

The current proposal is:

Preservation Department – Item 5, LPC-22-10931

**263 West 11th Street – Greenwich Village Historic District  
Borough of Manhattan**

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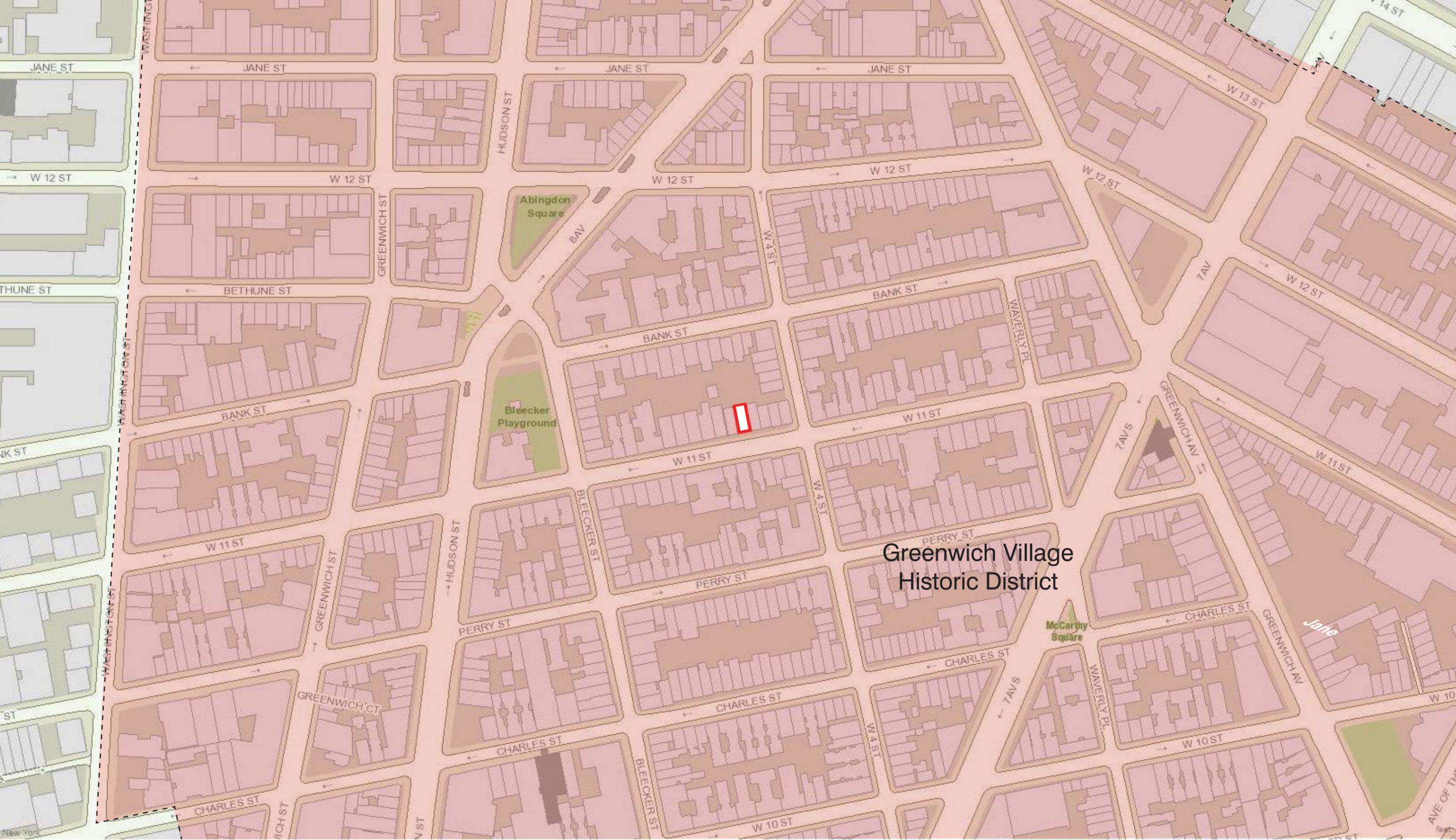


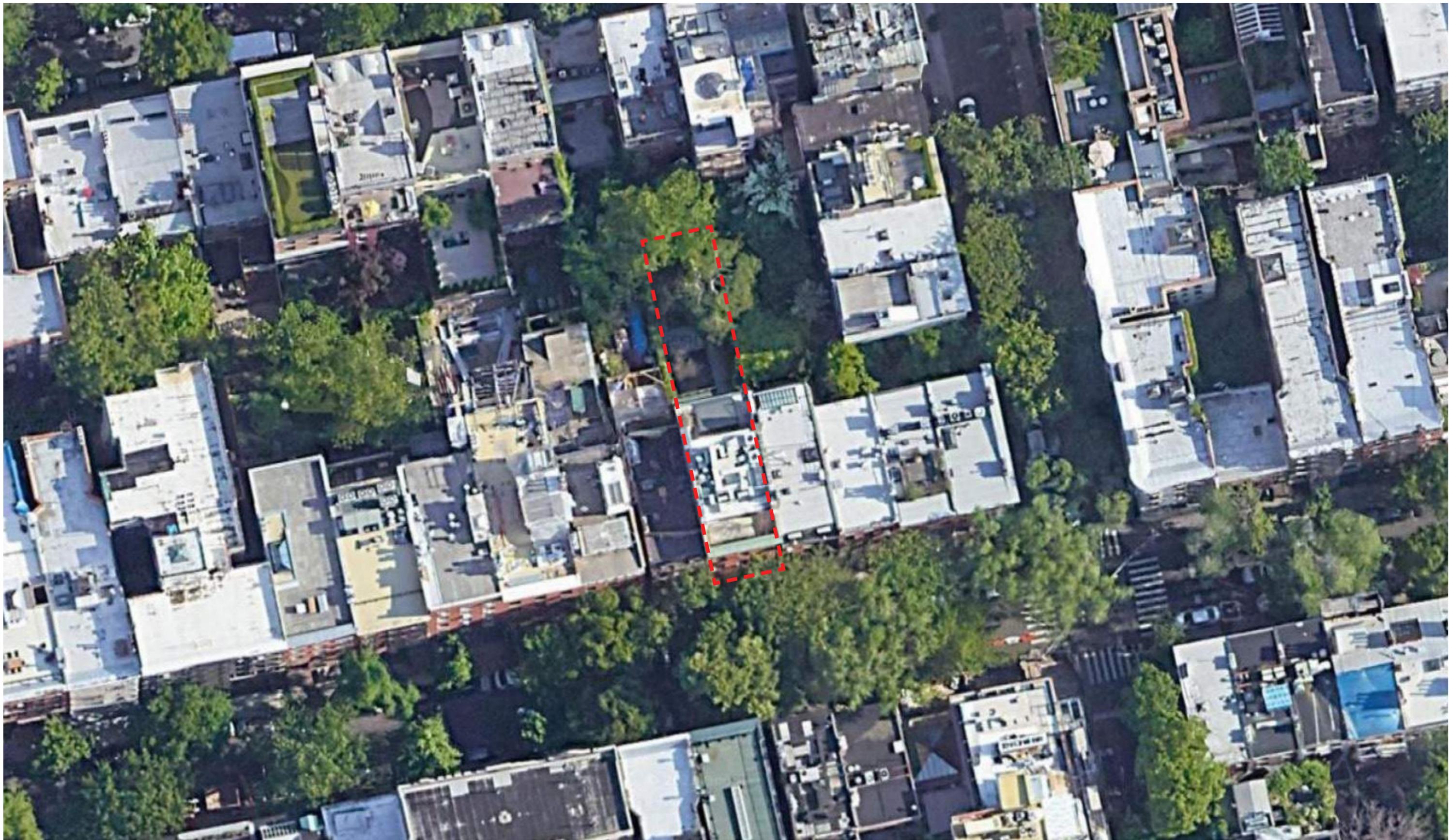
Presentation to the  
New York City  
Landmarks Preservation  
Commission

