

Certificate of Appropriateness Checklist and Questionnaire

Address of Landmark: 210 E 5th Street

Name of Landmark: N/A

Name of Historic District, if relevant: East Village / Lower East Side LP-2491

Location (between Streets/Aves): Bowery & 2nd Avenue

Block and Lot Numbers: Block 460, Lot 7502

Applicant

Name: Marisa and David Droga

Contact Person: Marisa Droga

Telephone: 917 749 0593

E-Mail: marisadroga@gmail.com

Attorney

Name: _____

Telephone: _____

Email: _____

Architect

Name: Rogers Partners Architects

Telephone: 646 442 8770

Email: vlee@rogersarchitects.com

Project Information

Please give overview of Application/Project:

Penthouse terrace renovation adding a shading pergola at an outdoor kitchen at a setback terrace.

At the same terrace, add new window openings at an existing bulkhead tower (no longer in use as a bulkhead).

LPC docket # LPC-19- 37895

ATTENTION RESIDENTS & NEIGHBORS

Marisa and David Droga

(Property Owner Name)

Certificate of Appropriateness Application from the Landmarks Preservation Commission for

210 E 5th Street

(Landmark Address)

This applicant is seeking approval to

Add a shading pergola at a setback terrace

Add new window openings at an existing bulkhead tower (no longer in use as a bulkhead)

(Brief Description of Proposed Work)

There will be an opportunity for public comment on

Monday, May 20 2019

at 6:30 P.M

(Date)

at JASA / Green Residence - 200 East 5th Street at Bowery

(Meeting Address)

At COMMUNITY BOARD 3
Landmarks Committee Meeting
info@cb3manhattan.org - www.cb3manhattan.org

Marisa Droga, 917 749 0593, marisadroga@gmail.com

(Applicant Contact Information)

PENTHOUSE RENOVATION

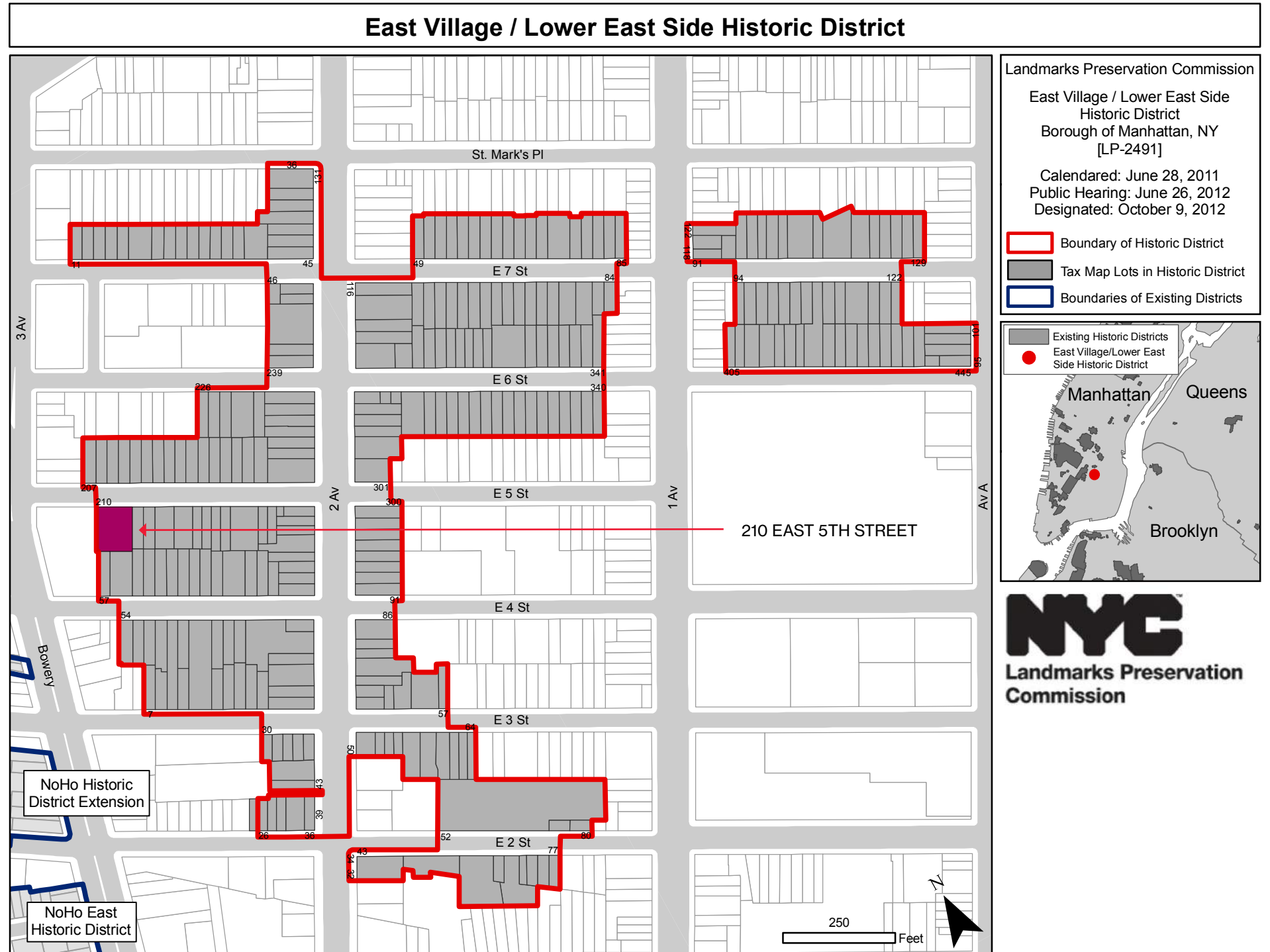
Droga Residence
210 E 5th Street
LPC-19-37895
Community Board No.3, Manhattan, New York City
May 20, 2019

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Zoning Map 210 EAST 5TH STREET



Graphic Source: MapPLUTO, Edition 09v1, 2009. Author: Landmarks Preservation Commission, JM. Date: October 9, 2012

