

STONE STREET HISTORIC DISTRICT STOREFRONT MASTER PLAN

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1. Introduction.

Laid out on the Dutch Colonists' narrow winding streets, the Stone Street Historic District consists of fifteen Commercial buildings, the majority of which are Greek Revival in style and dating from the 1830's. (A map and historic photographs of the historic district are attached as Appendix A.) The Greek Revival buildings are characterized by austere trabeated storefronts of granite piers supporting continuous granite lintels, simple upper facades of red brick crowned by restrained cornices and rectilinear openings with stone lintels and sills. In addition, the district contains picturesque early twentieth century buildings designed by prominent architects. These buildings have unique details and varied storefront designs. The area was re-built during the 1830's after the Great Fire of 1835 destroyed the existing structures. The new stone and brick buildings were typically occupied by drygoods merchants, publishers, and importers for use as offices and warehousing, with storefronts at the ground floor. Most of the buildings are through-the-block structures, with frontages on two streets. Some of the 1830's structures have altered facades, resulting in certain buildings having one Greek Revival style facade and one early twentieth century facade.

The Stone Street Master Plan (hereafter "Master Plan") sets forth certain work found to be appropriate by the Landmarks Preservation Commission ("Commission") relating to the restoration, rehabilitation, alteration, or replacement of storefronts, and associated fixtures, and cellar access in existing buildings within the Stone Street Historic District. Certain work to make the buildings handicap accessible and new fenestration for the Coenties Alley facade of 21-23 South William Street (aka 45-47 Stone Street) is also included. The Master Plan will ensure that new storefronts and new storefront components, such as signs, awnings and security gates, will be consistent with the architectural features that establish and sustain the aesthetic, historical, and architectural value and significance of the Stone Street Historic District. Because work that meets the requirements of the Master plan will be eligible to receive staff permits, the Master plan will encourage such appropriate work.

2. Definitions.

As used in the Stone Street Historic District Master Plan and in the Implementation Rules, the following terms shall have the following meanings:

"Awning" shall mean a metal frame clad with fabric attached over a storefront, door or window, to provide protection from the sun or rain.

"Bulkhead" shall mean the opaque part of a storefront that forms a base for one or more display windows.

"Building Streetwall" shall mean the predominant plane of the building facade at the level of the storefront.

“Category I Facades” shall mean those building facades within the Stone Street Historic District that are Greek Revival in style or contain elements of their original Greek Revival character. They are (identified by street address number): South William Street number 19; Stone Street (west side) numbers 51, 53, 55, 59; Stone Street (east side) numbers 46-52, 58, and 60-64; and Pearl Street numbers 79-85, 89, 93 and 95-99.

“Category II Facades” shall mean those building facades within the Stone Street Historic District that are not of the Greek Revival style or period. These facades are (identified by street address number): Mill Lane number 1; South William Street numbers 9-11, 13-17, and 21-23; Stone Street (west side) numbers 45, 57 and 61; Stone Street (east side) numbers 44 and 54; and Pearl Street (aka Coenties Alley) number 77.

"The Commission" shall mean the Commissioners of the Landmarks Preservation Commission, including the Chairman, as established by Section 3020 of the New York City Charter.

"Cornice" shall mean a horizontal molded projection that completes the top of a wall, facade, building or storefront.

"Display window" shall mean the large glazed portion of a storefront, and the associated framing, above the bulkhead and below the transom, extending from pier to pier. The display window is typically used for the display of goods and to provide daylight and visibility into the commercial space.

"Entranceway" shall mean the opening in the facade leading up to the doorway of a storefront or building entrance, including the door.

"Facade" shall mean an entire exterior face of a building.

"Fixture" shall mean an appliance or device attached to the facade (e.g., awning, sign, lighting fixture, conduit, or security gate).

"Historic fabric" shall mean a building's original or significant historic facade construction material or ornament, or fragments thereof.

"Landmarks Law" shall refer to Section 3020 of the New York City Charter and Chapter 3 of Title 25 of the Administrative Code of the City of New York.

"Lighting" shall mean the method or equipment for providing artificial illumination.

"Lintel" shall mean the horizontal member or element above a door or window opening.

"LPC staff" or “staff” shall mean the staff of the Landmarks Preservation Commission acting in the Commission's agency capacity.

