



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: 07/12/16	EXPIRATION DATE: 4/5/2022	DOCKET #: LPC-18-6338	COFA COFA-19-0400
ADDRESS: 41 WEST 11TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 575 / 70
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Adam Neumann
WeWork
222 Broadway
New York, NY 10038

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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 April 5, 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 March 10, 2016, and as you were informed in Status Update Letter 18-4235 (LPC 18-2699), issued on April 5, 2016.

The proposed work, as approved, consists of excavating beneath the rear yard, creating a cellar beneath the yard, in conjunction with lowering the grade at the rear portion of the rear yard to align with the level approved by Certification of Appropriateness 16-9252 for the front portion of the rear yard, adjacent to the house, and incorporating a planter. The work was shown in a digital slide presentation, consisting of 10 slides numbered 1 to 10; dated March 29, 2016; and including drawings and photographs all prepared by Ernst Architect PLLC, 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 41 West 11th Street as a Greek Revival style rowhouse, built in the mid-1840s; 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 Certificate of Appropriateness 16-9252 was issued on March 23, 2015, for demolishing the existing rear additions and constructing a rear

and rooftop additions; increasing the height of the chimneys and parapets; modifying the pitch of the roof; installing a pergola and railing at the roof; lowering the grade level at a portion of the rear yard; and installing a deck and stair; and modifying the front areaway; and that Miscellaneous/Amendment 17-6215 was issued on September 2, 2015, to extend the cellar under the proposed rear yard addition.

With regard to this proposal, the Commission found that the proposed work will not eliminate or damage any significant architectural features of the building, or historic district; that none of the proposed work will be visible from any public thoroughfare; that the central greenspace in this block features a variety of grade levels, therefore the new proposed grade level of the rear yard will not diminish the unity of the central greenspace; that the proposed excavation will not extend to the rear lot line and will be set back from the rear lot line to provide a five foot area for significant plantings in the rear yard; that the excavation, and related underpinning 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 façades and the adjacent buildings; and that the proposed work will not overwhelm the building or detract from the special architectural and historic character of the building site or historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

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

Subsequently, on May 24, 2016 and July 5, 2016, the Commission received final filing materials, including a Tree Assessment Report, dated March 25, 2016, and prepared by John Moran, Registered Consulting Arborist; written specifications, dated June 6, 2016 and June 16, 2016; drawings A-100.02, A-101.02, A-501.00, and A-505.00, dated (revised) May 23, 2016, and prepared by Todd Ernst, RA; drawing S-402.01, dated (revised) May 23, 2016, and prepared by Nathaniel Oppenheimer, PE; and drawings SOE-100.01, SOE-101.02 through SOE-104.02, SOE-105.01, SOE-106.02, and SOE-107.00 through SOE-109.00, dated (revised) May 23, 2016, and prepared by David Good, PE.

Accordingly staff reviewed the submitted materials and found that the proposal had been modified to eliminate the proposed planter; and that the drawings included additional work, including changing the proposed rear deck and stair, adjacent to the first floor of the rear façade and approved under Certificate of Appropriateness 16-9252, to a balcony; installing a fireplace, brick planters, and a fountain at the rear yard; replacing the wood fences at the north and west perimeter of the rear yard in-kind; and interior alterations at the cellar.

With regard to the modified and additional work, staff found that the elimination of the planter will not result in the elimination of the five foot area for significant plantings at the rear of the yard; that none of the additional work will alter, eliminate or conceal any significant architectural features; that none of the work at the rear yard or rear façade will be visible from a public thoroughfare; and that the proposed rear fence is in keeping with these types of installations at rear yards in terms of placement and height. Additionally, the staff found that the overall design 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 19-0400 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 Emma Waterloo.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Peter Allen, Ernst Architect, PLLC

cc: B. Artus, Deputy Director of Preservation/LPC