



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: 07/19/17	EXPIRATION DATE: 5/2/2023	DOCKET #: LPC-19-13951	COFA COFA-19-13951
ADDRESS: 710 GREENWICH STREET		BOROUGH: Manhattan	BLOCK/LOT: 631 / 7501
Greenwich Village Historic District Extension			

Display This Permit While Work Is In Progress

ISSUED TO:

Uzi Ben-Abraham
710 Greenwich Commercial LLC
150 East 58th Street 23rd Floor
New York, NY 10007

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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 May 2, 2017, 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 forward in your application completed on March 30, 2017, and as you were informed in the Status Update Letter 19-06852 (LPC 19-6852), issued on May 22, 2017.

The proposed work, as approved, consists of exterior alterations at the ground floor of the east (Greenwich Street) facade, including removing modern black-painted metal doors, glass-block and masonry infill, a roll-down security gate and housing, metal panel and bracket signs, and concrete steps; enlarging the third, fourth and fifth southernmost masonry openings by removing select portions of plain brickwork and limestone lintels; installing recessed metal-and-glass doors, side lights, and display windows within the enlarged openings; installing clear glass cladding with black-painted metal fascia base panels over the brick piers, and returns of the recessed entrances; installing two (2) stone lintels above the glazed openings; installing black-painted perforated metal steps and landing, featuring metal railings, installing two (2) metal sign panels above the stone lintels and one (1) bracket sign at the brick pier adjacent to the recessed entrances; and installing light fixtures, as well as installing black-painted metal bracket signs and black-painted sign panels above the stone lintels. The work was shown in a digital presentation, titled "710 Greenwich Street," dated May 2, 2017, including 25 slides, prepared by Ascher Davis Architects, and

consisting of historic and existing condition photographs, color renderings, and drawings, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Extension Designation Report describes 710 Greenwich Street as two neo-Classical style warehouse buildings designed by Moore & Landsiedel and built in 1909, and later altered with an addition designed by Matthew W. Del Gaudio 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 Extension.

With regard to this proposal, the Commission found that the proposed work will not eliminate any significant architectural features; that only a minimal amount of plain masonry will be removed to enlarge the ground floor openings and most of the historic fabric, including the original brick piers, will be retained; that the size of the existing openings are not proportional or significant to the architectural design of the building, and enlarging the openings and installing new lintels will result in openings that are well-scaled to the façade and maintain the prominence of the monumental pilasters that define the bays of the façade; that the simple, contemporary and transparent design of the proposed storefronts, consisting of metal-and-glass display windows with recessed doors and glass spanning the piers will accentuate the presence of the piers in an unconventional way; that the scale of the glazing, as it spans the piers, the new masonry lintels, and the metal stairs evokes historic loading docks found on buildings of this type, and will reflect the district's industrial and commercial character at buildings of this age and type; that the bracket sign armatures and light fixtures will be installed through mortar joints and therefore, will not result in damage to or loss of any significant historic fabric; and that the proposed work will not detract from the special architectural or historic character of the building or the Greenwich Village Historic District Extension. Based on these findings, the Commission determined that the proposed work is appropriate to the building and the historic district, and voted to approve it with the stipulation that the sign panels be reduced in size; and that one blade sign be eliminated.

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 modifications.

Subsequently, on June 28, 2017, the Commission received final drawings A-001.00, DM-002.00, A-002.00, A-003.00, A-004.00, A-005.00, and A-006.00, dated October 28, 2015, and last revised June 28, 2017, signed and sealed by Joshua V. Davis, R.A.

Accordingly, staff reviewed these materials and found that the sign panels had been reduced by 1 1/2"; that one bracket sign had been eliminated; and that the drawings included additional work, including interior alterations at the first floor, including the demolition and construction of non-bearing partitions and finishes. With regard to the modified and additional work staff found that the proposed work will have no effect on the significant features of the building. Staff also found that the overall design approved by the Commission, incorporating the required modifications, has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-13951 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 Caroline Pasion.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Susan Park, Ascher Davis Architects

cc: Jared Knowles, Director; Susan Park, Ascher Davis Architects