

55 Christopher St. Awning & Signage

MVN Architect LLC



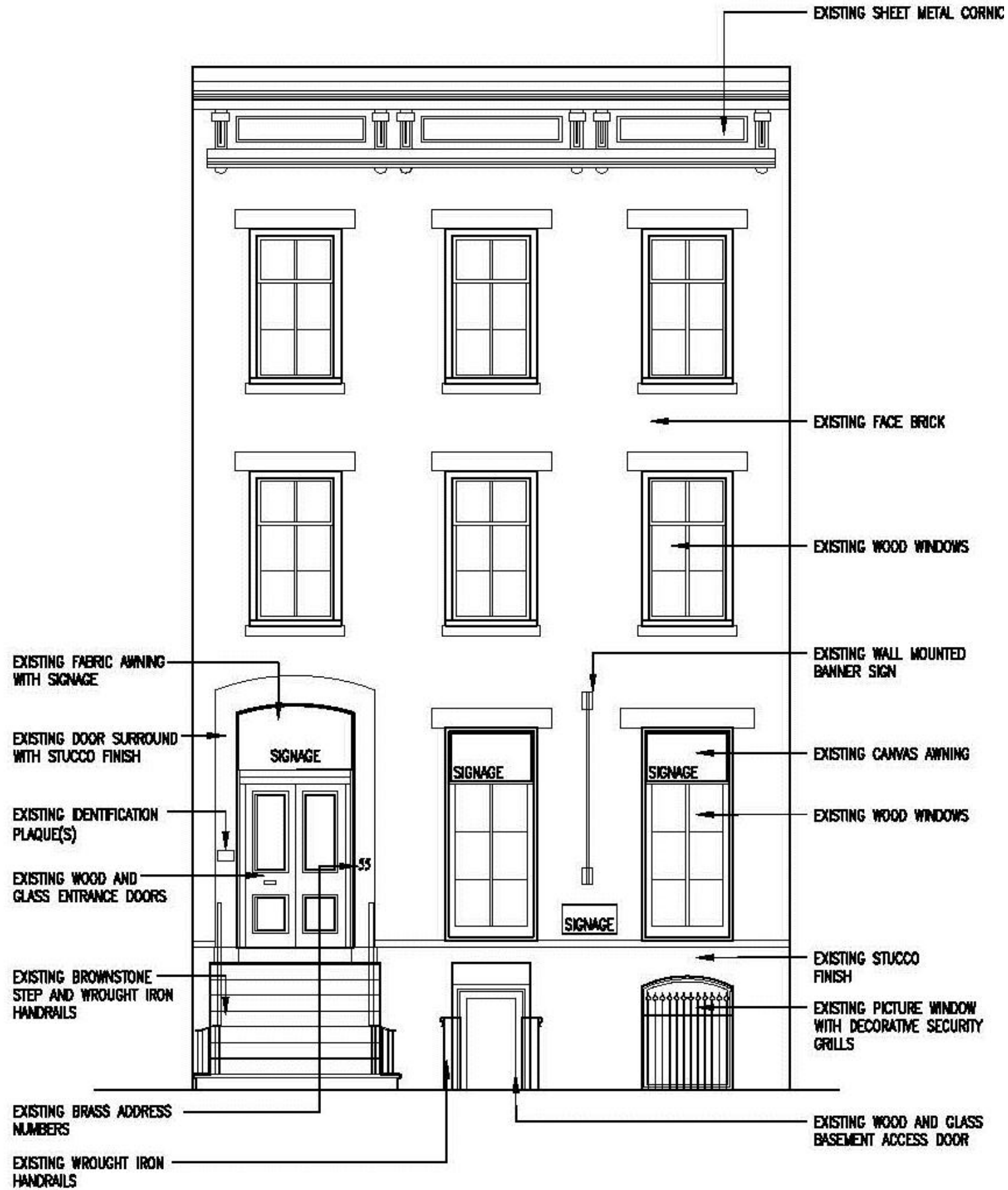
EXISTING CONDITIONS 55 CHRISTOPHER ST.