East Village / Lower East Side Historical district





1 210 EAST 5TH STREET



2 210 EAST 5TH STREET



3 210 EAST 5TH STREET



4

210 EAST 5TH STREET



5

210 EAST 5TH STREET





8

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10



11



12

210 EAST 5TH STREET



13 210 EAST 5TH STREET



14 210 EAST 5TH STREET- EXISTING STAIR VISIBLE BETWEEN BUILDINGS



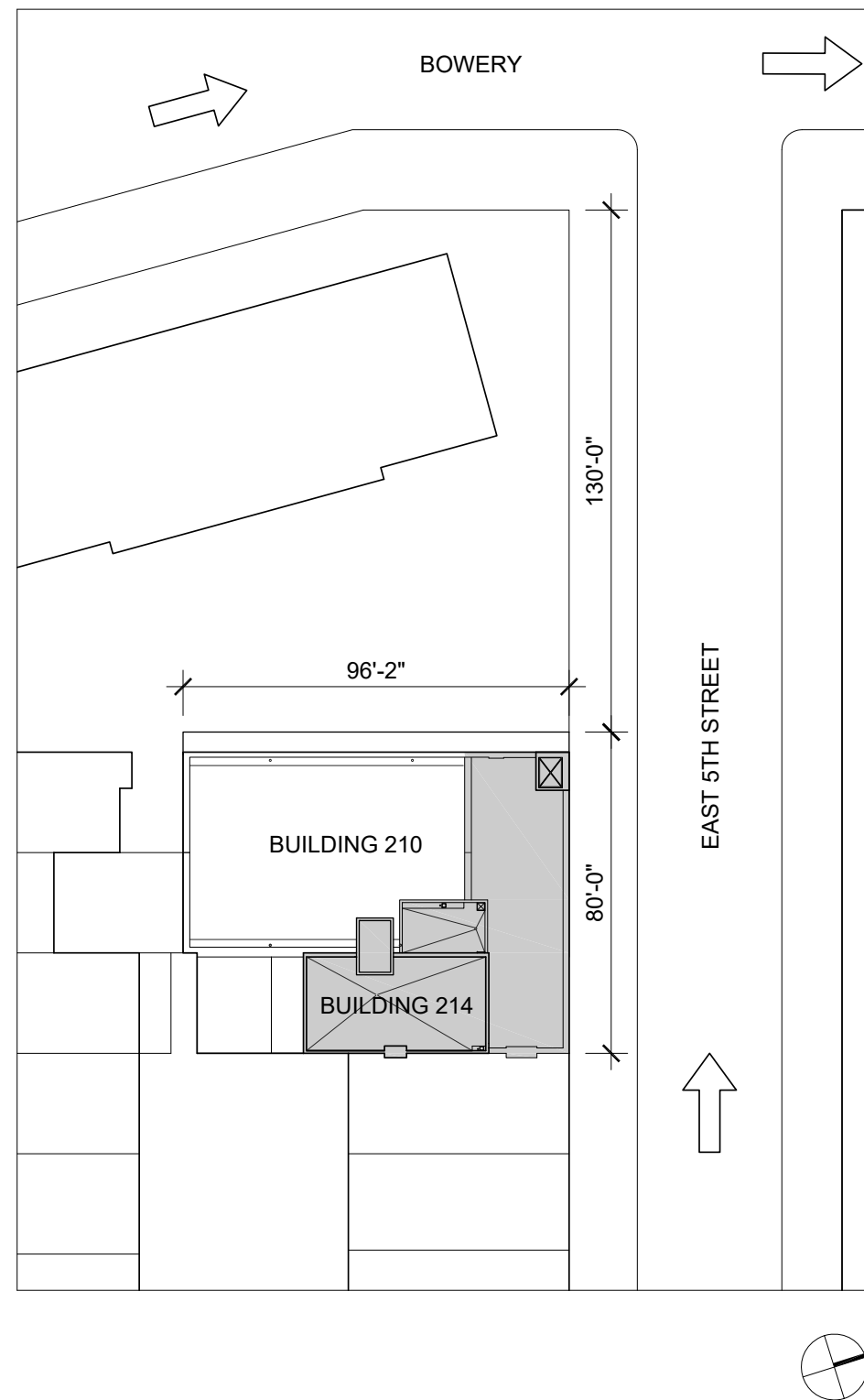
15 210 EAST 5TH STREET

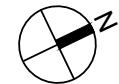
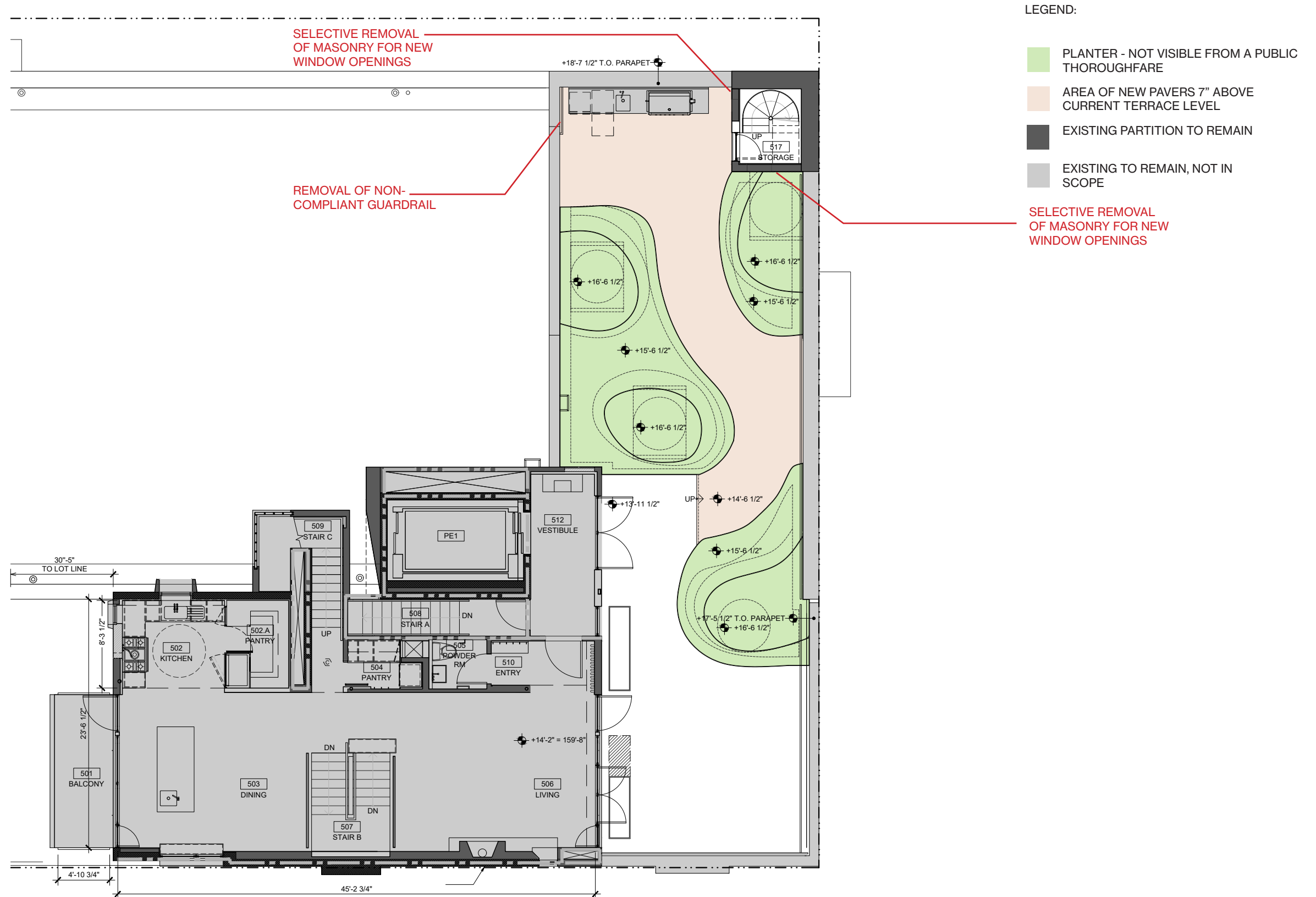
LEGEND:

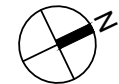
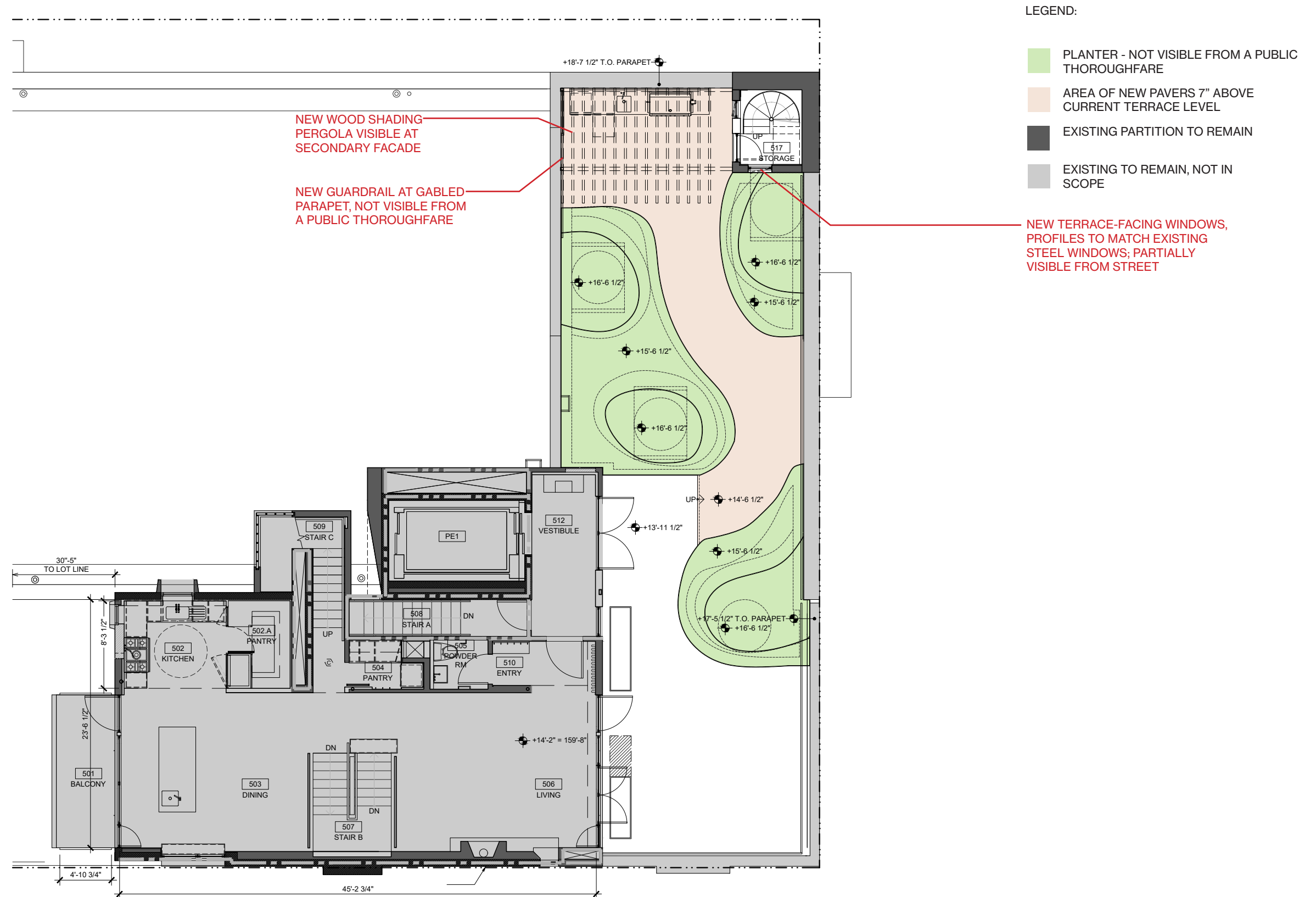
■ AREA OF INTERVENTION

