



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> 11/10/16	<b>EXPIRATION DATE:</b> 8/2/2022	<b>DOCKET #:</b> LPC-19-4814	<b>COFA</b> COFA-19-5069
<b>ADDRESS:</b> 363 LAFAYETTE STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 530 / 17
NoHo Historic District Extension			

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

ISSUED TO:

**Michael Barry**  
**Lafayette Development Owners LLC**  
**50 Washington Street**  
**Hoboken, NJ 7030**

**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 August 2, 2016, following the Public Hearing and Public Meeting of July 12, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed June 16, 2016, and as you were notified in Status Update Letter 19-1341 (LPC 18-6969), issued on August 2, 2016.

The proposal, as approved, consists of constructing a new ten-story building at a vacant lot located on Lafayette Street between Great Jones Street and Bond Street, featuring a streetwall facade at the Great Jones Street facade, and offset one-story volumes with pivoted setbacks, dark grey painted metal railings, and dark grey coping at the Lafayette Street and south facades; fixed and operable dark grey metal window assemblies at the 2nd through 10th floors at the Great Jones Street and Lafayette Street facades, with dark grey terra-cotta mullions and spandrels, and framed by light grey brick; a light grey brick facade with single punched window openings and dark grey metal windows at the south facade; large glazed dark grey metal display windows, paneled bulkheads, paired entry doors, sidelights, and transoms, and ornamental dark grey terra-cotta mullions and spandrels with integrated signbands at the ground floor and southern ground floor extension; and setback light grey stucco-clad bulkheads, miscellaneous mechanical equipment, and dark grey painted metal railings at the roof. The proposal was shown on presentation slides labeled 1 - 30, dated August 2, 2016, consisting of existing condition and historic photographs, and existing and proposed

elevations, plans, sections, and details, prepared by Morris Adjmi Architects, and presented at the Public Meeting. The proposal as initially presented called for offset two-story volumes and pivoted setbacks with planted terraces at the Great Jones Street and Lafayette Street facades, as shown on presentation slides labeled 1 - 37, dated July 12, 2016, prepared by Morris Adjmi Architects, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Extension contains a variety of small and large, historic and modern buildings, ranging in height and material, representative of the layers of development and mixed use of this historic district. The Commission further noted that this site is the result of the introduction and widening of streets in the late 19th and early 20th century to relieve congestion on Broadway and the Bowery, and to facilitate construction of the IRT subway. The Commission finally noted that the adjacent building under construction at 25 Great Jones Street is built in accordance with permits issued by the Department of Buildings before the NoHo Historic District Extension was calendared for designation, and modified under Certificate of Appropriateness 11-4490 to redistribute its massing and modify the design.

With regard to this proposal, the Commission found that the construction of a new building on this vacant lot, which was shaped by historic changes to the street grid over time, will restore the continuity of the street walls and anchor the end of the block fronting three streets, thereby strengthening the streetscape around this prominent site; that the plane of the proposed Great Jones Street façade will align with the facades of the adjacent properties, thereby supporting a unified street wall and establishing a strong corner at the intersection with Lafayette Street; that the height of the proposed building, comparable to the height of the adjacent building at 25 Great Jones Street, will maintain the transition in scale from the adjacent building and other medium-sized mid-block buildings to that of the larger buildings along Lafayette Street; that the massing of the proposed building, articulated at the Lafayette Street façade and exposed secondary south façade by offset one-story volumes with pivoted setbacks, will provide visual interest while alluding to the historically shaped trapezoidal lot and modifications to the street grid; that the pivoted setbacks will be gradual in nature, with a subtle reading in proximity to Great Jones Street that transitions into more complex massing mid-block, thereby relating to the formality typical of street facades and the irregularity of secondary facades and appurtenances; that the rooftop bulkheads and mechanical equipment will be simple in design and silhouette, and comparable to rooftop accretions found on other large buildings throughout this historic district; that the façade composition, consisting of a simple masonry perimeter, framing an internal composition of more elaborate columns and spandrels that divide repetitive bands of windows, will recall the facades of mid-19th century store and loft buildings present throughout the district, and will be in keeping with the façade composition of other contemporary buildings found within the district; that the detailing of the primary façades, featuring traditional and modern materials, flush and recessed planes, and smooth and textured surfaces, will provide a level of depth and articulation comparable to what is found on historic buildings within this historic district; that the secondary façade, consisting of plain masonry and fenestration only at the return, will be in keeping with typical secondary and lot line facades at buildings of this size throughout the district, and will reference the road cut condition still evident on other exposed secondary facades; that the palette of materials, finishes, and colors, including buff brick, gray painted metal, and gray satin finish terra-cotta, will relate to traditional building materials found within this historic district; that the design, configuration, and materials of the ground floor infill, featuring large glazed display windows, paneled bulkheads, paired entry doors, sidelights, and transoms, and ornamental terra-cotta spandrels with integrated signbands, will harmonize with the ground floor treatments of buildings in this historic district; that the prow-like form of the southern ground floor extension, shaped by the narrow triangular portion of the lot, animates the street level of this otherwise undeveloped area, and relates to the volumes of the Lafayette Street façade that become evident at the mid-point of the block; and that the proposed new building will enhance the special architectural and historic character of the NoHo Historic District

