



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/17/2012	EXPIRATION DATE: 09/16/2014	DOCKET #: 13-9085	COFA #: COFA 13-9073
ADDRESS 129 CHARLES STREET HISTORIC DISTRICT GREENWICH VILLAGE EXTENSION		BOROUGH: MANHATTAN	BLOCK/LOT: 632/29

Display This Permit While Work Is In Progress

ISSUED TO:

**Benjamin Shaoul
Magnum Real Estate Group
594 Broadway Ste 1010
New York, NY 10012**

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 16, 2008, following the Public Hearing and Public Meeting of August 12, 2008, and the Public Meeting of August 5, 2008, voted to approve a proposal to construct a rooftop and a rear yard addition, as put forward in your application completed July 10, 2008, and as you were notified in Status Update Letter 09-5171, issued November 11, 2008. The approval will expire September 16, 2014.

The work, as approved, consists of the scaling back of the building's footprint by approximately 10 feet at the rear yard, the removal of the existing brick façade at the third floor, and the construction of a new steel and glass façade; and the construction of a new rooftop addition (including an elevator bulkhead), clad in corrugated metal siding, which will be set back from the front façade and cut at an angle, and which will extend approximately 17 feet beyond the depth of the existing third story roof at the rear of the building. The approved work was shown on presentation boards consisting of existing condition photographs, historic photographs a site map, photomontages and drawings labeled 'Landmarks Preservation Commission Public Meeting, September 16, 2008, L-6, L-6, L-7, L-10, L-13 through L-16, and L-20, dated 7/10/08, prepared by Turett Collaborative Architect and presented at the Public Hearing and Public Meetings. As initially proposed at the Public Hearing and Public Meeting of August 5, 2008 the application called for a taller rooftop addition with a larger footprint, set back an even 5 feet from the front façade.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Extension designation report describes 129 Charles Street as a vernacular style stable and dwelling designed by Henry Andersen, and built in 1897; and that the buildings' style, scale, materials and details contribute to the special architectural and historic character of the distoric district. The Commission also noted that the interior of this

particular block is completely built out, and that 129 Charles Street has an existing two story rear-yard addition that extends to the lot line.

With regard to this proposal, the Commission found that the existing rear façade of the building has been significantly altered by a two story addition extending to the lot line, and the façade of the intact third floor has no significant historic features, therefore the construction of the proposed rear yard addition will not detract from the historic character of the building; that the rear yard addition will not be visible from any public thoroughfare; that the proposed addition calls for reducing the foot print of the existing extension by almost 10 feet and restoring open space at the rear yard of the congested interior of this block; that given the context of the interior of this block, which has been entirely built out, and has no consistency of roofline, material or character, a modern steel and glass intervention will not disrupt or detract from the adjacent rear facades; and that the proposed rooftop addition will not be visible from Greenwich Street, and will only be minimally visible from Charles Street, where it will appear set well back from the roofline. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Greenwich Village Historic District Extension, and voted to approve the proposal.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design. Subsequently, on December 17, 2012, the Landmarks Preservation Commission received final architectural drawings labeled A000.00, A100.00, A101.00, A110.00, A111.00, A112.00, A113.00A200.00, and A300.00, dated 12/7/12, prepared by Wayne Turett, R.A.

Accordingly, staff reviewed the drawings and found that the proposal has been modified, by cutting back the angled portion of the proposed rooftop addition, so that the face of the addition sits 15' back from the primary facade of the building. In addition, the proposal now calls for the installation of of A/C units at the roof of the addition; cladding the addition in standing seem metal, rather than corrugated metal; and interior work, including demolition and construction of partitions and installation of new finishes. With regard to this additional work, the Commission finds that the proposed change in the footprint of the approved rooftop addition will not substantially alter the proposed design, and will reduce the amount of bulk at the roof; that, in accordance with the R.C.N.Y. Title 63, Section 2-19, the installation of the new A/C units will only be minimally visible from any public thoroughfare; and that the installation of the new units will not result in damage to, or demolition of, any significant architectural features of the building. The Commission also finds that the standing seem metal cladding will have a muted grey finish that is typical of utilitarian rooftop additions throughout the historic district; that the standing seem metal cladding will not call attention to itself; that all of the proposed changes are in keeping with the spirit of the original approval; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 13-9073 is being issued.

PLEASE NOTE: This permit is being issued in conjunction with Certificate of No Effect 13-9072 for alterations at the ground floor, and installation of a new fiberglass cornice at the primary facade.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Andria Darby.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jim Saiskakorn, Turett Collaborative Architects**

cc: Caroline Kane Levy, Deputy Director of Preservation