NOTE:

BUILDING 210 & 214 PART OF THE SAME PROPERTY



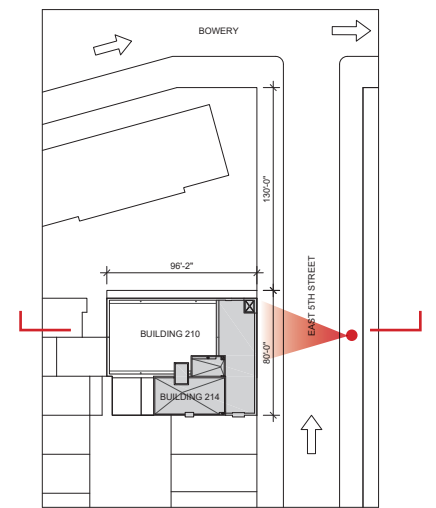
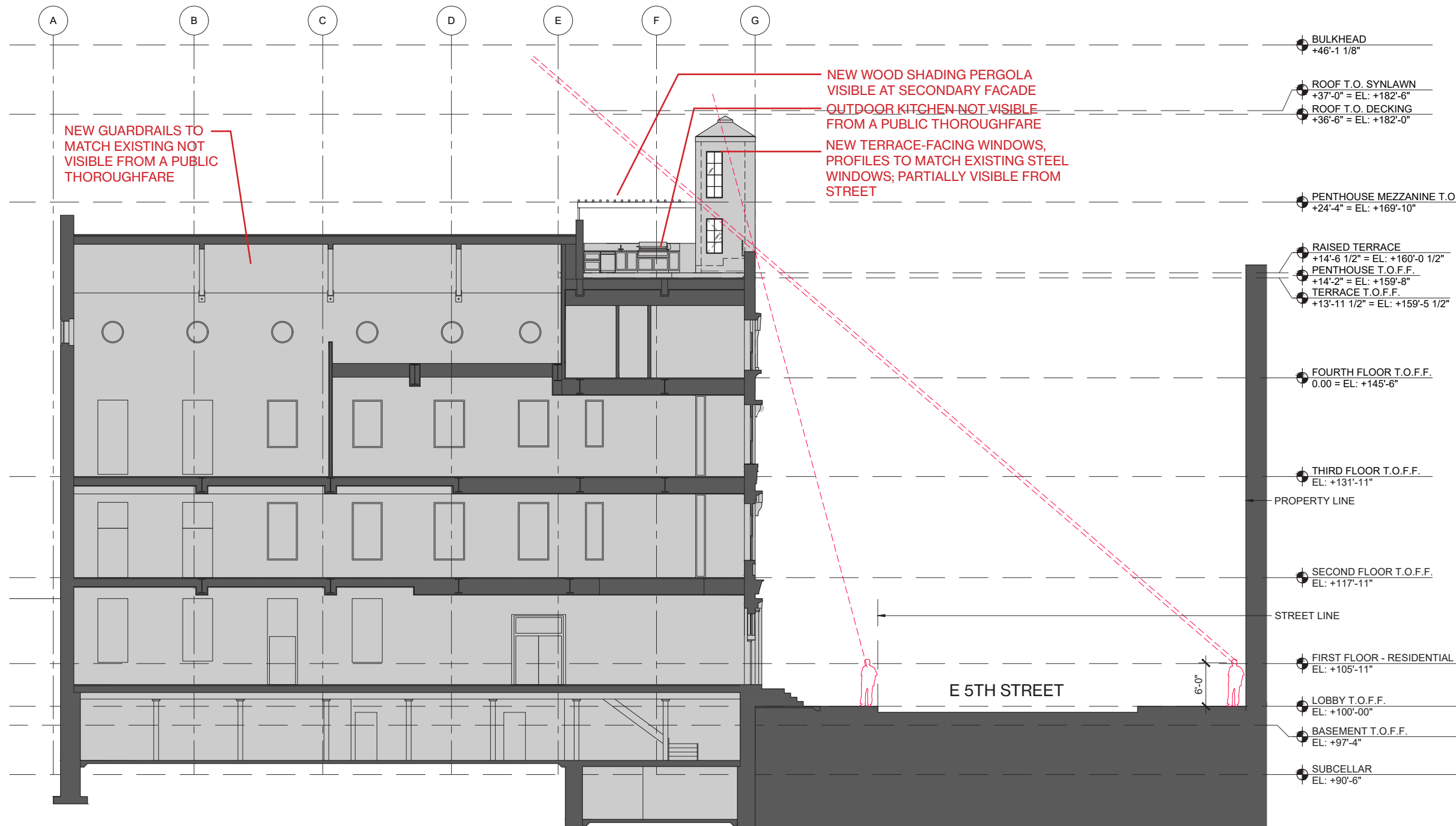




PENTHOUSE PROPOSED FLOOR PLAN

LEGEND:

