



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: 09/11/18	EXPIRATION DATE: 5/8/2024	DOCKET #: LPC-19-30050	COFA COFA-19-30050
ADDRESS: 428 LAFAYETTE STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 545 / 40
NoHo Historic District			
428 Lafayette Street Building, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

Joshua Salon
Salon Realty Corp.
316 East 89th Street
New York, NY 10128



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 8, 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 forth in your application completed on April 12, 2018, and as you were notified in Status Update Letter 19-22891 (LPC 19-22891), issued on May 18, 2018.

The proposal, as approved, consists of exterior work at the ground floor at the Lafayette Street facade, including, at the second southernmost bay, removing non-historic railings and gate at the ground floor entrance, and installing new metal railings with black finish; modifying the opening to allow for additional clearance by removing wood panels and stone lintel beneath the existing window, installing a new steel lintel and two (2) flanking marble units, painted a beige color to match the surrounding masonry, and installing a new wood window sill, finished green to match existing; at the third southernmost bay, removing a section of glazing and wood framing at the window, partially concealed by an existing metal security grille, and installing one (1) through-window louver, finished black. The proposal was shown in a digital presentation, titled "LaGrange Terrace 'Colonnade Row'," dated May 8, 2018 and prepared by Studio Castellano, including 16 slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the 428 Lafayette Street Individual Landmark Designation Report describes 428 Lafayette Street as a Greek Revival style townhouse, designed by Seth Greer and built in 1832-33; 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 NoHo Historic District. The Commission further noted that 428 Lafayette Street is one of four remaining Greek Revival style townhouses, also known collectively as La Grange Terrace, an Individual Landmark; and that there is a facade easement held by the National Trust for Historic Preservation, restricting in perpetuity architecturally inappropriate exterior changes to Colonnade Row/La Grange Terrace.

With regard to this proposal, the Commission found that the ground floor of all of La Grange Terrace has been significantly altered over time to accommodate entrances at the basement level; that the proposed removal of non-historic wood panels under the window, the stone lintel, metal gate, and handrails will not damage or destroy any significant historic fabric; that the proposed installation of painted marble units flanking the modified opening, will return this element to a condition more in keeping with its historic appearance, and will match the existing painted masonry at the ground floor; that the proposed new height of the door head will align with the other bays at this row of townhouses, helping to maintain a harmonious relationship; that the proposed installation of a through-window louver with a dark finish, screened by a security grille at the base of the building, will not call undue attention to itself; and that the proposed work will not detract from the special architectural and historic character of the building or the NoHo Historic District.

However, in voting to approve this proposal, the Commission required that the applicant work with staff to explore either retaining the existing condition at the entrance bay by bringing the stair forward into the sidewalk or raising the lintel to match the condition found at other bays in this row at Lafayette Street; and that two final signed and sealed Department of Buildings filing drawings for the approved work be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 23, 2018, the Landmarks Preservation Commission received two sets of the required final filing drawings, labeled T100.0, A300.00, A400.00, A401.00, dated August 15, 2018, and feasibility study, prepared by Ronald T. Castellano, R.A.. Accordingly, the staff of the Commission reviewed the submitted materials and found that the relocation of stairs was prohibitive due restrictions and conditions in the field; that the proposed location of the raised lintel closely matches the conditions found at other bays in this row at Lafayette Street; and 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 19-30050 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of installed sample mockups of marble units and paint colors, prior to commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit clear, color digital photographs of all samples to hhughes@lpc.nyc.gov for review, or to schedule a site visit. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Holly Hughes.

Frederick Bland
Vice Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Parker Hoar, Studio Castellano

cc: Edith Bellinghausen, Deputy Director; Parker Hoar, Studio Castellano