



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: 09/21/16	EXPIRATION DATE: 8/9/2022	DOCKET #: LPC-19-1379	COFA COFA-19-3250
ADDRESS: 14 ST. LUKES PLACE		BOROUGH: Manhattan	BLOCK/LOT: 583 / 47
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Steven Magnus
14 Saint Lukes Place LLC
1301 Avenue of the Americas
21st Floor
New York, NY 10019

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 August 9, 2016, 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 July 14, 2016, and as you were notified in Status Update Letter 19-1644 (LPC 18-5318), issued on August 9, 2016. The approval will expire on August 9, 2022.

The proposal, as approved, consists of the removal of all windows at the St. Luke's Place facade, and the installation of two (2) wood multi-light French casement windows at the basement; and nine (9) wood multi-light French casement windows with fixed two-light transoms at the parlor, second, and third floors, all with black painted finish. The proposal was shown on presentation slides labeled 1-18, consisting of existing condition and historic photographs, and existing and proposed elevations, plans, sections, and details, dated August 9, 2016, prepared by Barlis Wedlick Architects LLC, 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 14 St. Luke's Place as a rowhouse built in 1852-53; and that the building's style, scale, materials, and details contribute to the special architectural and historic character of the Greenwich Village Historic District.

With regard to this proposal, the Commission found that the documented presence of historic French casement windows at other buildings in the row supports the proposed change in operation at windows throughout the St. Luke's Place facade; that the historic double-hung windows, featuring wide beaded center mullions, were designed to simulate French casement windows, and therefore the proposed change in operation will be minimally perceptible and will maintain this historic detail; that the proposed sashes and frame will closely match the historic casement windows at other buildings in the row in terms of materials, finish, details, profiles and dimensions; that the change in operation at the lower sash will only be perceptible when the window is open; and that the work will not detract from the special architectural or historic character of the building or the Greenwich Village Historic District. 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 this application.

However, in voting to grant this approval, the Commission stipulated 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 August 22, 2016, the Landmarks Preservation Commission received two sets of the required final drawings, labeled A111.02, A112.02, A210-02 dated (revised) January 21, 2016; A010.02, A110.02, A510.01, A520.01, A521.01, dated (revised) March 24, 2016; A211.02, A212.02, A311.02 dated (revised) June 9, 2016; A-310.02, A511.01, A-522.01, A523.01, dated (revised) August 18, 2016, all prepared by Alan Barlis, R.A.; and drawings labeled M-307.01, M-308.01, M-309.01, dated (revised) January 21, 2016; M-100.02, M-101.02, M-201.00, M-202.00, M-301.02, M-303.02, M-305.02, M-401.02, M-502.02, M-503.02, M-601.02, P-100.02, P-101.00, P-201.00, P-301.02, P-302.02, P-303.02, P-401.01, P-402.00, P-403.00, P-501.02, P-502.02, and P-503.02, dated (revised) March 24, 2016; prepared by Martin M. Montague, P.E.; and rear facade conditions report, dated July 22, 2016, prepared by Rodney D. Gibble, P.E.. Accordingly, the staff of the Commission reviewed the submitted materials and found that the proposal approved by the Commission had been maintained; that the drawings show work previously approved under Certificate of No Effect 17-8635 (LPC 17-0538), including, at the St. Luke's Place facade, the in-kind replacement of entrance doors and painting the cornice black; exterior work at the non-visible rear facade, including window and door replacement; the installation of Juliet balconies at the first floor; in-kind replacement of all stone lintels and sills at the rear facade and rear extension; staining a portion of non-historic replacement brick at the 2nd floor of the rear facade to match the masonry above; the removal of the non-historic brick parapet at the roof of the rear extension and its replacement with new ironwork; the installation of light fixtures; and exterior work at the roof, including the installation of a skylight, exhaust fans, and two HVAC units on steel dunnage; and interior alterations at all floors; and that the submitted drawings show additional work including installing new ironwork at the parlor floor at the St. Luke's Place facade; reconstructing the top two floors at the original rear facade to match existing, consisting of three bays of punched window openings with pre-cast stone sills and lintels, red brick, and corbelling; installing two (2) air intake and exhaust vents at the roof; and revised interior alterations at all floors.

With regard to the additional scope of work, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(e)(1), that installations at the roof will consist solely of mechanical equipment; that the installations will not result in damage to or demolition of a significant architectural feature of the roof; that the installations will not be visible from any public thoroughfare; and that the installations will not adversely affect significant architectural features of adjacent improvements. The Commission further finds that the reconstruction of the rear facade is warranted by deteriorated conditions of the existing masonry and will correct unstable structural conditions; that the reconstruction of the facade, using salvaged original facebrick, new brick and mortar to match the historic brickwork, and new cast stone to match the color and texture of the original brownstone lintels and sills, will

maintain the historic brick coursing and recall the original facade features; and that the proposed work is restorative in nature, and will protect the building's facade and structure from future damage due to water infiltration and aid in the long term preservation of the building. The Commission finally finds that the proposed metalwork at the St. Luke's Place facade will recall features typically found on buildings of this type and period within the Historic District; that the installation of the new metalwork will not conceal, damage, or cause the removal of significant architectural features; that the new metalwork, in terms of its location on the building, scale, and visual characteristics, will be in keeping with the age and style of the building, and will be harmonious with other metalwork on the row; and that the installation of the new metalwork will be harmonious with the special architectural and historic character of the building and the Historic District. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-3250 (LPC 19-1379) is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of installed sample mockups of pointing mortar, brick, and cast stone units, all prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit clear, labeled, color digital photographs of all samples to ebellinghausen@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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:
Cristine Polito, Metropolis Group LLC

cc: Cory Scott Herrala, Director of Technical Affairs/LPC