



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: 02/02/2011	EXPIRATION DATE: 01/11/2017	DOCKET #: 11-5854	COFA #: COFA 11-6395
ADDRESS 116 WAVERLY PLACE HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 552/50

Display This Permit While Work Is In Progress

ISSUED TO:

Joshua Crane
Spruce 116 Waverly LLC
902 Broadway, 18th floor
New York, NY 10010

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 11, 2011, following the Public Hearing and Public Meeting of December 7, 2010, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on November 3, 2010, and as you were informed in Status Update Letter 11-5795 (LPC 11-3140), issued on January 11, 2011.

The proposed work, as approved, consists of constructing a rooftop bulkhead; installing wood screens and mechanical equipment at the roof of the bulkhead and planters, a hot tub, and black-painted metal railings at the main roof; removing a portion of the rear of the top floor level of the building and a fire escape at the rear facade; constructing a new rear facade and parapet at the top floor level of the rear facade; replacing the existing regularized masonry openings with new masonry openings, featuring varied widths and irregular vertical alignments; replacing the existing wood and glass, two-over-two, double-hung windows with stained wood and glass fixed and casement windows and a door, all set back from the exterior facade; installing projecting balconies at the second and third floor levels of the rear facade; creating an exterior court by removing a portion of the top floor level of the building, adjacent to an air and light well at the western side facade, and constructing new exterior walls facing the new court; and installing a stair, within the new exterior court, connecting the sixth floor level to the roof. The work, as initially proposed, included coating the rear and side facades with stucco and installing the proposed infill at the rear facade to be flush with the exterior wall of the rear facade.

The work was shown on three presentation boards, labeled L7 through L9 by the Commission staff and dated January 3, 2011, consisting of drawings, photographs, and photomontages, and one presentation board, consisting of two drawings, labeled L10 and L11 and dated January 11, 2011; the initial proposal and existing conditions were shown on six presentation boards, labeled L1 through L6 by the Commission staff and dated December 3, 2010, consisting of drawings, photographs, and photomontages; and the rear facade of 109 Waverly Place was

shown on an 8-1/2" x 11" photograph, dated December 7, 2010, all prepared by Dirk Denison and Guerin Glass Architects, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 116 Waverly Place as transitional Romanesque Revival/Queen Anne style apartment house, designed by Louis F. Heinecke 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.

With regard to this proposal, the Commission found that the proposed bulkhead, wood screen, and railings will only be seen from public thoroughfares at a distance, within the context of and against secondary side facades; that the bulkhead, screens and railings will be simply designed and finished to blend with their surrounding context; that the removal of a portion of the top floor level, the moderate enlargement of the masonry openings, the creation of recesses at selective bays, the addition of small balconies and the enlargement of the air and light well will not eliminate or diminish the significant features of this apartment building; that the historic brick of the rear walls will be retained and will remain exposed and uncoated, thereby preventing the alterations from overwhelming the building and helping to maintain a material relationship to the other 19th century buildings on the block; that the fire escape to be removed is simply designed and is not within a historic district in which the presence of fire escapes is a significant, character-defining feature; and that the alterations to the rear and side façades will not be visible from any public thoroughfares or disrupt the unity of a row. 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 sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on January 18, 2011, January 24, 2011, January 26, 2011, January 28, 2011, January 31, 2011, and February 1, 2011, the Commission received written specifications, dated January 24, 2011, January 26, 2011, and January 31, 2011; current condition photographs; drawings T-001.00, G-001.00, G-002.00, G-003.00, DM-001.00, DM-002.00, DM-003.00, A-101.00, A-102.00, A-103.00, A-104.00, A-301.00, A-302.00, A-311.00, A-312.00, A-601.00, A-701.00, A-702.00, A-703.00, A-704.00, A-711.00, A-801.00, A-802.00, A-803.00, A-803a.00, A-804.00, A-805.00, S-101.00, S-102.00, S-103.00, and S-104.00, dated revised January 12, 2011 and prepared by Scott J. Glass, RA; drawings M-001.00, M-002.00, M-101.00, M-102.00, M-103.00, M-104.00, M-201.00, M-301.00, M-401.00, M-402.00, P-001.00, P-101.00, P-102.00, P-103.00, P-104.00, P-105.00, P-201.00, P-301.00, P-401.00, and EN-001.00, dated revised January 12, 2011 and prepared by Herbert Kunstadt, PE; and drawings A-303a.00 and A-303b.00, dated revised January 12, 2011 and prepared by Guerin Glass Architects, PC.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of reconstructing the retaining walls at a below-grade air and light well, adjacent to the rear facade and reducing the overall width of the well; replacing the existing flat roofing membranes with new flat roofing membranes and wood decking; and installing ducts, flues, exhausts, vents and a hydrant at the roof and a hydrant at the rear facade. With regard to this work, staff found that the work will not alter, eliminate, or conceal any significant architectural features of the building or site; that the work will not diminish the unity of the rear yard with the surrounding yards or the overall central greenspace; and that none of the work will 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 11-6395 is being issued.

PLEASE NOTE: This permit is issued in conjunction with Certificate of No Effect 11-6394 (LPC 11-4642), issued on February 2, 2011.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Anthony Potestio, J. Callahan Consulting Inc.**

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC