



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: 06/06/16	EXPIRATION DATE: 5/24/2022	DOCKET #: LPC-18-6703	COFA COFA-18-6876
ADDRESS: 183 WEST 10TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 611 / 1
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Mark Scharfman
 233 West 4th Street LLC
 111 N. Central Avenue Suite 400
 Hartsdale, NY 10530

**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 May 24, 2016, following the Public Hearing of the same date, voted to approve a proposal to install storefront infill, as put forward in your application completed on April 28, 2016.

The proposal, as approved, consists of exterior work at the West 10th Street façade, including the removal of the existing aluminum and glass storefront infill, and installation of a wood and glass storefront infill, featuring fixed paneled bulkheads measuring 1' 6" in height, and seven (7) operable casement windows and transoms, all finished in dark blue (Benjamin Moore HC-156 "Van Deusen Blue"); and installation of one (1) single-pane wood and glass door. The proposal was shown on ten (10) presentation slides dated May 24, 2016, prepared by Naphtali Deutsch, R.A., 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 183 West 10th Street as an apartment building with a commercial base, built in 1897 and remodeled in a California Mission style in 1927; and that the style, scale, materials, and details of the building are among the features which contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that Certificate of Appropriateness 03-

5468 (LPC #03-5468) was issued on March 31, 2003, to install new storefront infill at the West 10th and West 4th Street facades.

With regard to this proposal, the Commission found that the removal of the existing metal and glass storefront infill will not cause any damage to, or demolition of any significant architectural features of the building; that the proposed storefront infill, featuring profiled wood framing, paneled bulkheads, and fixed transom windows painted dark blue, will recall the configuration and proportions of historic storefronts and historic finishes found in the Greenwich Village Historic District; that the folding operation of the windows will be not perceptible when the windows are closed, helping the installation to remain a discreet presence within the streetscape; that the presence of operable display windows will be in keeping with the variety of operable windows and doors present at shopfronts along this portion of West 10th Street, adjacent to 7th Avenue; the proposed fixed bulkheads and existing cast iron piers will prevent a void condition at the base of the building when the windows are open; and that the work will not detract from the special architectural or historic character of the building or the Greenwich Village Historic District. Based on these findings, the Commission determined the proposed work to be appropriate 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 May 26, 2016, the staff received drawings labeled LPC-001 through LPC-003, and LPC-005, dated May 10, 2016, and LPC-004 dated June 7, 2016, and prepared by Naphtali Deutsch, R.A. The staff of the Commission reviewed these drawings and further notes the inclusion of the following additional work: the installation of metal pin-mounted letters at the stucco signband, measuring 5 1/2" and 6" in height ("KITCHEN"; "WWWY"; "COCKTAILS"); installation of three (3) gooseneck-type light fixtures centered above the lettering; and installation of black vinyl lettering ("WWWY") at the entrance door glazing. With regard to these changes, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-20 (c), that the installation of signage will not damage, destroy or obscure significant architectural features or material of the building or storefront; that the signage will be installed in a signage band above the storefront; that the signage consists of pin-mounted letters installed directly into masonry; that the pin mounted letters will project no more than one inch from the façade; that the sign will be proportional to the signband, but in no event exceed 90 percent of the area of the signband; that the letters will not be higher than 18 inches; that the installation of painted or vinyl signage will not exceed more than 20 percent of storefront glazing, and therefore will not substantially reduce the transparency of the door; that the signage will not be internally illuminated, nor feature neon strips outlining the display window; that the signage will be illuminated externally with three small "goose-neck" type fixtures placed above the sign, not to exceed one fixture per 5 linear feet of sign; that the light fixtures will be installed in areas of plain masonry, and the installation will not damage, destroy, or obscure significant architectural features of the building or storefront; that the lighting conduits will be concealed; that the proposed exterior light fixtures will only illuminate storefronts and related signage; and that the overall amount of signage is not excessive and will not detract from the architectural features of the building, the adjacent buildings, or the streetscape. 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.

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 Karina Bishop.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Naphtali Deutsch, Naphtali Deutsch Architecture

cc: Carly Bond, Deputy Director of Preservation/LPC