"Permit" shall mean any permit other than a Notice to Proceed, issued by the Landmarks Preservation Commission, in accordance with the provisions of the Landmarks Law:

(a) "PMW" shall mean a Permit for Minor Work as defined by Section 25-310 of the Landmarks Law.

(b) "CNE" shall mean a Certificate of No Effect as defined by Section 25-306 of the Landmarks Law.

(c) "CofA" shall mean a Certificate of Appropriateness as defined by Section 25-307 of the Landmarks Law and shall not refer to a Certificate of Appropriateness as defined by Section 25-309.

(d) "ATP" shall mean an Authorization to Proceed as defined by Section 12-01(f) of Title 63 of the Rules of the City of New York.

"Pier" shall mean a vertical supporting member or element (usually of stone, brick or metal) which frames a storefront opening or separates storefront openings within a single building.

"Roll-down gate" shall mean a security gate with a retracting mechanism that allows it to roll up and down.

"Rules" shall mean the rules governing the practice and procedure of the Commission as promulgated in Title 63 of the Rules of the City of New York.

"Scissor gate" shall mean a security gate with a sideways retracting mechanism.

"Security gate" shall mean a movable metal fixture installed in front of a storefront opening or bay or inside the display window or door to protect the store from theft or vandalism when the store is closed. A security gate can be either the roll-down or scissor variety.

"Security gate housing" or "housing," shall mean the container that houses the rolling mechanism of a roll-down security gate.

"Security gate tracks" shall mean the interior or exterior tracks along the sides of the storefront opening or bay (for roll-down gates) or along the top and bottom of the storefront opening or bay (for scissor gates) that hold the edges of the gates.

"Sign" shall mean a fixture or area containing lettering or graphics used to advertise a store, goods, or services.

"Signage" shall mean any lettering or graphics, used to advertise a store, goods, or services.

"Sign band" shall mean the flat, horizontal area on the facade usually located in the spandrel area immediately above the storefront and below the second story window sill where signs were historically attached. A sign band may also occur within a decorative bandcourse above a storefront.

"Significant architectural feature" shall mean an exterior architectural component of a building that contributes to its special historic, cultural, and aesthetic character, or reinforces the special characteristics for which the Stone Street Historic District was designated.

"Sill" shall mean the bottom horizontal member or element of a window or door.

"Skirt" shall mean a bottom finishing piece that hangs from the lower edge of an awning.

"Soffit" shall mean the underside of a structural component such as a beam, arch, or recessed area.

"Spandrel area" shall mean the portion of the facade below the sill of an upper story window and above the lintel of the window or display window directly below it, or the area above the lintel of a window or display window and the building cornice or top of building.

"Storefront" shall mean the area of the ground floor consisting of all storefront openings, bays, entrance ways, and storefront infill associated with a single commercial occupant, and including, without limitation thereof, the piers, lintels, signband, signs, awnings, lighting and security gates.

"Storefront bay" shall mean the area of the storefront defined by and spanning two piers.

"Storefront infill" shall mean the framing, glazing, and cladding contained within a storefront opening in the facade, including without limitation thereof, display windows, bulkheads and entrance ways.

"Storefront opening" shall mean an area of the storefront framed by the piers and lintel, which contains storefront infill.

"Transom" shall mean a glazed area above a display window or door separated from the display window or door by a horizontal framing member (the "transom bar"). The glazing in the transom may be fixed or operable.

"Trabeated" shall mean storefronts constructed of granite posts and lintels, typical of the Greek Revival style buildings in the District.

3. Storefront Alterations and Replacement.

LPC staff shall issue an ATP for work to replace or alter storefronts if the proposed work meets all of the relevant criteria set forth below. Applicants may apply to alter or replace a single or

multiple storefront feature(s) or component(s), such as a sign, security gate, awning, lighting or door, or for a comprehensive storefront proposal that incorporates some or all of these components and other storefront infill. (An illustration of typical storefront components and features is attached as Appendix B.)

(a) Retention of Original and/or Historic Storefronts, Features and Fabric.

(1) Existing original or significant historic storefronts shall be retained or repaired if feasible or, if repair is not feasible, replaced in kind. If the storefront is not original or significant, it may be replaced or altered in accordance with the criteria set forth in sections (b) through (d) below.

