



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

<b>ISSUE DATE:</b> 06/16/16	<b>EXPIRATION DATE:</b> 4/19/2022	<b>DOCKET #:</b> LPC-18-5810	<b>COFA</b> COFA-18-7365
<b>ADDRESS:</b> 11 FIFTH AVENUE		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 566 / 1
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Brenda Ballison**  
**The 3rd Brevoort Corp.**  
**70 East 10th Street**  
**New York, NY 10003**

**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 19, 2016, 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 24, 2016, and as you were informed in Status Update Letter 18-4820 (LPC 17-7985), issued on April 19, 2016.

The proposed work, as approved, consists of exterior alterations at the first floor of the south (8th Street) façade, including replacing the metal and masonry cladding at the storefront bulkheads with granite; replacing the louvers at the westernmost storefront ("Store 1") in-kind; replacing the silver anodized aluminum infill at the remainder of the storefronts with new silver anodized aluminum and glass infill, featuring single-light display windows, doors, and sidelights; replacing the existing granite cladding at the limestone adjoining the westernmost storefront with new granite cladding, which will cover the adjoining exposed limestone to the sides of the existing cladding and at the return walls; cladding the limestone piers adjoining the easternmost storefronts ("Stores 2-5") with granite cladding; removing two light fixtures, a through-the-wall drop box, and roll-down gates; and replacing the existing signage with new illuminated signage at the signband above the storefront infill, featuring silver anodized aluminum panels with opaque black vinyl-faced acrylic letters. The work was shown in a digital slide presentation, consisting of 17 slides numbered Page 1 to Page 17; dated April 19, 2016; and including a drawings, photographs, and

photomontages, all prepared by HWK Design and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that 11 Fifth Avenue, aka aka 1-11 East 8th Street, 2-10 East 9th Street, is an apartment house built in 1953; and that the building's scale, materials and details contribute to the architectural and historic character of the Greenwich Village Historic District. The Commission also noted that Certificate of Appropriateness 17-6847 issued on September 21, 2015, to create a new masonry opening and install doors at the south façade.

With regard to this proposal, the Commission found that the replacement of the existing storefront infill, signage and granite cladding will not eliminate or conceal any significant historic architectural features; that the proposed storefront infill will closely recall the original storefronts, added shortly after the building was constructed, in terms of their configuration, proportions, details, and use of silver anodized aluminum framing; that the incorporation of granite cladding at the storefront bulkheads and piers at the eastern storefronts will utilize a material originally used at the base of the building, adjoining these storefronts, and will maintain a unified composition in keeping with the character of the building; that the expansion of the granite cladding, surrounding the western storefront, will not alter the basic character of this framing element and will maintain a harmonious proportional relationship with the storefront and façade; that the signage panels will be well scaled to the signband and typical in terms of placement and materials; that the silver anodized finish of the panels will match the silver anodized finish of the storefront framing elements and is compatible with the age and style of the building; that these storefronts featured illuminated signage when they were first added to the building, therefore the presence of illuminated signage will be in keeping with the signage types at these storefronts at the time of their construction or shortly after; that the acrylic letters with opaque vinyl coated faces will only be illuminated at the sides of the letters, creating a halo-lit effect; that the limited level of uncoated acrylic and illumination at the sides of the letters, which will project no more than 1/4", will be consistent in character with the variety of illuminated signage found at storefronts at the bases of nearby large apartment buildings; and that the cumulative effect of the size and quantity of the illuminated signage will not overwhelm the building or 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 sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on May 13, 2016, May 31, 2016, and June 10, 2016, the Commission received final materials, including written specifications, and drawings G-100.00, A-100.00, A-200.00, and A-300.00, dated June 6, 2016, and prepared by Douglas Lane, PE.

Accordingly, staff reviewed these materials and noted that they include additional work at the first floor, including installing three security cameras, including two at west facing returns and one at an east facing return; relocating one existing security camera from the south façade to a railing at the roof of the one-story extension, in conjunction with removing the associated bracket; removing paint and cleaning masonry at the south façade utilizing a chemical paint remover and water rinses; removing conduit, junction boxes, and light switches at the south façade; and replacing damaged sections of decorative projecting aluminum band at the top of the storefronts at the south façade with new aluminum sections. The installation of one of the security cameras has already been completed.

With regard to this additional work, the staff found that the security cameras are small in scale, simple in design, and typical in terms of placement and will be finished to blend with the surrounding context; that the removal of the security camera bracket, conduit, junction boxes, and light switches will not remove any

significant architectural features; that the proposed paint removal and cleaning will be undertaken with the gentlest method possible without damaging the masonry façade; that the replacement sections of the decorative band is warranted due to their deteriorated condition; that the proposed new sections of projecting aluminum will match the historic sections in terms of material, design, details, and placement; and that the overall design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-7365 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of shop drawings for all infill and projecting aluminum band as well as filing drawings for the proposed signs and specifications for any masonry repairs necessary due to the exposure of holes associated with the removal of the modern accretions specified in the permit, prior to the commencement of work. Promptly submit these items for review once they become available. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: The creation of a new masonry opening and installation of doors, approved by Certificate of Appropriateness 17-6847 (LPC 17-6534), issued on September 21, 2015, are shown on the approved drawings.

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 Emma Waterloo.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Douglas Lane, Lane Engineering Consulting, PC

cc: B. Artus, Deputy Director of Preservation/LPC