



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: 05/07/19	EXPIRATION DATE: 5/7/2023	DOCKET #: LPC-19-37275	CNE CNE-19-37275
ADDRESS: 218 WEST 10TH STREET Apt/Floor: Cel., 1st, Roof		BOROUGH: MANHATTAN	BLOCK/LOT: 619 / 26
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Alan Starkman
Phillips and Hyler, LLC
417 5th Avenue
Suite 400
New York, NY 10016

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 April 11, 2019.

The approved work consists of exterior work at the 1st floor at the non-visible north courtyard facade, including removing and replacing the existing enclosed metal fire access stair to the cellar in kind; at the roof, removing three (3) existing HVAC condenser units from existing steel dunnage; and interior alterations at the 1st floor and cellar, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, HVAC, and structural work; as described in e-mail correspondence dated April 11, 2019, prepared by Jam Consultants, Inc.; and as shown on existing condition photographs, and on drawings labeled A-001.00, DM-001.00, A-002.00, and A-003.00, all dated February 21, 2019, prepared by Sanford Michael Berger, R.A., and drawings labeled S-001.00, S-002.00, S-100.00, S-201.00, and S-202.00, all dated March 1, 2019, prepared by Charles F. Pisano, Jr., P.E., and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-22 for Fire Escapes, including Section 2-22(c)(3) for new fire escapes at nonvisible secondary facades. Based on these findings, the work is approved.

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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 Marcello Pacheco.



Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Rafel Forero, Jam Consultants, Inc.

cc: Edith Bellinghausen, Deputy Director; Rafel Forero, Jam Consultants, Inc.