



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: 11/18/16	EXPIRATION DATE: 11/1/2022	DOCKET #: LPC-19-5255	COFA COFA-19-5462
ADDRESS: 97-99 7TH AVENUE SOUTH		BOROUGH: Manhattan	BLOCK/LOT: 591 / 17
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Soraya M'lall
LuRose Realty Corp. c/o Mack Edge Management LLC
411 Lafayette Street, Suite 600
New York, NY 10003

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 November 1, 2016, following the Public Hearing of the same date, voted to approve in part work at the subject premises, as put forth in your application completed on October 6, 2016, and as you were notified in Status Update Letter 19-5222 (LPC 192806), issued on November 10, 2016.

The proposal, as approved, consists of installing storefront infill, featuring wood multi-light French Doors with segmental arch-headed glazing and a natural finish; and installing red canvas retractable awnings above the storefront openings spanning the length of the building, with signage lettering at the awning skirts. The proposal, as initially presented, included installing a sign panel in front of the historic mosaic tile sign at the central parapet. The proposal was shown in photographs and drawings labeled LPC-0.00, LPC-2.00, LPC-3.00, LPC-4.00, LPC-5.00, LPC-6.00, LPC-7.00, LPC-8.00, LPC-9.00, LPC-10.00, LPC-11.00, and LPC-12.00, dated July 16, 2016, and prepared by Jakov Saric, R.A.; submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 97-99 7th Avenue South as a garage building built in 1919; 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 Greenwich Village Historic District. The Commission also noted that Certificate of Appropriateness 95-0102 was issued on February 3, 1995 for the removal of masonry infill, installation of storefront with roll-down security gates, awnings, and lighting.

With regard to this proposal, the Commission found that the replacement of the modern storefront infill will not eliminate any significant historic fabric; that the proposed full-height door assemblies at the flanking bays, all featuring segmental arch-headed framing, paneled bases and profiled wood framing, will be consistent with the commercial character of 7th Avenue South; and that although the proposed awnings will be installed higher than the current awnings at the top of the openings, the decorative brickwork panels above remain will remain unobscured. Based on these findings, the Commission determined this portion of the work to be appropriate to the building and the historic district and voted to approve this portion of the application. The Commission did not vote to approve the proposed sign panel in front of the existing mosaic tile sign ("Garage") at the central parapet. 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 and incorporating the required change.

Subsequently, on November 18, 2016, the Commission received filing drawings labeled LPC-1.00, LPC-2.00, LPC-3.00, LPC-4.00, LPC-5.00, LPC-6.00, LPC-7.00, LPC-8.00, LPC-9.00, LPC-10.00, LPC-11.00, and LPC-12.00, dated (revised) November 18, 2016, and prepared by Jakov Saric, R.A.. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and that the required change has been incorporated; and noted that these materials include additional exterior work, consisting of installing two (2) mosaic tile sign panels with lettering ("Boucherie") using concealed fasteners at the brick panels above the outer storefront openings; installing three (3) black metal gooseneck light fixtures at the parapet centred above each sign panel; installing four (4) black metal light fixtures centered on each brick pier between the storefronts; installing one (1) bronze commemorative plaque with historical information at the northernmost brick pier; and installing one (1) 2' tall skylight measuring 9'9" by 4'9" surrounded by a 3' pipe railing finished dark gray at the roof.

With regard to this additional work, staff found that With regard to the proposal, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-20(c), that the installation of signage will not damage, destroy or obscure significant architectural features or material of the building or storefront; that the signage will be illuminated externally with small "goose-neck" type fixture(s) placed above the sign, not to exceed one fixture per 5 linear feet of sign; that the light fixtures will be installed in areas of plain masonry, metal, or wood, and the installation will not damage, destroy, or obscure significant architectural features of the building or storefront; that the lighting conduits will be concealed; that the proposed exterior light fixtures will only illuminate storefronts and related signage; that the overall amount of signage is not excessive and will not detract from the architectural features of the building, the adjacent buildings, or the streetscape; and in accordance with Section 2-19, that the rooftop installation consists of mechanical equipment only; that the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; and that the equipment will not be visible from a public thoroughfare. Furthermore, the Commission finds that the mosaic sign panels will be installed in brick panels matching the dimensions of the current central signage panel; that the sign panel will project minimally from the façade; that the sign panels will correspond with historic signage locations used at an earlier era for a previous tenancy; that the plaque will be of a small scale and well-proportioned to the masonry pier; that the plaque and fixtures will be typical in placement and finish; and that no exposed conduits or junction boxes will be included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-5462 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 James Russiello.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jakov Saric, RA, AIA, CPHD, NODE Architecture PC; NODE Engineering PC

cc: Jared Knowles, LPC Director of Preservation; Cory Herrala, LPC Director of Technical Affairs, Sustainability and Resiliency; Jakov Saric, RA, AIA