



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: 07/06/16	EXPIRATION DATE: 9/9/2020	DOCKET #: LPC-18-6757	COFA COFA-19-0135
ADDRESS: 313 WEST 4TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 615 / 7
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

David Slaven
313 West 4 LLC
56-02 Maspeth Avenue
Maspeth, NY 11378

**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 May 10, 2016, following the Public Hearing and Public Meeting of September 9, 2014, voted to grant a Certificate of Appropriateness to amend a previously approved proposal to construct rooftop and rear yard additions, alter the front facade, and replace windows at the subject premises, as put forward in your application completed on May 3, 2016, and as you were notified in Status Update Letter 18-5796 (LPC 18-3518), issued on May 11, 2016. The approval will expire on September 9, 2020.

The proposal, as approved, consists of expanding the scope of work previously approved under Certificate of Appropriateness 16-5015 to include excavating the rear yard for the construction of a new below-grade addition. The proposal was shown on presentation slides labeled 1, 2, 3, 16, 17, 19, 20, and 21, consisting of photographs and existing and proposed elevations, plans, sections, and details, dated May 10, 2016, prepared by SPG Architects, and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 313 West 4th Street as a Greek Revival style rowhouse built in 1836; 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 excavation for a below-grade addition will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's facades and the adjacent buildings; that the proposed excavation will incorporate the previously approved below-grade terrace, and will otherwise maintain the existing rear yard grade, thereby preserving the presence of a rear yard; that the excavation will be set back from the rear lot line to allow for substantial plantings; and that the proposed work will not detract from the special architectural and historic character of the building or the 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.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on June 8, 2016, the Landmarks Preservation Commission received drawings labeled T-001.00, G-002.01, Z-003.01, DM-010.01, DM-020.01, DM-030.01, A-110.01, A-120.01, A-130.01, A-200.01, A-210.01, A-310.01, A-320.01, A-400.01, A-410.01, A-610.01, and A-700.01, all dated (revised) May 20, 2016, prepared by Eric Anthony Garner, R.A.; drawings labeled T-100.00, SOE-100.00, SOE-101.00, SOE-102.00, SOE-103.00, SOE-200.00, SOE-500.00, SOE-501.00, SOE-502.00, SOE-600.00, SOE-700.00, SOE-701.00, and SOE-702.00, dated May 10, 2016; and S-001.00 through S-005.00, all dated April 12, 2016, prepared by Paul B. Shim, P.E.; drawings labeled FO-100.01, S-101.01, S-102.01, S-200.01, S-201.00, S-202.01, S-203.01, S-204.01, S-300.01, and S-301.00, all dated (revised) May 20, 2016, prepared by Nathaniel Ezra Oppenheimer, P.E.; and drawings labeled M-100.01, M-200.01, M-201.01, M-202.01, M-300.01, M-500.00, E-100.00, E-200.00, E-300.00, E-301.00, E-302.00, E-400.00, EN-100.00, EN-101.00, P-100.01, P-300.01, P-302.01, and P-400.01, all dated (revised) May 25, 2016, prepared by David D. Teng, P.E.. Accordingly, the staff of the Commission reviewed the submitted materials and found that the proposal approved by the Commission had been maintained. Staff further found that the drawings show work previously approved under Certificate of Appropriateness 16-5015, as well as additional exterior work, including, at the West 4th Street facade, the installation of two (2) light fixtures at the parlor floor entrance surround; the installation of one (1) security camera at the parlor floor window; and the in-kind replacement of untinted concrete sidewalk; at the rear section of the roof, the installation of an exhaust vent and two (2) HVAC condensing units; and related interior alterations, including the demolition and construction of bearing and nonbearing partitions and finishes, as well as structural, mechanical, plumbing, electrical, and HVAC work.

With regard to the additional scope of work, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(e)(1), that the rooftop addition will consist solely of mechanical equipment; that the installation will not result in damage to or demolition of a significant architectural feature of the roof; that the installation will not be visible from any public thoroughfare; and that the installation will not adversely affect significant architectural features of adjacent improvements. The Commission further finds that the security camera is unobtrusive and modestly scaled; that the size and concealed conduit of the installation will help it blend harmoniously with the facade and will not call attention to itself; that the finish of the installation will match the background surface, helping it to recede from view; and that the installation does not detract from the architectural and historic character of the facade; that the installation of the light fixtures will not cause damage to, or loss of any significant historic fabric; that the light fixtures are well scaled to the facade; that the finish of the proposed light fixtures will not call undue attention to their presence; and that there will be no visible electrical conduit; that the concrete paving to be removed is not a significant feature of the streetscape or historic district; that

the proposed paving, matching the surrounding untinted concrete paving in color, and scored to align with the adjacent paving, will be harmonious with the site and surrounding paving; and that the work will help maintain a consistent sidewalk treatment on the street and in the district; and that the revised scope of work is in keeping with the intent of the original approval. Based on these and the above findings, the drawings have been marked approved with a perforated seal, Certificate of Appropriateness 19-0135 (LPC 18-6757) is being issued, and Certificate of Appropriateness 16-5015 (LPC 16-3074) is hereby amended.

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.

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 Edith Bellinghausen.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Eric A. Gartner, SPG Architects

cc: Cory Scott Herrala, Director of Technical Affairs/LPC