



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: 09/30/16 | EXPIRATION DATE: 9/6/2022 | DOCKET #: LPC-19-3576 | COFA COFA-19-3727 |
| ADDRESS: 30 WEST 10TH STREET | | BOROUGH: Manhattan | BLOCK/LOT: 573 / 27 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Cary Jay Davis
450 Lexington Avenue, 34th Floor
New York, NY 10017

**NOT ORIGINAL
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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 on August 11, 2016, and as you were notified in Status Update Letter 19-2649 (LPC 18-5937), issued on September 6, 2016.

The proposal, as approved, consists of excavating the cellar and underpinning the foundation walls to create a new subcellar floor within the footprint of the building; and modifying the front areaway, including removing the existing steel stair, excavating to enlarge and lower the stair well and constructing a masonry stair with brownstone-tinted cast stone treads and landings; as shown in photographs and drawings labeled L-001, L-002, L-003, L-004, and L-005, dated August 5, 2016, prepared by James T. Joseph Jr., R.A., of Hottenroth+Joseph Architects PC, and 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 30 West 10th Street as an Anglo-Italianate style rowhouse, built in 1856, and attributed to James Renwick Jr.; 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.

With regard to this proposal, the Commission found that the proposed alterations to the stairwell and areaway will maintain the historic areaway ironwork and fence line, and will be in keeping with similar conditions found on other buildings in the row; that removing the existing concrete steps and diamond plate staircase will not result in the loss of any historic material; that the new brownstone stucco finish at the planters and steps will match the color, texture and tooling of the historic brownstone façade; that the proposed excavation below the building and within the rear yard, to create an additional floor below grade, will be done in compliance with DOB regulations under the supervision of a licensed professional engineer to protect this building and the adjacent buildings; and that the proposed work will not detract from the special architectural and historic character of the building in the Greenwich Village Historic District.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on September 30, 2016, the Commission received filing drawings labeled FM-001.00, Z-001.00, A-001.00, A-002.00, A-003.00, A-004.00, A-005.00, A-006.00, A-007.00, A-008.00, A-009.00, A-010.00, A-011.00, A-012.00, A-013.00, A-014.00, A-015.00, A-016.00, A-017.00, A-018.00, and A-019.00, dated April 21, 2016, and prepared by James T. Joseph Jr., and drawings labeled S-001.00, S-100.00, S-101.00, S-102.00, S-500.00, S-700.00, S-710.00, SOE-200.00, SOE-201.00, and SOE-210.00, dated April 15, 2016, and prepared by Dominick Richard Pilla, P.E., and drawings labeled M-100.00, M-200.00, M-201.00, M-202.00, M-203.00, M-204.00, M-300.00, M-301.00, P-100.00, P-101.00, P-200.00, P-201.00, P-202.00, P-203.00, and P-204.00, dated April 15, 2016, and prepared by Robert J. Divilio, P.E. Accordingly, staff reviewed these materials and noted that the design approved by the Commission has been maintained, and that the drawings included additional work, consisting of exterior work at the roof, including removing one (1) existing skylight, one (1) existing access bulkhead, and the existing roof membrane and framing, and constructing a non-visible rooftop addition, featuring steel-framed stucco walls and glazing, setback from West 10th Street façade; raising associated parapet walls with stone coping at lot lines and installing at the rooftop addition terrace metal railings at the rear and metal planter railings at the front, all finished dark; installing two (2) skylights mounted flush with the roof at the front and rear; installing a stucco-clad elevator bulkhead, two (2) mechanical units and three (3) flues atop the rooftop addition, installing a metal railing finished dark at the rear terrace roof at the rooftop addition; work at the West 10th Street façade, including restoring and re-soldering the leaded glass windows at the 1st, 2nd, and 3rd floors; removing two (2) aluminum two-light casement windows at the 5th floor and installing wood casement windows, finished dark; removing two (2) four-light casement windows and installing two (2) two-over-two wood double-hung windows with a wide beaded muntin, finished dark; and interior alterations at the cellar, 1st, 2nd, 3rd, 4th, and 5th floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to this additional work, staff found that in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19, that the proposed rooftop addition will be no more than one story with a height of no more than eleven feet as measured from the roof of the structure on which such rooftop addition is to be constructed; that the proposed rooftop addition will be set back at least three feet from the plane of the rear façade; that the construction of the rooftop addition will not result in any damage to, or demolition of, a significant architectural feature of the roof of the structure on which it is constructed; that the work will not be visible from a public thoroughfare; that the work will not adversely affect significant architectural features of adjacent improvements; that documentation has been provided to certify that the addition will be in compliance with the Zoning Resolution of the City of New York, Titles 26 and 27 of the Administrative Code of the City of New York; that the structure on which such rooftop addition is to be constructed does not have a grandfathered rear yard addition or enlargement, a rear yard addition or enlargement approved by the staff pursuant to section 2-16, or a rear yard addition or enlargement approved by the Commission; that

the rooftop installation consists of mechanical equipment; that the mechanical equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; that the equipment will be only minimally visible from a public thoroughfare; and pursuant to Section 3-04, that the replacement of the existing windows is warranted by their deteriorated conditions; and that the proposed replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish; that the windows will be installed in existing masonry openings. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-3727 is being issued.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

Please note that this permit is being issued contingent upon the Commission's review and approval of samples for window color and soldering prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Promptly submit the requested materials to the Commission staff. Digital photographs of all samples may be sent via e-mail to jrussello@lpc.nyc.gov for review.

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 James Russiello.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Rebecca Belton, RA, Hottenroth+Joseph Architects

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