



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: 03/20/19	EXPIRATION DATE: 10/30/2024	DOCKET #: LPC-19-33830	COFA COFA-19-33830
ADDRESS: 84 2ND AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 446 / 7
East Village/Lower East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Eli Liedman
84 2nd Ave Owner LLC
20 West 22nd Street, Suite 1601
New York, NY 10010

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 October 30, 2018, following the Public Hearing of September 18, 2018, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on August 23, 2018, and as you were notified in Status Update Letter 19-27371 (LPC 19-27371), issued on October 31, 2018.

The proposal, as approved, consists of exterior alterations at the west (2nd Avenue) and east (rear) facades, and at the roof, including replacing the storefront infill at the first and second floor levels of the west extension by removing wood and metal display window and cladding at the first floor, which were installed without Landmarks Preservation Commission permits, wood and glass infill at the second floor level, and the wood spandrel between them, and installing green painted wood and glass infill, featuring a trapezoidal plan, two (2) centered single-light display windows, single-light transoms, and a paneled bulkhead, flanked by recessed entrances with paneled doors, sidelights, and single-light transoms at the first floor level; two (2) centered single-light display windows and transoms flanked by two (2) single-light tilt-and-turn display windows and single-light fixed transoms at the second floor level; a new green painted paneled wood spandrel approximately 2' 5" higher than the existing, in conjunction with maintaining the historic mosaic tiles at the first floor level entrances; installing one (1) interior glazed partition behind the proposed storefront display windows at the first floor of the west facade, creating an enclosed display case at the

interior; replacing three (3) green painted wood, one-over-one, double-hung windows at the third floor level of the west facade with three (3) green painted wood simulated, double-hung windows, featuring one (1) fixed sash over one (1) tilt-and-turn sash; replacing three (3) green painted wood window assemblies, featuring one (1) pair of ten-light casement windows and one (1) single-light fixed transom, at the fourth floor level of the west facade, with three (3) green painted wood window assemblies featuring one (1) pair of ten-light, tilt-and-turn sashes and one (1) single-light fixed transom; replacing three (3) pairs of green painted wood two-light casement windows at the fifth floor level of the west facade with three (3) pairs of green painted wood two-light, tilt-and-turn windows; modifying the central portion of the roof by raising the roof approximately 3', creating a flat central roof, maintaining the historic pitch adjacent to the west and facades; constructing a gray stucco-clad bulkhead at the roof; installing four (4) mechanical units and railings at the roof, set back from the west facade; and constructing a four-story brick-clad rear yard addition, featuring a ground floor extension to the rear lot line and set back upper floors; punched masonry openings at the upper floors; two (2) balconies at the third and fourth floor levels; and a railing at the perimeter of the roof. The proposal, as initially presented, included a metal and glass storefront infill with a rectangular plan; metal replacement windows at the west facade; raising the entire roof, featuring a different profile; and a five-story rear yard addition. The proposal, as approved, was shown in a digital presentation, titled "84 2nd Avenue New York, NY 10003," dated (revised) October 18, 2018, and including 59 slides. The proposal, as initially presented, was shown in a digital presentation, titled "84 2nd Avenue New York, NY, 10003," dated August 14, 2018, and including 54 slides. Both presentations were prepared by Workshop Design + Architecture, PLLC, and consisted of photographs, drawings, and photomontages, all of which was presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the East Village/Lower East Side Historic District Designation Report describes 84 2nd Avenue as a Greek Revival style rowhouse, built c. 1841, with later alterations; 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 historic district. The Commission also noted that Notice of Violation 17-0437 was issued for the "replacement of storefront display window without permit(s)."

With regard to this proposal, the Commission found that the proposed work will not damage or destroy any significant architectural features; that the shifting of the floor levels and raising the spandrel level between the first and second floors of the storefront extension will be a subtle alteration that will maintain typical and harmonious proportions at the storefront extension, while helping to provide at-grade barrier-free access into the building; that the storefront infill will match the historic infill in terms of the trapezoidal plan, composition, molding profiles, and painted wood material which is typical of storefront and entrance infill found at early 20th century commercial extensions at buildings of this type, style, and age; that the proposed interior wall at the ground floor level will be set back substantially from the display window and entrances, will maintain a sense of transparency, and will not detract from the significant architectural features of the storefront; that the proposed windows at the upper floors of the building will match the historic windows in terms of configuration and will replicate the appearance of the historic window sashes while providing greater energy efficiency and sound attenuation; that the change in operation of the windows at the upper floors will only be perceptible when the sashes are open; that the simply designed metal railing and gray stucco-clad bulkhead at the roof will be set back from the front façade and consistent with other utilitarian rooftop accretions on this varied block in terms of height, material, finishes, and massing; that the historic pitch and slope of the roof will be maintained adjacent to the cornice, thereby helping to recall the historic massing of the building; that the work at the roof will only be minimally visible when seen from public thoroughfares in the context of taller buildings and similar utilitarian rooftop accretions; that the building is one of only two extant buildings in a row, facing a commercial avenue on the short side of the block, and is situated on a block comprised largely of large apartment buildings, therefore, the construction of a rear yard addition, featuring a first floor extension to the lot line will not detract from adjoining properties or diminish the unity of a row or significant central greenspace; that the rear addition will feature a high solid to void

ratio with punched masonry openings in keeping with the residential character and scale of buildings of this type and age; that the addition will not rise to the full height of the building, thereby helping to maintain the original massing of the building and the unity of the pair of buildings extant in the row; and that none of the work at the rear will be visible from a public thoroughfare. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant work with the Commission's staff to reduce the visibility of the rooftop work from public thoroughfares.

