



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: 09/18/18	EXPIRATION DATE: 9/18/2022	DOCKET #: LPC-19-27765	CNE CNE-19-27765
ADDRESS: 68 BANK STREET Apt/Floor: Roof		BOROUGH: MANHATTAN	BLOCK/LOT: 623 / 30
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Dru Desantis
DMD Property Group LLC
68 Bank Street
New York, NY 10014

NOT ORIGINAL
COMPUTER-GENERATED COPY

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 September 12, 2018.

The approved work consists of exterior alterations at the roof, including extending two (2) utilitarian brick chimneys at the northwest end of the roof approximately 5' by installing new brickwork, brown tinted cast stone copings, and light matte gray finished flues; and reducing the height of one (1) utilitarian brick chimney at the southwest end of the roof approximately 1' by removing brickwork, replacing the masonry copings with brown tinted cast stone copings, and installing light matte gray finished flues, as shown in drawing Exhibit A, dated September 12, 2018, and prepared by Steven Harris, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 68 Bank Street as a French Second Empire-style house, built by Jacob C. Bogert in 1863; 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 finds that none of the work will result in the loss of, or damage

to, any significant features of the building, roof, or adjacent improvements; that the proposed chimneys will be increased in height to the minimum height necessary to meet Department of Buildings requirements; that the chimney extensions will match the historic chimneys to remain in terms of details, materials, and finish; and that the chimney extensions will be seen from public thoroughfares in the context of existing chimneys and modern rooftop accretions, thereby remaining a discreet presence at the roof. Based on these findings, the work is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brickwork and pointing mortar and tooling prior to the commencement of related work. Please contact the Commission staff once samples are available for review. This permit is also contingent on the understanding that the masonry 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.

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 Abbie Hurlbut.

Sarah Carroll
Executive Director

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Andrea Leung, Steven Harris Architects LLP

cc: Emma Waterloo, Deputy Director; Andrea Leung, Steven Harris Architects LLP