- EXISTING PARTITION TO REMAIN
- EXISTING TO REMAIN, NOT IN SCOPE

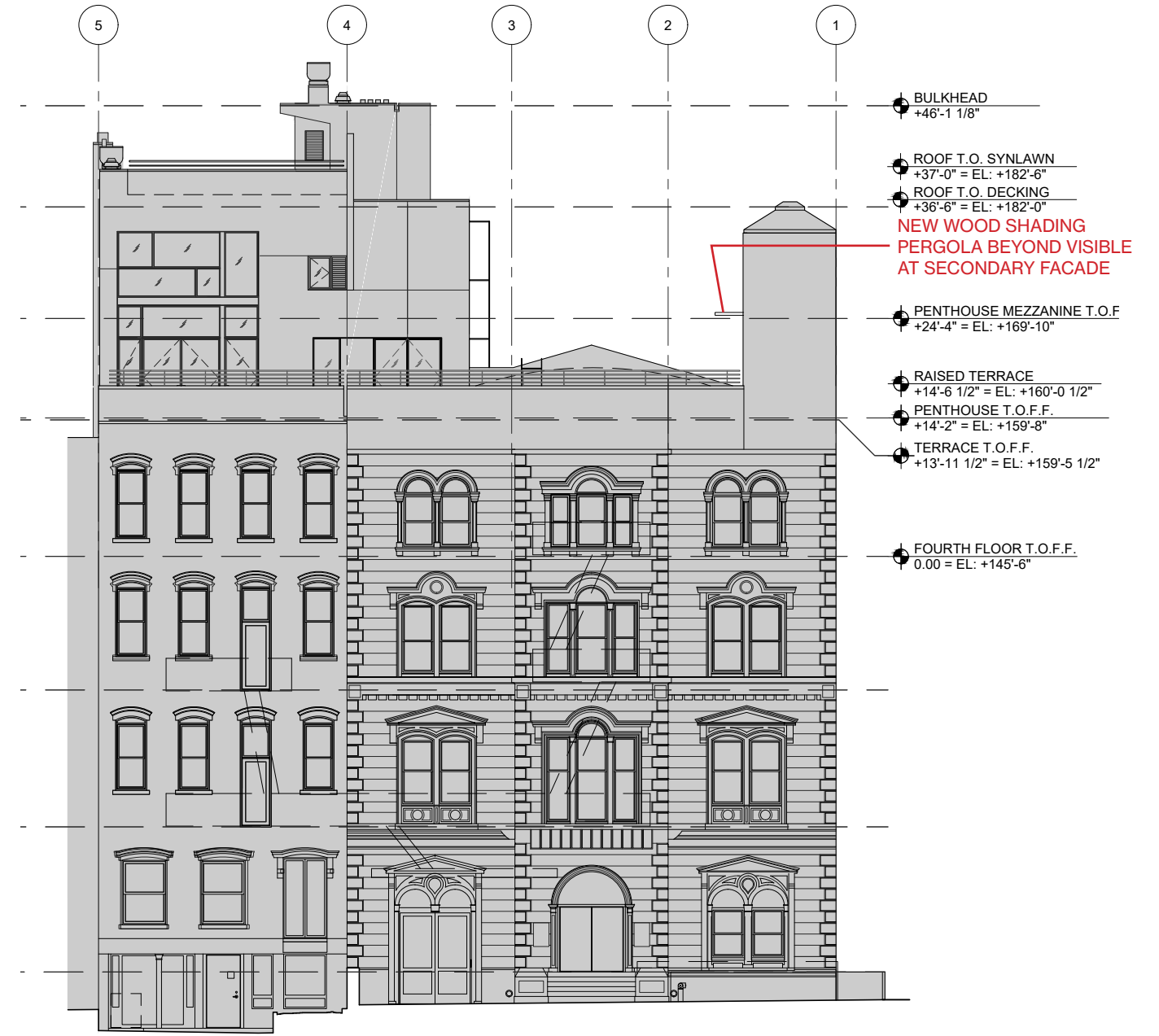


KEY PLAN





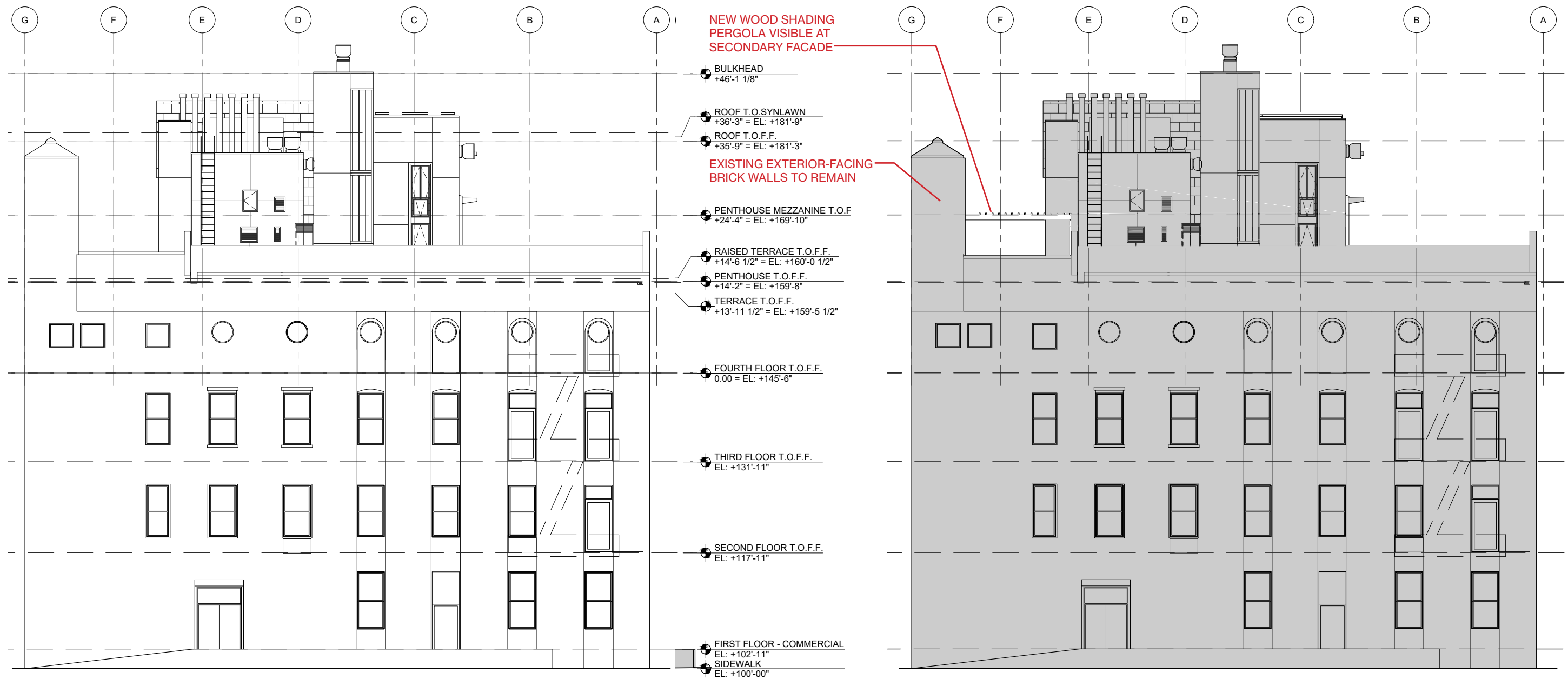
EXISTING



PROPOSED

LEGEND:

 EXISTING TO REMAIN, NOT IN SCOPE

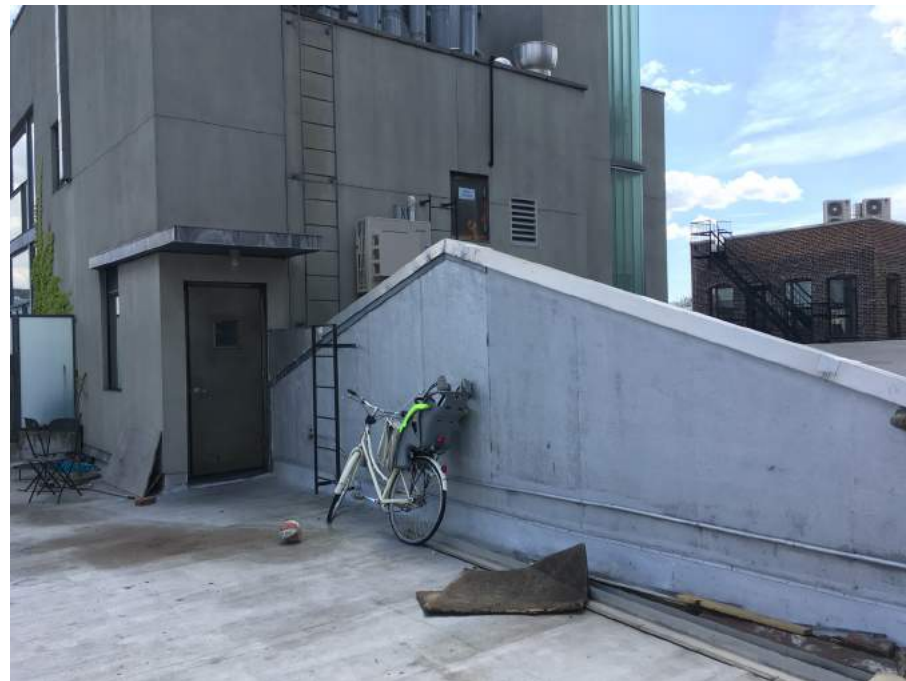


EXISTING

PROPOSED

LEGEND:

