



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> 04/19/18	<b>EXPIRATION DATE:</b> 2/6/2024	<b>DOCKET #:</b> LPC-19-23159	<b>COFA</b> COFA-19-23159
<b>ADDRESS:</b> 1 PERRY STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 613 / 61
Greenwich Village Historic District			

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

ISSUED TO:

**Jonathan Grzyb**  
**1 Perry Street, LLC.**  
**505 5th Avenue**  
**New York, NY 10017**

**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 6, 2018, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on January 11, 2018, and as you were notified in Status Update Letter 19-13719 (LPC 19-13719), issued on February 14, 2018.

The proposal, as approved, consists of exterior alterations at the ground floor of the south (Perry Street) and east (Greenwich Avenue) facades and corner, including replacing modern infill, including display windows, storefront entrance infill, one-over-one double-hung windows, a service door and side panel assembly, and opaque infill panels with new gray painted wood and glass storefront infill, featuring paired and single doors and transoms at the corner storefront and a single door, display windows, bulkheads and transoms at the western Perry Street storefront, as well as a gray painted metal paneled door at the Perry Street façade, in conjunction with enlarging the masonry openings by removing limited sections of the surrounding masonry and cladding; installing painted wood sign panels, with cove lighting, and gray and white striped canvas awnings above the storefronts and two wood framed display boxes at the masonry piers; and repainting the existing painted masonry and stucco, as well as installing a railing at the roof of the one story rear extension, as shown in a digital presentation, titled "Restaurant Renovation," dated January 31, 2018 and prepared by Richard H. Lewis, architect, including 17 slides, featuring photographs, drawings and renderings, all

presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 1 Perry Street as a late Greek Revival style building built in 1844-45; 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 historic district. The Commission also noted that Certificate of Appropriateness 16-1843 (LPC 16-1773) was issued on September 3, 2014, approving the installing of mechanical equipment at the roof of the rear extension.

With regard to this proposal, the Commission found that the proposed work will not eliminate any significant architectural features; that the proposed work will modify the existing openings to be more consistent with the historic early 20th century openings at the building base in terms of their sizes and proportions, while also corresponding to existing interior configurations and structural supports; that the proposed storefront and upper floor entrance infill will be in keeping with historic infill added to buildings of this age and style in the early 20th century in terms of its materials, finishes and levels of articulation and transparency; that the storefront infill at the existing rear extension will be in keeping with historic infill in terms of configuration and proportions; that the corner storefront will feature proportions that are compatible with the scale of the masonry openings and a configuration that is consistent with modern storefronts found elsewhere in the historic district and compatible with the altered base of the building; that the temporary voids, which will be created when the paired doors are open, will be moderate in size and will not disrupt the solid to void ratio at the building's base; that the size, materials, and placement of the signage, menu boxes and discreetly placed lighting will be typical of installations of this type at storefronts throughout the historic district and will not detract from the building or streetscape; that the sign panel at the corner will recall the cornice and signage which historically had existed at the building in terms of its placement and size and will help conceal an existing atypical, projection of the façade, associated with existing structural framing, above the corner entrance; that the proposed awnings will be consistent with historic awnings in terms of their materials, finishes, placement, and unframed skirts; and that the proposed roof railing will be consistent with standard installations for fall protection in terms of its placement and height. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that a simply designed railing be installed at the roof of the extension to help the rooftop accretions become a more discreet presence and that an architectural element be added to create a break above the ground floor. 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 changes.

Subsequently, on March 12, 2018, the Commission received color and awning fabric samples, and Department of Buildings filing drawings labeled T-100, T-101, T-102, A-100, A-102, A-103, A-300, A-400 through A-404, A-500 through A-502, S-001, DM-101, M-101 through M-103, M-201 through M-204 and M-301 through M-303, dated (received) March 12, 2018, and prepared by Mirella Boselli, R.A., and submitted as components of the application.

Accordingly, staff reviewed these materials and noted that they include the required modifications, consisting of changing the design of the roof railing from a pipe rail to a simple picket assembly and added a wood molding above a portion of the ground floor at the south (Perry Street) façade, as well as changing the proposed paint finish for the ground floor façade from gray to red and additional work, consisting of replacing existing mechanical equipment at the roof of the rear extension with new equipment and interior alterations at the first floor.

With regard to the modifications and additional work, staff found that the picket railing, closely matching the design of the nearby fire escape railing, will be simply designed and a discreet presence; that the molding

will be well scaled to the façade and its material and profile will be in keeping with the such aspects of moldings historically found at buildings of this type, style and age; that the presence of the molding will help provide a visual break between the ground floor and upper floors of the building; that the proposed red finish will match the existing paint finish at the ground floor; and that the replacement of the rooftop equipment will help reduce the cumulative amount of mechanical equipment, which can be seen from a public thoroughfare, and will not detract from any significant architectural features. Additionally, staff found that the design approved by the Commission has been maintained and the required changes have been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-23159 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 Lyndon Robinson.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Joe Guggemos, Richard Lewis Architect

**cc:** Bernadette Artus, Deputy Director; Joe Guggemos, Richard Lewis Architect