



**NEW AGE
ENGINEERING**
PLLC

572 Walt Whitman Road
Melville, NY 11747
516-432-3000
Public Hearing

August 3, 2022

New York City Community Board #2
New York City Landmarks Preservation Commission

Re: 104 Grand Street, Manhattan

To Whom it May Concern,

New Age Engineering PLLC has requested a public hearing with the NYC Community Board #2 and the Landmarks Preservation Commission on behalf of the commercial retailer Courreges. This public hearing is requested for the items listed below.

1. To obtain approval to install mirrors installed within the first-floor window cavity. These mirrors will have needle screws installed to lock the windows on a 45° angle.
2. The acrylic Courreges logo installed on the front door of the building.

We look forward to meeting with you.

If you have any questions, please feel free to contact me.

Sincerely,

Stephen Shishko P.E.





**NEW AGE
ENGINEERING**
PLLC

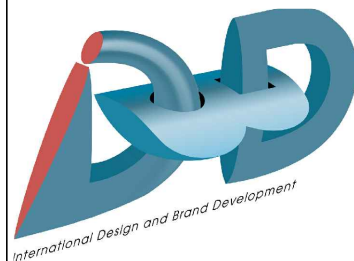
572 Walt Whitman Road
Melville, NY 11747
516-432-3000

Public Hearing Documents

1. 3-D Renderings



ACRYLIC LOGO
ON FRONT DOOR



INTERNATIONAL DESIGN & BRAND DEVELOPMENT, INC
P.O. BOX 267877
FORT LAUDERDALE, FL. 33326-7877 USA
TEL : +1 954 217 9404
FAX : +1 954 727 8303
Email : jptravers@IDBD.com

courrèges 

COURREGES NY LLC
104 Grand Street,
New York, New York 10013
United States of America

Scale : _

A3

Phase : Construction Drawings

Date : 06/02/2022

Draftsman : MB

ALL EXTERIOR WALLS AND WINDOWS ARE EXISTING



INTERNATIONAL DESIGN & BRAND DEVELOPMENT, INC
P.O. BOX 267877
FORT LAUDERDALE, FL. 33326-7877 USA
TEL : +1 954 217 9404
FAX : +1 954 727 8303
Email : jptravers@IDBD.com

courrèges 

COURREGES NY LLC
104 Grand Street,
New York, New York 10013
United States of America

Scale : _

A3

Phase : Construction Drawings

Date : 06/02/2022

Draftsman : MB



MIRRORS SET AT
45° ANGLE



INTERNATIONAL DESIGN & BRAND DEVELOPMENT, INC
 P.O. BOX 267877
 FORT LAUDERDALE, FL. 33326-7877 USA
 TEL : +1 954 217 9404
 FAX : +1 954 727 8303
 Email : jptravers@IDBD.com

courrèges 

COURREGES NY LLC
 104 Grand Street,
 New York, New York 10013
 United States of America

Scale : _

A3

Phase : Construction Drawings

Date : 06/02/2022

Draftsman : MB



INTERNATIONAL DESIGN & BRAND DEVELOPMENT, INC
 P.O. BOX 267877
 FORT LAUDERDALE, FL. 33326-7877 USA
 TEL : +1 954 217 9404
 FAX : +1 954 727 8303
 Email : jptravers@IDBD.com

courrèges 

COURREGES NY LLC
 104 Grand Street,
 New York, New York 10013
 United States of America

