

THE CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD 3
59 East 4th Street - New York, NY 10003
Phone (212) 533-5300
www.cb3manhattan.org - mn03@cb.nyc.gov

Andrea Gordillo, Board Chair

Susan Stetzer, District Manager

Landmarks Checklist and Questionnaire

RE: (address)

Dear Applicants and Representatives,

Your Certificate of Appropriateness application has been placed on the agenda of the next meeting of the CB 3 Landmarks Committee. The Landmarks Committee will meet on:

April 16th

at 6:30 P.M.

Chinatown YMCA at Houston Street Center - 273 Bowery, Classroom 1

Please confirm your attendance at the meeting and email an electronic version of your application to mn03@cb.nyc.gov. Complete the enclosed questionnaire and return it by email to mn03@cb.nyc.gov **eight business days** prior to the meeting.

Finally please prepare a package of the following information and email to mn03@cb.nyc.gov **five business days** prior to the meeting:

- Copy of Landmarks Preservation Commission Application Form, including Docket Number, if known
- Archival photos, if available
- Plans and elevations of proposed changes; effect on the building materials or structure
- "Before" photos and "after" renderings or images
- View of the streetscape with the building in context
- Sightlines for addition of visible structures shown from multiple points
- Mockups of rooftop additions
- Photographs of proof of conspicuous posting of meeting with newspaper showing date of posting at least 7 days before the meeting. (Please use the notification poster included.)

Thank you for your help and cooperation. If there are any questions, please call the office.

Sincerely,

Susan Stetzer
District Manager

Certificate of Appropriateness Checklist and Questionnaire

Address of Landmark: 121 East 7th Street

Name of Landmark: _____

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

Location (between Streets/Aves): 1st Avenue and Avenue A

Block and Lot Numbers: Block 435, Lot 42

Applicant

Name: Garbo & Company

Contact Person: Ryan Garbo

Telephone: 646 305 5952

E-Mail: projects@garbonco.com

Attorney

Name: _____

Telephone: _____

Email: _____

Architect

Name: Dennis George George Architect PLLC

Telephone: 917.414.1511

Email: dga@georgearchitect.com

Project Information

Please give overview of Application/Project:

The project entails a converting and enlarging the existing church to a mixed use building.

Proposed are 8 residential units within the existing structure including a new two story

vertical enlargement above and a Community facility space at the cellar level.

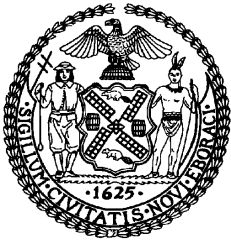
We are seeking support of a Certificate of Appropriateness for the vertical enlargement

with proposed modifications to the entrance for the residences & community facility,

windows at the street facade, restoration of masonry street facade & decorative arch trim

at the window openings, stepped gable cornice replacement, cornice at the belltower roof,

exterior lighting and modifications to the rear facade.



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Paul Rangel, Board Chair

Susan Stetzer, District Manager

Community Board 3 Guidance for Landmarks Committee Applicants

Community Board 3 reviews all Certificate of Appropriateness applications to the Landmarks Preservation Commission within Community District 3. Applications are considered first by CB 3's Landmarks Committee before being referred to the full board.

Applicants should note that Community Board 3 is a city agency distinct from the Landmarks Preservation Commission and submits advisory opinions to the LPC. Applicants are required to make separate presentations to the Community Board.

Please be sure to bring all requested materials listed in our Application Presentation Checklist when making a presentation. Please bring at least two printed copies of materials for committee to review during the meeting. *The Landmarks Committee will not review any application if materials are not included in the presentation.*

To schedule a presentation before the Landmarks Committee, please contact CB 3 via email at mn03@cb.nyc.gov.

Community Board 3 Landmarks Committee Policies and Procedures

Landmarks Preservation Commission

The Landmarks Preservation Commission ("LPC") is the New York City agency that is responsible for identifying and designating the City's landmarks and the buildings in the City's historic districts. The Landmarks Law is described in the Chapter 74 of City Charter, and in Title 25, Chapter 3 of the Administrative Code, and Title 63 of the Rules of the City of New York. The Commission also regulates changes to designated building, such as through the issuance Certificates of Appropriateness, Permits for Minor Work, and Certificates of No Effect.

Responsibilities of the Community Board 3 ("CB 3") Landmarks Committee

- *Landmarks designation.* The Community Board may review and, if appropriate, support efforts to designate individual landmarks and historic districts within the CB 3 area. Applicants who are not the owner of a property and are seeking individual Landmark designation for a structure in CB 3 are required to submit contact information for the property owner with their agenda request to CB 3. This will enable CB 3 to notify the property owner of the meeting.
- *Certificate of Appropriateness Applications.* The main role of the Community Board with respect to Landmarks is to review Certificate of Appropriateness applications prior to the LPC public meeting and to make recommendations to the LPC.

Certificate of Appropriateness Procedures

- When LPC staff determines that a permit application will require a hearing before the Commission, the applicant is referred to the Community Board. When the applicant contacts the Community Board, the CB will send the *Application Presentation Checklist* to the applicant and place the application on the Landmarks Committee agenda.
- The application materials submitted by the applicant will be posted on the CB 3 website for review by committee members and the public. The Committee will recommend approval or denial of the application based on the same criteria used by LPC and may also look at broader issues such as quality of life. However, the LPC will not consider these broader issues in its decision.
- At the Committee hearing, the applicant (along with the architect and lawyer, if relevant) will present to the Committee the same application and materials that will be presented at the LPC hearing. It is important that the applicant provide samples of actual materials to be used as per instructions.
- If the applicant does not appear at the CB 3 Committee meeting, a motion to deny based on nonappearance will be voted.

ATTENTION RESIDENTS & NEIGHBORS

Ryan Garbo - Garbo & Company

(Property Owner Name)

Certificate of Appropriateness Application from the Landmarks Preservation Commission for

121 East 7th Street New York, NY

(Landmark Address)

This applicant is seeking approval to

We are seeking support of a Certificate of Appropriateness for the vertical enlargement with proposed modifications to the entrance, windows replacement, restoration of masonry street facade & decorative arch trim at the window openings, stepped gable cornice replacement, cornice at the belltower roof exterior lighting and modifications to the rear facade.

(Brief Description of Proposed Work)

There will be an opportunity for public comment on

April 16th

at 6:30 P.M

(Date)

at Chinatown YMCA at Houston Street Center - 273 Bowery, Classroom 1

(Meeting Address)

**At COMMUNITY BOARD 3
Landmarks Committee Meeting
mn03@cb.nyc.gov - www.cb3manhattan.org**

Dennis George - George Architect PLLC - dga@georgearchitect.com

(Applicant Contact Information)