

## **Certificate of Appropriateness Checklist and Questionnaire**

Address of Landmark: \_\_84 Second Avenue\_\_\_\_\_

Name of Landmark: \_\_\_\_N/A\_\_\_\_\_

Name of Historic District, if relevant: \_\_\_\_East Village/Lower East Side Historic District\_\_\_\_\_

Location (between Streets/Aves): \_\_Second Avenue, between East 4th and East 5th Streets\_\_\_\_\_

Block and Lot Numbers: \_\_\_\_446/7\_\_\_\_\_

### **Applicant**

Name: \_\_\_\_\_EA Development Partners LLC\_\_\_\_\_

Contact Person: \_\_\_\_\_Eytan Saperstein\_\_\_\_\_

Telephone: \_\_\_\_212-977-3877\_\_\_\_\_

E-Mail: \_\_\_\_\_

### **Attorney**

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_

Email: \_\_\_\_\_

### **Architect**

Name: \_\_\_\_Jeremy Singer/Woods Bagot Architects\_\_\_\_\_

Telephone: \_\_\_\_646-756-3300\_\_\_\_\_

Email: \_\_\_\_\_

## Project Information

Please give overview of Application/Project:

---

Certificate of Appropriateness, 84 Second Ave: Exterior work includes façade restoration; storefront alteration; installation of new dormer at roof; elevator, stair and mechanical additions; and rear-yard additions.

---

---

---

---

---

---

---

---

---

---

STAFF USE ONLY	
LPC DOCKET #:	DATE RECEIVED: STAFF:
ACTION: PMW CNE COFA REPORT OTHER: WORK TYPE:	

## APPLICATION FORM FOR WORK ON DESIGNATED PROPERTIES

### INSTRUCTIONS FOR FILING

A complete application includes this form ("Application Form") and materials needed to describe the project and its effect on the landmark property. Please read the instructions of this form carefully, and provide all the information requested for ALL 6 sections. LPC staff uses this information to determine if the application meets LPC's rules for approval by staff or will require a review by the full Commission at a Public Hearing. Failure to submit complete applications with required materials will result in delays in the review and processing of your application. Filing may be done in person or by mail to the address above.

### 1. PROPERTY INFORMATION

ADDRESS: 84 Second Avenue	FLOOR/APT. #:
BOROUGH: Manhattan	BLOCK: 446 LOT: 7 ZONING:

### 2. PROPOSED WORK (CHECK ALL THAT APPLY)

INTERIOR ALTERATIONS	<input checked="" type="checkbox"/> INTERIOR ALTERATIONS <input type="checkbox"/> PLACE OF ASSEMBLY/CERTIFICATE OF OCCUPANCY/ NO WORK PROPOSED
RESTORATION & OTHER FAÇADE WORK	<input type="checkbox"/> RECREATE MISSING ARCHITECTURAL FEATURES <input checked="" type="checkbox"/> EXTERIOR REPAIRS (check all that apply): <input checked="" type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof <input type="checkbox"/> LL11
HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT	<input type="checkbox"/> THRU-WINDOW/LOUVERS & OTHER HVAC EQUIPMENT (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> THRU-WALL HVAC EQUIPMENT: <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> OTHER MECHANICAL EQUIPMENT: <input type="checkbox"/> Wall mounted <input type="checkbox"/> Yard <input type="checkbox"/> Roof <input type="checkbox"/> Exterior Generator
WINDOW & DOOR WORK	<input checked="" type="checkbox"/> REPLACE WINDOWS (check all that apply): <input checked="" type="checkbox"/> Street-facing façade/s <input type="checkbox"/> Rear or side non-street facing façade <input type="checkbox"/> NEW/MODIFY WINDOW OPENING(S) (check all that apply): <input type="checkbox"/> Street-facing façade/s <input type="checkbox"/> Rear or side non-street facing façade <input checked="" type="checkbox"/> REPLACE DOOR(S) or MODIFY DOOR(S)
ADDITIONS & NEW CONSTRUCTION	<input type="checkbox"/> NEW BUILDING <input checked="" type="checkbox"/> ROOFTOP ADDITION (check all that apply): <input type="checkbox"/> Mechanical Equipment, Stair or Elevator Bulkhead <input checked="" type="checkbox"/> Occupiable <input type="checkbox"/> Solar <input checked="" type="checkbox"/> REAR YARD ADDITION (check all that apply): <input checked="" type="checkbox"/> Deck <input checked="" type="checkbox"/> Occupiable
STOREFRONTS	<input checked="" type="checkbox"/> INFILL <input type="checkbox"/> LIGHTING <input type="checkbox"/> SIGNAGE <input type="checkbox"/> AWNINGS <input type="checkbox"/> SECURITY GATE
EXCAVATIONS, SIDEWALKS AND SITEWORK	<input checked="" type="checkbox"/> EXCAVATION (check all that apply): <input type="checkbox"/> Underpinning <input type="checkbox"/> No Underpinning <input type="checkbox"/> SIDEWALK PAVING (check all that apply): <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Tree Pit <input type="checkbox"/> SUBSURFACE UTILITIES (check all that apply): <input type="checkbox"/> Residential <input type="checkbox"/> Other <input type="checkbox"/> STREET PAVING/STREETBED WORK
OTHER	<input type="checkbox"/> TEMPORARY INSTALLATIONS: <input type="checkbox"/> Sign <input type="checkbox"/> Other <input type="checkbox"/> NEW UNENCLOSED SIDEWALK CAFÉ <input type="checkbox"/> RENEW SIDEWALK CAFÉ LICENSE <input type="checkbox"/> FENCES AND GATES <input type="checkbox"/> BARRIER FREE ACCESS (ADA) <input type="checkbox"/> OTHER (Describe): _____

### 3. ADDITIONAL INFORMATION

Are you filing to correct or legalize work done without an LPC permit? ☐ YES If Yes, Warning Letter/NOV#:  
(If YES, please include photos of work in violation)

Are you filing for a signoff or to amend a permit? ☐ YES If Yes, Docket#:  
(If YES, please include photos of completed exterior work)

Are you applying to any of the following? ☒ Dept. Of Buildings ☐ City Planning ☐ Board of Standards and Appeals

Is there a facade easement on the property? ☐ YES (If Yes, please provide contact information for easement holder)

**4. ATTACH MATERIALS NEEDED TO COMPLETE THE APPLICATION**

Required materials must be submitted to complete the application. These materials include documentation that explains the existing and proposed conditions, and clearly illustrates how the proposed work does or does not meet LPC Rules. Depending on the type of work proposed these materials may include drawings, photographs, photo-montages, material samples and written specifications.

For a complete list of materials required for the most common work types, please refer to the **Permit Application Guide** as you complete the application. LPC Rules and guides are available on the website: [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks). An application that includes all of the required materials can often be expedited. Incomplete submissions will cause delays.

PLEASE NOTE THAT A PERMIT CANNOT BE ISSUED UNTIL THE REQUIRED MATERIALS ARE SUBMITTED AND STAFF HAS DETERMINED THAT THE APPLICATION IS COMPLETE. YOU MAY CONTACT LPC IF YOU NEED INFORMATION ABOUT THE APPLICATION PROCESS, DETAILS ABOUT THE TYPES OF DRAWINGS OR OTHER MATERIALS THAT MAY BE REQUIRED, OR FOR GENERAL GUIDANCE:  
TEL: (212) 669-7817/ E-MAIL: [INFO@LPC.NYC.GOV](mailto:INFO@LPC.NYC.GOV).

**AN APPLICATION MAY BE COMPLETED BY THE OWNER, TENANT, LESSEE, CO-OP SHAREHOLDER, ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER INDIVIDUAL OR FIRM. PLEASE LIST ALL RELEVANT CONTACTS BELOW, AND CHECK THE PRIMARY CONTACT.**

**5. CONTACT INFORMATION (Fill out all that apply and indicate who the primary contact should be)**

**TENANT/LESSEE/CO-OP SHAREHOLDER**

☐ **PRIMARY CONTACT**

Name	Company/Corporation/Organization	
Address	City & State	Zip
Phone	E-mail	

**ARCHITECT/ENGINEER/CONTRACTOR (IF APPLICABLE)**

☐ **PRIMARY CONTACT**

Name <b>Jeremy Singer</b>	Company/Corporation/Organization <b>Woods Bagot Architects</b>	
Address <b>30 Broad Street, 7th Floor</b>	City & State <b>New York, NY</b>	Zip <b>10004</b>
Phone <b>646-756-3300</b>	E-mail	

**PERSON FILING APPLICATION (E.G., EXPEDITOR, ATTORNEY, MANAGING AGENT) ☒ PRIMARY CONTACT**

Name <b>Sarah Sher</b>	Company/Corporation/Organization: <b>Higgins Quasebarth &amp; Partners</b>	
Address <b>11 Hanover Square, 16th Floor</b>	City & State <b>New York, NY</b>	Zip <b>10005</b>
Phone <b>212-274-9468 x27</b>	E-mail <b>sher@hqpreservation.com</b>	

**6. OWNER'S INFORMATION, CONSENT, AND SIGNATURE**

I am the owner of the above-listed property. For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

**IMPORTANT: The managing agent of a cooperative or condominium association must be an officer of the board to sign this application**

NAME Eytan Saperstein

TITLE (if applicable) Partner

COMPANY, CORPORATION, OR ORGANIZATION (if applicable) EA Development Partners LLC

MAILING ADDRESS 205 West 54th Street CITY, STATE, ZIP CODE New York, NY 10019

PHONE 212-977-3877 E-MAIL \_\_\_\_\_

  
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

# 84 2nd Avenue

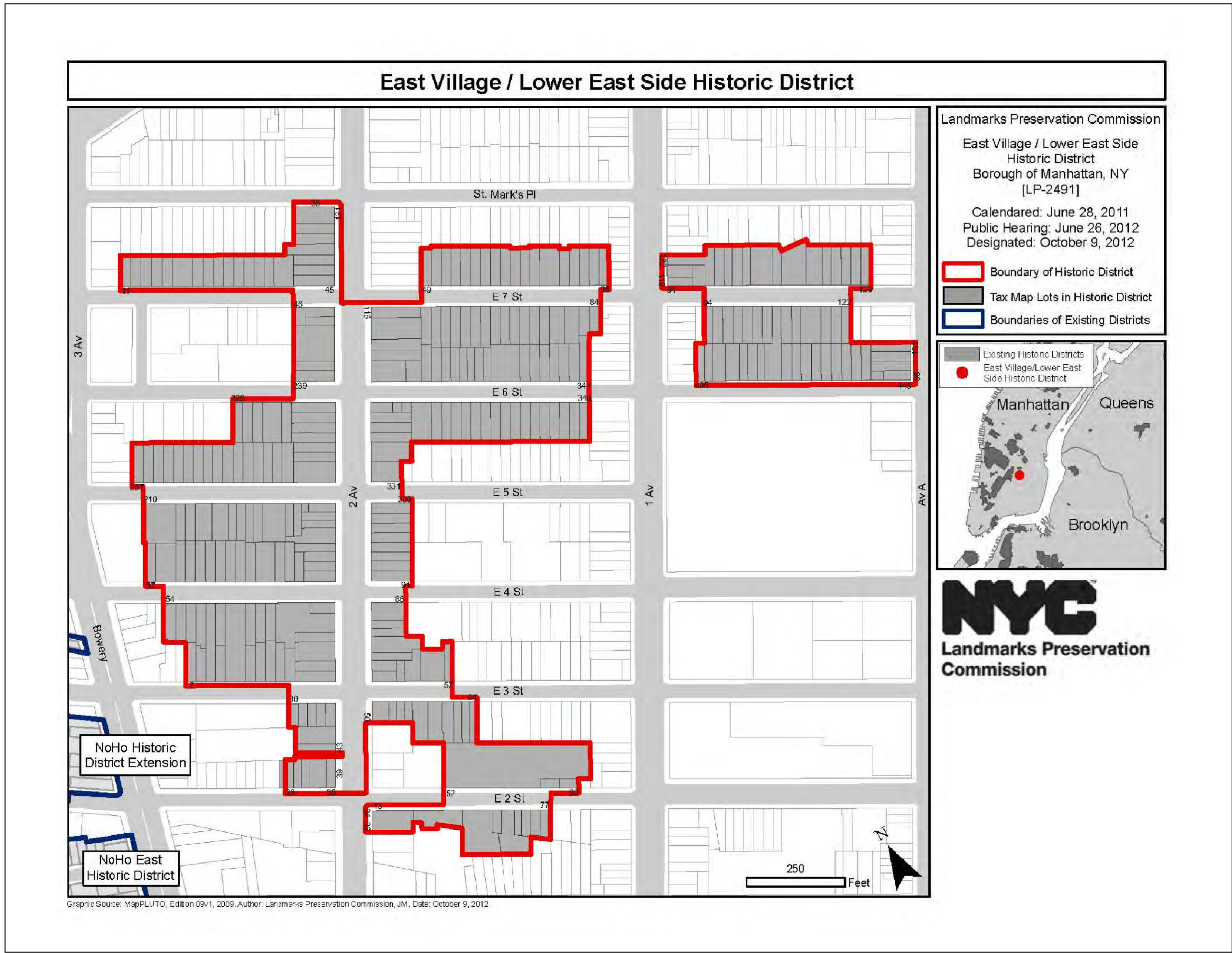
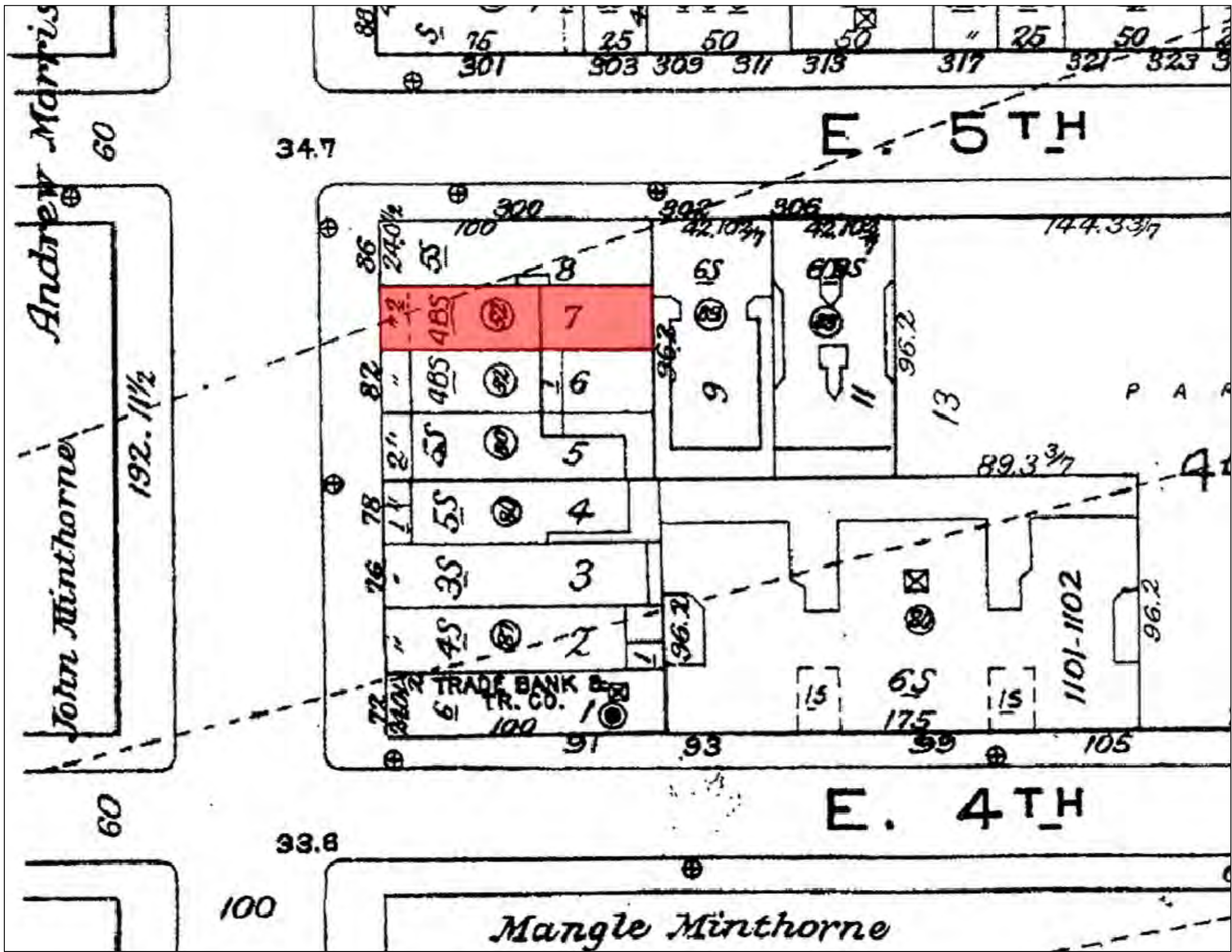
New York, NY

