

EXHIBIT B



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

ISSUE DATE: 03/15/2013	EXPIRATION DATE: 11/20/2018	DOCKET #: 13-8738	COFA #: COFA 14-1836
ADDRESS 292 WEST 4TH STREET HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 623/40

Display This Permit While Work Is In Progress

ISSUED TO:
Ara Hovnanian
 292 West 4th 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 November 20, 2012, following the Public Hearing of October 23, 2012, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed September 27, 2012, and as you were notified in Status Update Letter 13-8405 (LPC 13-5674) issued on November 30, 2012. This permit will expire November 20, 2018.

The proposal, as approved, includes exterior work consisting of the construction on the roof of a one-story stucco-clad roof top addition, the relocation and extension of the existing brick chimneys, and the installation of a deck and metal planter located at the rear of the roof; excavation, including lowering the front areaway by two (2) feet, lowering the existing cellar floor four (4) feet and excavating the rear yard to allow a new subgrade cellar extension; on the front facade, the removal of the first floor one-over-one double hung wood windows and their replacement with wood two-light casement windows with a two-light fixed transom; at the areaway, lengthening the wrought iron lattice gate under the stoop and the addition of areaway steps to accommodate the new grade; and on the rear facade, the removal of the existing stucco-clad frame extension at the basement, 1st and 2nd floors and the installation of three pairs of steel French doors with side lights at the basement and 1st floors along with the installation of a metal balcony and spiral staircase; as shown in existing condition and historic photographs, visibility studies, a "Report: Geotechnical Engineering Investigation" dated July, 2012 prepared by Pillori Associates, and drawings on presentation boards prepared by William F. O'Neill, R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District designation report describes 292 West 4th Street as one of a row of four Italianate style rowhouses built in 1860; and that in terms of style, scale, materials and details, the building contributes to the special architectural and historic character for which the Greenwich Village Historic District was designated. The Commission also noted that Warning Letter

13-0271 was issued on October 12, 2012 for "Alterations to party wall at roof without permits(s)."

With regard to this proposal, the Commission found that construction of the rooftop addition will not cause the destruction of any significant historic fabric; that the proposed rooftop addition will be set back from the primary and rear façades maintaining a sense of the building's original volume; that the proposed rooftop addition will not be visible from the street; that while the proposed chimney extensions will be visible from West 4th Street, their presence is consistent with typical rooftop accretions and will not detract from the historic building or streetscape; that the areaway, cellar, and rear yard 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 parlor floor windows at the front facade will be in keeping with the operation, configuration, materials, finish, and details of windows found on similar buildings of this age and style; that the lengthening of the historic iron gate below the stoop will maintain this historic building feature; that the rear yard alterations will not be visible from a public thoroughfare; that the existing rear stucco-clad frame addition, while perhaps a remnant of a 19th century tea porch, has been highly altered and is in poor condition, therefore, its removal will not result in the elimination of a significant historic feature; and that the scale and articulation of the new window openings at the altered rear façade will maintain the scale and character of an individual rowhouse. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve this application.

However, in voting to approve this work, the Commission stipulated that the following changes be made: that the rooftop planter be set back from the rear edge of the roof; that a lintel be added to the first floor rear windows; that the final structural provisions for the excavation be signed and sealed by a licensed structural engineer; and that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 14, 2013, the Landmarks Preservation Commission received sightline drawings, specifications, and final architectural drawings T-100.00, T-101.00, DM-100.00, DM-102.00, A-100.00, A-103.00, dated January 15, 2013, A-101.00 and DM-101 dated February 19, 2013, A-102.00 and A-104.00, dated March 13, 2013, A-105.00, A-200.00 through A-204.00, A-401.00 through A-404.00, A-500.00, A-501.00, A-510.00, and A-520.00 through A-524.00, dated January 15, 2013, prepared by William F. O'Neill, R.A.; and structural, mechanical, and plumbing drawings S-001.00, DM-200.00 through DM-203, FO-100.00, FO-111.00, FO-112.00, S-100.00, though S-103.00, S-200.00 through S-202.00, dated January 22, 2013, prepared by Nathaniel Tocci, P.E., P-100.00 through P-102.00, P-200.00 through P-202.00, P-300.00, P-400.00, P-401.00, P-500.00, P-501.00, P-600.00, M-100.00, and M-101.00, dated January 18, 2013, M-102.00, dated March 12, 2013, M-200.00 through M-202.00, M-300.00, M-301.00, dated January 18, 2013, M-302.00 dated March 12, 2013, M-400.00 through M-402.00, M-500.00, dated January 18, 2013 prepared by Delbert B. Smith, Jr., P.E.; SOE-001.00, SOE-004.00, revised December 4, 2012, SOE-002.00, revised December 14, 2012, and SOE-003.00, revised November 20, 2012, prepared by Gregory Pillori, P.E. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the required changes, including setting back the planter from the rear roof edge by 1 foot, adding a lintel to the first floor windows, and providing signed and sealed engineer's drawings have been made.

