



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> 01/08/20	<b>EXPIRATION DATE:</b> 7/9/2025	<b>DOCKET #:</b> LPC-20-05444	<b>COFA</b> COFA-20-05444
<b>ADDRESS:</b> 200 PRINCE STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 504 / 19
Sullivan-Thompson Historic District			

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

ISSUED TO:

**Isaac Shalom**  
**Gatsby Enterprises LLC**  
**347 Fifth Avenue**  
**New York, NY 10016**

**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 July 9, 2019, following the Public Hearing and Public Meeting of May 21, 2019, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on April 25, 2019, and as you were notified in Status Update Letter 19-34215 (LPC 19-34215), issued on July 10, 2019.

The proposal, as approved, consists of alterations at the east building, including reconstructing and redesigning the north (Prince Street) façade, featuring white glazed brickwork; punched openings with single-light fixed windows and dark brown metal frames at the second and third floors; a dark brown finished metal and glass cornice, including five glass panels at the façade and two metal panels at the returns; a recessed base with a dark brown finished metal soffit and two white glazed brick piers; and dark brown finished metal and glass storefront infill at the ground floor with two metal and glass doors, a two-light display window, metal bulkhead, and a two-light transom; constructing a full-height, full-width grey finished stucco-clad rear yard addition at the south (rear) façade; and excavating to the rear lot line to expand the cellar floor southward and to create a sub-cellar floor and elevator pit; constructing a one-story dark brown finished metal and glass addition at the empty portion of the lot adjacent to Prince Street,

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featuring two metal and glass doors and sidelights, a bi-fold window assembly, and a four-light metal and glass parapet; alterations at the ground floor of the west building, including removing brass finished metal and glass entrance infill, a brass finished metal marquee, black finished metal and glass infill, and red canvas clad awnings throughout the north (Prince Street) and west (Avenue of Americas) facades; combining all of the masonry openings at the north façade and modifying the masonry openings at the west façade by removing plain brickwork; installing dark brown finished metal and glass entrance infill, featuring metal and glass doors and two-light sidelights, at the west façade; installing a dark brown finished metal marquee, featuring brushed silver finished metal pin-mounted address numbers (“202”) above two bays of entrance infill at the west facade; and installing dark brown finished metal storefront infill at the north façade, featuring three projecting bays with single-light display windows and metal bulkheads, metal and glass doors, and two-light sidelights; and installing a continuous projecting dark brown finished metal band across all three buildings, including at the transom bar of the north façade of the east building, between the first floor and parapet of the north façade of the addition, and between the first and second floors at the north and west façades of the west building, featuring dark brown finished metal bracket signs.

The proposal, as initially presented, included a different configuration at the base of the east building, featuring metal piers, glass bulkheads, and additional vertical mullions at the infill; glass panels at the returns of the parapet at the east building; and additional vertical mullions at the glass parapet of the one-story addition. The proposal, as approved, was shown in a digital presentation, titled “200 Prince Street & 202 Avenue of the Americas,” dated July 9, 2019, and including 9 slides. The proposal, as initially presented, was shown in a digital presentation, titled “Father Fagan Park Complex,” dated May 16, 2019, and including 40 slides. Both presentations were prepared by TRA Studios and consisted of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Sullivan-Thompson Historic District Designation Report describes 200 Prince Street, aka 202 Avenue of the Americas, as two buildings altered c. 1960. The Commission also noted that the two buildings do not contribute to the special architectural or historic character of the Sullivan-Thompson Historic District.

With regard to this proposal, the Commission found that the alterations to these two buildings, which are not buildings for which the historic district was designated, will maintain the reading of the buildings and site as a small complex, and will not diminish the special architectural and historic character of the Sullivan-Thompson Historic District; that the reconstruction of the highly altered façade at the east building will not eliminate any significant features; that the contemporary design of the new façade, featuring recessed brick piers, metal storefront infill, white brick cladding with punched openings and an interpretive metal and glass cornice, will be compatible with the corner building for which it shares the same combined lot, and at the same time will recall the proportions and features of the smaller residential buildings with storefronts found in this historic district; that the construction of a full-height rear yard addition at the east building, featuring stucco-cladding and punched openings, will retain the scale and character of a small commercial building and will not project farther into the central green space than the majority of buildings on the block; that the excavation and related underpinning at the addition and the east building will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building’s façade and the adjacent buildings; that the presence of storefronts at the ground floors of both buildings will be in keeping with the evolutionary history of buildings within this historic district, which were altered for commercial use between the early 19th Century and the Great Depression; that the proposed dark finished metal and glass storefronts, including projecting bays and bulkheads at the west building, and paired display windows and a bulkhead at the east building, will recall in a contemporary way the details and proportions of historic storefronts within the historic district; that the one-story addition facing Prince Street and connecting the two existing buildings, featuring a metal and glass bi-fold door assembly and metal and

