



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> 06/27/2012	<b>EXPIRATION DATE:</b> 06/12/2018	<b>DOCKET #:</b> 12-9612	<b>COFA #:</b> COFA 13-3454
<b>ADDRESS</b> 24 BETHUNE STREET <b>HISTORIC DISTRICT</b> GREENWICH VILLAGE		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  640/66

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

**ISSUED TO:**

**Neil Bender, President**  
**24 Bethune Street, LLC**  
**544 Hudson Street**  
**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 June 12, 2012, following the Public Hearing of June 5, 2012, voted to approve the proposed work at the subject premises, as put forward in your application completed on May 10, 2012. This approval will expire on June 12, 2018.

The proposed work, as approved, consists of reconstructing the brick façade at the second through third (top) floor using salvaged brick and/or new brick and mortar, and recreating the window openings with new metal lintels and precast concrete sills with metal flashing, and details all to match existing, as shown in circa-1940 tax photograph, existing condition photographs, and drawings A-1 through A-6 dated May 29, 2012, prepared by FSI Architecture PC, submitted as components of the application, 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 24 Bethune Street as a Greek Revival style rowhouse built in 1844-45, and that the style, scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that Notice of Violation 88-0247 was issued on October 14, 1987 for "the installation of metal cage at entry with permits."

With regard to this proposal, the Commission found that the existing brick is in poor condition with missing mortar joints and highly absorptive deteriorated surfaces, allowing excessive water infiltration and compromising the structural integrity of the façade; that the brick façade is currently painted and has been painted since the time of the historic tax photo, and that the process necessary to remove the painted surfaces will result in additional surface damage to the historic bricks; that the proposed rebuilding of the façade will utilize brick that matches the color, size, and bond pattern of the historic bricks, and mortar that matches the original in terms of joint width,

color, texture, and tooling; and that the windows at the top floor were enlarged when the stoop was removed and the building was converted to a multi-family dwelling, therefore, the reconstruction of the facade in its current form will maintain evidence of the building's layered history. Based on these findings, the Commission determined that the proposed work is appropriate to the building and to the Greenwich Village Historic District, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that a set of unmounted copies of the presentation drawings and two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on June 12, 2012 and June 21, 2012, the Landmarks Preservation Commission received existing condition photographs and drawings T-001.00, G-001.00, G-002.00, A-102.00 and A-201.00 dated March 7, 2012; and A-100.00 and A-101.00 dated March 7, 2012 and last revised June 27, 2012, signed and sealed by James Angelo Cicalo, RA; and SK-1 through SK-6 dated April 4, 2012, prepared by FSI Architecture. Accordingly, staff reviewed the drawings and found that the work also included exterior alterations at the primary façade, including the removal of an existing metal cage at the basement entrance installed without Landmarks Preservation Commission permits; the removal of all existing six-over-six double-hung wood windows and storm windows and the installation of all new six-over-six double-hung wood windows, finished white; the removal of an existing wood and glass paneled door at the basement and the installation of a new wood and glass paneled door; the installation of new bird wire (Bird Barrier America "Birdwire") on top of all window lintels; and the removal of the existing concrete sidewalk and metal faced concrete curb and the installation of a new concrete sidewalk and metal faced concrete curb, and with standard scoring. With regard to the additional work, the Commission finds that the removal of the existing metal cage will eliminate unsympathetic alterations that detract from the significant architectural features of the building without causing the removal of any historic fabric; in accordance with the Rules of the City of New York, Title 63, Section 3-04(c)(2), that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish; that the details, material and finish of the proposed door will be consistent with buildings of this age, style and type; that the installation of the proposed anti-bird device will not result in damage to or loss of any significant historic fabric; and will be minimally visible from a public thoroughfare and therefore, will not call undue attention to itself; that the concrete sidewalk to be removed is not a significant feature of the building or district; that the new, standard concrete sidewalk, scored in a standard pattern to align with adjacent concrete sidewalks, will be harmonious with the building and with standard sidewalks found typically in this district; and that the work will help to maintain a consistent sidewalk treatment in the district; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 13-3454 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of a sample panel mock-up of brick and mortar prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Caroline C. Pasion at the Landmarks Preservation Commission when samples are completed for a site inspection.

PLEASE NOTE: Notice of Violation 88-0247 remains in force against the property. Failure to address this violation will result in the issuance of a (second) Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance, and a civil penalty may be imposed and cannot be cured.

Once the corrective work has been performed, please submit photographs, with close-up shots of the completed work, and a letter from the building owner requesting a Notice of Compliance to the staff of the Commission.

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 Caroline Pasion.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Orlando Diaz, RA, FSI Architecture**

cc: Sarah Carroll, Director of Preservation/LPC; Caroline Kane Levy, Deputy Director of Preservation/LPC;  
Katie Rice, Enforcement Officer/LPC