



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

<b>ISSUE DATE:</b> 10/25/2013	<b>EXPIRATION DATE:</b> 10/15/2019	<b>DOCKET #:</b> 15-0228	<b>COFA #:</b> COFA 15-0280
<u>ADDRESS</u> 7 WEST 21ST STREET <u>HISTORIC DISTRICT</u> LADIES' MILE		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  823/31

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**William Friedland  
7 West 21 LLC  
c/o Friedland Properties  
22 East 65th Street  
New York, NY 10021**

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 15, 2013 following the Public Meeting and Public Hearing of September 24, 2013, the Landmarks Preservation Commission voted to approve a proposal to construct a new building at the subject premises, as put forward in your application completed October 9, 2013, and as you were notified in Status Update Letter 14-9527 (LPC 147856), issued on October 15, 2013. The approval will expire October 15, 2019.

The proposal, as approved, consists of the construction of two buildings on the vacant through-block lot, facing West 21st Street and West 22nd Street, featuring 18-story terra cotta clad primary elevations with stone and metal elements, built in plane with the facades along both streets, with a base shaft and capital configuration and further broken up into 5 bays on West 21st Street and 10 bays and a two story base on West 22nd Street, with recessed window openings creating a gridded pattern on the facades. The proposal, as initially presented, included a design for a façade featuring 11 bays on West 22nd Street with a one story base. The proposal was shown in photographs and drawings labeled 1 through 26 dated by LPC staff October 15, 2013, prepared by Morris Adjmi Architects, submitted as components of the application and presented at the Public Hearing and Public Meeting. The proposal, as initially presented, was shown on boards labeled 1 through 20, dated September 24, 2013, prepared by Morris Adjmi Architects.

With regard to this proposal, the Commission noted that that the parking lot is not a property for which the Ladies' Mile Historic District was designated. The Commission also noted that the historical development of the Ladies' Miles Historic District occurred in several phases, resulting in a variety of building heights and widths adjacent to each other, including early 19th century residential development which included residences and stable buildings; early commercial development which included mid-rise building and the commercial adaptation of some residential buildings and stables; turn of the century large department stores; 20th century large loft

buildings and the conversion of older buildings to manufacturing use; and that many streets combine buildings from several or all of these periods, with taller buildings facing the avenues and the major cross-town streets, such as West 14th and West 23rd Streets; and that the facades of the taller buildings frequently feature a strongly articulated base, shaft, and crown and uniform materials (brick, stone and terra cotta), and classically inspired ornament. The Commission further noted that West 21st Street and West 22nd Street are comprised of a combination of large early 20th Century commercial buildings and small scale 19th Century rowhouses with punched masonry openings and converted commercial ground floors.

With regard to this proposal, the Commission found that the existing parking lot is not a feature for which the Ladies' Mile Historic District was designated, and the construction of a new building on the site will complete the street wall and will return the location to a built form in keeping with the history of the historic district; that the construction of a new building will reinforce the continuity of the streetwall which is currently disrupted on both West 21st and 22nd Streets by the parking lot; that the façades of the proposed new building will maintain the street wall and are in keeping with the scale of buildings found in this district and on this block; that the careful massing of the building into two distinct, but architecturally related parts allows the facades to relate successfully to the streetscape on both West 21st Street and West 22nd Street; that the proposed height and massing of both new buildings will be compatible with other buildings on these streets and in this historic district; that the facades of the proposed new building are arranged with a base, shaft and termination recalling the typical composition of the early 20th Century commercial buildings located throughout the historic district; that the stone terra cotta and metal façade materials and metal windows of the proposed new building will relate well to the materials found on buildings on both streets and in the historic district; that the dense pier grid will downplay the floor heights and proportions, while the heavier vertical and horizontal elements will relate to the scale and proportions of historic buildings in the district; that the simple recessed detailing of the grid is an abstraction of the robust projecting ornament on the historic facades in this historic district; that while the detailing is simple, it will create a level of depth and articulation typically found in the facades of the historic buildings in the district; and that the proposed work enhance the special architectural and historic character of the building and the Ladies' Mile Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Ladies' Mile Historic District and voted to approve this application.

The Commission notes that the applicant is applying to the Department of City Planning for certain variances. Any changes to the design required by the Department of City Planning 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 Jared Knowles.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Valerie Campbell, Kramer Levin Naftalis & Frankel LLP**

cc: Morris Adjmi, Morris Adjmi Architects; Sarah Carroll, Director of Preservation/LPC