(2) All alterations to storefront openings, storefront infill, and fixtures shall preserve significant original and historic architectural components of the existing storefront, including those presently concealed by non-original materials. Such components shall be retained or repaired where feasible and incorporated into the design of the new storefront.

(b) Storefront Openings.

(1) **Size and Placement.** Storefront infill shall fit within the openings established by the original building piers and lintels.

(2) **Separation Between Storefronts and Upper Floors.** A storefront shall be visually separated from the upper floors or the top of the building by a horizontal architectural component, such as a cornice, masonry lintel, or sign band.

(c) Storefront Infill -- Evidence of the Design of the Original Storefront. A new storefront design may be based on references to historic photographs or drawings, remnants of historic fabric, or other historic storefronts in the building or a similar type of building. All such evidence shall be submitted to the Commission with the application. Documentation of the original storefront design shall meet the requirements of section 2-17(c)(1) of Title 63 of the Rules of the City of New York.

(d) New Storefront Infill Criteria. If the new storefront design does not meet the requirements of section (c) above, it shall meet the criteria of this subsection (d).

(1) **Configuration.** A storefront's configuration refers to the relationship between, and general proportions of, various storefront infill components, such as display windows, doors and bulkheads.

(i) **Category I Facades.** Configuration shall match either the illustration of the building facade contained in Appendix C or the configuration shall be based on one door and one window type chosen from the list of illustrations in Appendix D. In either case, the proposed design must also meet the requirements

contained in subdivisions (2) through (11) below.

(ii) **Category II Facades.** Configuration shall match the storefront configuration as shown in the illustration of the building facade contained in Appendix C. Proposed designs shall conform to the general proportions and configurations identified in these drawings, as well as meet the requirements contained in subsections (2) through (11).

(2) **Building Streetwall.** New storefront infill may be recessed up to 4 inches from the building streetwall. New storefront infill that incorporates external roll-down gates, with a recessed housing, may be recessed up to 8 inches to accommodate the width of the gate tracks, but the depth of the recess shall be the minimum required to accommodate the roll-down gates.

(3) **Entrance ways.**

(i) **Recesses.** The entrance ways shall be aligned with the plane of the storefront. If the entranceway must be recessed for clearance of the doorswing, the entrance way shall not be recessed more than 36 inches from the building streetwall. (See Appendix E for an illustration of an entranceway.)

(ii) **Doors.** Doors shall be compatible with the storefront's style and material. All doors shall be paneled; no flat or unarticulated doors are permitted. All primary entrance doors shall be partially glazed. Service doors need not be glazed. Wood and metal doors shall be painted. Clear finished or anodized aluminum doors shall not be permitted.

(4) **Display Windows.** A storefront shall have one or more display windows. (See Appendix F for an illustration of a display window.) The proportions and configuration of the display windows and transoms within the same facade shall match. Display windows shall be framed with wood or metal and shall be glazed with clear glass. The transparency of the glass may be blocked, for example by back painting or opaque panels, provided that such blocking is reversible and is done from the interior of the storefront. Tinted or mirrored glass shall not be permitted.

(5) **Transoms.** The transom frame above the entrance doors and display windows shall match the material and finish of the storefront, and the transoms shall be of a consistent size and configuration. If no historic glazing exists, the transom shall be glazed with clear glass. The transparency of the transom glazing may be blocked by back-painted glass or a solid finished panel installed behind the glass where such blocking is necessary to conceal a dropped ceiling or mechanical equipment. Louvers for equipment venting may also be installed where necessary, if such installation meets the requirements of subsection (8) below.

(6) **Bulkheads.** The storefront bulkheads shall be of a consistent height and appearance. If a portion of the original bulkhead exists, the new portions of the bulkhead shall match or be compatible with the original material. Appropriate new materials, depending on the facade's style and materials palette, include painted paneled wood or metal, brownstone, gray granite, and brownstone stucco or cast stone. Wood or metal bulkheads shall be articulated with paneling or molding. The following materials shall not be permitted: corrugated aluminum, shingles, simulated brick, simulated stone patterns, and clear or anodized aluminum. (See Appendix F for an illustration of a bulkhead.)

