



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 NO EFFECT

| | | | |
|-------------------------------------|--------------------------------------|----------------------------------|------------------------------|
| ISSUE DATE: 06/19/18 | EXPIRATION DATE: 6/19/2022 | DOCKET #: LPC-19-19850 | CNE CNE-19-19850 |
| ADDRESS: 276 CANAL STREET | | BOROUGH: Manhattan | BLOCK/LOT: 196 / 9 |
| Tribeca East Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Alice Chin
King Fook Realty Corp.
276 Canal Street
New York, NY 10013

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on June 08, 2018.

The approved work consists of exterior work at select locations of the primary (Canal Street and Broadway) façades and roof, including replacing, repointing and repairing brick and limestone; patching limestone and terra cotta and performing Dutchman repairs (Cathedral Stone Jahn products); installing missing brick at the bulkhead brick parapets at the secondary courtyard elevations; and repainting horizontal limestone bands at the second, third and fourth floors to match existing; as shown in existing condition photographs; written specifications; and drawings A-001.00, A-100.00, A-200.00 and A-201.00 dated November 24, 2017 and last revised April 9, 2018, signed and sealed by Cheng-Sun Jefferson Chang, R.A., and submitted as components of the application.

With regard to this proposal, the Commission finds that the new brick and stone 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 the specified pointing mortar will be compatible with the historic masonry in terms of composition, and will match the historic mortar in terms of color, texture, and tooling; that the patching compound will be compatible with the masonry in terms of composition and will match the historic

masonry in terms of texture, finish, profiles and details; and that the proposed work will protect the building from damage due to water infiltration and aid in the long-term preservation of the building. Based on these findings, the work is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of masonry/stone units, and pointing and patching mortar, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to cpasion@lpc.nyc.gov 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.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Caroline Pasion.

Sarah Carroll
Executive Director

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Cheng-Sun/Jeff Chang, JSC Architect, P.C.

cc: Jared Knowles, Director; Cheng-Sun/Jeff Chang, JSC Architect, P.C.