



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

<b>ISSUE DATE:</b> 03/02/17	<b>EXPIRATION DATE:</b> 10/11/2022	<b>DOCKET #:</b> LPC-19-6204	<b>COFA</b> COFA-19-7753
<b>ADDRESS:</b> 85-89 JANE STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 642 / 70
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Mary Paris, Representative**  
**85 Jane Realty c/o Triad Professional SE**  
**1720 Windward Concourse**  
**Suite 300**  
**Alpharetta, GA 30005**

**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 October 11, 2016, following the Public Hearing and Public Meeting of July 12, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed June 16, 2016, and as you were notified in Status Update Letter 19-4191 (LPC 18-1551), issued on October 14, 2016.

The proposal, as approved, consists of demolishing the brick parapet at 89 Jane Street, reconstructing the base of the parapet in buff Roman brick, and installing freestanding steel framed multi-light window assemblies with gray finish (Benjamin Moore 1581 "Millstone Gray") above the reconstructed parapet and flush with the Jane Street facade, raising the Jane Street facade by approximately 13 ft; constructing a two-story L-shaped rooftop addition, set back in part from the Jane Street facade behind a rooftop garden and the freestanding window wall at the east end of the building, and coplaner in part with the Jane Street facade at the west end of the building, featuring buff roman brick cladding, punched window openings, and steel and glass window assemblies with gray finish; and an additional one-story penthouse at the west end of the rooftop addition, set back from the Jane Street facade, and featuring glazed walls; and constructing mechanical and elevator bulkheads at the rear of the rooftop addition, featuring buff roman brick cladding and metal paneled mechanical enclosure with gray finish; at 85 Jane Street, constructing a one-story addition set back from the Jane Street facade to align with the adjacent rowhouses to the east, and featuring buff

roman brick cladding, punched window openings, and steel and glass window assemblies with gray finish; constructing a one-story rooftop addition adjoining the 2nd floor of 85 Jane Street at the roof of the existing rear yard addition, featuring glazed walls; and modifications at the non-visible north and east facades at the existing rear yard addition, including removing windows, horizontally and vertically combining window openings, and installing steel and glass window assemblies within the modified openings; and restorative work at the Jane Street facades, including installing wood and metal windows and doors to match or recall the historic fenestration pattern; installing a sheetmetal cornice with gray finish above the 2nd floor at 85 Jane Street to recall the historic condition; and repairing and repainting the existing fire escape black. The proposal was shown on presentation slides labeled 1 - 43, dated October 11, 2016, consisting of existing condition and historic photographs, and existing and proposed elevations, plans, sections, and details, prepared by Steven Harris Architects LLP, and presented at the Public Meeting. The proposal as initially presented called for taller and more visible rooftop additions, bulkheads, and streetwall extension at 89 Jane Street, and wood-screened rooftop addition set flush with the facade at 85 Jane Street, as shown on presentation slides labeled 1 - 61, dated June 21, 2016 prepared by Steven Harris Architects LLP, 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 85 Jane Street as a stable and carriage house, now a garage and factory building, built c. 1885; and 89 Jane Street as a garage building built in 1919; and that the buildings' scale, materials, and details are among the features which contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that this block contains a mix of building styles and functions, reflecting the area's layers of development and mixed use through the later 19th and early 20th centuries.

With regard to this proposal, the Commission found that the restoration of the existing building facades will retain the fenestration patterns and utilitarian features which are harmonious with other existing historic industrial buildings typically found throughout this portion of the historic district; that the existing buildings are utilitarian in nature, and were historically altered to accommodate changing industrial and commercial use, and therefore the presence of visible rooftop structures will be in keeping with the character and ongoing adaptive reuse of the buildings; that the scale and irregular massing of the rooftop additions and bulkheads, featuring variations in heights and façade planes, is consistent with utilitarian rooftop accretions found at historic industrial buildings in this district and on this block; that the simple design, materials, details, and fenestration patterns of the proposed street wall extension and rooftop additions, including masonry, steel, and glass, are in keeping with the utilitarian character of industrial buildings and rooftop accretions found in the historic district; that the contemporary use of metal-framed glazing and roman brick at the proposed street wall and additions will help to differentiate these accretions from the original buildings; and that the extension of the existing rear addition will not eliminate any significant features of the rear façade, and will not be visible from public thoroughfares to the north. Based on these findings, the Commission determined the work to be appropriate to the buildings and to the Greenwich Village Historic District Extension and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that the details for the cornice at 85 Jane Street be refined in consultation with Landmarks Preservation Commission staff; and that two (2) 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 February 23, 2017, the Landmarks Preservation Commission received final drawings labeled G-000.00, G-001.00, ZO-101.00 through ZO-107.00, DM-100.00 through DM-103.00, A-100.00 through A-106.00, A-200.00 through A-214.00, A-301.00 through A-305.00, A-500.00 through A-517.00,

