



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> 07/07/16	<b>EXPIRATION DATE:</b> 2/2/2022	<b>DOCKET #:</b> LPC-18-7368	<b>COFA</b> COFA-19-0220
<b>ADDRESS:</b> 304 WEST 10TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 636 / 13
Weehawken Street Historic District			

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

ISSUED TO:

**Dan Spinello**  
**507 East 12th Street**  
**New York, NY 10009**

**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 February 2, 2016, following the Public Hearing of the same date, voted to approve a proposal for certain work, as put forward in your application completed January 7, 2016, and as you were notified in Status Update Letter 18-5909, issued on May 13, 2016; and at the Public Meeting of May 24, 2016, the Landmarks Preservation Commission voted to amend the previous approval. The approval will expire on February 2, 2022.

The proposed work, as approved, consists of the installation of new metal balconies with black painted picket railings at the 2nd and 3rd floors of the visible rear façade; the removal of existing brick infill at a window at the 2nd floor of the rear façade and its replacement with a new one-over-one double-hung window within a modified masonry opening; the removal of two windows and the masonry below two window openings at the 2nd and 3rd floors of the rear façade and the installation of new doors within the expanded masonry openings; and the removal of brick infill at the easternmost window openings at the 2nd, 3rd, and 4th floors of the West 10th Street façade and the installation of three new one-over-one, double-hung aluminum windows, with a white finish to match the remainder of the windows at the primary facades; as shown in presentation drawings A-001, A-002, A-003, DM-01, A-101, A-301, A-302, A-303, A-304, A-601, and A-901, dated 8/21/15, prepared by Urban Pioneering Architecture, and presented electronically at the February 2, 2016 Public Hearing and Public Meeting; and in presentation drawings A-001, A-002, A-

003, DM-01, A-101, A-102, A-103, A-301, A-302, A-303, A-304, A-601, and A-901, dated 5/6/16, prepared by Urban Pioneering Architecture, and presented electronically at the May 24, 2016 Public Meeting. As initially proposed, the new windows at the West 10th Street façade did not have a brickmold, and as initially proposed at the May 24, 2016 Public Meeting, the approved balconies were to be expanded in length and width.

In reviewing this proposal, the Commission noted that the Weehawken Street Historic District designation report describes 304 West 10th Street as an Italianate style tenement building designed by William E. Waring and built in 1873; and that the buildings' style, scale, materials, and details are among the features which contribute to the special historical and architectural character of the Weehawken Street Historic District.

With regard to this proposal, the Commission found that the installation of the new balconies at the rear façade will not result in any damage to or destruction of any significant architectural features of the building; that the design of the balconies will be in keeping with fire escape landings found at the street facades of the building and at the rear façade of the neighboring building; that the presence of 5'-8" deep balconies at the visible rear façade will not overwhelm any significant architectural features of the building and will not detract from the character of the historic district; that the modifications to the window openings and installation of doors at the rear façade will not result in damage to any significant architectural features of the rear façade; that the presence of the doors and the modified window openings will not detract from any significant architectural features of the rear or West 10th Street facades; that the new windows at the West 10th Street façade will be installed within bricked-in historic window openings and their presence will restore the building closer to its original appearance; and that the installation of one-over-one double-hung metal windows, with a white finish, at the new openings will match the configuration, material, and finish at the remainder of the windows at the building and therefore will maintain a continuity of style at this modified tenement building. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, in voting to approve this work, the Commission stipulated that the new windows at the West 10th Street façade utilize a brickmold with a molded profile that will be in keeping with the historic details found at a building of this age and style; and that the length of the balconies be held back 5'-2" from the West 10th Street elevation, as approved at the initial Public Hearing. The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and approval of two sets of the DOB filing drawings, incorporating these changes.

Subsequently, the Landmarks Preservation Commission received drawings A-001, A-002, A-003, DM-01, A-101, A-102, A-103, A-301, A-302, A-303, A-304, A-601, and A-901, dated 5/6/16, prepared by James Christian Hill, IV, R.A. Accordingly, staff reviewed these drawings and found that the new windows on the West 10th Street façade will utilize a brickmold with a molded profile; that the length of the balconies will be held back 5'-2" from the West 10th Street elevation; and that the proposal approved by the Commission has otherwise been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-0220 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 Timothy Shaw.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
James C. Hill, Urban Pioneering Architecture, DPC

**cc:** J. Hill; C. Kane Levy, Deputy Director of Preservation, LPC