



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: 12/27/19	EXPIRATION DATE: 10/29/2025	DOCKET #: LPC-20-04628	COFA COFA-20-04628
ADDRESS: 265 WEST 11TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 623 / 47
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Marc Goldberg
Packer Brown LLC
1375 Broadway, 16th Floor
New York, NY 10018

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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 October 29, 2019, 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 forth in your application completed on October 3, 2019 and as you were notified in Status Update Letter 20-01773 (LPC 20-01773), issued on October 29, 2019.

The proposal, as approved, consists of creating an areaway by excavating a portion of the sidewalk adjacent to the south (West 11th Street) facade, in conjunction with resurfacing the exposed portion of the basement floor at the south façade with brownstone-tinted stucco; salvaging and reinstalling bluestone areaway paving and installing new bluestone steps at the new depth; and installing a brownstone curb and black finished metal fence and gate at the perimeter of the areaway and a black finished metal enclosure and planters within the areaway, as well as replacing the brownstone-tinted stucco door surround with a new brownstone-tinted stucco surround at the basement floor of the south façade; constructing a one-story rear yard addition at the basement floor of the north (rear) facade, featuring brick cladding and a metal single-light window and door assembly; installing a black finished metal balcony at the second floor of the north façade; and constructing a one-story grey finished stucco-clad addition at the roof, as shown in a digital presentation, titled “Lynton

Residence,” dated October 15, 2019, and prepared by CWB Architects, including 21 slides, consisting of photographs, drawings, photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 265 West 11th Street as a Second Empire style rowhouse, designed by William Naugle, and built in 1868; 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 the stoop was removed in the early part of the 20th century; and that the brownstone cladding at the basement floor is historic.

With regard to this proposal, the Commission found that the excavation at the areaway and the resetting of existing bluestone pavers will not detract from the building or site and will not alter the perceived proportions of the primary façade; that the foundation wall exposed by the excavation will be coated a brownstone-tinted stucco finished to match the existing brownstone in terms of composition, details, profiles, and finish; that the creation of a recessed areaway, including the installation of bluestone steps and paving, a brownstone curb, and a black finished metal fence and gates, will recall the historic areaway configuration and will be in keeping with areaways found throughout the streetscape in terms of dimensions, materials, and details; that the integrated garbage enclosure will be partially below grade will not eliminate or conceal any significant historic fabric; that the door surround will be in keeping with surrounds found at basement entrances at buildings of this type where the stoops were removed; that the setback one-story rooftop addition, which will be minimally visible from a portion of West 11th Street through a gap between buildings, will be finished to blend with adjacent utilitarian rooftop accretions and will not detract from the design, profiles, and proportions of the primary façade; that the proposed one-story rear yard addition will have a modest projection and will not be visible from public thoroughfares; that other rear yard additions of a similar height and depth exist within the block; that the cumulative effect of the proposed roof top and rear yard additions will not overwhelm the historic massing of the building, and will maintain the character of the building as an individual rowhouse; and that the projecting balcony at the north façade, which is visible through a break in the street wall at oblique angles, will be seen in the context of adjacent altered rear facades and rear yard additions. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that a handrail be added to the east side of the steps at the areaway; and that the details of the excavation work be reviewed in consultation with Commission staff.

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 and incorporating the required changes.

Subsequently, on November 4, 2019 and December 17, 2019 the Commission received final filing materials, including a “Vibration & Optical Monitoring Plan,” dated November 19, 2019, and prepared by Dominick Richard Pilla, PE; and drawings T-100.02, Z-100.02, G-100.00, DM-100.02, DM-101.02, DM-102.02, DM-103.02, A-100.02, A-101.02, A-102.02, A-103.02, A-200.02, A-201.02, A-300.02, A-301.02, and A-302.00, dated August 9, 2019, and prepared by Brendan R. Coburn, RA; drawings S-001.01, S-002.00, FO-100.01, S-101.01, S-102.01, S-103-01, S-300.01, S-400.01, S-500.01, S-501.01, S-502.01, S-503.01, and S-504.01, dated October 23, 2019, and prepared by Scott E. Hughes, PE; and drawings SOE-001.00, SOE-002.00, SOE-200.00, and SOE-100.00, dated December 9, 2019, and prepared by Dominick Richard Pilla, PE.

Accordingly, staff reviewed these materials and found that the scope of work was modified to include installing a black finished metal railing at the east side of the areaway steps; and that the drawings include additional work, including removing a pair of black painted wood, multi-light casement windows and plain

brickwork and installing a taller black painted wood, two-over-two, double-hung window at the parlor floor of the south façade; replacing a green painted wood, two-over-two, double-hung window and plain brickwork with a taller black painted wood and glass door at the second floor of the north façade; and interior alterations at the cellar through fourth floors, including excavating to increase the floor to ceiling height at the cellar floor; and structural work.

With regard to this additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(b) for installation of new ironwork; Section 2-16(c) for Excavation Work; and Section 2-14 for Window and Doors, including Section 2-14(f)(2)(ii)(C) for new windows and doors at primary facades at small residential and commercial buildings; and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-04628 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of stucco, joint cutting, and mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to AWoodin@lpc.nyc.gov for review, or contact staff to schedule a site visit.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

PLEASE ALSO NOTE: The drawings show work approved under Certificate of No Effect 19-31330 (LPC 19-31330), issued on March 14, 2019, including window replacement; sealing masonry openings; enlarging masonry openings; patching, painting, and excavation work; removing paint; and installing a deck, vents, and HVAC units.

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 Amy Woodin.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jesse Fearins, CWB Architects

cc: Emma Waterloo, Deputy Director; Jesse Fearins, CWB Architects