

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 by mail or in person to:

ATTN: New Applications, Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007.

I. PROPERTY INFORMATION

ADDRESS: 119 2nd Avenue				FLOOR/APT. #:
BOROUGH: Manhattan	BLOCK: 463	LOT: 34, 35	COMMUNITY BOARD: 3	ZONING: R7A/C1-5

II. PROPOSED WORK (CHECK ALL THAT APPLY)

INTERIOR ALTERATIONS	<input type="checkbox"/> INTERIOR ALTERATIONS <input type="checkbox"/> PLACE OF ASSEMBLY, NO WORK PROPOSED <input type="checkbox"/> RECREATE MISSING ARCHITECTURAL FEATURES <input type="checkbox"/> LL11 EXTERIOR REPAIRS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof
RESTORATION & OTHER FAÇADE WORK	<input type="checkbox"/> OTHER EXTERIOR REPAIRS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof
HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT	<input type="checkbox"/> WINDOW/HVAC EQUIPMENT: <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 type="checkbox"/> REPLACE WINDOWS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> NEW WINDOW OPENING (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> REPLACE DOOR (NEW) or MODIFY DOOR
ADDITIONS & NEW CONSTRUCTION	<input type="checkbox"/> ROOFTOP ADDITION (check all that apply): <input type="checkbox"/> Mechanical Equipment, Stair or Elevator Bulkhead <input type="checkbox"/> Occupiable <input type="checkbox"/> Solar <input type="checkbox"/> REAR YARD ADDITION (check all that apply): <input type="checkbox"/> Deck <input type="checkbox"/> Occupiable <input type="checkbox"/> New Building
STOREFRONTS	<input type="checkbox"/> INFILLS <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 checked="" type="checkbox"/> Underpinning <input type="checkbox"/> No Underpinning <input checked="" type="checkbox"/> SIDEWALK PAVING (check all that apply): <input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Tree Pit <input checked="" type="checkbox"/> SUBSURFACE UTILITIES (check all that apply): <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Other <input type="checkbox"/> STREET PAVING/STREET BEDWORK
OTHER	<input type="checkbox"/> TEMPORARY INSTALLATIONS: <input type="checkbox"/> Sign <input type="checkbox"/> Other <input type="checkbox"/> NEW UNENCLOSED SIDEWALK CAFÉ <input type="checkbox"/> SIDEWALK CAFÉ LICENSE <input type="checkbox"/> LEGALIZE OR CORRECT LPC VIOLATION <input type="checkbox"/> FENCES AND GATES <input type="checkbox"/> BARRIER FREE ACCESS (ADA) <input checked="" type="checkbox"/> OTHER (Describe): <u>New Building</u>

III. ADDITIONAL INFORMATION

Are you filing to correct or legalize work done without an LPC permit? ☒ NO ☒ YES If Yes, Warning Letter/NOV#:

Are you filing for a signoff or to amend a permit? ☒ NO ☐ YES If Yes, Docket#:

Are you applying to any of the following? ☐ NO ☒ Dept. Of Buildings ☐ City Planning ☐ Board of Standards and Appeals

Is there a facade easement on the property? ☒ NO ☐ YES (please provide contact information for easement holder)



**Landmarks Preservation
Commission**

IV. ATTACH MATERIALS NEEDED TO COMPLETE THE APPLICATION

Descriptive materials will usually have to be submitted to complete the application. Required materials include documentation that explains the existing and proposed conditions, and clearly illustrates how the proposed work does or does not meet LPC Rules. LPC Rules and guides are available on the website: www.nyc.gov/landmarks. 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: www.nyc.gov/html/lpc/downloads/pdf/pubs/App_Guide_Complete_Version.pdf. An application that includes all of the required materials can often be expedited. Incomplete submissions will cause delays.

This application will not be deemed complete until it is so certified by the landmarks preservation commission. You may contact the 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.

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.

V. CONTACT INFORMATION (please check off Primary Contact)

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: Morris Adjmi	Company/Corporation/Organization: Morris Adjmi Architects	
Address: 60 Broad Street, 32nd Floor	City & State: New York, NY	Zip: 10004
Phone: 212-982-2020	E-mail: ma@ma.com	

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

Name: Brittany Macomber	Company/Corporation/Organization: Morris Adjmi Architects	
Address: 60 Broad Street, 32nd Floor	City & State: New York, NY	Zip: 10004
Phone: 212-982-2020	E-mail: bbm@ma.com	

VI. 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 Yaniv Cohen
TITLE (if applicable) Managing Member
COMPANY, CORPORATION, OR ORGANIZATION (if applicable) Avenue second Owner LLC
MAILING ADDRESS 41 Wooster Street, 2nd floor CITY, STATE, ZIP CODE NY, NY 10013
PHONE 6464298510 E-MAIL romi@nexusdevelopment.us


SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE





119 Second Avenue

B	BLK	LOT
1	463	35





121 Second Avenue

B BLK LOT
1 463 34

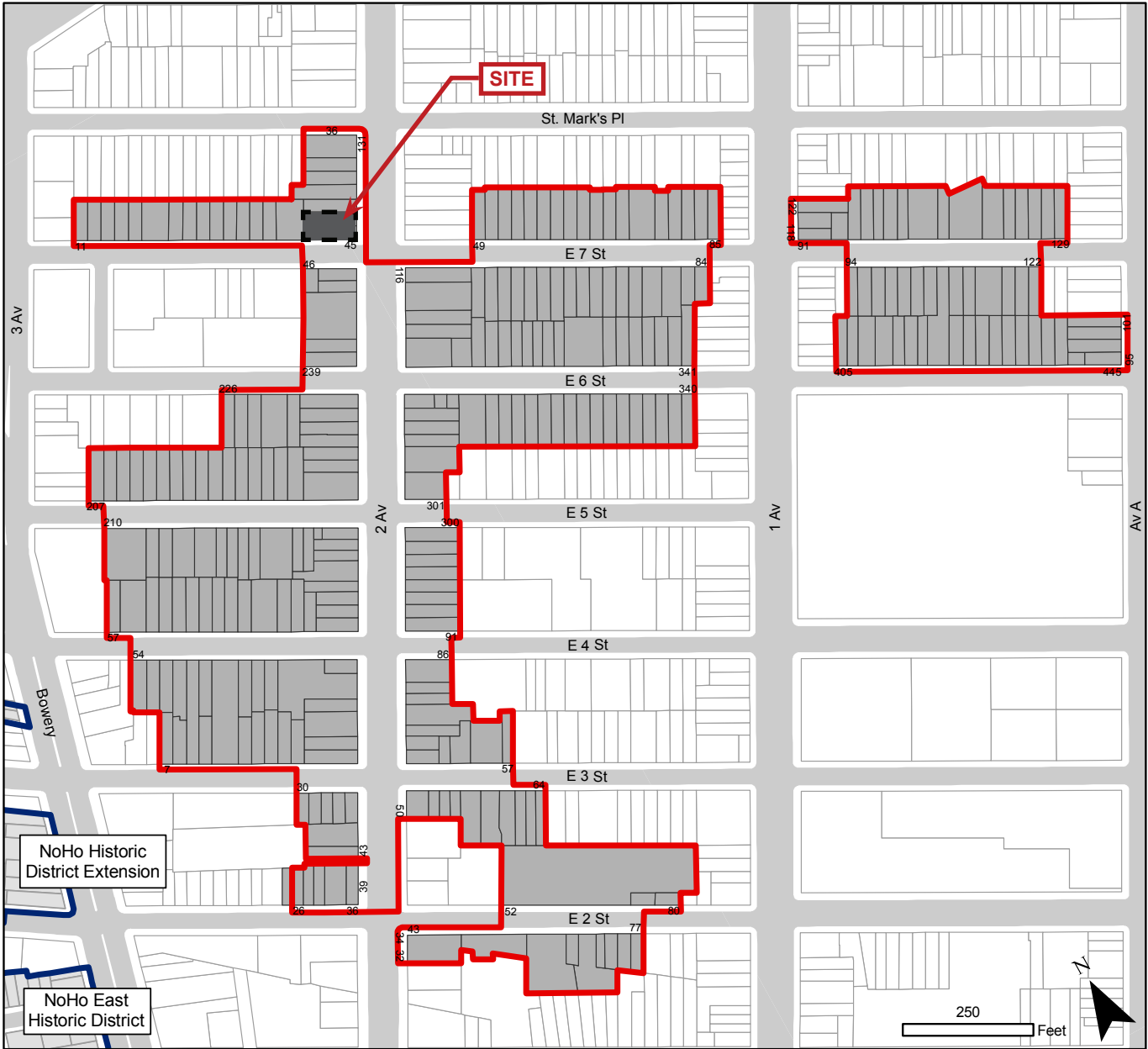




Landmarks Preservation Commission Design Presentation

06 June 2018

119-121 2nd Avenue
New York, NY
Nexus Building Development Group



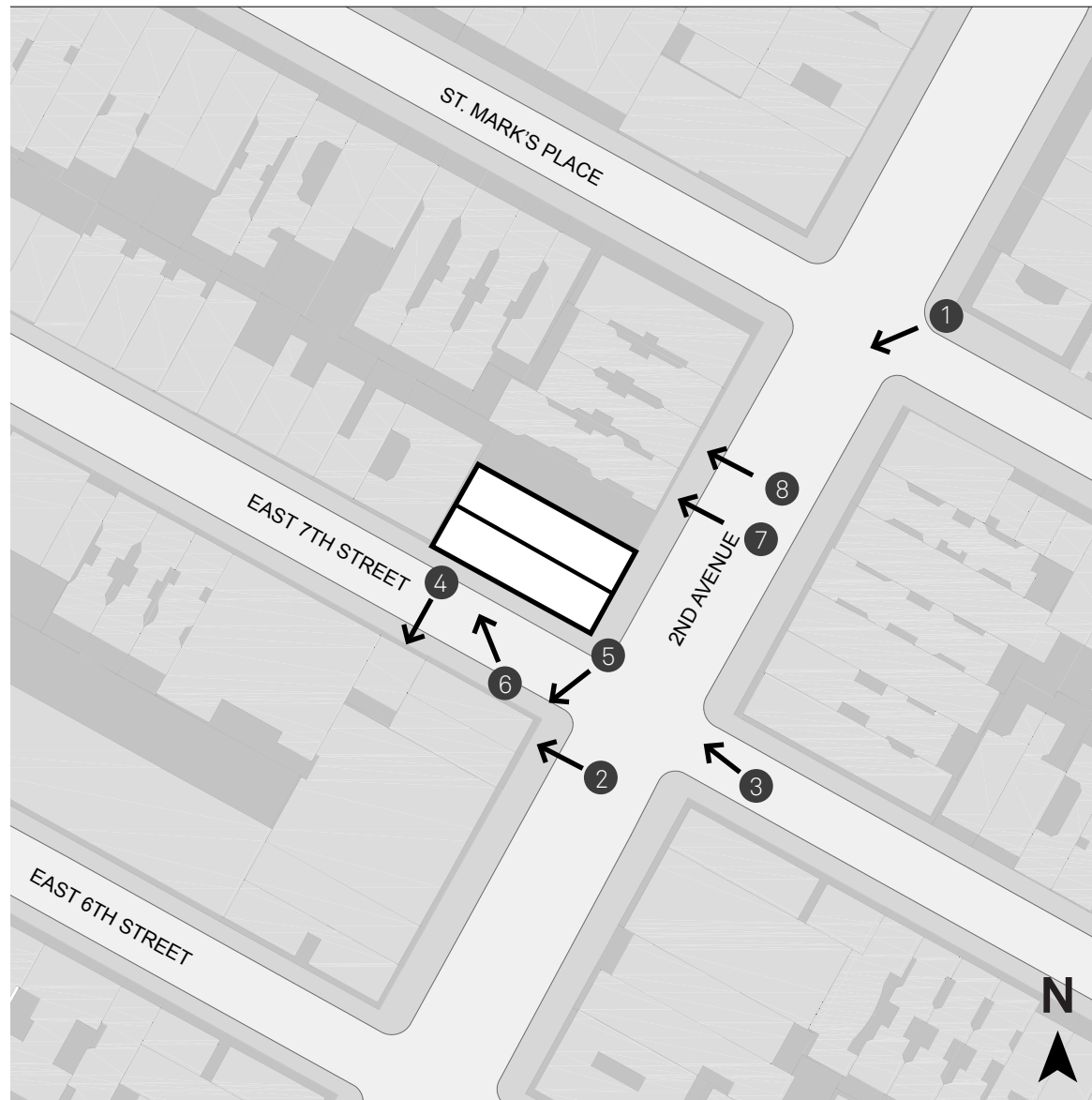
EAST VILLAGE / LOWER EAST SIDE HISTORIC DISTRICT MAP

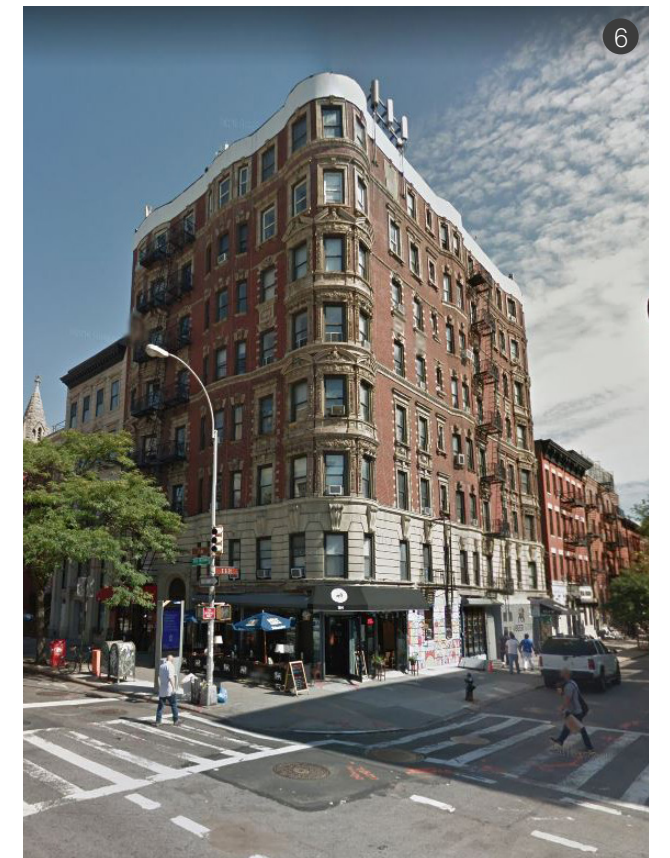
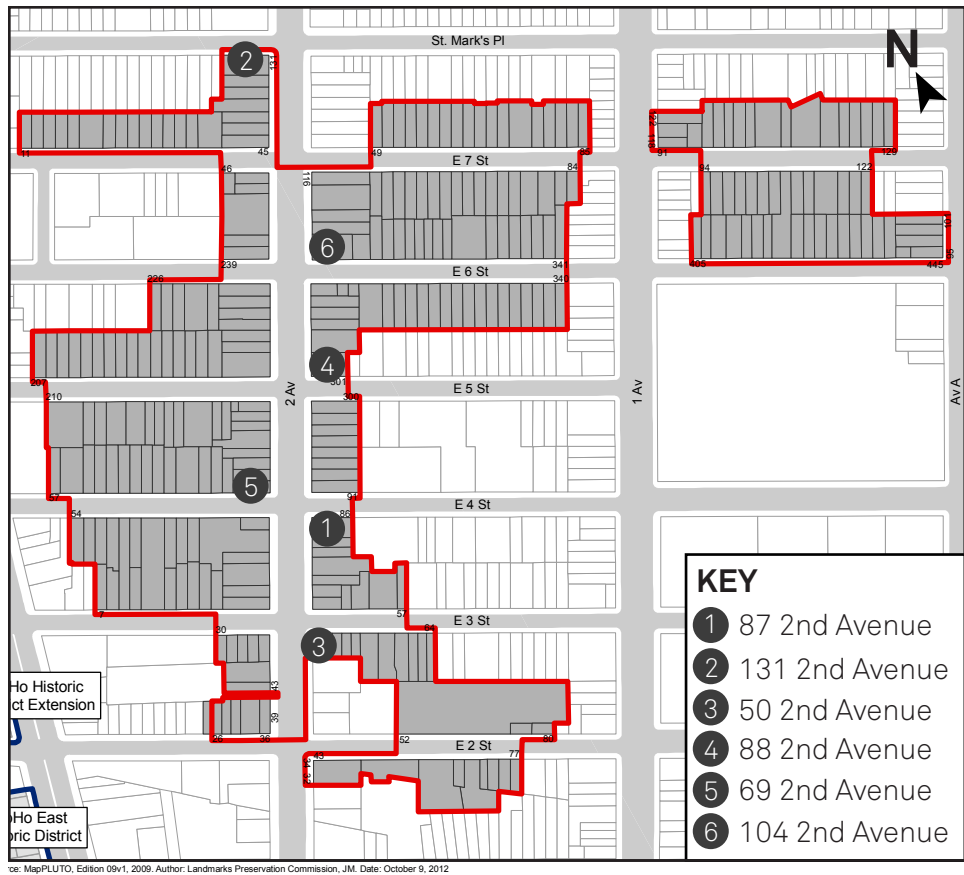


VIEW OF SITE LOOKING WEST FROM 2ND AVENUE





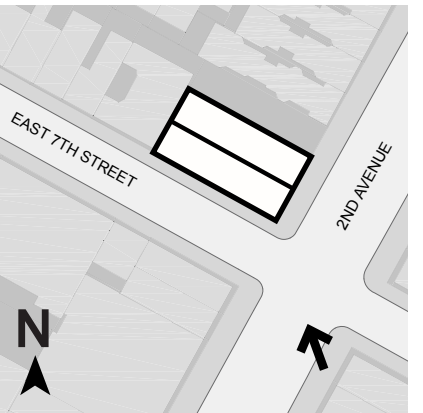


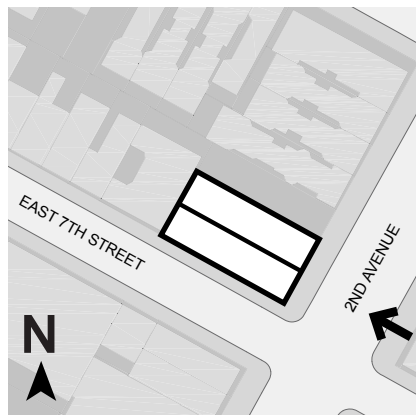


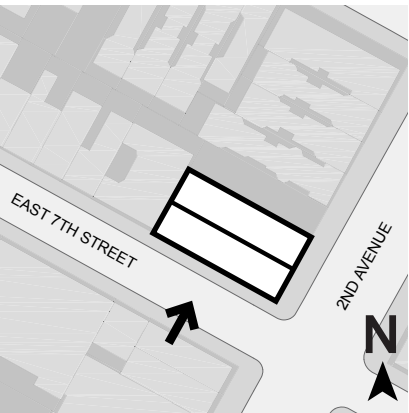


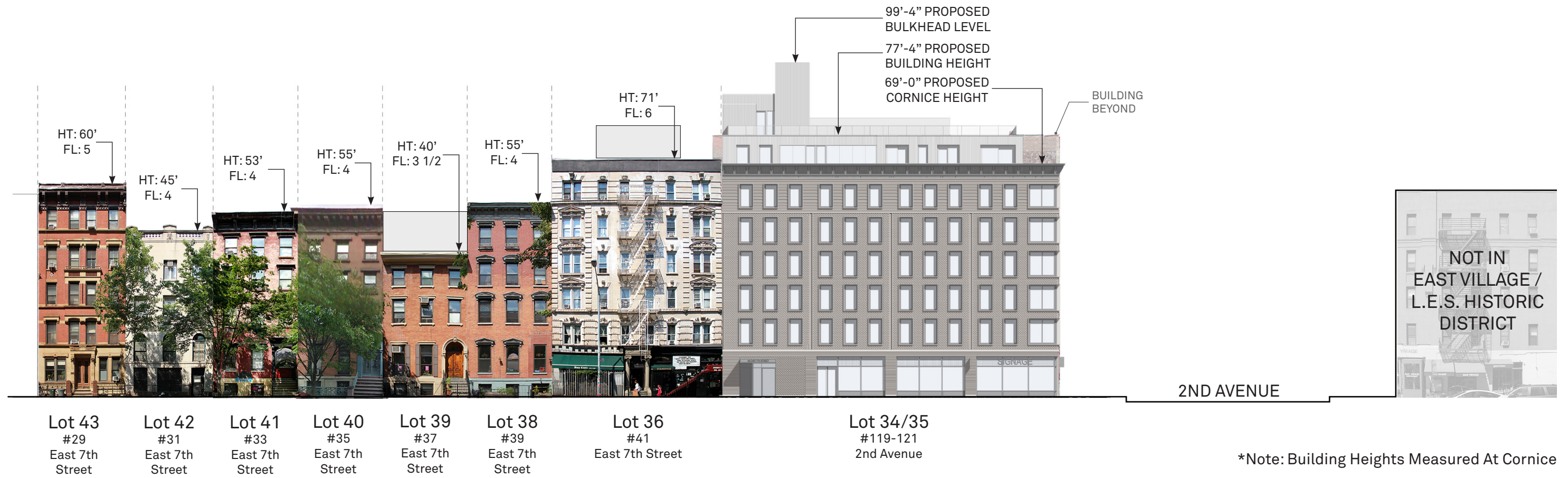
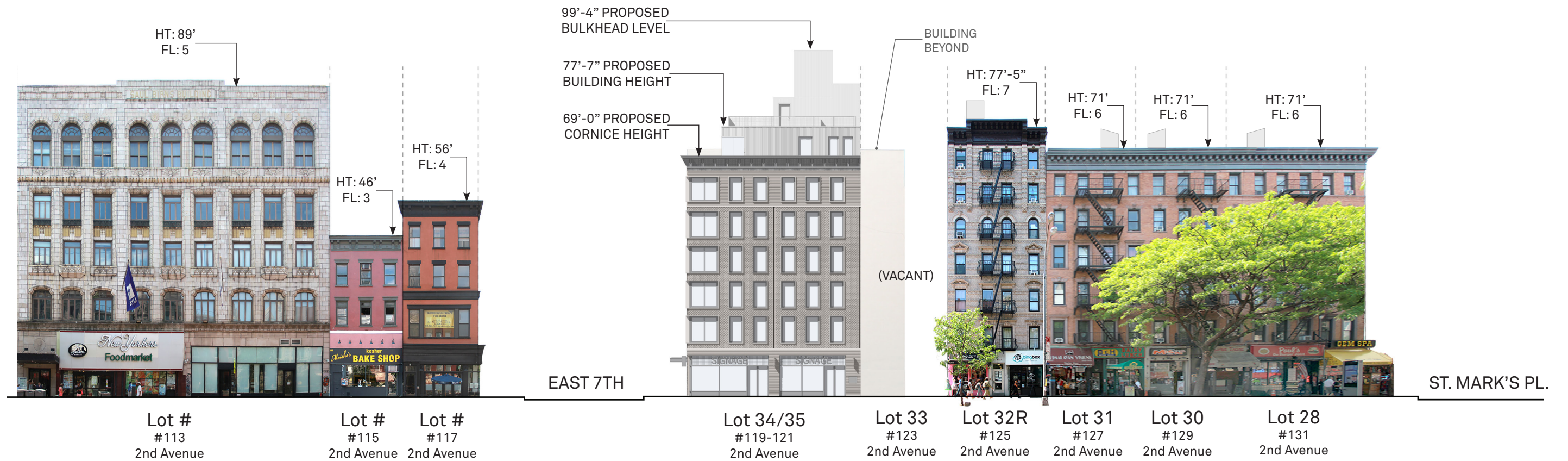












