

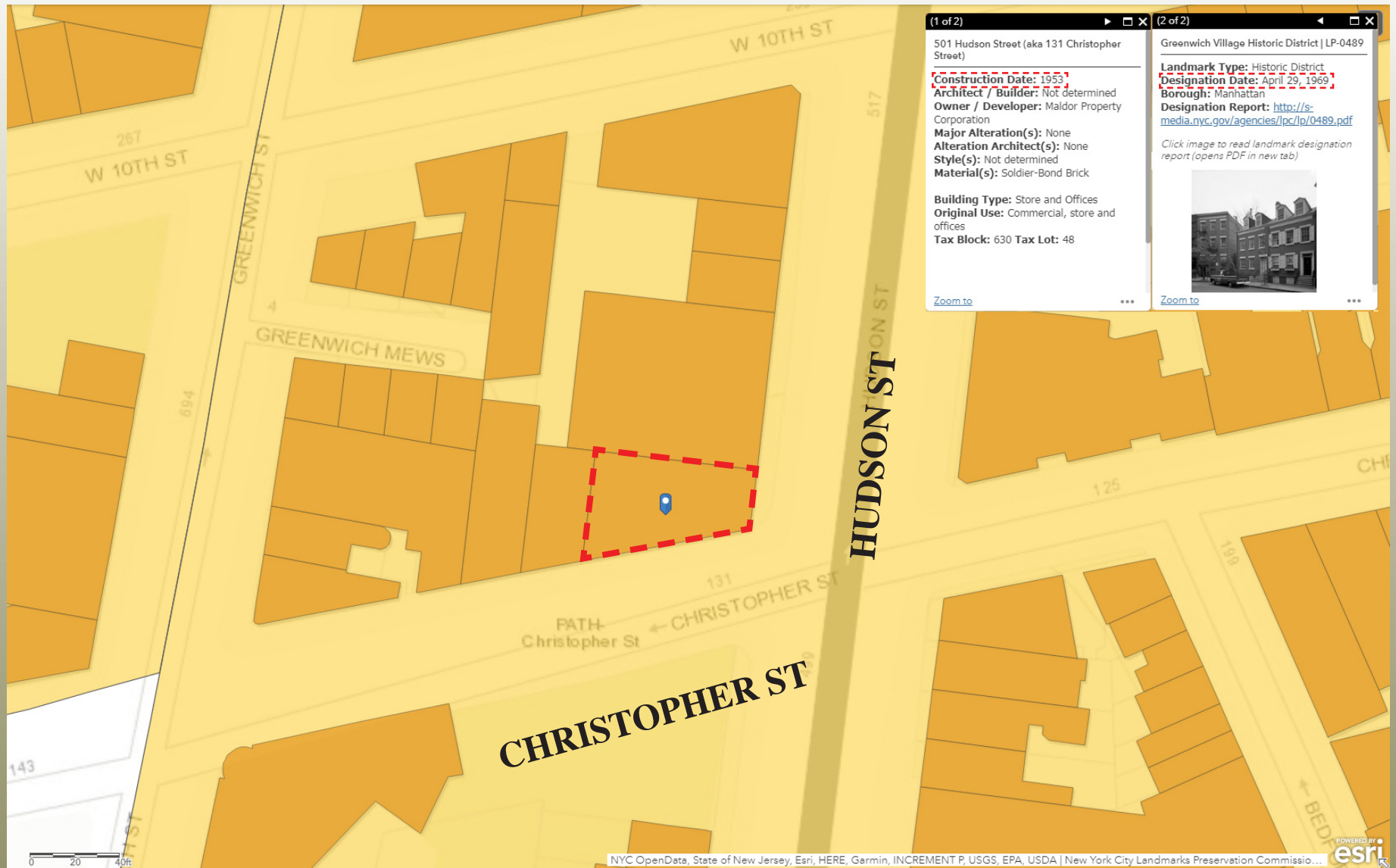
501 HUDSON STREET (AKA 131 CHRISTOPHER STREET)



JWC ARCHITECT ENGINEER D.P.C.

