



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> 07/11/16	<b>EXPIRATION DATE:</b> 11/10/2021	<b>DOCKET #:</b> LPC-18-2835	<b>COFA</b> COFA-19-0334
<b>ADDRESS:</b> 39 WEST 10TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 574 / 64
Greenwich Village Historic District			

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

ISSUED TO:

**Jonathan Sheffer**  
 c/o Karen Thomas Associates  
 39 West 10th LLC  
 345 7th Avenue  
 New York, NY 10001

**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 November 10, 2015 following the Public Hearing of October 27, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on October 1, 2015, and as you were informed in Status Update Letter 17-8763 (LPC 17-4904), issued on November 10, 2015.

The proposal, as approved, consists of modifications to the primary entrance at the basement level of the southern (West 10th Street) facade and areaway, including installing a new cast stone entrance surround, featuring an entablature and pilasters, all with a finish replicating the appearance of brownstone; replacing the existing paneled wood door, framing, and paneled returns at the entrance with a paneled wood door, sidelights, and paneled returns, all painted black; and modifying the areaway, including removing bluestone steps and paving; adjusting the grade levels by constructing retaining walls, removing soil from the eastern and western ends of the areaway, and adding soil fill at the center; constructing bluestone steps and installing bluestone pavers, including pavers salvaged from the existing areaway steps and paving to the extent feasible; modifying the areaway fencing by removing one section and adding a section; and installing a metal garbage enclosure within the areaway, as well as excavating beneath the existing cellar level of the building and beneath a portion of the rear yard. The work was shown on a digital presentation of 20 slides, labeled "39 West 10th Street: Presentation to Landmarks Preservation Commission," dated (received) October 1,

2015, and consisting of drawings and photographs, all prepared by Steven Harris Architects LLP, and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 39 West 10th Street as a Greek Revival style town house, built in 1838-1839; 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. The Commission also noted that Certificate of Appropriateness 15-5641 was issued on March 31, 2014, approving the construction of rooftop and rear yard additions, including a below-grade portion, which included related excavation; modifications to a studio window; and interior alterations. The Commission further notes that the excavation approved by this application extends the excavation approved under Certificate of Appropriateness 15-5641.

With regard to this proposal, the Commission found that none of the work will result in the loss of, or damage to any significant architectural features of the building or site, or preclude the restoration of the parlor floor entrance and stoop in the future; that the design of the entrance surround and infill will be consistent with a common early 20th century alteration to rowhouses of this age and style when a stoop was removed, including replicating typical parlor floor entrance surrounds and infill, oftentimes with a more simplified design; that the surround and wood infill will be well-scaled to the entrance and feature materials and finishes in keeping with the historic material and finish palette of the façade, and profiles and details consistent with the design of the building; that the organization of the areaway, with a new stair, aligning in width and placement with the entrance, will help support the prominence of the entrance in keeping with the historical hierarchy of the façade; that the existing areaway fencing, which matches the historic areaway fencing in design and may include portions of the original fence, will be retained in the locations which historically had fencing, with the new section of fencing matching the historic design; that the proposed trash enclosure will be simply designed, well-scaled to the areaway, typical in placement, finished in a color which will help it blend with its context, and partially screened by the areaway fence, helping it remain a discreet presence; that the existing small bluestone pavers were likely cut down from the original pavers or replacement units, therefore, their replacement with a rectilinear pattern of pavers of equivalent size, reusing the existing pavers where feasible, and the new bluestone steps will not eliminate any significant paving material or pattern; that the excavation beneath the rear yard will not affect the grade level of the yard, therefore, the work will not affect the relationship of the rear yard to the house or surrounding yards; that the excavation will not extend to the rear lot line and will provide an area for significant plantings in the rear yard; that the excavation, and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings; and that none of the proposed work will overwhelm the building or detract from the special architectural and historic character of the building site or historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building, and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Buildings filing drawings showing the approved design.

Subsequently, on June 13, 2016, the Landmarks Preservation Commission received final drawings SOE-101.00, SOE-102.00, SOE-103.00, SOE-104.00, and SOE-105.00, dated February 16, 2016 and prepared by Raymond Volpe, PE; A-100.01 and A-101.02, dated July 15, 2015; A.306.00A.307.00, A.582.00, and A.584.00, dated June 2, 2016; A.580.00, A.581.00, and A.583.00, dated May 26, 2016; A.334.00 and A.514.00, undated (received) March 7, 2016 and prepared by Steven Harris, RA; and S-100.00, S101.00, S300.00, S302.00, S303.00, S304.00, S306.00, and S309.00, dated February 17, 2016 and prepared by Ross Albert Dalland, PE, all submitted as components of the application.

Accordingly, staff reviewed the drawings and found that they include additional work including installing brown painted ("bronze") pin-mounted metal numbers ("39") at the plain masonry of the new entrance surround above the basement level entrance at the southern facade; and interior alterations at the cellar through first floors, including the demolition and construction of nonbearing and structural partitions and finishes. With regard to the additional work, staff found that none of the additional work will result in the loss of, demolition to, or obscure any significant architectural features of the building; that the numbers will be typical in terms of placement and finish of such installations at buildings of this type, style, and age, thereby helping them to remain a discreet presence; and that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-0334 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of cast stone and stucco cladding prior to the commencement of work. Please contact Abbie Hurlbut once shop drawings and samples are available for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the DOB TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the DOB that the TPPN applies.

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 Abbie Hurlbut.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Patrick Plunkett, Steven Harris Arch LLP

cc: Bernadette Artus, Deputy Director of Preservation/LPC