



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: 10/31/17	EXPIRATION DATE: 9/19/2023	DOCKET #: LPC-19-17261	COFA COFA-19-17261
ADDRESS: 225 EAST 5TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 461 / 44
East Village/Lower East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Russell Cooper
Saelidab Realty Corp.
801 Second Avenue Suite 404
New York, NY 10017

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 19, 2017, following the Public Hearing of the same date, voted to approve the proposed work at the subject premises, as put forward in your application completed on August 24, 2017, and as you were informed in the Status Update Letter issued on September 22, 2017 (SUL 19-12195, LPC 19-12195). This approval will expire on September 19, 2023.

The proposed work, as approved, consists of establishing a master plan governing the future installation of through-wall mechanical units, featuring flush-mounted architectural louvers finished to match the color of the surrounding masonry at the third through fifth floors, and the installation of through-window mechanical units, featuring flush-mounted window louvers to match the finish of the window sash at the second floor, of the primary façade. The proposal, as approved, was shown in a digital presentation, titled "225 East 5th Street," including 12 slides. All presentations were prepared by Howard L. Zimmerman Architects, PC, and consisted of existing condition photographs and drawings.

In reviewing this proposal, the Commission noted that the East Village/Lower East Side Historic District Designation Report describes 225 East 5th Street as an Italianate style apartment building designed by W.J. Gessner and built circa 1870-71 and altered in 1887 by Jobst Hoffmann; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character

of the East Village/Lower East Side Historic District.

With regard to this proposal, the Commission found that no decorative masonry or other significant architectural feature of the building will be affected by these installations; that the establishment of a Master Plan for through-wall and through-window HVAC units and louvers will provide for a uniform pattern of installations centered beneath windows over time; that the installation of the through-window louvers at the second floor is necessitated by the presence of a decorative cornice band below, which precludes through-wall installation; that the window installation will only require removing metal infill panels beneath the existing sash and will not require changing the configuration of the windows; that the proposed through-wall units will feature flush-mounted architectural louvers finished to match the color of the surrounding masonry and the flush mounted window louvers will match the finish of the window sash; and that the work will enhance the special architectural and historic character of the building and the East Village/Lower East Side Historic District. Based on these findings, the Commission determined that the proposed work is appropriate to the building, and voted to approve this application.

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

Subsequently, on September 21, 2017, the Landmarks Preservation Commission received drawings T-000.00, G-101.00, M-101.00, M-201.00 through M-209.00, M-501.00, M-701.00 and M-702.00 dated September 15, 2017, signed and sealed by Howard L. Zimmerman, R.A. Accordingly, staff reviewed the drawings and found that the work also included removing through-wall and through-window units and louvers at the primary and secondary rear façades of the front building and at the south façade of the rear building; and establishing a master plan governing the future installation of through-wall mechanical units, featuring flush-mounted louvers at the rear (north) façade of the front building, and the south façade of the rear building. With regard to the additional work, the Commission finds that the removal of existing through-wall and through-window units will eliminate unsympathetic alterations that detract from the significant architectural features of the building without causing the removal of any historic fabric; and in accordance with the Rules of the City of New York, Title 63, Section 2-11(d)(3), that that the installation will not be visible from any public thoroughfare; that the exterior grille will be mounted flush with the exterior wall; and that no decorative masonry or other significant architectural feature of the building will be affected by the installation; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-17261 is being issued.

PLEASE NOTE: This permit is being issued contingent upon the Commission's review and approval of paint colors for the through-wall and through-window louvers prior to the commencement of work. Promptly submit the requested materials to the Commission staff. Digital photographs of the proposed paint colors may be sent via e-mail to cpasion@lpc.nyc.gov for review.

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.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Brandon Sheiner, Howard L. Zimmerman Architects PC

cc: Jared Knowles, Director; Brandon Sheiner, Howard L. Zimmerman Architects PC