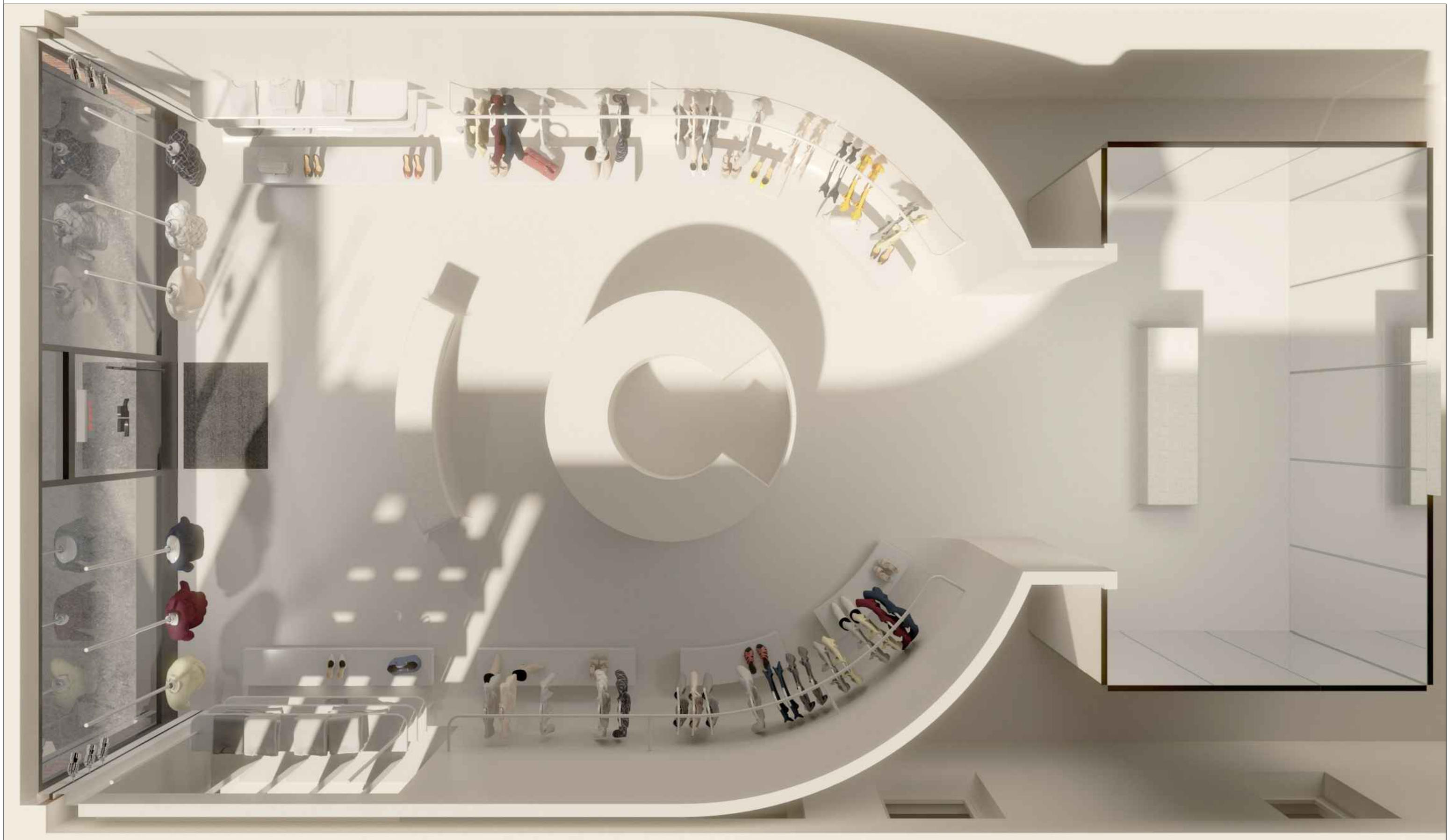
Scale : _

A3

Phase : Construction Drawings

Date : 06/02/2022

Draftsman : MB



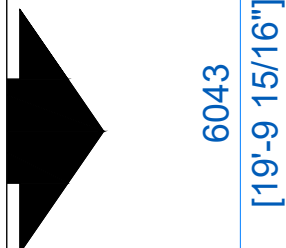
INTERNATIONAL DESIGN & BRAND DEVELOPMENT, INC
 P.O. BOX 267877
 FORT LAUDERDALE, FL. 33326-7877 USA
 TEL : +1 954 217 9404
 FAX : +1 954 727 8303
 Email : jptravers@IDBD.com

courrèges 
 COURREGES NY LLC
 104 Grand Street,
 New York, New York 10013
 United States of America

