



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: 07/06/17	EXPIRATION DATE: 1/24/2023	DOCKET #: LPC-19-12695	COFA COFA-19-12695
ADDRESS: 21 WEST 10TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 574 / 55
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Ted Martinez
West 10th Street Townhouse LLC
PO Box 10796
Chicago, IL 60610

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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 January 24, 2017, following the Public Hearing of the same date, voted to approve a proposal to excavate the front areaway and rear yard, install ironwork, modify the front entrance, and alter the rear façade of the subject premises; as put forward in your application completed on December 29, 2016, and as you were notified in Status Update Letter 19-8299 (LPC 19-5118), issued on January 30, 2016.

The proposal, as approved, consists of work at the front areaway, including removal of existing areaway paving, stuccoed steps, raised planting beds, stuccoed retaining walls, and metal fence, railings, and gate; excavating the areaway and lowering the grade by one (1) foot; and the installation of bluestone areaway paving, bluestone steps with a metal railing, raised planting beds, and a decorative metal fence measuring 3'9" in height; at the cellar excavating with underpinning and extending the existing cellar into the rear yard up to 5' away from the rear lot line; and lowering the grade of the rear yard by 10"; at the basement floor of the primary façade, the removal of one (1) paired wood and glass entrance door with decorative door surrounds and pilasters, and replacement with a paired solid wood paneled door with decorative motifs, decorative wood door surrounds and ornamental pilasters; removal of one (1) multi-light wood door and replacement with a solid wood paneled door; at the first floor, the removal of the simply designed metal Juliet balconies at the window openings and replacement with decorative metal Juliet balconies matching the

design of the proposed areaway fence.

The proposal was shown on twenty (20) digital slides titled LC-00 through LC-19 dated January 12, 2017, prepared by Peter Pennoyer Architects and submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal the Commission notes that the Greenwich Village Historic District designation report describes 21 West 10th Street as a Greek Revival style house built in 1846; 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.

With regard to this proposal, the Commission found that the existing planting bed, entrances, areaway railings, steps, paving, door entrance, and Juliet balconies are non-historic alterations to the building and their removal will not result in the removal of significant historic fabric; that the height and scale of the new ironwork will be well-scaled to the façade and will be consistent with railings and gates found at areaways on buildings of this type and period within the historic district; that the excavation, and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings; that the excavation at the cellar will not increase the exterior volume of the building, or alter the scale and character of the building; that the proposed excavation will not extend to the rear lot line and will be set back from the rear lot line, thereby maintaining a five foot area for significant plantings in the rear yard; that lowering the grade level at the rear of the yard will be a modest adjustment and the proposed rear yard wall will be adjacent to an existing masonry wall of equivalent height at a neighboring property, therefore this work will not detract from the relationship of the rear yard to the house or surrounding yards; that the proposed design of the doors and decorative pilasters are in keeping with entrances of other buildings of this age and style within the historic district; that the proposed work will not detract from the special architectural and historic character of the Greenwich Village Historic District; and that the design, materials and finish of the proposed Juliet balconies will be in keeping with existing balconies found in the streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to this building and the Greenwich Village Historic District and voted to approve it.

However, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on June 2, 2017, the staff received existing condition photographs, sightline study, samples, specifications, drawings T-100.00, A-101.00 through A-103.00, and A-200.00 dated April 19, 2017, T-101.00, G-100.00, Z-102.00, DM-101.00 through DM-103.00, and A-500.00 dated December 21, 2016, Z-100.00, DM-100.00, A-100.00, and A-300.00 dated May 17, 2017, Z-101.00 dated February 8, 2017, A-514 and A-514A dated June 13, 2017, and LC-00 through LC-19 dated January 12, 2017, prepared by Peter Morgan Pennoyer, R.A., drawings S-001.00, FO-100.00, S-100.00 through S-103.00, S-200.00, S-201.00, DM-001.00, and DM-100.00 through DM-103.00 dated May 10, 2017, prepared by Donald Friedman, R.A., drawings P-100.00 through P-103.00, P-200.00, P-201.00, P-300.00, P-400.00, P-500.00, SP-000.00, SP-100.00 through SP-103.00, SP-200.00, SP-300.00, M-100.00 through M-103.00, M-200.00, M-201.00 through M-203.00, M-300.00 through M-302.00, and M-400.00 through M-402.00 dated April 5, 2017, prepared by Delbert B. Smith, Jr., P.E., and an engineer's report dated January 26, 2017, prepared by George P. Kelley, P.E., of Langan Engineering.

