



# Land Use Review Application

Department of City Planning

22 Reade Street, New York, NY 10007-1216

City Planning will assign and stamp reference numbers here

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

## 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) \*

APPLICANT'S PRIMARY REPRESENTATIVE

STREET ADDRESS

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

CITY STATE ZIP

STREET ADDRESS

AREA CODE TELEPHONE # FAX#

CITY STATE ZIP

\* List additional applicants below:

AREA CODE TELEPHONE # FAX#

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION )  
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

## 2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

**53 Greene Street**

STREET ADDRESS

PROJECT NAME (IF ANY)

**West side of Greene Street between Broome and Canal Streets**

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

**M1-5B**

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

**12a**

ZONING SECTIONAL MAP NO(S).

**Block 475, lot 48**

TAX BLOCK AND LOT NUMBER

**Manhattan**

BOROUGH

**2**

COMM. DIST.

**SoHo - Cast Iron Historic District**

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO  YES  IF YES, IDENTIFY

## 3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

**See attached description**

## 4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

\* No supplemental form required

- CHANGE IN CITY MAP.....MM \$ \_\_\_\_\_
- ZONING MAP AMENDMENT.....ZM \$ \_\_\_\_\_
- ZONING TEXT AMENDMENT..... ZR \$ \_\_\_\_\_
- ZONING SPECIAL PERMIT.....ZS \$ \_\_\_\_\_
- ZONING AUTHORIZATION.....ZA \$ \_\_\_\_\_
- ZONING CERTIFICATION.....ZC \$ \_\_\_\_\_
- PUBLIC FACILITY, SEL./ACQ.....PF \$ \_\_\_\_\_
- DISPOSITION OF REAL PROP.....PD \$ \_\_\_\_\_
- URBAN DEVELOP=MENT ACTION.....HA \$ \_\_\_\_\_
- URBAN RENEWAL PROJECT.....\* \$ \_\_\_\_\_
- HOUSING PLAN & PROJECT.....\* \$ \_\_\_\_\_
- FRANCHISE.....\* \$ \_\_\_\_\_
- REVOCABLE CONSENT.....\* \$ \_\_\_\_\_
- CONCESSION.....\* \$ \_\_\_\_\_
- LANDFILL.....\* \$ \_\_\_\_\_
- OTHER (Describe) \$ \_\_\_\_\_

- MODIFICATION \$ \_\_\_\_\_
  - FOLLOW-UP \$ \_\_\_\_\_
  - RENEWAL \$ \_\_\_\_\_
  - OTHER \$ \_\_\_\_\_
- APPLICATION NO. \_\_\_\_\_
- APPLICATION NO. \_\_\_\_\_
- SPECIFY \_\_\_\_\_
- TOTAL FEE (For all actions) \$ \_\_\_\_\_**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Has pre-application meeting been held?  NO  YES

If yes **Arthur Huh**  
DCP Office/Representative Date of meeting

**5. ENVIRONMENTAL REVIEW**

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY \_\_\_\_\_

CEQR NUMBER \_\_\_\_\_

TYPE OF CEQR ACTION:

TYPE II      Type II category: \_\_\_\_\_      Date determination was made: \_\_\_\_\_

TYPE I      }      Has EAS been filed?      Yes       No

UNLISTED      }      If yes, Date EAS filed: \_\_\_\_\_

Has CEQR determination been made?      Yes       No

If yes, what was determination?      Negative Declaration       }      Date determination made: \_\_\_\_\_ (Attach Copy)  
CND .....   
Positive Declaration

If Positive Declaration, has PDEIS been filed? \_\_\_\_\_

Has Notice of Completion (NOC) for DEIS been issued? \_\_\_\_\_ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? \_\_\_\_\_ If yes, date issued: \_\_\_\_\_

**6. COASTAL ZONE MANAGEMENT**

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA?      No       Yes

**7. RELATED ACTIONS BY CITY PLANNING**

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
-----------------	---------------------------------	----------	------

**8. RELATED ACTIONS BY OTHER AGENCIES**

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
15	Certificate of Appropriateness	12-2121	9/6/11
16	Modification of Use and Bulk	12-2120	9/6/11

**9. FUTURE ACTIONS REQUIRED**

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

**10. APPLICANT**  
(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF APPLICANT	DATE
--	------------------------	------

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

**11. CO-APPLICANTS**

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
---	---------------------------	------

(Attach authorizing resolution(s), if applicable)

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
----------------	------	-------	-----	---------	-----

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE	SIGNATURE OF CO-APPLICANT	DATE
---	---------------------------	------

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS	CITY	STATE	ZIP	TEL.NO.	FAX
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**ADMINISTRATIVE CODE**

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

**NOTICE**

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

# Special Permit/Authorization/Certification. . . ZS/ZA/ZC

----- APPLICATION NO. -----

----- APPLICATION NO. -----

----- APPLICATION NO. -----

(If more than five actions are being requested, enter "see attached" below, and list ALL PROPOSED ACTIONS in the same format as below on a separate sheet titled "Proposed Zoning Special Permits/ Authorization/ Certifications.")

Action(s) requested pursuant to ZR (Check one box for each proposed action)	Special Permit (ZS)	Authorization (ZA)	Certification (ZC)	PURSUANT TO:	ZONING RESOLUTION SECTION TITLE	TO MODIFY:
				ZONING RESOLUTION SECTION NUMBER		SECTION NO. (If applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	74-711	Landmark preservation in all districts	42-14D
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

HAS A DRAFT RESTRICTIVE DECLARATION BEEN INCLUDED WITH THIS APPLICATION? YES  NO

WILL ALL PARTIES IN INTEREST TO THE PROPERTY AGREE TO A RESTRICTIVE DECLARATION IF REQUIRED? YES  NO

**Property ownership/ interest**

CHECK APPLICABLE BOX(ES) (If more than one box is checked in the left column, please explain below).

APPLICANT:

- IS OWNER OF SUBJECT PROPERTY
- IS LESSEE OF SUBJECT PROPERTY
- HAS CONTRACT TO LEASE/BUY SUBJECT PROPERTY
- IS OTHER (explain real property interest below)

APPLICANT:

- IS A CITY AGENCY
- IS A STATE OR FEDERAL AGENCY

**Discussion of findings**

**STATEMENT IN SUPPORT OF REQUIRED ZONING RESOLUTION FINDINGS/DECLARATION OF COMPLIANCE**

(This is the same discussion/statement as in Attachment #11. If it fits below, it may be put here instead of in a separate attachment. If Attachment #11 has been completed, you may leave this area blank).

Application for a Special Permit to Modify Use  
Regulations to an Existing Five Story Building in an M1-5B District  
Pursuant to ZR §74-711

Premises: 53 Greene Street (the "Site")  
New York, New York  
Block 475, Lot 48

**I. LR Item 3. Description of Proposal**

**Introduction**

(the "Applicant") requests of the City Planning Commission, pursuant to Zoning Resolution ("ZR") § 74-711, a modification of the permitted use provisions in ZR § 42-00 and § 42-14. This modification would allow partial Use Group 2 residential and Use Group 6 commercial on the ground floor and cellar and Use Group 2 residential on the upper floors in an existing six-story building, with a soon-to-be constructed as-of-right 727 sq. ft. penthouse addition in the Soho-Cast Iron Historic District, at 53 Greene Street (the "Building" or "Site").

**Area Description**

The Site is in the SoHo neighborhood on the western edge of the SoHo-Cast Iron Historic District ("Historic District"). The area, once primarily a manufacturing district, has evolved over the years into one of the City's premier mixed-use districts, with thriving retail activity and living/work space for artists – Joint Living-Work Quarters for Artists (JLWQA) – along with some remaining manufacturing/commercial uses.

The Site is within an M1-5B zoning district and the immediate area around the site is zoned predominantly M1-5A and M1-5B zoning districts, which have a maximum permitted FAR of 5.0. The predominant uses within these districts are ground-floor commercial/retail with loft dwellings and residential above. Also, there is some light manufacturing. Looking further into SoHo, north, east and south of the Site, the predominant zoning districts are C6-2, R7-2, M1-5A and M1-5B which are predominately residential and commercial uses, and some manufacturing /loft dwelling uses.

ZR § 42-00 Use Group 2 residential use is not a listed as-of-right use in an M1-5 zoning district. Furthermore, ZR 42-14 Use Group 6 commercial and retail uses are not permitted below the floor level of the second story as ZR § 42-14 D only allows Use Groups 7, 9, 11, 16, 17A, 17B, 17C and 17 E below the second story.

The M1-5B zoning district permits many uses typically allowed in light manufacturing zones (i.e. light manufacturing uses and many commercial uses), as well as JLWQA. The C6-2

districts permit a wide range of high bulk commercial and mixed use buildings, with a maximum permitted FAR of 6.0. R7-2 districts have an FAR range of .87 to 3.44 and also have an Open Space Ratio from 15.5 to 25.5. Most buildings in the surrounding area are presently non-complying as to FAR since they were built before the 1961 Zoning Resolution.

As with numerous buildings within the Historic District, this Building has non-complying floor area. Throughout the Historic District, there are many buildings that are non-complying with respect to FA, setbacks and rear yards, as they were built prior to the 1961 Zoning Resolution. Although retail use on the ground floor is not as of right pursuant to the ZR, it is commonly found throughout SoHo and on both sides of Greene Street. For instance, on the block of the Site, on both sides of Greene Street between Broome and Grand Streets, buildings are typically between five and six stories. Retail storefronts are prevalent throughout the streetscape. On the western side of Greene Street, there are five furniture/home design galleries and one clothing store. On the eastern side of Greene Street are three furniture galleries, two clothing stores, a lighting store, a jewelry store, a wedding cake shop, a guitar store, and a gourmet food supermarket.

The buildings surrounding the Site range from three to seven stories in height and are predominately mixed-use. North of the Site, along Broome Street, buildings are residential, manufacturing, commercial or JLWQA on the upper floors and Use Group 6 on the ground floor.

Similarly, to the west and south of the Site, along Wooster and Grand Streets, the buildings range from four to eight stories in height and are predominately residential, manufacturing, commercial or JLWQA on the upper floors and Use Group 6 on the ground floor.

Adjacent and around the Site, are buildings containing features associated with the Historic District, broad cast-iron façades, with a multitude of uses inside. Additionally, the Site is four blocks away from the 1, 6, E and N/R subway stations.

## **Site Description**

The subject Building at 53 Greene Street, Tax Block 475, Lot 48 Manhattan, is located in the Soho-Cast Iron Historic District and is zoned M1-5B. The Building is on an approximately 3,390 square foot zoning lot with approximately 33 feet of frontage and an approximate lot depth of 100 feet, on the west side of Greene Street on a block bounded by Broome Street to the north, Wooster Street to the west and Grand Street to the south. The Building has no rear yard; an existing non-complying condition, and has been vacant for over ten years. At one point, the ground floor and cellar levels were used for manufacturing and the upper floors were JLWQA.

The Building was built in 1901 and has an existing non-complying Floor Area Ratio ("FAR") of 5.4. The maximum permitted FAR in an M1-5B zoning district is 5.0 and as such the Building is non-complying with respect to the allowable floor area.

The Building is currently in dilapidated condition and is the only building on the block that is in "poor" condition. The fire escape on the front façade is precariously attached to the Building and

pieces of the parapet that were in danger of falling have recently been removed. Through the instant application, the Applicant seeks to preserve the historically significant features of the Building, while bringing it into a first class condition.

## **Project Description**

The Applicant seeks a special permit pursuant to ZR § 74-711 of the ZR for modification of Section 42-00 and 42-14(D) to allow partial Use Group 2 residential and Use Group 6 commercial in the cellar and ground level and Use Group 2 on the upper floors of the existing six story building at 53 Greene Street, in Manhattan, Block 475, Lot 48. There will also be a small rooftop enlargement constructed with transferred floor area from a demolished mezzanine.

The cellar has approximately 3,557 square feet with a ceiling height of 9 feet 5 inches, and the ground floor has 14 foot ceiling heights and approximately 3,188 square feet, proposed to be modified to allow for Use Group 6 retail use. The upper floors are each approximately 2,918 square feet and will contain floor-through, residential units with ceiling heights of 9 foot 10 inches on the upper floors and 13 feet on the lower floors. The rooftop enlargement will be 727 square feet with a ceiling height of 12 feet. The proposed use change will allow for retail space on the ground floor and residential and commercial storage in the cellar. Floors 2-6 will contain five dwelling units with the top unit having an additional 727 square foot as-of-right penthouse. As shown on the accompanying drawings on page Z100.00, the Building has a 3,557 square foot cellar, which will be used for residential and commercial storage. The ground floor will contain 3,188 square feet, which will be used for commercial, Use Group 6, except for an egress to the residential units on the above floors. Currently, there is a mezzanine off of the ground floor. This mezzanine will be removed and the floor area will be transferred to the rooftop enlargement. Floors 2 – 6 will each contain a floor –through unit of 2,867 square feet. The 6<sup>th</sup> story unit will be contain the rooftop enlargement, which will be approximately 727 square feet.