(7) **Awnings.**

(i) An awning may be retractable or fixed. If fixed, the awning shall have a straight slope and be open at the sides. If retractable, the awning shall have a straight or curved slope and may or may not have side panels. Retractable awnings may follow the curved configuration of the window or door openings over which they are installed. If a display window or doorway opening has an arched or segmental head, the awning must be retractable if it is installed at the head of the window, but may be fixed if is installed at the rectilinear transom bar. Both retractable and fixed awnings may or may not have a skirt. Awning skirts must be unframed. The skirt height shall be proportional to the height and size of the awning.

(ii) The awning shall be attached in such a manner so as not to cause the loss of, damage to, or hide or obscure any significant feature.

(iii) The awning shall be installed at or directly below the lintel or transom bar, except that the awning may be attached up to eight inches above the lintel where:

(A) a roll-down security gate that either was present at the time of designation or was previously approved by the Commission makes it impossible to install the awning at the lintel or transom bar; or

(B) installing the awning at the lintel or transom bar will result in the lowest framed portion of the awning being less than eight feet above the sidewalk.

Where the awning is installed above the lintel, the awning encroachment above the lintel shall be the minimum required to accommodate the conditions described above in subparagraphs (i) and (ii) and in no instance shall exceed eight inches.

(iv) In cases where the storefront itself projects from the facade, the awning must be attached to the projecting storefront below the storefront cornice

or cap.

- (v) The length of the awning shall not exceed the length of the storefront opening or the associated window opening, and the edges of the awning shall be aligned as closely as possible with the inside face of the principal piers of the storefront, or the window opening.
- (vi) The underside of the awning shall be open.
- (vii) The lowest framed portion of the awning shall be at least 8 feet above the sidewalk. The lowest unframed portion shall be at least 7 feet above the sidewalk.
- (viii) The awning shall project at an angle and be of a length, size and slope which are proportional to the size and height of the window or door.
- (ix) The awning shall be clad only with water repellent canvas with a matte finish or other fabric of a similar appearance.
- (x) Signs, such as lettering or graphics, are permitted to be painted on the awning skirt only; no lettering or graphics shall be permitted on the sloped portion of the awning. The size of lettering shall be proportional to the height of the awning skirt.
- (xi) Awning fabric shall consist of a solid color or vertical stripes that harmonize with the historic color palette of the building.
- (xii) The following types of awnings are not permitted:
 - (A) Fixed box awnings.
 - (B) Fixed waterfall or curved awnings.
 - (C) Novelty awnings.
 - (D) Translucent or transparent awnings illuminated from within or beneath.
 - (E) Canopies.

(8) **Vents, Louvers and Seasonal Air-Conditioning.** Mechanical equipment shall be exhausted by means of ducts contained within the interior of the building and exiting at the roof. Where the applicant demonstrates that this is not feasible, vents, louvers and temporary seasonal air conditioning units may be placed on the street facade if their

installation and placement meets the following requirements:

- (i) All vents and louvers shall be installed flush within the frame of the storefront's transom or paneled bulkhead or within an existing window opening. If a projecting hood is required by the Building Code, the hood shall be made from metal and the projection shall be the minimum required by law, and such hood shall be installed so as not to cause damage to historic fabric.
- (ii) Louvers and vents shall be painted in the same or slightly darker color as the surrounding storefront or window frame.
- (iii) Temporary seasonal air conditioning units may be installed in transoms over doors provided that their installation would not cause damage to historic fabric.

(9) **Security Gates.**

- (i) **General Requirements.** A security gate shall not obscure or detract from the design and details of an existing storefront and shall be architecturally integrated with the design and construction of a new storefront.
- (ii) **Security Gates for New Storefronts.** If security gates are desired, the new storefront shall be constructed with an internally-housed or completely internal security gate system or scissor gates. Internally-housed roll-down gates may roll down in front of or behind the storefront infill. (Appendix G illustrates appropriate installation of a roll-down security gate housing.)
 - (A) **Roll-down Gates.** All roll-down security gates installed pursuant to these rules shall be composed entirely of open mesh, except the portion of the gate that covers the bulkhead may be a solid metal panel.
 - (B) **Internal Gates.** A roll-down security gate may be mounted on the interior of the storefront. An internally mounted gate is required if an externally mounted gate cannot be installed in compliance with the criteria for external gates set forth below in subsection (C).
 - (C) **External Gates.** A roll-down security gate may be mounted on the exterior of the storefront if it: does not affect, obscure, or damage historic fabric; the security gate housing is located on the interior of the storefront, or the outer face of the security gate housing is set so as not to protrude beyond the building streetwall; and the security gate tracks are recessed or set into reveals along the sides of the storefront piers and are incorporated as a component of the new storefront infill.

