



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 11/23/2012	EXPIRATION DATE: 11/20/2018	DOCKET #: 12-4670	COFA #: COFA 13-8138
ADDRESS 78 READE STREET HISTORIC DISTRICT TRIBECA SOUTH		BOROUGH: MANHATTAN	BLOCK/LOT: 150/12

Display This Permit While Work Is In Progress

ISSUED TO:

Jody Laboz
Aurora Associates llc
430 West Broadway
New York, NY 10012

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 20, 2012, following the Public Hearing of November 13, 2012, read into the record only, not heard, voted to grant a Certificate of Appropriateness for work proposed at the subject premises, as put forward in your application completed on October 18, 2012.

The proposed work, as approved, consists of legalizing the ongoing installation of a fire escape, installed without LPC permits, featuring railings with twisted metal pickets and landing and brackets with standard steel bar stock and framing members all painted black, attached to the stone façade at the two easternmost bays at the Reade Street façade; as shown in existing condition photographs and presentation materials and drawings LM-1 through LM-7, dated received 11/20/12, prepared by Meltzer/Costa and Associates, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Tribeca South Historic District Designation Report describes 78 Reade Street as an Italianate style store and loft building designed by James H. Giles and built in 1860-61; and that in terms of its style, scale, materials and details, it contributes to the special architectural and historic character for which the Tribeca South Historic District was designated. The Commission further noted that in 1995 the Commission voted to approve the installation of a new fire escape, of comparable dimensions and featuring similar, simple details, however that approval expired; and that the installation of the existing fire escape is nearing completion. Finally, the Commission noted that Warning Letter 12-0122 was issued 7/28/11 for "Ongoing facade work at 78 Reade Street without permit(s)," with regard to the fire escape.

With regard to this proposal, the Commission found that the presence of fire escapes on the primary facades of buildings within the Tribeca South Historic District is characteristic of the history and development of this historic manufacturing district; that other buildings within the historic district which front on Reade Street, and

which are comparable in terms of type, scale, and period have fire escapes on their primary facades; that the design of the fire escape, in terms of its use of simple structural framing and minimal ornamentation, are visually harmonious with historic fire escapes on the building's Church Street elevation, as well as other buildings on the block; that the installation of the fire escape did not cause the removal of any significant architectural features of the building's masonry façade; and that the installation of the fire escape is in keeping with the special architectural and historic character of the building and the Tribeca South Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Tribeca South Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed drawing sets be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on November 21, 2012, the Landmarks Preservation Commission received approved filing drawing A101, perforated on 4/6/09 by DOB, and drawings LM-1 through LM-7, dated received 11/20/12, prepared by Harry Meltzer, RA. Accordingly, the staff of the Commission reviewed the final drawings, and found that the proposal approved by the Commission had been maintained. Therefore, based on these and the above noted findings, the drawings are being marked approved by the Commission with a perforated seal, and Certificate of Appropriateness 13-8138 (LPC 12-4670) is being issued.

Please note that Warning Letter 12-0122 is hereby rescinded by the issuance of this Certificate of Appropriateness.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Cory Scott Herralá.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Anthony Wong, Meltzer/Costa/Paknia A&E**

cc: Sarah Carroll/LPC Director of Preservation; Katie Rice/LPC Enforcement Officer