



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: 09/25/17	EXPIRATION DATE: 5/2/2023	DOCKET #: LPC-19-12860	COFA COFA-19-12860
ADDRESS: 38 WEST 10TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 573 / 23
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Tom van Loben Sels
38W10 LLC
314 Lytton Avenue
Palo Alto, CA 94301

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 2, 2017, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on April 6, 2017, and as you were notified with Status Update Letter 19-08768, issued on May 12, 2017. The approval will expire on May 2, 2023.

The proposed work, as approved, consists of work at the front façade, including the restoration of the historic brownstone details, including stucco rustication at the ground floor with cast stone foliate keystones above the arched entrance and window openings and an inset panel beneath the window opening, cast stone window enframements with gabled pediments at the 2nd floor window openings and rectilinear lintels with brackets sills at the 3rd and 4th floor window openings, and the use of the historic scoring pattern at the new brownstone stucco at the upper floors; the demolition of the existing fifth floor windows and a portion of the parapet and their replacement with a new fiberglass cornice with four foliate brackets and two pairs of wood casement windows set within egg-and-dart molding in new openings within the fascia, mounted using countersunk fasteners and with a 1/4" center joint; the demolition of the existing studio window at the roof; the removal of the existing parapet cap at the west façade and the expansion of the west parapet in height with a new precast coping stone and with each chimney raised with new clay flue extensions, all with new brick to match existing; and the installation of a new metal gate at the areaway entrance with decorative

details and finished black to match the remainder of the historic areaway fence; as shown in presentation slides 1-30, dated 5/2/17, prepared by Ike Kligerman Barkley, submitted as components of the application, and presented electronically at the May 2, 2017 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 38 West 10th Street as an altered Anglo-Italianate style rowhouse built in 1858; 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. The Commission also noted that Certificate of Appropriateness 10-4721 was issued on November 23, 2009 for enlarging the areaway, installing ironwork, planters and paving.

With regard to the proposal, the Commission found that the simplification of the details at the front façade was not completed as a comprehensive early 20th century modernization, nor is it part of a later cohesive redesign, therefore the restoration of the front façade to match its original condition, including the cornice, fenestration, and brownstone stucco façade treatment will not result in any damage to or destruction of any significant architectural modifications to the building; that the existing studio window, which is in a deteriorated condition, was not installed as part of a comprehensive early 20th century modernization and was not connected with any specific artist(s), and its removal will allow the façade to be restored to its original appearance, resulting in a more cohesive row of townhouses; that raising the parapet at the visible west façade of the building will not detract from any significant features of the existing façade nor overwhelm the proposed restored features of the front façade; that the proposed gate at the areaway will match the details of previously approved areaway gates found at other buildings within the row and will result in a consistent streetscape; and that the façade work will enhance the special architectural character of the building and the row. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of signed and sealed Department of Buildings filing drawings and window fabricator shop drawings for the approved work be submitted for review and approval.

Subsequently, the Landmarks Preservation Commission received drawings T-100.00, D-201.00, D-206.00, D-301.00, D-302.00, D-401.00, A-201.00, A-206.00, A-301.00, A-302.00, A-303.00, A-401.00, A-402.00, A-403.00, A-404.00, A-405.00, A-406.00, A-900.00, and A-901.00, dated 6/1/17, prepared by John E. Ike, Jr., R.A., and S-100.00 and S-200.00, dated 4/4/17, prepared by Joseph F. Tortarella, P.E. Accordingly, staff reviewed these drawings and found that the proposal approved by the Commission has been maintained. In addition, staff noted the inclusion of the following additional work: exterior work at the front façade, including the removal of the existing non-historic entrance doors and transom window and their replacement with a new pair of wood entrance doors with paneled details and a transom window above, to match the design of the historic entrance at 34 West 10th Street; the removal of the existing non-historic multi-light windows and transom at the 1st floor and their replacement with a new two-over-two, double-hung arched-headed wood window above the new inset panel; the installation of two sconces flanking the main entrance doors, with a design to match the existing sconces at 26 West 10th Street; the replacement of the poorly restored stone balcony below the 2nd floor with a new cast stone to match the historic details found at other buildings in the row with the historic cast iron railing to be reinstalled above and with the historic cast iron balcony brackets below to be restored or replaced in-kind; the installation of a small security light fixture between the center balcony brackets and a new security camera adjacent to the westernmost balcony bracket, both with internal conduits and finished to match the surrounding restored brownstone; the removal of the existing non-historic French doors with transom windows at the 2nd floor and their replacement with new pairs of French doors, each with a single horizontal muntin, within the restored window openings; and the in-kind replacement of four (4) two-over-two double-hung wood windows at the 3rd and 4th floors, within the