glass parapet, will align with the plane of the street wall, thereby reinforcing the street wall and helping the addition to remain well scaled to the streetscape and with other ground floor storefronts within this historic district; that the continuous projecting metal band between the ground and second floors, featuring integrated bracket signs at storefront entrances, will unify the two buildings and proposed addition on this lot; that the dark finished metal and glass entrance infill at the Avenue of the Americas façade of the west building will unify the base of the building and be in keeping with entrance infill found throughout this streetscape; and that the proposed black finished metal marquee on the Avenue of the Americas façade of the west building will be simply designed and typical in terms of placement, projection, material, details, and finish. Based on these findings, the Commission determined the work to be appropriate to the buildings and the historic district and voted to approve the 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 showing the approved design.

Subsequently, on November 26, 2019 and December 18, 2019, the Commission received final filing materials, including written specifications, dated December 18, 2019, and prepared by TRA Studios; drawings T-100.00, G-001.00, G-002.00, G-003.00, G-004.00, G-005.00, G-006.00, G-007.00, Z-001.00, Z-002.00, Z-003.00, Z-004.00, Z-005.00, Z-006.00, Z-007.00, EN-001.00, EN-002.00, A-001.00, A-002.00, A-010.00, A-100.00, A-101.00, A-102.00, A-110.00, A-111.00, A-112.00, A-120.00, A-121.00, A-122.00, A-200.00, A-201.00, A-202.00, A-300.00, A-301.00, A-302.00, A-400.00, A-401.00, A-402.00, A-410.00, A-411.00, A-412.00, A-501.00, A-700.00, A-701.00, A-702.00, A-703.00, A-704.00, A-705.00, A-706.00, A-707.00, A-714.00, A-720.00, A-721.00, A-722.00, A-730.00, A-731.00, A-800.00, A-801.00, A-802.00, A-803.00, A-804.00, T-100.00, G-001.00, G-002.00, G-003.00, G-004.00, G-005.00, G-006.00, G-007.00, Z-001.00, Z-002.00, Z-003.00, Z-004.00, Z-005.00, Z-006.00, Z-007.00, A-001.00, A-002.00, A-004.00, A-010.00, A-100.00, A-120.00, A-121.00, A-200.00, A-201.00, A-300.00, A-301.00, A-400.00, A-401.00, A-402.00, A-501.00, A-700.00, A-701.00, A-702.00, A-703.00, A-704.00, A-720.00, A-730.00, A-800.00, and A-801.00, dated November 25, 2019; and drawings LPC-SK-1 and LPC-SK-2, dated December 18, 2019, and prepared by Caterina Roiatti, RA; and drawings SOE-001.00, SOE-002.00, SOE-003.00, SOE-004.00, SOE-005.00, SOE-001.00, SOE-002.00, SOE-003.00, SOE-004.00, and SOE-005.00, dated December 18, 2019, and prepared by Ali Ali Maher, PE.

Accordingly, staff reviewed these materials and found that the drawings include additional work, including resurfacing deteriorated stucco with a cementitious mix throughout the west (side) façade of the east building; constructing two stucco-clad bulkheads, including constructing one bulkhead at the roof of the east building and one bulkhead at the roof of the one-story addition; installing dunnage and condensing units at the roof of the east and west buildings; infilling the below grade steps adjacent to the north façade of the east building with grey-tinted concrete sidewalk paving; and interior alterations at the sub-cellar through third floors, including but not limited to excavating to increase the floor to ceiling height of the cellar floor of the west building and structural work at the east building.

With regard to this additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17 for Front, Side, and Rear Yards, including Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; Section 2-18 for Barrier-Free Access, including Section 2-18(b) for entrance alterations; and Section 2-16(c) for Excavation Work. Additionally, staff found

that the overall 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 20-05444 is being issued.

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>

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of brick, stucco, joint cutting, and mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to [AWoodin@lpc.nyc.gov](mailto:AWoodin@lpc.nyc.gov) for review, or contact staff to schedule a site visit.

**PLEASE NOTE:** As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

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 Amy Woodin.

Sarah Carroll  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Catarina Roiatti, TRA Studios

**cc:** Emma Waterloo, Deputy Director; Catarina Roiatti, TRA Studios