

LPC



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 NO EFFECT

ISSUE DATE: 02/20/19	EXPIRATION DATE: 2/20/2023	DOCKET #: LPC-19-26666	CNE CNE-19-26666
ADDRESS: 713 WASHINGTON STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 633 / 6
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Kathryn Shreeves
393 Old Country Road
Suite 204
Carle Place, NY 11514

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on February 14, 2019.

The approved work consists of exterior alterations at the roof, including rebuilding an existing dark grey metal-clad bulkhead in-kind, except that the new bulkhead will be slightly longer than the existing bulkhead; replacing an existing black painted metal railing at the southern and eastern sides of the roof in-kind; installing a new black painted metal railing at the western side of the roof and at the center of the roof, perpendicular to the bulkhead; replacing roofing membrane in-kind, in conjunction with selectively replacing wood joists in-kind, exposed by the roofing membrane replacement; replacing three (3) existing vents in-kind; and alterations at the south and north facades, including demolishing portions of an existing three-inch high brick parapet and constructing a new seven-inch high concrete parapet, as shown in a sketch, dated (received) January 22, 2019, and prepared by KamenTall Architects; and drawings T-100.00, DM-100.00, A-100.00, A-300.00, A-400.00, A-401.00, LPC-300.00, and LPC-400.00, featuring current condition photos, dated (received) February 14, 2019, and prepared by Scott Andrew Kamen, RA; and S-001.00, S-100.00, and S-200.00, dated (received) February 14, 2019, and prepared by Douglas Calvin Lane, PE, all submitted as components of the application.



With regard to the proposal, 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 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regard to these or other aspects of the work, the Commission finds that the work at the parapet will not alter, eliminate, or destroy any significant architectural features; that the existing parapet is very short and that raising it four inches will allow for deteriorated roof joists to be anchored more securely, thereby maintaining the structural stability of the roof; and that the change in height of the parapet and installation of concrete will be barely perceptible, if at all, from public thoroughfares. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Dennis Kim, Metropolis Group Inc.

cc: Bernadette Artus, Deputy Director; Dennis Kim, Metropolis Group Inc.