



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: 09/20/16	EXPIRATION DATE: 9/6/2022	DOCKET #: LPC-19-3083	COFA COFA-19-3205
ADDRESS: 116 WEST HOUSTON STREET Apt/Floor: GRD FL		BOROUGH: Manhattan	BLOCK/LOT: 525 / 29
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Henri Dimidhian
Y&H Realty
266 South Dean Street
Englewood, NJ 7631



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 6, 2016, 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 on August 11, 2016, and as you were notified in Status Update Letter 19-2672 (LPC 18-2935), issued on September 6, 2016.

The proposal, as approved, consists of replacing modern aluminum infill at the residential-lobby entrance at the easternmost bay at the ground floor at the subject premises with new wood and glass infill, to feature a single-light entry door with single-light transom, a vertical pier, transom bars and multi-light transoms and a multi-light window adjacent to the door and pier, and to feature a diamond-plate bulkhead below the new window, all based on physical evidence remaining at the building at the westernmost bay and documentation in historic photographs; painting the new infill at the easternmost bay as well as existing infill at the westernmost bay black to match the existing commercial infill at the center bays, and with the existing grey and white painted ground-floor cornice and pier capitals to remain; the installation of a flush-mounted architectural louver in the bulkhead adjacent and to the west of the new bulkhead; and replacing security cameras and lighting at both the easternmost and westernmost bays with new fixtures in new locations, as shown in a digital presentation, titled "Entry Lobby Door Replacement," dated August 11, 2016, and prepared by Alfred Karman, Architect, including four (4) slides, consisting of photographs and drawings, all

presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the South Village Historic District Designation Report describes 116 West Houston Street an American Round Arch style store and loft building, designed by Stephen D. Hatch and built in 1883; 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 historic district.

With regard to this proposal, the Commission found that the removal of the existing infill will not eliminate significant historic fabric from the building's altered utilitarian ground floor; that the configuration of the proposed infill, to incorporate a wood pier, wood transom bars, multi-light wood transoms and a multi-light wood window, will approximate features of the remaining historic utilitarian infill, as well as infill shown in a historic photograph, and will therefore be consistent with the building's historic utilitarian character; that the wood and glass materials of the proposed door and transom will match those of historic doors and transoms traditionally found at commercial buildings in this historic district; that the diamond-plate bulkhead will recall the presence of the historic loading platform at this bay, as documented in a historic photograph; that the black painted finish will be in keeping with the historic palette of infill at buildings of this type; that the louver will not cause damage to or loss of historic fabric, and will be flush-mounted and finished to blend with the bulkhead; that the installations of lighting, cameras and an intercom are well scaled to the façade, and there will be no visible electrical conduit; and that therefore, the proposed work will enhance the harmonious appearance of the building's base and support the special architectural character of the building and the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design. Subsequently, on September 20, 2016, the Commission received drawings A-001.00; A-100.00 and A-101.00, incorporating photographs; A-102.00; and A-103.00, all dated (revised/issued) September 16, 2016, and prepared by Alfred Karman, R.A. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-3205 is being issued.

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 Katherine Redd.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alfred Karman, R.A., Alfred Karman Architect

cc: Caroline Kane Levy, Deputy Director, Preservation/LPC