



DEPT OF BLDGS 101768963

Job Number



ES941395610

Scan Code

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
100 C. SLIP NEW YORK, NY 10065 TEL: 212 487-6600 FAX: 212 487-6744



PERMIT

CERTIFICATE OF NO EFFECT

101768963
DEPT. OF BLDGS.

ISSUE DATE: 06/17/98	EXPIRATION DATE: 06/17/2002	DOCKET #: 986084	CNE #: CNE 98-6660
ADDRESS 25 PERRY STREET HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 613 / 32

Display This Permit While Work Is In Progress

ISSUED TO:

Stephen Doyle
25 Perry Street
New York, NY 10014

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on June 17, 1998.

The approved work consists of interior alterations at the second and third floors; restorative work at the front facade, including the raking and repointing the brick mortar joints with a Portland Cement and lime based mortar; chipping back the deteriorated brownstone at the window lintels and sills and resurfacing them with a Portland Cement and lime based material to match the color, texture and tooling of the original brownstone and to match the profiles and details of the window lintels and sills at 27 Perry Street; repairing and repainting the wood cornice a dark green color; the removal of six (6) storm windows and six (6) two-over-two double-hung wood windows from the second and third floor of the front facade and the installation of six (6) new painted dark green double-hung wood windows with a two-over-two applied muntin grid within the existing openings; the removal of three (3) six-over-six double-hung wood windows from the third floor of the rear facade and the installation of three (3) new six-over-six double-hung wood windows within the existing openings; the removal of two (2) six-over-six double-hung wood windows and one set of multi-pane wood french doors from the second floor of the non-visible rear facade, combining the openings to create a door leading to the terrace on the roof of the rear extension; and the installation of an air conditioner unit on steel dunnage and related ductwork at the back of the roof, as shown in photographs, paint samples, copies of the Sanborn map, written material dated received May 22, 1998 and June 9, 1998, prepared by Stephen Doyle, written material dated June 5, 1998, prepared by Mark Silverstein, drawings

6.55
422.80
1077.80
- 993.30
114.50

labeled p.10, p.11, p.12, p.13, p.14, p.15, p.17 and p.18 dated May 21, 1998, window details dated June 17, 1998, and T.1, A.0.1, A.0.2, D.2, D.3, D.R, A1.2, A1.3, A1.R, A3.1, A5.1, A5.2, A5.3, P.1, and P.2 dated June 18, 1998, prepared by Leslie Gill, Architect, and S-0.1, S-0.2, S-1.2, S-1.3, S-1.R, S-2.1 and S-2.2 dated June 14, 1998 and undated drawings M-1.2, M-1.3, M-1.R, M-2.1, M-2.2 and M-2.3, prepared by Arun Rimal, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 25 Perry Street as a three-story brick house with a brownstone basement built c. 1850; and that the building's age, type, details and materials are among the features which cause it to contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further notes that historic photographic documentation shows that two-over-two double-hung wood windows with thin muntins were in place at the front facade in 1940 and that by 1940 all of the brownstone lintels and sills had been stripped of their detail. The Commission finally notes that Notice of Violation V85-0454 was issued March 13, 1985 for "the installation of a metal gate at entry without Landmarks Preservation Commission permits"; and that Notice of Violation V90-0505 was issued May 4, 1990 for "the installation of a metal grille at entry without Landmarks Preservation Commission permits"; and that photographic documentation submitted to the Landmarks Preservation Commission shows that the metal grille at the front entry has been removed.

With regard to this proposal, the Commission finds, in accordance with the provision of RCNY, Title 63, Section 3-04(2)(i), that the new windows at the front facade will match the configuration, operation and material of the historic windows; that the dimensions, profiles and shadow lines of the new windows will closely match those found on the historic windows; and that the painted green finish will match the color of the existing windows on the facade and is in keeping with the color palette typically found on windows on historic rowhouses of this age and type. The Commission further finds, in accordance with the provision of RCNY, Title 63, Section 2-19(e), that the rooftop additions consists solely of mechanical equipment; that the installation of the unit, dunnage and ductwork will not result in damage to, or demolition of, a significant architectural feature of the roof; that the air conditioner unit, dunnage and ductwork will not be visible from a public thoroughfare; and that their installation will not adversely affect significant architectural features of adjacent improvements. The Commission finally finds that the repointing will help protect the building from future damage due to water infiltration; that the new mortar joints will match the existing mortar joints in terms of color, texture, profile and tooling; that the new window lintels and sills will match the details and profiles of the window lintels and sills found on No. 27 Perry Street and are in keeping with the types of details found rowhouses of this age and type; that the brownstone mortar material will match the original brownstone in terms of color, texture and tooling; and that the rear facade is not visible from any public thoroughfare, therefore, the new door to the terrace will detract from the historic and architectural character of the building.

This permit is issued contingent upon the Commission's review and approval of test samples of the proposed mortar joints and brownstone colored finish coat prior to the commencement of the work; and the understanding that this portion of 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 note that Notices of Violation V85-0454 and V90-0505 are hereby rescinded by the issuance of this permit.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 approved 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 Sarah Carroll.



Jennifer J. Raab
Chairman

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Leslie Gill, Leslie Gill Architect**

cc: Leslie Gill, Jennifer Field, Deputy Director of Preservation, Bernadette
Artus, Violations Officer