restored openings; with all new windows and doors painted black; exterior work at the front areaway, including the removal of the non-historic ironwork at the base of the stoop and its replacement with new octagonal newel posts to match the historic design found at 26 West 10th Street, and connected with the remainder of the historic ironwork at the stoop; the resurfacing of the stoop and areaway stairs as needed with a brownstone tinted stucco; and the replacement of the existing non-historic paving with new bluestone to match the pattern at 36 West 10th Street; exterior work at the roof, following the removal of the studio window and expansion of the parapet, including the removal of the existing mechanical equipment and stair bulkhead and the reconstruction of the 5th floor roof, raised slightly, with new angled steel-framed skylights at the front and rear facades, new roof pavers to create a combined deck with the reconstructed roof at 36 West 10th Street, and the construction of a new stair bulkhead adjacent to the existing elevator bulkhead at 36 West 10th Street, with the existing AC units relocated to the roof of the bulkhead, with all new rooftop accretions either not visible or only minimally visible from the west; and exterior work at the non-visible rear façade, including the removal of paint at the brick façade and repointing, as needed, using a lime-based mortar; the removal of the non-historic windows at the 5th floor and their replacement with two (2) pairs of wood casement windows within window openings that are to be reduced in height; and the restoration of the corbeled brick cornice following the reduction of the openings.

With regard to the additional work, the Commission finds that the removal of the existing doors will not result in any damage to any significant architectural features of the building; that the new doors will match the historic door design found at matching buildings in the row and will bring the building closer to its historic appearance; that the new sconces will be simply designed and located adjacent to the main entrance; that the new security light fixture and security camera will be discretely located beneath the 2nd floor balcony, with internal conduits and finished to match the surrounding brownstone; and that the installation and presence of the light fixtures and camera will not detract from the significant architectural features of the building. The Commission also finds, in accordance with the Rules of the City of New York, Title 63, Section 3-04(c), that the new windows at the front façade will match the historic windows in terms of configuration, operation, material, details, and finish; with Section 2-17(c), that the restoration of the 2nd floor balcony with new cast stone and the installation of the newel posts at the areaway will not cause the removal of significant historic fabric that may have been added over time; and that the authenticity of the restorations are documented by historic photographs and matching buildings; that the reinstallation of the cast iron railing at the balcony will preserve this historic feature of the building, and that the new and refurbished cast iron brackets will match the historic details and will restore this significant architectural feature of the building; with Section 2-14, that the existing brownstone surface at the stoop is damaged or otherwise unsound; that the original texture, color, profiles and details of the brownstone will be replicated; that the damaged stone will be cut back to sound stone and the new surface will be keyed into the sound stone and will be built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original brownstone texture and color; and that the stone to be removed at the areaway is not historic and that the new stone pavers will match the material and design of other buildings within the row. The Commission further finds, in accordance with Section 2-19(e)(1), that the installation of the new skylights, pavers, and bulkhead with AC units will not result in damage to, or demolition of, a significant architectural feature of the roof; that the accretions will be either not visible or only minimally visible from a public thoroughfare; and that the work will not adversely affect significant architectural features of adjacent improvements. The Commission finally finds that the paint removal at the non-visible rear façade will be undertaken using the gentlest methods possible; that the proposed repointing work will protect the building from damage due to water infiltration; that the new repointing mortar will be compatible with the historic masonry in terms of composition, and will match the historic mortar in terms of color, texture, and tooling; that any necessary new brick, including at the corbeled cornice, will match the historic brick in terms of color, texture, size, dimension, and coursing; and, in accordance with Section 3-04(d), that the new windows at the 5th floor will be installed in existing masonry openings that are to be reduced in height; and that they will not replace “special” windows as defined in the Rules. Based on this and the above findings, the

drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-12860 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of fabricator shop drawings for the windows and cornice; and of test samples of the new cast stone and rebrownstoning mortar prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

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 Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jonathan Taylor, Higgins Quasebarth & Partners

cc: Caroline Kane Levy, Deputy Director; Jonathan Taylor, Higgins Quasebarth & Partners