



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: 01/13/20	EXPIRATION DATE: 10/29/2025	DOCKET #: LPC-20-05481	COFA COFA-20-05481
ADDRESS: 239 WEST 4TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 611 / 4
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Charles Dorato
239 West 4th Street
New York, NY 10014

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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 October 29, 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 October 3, 2019.

The proposal, as approved, consists of enlarging an existing one story rear yard addition, increasing its footprint, and maintaining its height, cladding the new portion with brickwork, and installing a metal railing on its roof, as shown in a digital presentation, titled "239 West 4th Street", dated October 22, 2019 and prepared by Alta Indelman, including 15 slides, consisting of photographs, and drawings, all presented as components of the application at the Public Hearing and Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 239 West 4th Street as a Greek Revival style rowhouse, built in 1839; 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 that the proposed work will not eliminate or damage any significant architectural features; that the proposed addition will not be visible from any public thoroughfare; that the enlarged one-story rear addition will be in keeping with additions found at neighboring properties in terms of height and projection into the rear yard and its size will not overwhelm the existing three-story house; that the presence of the addition, within this block, which was cut when 7th Avenue South was created and no longer retains the typical continuity of adjoining rear yards, will not detract from the central greenspace; that the materials palette and solid to void ratio will be consistent with modern additions at this block and elsewhere within the historic district, thereby helping the addition have a harmonious presence; and that, therefore, the proposed work will not detract from the special architectural and historic character of the building or the historic district; that the Commission's consulting engineers, Old Structures, will review the plans; and that the Commission will continue to coordinate with the Department of Buildings to ensure that the building and surrounding properties are protected. Additionally, staff finds that the design approval by the commission has been maintained and the material for review of the excavation has been provided. Based on these findings, the Commission determined the work to be appropriate to the Greenwich Village Historic District and voted to approve it with the stipulation that the details of the excavation work be reviewed in consultation with Commission staff.

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 any and all necessary documentation for the Commission review of the excavation work.

Subsequently, on November 27, the Commission received filing drawings labeled drawings G-001.02, G-002.02, A-102.02, A-102.00, S-100.00 and S-101.00, dated (revised) November 27, 2019, and prepared by Alta Indelman, R.A., all submitted as components of the application.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; that structural detail drawings from the excavation and foundation were provided; and that these materials include additional work, consisting of interior alterations at the basement. With regard to the documentation and additional work, staff found that the proposed interior work will have no effect on any significant architectural features of the house or site; and that documentation of the excavation work illustrated that the proposed excavation work will be consistent with the intent of the Commission's approval. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-05481 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 Maggie Mei Kei Hui.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alta Indelman

cc: Bernadette Artus, Deputy Director; Alta Indelman,