214 WEST 29TH STREET, SUITE #1105
NEW YORK, NEW YORK 10001
TEL: 212 253-0855 FAX: 212 253-0615
WWW.JWCAE.COM

JUNE 2019



Construction Date: Circa 1953
 Designation Date: 04/29/1969

GREENWICH VILLAGE HISTORIC DISTRICT CITY BLOCK CONTEXT

BEFORE
LANDMARK
DESIGNATION

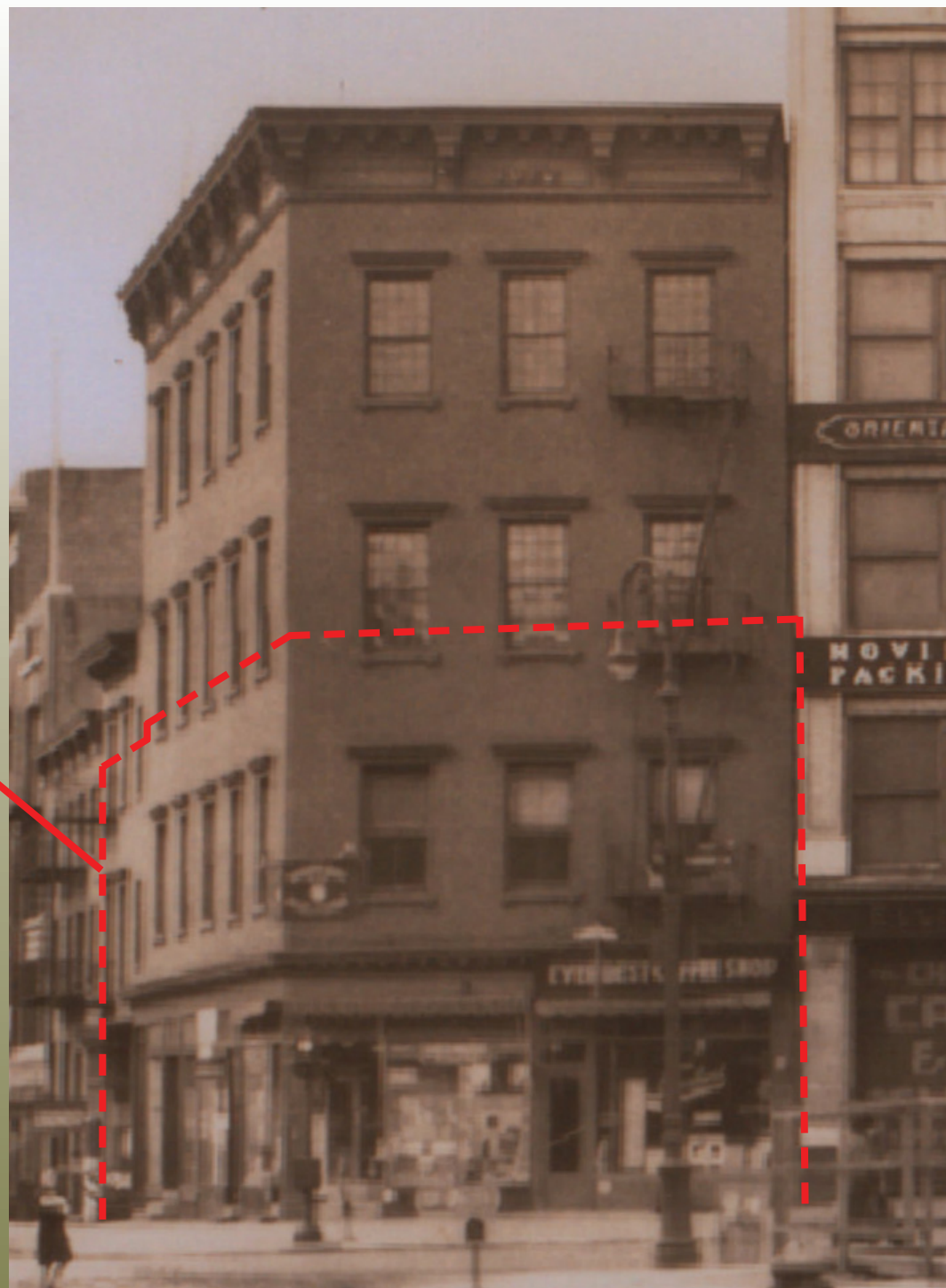


08/10/1927



03/29/1933

LINE OF PRESENT
BUILDING



11/03/1940

AS LANDMARKED



Circa 1963-1967



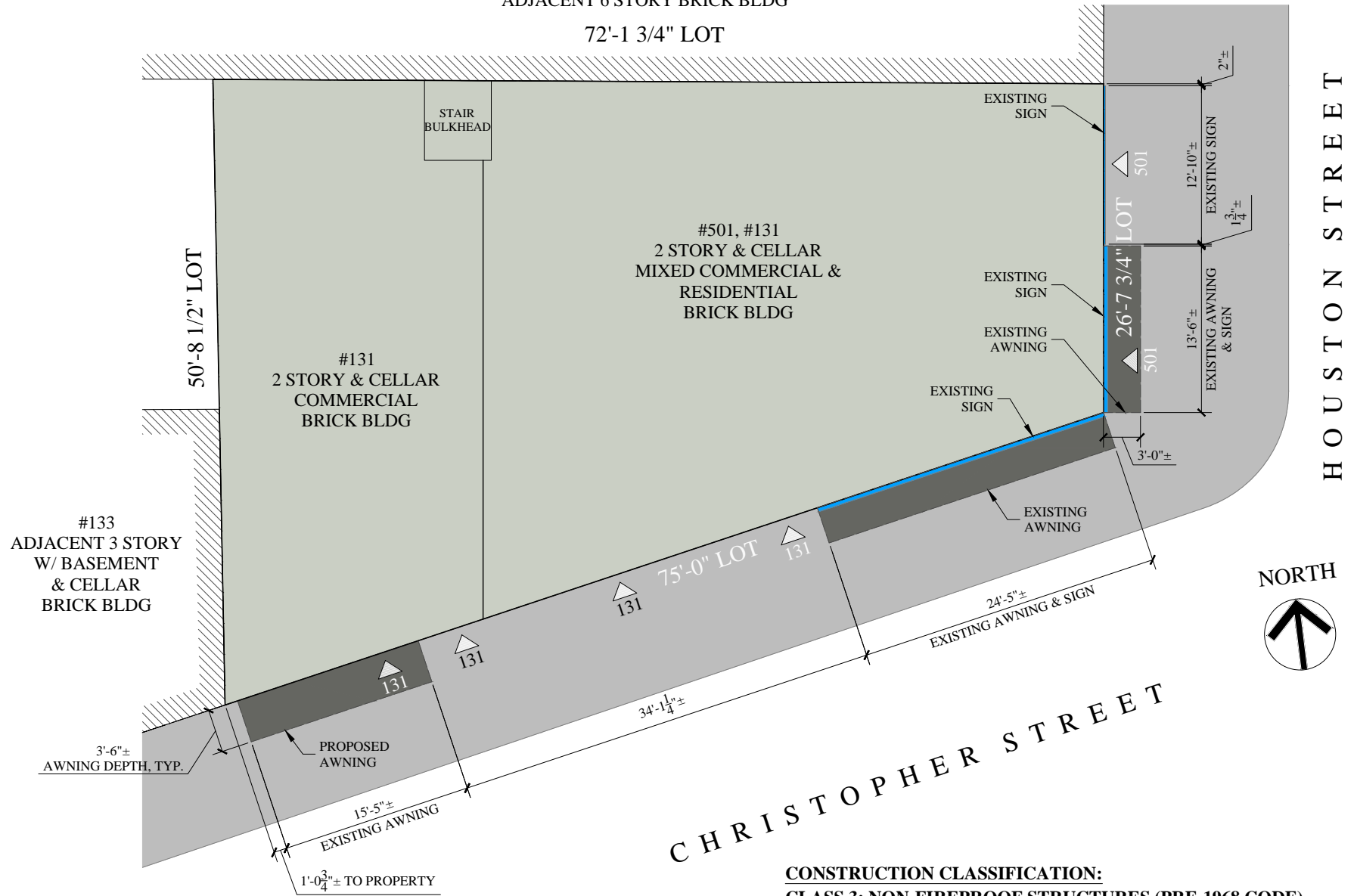
08/10/1927

131 CHRISTOPHER STREET



Circa 1963-1967

#505-507
 ADJACENT 6 STORY BRICK BLDG
 72'-1 3/4" LOT

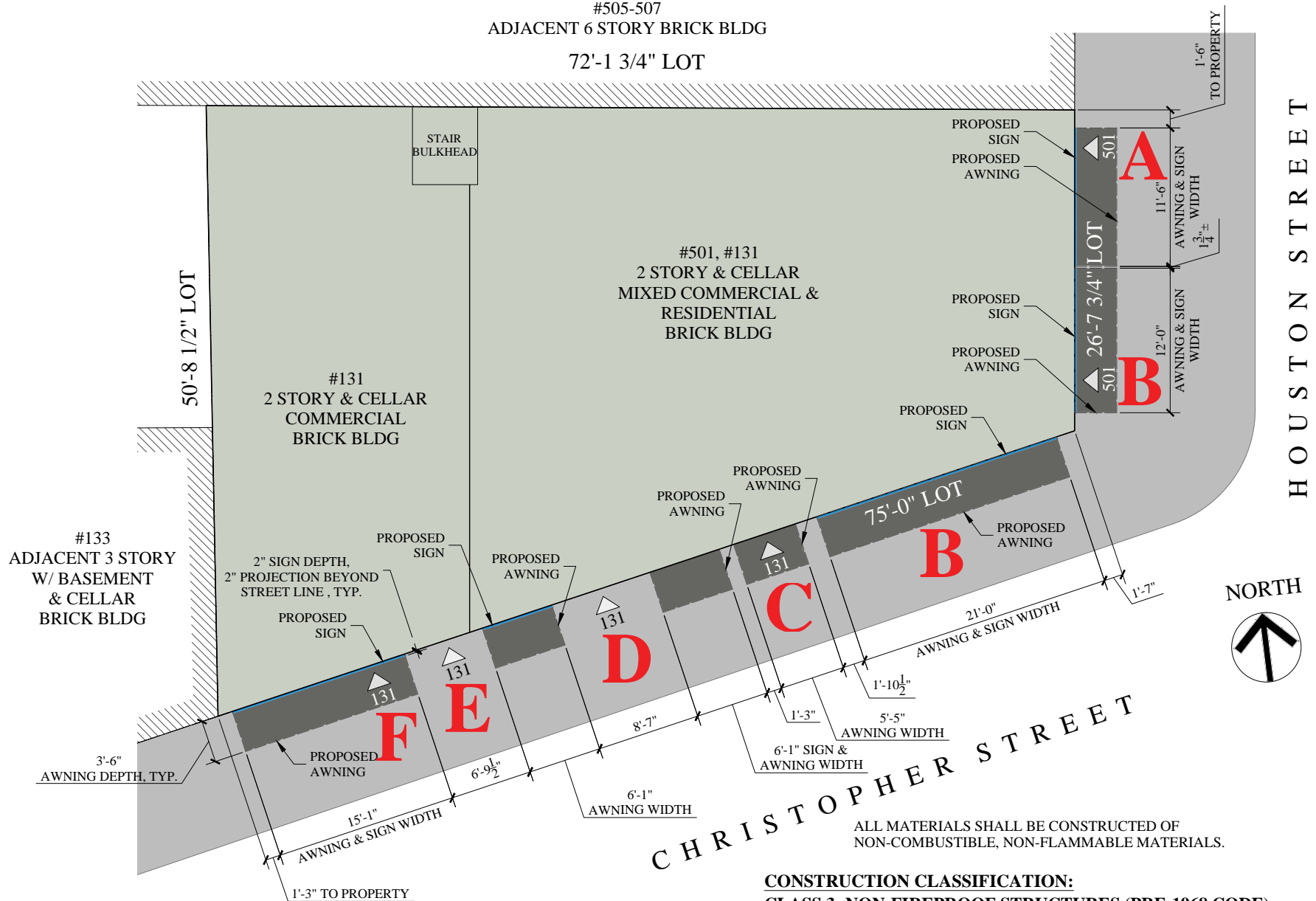


EXISTING PLOT PLAN

CONSTRUCTION CLASSIFICATION:
CLASS 3: NON-FIREPROOF STRUCTURES (PRE-1968 CODE)

ADDRESS: 501 HUDSON STREET, NEW YORK, NY 10014
(AKA 131 CHRISTOPHER STREET)
BLOCK: 630 LOT: 48, CB: 102, BIN: 1011738
ZONING: C1-6, MAP 12A
USE GROUP: 2, 6
BUILDING OCCUPANCY GROUP: COM, RES (PRE-1968 CODE)

#505-507
 ADJACENT 6 STORY BRICK BLDG
 72'-1 3/4" LOT



PROPOSED PLOT PLAN

CONSTRUCTION CLASSIFICATION:
CLASS 3: NON-FIREPROOF STRUCTURES (PRE-1968 CODE)

ADDRESS: 501 HUDSON STREET, NEW YORK, NY 10014
 (AKA 131 CHRISTOPHER STREET)
 BLOCK: 630 LOT: 48, CB: 102, BIN: 1011738
 ZONING: C1-6, MAP 12A
 USE GROUP: 2, 6
 BUILDING OCCUPANCY GROUP: COM, RES (PRE-1968 CODE)

F

E

D

C

B

**NOV #04-0899**

“CHRISTOPHER NAILS & SPA”

- REPLACEMENT OF SHOPFRONT
- INSTALLATION OF AWNING,
- SECURITY ROLL-DOWN GATE W/ EXTERIOR HOUSING

NOV #04-0900

“SECURITY ZONE”

- ALTERATION TO SHOPFRONT & ENTRANCE STEPS
- INSTALLATION OF AWNING,
- SECURITY ROLL-DOWN GATE W/ EXTERIOR HOUSING
- NEON SIGNAGE

NOV #04-0901

- ALTERATION TO SHOPFRONT
- INSTALLATION OF SECURITY ROLL-DOWN GATE W/ EXTERIOR HOUSING

NOV #04-0902

- ALTERATION TO CORNER SHOPFRONT
- INSTALLATION OF SECURITY ROLL-DOWN GATE W/ EXTERIOR HOUSING,
- LIGHTING
- SIGNAGE
- AWNING
- PLASTIC PANEL BENEATH AWNING

NOV #04-0898

- INSTALLATION OF LIGHTING & CONDUIT AT 2ND FLOOR

Circa May 2009
(Photo credits to Google)



WL #10-1496

“THE PATH CAFE”

- INSTALLATION OF AWNING
ARMATURES & BANNER SIGN,
- LIGHTING & CONDUITS,
- ATM MACHINE

NOV #10-1497

“WEST VILLAGE BARBER SHOP”

- INSTALLATION OF AWNING,
- BRACKET SIGN,
- BARBER POLE



12/05/2014*



WL #10-1495

- INSTALLATION OF
SATELLITE DISH

WL #10-1498

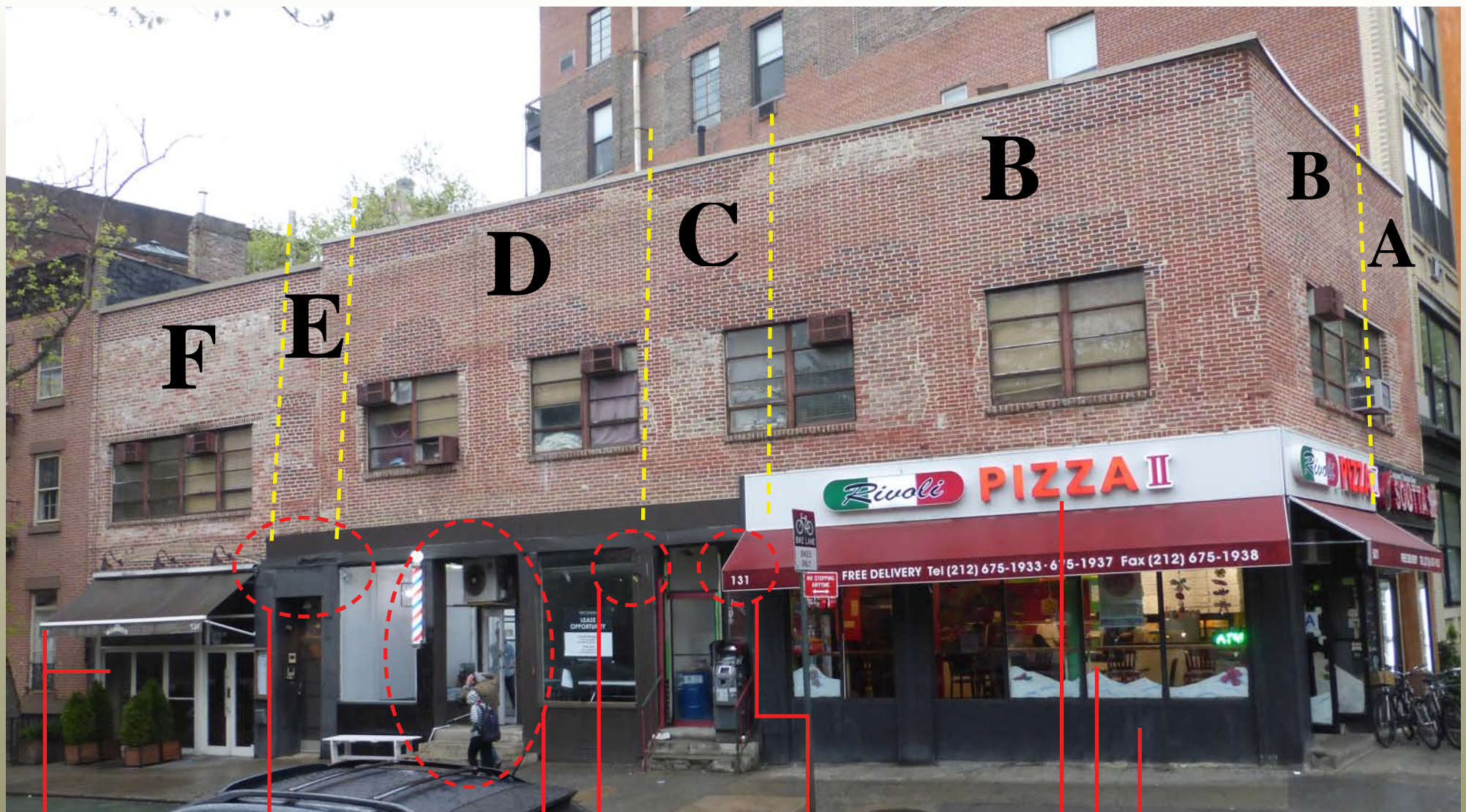
- INSTALLATION OF AWNING AT
HUDSON STREET STOREFRONT



12/02/2016

Circa July 2011, August 2013
(Photo credits to Google)

