



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: 08/03/17	EXPIRATION DATE: 2/7/2023	DOCKET #: LPC-19-11174	COFA COFA-19-11174
ADDRESS: 81 CHARLES STREET		BOROUGH: Manhattan	BLOCK/LOT: 621 / 76
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Yulisa Garcia
Magnum Realty
594 Broadway
Suite 1010
New York, NY 10012

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 February 7, 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 15, 2016, and as you were notified in Status Update Letter 19-8917 (LPC 19-4140), issued on February 17, 2017.

The proposal, as approved, consists of constructing a one-story rooftop addition, featuring light grey painted fiber cement board beveled framing at the north and south ends of the addition, and a white painted stucco-clad bulkhead; installing black painted metal railings and flues, and a wood trellis at the roof; constructing a two-story rear addition; installing an 8'-10" high wood fence at the rear yard; and excavating the cellar and a portion of the rear yard, as shown in a digital presentation, titled "81 Charles Street, New York, NY 10014, LPC Public Hearing," dated February 7, 2017 and prepared by The Turett Collaborative, including 27 slides, consisting of photographs, drawings, photomontages, and material and finish samples, 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 81 Charles Street as a French Second Empire style rowhouse built circa 1867; 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 work will not alter, eliminate or destroy any significant architectural features of the building; that the proposed rooftop addition will be set back from the front façade and the rear addition will not rise the full height of the building, thereby helping to retain defining aspects of the building's original scale and massing; that although the framing components of the rooftop addition will be within close proximity to the rear façade, its angled form and the recessed placement of the infill will help the addition to visually recede and remain a separate and secondary presence; that the occupiable portion of the rooftop addition will be typical in terms of height; that the trellis, wood fence and high point (flat portion) of the bulkhead will be modest in footprint and constructed away from the front and rear of the building and will not result in the cumulative effect of the rooftop constructions overwhelming the building; that the proposed rear addition will be in keeping with other rear additions at rowhouses within this block in terms of form, number of floors and projection into the rear yard, thereby helping the addition to remain a harmonious presence; that the proposed rear addition will feature a solid to void ratio which will be compatible with the residential scale and character of this rowhouse; that the scoring and texture of the proposed cement fiber board cladding for the additions will help this modern material recall, in a contemporary way, the scale and texture of masonry and metalwork units historically used at buildings of this type, style and age; that the block features a variety of tall fences and walls at the ground level of the rear yards, therefore the presence of a solid wood fence, with a maximum height of 8'-10", will not diminish the continuity of the central greenspace; that the proposed excavation will not extend to the rear lot line, thereby maintaining an area for significant plantings in the rear yard; that the excavation, and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings; that, except for the rooftop flues and fence, none of the work will be visible from a public thoroughfare; and that the flues will feature a dull metal finish and will be simply designed, typical in terms of placement, and only visible from public thoroughfares from select vantage points, within the context of a row, which features accretions of similar type, size and placement. 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 will work with staff to lower the stair bulkhead, to set back the rear side of the rooftop addition so that it is 3'-0" from the rear edge of the top floor of the building, and to pay particular attention to the excavation work that might be impacted by the existence of granite.

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 July 11, 2017, the Commission received final materials, including a support of excavation letter, dated June 2, 2017, and submitted by Santora Engineering, LLC; supplemental drawings, labeled 1 through 4 by the Commission staff, dated (received) July 11, 2017, and prepared by Wayne Stefan Turett, RA; and filing drawings T-000.00, Z-001.00, Z-002.00, Z-003.00, G-001.00, G-002.00, G-003.00, G-004.00, A-000.00, A-001.00, A-002.00, A-100.00, A-101.00, A-102.00, A-103.00, A-300.00, A-301.00, A-301.00, A-311.00, and A-601.00, dated (received) July 11, 2017; and M-001.00, M-002.00, and M-101.00 through M-106.00, dated (revised) July 5, 2017; and prepared by Wayne Stefan Turett, RA; S-001A.00, S-001B.00, S-002.00, S-003.00, S-004A.00, S-004B.00, S-005A.00, S-005B.00, S-006.00 through S-015.00, SOE-001.00, SOE-002A.00, SOE-002B.00, SOE-003.00, SOE-004.00, SOE-005A.00, SOE-005B.00, SOE-005C.00, SOE-006.00 through SOE-009.00, and FO-001 through FO-004.00, dated March 26, 2017, and prepared by Gerard L. Santora, PE; and P-001.00, P-002.00, P-003.00, P-200.00, P-300.00, P-301.00, SP-001.00, SP-002.00, SP-100.00, SP-101.00, SP-102.00, SP-103.00, SP-200.00, and SP-300.00, dated (revised) July 7, 2017, and prepared by Gilbert Miguel Quintanilla, PE.

Accordingly, staff reviewed these materials and noted that they include written specifications for the excavation work; modifications to the proposed work, including lowering the height of the stair bulkhead from 9'-0" to 8'-6", setting the edge of the rooftop addition back 5'-0" from the plane of the rear facade, instead of 2'-0" back as previously proposed, as well as additional work, consisting of replacing black painted one-over-one and two-over-two double-hung wood windows at the south (Charles Street) facade with eleven (11) dark grey painted wood two-over-two double-hung windows; alterations at the north (rear) facade, including replacing five (5) one-over-one double-hung windows at the third and fourth floors with two-over-two double-hung windows, and replacing one (1) one-over-one double-hung window at the third floor with a multi-light door, in conjunction with lowering the sill and removing a portion of the adjoining brickwork; and alterations at the roof, including installing a wall-mounted heat pump at the east wall of the new stair bulkhead and three (3) vents, as well as interior alterations at the cellar through fourth floors, including the demolition and construction of nonbearing partitions, floors, and finishes, as well as mechanical, plumbing, electrical, structural, and sprinkler work.

With regard to the modifications and additional work, staff found that the reduction in height of the bulkhead will help reduce its overall massing and will be more typical for rooftop additions throughout the historic district in terms of scale and proportions; that setting the rooftop addition back even further from the rear facade will help support the primacy of the defining aspects of the building's original scale and massing; that the engineer has provided specifications for the excavation work and for the protection and monitoring of the adjacent buildings; that, in accordance with the provisions of Title 63 of the Rules of the City of New York (RCNY), Section 3-04, the replacement of the existing windows is warranted by their deteriorated conditions; that the proposed replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish; that the windows to be removed are not special windows, as defined by Section 3 or Appendix C of the Rules; that the replacement windows will be installed within existing masonry openings; that the proposed door will be installed in an opening to be enlarged, in accordance with Section 2-15 of the Rules; that the alteration to the masonry opening will not alter or destroy any protected features; that, in accordance with the provisions set forth in Title 63 of the RCNY, Section 2-19, the rooftop installations consist of mechanical equipment only; that the installation of the equipment will not result in damage to, or demolition of, significant architectural features of the roof; and that none of the work at the rear facade or roof will be visible from any public thoroughfare. Additionally, staff found that the design approved by the Commission has been maintained and that the required changes have been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-11174 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.

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 Julianne W Chianese.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alex Nizhikhovskiy, The Turett Collaborative

cc: Bernadette Artus, Deputy Director; Alex Nizhikhovskiy, The Turett Collaborative