



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: 01/16/2014	EXPIRATION DATE: 11/12/2019	DOCKET #: 15-1966	COFA #: COFA 15-3232
ADDRESS 24 FIFTH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 573/43
HISTORIC DISTRICT GREENWICH VILLAGE			

Display This Permit While Work Is In Progress

ISSUED TO:

Richard S. Petretti
24 Fifth Owners, Inc.
c/o Douglas Elliman Property Management
24 Fifth Avenue
New York, NY 10011

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 12, 2013, following the Public Hearing of the same date, voted to approve a proposal for certain work, as put forward in your application completed on October 17, 2013, and as you were notified in Status Update Letter 15-0921, issued on November 12, 2013. The approval will expire on November 12, 2019.

The proposed work, as approved, consists of the removal of the enclosed sidewalk cafes at the Fifth Avenue façade; the installation of new pairs of multi-light wood-and-glass doors and multi-light wood-and-glass doors with sidelights within the existing openings that are exposed following the removal of the enclosed cafes, painted gray (Benjamin Moore HC-108 "Sandy Hook Gray"); the installation of retractable awnings above the three southern entrances, clad with canvas with light and dark blue vertical stripes, with lettering at the loose, scalloped skirts; the installation of an illuminated menu box in an area of plain masonry, adjacent to the southernmost entrance; and the installation of sconce light fixtures within areas of plain masonry between the three southern entrances; as shown in presentation boards A-0, A-0a, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-2a, and A-2b, dated 10/10/13, prepared by ABA Studio, submitted as components of the application, and presented at the November 12, 2013 Public Hearing and Meeting. As initially presented, the proposal included the installation of a large light fixture at the corner of the building.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 24 Fifth Avenue as a Spanish Renaissance style apartment building, designed by Emery Roth, and built in 1926; and that the building's style, scale, materials and details contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission also noted that Certificate of Appropriateness 169 was issued on January 13, 1971 for the construction of the two enclosed sidewalk cafes and for alterations to the front façade to accommodate openings into the cafes.

With regard to the proposal, the Commission found that the removal of the enclosed sidewalk cafes will eliminate unsympathetic accretions to the building and encroachments at the sidewalk, and will return the building closer to its historic appearance; that the new paired multi-light wood-and-glass doors and multi-light wood-and-glass doors with sidelights at the masonry openings will be in keeping with historic storefront infill found at buildings of a similar age and style and will recall the grid pattern of the historic security bars found at the West 9th Street façade; that the size, design, and location of the new awnings will be in keeping with the high awnings historically found at this building, that their installation will not result in any damage to any significant architectural features of the building, and that their presence will not detract from any significant architectural features of the building or streetscape; and that the presence of an illuminated menu box and the size, design, and number of light fixtures between the storefront openings will not detract from any significant architectural features of the building or streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulations that the proposed large light fixture at the corner of the building be restudied; and that two signed and sealed copies of the presentation materials be submitted for review and approval.

Subsequently, on January 14, 2014, the Landmarks Preservation Commission received drawings A-001.00, DM-201.00, DM-202.00, A-101.00, A-200.00, A-201.00, A-202.00, A-211.00, A-400.00, A-500.00, A-501.00, A-900.00, dated 1/14/14, and A-601.00, dated 1/11/14, prepared by Andrew Bishop Bartle, R.A. Accordingly, staff reviewed these drawings and found that the proposed large fixture at the corner was removed and replaced by a smaller fixture to match the approved sconces between the entrances to be located in an area of plain masonry above the approved menu box; and that the proposal approved by the Commission has been maintained. In addition, staff noted the inclusion of the following additional work: interior alterations at the cellar and 1st floors; exterior work at the front façade, including the removal of existing through-wall louvers, and their replacement with new limestone; painting the exposed base of the building to match the painted limestone above; and the replacement of the existing sidewalk, except at the area beneath the building entrance canopy, and the installation of new sidewalk flags at the area exposed following the removal of the cafes, with new concrete flags to match the finish and scoring of the existing sidewalk at the West 9th Street façade.

With regard to the additional work, the Commission finds that the new limestone will match the historic limestone in terms of color, texture, size, and dimension; that the painted finish at the façade that is exposed following the café removals will match the existing painted finish at the limestone above; that the concrete sidewalk flags to be removed are not significant features of the building or district; that the new, standard concrete sidewalk flags, untinted and scored in a standard pattern to align with adjacent sidewalks, will be harmonious with the building and with standard sidewalks found typically in this district; and that the work will help to maintain a consistent sidewalk treatment in the district. Based on the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 15-3232 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the new limestone dutchmen prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

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 Timothy Shaw.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Paul Daley, JAM Consultants, Inc.**

cc: P. Daley; C. Kane Levy, Deputy Director of Preservation, LPC