*INITIAL
SITE VISIT



NOV #04-0899

- REPLACEMENT OF SHOPFRONT

NOV #17-0329

- “THE WARREN”
- ALTERATION TO STOREFRONT INFILL
- REPLACEMENT OF AWNING

NOV #17-0330

- ALTERATION TO METAL CLADDING AT BUILDING ENTRY SURROUND & ABOVE STOREFRONT INFILL

NOV #17-0328

- INSTALLATION OF HVAC UNIT

NOV #10-1497

- INSTALLATION OF BRACKET SIGN
- BARBER POLE

NOV #04-0900, NOV #04-0901

- ALTERATION TO SHOPFRONT

NOV #17-0327

- ALTERATION TO STOREFRONT

NOV #88-0343, NOV #88-0480

- ONGOING SHOPFRONT ALTERATIONS

NOV 04-0902

- ALTERATION TO SHOPFRONT

NOV #17-0326

- “RIVOLI PIZZA II”
- INSTALLATION OF AWNING,
- SIGNAGE

4/26/2019

CHRISTOPHER STREET FACADE



SE CORNER



NE CORNER



ADJACENT BUILDINGS





NOV #88-0343, NOV #88-0480
 • ONGOING SHOPFRONT ALTERATIONS

NOV #17-0326
 "RIVOLI PIZZA II"
 • INSTALLATION OF AWNING,
 • SIGNAGE

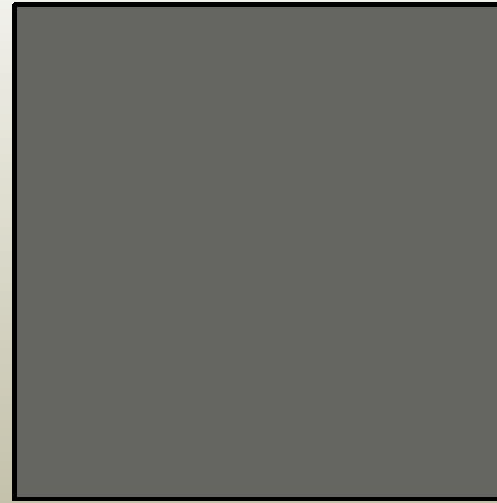
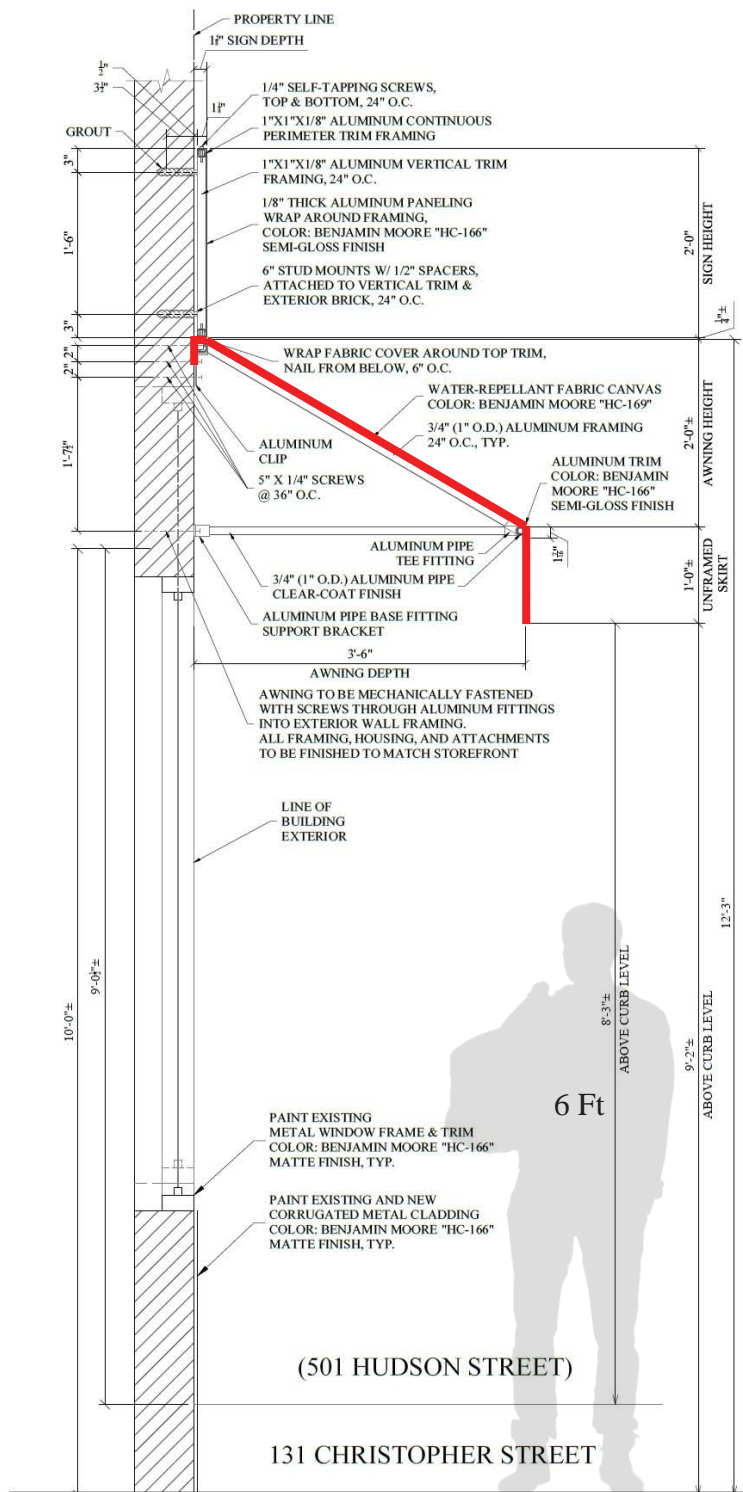
NOV #18-0526
 "SOOTTA SMOKE SHOP"
 • INSTALLATION OF SIGN

NOV #18-0527
 • INSTALLATION OF INFILL,
 WINDOWS, AND DOOR AT
 STOREFRONT

04/12/2018

HUDSON STREET FACADE

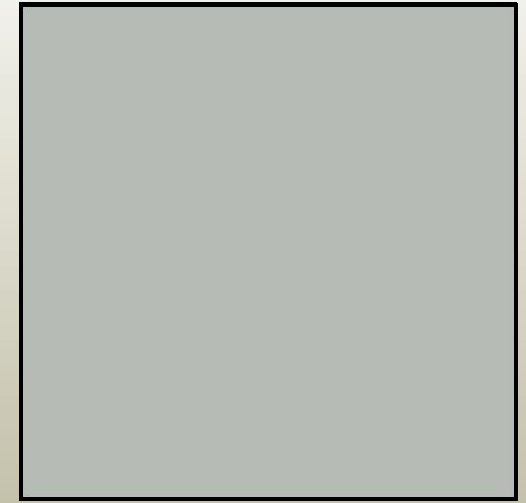
A & B.
 STOREFRONT INFILL



BENJAMIN MOORE:
KENDALL CHARCOAL, HC-166

APPLIED LOCATION:

- SIGN BAND
- AWNING FRAMING & TRIM
- AWNING SKIRT LETTERING
- STOREFRONT CLADDING



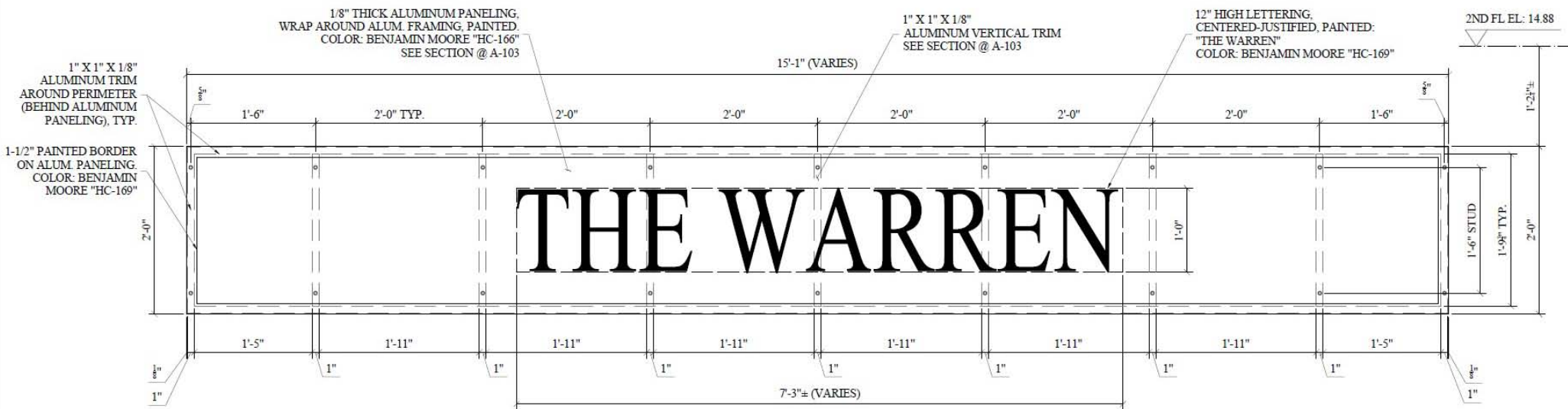
BENJAMIN MOORE:
KENDALL CHARCOAL, HC-169

