



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 04/01/2009	EXPIRATION DATE: 02/12/2014	DOCKET #: 09-7989	COFA #: COFA 09-8421
<u>ADDRESS</u> 11-13, 15 LEONARD STREET <u>HISTORIC DISTRICT</u> TRIBECA WEST		BOROUGH: MANHATTAN	BLOCK/LOT: 179/51

Display This Permit While Work Is In Progress

ISSUED TO:

**Christopher Clark
Leonard Street Associates LLC
117 Hudson Street
New York, NY 10013**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 12, 2008, following the Public Hearing of August 7, 2007, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed February 5, 2008.

The proposal, as approved, consists of demolishing a one-story commercial style industrial workshop and a one-story altered industrial workshop, and constructing a new six-story building with a setback penthouse story and rooftop mechanical equipment on the site, featuring at the Leonard Street façade, extruded red brick masonry with red-tinted mortar, limestone architectural features, and a dark-gray metal cornice, gray-painted metal windows, featuring paired and single one-over-one double-hung windows at the six easternmost bays and the top floor, with arch-headed transoms at the 5th floor only, and ironwork and setback metal windows with metal spandrel panels at the westernmost bay at the 2nd through 5th floors, and gray-painted steel storefront framing, featuring wood infill with multi-light configurations at the three central bays, display windows and operable doors with glass-paneled bulkheads and transoms at the outer bays, and single doors with metal-paneled bulkheads and transoms at the inner bays; featuring at the rooftop, metal cladding at the south and east facades of the setback penthouse and mechanical equipment including skylights, cooling towers, flues, metal railings and other miscellaneous equipment; and featuring at the secondary rear façade and courtyard façades, orange-red brick masonry with punched openings for paired and single one-over-one double-hung metal windows and paired doors with transoms and balconies. The proposal, as initially presented at the Public Hearing of August 7, 2007, incorporated a larger penthouse with irregular massing, constructed directly on the visible side parapet, balconettes at the 5th floor at the Leonard Street façade, no ironwork at the westernmost bay at the 2nd through 5th floors at the Leonard Street façade, and identical infill at each storefront opening at the base of the building. The work is shown in a research report and presentation, dated November 11, 2006, prepared by Easton Architects, an existing conditions report, dated May 31, 2007, prepared by Old Structures, and photographs,

photomontages, a materials board, and architectural drawings dated July 26, 2007 and February 5, 2008, all prepared by Alexander Neratoff Architect, and submitted as components of the application and presented at the Public Hearing and Public Meetings.

In reviewing the proposal, the Commission noted that the Tribeca West Historic District Designation Report describes 11-13 Leonard Street as an early 20th century commercial style industrial workshop designed by Edward Schneider and built in 1920; and 15 Leonard Street as an altered industrial workshop designed by Charles Goldman and built in 1924. The Commission further noted that Warning Letter 04-0197 was issued September 30, 2003 for "Installation of bracket and sign ("Retail Space Available") without permit(s)," at 11-13 Leonard Street; and that Notice of Violation 04-0012 was issued October 14, 2003 for "Alterations to facade, including painting and the removal of cladding and parapet capping, without permit(s)," at 15 Leonard Street.

With regard to this proposal, the Commission found that the existing 20th commercial industrial structures are not representative of the age, style or scale of the buildings for which the district was designated and that the demolition to allow the construction of the proposed new building will not result in the destruction of significant historic fabric; that the proportions of the proposed building will fit in with the variety of heights and widths found throughout the historic district, and will relate well to heights and widths found along the continuous street wall of adjacent buildings in the streetscape; that the arrangement of the facade, with architectural transitions between base, shaft and top, relates to the traditional tripartite configurations of commercial buildings found throughout the historic district; that the modular organization of the facade, the predominant expression of structure, and the palette of materials and finishes will recall and harmonize with the buildings in the surrounding streetscape; that the design and height of the base of the building, with its steel columns defining large bays, some with tall bulkheads and windows and others with multi-light window infill, will evoke the presence of industrial elements such as loading docks and garage doors, and will harmonize with the bases of the larger buildings in this historic district; that the grille work and deeply recessed glazing on the effectively "false" westernmost bay recalls typical conversions of a bay to an elevator shaft and helps the façade to express the difference in plan and program occurring there from the rest of the buildings; that the set backs at the ground floor infill and the planer changes in the windows and railings will give subtle shadow and depth to the facades; and that the regularized massing at the penthouse, though partially visible from Leonard Street over the shorter adjacent building, is typical of utilitarian bulkheads found in the district and is set back from the side parapet to differentiate it from the masonry lot line wall. Based on these findings, the Commission determined the work to be appropriate to the streetscape and the Tribeca West Historic District and voted to approve this application.

However, in voting to grant the work approved, the Commission stipulated that one reduced size set of the presentation materials, a CD with the presentation materials in '.jpeg' or '.pdf' format, and receipt, review, and two sets of signed and sealed Department of Buildings filing drawings, which shall be submitted to the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 30, 2009, the Landmarks Preservation Commission received material samples and drawings A-000, A-101 through A-109, A-201 through A-205, A-301 through A-305, A-401, A-402, and A-600 through A-605, dated 1/15/09 and 3/18/09, and prepared by Alexander Neratoff Architect. Accordingly, staff reviewed the drawings and found that the work approved by the Commission has been maintained. Based on these findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 09-8421 (LPC 09-7989) is being issued.

This permit is contingent upon the Commission's review and approval of samples of brick, mortar and cast stone, and shop drawings for steel storefront framing, wood storefront infill, and metal cornices, prior to the commencement of work. Please contact Cory Herrala to schedule a site visit once samples are available for review and to submit additional materials.

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.

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 Cory Scott Herralá.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alexandr Neratoff, Alexandr Neratoff Architect**