



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: 12/03/18	EXPIRATION DATE: 11/27/2024	DOCKET #: LPC-19-31392	COFA COFA-19-31392
ADDRESS: 272 WEST 10TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 630 / 12
Greenwich Village Historic District Extension			

Display This Permit While Work Is In Progress

ISSUED TO:

Eve Kleger
Village Community School
272 West 10th 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 November 27, 2018, following the Public Hearing and Public Meeting of October 30, 2018, 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, 2018.

The proposal, as approved, consists of demolishing a one-story brick garage and a modern brick and stucco-clad wall at the perimeter of the playground bounded by West 10th Street to the north and Greenwich Street to the east, and constructing a four-story building, featuring a brown brick rusticated base with an integrated projecting granite curb ("ledge") and in-set fixed bronze finished metal ribbon windows with transoms; red brick cladding at the second through fourth floor levels with inset patterned brick panels; punched masonry openings with brown brick spandrel panels at select locations, and bronze finished metal single-light window assemblies, with fixed and operable windows; large masonry openings at the northernmost bay of the east (Greenwich Street) facade with bronze finished metal framing; and an acoustical screen installed at the inboard side of the fourth floor level openings; constructing a four-story, bronze finished metal and glass connector adjacent to the east facade and set back from the north (West 10th Street) facade of the historic school building; and installing a bronze finished metal marquee with lettering ("Village Community School") on top of the marquee above the first floor level of the glass connector, as well as salvaging and reinstalling historic ironwork from the perimeter wall at a select interior stairwell; and work at the roof of the

historic school building, including constructing a brick mechanical shaft adjacent to the existing northeasternmost brick stair bulkhead; and replacing and installing additional mechanical equipment and screens. The proposal, as initially presented, included a gray brick base without rustication and featuring recessed lettering at the four-story building; larger windows at the northernmost corner of the east facade of the four-story building; and less articulation at the glass connector. The proposal, as approved, was shown in a digital presentation, titled "Village Community School," dated November 27, 2018, and including 27 slides. The proposal, as initially presented, was shown in a digital presentation, titled "Village Community School," dated October 30, 2018, and including 72 slides. Both presentations were prepared by Marvel Architects, and consisted of photographs, drawings, photomontages and material and finish samples, all of which was presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the school 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 Extension. The Commission also noted that there has been a school on this site continuously since the 1820s; and that the lots at the southwest corner of West 10th Street and Greenwich Avenue have been used as a playground for the school building since 1940, when the lots were acquired and the buildings on them demolished. The school complex has been altered and expanded over time, including the construction of the utilitarian garage building at the southeast corner of the playground in 1946, the construction of a one-story rooftop addition at the historic building, and the construction of an annex on the site of a former garage building to the west of the historic building in 2000-2003.

With regard to this proposal, the Commission found that the utilitarian garage has been highly altered from its historic appearance and is simply designed, therefore, its demolition will not eliminate a significant building or detract from the character of the historic district; that the existing perimeter masonry wall, which is a modern reconstruction, and the open schoolyard, are not significant aspects of the building or site, therefore the removal of the wall and schoolyard will not detract from the historic building or the site; that the proposed building will be consistent with the evolution of the complex, and will harmonize with the design, siting, scale and materiality of the existing buildings as part of an overall campus; that the building will provide a termination to this block and strengthen the streetscape at the corner; that the design of the building is a contemporary evocation of the school-building typology; that the height of the proposed building is consistent with the varying building heights in the surrounding streetscape and will serve to transition between the lower adjacent residential buildings and the larger school building; that the plane of the masonry portions of the front façade will align with the facades of the adjacent properties, thereby reinforcing the street wall; that the general scale and floor to ceiling heights will approximate the scale of the historic building and the 2003 addition, thereby helping to integrate the new extension with the school campus; that the proposed materials and finishes including red and brown gray brick, gray granite, brass surrounds, and dark finished metal windows, will be in keeping with the character and variety of the materials and finishes found at the school building; that the composition of the masonry portion of the new building, including brick rustication and integrated ledge at the base, and patterned brickwork and metal window surrounds at the upper levels, will be in keeping with the varied composition of window types, sizes and positions at the façade of the historic building, and will harmonize with the historic building and modern addition in a contemporary way; that the articulated brick bands at the base of the building will be well-integrated with the masonry bands at the base of the historic building and the adjacent early 21st-century addition, thereby recalling the historic wall and a cohesive design treatment at the base throughout the site and complex; that the historic district features a range of buildings typologies, therefore the composition and scale of the openings will be in keeping with the variety of solid to void ratios found throughout the district; that the large openings at the east façade with the brass metal surrounds will recall the verticality of the design of the other buildings on this site; that the proposed acoustical screen at the top floor behind masonry openings at the east façade will be set behind mullions, which will mimic glazing and will not draw undue

attention to itself when seen from the street; that the metal and glass connector will be simply designed and set back from the front façade of the historic school building and the new masonry addition, thereby helping it remain subordinate to the historic building and mirror the 2003 masonry connector in a contemporary way; that the marquee will be simple in design and materials, and will reinforce the prominence of this primary entrance at the metal and glass connector, without drawing undue attention to itself; and that the rooftop mechanical units and screens will be painted to blend with the surrounding context, and seen only from public thoroughfares at a distance in the context of secondary facades and taller existing bulkheads at the roof. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application. Therefore, Certificate of Appropriateness 19-31392 is being issued.

Please note that this permit is being issued for work subject to the review and approval of the Board of Standards and Appeals; and that this approval is contingent upon the approval of two sets of final filing drawings prior to the commencement of construction. **NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE LANDMARKS PRESERVATION COMMISSION.** Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

PLEASE ALSO NOTE: This permit is contingent upon the Commission's review and approval of samples of masonry, metalwork, and acoustical screening prior to the commencement of related work. Submit clear, color digital photographs of all samples to ahurlbut@lpc.nyc.gov for review, or to schedule a site visit.

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 Abbie Hurlbut.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Caitlin Travers, Marvel Architects

cc: Emma Waterloo, Deputy Director; Caitlin Travers, Marvel Architects