## **263 West 11 Street**

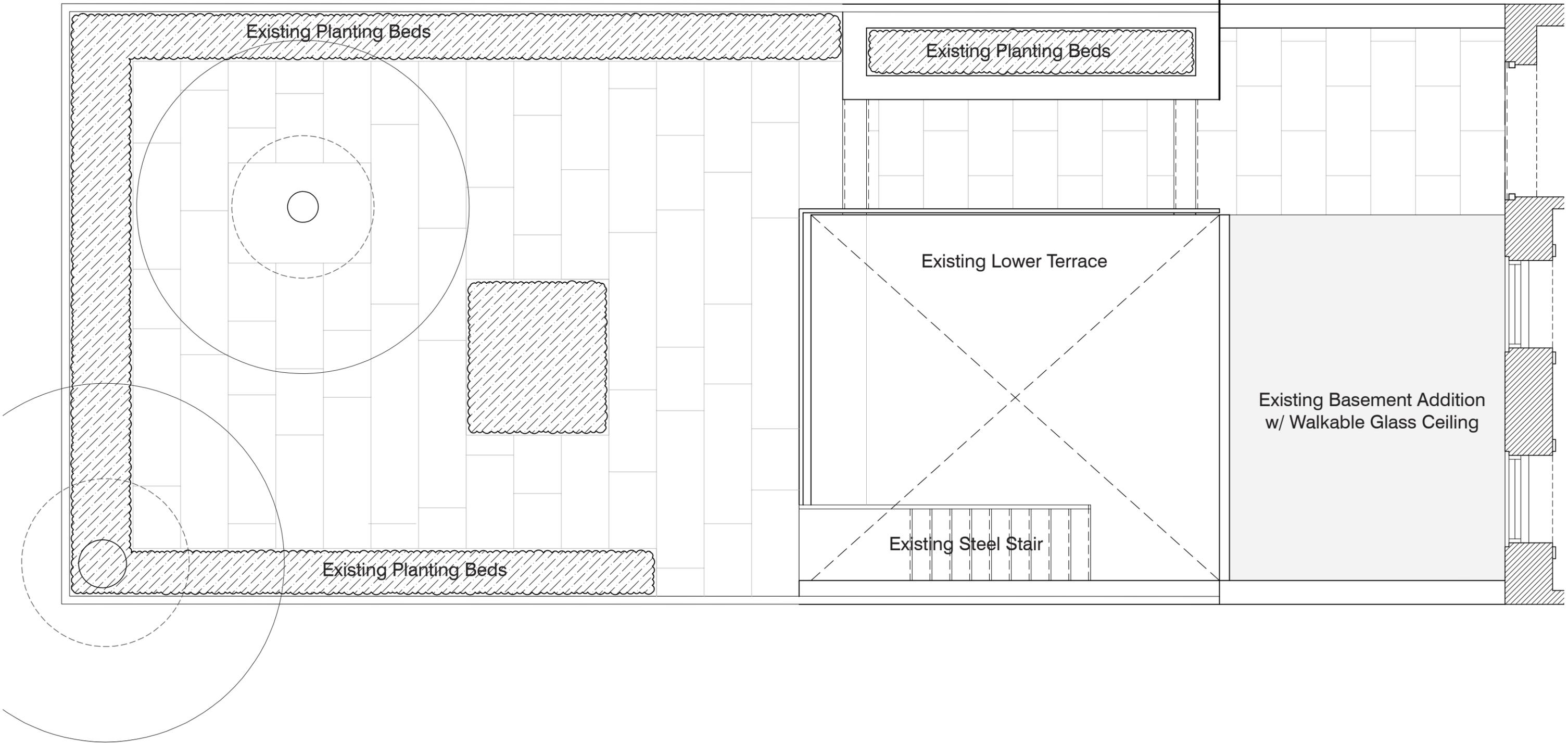
Greenwich Village Historic District

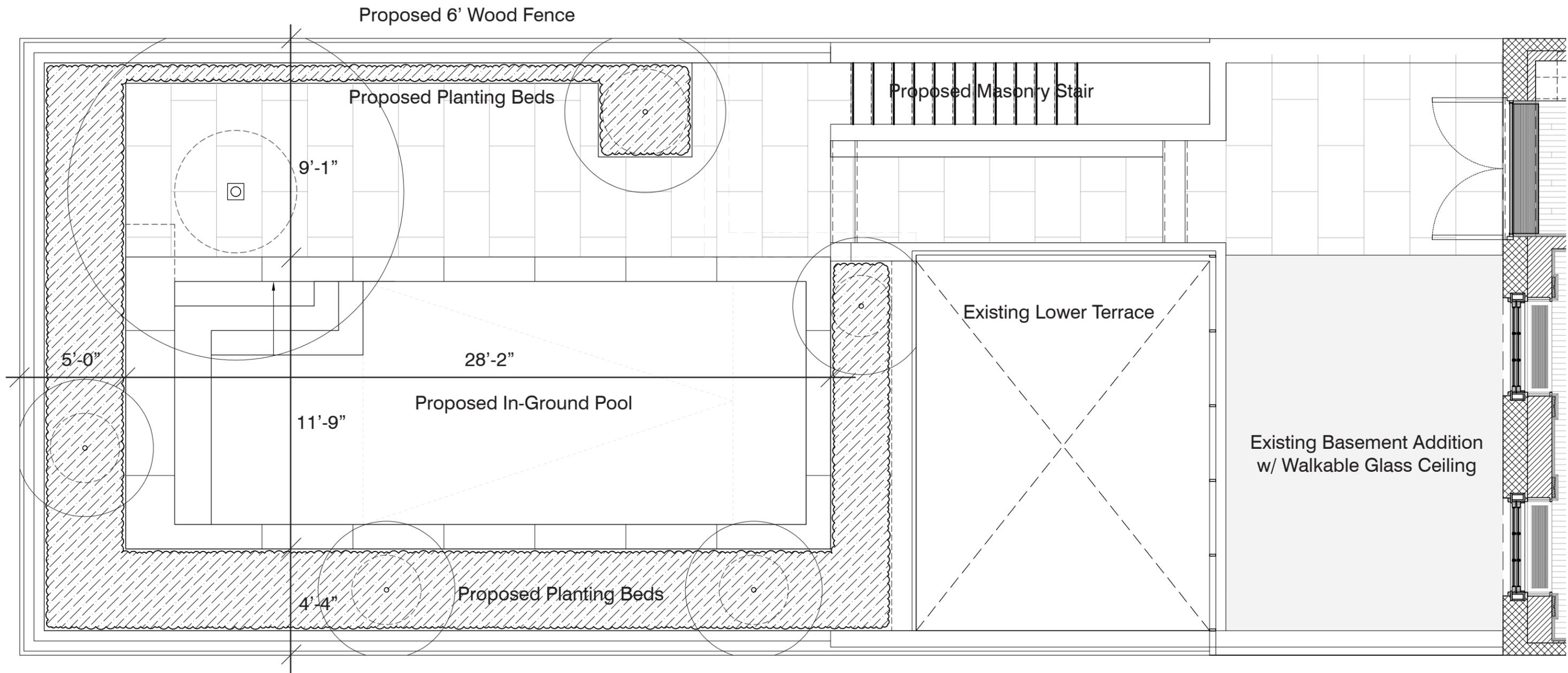
11 October 2022





Existing 6' Wood Fence







Existing Rear Yard from Roof



Existing Upper Terrace to North



Existing Upper Terrace to West



Existing Upper Terrace to East



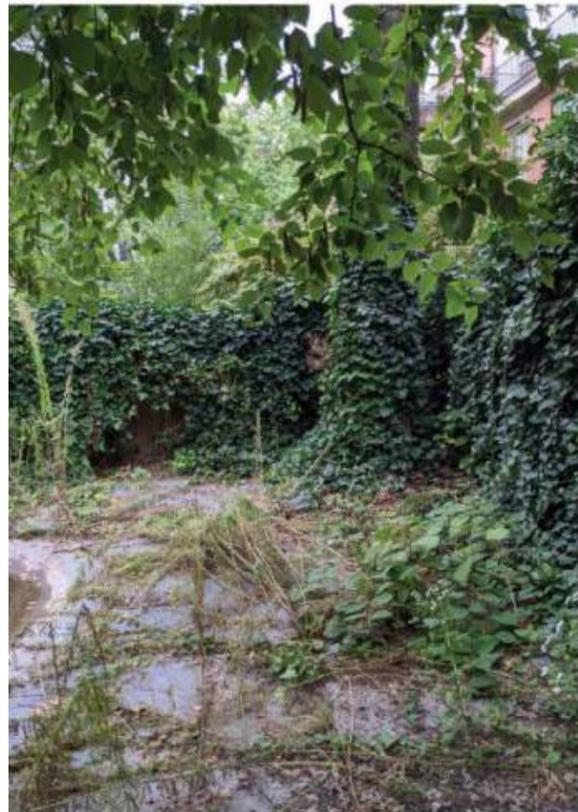
Existing Rear Yard to Northeast



Existing Rear Yard to South



Existing Rear Yard to Southwest



Existing Rear Yard to West



Existing Rear Yard to North



Existing Rear Yard to East



Existing Lower Terrace to Northwest



Existing Lower Terrace to North



Existing Lower Terrace to East



