



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> 10/05/2011	<b>EXPIRATION DATE:</b> 05/17/2017	<b>DOCKET #:</b> 12-1993	<b>COFA #:</b> COFA 12-5331
<b>ADDRESS</b> 8 JANE STREET <b>HISTORIC DISTRICT</b> GREENWICH VILLAGE		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  615/73

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

**ISSUED TO:**

**David Wine, Managing Partner**  
**8 Jane Street, LLC**  
**c/o Oliver's Realty Group**  
**416 West 13th Street, Suite 200**  
**New York, NY 10014**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 17, 2011, 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 forward in your application completed on April 21, 2011, and as you were informed in Status Update Letter 12-303 (LPC 11-8004), issued on May 17, 2011.

The proposed work, as approved, consists of modifying the roof slope; raising the rear parapet; constructing a rooftop bulkhead, trellis, and mechanical enclosure; installing rooftop flues and railings; modifying a rear yard light and air well and portions of the front areaway, including lowering the grade level; altering the gate at the side of the stoop; and lowering the cellar level at the subject premises, by excavating beneath the building by 4'-4". The work was shown on ten presentation boards, labeled L1 through L10 by the Commission staff; dated May 9, 2011; and consisting of drawings, photographs, photomontages, and material samples, all prepared by Guerin Glass Architects, PC, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 8 Jane Street as a Greek Revival rowhouse, built in 1843; 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 at the roof and front areaway will not alter, eliminate, or conceal any significant architectural features of the building; that, except for the flues, the rooftop installations will only be seen within the context of a taller secondary façade of a neighboring building; that the materials and finishes of the roof installations, blending with the surrounding context, will help the installation to recede from view; that the changes to the areaway gate will be below the grade of adjoining sidewalk and a large

portion of the paving will be maintained at or near its existing grade level, thereby helping these changes remain discreet alterations; that the limited excavation at the rear yard will not significantly alter the relationship of this yard to the neighboring yards; that the alterations to the rear yard will not be visible from any public thoroughfares; that the excavation at the cellar will be limited to 4' 4" and be monitored by a structural engineer to protect the stability of the building; that raising the height of the rear façade will not disrupt a unified row of building elements, eliminate a significant roof profile, or significantly alter the scale of the rear façade; that the proposed raised parapet will maintain the residential scale of the building; and that the raised parapet will not be visible from any public thoroughfares. 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 proposed bulkhead, trellis, and mechanical enclosure be lowered to the lowest practical height to reduce their visibility; that the proposed second step, adjacent to the garbage enclosure, be raised to align with the adjoining areaway paving; and that the applicant work with staff to ensure that suitable materials are used for the reconstruction of the rear parapet.

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 August 18, 2011, the Commission received written specifications, dated received August 3, 2011; finish samples (Benjamin Moore Dusty Ranch Brown 2105-40 and Timid White 2148-60); and final drawings, including T-001.00, G-001.00, G-002.00, LPC-001.00 through LPC-003.00, LPC-101.00 through LPC-103.00, LPC-200.00, LPC-300.00, LPC-301.00, LPC-302.00, LPC-310.00 through LPC-312.00, LPC-800.00, LPC-801.00 and LPC-900.00 dated August 17, 2011, prepared by Brendan A. Guerin, R.A., drawings SOE-001.00, SOE-002.00, and SOE-003.00, dated revised June 29, 2011, prepared by James Lee Kaufman, PE, drawings FO-100.00, FO-200.00, S-100.00, S-101.00, S-103.00, S-600.00, and S-700.00, dated revised April 18, 2011, prepared by Jeffrey H. Smilow, PE; and drawings EN-001.00, M-001.00, M-002.00, M-101.00, M-102.00, M-103.00, M-201.00, M-301.00, M-401.00, M-402.00, P-001.00, P-101.00, P-102.00, P-103.00, P-104.00, P-201.00, P-301.00, and P-401.00, dated revised June 24, 2011, prepared by Michael Tobias, PE.

Accordingly, staff reviewed these materials and noted that they include modifications to the scope of work, consisting of reducing the height of the bulkhead and mechanical enclosure from 9' 5", with a 5" high projecting skylight, to 8' 8", with a 5" high projecting skylight; eliminating the trellis at the northern (front) side of the mechanical enclosure; replacing the gate at the side of the stoop, instead of modifying the existing gate; replacing the two existing six-over-six, double-hung windows at the third floor level of the rear facade with taller six-over-six, double-hung windows, within enlarged openings in conjunction with the raising of the parapet; and installing HVAC equipment within the HVAC enclosure, as well as providing supplemental specifications for the approved work, including noting that the proposed paving at the lowered areaway will consist of untinted concrete and that the new section of areaway curbing will consist of brownstone curbing, matching the adjacent section of curbing. With regard to this work, staff found that the replacement of the gate will not eliminate an original element of the building or a significant feature added over time; that the proposed gate will be simple in design and typical in placement, material, finish, and details, thereby not drawing undue attention to itself; that the windows will not replace any special windows; that the proposed windows will be well scaled to the facade; that the proposed paving will be in keeping with paving at below-grade areaways throughout the district in terms of material; that the finish of the paving will be harmonious with the tinted paving at the adjacent sidewalk, thereby supporting the unity of the streetscape; and that the proposed curbing will be in keeping with historic areaway curbing materials and will match the adjacent curbing. Additionally, staff found that the design approved by the Commission has been maintained and the changes required by the Commission have been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and this Certificate of Appropriateness is being issued.

Please note that this permit is being issued in conjunction with Certificate of No Effect 12-5332.

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 Carly Bond.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Esther Cho, Guerin Glass Architects PC**

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC