



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: 07/28/2011	EXPIRATION DATE: 06/14/2017	DOCKET #: 11-7388	COFA #: COFA 12-3142
ADDRESS 83 WALKER STREET HISTORIC DISTRICT TRIBECA EAST		BOROUGH: MANHATTAN	BLOCK/LOT: 195/12

Display This Permit While Work Is In Progress

ISSUED TO:

Cassandra Dillenberger
83 Walker LLC
306 Dean Street
Brooklyn, NY 11217

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 14, 2011, following the Public Hearing and Public Meeting of May 17, 2011, voted to approve a proposal for work at the subject premises, as put forward in your application completed April 21, 2011. This approval will expire June 14, 2017.

The proposed work, as approved, consists of constructing a new 9-story building on the site, consisting of a cast stone front façade with recessed ornamentation and two-over-two, double-hung aluminum windows; ground floor infill of paired doors, display windows with bulkheads, and rectangular transoms; a brick rear façade with a regular fenestration pattern of two-over-two, double-hung windows and doors and balconies; and associated rooftop mechanical units and bulkheads, as shown in drawings 1 through 7, and 9 through 14 dated May 17, 2011, 8 dated April 14, 2011, and 5, 10, and 11 dated June 14, 2011, all prepared by Morris Adjmi Architects, submitted as components of the application, and presented at the Public Meeting and Public Hearing. The proposal as initially presented included arched transoms and omitted display windows at the first floor, included taller windows at the front façade, and a varying fenestration pattern of casement windows at the rear façade.

In reviewing this proposal, the Commission noted that the Tribeca East Historic District designation report describes 83 Walker Street as a vacant lot; and that Walker Street is characterized by building types ranging from early dwelling to store and loft buildings of varying massing and heights and in a variety of materials, including masonry and cast iron. Staff further notes that the Tribeca East Historic District has a distinct and special character within the larger Tribeca area defined by its many blockfronts of ornate store and loft buildings which reflect the district's role as the center for dry goods and related businesses in New York City; and that within the district there is a significant number of buildings with cast iron facades, which include examples of the work of

important pioneers and disseminators of architectural cast iron, including James Bogardus and Daniel D. Badger's Architectural Iron Works.

With regard to this proposal, the Commission found that the proposed building will eliminate the parking lot and return a building to the site, thereby enhancing the continuity of the streetwall; that the composition of the facade will recall the cast iron store and loft buildings on this street and in this historic district; that the height of the building is in keeping with the varying building heights on this block and in the historic district; that the details of the façade are in keeping with the depth, variability, and composition of a base, shaft and termination, common to historic buildings found within this historic district; that the use of cast stone materials for the facade relates to both the masonry and cast iron facades of the district; that the color of the cast stone facade will relate harmoniously to the color and material palette found in this streetscape which consists of a combination of buff-colored stone and brick, and light colored painted cast iron; that the reversal of the planes and detailing of the proposed facade is an interesting play on the structural and decorative features of cast iron and creates a contemporary and sympathetic complement to the historic store and loft buildings found in this historic district; that the proposed arched, two-over-two, windows are in keeping with the style, configuration, and operation of windows historically found in buildings within this historic district; that the height, scale, configuration, and details of the proposed ground floor will relate harmoniously to historic storefronts found on other store and loft building in this historic district; that the design of the proposed rear facade is consistent with the character and materials of the rear facades of the buildings of a similar scale throughout the historic district; and that the work will reinforce the special character of the Tribeca East Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application; therefore the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 12-3141 is being issued.

The Commission notes that the applicant is applying to the City Planning Commission for certain variances. Any changes to the design required by the City Planning Commission approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

Also, 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 permit to inform the Department of Buildings that the TPPN applies.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently

displayed at the site while work is in progress. Please direct inquiries to Joshua Speakman.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Morris Adjmi, MA Architects**

cc: C. Kane Levy- Deputy Director of Preservation