Furthermore, staff finds that the drawings additionally show exterior work consisting of the installation of AC units on the penthouse roof; on the front facade at the basement, 2nd and 3rd floors, the removal of existing two-over-two double-hung wood windows including two segmental windows at the basement level and their replacement in-kind with two-over-two double hung wood windows painted black; the removal of existing stuccoed front facade window and door lintels, sills, and door surround and the installation of cast stone window cornices, sills, and door entablature matching the historic condition; the repair and repainting of the front door and wood cornice black; rebrownstoning the front stoop, areaway steps, and base of the facade, matching the historic condition; in the areaway, the removal of the existing hatch with a new walk-on glass skylight and the installation of new bluestone pavers; the repair and repainting black of the decorative iron railings and newel posts at the stoop and areaway, including their temporary removal and re-installation; and on the rear, the removal of the existing windows on the 2nd and 3rd floors and their replacement with steel framed French doors with metal guard rails at the 2nd floor and six-over-six double hung wood windows at the 3rd floor; the removal

of the paint with a chemical solution and the repointing of the rear facade brick; the installation of new retaining walls and stone patio at the rear yard; and interior alterations at all floors including the demolition and construction of interior non-bearing partitions and finishes, and mechanical, plumbing, electrical, and HVAC systems.

With regard to the additional scope of work, the Commission finds, in accordance with the provisions set forth in RCNY, Title 63, Section 2-19(e)(1), that the rooftop installations will consist solely of mechanical equipment; that their installation will not result in damage to or demolition of a significant architectural feature of the roof; that they will be only minimally visible from a public thoroughfare; and that they will not adversely affect significant architectural features of adjacent improvements; in accordance with Section 3-04 (c), that the new windows at the primary façade at the basement, 2nd and 3rd floors will match the historic windows in terms of configuration, operation, details, material and finish; and on the rear façade; in accordance with Section 3-04 (d), that the proposed windows at the 2nd floor are to be enlarged according to § 2-15 of this title; that such enlargement does not alter or destroy protected features or detract from the significant architectural features of the building or adjacent buildings; that the windows on the top floor of the rear façade are not be enlarged or reduced; and that they do not replace "special" windows as defined in the definitions (§ 3-01) and illustrated in Appendix A of this chapter. With regard to the restoration of the front façade, in accordance with the provisions set forth in Section 2-17, (c)(1), that the proposed restoration is based upon historic photographs and similar houses in the row; that the restoration will not cause the removal of significant historic fabric that may have been added over time, and that are evidence of the history and development of a building, structure, or site; and that the work will return these significant elements to their historic appearance. With regard to the brownstone repair, the Commission finds, in accordance with the provisions set forth in RCNY, Title Section 2-14, that documentation reveals that the existing brownstone surface is exfoliating, damaged or otherwise unsound; that the original texture, color, profiles and details of the brownstone will be replicated; that the damaged stone will be cut back to sound stone and the new surface will be keyed into the sound stone and will be built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original brownstone texture and color; and that the methods and materials proposed by the contractor have been provided in the form of written specifications. With regard to the masonry repair, the Commission finds that 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 strength, color, texture, joint size, and tooling; that the removal of paint and cleaning will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; and that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 14-1836 is being issued.

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.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of samples of masonry, joint cutting method(s), pointing, and brownstone repair prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to mhurley@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 FURTHER NOTE: Warning Letter 13-0271 remains in force against the property until the work has been completed and inspected for compliance. When the work is complete, please make a written request for a Notice of Compliance and include photographs of the completed work.

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 Marianne Hurley.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
O'Neill Architects**

cc: C. Kane Levy, Deputy Director, LPC; K. Rice, Violations Officer, LPC