



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: 12/27/19	EXPIRATION DATE: 9/10/2025	DOCKET #: LPC-20-06184	COFA COFA-20-06184
ADDRESS: 22 BANK STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 614 / 21
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Scott Rudin
22 Bank Street LLC
22 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 September 10, 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 August 13, 2019, and as you were notified in Status Update Letter 20-00145, issued on September 13, 2019.

The proposal, as approved, consists of exterior alterations at the south (rear) façade and rear extension, including removing a modern bay window, a retractable awning and a roof railing at the second floor roof terrace; constructing a one-story green-painted hardy plank-clad addition at the existing two-story rear extension, featuring green-painted metal pilasters and cornices and three pairs of black-painted multi-light wood casement windows; installing gray-painted metal railings at the proposed third floor roof terrace; and removing a black-painted six-over-six double-hung wood window at the upper floor and lowering the sill by removing plain brick masonry and installing a black-painted multi-light wood door in the enlarged opening, as shown in a digital presentation, titled “Proposed Alterations to 22 Bank Street, New York, NY,” dated as received September 4, 2019, and prepared by G. P. Schafer Architect, DPC, including twenty-four (24) slides, consisting of photographs, drawings, and photomontages, all presented as components of the

application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 22 Bank Street as a Greek Revival/Gothic Revival rowhouse built in 1844-45; 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 historic district.

With regard to this proposal, the Commission found that the block has a variety of building types including taller and deeper tenements as well as row houses; that the proposed work will not eliminate any significant architectural features; that the proposed one-story addition, when combined with the existing two-story addition, will be consistent with rear additions at some of the other houses in the row in terms of number of floors; that this house and some of the immediate neighboring houses have high side parapets at their existing two-story extensions, therefore, the presence of a third-story on top of the existing addition will not detract from the existing relationship between this house and its immediate neighbors; that the addition will not extend to the top floor of the rowhouse or eliminate the presence of a rear yard; that the addition will only be visible from a public thoroughfare at a distance in limited views, within the context of other rear yard extensions; that the typical materials and simple design of the addition, featuring artificial wood cladding at the side façades and metal roof railings, will help these elements to be a secondary presence within streetscape views; that the size, form, and design of the proposed addition, featuring large windows, framed by piers, will recall the character of early historic additions, sometimes found at houses of a similar age and style within this block and historic district; and that the proposed finish will blend with the surrounding context. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve it with the stipulations that the proposed addition will not extend further than the curved portion of the side parapets and that the side parapets of the extension be retained.

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 and incorporating the required changes.

Subsequently, on December 19, 2019, the Commission received filing drawings labeled T-100.00, G-101.00, Z-102.00, DM-103.00, DM-104.00, and A-105.00 through A-109.00, dated December 5, 2019, and prepared by Gilbert Pierson Schafer III, RA; drawings labeled T-100.00 and M-100.00 through M-300.00, dated May 30, 2019, and prepared by Cameron Hurst, PE; and drawings labeled S-001.00 through S-201.00, dated December 5, 2019, and prepared by Dominick Richard Pilla, 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 the required modifications to the addition to the rear extension, including limiting its depth of to the curved portion of the existing side parapets and retaining the brick masonry side parapets of the existing extension, have been made. Furthermore, staff noted that these materials include additional work and refinements of some of the approved work, consisting of modifying the design of the proposed door at the upper floor from a multi-light door to a multi-light paneled door; modifying the design of the proposed black-painted multi-light paired wood casement windows at the proposed second floor addition to paired multi-light wood doors; rebuilding the deteriorated curved brick masonry side-parapets in-kind; installing a gray-painted metal railing, 42" from the second floor roof deck; removing a modern window grille; replacing a six-over six double-hung window in-kind; replacing a multi-light casement window assembly and a multi-light transom window with a twelve-over-twelve double-hung window; removing a multi-light paneled door, multi-light transom window, and multi-light side-light assembly at the first floor, in conjunction with removing adjacent plain brick masonry to enlarge the opening, and installing a pair of multi-light doors and a

multi-light transom window; replacing a metal railing across the existing door opening at the first floor with a metal Juliet balcony projecting 36" from the rear façade of the rear extension; and replacing a multi-light paneled door at the basement floor with a multi-light door, 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; and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-14 for Window and Doors, including Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; and Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district (railings); and Section 2-15(f)(9) for rear yard decks. Based on these and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 20-06184 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 replacement brick and mortar, 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 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:
Sarah Ripple, Higgins Quaisebarth & Partners

cc: Jared Knowles, Deputy Director; Sarah Ripple, Higgins Quaisebarth & Partners

Page 3

Issued: 12/27/19

DOCKET #: LPC-20-06184

Page 4

Issued: 12/27/19

DOCKET #: LPC-20-06184