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LPC VIOLATION (16/1069) WAS ISSUED Awning [pictured here] and plaque, banner [next slide]. 2



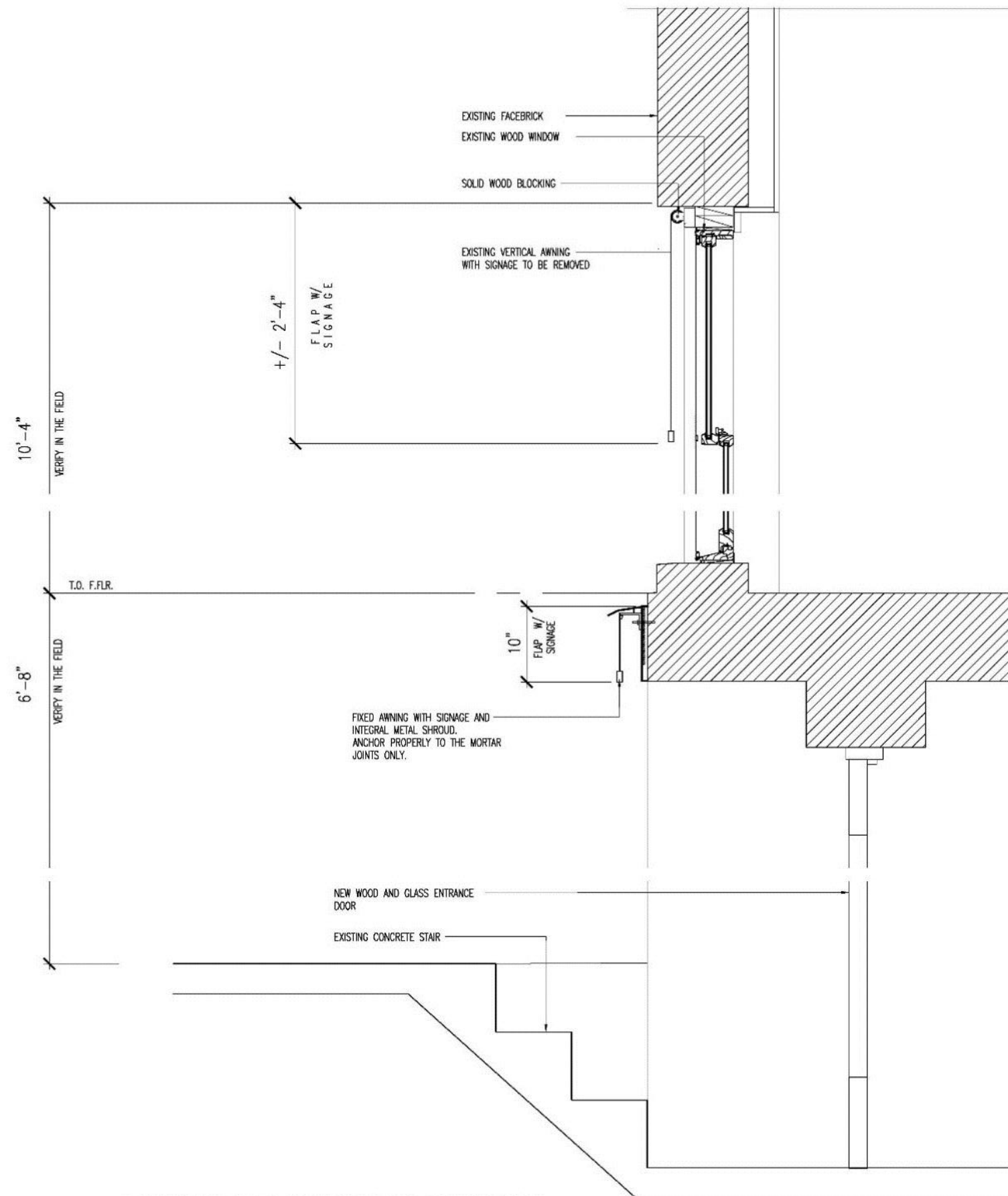
EXISTING CONDITIONS 55 CHRISTOPHER ST for which LPC Violation (16/1069) was issued for non-compliant plaques & banner. The need for commercial identification by commercial tenants and the placement of additional signage within the building behind the plane of the glass lends a haphazard and inconsistent appearance detracting from the historic character of the building.