ZR § 74-711 allows for modification of use and bulk regulations (except floor area) in order to further the preservation of designated landmark buildings or buildings located within historic districts.

Set forth in the Applicant's Discussion of Conditions (Attachment 11) is a description of the aforementioned change of use request, which because of the small size of the Building, will have minimum impact on the surrounding community.

## **Action(s) Necessary to Facilitate Proposal**

The Applicant requests a special permit to modify the requirements of Section 42-14(D) to allow partial Use Group 2 residential and commercial Use Group 6 on the cellar and ground levels and Section 42-00 to allow Residential Use Group 2 on the upper floors of an existing six story, plus rooftop enlargement, building in the Soho-Cast Iron Historic District, pursuant to the requirements of Zoning Resolution §74-711.

## Applicant's Discussion of Conditions

74-711

### **Landmark preservation in all districts**

*In all districts for zoning lots containing a landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations, provided that:*

*(a) the following conditions are met:*

- (1) Any application pursuant to this Section shall include a report from the Landmarks Preservation Commission stating that a program has been established for continuing maintenance that will result in the preservation of the subject building or buildings, and that such use or bulk modifications, or restorative work required under the continuing maintenance program, contributes to a preservation purpose;*

This application includes a report from the Landmarks Preservation Commission (hereinafter "LPC"), dated September 6, 2011 (Exhibit 1), stating that a program has been established for continuing maintenance that will result in the preservation of the subject building, and further that the proposed restorative work required under the continuing maintenance program contributes to a preservation purpose. The continuing maintenance program is contained within a Restrictive Declaration entered into in accordance with the guidelines and specifications of the LPC.

- (2) Any application pursuant to this Section shall include a Certificate of Appropriateness, other permit, or report from the Landmarks Preservation Commission stating that such bulk modifications related harmoniously to the subject landmark building or buildings in the Historic District, as applicable; and...*

A Certificate of Appropriateness from the Landmarks Preservation Commission, dated September 6, 2011, is attached hereto stating that proposed plans relate harmoniously to the subject landmark building.

- (3) The maximum number of dwelling units should be as set forth in Section 15-111 (Number of permitted dwelling units).*

There will be a total of five dwelling units with the top unit having an additional 727 sq. ft. penthouse. Pursuant to Section 15-111 the total number of units allowed in the amount of floor area to be converted divided by a factor of 740. This would result in a total of 21 permissible units. The five proposed dwelling units will therefore be within the requirements of Section 15-111.

**74-711**

**Landmark preservation in all districts**

*In all districts for zoning lots containing a landmark designated by the Landmarks Preservation Commission, or for zoning lots with existing buildings located within Historic Districts designated by the Landmarks Preservation Commission, the City Planning Commission may permit modification of the use and bulk regulations, except floor area ratio regulations, provided that:*

*(b) In order to grant a special permit the City Planning Commission shall find that:*

*(1) such bulk modifications shall have minimal adverse effects on the structures or open space in the vicinity in terms of scale, location and access to light and air; and*

No bulk modifications are being requested as part of this application

*(2) such use modification shall have minimal adverse effects on the conforming uses within the building and in the surrounding area.*

The proposed conversion would allow partial Use Group 2 residential and Use Group 6 commercial on the ground floor and cellar and Use Group 2 residential on the upper floors and will eliminate all possibility of any future manufacturing use within the building. The Building has been vacant for over ten years and therefore the process of conversion will not have any adverse effects on conforming uses within the building as none exist.

The area is primarily residential and commercial uses which are compatible with the proposed conversion. Residential dwellings on upper floors are common in a majority of the buildings on the blocks surrounding the subject premises and have also been increasing in number. Furthermore, the Building will have only five residential units, a small amount in relation to the population of the area. They will not burden existing service in the neighborhood.

In addition to not having any adverse effects on conforming uses within the buildings, the proposed conversion will not have any adverse effects on the surrounding area which consists of mixed uses and an increasing number of residential and loft dwellings.

With the increasing amount of residences in the area, so too is there a greater number of retail businesses. On the same block/s as the Building, the buildings range from four to eight stories in height and are predominately residential, manufacturing, commercial or JLWQA on the upper floors and Use Group 6 on the ground floor.



On the block of the Site, on both sides of Greene Street between Broome and Grand Streets, buildings are typically between five and six stories. Retail storefronts are prevalent throughout the streetscape. On the western side of Greene Street, there are five furniture/home design galleries and one clothing store. On the eastern side of Greene Street is three furniture galleries, two clothing stores, a lighting store, a jewelry store, a wedding cake shop, a guitar store, and a gourmet food supermarket.

## **Conclusion**

It is submitted that the instant application meets the criteria of Section 74-711, and it is therefore respectfully requested that the City Planning Commission grant this special permit application requesting a use modification allowing partial Use Group 2 residential and Use Group 6 commercial on the ground floor and cellar and Use Group 2 residential on the upper floors. The requested use modifications are in keeping with the character of the neighborhood, and the net result will be a positive benefit to the community.

# 53 GREENE STREET

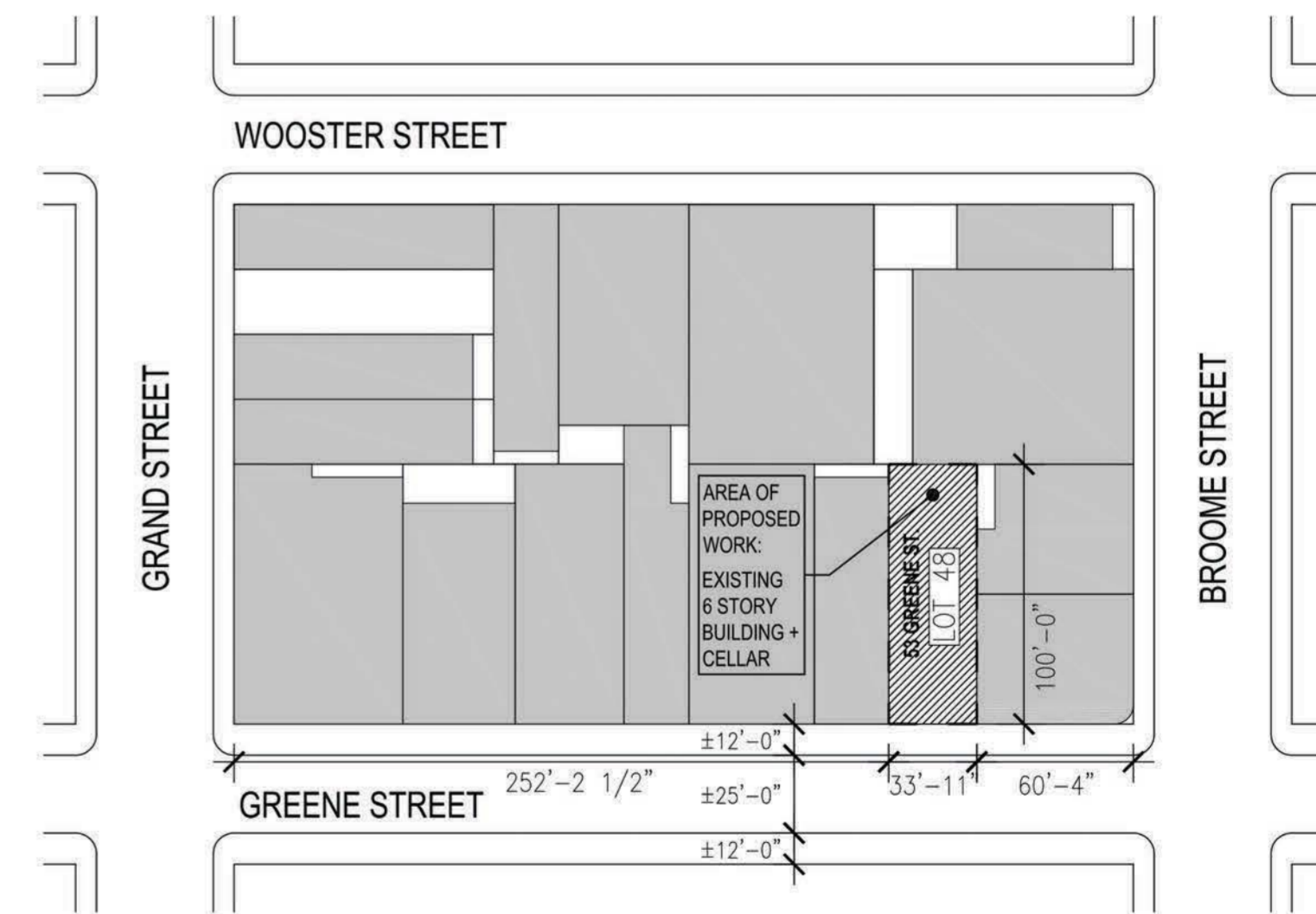
53 GREENE STREET  
NEW YORK NY 10013

## DRAWING LIST (14 SHEETS)

G-000.00	TITLE SHEET, DRAWING LIST, PLOT PLAN
G-001.00	SITE PLAN AREA MAP
G-002.00	SITE PLAN
-----	ZONING MAP 12a **NO SHEET NUMBER**
-----	HISTORIC TAX MAP **NO SHEET NUMBER**
Z-100.00	ZONING DIAGRAMS, ZONING ANALYSIS & SUMMARY OF AREA AND USE
A-200.00	PROPOSED CELLAR FLOOR CONSTRUCTION PLAN
A-201.00	PROPOSED GROUND FLOOR CONSTRUCTION PLAN
A-202.00	PROPOSED TYPICAL FLOOR CONSTRUCTION PLAN
A-203.00	PROPOSED 6TH FLOOR CONSTRUCTION PLAN
A-204.00	PROPOSED PENTHOUSE FLOOR PLAN
A-205.00	PROPOSED ROOF BULKHEAD CONSTRUCTION PLAN
A-600.00	PROPOSED BUILDING SECTION
A-601.00	PROPOSED FRONT & SOUTH BUILDING ELEVATION

## SCOPE OF WORK

INCLUDED IN THE PROPOSED SCOPE OF WORK IS THE CONSTRUCTION OF A ROOFTOP ENLARGEMENT OF APPROXIMATELY 727 NET ZONING FLOOR AREA (972 S.F. GROSS); A NEW STAIR BULKHEAD, NEW ELEVATOR BULKHEAD; NEW SKYLIGHTS FOR THE SIXTH FLOOR, INSTALLATION OF ROOF TOP MECHANICAL EQUIPMENT; REPLACEMENT OF DETERIORATED FRONT PARAPET AND INSTALLATION OF A NEW FIBERGLASS REINFORCED PLASTIC (FRP) CORNICE; REPLACEMENT OF ALL WINDOWS AT THE FRONT AND REAR FACADES, REFURBISHMENT AND REPLACEMENT OF THE EXISTING METAL SHUTTERS AT REAR FACADE, REPLACEMENT OF THE EXISTING STOREFRONT SYSTEM INCLUDING RELOCATION OF STOREFRONT ENTRANCE TO THE CENTER BAY OF THE RETAIL SPACE; REPLACEMENT OF SIDEWALK PAVING AND EXISTING VAULT COVERING; MASONRY REPAIR AT FRONT AND REAR FACADES; REPLACEMENT OF REAR AND SIDE PARAPET WALLS, REPAIR AND OR REMOVAL OF REAR RETAINING WALLS; INSTALLATION OF WEIGHTED VERTICAL FIRE ESCAPE LADDER TO SIDEWALK, REMOVAL OF TWO FOOT FIRE ESCAPE RAILING ADDITION. ALL PROPOSED ROOF STRUCTURES ARE BEING DESIGNED SUCH THAT THE MASSING IS NOT VISIBLE FROM EITHER GREENE OR ANY ADJOINING STREETS.



## PLOT PLAN

SCALE: 1/64" = 1'-0"

BLOCK:	475	STORIES: EXISTING:	6 STORY + CELLAR
LOT:	48	STORIES: PROPOSED:	6 STORY + PENTHOUSE +CELLAR
ZONING MAP:	12A		
ZONE:	M1-5B	CODE REFERENCE:	1938 CODE
EXISTING ZONING USE GROUP:	UG 17	EXISTING BC OCCUPANCY:	COMMERCIAL
PROPOSED ZONING USE GROUP:	UG 2 / UG 6	PROPOSED BC OCCUPANCY:	R-2 / M
SPECIAL PURPOSE DISTRICT:	NONE		
LANDMARK DISTRICT:	YES - SOHO CAST-IRON HISTORIC DISTRICT		

REVISIONS:

Number Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

SIGN & SEAL

ISSUED FOR CITY PLANNING  
COMMISSION REVIEW

DWG. TITLE:  
**TITLE SHEET,  
GENERAL NOTES  
AND PLOT PLAN**

SCALE: AS NOTED

DATE: 12.07.2011

DWG. #:

**G-000.00**

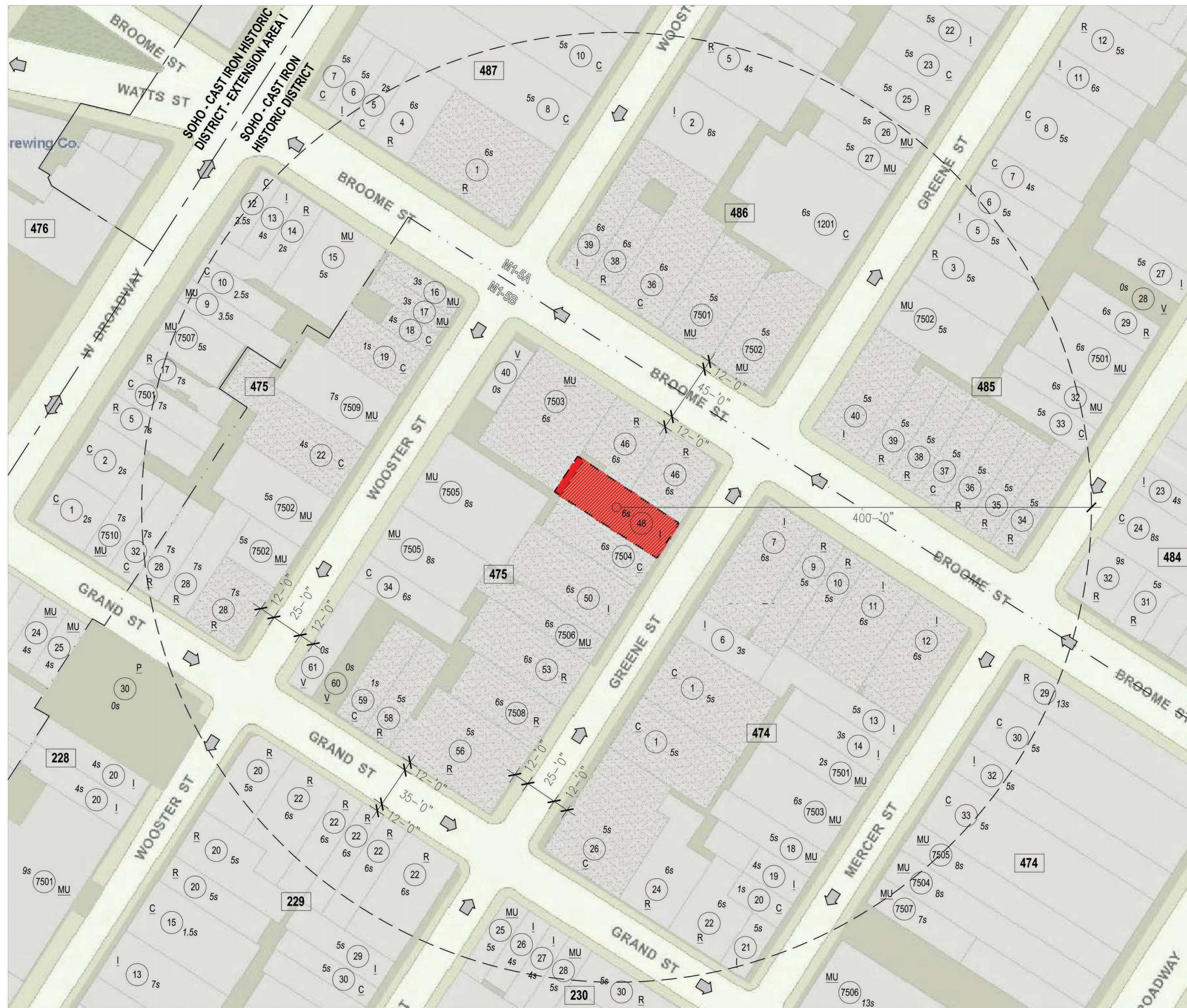
SHEET 1 OF 14

**DRAWING LEGEND**

M1-5B	ZONING DISTRICT
---	ZONING DISTRICT BOUNDARY
---	HISTORICAL DISTRICT BOUNDARY
→	TRAFFIC DIRECTION
⊖	400' RADIUS
■	SUBJECT AREA
□	SUBJECT LOT LINE
▨	BUILDING FOOTPRINT
□	BUILDING FOOTPRINT LINE
□	RETAIL ON GROUND FLOOR
475	BLOCK NUMBER
48	LOT NUMBER
5s	NUMBER OF STORIES
25'-0"	SIDEWALK / ROAD WIDTH

**EXISTING BUILDING USES**

V	VACANT
P	PARKING
R	RESIDENTIAL
C	COMMERCIAL
I	INDUSTRIAL
MU	MIXED-USE



**AREA MAP**  
SCALE: NOT TO SCALE



REVISIONS:

Number	Date
--------	------

DESIGN TEAM:

OWNFR:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

SIGN & SEAL

ISSUED FOR CITY PLANNING  
COMMISSION REVIEW

DWG. TITLE:  
**SITE PLAN AREA MAP**

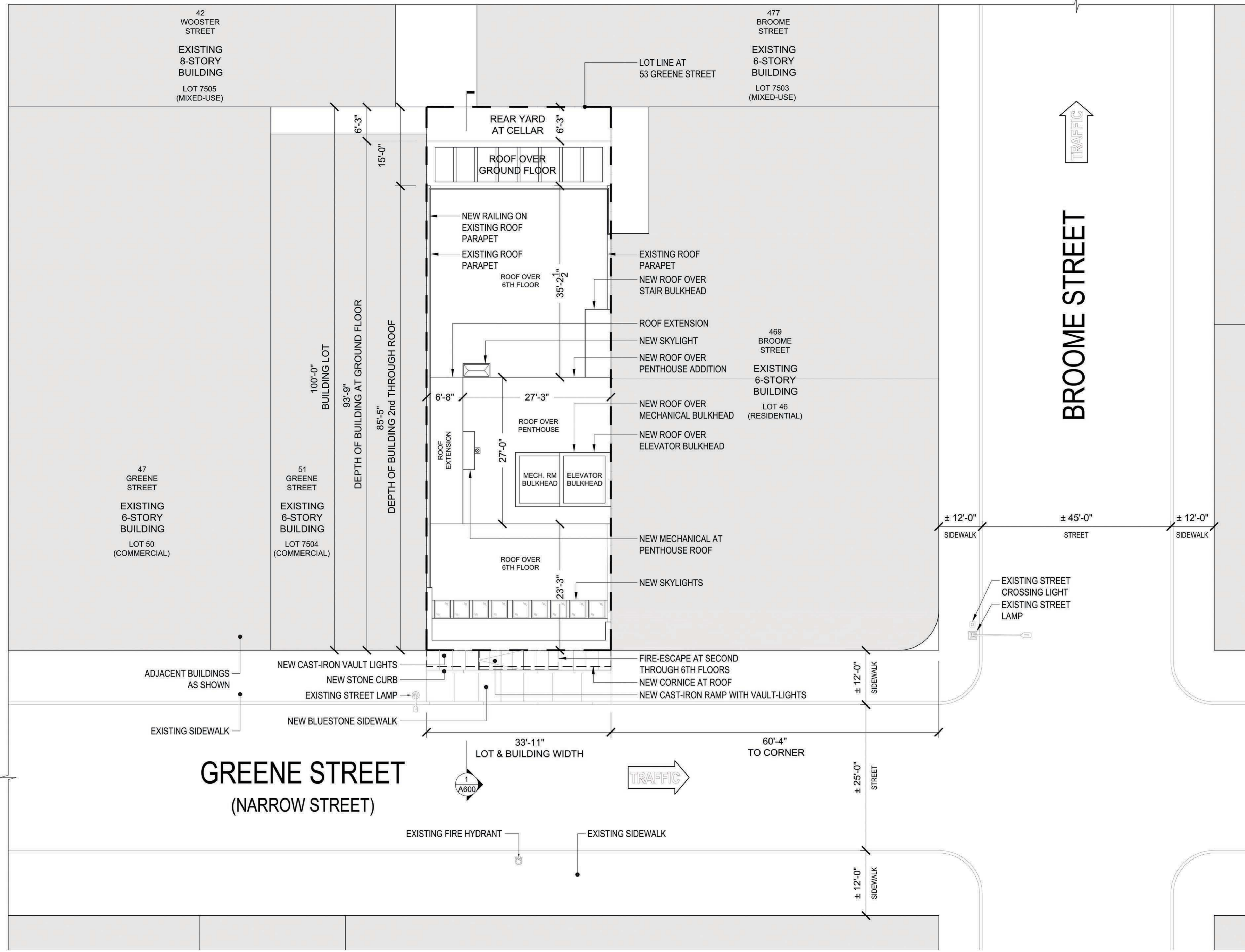
SCALE: AS NOTED

DATE: 12.07.2011

DWG. #:

**G-001.00**

SHEET 2 OF 10



REVISIONS:

Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

SIGN & SEAL

ISSUED FOR CITY PLANNING COMMISSION REVIEW

DWG. TITLE:  
**SITE PLAN**

SCALE: AS NOTED  
DATE: 12.07.2011  
DWG. #:

**G-002.00**

SHEET 3 OF 14

**SITE PLAN**  
SCALE: AS INDICATED




# ZONING MAP

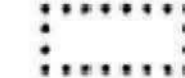
THE NEW YORK CITY PLANNING COMMISSION

## Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT

 SPECIAL PURPOSE DISTRICT  
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

 AREA(S) REZONED

## Effective Date(s) of Rezoning:

- \* 10-27-2010 C 100437 ZMM
- 10-13-2010 C 100369 ZMM

## Special Requirements:

For a list of lots subject to CEOR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas on this map, see APPENDIX F.

PROJECT SITE

### MAP KEY

	8b	8d
	<b>12a</b>	12c
	12b	12d

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**NOTE:** Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: [www.nyc.gov/planning](http://www.nyc.gov/planning) or contact the Zoning Information Desk at (212) 720-3291.

ZONING MAP 12a



NEW JERSEY

HUDSON

RIVER

NEW JERSEY

600 0 600 1200 1800 FEET

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

**NOTE:** Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.





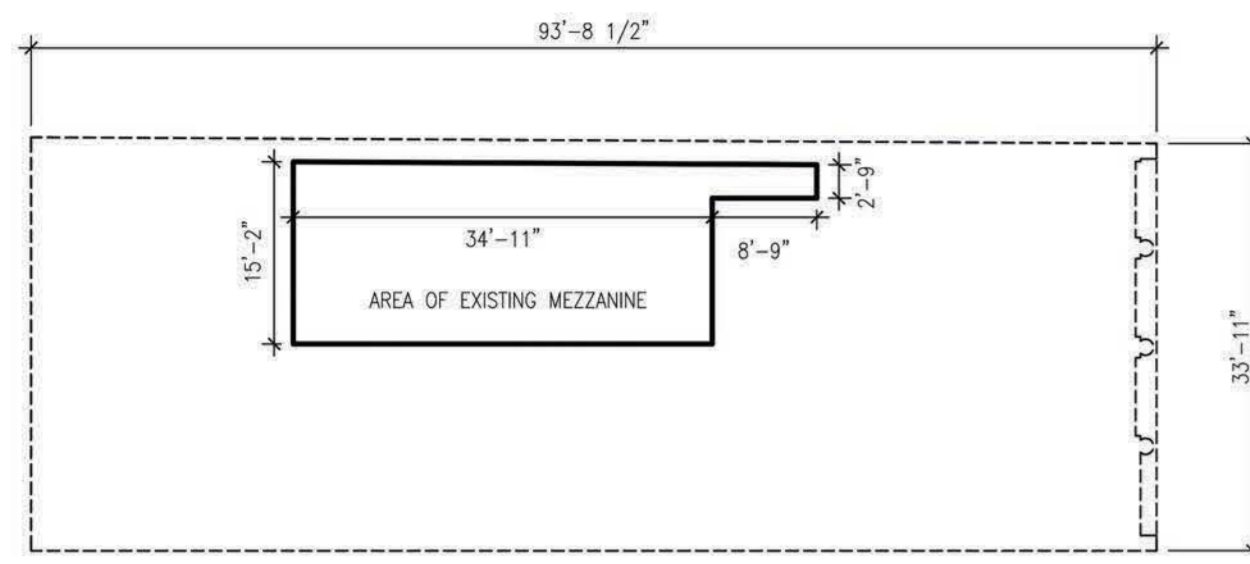
NYC Digital Tax Map

Effective Date : 05-01-2009 10:19:31  
 End Date : Current  
 Manhattan Block: 475

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Yellow Polygon Tax Lot Polygon
- Blue Polygon Condo Number
- Blue Polygon Tax Block Polygon



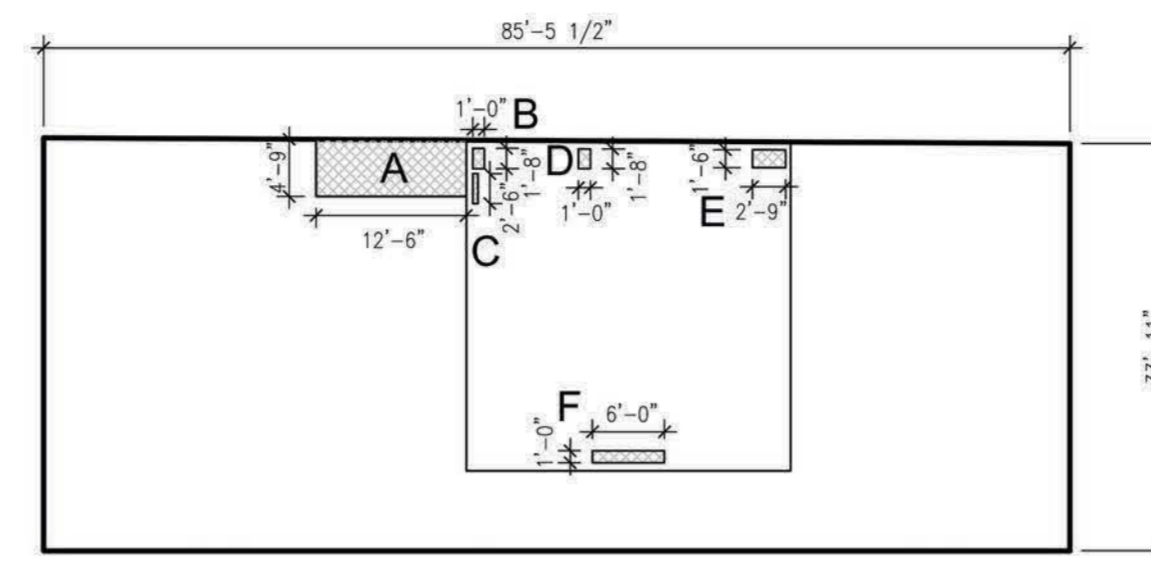


AREA OF EXISTING MEZZANINE  
(NO DEDUCTIONS)

NOTE:  
EXISTING MEZZANINE TO BE  
REMOVED; BULK AREA TRANSFER  
TO PROPOSED PENTHOUSE

**3** MEZZANINE FLOOR AREA  
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 550 S.F.  
NET ZONING FLOOR AREA 550 S.F.



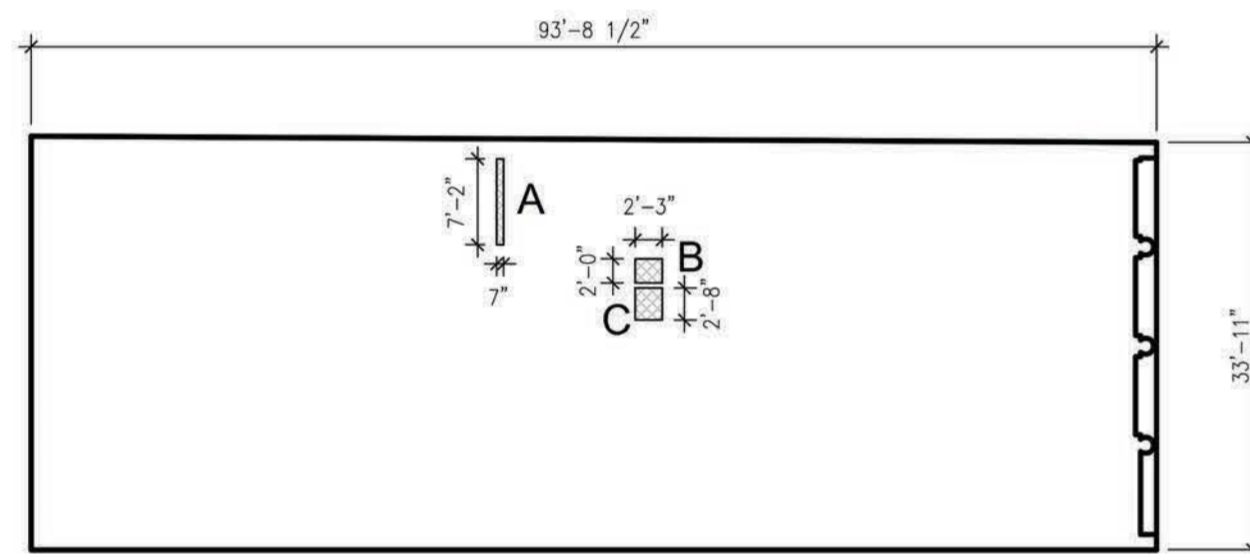
AREA OF DEDUCTIONS + PARAPETS  
= A + B + C + D + E + F + P

= (4'-9") X (12'-6")  
+ (1'-0") X (1'-8")  
+ (2'-6") X (0'-5")  
+ (1'-0") X (1'-8")  
+ (2'-9") X (1'-6")  
+ (6'-0") X (1'-0")  
+ 172 S.F. (PARAPETS)  
= 245 S.F.

NOTE:  
MAX ALLOWABLE ROOF STRUCTURE  
IS 33.33% OF TOTAL ROOF AREA;  
33.33% OF 2,918 S.F. = 972 S.F.

**6** PENTHOUSE FLOOR AREA  
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 972 S.F. (MAX ALLOWABLE)  
ZONING FLOOR AREA 727 S.F.

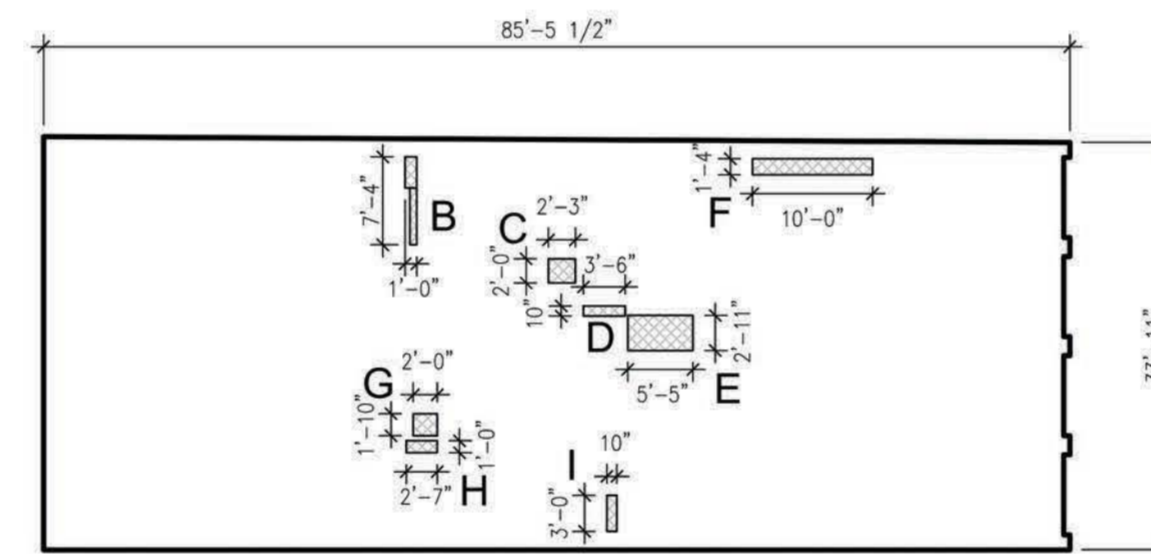


AREA OF MECHANICAL SHAFTS  
= A + B + C

+ (7'-2") X (0'-7")  
+ (2'-3") X (2'-0")  
+ (2'-3") X (2'-8")  
= 15 S.F.

**2** GROUND FLOOR AREA  
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 3,203 S.F.  
NET ZONING FLOOR AREA 3,188 S.F.

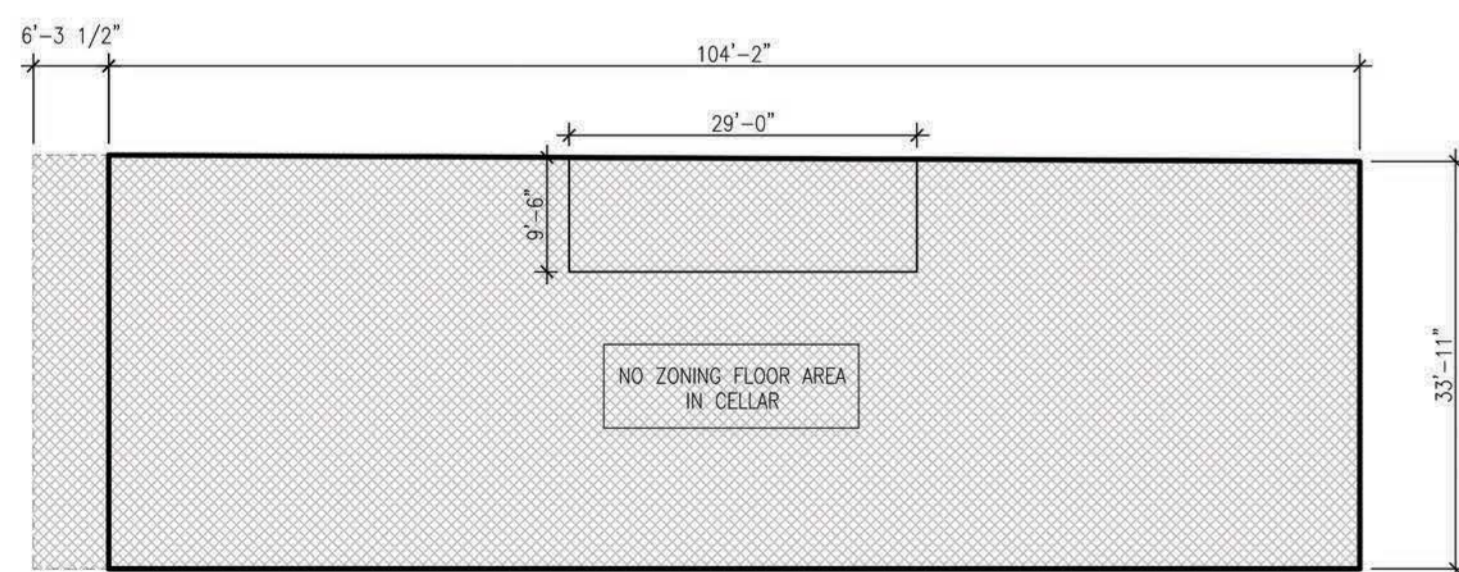


AREA OF MECHANICAL SHAFTS  
= B + C + D + E + F + G + H + I

= (7'-4") X (1'-0")  
+ (2'-3") X (2'-0")  
+ (2'-3") X (2'-8")  
+ (3'-6") X (0'-10")  
+ (5'-5") X (2'-11")  
+ (2'-0") X (1'-10")  
+ (2'-7") X (1'-0")  
+ (3'-0") X (0'-10")  
= 51 S.F.

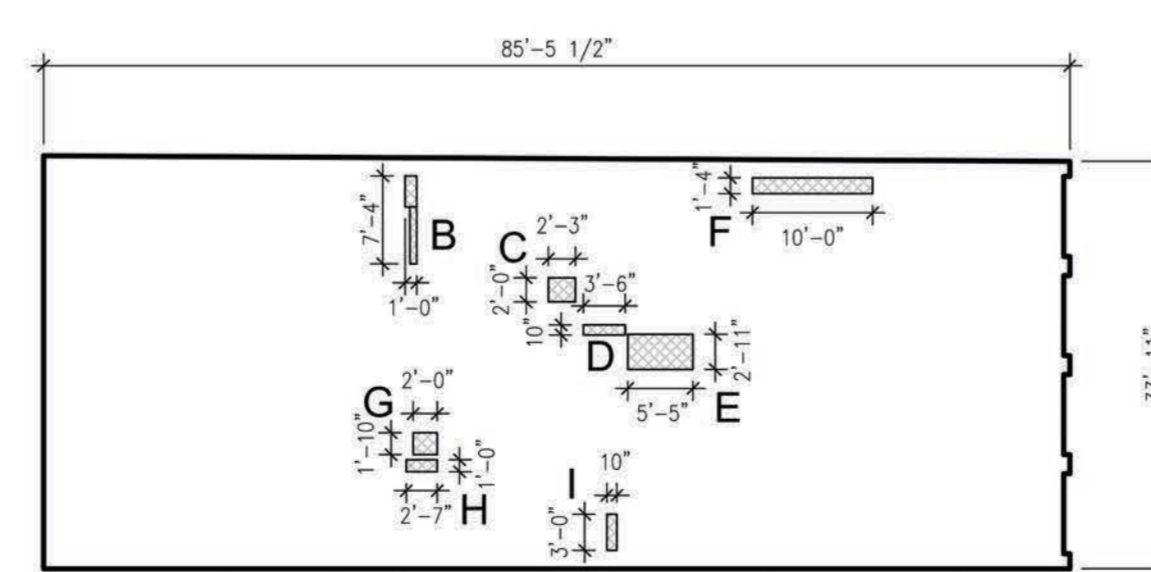
**5** 6TH FLOOR AREA  
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 2,918 S.F.  
NET ZONING FLOOR AREA 2,867 S.F.



