



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

<b>ISSUE DATE:</b> 11/28/17	<b>EXPIRATION DATE:</b> 8/8/2023	<b>DOCKET #:</b> LPC-19-18787	<b>COFA</b> COFA-19-18787
<b>ADDRESS:</b> 308 WEST 4TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 624 / 51
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Michal Petrzela**  
**308 West 4th 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 August 8, 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 July 12, 2017, and as you were notified in Status Update Letter 19-12020 (LPC 19-12020), issued on August 10, 2017.

The proposal, as approved, consists of exterior work, including removing two (2) 1-over-1 double-hung wood windows and a section of masonry below at the parlor floor of the West 4th Street (east) façade, and installing two (2) 6-over-9 double-hung wood windows, with profiled wood brickmolds, salvaging and relocating the existing stone sills; painting all of the windows black; excavating the rear yard 2' deep and installing stone pavers; and work at the rear (west) façade, including removing one (1) wood door and two (2) double-hung wood windows and sections of masonry beneath and between at the basement level to combine and enlarge the openings, and installing a 3-panel glass sliding door system with a new steel lintel, as shown in a digital presentation dated August 8, 2017 and prepared by Bade Stageberg Cox, including 24 slides, consisting of existing condition, contextual, and historic photographs, drawings, and secondary source documentary evidence, 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 304 West 4th Street as a Greek Revival style rowhouse built in c. 1847; 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. The Commission also noted that there is no evidence that the parlor windows at the primary façade had ever been full-height windows; and that the cornice was missing at the time of designation.

With regard to this proposal, the Commission found that tall parlor floor windows appear frequently on altered Greek Revival style rowhouses in this historic district, and that the house is not part of a continuous row, therefore the enlargement of the parlor floor windows will not diminish the building's relationship to other buildings in a row; that the building is hemmed in by larger later 19th and early 20th century apartment buildings, and the streetscape is eclectic, therefore the use of a dark color palette for the windows will not diminish the special character of the building or the streetscape; that the alterations to the rear façade and rear yard will not be visible from any public thoroughfares; that proposed combination and enlargement of masonry openings for a large glazed window-and-door assembly at the basement level, and punched window openings at the parlor floor will reference the historic floor plate and have a level of texture and scale in keeping with the character of a rowhouse and will not damage or destroy any significant architectural features of the building; that the level of the rear yard is higher than the others on the block, and the 1'-10" excavation will not significantly alter the relationship of this yard to the neighboring yards and will be done 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; 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 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 October 25, 2017, the Commission received filing drawings labeled Z-001.00, T-000.00, G-001.00, G-002.00, G-003.00, DM-100.00, DM-101.00, DM-102.00, A-100.00, A-101.00, A-102.00, A-106.00, A-107.00, A-108.00, A-109.00, A-200.00, A-201.00, A-202.00, A-300.00, A-301.00, A-500.00, A-505.00, A-510.00, A-520.00, A-600.00, A-601.00, A-602.00, A-603.00, and A-610.00 dated October 1, 2017 and prepared by Martin Peter Cox, R.A., and drawings labeled S-001.00, S-100.00, S-101.00, S-102.00, S-300.00, S-500.00, S-501.00, S-502.00, and S-503.00 dated October 1, 2017 and prepared by Scott E. Hughes, P.E.. and drawings labeled M-001.00, M-101.00, M-102.00, M-103.00, M-301.00, M-302.00, M-401.00, M-501.00, M-502.00, M-503.00, P-001.00, P-101.00, P-102.00, P-103.00, P-200.00, P-201.00, and P-301.00 dated October 1, 2017 and prepared by Marina Solovchuk, P.E. Accordingly, staff reviewed these materials and noted that they include additional work, consisting of exterior work at the West 4th Street (east) façade, including repointing brickwork throughout; striping paint and patching the brownstone at the basement level and stoop; and replacing in-kind the copper leader/downspout; removing eight (8) 1-over-1 double-hung wood windows at the basement through the 3rd floors and installing eight (8) 6-over-6 double-hung wood windows; work at the entrance infill, including removing the existing non-historic wood door and side panels, and installing a single-recessed panel wood door flanked by wood pilasters and 4-light sidelights; removing the existing transom glass and installing a tripartite clear-glass transom with numbers painted black at the back of the central light ("308"); installing one (1) 6.5" tall x 5.5" wide spherical light fixture at the lintel soffit; installing recessed paneled entrance reveals at the recessed entrance with one (1) black-finished intercom; removing existing simple metal railings at the stoop, and installing iron railings with newel posts; removing the door at the basement, and installing one glazed door with a black-painted wood frame; installing an iron picket swing gate designed and finished to match the existing areaway railing; work

