



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: 02/27/18	EXPIRATION DATE: 9/12/2023	DOCKET #: LPC-19-19864	COFA COFA-19-19864
ADDRESS: 278 WEST 11TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 622 / 38
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Gina Peterson
West 11th Street LLC
278 West 11th 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 September 12, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on August 16, 2017, and as you were notified in Status Update Letter 19-11404 (LPC 19-19-11404), issued on September 18, 2017.

The proposal, as approved, consists of replacing eight (8) black painted four-over-four, double-hung wood windows with eight (8) black painted six-over-six, double-hung wood windows at the basement, second, and third floors of the north (West 11th Street) facade; replacing two (2) black painted multipane wood casement windows and wood transoms with two (2) black painted six-over-nine, double-hung wood windows at the parlor floor of the north facade; replacing one (1) pair of wood doors and one (1) transom with one (1) wood door, flanked by sidelights, and a transom, all finished black, at the parlor floor of the north facade; replacing the black painted metal areaway fence, stoop railings, gate at the side of the stoop, and decorative window grilles at the parlor floor of the north façade with black painted wrought iron fence, railings, gate, and window grilles; constructing a one-story addition at the basement level of the south (rear) façade of an existing rear yard addition, featuring metal window and door assemblies, with a metal railing at the roof; excavating the cellar level at the rear yard; constructing a one-story addition at the roof, featuring gray brick cladding and metal window and door assemblies; installing three (3) HVAC units and one (1) generator at

the roof of the rooftop addition; and raising ten (10) flues to be three feet taller than the rooftop addition, as shown in a digital presentation, titled “278 West 11th Street, New York, NY 10011, Proposed Horizontal and Vertical Expansion,” dated July 25, 2017, and prepared by Ernst Architect PLLC, including 38 slides, consisting of photographs and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 278 West 11th Street as an Italianate style house built in 1853, and later altered; 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 proposed multi-light double-hung wood windows, paneled wood door with sidelights and transom, and ornamental ironwork will recall features typically found on transitional buildings of this type and period within the historic district, and will be harmonious with the stylistic variations of the streetscape; that the construction of the proposed rooftop and rear yard additions will not damage any significant architectural features of the building; that the proposed rooftop addition will not be visible from a public thoroughfare and will be set back from the front and rear facades, thereby helping to maintain a sense of the building’s original massing; that the proposed one-story extension at the base of the rear yard addition will not be visible from a public thoroughfare and will only slightly increase the footprint of the existing addition; that the design and materiality of the proposed rooftop and rear yard additions will be compatible with the architecture of the building and consistent with the treatment of additions typically found on buildings of this type; and that the excavation work at the rear yard will not extend to the rear lot line and will not significantly alter the relationship of this yard to the neighboring yards, and will be built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings. Based on these findings, the Commission determined the work to be appropriate to the building and historic district and voted to approve the application with the stipulation that the visibility of the flues be reduced by either reducing the height of the rooftop addition or angling and reconfiguring the flues.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change.

Subsequently, on January 10, 2018, the Commission received drawings M-100.00, M-101.00, M-200.00, M-201.00, M-202.00, M-203.00, M-300.00, P-100.00, P-101.00, P-200.00, P-201.00, P-202.00, SP-100.00, SP-200.00, SP-201.00, and SP-202.00, dated (revised) July 25, 2017, and prepared by Edward J. Hanington, PE; S-001.00, S-002.00, S-003.00, S-004.00, S-005.00, SOE-001.00, and SOE-002.00, dated (revised) November 23, 2016, and prepared by Francesco Giovenale Mo, PE; T-100.00, T-101.00, T-102.00, Z-100.00, Z-101.00, Z-102.00, Z-103.00, DM-100.00, DM-101.00, DM-102.00, DM-200.00, DM-210.00, DM-211.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-200.00, A-201.00, A-210.00, A-211.00, A-600.00, A-630.00, A-631.00, A-700.00, A-701.00, A-702.00, A-703.00, A-704.00, A-900.00, A-901.00, A-910.00, EN-100.00, EN-101.00, EN-200.00, EN-201.00, EN-202.00, LPC-100.00, and LPC-101.00, dated August 1, 2016, and prepared by Todd Alexander Ernst, RA.

Accordingly, staff reviewed these materials and noted that the flues at the northern chimney have been angled away from the north (West 11th Street) facade; and that the drawings show additional work, consisting of installing free-standing concrete planters at the north (West 11th Street) areaway; replacing stone steps at the areaway in-kind; installing removable planter boxes within the new window ironwork at the parlor floor of the north façade; replacing the bronze light fixture at the entryway surround in-kind at the parlor floor of the north facade; replacing three (3) four-over-four, double-hung wood windows with three

(3) six-over-six, double-hung wood windows at the third floor of the south (rear) façade; replacing two (2) metal and glass window assemblies in-kind within the existing openings at the parlor floor of the existing rear yard addition and second floor of the south façade; installing two (2) light fixtures at the south façade; replacing the metal railing at the existing rear yard addition roof; constructing a stone-clad concrete retaining wall at the rear yard; installing a cellar access hatch, stone pavers, and a fence at the rear yard; installing a black painted metal railing and pavers on a new pedestal decking system at the roof; and interior alterations at the cellar through third floor, including demolishing and constructing nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work.

With regard to the modified and additional work, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(e)(1) for construction of rooftop additions; and Section 3-04(d)(2) for replacement of windows. Furthermore, with regard to these or other aspects of the work, the Commission finds that the work will be contained within the areaway defined by an existing fence; that the angling of the flues will reduce their visibility when seen from public thoroughfares; that the work will not result in the removal or destruction of significant historic fabric; that the paving materials are consistent with the paving materials historically found in areaways and yards of buildings of this age and type; that the size and placement of the planters is based on the context and character of the streetscape and historic district; that replacement of the steps will not alter the apparent grade of the areaway or yard; that the proposed areaway changes will be compatible with the special architectural and historic character of the building and the historic district; that the window planter boxes will be simply designed; that the fixtures will be typical in placement and finish, well scaled to the entrance, and simply designed; that no exposed conduits or junction boxes will be included; that the fence will not exceed 6' in height; and that the fence will not be visible from a public thoroughfare. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-19864 is being 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 see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit:

<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Stephanie Kraut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Andrew Land

cc: Emma Waterloo, Deputy Director; Andrew Land,