**1** CELLAR FLOOR AREA  
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 3,557 S.F.  
NET ZONING FLOOR AREA 0 S.F.



AREA OF MECHANICAL SHAFTS  
= B + C + D + E + F + G + H + I

= (7'-4") X (1'-0")  
+ (2'-3") X (2'-0")  
+ (2'-3") X (2'-8")  
+ (3'-6") X (0'-10")  
+ (5'-5") X (2'-11")  
+ (2'-0") X (1'-10")  
+ (2'-7") X (1'-0")  
+ (3'-0") X (0'-10")  
= 51 S.F.

**4** TYPICAL FLOOR AREA (2ND THROUGH 5TH)  
SCALE: 1/16" = 1'-0"

GROSS FLOOR AREA 2,918 S.F.  
NET ZONING FLOOR AREA 2,867 S.F.

53 Greene Street New York NY 10013				
Floor	Use		Net Zoning Floor Area	
	Existing	Proposed	Existing	Proposed
Cellar	UG 17	UG 6 / UG 2	0	0
Ground	UG 17	UG 6 / UG 2	3,203	3,188
Mezzanine	UG 17	UG 2	550	0
2nd Floor	UG 17	UG 2	2,918	2,867
3rd Floor	UG 17	UG 2	2,918	2,867
4th Floor	UG 17	UG 2	2,918	2,867
5th Floor	UG 17	UG 2	2,918	2,867
6th Floor	UG 17	UG 2	2,918	2,867
Penthouse	N/A	UG 2	0	727
Total			18,343	18,250

**8** SUMMARY OF FLOOR AREA & USE  
SCALE: NOT TO SCALE

Zoning Analysis of Site					
Lot Information					
Address:	53 Greene Street, New York, NY				
Block:	475				
Lots:	48				
Lot Area:	3392 s.f.				
Exist. Floor Area	18,343 s.f.				
Zoning District:	M1-5B				
Zoning Maps:	12a				
Applicability:	74-711 Landmark preservation in all districts				
Zoning Resolution	Item	Permitted/ Required	Existing	Proposed	Compliance
I. Use regulations					
42-10	Uses Permitted by As-of-Right		UG 17 - Factory	Floors 2-PH -UG 2	No (Special Permit Application per 74-711)
42-14	Uses Permitted in Use Group 17 - Manufacturing			Ground Floor -UG 6	No (Special Permit Application per 74-711)
II. Bulk Regulations					
43-12	Max Allowable FAR	5.0 = 16,960 s.f.	5.4 = 18,343 s.f.	5.4 = 18,250 s.f.	yes*
*Per 54-31 degree of existing non-compliance is not being increased					
	Proposed Bulk Transfer (mezzanine and mechanical to Penthouse)		727 s.f.	727 s.f.	
	Proposed Retail UG 6 Floor area			2,575 s.f.	
	Proposed Residential UG 2 Floor Area			15,675 s.f.	
15-12	Open space equivalent	30% of gross roof area for 15 units or more	217 s.f. (7.4%)	5 units proposed	not applicable
15-111	Maximum Number of Dwelling Units	total residential floor area divided by 740 per table 15-11. =15,675/740=21 units allowed	0 dwelling units	5 dwelling units	yes
43-26	Rear Yards	20'	15'	Proposed PH 49'-9"	yes**
**Per 54-31 degree of existing non-compliance is not being increased					
43-43	Max Base Height	85'	82'-7-1/2"	82'-7-1/2"	yes
	Max Building Height	N/A	82'-7 1/2"	92'-5"	yes
43-43	Required Setback above Base	20' narrow street	0'	23'-3"	yes
	Sky Exposure Place	2.7:1	0	within sky exp. plane	yes
IV: Parking and Loading Regulations					
44-022/13-41	Required Accessory Parking	None required		None Provided	yes

**7** ZONING ANALYSIS  
SCALE: NOT TO SCALE

REVISIONS:

Number \_\_\_\_\_ Date \_\_\_\_\_

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

SIGN & SEAL

ISSUED FOR CITY PLANNING COMMISSION REVIEW

DWG. TITLE:  
ZONING DIAGRAMS AND ZONING ANALYSIS

SCALE: AS NOTED  
DATE: 12.07.2011  
DWG. #:

**Z-100.00**  
SHEET 6 OF 14

Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

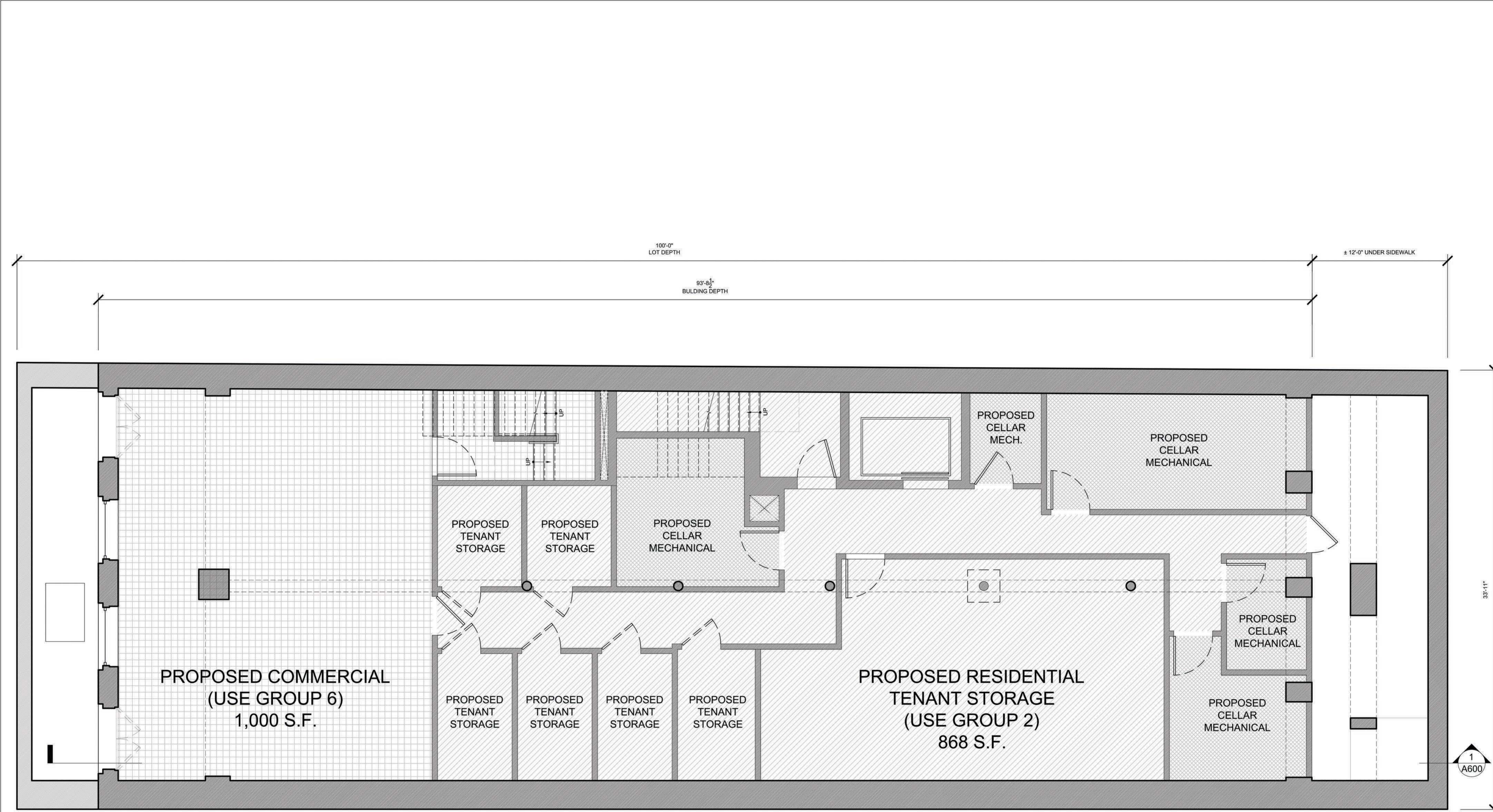
SIGN & SEAL

ISSUED FOR CITY PLANNING COMMISSION REVIEW

DWG. TITLE:  
**PROPOSED CELLAR FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
DATE: 12.07.2011  
DWG. #:

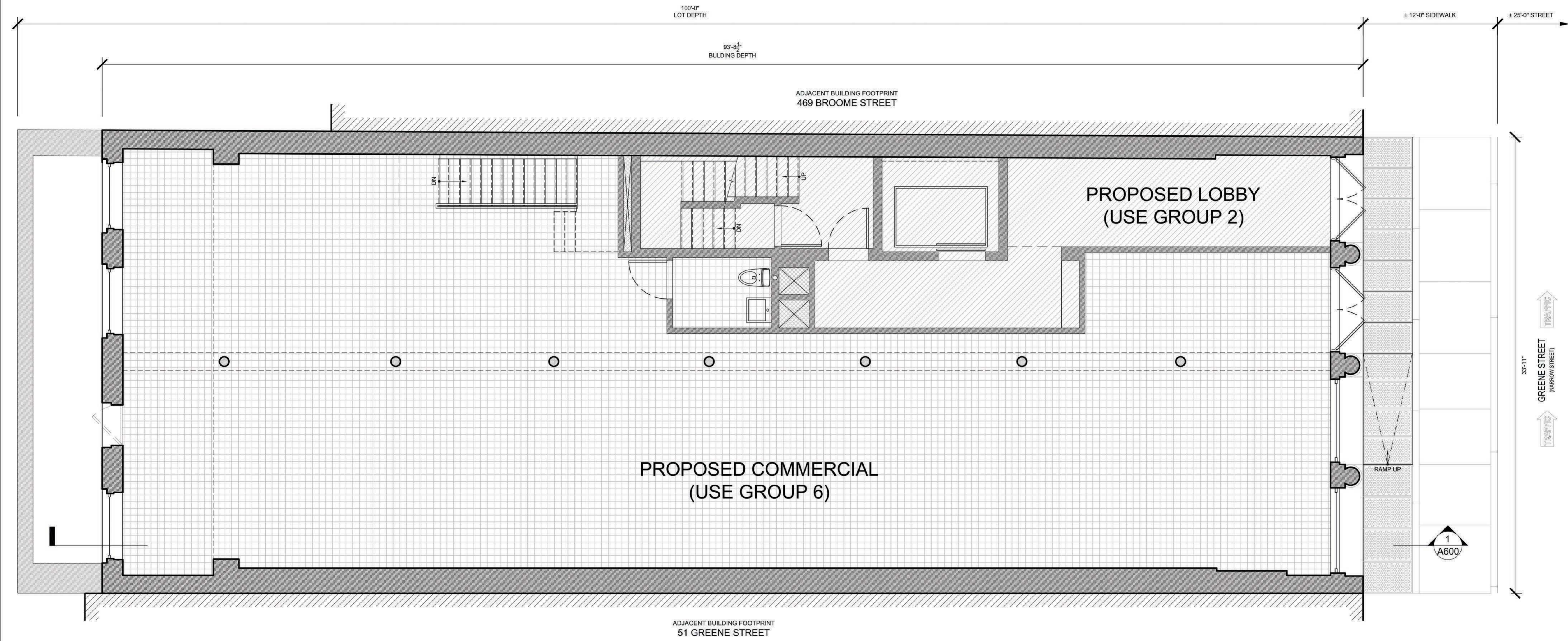
**A-200.00**  
SHEET 7 OF 14






LEGEND	NET ZONING FLOOR AREA	S.F. (CELLAR ONLY)
AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 2</b> IN M1-5B ZONING DISTRICT	N / A	868 S.F.
AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 6</b> IN M1-5B ZONING DISTRICT	N / A	1,000 S.F.
AREA OF MECHANICAL DEDUCTIONS	N / A	1,689 S.F.

