



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

<b>ISSUE DATE:</b> 12/20/2007	<b>EXPIRATION DATE:</b> 07/17/2013	<b>DOCKET #:</b> 08-4677	<b>COFA #:</b> COFA 08-5785
<b>ADDRESS</b> 102 GREENE STREET <b>HISTORIC DISTRICT</b> SOHO-CAST IRON		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  499/6

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

**ISSUED TO:**

**Sophie Ravet**  
**102 Greene Street Realty**  
**1290 Avenue of the Americas**  
**New York, NY 10104**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 17, 2007, following the Public Hearing and Public Meeting of June 19, 2007, 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 May 24, 2007. This permit will expire on July 17, 2013.

The proposed work, as approved, consists of reconstructing the two missing floors to the existing building, featuring cast iron façade, wood windows and fiberglass cornice; installing new ground floor infill, featuring double leaf doors at the center entry flanked by existing artist sculptural door infill at the northern-most bay and a display window at the southern-most bay; relocating cast iron and glass vault lights steps; recreating missing cast iron and glass vault light the sidewalk; replicating missing iron shutters and hardware on the rear facade; and constructing a one story roof top addition and associated mechanical equipment, not visible from the public thoroughfare. The proposal as initially presented to the Commission included a roof top addition which altered the historic configuration of the rear façade, and omitted replicating the missing iron shutters at the rear. All proposed work included historic photographs, current condition photographs and drawings, were mounted on presentation boards labeled L-001, L-002, dated May 3, 2007 and L-003, EX-100, EX-101, A-100, A-101, EX-200, EX-300, A-400, A-401, A-402, dated May 22, 2007, and A-102, A-200, dated June 6, 2007, A-201, dated June 15, 2007, A-300, dated May 31, 2007, and A-403, A-404 and L-600 dated May 22, 2007; last revised June 6, 2007, and L-600.1 and L-601; and revised presentation boards L-003, A-100, A101, A102, A-200, A-201, A-300, A-400, A-401, A-402, A-403, dated May 22, 2007; last revised June 21, 2007, all prepared by Joseph Pell Lombardi, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the SoHo Cast Iron Historic District designation report

describes 102 Greene Street as a store and loft building designed by Henry Fernbach, built in 1880-1881, and altered in 1941; and details of the building contribute to the special architectural and historic character of the SoHo Cast Iron Historic District. The Commission finally noted that Certificate of No Effect 08-5775 (LPC 07-6479) was issued December 3, 2007 for restorative work, and that Modification of Use 08-5776 (LPC 07-6478) was issued December 18, 2007 approving a request that the Landmarks Preservation Commission issue a report to City Planning Commission relating to a Special Permit for use pursuant to section 74-711 of the Zoning Resolution.

With regard to this proposal, the Commission found that the height, materials and details of the two new upper stories are based on historic photographic evidence and physical evidence found on a sister building at 96 Greene Street; that the work will restore the massing, scale and streetwall height of the original loft building type; that the scale and massing of the penthouse setback will not overwhelm the original volume of the reconstructed building, and will not be visible from a public thoroughfare; that the fenestration at both the street and rear facades will match and relate to those found on the adjacent buildings, and will support a relationship between the new building and its neighbors; that the method of construction and use of cast iron for the two new stories will restore significant architectural elements and details that were lost due to a fire prior to 1940; that the proposed painted finish for the cast iron and windows will be based on historic paint analysis and will be harmonious with the finishes on this building; that the repair and restoration of the original cast iron columns, metal cornice at the ground floor, and rear barrel vault, will preserve significant historic fabric and architectural elements; that the materials, configuration and details of the proposed display window, door and transom to be located in the western-most bay will recall the design and proportions of mid-19th century storefront infill typically found in this historic district; that the relocation of the cast-iron steps will provide barrier-free access in an unobtrusive way, while preserving the historic fabric at the site; that retaining the existing artwork will preserve fabric which reflects a significant layer of the development of the SoHo-Cast Iron Historic District; that the artwork located at the ground floor, reflects a significant period of the SoHo-Cast Iron Historic District, will be retained, with the highly ornate panels being maintained at the new residential entrance, and the simpler panel being re-used on site; and that lowering the artwork door and infilling the top panel with a new metal panel will be harmonious with the materials and details of the work. Based on these findings, the Commission determined that the work is appropriate to the building and to the historic district.

However, in voting to grant this approval, the Landmarks Preservation Commission made its determination subject to the condition that additional historic metal shutters and hardware shall be replicated and reinstalled on the recreated fourth and fifth floors of the rear façade, and that two sets of final signed and sealed drawings showing the approved proposal, which shall be filed with the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, the staff of the Commission received drawings BD-001, BD-002, BD101, BD-102, BD-400, BD-401, BD-402, BD-406, BD-407, BD-408, dated September 21, 2007, and drawings BD-100, BD-404, BD-405 and BD-409, dated September 28, 2007, and drawings labeled BD-103, BD-104, BD-200 and BD-300, dated October 26, 2007, prepared by Joseph Pell Lombardi, R.A. The Landmarks 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 Certificate of Appropriateness 08-5785 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of cleaning samples, brick and mortar samples, all masonry samples, shop drawings for cast iron façade, windows, cornice, storefront infill, vault lights, light fixture, intercom box, cast iron replacement material, color samples, and any and all other material samples, prior to the commencement of the work. Please contact the Landmarks Preservation Commission staff to arrange a site visit.

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:  
Joseph Pell Lombardi, Lombardi & Associates**

cc: Lombardi & Associates; John Weiss, Deputy Legal Counsel LPC; William NEEley, Deputy Director of Preservation, LPC; Slater Beckerman, LLP