



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: 04/27/2012	EXPIRATION DATE: 12/20/2017	DOCKET #: 12-9539	COFA #: COFA 13-1307
ADDRESS 295 LAFAYETTE STREET INDIVIDUAL LANDMARK PUCK BUILDING		BOROUGH: MANHATTAN	BLOCK/LOT: 510/45

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Bick

Puck Residential Associates LLC

666 Fifth Avenue

New York, NY 10103

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 20, 2011, following the Public Hearing of September 20, 2011, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed August 11, 2011, and as you were notified in Status Update Letter 12-7682, issued on December 21, 2011.

The proposal, as approved, consists of the construction of rooftop additions at the lower seventh floor roof and the upper ninth floor roof, both set back from all facades; with a two-story rooftop addition at the seventh floor roof, to include the demolition of six non-visible skylights and the installation of new skylights at the three existing northernmost locations; and featuring a patinated copper panel clad first floor with multi-light metal framed glazing and doors, a brick clad set back second floor to align with the northernmost wall of the existing ninth floor, and a glass railing at the terrace above the new eighth floor roof; and a one-story addition with a mezzanine level at the ninth floor roof, to include demolition of existing stair and elevator bulkheads, skylights, tank rooms, and a chimney; and to feature patinated copper panel and brick cladding, metal framed multi-light glazing and doors, and a metal railing at the terrace above the new tenth floor roof. The proposal also includes the restoration of the missing parapet and crenellations at the lower roof and restoration of the historic vault lights along Lafayette Street and at two entrances at the Houston Street facade. The proposal, as initially presented, included the construction of larger and more visible two-story additions at both roof levels, and alterations to existing openings at the ground floor of the Jersey Street facade. The proposal was shown in 65 presentation boards consisting of photographs and existing and proposed drawings, dated 09/20/2011; 16 revised boards dated 10/04/2011; 38 revised boards dated 11/15/2011; 19 revised boards dated 11/29/2011; and 28 revised boards dated 12/20/2011; prepared by PKSB Architects, submitted as components of the application, and presented at the Public Hearing and Public Meetings. Please note that the Commission approved the alterations at the Jersey Street facade at the November 15, 2011 Public Meeting and Certificate of Appropriateness 12-7861 (LPC

12-7093) was issued December 28, 2011.

In reviewing the proposal, the Commission noted that 295-309 Lafayette Street, also known as the Puck Building Individual Landmark, is a Romanesque Revival style building, designed and subsequently altered by Albert Wagner, originally built in 1885-86, altered with an addition in 1892-93, and modified in 1897-99 with a reduction in its footprint and a new facade on Lafayette Street. The Commission further noted that this Individual Landmark is located on a highly visible site with a roofline visible from multiple vantage points and that the lower roof is missing the historic crenellations extant on the upper roof.

With regard to this proposal, the Commission found that the demolition of the existing skylights for the construction of an addition will not result in the loss of significant visible architectural features of the building; that the building has had a history of significant alterations and additions, and the construction of these additions will not be inconsistent with the development of the building and the site; that there are several existing rooftop accretions on the roof, some of which are visible from the north, and the visibility of the proposed additions which will replace these accretions will be comparable; that aligning the north wall of the 9th floor with the existing will simplify and reduce the visibility from the west; that the use of brick and the placement of the addition on the lower roof, nestled against the wall of the taller portion of the building, will help this addition to blend in with the existing taller portion of the building and recede from view; that the geometry of the addition on the taller portion of the building has been carefully considered to minimize the visibility of this addition; that the only portion of the addition on the taller portion of the building that will be visible from the west is the elevator bulkhead which will be a simple brick form that will not detract from the overall facade; that the metal cladding of the addition on the taller portion of the building that will be visible when viewed from the north will be in keeping with the material palette typically found on rooftop accretions; that when the fenestration on the addition on the taller portion is visible from the north, it is from a great distance and in the context of an already varied roofscape; that the proposed restoration of the missing crenellations at the lower parapet will restore these significant features to the facade and will help to screen and minimize the visibility of the lower rooftop addition; and that the proposed work will not detract from the special architectural and historic character of this Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on April 19, 2012, the Landmarks Preservation Commission received final drawings T000 dated 03/30/201, T001, T002, Z001, Z002, Z003, FPP100, FPP102, FPP103, FPP104, D001, D100, D110, D111, D112, A001, A100, A101 through A104, A110 through A113, A200, A210, A210, A211, A220, A300 through A303, A400, A410, A411, A430, A500, A501, A502, A503, A505 through A508, A510, A511, A601, A603, A604, A700, A702, A810, A811, A812, A820, A821, A822, A900, A910, A920, A921, A923, A930, dated revised 04/09/2012, prepared by Sherida Paulsen, R.A.; drawings S100, S101, S108 through S111, S010, S200, S201, S202, S250, S251, S252, S300, S301, S400, dated 04/09/12 prepared by Steven J. Najarian, P.E.; drawings M101, M301 through M311, M401, M402, M501, M601 through M603, MD 301 through MD303, E101, E301 through E308, E501, E601, E602, E701, E702, P101, P301 through P310, P410, P501 through P505, FP 101, FP301 through FP307, FP401, FP501, FA101, FA310 through FA307, dated 04/09/2012, prepared by Peter J. Sposato, P.E.; and written correspondence describing the parapet restoration, dated 04/18/2012 prepared by Jon J. Kangos of Severud Associates. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the drawings additionally show interior alterations at a limited area of the sub-cellar through seventh floors to demolish and install non-bearing partitions and finishes; and alterations at the upper roof to install a permanent structural framework to support the existing parapet and crenellations prior to removal of the existing diagonal bracing. Based on the above findings, the drawings have been marked approved with a perforated seal, and this Certificate of Appropriateness is being issued.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of shop drawings for the

restoration of the vault lights, brick and mortar samples for the parapet restoration, and cladding materials for the rooftop additions, prior to the commencement of work. Please contact staff to schedule a site visit once samples are available for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Rita Wong.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Cas Stachelberg, Higgins Quasebarth & Partners, LLC**

cc: William Neeley, Deputy Director of Preservation