



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: 08/14/17	EXPIRATION DATE: 6/27/2023	DOCKET #: LPC-19-14981	COFA COFA-19-14981
ADDRESS: 32 PERRY STREET		BOROUGH: Manhattan	BLOCK/LOT: 612 / 15
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Bruce Bruckmann
32 Perry Street
New York, NY 10014



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 27, 2017, 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 June 1, 2017, and as you were notified in Status Update Letter 19-10952, issued on June 30, 2017.

The proposal, as approved, consists of constructing a one story rooftop addition, and enlarging an existing rear addition by removing a one story portion and increasing the footprint of the two story portion, as shown in a digital presentation, titled "32 Perry Street" dated June 27, 2017 and prepared by Walter Radtke, RA, including 14 slides, consisting of photographs and drawings, all presented as components of the application 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 32 Perry Street as a Greek Revival style rowhouse built in 1845; 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 Greenwich Village Historic District.

With regard to this proposal, the Commission found that the proposed work will not eliminate any

significant historic architectural features or be visible from any public thoroughfares; that the rooftop addition will be set back from the front and rear façades and the rear addition will not extend to the top floor of the building, maintaining a sense of the building's original massing; that the existing rear addition will only be modestly enlarged and its projection will approximate the depth of the rear additions at adjacent properties, therefore, it will not diminish the central greenspace; that the rear addition will feature a solid to void ratio and horizontal band between floor levels which will be compatible with the residential scale and character of this rowhouse; and that the work will not diminish the special historic and architectural character of the Greenwich Village 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 (2) or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on July 19, 2017, the Commission received final filing drawings T-001.00, Z-001.00, DM-001.00, DM-002.00, A-001.00, A-002.00, A-003.00, A-004.00, A-005.00, A-006.00, A-007.00, A-008.00, and A-009.00, dated July 5, 2017, and prepared by Walter Joseph Radtke, RA; and S-001.00, S-100.00, S-101.00, S-200.00, and S-201.00, dated August 19, 2014, and prepared by Brian O'Connor, PE.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of replacing five (5) six-over-six double-hung wood windows and a multi-light wood door in-kind at the third and fourth floors of the rear facade; installing a new metal deck and stairs at the second floor of the rear facade; installing metal railings, including one at the roof of the proposed rear addition and two at the main roof of the building; and installing a condensing unit at the main roof of the building. With regard to this additional work, staff found that, in accordance with the provisions of Title 63 of the Rules of the City of New York, Section 3-04, the windows to be removed are not special windows, as defined by Section 3 or Appendix C of the Rules; that the replacement windows will be installed within existing masonry openings at a secondary facade; that the replacement of the existing simply designed doors at the secondary facade will not eliminate any significant architectural features; that the deck, stairs, and railings will be typical in terms of placement and size; that the rooftop installations consist of mechanical equipment only, as defined by the Commission's Rules; that the installation of the equipment will not result in damage to, or demolition of, a significant architectural feature of the roofs; that the work will not adversely affect significant architectural features of adjacent improvements; and that none of the work at the rear facade or roofs will not be visible from any public thoroughfares. Additionally, staff 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 19-14981 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 Julianne

W Chianese.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Lois Rosenberg, Lois Rosenberg Consultants

cc: Bernadette Artus, Deputy Director; Lois Rosenberg, Lois Rosenberg Consultants