



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: 07/08/20	EXPIRATION DATE: 1/21/2026	DOCKET #: LPC-20-08485	COFA COFA-20-08485
ADDRESS: 261 11TH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 673 / 1
West Chelsea Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Robert Lapidus
Terminal Fee Owner LP
142 West 57th Street, 18th floor
New York, NY 10019

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 21, 2020, following the Public Hearing and Public Meeting of October 29, 2019 and Public Meetings of November 12, 2019 and December 10, 2019, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on October 3, 2019, and as you were notified in Status Update Letter 20-02527 (LPC 20-02527), issued on January 22, 2020.

The proposal, as approved, consists of constructing a six-story rooftop addition towards the 12th Avenue end of the building featuring, at the new 8th and 9th floor, a 2-story recessed metal and glass curtain wall system with a gray finish, cable railings, and with a 1-story brick addition proud of the curtain wall and wrapping around the 12th Avenue façade of the addition and featuring punched window openings with aluminum single-light fixed and in-swing casement windows; at the 10th and 11th floors, a 2-story cantilevered metal exoskeleton with a rust-colored finish, thick channel framing extending vertically from the outer limits of the individual component buildings (hereafter referred to as “stores” as defined by the building entry in the West Chelsea Historic District designation report) below and thinner framing extending vertically at the “store” midpoints, and a metal and glass curtain wall with a burnt orange finish that alternates between being in

plane and recessed within the exoskeleton, with cable railings at the recessed terraces, painted “store” numbers at the highest horizontal frame, and a cable rail with a thick metal top rail following the extent of the 11th floor; at the 12th and 13th floors, a two-story addition that progressively sets back from the 11th floor and featuring the same metal exoskeleton and metal and glass curtain wall and simple metal cable railing with a gray finish, and at the 13th floor, a metal trellis with a gray finish supporting two (2) water tanks, standing seam metal clad mechanical room, and elevator bulkhead with a gray finish; at the eastern portion of the rooftop addition, two (2) stair towers with brick cladding and matching the height of the existing stair bulkheads; creating 30 new masonry openings at Stores 18 and 20 at the 3rd through 9th floors, installing 9-light metal fixed windows with a charcoal gray finish and at the 2nd floor at Store 18, installing two (2) new window frames and through-window louvers, all with a charcoal gray finish; removing all existing windows and installing 57 metal arch-headed 10-over-10-over-10 fixed-over-double-hung windows at Stores 1 and 3; 302 metal segmentally-arched six-over-six double-hung windows; 205 metal 9-light fixed windows; 27 metal rectilinear single-light fixed windows; one (1) metal segmentally-arched single-light fixed window; and 59 metal arch-headed single-light windows at Stores 23 and 26, all with a charcoal gray finish; throughout the building, installing light fixtures as follows: linear strip lighting with a gray finish attached to the frame of new full arch-headed windows at Stores 1, 3, 23, and 26; can light fixtures with a gray finish at the ground floor at both sides of masonry openings where decorative terra cotta panels are located; two (2) strip light fixtures mounted within the new pavement at each of the recessed tunnel entrances and recessed lighting in the wood soffits; one (1) arched projecting light fixture at the façade at each tunnel entrance illuminating signage; accent lights installed at the inbound side of the top floor parapet at the 11th Avenue facade highlighting the flagpole and rebuilt chimney; at the main roof of the existing building, installing rooftop mechanical units with a zinc standing seam metal enclosure with a gray finish; at the ground floor throughout the building, removing existing non-historic storefront infill and loading bays and installing aluminum storefront infill in various configurations including single-light display windows, single and paired doors with sidelights and transoms at select openings, all featuring metal sills, framing with a projecting fin profile, and a charcoal gray finish; installing door, door and transom, and sidelight assemblies featuring extruded aluminum rainscreens with aluminum frames, all with a charcoal gray finish; under select masonry openings at the ground floor, installing flood vents concealed by perforated metal screens with a charcoal gray finish; at Stores 20 and 22, modifying the 1st and 2nd floor masonry openings and installing five (5) roll-down loading doors and one (1) extruded aluminum rainscreen door and panel assembly below six (6) louvers and corrugated metal canopies and with metal channel framing, all with a charcoal gray finish; installing canopies featuring corrugated metal roofing with a gray finish, drain leaders, integrated recessed lighting under the canopy and linear accent lighting on top of the canopy, and metal tie rods with a gray finish and using existing tie back locations on the building facade; installing platforms and ramps featuring wood and metal railings with integrated lighting, metal flooring, and perforated metal panels with bluestone curbing at the sides, all with a dark gray finish; at the monumental arched openings at 11th and 12th Avenues, removing existing infill and installing new structurally glazed infill recessed into the opening and featuring paired doors and glass revolving doors and steel framing with a gray finish, and cladding the return walls with reclaimed wood from interior structural timbers and capped with an aluminum channel with a gray finish; at West 28th Street and West 27th Street, retaining and enlarging four (4) existing tree pits and installing fifteen (15) new street tree pits with simple metal picket tree guards; and installing thirty-five (35) large metal hoop bicycle racks at select locations of the sidewalks; and at the interior, removing select interior structural timbers and salvaging for re-use as flooring and at the recessed tunnel entrances; and creating an interior courtyard featuring a glazed curtain wall system.

The proposal, as initially presented, included installing fixed single-light windows at all existing masonry openings, additional building-mounted accent lighting fixtures, upper floor blade signs, and ground floor painted wall signs, an elevator bulkhead and taller stair towers at the east side of the addition clad in metal standing seam, fewer vertical divisions at the 8th and 9th floor curtain walls at the rooftop addition, a brise soleil at the 12th and 13th floors and taller water tanks at the rooftop addition, additional vertical mullions at

the west façade at the 10th and 11th floors at the rooftop addition, and different architectural expression and materials at the 10th through 13th floors at the rooftop addition. The proposal, as initially presented, was shown in a digital presentation, titled “Terminal Warehouse: 261 Eleventh Avenue,” dated October 29, 2019, and including 205 slides and an untitled digital presentation dated November 12, 2019, and including 106 slides, at which time the Commission supported the 1-story rooftop addition towards the 11th Avenue end of the building, replacing storefront and tunnel entrance infill, installing platforms, canopies, loading bays, street trees, bicycle racks, and flood vents at the ground floor, and creating new masonry openings at select building. The proposal, as secondarily presented, was shown in a digital presentation title “Terminal Warehouse: 261 Eleventh Avenue,” dated December 10, 2020, and including 99 slides, at which time the Commission supported the signage master plan and building lighting. The proposal, as finally presented, was shown in a digital presentation, titled “Terminal Warehouse: 261 Eleventh Avenue,” dated January 21, 2020, and including 81 slides, at which time the Commission supported the window replacement and design of the rooftop addition towards the 12th Avenue end of the building. All presentations were prepared by CookFox and consisted of photographs, drawings, elevations, renderings, and floor plans, as well as an animated “flyover” video, physical model and materials board, all of which were presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the West Chelsea Historic District designation report describes 261 11th Avenue (aka 261-279 11th Avenue, 220-238 12th Avenue, 601-651 West 27th Street, and 600-654 West 28th Street) as a complex of American Round Arch style warehouse buildings designed by George B. Mallory and Otto M. Beck and built in 1890-91; 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 West Chelsea Historic District. The Commission also noted that the buildings within the West Chelsea Historic District reflect important trends in the development of industrial architecture in the United States and in New York City and the district experienced different waves of development throughout the 19th and 20th century bringing in innovative types of building construction. The Commission further noted that the building is separated into 25 semi-independent “stores” linked via a central train tunnel and was intended to serve warehousing purposes; that certain “stores” within the building complex were rebuilt using steel and concrete construction, with added stories, while others retain the historic fire-rated timber construction, and that there was a planned 2-story rooftop addition at the western 12th Avenue end of the building from the early 1900s featuring taller corner towers that was never constructed. Furthermore, the Commission noted that there is ongoing construction of new high-rise buildings at West 30th and West 29th streets between 11th and 12th avenues which will limit visibility of the subject building from the High Line. The Commission also noted that a large scope of related restorative work will be reviewed at staff level. The Commission finally noted that Certificate of Appropriateness 20-07895 (LPC 20-07895) was issued on February 25, 2020 as an approval for the building-wide signage master plan only.

With regard to this proposal, the Commission found, with regard to the overall project concept and the rooftop additions: that the overall project concept will be consistent with the multi-layered architectural history of the district, which resulted in an eclectic building stock, and is referential to the layering of infrastructure that is unique to this historic district; that the building as originally programmed was not intended for continuous human occupancy and the proposed changes, including creating an open courtyard at the core of the building and constructing rooftop additions, is supportive of the adaptive reuse of the building; that the newly created center courtyard, featuring operable folding garage doors and glazed wall systems, will preserve the central rail tunnel and will not be visible from any public thoroughfare, and that the interior original timbers will be salvaged and reused at other locations at the interior and exterior of the building; that the presence of a visible addition on a 7-9 story industrial building, which takes up an entire city block, is consistent with the history of actual and proposed changes at this building, and the fact that many industrial buildings as a building type are typically altered and expanded to support changing uses over time; that the location of the 12th Avenue rooftop addition over Stores 21-26 is consistent with the western

location of a planned 2-story addition that was never constructed; that the design of the 12th Avenue rooftop addition, featuring brick, steel, and glass setback floors below a cantilevered steel exoskeleton with tiered steel and glass setback floors at the roof, and the rhythmic placement of major framing divisions, is derived from the spacing of the “stores” below which were based on the modular unit of the railroad car; that the copper-color steel framing of the addition relates harmoniously to the red brick of the building, and along with the bands of glazing assemblies at each floor also blends with the Starrett-Lehigh Building seen in the background from certain vantage points; that the proposed brick stair bulkheads match the height, cladding, and rhythmic placement of visible historic elevator bulkheads, further reinforce the internal vertical circulation, and work in tandem with the existing bulkheads to anchor the addition to the building; that the 11th Avenue rooftop addition is small in scale and simple in design and is tucked between existing brick bulkheads and rooftop features so does not overwhelm the mass of the building; and that the roof at this and other buildings in the historic district feature water tanks and other visible mechanical equipment, therefore the proposed mechanical equipment and the dark standing seam metal screen is consistent with its industrial materials palette and roofscape context. With regard to the window replacement and new masonry openings: that the proposed window replacement will provide for more consistent fenestration at the primary façades, which currently feature a disorganized mix of replacement windows and some historic windows; that the multi-pane double-hung windows with fixed transoms at the 11th Avenue façade and around the corners at Stores 1 and 2, and fixed multi-pane windows at the 9-story buildings (Stores 15-20), will match the operation and configuration of the historic windows and will return these “stores” closer to their historic appearance; that the six-over-six double-hung windows at the majority of the 27th and 28th Street facades will match or approximate the multi-pane configuration and match the operation of the historic windows and will reinforce the solidity of the building; that the 12th Avenue end of the building has been more highly altered by partial reconstruction and enlarging window openings than elsewhere on the building, and therefore the change in window configuration to fixed single-light will be reflective of this history of alteration and consistent with the contemporary design approach of the new addition at this side of the building seen in conjunction with these windows; and that new masonry openings at Stores 18 and 20 will retain a portion of the decorative recessed brick paneling at the top floor; continue the pattern of the additional windows historically built at Store 16; and will not detract from the regular rhythm of masonry openings at the 7-story buildings. With regard to the modifications at the base of the building: that prior to designation, a large majority of the loading bay openings throughout the building were modified from their historic round-arched openings, had sill locations changed, and were filled in with modern metal and glass storefronts over time, and therefore the changes to ground floor masonry openings and infill and installation of flood vents at bulkheads will continue this pattern of evolution; that the installation of flood vents will aid in long term preservation of the building; that a limited amount of historic fabric, including shutter hardware, tie rod plates, and steel bumpers and brackets, will be removed as a result of changes in masonry openings, but that these features are not unique and the majority will be retained and restored or replicated; that the ground floor of West 28th Street (Stores 20 and 22) historically featured and currently features loading bays, and the proposal to enlarge these openings for loading bays and mechanical louvers allows for these utilitarian features to be concentrated in this location, thereby limiting disruption to the regular pattern of masonry openings; that the proposed recessed entrance infill at the round-arch tunnel openings at 11th and 12th Avenues, featuring large open glass with minimal framing, and salvaged wood cladding, recalls the presence of the open train tunnel that internally connected the 25 “stores” and repurposes the historic wood timbers, evoking the original interior structure that is being removed; that although atypical for industrial buildings, the revolving doors will be recessed beneath a canopy at midblock street locations or as part of unique and monumental entrance openings at the avenue facades, and therefore will not detract from the building; that the proposed storefront infill featuring clear glass and thin aluminum framing with a minimal profile and a black finish, is simple in design, will be consistent with the previously approved storefront master plan, and will recall the open nature of the historic ground floor loading bays; that numerous platforms, stairs, ramps, and canopies of various sizes historically existed and continue to exist along all four street facades and have no distinct patterns in terms placement and appearance, and that the proposed

