



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 09/06/2005	EXPIRATION DATE: 07/12/2011	DOCKET #: 06-1210	COFA #: COFA 06-1202
ADDRESS 135-29 NORTHERN BOULEVARD INTERIOR LANDMARK RKO KEITH THEATER INTERIOR		BOROUGH: QUEENS	BLOCK/LOT: 4958/48

Display This Permit While Work Is In Progress

ISSUED TO:

**Jeshayahu Boymelgreen
RKO Plaza, LLC
535 Dean Street
Brooklyn, NY 11221**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of of July 12, 2005, following the Public Hearing of July 12, 2005, the Landmarks Preservation Commission voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on June 16, 2005, as you were notified in a Status Update Letter issued on July 13, 2005.

The additional approved work consists of the construction of a new free-standing building, framed in structural steel with a flat built-up roof over steel decking, with exterior walls clad in insulated panels with a troweled-on finish in a tan color, to enclose and protect the designated Interior Landmark lobby spaces during the demolition of the adjacent non-designated portions of the RKO Keith building, and the construction of a new multi-use building on the site, surrounding and incorporating the new free-standing building and the designated lobby spaces, with a predominantly glass facade on the portion of the building facing Northern Boulevard, allowing a view from the street through the historic door openings into the designated Ticket Booth Lobby and Grand Foyer. The proposal also consists of monitoring the historic portions of the building during all phases of the proposed construction, all as shown in drawings 01 through 23, with attached photographs of the existing conditions of the exterior and designated interiors and also photo-montages of the new construction, all stamped "Received Preservation Department 7/11/05, a material sample, and a construction schedule, all prepared by and presented at the Public Hearings and Public Meetings by Building Conservation Associates.

In reviewing this proposal, the Commission noted that the designation report describes the RKO Keith Theater as a Churrigueresque style movie palace designed by Thomas Lamb and built in 1928; and that only a portion of the building is designated as an Interior Landmark. The Commission also noted that the interior of the RKO Keith is an example of an "atmospheric" style of theater, which aimed to give the illusion of an outdoor space, a Spanish style streetscape; and that the exterior was simply designed, to focus attention on the interiors; that a proposal for

restorative work of the designated interiors is being reviewed at staff level; and that the proposed construction will occur in phases consisting of the construction of the interim building, to protect the designated interiors, followed by the construction of the final building. The exterior of the building is not designated.

With regard to this proposal, the Commission found that the proposed work will not eliminate or cause damage to any significant protected architectural or historic features of the designated interior; that the proposed work will include a protection plan and monitoring of the new construction to ensure that there will be no harmful effect on the designated portion of the building; that the proposed work will include the construction of new mechanical systems and roofing, thereby aiding in the long term protection of this interior landmark; that because neither the exterior of the interim building, nor the exterior of the proposed mixed-use building, will be visible from the designated interior, except through the lobby doors, they will have minimal impact upon the designated interior; that the proposed building will incorporate the designated entrance lobby as the primary entrance to the new building thereby preserving the prominence of the landmark on the site; that the proposed final building will feature a glass facade allowing a view of the designated interior from the outside, thereby maintaining the historic relationship of the designated interior to the street; and that for these reason the proposed work is supportive of the long term preservation to this designated interior. Based on these findings, the Commission determined the proposed work to be appropriate to the designated interior, and voted to approve this proposal.

However, the Commission made its determination subject to the conditions that two sets of final signed and sealed Department of Building filing drawings showing the approved work be submitted to the Commission for review; and that a photograph of a proposed exterior finish be provided for the Commission records

Because this project is seeking a variance from the Board of Standards and Appeals, the applicant and the Building Conservation Associates have requested the issuance of the Certificate of Appropriateness prior to the submission of completed Department of Building filing drawings for the new multi-use building. On July 27, 2005, the Commission received the two sets of requested filing drawings, DS-1, FS-100, S-100, S-101 through S-104, S-700, all dated July 6, 2005, and M-101, M-201, M-202, M-301, M-302, M-401, E-101, E-301, E-302, and FP-301, all dated May 25, 2005, and the requested photograph of the exterior finish, for the construction of the new free-standing building to enclose and protect the designated Interior Landmark, all prepared by Furman and Furman Architects and submitted by Building Conservation Associates. Staff had previously received drawings T-100, and A-101 through A-107, all dated April 22, 2005, prepared by Furman and Furman Architects. Staff has reviewed these materials and finds that the proposal approved by the Commission has been maintained in the filing drawings. On this basis, the drawings have been marked with a perforated seal and Certificate of Appropriateness 06-1202 is being issued.

Please note that this permit is being issued contingent upon the submission of two sets of final signed and sealed Department of Building filing drawings showing the approved work for the construction of the new multi-use building on this site, surrounding and incorporating the new free-standing building and the designated lobby spaces, to the Commission for review and approval as an amendment to this permit prior to commencement of construction of any portion of the new multi-use building.

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 John Graham.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Raymond Pepi, Building Conversation Associates**

cc: Building Conversation Associates, attn: Raymond Pepi