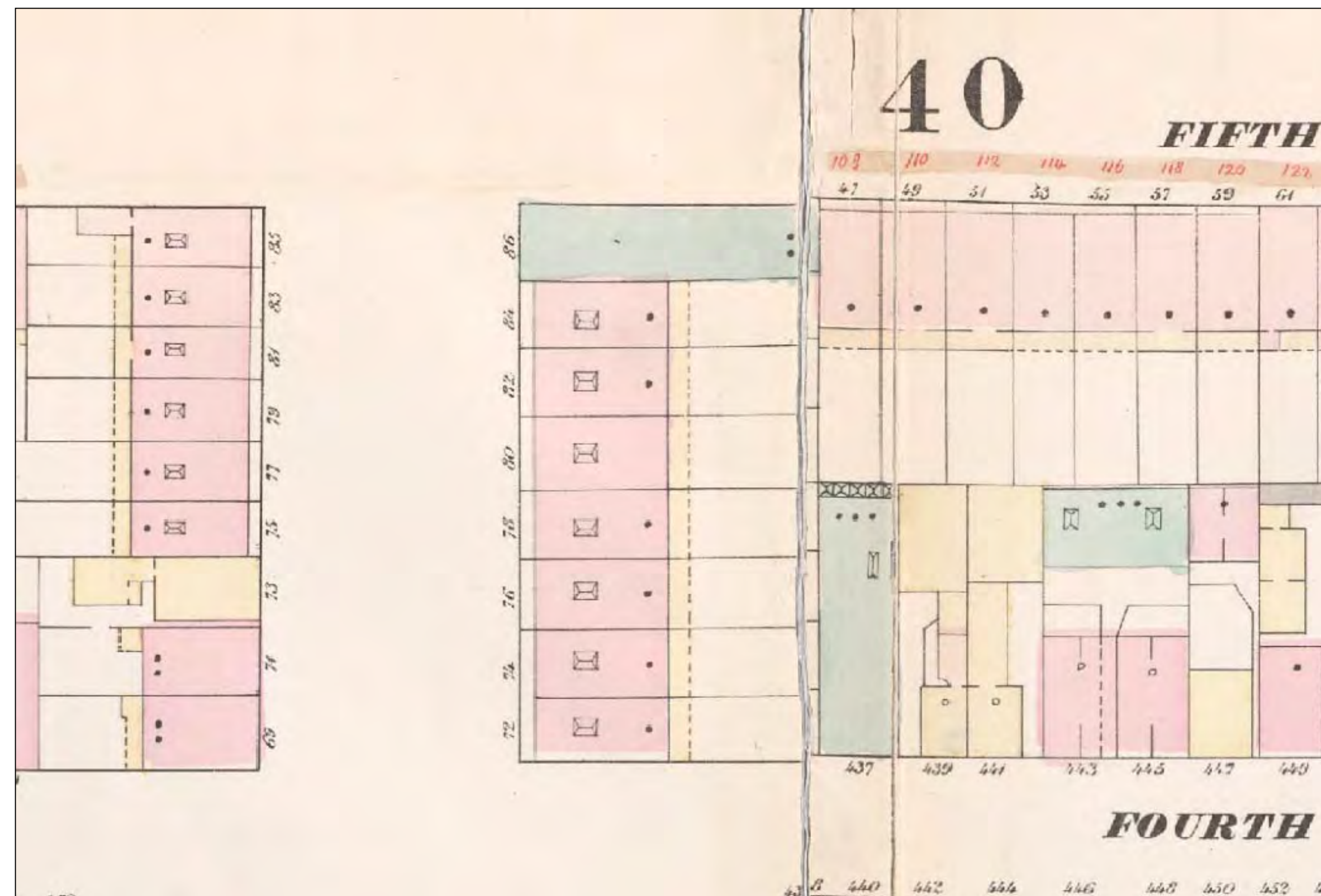
## Landmarks Preservation Commission Package

October 17th 2017

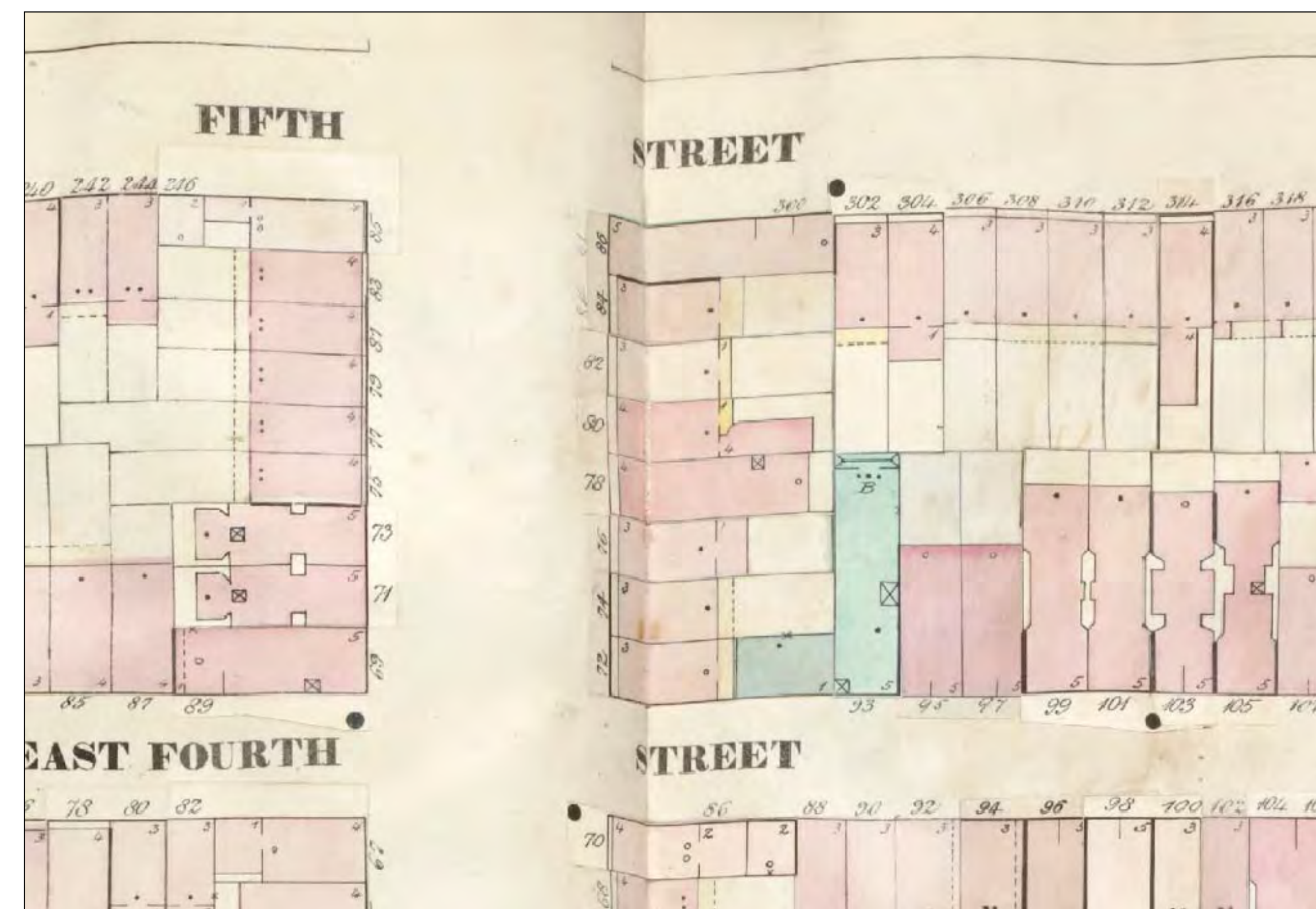
DRAWING INDEX:  
ARCHITECTURAL DRAWINGS

SHEET #	SHEET NAME	DWG SCALE
LPC-000	COVER SHEET, DRAWING INDEX, SITE LOCATION	NTS
LPC-001	HISTORIC PHOTOS	NTS
LPC-002	HISTORIC MAPS	NTS
LPC-003	EXISTING CONDITIONS: FRONT FACADE	SEE SHEET
LPC-004	FRONT FACADE DRAWINGS: ELEVATIONS	SEE SHEET
LPC-005	EXISTING CONDITIONS: FRONT FACADE PHOTO'S	SEE SHEET
LPC-006	ENLARGED ELEVATIONS	SEE SHEET
LPC-007	FACADE DETAILS	SEE SHEET
LPC-009	EXISTING CONDITIONS : REAR FACADE	NTS
LPC-010	REAR YARD ADDITION DRAWINGS: ELEVATIONS	SEE SHEET
LPC-011	EXISTING SECTION	SEE SHEET
LPC-012	PROPOSED SECTION	SEE SHEET
LPC-013	REAR YARD ADDITION DRAWINGS: CELLAR FLOOR PLAN	SEE SHEET
LPC-014	REAR YARD ADDITION DRAWINGS: GROUND FLOOR PLAN	SEE SHEET
LPC-015	REAR YARD ADDITION DRAWINGS: LEVEL 02	SEE SHEET
LPC-016	REAR YARD ADDITION DRAWINGS: LEVEL 03	SEE SHEET
LPC-017	REAR YARD ADDITION DRAWINGS: LEVEL 04	SEE SHEET
LPC-018	REAR YARD ADDITION DRAWINGS: LEVEL 05	SEE SHEET
LPC-019	REAR YARD ADDITION DRAWINGS: ROOF PLAN	SEE SHEET

