



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: 05/09/17	EXPIRATION DATE: 3/28/2023	DOCKET #: LPC-19-2592	COFA COFA-19-02592
ADDRESS: 97 BARROW STREET		BOROUGH: Manhattan	BLOCK/LOT: 603 / 60
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Christine Connolly
155 Perry Street, Apt. 4D
New York, NY 10014

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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 March 28, 2017, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on March 2, 2017. The approval will expire on March 28, 2023.

The proposed work, as approved, consists of the replacement of the existing non-historic one-over-one double-hung windows with six-over-six double-hung wood windows, with a white finish; the construction of a one-story rooftop addition, set back 15' from the front façade, clad with brick masonry, with multi-light wood-and-glass French doors with sidelights at the front façade and multi-light wood-and-glass sliding doors at the rear façade, each within single masonry openings; the installation of a new steel railing at the roof of the addition with ladders leading to the roof at the front and rear facades; slightly expanding the rear parapet to support the new addition; installing a new picket railing set behind the front cornice; extending the side parapets to approximately 42" above the roof, and extending of the brick chimneys by approximately 4', with new bluestone caps and flues extended by approximately 2'; as shown in presentation slides LPC-001, DM-100.00, DM-101.00, LPC-002, LPC-003, LPC-004, LPC-005, A-300.00, A-301.00, LPC-500, LPC-006, LPC-007, LPC-008, LPC-009, LPC-010, LPC-011, LPC-012, LPC-013, LPC-014, and LPC-015, dated 3/21/17, prepared by Baxt/Ingui Architects, submitted as components of the application, and presented electronically at the March 28, 2017 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 97 Barrow Street as a Greek Revival style house built in 1847, altered with Neo-Grec style details; 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. The Commission also noted that Certificate of No Effect 19-1271 was issued on August 1, 2016, for the installation of a new cellar floor slab with partial excavation of 20" to increase the floor-to-ceiling height; the installation of two-over-two windows at the front and rear facades; the excavation of the existing rear yard to a level approximately 12" below the adjacent rear yard at 95 Barrow Street and the installation of new bluestone pavers at the new yard, and the installation of a new stair leading from the 1st floor to the rear yard; the replacement of windows at the basement of the rear façade with a new French door assembly within a new masonry opening with a new steel lintel above, and the removal of a door with sidelights at the 1st floor of the rear yard and its replacement with a wood-and-glass door with an operable sidelight.

With regard to the proposal, the Commission found that the six-over-six double hung wood windows are consistent with windows found in transitional rowhouses in the historic district that were built in the 1840's and later altered; that the construction of the rooftop addition will not damage any significant architectural features of the building; that the new addition will be set back 3 feet from the rear façade and will preserve a sense of the building's original scale and volume; that the addition primarily will be visible against the backdrop of the neighboring tall building from Hudson Street, thereby diminishing its visual impact on the streetscape; that the building is not part of a row with a continuous roofscape, therefore the presence of a visible addition will not significantly detract from the streetscape; that the visibility of the extended chimneys, railings, and side parapet walls will not overwhelm the robust Neo-Grec style cornice and other details of the front façade; that the brick cladding at the proposed addition, with multi-light doors within the front opening, will be consistent with the materials, scale, and character of the house; and that the extension of the chimney flues will not detract from the special architectural character of the building or row. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of signed and sealed Department of Buildings filing drawings for the approved work be submitted for review and approval.

Subsequently, the Landmarks Preservation Commission received drawings LPC-001, DM-100.00, DM-101.00, LPC-002, LPC-003, LPC-004, LPC-005, A-300.00, A-301.00, LPC-006, LPC-007, LPC-008, LPC-009, LPC-010, LPC-011, LPC-012, LPC-013, LPC-014, LPC-015, and LPC-500, dated 4/14/17, prepared by Michael William Ingui, R.A. Accordingly, staff reviewed these drawings and found that height of the addition was reduced by 4.5" and the overhang at the front of the addition was significantly reduced; and that the proposal approved by the Commission has otherwise been maintained. In addition, staff noted the inclusion of the following additional work: exterior work at the front façade, including the removal of an existing light fixture at the entrance and the installation of two (2) sconces flanking the entrance; the replacement of existing windows at the rear façade with six-over-six double-hung windows; and modifying the previously approved entrance door with sidelight at the rear façade to be a pair of multi-light French doors. With regard to the additional work, the Commission finds that the light fixture to be removed is not historic; that the new sconce light fixtures will be of a small scale and simple design, and will be installed in areas of plain masonry and therefore will not detract from, nor result in damage to, any significant architectural features of the building; and in accordance with the Rules of the City of New York, Title 63, Section 3-04(d)(2), that the new windows and doors at the rear façade will be installed in existing masonry openings, and will not replace "special" windows as defined in the Rules. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-02592 is being issued.

Please note: this permit is issued contingent upon the approval of cut sheets for the new sconces at the front facade.

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 Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Will Conner, Baxt Ingui Architects, P.C.

cc: Caroline Kane Levy, Deputy Director; Will Conner, Baxt Ingui Architects, P.C.