



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/08/16	EXPIRATION DATE: 11/29/2022	DOCKET #: LPC-19-5854	COFA COFA-19-6219
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Display This Permit While Work Is In Progress

ISSUED TO:

Therese Esperdy
34 Dominick Street
New York, NY 10013

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 November 29, 2016, following the Public Hearing of the same date, voted to approve a proposal for certain for work at subject premises, as put forward in your application completed on November 3, 2016, and as you were notified in Status Update Letter 19-5946, issued on December 1, 2016.

The proposal, as approved, consists of the installation of a rooftop stair bulkhead, clad in dark grey stucco and lead-coated copper and featuring single-pane glass curtain walls, sliding doors, and a metal canopy, set back 12' from the south edge of the roof, and 23' feet from the north parapet; enlarging the existing east brick parapet, measuring 42" in height; the installation of cable-guard railings at the north section of the roof, set back 6' from the cornice; at the south section the installation of cable-guard railings with a metal gate and steps, set back 6' from the edge of the roof; the installation of five (5) galvanized metal rooftop exhaust vents; and the construction of a brick rooftop fireplace; at the rear façade the removal of the one-story brick rear addition, brick infill, windows, doors, wood deck and staircase; excavating the rear yard by approximately four (4) feet in depth and extending approximately 10' into the rear yard, and excavating the cellar floor by approximately two (2) feet and benching the building's foundation; the construction of a one-and-a-half story rear yard addition, featuring metal framework and single-pane glass curtain walls and sloped glass roof; the construction of a metal staircase with railing and landing platform; the construction of concrete steps leading from the basement floor up to the rear yard. The proposal was shown on digital slides titled LM-00 through LM-20 dated November 29, 2016, prepared by Ben Herzog Architects and submitted

as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report describes 34 Dominick Street, the 34 Dominick Street House, as an altered Greek Revival style house built in 1824-1825.

With regard to this proposal, the Commission found that the alterations to the rear façade will not be visible from any public thoroughfare; that the existing one-story rear extension is a non-historic, twentieth century addition, therefore, its removal will not cause the removal of significant historic fabric; that the proposed greenhouse addition, featuring glass and metal cladding, and metal deck and staircase, will maintain the scale and character of the building as an individual rowhouse; that the proposed greenhouse will not extend into the rear yard beyond the existing extension, and therefore will not overwhelm the building or the site; that the top two floors will remain intact, thereby preserving the scale and character of this Individual Landmark; that the rooftop bulkhead and railings will only be minimally visible in conjunction with the primary façade, and from a great distance over the rear façade from Hudson and Watts Streets, and will be seen in the context of and against the backdrop of surrounding tall buildings; that the materials palette of the rooftop addition, featuring glass, lead coated copper standing seam roofing, cable guard rails, and dark-grey colored stucco is consistent with typical rooftop accretions and will not call attention to the installation; that the excavation will be done under the supervision of a licensed professional engineer to protect the building and adjacent building; and that the proposed work will not detract from the significant architectural or historic character of this Individual Landmark. Based on these findings, the Commission determined the proposed work to be appropriate this Individual Landmark and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on December 1, 2016, the staff received drawings labeled T-001.00, Z-001.00, G-001.00, A101.00, A103.00, EN-002.00, M-001.00, M-002.00, dated January 26, 2016, and A-100.00, A-102.00, A-103.00, A-200.00 through A-203.00, EN-001.00, EN-003.00, and P-001.00 dated December 8, 2016, prepared by Benjamin F. Herzog, and drawings ST-001.00, GN-001.00, FO-001.00, S-100.00 through S-102.00, S-200.00 through S-202.00, and S-300.00 dated January 13, 2016, prepared by Celin Humberto Munoz, P.E.. Staff reviewed these materials and noted the inclusion of the following additional work: at the roof, the installation of concrete pavers and two (2) air-conditioning units; and related interior alterations at the cellar through third floors, including changes to bearing partition walls, non-bearing partition walls, finishes, plumbing, mechanical, electrical and plumbing systems.

With regard to this proposal, the Commission finds in accordance with the Rules of the City of New York, Title 63, Section 2-19 (c), that the rooftop installations consist solely of mechanical equipment; that the installations will not result in damage to, or demolition of, a significant architectural feature of the roof of the structure; and that the installations will not be visible from the public thoroughfare; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies. Also, PLEASE NOTE, that this permit is contingent upon the Commission's review and approval of pointing and brick samples, prior to the commencement of work. Samples should be installed

adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to estolk@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
David Mendelsohn, Ben Herzog Architect, PC

cc: Caroline Kane Levy, Deputy Director of Preservation / LPC