



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: 04/28/17	EXPIRATION DATE: 1/24/2023	DOCKET #: LPC-19-09050	COFA COFA-19-09050
ADDRESS: 10 JONES STREET Apt/Floor: 1-6		BOROUGH: Manhattan	BLOCK/LOT: 590 / 22
Greenwich Village Historic District Extension II			

Display This Permit While Work Is In Progress

ISSUED TO:

Alexander Berley
Caralex Holdings, LLC
950 Third Avenue
New York, NY 10022

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 24, 2017, following the Public Hearing of the same date voted to approve a proposal to replace security grilles and install a canopy and light fixtures at the subject premises, as put forward in your application completed on December 29, 2016, and as you were notified in Status Update letter 19-7998 (LPC 19-4013), issued January 24, 2017. The approval will expire on January 24, 2023.

The approved work consists of the removal of non-historic metal security grilles from the ground floor windows, and installation of new grilles with a concentric square motif; the installation of a metal canopy that projects approximately 5' from the facade above the main entrance with four (4) tie-backs, metal numerals standing on the front and side of the canopy ("10") and two integral down lights; and the removal of modern light fixtures, and the installation of two new vertical light fixtures adjacent to the main entrance of the building. This work is shown in photographs, a rendering, and in the drawings labeled LPC-000 through LPC-006 through LPC-008, dated (revised) October 11, 2016, prepared by Spacesmith, which were presented at the Public Hearing.

In reviewing this application, the Commission noted that the Greenwich Village Historic District Extension II Designation Report describes 10 Jones Street as a factory building built in 1902 and altered c. 1976 as an

apartment building; and that the building is not one of the buildings for which the Greenwich Village Historic District Extension II was designated.

With regard to this proposal, the Commission found that that the proposed work will not eliminate any significant historic fabric; that the scale of the canopy will not overwhelm the streetscape; that the materials and design of the canopy harmonize with this altered building; and that the placement and design of the proposed light fixtures, and design of the ornamental security grilles will not call undue attention to themselves. Based on these findings, the Commission determined that the work is appropriate to the building and to the Greenwich Village Historic District Extension II, and voted to approve this application.

However, in voting to grant this approval, the Commission made its determination subject to the condition that the proposed security grilles have a dark finish and be mounted within the jambs, and that two final signed and sealed set of Department of Buildings drawings showing the approved proposal, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 8, 2017, the Landmarks Preservation Commission received final drawings labeled T-001.00, G-001.00 through G-005.00A-010.00, A-101.00 through A-106.00, A-201.00, A-202.00, A-302.00, A-701.00, A-702.00, T-001.00, T-001, dated February 17, 2017, prepared by Michel R. Franck, R.A., S-101.00, S-110.00 through S-115.00, S-200.00 through S-202.00, dated October 4, 2016, prepared by Chris S Yiu, P.E.

Accordingly, the staff of the Commission reviewed these drawings and found that the design approved by the Commission has been maintained, and the changes required by the Commission have been incorporated into the design. Therefore, the staff of the Commission has no objection to the work proceeding at this time.

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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Adam Maiser, CODE

cc: Caroline Kane Levy, Deputy Director; Adam Maiser, CODE