Extension. Based on these findings, the Commission determined the work to be appropriate to the NoHo Historic District Extension 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 October 28, 2016, the Landmarks Preservation Commission received final drawings labeled T-000, G-000.00, G-001.00 through G-007.00, Z-001.00 through Z-004.00, EN-201.00 through EN-206.00, EG-101.00 through EG-113.00, A-001.00, A-002.00, A-003.00, A-101.00 through A-114.00, A-201.00, A-202.00, A-203.00, A-301.00, A-302.00, A-401.00, A-411.00, A-412.00, A-413.00, A-501.00 through A-505.00, A-509.00, A-511.00, A-801.00, all dated (revised) September 15, 2016; prepared by Morris Adjmi, R.A.; drawings labeled FO-100.00, S-001.00, S-100.00 through S-114.00, S-200.00 through S-203.00, S-300.00, S-301.00, and S-400.00, all dated September 15, 2016, prepared by Joseph F. Tortorella; drawings labeled EN-001.00, EN-002.00, EN-003.00, EN-100.00 through EN-112.00, M-001.00, M-100.00 through M-113.00, M-200.00, M-201.00, M-300.00, M-301.00, M-400.00, M-401.00, E-001.00, E-100.00 through E-113.00, E-500.00, P-001.00, P-100.00 through P-107.00, P-107.01, P-108.00 through P-110.00, P-200.00, P-201.00, P-300.00, P-301.00, SP-001.00, SP-100.00 through SP-106.00, SP-200.00, SP-300.00, FA-001.00, FA-002.00, FA-100.00 through FA-113.00, FA-200.00, ARCS-001.00, and FC-100.00 through FC-113.00, all dated (revised) September 15, 2016, prepared by David Glickman, P.E.; and drawings labeled SOE-001.00, SOE-002.00, SOE-100.00 through SOE-103.00, SOE-200.00 through SOE-203.00, and SOE-400.00 through SOE-402.00, all dated (revised) September 23, 2016, prepared by Ghanshyam C. Patel, P.E.. and geotechnical engineering report dated September 22, 2016, prepared by Pillori Associates, P.A.. Accordingly, the staff of the Commission reviewed the drawings and found that the proposal approved by the Commission had been maintained; and that the drawings additionally show excavation with underpinning at the east lot line. With regard to the additional scope of work, the Commission finds that the excavation and underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the adjacent buildings. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-5069 (LPC 19-4814) is being issued.

PLEASE NOTE: 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: This permit is contingent upon the Commission's review and approval of shop drawings and/or revised filing drawings showing window, terra-cotta spandrel, and storefront assembly details, prior to the commencement of work. Submit drawings to Edith Bellinghausen for review.

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 Edith Bellinghausen.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
George Konaroudis, Morris Adjmi Architects

**cc:** Cory Scott Herrala, Director of Technical Affairs/LPC