Scale : _
 Date : 06/02/2022
 Draftsman : MB

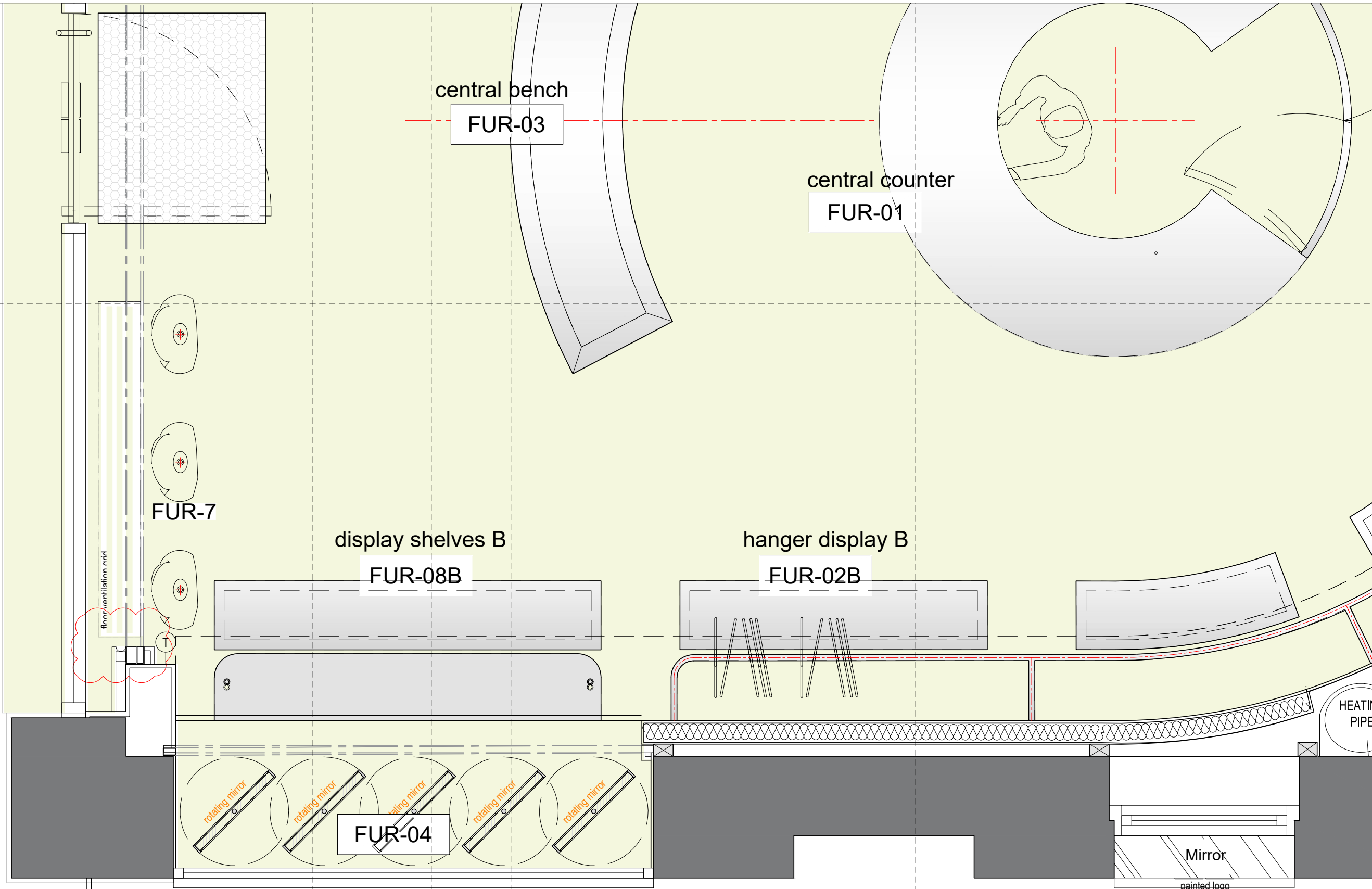
A3

Phase : Construction Drawings



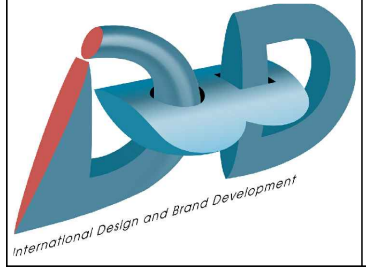
6043
[19'-9 15/16"]

A1



Measurements cannot be made on the plans.
 Only the figures and written indications are accurate.
 Contractors and sub-contractors must check and are accountable for the dimensions and installations on the site.
 The supervisor must approve drawings and details of the contractors before construction.
 The specifications refer only to the appearance.
 The supervisor has no authority for security, structure and regulatory matters.
 All drawings showing construction principles are only sketches.
 All drawings are the exclusive property of IDBD INC & JP TRAVERS.

projecting sign
 see detail



INTERNATIONAL DESIGN & BRAND DEVELOPMENT, INC
 P.O. BOX 267877
 FORT LAUDERDALE, FL. 33326-7877 USA
 TEL : +1 954 217 9404
 FAX : +1 954 727 8303
 Email : jptravers@IDBD.com

courrèges

COURREGES NY LLC
 104 Grand Street,
 New York, New York 10013
 United States of America

Scale : 1/20

Date : 06/02/2022

