



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: 12/07/20	EXPIRATION DATE: 8/4/2026	DOCKET #: LPC-21-01320	COFA COFA-21-01320
ADDRESS: 541 HUDSON STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 632 / 52
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Mete Basakinci
West Village Hudson Street LLC
PO Box 110
New York, NY 10276

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 4, 2020, 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 July 9, 2020, and as you were notified in Status Update Letter 20-10671, issued on August 7, 2020.

The proposal, as approved, consists of exterior work at the rear facade, including installing a new metal deck with picket guardrails at the fourth (mezzanine) floor; modifying the existing decks at the second and third floors by removing mesh guardrails and installing new picket guardrails; removing the existing perpendicular switchback stair at the south side of the facade, and installing new metal stairs connecting the upper floor decks, installed parallel to the rear facade; installing a new metal stair from the rear yard to the second floor deck; installing a metal access ladder from the fourth (mezzanine) floor deck to the roof, including removing a portion of the rear parapet and existing roof railing; and modifying and combining masonry openings at the rear facade to create one large window bay at each floor, including installing new stucco-coated infill painted to match the rear facade, and installing new multilight metal window and door assemblies within the modified openings; as shown in an undated digital presentation, titled "541 Hudson

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Street," and prepared by Amy Green Design, Architect, including nineteen (19) slides, consisting of photographs and drawings, 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 541 Hudson Street as a rowhouse built in 1846, and altered in 1959; 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 work will not eliminate any significant architectural features; that the building has been highly altered, therefore the work will not disrupt a consistent row of rear facades; that other buildings in the block are of varying depths, including an adjacent apartment building that projects beyond this rear facade, therefore the proposed top floor deck, matching the existing decks at the floors below, will not encroach further into or detract from the central greenspace; that the new deck, railings, stairs, and roof ladder will be simple and utilitarian in design, and will recall typical decks and fire escapes found within the block; that the combined window openings at the rear façade will be in keeping with the contemporary alterations and fenestration at the Hudson Street façade, and will regularize the fenestration pattern at the rear facade; that the proposed multi-light windows will break down the scale of the large combined openings to maintain a residential character; and that the work will not detract from the special architectural and historic character of the building or historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

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

Subsequently, on August 16, 2020 and October 15, 2020, the Commission received final filing materials, including manufacturer's cut sheets and written specifications; existing condition photographs; and final Department of Buildings filing drawings, labeled T-001.00, Z-001.00, DM-001.00 DM-002.00, DM-101.00, DM-102.00, A-101.00, A-111.00, A-201.00, A-401.00, and A-810.00, dated September 23, 2020; drawings P-001.00, P-100.00, P-101.00, P-201.00, and P-801.00, dated May 19, 2020, prepared by Amy Green, R.A.; drawings S-001.00, S-100.00, S-101.00, and S-200.00 through S-203.00, dated May 22, 2020, prepared by George Sagalo Ozaeta, P.E.; and drawings EN-001.00, M-001.00 through M-003.00, M-100.00 through M-102.00, M-400.00, M-500.00 through M-502.00, and M-600.00, dated May 28, 2020, prepared by Nicholas S. Azadian, P.E..

Accordingly, the Commission staff reviewed these materials and noted that they include additional work, including removing and replacing metal stairs and railings from the rear yard to the cellar; reconfiguring masonry openings at the below-grade exterior cellar walls facing the lightwell, and installing new windows and doors; replacing metal grating above the lightwell; installing one (1) HVAC unit at the lightwell, and two (2) HVAC units at the second and third floor decks; at the roof, installing a through-wall louver at the elevator bulkhead; removing an existing roof hatch; and installing four (4) metal flues and one (1) gooseneck vent, all painted matte gray; and interior alterations at all floors. Staff notes that the drawings additionally show work previously approved under Certificate of No Effect 20-01998, issued on March 10, 2020, including the installation of an elevator bulkhead and mechanical room, rooftop railings, flues, and other related work.

With regard to this additional work, the Commission found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 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, Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces, and Section 2-21 (h)(2) for HVAC and other mechanical equipment in yards and areaways fronting secondary facades; and Section 2-14 for Window and Doors, including Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 21-01320 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

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

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Elizabeth Fagan.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Amy Green, amy green design architect

cc: Edith Bellinghausen, Deputy Director; Amy Green, amy green design architect