



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 06/30/16	EXPIRATION DATE: 4/5/2022	DOCKET #: 186561	COFA #: COFA 18-8008
ADDRESS: 27 CHRISTOPHER STREET HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 610 / 75

Display This Permit While Work Is In Progress

ISSUED TO:

Henry S. Jessup, R.A.
Village FH, LLC, c/o H.S. Jessup Architecture
11 Broadway, Suite 660
New York, NY 10004

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 5, 2016, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on March 10, 2016, and as you were notified in Status Update Letter 18-4234 (LPC 18-1733), issued on April 5, 2016.

The proposal, as approved, consists of exterior work at the Christopher Street façade, including at both entrances, installing new intercoms, two (2) granite steps, and paneled wood doors with a charcoal grey finish (double-leaf at central entrance with a limestone beige finish); and at the central entrance door installing a new solid limestone panel at the tympanum; and at the easternmost service entrance removing the nine-light transom and installing a six-light transom, all with profiled brickmolds and a charcoal grey finish (Benjamin Moore HC-178 "Charcoal Slate"); installing a seven-foot metal flag pole at the 2nd floor sill above the central entrance door; altering the rear east façade to enlarge the masonry chimney; removing six (6) windows at the 2nd through 4th floors and installing a triple-height metal multi-light window assembly at the east facade; excavating portions of the cellar; and removing the existing stair bulkhead and mechanical equipment, and constructing a new rooftop stair and elevator bulkhead at the east end of the roof, and installing a pergola, chimney, and mechanical equipment at select locations at the roof. The proposal was shown in photographs and drawings labeled LPC-001 through LPC-032, dated March 25, 2016, prepared by H.S. Jessup Architecture, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 27 Christopher Street as an institutional building designed by Joseph Duke Harrison and built in 1911; 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 Greenwich Village Historic District.

With regard to this proposal, the Commission found that the proposed work will not result in loss or damage to any significant historic fabric; that the proposed modification of the service entrance, resulting in a shorter transom above the raised door where steps are to be instead, will otherwise be in keeping with the original infill; that the restoration of steps at the primary entrance, and installation of paneled wood doors and a limestone panel in the transom above, will be compatible with the type and style of the building; that the proposed flagpole will match the scale and positioning of the original flagpole and will be in keeping with the historic use of this former institutional building; that the proposed rear façade alterations, including the construction of a large chimney and installation of large window assemblies, will not be visible from a public thoroughfare; that although the introduction of a triple-height window assembly is atypical, the assembly will feature multi-light windows divided by mullions to mitigate its scale, and will front an interior staircase, a condition where varied fenestration is common at rear facades; that the proposed cellar excavation will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings; that the expansion of the first floor and filling in of a small light court, to be covered by the 2nd floor terrace, will not alter the relationship of the building to the central greenspace, from which it is isolated; that the presence of rooftop structures, including bulkheads, chimneys, and other amenities, will be consistent with the existing roofscape at this building and that of larger building rooftops found throughout this historic district; and that the proposed work will not diminish the special architectural or historic character of the building and the Greenwich Village Historic District.

Based on these findings, the Commission determined the work to be appropriate to the building and the Greenwich Village Historic District, and voted to approve it with the stipulation that the applicants reduce or eliminate the visibility of the rooftop bulkheads and other features in consultation with staff; and that two or more sets of signed and sealed Department of Building filing drawings showing the approved plan be submitted.

Subsequently, on June 6, 2016, the Commission received filing drawings T-101.01, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-106.00, A-107.00, A-111.00, A-112.00, A-113.00, A-114.00, A-115.00, A-301.00, A-400.00, A-401.00, A-402.00, A-403.00, A-430.00, A-431.00, A-440.00, A-441.00, A-442.00, A-443.00, A-444.00, A-445.00, A-446.00, A-447.00, A-448.00, A-449.00, A-450.00, and Z-100.00, dated May 19, 2016, and prepared by Henry Stuart Jessup, R.A.; and drawings T-000.00, M-001.00, M-002.00, M-003.00, M-004.00, M-005.00, M-006.00, M-101.00, M-102.00, M-103.00, M-201.00, M-202.00, M-203.00, M-204.00, M-301.00, M-302.00, M-303.00, M-304.00, and M-305.00, dated May 8, 2016, and prepared by Gregory A. Saum, P.E.; and drawings S-002.01, S-100.00, S-102.01, S-103.01, S-104.01, S-105.01, S-300.01, S-301.01, S-302.01, S-303.01, S-305.01, S-306.01, dated May 16, 2016, and prepared by Jonathan C. Hernandez, P.E.; drawings SOE-001.00, SOE-100.00, SOE-101.00, SOE-200.00, SOE-201.00, SOE-202.00, SOE-300.00, SOE-301.00, dated May 19, 2016, and prepared by Walter Joseph Papp, P.E.; and drawings DMO-000.01, DMO-001.01, DMO-002.01, DMO-003.01, DMO-004.01, DMO-005.01, DMO-006.01, DMO-007.01, and DMO-008.01, dated (revised) May 16, 2016, and prepared by John J. McErlean, P.E.

Accordingly, staff reviewed these materials and found that the pergola has been relocated and is no longer visible; that the stair bulkhead has been set back further from the Waverly Place facade and reduced in height, minimizing its visibility; and that the chimney and elevator bulkhead have been lowered, reducing

their visibility; and that the design approved by the Commission has been maintained. The drawings additionally note work previously approved under Certificate of No Effect 18-3871 (LPC Docket 18-3775) and Certificate of No Effect 18-5866 (LPC Docket 18-5633). Based on these changes and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-8008 is being issued.

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 James Russiello.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Sarah Sher, Higgins Quasebarth & Partners, L.L.C.

cc: Sarah Carroll, LPC Executive Director; Jared Knowles, LPC Director of Preservation; Cory S. Herralá, LPC Director of Director of Technical Affairs, Sustainability and Resiliency