



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: 04/15/16 | EXPIRATION DATE: 3/15/2022 | DOCKET #: LPC-18-3139 | COFA COFA-18-4676 |
| ADDRESS: 26 WEST 11TH STREET | | BOROUGH: Manhattan | BLOCK/LOT: 574 / 31 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Neil Bender
26 West 11th Street LLC
544 Hudson Street
New York, NY 10014

**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 March 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 forward in your application completed on February 18, 2016.

The proposal, as approved, consists of exterior work at the basement level of the northern (West 11th Street) facade, including removing the existing white painted wood vestibule, installed without Landmarks Preservation Commission permits, as well as the modern tile paving within the vestibule and the existing interior wood and glass door and sidelights; installing a new cast stone entrance surround, featuring a profiled cornice element and pilasters, all with a finish replicating the appearance of brownstone; installing a new white painted wood and glass paneled door and two sidelights; and relocating one (1) brown painted camera and one (1) unpainted silver anodized aluminum intercom from the vestibule to the returns of the cast stone entrance surround. The work was shown on a digital presentation of 21 slides labeled "26 West 11th Street Existing Conditions," dated March 15, 2016 and consisting of historic and existing conditions photographs and drawings, all prepared by FSI Architecture PC 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 26 West 11th Street as a Greek Revival style townhouse built in 1844-45; 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. The Commission also noted that Notice of Violation 08-0732 was issued on March 10, 2008 for "alterations to entry and installation of lights without permit(s)"; and Warning Letter 08-0733 was issued on January 31, 2008 for the "window trim and ironwork at parlor and garden floors painted white without permit(s)."

With regard to this proposal, the Commission found that the entrance vestibule in place at the time of designation, which was replaced without a Landmarks Preservation Commission permit, was either constructed or substantially redesigned from an earlier structure in the late 20th century and was not a significant architectural feature; that although portions of the existing wood infill date to the early 20th century, the infill is altered and deteriorated and does not retain significant design elements; that the design of the proposed entrance surround and infill will be consistent with a common early 20th century alteration to rowhouses of this age and style when a stoop was removed, including replicating typical parlor floor entrance surrounds and infill, oftentimes with a more simplified design; that the cast stone surround and wood infill will be well-scaled to the building and feature materials and finishes which match or recall materials and finishes historically found at houses of this style and age, and profiles and details which are consistent with the design of the building; that the proposed camera and intercom, installed at the entrance return, will be typical in terms of location and finished to blend in with their surroundings and will not draw undue attention to themselves; and that none of the proposed work will preclude the possible restoration of the parlor floor entrance and stoop in the future. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it.

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 March 18, 2016, the Landmarks Preservation Commission received final drawings T-001.00, G-001.00, DM-100.00, A-100.00, and A-101.00, dated (revised) March 17, 2016 and prepared by James Angelo Cicalo, RA, all submitted as components of the application.

Accordingly, staff reviewed the drawings and found that they include additional work, including the repairing of the existing brownstone steps at the entrance with a patching compound ("Jahn M70," or equivalent), matching the surrounding conditions; and installing two (2) black painted pipe railings on each side of the entrance steps. With regard to the additional work, the Commission finds that the proposed patching compound will be compatible with the masonry in terms of composition and will match the existing masonry in terms of color, texture, finish and details; and that the proposed railings will be simple in terms of design and typical in terms of placement and finish, thereby helping them to remain a discreet presence. 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 18-4676 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of shop drawings the proposed door and sidelights and samples of cast stone prior to the commencement of work. Please contact Abbie Hurlbut once shop drawings and samples are available for review. This permit is also contingent on the understanding that the masonry 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.

PLEASE ALSO NOTE: Warning Letter 08-0733 remains in effect and is not addressed by this permit, and Notice of Violation 08-0732 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**

SEPTEMBER 22, 2017. Failure to address this matter or 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 NOVs 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.

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:
Helder Silva, FSI Architecture

cc: Bernadette Artus, Deputy Director of Preservation/LPC; Katie Rice, Enforcement Officer/LPC