



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> 10/24/17	<b>EXPIRATION DATE:</b> 1/10/2023	<b>DOCKET #:</b> LPC-19-7320	<b>COFA</b> COFA-19-07320
<b>ADDRESS:</b> 248-250 MERCER STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 535 / 7501
NoHo Historic District			

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

ISSUED TO:

**Anthony Leichter**  
**Mercer Square Ltd.**  
**565 5th Ave.**  
**New York, NY 10017**

**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 January 10, 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 December 15, 2016, and as you were notified in Status Update Letter 19-7485 (LPC 19-5583), issued on January 10, 2017.

The proposal, as approved, consists of demolishing the existing exterior façade and reconstructing a new façade with the parapet raised approximately 1'-5", and featuring a cladding of modular cast stone units with protruding faces and a cool gray finish and cast concrete coping, and aluminum and glass storefront infill featuring columns, an integrated signband, paired sliding glass display windows with bulkheads and a fixed glass transom, all with a painted finish (Charcoal); installing eighteen (18) fixed awnings at the Mercer Street façade, West 3rd Street façade, and the corner of Mercer Street and West 3rd Street, all affixed to the aluminum storefront framing and featuring Sunbrella fabric (Slate); installing pin-mounted back-lit aluminum channel lettered signage with a cream finish (RAL 9001) in the integrated signband at two (2) locations at the Mercer Street façade and at two (2) locations at the West 3rd Street façade; and at the roof, installing four (4) HVAC units on steel dunnage, three (3) make-up air units, three (3) fresh air intake goosenecks, and eleven (11) through-roof vents; as shown in a digital slide presentation titled "250 Mercer Street," dated December 30, 2016, and prepared by BANG Studio, including 31 slides consisting of historic

and existing condition photographs, renderings, drawings, building material sample colors, and mock-up photographs, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 248-250 Mercer Street as a no-style one-story taxpayer built c. 1934-1938; and that this is not one of the buildings for which the NoHo Historic District was designated.

With regard to this proposal, the Commission found that the removal of the existing storefront infill and masonry facades will not eliminate any significant architectural features or historic fabric of the building; that the proposed painted aluminum storefront infill, featuring columns and an integrated signband, and sliding clear glass display windows with fixed transoms and bulkheads divided by intermediate piers, will be evocative of the taxpayer's original storefront infill in terms of transparency, and will be consistent with the commercial and industrial character of this historic district; that the proposed façade cladding, featuring small, modular cast stone units with protruding faces and a cool gray finish (equivalent to Benjamin Moore 2126-40, "Sweatshirt Grey"), will reflect the contemporary design of the building while recalling the historic textured masonry facades typical of buildings in this historic district; that the proposed black acrylic fabric awnings and illuminated signage, consisting of halo-lit aluminum lettering with a white finish installed within the signband, will not overwhelm the building or detract from the streetscape; and that although the rooftop mechanical equipment will be visible from select locations, it will be largely screened by the proposed raising of the masonry parapet, and will be seen primarily from a distance against a backdrop of secondary facades and will not call undue attention to itself. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this 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 January 19, 2017, the Commission received exhibit DSK 170921-31, dated September 21, 2017, and exhibits DSK 171003-32 and DSK 171003-33, dated October 3, 2017, and prepared by BANG Studio; and filing drawings T-000.00, dated (as revised) June 21, 2017; drawings T-001.00, Z-000.00, A-001.00, A-010.00, A-012.00, A-101.00, A-110.00, A-111.00, A-210.00, A-211.00, A-400.00, A-401.00, A-501.00, A-502.00, and EN-000.00, dated (as revised) May 11, 2017; drawing A-112.00, dated (as revised) September 14, 2017; and drawings A-410.00 and A-411.00, dated (as revised) July 26, 2017, and prepared by Babak Bryan, R.A.; drawings S-001.00, S-002.00, S-101.00 through S-103.00, S-201.00, and S-202.00, dated December 12, 2016, and prepared by Nathaniel Ezra Oppenheimer, P.E.; and drawings EN-100.00 through EN-104.00, M-001.00, M-100.00 through M-102.00, M-200.00 through M-202.00, M-300.00, M-301.00, P-001.00, P-100.00 through P-103.00, P-200.00, and P-300.00, dated December 12, 2016, and prepared by Jack A. Green, P.E.

Accordingly, staff reviewed these materials and noted that they include additional work, at the West 3rd Street and Mercer Street, including installing control joints at select locations of the rebuilt façade; at the sidewalk, including removing a limited extent of the existing concrete paving along Mercer Street for the installation of underground utilities, and installing untinted concrete paving with standard scoring; limited excavating at the cellar level for grease interceptors; and interior alterations at the cellar and ground floor, including demolition and construction of bearing and non-bearing partitions and finishes, as well as plumbing, mechanical, and electrical work. With regard to this additional work, staff found that the concrete paving to be removed is not a significant feature of the streetscape or historic district; that the proposed paving, matching the surrounding untinted concrete paving in color and scored in a standard rectilinear pattern to align with the adjacent paving, will be harmonious with the site and surrounding paving; that the work will not diminish the special architectural and historic character of the site, streetscape, or historic district; that the excavation will be limited in size and scope and will be done in compliance with

Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect; that the proposed control joints are consistent with modern masonry construction and detailing; and that the control joints will be finished and designed to help it blend with the surrounding brickwork. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-07320 (LPC 19-7320) is being issued.

As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

Please note that this permit is being issued contingent upon the Commission's review and approval of samples of control joint sealant prior to the commencement of work. Samples should be installed adjacent to new modular cast stone units; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to lpollock@lpc.nyc.gov for review.

Please also note that specific tenant signage is not addressed by this permit and incoming tenants will be required to obtain permits from the Landmarks Preservation Commission for all signage.

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 Leanne Pollock.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Millie Dominguez, Metropolis Group Inc.

**cc:** Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Millie Dominguez, Metropolis Group Inc.