



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: 05/16/17	EXPIRATION DATE: 2/7/2023	DOCKET #: LPC-19-11572	COFA COFA-19-11572
ADDRESS: 11 COMMERCE STREET		BOROUGH: Manhattan	BLOCK/LOT: 587 / 63
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Timothy P. Birchby
11 Commerce Street
New York, NY 10014

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 February 7, 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 January 12, 2017, and as you were notified in Status Update Letter 19-8707, issued on February 9, 2017. The approval will expire on February 7, 2023.

The proposed work, as approved, consists of the removal of the existing windows and areas of masonry at the 1st, 2nd, and 3rd floors of the rear façade, and their replacement with a new three-story masonry opening with a new multi-story metal window assembly with fixed and operable multi-light windows with metal spandrels between each floor; the construction of a new stair bulkhead at the roof, clad with standing seam copper, pitched toward the front of the roof, and with multi-light windows and a door at the rear façade; and the installation of a metal railing at the roof; as shown in presentation sheets T.000.00, T.100.00, LPC.100.00, LPC.101.00, LPC.102.00, LPC.103.00, LPC.104.00, LPC.200.00, LPC.201.00, LPC.202.00, LPC.300.00, LPC.301.00, LPC.302.00, and LPC.303.00, dated 2/7/17, prepared by B Space Architecture + Design, submitted as components of the application, and presented electronically at the February 7, 2017 Public Hearing and Public Meeting. As initially presented, the bulkhead was larger and the masonry chimney was to be extended.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 11 Commerce Street as a late Federal/Greek Revival style rowhouse built in 1826; 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 Permit for Minor Work 17-3464 was issued on June 26, 2015 for façade repair at the front façade; that Permit for Minor Work 18-2688 was issued on February 26, 2016 for window replacement at the front façade; and that Warning Letter 16-1076 was issued on April 15, 2016 for "Facade work in noncompliance with PMW 17-3464 (LPC 17-2743) issued 06/26/15."

With regard to the proposal, the Commission found that the house and its neighbors were historically enlarged with a new top floor, therefore the alterations to the top floor of the rear façade will not result in the loss of any significant architectural features of the building; that the adjacent houses extend further into the rear yard than the subject house, therefore the proposed fenestration will not be seen in context with the adjacent rear facades and will not detract from the historic character of the rear facades; that the proposed multi-story window opening, with multi-light metal windows and spandrels, is in keeping with modern alterations at non-visible rear facades found elsewhere within the Historic District and the work will not result in the loss of a significant amount of historic fabric; and that given the location of the house, near the intersection of 7th Avenue South, any rooftop bulkhead will have more visibility than usual, and the presence of a somewhat visible copper clad bulkhead and railing would not detract from the building or the roofscape. 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 stipulations that the size of the bulkhead be reduced, that the applicant explore the use of a low-profile bulkhead or hatch, and that the chimney not be raised; and 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 T.100.00, T.101.00, A.000.00, A.001.00, A.100.00, A.101.00, A.200.00, A.300.00, A.301.00, A.302.00, A.401.00, A.501.00, A.502.00, A.503.00, M.100.00, P.100.00, and P.101.00, dated 4/18/17, prepared by Blake McGregor Goble, R.A. Accordingly, staff reviewed these drawings, and a revised mock-up, and found that the size of the bulkhead has been reduced; that only the flues will be raised at the masonry chimney; that the handrail at the roof will align with the front of the bulkhead; and that the proposal approved by the Commission has been maintained. In addition, staff noted the inclusion of the following additional work: exterior work at the front façade, including the removal of the existing cornice above the front entrance and its replacement with a new metal cornice, painted white to match existing; the replacement of the entrance intercom with a new intercom at the same location; the installation of a new light fixture adjacent to the front entrance; the installation of new metal window guards at the basement windows; and the installation of a new metal gate at the basement entrance beneath the stoop; exterior work at the non-visible portions of the main roof and the roof of the rear extension, including the installation of a new wood terrace and two (2) AC units at the front of the new bulkhead at the main roof, and the installation of a new deck and railing at the perimeter of the roof of the extension; exterior work at the non-visible top floor of the rear façade, including the installation of a new copper cornice, the in-kind replacement of the existing wood-and-glass door leading to the roof of the extension, and the removal of an existing window and its replacement with a new four-over-four double-hung wood window in a modified masonry opening; and exterior work at the non-visible side façade of the rear extension, including the replacement of the existing door windows at the 1st and 2nd floors with six-over-six and four-over-four double-hung wood windows, and the replacement of an existing window at the basement floor with a new multi-light awning window in an expanded masonry opening, the installation of a single-pane window in an existing opening, and the installation of a new wood-and-glass door within an existing opening.

With regard to the additional work, the Commission finds that the existing pressed metal cornice at the front entrance is in a deteriorated condition that warrants its replacement, and that the new metal cornice will match the design and finish of the historic metal cornice as seen in an historic photograph; that the new intercom will be installed at the same location as an existing intercom and therefore will not result in any damage to, nor will its presence detract from, any significant architectural features of the building; that the new light fixture will be of a small scale and simple design, and will be installed in an area of plain masonry; that the new window guards at the basement windows will be in keeping with metal window guards found at areaway windows of buildings of a similar age and style found elsewhere within the historic district; and that the new basement entrance gate will be in keeping with the design of basement gates beneath stoops found elsewhere within the historic district. The Commission also finds, in accordance with the Rules of the City of New York, Title 63, Section 2-19(e)(1), that the installation of the terrace and deck at the two roofs, the AC units at the main roof, and the handrail at the extension roof will not result in damage to, or demolition of, a significant architectural feature of the roofs; will be either minimally visible or not visible from a public thoroughfare; and will not adversely affect significant architectural features of adjacent improvements. The Commission further finds that the new cornice at the rear façade will not be visible from a public thoroughfare, and that its installation will not result in any damage to or destruction of any significant architectural features of the rear façade. The Commission finally finds, in accordance with the R.C.N.Y., Title 63, Section 3-04(d)(2), that the new windows and door at the rear façade and rear extension will be installed in existing window and door openings, a window opening that is to be modified in height and width, and an existing opening that is to be expanded in width to create an enlarged opening, 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 19-11572 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 Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Blake Goble, B Space Architecture

cc: Caroline Kane Levy, Deputy Director; Blake Goble, B Space Architecture