EXISTING TO REMAIN, NOT IN SCOPE

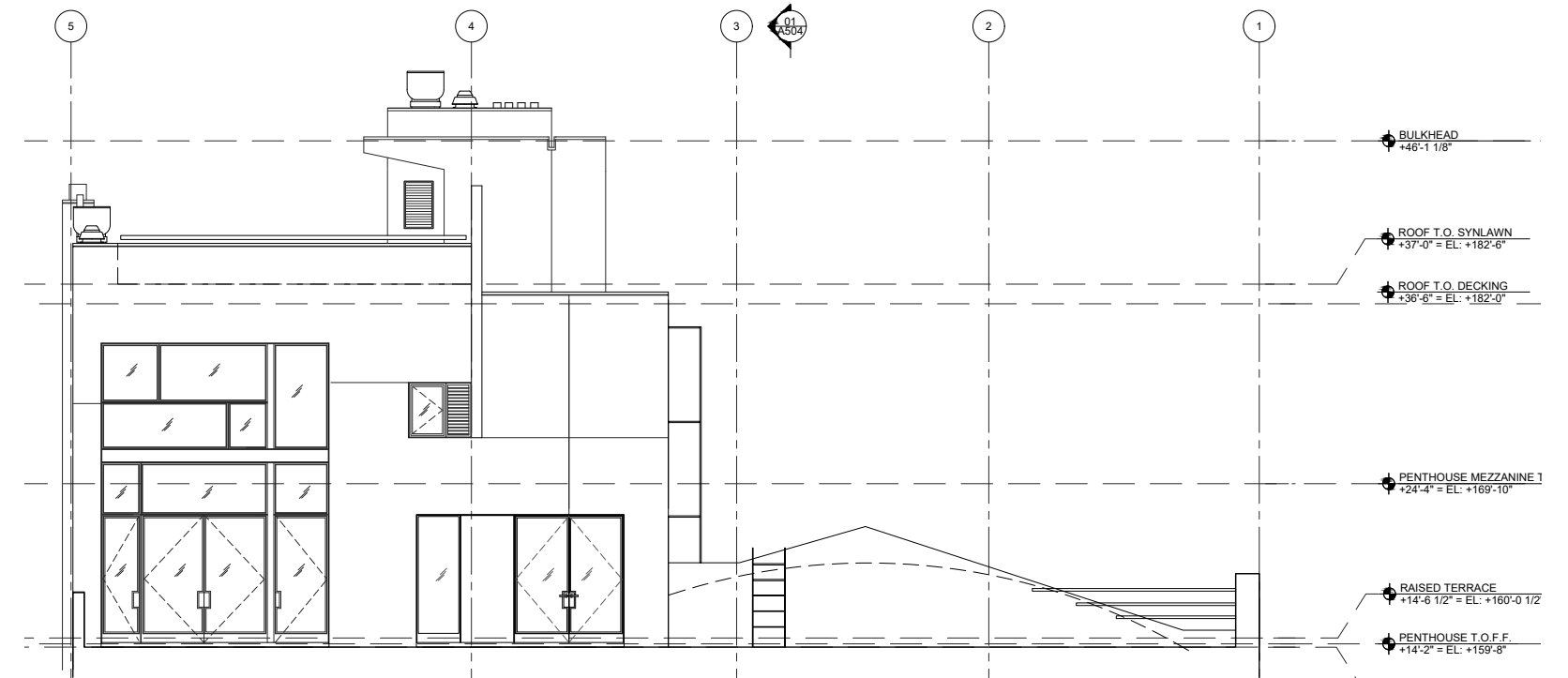


Existing gabled parapet and ladders to remain

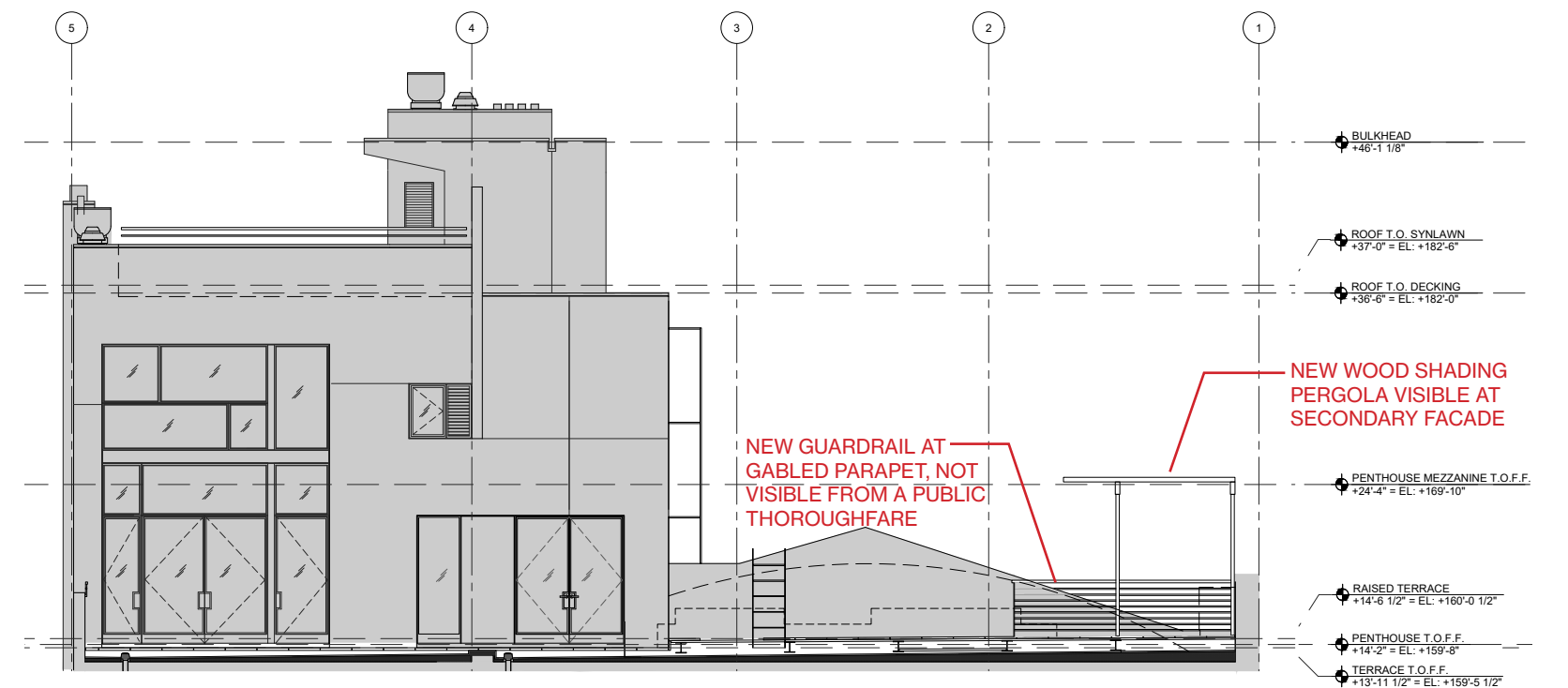
LEGEND:

EXISTING TO REMAIN, NOT IN SCOPE

SOUTH ELEVATION - FROM TERRACE



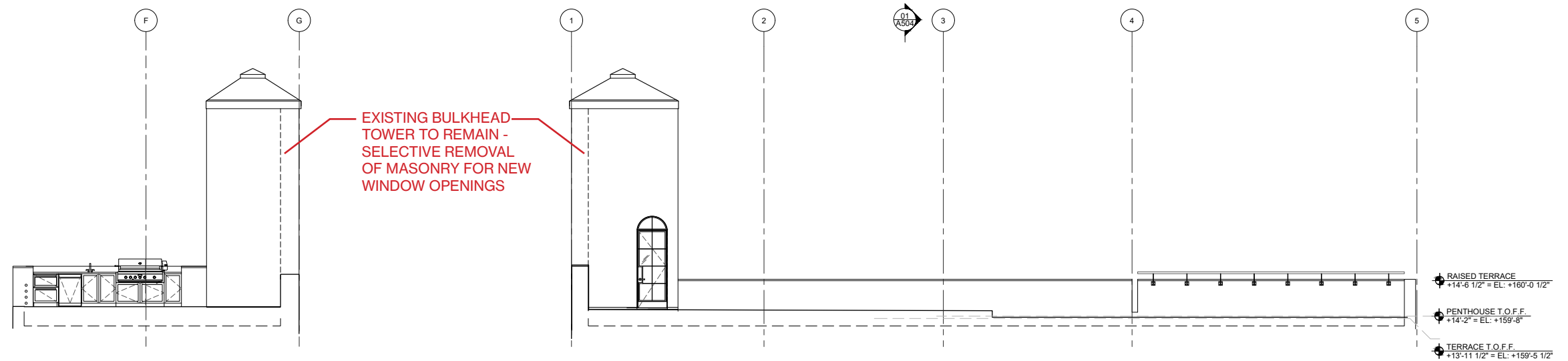
EXISTING



PROPOSED

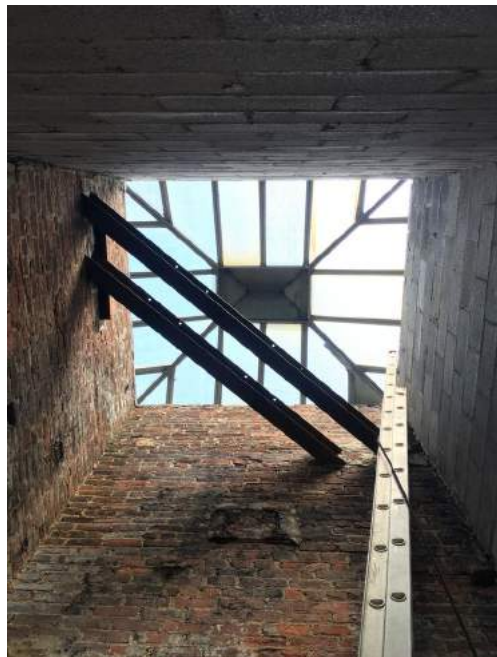


Existing bulkhead tower view from terrace

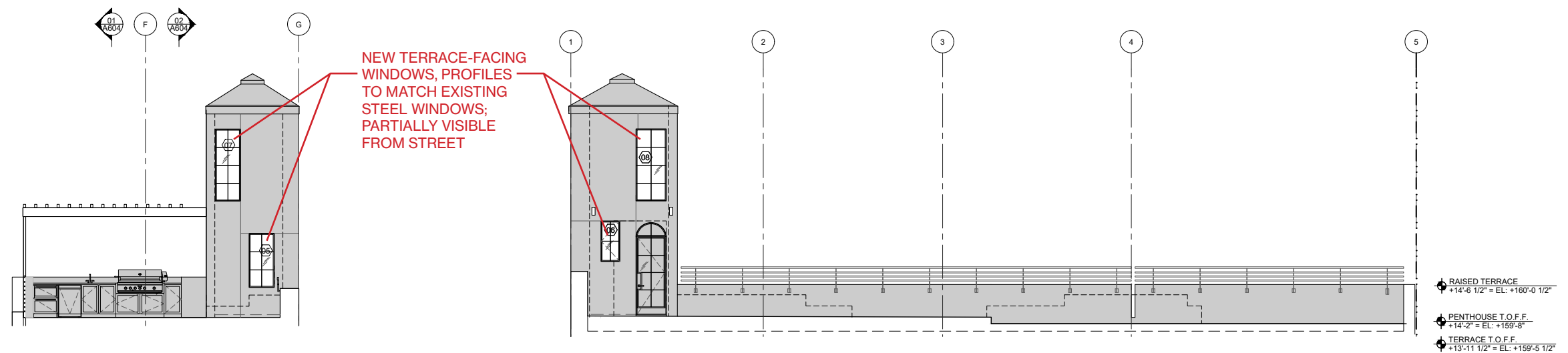


TERRACE ELEVATION LOOKING WEST

TERRACE ELEVATION LOOKING NORTH
EXISTING



Existing bulkhead storage tower interior view

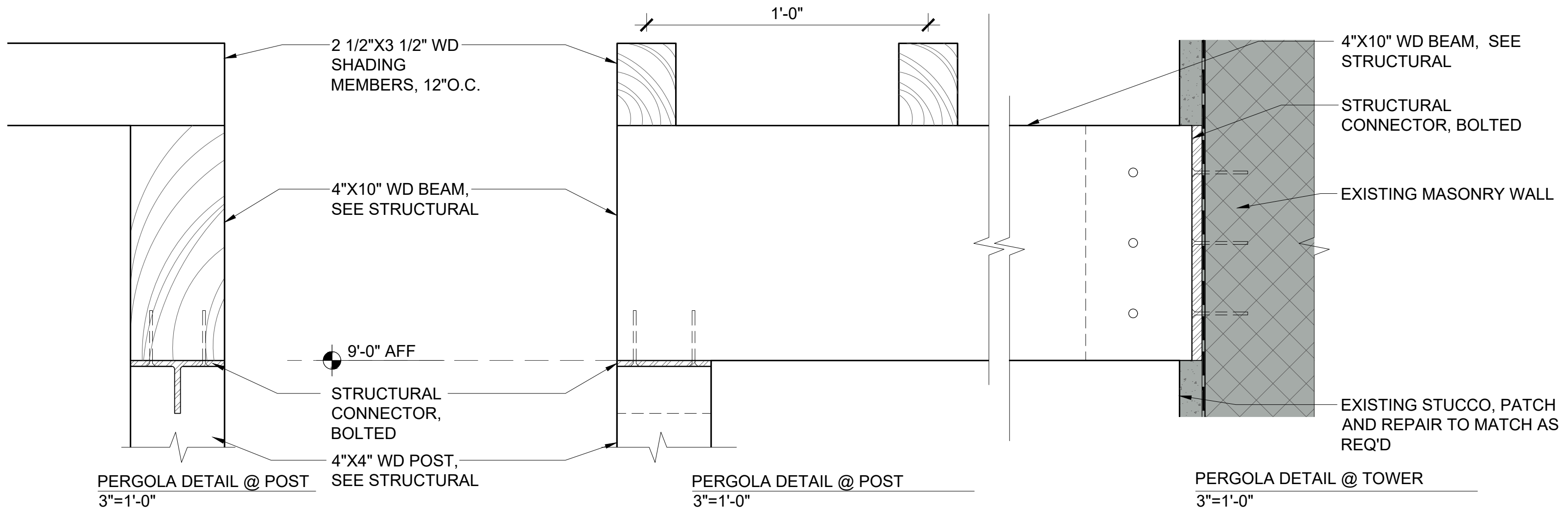


TERRACE ELEVATION LOOKING WEST

TERRACE ELEVATION LOOKING NORTH
PROPOSED

LEGEND:

EXISTING TO REMAIN, NOT IN SCOPE





Existing bulkhead tower view



Existing bulkhead tower view



EXISTING

PROPOSED



EXISTING



PROPOSED



EXISTING



PROPOSED



EXISTING

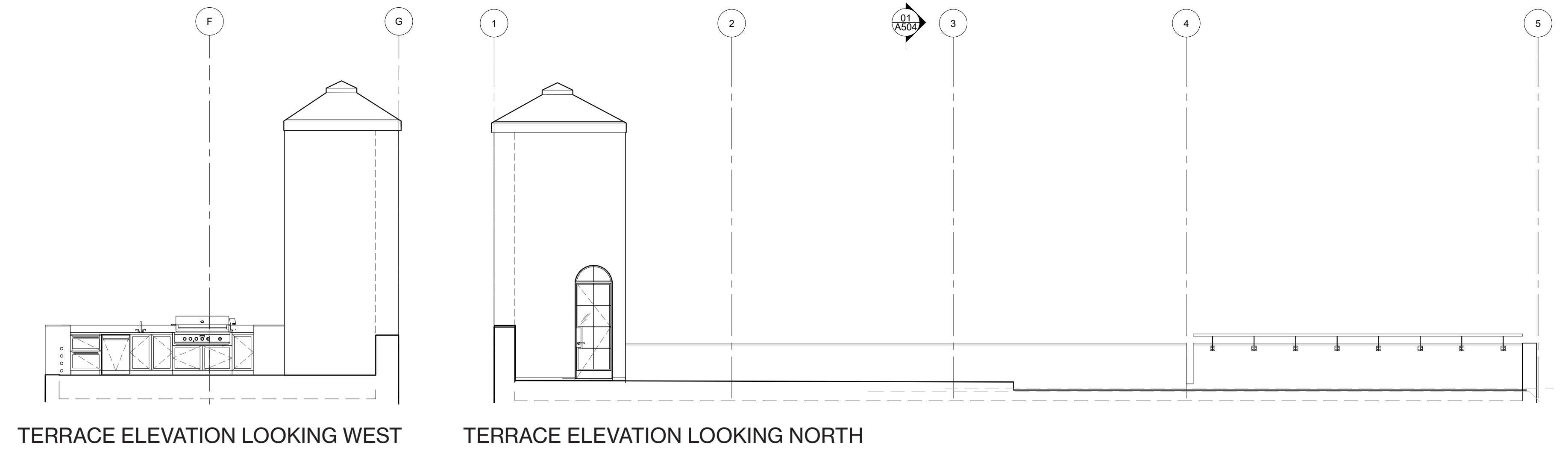
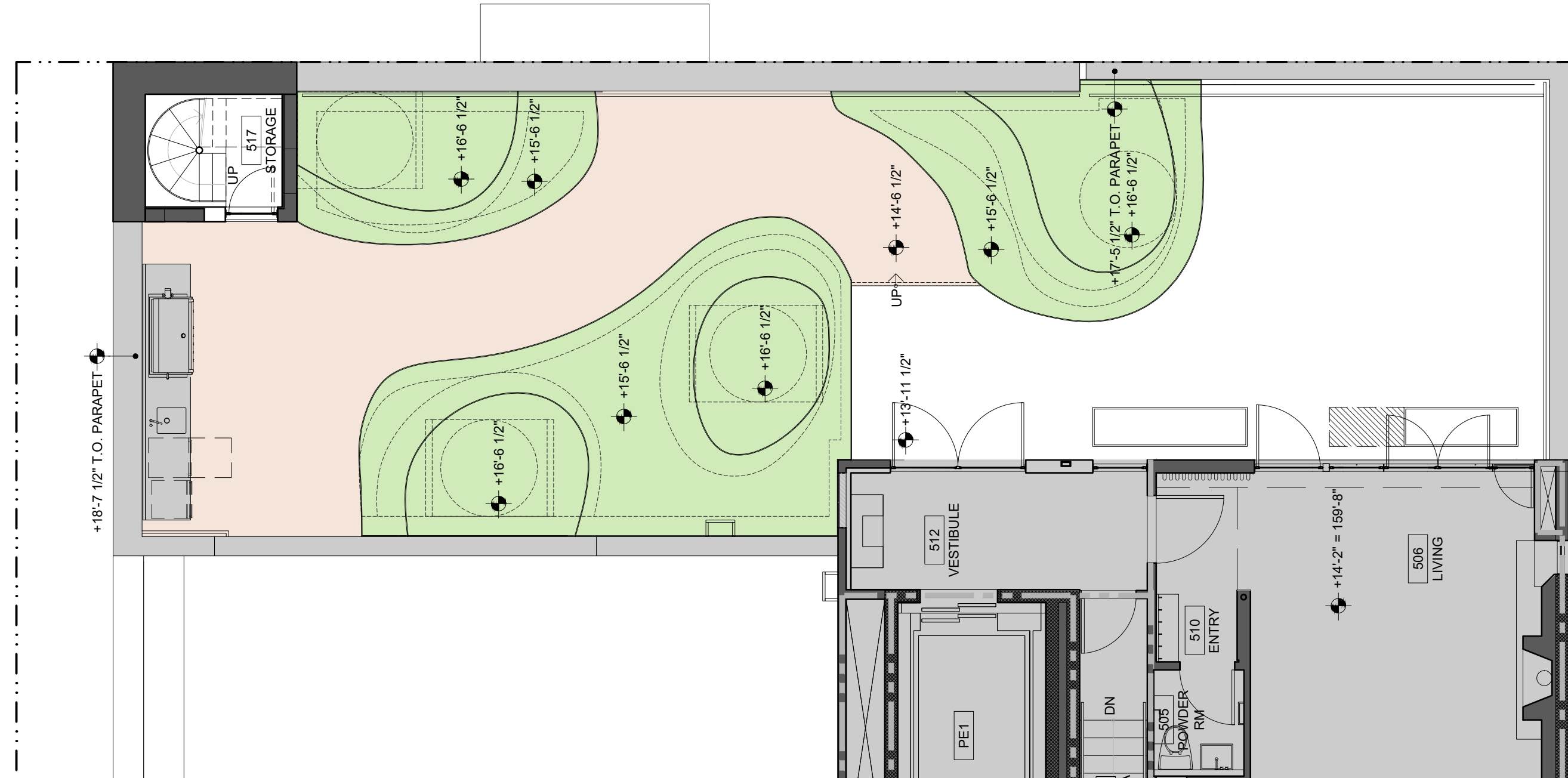