Existing Lower Terrace to East



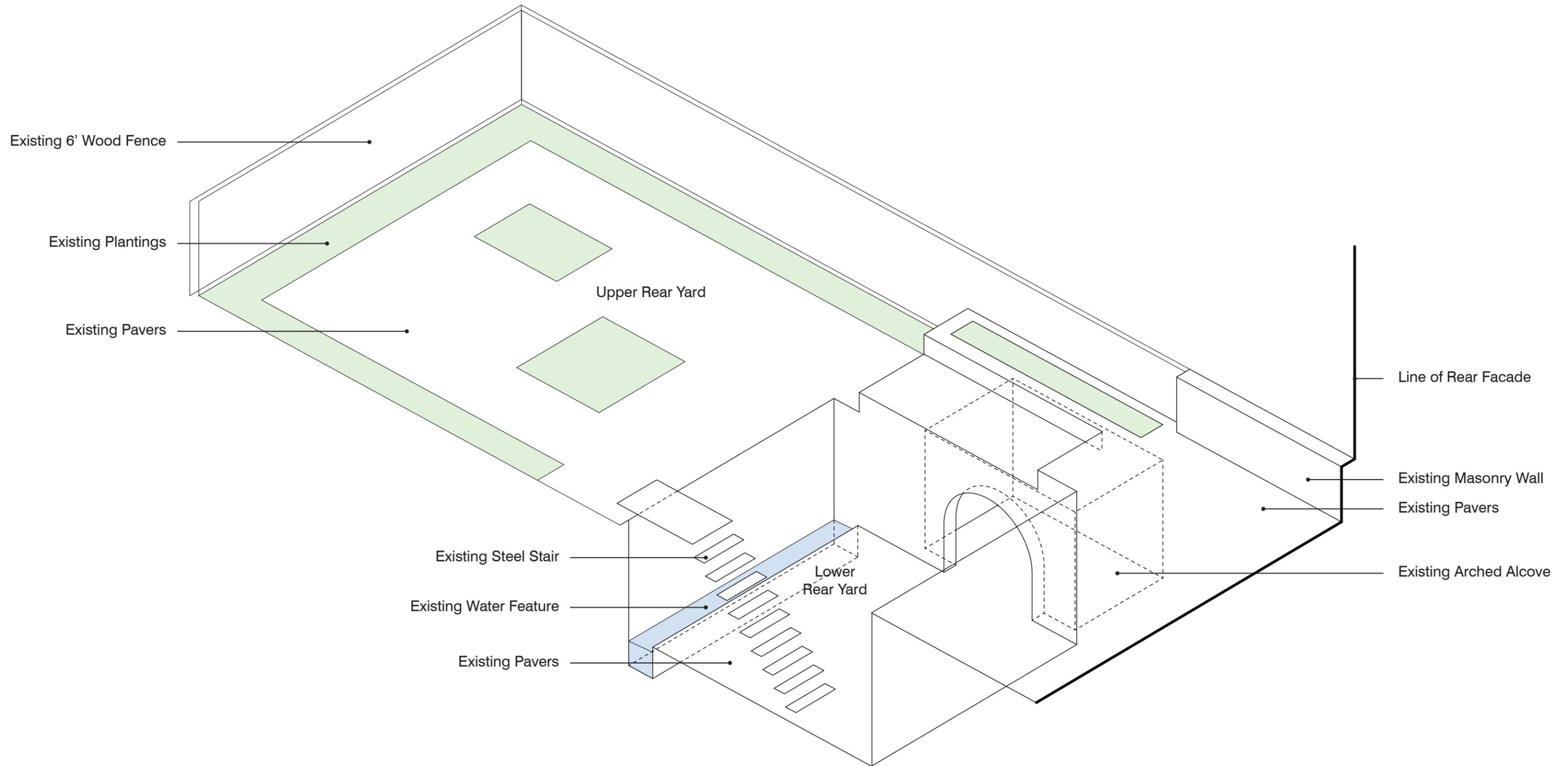
Existing Lower Terrace to East

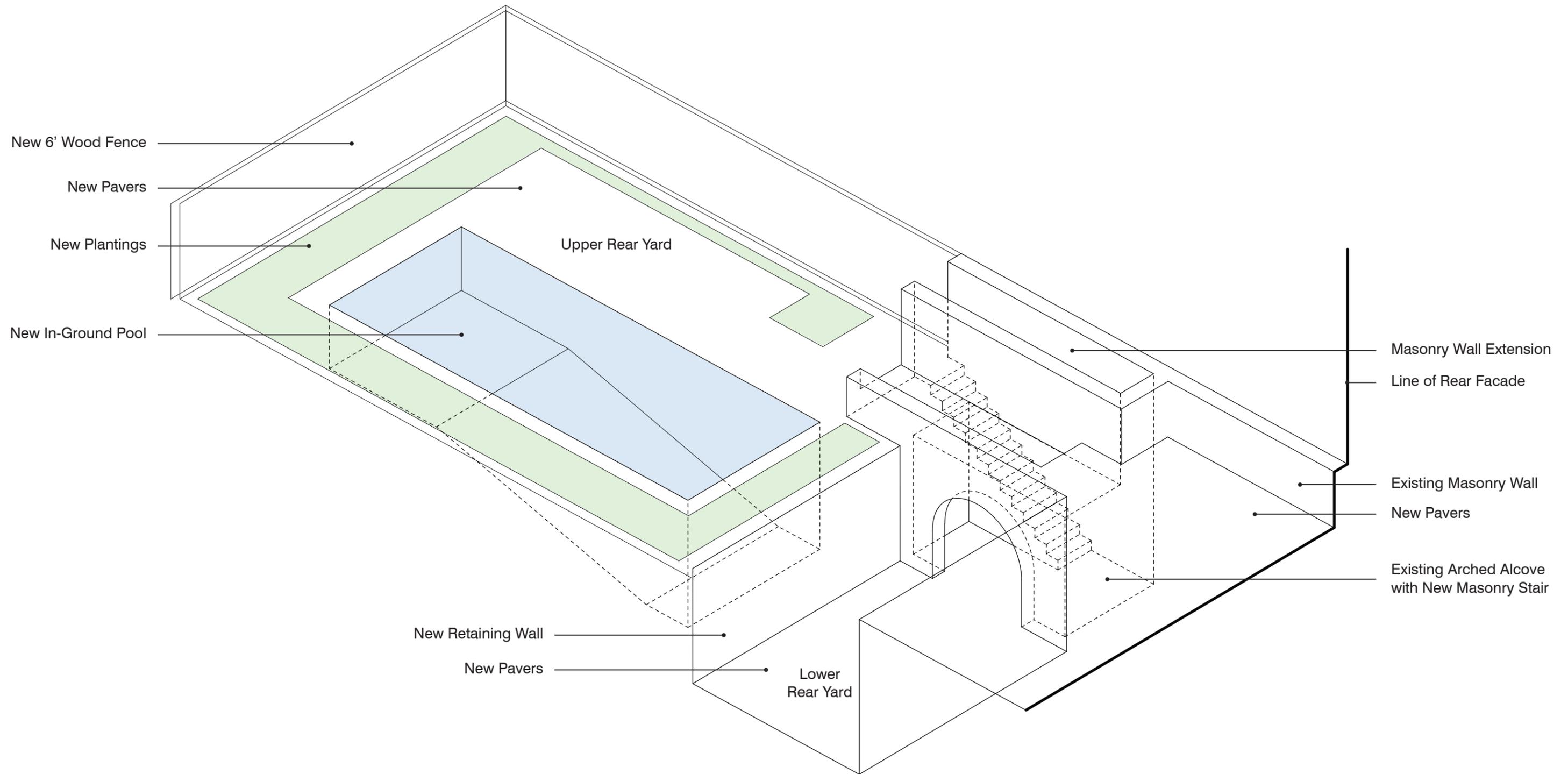


Existing Lower Terrace to South



Existing Lower Terrace to South







**KEY**

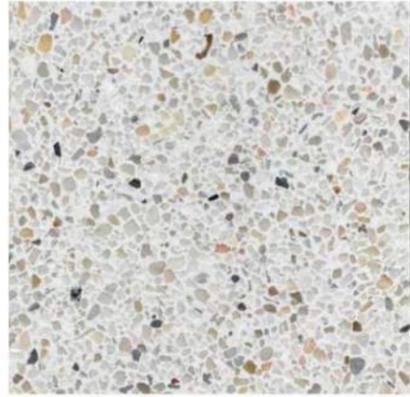
- 1. TUMBLED SANDSTONE PAVING, IRREGULAR PATTERN
- 2. LOOSE IN-GROUND PLANTING
- 3. FLOWERING MAGNOLIA TREES
- 4. LOUNGE FURNITURE, SPACE FOR SOCIALIZING W/ SIGHTLINES TO THE POOL
- 5. LARGE SPECIMEN JAPANESE MAPLE TO PROVIDE PRIVACY AND SHADE
- 6. POOL W/ AUTO COVER
- 7. 6FT WOOD PRIVACY FENCE, PAINTED
- 8. GUARDRAIL FALL PROTECTION AT THRESHOLD TO BASEMENT COURTYARD
- 9. OUTDOOR KITCHEN AT BASEMENT COURTYARD