● Elevator - Bulkhead
99' - 4"

● Stair Bulkhead
89' - 7"

● Roof
76' - 11"

● 7th Floor
65' - 0"

● 6th Floor
54' - 0"

● 5th Floor
44' - 0"

● 4th Floor
34' - 0"

● 3rd Floor
24' - 0"

● 2nd Floor
14' - 0"

EAST 7TH

● 1st Floor
0' - 0"



Morris Adjmi Architects
www.ma.com

119-121 2nd Avenue
Nexus Building Development

East Elevation - 2nd Avenue

06 June 2018

SCALE: 3/32" = 1'-0"

● Elevator Bulkhead
99' - 4"

● Stair Bulkhead
89' - 7"

● Roof
76' - 11"

● 7th Floor
65' - 0"

● 6th Floor
54' - 0"

● 5th floor
44' - 0"

● 4th Floor
34' - 0"

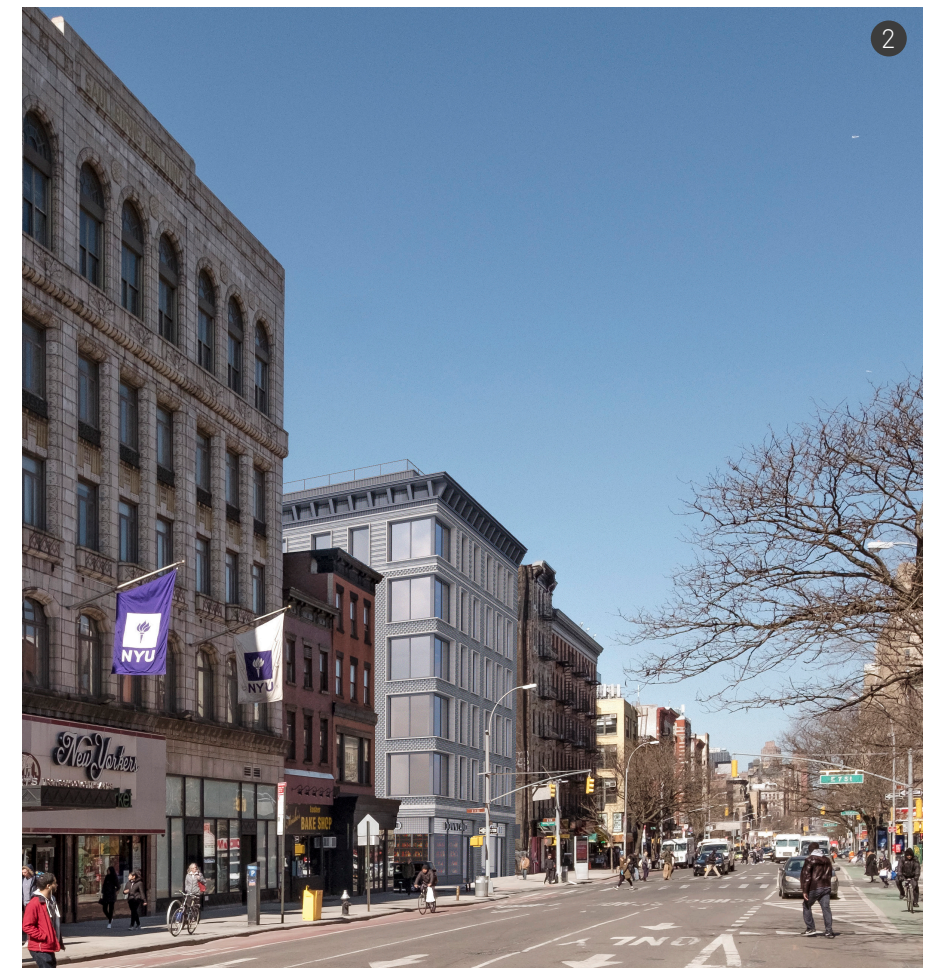
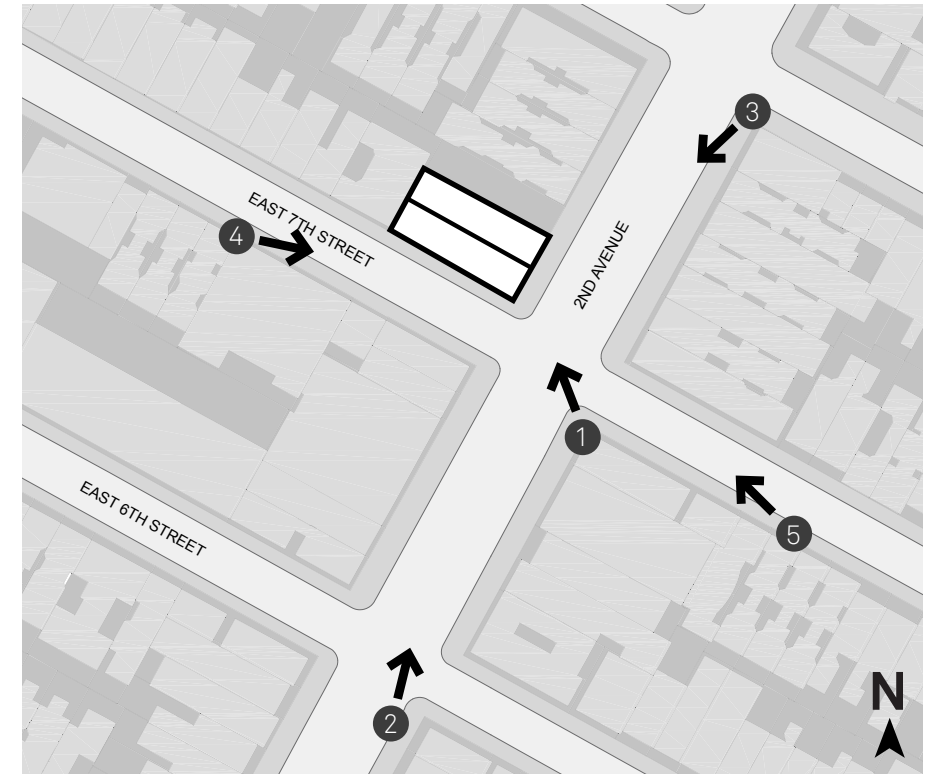
● 3rd Floor
24' - 0"

● 2nd Floor
14' - 0"

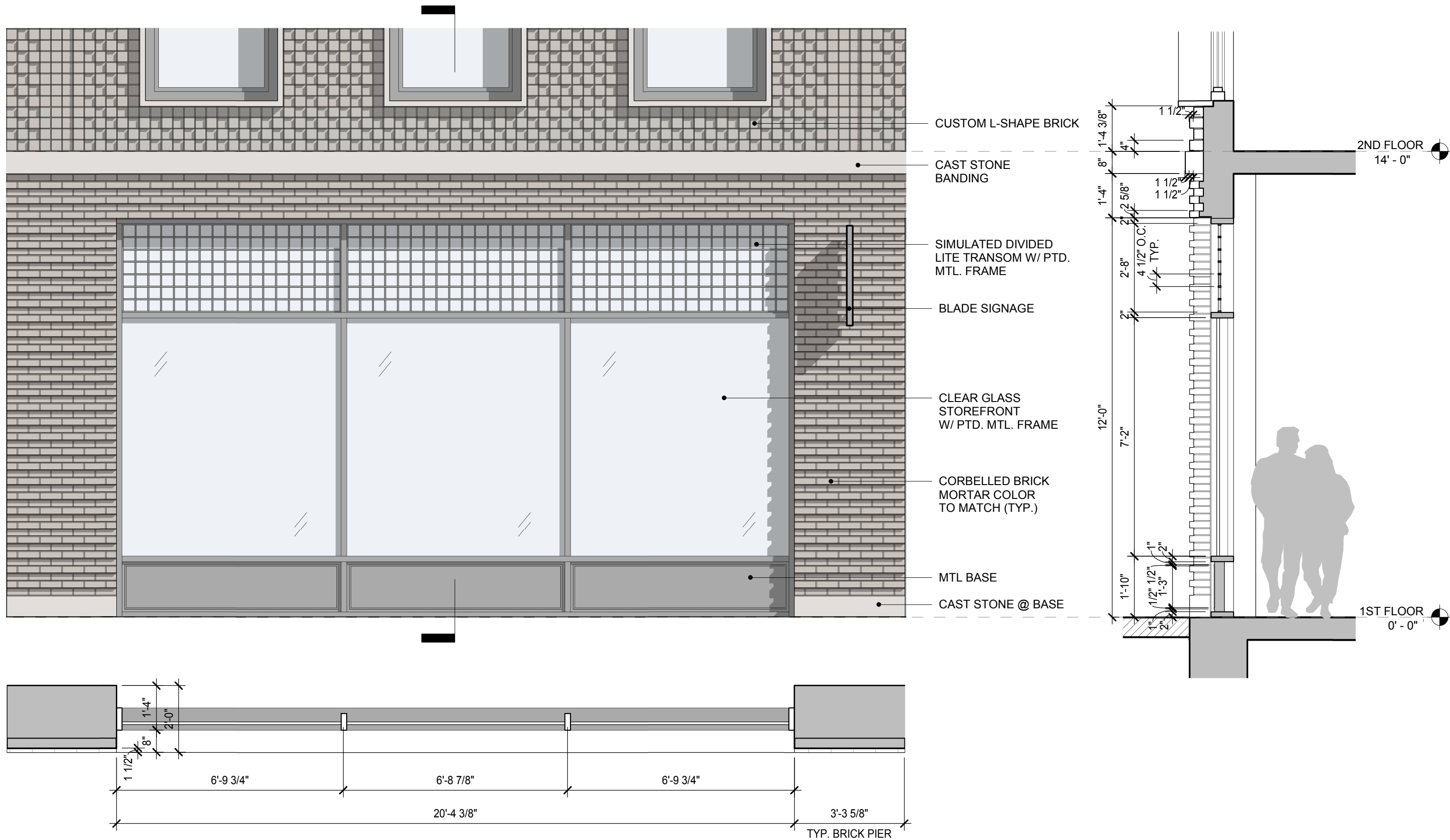
● 1st Floor
0' - 0"

