



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> 05/16/17	<b>EXPIRATION DATE:</b> 3/7/2023	<b>DOCKET #:</b> LPC-19-10254	<b>COFA</b> COFA-19-10254
<b>ADDRESS:</b> 138-140 WEST 11TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 606 / 41
Greenwich Village Historic District			

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

ISSUED TO:

**Carey Johnson**  
**138-140 West 11th Street Holdings, LLC**  
**1350 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 March 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 February 9, 2017, and as you were notified in Status Update Letter 19-7857, issued on March 15, 2017. The approval will expire on March 7, 2023.

The proposed work, as approved, consists of removing the existing cornice that spans both facades and its replacement with a new metal cornice to align with the historic cornices at the neighboring facades; the restoration of the stone lintels at the 3rd floor windows following the removal of the existing engaged cornice; resurfacing the existing stripped brownstone door surround with a new paneled design; the installation of louvered wood shutters at the parlor floor windows only; the removal of the existing recessed door and surround at the front entrance and the installation of a new paneled wood door, painted black, flanked by new wood pilasters, and set within the plane of the existing historic opening; the replacement of the existing stoop and areaway railings with new iron railings and newel posts to match the historic design, with the new areaway railings to continue across the entire streetfront on a new brownstone curb, with a pair of gates leading to the basement entrance at 138 and a return back to the façade; modifications to the existing rooftop addition, including raising the height at the front of the addition, resurfacing the enlarged front of the addition with new stucco, the installation of seven (7) multi-light casement windows at the front

of the addition, the demolition of the existing greenhouse at the rear of the addition, resurfacing the rear of the addition with new stucco, the installation of five (5) wood-and-glass French doors at the rear of the addition, the installation of new railings at the front and rear of the addition and above the cornice at the rear façade, each painted gray, and the installation of chimney caps at the existing and modified chimneys which are to be stuccoed, and the installation of new heat pumps at the center of the roof; exterior work at the rear façade, including the removal of the two existing cornices and the existing gutter leader between them, and the installation of a new metal cornice at the existing height, spanning the entire facade, and the installation of new gutter leaders at the eastern and western edges of the building; the removal of the existing multi-light casement windows and French doors at the parlor floor and their replacement with new wood-and-glass French doors within existing masonry openings that are to be slightly shifted horizontally, with new Juliet balcony railings at the two westernmost openings, and the installation of a new pair of wood-and-glass French doors at a new masonry opening at the center of the rear façade; and the temporary removal of the historic cast iron tea porch and its reinstallation following refurbishment at a location slightly to the west, with a new pyramidal standing seam copper roof, and with a new stair at the eastern edge of the porch leading to the rear yard; as shown in presentation sheets 1-30, dated March 2017, prepared by arcologica LTD, submitted as components of the application, and presented electronically at the March 7, 2017 Public Hearing and Public Meeting. As initially presented, shutters were to be installed at all floors of the front facade.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 138-140 West 11th Street as a pair of Italianate style houses built in 1855 and altered c. 1920; and that the buildings' 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 88-0170 was issued on August 24, 1987 for the installation of a wood and glass enclosure of an existing terrace at the roof; that Certificate of No Effect 19-7283 was issued on January 17, 2017 for interior alterations at the building including the demolition of all floors and partitions, the excavation of the cellar floor by approximately 4', and the construction of all new floors and partitions, with new steel joists to support all new floors; and that Permit for Minor Work 19-0812 was issued on April 12, 2017 for window replacement at the front façade and at the 2nd and 3rd floors of the rear façade.

With regard to the proposal, the Commission found that the modifications to the front façade, including the replacement and raising of the cornice, installation of shutters, and installation of new decorative façade details will bring the facades closer to the historic Italianate style of the other houses in the row while still retaining elements of the 1920s alteration; that the proposed paneled door with pilasters, and the stoop and areaway railings will be consistent with such features found on similar buildings in this district; that the modifications to and expansion of the rooftop addition will not eliminate any significant architectural features of the building; that the visibility of the addition over the front façade will be limited to the roof railing and that it will be seen in the context of other visible rooftop railings within the row and at buildings of a similar age and style found elsewhere within the historic district; that the while the rear façade of the building and the rear of the new rooftop addition will be seasonably visible across a school play area from Greenwich Avenue, it will be seen in the context of the other altered facades of buildings within the row; that the modification at the rear of the rooftop addition will regularize this element of the façade and will be in keeping in style and scale with the visible rooftop additions found at other buildings within the row; that the modifications to the rear façade will retain the scale and character of this house; and that the removal, repair, and reinstallation of the historic iron porch at a new location at the rear façade will result in the preservation of this significant architectural feature of the building, and its slight shift to the west will not detract from the historic character of the building or the 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 stipulations that the shutters be eliminated from all but the parlor floor; 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 A-001.01 and A-002.01, dated 3/7/17, and drawings A-100.01 through A-106.01, A-200.01, A-201.01, A-202.01, A-203.01, A-300.00, A-301.00, A-400.00 through A-411.00, A-500.00, A-501.00, A-502.00, A-503.00, and A-504.00, dated 3/19/17, prepared by Jorge O. Sosa, R.A., and drawings M-100.00, M-101.00, M-102.00, M-103.00, M-200.00, M-201.00, M-202.00, M-300.00, M-301.00, M-302.00, M-303.00, M-400.00, M-401.00, M-500.00, M-501.00, and M-502.00, dated 3/7/17, prepared by Delbert B. Smith, Jr., P.E. Accordingly, staff reviewed these drawings and found that the shutters have been eliminated from the 2nd and 3rd floors of the front façade; 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 and rear façades, including cleaning and resurfacing the existing brownstone lintels and sills and the base of the front façade, as needed using a cementitious mix with the top layer tinted and finished to match the original brownstone texture and color; repointing the brick facades using a Type N mortar; selective brick replacement to match existing; the removal of four (4) existing windows and two (2) existing doors at the non-visible basement floor of the rear façade, and their replacement with three (3) wood casement windows and three wood-and-glass French doors, all within modified masonry openings; and exterior work at the front areaway, including the removal of the existing planting beds and their replacement with smaller planting beds surrounded by low brownstone walls with bluestone coping stones, the installation of new bluestone pavers at the remainder of the areaway, and a new trash shed at the western end of the areaway.

With regard to the additional work, the Commission finds that that resurfaced lintels and sills will match the color, profile, texture and details of the historic lintels and sills; that the proposed repointing work will protect the building from damage due to water infiltration; that the new repointing mortar will be compatible with the historic masonry in terms of composition, and will match the historic mortar in terms of color, texture, and tooling; and that any necessary new brick will match the historic brick in terms of color, texture, size, dimension, and coursing; that the roof work will protect the building from damage due to water infiltration. The Commission also finds, 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 basement of the rear façade will be installed in existing window and doors openings that are to be modified in height and width, and will not replace "special" windows as defined in the Rules. The Commission finally finds that the modified planting beds at the areaway will not detract from any significant architectural features of the building or streetscape; that the new bluestone pavers at the areaway will match the historic paving material at these two buildings; and that the new trash enclosure will set back from the street against the façade of the building and that its presence will not detract from any significant architectural features of the building or streetscape. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-10254 is being issued.

**PLEASE NOTE:** This permit is issued contingent upon the Commission's review and approval of test samples of the new resurfacing mortar, repointing mortar, and new bricks prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

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:**  
Erin Rulli, Higgins Quasebarth & Partners

**cc:** Caroline Kane Levy, Deputy Director; Erin Rulli, Higgins Quasebarth & Partners