



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> 02/02/17	<b>EXPIRATION DATE:</b> 7/19/2022	<b>DOCKET #:</b> LPC-19-3641	<b>COFA</b> COFA-19-8063
<b>ADDRESS:</b> 246 WEST 11TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 613 / 12
Greenwich Village Historic District			

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

ISSUED TO:

**Brandon Miller, Member**  
**Reec West 11th Street, L.L.C.**  
**18 East 48th Street**  
**New York, NY 10017**

**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 October 11, 2016, and July 19, 2016, following the Public Hearing and Public Meeting of July 12, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on June 16, 2016, and as you were notified in Status Update Letter 19-1389 (LPC 184960), issued on August 3, 2016.

The proposal, as approved, consists of reconstructing the off-center studio dormer at the front slope of the pitched roof facing West 11th Street, featuring zinc cladding and multi-light steel casement window assembly finished black; removing existing roofing and installing new slate shingle roofing at both slopes of the pitched roof; reconstructing the brick chimney in a wider configuration with new metal flue extensions, finished black; constructing a new centered studio dormer at the rear slope of the pitched roof, featuring zinc cladding and multi-light steel casement window assembly finished black, with mechanical units and railings finished black on the roof; removing and replacing various historic and non-historic features at the front façade and areaway, and installing a new cornice and wood shutters, all finished black; excavating the front areaway to lower the grade and reconfigure the stairs and landing with new bluestone steps and paving, and modifying the two (2) basement window openings by lowering the sills; and altering the rear façade, including removing the existing rear addition and chimney, and constructing a new 3-story rear yard addition, featuring brick cladding, cast stone lintels, multi-light steel casement window and door assemblies

and metal spandrel panels finished black, a steel balcony with glass railings at the first floor, a metal railing at the roof terrace, and light fixtures at select locations; repairing or reconstructing the historic facade at the 3rd floor and modifying the window openings by lowering the sill, and installing two (2) 4-over-4 double-hung wood windows with profiled brickmolds and one (1) multi-light wood door, all finished black; and excavating the rear yard to construct a new below-grade addition at the cellar floor. The proposal, as initially presented, included removing the studio dormer, reconstructing the roof, and constructing a rooftop addition at the ridge line with sunken front and rear terraces; and excavating the rear yard to the lot-line. The proposal, as initially presented, was shown in a digital presentation, titled "246 West 11th Street," dated April 22, 2016, and including 26 slides. The proposal, as approved, was shown in a digital presentation, titled "246 West 11th Street," dated (revised) September 2, 2016, and including 20 slides. Both presentations were prepared by INC Architecture & Design, PLLC, and Higgins Quasebarth & Partners LLC, and consisted of photographs, drawings, photomontages, and material and finish samples.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 246 West 11th Street as a Greek Revival style rowhouse built in 1861; 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 Greenwich Village Historic District.

With regard to this proposal, the Commission found that the proposed dormer addition and rooftop mechanical equipment will not be visible over the primary façade, and will be only minimally visible from a narrow gap at West 4th Street, and will not detract from the building or the streetscape; that the proposed dormer addition will be constructed on the rear-facing slope of the pitched roof, and will maintain the base, top and sides of the pitched roof around the dormer, thereby preserving a sense of the original roofline; that the massing and design of the dormer addition, featuring zinc cladding and a large assembly of multi-light metal casement windows, will be evocative of studio windows and dormers; that the removal of the existing rear addition will not eliminate or cause damage to any significant historic fabric or architectural features; that the proposed rear yard addition will match the depth of the existing rear addition and align with an adjacent rear addition, and therefore will not further diminish the central green space; that the proposed rear yard addition will not rise to the full height of the building, maintaining the top floor, and will be consistent with other three-story rear yard additions found at nearby buildings on this portion of the block; that the proposed rear yard addition will only be partially visible from an opening in the street wall on West 4th Street, which will reveal the brick side wall, and therefore will not detract from the significant architectural features of the building or the streetscape; that the proposed alterations to the top floor of the rear façade, including the removal of the non-original chimney, reconstruction of the dentiled cornice and modest raising of windows and lintels to match those at the adjacent building, will restore certain elements of the historic rear façade, thereby preserving the relationship between this and the neighboring buildings in the row; that the proposed cellar excavation will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building's facades and the adjacent buildings; that the modest excavation to lower the areaway steps and landing adjacent to the building using new bluestone steps and pavers, and lowering of the basement windows at the sills, will be in keeping with typical alterations for expanded basement entrances and consistent with the paving materials historically found in areaways of buildings of this age and type; and that the proposed work will not diminish the special character of the building 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 rear yard excavation be pulled back at least 5 feet from the lot line to allow for substantial plantings; that the studio dormer be retained or modified to retain the existing sense of proportions and asymmetry; and that the proposed alterations to the front façade be restudied to incorporate more of the surviving historic elements and to better represent the changes to the building over time.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and

approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on February 1, 2017, the Commission received an engineering report dated June 22, 2016, and prepared by Stuart D. Gold, P.E., of SDG Engineering, P.C., filing drawings labeled T-000.00, G-101.00, G-102.00, G-103.00, Z-101.00, Z-102.00, Z-103.00, Z-104.00, Z-105.00, Z-106.00, DM-901.00, DM-902.00, DM-903.00, A-901.00, A-902.00, A-903.00, A-912.00, A-913.00, A-914.00, A-921.00, A-922.00, A-923.00, A-931.00, A-932.00, A-941.00, A-942.00, A-952, and A-953 dated March 17, 2016, drawing labeled A-951 dated (on receipt by LPC staff) December 9, 2016, and all prepared by Adam H. Rolston, R.A., and drawings labeled S-001.00, FO-200.00, S-201.00, S-202.00, S-301.00, S-302.00, S-303.00, S-304.00, S-305.00, S-306.00, SOE-001.00, SOE-201.00, SOE-301.00, SOE-302.00, SOE-303.00, SOE-304.00 dated November 16, 2016 and prepared by Stuart D. Gold, P.E. and drawings labeled P-010.00, P-050.00, P-100.00, P-101.00, P-102.00, P-200.00, P-210.00, P-220.00, P-300.00, P-400.00, P-401.00, M-050.00, M-100.00, M-101.00, M-102.00, M-150.00, M-151.00, M-152.00, M-200.00, M-201.00, M-210.00, M-300.00, M-301.00, M-400.00, M-401.00, M-402.00, M-403.00, M-404.00, SP-010.00, SP-100.00, SP-101.00, SP-102.00, SP-200.00 dated (on receipt by LPC staff) December 9, 2016 and prepared by Chris M. Sideris, P.E, and an additional description of work memorandums dated January 31, 2017 and February 2, 2017 and prepared by Sarah Sher of Higgins Quasebarth & Partners, LLC. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; that the reconstructed studio dormer at the front slope of the pitched roof will match the height, slope and asymmetrical placement of the original dormer, with minor adjustments to accommodate the wider chimney; that the rear yard excavation and below grade addition will be set back 5' from the rear lot-line; and that the alterations at the front façade will incorporate some of the historic elements, and will remove and replace others, including retaining the historic wood entrance surround, and relocating the historic wood paired doors from the vestibule to the surround, and replacing the door glazing with wood panels, all finished black; retaining and modifying the historic iron grilles at the basement windows and below the stoop to fit the modified openings; removing the existing stoop, cheek walls and ironwork, and the areaway knee walls, and constructing a new brownstone-tinted cast stone stoop with open sides and with new decorative ironwork railings and newel posts finished black, and installing new decorative ironwork finished black on tinted cast stone curbs at the areaway; removing the existing metal lintel caps and underlying stone at windows and the entry door, and installing new profiled cast stone lintels, sills, and the sillcourse; and revising the design of the new cornice to feature brackets; and that the drawings include additional work, including removing existing windows and installing ten (10) 2-over-2 double-hung wood windows with profiled brickmolds finished black, at the West 11th Street façade at the basement and 1st through 3rd floors; repointing select areas of masonry; resurfacing brownstone elements with a tinted cementitious patching mortar at the basement and areaway; and interior alterations at the cellar, basement, and 1st through 4th floors, including the demolition and construction of bearing and nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to this additional work, staff found that in accordance with the provisions of Title 63 of The Rules of the City of New York, Section 2-14, that the documentation reveals that the existing brownstone to be resurfaced is deteriorated; that the original texture, color, profiles and details will be replicated; that the damaged stone will be cut back to sound stone and the new surface keyed into the sound stone and built up in successive layers using a cementitious mix with the top layer tinted to match the original brownstone texture and color; that the methods and materials proposed by the contractor have been provided in the form of specifications; that in accordance with the provisions of Section 3-04, that the replacement of the existing windows at the primary facades is warranted by their deteriorated conditions; and that the proposed replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish. Furthermore, that the replacement of the existing modern doors at the rear facade will not eliminate any original historic fabric or diminish any significant alterations, added over time; and that the work will not be visible from any public thoroughfares. Furthermore, staff found that alterations to the front façade will feature a mix of historic elements to remain and new elements, which are based on Transitional

Greek Revival and Italianate style features found at nearby historic buildings of a similar type, that will result in a new composition that will continue to represent certain aspects of the changes that occurred at this building over time; that the new ironwork, in terms of its location on the building or property, scale, and visual characteristics will be in keeping with the age and style of the building and, where the building is part of a row, is harmonious with other metalwork on the row; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; and that the work will aid in the long term preservation of the building. Based on these findings, the Commission determined the work to be appropriate to the building and the Greenwich Village Historic District. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-8063 is being issued.

PLEASE NOTE that this permit is being issued contingent upon the Commission's review and approval of shop drawings or cut sheets for stoop and areaway railings, cornice, shutters and shutter hardware, and samples of drawings, joint cutting, pointing mortar, brownstone patching, and cast stone prior to the commencement of work. Samples should be installed adjacent to clean, original surfaces being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to James Russiello via [jrussiello@lpc.nyc.gov](mailto:jrussiello@lpc.nyc.gov) for review. This permit is also contingent on the understanding that the 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 Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform 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 James Russiello.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Ward Dennis, Higgins Quasebarth & Partners, LLC

cc: Cory S. Herrala, LPC Director of Technical Affairs, Sustainability and Resiliency

Page 4

Issued: 02/02/17

DOCKET #: LPC-19-3641