



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: 12/08/16	EXPIRATION DATE: 11/1/2022	DOCKET #: LPC-19-5958	COFA COFA-19-6326
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 November 1, 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 October 6, 2016, and as you were notified in Status Update Letter 19-5134 (LPC 18-4022), issued on November 9, 2016. The approval will expire on November 1, 2022.

The proposal, as approved, consists of constructing a one-story rooftop addition, set back from the front and rear facades, and featuring wood and glass window assemblies, limestone colored stucco cladding, HVAC condensing unit, and skylight and solar panel assemblies at the roof; installing black metal railings behind the parapets above the St. Luke's Place and rear facades; and installing metal chimney flue extensions at the adjacent property at the east party wall. The proposal was shown on presentation slides labeled 1-23, consisting of existing condition and historic photographs, and existing and proposed elevations, plans, sections, and details, dated November 1, 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 proposed work will not eliminate or damage any significant architectural features of the building; that the proposed rooftop addition will be set back from the front and rear facades, and therefore the work will retain a sense of the building's original scale and massing; that the proposed rooftop addition and railings will only be visible over the front façade when viewed from a distance from Clarkson Street and Hudson Street through a park, and will be seen in the context of other rooftop accretions on this block, including the existing adjacent penthouse to the east; that the simple fenestration and neutral stucco finish of the proposed rooftop addition will help it to blend with the background, and will not detract from the streetscape; and that the proposed work will not diminish the special 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 the the penthouse be lowered and the HVAC and flue extensions be modified to reduce visibility, in consultation with staff; and 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 December 2, 2016, the Landmarks Preservation Commission received two sets of the required final drawings, labeled A010.00, A011.00, Z000.00, A012.00, A110.00, A111.00, A112.00, A210.00, A211.00, A212.00, A213.00, A310.00, A311.00, A320.00, and A510.00, all dated (revised) November 29, 2016, prepared by Alan Barlis, R.A.. Accordingly, the staff of the Commission reviewed the submitted materials and found that that the height of the penthouse had been reduced by approximately 12", that the HVAC unit had been relocated to the rear facade of the penthouse, and that the chimney flue extensions at the east party wall had been routed towards the rear facade, all to reduce visibility; that the proposal approved by the Commission had been maintained; and that the submitted drawings additionally show related interior alterations at the third floor, and exterior work at the rear facade, including the construction of a metal deck and stair at the first floor.

With regard to the additional scope of work, the Commission finds that the deck will not be not visible from any public thoroughfare; that the deck will not extend to the rear lot line or substantially eliminate the presence of a rear yard; that the work will not result in damage to or loss of any significant historic fabric; and that the work will not detract from the special architectural or historic character of the building or district. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-6326 (LPC 19-5958) is being issued.

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:
Betsy Irwin, Barlis Wedlick Architects LLC

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