



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> 03/14/16	<b>EXPIRATION DATE:</b> 12/15/2021	<b>DOCKET #:</b> LPC-18-2800	<b>COFA</b> COFA-18-3209
<b>ADDRESS:</b> 30 CHRISTOPHER STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 593 / 36
Greenwich Village Historic District			

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

ISSUED TO:

**Abner Ohebshalom**  
**Elias Master Leasee, LLC**  
**489 Fifth Avenue, 7th floor**  
**New York, NY 10017**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 15, 2015 following the Public Hearing of October 27, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on October 1, 2015.

The proposal, as approved, consists of installing an enclosed black canvas-clad marquee above the entrance at the first floor level of the third easternmost bay at the northern (Christopher Street) facade, featuring two (2) cables mounted to plain limestone masonry units above the marquee; integrated flush-mounted light fixtures with concealed conduit at the underside of the marquee; and white painted number ("30") at the fabric cladding. The work was shown on a digital presentation of eight slides labeled "30 Christopher Street," dated November 18, 2015 and consisting of historic and existing conditions photographs, drawings, and a rendering, all prepared by Tatiana Ohebshalom and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 30 Christopher Street as a store and loft building, built in 1907; 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.

With regard to this proposal, the Commission found that the presence of a marquee in front of the main entrance at a building of this type, style, and age will be in keeping with modern installations typically added as part of the adaptive reuse of these buildings for residential conversions, which do not have significantly distinguished primary entrance surrounds; that there is precedence for a marquee at this location on this building, dating from the early 1970 when the building was converted to residential use; that the proposed marquee will be well-scaled to the entrance and façade, simply designed and consistent with marquees at converted buildings of this style and age in terms of its placement, size, materials, and finishes; that the proposed marquee will be installed with a minimum of penetrations at mortar joints at plain brickwork with simple minimal supports that will not obscure any significant architectural features of the building; that the proposed light fixtures will be well scaled to the marquee, simple in design, and discreet in placement with minimal exposed conduit, helping the installations remain an unobtrusive presence; and that the proposed marquee will not overwhelm the building or streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design.

Subsequently, on March 8, 2016, the Landmarks Preservation Commission received final drawings LM-001.00, LM-002.00, and LM-003.00, dated (revised) March 3, 2016 and prepared by Oh Gwang-Jin Janes, PE, all submitted as components of the application.

Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-3209 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 Abbie Hurlbut.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Gwang Jin Oh, LB Engineering, PC

**cc:** Bernadette Artus, Deputy Director of Preservation/LPC