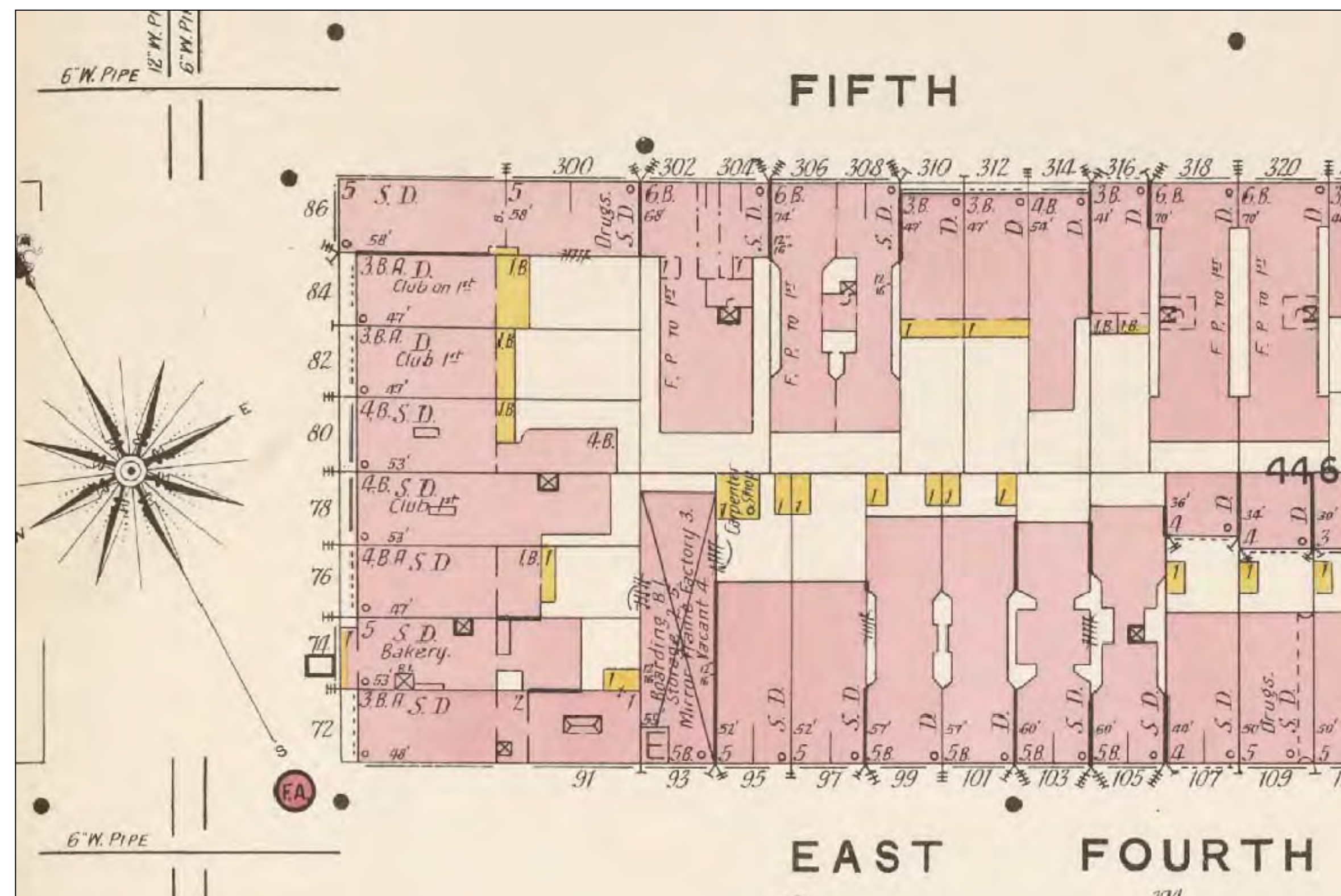




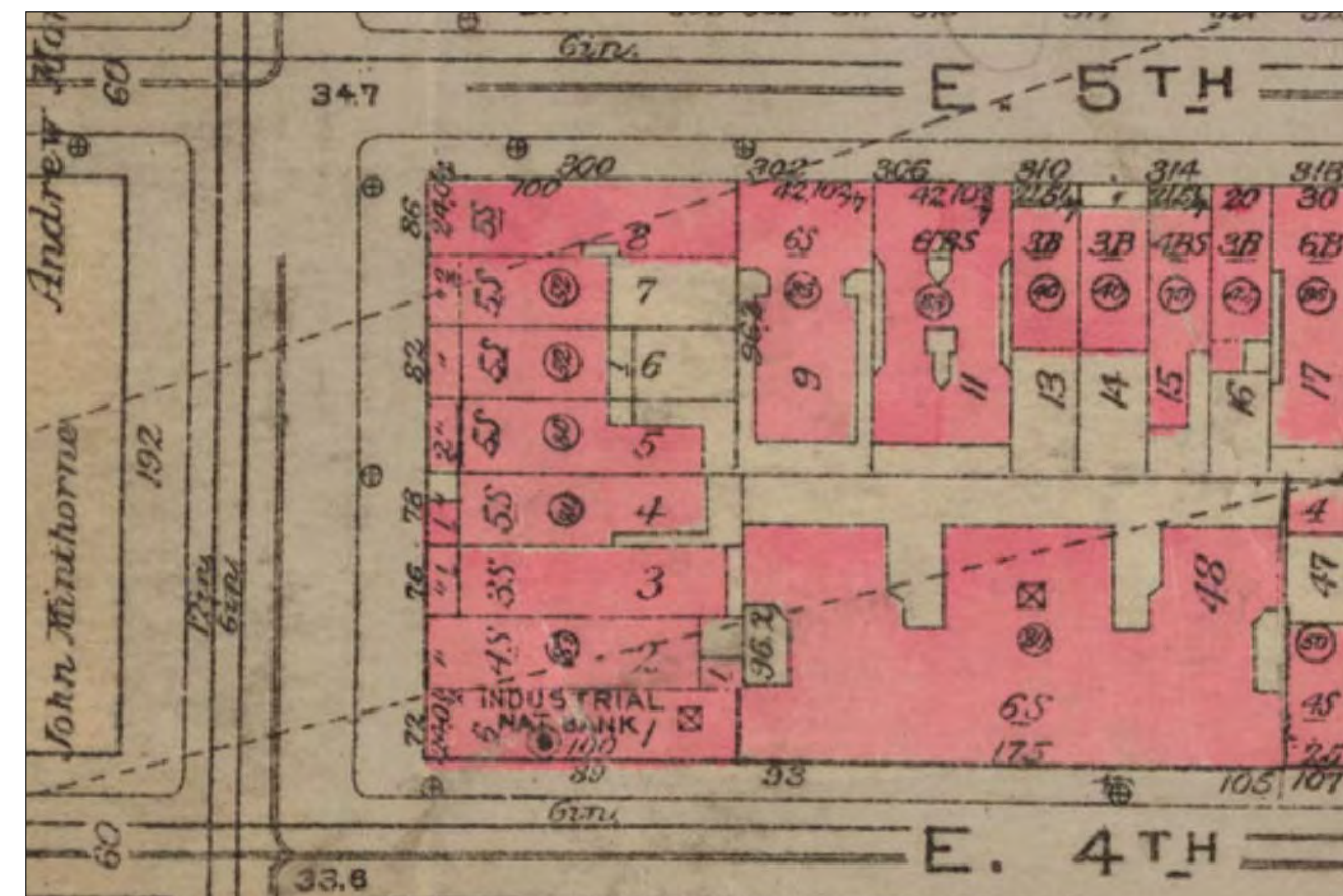
1862 SANBORN



1868 SANBORN

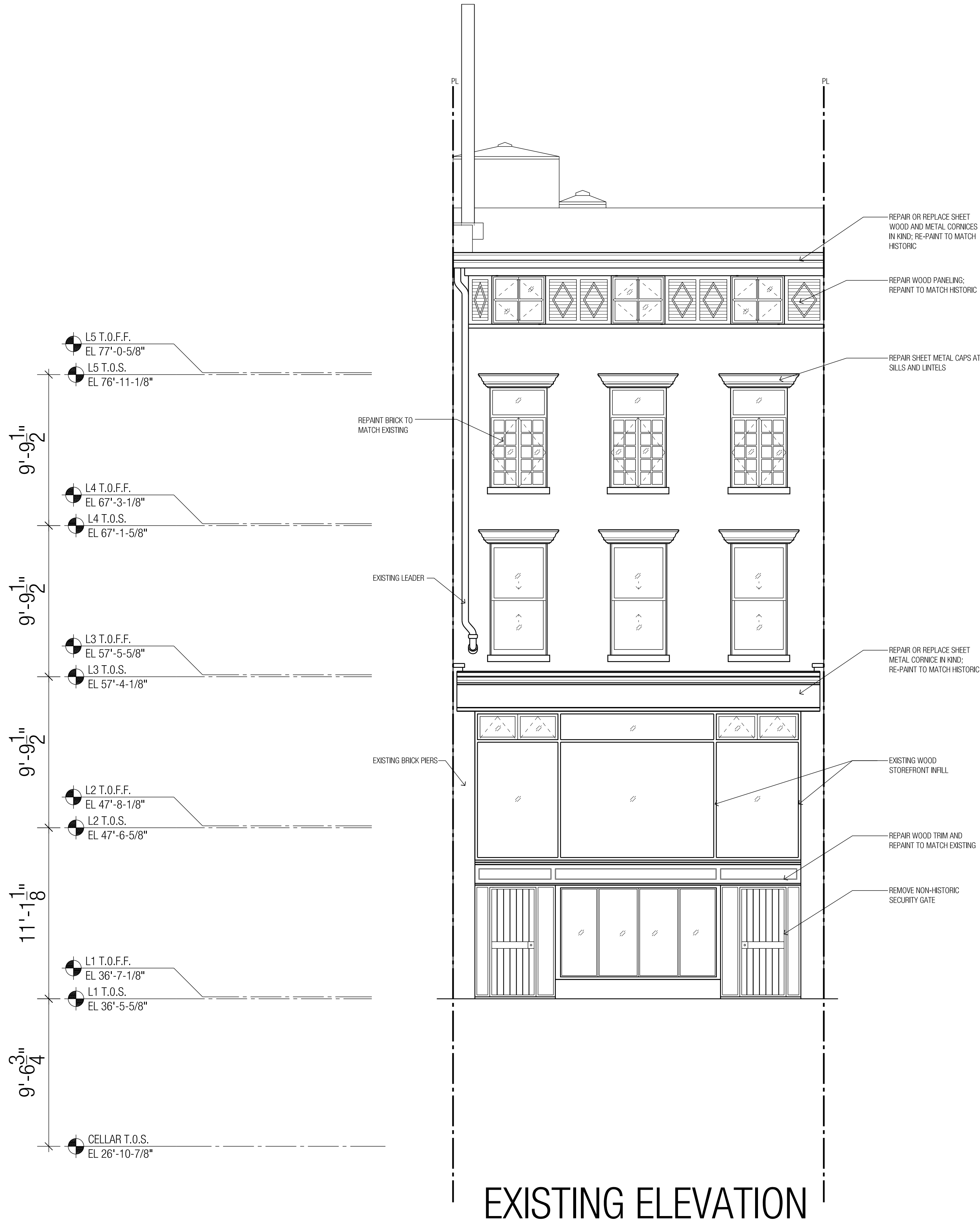


1903 SANBORN

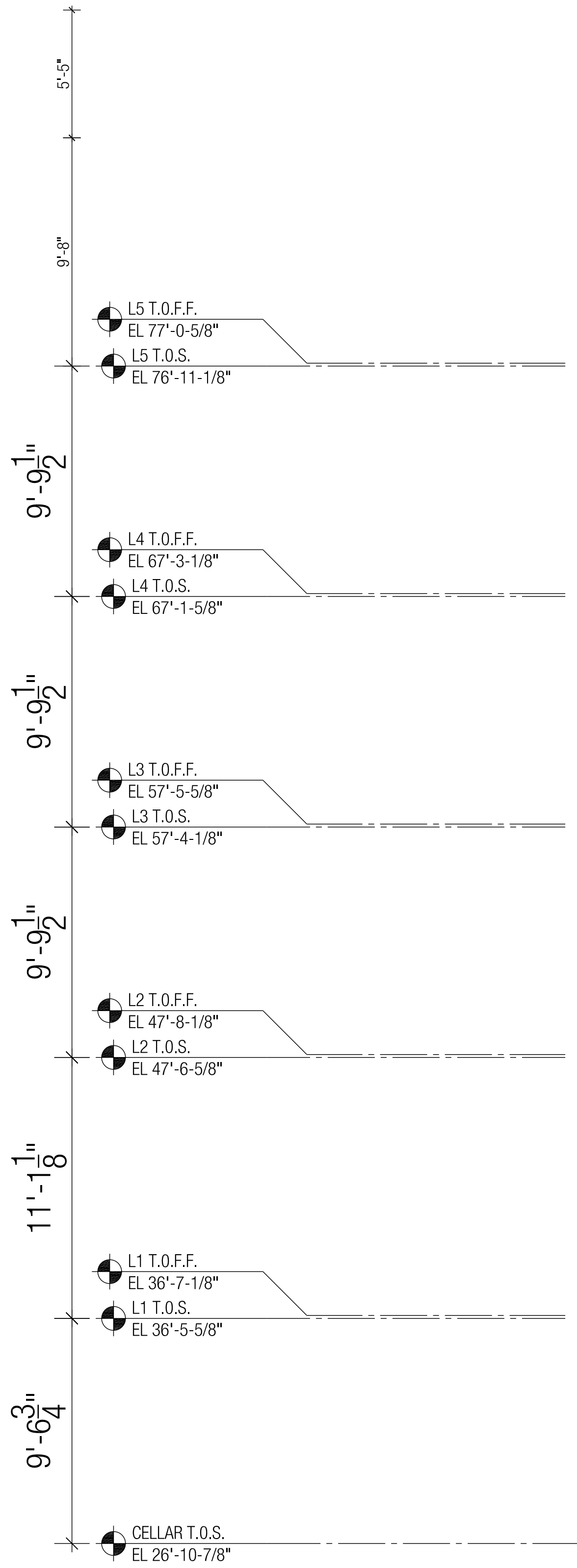


1930 SANBORN



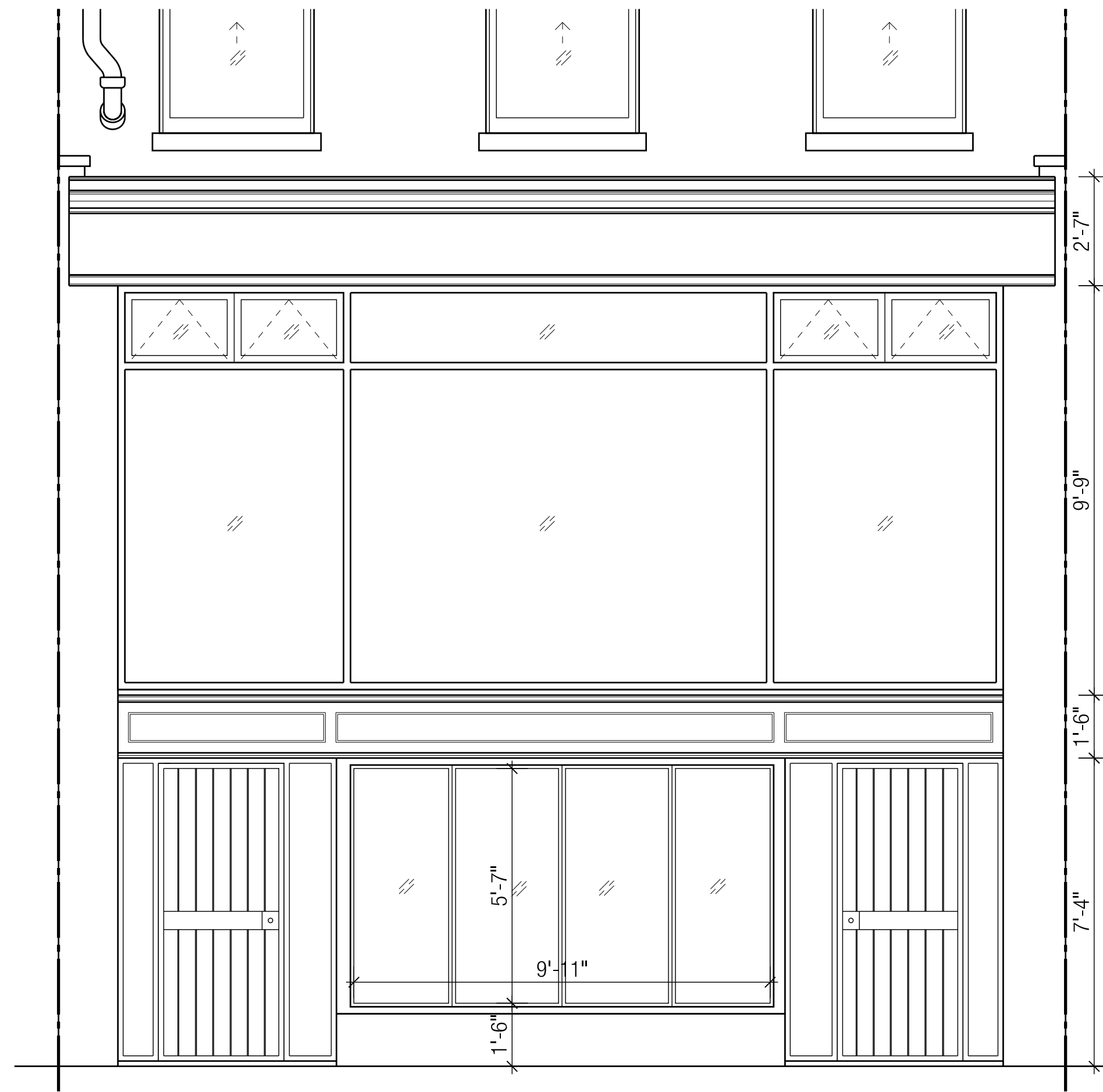


