



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: 03/16/20	EXPIRATION DATE: 2/11/2026	DOCKET #: LPC-20-08124	COFA COFA-20-08124
ADDRESS: 77 MACDOUGAL STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 526 / 30
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Nicola Rifino
Tiro Segno Foundation, Inc.
77 MacDougal Street
New York, NY 10012



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 11, 2020, 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 January 16, 2020, and as you were notified in Status Update Letter 20-02798, issued on February 14, 2020.

The proposal, as approved, consists of the removal of pink toned granite pavers and painted concrete from the areaway and sidewalk, and the installation of gray granite pavers within the areaway, as shown in a digital presentation, including 12 undated slides, labeled "77 MacDougal," prepared by WJE Engineers & Architects, and consisting of photographs, drawings, and photomontages, all submitted as a component of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 73-77 MacDougal Street as altered Gothic Revival style rowhouses built in 1850-51 and combined in 1929. The Commission also noted that parts of the building have functioned as a club since the late 19th century/early 20th century, and that the building's scale, materials and details are among the

features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

With regard to this proposal, the Commission found that the existing simply designed pink toned granite paving and concrete paving are not original to the site or typical within this historic district and are not significant later alterations, therefore their removal will not detract from the house, site or streetscape; and that the gray tones of the proposed granite pavers behind the fence will blend with the tones of the surrounding concrete sidewalk paving, thereby helping the new pavers to harmonize with the streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve it with the stipulation that bluestone tinted concrete be used at the sidewalk; and that the size of the granite pavers at the areaway be enlarged.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of drawings showing the final design and incorporating the required changes.

Subsequently, on February 19, 2020, the Landmarks Preservation Commission received final drawings T-001.00 through T-003.00, A-001.00, A-100.00, A-300.00, A-301.00, and A-400.00 through A-410.00, all dated February 17, 2020, and prepared by Andrea Ellen Shear, P.E.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and that the required changes have been incorporated and that these materials noted including additional work, consisting of the replacement of the adjacent concrete sidewalk paving with new tinted concrete paving.

With regard to this additional work, staff found that that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk.

Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-08124 is being issued.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Misha'el Shabrami.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Richie Camero, Metropolis Group Inc.

cc: Bernadette Artus, Deputy Director; Richie Camero, Metropolis Group Inc.