Draftsman : MB

A3

Phase : Construction Drawings

GENERAL LAYOUT
 GROUND FLOOR



**NEW AGE
ENGINEERING**
PLLC

572 Walt Whitman Road
Melville, NY 11747
516-432-3000

Public Hearing Documents

2. Historic Photos of 104 Grand Street



104 Grand Street

B BLK LOT SFX

1 474 21 1



SAFETY FILM

AD PRESS LTD.

KALFUS

KALFUS KALFUS INC.

WALKER

30

30

←





**NEW AGE
ENGINEERING**
PLLC

572 Walt Whitman Road
Melville, NY 11747
516-432-3000

Public Hearing Documents

3. Existing Conditions Photos With Notes



ZADIG & VOLTAIRE

ZADIG & VOLTAIRE

104

ONE WAY

ONE WAY

CEBA
Recycling & Cleanliness Station



104

EXISTING DOOR

**GLAZING AREA = 7'-6" x 3'-6" = 26.25 SQ FT
(3,780 SQ IN)**

LOGO = 1'-2" x 9" = 0.875 SQ FT (126 SQ IN)

LOGO WILL BE 3.3% OF GLAZED AREA



EXISTING WINDOW
GLAZING AREA = 6'-4" x 2'-10.5" = 18.21 SQ FT (2622 SQ IN)
LOGO = 1'-7.75" x 1'-0.5" = 1.72 SQ FT (247 SQ IN)
LOGO WILL BE 9.4% OF GLAZED AREA



EXISTING WINDOW
GLAZING AREA = 6'-4" x 2'-10.5" = 18.21 SQ FT (2622 SQ IN)
LOGO = 1'-7.75" x 1'-0.5" = 1.72 SQ FT (247 SQ IN)
LOGO WILL BE 9.4% OF GLAZED AREA