(D) Scissor Gates. Scissor gates are permitted and may be installed on the interior or exterior of the storefront if their installation does not obscure or damage any significant architectural feature, and the security gate tracks are recessed or set into reveals in the ground and storefront lintel.

(E) Fixed security grilles shall not be installed in front of windows and doors.

(10) **Finish.** Non-glazed portions of the storefront infill shall have a painted finish, in colors that are in keeping with the historic character of the building. Metallic paint and clear or anodized aluminum finishes shall not be permitted.

(11) **Lighting.**

(i) The installation of lighting conduits and fixtures shall not obscure or damage any significant architectural feature. (See Appendix H for an illustration of appropriate locations for the installation of lighting fixtures.)

(ii) Lighting conduits and wiring shall be internal or otherwise not visible from the exterior of the building.

(iii) External light fixtures shall illuminate only the storefront and/or ground story signs.

(iv) The number and size of light fixtures shall be modest and proportional with the scale of the storefront.

(v) The design and placement of light fixtures shall relate to the storefront and complement or not diminish the architectural style and detail of the building.

(vi) Fluorescent and high intensity light shall be permitted only if the source of light is concealed and shielded.

(vii) Recessed soffit light fixtures and decorative pendant fixtures shall be permitted within the soffits of recessed storefront entrance ways provided that the installation of such fixtures does not cause damage to historic stone or metal lintels.

(e) Signage.

(1) **Types of Signs Permitted on the Ground Story.**

(i) **Painted Signs.** For Greek Revival storefronts, signs may be painted directly on the granite lintel or piers.

(ii) **Surface Mounted Signs.** A surface mounted sign may be placed in the fascia of the storefront cornice, mounted flat within the sign band or spandrel and shall not exceed the width of the storefront. The sign shall consist of letters and/or graphics painted or pin-mounted on a wood, metal, or opaque glass panel that is fastened to the facade at the mortar joints and not into the brick or stone. If the sign is to be externally illuminated, hooded light fixtures shall be used. Such fixtures shall be placed above the sign and shall not exceed one fixture for every 3 linear feet of sign, or shall consist of one continuous fixture integrally mounted at the top of the sign frame.

(iii) **Hanging Bracket Signs.** A projecting sign shall be constructed of a durable and opaque material such as wood or metal, and finished on both sides. Plastic signs are not permitted. Bracket mounts shall be fastened to the facade at the mortar joints and not into the brick or stone. The bracket shall be designed as an integral part of the sign. The sign shall be mounted to allow a minimum clearance of 10 feet from the bottom of the sign to the top of the sidewalk. Its projection over the sidewalk shall conform to the Building Code and Zoning Resolution but in no instance shall it project more than 3 feet from the building facade. If the sign is to be illuminated, it should be at a low to medium light level using a hooded incandescent or halogen fixture. External fluorescent fixtures shall not be permitted. Internally illuminated signs are not permitted.

(iv) **Signs Painted on Glazing in Display Windows, Transoms or Doors.** Painted lettering or graphics shall be permitted on the interior surface of the glass. The maximum letter height shall not exceed 8 inches. The overall amount of such signage shall not significantly reduce the transparency of the glass on which it is applied.

(v) **Internally Mounted Neon.** One neon sign per tenant may be installed in the display window behind the glass, provided: (A) the sign is hung from a skeletal frame and be set back from the display window; (B) the transparency of the display window is not significantly reduced by the presence of such sign, and (C) the size of the sign does not exceed 3 square feet. The perimeter of the display window shall not be outlined in neon or any other lighting type.