platforms and canopies will be of a simple design that is in keeping with the industrial character of features found at the base of the building and is consistent with the previously approved master plan; and that although street trees and bike racks are not a typical feature of this industrial historic district, there are some existing tree pits at this building and along 11th and 12th Avenues, and the addition of a limited number of street tree pits and numerous simply-designed bike racks reflects the changing character of this historic district and building from wholly industrial to a mix of industrial and commercial. With regard to lighting and the master plan for signage: that the establishment of a master plan governing the future replacement and installation of signage, will define types, locations, sizes, materials, finishes, armatures and hardware at all facades and will thereby promote consistency across the facades and will ensure that signage does not overwhelm the base of the building or detract from or damage any significant features of the building; that the proposed signage, consisting of vertical projecting signs at the upper floors, marquee signs, painted wall signs, raised metal/plaque signs and window signs, will recall the variety of signage found historically at this building and buildings of this age, type and style; and that the proposed light fixtures are simple in design and have a dark finish, or are integrated into the design for the new windows, canopies, and platforms so will not draw undue attention to themselves. 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 receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on February 28, 2020, the applicant notified the Commission that it had decided to temporarily remove the one-story addition at the 11th Avenue façade from the scope of work at this time, but might seek to amend the Certificate of Appropriateness in the future to add it back into the approval. The Commission also received lighting and ground floor fixture specifications, additional existing condition and historic photographs, written restoration specifications and drawings labeled T-000, A-001 through A-012, A-020, A-021, Z-100 through Z-108, A-030 through A-035, DM-100 through DM-111, DM-200 through DM-211, DM-214, DM-220 through DM-222, A-100 through A-114, A-220 through A-215, A-220, A-221, A-301 through A-306, A-310 through A-315, A-320 through A-322, A-325 through A-327, A-331, A-332, A-334 through A-343, A-346 through A-350, A-352, A-360 through A-362, A-400 through A-413, A-418 through A-424, A-450 through A-464, A-501, A-505, A-507 through A-515, A-517 through A-522, A-530, A-540 through A-544, A-550, A-601, and A-901 through A-903 all dated February 21, 2020, prepared by Richard A. Cook, R.A.; drawings labeled SOE-001.00, SOE-101.00 through SOE-104.00, SOE-201.00, SOE-202.00, SOE-301.00, and SOE-501.00 through SOE-504.00 all dated February 21, 2020, prepared by Alan R. Poeppel, P.E.; drawings labeled S-001, DM-000 through DM-010, DM-021 through DM-029, FO-100 through FO-105, FO-107, S-010 through S-014, S-020 through S-024, S-030 through S-034, S-040 through S-044, S-050 through S-054, S-060 through S-064, S-070 through S-074, S-080 through S-084, S-090 through S-094, S-100 through S-102, S-110 through S-112, S-120 through S-122, S-130 through S-132, S-140 through S-142, S-301, S-310, S-311, S-315, S-401 through S-405, S-501 through S-504, S-601 through S-609, S-701, S-710, S-711, and S-800 through S-814, all dated February 21, 2020, prepared by Stephen V. DeSimone, P.E.; drawings labeled P-001, P-030 through P-039, P-100 through P-115, P-400 through P-407, P-430, P-500, P-700 through P-703, P-710 through P-713, P-720 through P-723, P-730, P-731, M-001, MD-100, M-100 through M-114, M-120A,B,C,D through M-129A,B,C,D, M-130A,B,D, M-131A,B through M-134A,B, M-400, M-401, M-500 through M-502, M-600 through M-602, M-700 through M-702, M-710, M-711, and M-720 through M-726 all dated February 21, 2020, prepared by Robert Neel Kearns, P.E.; drawings labeled T-001, T-002, R-001 through R-004, R-101 through R-103, R-201 through R-210, and R-301 through R-309 all dated (as issued) June 12, 2020, prepared by Robert J. Kornfeld, Jr., R. A.; drawings labeled BPP-101.00 through BPP-114.00 all dated June 22, 2020, prepared by Chris Vitolano, P.E.; and drawings labeled L-000, L-100 through L-102, L-300 through L-302, L-500, L-700, L-800.1,2 through L-802.1,2, L-900.1, L-901.1, L-1000.1,2, L-1001.1,2, L-1100.1,2, L-1101.1,2, L-1200.1,2, L-1201.1,2, L-1300.1,2, L-1301.1,2, L-

