



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: 11/19/20	EXPIRATION DATE: 2/4/2026	DOCKET #: LPC-20-09889	COFA COFA-20-09889
ADDRESS: 19 BARROW STREET Apt/Floor: 4, Roof		BOROUGH: MANHATTAN	BLOCK/LOT: 590 / 61
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Rafael Sassouni
9 Park Place
Suite 1E
Great Neck, NY 11021

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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 February 4, 2020, 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 January 9, 2020, and as you were notified in Status Update Letter 19-28658, issued on February 13, 2020.

The proposal, as approved, consists of constructing a roof extension with sloped gray-finished standing seam metal roof, skylights, brick-clad side facades, and beige-finished stucco rear facade with multi-light window and door openings; constructing a stair bulkhead, projecting from the center of the rear façade of the roof extension, with beige-finished stucco; raising the brick parapets in-kind at the east, west and south (rear) facades of the main building, and at all sides of the rear stair tower, to create a roof terrace, and installing new metal and glass railings above the parapets; and extending flues at four (4) existing masonry chimneys; as shown in an undated digital presentation, titled "19 Barrow Street," prepared by Leder-Luis Architectural Design PLLC, including thirty-four (34) slides, consisting of photographs and drawings, as well as material and finish samples, 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 19 Barrow Street as a pair of combined rowhouses originally built in 1834 in the Federal style and altered in 1925 as apartments; 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 work will not damage or eliminate any significant features of the building or site; that these combined buildings were altered in 1925 by the addition of one and a half stories, therefore the proposed rooftop extension will be consistent with the evolution of these buildings; that the proposed addition will not be visible when viewed from directly across Barrow Street, and that only the raised chimney flues and portions of the extended parapet and side façade of the addition will be visible over the secondary eastern façade along Barrow Street; that although the proposed rooftop addition will be visible from various vantage points to the north and east, most of these views will be incidental and will not be seen in conjunction with the primary façade, limiting the visual impact of the addition on the building and the streetscape; that the volume of the addition is of a simple massing that will not call attention to itself, and will be seen in conjunction with other neighboring rooflines and rooftop accretions; that the standing seam metal cladding at the roof will be in keeping with the materiality and finishes of roofs and rooftop additions found throughout this historic district; that the extension will be set back from the rear façade, allowing the historic massing of the buildings to be retained, and that the simple punched openings and stucco finish at the rear façade will maintain the residential character of these buildings; that the raised rear and side parapets will be constructed in brick to closely match the existing façades, and will retain the corbelled brickwork at the rear, thereby retaining this significant feature; that the alterations to the rear façade will not be visible from public thoroughfares; and that the work will not detract from the special architectural and historic character of 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 it with the stipulation that the applicant modify the profile of the peak of the roof as visible from Barrow Street in consultation with the Commission staff; that any active chimneys visible from Barrow Street are extended in brick; and any previously installed metal flue extensions at inactive chimneys be removed and capped.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required changes.

Subsequently, on April 16, 2020, the Commission received the final Department of Buildings filing drawings, labeled A-001.00, Z-001.00, A-002.00 through A-008.00, S-001.00, and M-001.00, dated September 3, 2020, prepared by Julio Cesar Leder-Luis, R.A.; mock up photographs; manufacturers' cut sheets; and email correspondence dated September 17, 2020, prepared by Judy Herzfeld/Leder-Luis Architectural Design.

Accordingly, the Commission staff reviewed these materials and noted that they include changes to the scope of work, including modifying the addition by flattening the peak of the roof and setting back the east facade of the addition by 1'6" to reduce visibility; removing existing metal flue extensions, extending three (3) active chimneys in brick, and removing two (2) inactive brick chimneys; revising the fenestration at the rear facade of the addition to include three (3) multi-light windows installed in smaller punched openings with cast stone lintels and sills at the east portion of the façade, and two (2) sliding wood and glass door assemblies at the west side of the façade and at the westernmost stair bulkhead, in lieu of larger window openings and different door locations; constructing a stair bulkhead at the west end of the addition, clad in brick and stucco to match the approved addition; installing pavers and planting areas at the terrace; removing and replacing a metal roof hatch in-kind; installing two (2) wall-mounted HVAC units at the rear facade of the addition; and interior alterations at the fourth floor.

With regard to these changes and the additional work, the Commission found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(e) for wall-mounted HVAC and other mechanical equipment. Furthermore, with regard to these or other aspects of the work, the Commission found that setting back the east façade of the addition will reduce visibility so that only a portion of the roofline will be visible behind an existing chimney when viewed from Barrow Street; and that the setback and modified roofline results in a less severe visible termination of the roof of the addition. Additionally, the Commission 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 and Certificate of Appropriateness 20-09889 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

PLEASE NOTE: The owners of 19-21 Barrow Street have committed themselves to maintaining the building in a sound, first-class condition in perpetuity as a condition of a Restrictive Declaration ("the Declaration") issued on October 20, 1982; that Certificate of No Effect 19-09298 was issued on April 14, 2017 approving exterior restorative work as identified in a cyclical maintenance inspection; and that a final sign-off for the work approved in this Certificate of Appropriateness 20-09889 will not be issued by the Landmarks Preservation Commission until a sign-off for the completed work approved under Certificate of No Effect 19-09298 is issued by the Commission.

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 brickwork at the extended chimneys and new parapet, and stucco at the rear addition and bulkheads, all 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 efagan@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Elizabeth Fagan.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Julio C. Leder-Luis, Leder-Luis Architectural Design, PLLC

cc: Edith Bellinghausen, Deputy Director; Julio C. Leder-Luis, Leder-Luis Architectural Design, PLLC