1 PROPOSED CELLAR FLOOR PLAN  
SCALE: 1/4" = 1'-0"





LEGEND	NET ZONING FLOOR AREA
 AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 2</b> IN M1-5B ZONING DISTRICT	643 S.F.
 AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 6</b> IN M1-5B ZONING DISTRICT	2,575 S.F.
 AREA OF MECHANICAL DEDUCTIONS	15 S.F.

1 PROPOSED GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

SIGN & SEAL

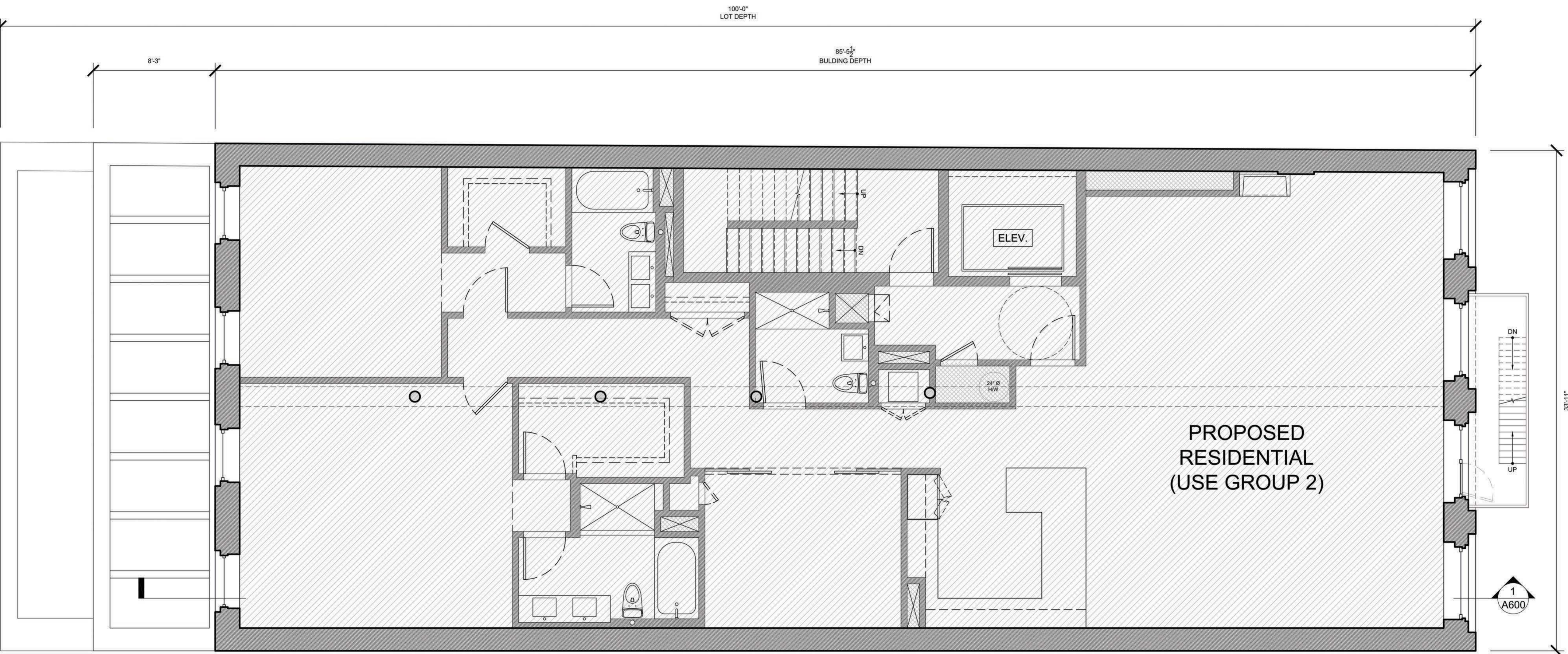
ISSUED FOR CITY PLANNING COMMISSION REVIEW

DWG. TITLE:  
**PROPOSED TYPICAL FLOOR PLANS (2ND THROUGH 5TH)**

SCALE: 1/4" = 1'-0"  
DATE: 12.07.2011

DWG. #:

**A-202.00**  
SHEET 9 OF 14



LEGEND	NET ZONING FLOOR AREA
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 2</b> IN M1-5B ZONING DISTRICT 2,867 S.F.
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 6</b> IN M1-5B ZONING DISTRICT 0 S.F.
	AREA OF MECHANICAL DEDUCTIONS 51 S.F.

1 TYPICAL FLOOR PLAN (2 THROUGH 5)  
SCALE: 1/4" = 1'-0"

REVISIONS:

Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

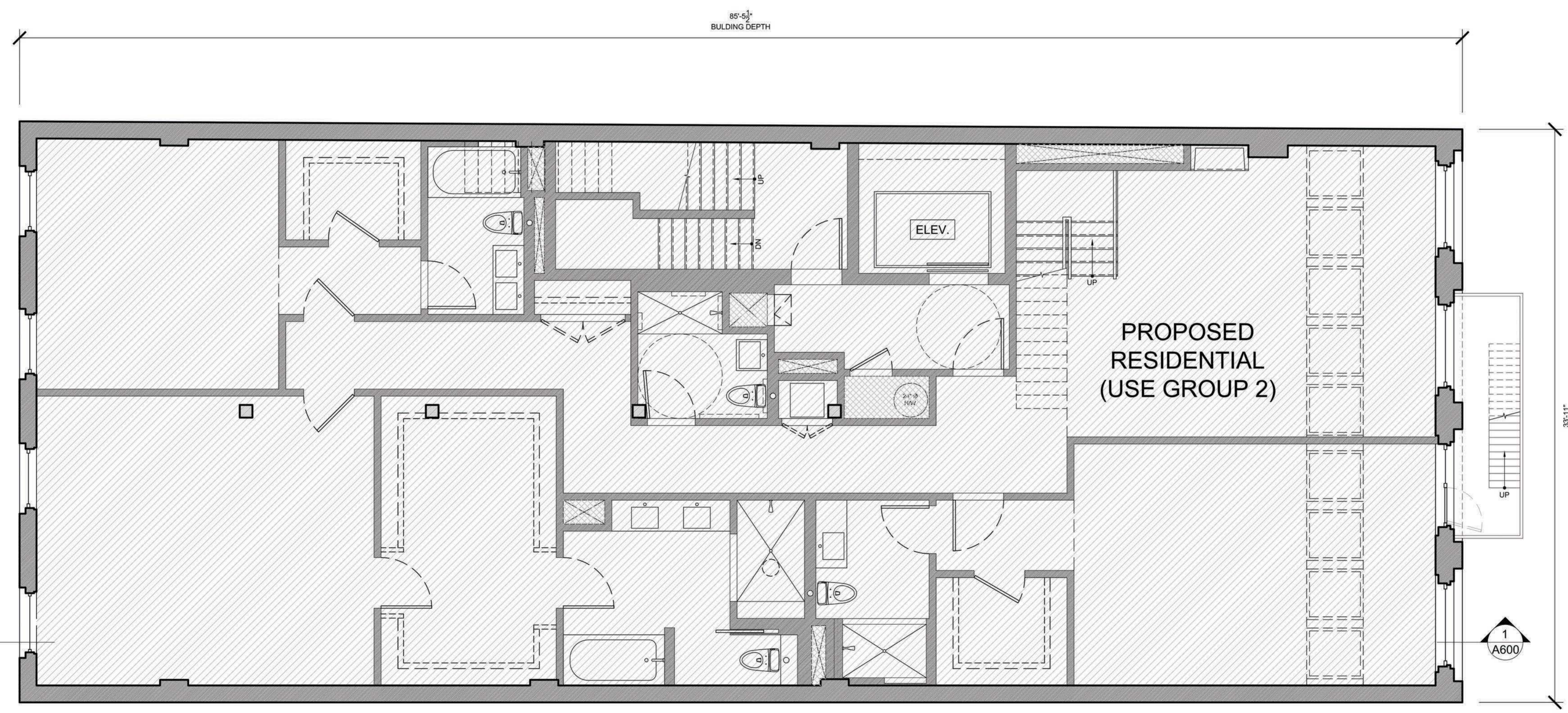
SIGN & SEAL

ISSUED FOR CITY PLANNING  
COMMISSION REVIEW

DWG. TITLE:  
**PROPOSED 6TH  
FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
DATE: 12.07.2011  
DWG. #:

**A-203.00**  
SHEET 10 OF 14



LEGEND	NET ZONING FLOOR AREA
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 2</b> IN M1-5B ZONING DISTRICT 2,867 S.F.
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 6</b> IN M1-5B ZONING DISTRICT 0 S.F.
	AREA OF MECHANICAL DEDUCTIONS 51 S.F.

**1** PROPOSED 6TH FLOOR PLAN  
SCALE: 1/8" = 1'-0"

Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

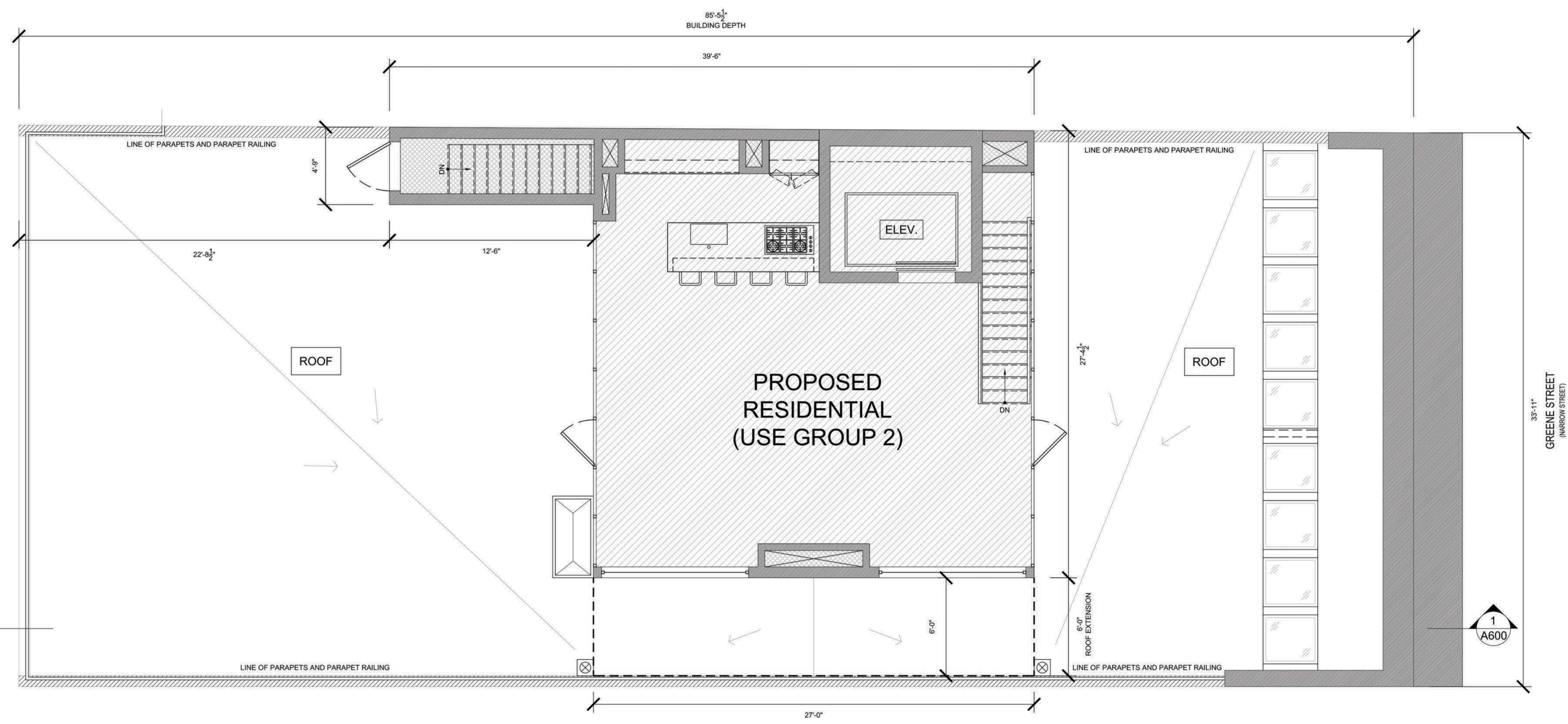
SIGN & SEAL

ISSUED FOR CITY PLANNING  
COMMISSION REVIEW

DWG. TITLE:  
**PROPOSED  
PENTHOUSE  
FLOOR PLAN**

SCALE: 1/4" = 1'-0"  
DATE: 12.07.2011  
DWG. #:

**A-204.00**  
SHEET 11 OF 14



LEGEND	NET ZONING FLOOR AREA	
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 2</b> IN M1-5B ZONING DISTRICT	727 S.F.
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 6</b> IN M1-5B ZONING DISTRICT	0 S.F.
	AREA OF MECHANICAL DEDUCTIONS	245 S.F.

