



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: 01/28/19	EXPIRATION DATE: 5/9/2025	DOCKET #: LPC-19-26119	COFA COFA-19-26119
ADDRESS: 121 CHAMBERS STREET		BOROUGH: Manhattan	BLOCK/LOT: 145 / 10
Tribeca South Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Steve Dluzyn
121 Chambers Street, LLC
130 East 59th Street, Suite 14A
New York, NY 10022

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 9, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on April 12, 2017, and as you were notified in Status Update Letter 19-03880 (19-3880) issued on June 7, 2017.

The proposal, as approved, consists of removing a fire escape at the Reade Street (north) façade, and patching the former attachment points; constructing a two-story rooftop addition with a sixth floor that is set back 20' from both street façades, and an L-shaped seventh floor set back farther from both facades with the recessed facade at Reade Street, all with cable railings setback atop the sixth floor roof terraces; installing mechanical equipment and railings atop the seventh floor roof, all not visible from all public thoroughfares, as shown in a digital presentation, titled "121 Chambers Street / 103 Reade Street," dated May 9, 2017 and prepared by The Office of Joseph Pell Lombardi, Architect, including 31 slides, consisting of existing condition, historic, and mockup photographs, drawings, photomontages, as well as a model and material and paint finish analysis, all presented as components of the application at the Public Hearing and Public Meeting.

Supplemental drawings labeled Z-001.00, A-101.00, A-102.00, A-103.00, A-200.00, A-201.00, A-202.00, A-

203.00, A-204.00, A-300.00, A-301.00 and A-302.00 dated September 25, 2018, a drawing labeled A-001.00 dated April 20, 2018, a drawing labeled A-400.00 dated May 25, 2018, and a drawing labeled A-100.00, dated November 30, 2018, and all prepared by Joseph Pell Lombardi, R.A. were submitted on January 2, 2019.

In reviewing this proposal, the Commission noted that the Tribeca South Historic District Designation Report describes 121 Chambers Street (aka 103 Reade Street) as an Italianate style store and loft building built in 1860-1861; 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 Staff further notes that Certificate of No Effect 19-22596 (LPC 19-22596) was issued on March 12, 2018 for associated restorative work.

The Commission further noted that at the Public Hearing and Meeting of May 9, 2017 the Landmarks Preservation Commission voted to issue a positive report to the City Planning Commission relating to an application for a Modification of Use and Bulk pursuant to Section 74-711 of the Zoning Resolution (LPC 19-10613).

With regard to this proposal, the Commission found that the fire escape at the Reade Street façade is neither decorative nor original to the building, and not part of a continuous grouping of fire escapes on the block front and therefore its removal will restore the façade to its original appearance and allow for its full repair; that the existing vault lights at the Reade Street entrances are highly deteriorated, and that the restoration and relocation of some of the remaining cast-iron vault light steps, and replacement in kind of deteriorated cast-iron vault light steps, will help return this portion of the building closer to its historic condition; that the construction of the rooftop addition will not damage or destroy any significant architectural features of the roof; that the two-story addition will be set back at both the north and south elevations, at both levels, and will not overwhelm the scale and massing of the building; that the two-story rooftop addition will be minimally visible from public thoroughfares, and partially visible between buildings at West Broadway, and only seen from limited vantage points at oblique angles against a complex roofscape and never directly over the front facades; that the stucco and brick materials for the proposed rooftop addition are in keeping with materials frequently used to clad the utilitarian roof bulkheads often found on buildings of this age and type in this historic district, helping the addition to blend with the roofscapes; and that the work will not detract from the building, the street, or the Tribeca South 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 it with the stipulation that the Commission required that all restorative materials match the original materials.

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 to the associated restorative work permits.

Subsequently, the Commission received revised mockup study photographs, including those conducted by staff on May 9, 2017 and August 30, 2018, and presentation drawings labeled "121 Chambers Street / 103 Reade Street" LPC-1 through LPC-28 dated May 9, 2017 and prepared by the Joseph Pell Lombardi & Associates Architects.

Accordingly, staff reviewed these materials and found that the intent of the design approved by the Commission has been maintained in that the rooftop addition is not visible at either the Chamber Street side of the building or the Reade Street side of the building; and noted that these materials include additional work, consisting of work at the Reade Street façade, including restoring cast-iron vault lights at the entrance thresholds; installing new cast-iron vault lights at the threshold of the projecting bay at the central bay, and the spanning the width of the building surrounding the curved central bay, excepting a diamond-plate metal

basement access hatch at the eastern entrance bay, and resetting the existing bluestone pavers beyond. With regard to this additional work, staff found that rebuilding the vaults will support the long-term preservation of the building by reducing damage to the structure through water infiltration; that the replacement of the remaining cast iron and vault lights is warranted by their deteriorated and unsound condition; that the restoration of the remaining cast-iron vault lights and threshold step and installation of new cast-iron vault lights will help return a historic feature in a unified composition. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-26119 is being issued.

The Commission notes that this permit is being issued for work subject to the review of the Department of City Planning for a modification of use and bulk, pursuant to Section 74-711; and this permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work may begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Once the final drawings have been received and approved, they will be marked as approved with a perforated seal.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of shop drawings for the cast-iron vault lights prior to the commencement of work. Submit clear, color digital photographs of all samples to James Russiello for review, or contact staff to schedule a site visit.

PLEASE ALSO NOTE: This permit is being issued in conjunction with Modification of Use and Bulk 19-31935 (LPC 19-31935).

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 James Russiello.



Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jason Friedman, The Office of Joseph Pell Lombardi, Architect

cc: Caroline Kane Levy, Deputy Director; Jason Friedman, The Office of Joseph Pell Lombardi, Architect; Mark A. Silberman, LPC General Counsel; John Weiss, LPC Deputy Counsel; Cory Herrala, LPC Acting Director of Preservation; Joseph Pell Lombardi, R.A., The Office of Joseph Pell Lombardi, Architect; Elizabeth Lawrence Canon, The Office of Joseph Pell Lombardi, Architect; Robin A. Kramer, Esq.,

DESIGN APPROVAL ONLY:
No work may proceed until the final
filing drawings are reviewed,
approved and perforated by the
Landmarks Preservation Commission staff.