Proposed In-Ground Pool

Existing Basement Addition  
w/ Walkable Glass Ceiling

**MATERIALS AND FINISHES**



**FN-01**  
**FINISH**  
 MATERIAL: POLISHED PEBBLE AGGREGATE  
 SUPPLIER: WET EDGE  
 ITEM: PRIMERA STONE, IVORY MIST

**APPLICATION**  
 INTERIOR OF POOL



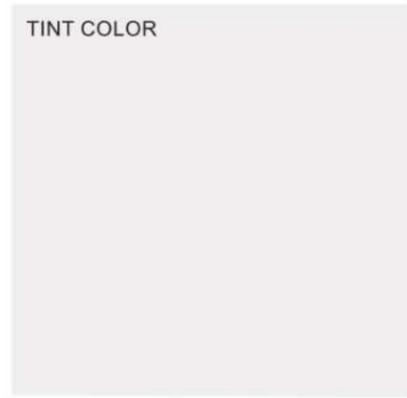
**FN-02**  
**FINISH**  
 MATERIAL: SANDSTONE PAVING  
 SUPPLIER: ECO OUTDOOR  
 ITEM: BEAUFORD, DISTRESSED

**APPLICATION**  
 POOL DECK HARDSCAPE  
 POOL COPING (2")  
 STAIRS



**FN-03**  
**FINISH**  
 MATERIAL: EXTERIOR ACRYLIC LATEX PAINT  
 SUPPLIER: SHERWIN-WILLIAMS  
 ITEM: EXTRA WHITE SW 7006

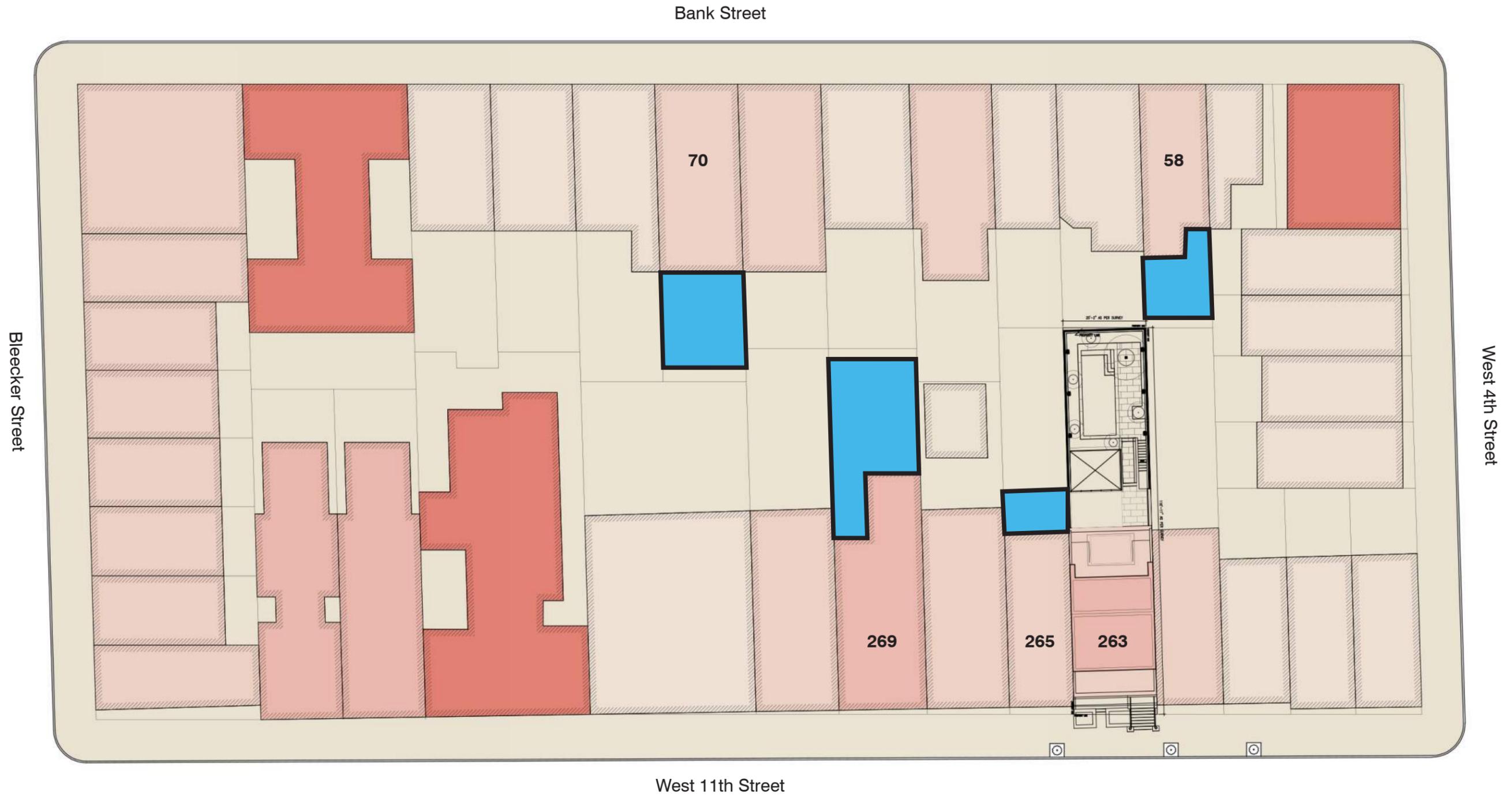
**APPLICATION**  
 PERIMETER WOOD FENCE (CEDAR)



**FN-04**  
**FINISH**  
 MATERIAL: DECORATIVE MINERAL BASED LIME PAINT  
 SUPPLIER: SAN MARCO  
 ITEM: ANTICA CALCE, TINT T507