APPLIED LOCATION:

- SIGN BAND LETTERING
- AWNING FABRIC



PROPOSED AWNING & SIGN INSTALLATION



THE WARREN

PROPOSED SIGN
(TYPICAL)

VIOLATIONS

1. NOV 88-0343 (11/30/1987): "THE ONGOING SHOPFRONT ALTERATIONS WITHOUT PERMITS."
2. NOV 88-0480 (02/29/1988): "THE ONGOING SHOPFRONT ALTERATIONS WITHOUT PERMITS."
3. NOV 04-0898 (06/02/2004): "INSTALLATION OF LIGHTING AND CONDUIT AT 2ND FLOOR OF CHRISTOPHER STREET FACADE WITHOUT PERMIT(S)."
4. NOV 04-0899 (06/02/2004): "REPLACEMENT OF WESTERNMOST CHRISTOPHER STREET SHOPFRONT AND INSTALLATION OF AWNING ("CHRISTOPHER NAILS & SPA") AND SECURITY ROLL-DOWN GATE WITH EXTERIOR HOUSING WITHOUT PERMIT(S)."
5. NOV 04-0900 (06/02/2004): "ALTERATIONS TO 2ND WESTERNMOST CHRISTOPHER STREET SHOPFRONT AND ENTRANCE STEPS AND INSTALLATION OF AWNING ("SECURITY ZONE"), SECURITY ROLL-DOWN GATE WITH EXTERIOR HOUSING AND NEON SIGNAGE WITHOUT PERMIT(S)."
6. NOV 04-0901 (06/02/2004): "ALTERATIONS TO 3RD WESTERNMOST SHOPFRONT AND INSTALLATION OF ROLL-DOWN GATE WITH EXTERIOR HOUSING WITHOUT PERMIT(S)."
7. NOV 04-0902 (06/02/2004): "ALTERATIONS TO CORNER SHOPFRONT AND INSTALLATION OF SECURITY ROLL-DOWN GATE WITH EXTERIOR HOUSING, LIGHTING, SIGNAGE, AND AWNING AND PLASTIC PANEL BENEATH AWNING WITH PERMIT(S)."
8. NOV 10-1495 (06/18/2010): "INSTALLATION OF SATELLITE DISH WITHOUT PERMIT(S)."
9. NOV 10-1496 (06/18/2010): "INSTALLATION OF AWNING ARMATURES AND BANNER SIGN; LIGHTING AND CONDUITS; AND ATM MACHINE AT WESTERNMOST STOREFRONT ("THE PATH CAFE") WITHOUT PERMIT(S)."
10. NOV 10-1497 (06/18/2010): "INSTALLATION OF AWNING; BRACKET SIGN; BARBER POLE AT ("WEST VILLAGE BARBER SHOP") WITHOUT PERMIT(S)."
11. NOV 10-1498 (06/18/2010): "INSTALLATION OF AWNING AT HUDSON STREET STOREFRONT WITHOUT PERMIT(S)."
- 12. NOV 16-0425 (10/23/2015): "FACADE WORK IN NONCOMPLIANCE WITH CNE 17-1964 (LPC 16-8644) ISSUED 5/26/2015."**
13. NOV 17-0325 (10/28/2016): THE "INSTALLATION OF FIXED AWNING AND ENCLOSURE AT HUDSON STREET STOREFRONT ("HUDSON FLOWER SHOP") WITHOUT PERMIT(S)."
14. NOV 17-0326 (10/28/2016): "INSTALLATION OF AWNING AND SIGNAGE AT CORNER STOREFRONT ("RIVOLI PIZZA II") WITHOUT PERMIT(S)."
15. NOV 17-0327 (10/28/2016): "ALTERATIONS TO EASTERNMOST CHRISTOPHER STREET STOREFRONT WITHOUT PERMIT(S)."
16. NOV 17-0328 (10/28/2016): "INSTALLATION OF HVAC UNIT AT SECOND EASTERNMOST CHRISTOPHER STREET STOREFRONT WITHOUT PERMIT(S)."
17. NOV 17-0329 (10/28/2016): "ALTERATIONS TO STOREFRONT INFILL AND REPLACEMENT OF RETRACTABLE AWNING AT WESTERNMOST CHRISTOPHER STREET STOREFRONT ("THE WARREN") WITHOUT PERMIT(S)."
18. NOV 17-0330 (10/28/2016): "ALTERATIONS TO METAL CLADDING AT BUILDING ENTRY DOOR SURROUND AND ABOVE STOREFRONT INFILL WITHOUT PERMIT(S)."
19. NOV 18-0526 (10/24/2017): "INSTALLATION OF SIGNAGE ('SOOTTA') AT THE NORTHERNMOST STOREFRONT ON HUDSON STREET WITHOUT PERMIT(S)."
20. NOV 18-0527 (10/24/2017) NOV 070004395Z (10/17/2017): "INSTALLATION OF INFILL, WINDOWS AND DOOR AT THE NORTHERNMOST STOREFRONT ON HUDSON STREET WITHOUT PERMIT(S)."

VIOLATIONS

1. NOV 88-0343 (11/30/1987): "THE ONGOING SHOPFRONT ALTERATIONS WITHOUT PERMITS."
2. NOV 88-0480 (02/29/1988): "THE ONGOING SHOPFRONT ALTERATIONS WITHOUT PERMITS."
3. NOV 04-0898 (06/02/2004): "INSTALLATION OF LIGHTING AND CONDUIT AT 2ND FLOOR OF CHRISTOPHER STREET FACADE WITHOUT PERMIT(S)."
4. NOV 04-0899 (06/02/2004): "REPLACEMENT OF WESTERNMOST CHRISTOPHER STREET SHOPFRONT AND INSTALLATION OF AWNING ("CHRISTOPHER NAILS & SPA") AND SECURITY ROLL-DOWN GATE WITH EXTERIOR HOUSING WITHOUT PERMIT(S)."
5. NOV 04-0900 (06/02/2004): "ALTERATIONS TO 2ND WESTERNMOST CHRISTOPHER STREET SHOPFRONT AND ENTRANCE STEPS AND INSTALLATION OF AWNING ("SECURITY ZONE"), SECURITY ROLL-DOWN GATE WITH EXTERIOR HOUSING AND NEON SIGNAGE WITHOUT PERMIT(S)."
6. NOV 04-0901 (06/02/2004): "ALTERATIONS TO 3RD WESTERNMOST SHOPFRONT AND INSTALLATION OF ROLL-DOWN GATE WITH EXTERIOR HOUSING WITHOUT PERMIT(S)."
7. NOV 04-0902 (06/02/2004): "ALTERATIONS TO CORNER SHOPFRONT AND INSTALLATION OF SECURITY ROLL-DOWN GATE WITH EXTERIOR HOUSING, LIGHTING, SIGNAGE, AND AWNING AND PLASTIC PANEL BENEATH AWNING WITH PERMIT(S)."
8. NOV 10-1495 (06/18/2010): "INSTALLATION OF SATELLITE DISH WITHOUT PERMIT(S)."
9. NOV 10-1496 (06/18/2010): "INSTALLATION OF AWNING ARMATURES AND BANNER SIGN; LIGHTING AND CONDUITS; AND ATM MACHINE AT WESTERNMOST STOREFRONT ("THE PATH CAFE") WITHOUT PERMIT(S)."
10. NOV 10-1497 (06/18/2010): "INSTALLATION OF AWNING; BRACKET SIGN; BARBER POLE AT ("WEST VILLAGE BARBER SHOP") WITHOUT PERMIT(S)."
11. NOV 10-1498 (06/18/2010): "INSTALLATION OF AWNING AT HUDSON STREET STOREFRONT WITHOUT PERMIT(S)."
- 12. NOV 16-0425 (10/23/2015): "FACADE WORK IN NONCOMPLIANCE WITH CNE 17-1964 (LPC 16-8644) ISSUED 5/26/2015."**
13. NOV 17-0325 (10/28/2016): THE "INSTALLATION OF FIXED AWNING AND ENCLOSURE AT HUDSON STREET STOREFRONT ("HUDSON FLOWER SHOP") WITHOUT PERMIT(S)."
14. NOV 17-0326 (10/28/2016): "INSTALLATION OF AWNING AND SIGNAGE AT CORNER STOREFRONT ("RIVOLI PIZZA II") WITHOUT PERMIT(S)."
15. NOV 17-0327 (10/28/2016): "ALTERATIONS TO EASTERNMOST CHRISTOPHER STREET STOREFRONT WITHOUT PERMIT(S)."
16. NOV 17-0328 (10/28/2016): "INSTALLATION OF HVAC UNIT AT SECOND EASTERNMOST CHRISTOPHER STREET STOREFRONT WITHOUT PERMIT(S)."
17. NOV 17-0329 (10/28/2016): "ALTERATIONS TO STOREFRONT INFILL AND REPLACEMENT OF RETRACTABLE AWNING AT WESTERNMOST CHRISTOPHER STREET STOREFRONT ("THE WARREN") WITHOUT PERMIT(S)."
18. NOV 17-0330 (10/28/2016): "ALTERATIONS TO METAL CLADDING AT BUILDING ENTRY DOOR SURROUND AND ABOVE STOREFRONT INFILL WITHOUT PERMIT(S)."
19. NOV 18-0526 (10/24/2017): "INSTALLATION OF SIGNAGE ('SOOTTA') AT THE NORTHERNMOST STOREFRONT ON HUDSON STREET WITHOUT PERMIT(S)."
20. NOV 18-0527 (10/24/2017) NOV 070004395Z (10/17/2017): "INSTALLATION OF INFILL, WINDOWS AND DOOR AT THE NORTHERNMOST STOREFRONT ON HUDSON STREET WITHOUT PERMIT(S)."

VIOLATIONS

OVERALL

12. NOV 16-0425 (10/23/2015): “**FACADE WORK** IN NONCOMPLIANCE WITH CNE 17-1964 (LPC 16-8644) ISSUED 5/26/2015.”

A.

19. NOV 18-0526 (10/24/2017): “INSTALLATION OF **SIGNAGE** (‘SOOTTA’) AT THE NORTHERNMOST STOREFRONT ON HUDSON STREET WITHOUT PERMIT(S).”
20. **NOV 18-0527 (10/24/2017)** NOV 070004395Z (10/17/2017): “INSTALLATION OF INFILL, WINDOWS AND DOOR AT THE NORTHERNMOST STOREFRONT ON HUDSON STREET WITHOUT PERMIT(S).”

B.