1400, and L-1401 all dated February 21, 2020, prepared by Steven B. Tupu, R.L.A.

Accordingly, staff reviewed these materials and noted that they include changes to the scope of work consisting of, at the 12th Avenue rooftop addition modifying the width and appearance of the corner mullions; decreasing the setback from the existing building to the south facade of the addition at the 9th floor, to the north and south facades at the 12th floor of the addition, and to the south facade at the Block A mechanical screen on top of the addition; installing fixed simulated double-hung windows at the full arch-headed and segmentally-arched windows in lieu of operational double-hung windows; relocating flood vents to different areas of the building base; changing some of the sill heights of ground floor masonry openings and modifying some storefront configurations and installing metal channels and painted perforated screens at all storefront bulkheads, in lieu of leaving some bulkheads as brick; installing permanent concrete flood curbs at the interior of Stores 7, 16, 18, 19, and 21 and set back more than 18" from the storefront glazing, in lieu of installing floodproof storefronts and glazing; at the market hall entrances at West 27th and West 28th Streets (Stores 9 and 10) installing two (2) sets of paired doors in lieu of two (2) revolving doors at each façade; at Store 3, installing a single door and fixed transom with side windows in the arched opening in lieu of a single arched fixed window; at Stores 3 and 5, combining platforms in lieu of installing two (2) separate platforms; at Store 13, installing an extruded aluminum rainscreen door assembly with a louver at the transom and concealed flood purge outlets, in lieu of installing a metal and glass door and display window assembly; at Store 16, installing a door and window assembly in lieu of one (1) large display window; at select storefront infill door locations, recessing the doors deeper into the openings to provide for egress; slightly increasing the height of the Block C mechanical screen and units; and reducing the number of new street tree pits from twenty-two (22) to fifteen (15); and additional work consisting of removing all fire escapes, wireless communications equipment, security cameras, and non-historic metal sign brackets and repairing damaged masonry; at the 11th and 12th Avenue and West 28th and West 27th Street sidewalks, subsurface work related to utility vaults, removing existing untinted concrete sidewalk paving and curbing and replacing in-kind with untinted concrete with standard rectilinear scoring and steel-faced concrete curbs; installing curb cuts at the West 28th Street loading bays; adding pedestrian ramps and detectable warning surfaces at the sidewalks at all of the four (4) street intersection corners and at three (3) of the receiving sidewalks across 11th Avenue; retaining and resetting existing cobble strips along the 12th Avenue sidewalk; replacing existing non-historic street light poles with standard DOT poles; at West 28th Street, resurfacing a select portion of the street with asphalt and at West 27th Street, removing paving blocks in select areas to facilitate sidewalk work and replacing in kind; installing bluestone paving at the recessed tunnel entrances at 11th and 12th Avenues; at the ground floor at all façades, installing various health, safety and utility equipment including, flood purge outlets, with a bronze nickel finish, through-wall Siamese connections with a chrome finish, free-standing Siamese connections, wall hydrants with a stainless steel finish, fuel oil storage vents, and gas vents; at all façades of the existing Store 3 bulkhead, removing multi-light and one-over-one double-hung steel windows and installing four (4) single-light fixed metal