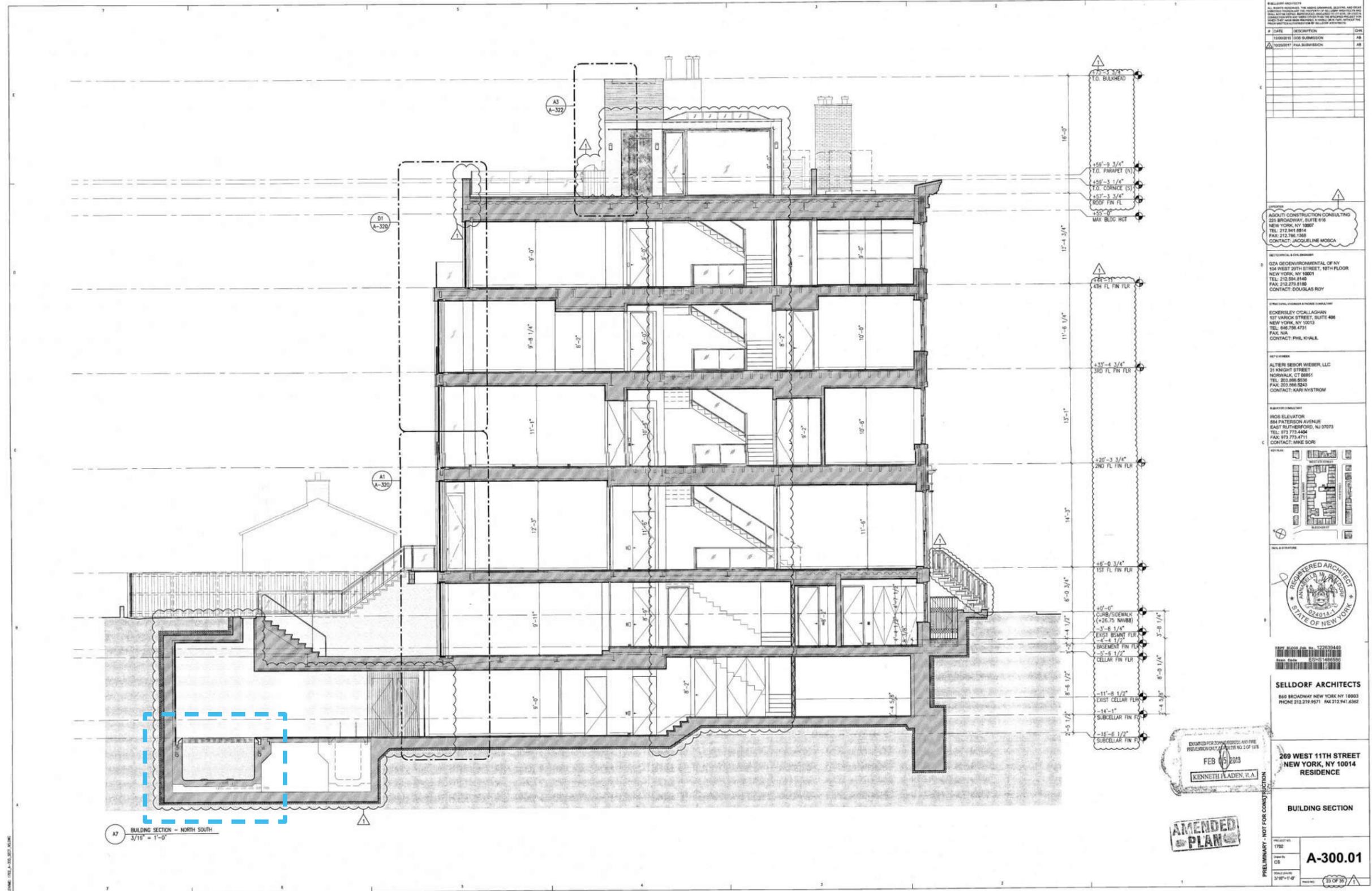
**APPLICATION**  
 GARDEN MASONRY WALLS

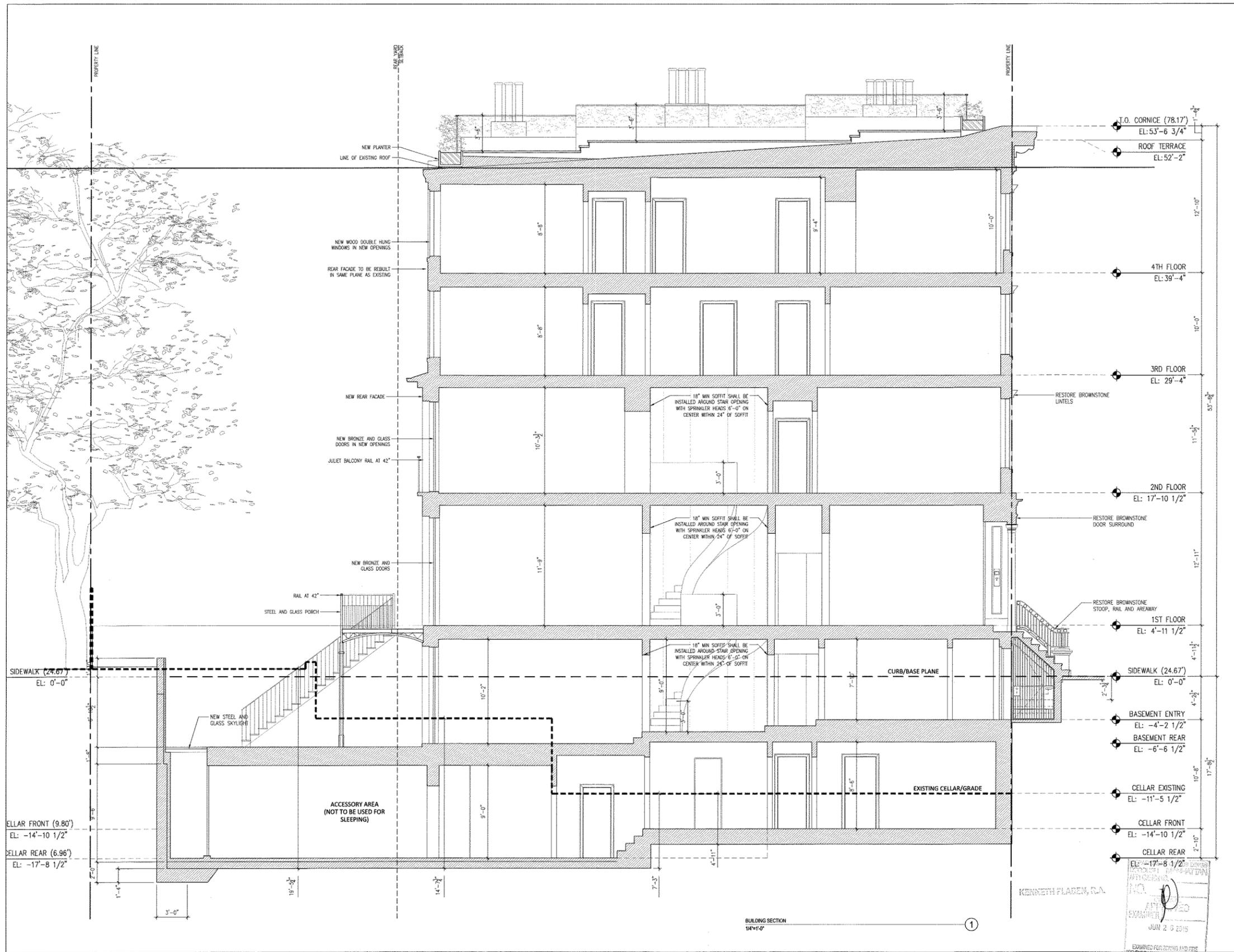




 Rear Yard Excavation







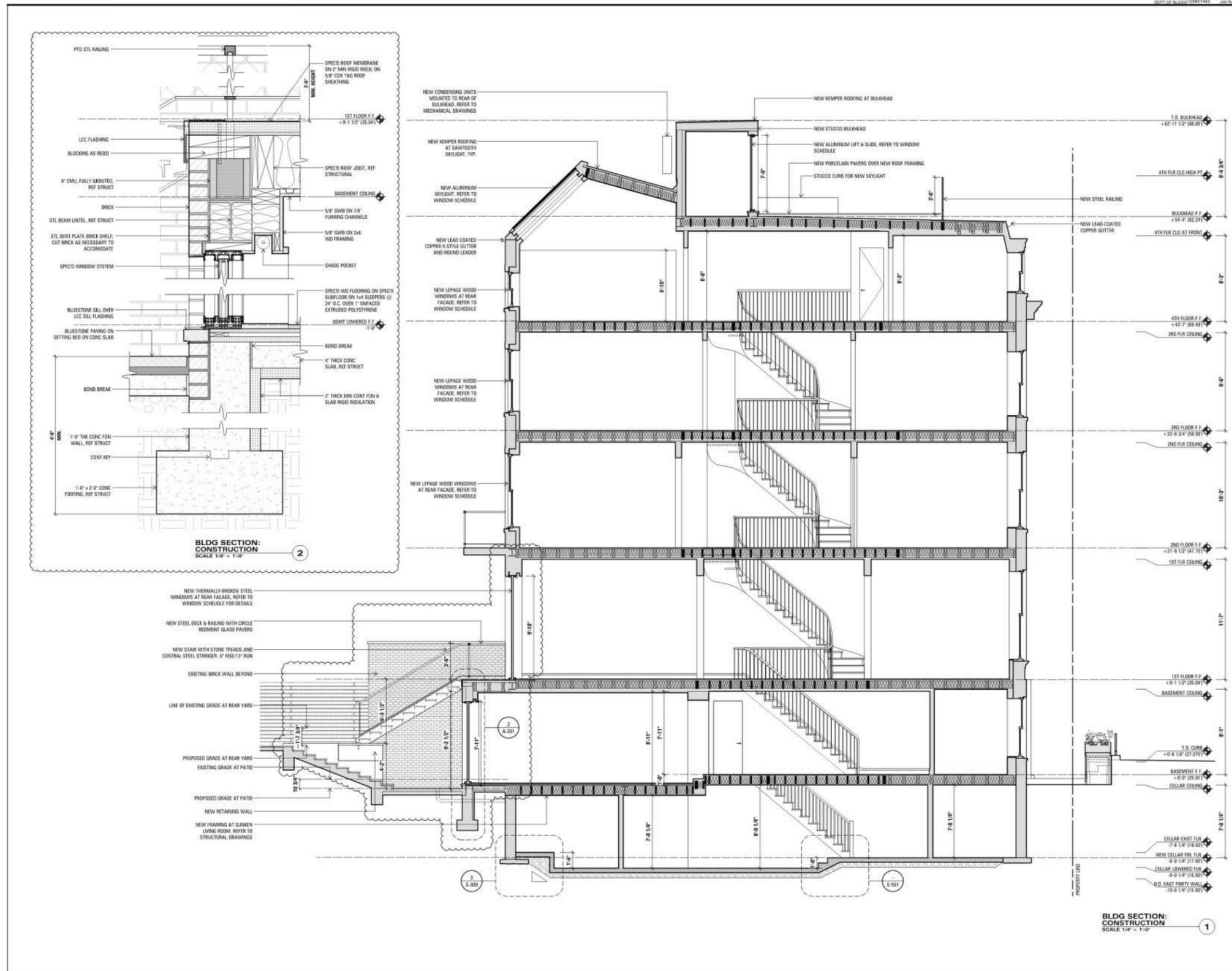
ISSUES AND REVISIONS	
DATE	DESCRIPTION
13 FEB 2015	ISSUE FOR PERMIT
1 APR 2015	RESPONSE TO OUR OBJECTIONS
16 APR 2015	UPC REVISIONS
28 APR 2015	RESPONSE TO UPC BUL #6487

