



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: 02/06/17	EXPIRATION DATE: 12/13/2022	DOCKET #: LPC-19-7329	COFA COFA-19-8212
ADDRESS: 46 CARMINE STREET		BOROUGH: Manhattan	BLOCK/LOT: 527 / 7502
Greenwich Village Historic District Extension II			

Display This Permit While Work Is In Progress

ISSUED TO:

Carol A. Calhoun
46 Carmine Street
Unit 2
New York, NY 10014

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 December 13, 2016, following the Public Hearing and Public Meeting of October 25, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on September 15, 2016, and as you were notified in Status Update Letter 19-6664 (LPC 19-0092), issued on December 16, 2016.

The proposal, as approved, consists of creating a terrace in front of an existing roof dormer at the south (rear) side of the building by removing a small portion of the existing sloped roof, constructing a flat floor structure in the area exposed by the removal of the section of sloped roof and extending beyond the roof edge, cantilevering 1'-0" beyond the rear facade, as well as removing two (2) sets of single-light paired casement windows at the dormer, in conjunction with lowering the sills and removing a portion of the adjoining framework; constructing new framing and cladding and installing paired doors, sealing the opening created by the removal of the existing section of roof and windows; and installing a railing at the edge of the new terrace. The proposal, as subsequently presented and approved at the Public Meeting of December 13, 2016, was shown in a digital presentation, titled "Proposed Renovation to 4th Floor Apartment, 46 Carmine Street, Manhattan, NY 10014," dated December 1, 2016, and including 11 slides consisting of renderings, detail sections, photographs, and drawings. The proposal, as initially presented at the Public Hearing and Meeting of October 25, 2016, was shown in a digital presentation titled "Proposed

Renovation to 4th Floor Apartment, 46 Carmine Street, Manhattan, NY 10014," dated October 17, 2016, and including 9 slides consisting of photographs and drawings. Both presentations were prepared by Jared Mandel, RA. The second presentation included a more detailed section, illustrating the proposed work.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Extension II Designation Report describes 46 Carmine Street is a Federal style rowhouse built in 1827-28; 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 Extension II.

With regard to this proposal, the Commission found that the proposed work will only affect a small portion of the roof and will maintain the historic gable pitch at the side of the roof; that the proposed work will not replace any historic fabric, except possibly a small amount of simple framing, and will not be visible from a public thoroughfare; that the massing and profile of the western side of the roof and rear façade of this building were altered with the construction of an addition and the rear of the adjoining rowhouse has been increased in height, therefore, the proposed work will not diminish uniformly pitched roofing or an intact historic profile at the rear of this building or the row; that the extension of the terrace 1' beyond the roof edge and lengthening of the dormers will be modest alterations; that the proposed railing will be typical in height and well-scaled to the terrace and building; and that the proposed work will not diminish the special architectural and historic character of the building or of the Greenwich Village Historic District Extension II. 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 or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on January 23, 2017, the Commission received filing drawings A-001.00, A-002.00, A-003.00, A-004.00, and A-005.00, dated January 4, 2015, and prepared by Jared Mandel, RA.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; and noted that these materials include additional work, consisting of installing a heat pump at the roof of the rear ell; replacing gutters in-kind at the dormer; and interior alterations at the fourth floor, including the demolition and construction of nonbearing partitions, stairs, and finishes, as well as mechanical and plumbing work. With regard to this additional work, staff found that none of the proposed work will be visible from public thoroughfares; and that none of the work will alter, eliminate, or destroy any significant architectural features. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-8212 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 Julianne W Chianese.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jared Mandel, Jared Mandel Architects

cc: B. Artus, Deputy Director/LPC