1. **NOV 88-0343 (11/30/1987)**: “THE ONGOING SHOPFRONT ALTERATIONS WITHOUT PERMITS.”
2. **NOV 88-0480 (02/29/1988)**: “THE ONGOING SHOPFRONT ALTERATIONS WITHOUT PERMITS.”
7. **NOV 04-0902 (06/02/2004)**: “ALTERATIONS TO CORNER SHOPFRONT
14. NOV 17-0326 (10/28/2016): “INSTALLATION OF **AWNING AND SIGNAGE** AT CORNER STOREFRONT (“RIVOLI PIZZA II”) WITHOUT PERMIT(S).”

C.

15. **NOV 17-0327 (10/28/2016)**: “ALTERATIONS TO EASTERNMOST CHRISTOPHER STREET STOREFRONT WITHOUT PERMIT(S).”

D.

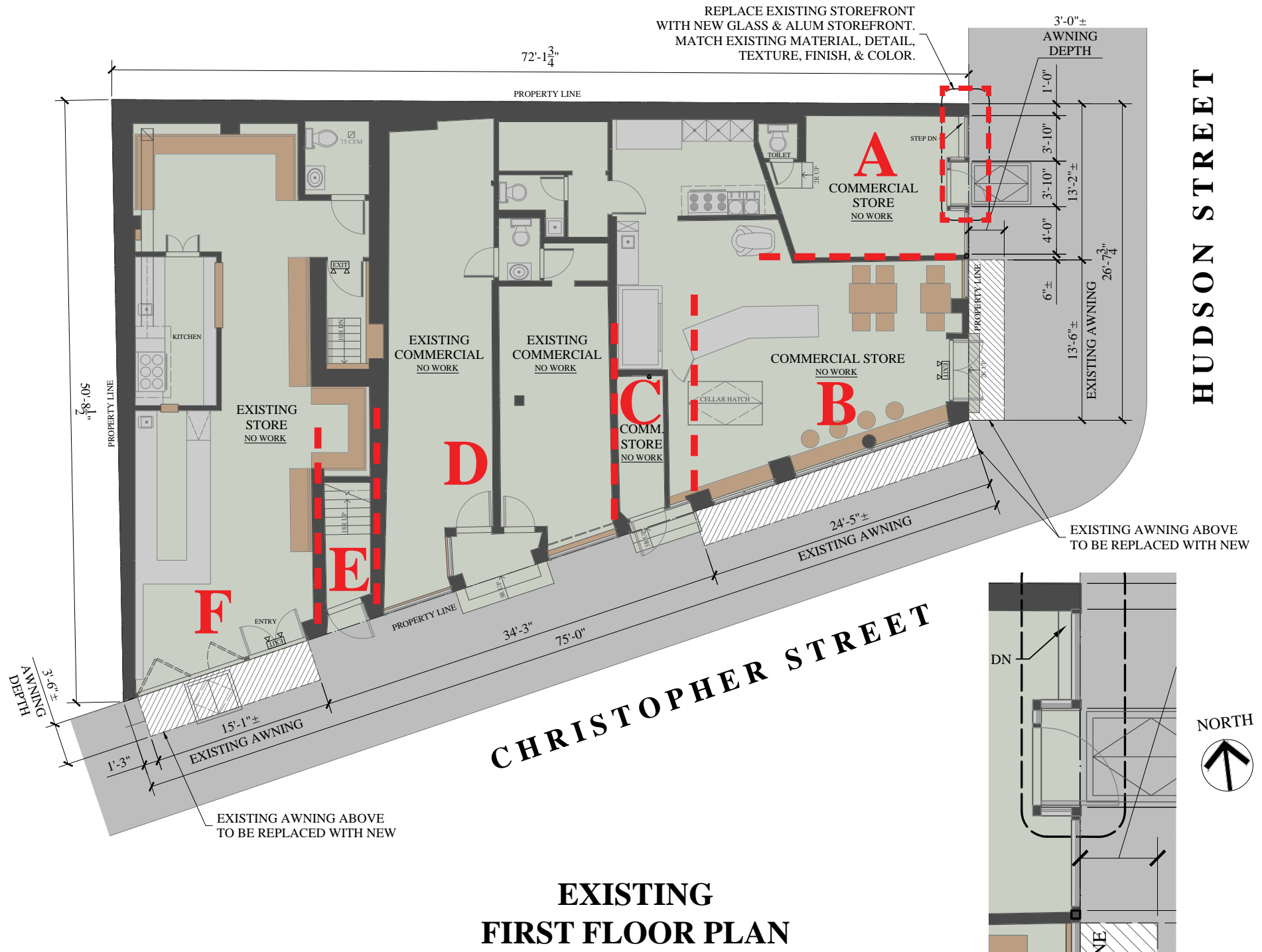
5. **NOV 04-0900 (06/02/2004)**: “ALTERATIONS TO 2ND WESTERNMOST CHRISTOPHER STREET SHOPFRONT
6. **NOV 04-0901 (06/02/2004)**: “ALTERATIONS TO 3RD WESTERNMOST SHOPFRONT
10. NOV10-1497 (06/18/2010): “INSTALLATION OF **BRACKET SIGN** WITHOUT PERMIT(S).”

E.

18. NOV 17-0330 (10/28/2016): “ALTERATIONS TO **METAL CLADDING** AT BUILDING ENTRY DOOR SURROUND AND ABOVE STOREFRONT INFILL WITHOUT PERMIT(S).”

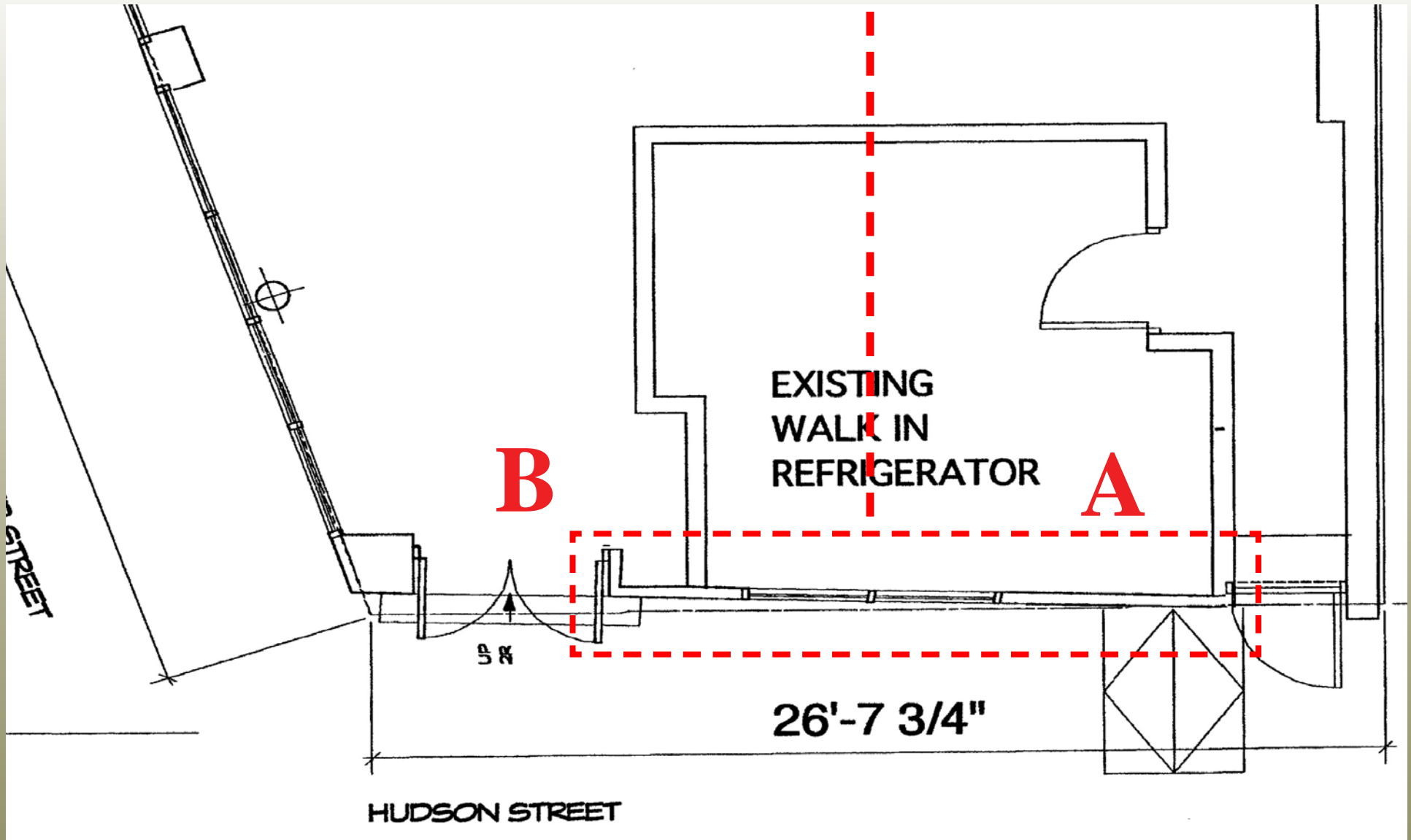
F.

4. **NOV 04-0899 (06/02/2004)**: “REPLACEMENT OF WESTERNMOST CHRISTOPHER STREET SHOPFRONT
17. **NOV 17-0329 (10/28/2016)**: “ALTERATIONS TO STOREFRONT INFILL AND REPLACEMENT OF RETRACTABLE AWNING AT WESTERNMOST CHRISTOPHER STREET STOREFRONT (“THE WARREN”) WITHOUT PERMIT(S).”





A & B.
STOREFRONT INFILL



APPROVED ALTERATIONS

- Display windows reduced.
- (B) Entrance relocated

DOB #120298098

Landmarks Approval: 03/18/2010

Landmarks Signoff 09/20/2010

A & B. STOREFRONT INFILL

B

A



NOV #17-0326

"RIVOLI PIZZA II"

- INSTALLATION OF AWNING,
- SIGNAGE

NOV #88-0343, NOV #88-0480

- ONGOING SHOPFRONT ALTERATIONS

NOV #17-0325

"HUDSON FLOWER SHOP"

- INSTALLATION OF FIXED AWNING AT HUDSON STREET STOREFRONT
- ENCLOSURE

12/31/2014

A & B.

