



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: 08/28/19 | EXPIRATION DATE: 3/12/2025 | DOCKET #: LPC-20-00963 | COFA COFA-20-00963 |
| ADDRESS: 66 MORTON STREET | | BOROUGH: MANHATTAN | BLOCK/LOT: 583 / 11 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Robert Frankel
Diamond in the Rough Holdings, LLC
66 Morton Street
New York, NY 10014



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 12, 2019, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on February 14, 2019, and as you were notified in Status Update Letter 19-33989, issued on March 13, 2019.

The proposal, as approved, consists of work at the south (rear) and west (side) facades and the roof, including constructing an occupiable one-story stucco-coated masonry rooftop addition and attached stair bulkhead with a metal roof and skylight, featuring a utilitarian metal door at the north façade, a fixed circular window and roof ladder at the west façade, and multi-light door assemblies at the south and west facades; demolishing the deteriorated rear brick masonry facade and constructing a new, slightly taller rear brick masonry rear façade and a two-story brick masonry rear addition with a roof deck, featuring punched masonry openings with two-over-four double hung wood windows, multi-light wood casement windows, paired multi-light wood doors, multi-light wood door and transom assemblies, brownstone lintels and sills, and decorative metal railings; and a rear unenclosed balcony with metal stairs; and raising the west (side) brick masonry parapets and chimneys, as shown in a digital presentation, titled "Proposed Restoration and

Alteration of: 66 Morton Street, Greenwich Village Historical District, New York, NY 10014,” dated February 26, 2010 and prepared by Peter Pennoyer Architects, including 30 slides, consisting of photographs and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 66 Morton Street as a rowhouse, built in 1852; and that the building’s style, scale, materials, details, and siting are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that the work will not alter, damage, or destroy any significant architectural features or be visible directly over the front façade of the house; that the proposed rooftop addition, the raising of the west parapet, and the raised and new chimneys will only be seen from a public thoroughfare from limited views, against a background of a large secondary facade of a neighboring building; that the rooftop addition will be set back from the front and rear facades, thereby helping to maintain visual cues to the historic massing of the house; that the parapet sections to be raised are set back from the front façade of the building and situated between and behind taller chimneys and will only be moderately increased in height, thereby maintaining a simple silhouette at the sidewall; that the raised parapet sections will closely match the existing façade in terms of materials, details and finishes, thereby helping them to harmonize with their context; that the enlarged chimneys will be simply designed and typical in terms of materials and finishes; that the reconstruction of the rear façade is warranted by its deteriorated condition; that the reconstruction of the upper floors of the rear façade will help address existing disrepair and will match the existing historic façade design, with the exception of the lengthening of the masonry openings and increase in the height of the top floor; that the house is not part of an extant row and the modest increase to the top floor of the rear façade will maintain typical proportions at the top of the building and therefore the height and proportional changes to the rear façade will not detract from the house or surrounding properties; that the proposed rear addition will be consistent with additions found at other rowhouses within this block in terms of number of floors and projection into the rear yard and will not eliminate the presence of a rear yard or diminish the continuity of a central greenspace; that the rear addition will feature a solid-to-void ratio, floor levels and a materials palette which is consistent with the surrounding secondary facades of neighboring buildings; and that the work at the rear façade and new rear addition will not be visible from a public thoroughfare.. Based on these findings, the Commission determined the work to be appropriate to the building and the Greenwich Village Historic District and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on August 15, 2019, the Commission received written specifications, existing conditions photographs, and drawings labeled G-100.00 through G-400.00, Z-100.00, EN-100.00, DM101.00 through DM-301.00, and A-101.00 through A-401.00, dated March 13, 2019; drawings A-401.00 through A-511.00, dated August 10, 2019, and prepared by Peter Morgan Pennoyer, RA; drawings DM-000.00 through DM-011.00, dated December 6, 2018, and prepared by John J. McErlean, PE; drawings P-100.00 through P-500.00, M-100.00 through M-402.00, EN-100.00, and FP-000.00 through FP-300.00, dated December 3, 2018, and prepared by Delbert B. Smith Jr., PE; drawings SOE-001.00 through SOE-001.00, dated December 3, 2018, and prepared by Jared Green; and drawings S-001.00 through S0-500.00, dated October 1, 2018, and prepared by Joseph F. Tortorella, PE, all submitted as components of the application.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been

maintained and that these materials include additional work at and adjacent to north (Morton Street) façade, the west (side) façade, and the roof, including replacing in-kind ten (10) two-over-four arched head double-hung wood windows; temporarily removing the wood cornice and the paired parlor floor wood doors and single-light arched wood transom, in conjunction with repairing the woodwork with a patching compound, replacing deteriorated sections in-kind (if needed), repainting the woodwork black to match the existing finish, and reinstalling the woodwork at their historic locations; replacing deteriorated brownstone elements in-kind; repointing brickwork; replacing deteriorated brickwork in-kind; temporarily removing metal window grilles at the basement and parlor floors, scraping and repainting the metalwork black to match the existing finish, and reinstalling them at their historic locations; resurfacing the stoop and base of the north façade in brownstone-tinted stucco; removing the modern stoop railings and installing new black-painted cast iron stoop railings, newel posts, areaway fencing, and areaway gate; replacing deteriorated bluestone areaway pavers in-kind, in conjunction with installing concealed waterproofing; work at the west (side) façade, including replacing a one-over-one double-hung window at the basement floor with brick masonry infill and a through-wall louver; work at the roof, including installing HVAC equipment; and replacing the roofing assembly (waterproofing and flashing) in-kind, as well as interior alterations at all floors.

With regard to the refinements and additional work, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(9) for repair of wood features; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(f) for re-creation and restoration of missing façade features; Section 2-14 for Window and Doors, including Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings; and Section 2-14(h)(1)(ii) for filling in window and door openings at secondary nonvisible or minimally visible facades; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades; and Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Based on these and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 20-00963 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit:

<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of mortar, joint-cutting technique; replacement brick, brownstone, and bluestone, and brownstone-tinted stucco at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to Richard Lowry rlowry@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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 Richard Lowry.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Lucas Hafli, Peter Pennoyer Architects

cc: Bernadette Artus, Deputy Director; Lucas Hafli, Peter Pennoyer Architects