windows in the smaller existing openings and thirteen (13) window assemblies featuring three (3) single-light fixed metal windows in the larger openings, all with a charcoal gray finish; restoring the brick and terra cotta chimney, flag pole, and pennant sign and reusing the historic flag pole bracket at the 11th Avenue façade to match historic photographs; retaining and restoring existing historic fire shutters and installing new fixed metal fire shutters with a charcoal gray finish at select windows with existing shutter gudgeons and based on historic photographs; at the Block C 8th floor roof, installing minimally visible metal cable railings with a dark gray finish at the north and south edges of the roof; removing roofing and installing a green roof system, planted areas, pedestal pavers, and timber walkways; at the main roof of the existing building, replacing roofing membrane and flashing in-kind, installing additional mechanical units and roof mounted-ductwork, demolishing select bulkheads, and replacing glazing and portions of aluminum framing at skylights in-kind; rebuilding the roofing at the bulkheads at the 9-story buildings and installing non-visible skylights, terraces, and green roofs; at Stores 16 and 18, at the 2nd floor, installing ten (10) through-window louvers; at Store 15, installing three (3) through-window louvers, at Store 21, installing five (5) through-window louvers, at

the 11th Avenue façade, installing two (2) through-window louvers, and at the 12th Avenue façade, installing two (2) through-window louvers, and one (1) through-wall louver all in new aluminum window frames and with a charcoal gray finish; at select locations throughout the building, performing restorative work including, removing paint and rubberized membrane and cleaning masonry with a low pressure water rinse and chemical cleaners; repointing and replacing brickwork in kind; rebuilding select parapets in kind, restoring corbelling to match historic where applicable and incorporating expansion joints; replacing bluestone parapet coping in kind or resetting existing coping; repointing terra cotta; replacing damaged glazed terra cotta panels in kind; repairing terra cotta with a tinted cementitious repair mortar and breathable coating; temporarily removing decorative metals (wall ties, shutter gudgeons, marquee brackets, building numbers) off-site for restoration and replacing deteriorated metals in kind (except for building numbers which will be replaced with painted aluminum) and reinstalling in existing locations; repairing brass scuppers; resetting bluestone sills, repairing with injection grout or Dutchman, or replacing in kind; repairing or replacing select steel lintels and associated brickwork in kind; installing concealed stabilization pins at select locations of brick facades and bulkheads; removing deteriorated gutters, leaders, and scuppers and replacing with tin-zinc coated copper gutters, leaders, and scuppers designed to match existing; restoring or replacing steel bumpers and brackets at select ground floor openings in-kind and all with a painted charcoal gray finish, and adjusting the height of select existing metal bumpers to match the new window and storefront sill heights; removing deteriorated shutter straps and replacing brickwork; at the 11th Avenue tunnel entrance and at parapets on buildings replacing metal “Terminal Stores” lettering with pin-mounted metal letters (“Central Stores”); at the West 28th Street façade, at Store 9, demolishing a portion of the bulkhead and reconstructing the parapet to match historic conditions at Stores 5 and 7; and interior alterations at the cellar through 9th floors of the existing building and at the 8th through 13th floors of the new addition, including structural work and limited excavation.

