



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: 12/13/18	EXPIRATION DATE: 9/12/2023	DOCKET #: LPC-19-19884	COFA COFA-19-19884
ADDRESS: 30 WEST 8TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 551 / 19
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Lori Buchbinder
Return to Home LLC
1 Union Square West
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 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 17, 2017, and as you were notified in Status Update Letter 19-13637, issued on September 12, 2017.

The proposal, as approved, consists of replacing sections of untinted concrete paving and modern metal fencing, adjacent to the West (MacDougal Street) side of the building, with a concrete paved ramp and new decorative metal fencing and gates, as well as installing metal handrails and installing signage at plain masonry at the west facade of the building, including two metal barrier-free access signs, and a granite bronze commemorative plaque, all mounted at the mortar joints, as shown in a digital presentation, dated September 12, 2017 and prepared by RAND Engineering and Architects, DPC, including 11 slides, consisting of photographs, drawings, and photomontages, 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 30 West 8th Street as a rowhouse built in 1838 and altered in 1885; and that the building's 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 work will not remove or obscure any significant architectural features; that the proposed ramp will be small in size and well-integrated into an existing modern fenced-in area at the side of the building; that the proposed concrete paving, metal fencing, and simply designed railings will be harmonious with materials found at the sidewalk and building; that the signs and commemorative plaque will be small in size, simply-designed and well-scaled to their locations, thereby helping them to remain a discreet presence at the building; and that proposed work will not detract from the special architectural or historic character of the building, streetscape, or 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 the application.

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.

Subsequently, on April 23, 2018, the Commission received a letter, dated April 19, 2018, and on December 3, 2018, the Commission received drawings T-001.00 through T-003.00, A-001.00, A-101.00, A-201.00, A-202.00, A-211.00, A-212.00, A-301.00, A-401.00, A-402.00, A-501.00 through A-504.00, and A-701.00, dated (revised) April 20, 2018, prepared by Theodore E. Klingensmith, R.A.

Accordingly, staff reviewed these materials and noted that they include a modification to the proposed work, including the narrowing of the width of the proposed ramp; and additional work, including replacing modern paired wood doors with a single wood and glass door and sidelight, painted green, at the second southernmost bay at the west (MacDougal Street) facade.

With regard to the modified and additional work, the Commission found that the narrower ramp will remain well scaled to its context; that the replacement of the existing modern doors will not eliminate any original historic fabric or diminish any significant alterations, added over time; and that the proposed door and sidelight will be simply designed, well scaled to the opening and consistent with other infill at the facade in terms of material, details and finish, thereby helping the infill to be a harmonious, secondary presence at the building. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and this Certificate of Appropriateness 19-19884 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 Misha'el Shabrami.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Dayana Alexandre, Rand Engineering and Architecture

cc: Bernadette Artus, Deputy Director; Dayana Alexandre, Rand Engineering and Architecture