



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



June 13, 2022

ISSUED TO:

Robert Novogratz
The Novogratz
14 St. Luke's Place
New York, NY 10014

Re: **MISCELLANEOUS/AMENDMENTS**

LPC-22-05386
MISC_NOC-22-05386
114 WAVERLY PLACE

Greenwich Village Historic District
MANHATTAN

Block/Lot: 552 / 51

**NOT ORIGINAL
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Pursuant to Sections 25-310 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Permit for Minor Work 20-09400 on March 27, 2020, approving a proposal for removing the paint from the front façade by resurfacing the stucco-clad masonry with limestone-tinted stucco at the top two floors and brownstone-tinted stucco at the lower three floors, all at the subject premises. Additionally, the Commission issued Miscellaneous/Amendment 20-09401 on July 8, 2020 to incorporate modifications to the proposal, including replacing deteriorated back-up brickwork in-kind, in conjunction with repairing and installing concealed structural steel framing; repointing back-up brickwork; and removing sections of brickwork at select areas to inspect underlying conditions (probes).

Subsequently, on December 9, 2021, the Commission received a proposal for an amendment to the work approved under that permit. The proposed amendment consists of modifying the scope of work by applying a yellow ochre mineral wash to plain stucco (KEIM mix 122 base coat & 121 top coat) in lieu of the limestone and brownstone-tinted stucco, as described and shown in a historic finish analysis report, dated March 13, 2020, and prepared by Kyle Normandin and Karla Salahshour, P.E. (OH) of WJE Engineers & Architects, PC; written specifications; and existing conditions photographs, dated March 25, 2022, and prepared by Robert Novogratz, all submitted as components of the application. The work has already been completed.

Accordingly, the Commission reviewed the request and 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 2-11 for Repair, Restoration,

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Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(2)(iii) for coating masonry facades and features; and that the revised scope of work is in keeping with the intent of the original approval. Based on these findings, Permit for Minor Work 20-09400 is hereby amended.

Additionally, staff reviewed the submitted photographs and conducted a site visit on June 3, 2022 and found that the removal of the pink paint and the façade restoration work has been completed in compliance with Permit for Minor Work 20-09400, Miscellaneous/Amendment 20-09401, and this Miscellaneous/Amendment. Therefore, Notice of Violation 05-0179 is hereby rescinded, and the Commission has no objection to the release of funds held in escrow by Graubard & Blumfield PC, as escrow agent pursuant to the escrow agreement, dated December 31, 2020 and submitted to the Landmarks Preservation Commission.

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

This amendment is issued on the basis of the building and/or the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original or historic building fabric or site features are 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 during the review process.

The documents, and the Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The approved work is limited to what is contained in the approved documents. 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 amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Richard Lowry, Landmarks Preservationist.

Richard Lowry

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

cc: Jared Knowles, Deputy Director; Steven Salvesen, RIP CC Inc; Lily Fan, LPC/Director of Enforcement