**ALTERATION - TYPE 1**  
**PRIVATE RESIDENCE**  
**70 BANK STREET**  
**NEW YORK, NY**

**BUILDING SECTION**

SEAL & SIGNATURE	DATE: 04.09.2015
	PROJECT NO: 141114
	DRAWING BY: AT
	CHECKED BY: EL
	DRAWING NO: <b>A301.00</b>

DEPT. OF BUILDINGS, 122267117  
 JUN 2 9 2015  
 EXAMINED FOR ZONING AND FIRE  
 SEVEN HARRIS ARCHITECTS, LLP  
 © COPYRIGHT STEVEN HARRIS ARCHITECTS, LLP



**11TH STREET TOWNHOUSE**  
 265 WEST 11TH STREET  
 NEW YORK, NY 10014

**CWBARCHITECTS**  
 49 Main Street  
 Studio 804  
 Brooklyn, NY 11211  
 718 248 4444  
 718 248 4444  
 www.cwbarchitects.com

EXPEDITOR  
 J CALAHAN CONSULTING, INC  
 289 BROADWAY, SUITE 1420  
 NEW YORK, NY 10007  
 212.366.2115

STRUCTURAL CONSULTANT  
 SBAMA  
 32 OLD SLIP, 10TH FLOOR  
 NEW YORK, NY 10005  
 212.420.7070

MEP CONSULTANT  
 DANFORD CONSULTING ENGINEERS  
 20 WEST WASHINGTON AVENUE  
 OCEANIDE, NY 11572  
 516.594.4284



**AMENDED**

02 05.05.19 REVISED DOOR FILING SET  
 01 06.28.19 DOOR FILING SET



**11TH STREET TOWNHOUSE**  
 265 WEST 11TH STREET  
 NEW YORK, NY 10014

**BUILDING SECTION: CONSTRUCTION**

DATE AND VERSION	PROJECT NUMBER
DESIGNED BY ANDREW R. COBURN	0737
DRAWN BY	AM
CHECKED BY	JF
DATE	

**A-301.02**  
 CWBARCHITECTS



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007  
TEL: 212 669-7700 FAX: 212 669-7783



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 06/29/09	EXPIRATION DATE: 06/16/2015	DOCKET #: 100435	COFA #: COFA 10-0698
ADDRESS 166 AMITY STREET HISTORIC DISTRICT COBBLE HILL		BOROUGH: BROOKLYN	BLOCK/LOT: 297 / 11

Display This Permit While Work is In Progress

ISSUED TO:

Joel Fitzpatrick  
Brick Real Estate  
93 Atlantic Avenue  
Brooklyn, NY 11201



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 16, 2009 following the Public Hearing and Public Meeting 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 May 21, 2009.

The proposal, as approved, consisted of the demolition of infill at the existing modern two-story rear yard addition; the installation of new infill, featuring two-over-two wood windows and doors, painted Benjamin Moore "Sail Cloth"; the removal of three, six-over-six, double-hung windows from the third floor; and the installation of two-over-two, double-hung wood windows within the existing openings; the removal of three windows at the second floor of the rear facade, above the addition, dropping the sill, and installing paired wood french doors within the enlarged openings; the installation of a metal railing that runs along the top of the addition. The proposal also includes a 5' deep excavation, and the installation of a 47' lap pool and hot tub at the rear yard; and the installation of steel dunnage and an HVAC unit, painted Benjamin Moore AC-31 ("Hot Springs Stones") at the roof; as shown in drawings labeled "Plans, Section, Plot Plan," "Existing & Historic Photographs," "Existing & Proposed Garden elevations," and "Photomontages of Existing & Proposed Views," prepared by Richard H. Lewis Architect, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Cobble Hill Historic District Designation Report describes 166 Amity Street as a Greek Revival style brick rowhouse built in 1843; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the Cobble Hill Historic District was designated.







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 NO EFFECT

104108855  
DEPT. OF BLDGS.

ISSUE DATE: 04/05/05	EXPIRATION DATE: 04/06/2009	DOCKET #: 054744	CNE #. CNE 05-6787
ADDRESS 30 PERRY STREET-FACADE HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 612 / 16

Display This Permit While Work is in Progress

**ISSUED TO:**  
Cynthia Rowley  
30 Perry Street  
New York, NY 10014

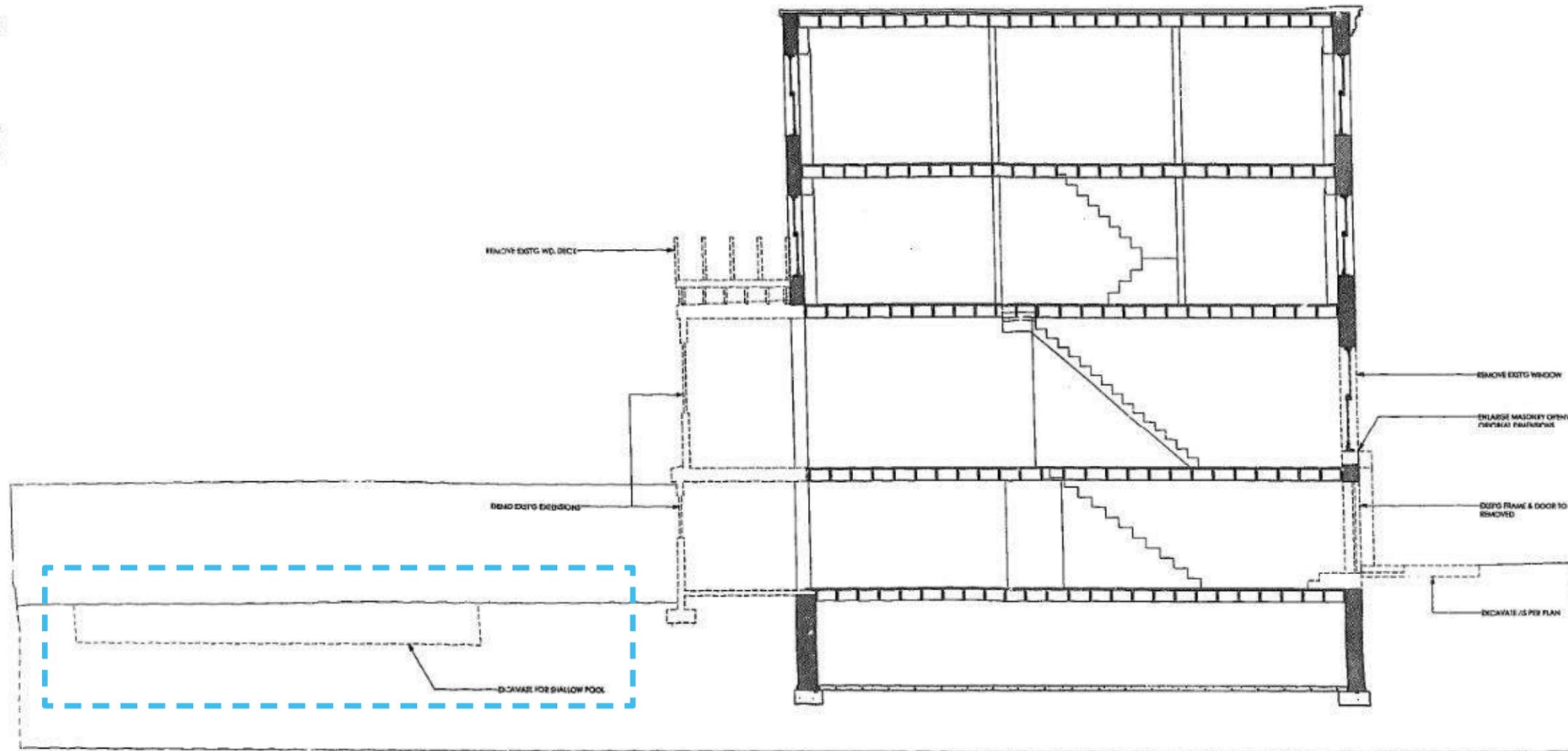
Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on March 24, 2005.

