



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> 10/02/20	<b>EXPIRATION DATE:</b> 6/23/2026	<b>DOCKET #:</b> LPC-21-01531	<b>COFA</b> COFA-21-01531
<b>ADDRESS:</b> 17 EAST 9TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 567 / 26
Greenwich Village Historic District			

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

ISSUED TO:

**Mark Moskowitz**  
**Argo Real Estate**  
**50 West 17th Street**  
**New York, NY 10011**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 23, 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 May 28, 2020, and as you were notified in Status Update Letter 20-10347 (LPC 20-10347) issued on June 30, 2020.

The proposal, as approved, consists of work at the south (East 9th Street) façade and areaway, including restoring a masonry opening at the parlor floor of the south façade by removing a black painted wood, six-over-nine, double-hung window and plain brick work and installing a brownstone-tinted cast stone door surround with a recessed entrance, featuring a dark stained wood panel door, a single-light transom, dark stained wood cladding at the returns of the opening, and recessed lighting at the soffit; installing a pair of black finished metal light fixtures flanking the parlor floor entrance; installing a brownstone tinted cast stone stoop with black painted metal railings; and creating a recessed areaway by removing untinted concrete sidewalk paving, excavating a portion of the sidewalk 3’10” deep, and installing bluestone paving and stairs, a brownstone curb, and black finished metal railings and a gate, as shown in a digital presentation, titled “17 East 9th Street,” dated June 23, 2020, and prepared by Workshop/APD, including eight slides, consisting of

photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 17 East 9th Street as a rowhouse built in 1844; 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. The Commission also noted that Certificate of Appropriateness 20-05797 (LPC 20-05797) was issued on January 30, 2020, approving the construction of rooftop and rear yard additions; and excavation work.

With regard to this proposal, the Commission found that the work will not eliminate or conceal any significant architectural features; that the building is not part of a row, therefore the alterations to the parlor floor and areaway will not diminish a unified streetscape; that the historic stoop was removed and the areaway modified in the early 20th century, therefore the work will return the building closer to its historic appearance; that the new parlor floor surround and entrance infill will be consistent with parlor entrances at buildings of this type, style, and age in terms of materials, finish and basic proportions; that the proposed areaway and stoop will be typical of areaways and stoops within this historic district in terms of materials, details, placement, projection and depth; that the metal stoop railing and areaway fence and gate will recall the articulation and details of historic ironwork in a contemporary way; and that the work will not detract from the architectural and historic character of the building, streetscape, or 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 profiles and details of the parlor floor door surround be restudied; and that the light fixtures be installed at the returns of the door surround, in consultation with Commission staff.

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 August 24, 2020 and September 22, 2020, the Commission received final filing drawings Z-002.01, Z-010.01, Z-011.01, Z-200.01, A-100.01, A-101.01, A-102.01, A-103.00, A-104.01, A-105.01, A-106.01, A-121.01, A-122.01, A-200.01, A-201.01, A-202.01, A-205.01, A-220.01, A-240.01, and A-570.01, dated (revised) September 14, 2020; and drawings DOT-100, DOT-101, DOT-102, DOT-103, DOT-104, and DOT-106, dated (received) September 22, 2020, and prepared by Thomas Julliard Zoli, RA.

Accordingly, the Commission staff reviewed these materials and noted that door surround details were revised to include a simple profiled entablature and engaged columns, instead of the inset panels originally proposed; that the light fixtures flanking the entrance were omitted from the scope of work; and that the drawings contain additional work consisting of replacing deteriorated brownstone units at the basement floor of the south façade with brown-stone tinted cast stone units; enlarging the tree pit at the sidewalk, in conjunction with shifting its location westward 1'6", by removing and reinstalling untinted concrete paving; and interior alterations at the cellar through fourth floor.

With regard to this 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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(iv)(E) for replacement of brownstone; and Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk. Furthermore, with regard to these or other aspects of the work, the Commission found that the proposed door surround will recall historic door surrounds at buildings of this type, style, and age in terms of placement, design, dimensions, profiles, texture, and finish; that the

new tree pit will be typical of tree pits within the historic district in terms of placement and size; and that the relocation of the tree pit will facilitate the restoration of the stoop. Additionally, the Commission 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 and Certificate of Appropriateness 20-10046 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 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>

Please Note: Work approved under Certificate of Appropriateness 20-05797 (LPC 20-05797), issued on January 30, 2020, including demolishing a studio skylight at the roof; constructing a rooftop addition and rear yard addition; excavation work; reconstructing the brick fourth floor of the north façade; replacing windows; repointing work; removing paint; removing a leader pipe, metal window boxes, and modern window grilles from the south façade; replacing deteriorated brownstone lintels with brownstone-tinted cast stone lintels; installing a glass, deck and stairs and mechanical equipment; and interior alterations, is shown on the approved drawings.

**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 cast stone units 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 [awoodin@lpc.nyc.gov](mailto:awoodin@lpc.nyc.gov) for review, or contact staff to schedule a site visit.

**SHOP DRAWINGS REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 shop drawings for the door surround and metalwork prior to the commencement of work. Digital copies of all shop drawings may be sent to [awoodin@lpc.nyc.gov](mailto:awoodin@lpc.nyc.gov) for review.

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 Amy Woodin.

Sarah Carroll  
Chair

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

Thomas Julliard Zoli, Workshop/APD

**cc:** Emma Waterloo, Deputy Director; Thomas Julliard Zoli, Workshop/APD