



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: 08/11/2009	EXPIRATION DATE: 06/09/2015	DOCKET #: 10-1379	COFA #: COFA 10-1775
ADDRESS 372 FULTON STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 154/17
INTERIOR LANDMARK FORMER GAGE & TOLLNER RESTAURANT			

Display This Permit While Work Is In Progress

ISSUED TO:

Joseph Jemal
374 Fulton Realty Association LLC
112 West 34th Street
New York, NY 10015

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 9, 2009, following the Public Hearing of May 19, 2009, voted to grant a Certificate of Appropriateness for a proposal for work at the subject premises, as put forth in your application completed on April 23, 2009. This permit will expire on June 9, 2015.

The work, as approved, consists of installing wood flooring at the rear half of the interior space to match the color and finish of the existing wood floor; relocating a modern dividing partition; installing banquets, tables and chairs within the interior space, but not physically attached to any historic fabric; installing a wood paneled counter featuring a dark stain finish, and topped with a manmade lexi-marble countertop; installing a wood frame menu sign at the rear of the interior space, and hung from six penetration points into the ceiling above, and attaching three gooseneck light fixtures to the menu frame, and located at the rear of the interior space. The proposal as initially presented consisted of installing a tile floor at the rear half of the interior space; installing a free standing iron trellis with attached illuminated menu sign board; and cutting a doorway through the existing mirror wall at the rear of the interior space. The proposed work was shown in presentation boards including current condition photographs, photo montages, material samples and drawings labeled 1 through 3, dated May 19, 2009; and revised materials dated June 9, 2009, prepared by Pinner Associates, submitted as components of the application, and presented at the Public Hearing and Public Meetings.

In reviewing the application, the Commission noted that 372 Fulton Street, also known as Gage & Tollner Restaurant Interior Landmark and Individual Landmark as a late-Italianate style townhouse with restaurant built circa 1870, and that the interior arched mirrors along three sides of the space "lends a remarkable sense of spaciousness... and that the back end of the room has three arches enframing mirrors which create an effect of infinite distance... and the central mirror is complemented by two narrow arched deeply recessed mirrors set behind the entrance doors to the kitchen."

With regard to this proposal, the Commission found that the proposed wood flooring will match the historic flooring, and provide a consistent floor treatment throughout the space; that the furniture including tables, chairs, banquettes and ordering counter will not be permanently attached to any surface, and will be placed away from all paneled walls, and will be lower than the mirrored panels, therefore their presence will not damage nor detract from the historic features of the interior space; that the design of the wood counter with brackets and incised panels is based on the existing bar located at the front of the room, and that the dark finish of the wood will match the historic wood finishes in the space; that the jogged configuration of the proposed counter will recognize the historic circulation pattern of the space, which allowed for kitchen access at both ends of the rear walls; that the simulated marble countertop material will match the color, texture and finish of the materials found on the existing bar and counters found in the space; that the proposed sign, with its wood frame, with details referencing the historic woodwork, will not overwhelm the space in terms of shape, size and materials, and will not obscure the view of the arched and mirrored wall; that the use of gooseneck lights to illuminate the sign is in keeping with the style and details of the historic lighting installed throughout the space, and will not detract from the surrounding historic wall treatments and lighting details; and that the placement of 6 small incisions into the flat part of the ceiling, which will enable the sign to hang, will remove a minimal amount of ceiling fabric, is reversible, and will not cause damage to any ornate decorative features. Based on these findings, the Commission determined that the work is appropriate to the building and voted to approve it.

However, in voting to grant this approval, the Landmarks Preservation Commission made its determination subject to the condition that two sets of final signed and sealed drawings showing the approved proposal, which will be filed with the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on July 28, 2009 the Commission received drawings labeled LPC1, dated July 29, 2009 and A-001 through A-006, dated December 10, 2008; last revised August 5, 2009, signed and sealed by Lawrence Pinner, R.A., and drawings labeled P-001 through P-004, M001, M-002, E001, E-002 dated July 14, 2009, signed and sealed by Kevin Koubek, P.E. The Commission staff noted additional work on the drawings including changing out the lens on the existing exterior sign with an have a white lens with black letters reading "ARBY'S; repairing the wood frame storefront infill in-kind; and painting the entry columns and lower part of the entry entablature a cream color paint (Sherwin Williams 2123), and painting the infill a dark brown paint finish (Sherwin Williams 2028). With regard to this work, the Commission finds that the work is restorative in scope and will help maintain the historic fabric at this interior and individual landmark building, and that the uniformity of the exterior color palette and signage will help regularize and declutter the exterior of the building facades. The Commission reviewed the submitted drawings and found that proposal approved by the Commission has been maintained. Based on this and the above finding the drawings have been marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness 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 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:
Lawrence H. Pinner, Pinner Associates**

cc: Pinner Associates