at the rear facade, including removing one (1) wood door at the 1st floor and masonry beneath the 1st floor windows combining and enlarging the openings; removing existing conduit, light fixtures, sections of masonry, a metal deck and stair, eight (8) 1-over-1 double-hung wood windows; and installing nine (9) tilt-and-turn wood windows, all with a black painted finish; and work at the roof, including removing the existing roof and framing, three (3) brick chimneys, and three (3) mechanical units and dunnage, and installing a new flat roof with stone paver tiles throughout, and 8' tall roof bulkhead at the center of the south lot-line set back 9'3" from the West 4th Street façade with a cementations stucco in a light-grey finish, featuring a 6'10" tall glazed door and full-height window at the north façade, one (1) 4'2" tall window at the east façade, and one (1) 3'1" tall window at the west façade; installing a steel superstructure set back 3' from north parapet supporting a cedar trellis north of the bulkhead; installing two (2) new condenser units covered in vertical cedar boarding mechanical screens immediately west of the bulkhead; installing a 3'6" tall metal mesh-guardrail set back 3' from the West 4th Street façade, and at the parapet of the rear (west) façade, and 2'6" tall wood planter boxes at the north parapet and proud of the east guardrail; installing three (3) 40' metal flues running along the adjacent apartment building that are finished to discretely match the surrounding red brick masonry at the lot-line of the adjacent apartment building; and interior alterations at the cellar, basement, 1st, 2nd, 3rd floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work.

With regard to this additional work, staff found, in accordance with the provisions of Title 63 of the Rules of the City of New York, Section 3-04, that the proposed replacement windows at the front facade will match the historic windows in terms of configuration, operation, details, material, and finish; and at the rear facade, that the windows to be removed are not special windows, as defined in the Rules, will be installed within existing masonry openings at a secondary facade, and will not be visible from any public thoroughfares; and in accordance with Section 2-19, that the rooftop installations of condenser equipment, stair bulkhead, pergola, and planter boxes consist of mechanical equipment only, as defined by the Commission's Rules; that the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the installations will not adversely affect significant architectural features of the roof or of adjacent improvements; and that the installations will not be visible from a public thoroughfare; and that the works will not be visible from a public thoroughfare. Furthermore, the Commission finds that the masonry work is restorative in nature and will aid in the long-term preservation of the building; that the cleaning and paint removal will use the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed 500 psi will be used; that the use of electric grinders for cutting masonry joints will be limited to the extent to which they will not damage the existing masonry; that the pointing mortar will match the historic mortar in terms of profiles, texture, and finish; that the patching compound will be compatible with the brownstone in terms of composition and will match the historic masonry in terms of texture, finish, profiles and details and will be finished to seamlessly blend with the surrounding masonry; that the replacement of the existing modern doors and entrance infill at the basement and 1st floor at the primary façade will not eliminate any original historic fabric or diminish any significant alterations, added over time; that the proposed entrance infill and door at the 1st floor will be in keeping with doors historically found at buildings of this type, style, and age in terms of materials, design, configuration, proportions, details, and finish; and that the basement door will be recessed under the stoop and screened with an iron gate; that the basement iron gate door and stoop railing will be designed and finished to match the existing areaway railing detailing and will be in keeping with gates and stoop railings historically found at buildings of this type, style and age; that the light fixture 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; and that the work will not result in the removal or destruction of significant historic fabric. Additionally, staff 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 Certificate of Appropriateness 19-18787 is being issued.

Please note that this permit is being issued contingent upon the Commission's review and approval of samples for joint cutting and brownstone patching prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to James Russiello via email at jrussiello@lpc.nyc.gov for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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:**  
Andrew Skey, Bade Stageberg Cox

**cc:** Caroline Kane Levy, Deputy Director; Andrew Skey, Bade Stageberg Cox; Chris Mulinelli, Conversano Associates; Tim Bade, Partner, Bade Stageberg Cox; Jared Knowles, Director of Preservation