



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: 03/22/19	EXPIRATION DATE: 11/27/2024	DOCKET #: LPC-19-34577	COFA COFA-19-34577
ADDRESS: 116 WAVERLY PLACE		BOROUGH: MANHATTAN	BLOCK/LOT: 552 / 50
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Tom van Loben Sels
116 Waverly Place, LLC
314 Lytton Avenue, Suite 200
Palo Alto, CA 94301



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 27, 2018, 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 November 1, 2018, and as you were notified in Status Update Letter 19-29795 (LPC 19-29795), issued on November 28, 2018.

The proposal, as approved, consists of reconstructing the four-story rear addition and the top floor of the south (rear) facade in the existing planes, featuring brick piers and spandrels separating single-light metal fixed and tilt-and-turn window assemblies at the first through third floor levels of the addition, and sliding doors at the basement level of the addition and the fourth floor level of the south facade, as shown in a digital presentation, titled "116 Waverly Place," dated November 20, 2018, and prepared by BW Architects, including 15 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 116 Waverly Place as a transitional Romanesque Revival/Queen Anne style French flats building, designed by Louis F. Heinecke, and built in 1891; 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. The Commission also noted that Certificate of Appropriateness 11-6395 was issued on February 2, 2011; and associated Miscellaneous/Amendments 11-8291, 12-2771 and 16-7826 were issued on April 1, 2011; July 19, 2011; and February 10, 2015, respectively, approving the construction of a rooftop bulkhead; installation of screens, mechanical equipment, planters, a hot tub, railings, ducts, flues, exhausts, vents, and hydrants; replacement of flat roof membranes and wood decking; reconstruction of the rear façade and parapet; replacement of windows and masonry openings; installation of balconies; creation of an exterior court; installation of a rear yard stair; reconstruction of retaining walls; chimney repointing; and for interior alterations, as well as providing supplemental structural and monitoring drawings.

With regard to this proposal, the Commission found that the work at the rear will not be visible from a public thoroughfare; that the rear façade has been highly altered and is not part of a cohesive row, therefore its reconstruction will not damage or remove any significant features; that the reconstruction of the rear façade will not increase the footprint of the building, therefore the building's relationship to its neighbors will be maintained and the work will not diminish a significant central greenspace; and that the composition of the façade, featuring large masonry openings and brick piers and spandrels will be in keeping with similar large openings at the rear of buildings in this 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 two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on December 26, 2018, January 18, 2019, and March 8, 2019, the Commission received letters, dated January 8, 2019, and March 5, 2019, and prepared by BW Architects; existing conditions photographs; and drawings LPC-01 and LPC-02, dated (revised) March 5, 2019, and prepared by BW Architects; T-100.01, T-101.01, DM-100.01, DM-101.01, DM-102.01, A-100.01, A-101.01, A-102.01, A-103.01, A-200.01, A-201.01, A-300.01, A-400.01, A-401.01, A-402.01, and A-800.01, dated (revised) December 17, 2018, and prepared by Basil Eugene Walter, RA; M-001.01, M-002.01, M-003.01, M-004.01, M-005.01, M-006.01, M-007.00, M-008.01, M-009.00, M-010.00, M-011.00, M-012.00, M-013.00, P-001.01, P-002.01, P-003.01, P-004.00, P-005.01, P-006.01, P-007.00, P-008.01, and P-009.00, dated (revised) December 17, 2018, and prepared by Paul Andrew Collins, PE; and S-001.01, FO-101.01, S-101.01, S-102.01, S-103.01, S-401.01, S-501.01, S-502.01, and S-503.01, dated (revised) December 17, 2018, and prepared by Nathaniel Ezra Oppenheimer, PE.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-34577 is being issued.

PLEASE NOTE: This permit is being issued in conjunction with Miscellaneous/Amendment 19-35853, (LPC 19-35853) to incorporate modifications to the work approved under Certificate of No Effect 19-22163 (LPC 19-22163), issued on June 19, 2018, including modifying and sealing masonry openings; reconstructing a bulkhead; temporarily removing and reinstalling a mechanical screen; shifting the location and enlarging the footprint of a rooftop hot tub; lowering select parapets; and replacing copings and mechanical enclosures.

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 Abbie Hurlbut.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Caleb Vasquez, Support for Architects, LLC

cc: Emma Waterloo, Deputy Director; Caleb Vasquez, Support for Architects, LLC