



23 8th Avenue

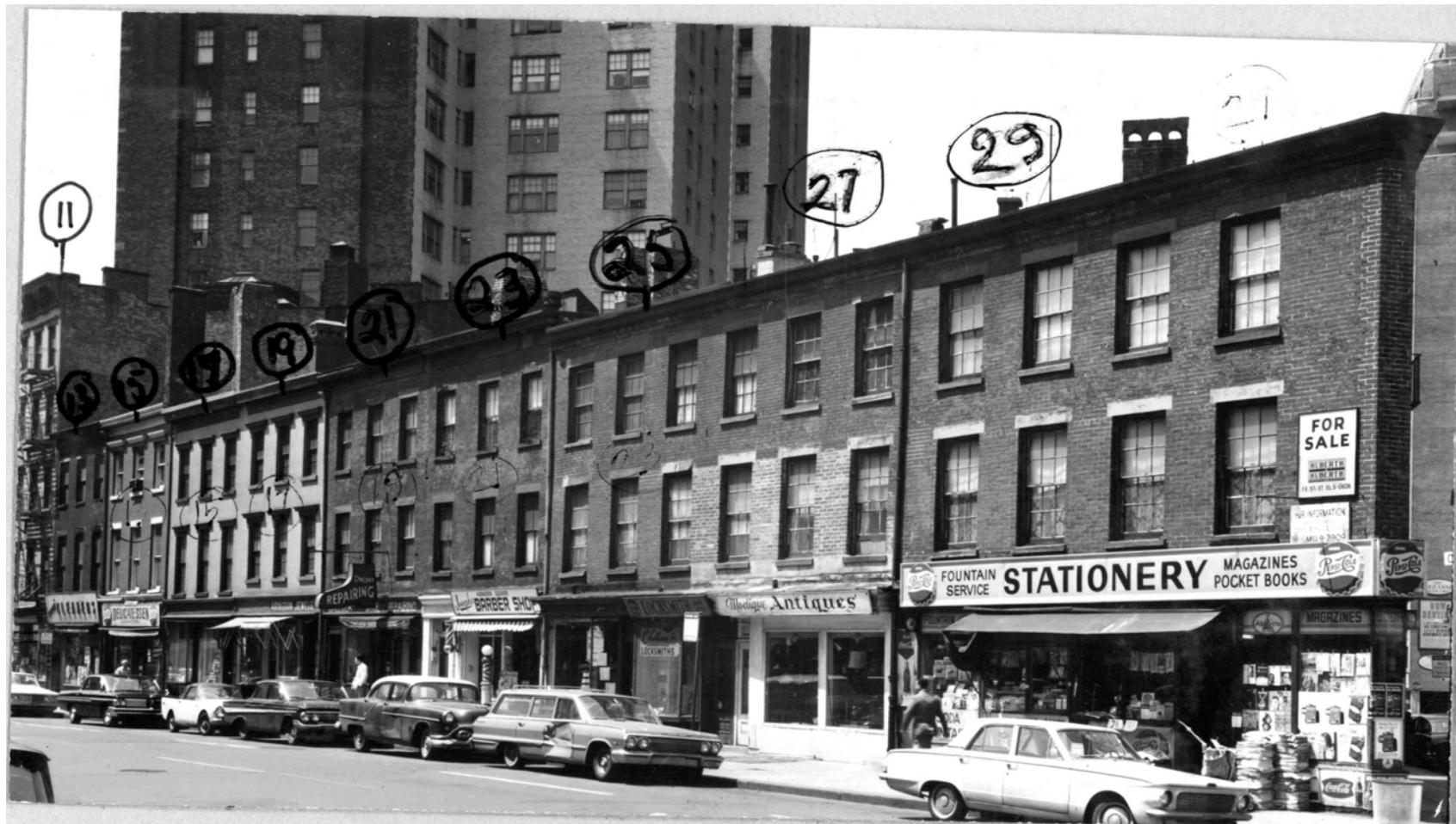
- New proposed windows and French door with Juliette balcony on the side facade
- Enlargement of existing terrace doors on the 4th floor
- Violation 12-0869 that was issued in 2012 for work done by the previous building owner

