



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: 03/26/18	EXPIRATION DATE: 3/26/2022	DOCKET #: LPC-19-23042	CNE CNE-19-23042
ADDRESS: 30 CHRISTOPHER STREET		BOROUGH: Manhattan	BLOCK/LOT: 593 / 36
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Abner Ohenshalom
Elk 30 Christopher LLC
489 Fifth Avenue, 8th Floor
New York, NY 10017

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 March 16, 2018.

The approved work consists of replacing a metal chimney cap in-kind at the chimney adjacent to the south (rear) facade; and installing a new metal flue liner from the cellar to the roof within an existing chimney adjacent to the south facade, as shown in existing conditions photographs; and drawings M-001.00, M-002.00, and M-003.00, dated February 20, 2018, and prepared by Neal Mark Rudikoff, PE, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 30 Christopher Street (aka 147-153 Waverly Place) as a building designed by Jardine, Kent & Hill, and built in 1911-1912; and that the building's scale, materials and details are among the features that contribute to the special architectural and historic character of the historic district.

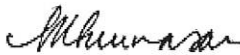
With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(e)(1) for mechanical equipment installations. Based on these findings, the work is approved.

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 Amy Woodin.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Neal M. Rudikoff, NY Engineering Assoc., PC

cc: Emma Waterloo, Deputy Director; Neal M. Rudikoff, NY Engineering Assoc., PC