Staff reviewed these drawings and noted that the proposed design of the front areaway was altered with the inclusion of two (2) additional raised planting beds; and a change in the areaway paving dimensions and scoring pattern. Furthermore, staff noted the inclusion of the following additional work: at the sidewalk,

resetting the existing bluestone paving; at the areaway, the removal of one (1) metal hatch and the existing drainage system; at the primary façade, the installation of two (2) light fixtures at the easternmost entrance; the removal and in-kind replacement of ten (10) six-over-six double-hung wood windows; the removal and in-kind replacement of three (3) multi-light wood french doors with fixed transom window; painting all windows with a black finish; the removal of one (1) decorative metal piece installed in the masonry; at the roof, the removal of the southernmost pitched skylight window; rebuilding and enlarging the sloped stair and elevator bulkhead 4' in width and length, and 3' in height, and installing a skylight at the roof; removal of miscellaneous mechanical equipment, and masonry enclosure; installation of three (3) condenser units and one (1) generator; the installation of a built-in spa; the installation of rooftop terrace pavers and planters; rebuilding and enlarging the walls of the northernmost skylight by 1' in length; at the rear elevation, the removal of the multi-light aluminum and wood casement window assembly and replacement with multi-light bronze casement window assembly; the removal of seven (7) one-over-one double-hung windows and replacement with seven (7) six-over-six double-hung windows; the removal of three (3) one-over-one double hung windows, enlarging the window openings, and installation of three (3) multi-light French doors with transom windows and three (3) decorative metal Juliet balconies; at the ground floor, the removal of one (1) casement window and two (2) french doors, enlarging the combined window and door openings, and the installation of one (1) door assembly featuring three (3) multi-light french doors with an ornamental stone lintel; the removal of façade-mounted mechanical equipment and the installation of one (1) light fixture; at the rear areaway, the removal and replacement of stone paving; the construction of a water feature; the construction of a retaining wall at the north section of the rear yard; and related interior alterations at the cellar through fourth floors, including changes to non-bearing partition walls, finishes, mechanical, electrical, and plumbing systems.

With regard to this additional work, the Commission finds that the revised design of the areaway is in keeping with the spirit and intent of the original approval; that the bluestone flags will be reset on a level, non-cement base with hand-tight joints; that the proposed work will help to maintain a consistent sidewalk treatment in the district; that the design, materials, and dimensions of the light fixtures are in keeping with the age, style, and type of the building; that the work will not result in exposed conduits; that the fixtures will be attached to non-decorative flat masonry surfaces; that the installations will not cause the loss of any historic or significant architectural features; that the decorative metal piece removed from the primary facade is a modern 20th century alteration, therefore its removal will not result in the loss of any significant architectural feature of the building. The Commission further finds in accordance with the Rules of the City of New York, Title 63, Section 3-04, that the replacement windows at the primary façade will match the historic windows in terms of material, configuration, operation, details and finish; that the proposed windows at the secondary facade will not be visible from any public thoroughfare; that the proposed windows will not replace "special windows" as defined in the definitions (Section 3-01) and illustrated in Appendix A of this Chapter; in accordance with Section 2-15, that the windows that are to be enlarged in height, will not alter or destroy protected features or detract from the significant architectural features of the building or adjacent buildings. The Commission further finds in accordance with the Section 2-19, that the rooftop additions consist solely of mechanical equipment; that the installations will not result in damage to, or demolition of, a significant architectural feature of the roof of the structure; and that the installations and additions will not be visible from a public thoroughfare. The Commission finally finds that the installation of the Juliet Balconies will not result in the damage of any significant or historic features, will not be visible from any public thoroughfare. Based on these, and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 19-12695 is hereby issued.

PLEASE NOTE: 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 submit any additional engineers' report generated should site conditions warrant changes to the scope and method of excavation.

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:
James Teese Jr., Peter Pennoyer Architects

cc: Caroline Kane Levy, Deputy Director; James Teese Jr., Peter Pennoyer Architects