EXISTING ELEVATION

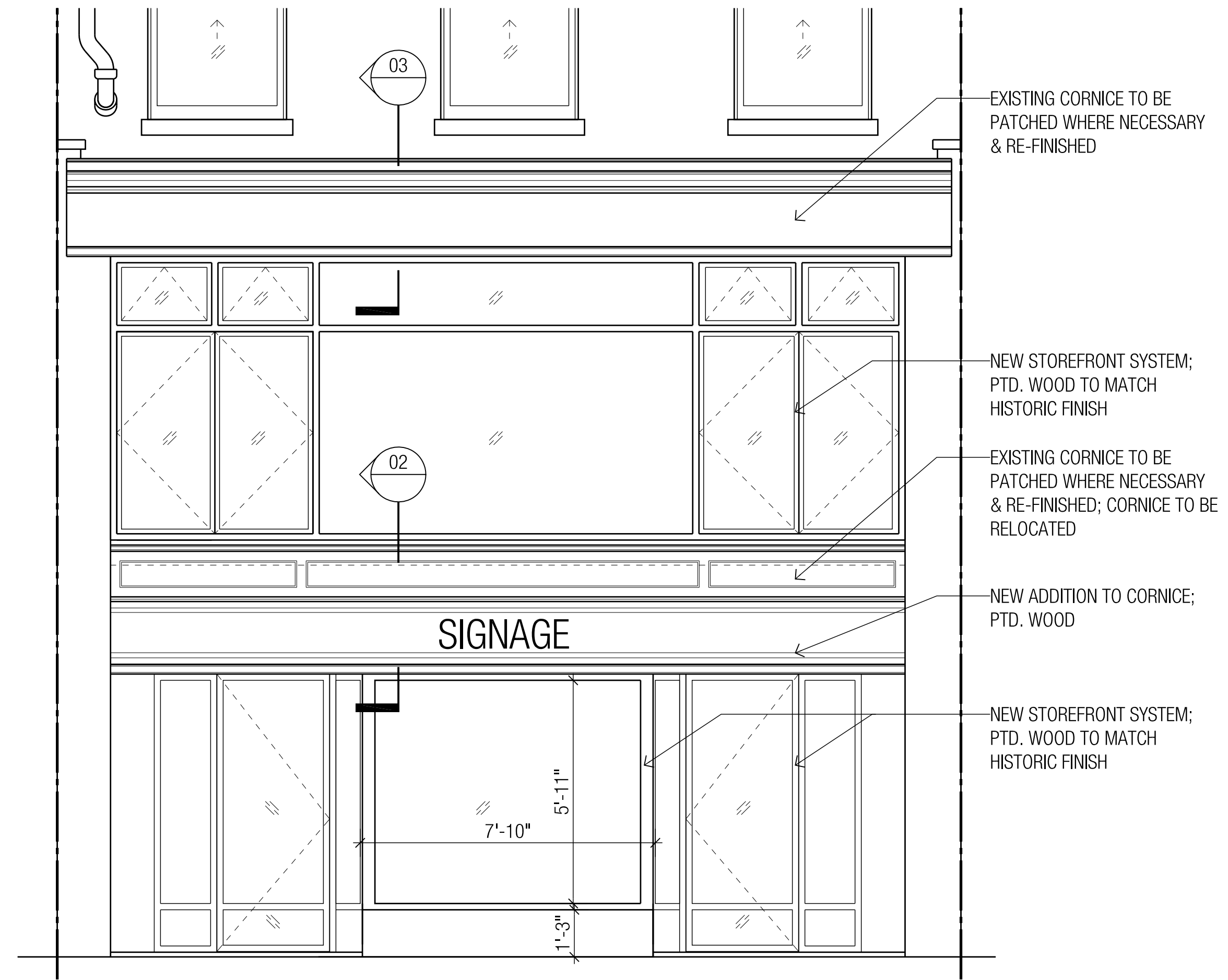


PROPOSED ELEVATION

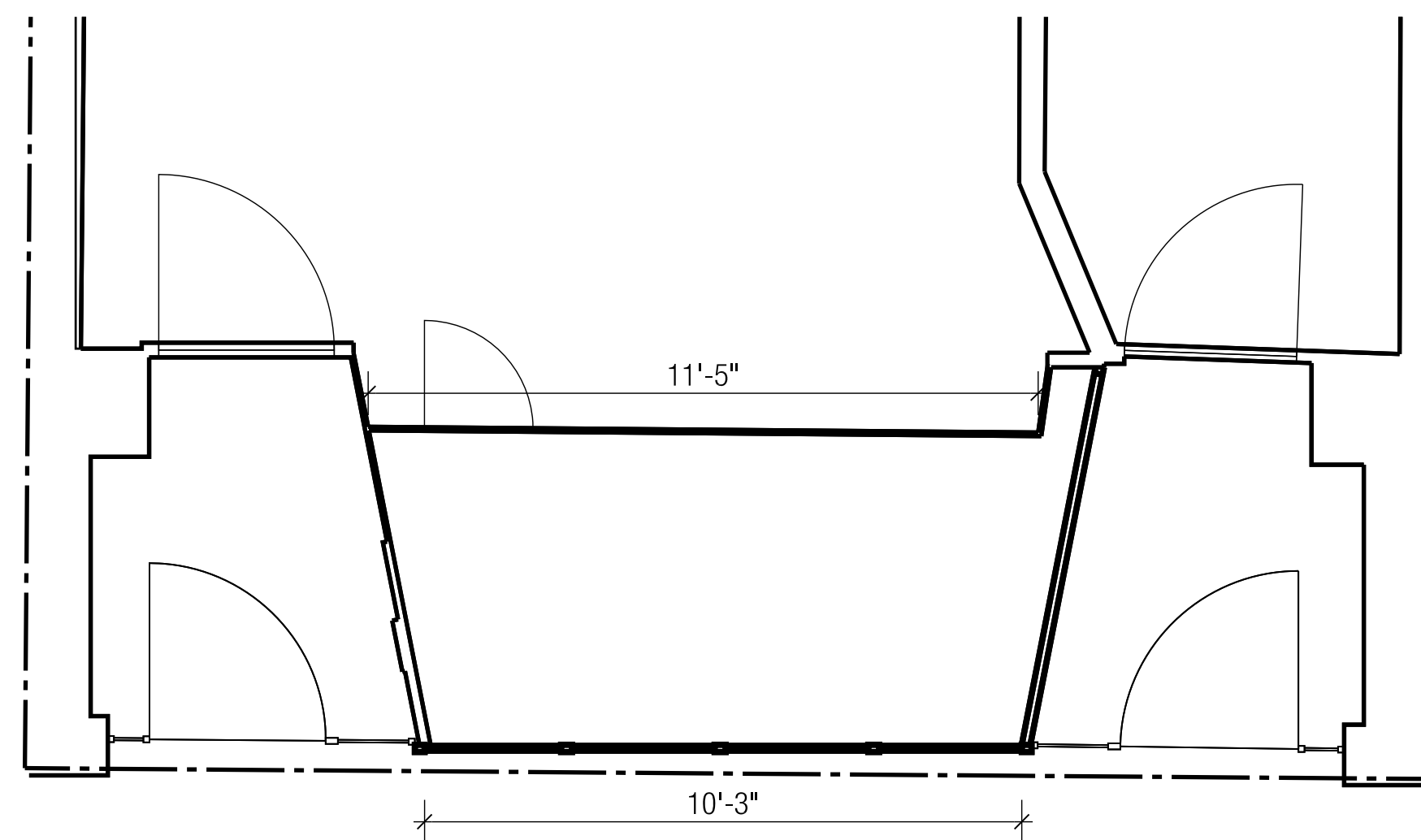




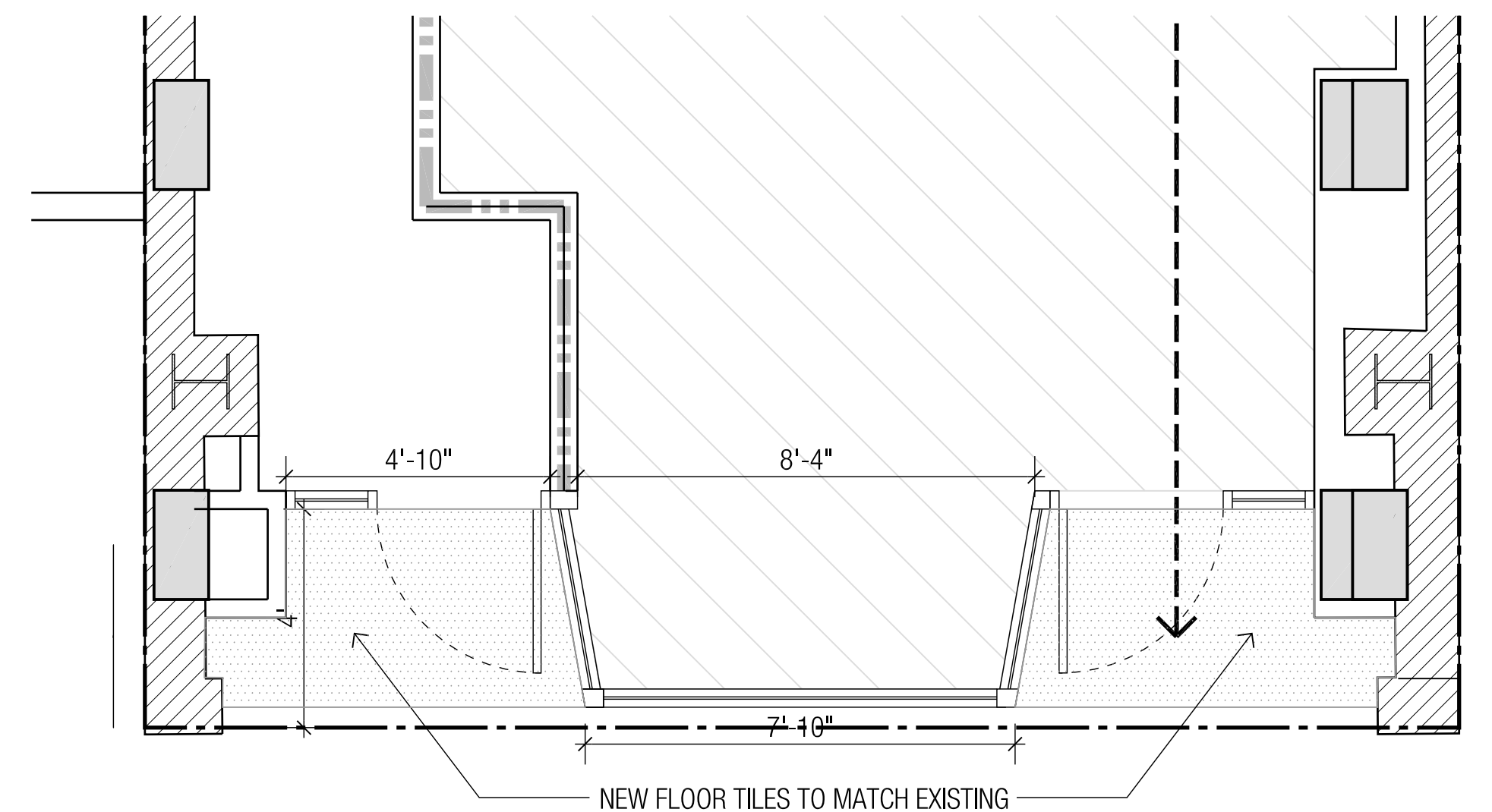
EXISTING ELEVATION



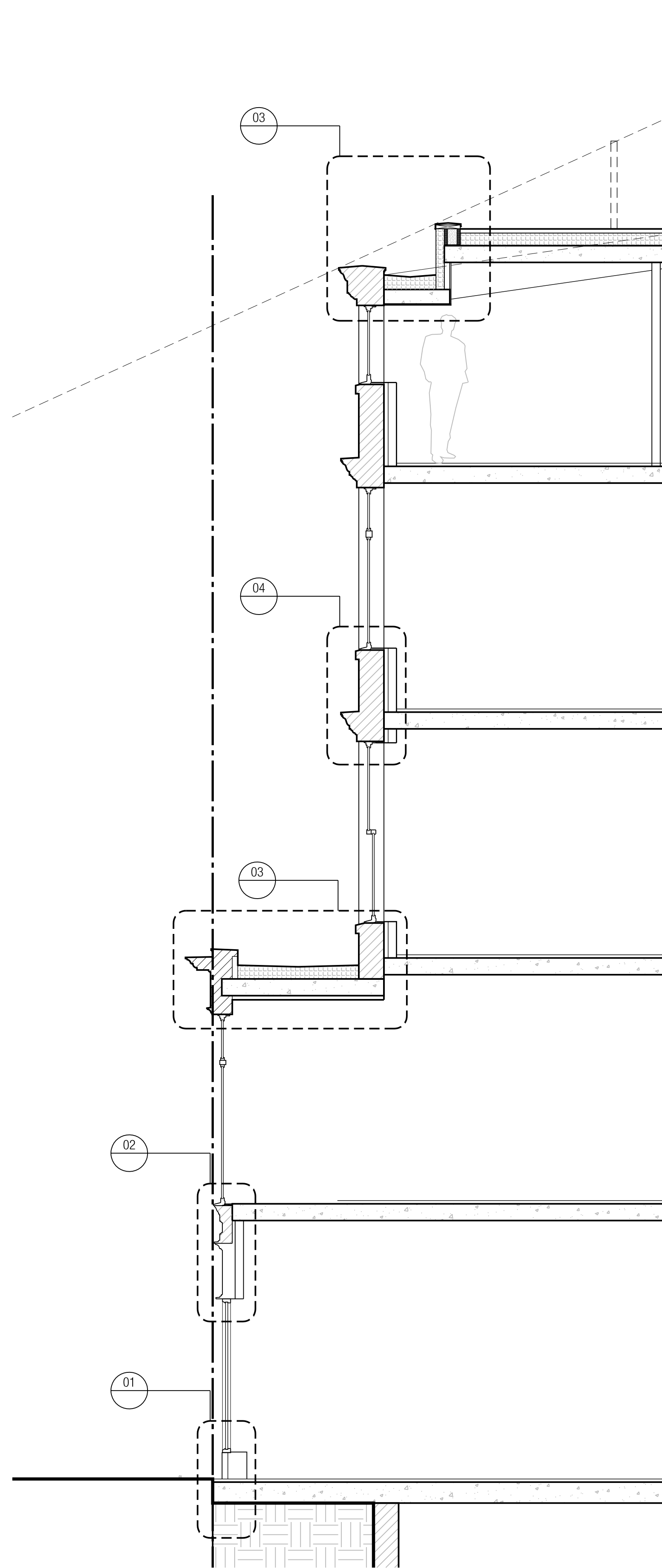
PROPOSED ELEVATION



