



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: 06/13/19	EXPIRATION DATE: 2/12/2025	DOCKET #: LPC-19-38470	COFA COFA-19-38470
ADDRESS: 97 GREENWICH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 615 / 29
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Edmondo Schwartz
Almi Greenwich Associates
610 Fifth Avenue, Suite 305
New York, NY 10019

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 February 12, 2019, 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, 2019, and as you were notified in Status Update Letter 19-33447 (LPC 19-33447), issued on February 14, 2019.

The proposal, as approved consists of work at the primary facades, including replacing existing storefront infill with new metal storefront infill, relocating the Greenwich Street entrance and installing two (2) light fixtures at either side of the new entrance, while preserving the brownstone bulkhead; the removal of an existing glass and metal canopy, and installing two (2) fixed black metal awnings at the sign band at the Greenwich Avenue and West 12th Street facades; the removal of the existing steel blade sign, and installing a new smaller, 12' tall black steel blade sign at the existing location; painting the windows, storefront and cornice throughout the building black; and installing two (2) through-wall louvers within the sign band, on the West 12th Street Façade, mounted flush with the storefront and painted black; as shown in a digital presentation, titled "97 Greenwich Avenue, Landmarks Preservation Commission," dated January 07, 2019 and prepared by Perkins Eastman, including twenty-five slides, consisting of existing condition photographs,

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drawings, photomontages, and renderings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that 97 Greenwich Avenue is a commercial building designed by Platt Byard Dovell Architects and built c. 2002, pursuant to Certificate of Appropriateness 01-0941 (LPC-01-0726), which was issued on August 11, 2000.

With regard to this proposal, the Commission found that the proposed storefront infill design is keeping with the proportions and details of the existing, and that the black finish will harmonize with the brick façade; that the change in location of the main entrance at the Greenwich Avenue façade will not detract from the building's base, and the details of the door and surround will harmonize with the remaining infill throughout the building; that the proposed fixed metal awnings with hanging signage will be well integrated with the storefront design, and will remain subservient to the architectural features of the building; that the proposed vertical metal blade sign will be smaller than the existing sign, and will remain in the same location as the original sign; that painting the windows and other architectural details throughout the building black will provide consistency of finishes throughout the facades; and that the work will not detract from the building or the streetscape. Based on these findings, the Commission determined the work to be appropriate to the building 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 April 11, 2019, and May 21, 2019 the Commission received filing drawings dated, G-000.02, G-001.02, G-002.01, DM-101.01, DM-200.00, DM-201.00, A-101.00, A-111.00, A-121.00, A-141.00, A-200.00, A-201.00, A-221.00, A-222.00, A-230.00, A-231.00, A-232.00, A-233.00, A-400.00, A-401.00, A-402.00, A-403.00, A-410.00, A-411.00, A-412.00, A-413.00, A-414.00, A-415.00, A-420.00, A-521.00, A-531.00, A-537.00, A-541.00, A-560.00, A-561.00, A-562.00, A-563.00, A-564.00, A-565.00, A-566.00, A-567.00, A-568.00, A-569.00, A-610.00, A-612.00, A-620.02, A-630.02, A-631.01, A-632.01 dated February 15, 2019, prepared by Shawn Charles Basler R.A.; M-001.01, M-101.00, M-502.01, M-901.01, EN-001.01, EN-003.01, EN-005.00, P-001.01, P-101.00, P-901.01 dated February 15, 2019, prepared by Michael Gerazounis P.E.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained, and noted that these materials include additional associated interior alterations, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to this additional work, staff found that the work will have no effect on the significant protected features of the building. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-38470 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 Olivia Needham.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Harrison Wilkie, William Vitacco Associates

cc: Caroline Kane Levy, Deputy Director; Harrison Wilkie, William Vitacco Associates