PROPOSED

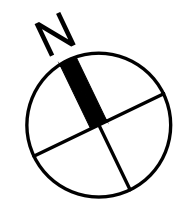
DROGA RESIDENCE

210 EAST 5TH STREET

EXISTING

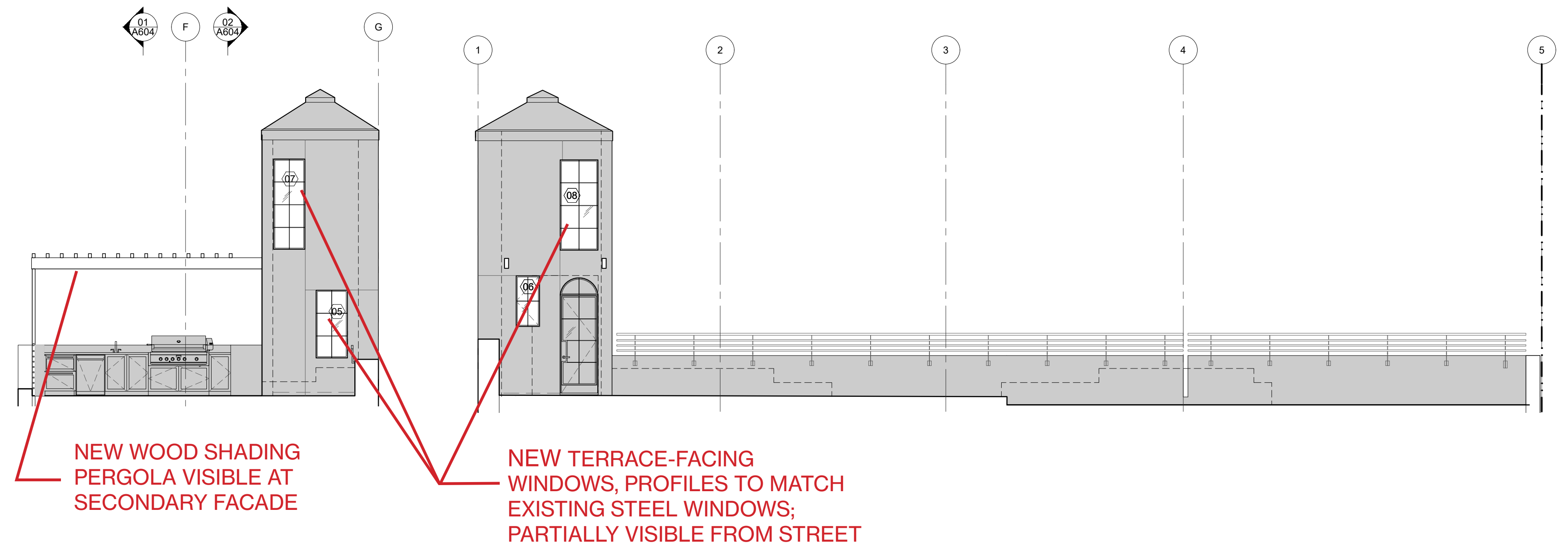
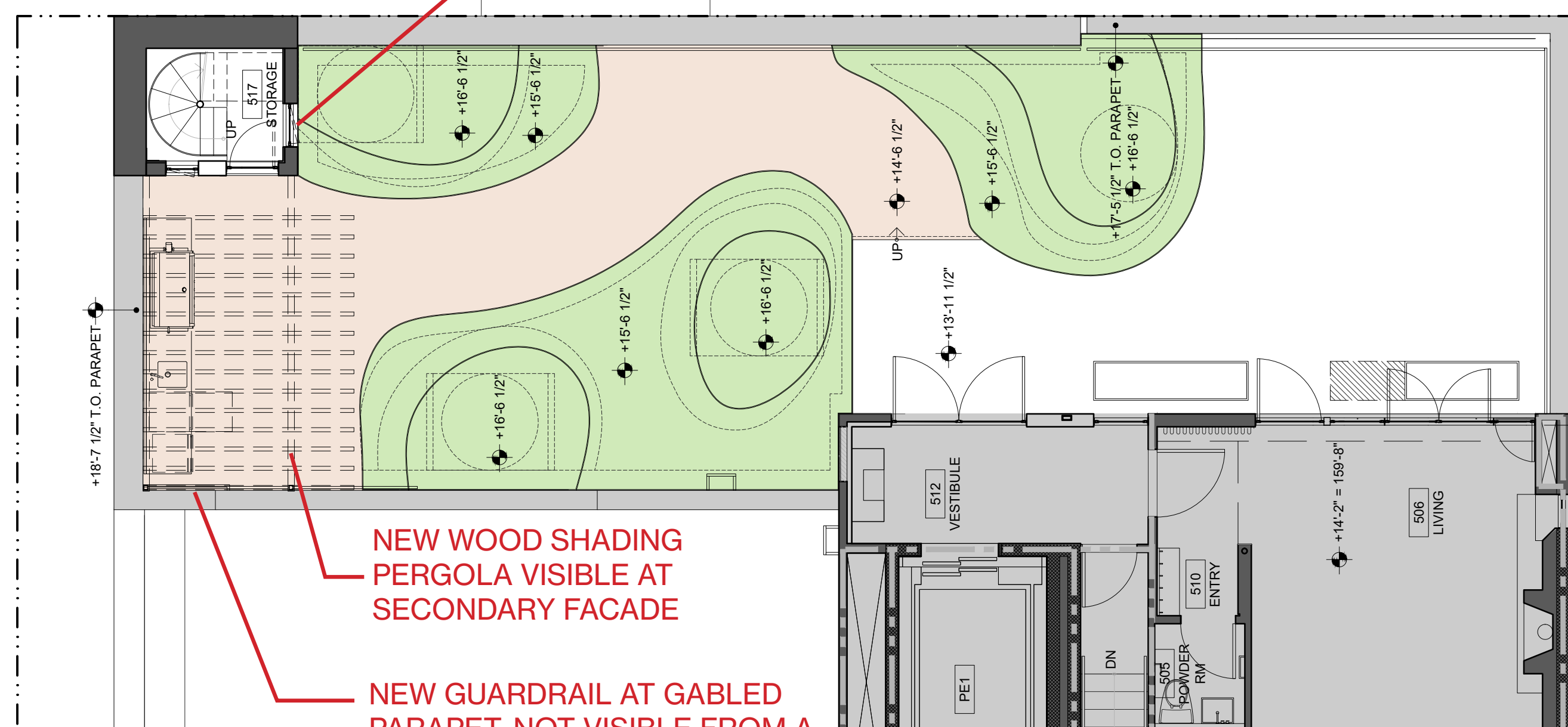


LEGEND:



- PLANTER - NOT VISIBLE FROM A PUBLIC THOROUGHFARE
- AREA OF NEW PAVERS 7" ABOVE CURRENT TERRACE LEVEL
- EXISTING PARTITION TO REMAIN
- EXISTING TO REMAIN, NOT IN SCOPE