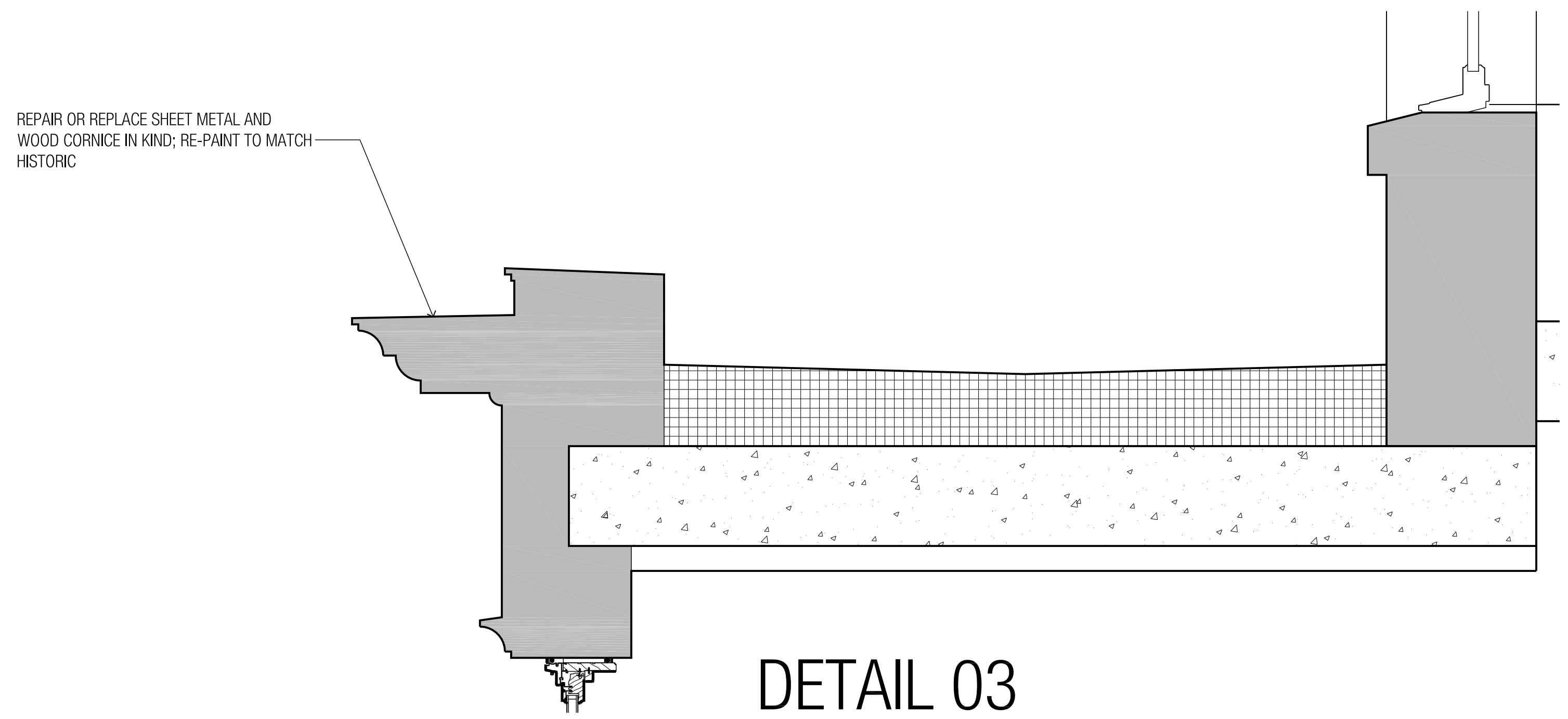
EXISTING PLAN



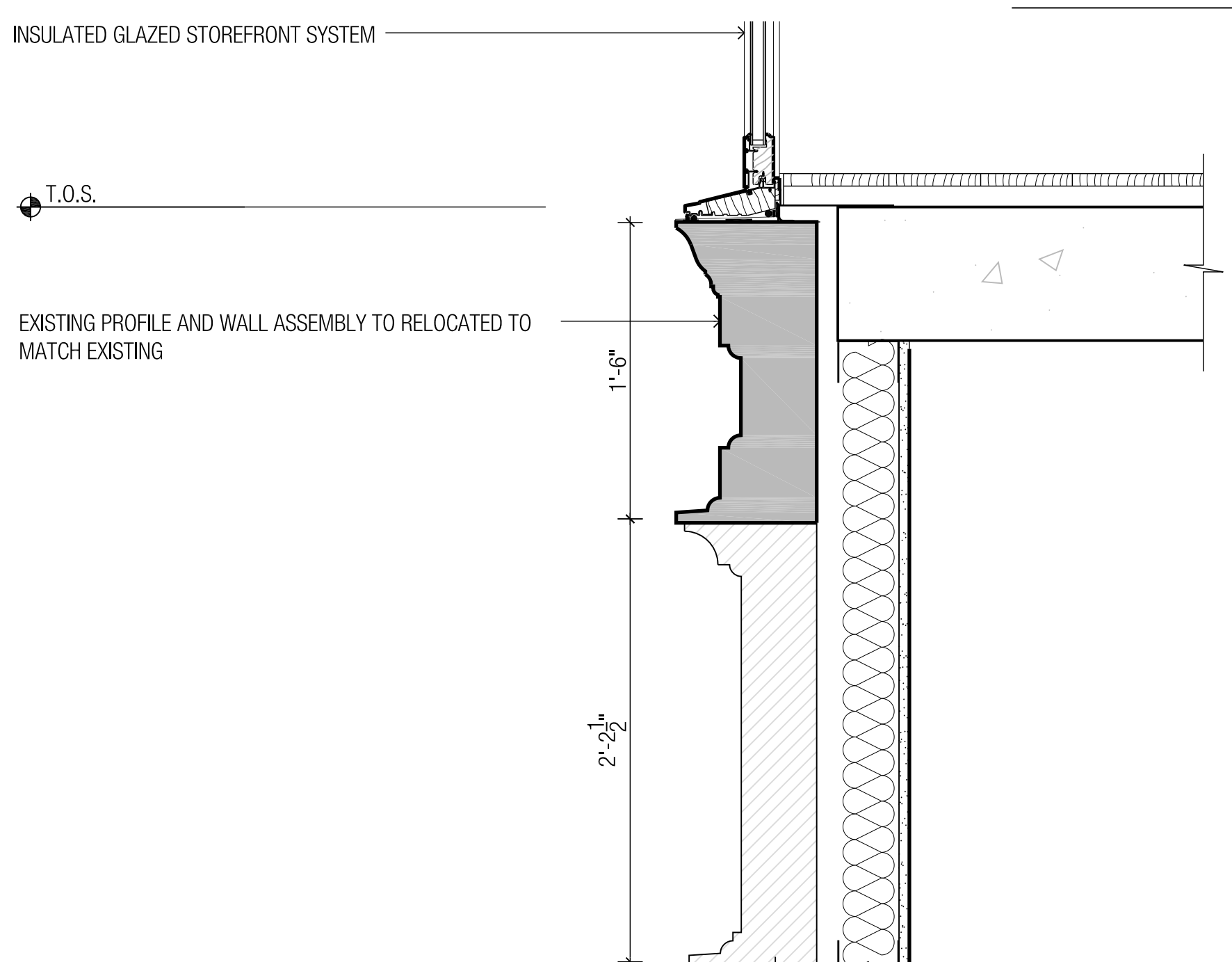
PROPOSED PLAN



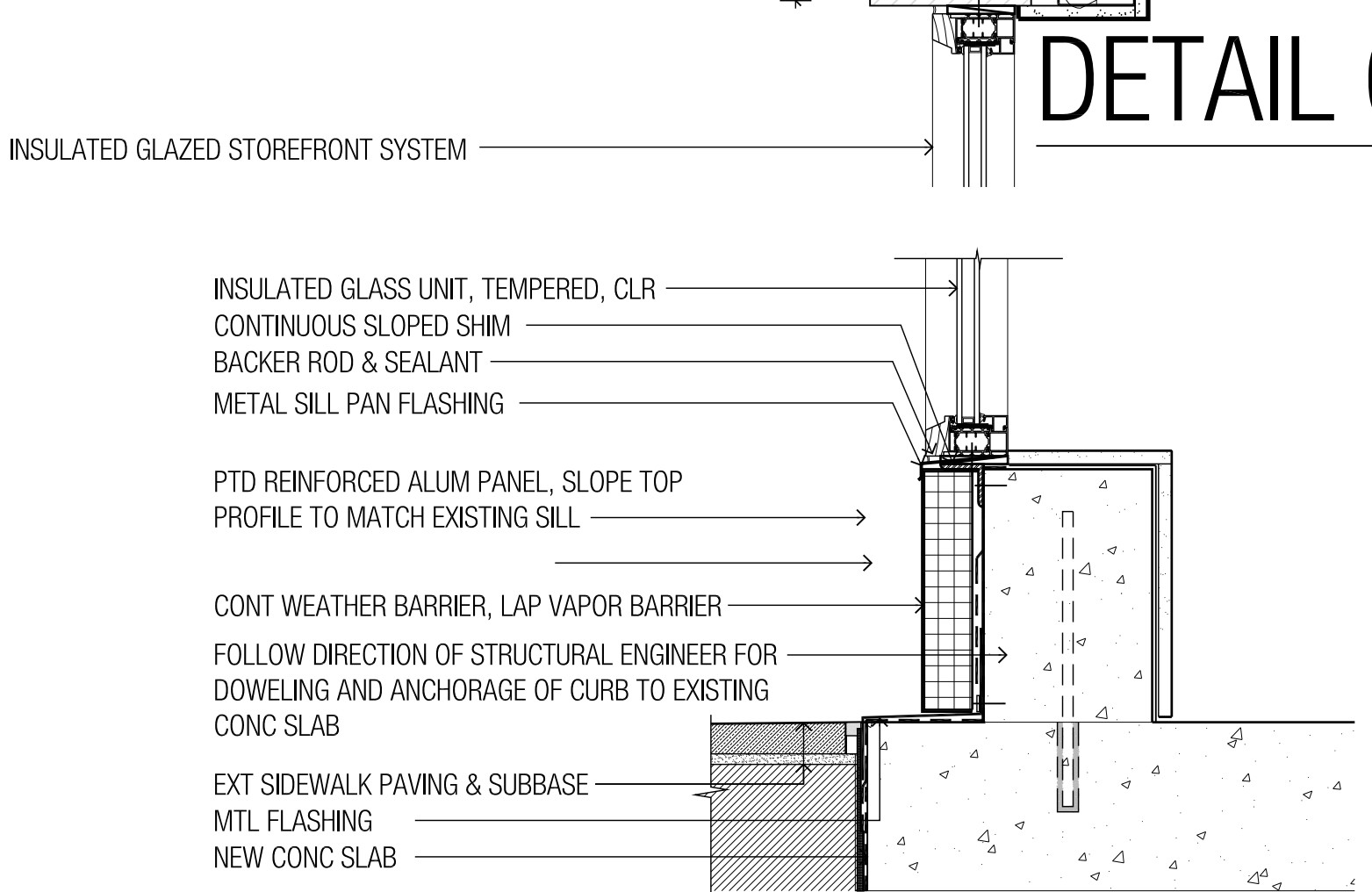
KEY SECTION FRONT FACADE



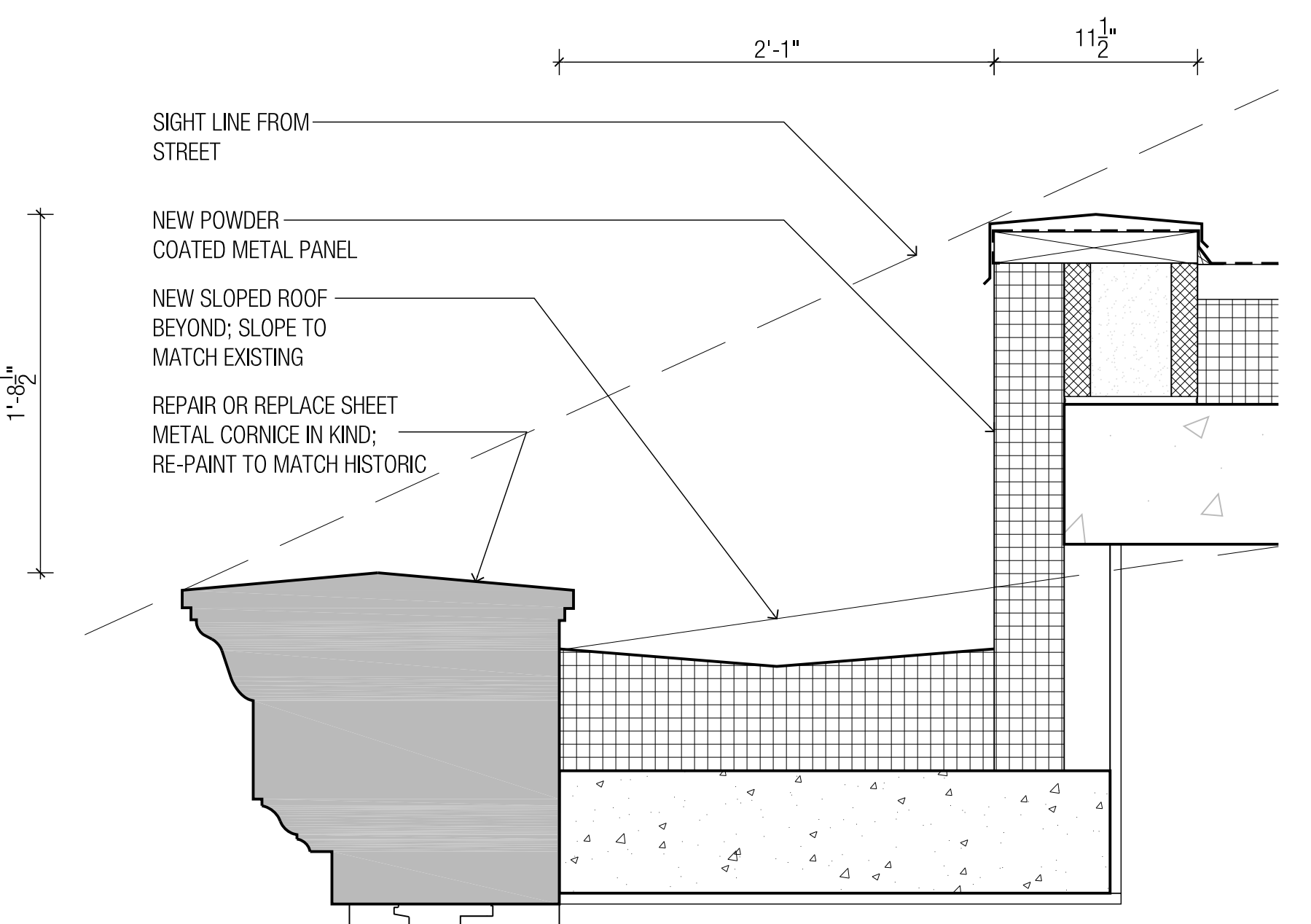
DETAIL 03



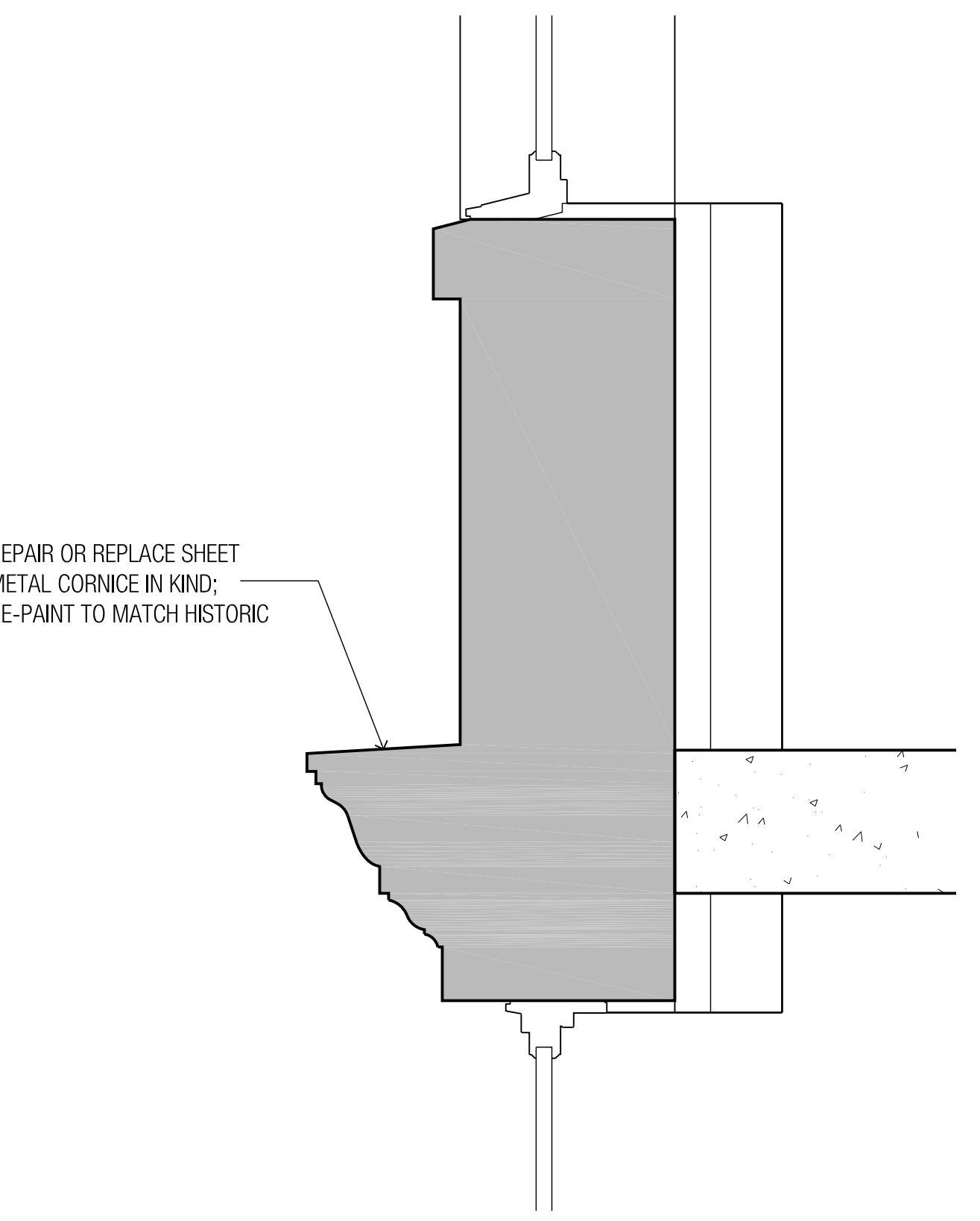
