



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: 01/25/17	EXPIRATION DATE: 11/1/2022	DOCKET #: LPC-19-7242	COFA COFA-19-7959
ADDRESS: 16 WEST 9TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 572 / 32
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Robert Kaufelt
16 West 9th Street, LLC
16 West 9th Street
New York, NY 10011

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 November 1, 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 forward in your application completed on October 6, 2016, and as you were informed in Status Update Letter 19-4956 (LPC 18-4426), issued on November 2, 2016.

The proposal, as approved, consists of work at the sidewalk, including installing a 2' 6" high black painted wrought iron fence and gate on a 6" high blue gray tinted concrete curb extending north of the building 6' 8" over the property line, creating a rectangular areaway adjacent to the northern (West 9th Street) facade of the building. The work was shown on a digital presentation, labeled "Private Residence: 16 West 9th Street New York, New York 10011 Greenwich Village Historic District" and dated (received) October 18, 2016 and consisting of 11 slides of drawings, photographs, and renderings, all prepared by Richard H. Lewis Architect and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 16 West 9th Street as a rowhouse originally designed as an Italianate style house by Isaac Greene Pearson and built in 1859 and later altered in the early 20th century; 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 found that the proposed work will not eliminate, or conceal any significant architectural features of the building or site; that the presence of a simply designed fence will be compatible with the early 20th century alterations to the front façade; that the proposed placement, materials, finishes, and height of the proposed fence, paving and curb, aligning with the nearby stoop and areaway fencing and curbing, will be typical of similar installations found throughout the streetscape and at other buildings of this type and age within this historic district; and that the simple design of the fence and curb will help to identify the installation as a modern installation, while also helping it to remain a secondary presence in relation to the building and streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design.

Subsequently, on January 17, 2017, the Landmarks Preservation Commission received final drawings T-001.00, T-002.00, A-001.00, A-101.00, A-201.00, A-202.00, A-301.00, A-105.00, and A-600.00, dated January 11, 2017 and prepared by Mirella Boselli, RA, all submitted as components of the application.

Accordingly, staff reviewed the drawings and found that they include a additions to the scope of work, including replacing concrete pavers and a modern metal sidewalk hatch adjacent to the northern facade with bluestone pavers; replacing the concrete treads at the basement level entrance steps at the northern facade with bluestone treads; and incorporating two (2) drains, installed flush with the paving within the new areaway and within the entryway.

With regard to the additional work, the Commission finds that none of the work will result in the loss of, or damage to, or detract from any significant architectural features of the building or site or historic district; that the proposed bluestone paving and treads will be consistent with historic materials used at areaways throughout this historic district in terms of material, placement, size, and finish; and that the proposed drains will be typical in terms of location, material, and finish, thereby helping them remain a discreet presence in the streetscape. Additionally, the Commission finds that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-7959 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 Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Debbi McElligott, Richard Lewis Architect

cc: Bernadette Artus, Deputy Director of Preservation/LPC