



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: 07/02/19	EXPIRATION DATE: 6/11/2025	DOCKET #: LPC-19-37895	COFA COFA-19-37895
ADDRESS: 210 EAST 5TH STREET Apt/Floor: Roof		BOROUGH: MANHATTAN	BLOCK/LOT: 460 / 7502
East Village/Lower East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Alissa Bucher
Beethoven Hall Condominium
210-214 East 5th Street
New York, NY 10003



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 11, 2019, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the approved work at the subject premises, as put forward in your application completed on May 16, 2019. The approval will expire on June 11, 2025.

The proposal, as approved, consists of installing a wood pergola at the western portion of the roof, featuring unfinished wood posts and beams, partially visible over the secondary west facade. The proposal was shown in a digital presentation dated June 11, 2019, prepared by Rogers Partners Architects + Urban Designers, including 24 slides consisting of existing condition photographs, drawings, and visibility studies, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the East Village/Lower East Side Historic District designation report describes 210 East 5th Street as an altered Italianate style institutional building designed by William Graul and built in 1870-71, and an altered Italianate style apartment building built c. 1864-66; and that the buildings' style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

Page 1

Issued: 07/02/19

DOCKET #: LPC-19-37895

With regard to this proposal, the Commission found that the construction of the proposed pergola will not damage or eliminate any significant architectural features; that the proposed pergola will be simply designed, featuring unfinished wood posts and beams, and will be in keeping with utilitarian rooftop accretions found at this building and throughout the historic district; that the proposed pergola will not be visible over the primary façade, and will only be visible from oblique angles over the secondary west façade, primarily in the context of taller buildings, rooftop additions, and mechanical flues in the background; and that the work will not detract from the special architectural and historic character of the building or the East Village/Lower East Side Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district, and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, staff reviewed the originally submitted signed and sealed Department of Building filing drawings, labeled G-001.01, D-102.01, A-102.01, A-104.01, A-500.01, A-600.01, A-601.01, A-604.01, and A-631.01, all dated March 7, 2019, prepared by Robert M. Rogers, R.A.; and found that the drawings show the design approved by the Commission; and additionally show exterior work at the partially visible east facade at the existing stair bulkhead at the roof, including removing stucco and masonry to create two (2) new window openings, and installing two (2) multi-lite fixed steel casement windows within the new openings, finished black. With regard to this additional work, 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 2-14 for Window and Doors, including Section 2-14(g)(2)(i-ii) for new windows and doors at new or modified openings at secondary visible facades. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-37895 is being issued.

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

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 Marcello Pacheco.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Robert M. Rogers, Rogers Partners

cc: Edith Bellinghausen, Deputy Director; Robert M. Rogers, Rogers Partners