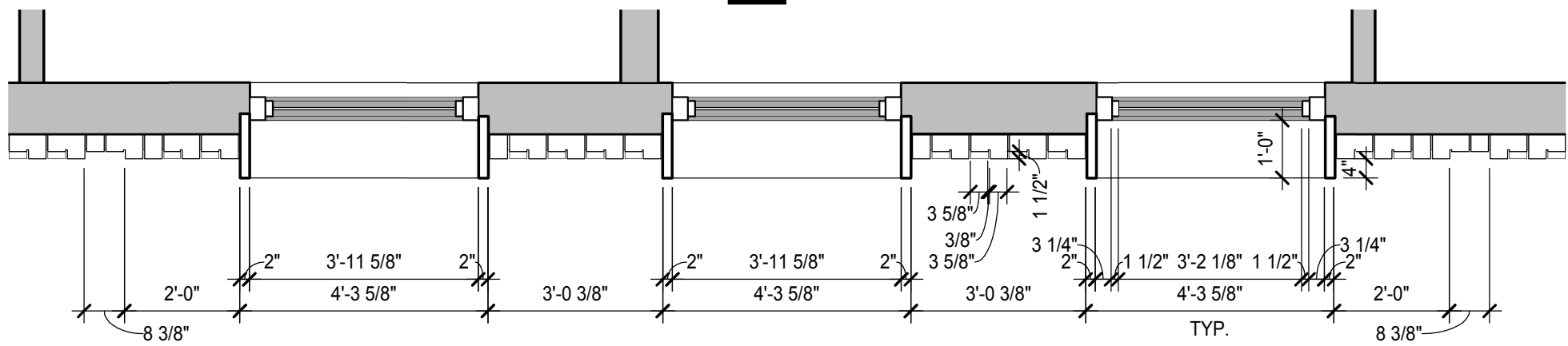
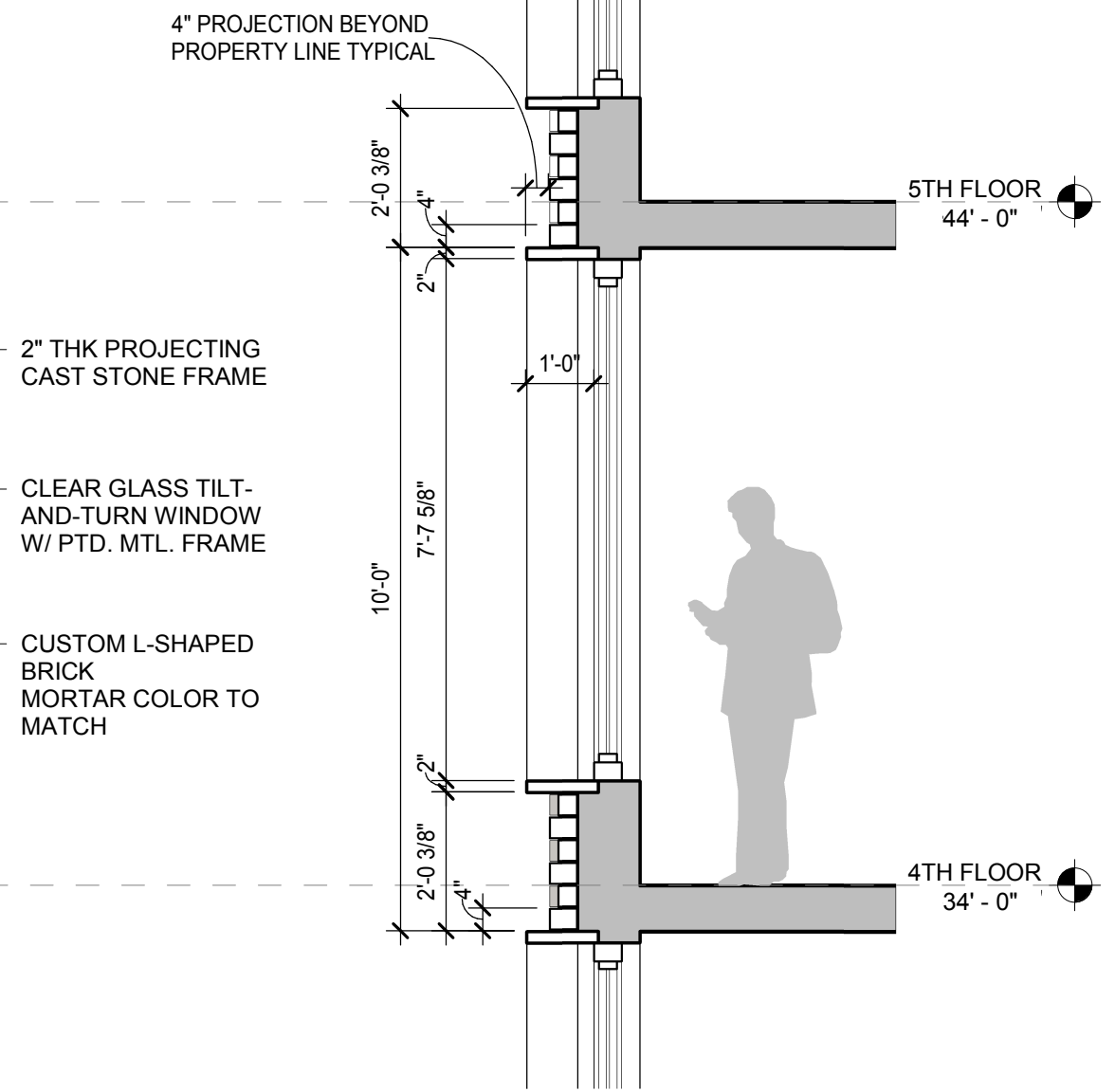
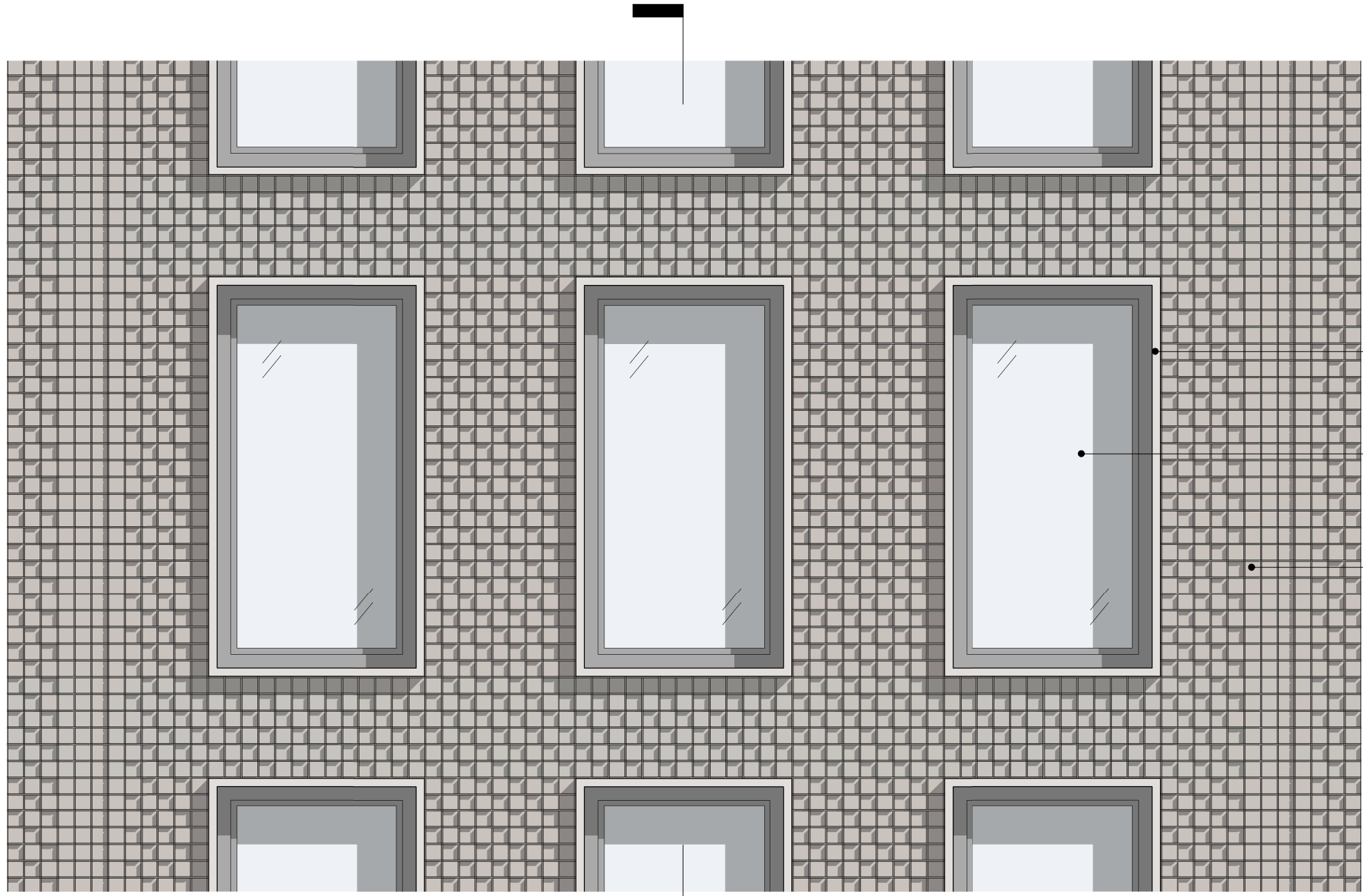


