



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: 11/23/16	EXPIRATION DATE: 11/15/2022	DOCKET #: LPC-18-6994	COFA COFA-19-5440
ADDRESS: 23 WEST 9TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 573 / 54
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Philip James
Penguin Tenants Corp
19-23 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 15, 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 October 20, 2016.

The proposal, as approved, consists of installing three (3) sets of iron paired gates with a black finish at the stoops and two (2) iron single gates at the areaway, to match the existing iron fences; as shown in a digital presentation, titled "Proposed New Gates," dated November 15, 2016 and prepared by Erich Urs Schoenenberger, R.A., including 17 slides, consisting of photographs, drawings, and photomontages, all presented 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 23 West 9th Street, aka 19-23 West 9th Street, as three Anglo Italianate style rowhouses, designed by Samuel F. Hubbard and 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 historic district.

With regard to this proposal, the Commission found that the installation of the proposed gates will not eliminate any significant historic fabric; that the elongated lower landing of the existing stoops is not a

typical feature of rowhouses in this historic district, and acts more as a raised areaway than a stoop condition, therefore, the presence of gates at these locations will not diminish the relationship of the stoops to the sidewalk and the building; that the gates will be simply designed to match the ironwork already present at the site; that the three combined rowhouses are surrounded by rowhomes with gated areaways, and therefore the gates will relate well to neighboring houses; and that the work will not detract from the special historic and architectural character of the building, the streetscape, or the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application. Therefore Certificate of Appropriateness 19-5440 is being issued and the final drawing T-001.00, dated June 8, 2016 and prepared by Erich Urs Schoenenberger, R.A., have been marked approved with a perforated seal.

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:
Omer/Maribel Fenik/Murillo, OEF Consultants, LLC

cc: Cory S. Herralá, Director of Technical Affairs, Sustainability and Resiliency/LPC