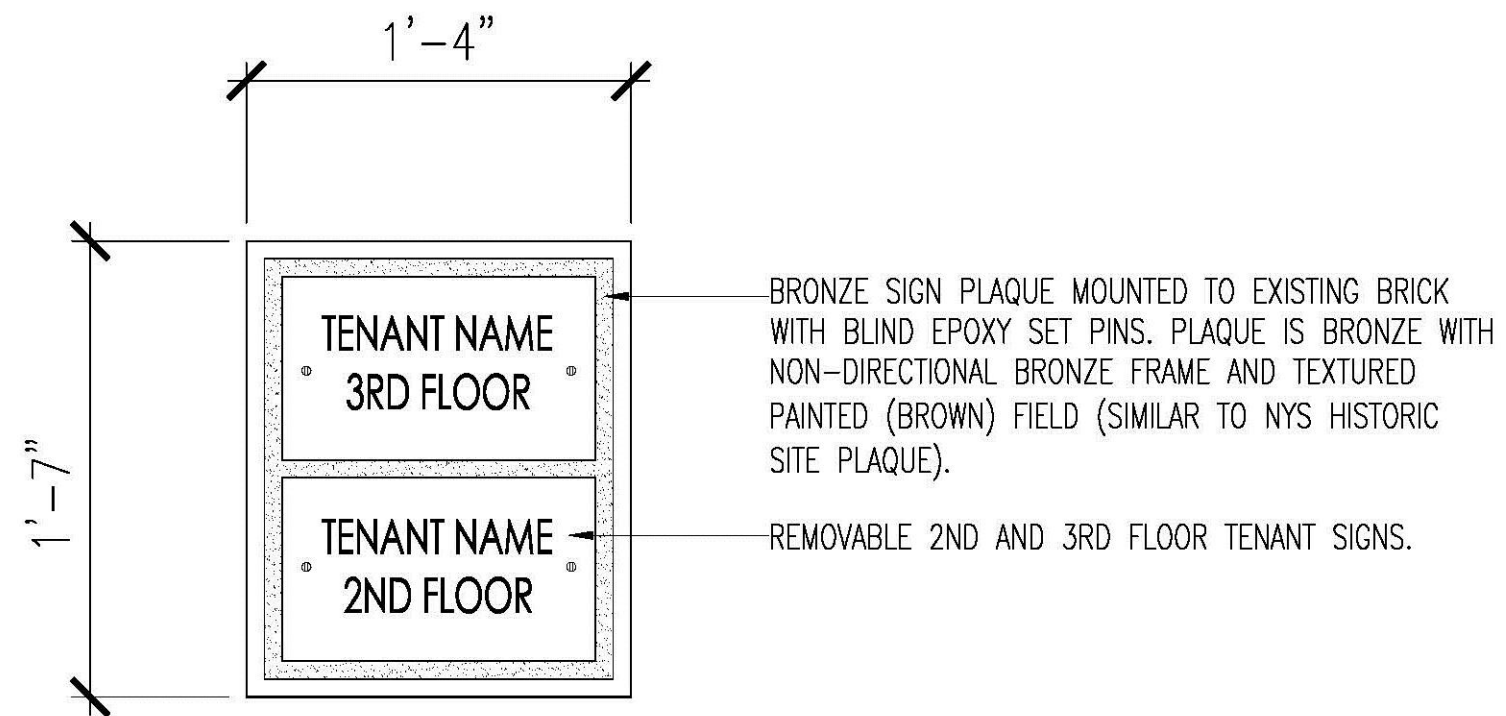
EXISTING



PROPOSED awnings and plaques containing minimal commercial identification limited to the awnings and no signage placed within the windows behind the plane of the glass.



PROPOSED SECTION THU AWNING AT BASEMENT RESTAURANT ENTRANCE



PROPOSED PLAQUE

SIGNAGE LOCATED BEHIND PLANE OF GLASS,
POTENTIALLY OBJECTIONABLE TO HISTORIC CHARACTER



7TH AVE SOUTH & CHRISTOPER ST.

COMMERCIAL SIGNAGE LOCATED BEHIND PLANE OF GLASS, POTENTIALLY OBJECTIONABLE TO HISTORIC CHARACTER



CORNER OF BLEECKER ST & 7TH AVE SOUTH

EXAMPLE OF COHESIVE COMMERCIAL TENANT AWNINGS AT SECOND FLOOR LOCATION



CORNER OF BLEECKER & MacDOUGAL ST.

PROPOSAL OBJECTIVES

- RECTIFY EXISTING LPC VIOLATIONS FOR UNATHORIZED CONDITIONS:
 - AWNING INSTALLATION, PLAQUE INSTALLATION,
 - STRETCH BANNER AT BUILDING
- RESOLVE CONFLICTING HISTORICAL ASPECTS:
 - BUILDING HAS A LEGAL COMMERICAL CERTIFICATE OF OCCUPANCY BUT
 - BLDG HAS RESIDENTIAL HISTORICAL CHARACTER.
- INSTALL A COHESIVE & ATTRACTIVE SET OF RETAIL AWNINGS, WITH HISTORICAL CHARACTER AT ENTRY AND SECOND FLOOR WINDOWS, THAT IDENTIFY TENANTS / BUISNESSES IN A MANNER CONSISTENT WITH OTHER HISTORICAL EXAMPLES AND ACCEPATBLE TO THE LPC.
- INSTALL IDENTIFICATION PLAQUES FOR 2ND AND 3RD FL. RETAIL TENANTS THAT IS CONSISTENT WITH THE HISTORIC CHARACTER OF THE EXISTING BUILDING.