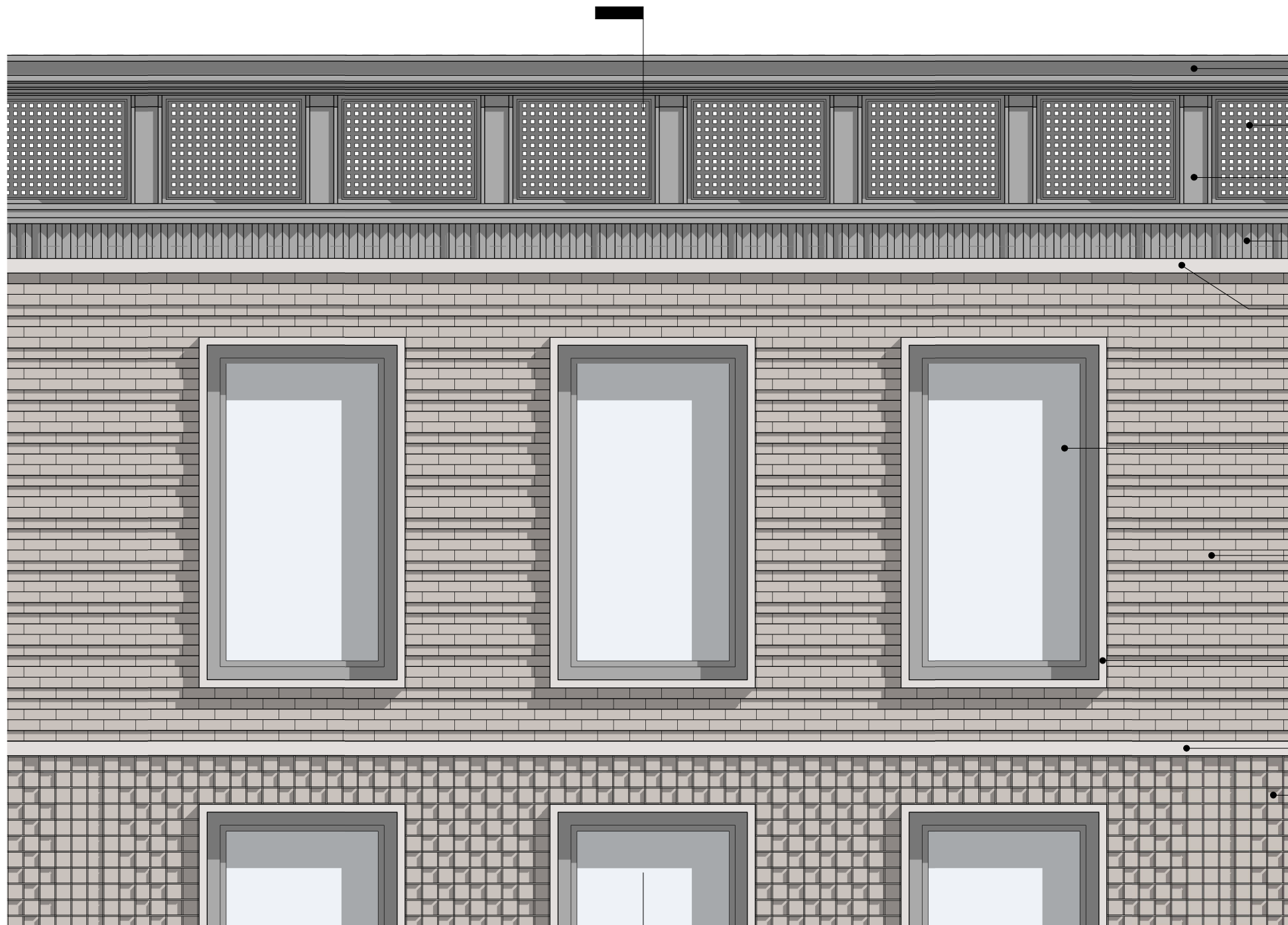
2ND AVENUE



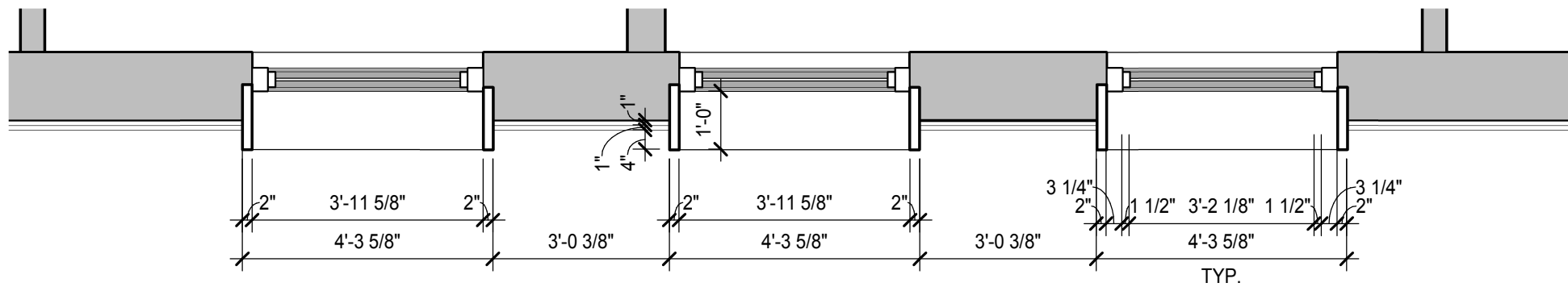
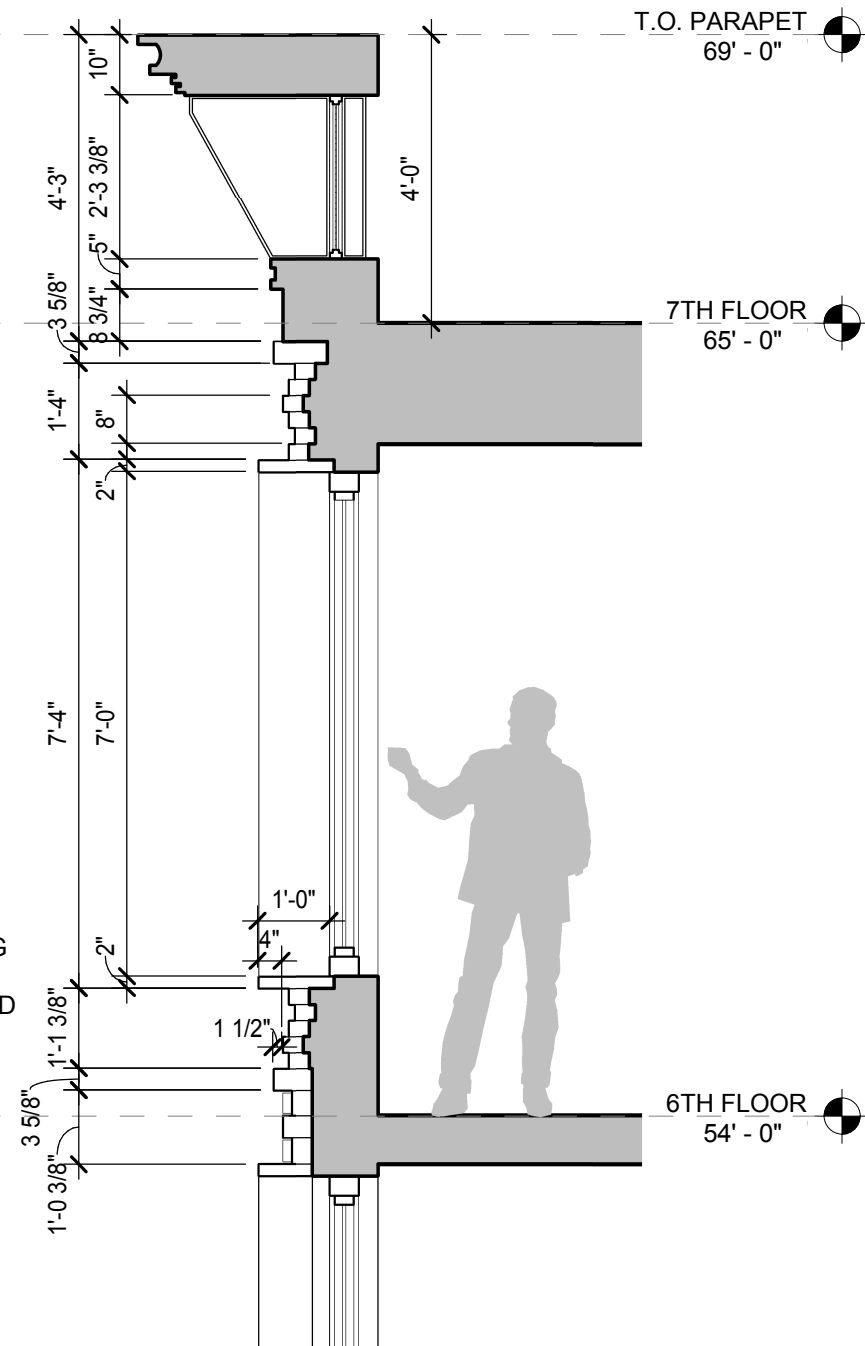








- PTD. MTL. CORNICE
- PERFORATED PTD. MTL. PANEL
- PTD. MTL. CORNICE BRACKET
- SAWTOOTH MTL. DENTILS
- CAST STONE BANDING
- CLEAR GLASS W/ PTD. MTL. FRAME
- CORBELLED BRICK MORTAR COLOR TO MATCH (TYP.)
- 2" THK. PROJECTING CAST STONE WINDOW SURROUND
- CAST STONE BANDING
- CUSTOM L-SHAPED BRICK