STOREFRONT INFILL

ALTERATIONS

- New recessed door
- See NOV #18-0527



12/31/2014

NOV #17-0325

“HUDSON FLOWER SHOP”

- INSTALLATION OF FIXED AWNING AT HUDSON STREET STOREFRONT
- ENCLOSURE

NOV #18-0526

“SOOTTA SMOKE SHOP”

- INSTALLATION OF SIGN

NOV #18-0527 (NOV #070004395Z)

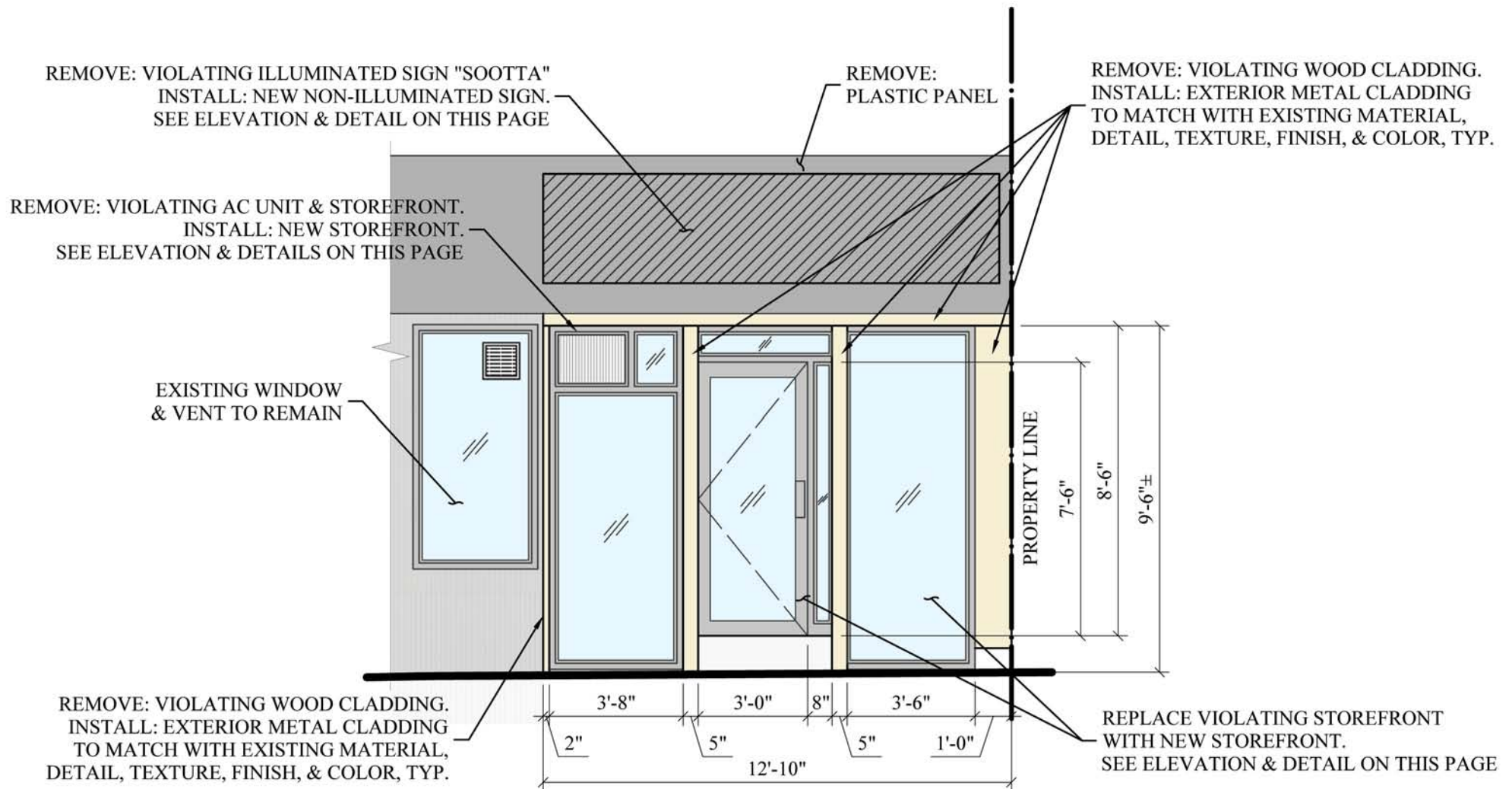
- INSTALLATION OF INFILL, WINDOWS, AND DOOR AT STOREFRONT



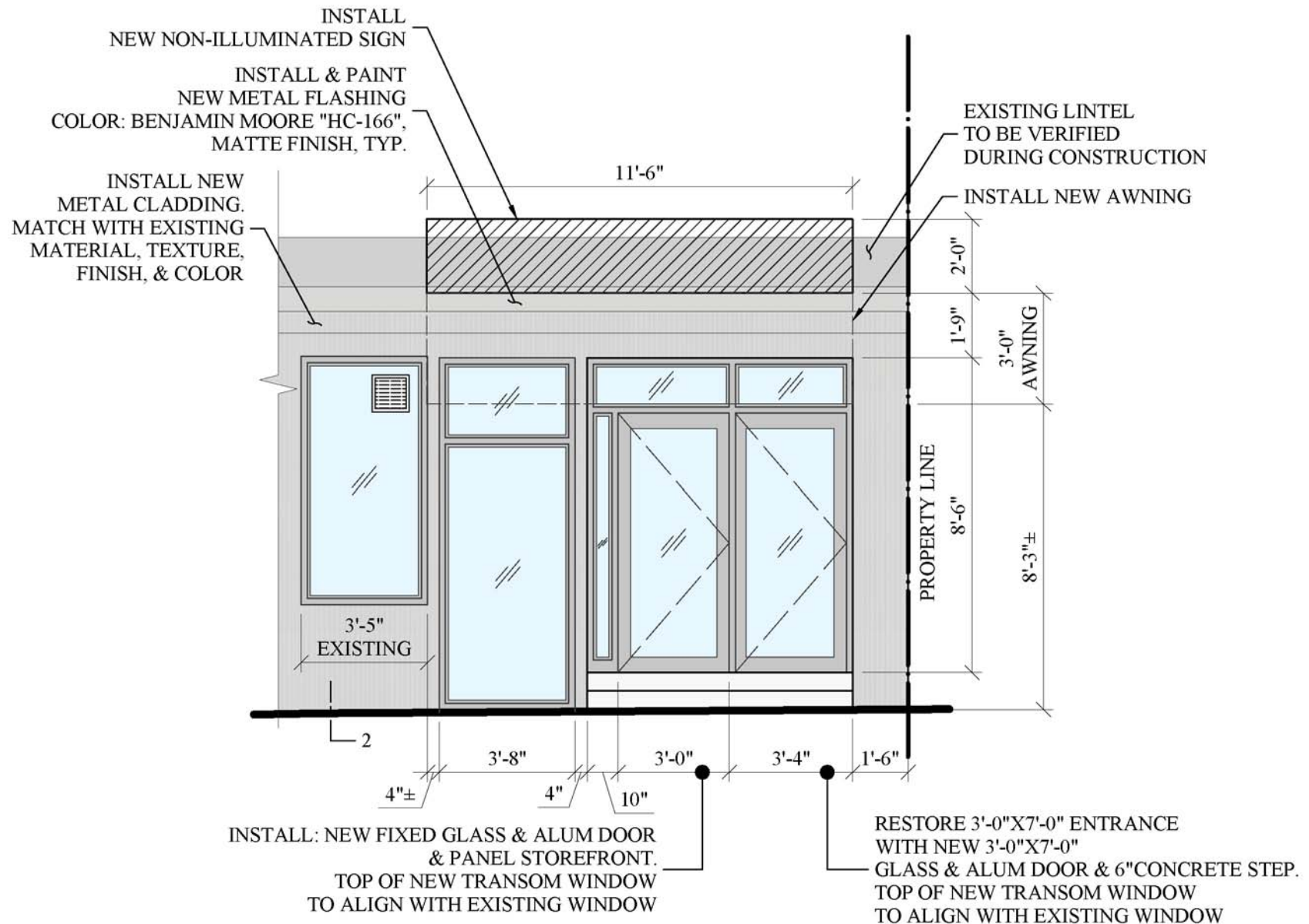
11/23/2018

A & B.

