



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 FOR MINOR WORK

ISSUE DATE: 11/25/20	EXPIRATION DATE: 11/25/2024	DOCKET #: LPC-21-00565	PMW PMW-21-00565
ADDRESS: 822 GREENWICH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 642 / 57
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Tad Zelski
Greenwich Corp.
822 Greenwich Street, Apt GC
New York, NY 10014

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-310 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 November 16, 2020.

The approved work consists of replacing green finished stucco and glass infill at a wood-framed panel, aligning with the plane of the facade, within the northernmost bay at the ground floor of the east (Greenwich Street) facade with etched glass infill, featuring the building numbers (822), as described and shown in existing conditions photos; a rendering; and a presentation, dated October 15, 2020, and prepared by Leslie Diamond, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 822 Greenwich Street (a.k.a. 822-826 Greenwich street, 70 Horatio Street) as a commercial and storage building, built in 1957; 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. The Commission also notes that Certificate of Appropriateness 84-0034 (LPC-83-0109) was issued on September 6, 1983, for the modification of masonry openings; installation of glass and enamel infill, including the panel; and window replacement at the Greenwich Street facade; a full facade redesign at the Horatio Street facade; and the construction of a rooftop addition.

With regard to this proposal, the Commission finds that the panel is not a significant architectural feature; that only the infill will be replaced and the panel framing will remain; that the proposed glass infill featuring the building numbers will be in keeping with ground floor infill and signage typically found at buildings of this age throughout this historic district and will not call undue attention to itself; and that the signage will be well scaled to the panel and facade. Based on these findings, the Commission determined that the work is appropriate to the building and to the Greenwich Village Historic District. Therefore, the work is approved.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Sara Kamillatos.

Sarah Carroll
Chair

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

Maryclare Nepogoda, Maryclare Nepogoda Expediting, Inc.

cc: Emma Waterloo, Deputy Director; Maryclare Nepogoda, Maryclare Nepogoda Expediting, Inc.