



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: 10/23/19	EXPIRATION DATE: 7/16/2025	DOCKET #: LPC-20-02848	COFA COFA-20-02848
ADDRESS: 37-39 PERRY STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 613 / 38
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Steven Gambrel
Perry and Sailor LLC
15 Watts Street, Floor 4
New York, NY 10013

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 July 16, 2019, 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 June 20, 2019, and as you were notified in Status Update Letter 19-40831 (LPC 19-40831), issued on July 17, 2019.

The proposal, as approved, consists of enlarging four (4) masonry openings at the second floor of the south (Perry Street) façade by removing four (4) black-finished wood, one-over-one, double-hung windows, plain brickwork, and black-finished concrete sills, and installing four (4) pairs of black-finished wood, four-light casement windows; installing four (4) black-finished metal Juliet balconies at the second floor of the south façade; replacing four (4) black-finished wood, one-over-one, double-hung windows at the third floor of the south façade with four (4) black-finished wood, four-over-four, double-hung windows; replacing four (4) pairs of black-finished metal, four-light casement windows at the fourth floor of the south façade with four (4) black-finished wood, two-over-four, asymmetrical double-hung windows; removing black-finished metal lintel and sill covers at the second through fourth floors of the south façade, in conjunction with repairing the underlying brownstone utilizing a patching mortar, or replacing deteriorated brownstone with new cast

Page 1

Issued: 10/23/19

DOCKET #: LPC-20-02848

stone units, as necessary; modifying masonry openings at the first floor of the south façade, by removing a black-finished wood and glass door and single-light transom, a black-finished metal gate, a grey-finished metal one-over-one, double-hung window and a single-light transom, and plain brickwork, and installing a black-finished wood, four-over-six, asymmetrical double-hung window, a pair of black-finished paneled wood doors, and plain brickwork, aligning the window and door openings with the openings at the upper floors; replacing a black-finished metal and glass, roll-up garage door at the first floor of the south façade with a pair of black-finished wood paneled, outswing garage doors; creating an areaway at the south façade by removing untinted concrete sidewalk paving at select locations, and installing black-finished metal railings and planting beds; reconstructing the north (rear) façades of the main building and rear yard extension, using new brickwork and cast stone lintels and sills, matching the existing conditions at the outer wythe, except raising the height of the façade by 4'-1 1/2" and incorporating taller masonry openings at the main building, featuring paired multi-light doors at the first floor and four-over-four, double-hung windows and shutters at the upper floors, and combined masonry openings at the rear yard extension, featuring multi-light window and door assemblies; raising the parapet of the rear yard addition 3'; raising the south portion of the roof 12", and the north portion of the roof 4'-10"; constructing a one-story, brick-clad rooftop addition and elevator bulkhead, and a standing seam lead-coated copper-clad stair bulkhead, in conjunction with raising three (3) flues; and installing two (2) HVAC units and black-finished metal railings at the roof, as shown in a digital presentation, titled "37-39 Perry Street," dated July 16, 2019, and prepared by H.S. Jessup Architecture, including 29 slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 37-39 Perry Street as a pair of Vernacular Anglo-Italianate style twin houses, built in 1855; 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.

With regard to this proposal, the Commission found that the c. 1911-16 combination of the buildings was a significant later alteration that respected and retained elements of the original design, and the proposed alterations are in keeping with the spirit of those changes by retaining elements of both those eras, and making further adjustments to reflect current needs; that the proposed multi-light double-hung and casement windows at the second through fourth floors will be in keeping with windows historically found at buildings of this type, style, and age within the historic district; that the design, materials, and finish of the metalwork at the Juliet balconies and areaway are inspired by metalwork and similar installations found at another building of this style within the historic district; that the proposed areaway will be in keeping with the depth of the areaway found at the neighboring matching building; that the removal of the metal window lintel covers and installation of new brownstone lintels will return these features closer to their original appearance; that the reconfiguration of the openings at the first floor of the south façade will be in keeping with the history of alterations to the openings at this building's base; that the westernmost pedestrian door and garage doors are simply designed, therefore their removal will not eliminate any significant historic fabric; that the proposed window and doors at the building's base will be in keeping with entrances typically found at buildings of this type, style, and age in terms of material and finish and will harmonize with the upper portions of the building; that the combined building represents two of three buildings in the row, and that raising the height of the rear façade will reflect the fact that the buildings were combined many years ago; that the building and its small row are situated between much larger buildings, and therefore the change in height of the rear façade will not detract from the rear façades of neighboring buildings; that the proposed rear façade, featuring punched openings, will maintain the residential character of the building; and that the raised height of the roof and rear façade, and construction of a bulkhead and addition will not be visible from public thoroughfares. 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 historic cornices be retained; and that the shutters be eliminated.

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 and incorporating the required changes.

Subsequently, on September 18, 2019 and October 9, 2019, the Commission received a letter, dated October 1, 2019; supplemental drawings SK 010 through SK 012, dated October 2, 2019; and filing drawings T-100.00, D-100.00 through D-102.00, D-400.00, D-401.00, A-100.00 through A-102.00, A-300.00, A-301.00, A-400.00, A-401.00, A-410.00, A-415.00 through A-419.00, W-100.00, S-001.00 through S-003.00, SOE-100.00, SOE-200.00, SOE-300.00, SOE-400.00, Z-100.00 through Z-102.00, M-001.00 through M-004.00, M-100.00 through M-102.00, E-100.00 through E-102.00, P-001.00, and P-002.00, dated September 12, 2019, and prepared by Henry Stuart Jessup, RA.

Accordingly, staff reviewed these materials and noted that they include modifying the scope of work, consisting of repairing the wood cornices at the south façade utilizing wood filler and new wood units, as necessary, and repainting the cornices black; and omitting the installation of shutters at the south façade from the scope of work; and additional work, including removing a modern metal drain leader at the south façade; installing a new black-finished drain leader at the easternmost end of the south façade; replacing deteriorated brickwork at select locations throughout the south façade with new brickwork; repointing deteriorated mortar joints at select locations throughout the south façade; resurfacing the deteriorated brownstone bandcourse at the second floor of the south façade utilizing a cementitious stucco mix; cleaning throughout the south façade utilizing low pressure water washes; creating new masonry openings at the west (side) façade by removing plain brickwork and installing black-finished wood windows, including installing two (2) six-light, fixed windows and one (1) two-light, fixed window, at the basement level, and installing two (2) four-over-four, double-hung windows, each, at the second through fourth floors; installing two (2) antique brass-finished light fixtures at the first floor of the south façade; and interior alterations at the cellar through fourth floors, including excavating at the cellar to lower the floor slab by between 2'-11 ³/₄' and 3'-8 ³/₄'.

With regard to this modified and additional work, staff found that Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(9) for repair of wood features; and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-14 for Window and Doors, including Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-16(c) for Excavation Work; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels. Additionally, staff found that the design approved by the Commission has been maintained and the required changes incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-02848 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of joint cutting, bricks, cast stone, pointing and patching mortars, and brownstone resurfacing at locations requiring repair, prior to the commencement of work. Review instructions in the

subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to mcraren@lpc.nyc.gov for review, or contact staff to schedule a site visit.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

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 Michelle Craren.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Julie Rosen, Higgins Quasebartg & Partners, LLC

cc: Emma Waterloo, Deputy Director; Julie Rosen, Higgins Quasebartg & Partners, LLC