



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: 05/04/18	EXPIRATION DATE: 11/14/2023	DOCKET #: LPC-19-23212	COFA COFA-19-23212
ADDRESS: 487 HUDSON STREET		BOROUGH: Manhattan	BLOCK/LOT: 605 / 31
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Rev. Caroline Stacey
St. Luke in the Fields Church
487 Hudson Street
New York, NY 10014

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 February 6, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forth in your application completed on January 11, 2018, and as you were notified in Status Update Letter 19-19134 (LPC 19-19134), issued on February 9, 2018.

The proposal, as approved, consists of altering the rear façade of 487 Hudson Street and installing mechanical equipment at the rear courtyard, including the installation of a metal deck at the rear (west) facade with railings and steps attached to the existing wood-frame and glass enclosed porch; installation of a barrier-free lift attached to the proposed new rear deck; removing a section of the brick infill and one (1) window with a brownstone lintel and sill at the connector building; enlarging the rear porch and removing a portion of the steel operable and fixed multi-light window and re-installing the salvaged steel window at the enlarged section of the porch; and replacing the copper roof in-kind; at the brick rear addition, removing the metal steps, one (1) window and one (1) door with brownstone lintels and sills, relocating the openings, and replacing them with two (2) salvaged six-over-six double-hung wood windows with a white painted finish, and re-installing the salvaged brownstone lintels and sills; and re-building a portion of the retaining walls of the rear sunken areaway, reconfiguring the areaway, and removing the existing masonry steps; as shown in a digital presentation, titled "487 Hudson Street" dated February 6, 2018, and prepared by Walter Sedovic

Architects, including slides consisting of drawings, existing condition photographs, and renderings, 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 the 487 Hudson Street as a Federal style rowhouse built in 1825-26 as part of the St. Luke in the Fields church complex; 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 be visible only at an oblique angle from Hudson Street, and from the garden; that the proposed lift and adjacent stair will provide barrier-free access to the building in the least intrusive location and will not call undue attention to itself; that the lift will be installed behind the new stair to mitigate its visual presence, and will not overwhelm or detract from the building; that the multi-paned wood and glass infill is sympathetic to the architectural and historic character of the building; that the proposed new windows follow the location pattern of the existing adjacent windows and will match them in terms of size, materials, configuration, operation, details and finish; that the removed brownstone window lintels and sills will be salvaged and re-installed at the new window openings; that the removal of the steps and rebuilding a portion of the masonry at the sunken rear areaway will not remove any significant architectural or historic fabric; and that the work will not detract from the special architectural or historic character of the building or the site. Based on these findings, the Commission determined the proposed 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 March 14, 2018, the Commission received specifications, existing condition photographs, and drawings T-001.00 through T-003.00, A-100.00, A-101.00, Dm-200.00, DM-201.00, A-200.00 through A-203.00, A-300.00 through A-302.00, A-400.00 through A-404.00, A-500.00 through A-506.00, A-600.00 through A-605.00, A-700.00 through A-708.00, dated March 9, 2018, prepared by Walter Sedovic, R.A., and drawings M-001.00, M-200.00 through M-202.00, M-300.00, M-301.00, M-400.00, M-500.00 through M-503.00, M-600.00, EN-001.00, EN-002.00, E-001.00, E-200.00 through E-204.00, E-600.00, P-400.00, FA-001.00, FA-200.00, FA-201.00, FA-600.00 through FA-602.00, P-001.00, P-200.00, P-201.00, P-300.00, P-301.00, P-400.00, SP-001.00, SP-200.00, and SP-300.00 dated March 9, 2018, prepared by Thomas E. Newbold, P.E.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and noted that these materials include additional work, consisting of, at the primary east elevation, replacing one (1) six-over-six double-hung vinyl window and one (1) multi-light wood casement window with two (2) six-over-six double-hung wood windows; at the secondary south façade of the main building, replacing one (1) six-over-six double-hung window in-kind; at the secondary south façade of the porch and rear addition, replacing four (4) six-over-six double-hung wood windows in-kind; at the secondary west façade of the rear addition, replacing one (1) wood two-over-two double-hung window with one (1) six-over-six double-hung wood window; at the secondary west façade of the main building, replacing one (1) six-over-six double-hung wood window in-kind; and finishing all windows in an off-white finish; at the roof of the main building, the installation of four (4) HVAC-units and two (2) exhaust vents, and replacing one (1) skylight in-kind; at the roof of the rear addition, the installation of three (3) HVAC-units and a metal railing; at all roofs, replacing bitumous roofing, and copper leaders and gutters in-kind; replacing bluestone and slate copings and chimney caps in-kind; at the front areaway, the removal and in-kind replacement of the metal fence supports; the removal of the existing concrete paving, excavating the areaway by 4', refilling

