



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: 05/15/17	EXPIRATION DATE: 2/14/2023	DOCKET #: LPC-19-10928	COFA COFA-19-10928
ADDRESS: 11 JANE STREET		BOROUGH: Manhattan	BLOCK/LOT: 616 / 32
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Joseph Meng
JCM Jane Street LLC
1325 Avenue of the Americas
New York, NY 10019

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 14, 2017, following the Public Hearing of June 21, 2016, and the Public Meetings of July 26, 2016, and January 17, 2017, voted to approve a proposal to demolish the existing garage building and construct a new building at the subject premises, as put forward in your application completed on May 26, 2016, and as you were notified in Status Update Letter 19-8930 (LPC 18-5336) issued on February 15, 2017.

The proposal, as approved, consists of the demolition of the existing two-story brick garage building; and the construction of a new six-story building, clad in red-brown tinted pre-cast concrete and panelized roman brick; featuring nine bays at the primary façade with aluminum single-light tilt-and-turn windows at the first and third through fifth floors, single-light French doors with Juliet balconies at the second floor, and single-light sliding doors at the penthouse floor; two smaller recessed residential entrances at each end of the ground floor and a large centered recessed main entrance ; a projecting pre-cast concrete cornice; a one-story set-back penthouse with roof terrace and metal railings; a mechanical bulkhead with perforated aluminum panels and related rooftop mechanical equipment; and at the rear yard, the construction of masonry dividing and lot-line walls; as shown in a scale model, masonry and window samples, and a digital presentation of 41 slides dated February 14, 2017, prepared by David Chipperfield Architects, submitted as components of the application and presented at the Public Hearing and Public Meetings. As initially presented at the Public

Hearing of June 21, 2016, and the Public Meetings of July 26, 2016, and January 17, 2017, versions of the design included grey sandblasted pre-cast concrete façade cladding; larger punched openings with fixed single-pane windows; the construction of a larger and more visible rooftop bulkhead and penthouse; at the entrance, the installation of a metal canopy; and a change in the solid void ratio at the primary elevation; as shown on presentation documents dated June 21, 2016, July 26, 2016, and January 17, 2017.

In reviewing the proposal, the Commission noted that Greenwich Village Historic District designation report describes 11-19 Jane Street as garage building constructed in 1921. The Commission further noted that Notice of Violation 98/0081 was issued on August 20, 1997 for "painting building white without permit(s)"; Notice of Violation 98/0082 was issued on August 20, 1997 for "installation of signs above garage doors without permit(s)"; Notice of Violation 98/0315 was issued on December 1, 1997 for "installation of an illuminated sign on existing sign bracket ("Park"), two light fixtures and conduits at 2nd floor level without permit(s)"; Notice of Violation 98/0316 was issued on December 1, 1997 for "installation of security roll-down gates and housing at three garage entries without permit(s)"; Notice of Violation 98/0317 was issued on December 1, 1997 for "installation of security grilles over first floor windows without permit(s)."

With regard to this proposal, the Commission found that the existing garage is located outside of the concentration of garage buildings along the west side of the district, is anomalous in terms of its height, long street frontage, scale and fenestration, and that the garage typology is not a characteristic feature of this streetscape or historic district, therefore the demolition of the building will not detract from the streetscape or special architectural and historic character of the district; that this block of Jane Street features a variety of building heights, from large apartment buildings to rowhouses, and the five-story street wall height of the proposed building fits into this context; that there is a variety of floor to ceiling heights in the buildings on this block, resulting in irregular fenestration patterns on other buildings, therefore the proposed scale of the fenestration and irregular hierarchy blends into this context; that the simple, paired single-light tilt-and-turn windows with masonry mullions and single-light french doors relate harmoniously to the overall modern and restrained façade design; that the materials and color palette of the building, including brown panelized roman brick and brownstone tinted concrete is compatible with the materials palette of the streetscape, which is predominantly brick with stone trim; that the large recessed entrance at the ground floor is in keeping with the scale of the building and will not overwhelm the streetscape; that the presence of full height French doors with Juliet balconies at the second floor establishes a Piano Nobile which relates well to the 19th century apartment houses and rowhouses with parlor levels characteristic of the historic district; that the setback penthouse and rooftop bulkhead are simple in design and are visible primarily in incidental views and obliquely from the north and south; and that the visible portions of the lot line facades are simply articulated and solid, which is in keeping with the appearance of secondary facades in the district. Based on these findings, the Commission determined the work to be appropriate to the SoHo-Cast Iron Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that the applicant work with staff to finalize the details of the design; and that two 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 April 21, 2017, the Landmarks Preservation Commission received an Engineer's Report dated July 29, 2016, prepared by John V. Dinan Associates, and final drawings T-001.00, T-002.0, Z-001.00, Z-004.00 through Z-012.00, Z-014.00, G-011.00 through G014.00, A-102.00 through A-110.00, A-202.00 through A-209.00, A-301.00 through A-307.00, A-310.00, A-311.00, A-410.00 through A-412.00, and A-501.00 dated April 7, 2017, Z-002.00 dated January 22, 2016, Z-003.00 dated May 26, 2016, Z-013.00, G-002.00 through G-004.00, G-008.00, DM-101.00 through DM-103.00, and A-624.00 dated July 1, 2017, G-001.00, G-010.00, A-101.00, A-201.00, A-502.00, A-504.00, A-505.00, A-506.00, and A-623.00 dated

January 12, 2017, G-006.00, G-007.00, and G-009.00 dated September 24, 2016, A-507.00, and A-602.00 dated September 23, 2016, prepared by Richard DeMarco, R.A., drawings EN-001.00 through EN-00.600, EN-008.00, M-001.00, M-002.00, M-101.00 through M-110.00, M-500.00 through M-503.00, M-600.00, M-700.00, M-730.00, M-800.00, P-001.00, P-099.00, P-101.00 through P-110.00, P-500.00 through P-504.00, P-600.00, P-700.00 through P-703.00, FP-001.00, FP-101.00 through FP-110.00, FP-500.00, FP-501.00, FP-600.00, and FP-700.00 dated April 7, 2017, EN-007.00 dated January 12, 2017, EN-009.00 and EN-010.00 dated October 12, 2016, prepared by Michael T. McGough, P.E., drawings FO-001.00, FO-100.00 through FO-300.00, FO-301.00, S-001.00, S-101.00 through S-108.00, S-400.00 through S-402.00, S-500.00, S-501.00, S-600.00 through S-602.00, S-700.00, S-800.00, and S-801.00 dated April 7, 2017, prepared by George Ozga, P.E.. Accordingly, the staff of the Commission reviewed the materials, and found that the details of the design reflected the original approval; that the excavation work is part of the approved work; that all excavation work will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer; that the excavation work will be monitored and that the measures will be taken to protect the building's facades and the adjacent buildings; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-10928 is being issued.

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 that Notices of Violation 98/0081, 98/0082, 98/0315, 98/0316, 98/0317 will remain in force against the property until the work approved under this permit is completed and inspected for compliance. Please submit photographs of the completed work to the Commission along with a letter from the building owner requesting a Notice of Compliance.

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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ward Dennis, Higgins Quasebarth & Partners

cc: Caroline Kane Levy, Deputy Director; Ward Dennis, Higgins Quasebarth & Partners