**1** PROPOSED PENTHOUSE FLOOR PLAN  
SCALE: 1/4" = 1'-0"

REVISIONS:

Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

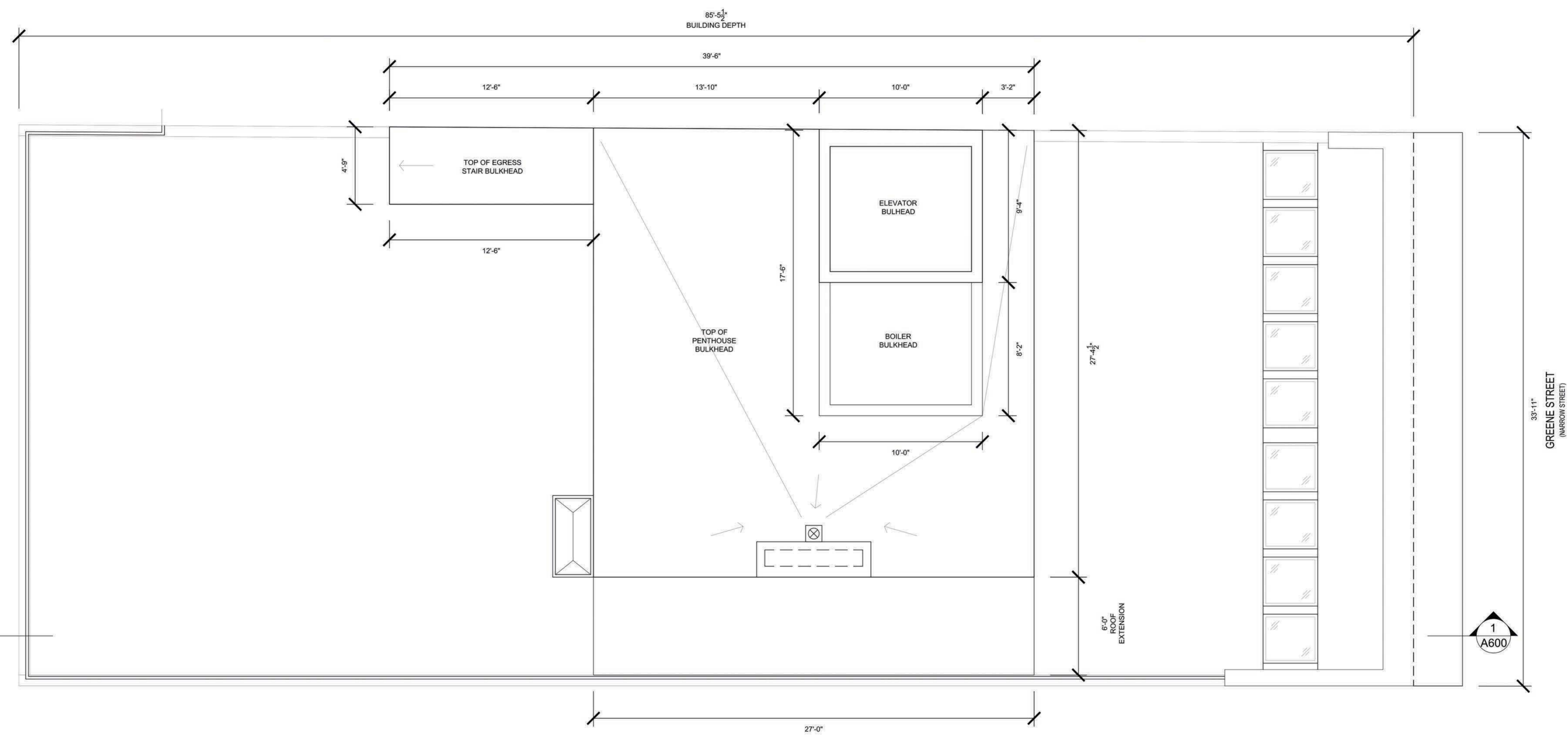
SIGN & SEAL


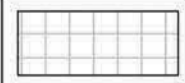
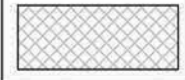
ISSUED FOR CITY PLANNING COMMISSION REVIEW

DWG. TITLE:  
**PROPOSED BULKHEAD FLOOR PLAN**


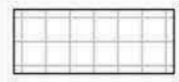
SCALE: 1/4" = 1'-0"  
DATE: 12.07.2011  
DWG. #:

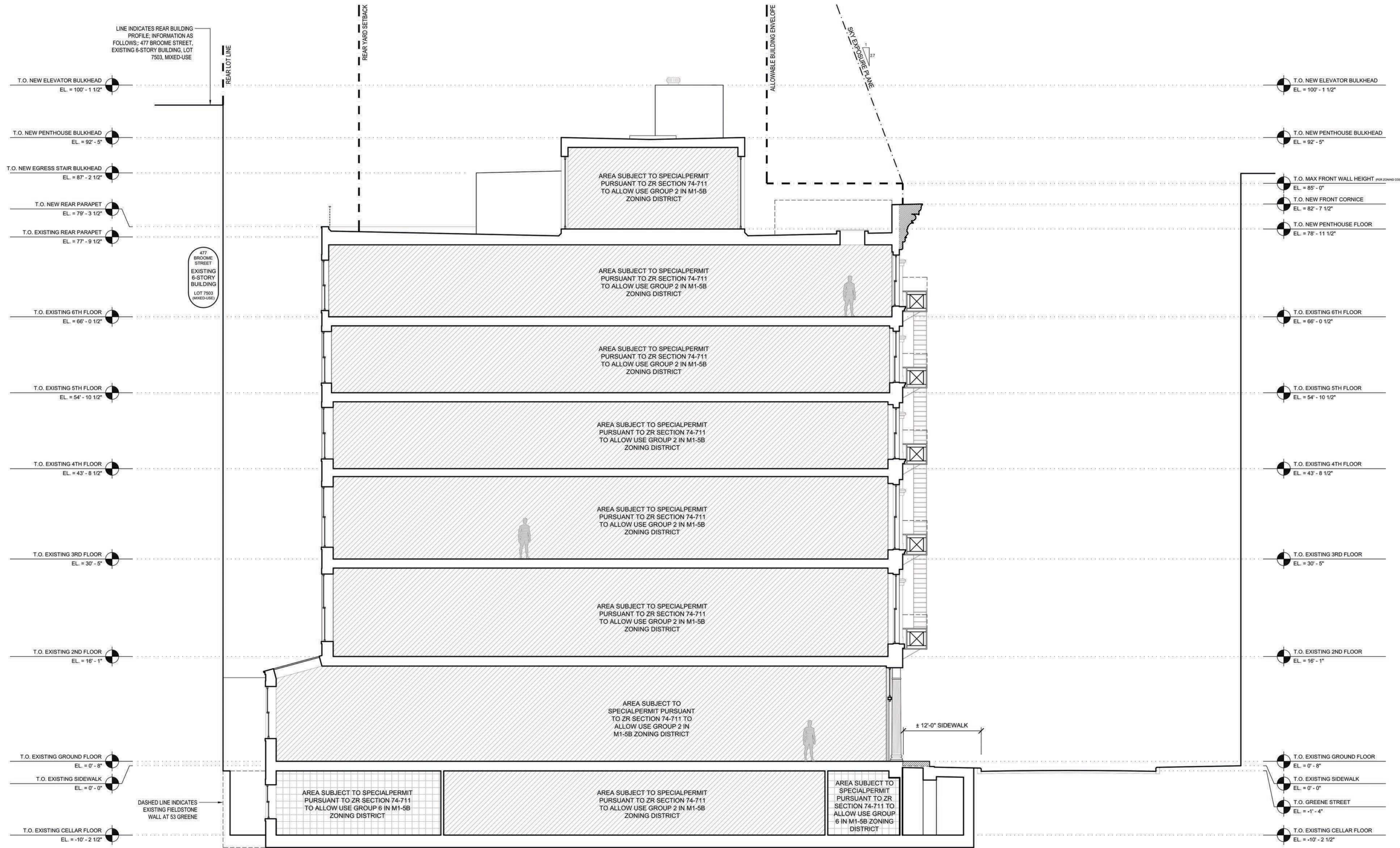
**A-205.00**  
SHEET 12 OF 14



LEGEND	S.F.
 AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 2</b> IN M1-5B ZONING DISTRICT	N/A
 AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE <b>GROUP 6</b> IN M1-5B ZONING DISTRICT	N/A
 AREA OF MECHANICAL DEDUCTIONS	N/A

**1** PROPOSED BULKHEAD & ROOF PLAN  
SCALE: 1/4" = 1'-0"

LEGEND	
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 2 IN M1-5B ZONING DISTRICT
	AREA SUBJECT TO SPECIAL PERMIT PURSUANT TO ZR SECTION 74-711 TO ALLOW USE GROUP 6 IN M1-5B ZONING DISTRICT



