



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: 04/06/18	EXPIRATION DATE: 4/8/2020	DOCKET #: LPC-19-23223	COFA COFA-19-23223
ADDRESS: 27 EAST 4TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 544 / 72
NoHo Historic District Extension			

Display This Permit While Work Is In Progress

ISSUED TO:

Gary Spindler
Kalodop II Park Corp
250 West 26th Street
New York, NY 10001

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 April 8, 2014, following the Public Meetings of February 11, 2014, March 12, 2013 and September 11, 2012, and the Public Meeting and Public Hearing of September 4, 2011, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed March 28, 2014, and as you were notified in Status Update Letter 15-6190 (LPC 13-0884), issued on April 8, 2014.

The proposal, as approved, consists of demolishing a one-story brick garage and constructing an eight-story building, including a front façade featuring beige brick clad piers; gray steel and aluminum spandrels in varying sizes and patterns; gray-finished aluminum windows with projecting mullions; a light-gray finished metal cornice; and light-gray finished metal ground floor storefront infill, featuring display windows, transoms and entry doors with clear glass, metal-clad bulkheads; a rear façade facing Shinbone Alley, featuring beige brick cladding; and punched window openings with double-hung windows and metal shutters; and beige brick clad stair and elevator bulkheads at the roof. The proposal, as initially presented, included a building with different massing, proportions, materials, and detailing. The proposal as approved, was shown in photographs and presentation drawings 1 through 15, dated August 8, 2014, prepared by SRAA+E, submitted as components of the application and presented at the Public Hearing and Public Meeting. The proposal, as initially presented, was shown on presentation boards.

In reviewing the proposal, the Commission noted that the NoHo Historic District Designation Report describes 27 East 4th Street as a garage and repair shop, designed by Herman Kron and built in 1945-46. The Commission also noted that the streetscape of West 4th Street, between Lafayette and the Bowery, features a variety of small and large, historic 19th Century and modern buildings, ranging in height from one to eight stories and in materials from cast-iron, brick, to limestone and metal-and-glass; and that the site of the proposed building is immediately adjacent to the Merchant House, an Individual Landmark built in 1832, to the east, and an eight-story late 19th Century Classical Revival style store and loft building to the west.

With regard to this proposal, the Commission found that the one-story garage building is not one of the buildings for which the historic district was designated, and therefore its demolition will not diminish the special architectural and historic character of the NoHo Historic District Extension; that the excavation will be supervised by a professional licensed engineer and that the applicant will provide all appropriate safeguards to ensure that the structural integrity of the adjacent buildings are protected and will carefully monitor the excavation and construction to ensure that the work will not diminish the special architectural or historic character adjacent buildings; that the height and massing of the proposed new building will be consistent with the height of other buildings of this width in the district and will fit within the varying building sizes and types on the street; that the façade materials, including gray steel and aluminum spandrels in varying sizes and patterns and aluminum windows with projecting mullions framed by columns of lighter colored brick, will harmonize with the materials and details of the historic store and loft buildings in the district, which are composed of metal assemblies framed by masonry; that the detailing of the proposed facade will reflect the varying details found within historic facades and will provide a level of depth and articulation that is found on historic buildings within the historic district; that the metal cornice is a modern evocation of historic cornices and will successfully terminate the façade; that the configuration of the ground floor infill, including the translucent glass at the doors and large display windows, is a simple and contemporary interpretation of ground floor infill found at adjacent historic buildings; and that the rear façade facing Shinbone Alley consists of regular punched window openings, double-hung windows, and metal shutters will harmonize well with the rest of the buildings facing the alley. Based on these findings, the Commission determined the work to be appropriate to the building and to the NoHo 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 March 14, 2018, the Landmarks Preservation Commission received revised filing drawings T-001.00, G-100.00, Z-100.00, Z-101.00, DM-101.00, A-101.00 through A-105.00, A-301.00, A-302.00, A-401.00, A-402.00, A-801.00 through A-805.00, and EG-100.00 through EG-105.00, dated July 20, 2015, and prepared by Adrian Figueroa, RA. 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 Design-Intent Only Certificate of Appropriateness 19-23223 is being issued.

PLEASE NOTE: The Commission notes that the applicant is applying to the City Planning Department to request a waiver pursuant to ZR 74-712(b) to modify height and setback regulations. Any changes to the design required by the City Planning Department must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE ALSO NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings, as well as specifications. No work can begin until the

final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

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:
Jeremiah H. Candreva, Troutman Sanders LLP

cc: Caroline Kane Levy, Deputy Director; Jeremiah H. Candreva, Troutman Sanders LLP; Jared Knowles,
LPC Director of Preservation
John Weiss, LPC Deputy Counsel