MIRRORS ON 45°
ANGLE TO BE
LOCATED IN THIS
WINDOW





MIRRORS ON 45°
ANGLE TO BE
LOCATED IN THIS
WINDOW





104

WIP
2010
NAT

cases
NAT





**NEW AGE
ENGINEERING**
PLLC

572 Walt Whitman Road
Melville, NY 11747
516-432-3000

Public Hearing Documents

4. Other Landmark Buildings In Area With Similar Concepts



ANOTHER
LANDMARKED
BUILDING THAT
HAS WHAT WE
ARE PROPOSING

57-63 GREENE STREET

SPRINKLERS
THROUGHOUT

COMBINATION
AUTO SPRINKLER
AND STANDPIPE

57-63 GREENE STREET



Salvatore Ferragamo
63, Greene Street



SPRINKLERS
THROUGHOUT
BUILDING

COMBINATION
AUTO SPRINKLER
AND STANDPIPE

ANOTHER
LANDMARKED
BUILDING THAT
HAS WHAT WE
ARE PROPOSING

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 01/25/2021 - WC

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

Table with permit details: ISSUE DATE (01/25/21), EXPIRATION DATE (1/25/2025), DOCKET # (LPC-21-03276), CNE (CNE-21-03276), ADDRESS (59 GREENE STREET), BOROUGH (MANHATTAN), BLOCK/LOT (486 / 7503), SoHo-Cast Iron Historic District

Display This Permit While Work Is In Progress

ISSUED TO:

Uzi Ben Abraham
57-63 Greene Realty LLC
1151 Broadway
Suite 2S
New York, NY 10001

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 January 13, 2021.

The approved work consists of exterior alterations at the centermost storefront at the first floor of the east (Greene Street) facade, including repainting the storefront infill light gray; removing a bracket sign and repairing the holes exposed by the removal utilizing a wood filler painted light gray to match the storefront infill; replacing a light fixture with a smaller light fixture at the transom bar at the northernmost bay; installing a light fixture at the transom bar at the southernmost bay; installing three (3) light gray canvas-clad fixed awnings, featuring dark gray text and logo at the skirts, including one (1) awning at each of the three bays; and installing vinyl signage at the display window at the centermost bay, featuring dark gray text, as well as interior alterations at the cellar through first floors, as described and shown in emails, dated October 23, 2020, October 28, 2020, December 9, 2020, December 11, 2020, January 4, 2021, and January 12, 2021, and prepared by Adrian Lopez; written narratives, all undated, and prepared by Atmosphere Design & Architecture; drawings T-000.00 through T-003.00 and A-300.00 through A-303.00, dated (revised) January 12, 2021; drawings T-000.00, G-011.00, DM-100.00, DM-101.00, A-110.00, A-111.00, A-150.00, A-151.00, A-200.00 through A-202.00, A-210.00, A-211.00, A-230.00, A-300.00, A-320.00 through A-323.00, A-400.00, A-410.00, and A-411.00, dated (revised) December 11, 2020, and prepared by Louis Loria, R.A.;

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 01/25/2021 - WC
drawings T-100.00, T-200.00, T-200.A, P-201.00, P-300.00, P-400.00, M-1001.00, M-1002.00, M-1001.00, M-1001.00, M-200.00 through M-203.00, M-300.00, M-400.00, M-401.00, SP-100.00, SP-200.00 through SP-202.00, SP-300.00, and SP-400.00, dated (revised) December 3, 2020, and prepared by Ramez Afify, P.E., all submitted as components of the application.

With regard to this proposal, the Commission notes that the SoHo-Cast Iron Historic District Designation Report describes 57-63 Greene Street as a store building, designed by Edward H. Kendell, and built in 1876-77; and that the building's scale, materials, and details are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; and Section 2-11(c)(9) for repair of wood features; Section 2-13 for Signage, including Section 2-13(c)(10-13) for light fixtures at storefronts; and Section 2-13(c)(9) for painted and applied vinyl signage at glazing; and Section 2-12 for Storefronts, Awnings, and Canopies, including Section 2-12(d)(3) for awnings on storefronts. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Winnie Chau.



Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Lief Schindler, Atmosphere Design & Architecture PLLC

cc: Emma Waterloo, Deputy Director; Lief Schindler, Atmosphere Design & Architecture PLLC