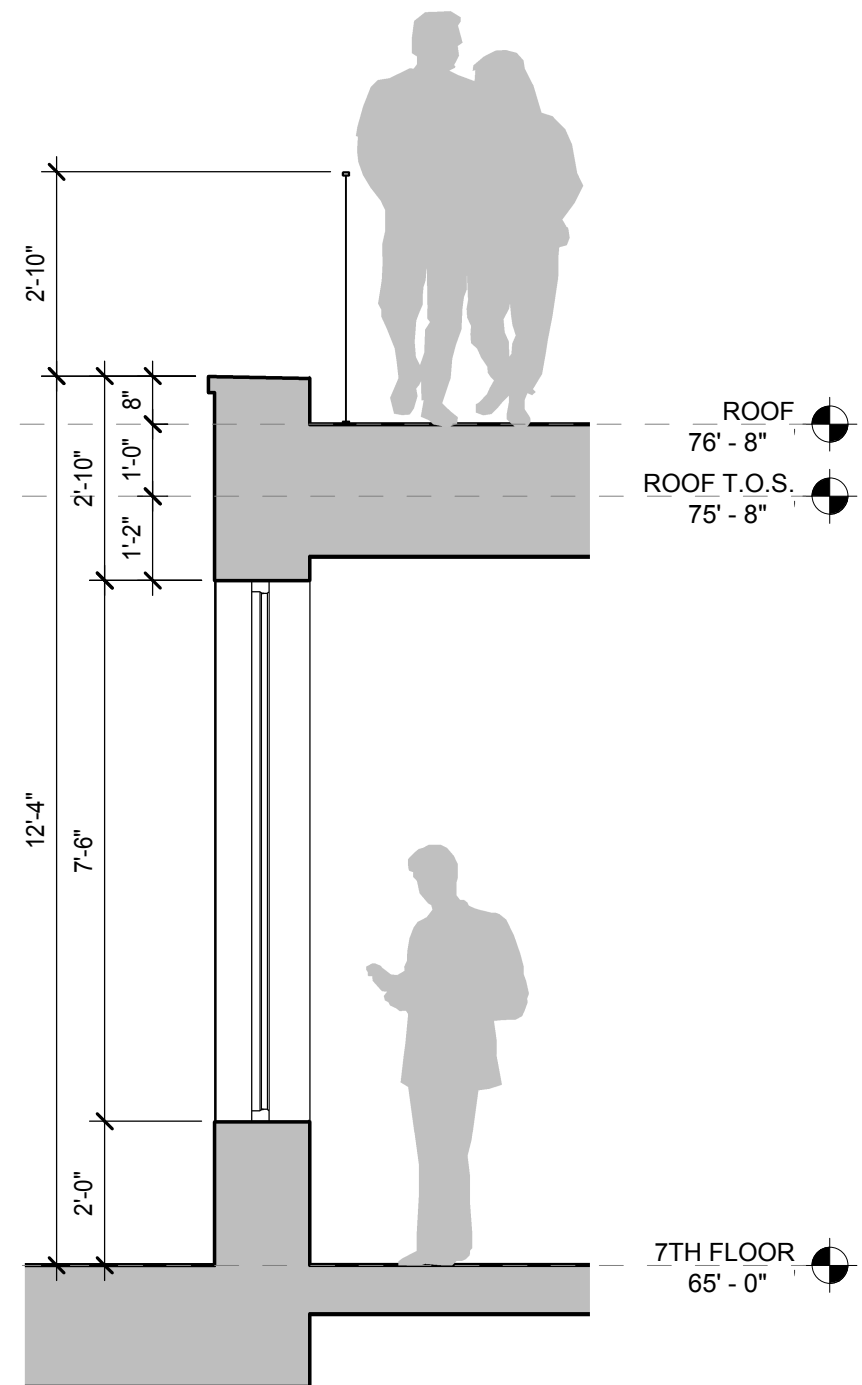
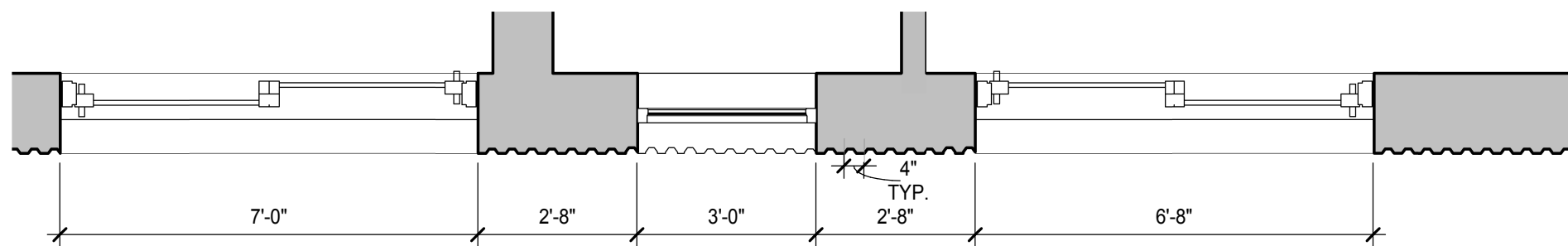
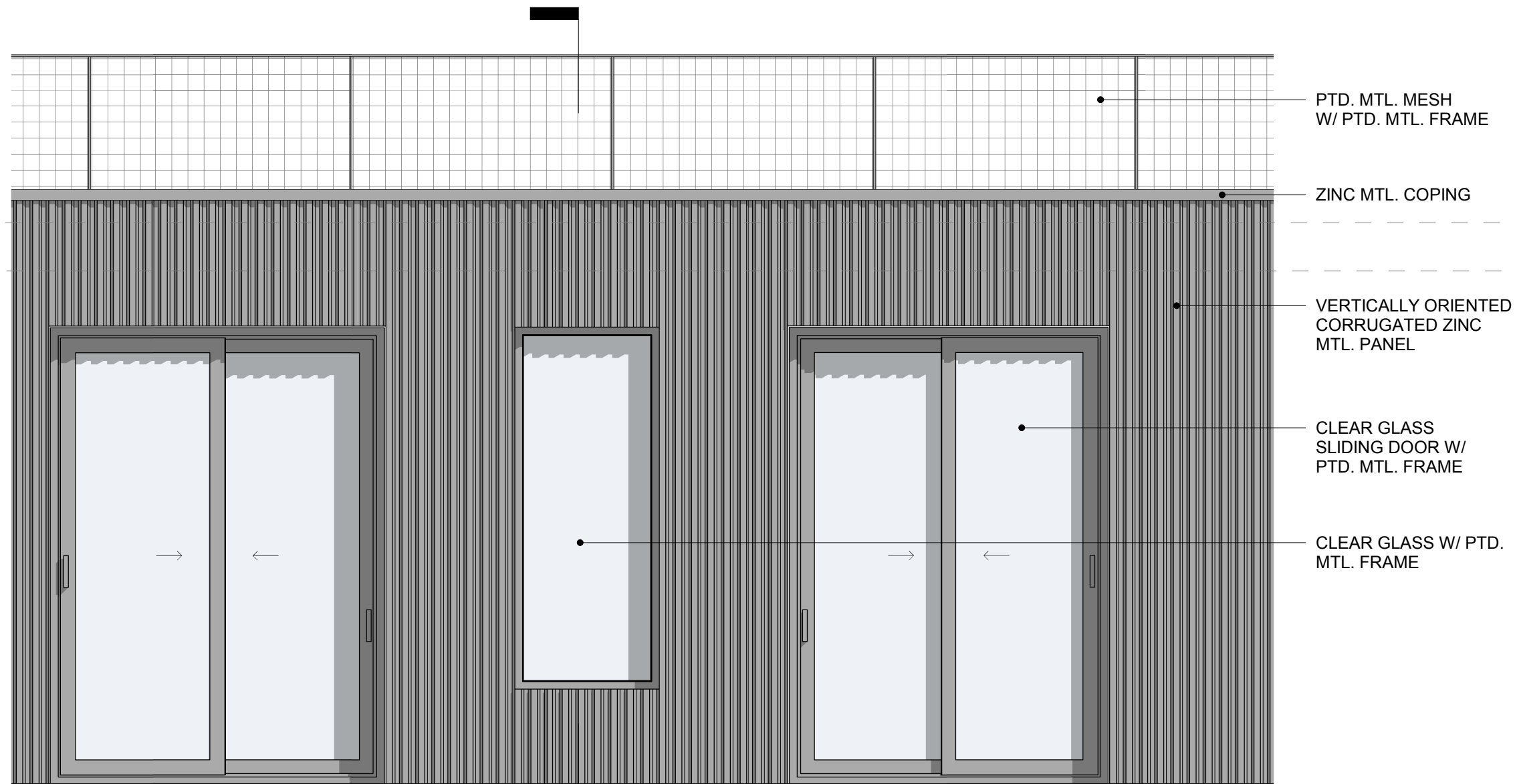
Morris Adjmi Architects
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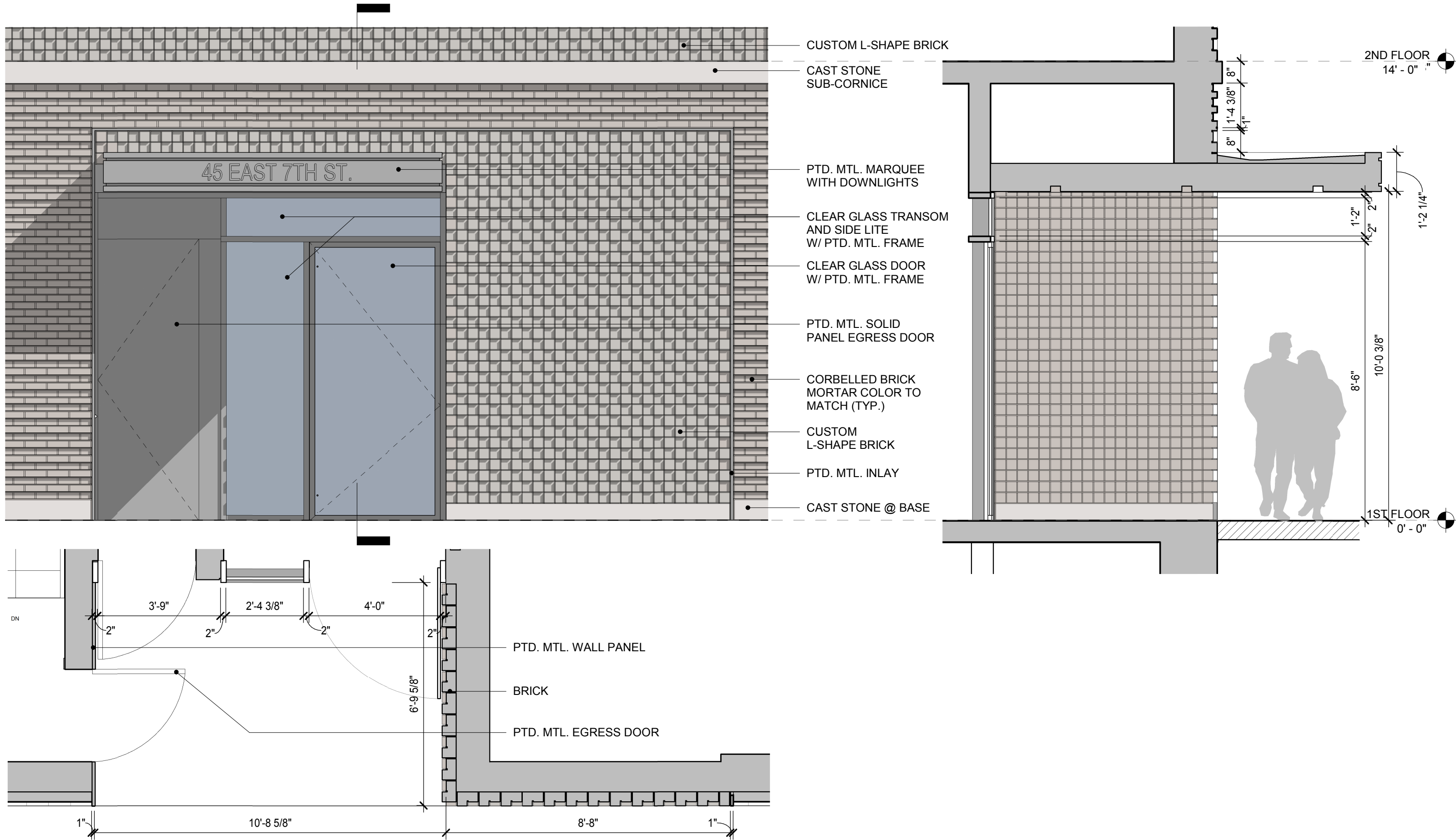
119-121 2nd Avenue
Nexus Building Development

Detail Elevation - 6th Floor

06 June 2018

SCALE: 3/8" = 1'-0"







