



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

<b>ISSUE DATE:</b> 09/06/16	<b>EXPIRATION DATE:</b> 9/6/2022	<b>DOCKET #:</b> LPC-18-7792	<b>COFA</b> COFA-19-2654
<b>ADDRESS:</b> 228 WEST 11TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 613 / 21
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Jonathan Finestone**  
**Third Island West LLC**  
**1880 Century Park E**  
**Suite 1600**  
**Los Angeles, CA 90067**

**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 September 6, 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 August 11, 2016.

The proposal, as approved, consists of legalizing the painting of the West 11th Street windows and cornice black, as shown in photographs and presentation drawings 1 through 10, dated September 6, 2016, prepared by Wist Preservation Associates, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 228 West 11th Street as a Greek Revival style rowhouse built in 1838; 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. The Commission further notes that Warning Letter 15-0306 was issued October 8, 2014 for "stripping front door without permit(s)."; and that Warning Letter 15-0307 was issued October 8, 2014 for "Painting windows and cornice black without permit(s)."

With regard to this proposal, the Commission found that although the original paint scheme at this and other Greek Revival style rowhouses would have included a light colored trim, over time window colors in this historic district have often changed from light to dark, including at this building, as evidenced in historic photographs; that the black windows and cornice will be in keeping with a number of buildings of a similar age and style within the historic district and streetscape that also feature black-painted windows and cornices; that the work is easily reversible, and therefore will not permanently alter the façade; and that the work will not detract from the significant architectural or historic character of the building or the Greenwich Village Historic District.. 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 this application.

Subsequently, on September 6, 2016, the Landmarks Preservation Commission received final drawings 1 through 12, dated September 6, 2016, and prepared by Wist Preservation Associates. Accordingly, the staff of the Commission reviewed the drawings and found that the drawings additionally show the installation of full-height metal security grilles at the parlor floor, featuring vertical bars and small finials, painted black; painting of the wood door surround black and staining of the entry door brown, at the parlor floor. The Commission finds that the installation of the new security grilles will not conceal, damage, or cause the removal of significant architectural features; that the iron grilles will be of a simple design and without perimeter framing; that the proposed wood surround and entry door finish will be harmonious with the windows and cornice, thereby helping unify the facade; and that the work will be harmonious with the special architectural and historic character of the building and the Historic District. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-2654 (LPC 18-7792) is being issued.

PLEASE NOTE: Warning Letter 15-0306 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. **THIS PERMIT CONTAINS A COMPLIANCE DATE OF April 1, 2017.** Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

PLEASE NOTE: Warning Letter 15-0307 is hereby rescinded by the issuance of this permit.

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 Victor Tomanek.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Ronda Wist, Wist Preservation Associates

**cc:** Cory Herrala, LPC Director of Technical Affairs, Sustainability and Resiliency  
Jared Knowles, LPC Director of Preservation  
Katie Rice, LPC Violations Department