1 PROPOSED BUILDING SECTION  
SCALE: 1/8" = 1'-0"

NOTE: BUILDING SECTION IS FOR ILLUSTRATIVE PURPOSES ONLY

REVISIONS:	
Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

SIGN & SEAL

ISSUED FOR CITY PLANNING COMMISSION REVIEW

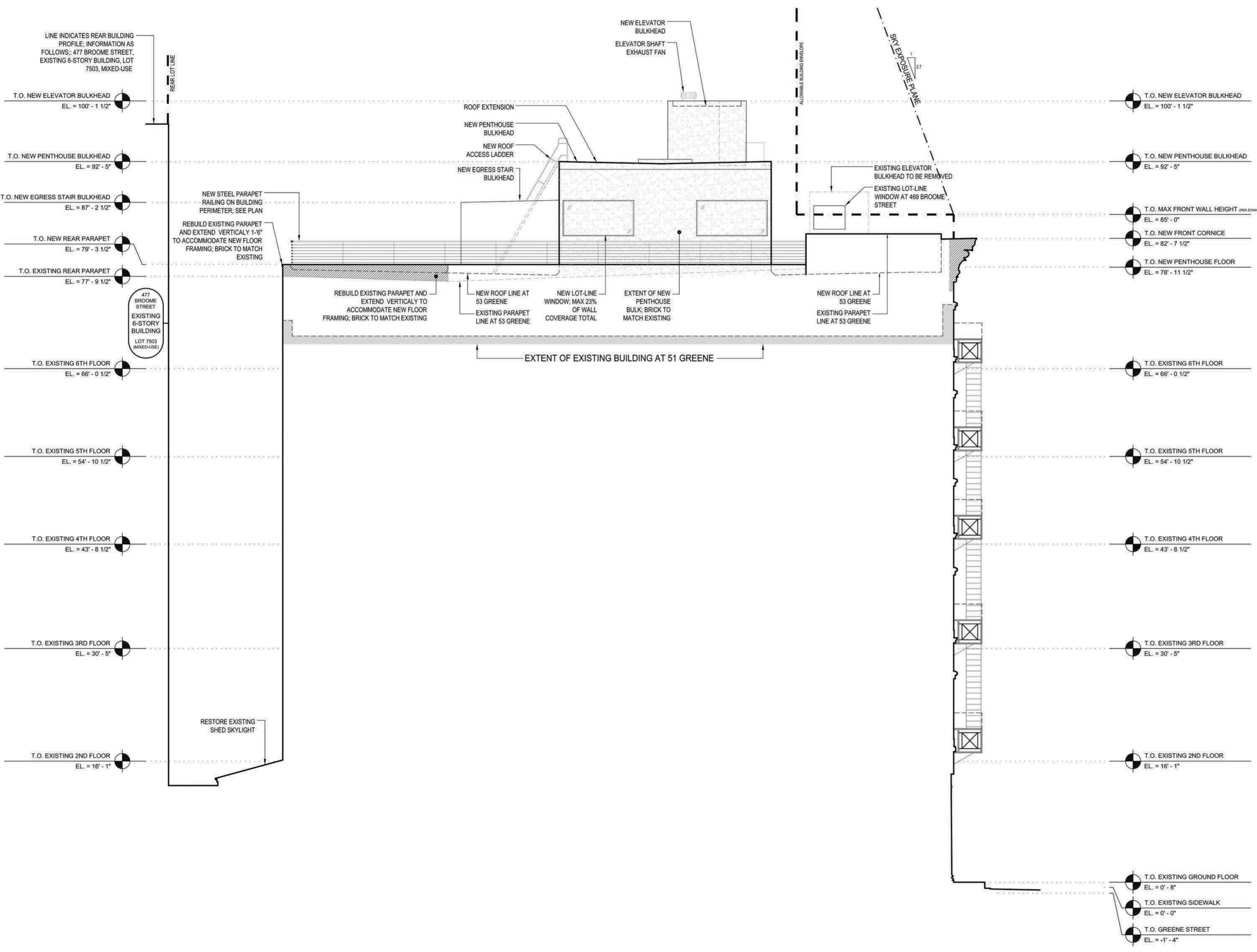
DWG. TITLE:  
PROPOSED BUILDING SECTION

SCALE: 1/8" = 1'-0"  
DATE: 12.07.2011

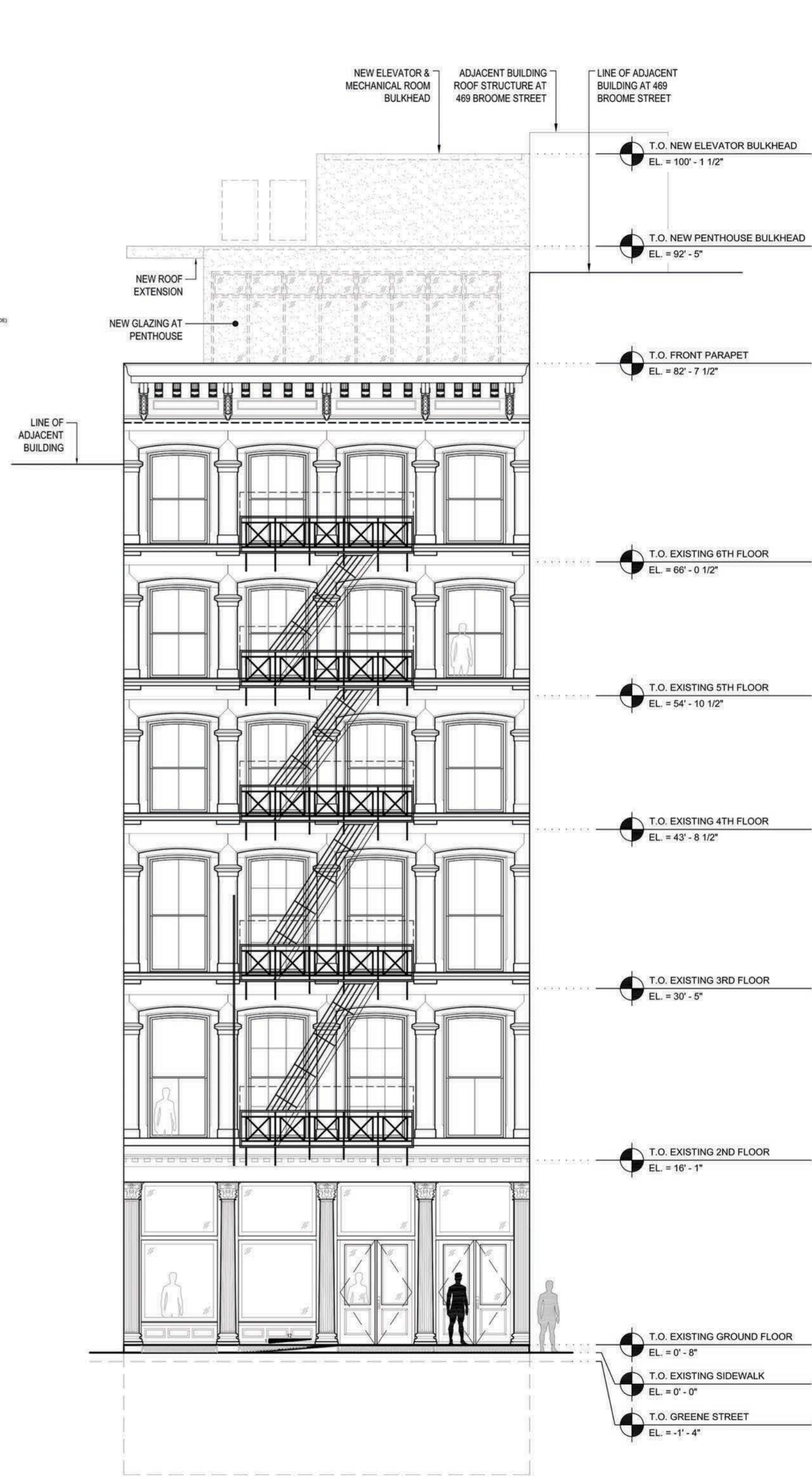
DWG. #:

A-600.00

LEGEND	
	NEW CONSTRUCTION



2 PROPOSED SOUTH BUILDING ELEVATION  
SCALE: 1/8" = 1'-0"



1 PROPOSED FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

REVISIONS:	
Number	Date

DESIGN TEAM:

OWNER:

PROJECT LOCATION:  
53 Greene Street  
New York NY 10013

SIGN & SEAL

ISSUED FOR CITY PLANNING COMMISSION REVIEW

DWG. TITLE:  
**PROPOSED FRONT & SOUTH BUILDING ELEVATION**

SCALE: 1/8" = 1'-0"

DATE: 12.07.2011

DWG. #:

**A-601.00**  
SHEET 14 OF 14



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: 02/17/2012	EXPIRATION DATE: 09/06/2017	DOCKET #: 12-8329	COFA #: COFA 12-8868
ADDRESS 53 GREENE STREET  HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH:  MANHATTAN	BLOCK/LOT:  475/48

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

ISSUED TO:

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 6, 2011, following the Public Meeting 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 August 8, 2011, and as you were informed in Status Update Letter 12-4472 (LPC 12-2121), issued on September 8, 2011. This approval will expire on September 6, 2017.

The proposed work, as approved, consists of constructing a new one-story penthouse addition, featuring large glass door and window assemblies and a stucco or metal finish, in conjunction with bulkheads, skylights, railings and mechanical equipment at select locations at the rooftop; removing non-original railing extensions at each landing and installing new rail caps, and removing the existing swing stair and installing a new drop ladder, at the historic fire escape dark brown or black; replacing deteriorated bluestone flags in kind and restoring existing cast iron vault light panels or replacing in kind, in conjunction with replacing the sidewalk substructure; relocating and restoring historic wood storefront infill, including exchanging the location of the entrances and the display windows, and painting the infill tan; installing a new ramp and raised landing, featuring new cast iron vault light panels and risers, fronting the entrance bays; restoring historic cast iron columns and replacing missing features with new cast iron components to match the original, and painting the cast iron brown; installing a new decorative cornice with a brown finish at the cast iron lintel above the storefront and at the upper parapet. The proposal, as originally presented, called for using fiberglass for the material of the new upper cornice, not installing a new cornice above the storefront where currently missing, and replacing existing door doors and other infill at the historic storefronts. The presentations were shown in historic photographs and existing condition photographs, a mock-up and visibility studies, architectural renderings, and presentation drawings, dated 8/29/11, prepared by \_\_\_\_\_, submitted as components of the application and presented at the Public Hearing and Public Meetings.



In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 53 Greene Street as a store & storehouse designed by Louis Burger and built in 1867; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the SoHo-Cast Iron Historic District was designated.

Furthermore, the Commission notes that Modification of Use (MOU) 12-8890 (LPC 12-2120) is being issued in conjunction with this Certificate of Appropriateness (COFA); and that CNE 12-4475 (12-4036) was issued 10/21/11 for related work, including reconstructing the roof and mechanical bulkheads, and interior alterations building wide.

With regard to this proposal, the Commission found that the proposed rooftop addition, featuring a one-story penthouse and additional bulkheads and mechanical equipment, setback from both the front and rear of the roof, will not be visible from a public thoroughfare, and will not overwhelm the building in terms of scale or massing; that the restoration and relocation of the historic wood storefronts, including two pairs of display windows and entrance doors, some of which have been previously altered, will retain a balance of infill at the base of the building and otherwise match the historic composition; that the installation of a new upper cornice at the unadorned parapet and new cornice and column capitals at the cast iron storefront, based on the details seen in historic photographs and on buildings of a similar style and age, will restore important missing features to the façade; that the retention and repair of the historic fire escape, and the replacement of the counter-balanced ladder with a new drop ladder, will maintain this significant feature; that the proposed ramp, which will be installed above a segment of the historic cast iron vault lights and is of a modest size, will have a minimal impact at the base of the building and on the streetscape and is otherwise reversible, allowing the restoration of a large majority of the existing cast iron vault light panels and risers; that the restoration of segments of the cast iron vault light panels and risers, and the retention or in kind replacement of the granite and bluestone paving, will maintain these significant streetscape features; and that the new ramp will incorporate new cast iron vault light panels thereby reinforcing this significant feature of the building, 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 this application.

However, in voting to grant this approval, the Commission stipulated that the historic doors and storefront infill be salvaged, repaired and reinstalled to the fullest extent possible, and that the missing cast iron column capitals and both sheet metal cornices be replicated in kind, in lieu of using substitute materials; and that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on January 30, 2012, the Landmarks Preservation Commission received an exterior conditions report, dated 8/2/11, prepared by FacadeMD, a paint analysis, dated 1/20/12, prepared by Jablonski Building Conservation, specifications, and drawings G-000.00, G-001.00, G-002.00, DM-100.00, DM-101.00, DM-102.00, A-200.00, A-201.00, A-202.00, A-600.00, A-601.00, A-602.00, A-603.00, dated 1/23/12, prepared by Brian Ripel, RA, and drawings A-700.00, A-800.00, A-900.00, A-1000.00, A-1100.00 through A-1110.00, A-1200.00, A-1300.00 and A-1301.00, dated 1/23/12, prepared by Richard Lefever, RA. Staff reviewed the drawings and found that the drawings call for new cast iron column capitals and sheet metal cornices, in lieu of using substitute materials, and for restoring the existing historic doors and storefront infill; and that the scale and volume of the new penthouse addition, and the remaining work approved by the Commission, has been maintained. The original design of the penthouse has been changed, including incorporating a setback at the lot-line parapet; installing continuous door and window assemblies and clerestories, and cladding the addition with metal and fiber-cement panels and trim with a gray finish, at all three facades; and constructing a shallow-sloped angular metal roof with a grey finish, in lieu of a flat roof and parapets. The Commission found that the proposed work also includes additional work, including at the Greene Street façade, removing all existing windows and installing new arch-headed two-over-two double-hung wood windows and profiled brickmolds with a brown finish; cutting marble mortar joints 100% and repointing with new mortar to match the historic mortar joints; cleaning the marble façade and removing paint as required; and repairing deteriorated marble units with

dutchmen repairs or cementitious patches, pinning and resetting units as required, or replacing in kind; at the rear façade, removing all existing windows and installing new six-over-six double-hung wood windows and profiled brickmolds with a brown finish; repairing deteriorated metal fire shutters or replacing in kind; reconstructing the unadorned brick parapet 18" taller than the existing parapet height with new brickwork to match existing; cutting brick mortar joints 100% and repointing with new mortar to match the historic mortar joints; replacing deteriorated brickwork in kind; resetting deteriorated bluestone sills and lintels as required or replacing in kind; cleaning the brick façade and removing paint as required; and restoring historic roof skylights at the 1st floor rear extension. With regard to this proposal the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04, that the new windows will match the historic windows in terms of configuration, operation, details, material and finish. Furthermore, the Commission finds the changes to the design of the penthouse will recall industrial bulkheads and skylights found on rooftops of buildings in this historic district, and will remain non-visible from any public thoroughfare; that raising the height of the rear parapet will not result in the removal of any significant building features; that the cleaning of the marble and brick facades will be done in the gentlest effective method without causing damage to the masonry; that portions of the existing marble façade is damaged or otherwise unsound, and that the original texture, color, profiles and details of the stone will be replicated; that the new brick, marble and bluestone units will match the existing in terms of size, color, texture and coursing, and that the new mortar will match the historic mortar in strength, color, texture, and tooling; that existing cast iron vault light panels, risers and treads, existing metal fire shutters, and existing bluestone flags, will be repaired where possible or replaced in kind; and that the work is in keeping with the intent of the original approval. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 12-8868 (LPC 12-8329) is being issued.

Please note that this permit is contingent upon the Commission's review and approval of installed sample mock-ups of marble and brick cleaning, marble and brick joint cutting and pointing mortar, marble and brick replacement units, marble patching and dutchmen repairs, bluestone replacement units and sidewalk flags, and all paint finishes; and review and approval of shop drawings for new cast iron vault light panels and column capitals, new sheet metal cornices, new metal fire shutters and new wood storefront components and doors, if required; prior to the commencement of work. Please contact Cory Herrala to schedule a site visit once samples are available for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Herrala.