



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 APPROPRIATENESS

ISSUE DATE: 01/22/16	EXPIRATION DATE: 12/8/2021	DOCKET #: LPC-18-0865	COFA COFA-18-1363
ADDRESS: 15 WEST 9TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 573 / 52
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Margaret Betts
15 West 9th Street
New York, NY 10012

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 8, 2015, following the Public Hearing of the same date, voted to approve a proposal to alter the rear façade, as put forward in your application completed on November 12, 2015, and as you were notified in Status Update Letter 17-9776 issued on December 8, 2015.

The proposal as approved, consists of the removal of a historic multi-story bay at the rear yard; reconstructing the ground floor flush with the upper floors and featuring a steel door assembly and two mounted wall sconces; reconstructing the first floor flush with the upper floors featuring a steel multi-light door assembly, two mounted wall sconces and a steel balcony with metal guardrails; installation of lead coated copper gutter and fascia at the second floor; and installation of steel bay oriel with one (1) single pane fixed and eight (8) multi-light windows at the second floor, restricted to the dimensions of the original bay. The proposal was shown on ten presentation slides dated October 19, 2015, prepared by David Mansfield, R.A., and 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 15 West 9th Street as an Anglo-Italianate town house built in 1855; 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 rear elevation is not visible from any public thoroughfare; that although the multi-story bay was originally consistent on three houses in the row, numbers 11, 13, and 15; only number 13 remains intact, and number 11 has been completely modified; that the bay was modified c. 1950 with the removal of the lower level, which has compromised its structural integrity; that the proposed flush window configuration at the ground floor and the proposed projecting window recalls the height and width of the historic bay; and that the removal of the projecting bay will increase the amount of green space in this non-conforming rear yard. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on January 8, 2016, the staff received drawings labeled T-001.00 through T-003.00, A-001.00, A-002.00, A-004.00, A-005.00, A-100.00 through A-106.00, A-110.00 through A-114.00, A-200, A-201, A-300, A-600, A-800, LPC-001.00 through LPC-013.00, dated December 18, 2015, and prepared by David Patrick Mansfield, R.A., drawings S-001.00, S-101.00, S-102.00, S-201 through S-401, dated October 19, 2015, and prepared by Ramon Gilsanz, P.E., and drawings M-001.00, M-002.00, M-100.00, S-100Z.00, M-101.00, M-101Z.00, M-102.00, M-102Z.00, M-103.00, M-103Z.00, M-104.00, M-104Z.00, M-105.00, P-001.00, P-100.-through P-105.00, P-500.00, P-501.00, SP-001.00, SP-100.00 through SP-104.00, and SP-500.00, dated September 8, 2015, and prepared by Ivan Pollak, P.E.. Staff reviewed these drawings and noted the inclusion of the following work: exterior alterations at the rear yard, including removal of two (2) double hung six-over-six windows and replacement with two (2) aluminum clad double hung six-over-six windows at the third floor; removal of two (2) double hung three-over-three windows and replacement with two (2) aluminum clad double hung three-over-three windows at the fourth floor; installation of a lead copper leader; removing the coating of rear façade; cleaning and repointing as required; installation of new brick to match existing in color and bond removal of metal and concrete stairs, and replacing with new metal and concrete convenience stair and painted steel guardrails; removal of planters and brick feature wall; removal and replacement of stone pavers; excavation of garden approximately 2 feet; installation of a concrete retaining wall, wood decking, and waterfall feature; exterior alterations at the roof including removal of the existing chimneys and flues; removal of one (1) skylight, roof to be patched and repaired as required; removal of mechanical equipment, roof to be patched and repaired as required; relocation of roof access hatch; removal of two (2) skylights and replacing in-kind; installation of steel dunnage and fire department access bridge; installation of two (2) air conditioner units; and installation of new flues with concrete coping stone, metal flashing, and terra cotta flue liners; exterior alterations at the primary façade, including removal and in-kind replacement of the cellar door; front door to remain with the replacement of the center glass panels with solid wood panels, and the top solid wood panels with a glass panels; installation of new door hardware; at second floor, removal and in-kind replacement of two (2) fixed two-light windows and two (2) sets of multi-light French doors; at the third floor, removal and in-kind replacement of four-light casement windows; at the fourth floor, removal and in-kind replacement of two pairs (2) two-light casement windows; all windows and the front door to be painted gray (Benjamin Moore Powell Gray CW-665); repointing and patching existing brick to match type, bond and color of existing as required; painting the stucco window surrounds and the ground floor at the front façade (Benjamin Moore Brickyard Clay CW-235); and interior alterations at the cellar through the fourth floors, including the demolition and construction of non-bearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to these changes, the Commission finds in accordance with the Rules of the City of New York, Title 63, Section 2-19, that the rooftop additions consist solely of mechanical equipment; that the installations do not result in damage to, or demolition of, a significant architectural feature of the roof of the structure; and that the air conditioning units are not visible from a public

thoroughfare. The Commission finds in accordance with the Rules of the City of New York, Title 63, Section 3-04, that the new windows at the primary façade and rear façade will match the historic windows in terms of configuration, operation, details, material and finish; and that they do not replace "special" windows as defined in the Rules. The Commission also finds that the proposed work is restorative in nature and will aid in the long-term preservation of the building, protect the building's façade and underlying structure from damage due to water infiltration; that the specified pointing mortar will be compatible with the historic masonry in terms of composition, and that it will match the historic masonry in terms of color, texture, and tooling; and that all proposed replacement brick will match the color, size, texture, and bonding pattern of the historic bricks. Furthermore, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of joint cutting methods, pointing mortar, and replacement brick, prior to the commencement of work. Samples should be installed adjacent to clean, original surfaces being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to hhughes@lpc.nyc.gov for review. This permit is also contingent on the understanding that the 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.

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 Holly Hughes.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
David Mansfield, dMADpc

cc: Carly Bond, Deputy Director of Preservation/LPC