



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: 05/31/19 | EXPIRATION DATE: 6/13/2023 | DOCKET #: LPC-19-37384 | COFA COFA-19-37384 |
| ADDRESS: 769 GREENWICH STREET | | BOROUGH: MANHATTAN | BLOCK/LOT: 634 / 56 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Jeffrey Anshlowar
769 Greenwich 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 June 13, 2017, 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 May 18, 2017, and as you were notified in Status Update Letter 19-8012, issued on June 16, 2017.

The proposal, as approved, consists of work at the roof terrace at the two-story rear extension, including constructing a single-story rooftop addition, featuring angled frosted glass panels and stainless steel framing; and modifying the southern portion of the existing single-story, gray-painted, metal-clad bulkhead at the main roof by increasing it in height and footprint and changing the profile from sloped to flat, in conjunction with extending the existing elevator shaft enclosure adjacent to the south (rear) façade, aligning it in height and connecting it to the rooftop bulkhead, with all new cladding matching the existing, as shown in a digital presentation, titled "769 Greenwich Street," dated June 13, 2017 and prepared by Daniel Frisch Architect, PC, including 22 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 769 Greenwich Street as a Greek Revival style residence, built in 1839; 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 any significant architectural features of the house or surrounding properties; that the additions' simple forms and detailing, limited size, and placement at the rear of the house will help them remain secondary to the house and a subordinate presence within streetscape views; that a substantial portion of the top floor of the rear façade will remain intact and visible from public thoroughfares, thereby helping to retain a sense of the original scale and massing of the rear of the building; that the separation of the massing of the additions and their differences in materials and finishes will help them to be perceived as separate appendages, which will be compatible with the residential scale of the house and fit within the context of the street; that the materials, details and finish of the glazed addition, closely replicating such aspects of glazing at the base of the existing addition, will help support a harmonious relationship between the additions and will be compatible with the streetscape context, which includes a modern neighboring building, featuring a glazed room of equivalent placement, size and form; that the extension of the existing elevator addition will be set back from the street facades of the building and only visible from a public thoroughfare from a limited portion of Bank Street in conjunction with the rear of the building and will not significantly exceed the heights of the house and surrounding properties in this view; and that the metal material and gray finish of the extension will be consistent with utilitarian rooftop accretions found throughout the historic district. 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 it with the stipulation that the applicant work with staff to ensure that the drainage at the glass enclosure will be compatible and appropriate for the building.

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 March 15, 2019, the Commission received existing conditions photographs, written specifications, and drawings labeled A-001.00 through A-016.00, Z-003.00, Z-004.00 , DM-005.00, DM-006.00, and 9 through 19, dated (received) May 16, 2019, and prepared by Daniel Frisch, RA, all submitted as components of the application.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained, that the required drainage at the glass enclosure, consisting of a metal gutter and leader at the east courtyard façade of the rear extension, is compatible and appropriate for the building, and that these materials include additional work, consisting of interior alterations at the third floor, including the demolition of nonbearing partitions and finishes, as well as electrical, mechanical, and plumbing work.

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(d)(1)(iv)(I) for replacement of roofing material. Based on these and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 19-37384 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>

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:
Walter Bobadilla, Agouti Construction

cc: Bernadette Artus, Deputy Director; Walter Bobadilla, Agouti Construction