The approved work consists of exterior work at the primary facade and secondary rear elevation including, at the Perry Street facade, removing the basement entrance and one parlor floor window; excavating a below-grade areaway and installing bluestone-tinted concrete pavers; constructing a masonry entrance stoop with bull-nose edged treads and a brownstone stucco finish that matches the original brownstone finish on the facade; over the main entrance, installing a brownstone stucco cornice lintel with dentils and blocking course to match the original; installing a four-paneled wood entrance door with flanking sidelights each consisting of four lights with a solid base panel, and a four-light transom, all with a white painted finish (Benjamin Moore, "Lancaster White"); installing an iron areaway fence with a centrally located gate, iron stoop railings and an iron grille at the understoop entrance, all with a black painted finish; at the basement and parlor floor levels at the secondary rear elevation, removing the non-historic rear additions; enlarging the existing window masonry openings; installing a two-story addition as shown in existing-condition photographs, an historic photograph and drawings **A1.0, A1.1, A1.2, A1.3, A1.4** dated January 26, 2005; SK-1 dated March 10, 2005, SK-2 dated revised March 21, 2005, and an Affidavit dated March 22, 2005, prepared by Paul K. Hinkley, engineer, and submitted as component/s of the application.

PROFESSIONAL CERTIFICATION

*[Signature]*

21 MAR 2005 12:11



ROOF  
10'-0"

THIRD FLOOR  
9'-0"

SECOND FLOOR  
6'-0"

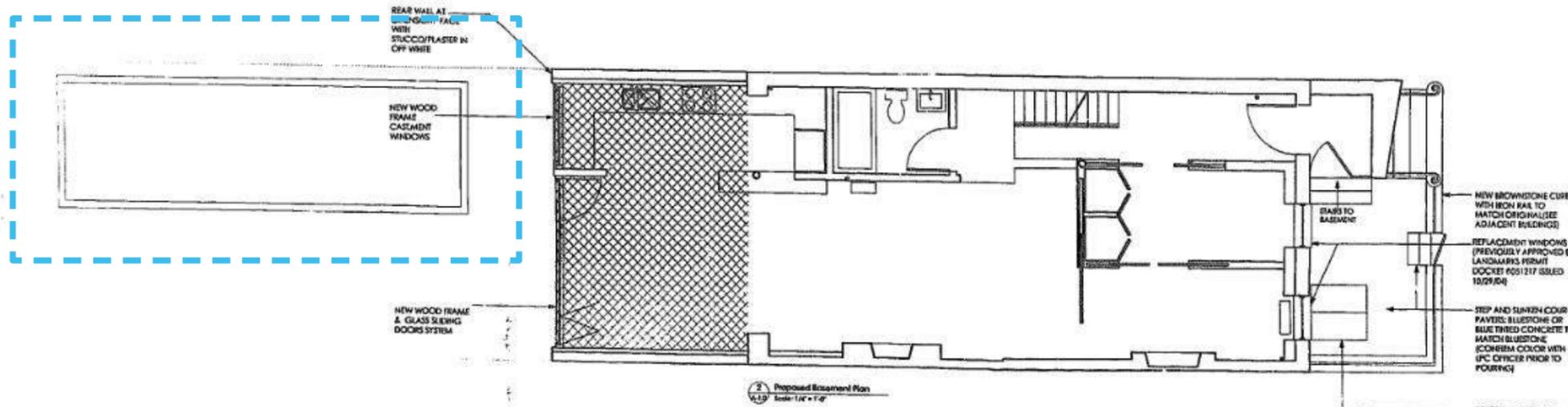
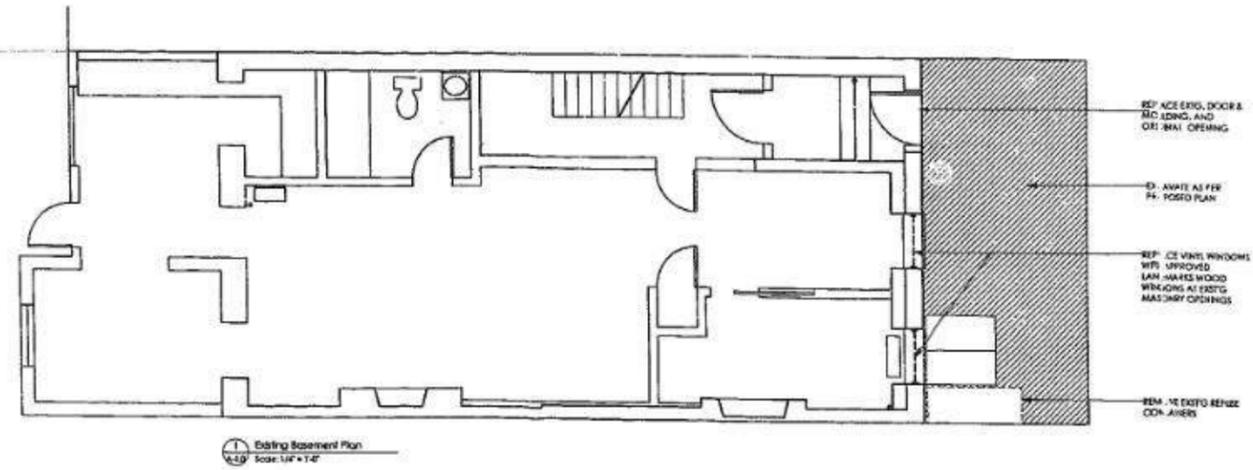
FIRST FLOOR  
0'-0"

GRADE  
0'-0"

BASEMENT FLOOR  
-2'-0"

TO DIGGING CELLAR  
-4'-0"

 <b>R.P.P. CONSTRUCTION CONSULTANTS, INC.</b> 493 Broadway 10th Fl. New York, NY 10013 Telephone 212-234-9482 Fax 212-234-7407	
R. P. P. JOB #:	
JOB TITLE: <b>ROWLEY RESIDENCE</b>	
ADDRESS: <b>30 PERRY STREET, N.Y., NY 10014</b>	
BY: S:1	SCALE: (REFER TO DWGS)
DATE: <b>1/26/05</b>	
NYC DOB JOB #:	
Approved By Of Professional Cer Stanhalt	
SHEET # <b>A1.3</b>	




**SJP CONSTRUCTION CONSULTANTS, INC.**  
 405 Broadway #4 2F  
 New York, NY 10013  
 Telephone: 212-334-7422  
 Fax: 212-334-7447

**R. E. T. JOB #:**  
**JOB TITLE:**  
**ROWLEY RESIDENCE**  
**ADDRESS:**  
**30 PERRY STREET, NY, NY 10014**  
**BY:** SJJ (REFER TO DWGS)  
**DATE:** 1/24/05  
**NYC DOB JOB #:**  
**STREET #**  
**A1.0**

