



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

<b>ISSUE DATE:</b> 10/06/20	<b>EXPIRATION DATE:</b> 9/15/2026	<b>DOCKET #:</b> LPC-21-00233	<b>COFA</b> COFA-21-00233
<b>ADDRESS:</b> 257 WEST 4TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 612 / 2
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Craig Wood**  
**CA 257 West 4th LLC**  
**375 Greenwich Street**  
**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 September 15, 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 August 19, 2020.

The proposal, as approved, consists of constructing a one-story rear yard addition at the basement level of the rear facade, enclosing the entire rear yard by constructing a flat roof supported by the existing walls at the perimeter of the yard; and replacing existing chimney flues at the main roof of the building with taller black painted metal chimney flues, as shown in a digital presentation, titled "257 West 4th Street Residence," dated September 4, 2020 and prepared by Fischer + Makooi Architects, including eighteen (18) slides, consisting of photographs, drawings, and photomontages, as well as 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 257 West 4th Street as an Italianate style rowhouse designed by Robert Mook and built in 1870-71 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 architectural features; that the rear yard addition will not be visible from any public thoroughfares; that the proposed one-story rear addition will be modest in scale and will be consistent with other rear additions at this block in terms of height and footprint; that eliminating the presence of this small rear yard, which is largely cut off from the other rear yards by neighboring buildings, will not detract from the central greenspace; that the extended flues will be in keeping with utilitarian rooftop accretions found within the surrounding streetscape and throughout the historic district in terms of their material, finish, and visibility 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 the application. Therefore, Certificate of Appropriateness 21-00233 is being issued and the final drawings T-001.01, Z-002.01, A-010.01, A-012.00, A-100.01, A-101.01, A-102.01, A-200.01, A-201.01, A-202.01, A-302.01, A-303.01, A-501.01, A-522.01, A-700.01, A-701.01, A-710.00, A-711.01, A-712.00, and A-713.00, dated (revised) June 19, 2020, and prepared by Fariba H. Makooi, RA; S-100.01, S-101.01, S-102.01, S-103.01, S-104.01, S-105.01, S-300.01, S-302.01, S-303.01, S-304.01, S-400.01, and S-401.01, dated (revised) June 19, 2020, and prepared by Yubun Auyeung, PE; and M-001.01, M-100.01, M-101.01, M-102.01, M-200.01, M-201.01, M-202.01, M-300.01, P-001.01, P-099.01, P-100.01, P-101.01, P-102.01, P-402.01, P-501.01, P-502.01, P-503.01, and P-601.01, dated (revised) June 19, 2020, and prepared by John Adam Anthes, PE, have been marked approved.

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: This permit is being issued in conjunction with Miscellaneous/Amendment 21-02309, approving the installation of windows at the rear facade; the construction of a stair bulkhead at the roof; the installation of areaway paving and ironwork; resurfacing brownstone; the installation of a wood fence, light fixtures, and an intercom; and interior alterations.

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 Julianne W Chianese.

Sarah Carroll  
Chair

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

Muriel Henriquez, JAM Consultants Inc.

**cc:** Bernadette Artus, Deputy Director; Muriel Henriquez, JAM Consultants Inc.