



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: 07/24/19	EXPIRATION DATE: 4/30/2025	DOCKET #: LPC-19-39580	COFA COFA-19-39580
ADDRESS: 200 MERCER STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 523 / 32
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Andrew Amer, President
200 Mercer Street Apartment Corp
200 Mercer Street, 5F
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 April 30, 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 forth in your application completed on April 4, 2019, and as you were notified in Status Update Letter 19-37269, issued on May 1, 2019.

The proposal, as approved, consists of work at the west (Mercer Street) façade and side yard, including repainting the base of the façade, changing the color from orange to gray; replacing the modern metal gates at the two (2) modern entrances with simply-designed black-painted metal gates; replacing the modern fence and gate at the side yard with a simply-designed black-painted metal fence on top of a basalt masonry base, and a pair of gates, with a blackened steel surround, incorporating down lighting; replacing the slate and cast stone pavers with slate and basalt pavers; and replacing furnishings (planters and benches) with new furnishings (planters and benches), incorporating LED lighting, as well as replacing the modern canopy at the single story entrance extension at the eastern end of the side yard with a black anodized metal canopy, featuring integrated lighting at the soffit, as shown in a digital presentation, titled "200 Mercer Street," dated April 16, 2010 and prepared by Guerin Glass Architects, including 29 slides, consisting of photographs and

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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 NoHo Historic District Designation Report describes 200 Mercer Street as a stable, designed by John G. Prague and built in 1870-71; 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. The Commission further noted that the existing single story and five story rear extensions were built at the east end of the side yard to connect 200 Mercer Street with 631-635 Broadway and that the base of the building was altered and painted prior to the designation of the historic district.

With regard to this proposal, the Commission found that the work will not eliminate any significant architectural features; that the organization of the openings at the altered base does not directly correspond with the upper floors, therefore, having a color at the base that is different from the color of the upper floors, will not disrupt the unity of the façade; that the proposed paint will be breathable and removable and will maintain a neutral finish, which will be a harmonious presence at the building and within the streetscape; that the replacement metal gates at the building will be simply designed, typical in materials and finish, and set within the masonry openings of modern entrances, helping them remain a discreet and harmonious presence; that the replacement canopy at the extension, site lighting, paving, and furnishings will utilize materials and finishes which are compatible with the character of the historic district and will be simply designed, well scaled to the site, and only seen from a public thoroughfare through a fence, helping them remain secondary background elements; that the gray stone bases/planters and metal fencing will be simply designed, well scaled to the site, compatible with the materials and finish palette of the streetscape, and consistent with perimeter fencing found at side yards in terms of placement and overall height; and that the presence of a gate, with a distinctive frame and integrated lighting, at the side yard will help to integrate this primary entrance to the building complex into the streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and the NoHo 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 May 8, 2019, the Commission received drawings labeled T-001.00G-001.00 through G-003.00, DM-101.00, A-001.00, and A-301.00, dated May 6, 2019; and drawings A-302.00 through A-801.00, dated June 20, 2019, and prepared by Brendan A. Guerin, RA, all submitted as components of the application.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and that these materials include additional work, consisting of alterations at ground floor of the west façade, including replacing four (4) modern window grilles with simply-designed black-painted metal grilles; installing two (2) simply designed light fixtures at plain masonry adjacent to the south entrance and replacing in-kind two (2) modern light fixtures at plain masonry adjacent to the north entrance; and installing a grey-painted security camera at the soffit of the recessed south entrance; and work at and along the side yard, including installing a security camera and intercom panel, both with a black finish, at the interior side panel of the of the metal entrance surround; replacing the modern door and window assembly at the single story entrance at the eastern end of the side yard with paired black-painted metal single-light doors, single-light sidelights, and fixed single-light transom windows; installing an intercom panel with a brushed nickel finish at plain brick masonry beneath the proposed entrance canopy; replacing a skylight at the roof of the single story entrance extension in-kind; and removing a modern awning, surface-mounted

conduit, an intercom panel, and a security camera from the south (side-yard) façade of 200 Mercer Street, in conjunction with repairing any holes with mortar and painting the repaired areas with a beige finish to match the surrounding beige-painted brickwork, as well as interior alterations at the first floor, including the demolition of nonbearing partitions and finishes, as well as electrical, mechanical, and plumbing work.

With regard to the refinements and additional work, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(3) for pointing mortar joints; and Section 2-11(c)(2)(ii) for painting non-original or altered features or facades; Section 2-14 for Window and Doors, including Section 2-14(i) for non-storefront entrance infill; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; Section 2-20(c)(4) for security cameras; and 2-20(c)(10) for window security bars. Based on these and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 19-39580 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit:

<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Richard Lowry.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Sasha Barysheva, Guerin Glass Architects, PC

cc: Bernadette Artus, Deputy Director; Sasha Barysheva, Guerin Glass Architects, PC