With regard to this additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(7) for exterior connections and vents; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(c)(2)(i) for HVAC equipment within window openings on primary facades; Section 2-21(d)(1)(ii)(B) for through-wall HVAC equipment on primary facades; and Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces; Section 2-22 for Fire Escapes, including Section 2-22(a) for removal of fire escapes; Section 2-19 for Sidewalks, including Section 2-19(f) for other sidewalk materials; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(d)(2)(ii) for new driveways; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; and 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; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(5) for repair of fired clay and ceramic unit masonry; Section 2-11(c)(6) for repair of stucco; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(f) for re-creation and restoration of missing façade features; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(d)(1)(ii) for substitute materials and installation methods, including Section 2-11(d)(1)(iv)(A) for replacement of cast iron; and Section 2-11(d)(1)(iv)(I) for replacement of roofing material. Furthermore, with regard to these or other aspects of the work, the Commission finds that the removal of shutter straps is warranted by their deteriorated condition, which has resulted in a hazardous condition; that the windows at the Block C bulkhead are set back from the building facade and are only very minimally visible from a distance; that the new windows retain vertical divisions that recall the historic multi-light windows and that the change in configuration will not detract from the special architectural or historic character of the building or district; that the number of expansion joints at the rebuilt parapets will be the minimum necessary to make the parapets structurally sound and will be concealed behind scuppers and corbelling as feasible; that the

sealant at the expansion joints will be colored and textured to blend with the existing mortar and will be similar in width to existing mortar joints; that the changes to the bumper heights to align with new sill locations is consistent with changes to bumper locations over time at the masonry openings and sill heights have been altered; that the changes to the setback distances at the 9th and 12th floors of the addition will not be perceptible from any public thoroughfares; that the deeper door recess at select ground floor storefront infill will allow for adequate ramp space when the door is open and will further recall the historically open loading bays at the ground floor; that the removal of paving blocks at the street is necessary to facilitate utility work and will be replaced in kind; that the change to building signage reflects signage in the earliest historic photographs of the building; that the installation of interior flood curbs is required to meet current floodproofing requirements; that the curbs will be set back at least 18" from the storefront glazing and will feature an interior quality finish on the street facing side; and that otherwise the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 20-08485 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>.

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 paint removal, masonry cleaning, joint cutting, replacement brick, repointing mortar for brick and terra cotta, replacement terra cotta, terra cotta repair mortar and coating, replacement metals (wall ties, store numbers, leaders and gutters), replacement bluestone, bluestone Dutchman, injection grouts for bluestone and brick repairs, and expansion joint sealant and toothed vs straight joint treatment at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to lpollock@lpc.nyc.gov for review or contact staff to schedule a site visit.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 shop drawings for windows, replacement decorative metals (gudgions, shutters, wall ties, and marquee brackets), and parapet rebuilds, prior to the commencement of work. Digital copies of all shop drawings may be sent to lpollock@lpc.nyc.gov for review. Please retain at least one (1) example of each type of decorative metal on site for reference for the duration of construction (wall tie, store number, marquee bracket, shutter, gudgeon, etc.).

PLEASE NOTE: No work is permitted to begin on the one-story 11th Avenue addition prior to submittal of applicable filing drawings.

PLEASE ALSO NOTE: See Certificate of Appropriateness 20-07895 (LPC 20-07895) issued on February 25, 2020 for the building-wide signage master plan.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Leanne Pollock.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Jonathan Taylor, Higgins Quasebarth & Partners

cc: Caroline Kane Levy, Deputy Director; Jonathan Taylor, Higgins Quasebarth & Partners