



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: 05/10/19	EXPIRATION DATE: 5/7/2025	DOCKET #: LPC-19-38221	COFA COFA-19-38221
ADDRESS: 186 SULLIVAN STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 526 / 66
MacDougal-Sullivan Gardens Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Thomas Sinchak
Sullivan Street Associates, LLC
1 Glendinning Place
Westport, CT 06880

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 7, 2019, 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 April 11, 2019.

The proposal, as approved, consists of legalizing the repainting of the east (Sullivan Street) facade, featuring white at the base, sills, lintels, and cornice; and blue at the parlor through third floor levels, all without Landmarks Preservation Commission permits, in conjunction with repainting the parlor through third floor levels a lighter blue (Farrow & Ball "Lulworth Blue," or equivalent); repainting the un-painted woodwork at the primary entrance surrounds at the basement level of the east facade white; repainting the primary entrance door dark blue; and repainting the west (rear) facade yellow, as shown in a digital presentation of nine slides, titled "186 Sullivan Street," dated May 2, 2019, and prepared by Armand LeGardeur, and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the MacDougal-Sullivan Gardens Historic District Designation Report describes 186 Sullivan Street as a Greek Revival style house, built in 1850 and later altered with a neo-Federal style doorway designed by Francis Y. Joannes and Maxwell Hyde in 1920. The Commission also noted that Warning Letter 19-0338 was issued for the "painting façade without permit(s)."

With regard to this proposal, the Commission found that there is a long history of varied paint colors on rowhouse facades on both MacDougal Street and Sullivan Street in this historic district; that the house was painted at the time of designation, and that the proposed light blue painted façade, and white painted base, sills, and lintels is a palette in keeping with the variety of historic and modern painted facades throughout the historic district, including some with contrasting colors at the base and trim; that the pale yellow finish proposed for the rear façade is in keeping with the variety of colors found on rear facades in this historic district and will not be visible from any public thoroughfare; that the work is reversible; and that the proposed work will not conceal any significant architectural features or diminish the special architectural and historic character of the building or 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 it. Therefore, Certificate of Appropriateness 19-38221 is being issued.

PLEASE NOTE: Warning Letter 19-0338 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 4, 2019.** 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 NOVs 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 Abbie Hurlbut.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Armand LeGardeur

cc: Emma Waterloo, Deputy Director; Armand LeGardeur, ; Katie Rice, Enforcement Officer/LPC