



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: 03/07/18	EXPIRATION DATE: 1/9/2024	DOCKET #: LPC-19-22566	COFA COFA-19-22566
ADDRESS: 320 WEST 13TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 627 / 43
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Glenn DiBiase
Sage Realty Corp
767 Third Ave, 5th Fl
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 9, 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 December 14, 2017, and as you were notified in Status Update Letter 19-18995, issued on January 10, 2018.

The proposal, as approved, consists of exterior alterations at the Horatio Street façade, including removing storefront, loading bay, and service infill from three (3) bays; and installing new storefront infill, featuring large display windows with clear glass, single and paired entry doors with transoms, diamond plate and brick bulkheads, and tenant signage at the returns of the piers; as shown in photographs and presentation drawings A1.0 through A14.0 dated January 9, 2018, prepared by Roy Gee Associates, submitted as components 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 320 West 13th Street as a loft building designed by William H. Dewar, Jr. and built in 1912; 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.

With regard to this proposal, the Commission found that the historic Horatio Street loading bays were previously altered by the installation of storefront and service entry infill and bulkheads, and therefore the proposed work, including removal of non-original infill, will not eliminate any significant architectural features of the building; that the new storefront infill will be simply designed and recessed within the loading bays, featuring large steel-framed display windows, entries and transoms with clear glass, and paneled beige brick bulkheads matching existing masonry at the base of the building, thereby reinstating the transparency of the historic loading bays in a manner consistent with the design and materiality of the building; that the paneled brick bulkheads will recall the size, position and rhythm of basement awning windows at adjacent bays, and will be consistent with the simple treatment of solid bulkheads found at traditional raised loading bays at similar buildings; that the type and overall amount of signage consisting of painted tenant signage at the returns of the piers and vinyl window signage will not be excessive nor detract from the architectural features of the building; and that the proposed work will not diminish the special architectural and historic character of the building or the Greenwich Village Historic District. 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 this application.

However, in voting to grant this approval, the Commission stipulated that two (2) final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on February 26, 2018, the Landmarks Preservation Commission received final drawings T-001.00, A-101.00 through A-103.00, A-201.00 through A-203.00, A-301.00 through A-304.00, and A-401.00 through A-403.00, dated February 22, 2018, and prepared by Roy Gee, RA; and drawing S-001.00, dated January 29, 2018 and prepared by Philip Murray, PE. Accordingly, the staff of the Commission reviewed the drawings and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-22566 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 Victor Tomanek.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

Julie Rosen, Higgins Quasebarth & Partners

cc: Caroline Kane Levy, Deputy Director; Julie Rosen, Higgins Quasebarth & Partners; Jared Knowles, LPC
Director of Preservation