



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/14/18	EXPIRATION DATE: 11/21/2023	DOCKET #: LPC-19-21856	COFA COFA-19-21856
ADDRESS: 58 BANK STREET		BOROUGH: Manhattan	BLOCK/LOT: 623 / 35
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Tyler Ross
58 Townhome LLC
58 Bank Street
New York, NY 10014

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 21, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the approved work at the subject premises, as put forward in your application completed on October 26, 2017, and as you were notified in Status Update Letter 19-17197 (LPC-19-17197), issued on November 28, 2017. The approval will expire on November 21, 2023.

The proposal, as approved, consists of exterior work at the non-visible rear facade, including constructing an exterior masonry and glass elevator shaftway and bulkhead at the cellar through roof; at the roof, constructing a one-story addition featuring dark gray zinc panel cladding, metal and glass window assemblies, and domed skylight and metal railings; constructing masonry chimney and metal flue extensions at two (2) locations at the roof; installing roof deck paving and glass railings at the existing building; excavating below the building and at the rear yard, and constructing below-grade additions; and related exterior work at the rear yard, including installing new pavers and in-ground skylights, and reconstructing a stone and masonry retaining wall at the rear lot line. The proposal was shown on presentation slides labeled 1 through 24, consisting of existing condition and historic photographs, and existing and proposed elevations, sections, and details, dated November 2017, prepared by Victor Schwartz Architect, and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 58 Bank Street as a Greek Revival style house built in the mid 1840s and later altered with a fourth floor and an Italianate style cornice; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

With regard to this proposal, the Commission found that the proposed work will not eliminate or damage any significant architectural features of the building; that the proposed rooftop addition will be set back from the front and rear facades, and will retain a sense of the building's scale and massing; that the proposed rooftop addition, railings, and flue extensions will not be visible over the primary façade; that the proposed rooftop addition will only be visible over the secondary east façade when viewed from oblique angles along West 4th Street, and will not detract from the significant architectural features of the building; that the materials and design of the proposed rooftop addition, featuring dark gray zinc cladding and multi-light windows, will differentiate the addition from the original masonry building and help it to recede from view, while recalling in a contemporary manner the attic additions and studio windows found at buildings within the Greenwich Village historic district; that the proposed rear yard addition will not be visible from any public thoroughfare; that the proposed addition will not project beyond the existing rear el, nor eliminate the presence of a rear yard; that the building and rear façade have been modified over time, and therefore proposed addition will not significantly alter the scale of the building or diminish its relationship to the adjacent buildings; that the block interior is varied, featuring rear yard incursions, landscaping, and hardscaping, and that the existing rear yard is at a lower grade than the adjacent rear yards, therefore the excavation at the rear yard will not diminish a central green space nor alter the relationship of the rear yard to the neighboring yards; that the proposed excavation will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings; and that the proposed work will not diminish the special character of the building or the Greenwich Village Historic District.

However, in voting to approve this proposal, the Commission required that the height and massing of the rooftop addition be revised to minimize visibility from West 4th Street; and that two final signed and sealed Department of Buildings filing drawings for the approved work be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on February 7, 2018, the Landmarks Preservation Commission received two sets of the required final filing drawings, labeled G-001.00, G-002.00, A-101.00 through A-104.00, A-201.00 through A-204.00, A-301.00 through A-303.00, A-401.00 through A-403.00, dated (revised) February 1, 2018, prepared by Victor Schwartz, R.A.; drawings labeled DM-100.00, DM-101.00, DM-200.00, FO-100.00, FO-101.00, FO-200.00, FO-201.00, S-001.00, S-100.00, S-101.00, S-102.00, S-200.00, S-201.00, S-202.00, S-300.00, and S-301.00, dated February 1, 2018, prepared by Jonathan C. Hernandez, P.E.; drawings labeled SOE-001.00, SOE-100.00, SOE-101.00, SOE-102.00, SOE-200.00, SOE-201.00, and SOE-300.00, dated (revised) January 30, 2018, and Geotechnical Investigation Report dated May 12, 2017, prepared by Nidal M. Abi Saab, P.E.. Accordingly, the staff of the Commission reviewed the submitted materials and found that the height of the addition had been reduced by 1'; that the proposal approved the Commission had been maintained; and that the drawings additionally show interior alterations at all floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-21856 (LPC-19-21856) is being issued.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly

adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Edith Bellinghausen.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Victor Schwartz, Victor Schwartz Architect

cc: Cory Herral, First Deputy Director; Victor Schwartz, Victor Schwartz Architect