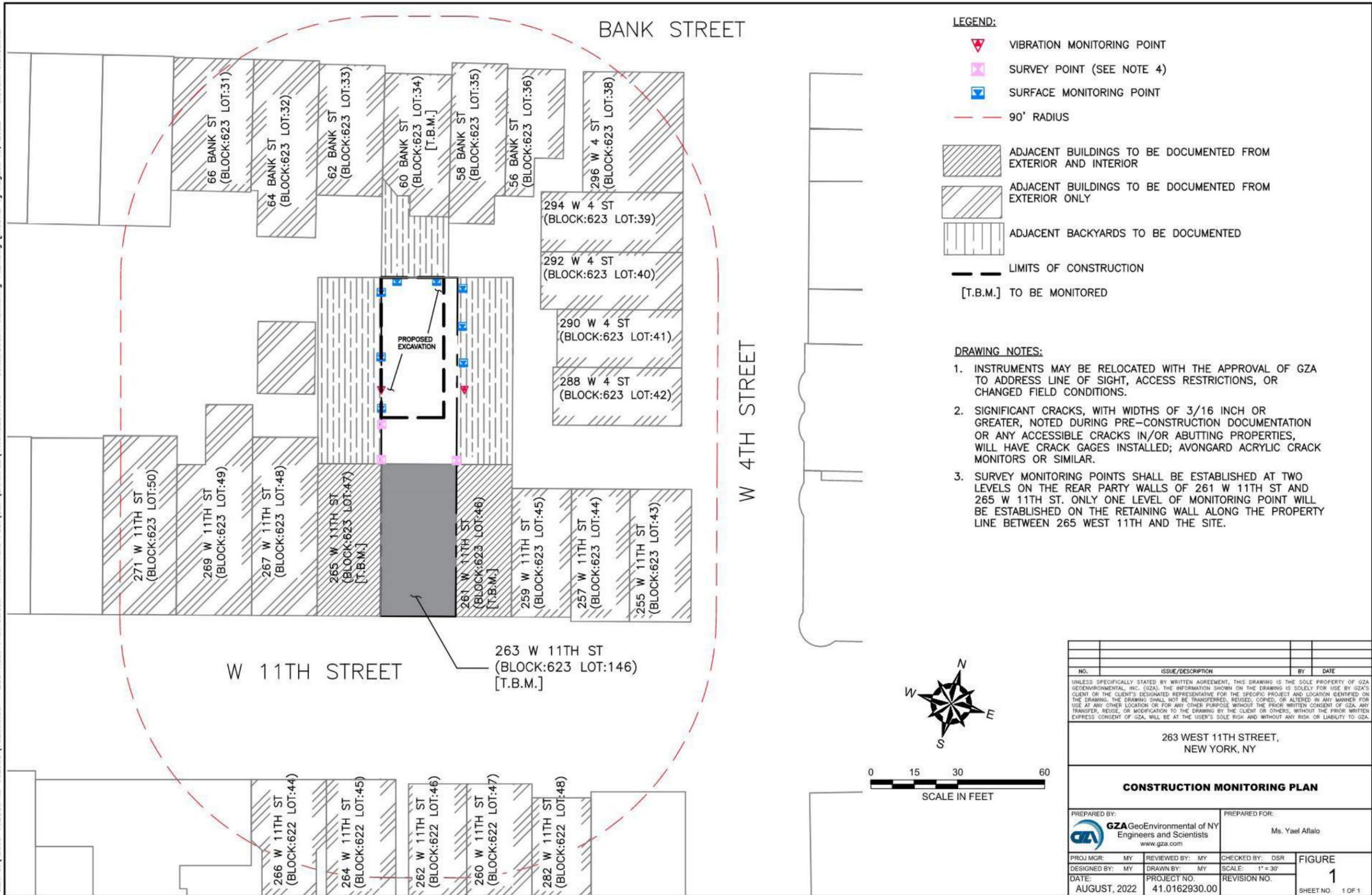



Approved Per OPPN #1/04  
 Professional Certification  
 Manhattan  
 MAY 17 2005

## Appendix



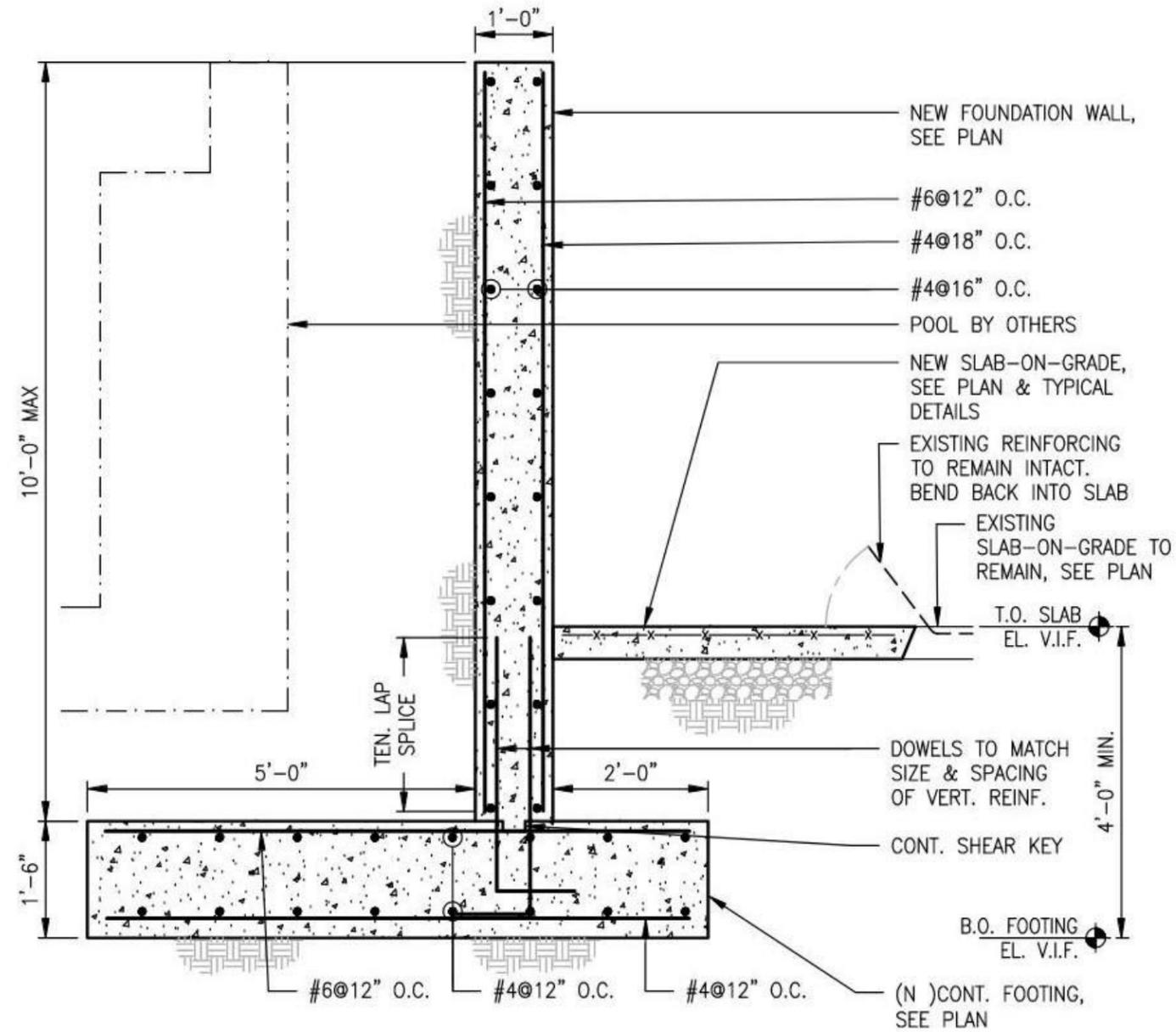
©2019 - GZA GeoEnvironmental of NY.  
 GZA-J:\Active 162900 to 162999\162930.00 - 263 West 11th Street - Rear Yard Pool\GMP\EXAMPLE\41.0162817.00 - Construction Monitoring Plan.dwg [FIGURE 1] August 19, 2022 - 8:55am Jjanda.Nlu



NO.	ISSUE/DESCRIPTION	BY	DATE
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263 WEST 11TH STREET, NEW YORK, NY			
<b>CONSTRUCTION MONITORING PLAN</b>			
<small>PREPARED BY:</small> GZA GeoEnvironmental of NY Engineers and Scientists www.gza.com		<small>PREPARED FOR:</small> Ms. Yael Afialo	
<small>PROJ MGR:</small> MY	<small>REVIEWED BY:</small> MY	<small>CHECKED BY:</small> DSR	<b>FIGURE</b>  <b>1</b> <small>SHEET NO. 1 OF 1</small>
<small>DESIGNED BY:</small> MY	<small>DRAWN BY:</small> MY	<small>SCALE:</small> 1" = 30'	
<small>DATE:</small> AUGUST, 2022	<small>PROJECT NO.:</small> 41.0162930.00	<small>REVISION NO.:</small>	







The current proposal is:

Preservation Department – Item 5, LPC-22-10931

## 263 West 11th Street – Greenwich Village Historic District Borough of Manhattan

To Testify Please Join Zoom

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