



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: 01/27/17	EXPIRATION DATE: 10/25/2022	DOCKET #: LPC-19-5589	COFA COFA-19-6122
ADDRESS: 8 PERRY STREET		BOROUGH: Manhattan	BLOCK/LOT: 612 / 53
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Adolfo Suaya
Adolfa Suaya Construction, LLC
8364 Hollywood Blvd.
West Hollywood, CA 90069



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 25, 2016, following the Public Hearing of the same date, voted to approve a proposal to a construct a stoop, rear yard and rooftop additions at the subject premises, as put forward in your application completed on September 22, 2016. The approval will expire on October 25, 2022.

The proposal, as approved, consists of exterior work at the parlor floor of the Perry Street façade, including the construction of a concrete stoop with a brownstone stucco finish; installation of decorative stoop and areaway railings to match the adjacent building; the removal of a parlor floor multi-paned casement window and transom, and the installation of a new entrance within the opening, including a wood paneled door, sidelights and a transom; work at the rear facade, including removing the two-story ell and metal fire escape, excavation within the rear yard, rebuilding the top floor to match the existing, with a soldier course cornice and window openings to match the historic condition; the construction of a three-story rear yard addition clad in brick with multi-paned wood window assemblies at the basement and first floor and three double-hung multi-paned window assemblies at the second floor; removal of two (2) double-hung windows and one (1) multi-paned casement window; work at the roof, including the construction of a stair bulkhead clad in standing seam metal; installation of two mechanical units on steel dunnage and and new metal railings setback from the primary and rear facades. The proposal was shown on twenty-two (22) presentation slides

labeled LPC-001 and LPC-022, dated June 10, 2016, prepared by Schrimmer design group, llc., submitted as components of the application, 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 8 Perry Street as a rowhouse built in 1849; and that the style, scale, materials, and details of the building are among the features which contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that the front façade was altered prior to 1940 with the removal of the stoop, modifications to the parlor level windows, the installation of brackets for flower boxes, and the application of smooth stucco at the basement and parlor floors.

With regard to this proposal, the Commission found that while the early 20th century alterations to the façade were thoughtful, the façade has been further modified and does not retain an overall cohesive design, and the installation of a new stoop will restore a missing significant historic feature and enhance the building's relationship to the rest of the row; that the new stoop and railings will replicate the design, details and finish of other existing historic stoops in the row; that the new door with sidelights is in keeping with the types of entry infill historically found on buildings of this age and style; that the rear addition will not extend to the rear lot line or substantially eliminate the presence of a rear yard; that the top floor will be rebuilt in brick to match the existing with a soldier course at the top, and window openings to match the size of the historic; that the rear of the building has no significant architectural features which would be lost or damaged as a result of the construction of the addition; that other rear yard incursions of similar heights and depths exist within the block, and that the work will not diminish a cohesive central greenspace; that while the proposed rear addition will be visible over a garage, between buildings on Charles Street, the view is limited and the design and materials of the addition maintain the scale and character of the building as an individual rowhouse; and that the rooftop bulkhead, while seen over the primary façade, will be viewed against the backdrop of a tall apartment building, will be clad with neutral gray colored standing seam metal, and along with the metal picket rooftop railings, are in keeping with the types of accretions found on rooftops throughout the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the Greenwich Village Historic District and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of final signed and sealed drawings, which are to be filed at the Department of Buildings, be submitted to the staff of the Commission for review and approval.

Subsequently, on December 1, 2016, the staff of the Commission received drawings T-001.00, GN-101.00, G-102.00, GN-103.00, GN-104.00, ZR-101.00 through ZR-103.00, BD-101.00, DM-101.00 through DM-103.00, A-100.00 through A-103.00, A-201.00 through A-203.00, A-301.00 through A-303.00, A-401.00 through A-404.00, A-501.00 through A-505.00, A-510.00, A-511.00, A-540.00, A-542.00 through A-544.00, dated (revised) December 2, 2016, prepared by Bruce Alan Schrimmer, R.A., and paint chips, dated January 20, 2017, prepared by Mary B Dierickx. The Landmarks Preservation Commission reviewed the drawings and found that additional work was shown at the front facade, including window repalcament consisting of the installation of two (2) two-over-two, double-hung wood windows at the basement; the installation of two (2) multi-paned casement windows and fixed transoms at the parlor; and the installation of (3) four-over-four, double-hung wood windows at the 2nd floor; the installation of three (3) two-over-two, double-hung wood windows at the third floor; and work at the rear facade, including the installation of three (3) two-over-two, double-hung wood windows, all painted "black forest green" (Benjamin Moore PM-12); and related interior alterations at the cellar, basement and first through third floors. Staff reviewed this additional scope of work and found, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish; and that the proposal approved by the Commission has been

maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 19-6122 is being issued.

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.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of samples of brick, pointing and brownstone, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to mshabrami@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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:
Mary Dierickx, Mary B. Dierickx Historic Preservation

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