



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

<b>ISSUE DATE:</b> 01/12/18	<b>EXPIRATION DATE:</b> 11/14/2023	<b>DOCKET #:</b> LPC-19-6142	<b>COFA</b> COFA-19-06142
<b>ADDRESS:</b> 180 PRINCE STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 503 / 19
Sullivan-Thompson Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Guy Raoul**  
**180 Prince Street LLC**  
**180 Prince Street**  
**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 November 14, 2017, 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 forward in your application completed on October 19, 2017.

The proposal, as approved, consists of exterior alterations at the non-visible rear yard, including excavating at the cellar level to the rear lot line; removing the non-historic metal and glass greenhouse and associated mechanical equipment; and constructing a one story addition, featuring stucco clad concrete walls, green-roofing system, metal picket railing, and an elevator bulkhead and stair bulkhead on the roof of the addition; as shown in digital presentation, titled "180 Prince Street, New York, NY", dated August 15, 2017 and prepared by Darioush Shater Toraby, RA., including seventeen 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 notes that the Sullivan-Thompson Historic District designation report describes 180 Prince Street as an Italianate style tenement building designed by August H. Blankenstein and built in 1874; and that the building's style, scale, materials and details are among the features contributing to the special architectural and historic character of the Sullivan-Thompson Historic

District.

With regard to this proposal, the Commission found that the proposed work will not eliminate any significant architectural features of the building; that the proposed rear yard addition will not be visible from a public thoroughfare; that the excavation work at the rear yard will not significantly alter the relationship of this yard to the neighboring yards, and will be 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 excavation and addition at the rear yard will not diminish a recognizable central green space; that the roof of the full-lot addition, raised several feet above the existing grade and with a green roof, and the small bulkhead close to the base of the façade, will remain below the second floor level and will not eliminate the presence of a rear yard; and that the proposed work will not detract from the special architectural and historic character of the building or the Sullivan-Thompson Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and 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 December 6, 2017, the Commission received drawings T-001.00, T-002.00, T-003.00, Z-100.00, Z-200.00, EN-100.00, EX-100.00, EX-101.00, EX-102.00, EX-300.00, EX-301.00, EX-400.00, D-100.00, D-101.00, D-400.00, A-100.00, A-101.00, A-102.00, A-301.00, A-400.00, A-401.00, P-001.00, P-100.00, P-200.00, M-001.00, M-002.00, M-003.00, EN-101.00, M-100.00, M-200.00, M-300.00, M-400.00, S-001.00, S-002.00, S-100.00, S-101.00, S-200.00, S-201.00, dated November 14, 2017 and prepared by Darioush Shater Toraby, RA.

Accordingly, staff reviewed these materials and noted that they additionally show, at the secondary west façade, at the fifth floor through the roof, removing one (1) metal flue and associated exhaust fan; at the roof, replacing one (1) condensing unit in kind on existing dunnage; removing two (2) exhaust fans and installing one (1) exhaust fan; and installing one (1) fire stair at the existing dunnage; and interior alterations at the cellar through sixth floors, including demolishing and constructing nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to this proposal, the Commission finds, in accordance with the provisions set forth in RCNY, Title 63, Section 2-19 that the rooftop installation consists of mechanical equipment only; that the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; and that the equipment will not be visible from a public thoroughfare. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-6142 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 Stephanie Kraut.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Darius Toraby, R.A., Darius Toraby Architects P.C.

**cc:** Cory Herrala, First Deputy Director; Darius Toraby, R.A., Darius Toraby Architects P.C.