



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: 02/28/18	EXPIRATION DATE: 1/23/2024	DOCKET #: LPC-19-21901	COFA COFA-19-21901
ADDRESS: 4 ASTOR PLACE		BOROUGH: Manhattan	BLOCK/LOT: 545 / 26
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

James Coffey
Lafayette-Astor Assoc.
125 Park Avenue
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 23, 2018, 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 28, 2017, and as you were informed in the Status Update Letter 19-19280 (LPC 19-19280) issued on January 24, 2018. This approval will expire on January 23, 2024.

The proposed work, as approved, consists of removing existing illuminated signage and installing new illuminated signage, featuring white-painted channel letters (“New York Sports Club”) mounted to matte black aluminum letters and attached to aluminum tube framing, at the second floor of the Astor Place façade. The proposal, as approved, was shown in a digital presentation, titled “NYSC,” including 7 slides, prepared by Manhattan Neon, and consisted of historic and existing condition photographs, drawings and color renderings.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 4 Astor Place, aka 442 Lafayette Street, as a Romanesque/Renaissance Revival style lofts building designed by Francis H. Kimball and built in 1891; and the building’s style, scale, materials and details are among the features that contribute to the special architectural and historic character of the NoHo Historic

District. The Commission also noted that Certificate of Appropriateness 10-5297 was issued on December 17, 2009 for installing illuminated signage "David Barton Gym" at the second floor window ledge of the Astor Place façade. Staff finally noted that Notice of Violation 17-0804 was issued for "Installation of signage ("Sweetgreen") at 10 Astor Place storefront without permit(s)"; and Notice of Violation 18-0731 was issued for "Installation of signage ("& pizza") and window signage ("Give the Gift of Pizza") on the Broadway Facade without permit(s)."

With regard to this proposal, the Commission found that existing penetrations will be reused to the extent possible, and that the installation of the proposed sign will not cause damage to any significant architectural or historic feature of the building; that there is historic precedent for large signs on the façades of this building and other commercial buildings in this historic district; that the location of the sign in front of the second floor windows will recall the placement of historic signs which were found on cornices and spandrels throughout the façades of buildings of this age and type in this historic district; that the design of the signage, featuring edge-illuminated reverse channel letters painted white, attached to matte black aluminum letters, and mounted on tubular framing, will be consistent the signage previously approved by the Commission on this building; and that the size of the proposed illuminated signage will not overwhelm the façade, and will not call undue attention to itself or away from the significant architectural features of the building. Based on these findings, the Commission determined that the proposed work is appropriate to the building, 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.

Subsequently, on February 7, 2018, the Landmarks Preservation Commission received drawings SG-102.00 and SG-902.00 dated November 15, 2017, signed and sealed by Norman C. Lok, P.E. Accordingly, staff reviewed the drawings and found that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-21901 is being issued.

PLEASE NOTE: Notices of Violation 17-0804 and 18-0731 remain in force against the property, and are not addressed by this permit. Failure to perform the work to cure this violation may result in the issuance of a (second) Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and civil penalty may be imposed and cannot be cured.

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 Caroline Pasion.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
John Puleio, Louis Striar Inc.

cc: Jared Knowles, Director; John Puleio, Louis Striar Inc.