DETAIL 02



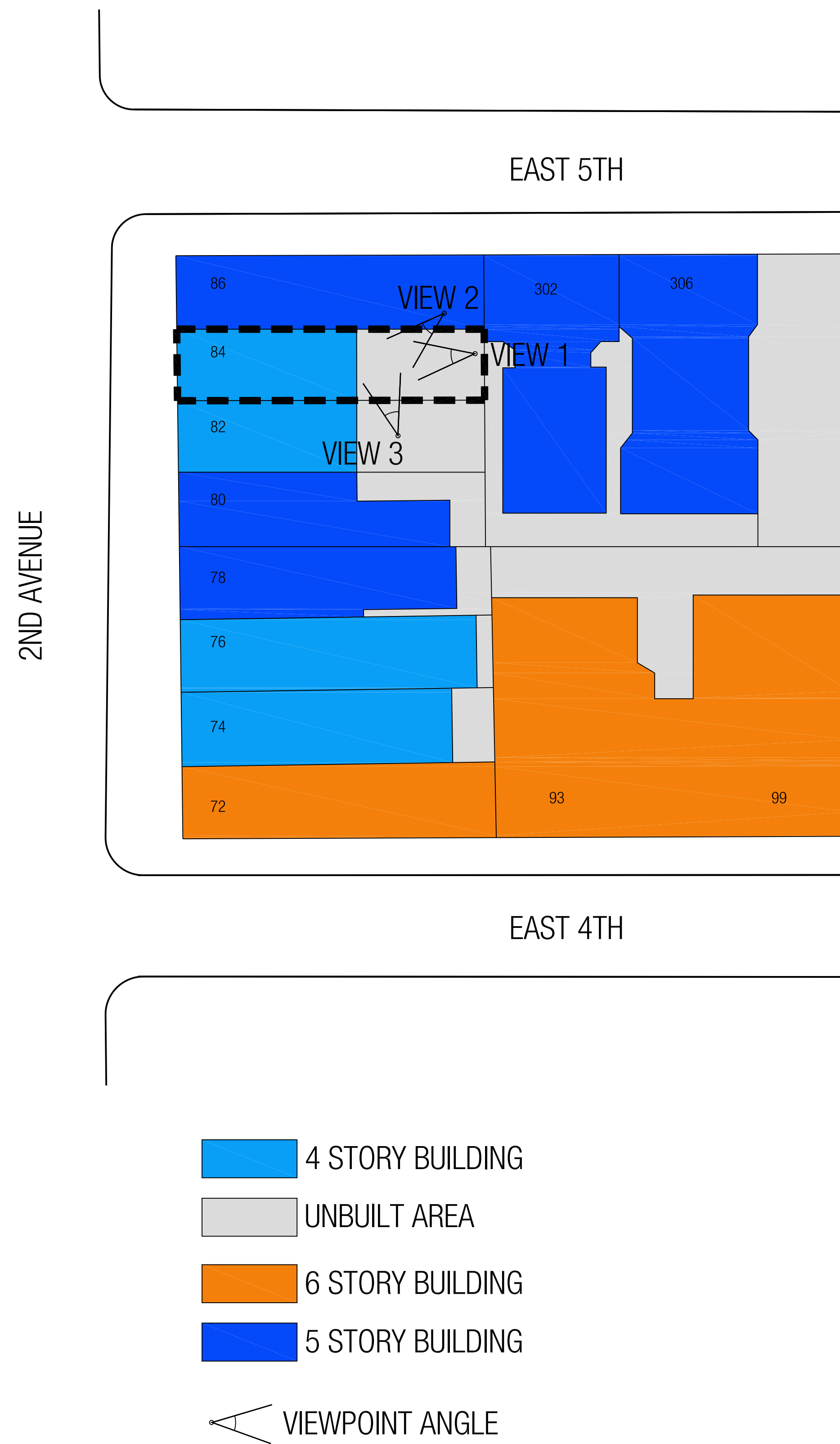
DETAIL 01



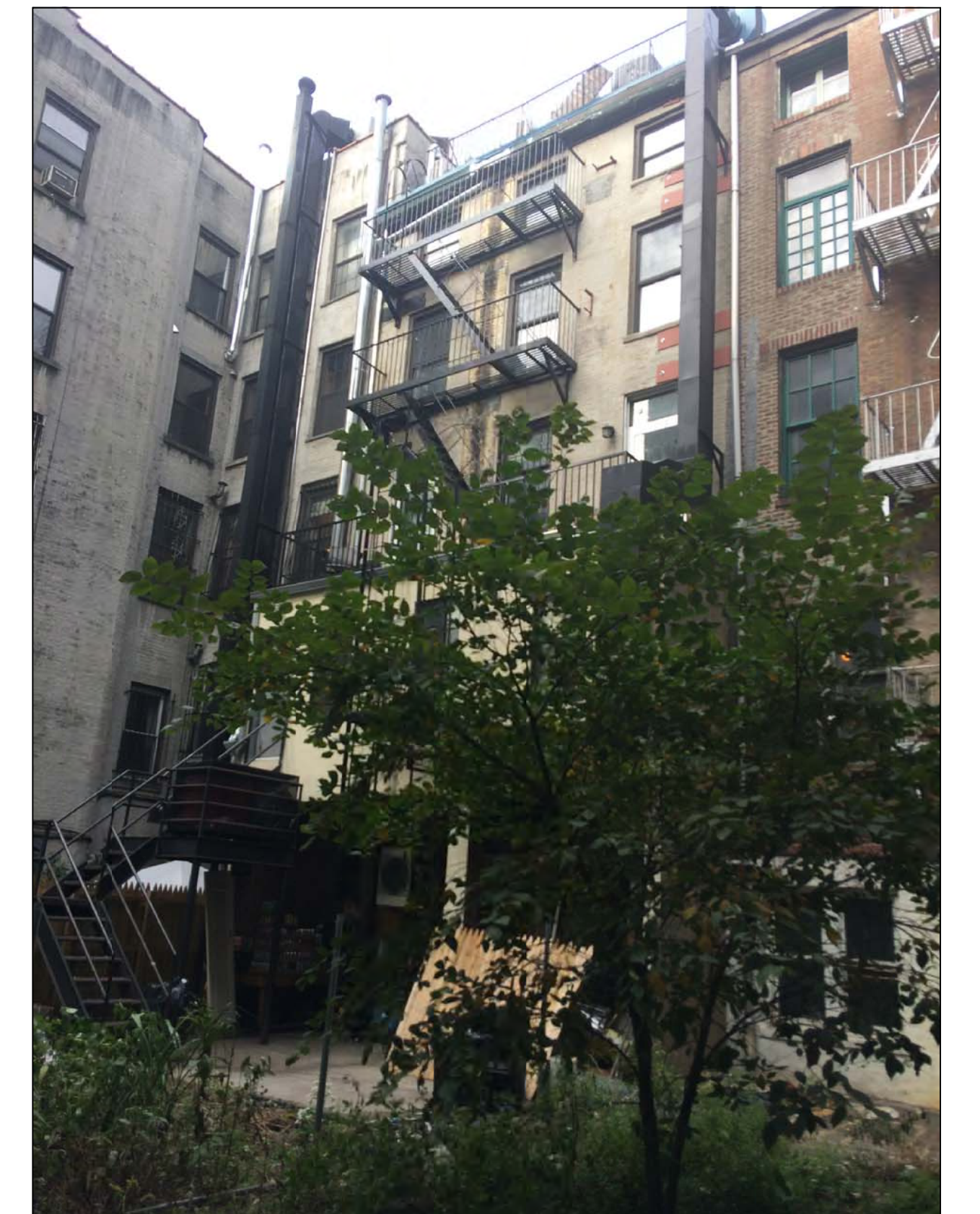
DETAIL 05



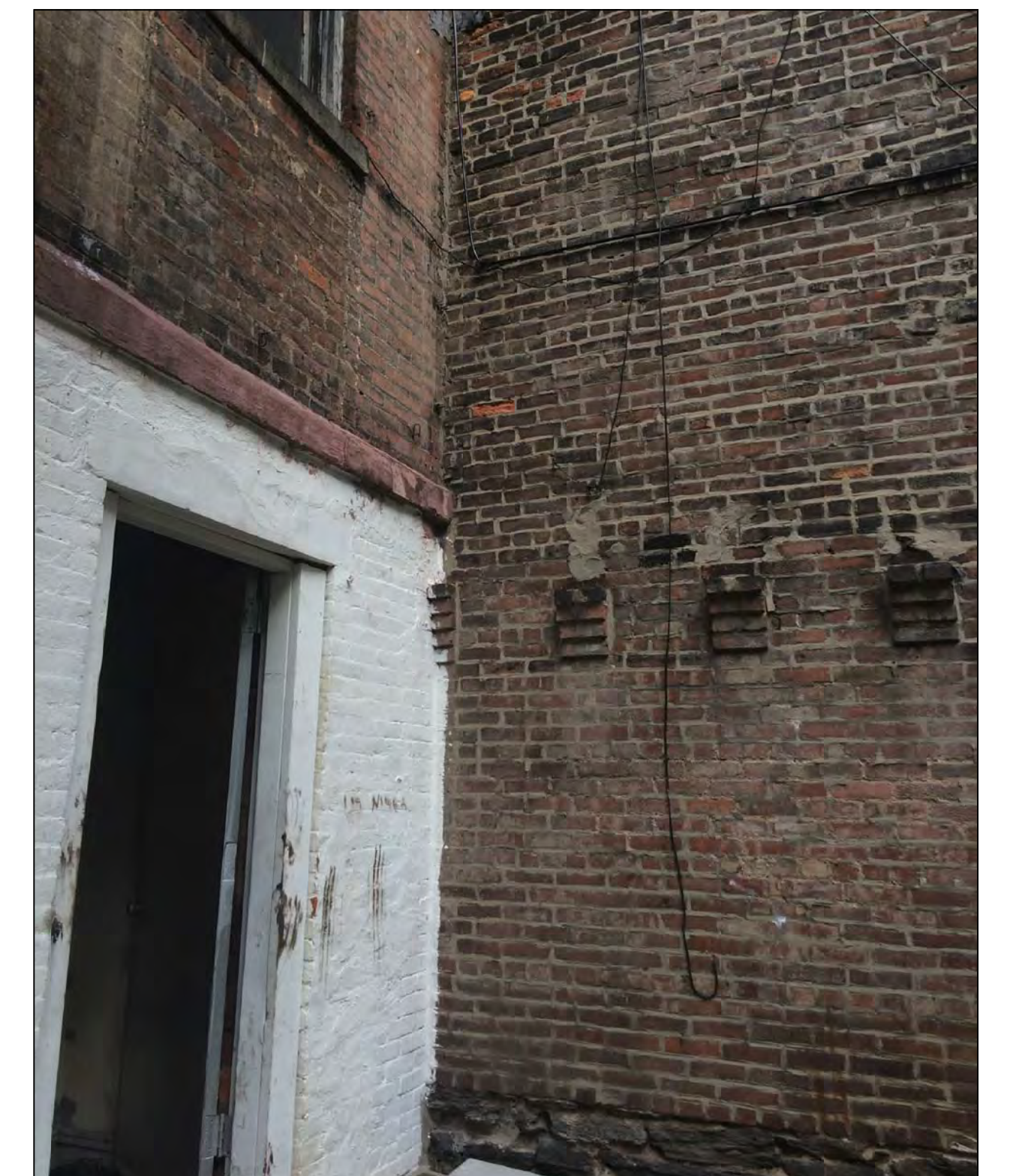
DETAIL 04



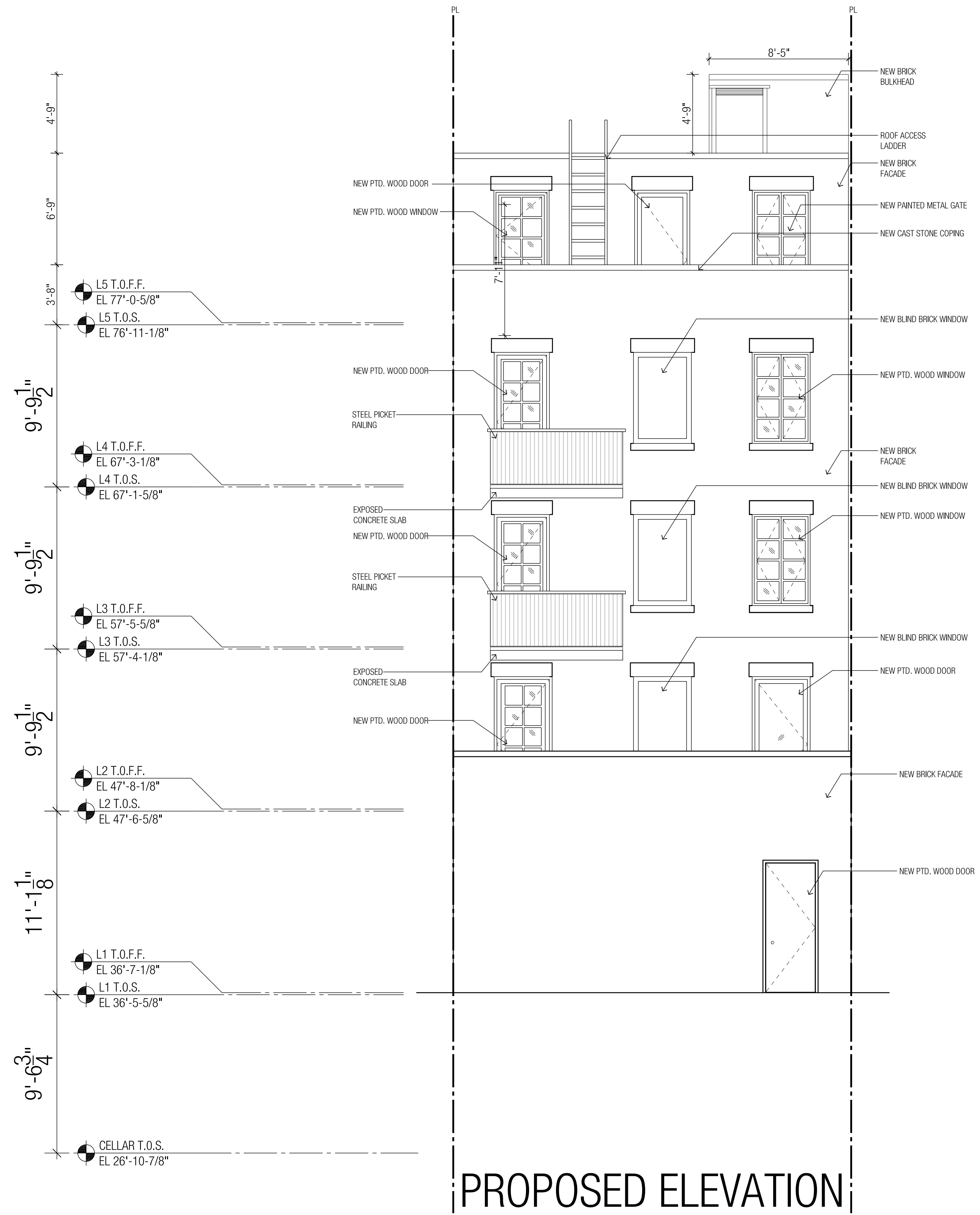
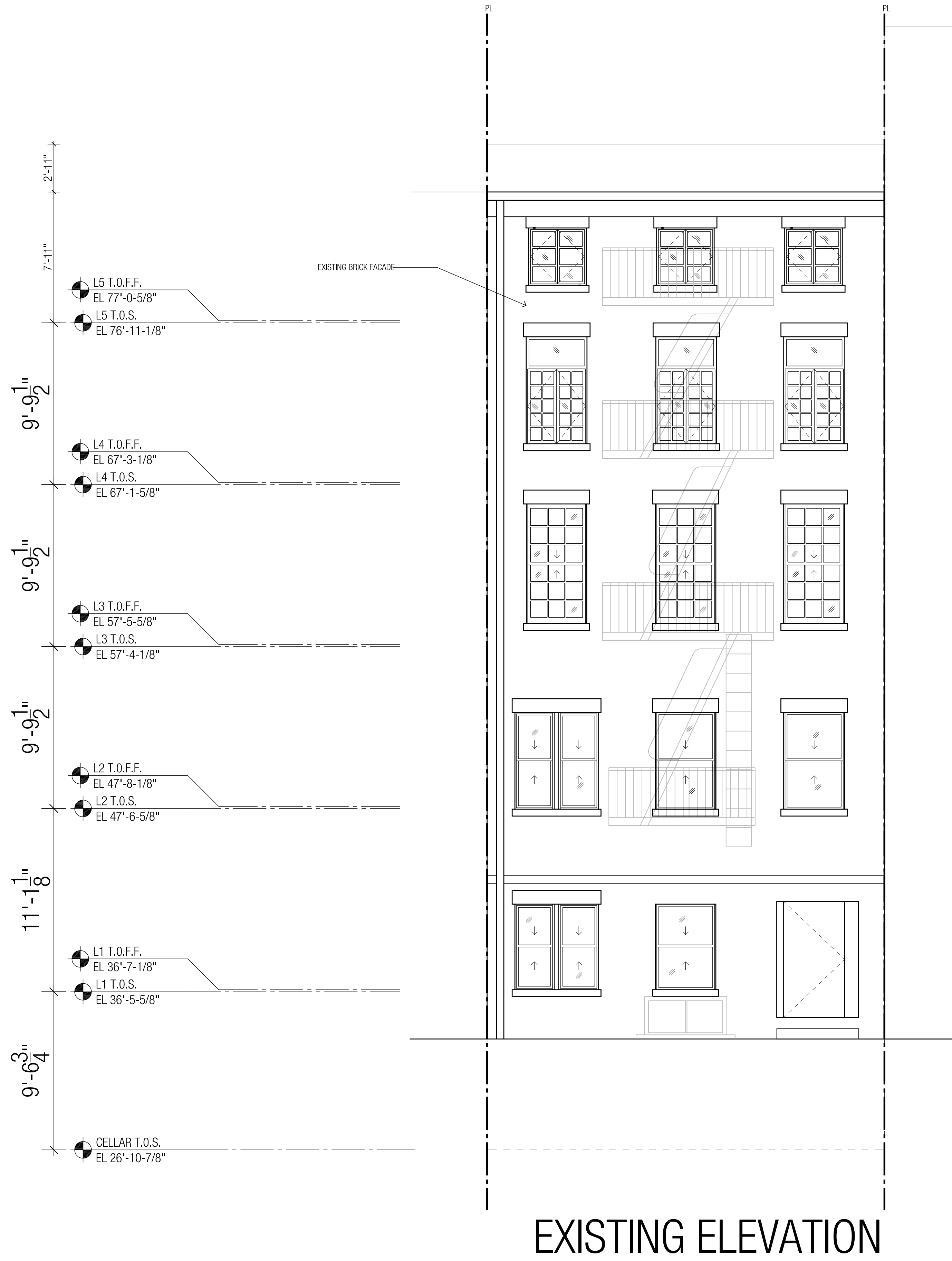
VIEW 1