RESIDENTIAL ENTRANCE



CORNER WINDOW AT STOREFRONT



Morris Adjmi Architects
www.ma.com

119-121 2nd Avenue
Nexus Building Development

Detail Views

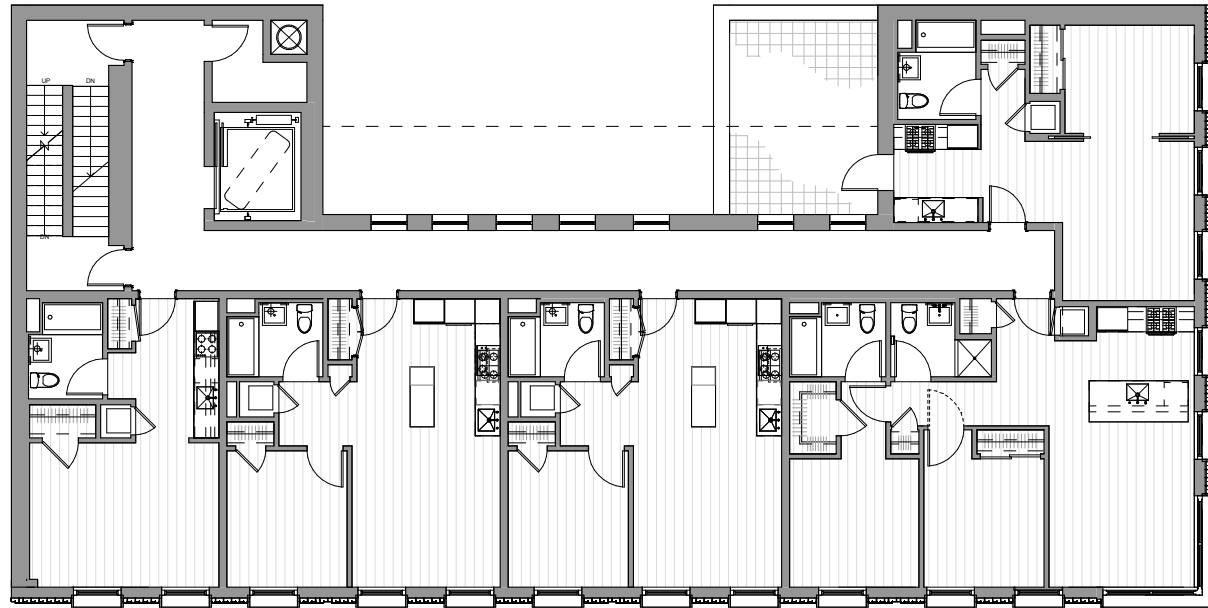
06 June 2018



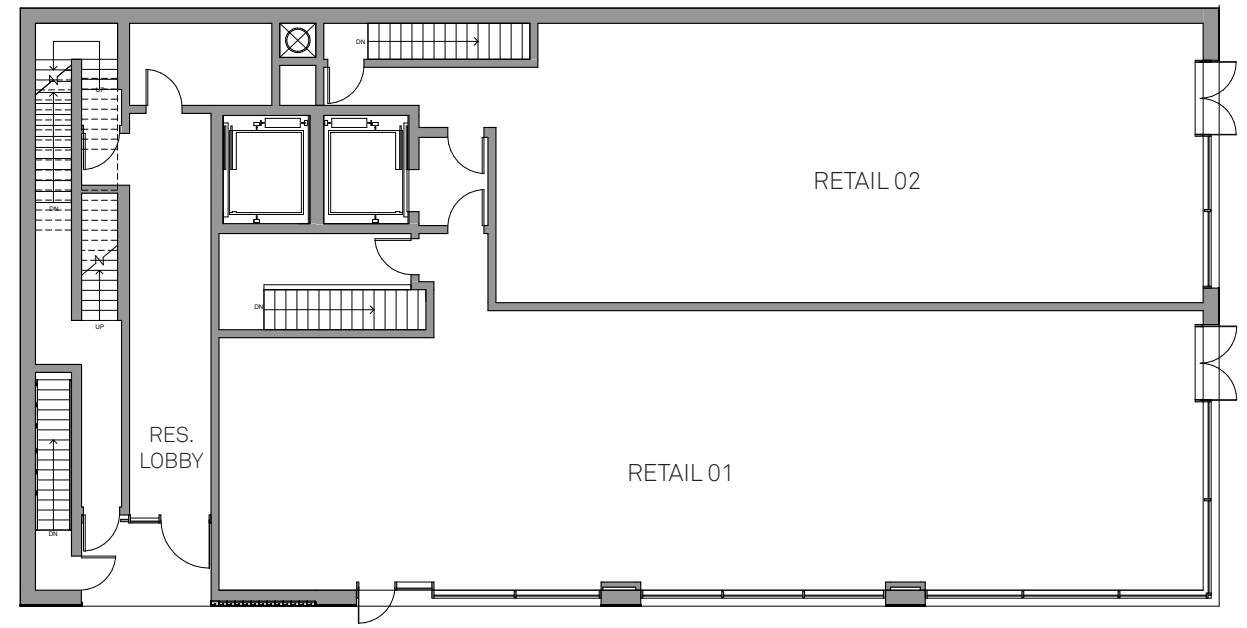
CORNER WINDOW AT TYPICAL RESIDENTIAL FLOOR



CORNER WINDOW AT CORNICE



3RD FLOOR

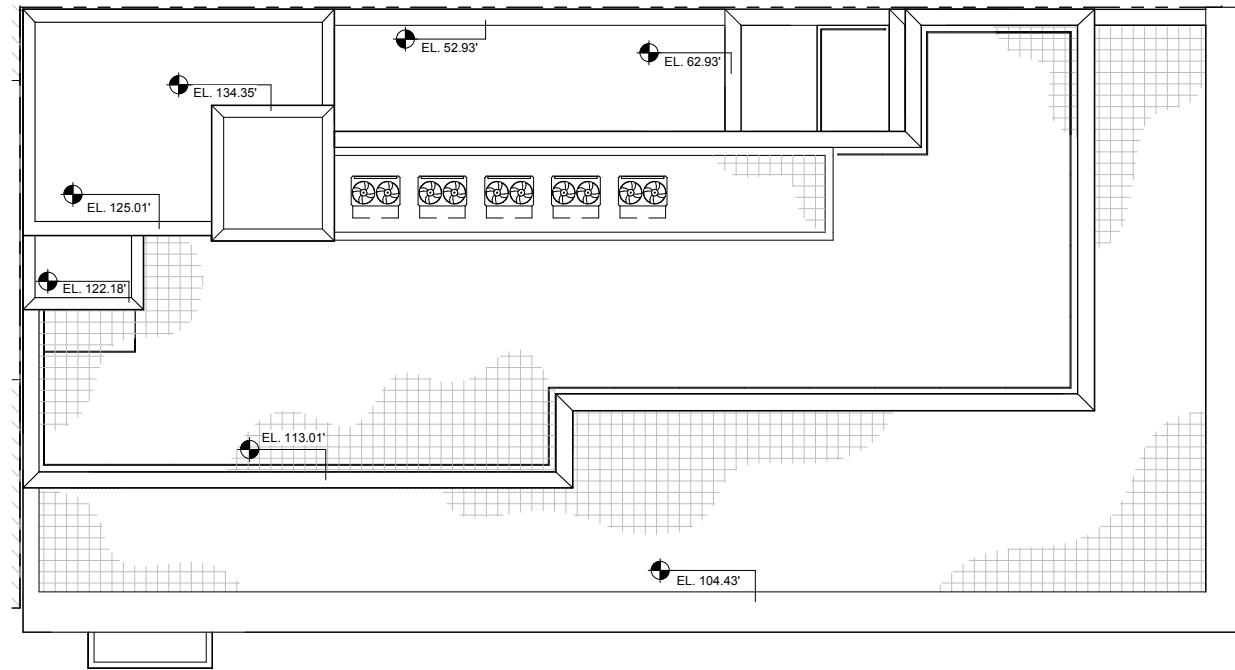


1ST FLOOR

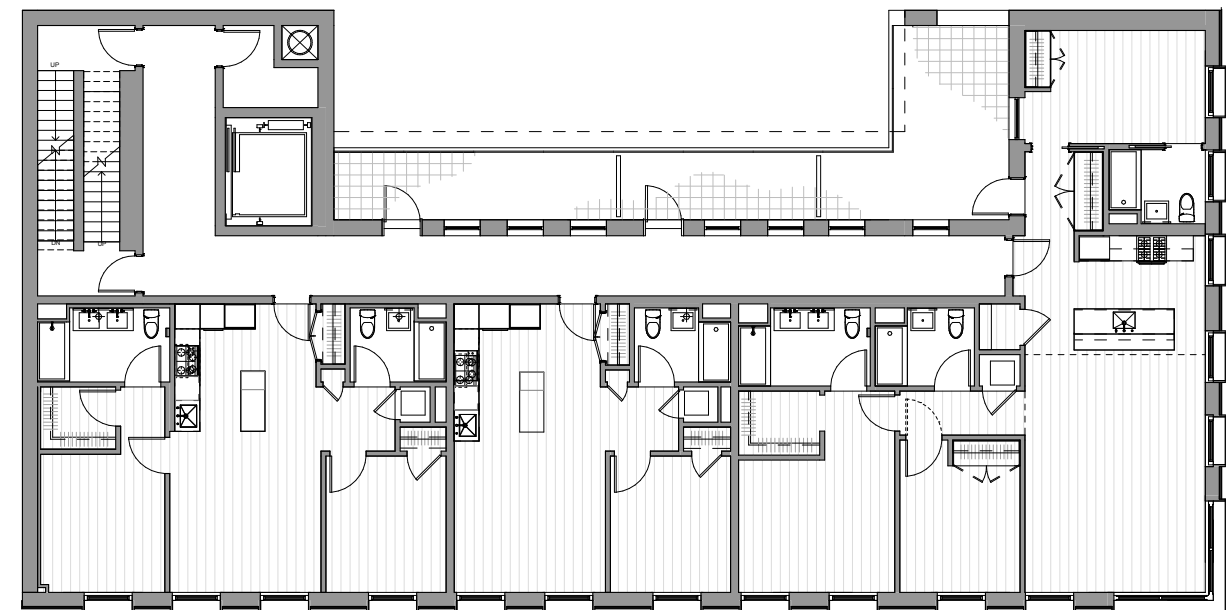


2ND FLOOR

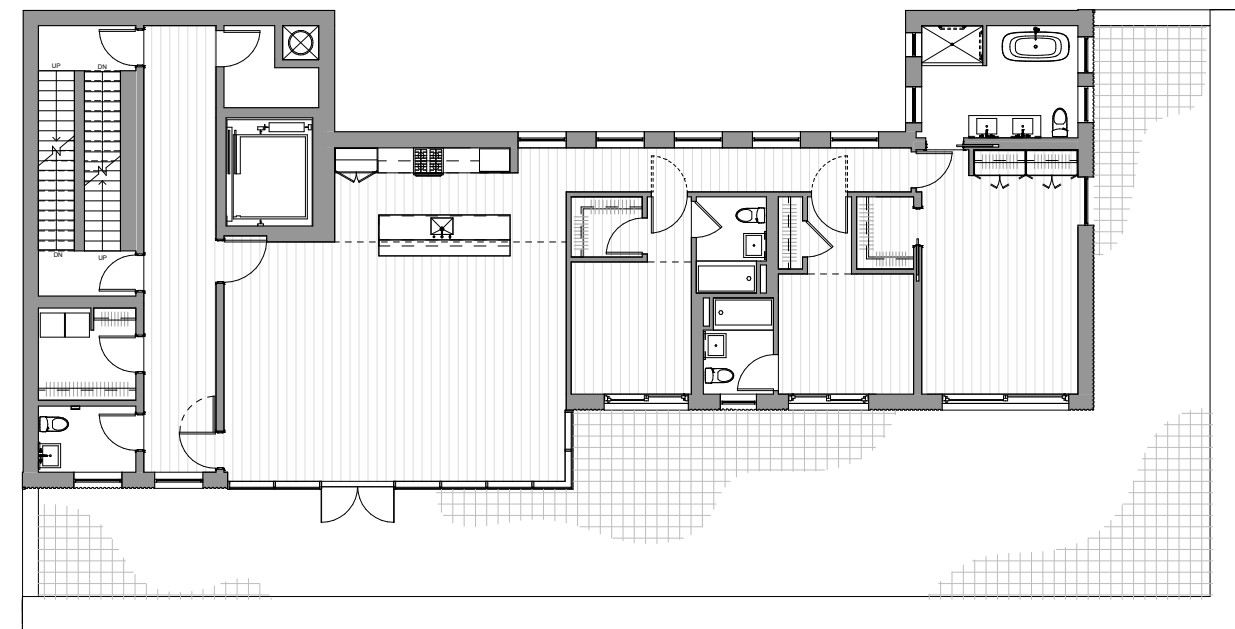




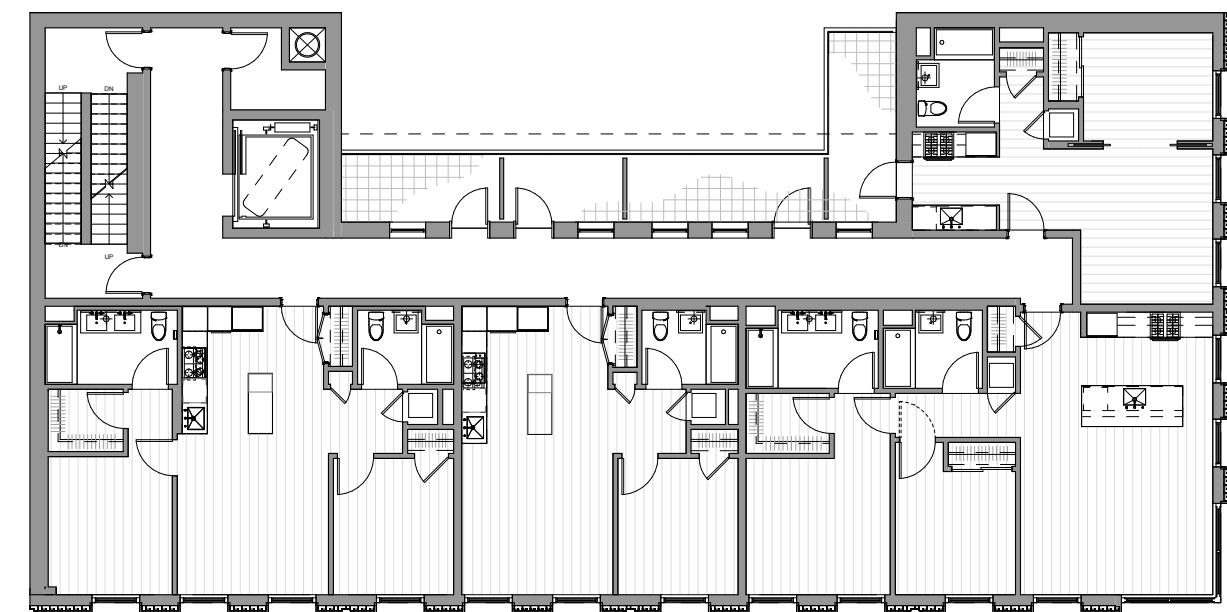
ROOF



6TH FLOOR



7TH FLOOR



4TH AND 5TH FLOOR





GREY BRICK: BASE, BODY AND FRIEZE, RESIDENTIAL ENTRY
 COLOR: GLEN GERY - ENGLOBE CERAMIC COAT 5602



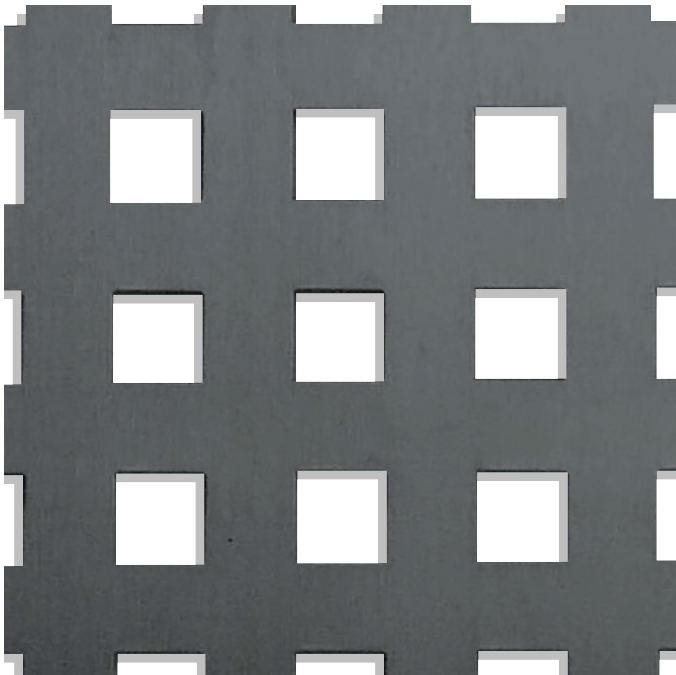
CAST STONE: WINDOW SURROUNDS,
 BANDING. COLOR: CORINTHAN CAST
 STONE INC. - LS17C



CORRUGATED ZINC: PENTHOUSE AND
 BULKEAD FACADE. COLOR:
 PRE-WEATHERED VM ZINC - QUARTZ
 ZINC



PAINTED METAL: STOREFRONT, WINDOW
 FRAMES, RESIDENTIAL ENTRANCE,
 CORNICE AND GUARDRAIL. ALL PAINTED
 METAL TO BE PPG -DURANAR STAUB
 GRAY.



PERFORATED METAL PANEL:
 1" SQUARE OPENING AT 2"
 SPACING. PANEL COLOR TO BE
 PPG - DURANAR STAUB GRAY



ATTENTION RESIDENTS & NEIGHBORS

NOTICE: The City of New York is currently conducting a public hearing on the proposed rezoning of the site located at 100 E. 12th St. (Block 100, Lot 100) in the East Village neighborhood of Manhattan. The rezoning is being proposed by the City Planning Commission. The rezoning is being proposed to change the zoning from M1-1 to M1-2. The rezoning is being proposed to allow for the construction of a new building on the site. The rezoning is being proposed to allow for the construction of a new building on the site. The rezoning is being proposed to allow for the construction of a new building on the site.

There will be an opportunity for public comment on the proposed rezoning at the public hearing. The public hearing will be held on Thursday, June 14, 2018, at 6:00 P.M. The public hearing will be held at the City Planning Commission, 100 E. 12th St., New York, NY 10003. The public hearing will be held at the City Planning Commission, 100 E. 12th St., New York, NY 10003. The public hearing will be held at the City Planning Commission, 100 E. 12th St., New York, NY 10003.

ATTENTION RESIDENTS & NEIGHBORS

AVENUE SECOND OWNER LLC.
(Property Owner Name)

Certificate of Appropriateness Application from the
Landmarks Preservation Commission for
119-121 2nd Avenue
(Landmark Address)

This applicant is seeking approval to

BUILD A NEW 7 STORY MULTIFAMILY RESIDENTIAL BUILDING, WITH
COMMERCIAL RETAIL SPACE ON THE 1ST FLOOR.

(Brief Description of Proposed Work)

There will be an opportunity for public comment on
June 18th, 2018 at 6:30 P.M.

at Grace Church School - 46 Cooper Square

(Meeting Address)

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