and A-700.00 through A-705.00, all dated (revised) November 21, 2016, prepared by Steven Harris, R.A.; drawings labeled S-001.00 through S-003.00, FO-100.00, FO-101.00, S-101.00 through S-106.00, S-301.00, S-302.00, and S-501.00 through S-503.00, all dated (revised) February 17, 2017, prepared by Nathaniel Ezra Oppenheimer, P.E.; drawings labeled SOE-101.00 through SOE-105.00, dated February 22, 2017, prepared by Raymond Volpe, Jr., P.E.; and drawings labeled M-101.00 through M-107.00, M-201.00 through M-208.00, P-101.00 through P-107.00, P-201.00 through P-209.00, SP-101.00 through SP-106.00, SP-201.00, and SP-202.00, all dated November 21, 2016, prepared by Laurie E. Becht, P.E.. Accordingly, the staff of the Commission reviewed the drawings and found that the proposed cornice at 85 Jane Street had been simplified to replicate the design of the historic paneled cornice, as shown in historic photographs; that the proposal approved by the Commission had been maintained; that the drawings show additional details for the restorative work at the Jane Street facades, including paint removal using a chemical stripping agent and low-pressure water wash; select in-kind brick replacement; repointing; toothing in new brick at modified window and door openings to restore the historic fenestrations patterns; installing two (2) paneled wood and glass garage doors, three (3) paneled wood and glass doors, and one (1) steel and glass multilight window assembly at the first floor at 89 Jane Street facade, all with gray finish (Benjamin Moore 1581 "Millstone Gray"); installing two (2) paneled wood and glass garage doors and two (2) paneled wood and glass doors at the first floor at the 85 Jane Street facade, all with gray finish; installing five (5) two-over-two double-hung wood windows with profiled wood brickmold and one (1) steel and glass multi-light window assembly at the second floor at the 85 Jane Street facade, all with gray finish; and installing new tinted cast stone lintels and sills; and that the drawings additionally show interior alterations at all floors, including the including the demolition and construction of floor framing, bearing and nonbearing partitions and finishes, as well as structural, mechanical, plumbing, electrical, and HVAC work; and excavation with underpinning at select areas at the cellar at 85 Jane Street and 89 Jane Street.

With regard to the additional scope of work, the Commission finds, in accordance with in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17(c)(1), that the restoration of architectural features will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of a building, structure, or site; that the work will return these significant elements to their historic appearance; and that the authenticity of the restoration is documented by photographic evidence and physical evidence on the building; and in accordance with Section 3-04(c), that the new windows will match the historic windows in terms of configuration, operation, details, material, and finish. The Commission further finds that the new doors are in keeping with the age, type and style of the building in terms of configuration, materials and details; that the paint removal will be done in the gentlest effective method without causing damage to the masonry, and that the water pressure will not exceed 500 psi; that the cast stone will match the original stone in terms of placement, dimensions, texture, finish, profiles and details; that replacement brick will match the historic brick in terms of size, color, texture and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding masonry; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; and that the excavation and 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 adjacent buildings. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-7753 (LPC 19-6204) 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 installed samples of paint removal, cast stone, brick, joint cutting method(s), and pointing mortar, 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 drawings and digital photographs of all samples to Edith Bellinghausen 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 Edith Bellinghausen.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Thomasina Ricks, J. Callahan Consulting

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