



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: 07/20/17	EXPIRATION DATE: 7/11/2023	DOCKET #: LPC-19-4834	COFA COFA-19-04834
ADDRESS: 1 BOND STREET		BOROUGH: Manhattan	BLOCK/LOT: 529 / 7504
Robbins & Appleton Building, Individual Landmark NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Gil Traub, Board President
1-5 Bond Street Condominium
1 Bond Street
4th Floor
New York, NY 10012

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 11, 2018 following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed June 14, 2017.

The proposal, as approved, consists of exterior work at the Jones Alley elevation, including removing two (2) mechanical units, installed without Landmarks Preservation Commission permits, and installing three (3) new mechanical units with a beige finish, at select locations; as shown in presentation, photographs and drawings labeled LM-0 through LM-7 dated May 15, 2017, prepared by SawickiTarella Architecture and Design, 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 Robbins and Appleton Building Individual Landmark Designation Report describes 1-5 Bond Street as a French Second Empire style commercial building designed by Stephen Decatur Hatch and built in 1879-80; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the NoHo Historic District. The Commission further noted that Notice of Violation 16-0680 was issued on

February 25, 2016 for the "Installation of HVAC units and exhaust vents at Jones Alley without permit(s)."

With regard to this proposal, the Commission found that the replacement of the existing mechanical equipment, installed in the rear alleyway without Landmarks Preservation Commission permits, with new mechanical equipment with a neutral gray finish, that is shorter and further set back from the sidewalk, will help the installations recede from view; that the mechanical equipment will only be seen from a distance and in the context of the utilitarian rear façade, from a limited vantage point through a tall fence, and therefore will not call undue attention to itself; and that the installation of the mechanical equipment will not damage or conceal any significant architectural features at the base of the building, and will not detract from the special architectural or historic character of the Robbins and Appleton Individual Landmark or the NoHo Historic District.; and that the proposed work enhance the special architectural and historic character of the building and the NoHo Historic District. Based on these findings, the Commission determined the work to be appropriate to the Individual Landmark and to the NoHo Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated 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 July 17, 2017, the Landmarks Preservation Commission received final drawings M-100.00, M-101.00, M-301.00, EN-101.00, and EN-102.00 dated revised July 12, 2017, prepared by Calvin Tran, PE. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-04834 (LPC 19-4834) is being issued.

PLEASE NOTE: Notice of Violation 16-0680 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. THIS PERMIT CONTAINS A COMPLIANCE DATE OF OCTOBER 19, 2017. Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to 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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Derek Dandurand.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Joseph S. Tarella, Sawicki Tarella Architecture and Design PC

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Joseph S. Tarella, Sawicki Tarella Architecture and Design PC