(vi) **Restaurant Signs.** Restaurants may display a copy of their printed menu by mounting it in a small wood or metal frame covered with glass. A framed chalk board may also be used to display the menu and/or any special menu items. The frame or chalk board shall be attached to the facade at the mortar joints and

not into brick or stone, and shall not cause damage to or obscure significant historic fabric.

(vii) Signs may be painted on awnings as permitted under the awning rules, set forth above.

(viii) Small wood or metal plaques or hanging bracket signs identifying second story tenants are permitted near the entrance to the second story premises.

(2) Types of Signs Permitted on the Second Story.

(i) Back-painted signs on glass windows or transoms not exceeding 50% of the glazed area. No LPC permit is needed for this type of sign.

(ii) For Greek Revival facades, signs may be painted directly on the facade. Painted signs may be painted in the spandrel area located between horizontal rows of windows. Such signs may span the width of the facade. Painted signs may also be vertical in orientation and located on piers between windows, but such vertical signs may not exceed the height of the windows. Vertical and horizontal signs may not be combined and no more than two vertical or horizontal signs are permitted on a single facade.

(iii) Surface mounted signs are permitted on Greek Revival style commercial facades, provided that such sign consists of letters and/or graphics that are pin-mounted on a wood, metal or opaque glass panel that is attached to the facade at the mortar joints and not into brick or stone. The size and location of these types of signs are set forth in subsection (2)(ii) above, except that horizontal surface mounted signs may not extend past the outside edge of the window openings at either side of the facade.

(iv) Neon signs, installed in the second floor window behind the glass, provided that the transparency of the second floor window is not materially reduced, and the size of the sign does not exceed 18 inches by 18 inches per window. The perimeter of the window shall not be outlined by neon or any other lighting type.

(3) Types of Signs Not Permitted on the Ground or Upper Stories.

(i) Projecting flagpoles and banners.

(ii) Internally illuminated box signs with plastic or glass lenses.

(iii) Internally illuminated fabric signs or awnings.

- (iv) Flashing signs, moving signs, or strobe-lights.
- (v) Individual letters illuminated from behind.

(4) **Criteria for Sign Installation.**

- (i) Installation of the sign shall not damage or obscure significant architectural features of the building and/or the storefront.
- (ii) Ground story signs shall be installed or painted on the sign band, spandrel, display window, transom, or door.
- (iii) For ground story signs, the height of the sign shall be proportional to the height of the sign band, or, if there is no sign band, the spandrel area above the storefront.
- (iv) For ground story signs, the length of the sign shall not exceed the length of the frontage of the storefront.
- (v) A second story sign shall relate only to the commercial premises located at the second story.

(5) **Quantity of Signage.** The total number of signs, including but not limited to signs on awnings, in the sign band, painted on or located behind the glass, shall not overwhelm the facade.

(f) Cellar Entrances. Enclosed cellar entrances shall be enclosed by a pair of wood or metal doors. Roll down security gates shall not be permitted. Cellar entrances that are not enclosed shall be guarded by simple metal railings or railings based on historic designs.

(g) Barrier free accessibility. On Stone Street only, building entrances may be made handicap accessible by the removal of risers and the lowering of the doorway to grade.

4. New Fenestration For 21-23 South William Street, aka 45-47 Stone Street, Coenties Alley. The LPC Staff may issue an ATP for new fenestration on the Coenties Alley facade of 21-23 South William Street, aka 45-47 Stone Street, if the proposed fenestration matches the fenestration depicted in the illustration of the Coenties Alley facade contained in Appendix C, in terms of the size and placement of window openings, and the design of the sash. The illustration depicts the maximum number of window openings; a lesser number of openings and/or smaller openings may be proposed provided they follow the general horizontal and vertical pattern.

5. New Canopies for 1 Hanover Square/68 Stone Street/101 Pearl Street (India House). The LPC staff may issue an ATP for new canopies for the basement entrances on the Hanover Square Facade provided that the canopies are consistent with the general size and shape set forth

in the illustration of this facade in Appendix C, and further provided that the canopies project only to the areaway fence; that the design of the canopies is simple; that the canopies will be attached to the poles that exist at the areaway entrances in a manner that is reversible; that the canopies will be covered with a canvas fabric of a color that will be harmonious with the color of the masonry; and that the installation of the canopies will not obscure or cause the removal or destruction of significant architectural features.