



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 11/02/16	EXPIRATION DATE: 1/19/2022	DOCKET #: LPC-19-3672	COFA COFA-19-4025
ADDRESS: 41 GREENWICH AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 612 / 64
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Anthony M Saytanides
41 Greenwich Avenue, LLC
441 Lexington Avenue
Suite 805
New York, NY 10017

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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 January 19, 2016, following the Public Hearing of the same date, voted to approve a proposal to alter the facade, and construct a rear yard addition as you were notified in Status Update Letter 18-1217 (LPC 17-6753), issued on February 26, 2016. The approval for this proposal will expire on January 19, 2022.

The proposed work, as approved, consists of modifying the facade to create an at-grade, double-height commercial space by demolishing the windows, doors and the steps to the basement; bringing the recessed storefront entrances forward to the plane of the facade, enlarging masonry openings and installing new steel storefront infill consisting of a steel and glass tripartite multi-paned window assembly and one adjacent fixed multi-paned window; the removal of windows, lintels and surrounding masonry at the second floor, recreating the lintels in cast stone, and installing 3 fixed multi-lite steel windows, painted black, within the enlarged openings; installation of rusticated stucco cladding on the vertical piers; installation of light fixtures and pin-mounted metal letters and numerals within the signband; removal of the existing bracket sign and the installation of a new bracket sign at the second floor; removal of an existing one-story-and basement rear yard addition and the construction of a 19'-4 1/4" tall rear yard addition, with trellis and railing, partially visible between buildings on Charles Street; enlarging the window openings at the upper floors and installation wood one-over-one, double-hung windows; raising the roof at the rear; and installation of a

railing, mechanical equipment, stair bulkhead and skylight. The work was shown in an electronic presentation with slides labeled LPC1 through LPC32, dated January 19, 2016, prepared by PK+SB Architects, and presented at the Public Hearing and Public Meeting. As initially proposed, the design included a large single window at the second floor with a different lintel detail, a bracket sign mounted at the second floor and light fixtures installed within the sign band.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 41 Greenwich Avenue as a late Greek Revival style house built in 1848-49 and later altered. The Commission further noted that the building originally had a stoop which was removed prior to 1940, as documented in the historic tax photo.

With regard to this proposal, the Commission found that the building was altered with the removal of a stoop and the creation of a basement level entrance, and that the work will not result in the elimination of significant historic fabric; that the alterations to the basement level and parlor floor will provide an at-grade accessible commercial storefront; that the installation of large glass display windows at the ground floor will be in keeping with the scale of adjacent storefronts on the block; that the horizontal signband between the first and second floors will recall the historic floor slab, which will be removed to create a double height space within; that the proposed rusticated brownstone stucco at the base will recall the masonry base that was present on the building visible in the c. 1940 tax photo; that the configuration, metal material and dark painted finish of the storefront is in keeping with other storefronts in the streetscape; that the proposed residential glass door will relate to the storefront and create a uniform appearance at the base of the building; that the proposed multi-lite windows within the enlarged openings at the second floor will relate well to the configuration of the windows above, and to the adjacent buildings; that the signage, consisting of pin-mounted letters at the spandrel and a bracket sign, are in keeping with the type of signage found in the historic district, and will not overwhelm the building; that the light fixtures are simple in design and proportionate in scale; that the removal of the existing rear extensions will not result in any damage to, or demolition of, significant architectural features of the building; that the lot is hemmed in at the end of the block, surrounded by other large buildings and extensions, and that a full-lot rear addition in this location will not diminish a cohesive central greenspace; that the addition will only be minimally visible from a small view point between buildings on Charles Street; that the proposed window enlargements at the rear will not eliminate any significant architectural features; and that the configuration of the proposed enlarged windows at the upper floors of the rear facade will provide scale and articulation and will maintain the character of the building as an individual rowhouse.

Based on these findings, the Commission determined that the work is appropriate to the building and to the historic district, and voted to approve this application, with modifications.

In voting to grant this approval, the Commission made its determination subject to the stipulation that the proposed windows at the second floor of the front facade remain three punched openings: and that the light fixtures be lowered to flank the building entrance, the bracket sign be lowered to the extent possible; and that two sets of final signed and sealed drawings, showing the approved work, which are to be filed at the Department of Buildings, be submitted to the staff of the Commission for review and approval.

Subsequently, on August 10, 2016, the staff of the Commission received a set of construction document drawings labeled T-000.00 through T-002.00, Z-001.00 through Z-004.00, D-001.00, D-100.00 through D-103.00, D-200.00, D-210.00, D-211.00, A-001.00, A-100.00, A-101.00 through A-103.00, A-200.00, A-210.00, A-211.00, A-300.00, A-301.00 through A-306.00, A-400.00 through A-402.00, A-500.00, A-501.00, A-700.00 through A-703.00, A-910.00, A-920.00, A-410.00, dated April 6, 2016, prepared by Sherida Paulsen, R.A., FO-100.00, S-101.00 through S-105.00, S-200.00 through S-205.00, dated April 6, 2016,

prepared by Joseph F. Tortorella, P.E., EN-001.00 through EN-003.00, M-001.00 through M-003.00, M-100.00 through M-103.00, M-200.00 through M-203.00, M-500.00, M-501.00, M-600.00 through M-602.00, M-700.00, M-701.00, P-001.00, P-002.00, P-100.00, P-200.00 through P-203.00, P-300.00 through P-302.00, P-400.00, P-500.00, SP-001.00, SP-100.00 through SP-103.00, SP-200.00 through SP-203.00 and SP-300.00, dated April 6, 2016, signed and sealed by Steven Lembo, P.E. Accordingly, staff reviewed the drawings and noted that the proposal has been revised per the Commission's requirements, including maintaining three punched openings at the second floor, lowering light fixtures that flank the building entrance, and lowering the bracket sign, and that the work also includes associated interior alterations and the reconstruction of the brick rear facade, as described in a letter and existing condition photographs, dated February 15, 2016, prepared by PCS Engineering, PLLC. With regard to this additional work, the Commission found that the proposed brick will match the historic brick in terms of size, color, texture and bond pattern; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; and that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building. The Commission also found that the changes required by the Commission, have been made and that the proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final material samples, brick, mortar, paint selection, and shop drawings for windows, cornice, and decorative details prior to the commencement of the work. Please contact the Landmarks Preservation Commission staff when they become available.

PLEASE ALSO 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 permit to inform the Department of Buildings 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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Sherida E. Paulsen, PKSB Architects, P.C.

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC