



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: 11/03/17	EXPIRATION DATE: 1/24/2023	DOCKET #: LPC-19-17884	COFA COFA-19-17884
ADDRESS: 3 EAST 10TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 568 / 34
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Judson Cooper
3 East 10th Street
New York, NY 10003

**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 January 24, 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 December 28, 2016, and as you were notified in Status Update Letter 19-8235 (LPC 19-5159), issued on January 31, 2017, which notified you that the approval will expire on January 24, 2023.

The proposal, as approved, consists of altering the West 10th Street (south) façade, including installing eight (8) pairs of wood louvered shutters at the 2nd through 4th floors, excluding the oriel window, and installing galvanized steel shutter hinges with a 2-1/4" offset hinge and brackets screwed into the wood window frame, all finished black; alterations at the partially visible rear (north) façade, including removing eight (8) multi-pane steel casement at the cellar through 5th floors, one (1) 1-over-1 double-hung wood windows at the 5th floor, one (1) multi-pane wood door at the cellar floor, and removing portions of masonry at the cellar and 1st floor; installing seven (7) steel casement windows at the 2nd through 5th floors; installing 6-paneled-bifolding aluminum window-and-door assemblies at the cellar and 1st floors; installing a steel deck with railings and stairs with at the 1st floor, all finished black, altering the east facade that is not visible from any public thoroughfare to infill a lot-line light well, and interior alterations at the cellar, 1st through 5th floors, as shown in a digital presentation, titled "Townhouse Renovation, 3 East 10th Street," dated November 9,

2016 and prepared by March W. Chadwick, R.A. of March Architecture, including 11 slides, consisting of existing condition photographs, photomontages, and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 3 East 10th Street as a Romanesque Revival style townhouse designed by George E. Harney and built in 1890; 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 historic district. Staff further notes that the rear façade above the 2nd floor is visible from a public thoroughfare. Staff finally notes that the drawings include detachable aluminum planter boxes with a factory approved powder-coated black finish that are suspended from the window and not attached to the building at the West 10th Street facade at the 1st, 2nd, and 4th floors, and that movable planter boxes have been included at the cellar areaway and at the 5th floor roof setback.

With regard to this proposal, the Commission found that the proposed work will not eliminate or damage any significant features of the building; that the proposed double-height window and door assembly at the rear façade, featuring retractable steel and glass doors and a deck at the two lower floors, will maintain the outer masonry piers and the division of floor levels, and will not be visible from a public thoroughfare; and that the proposed work will not diminish the special architectural or historic character of the building and the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant work with staff to determine appropriate hardware, detailing, and operation of the proposed shutters, after verifying the existence of previous shutters on the building.

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, after providing evidence of historic shutters at the property, and thereafter incorporating a historically appropriate shutter design into the proposal.

Subsequently, on October 1, and November 3, 2017, the Commission received filing drawings labeled T-001.00, A-001.00, A-002.00, A-003.00, D-101.00, D-102.00, D-103.00, A-101.00, A-102.00, A-103.00, A-201.00, A-202.00, A-301.00, A-302.00, A-303.00, A-401.00, L-001.00, L-002.00, L-003.00 L-004.00, L-005.00, L-006.00, L-007.00, L-008.00, L-009.00, L-010.00, L-011.00, L-012.00, L-013.00 dated (revised) December 15, 2017 and prepared by March W. Chadwick, R.A. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained, and the required documentation provided, and that the required historically accurate shutter design has been incorporated. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-17884 is being issued.

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 James Russiello.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
March W. Chadwick, M.Arch Architects P.C.

cc: Caroline Kane Levy, Deputy Director; March W. Chadwick, M.Arch Architects P.C.; Jared Knowles, Director of Preservation; Sarah Carroll, Executive Director