



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: 06/26/2007	EXPIRATION DATE:	DOCKET #: 07-8450	COFA #: COFA 07-9555
ADDRESS 529-533 BROADWAY HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 498/23

Display This Permit While Work Is In Progress

ISSUED TO:

Zoltan Goldstein
c/o Alan Kramer, Esq.
536 Club House Road
Woodmere, NY 11598

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 24, 2007, following 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 29, 2007.

The proposal, as approved, is to establish a master plan governing the installation of ground floor infill and signage on the Broadway and Spring Street facades, featuring black painted metal storefront infill set within existing vertical piers; multi-light transoms and butt-joint glass display windows; and installing one 24 inch by 36 inch bracket sign per tenant, located and set within the existing metal clad vertical column, located at the transom bar; as shown in presentation boards including photographs and drawings labeled B-1 through B-4, dated March 26, 2007, prepared by John Gillis, R.A., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District designation report describes 529-533 Broadway, also known as 89-97 Spring Street, as a two story commercial building built in 1936; 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 SoHo-Cast Iron Historic District. The Commission further noted that WL-00-0393, for the "installation of shopfront and flagpole and banner ("Sharagano") at northern-most Broadway shopfront without permit(s)," WL 00-0394, for the "installation of shopfront, lighting, and signage ("David Aaron") at central Broadway shopfront without permit(s);" WL 00-0395, for the "installation of flagpole and banners ("Café Bari") and awnings at the second floor without permit(s);" WL 00-0396, for the "installation of flagpole above 2nd floor windows at western end of Spring Street facade without permit(s);" WL 00-0397, for the "installation of shopfront and security roll-down gates with exterior housing at the western-most Spring Street shopfront ("Institut") without permit(s);" WL 00-0398, for the "installation of flagpole and banner ("Institut")

below 2nd floor windows and banner ("Institut") draped below 2nd floor windows at western end of Spring Street facade without permit(s);" WL 00-0399, for the "installation of awning and security roll-down gates with exterior housing at 2nd western-most Spring Street shopfront and flagpole with banner ("Jewelry Penzer") below 2nd floor windows without permit(s);" WL 00-400, for the "installation of fixed blue awning ("Seaside Tanning") and projecting HVAC unit a Spring Street entrance to 2nd floor and flagpole with banner above 2nd floor windows ("Seaside Tanning") without permit(s);" WL 00-401, for the "installation of flagpole above Spring Street entrance to 2nd floor and of flagpole at 2nd western-most pier without permit(s);", WL 00-0402, for the "installation of shopfront and security roll-down gates with exterior housing ("Institut") at 3rd western-most Spring Street shopfront without permit(s);" WL 00-0403, for the "installation of flagpole and banner ("Arizona") above 2nd floor windows of Spring Street facade without permit(s);" WL 00-0404, for the "installation of shopfront, security roll-down gates with exterior housing and flagpole with banner ("Iramo") at 4th western-most Spring Street shopfront without permit(s);" all issued January 31, 2000, remain in force against the building.

With regard to this proposal, the Commission found that the removal of the existing ground floor infill, flagpoles, security gates and signage will eliminate features that detract from the building and the historic district; that the proposed storefront infill will fit within the historic openings established by piers; that the configuration of the infill featuring large display windows, bulkheads, and multi-light transoms will be in keeping with the original storefronts on the building, will relate to the original second floor windows and the storefronts found throughout this district; that the proposed glass and aluminum materials will be compatible with the materials and finishes of the building; that the proposed non-illuminated signage will recall the appearance of historic storefront signage and will not call undue attention to itself; and that the proposed alterations will not diminish the special architectural character of this individual landmark. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the SoHo, and voted to approve this application.

However, the Commission made its determination subject to the stipulation that two sets of final signed and sealed construction drawings be submitted for review and approval.

Subsequently, on June 1, 2007, the staff of the Commission received drawings and B-1 through B-4, dated March 26, 2007, prepared by John Gillis, R.A.. The Landmark Preservation Commission staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

The storefront master plan sets a standard for future window installation on these specified facades and floors, and specifically identifies drawings and other documents which contain the approved design in detail. If in the future the owner wishes to move forward with a portion of the work covered by the master plan, a completed application form is filed with the Landmarks Preservation Commission describing the scope of work and stating that the work will conform to the approved master plan drawings and other documents on file with the Commission, along with a copy of the approved drawings indicating the windows to be replaced. The staff of the Landmarks Preservation Commission will review the application to ascertain that all proposed work is covered by the master plan, and will send the owner an "Authorization to Proceed" letter allowing the work to proceed. The Authorization to Proceed is sent prior to the commencement of work and is contingent upon adherence to approved master plan 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 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 Kim Valente.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
John Gillis, John Gillis Architects**

cc: John Gillis; Alan Kramer, Esq; William Neeley, Deputy Director of Preservation; Lilly Fan, Director of Enforcement