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 and incorporating the required change.

Subsequently, on December 5, 2018 and March 7, 2019, the Commission received drawings T-100.00, G-001.00, G-002.00, G-003.00, G-004.00, G-005.00, G-006.00, Z-100.00, Z-101.00, Z-102.00, Z-103.00, Z-104.00, Z-105.00, EN-100.00, DM-101.00, DM-301.00, A-101.00, A-102.00, A-103.00, A-104.00, A-201.00, A-202.00, A-203.00, A-250.00, A-251.00, A-252.00, A-301.00, A-302.00, A-303.00, A-304.00, A-400.00, A-401.00, A-402.00, A-500.00, A-501.00, A-610.00, A-611.00, A-612.00, A-613.00, A-614.00, A-615.00, A-616.00, A-617.00, A-618.00, A-619.00, A-620.00, A-721.00, A-811.00, A-821.00, and A-831.00, dated (revised) February 15, 2019, and prepared by Wai Man Chow, RA; M-001.00, M-002.00, M-003.00, M-004.00, EN-001.00, EN-002.00, M-101.00, M-102.00, M-103.00, M-104.00, M-105.00, M-201.00, M-202.00, M-203.00, M-204.00, M-501.00, M-502.00, M-601.00, M-701.00, M-702.00, P-001.00, P-002.00, P-003.00, P-004.00, P-005.00, P-100.00, P-101.00, P-102.00, P-103.00, P-104.00, P-201.00, P-202.00, P-501.00, P-502.00, P-503.00, P-504.00, P-601.00, P-701.00, P-702.00, P-703.00, P-704.00, SP-001.00, SP-002.00, SP-003.00, SP-004.00, SP-005.00, SP-006.00, SP-101.00, SP-102.00, SP-103.00, SP-104.00, SP-401.00, SP-501.00, SP-502.00, SP-503.00, FA-001.00, FA-101.00, FA-102.00, FA-103.00, and FA-104.00, dated (revised) December 7, 2018, and prepared by Kian L. Moozar, PE; and T-000.00, DM-001.00, DM-002.00, DM-100.00, DM-101.00, DM-102.00, DM-103.00, DM-104.00, DM-105.00, DM-106.00, DM-107.00, DM-108.00, DM-109.00, DM-110.00, DM-111.00, DM-112.00, DM-200.00, DM-201.00, S-001.00, S-002.00, S-003.00, S-004.00, FO-100.00, FO-101.00, FO-102.00, S-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-106.00, S-200.00, S-300.00, S-400.00, S-401.00, S-402.00, S-403.00, and S-404.00, dated (revised) February 6, 2019, and prepared by Stephen Lampard, PE.

Accordingly, staff reviewed these materials and noted that they include modifications and additions to the scope of work, consisting of lowering the height of the rooftop bulkhead parapet by approximately 18"; modifying the design of the rooftop railing to feature a sloped upper portion, in conjunction with setting the railing back from the west façade an additional approximate 2'; removing paint from the west façade with a chemical paint remover and low pressure water rinses; repointing brickwork at the west façade, as needed; repainting the metal lintel and sill covers at the third and fourth floor levels of the west façade green; repainting the metal storefront piers and cornice black green; replacing the metal gutter and leader adjacent to the cornice and northern portion of the west façade, in-kind; installing two (2) ADA push plates at plain woodwork at the north and south entrance returns; installing a hose bib and Siamese connector at the southernmost entrance return; and interior alterations at the cellar through fifth floors, including the demolition and construction of nonbearing and bearing partitions and finishes, as well as mechanical, HVAC, plumbing, electrical, and structural work.

With regard to these modifications and additional work, staff found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; and Section 2-11(c)(2)(i) for painting facades and features that were originally or historically

painted; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(7) for exterior connections and vents; and Section 2-18 for Barrier-Free Access, including Section 2-18(d)(1) for access actuators on building facades. Furthermore, with regard to these or other aspects of the work, the Commission finds that the reduction of the parapet and modifications to the design and placement of the roof railing will help reduce the visibility of the roof work from public thoroughfares in views directly over the west facade; that the replacement leader and gutter will be simply designed and installed at plain woodwork and masonry and will not draw undue attention to these installations. Additionally, staff found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-33830 is being issued.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of repointing mortar and tooling; paint removal; detailed existing and proposed dimensioned sections of the cornice and leader at locations requiring repair; and the finalized ADA push plate locations at the first floor level return, and associated photographs, prior to the commencement of related work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to ahurlbut@lpc.nyc.gov for review, or contact staff to schedule a site visit.

PLEASE NOTE: The notations on select drawing sheets stating “wood cornice/gutter to be replaced in-kind,” has been revised to replace ONLY the gutter adjacent to the cornice as confirmed in an e-mail, dated February 21, 2019, and prepared by the owner Eli Liedman. The replacement of the cornice is NOT proposed or approved by this permit.

PLEASE ALSO NOTE: Notice of Violation 17-0437 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. **THIS PERMIT CONTAINS A COMPLIANCE DATE OF SEPTEMBER 30, 2020.** Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

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 Abbie Hurlbut.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Lisa Wai Man Chow, Workshop Design + Architecture, PLLC

cc: Emma Waterloo, Deputy Director; Lisa Wai Man Chow, Workshop Design + Architecture, PLLC; Katie Rice, Enforcement Officer/LPC