Site Plan



Historic Photos

23 8th Avenue was originally in a row of continuous town houses



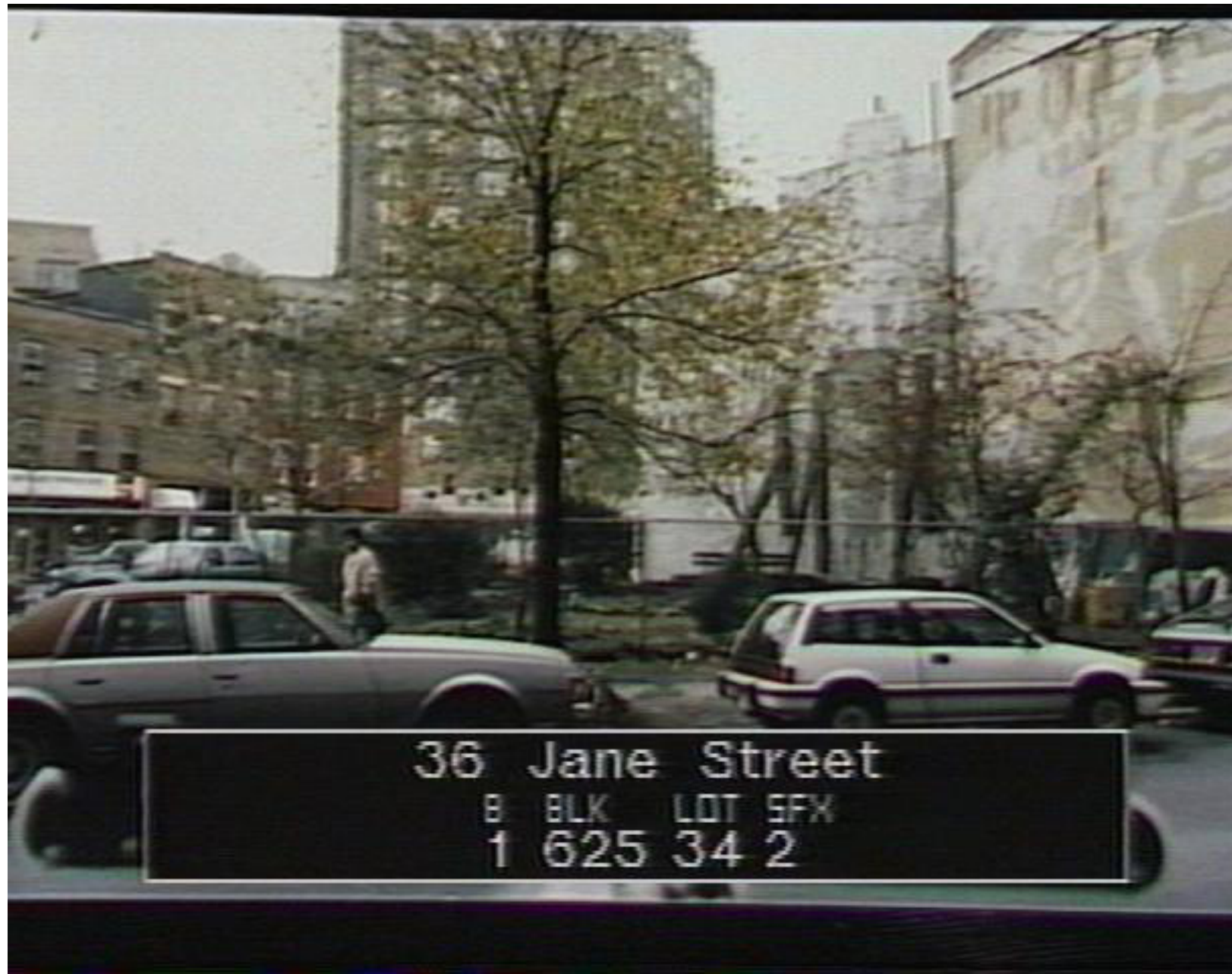
1964 PHOTO



1940 TAX LOT PHOTO

1980s Photographs

By the 1980s, some of the row houses had been removed, leaving 23 8th Avenue as the last house in the row. The current exposed side facade was not part of the historic city fabric.

