



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: 01/03/17 | EXPIRATION DATE: 1/3/2023 | DOCKET #: LPC-19-5395 | COFA COFA-19-6258 |
| ADDRESS: 184 7TH AVENUE SOUTH | | BOROUGH: Manhattan | BLOCK/LOT: 613 / 44 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Kenneth Fishel
Renaissance Waverly LLC
632 Broadway, 7 Fl
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 May 20, 2014, 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 April 24, 2014, and as you were notified in Status Update Letter 15-8035 (LPC 15-5621), issued on July 6, 2015.

The proposal, as approved, consists of demolishing the existing one-story metal-clad façade and installing a new façade, featuring an aluminum storefront with large clear glass display windows, metal-framed glass entry door, metal-clad bulkhead, flat metal cornice, and corrugated metal wall cladding, all finished dark gray, as shown in photographs and presentation drawings 1 through 18, dated May 7, 2014, prepared by Charles Henkels, RA, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 184 7th Avenue South as an altered commercial appendage to an apartment house designed by Lafayette Goldstone and built in 1908. The Commission further notes that Certificate of No Effect 14-6447 (LPC 14-4201) was issued 07/22/2013, for reconstructing the secondary west courtyard facade and south corner return and foundation wall in its entirety, and reconstructing the secondary north courtyard

façade above the existing foundation wall, among other work; that 7th Avenue South was created after World War 1 as an avenue which cut through the street grid; and that its construction left unusually shaped lots on which fragments of buildings remained and a variety of other building types were constructed, including tax payers, many of which have been altered and replaced overtime. The Commission further notes that approved façade has already been constructed. The Commission finally notes that Warning Letter 17-0319 was issued October 28, 2016 for "Construction of new building at 184 7th Avenue South while permit pending."

With regard to this proposal, the Commission found that the existing building is not one for which the Greenwich Village Historic District was designated; that the one-story facade has been replaced over time, therefore the proposed demolition will not eliminate a significant historic feature of the building or streetscape; that the proposed facade will recall the storefront facade evident in the historic photo in terms of its proportions and detailing; that the proposed façade is of a height and massing that will relate well to the scale and geometry of the buildings on 7th Avenue South, which is characterized by buildings of very different sizes and scales on unusually shaped lots that were created when 7th Avenue cut through the street grid; that the proposed storefront features a profiled metal bulkhead and profiled cornice with a gray finish, and clear display window which wraps the corner of the building's is consistent with the commercial character of 7th Avenue South and a commercial buildings of this type; that the use of painted corrugated metal sheeting for a new cladding proposed for the exposed party wall shared with 192 7th Avenue South will create a discreet connection and transition between this building and the adjacent building; and that the proposed work will enhance the special architectural and historic character of the building and the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two (2) 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 November 21, 2016, the Landmarks Preservation Commission received final drawings G-001.00, and A-100.00 through A-108.00, dated November 14, 2016, and a memo, dated November 17, 2016, all prepared by Charles Henkels, RA. 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 19-6258 (LPC 19-5395) is being issued.

PLEASE NOTE: Warning Letter 17-0319 is hereby rescinded by the issuance of this permit.

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 Victor Tomanek.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Charles Henkels

cc: Cory Herrala, LPC Director of Technical Affairs, Sustainability and Resiliency
Jared Knowles, LPC Director of Preservation
Katie Rice, LPC Violations Department