with a permeable base to the existing grade, and installation of reclaimed historic bluestone pavers; resetting the existing bluestone treads; the removal of the existing non-historic gate underneath the stoop and replacement with a metal gate with a black finish; restorative work at all facades, including selective removal of damaged brownstone window and door lintels and replacement with profiled reclaimed brownstone lintels to match the original; removal of paint from brownstone lintels and sills where required using a chemical cleaner; removal and in-kind replacement of brick where required; cutting and repointing of the masonry joints as required; the installation of masonry anchors where required; and related interior alterations at the basement through third floors, including changes to non-bearing partition walls, finishes, mechanical, plumbing, and electrical systems; as shown in existing condition photographs, a visibility study, specifications, written statements, and drawings T-001.00 through T-003.00, A-101.00 through A-103.00, DM-200.00 through DM-202.00, A-200.00 through A-203.00, A-300.00 through A-302.00, A-400.00 through A-404.00, A-500.00 through A-506.00, A-600.00 through A-605.00, A-700.00 through A-708.00 dated March 9, 2018, prepared by Walter Sedovic, R.A., S-000.00, S-100.00 through S-102.00, S-200.00, dated March 9, 2018, prepared by Julie Jeanne Maddox, P.E., P-001.00, P-200.00, P-201.00, P-300.00, P-301.00, P-400.00, M-001.00, M-002.00, M-200.00 through M-202.00, M-300.00, M-301.00, M-400.00, M-500.00 through M-503.00, EN-001.00, EN-002.00, SP-001.00, SP-002.00, SP-200.00, SP-201.00, SP-300.00, FA-001.00, FA-002.00, FA-200.00, FA-201.00, and FA-600.00 through FA-602.00, dated March 9, 2018, prepared by Thomas E. Newbold, P.E., and submitted as components of the application

With regard to the additional work, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04(c)(2), 3-04(d)(1), and 3-04(d)(2) for replacement of windows; Section 2-19(e)(1) for construction of rooftop additions. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed work and excavation at the areaway will not alter, destroy, or obscure any significant architectural or historic features of the building; that the proposed areaway bluestone paving is in keeping with the materials and design of historic paving found on buildings of this age, type, and style; that the simple design of the metal under-stoop gate will not call undue attention to itself and that gate is in keeping with material, and finish of historic ironwork found on buildings of similar age and style in the historic district; that the gas meters will be installed close to the retaining wall and therefore will be minimally visible from the public thoroughfare and will not detract from the significant features of the building; that the proposed masonry work is restorative in nature and will aid in the long-term preservation of the building; that the proposed work will protect the building's structure from future damage due to water infiltration; that the masonry and cornice repairs will return the damaged portions of the masonry facade and cornice to their historic profiles, finish, texture, color and appearance; that the pointing will be compatible with the historic masonry in terms of composition, and will match the original mortar in terms of color, texture, and tooling; that the replacement masonry will match the historic masonry in terms of materials, size, color, texture, and coursing; that the cleaning of the brownstone lintels and sills will be done in the gentlest effective method without causing damage to the masonry; and that the repair mortar will match the historic masonry units in terms of color, finish, and details; that the replacement lintels will match the historic lintels in terms of materials, texture, color, design, and dimensions; and that the replacement of the light fixture and work at the rear areaway is not visible from any public thoroughfare and will not damage or destroy any significant architectural or historic features of the building.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of joint cutting method(s), pointing mortar, brick, coping stone, and lintel samples, and cleaning method(s) 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 digital photographs of all samples to estolk@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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jill Gotthelf, Walter Sedovic Architects

cc: Caroline Kane Levy, Deputy Director; Jill Gotthelf, Walter Sedovic Architects