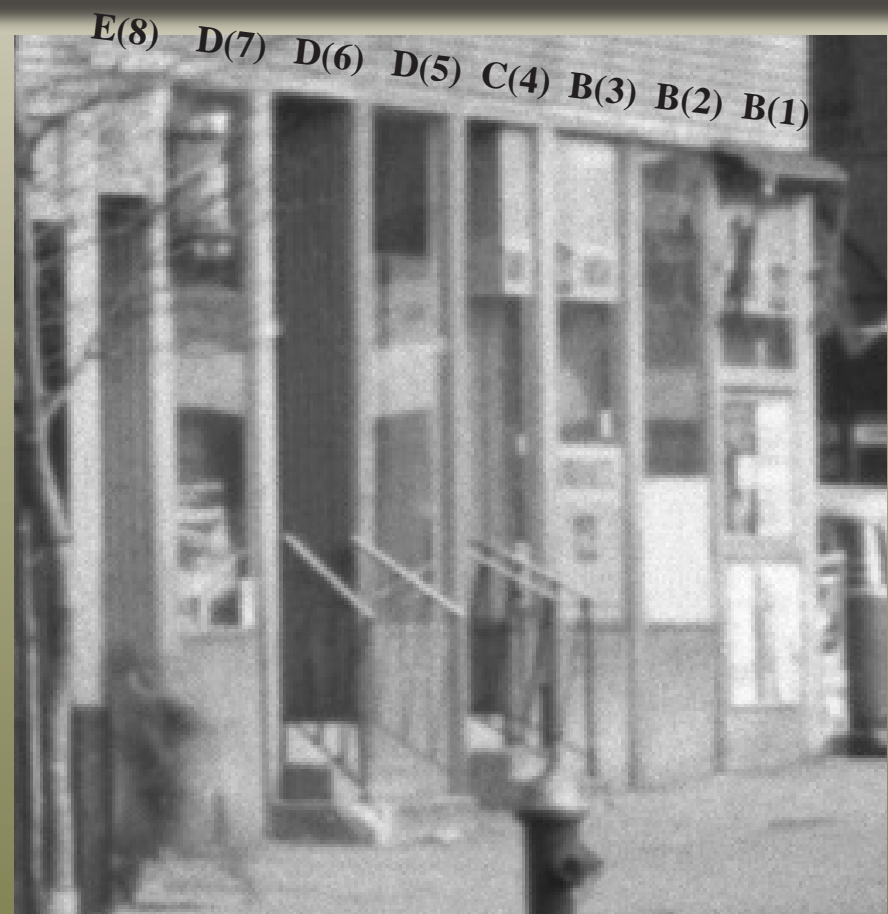
STOREFRONT INFILL



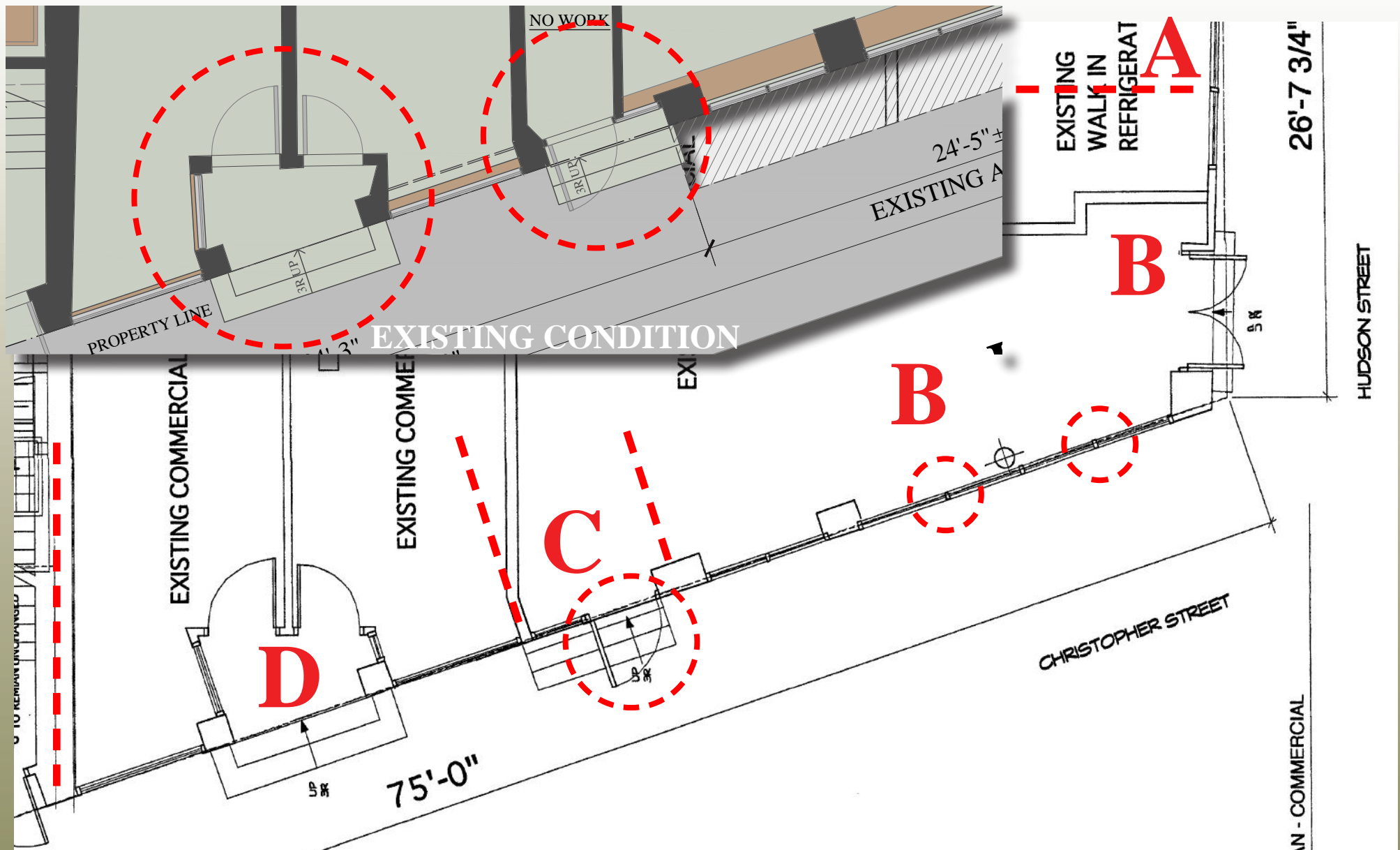
EXISTING SHOPFRONT A ELEVATION



PROPOSED SHOPFRONT A ELEVATION



**B, C & D. ALTERATIONS TO
CORNER STOREFRONT**



APPROVED ALTERATIONS

- (B) Display windows replaced
- (B) Serving window removed
- (C) Entrance stair widened
- (C) Infill fully replaced

DOB #120298098

Landmarks Approval: 03/18/2010

Landmarks Signoff 09/20/2010

**B, C & D. ALTERATIONS TO
CORNER STOREFRONT**



Circa May 2009



Circa July 2011



12/02/2016



04/26/2019

NOV #17-0327

• ALTERATION TO STOREFRONT

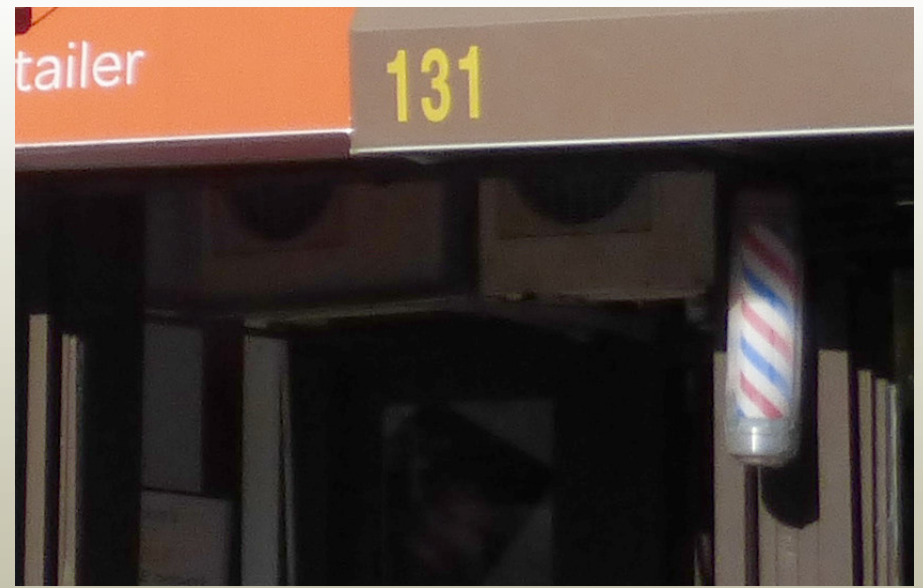
ALTERATIONS

- Stair widened to full bay
- Infill recessed to full bay
- Door & sidelite mirrored
- Vent & transom added

C. ALTERATIONS TO
CORNER STOREFRONT



Circa August 2013



02/02/2016



02/21/2018



04/26/2019

NOV #17-0328

• INSTALLATION OF HVAC UNIT

D. HVAC EQUIPMENT

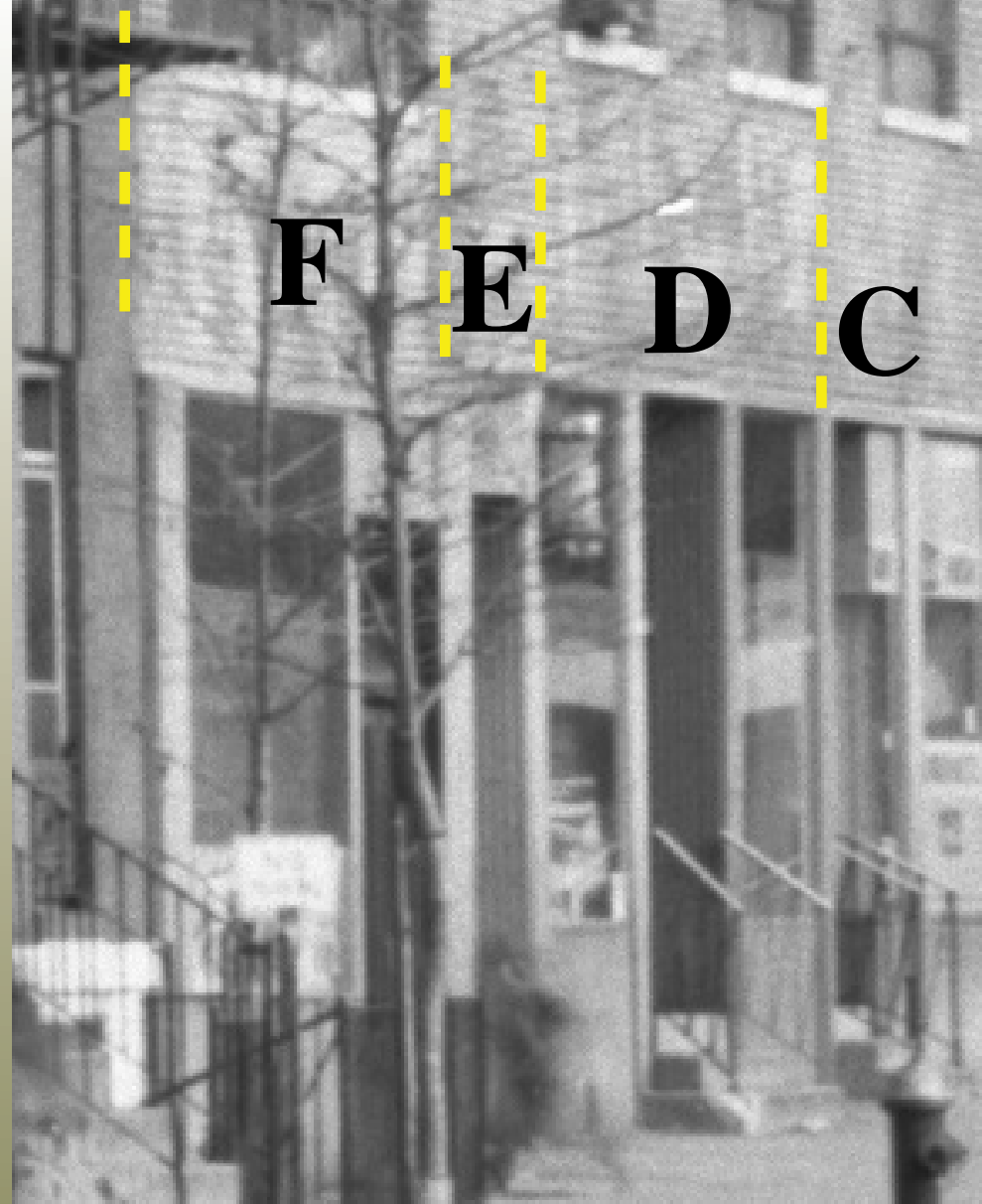
F E



D



F E D C



ALTERATIONS

- (D) Railings removed
- (D) Barber pole, HVAC unit installed
- (E) Metal cladding not matching

**D, E & F. ALTERATIONS TO
CORNER STOREFRONT**



BEFORE CONSTRUCTION
(12/31/2014)



02/02/2016

E & F. CLADDING
& STOREFRONT INFILL



AFTER CONSTRUCTION
(12/02/2016)