212-982-2020

(Applicant Contact Information)

ATTENTION RESIDENTS & NEIGHBORS

AVENUE SECOND OWNER LLC.

(Property Owner Name)

Certificate of Appropriateness Application from the Landmarks Preservation Commission for

119-121 2nd Avenue

(Landmark Address)

This applicant is seeking approval to

BUILD A NEW 7 STORY MULTI-FAMILY RESIDENTIAL BUILDING, WITH
COMMERCIAL RETAIL SPACE ON THE 1ST FLOOR.

(Brief Description of Proposed Work)

There will be an opportunity for public comment on

June 18th, 2018

at 6:30 P.M

(Date)

Grace Church School - 46 Cooper Square

(Meeting Address)

At COMMUNITY BOARD 3
Landmarks Committee Meeting

info@cb3manhattan.org - www.cb3manhattan.org

212-982-2020

(Applicant Contact Information)

ARTS WITH HEARING YOU OUT.

en before they help you plan. Flip to page R6 to learn more.

3742454
F32XX FL 32
CYNTHIA MORAL
60 BROAD ST FL 32
BRXZD343 - 03100
NEW YORK NY 10004

ALL STREET

MONDAY, JUNE 11, 2018 - VOL. CCLXXI NO. 135

Q 7645.51 ▲ 1.2% STOX 600 385.12 ▼ 0.5% 10-YR. TREASURY ▼ 12/32, yield 2.937%



Kim Jong Un and President Donald Trump arrived in Singapore on Sunday for their summit. Tuesday's scheduled face-to-face meeting, aimed at ultimately reaching a denuclearization agreement for the Korean Peninsula, is aimed at ultimately reaching a denuclearization agreement for the Korean Peninsula.

Trump, Kim Gird for Talks

about whether the talks will be more substance or symbolism. Tuesday's scheduled face-to-face meeting—the first between a sitting U.S. president and a North Korean leader—follows months of hurled insults and tumultuous diplomacy aimed at ultimately reaching a

Tough Tactics

An insider's guide to the president's foreign-policy deal making..... A9

period of deal. "At each step, we will be part of the day."

Certificate of Appropriateness Checklist and Questionnaire

Address of Landmark: 119-121 2nd Avenue (AKA 45 East 7th Street)

Name of Landmark: n/a

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

Location (between Streets/Aves): North/West Corner of 2nd Avenue and 7th Street

Block and Lot Numbers: Block 463, Lot 35 (Historic Lots 34 & 35)

Applicant

Name: Avenue Second Owner LLC.

Contact Person: Niv Amodai - Nexus Development

Telephone: 646-429-8510 ext. 1002

E-Mail: niv@nexusdevelopment.us

Attorney

Name: _____

Telephone: _____

Email: _____

Architect

Name: Morris Adjmi Architects

Telephone: 212-982-2020

Email: info@ma.com

Project Information

Please give overview of Application/Project:

The proposed new building will be 7 stories above grade with a cellar below grade. The

mixed used multi-family residence will be a total of 34,000 SF with 6,000 SF of

commercial retail space provided on the 1st floor and cellar level. The structure will be

poured in place concrete and the facade will be brick masonry with punched windows.