NEW TERRACE-FACING WINDOWS, PROFILES TO MATCH EXISTING STEEL WINDOWS; PARTIALLY VISIBLE FROM STREET



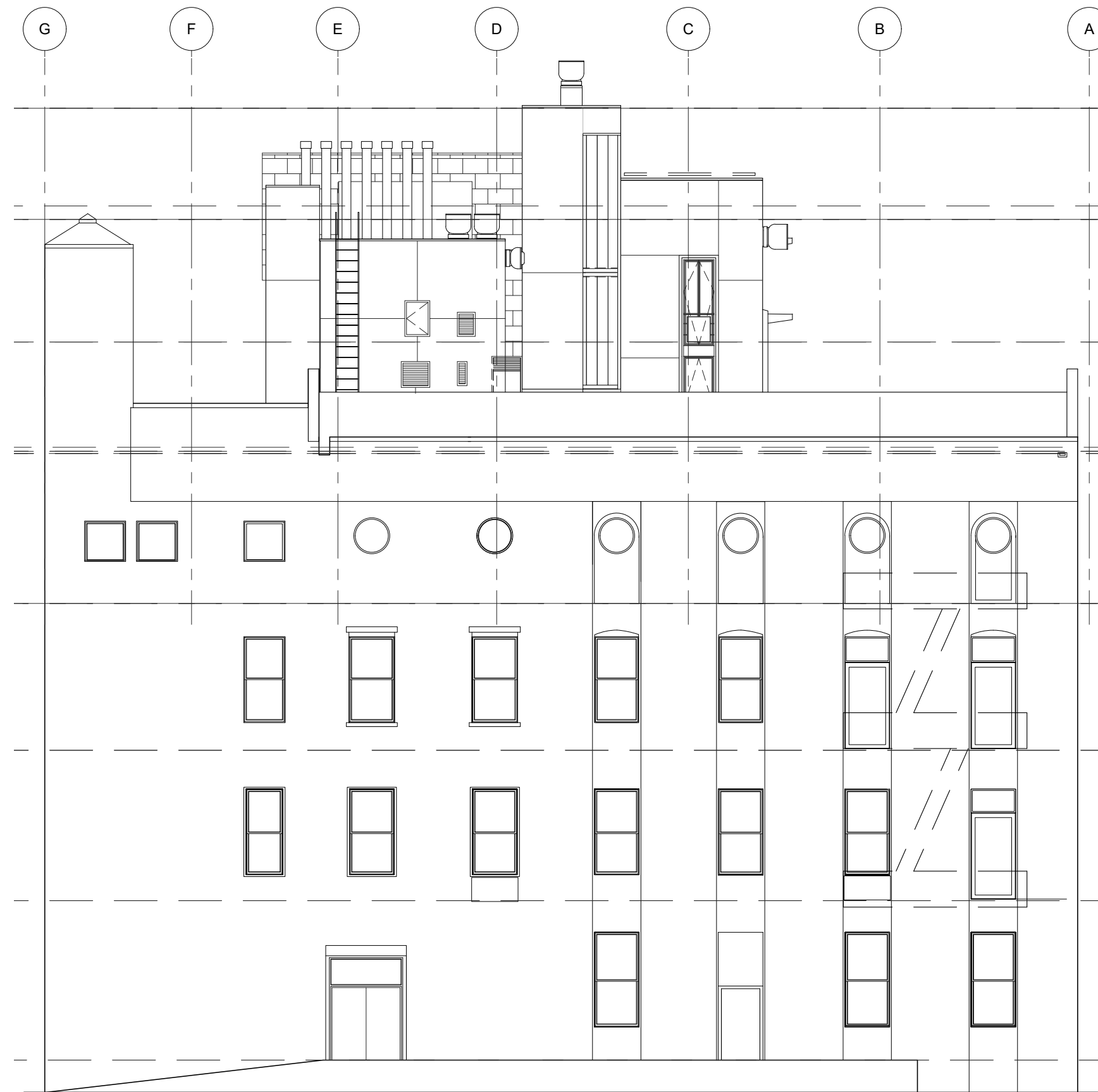
PROPOSED

DROGA RESIDENCE

210 EAST 5TH STREET

ROGERSPARTNERS
Architects+Urban Designers

EXISTING



- BULKHEAD
+46'-1 1/8"
- ROOF T.O. SYNLAWN
+36'-3" = EL: +181'-9"
- ROOF T.O.F.F.
+35'-9" = EL: +181'-3"
- PENTHOUSE MEZZANINE T.O.J
+24'-4" = EL: +169'-10"
- RAISED TERRACE T.O.F.F.
+14'-6 1/2" = EL: +160'-0 1/2"
- PENTHOUSE T.O.F.F.
+14'-2" = EL: +159'-8"
- TERRACE T.O.F.F.
+13'-11 1/2" = EL: +159'-5 1/2"
- FOURTH FLOOR T.O.F.F.
0.00 = EL: +145'-6"
- THIRD FLOOR T.O.F.F.
EL: +131'-11"
- SECOND FLOOR T.O.F.F.
EL: +117'-11"

LEGEND:

 EXISTING TO REMAIN, NOT IN SCOPE

ELEVATION SOUTH - 5TH STREET

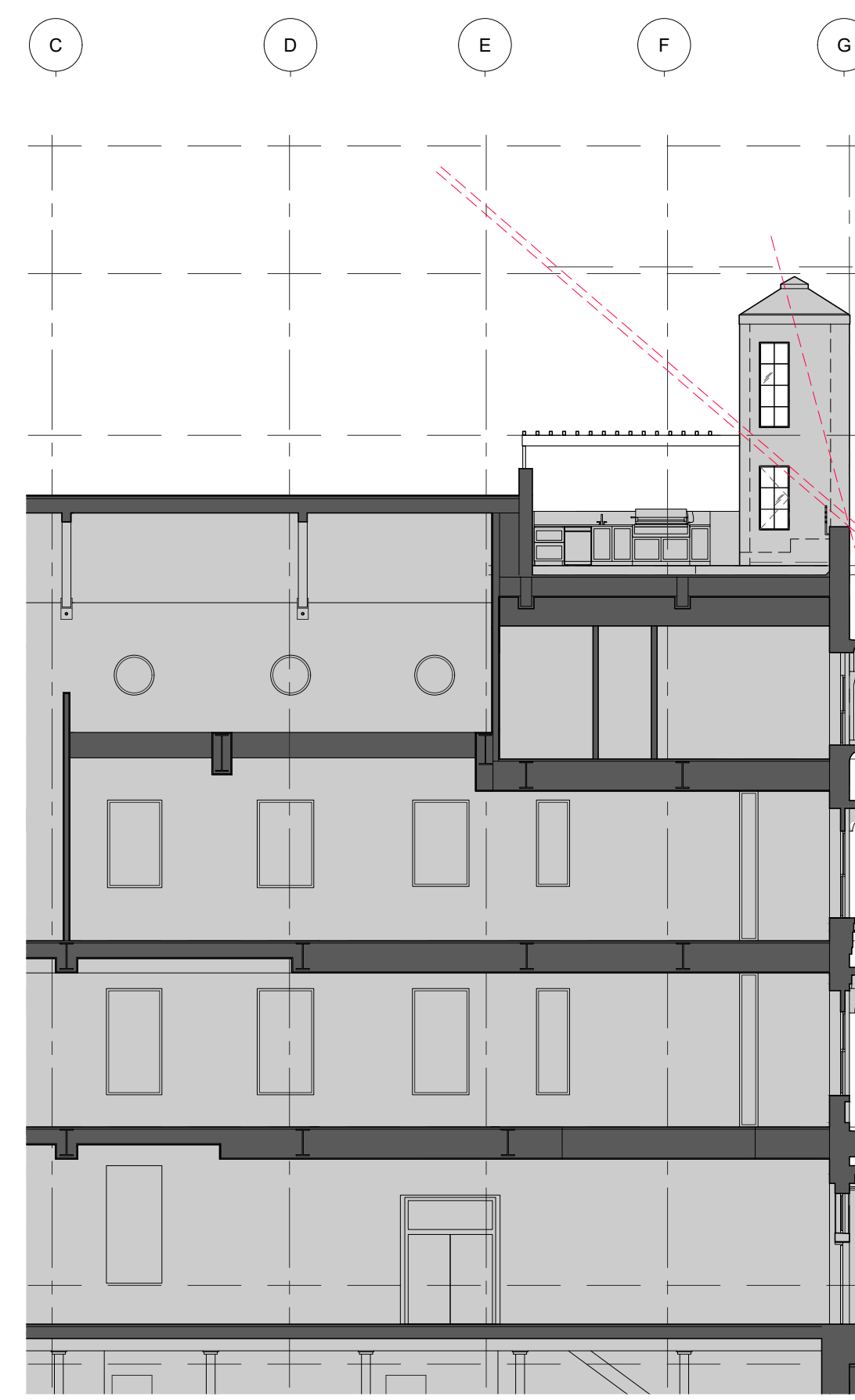


NEW WOOD
SHADING PERGOLA
BEYOND VISIBLE
AT SECONDARY
FACADE

ELEVATION WEST



SITELINE BUILDING SECTION THROUGH BARREL ROOF



- BULKHEAD
+46'-1 1/8"
- ROOF T.O. SYNLAWN
+37'-0" = EL: +182'-6"
- ROOF T.O. DECKING
+36'-6" = EL: +182'-0"
- PENTHOUSE MEZZANINE T.O.
+24'-4" = EL: +169'-10"
- RAISED TERRACE
+14'-6 1/2" = EL: +160'-0 1/2"
- PENTHOUSE T.O.F.F.
+14'-2" = EL: +159'-8"
- TERRACE T.O.F.F.
+13'-11 1/2" = EL: +159'-5 1/2"
- FOURTH FLOOR T.O.F.F.
0.00 = EL: +145'-6"
- THIRD FLOOR T.O.F.F.
EL: +131'-11"
- PROPERTY LINE
- SECOND FLOOR T.O.F.F.
EL: +117'-11"
- STREET LINE
- FIRST FLOOR - RESIDENTIAL
EL: +105'-11"
- LOBBY T.O.F.F.
EL: +100'-00"

PROPOSED

DROGA RESIDENCE

210 EAST 5TH STREET

EXISTING



SECONDARY FACADE FROM EAST 5TH STREET



SECONDARY FACADE FROM EAST 4TH STREET



FROM SOUTH CORNER OF ASTOR PLACE



PROPOSED