04/26/2019

NOV #17-0330

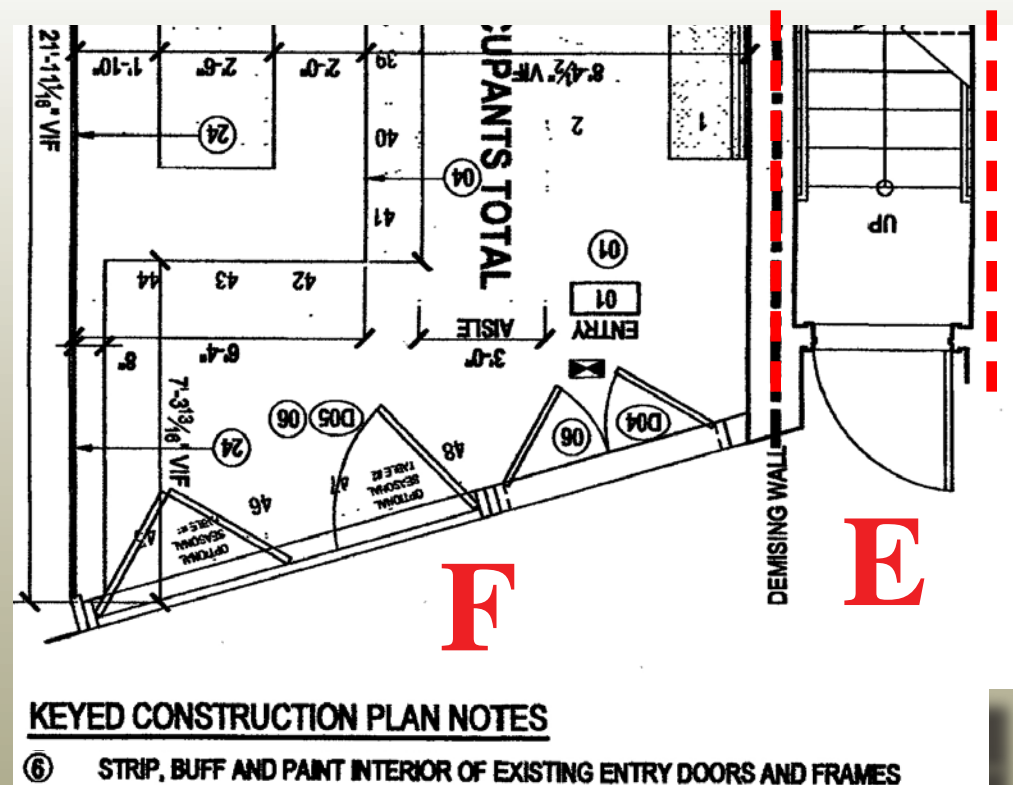
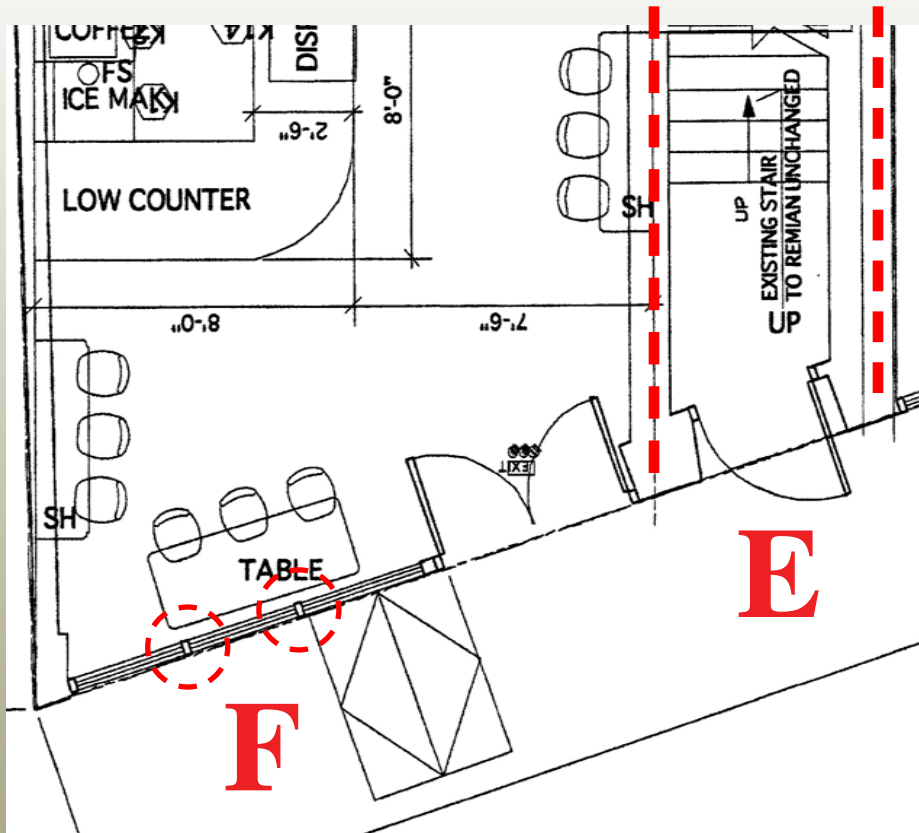
- ALTERATION TO METAL CLADDING AT BUILDING ENTRY SURROUND & ABOVE STOREFRONT INFILL

NOV #17-0329

"THE WARREN"

- ALTERATION TO STOREFRONT INFILL
- REPLACEMENT OF AWNING

**E & F. CLADDING
& STOREFRONT INFILL**



DOB #120298098
 Landmarks Approval: 03/18/2010
 Landmarks Signoff 09/20/2010

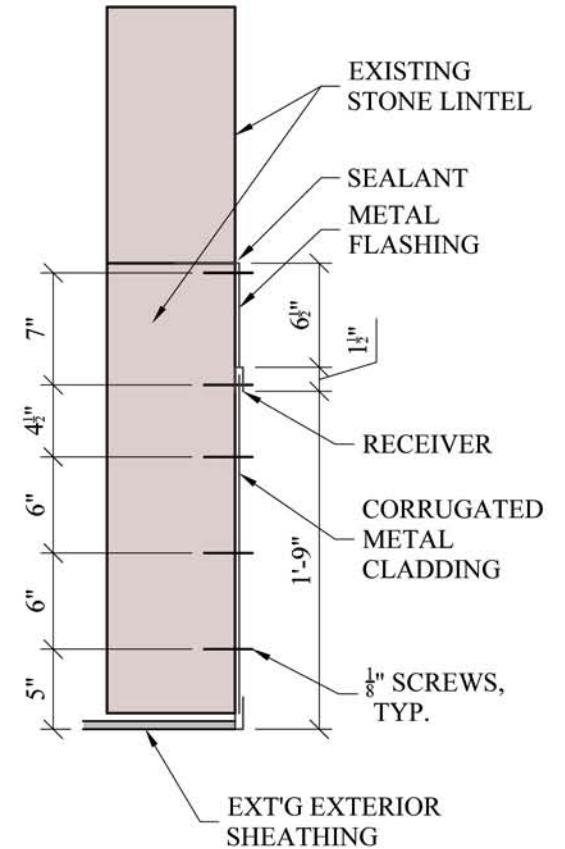
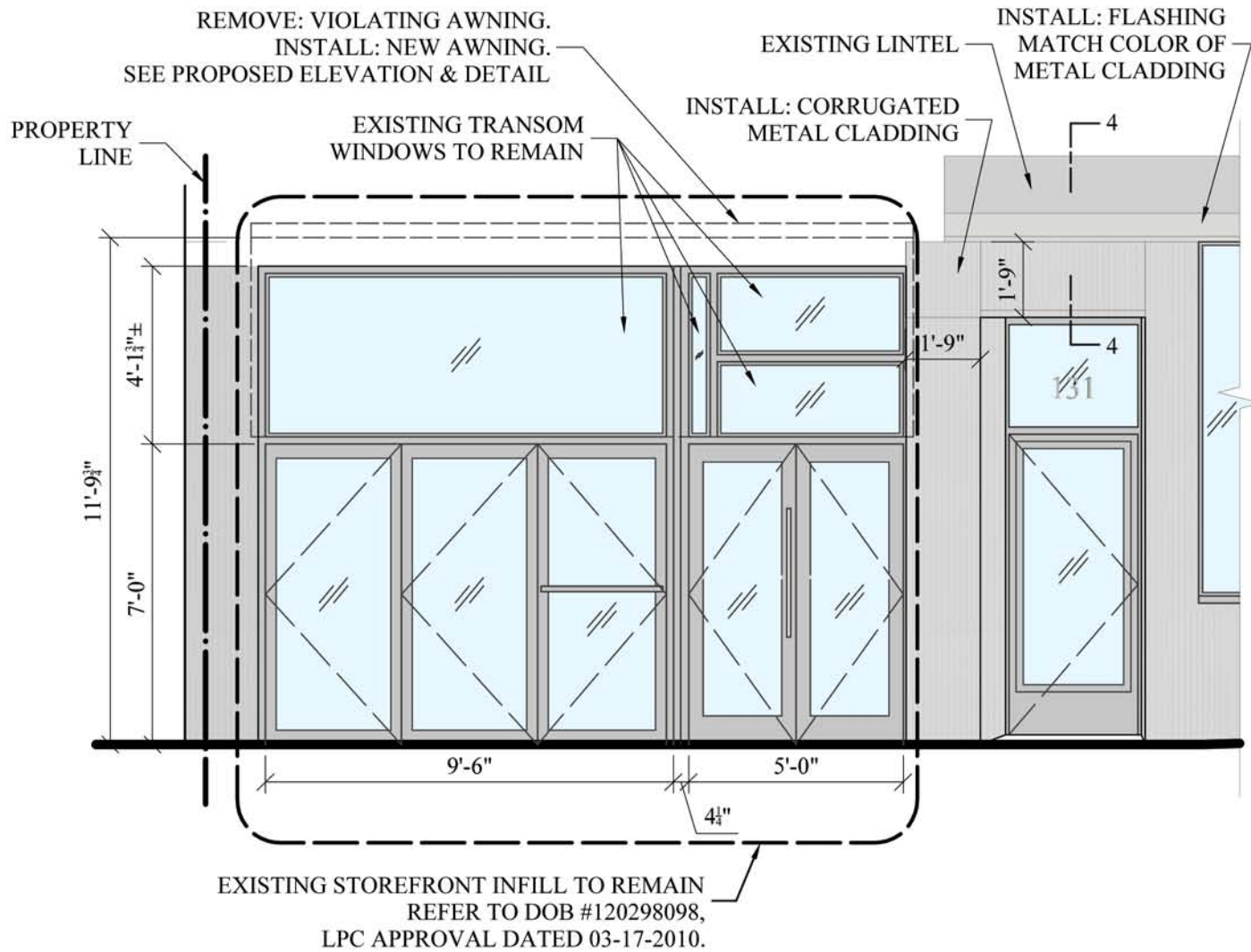
DOB #122667630
 Approved 01/25/2016
 Amended 05/17/2017
 Permit Issued 02/03/2016

Interior alteration, as-built,
 Landmarks Waived

APPROVED ALTERATIONS

- (F) Infill fully replaced

F. STOREFRONT INFILL



F. STOREFRONT INFILL