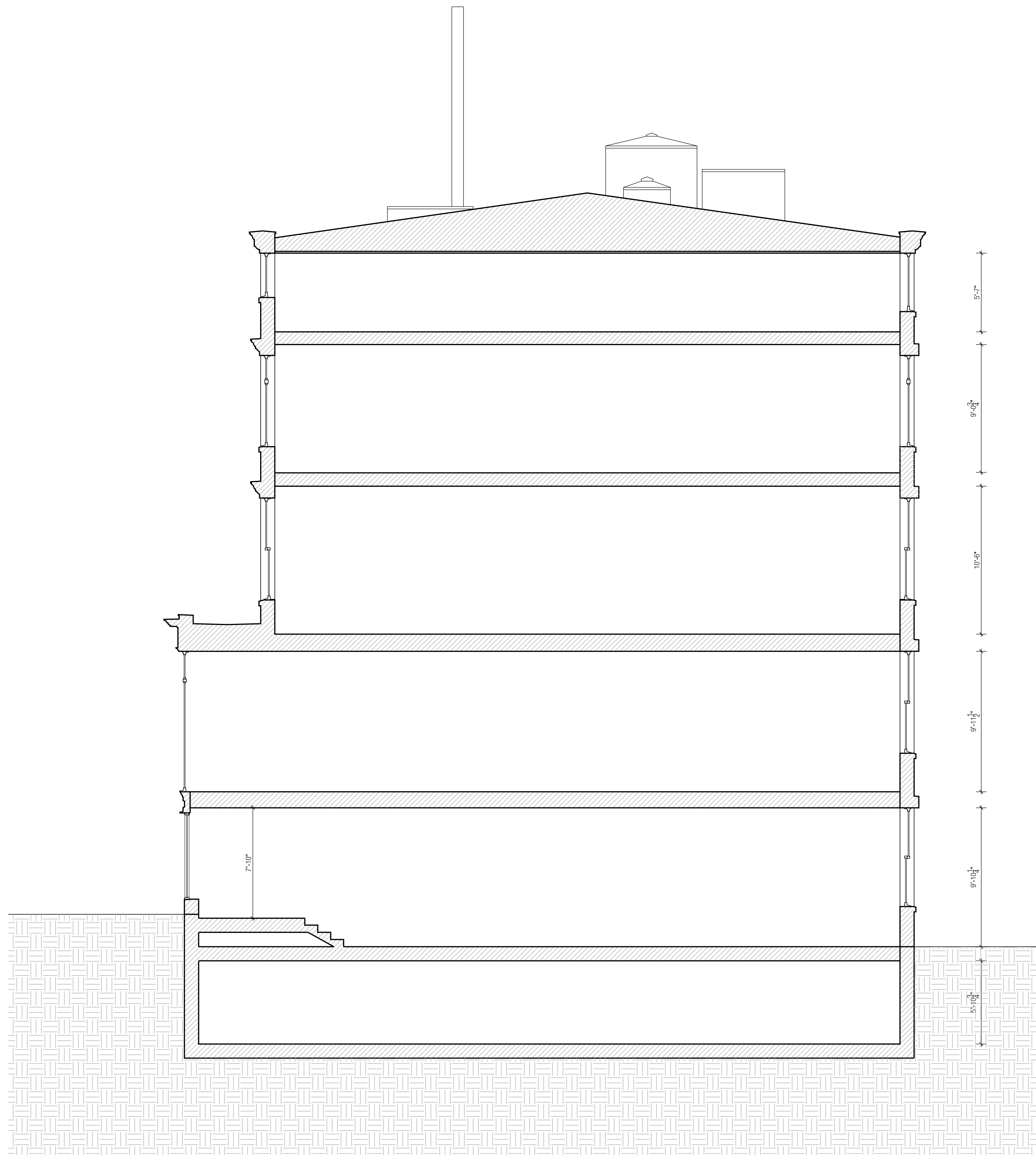


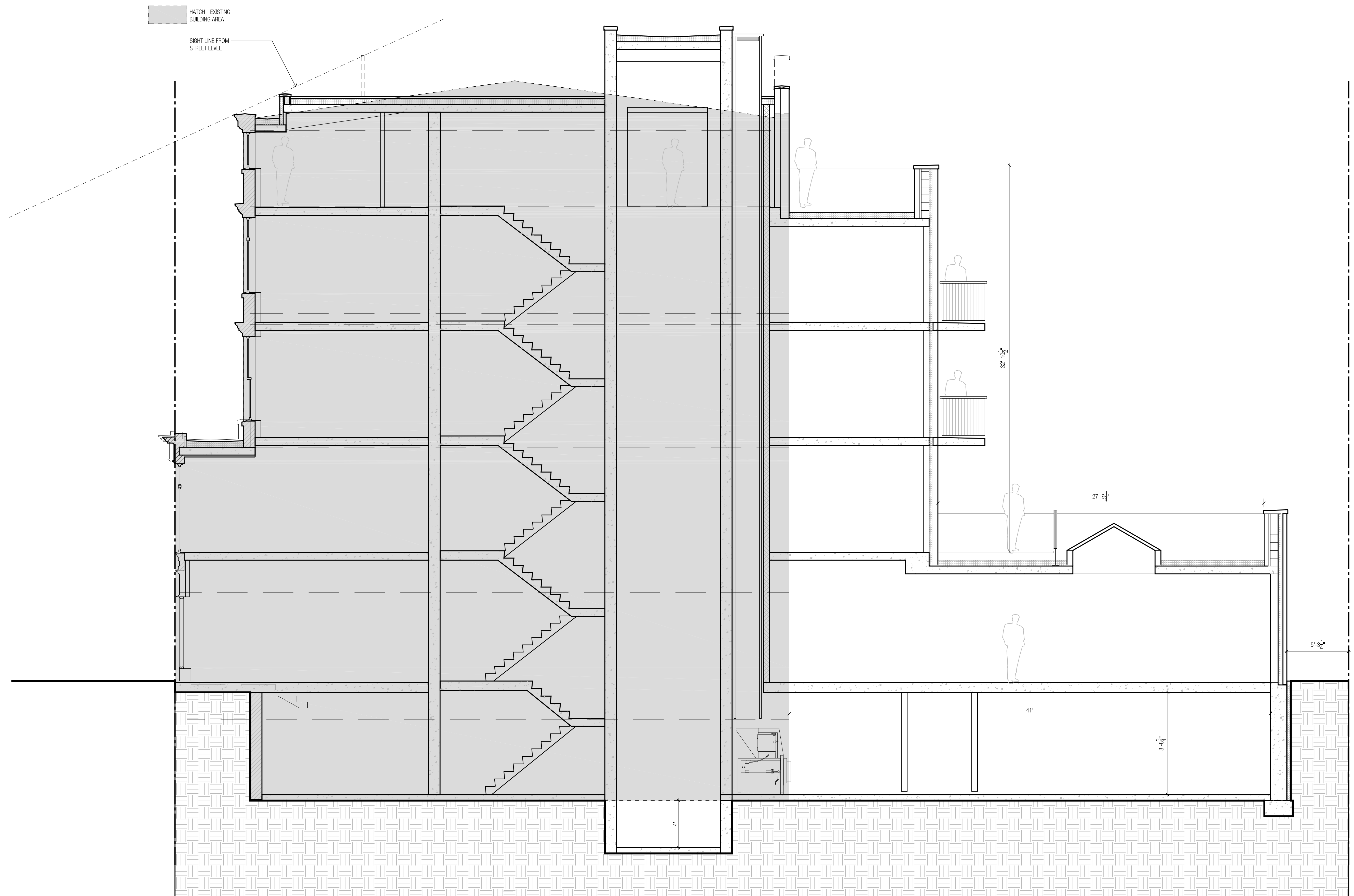
VIEW 2

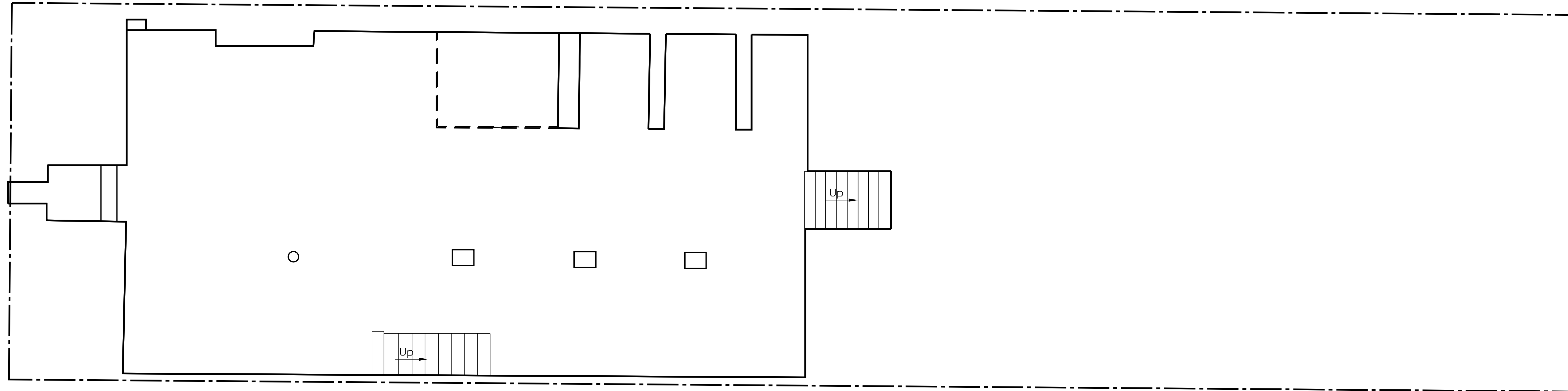


VIEW 3

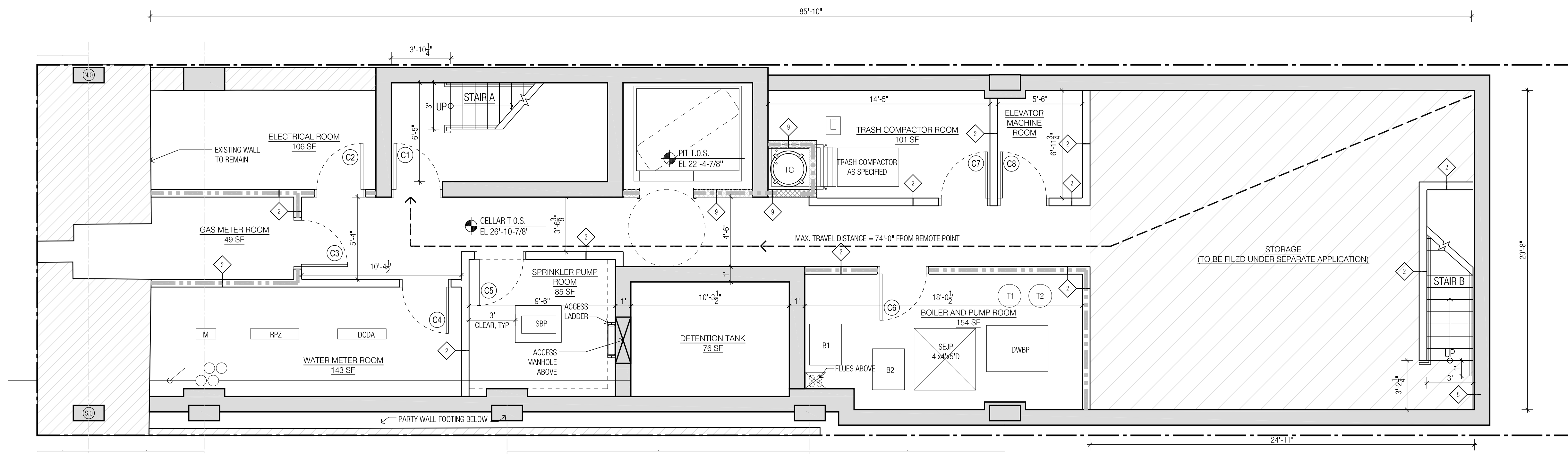




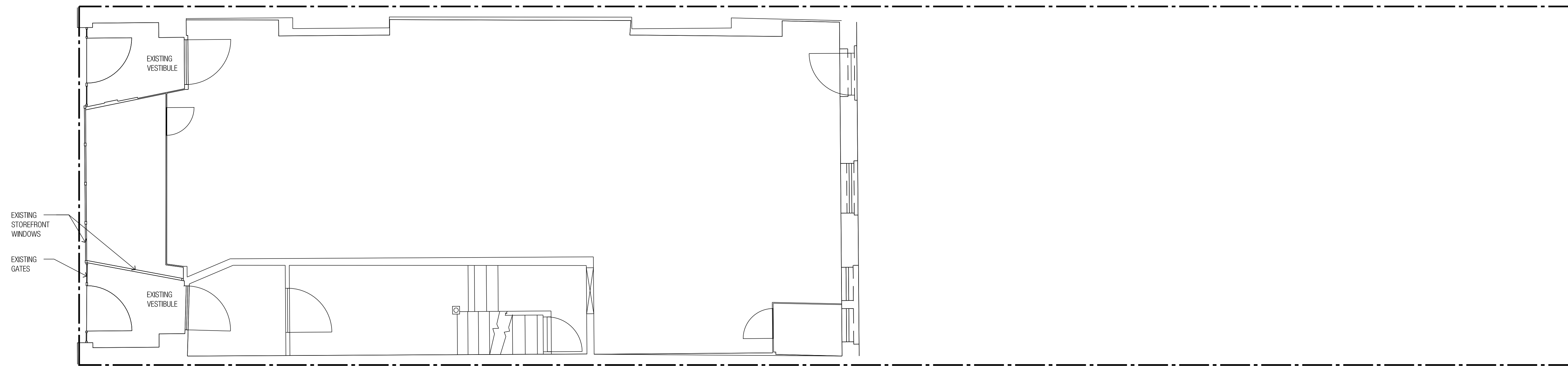




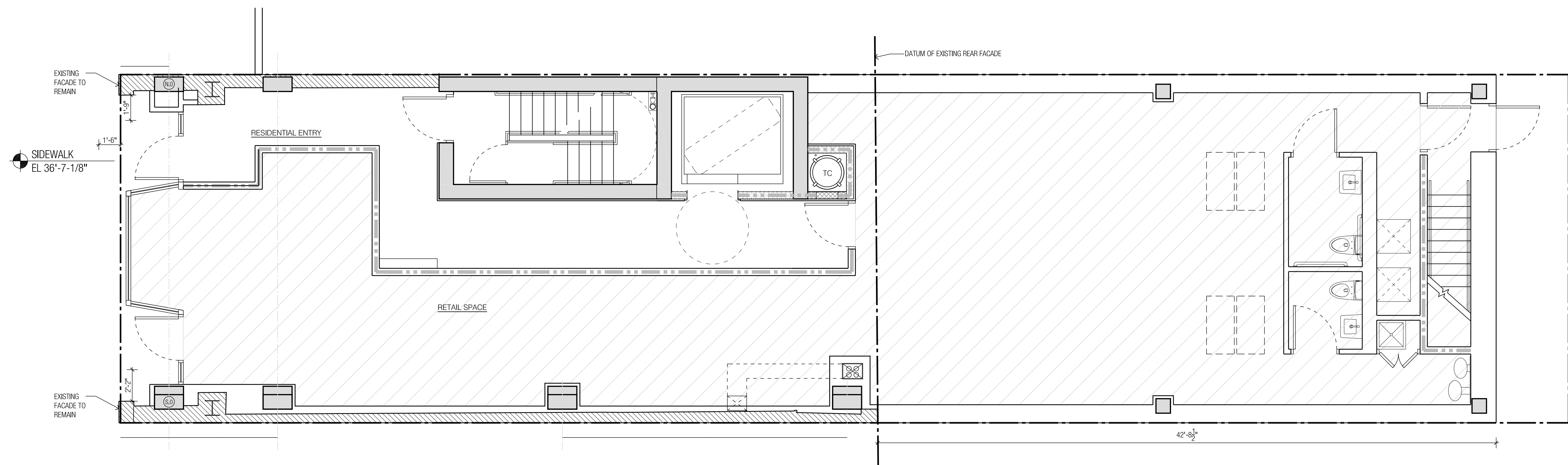
CELLAR FLOOR PLAN - EXISTING



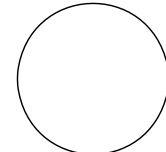
CELLAR FLOOR PLAN - PROPOSED

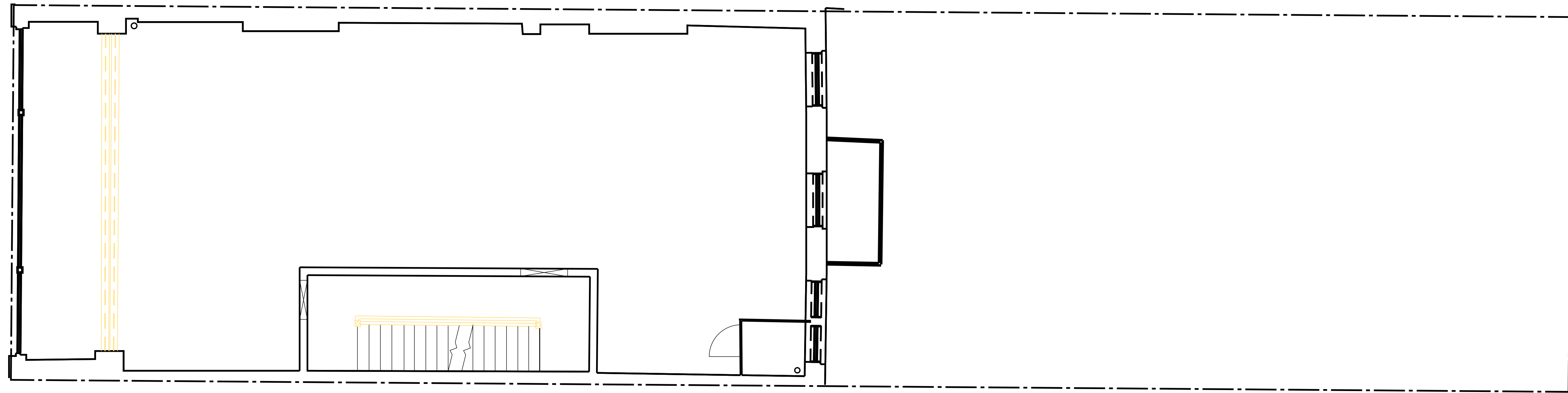


GROUND FLOOR PLAN - EXISTING

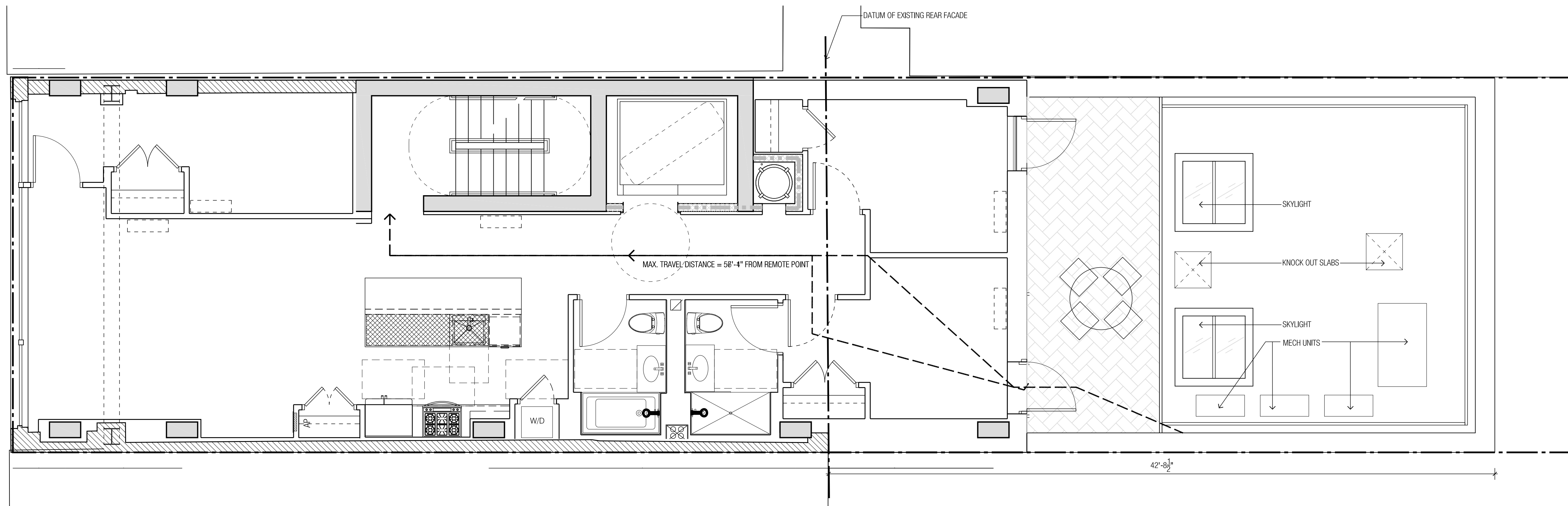


GROUND FLOOR PLAN - PROPOSED

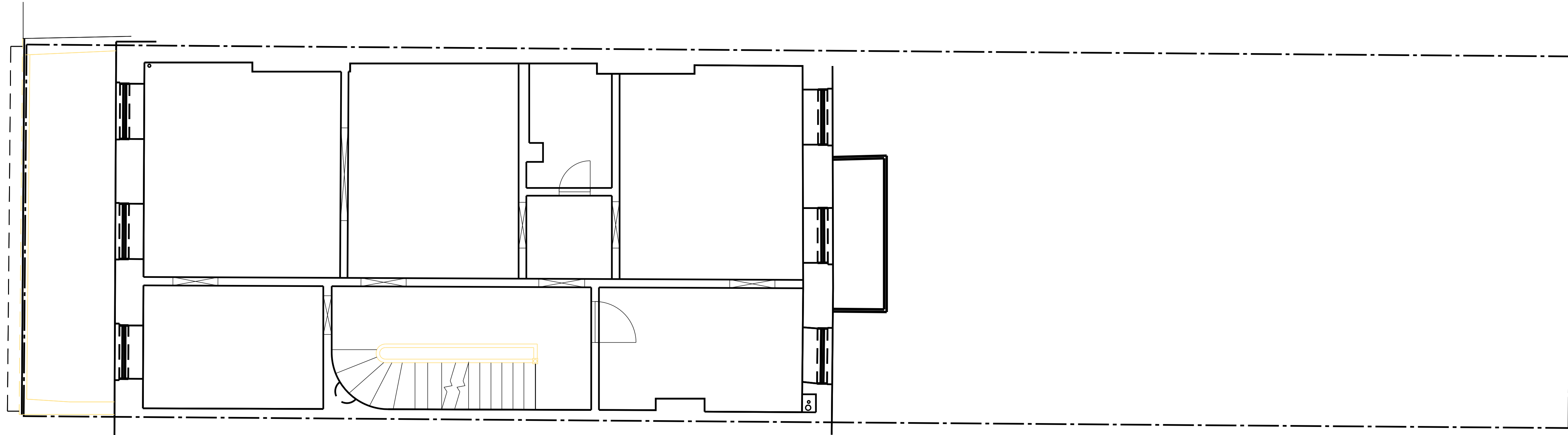




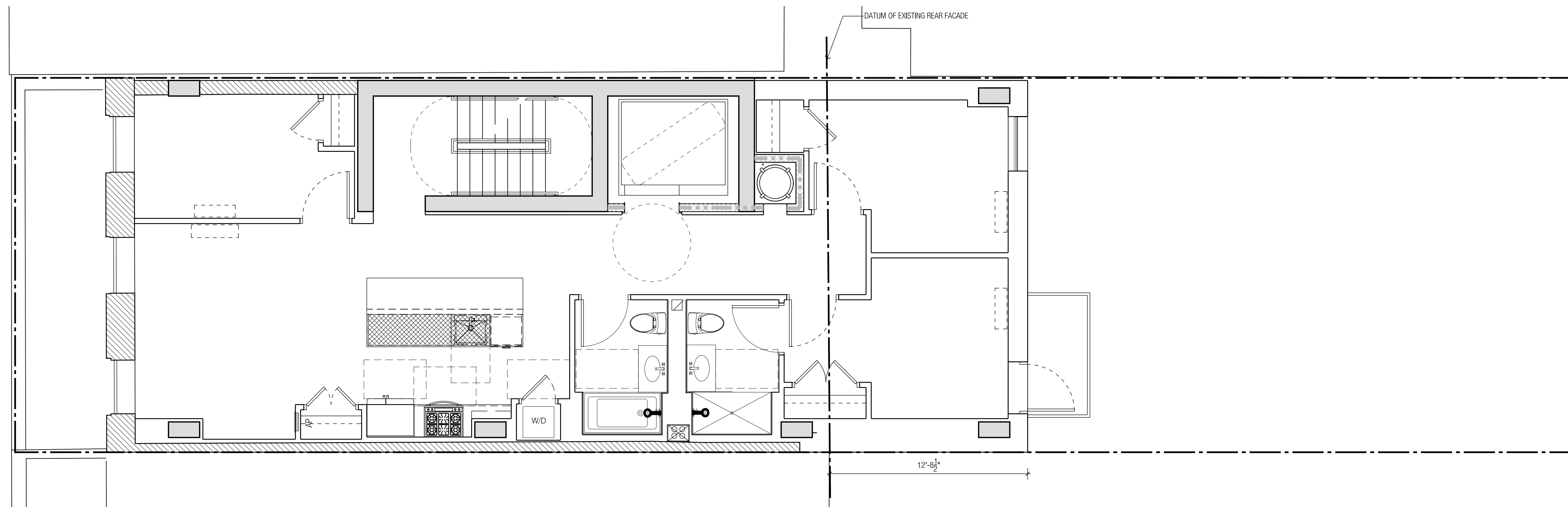
LEVEL 02- EXISTING



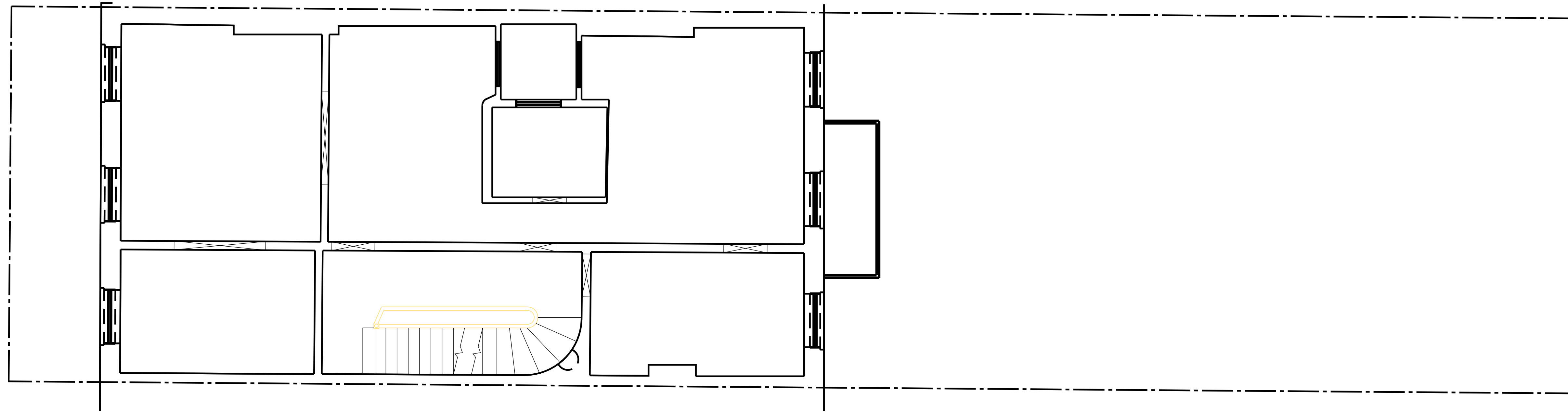
LEVEL 02 - PROPOSED



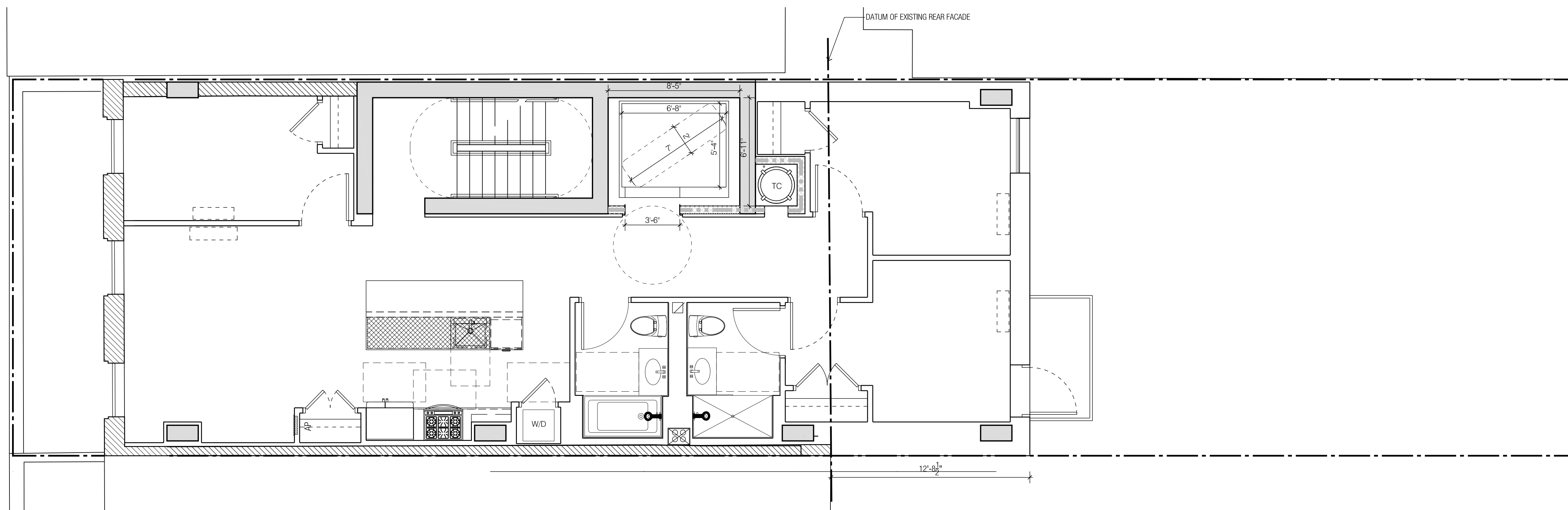
LEVEL 03- EXISTING



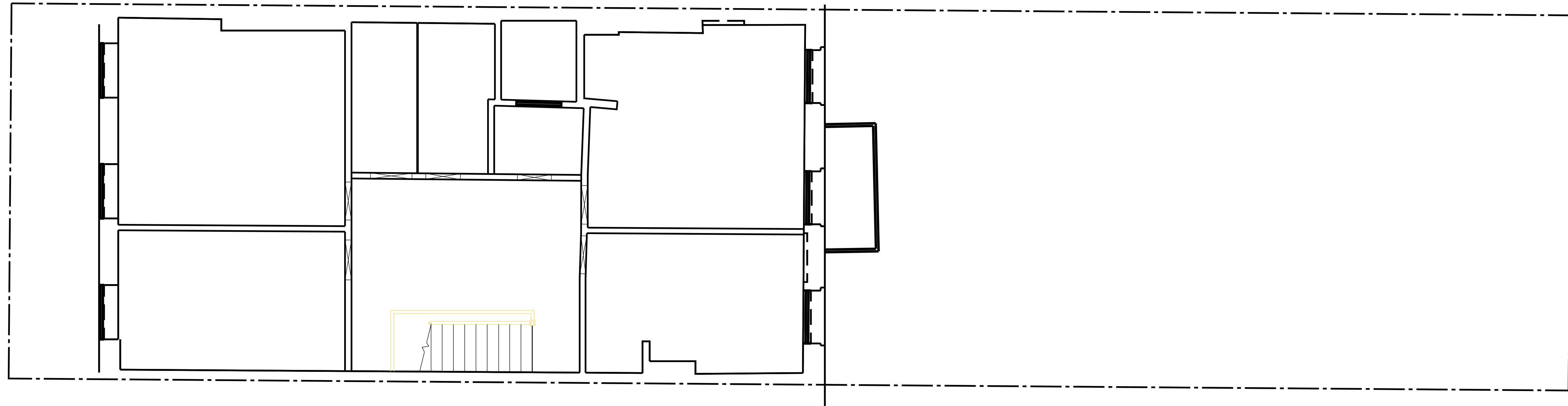
LEVEL 03 - PROPOSED



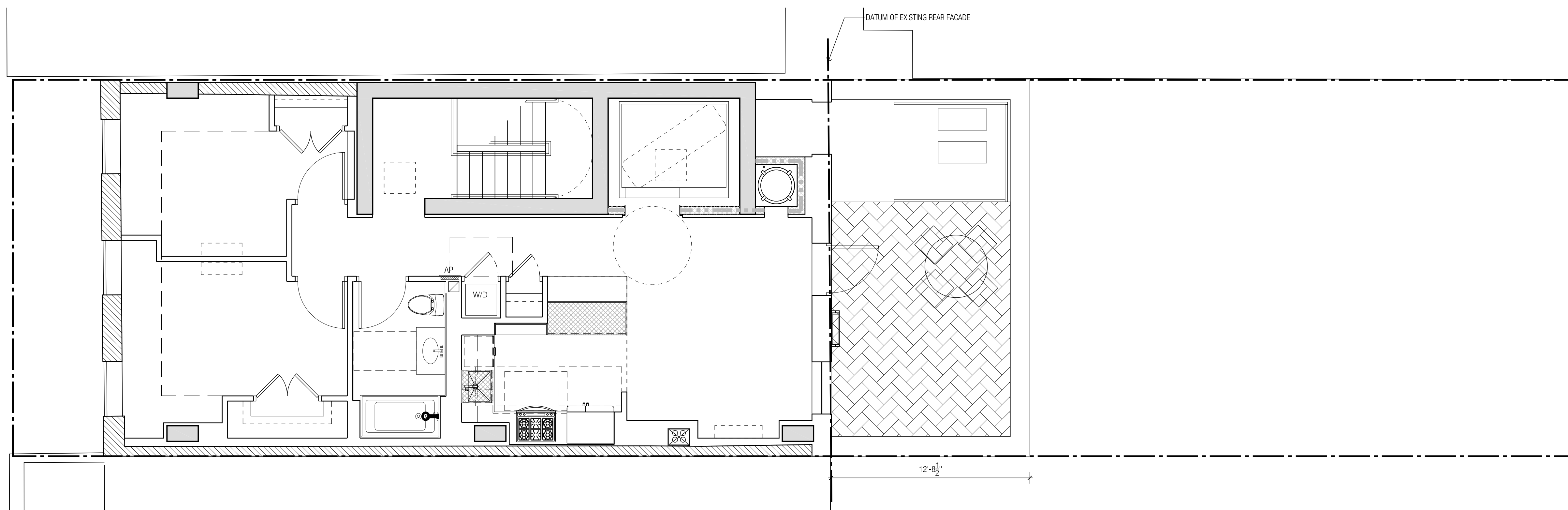
LEVEL 04- EXISTING



LEVEL 04 - PROPOSED



LEVEL 05- EXISTING



LEVEL 05 - PROPOSED



# One more!

Back-from-dead Yanks  
tie series, Game 5  
tomorrow **SEE SPORTS**



# PLEADING THE FILTH

Whine-stein  
begged H'wood  
to defend him

Sex-harass fiend  
Harvey Weinstein  
e-mailed Hollywood  
power players,  
begging them to  
write letters in his  
defense, it was  
revealed yesterday.  
It didn't work; he  
was fired Sunday.

PAGES 4-5

# ATTENTION RESIDENTS & NEIGHBORS

WEST 26<sup>th</sup> STREET LLC  
(Property Owner Name)

Certificate of Appropriateness Application from the  
Landmarks Preservation Commission for

84 Second Avenue

This applicant is seeking approval to:  
exterior work includes facade, roof with pop  
up roof dormer, elevator, rear façade  
extension of 12 feet

There will be an opportunity for public comment on

Tuesday, October 17th at 6:30pm

JASA/Green Residence - 200 East 5th Street at Bowery

At COMMUNITY BOARD 3  
Landmarks Committee Meeting  
info@cb3manhattan.org - www.cb3manhattan.org

WEST 26<sup>th</sup> STREET LLC 212-9773877  
(Applicant Contact Information)