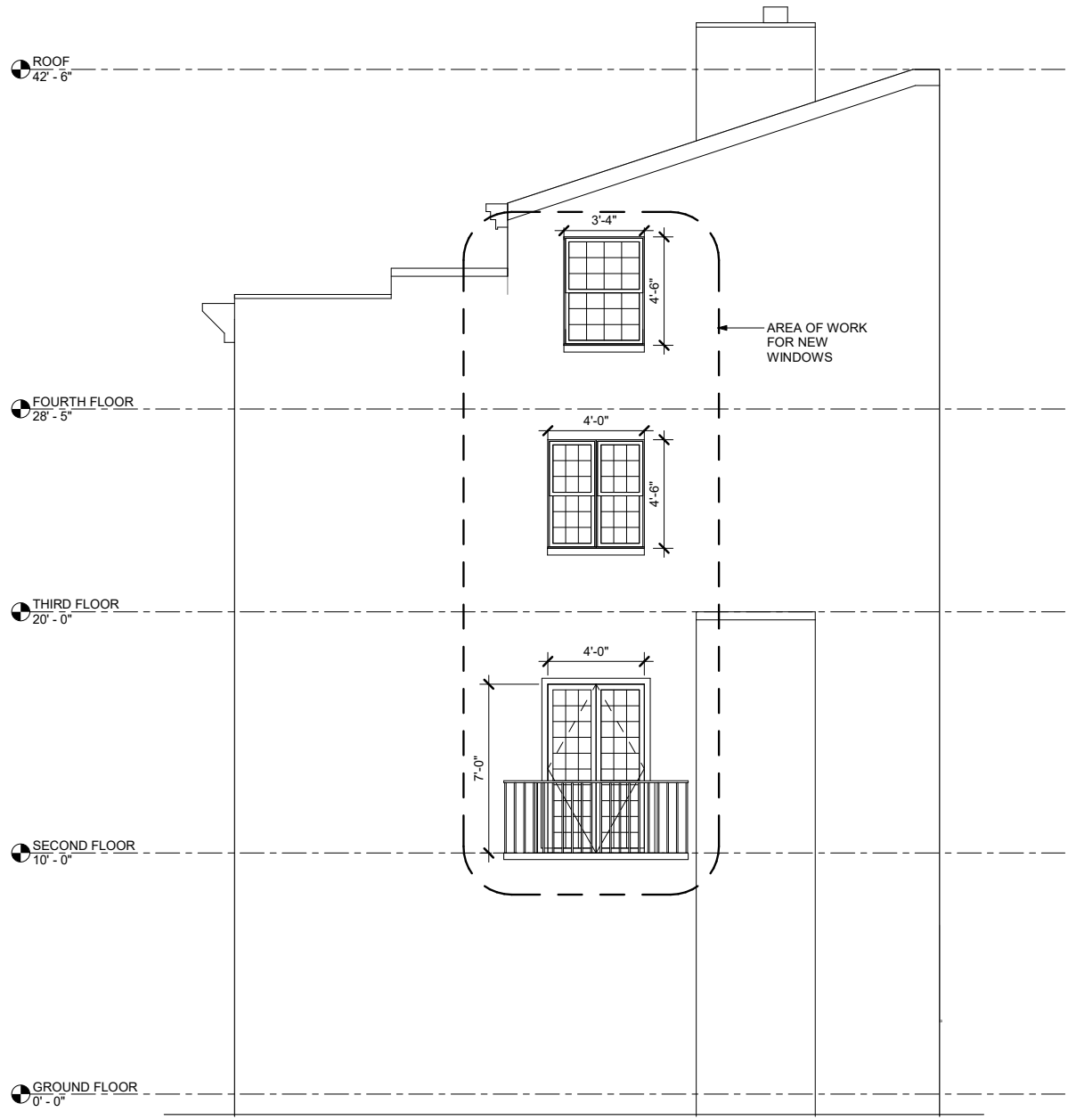


1980 PHOTOGRAPH OF 8TH AVE AND JANE ST.

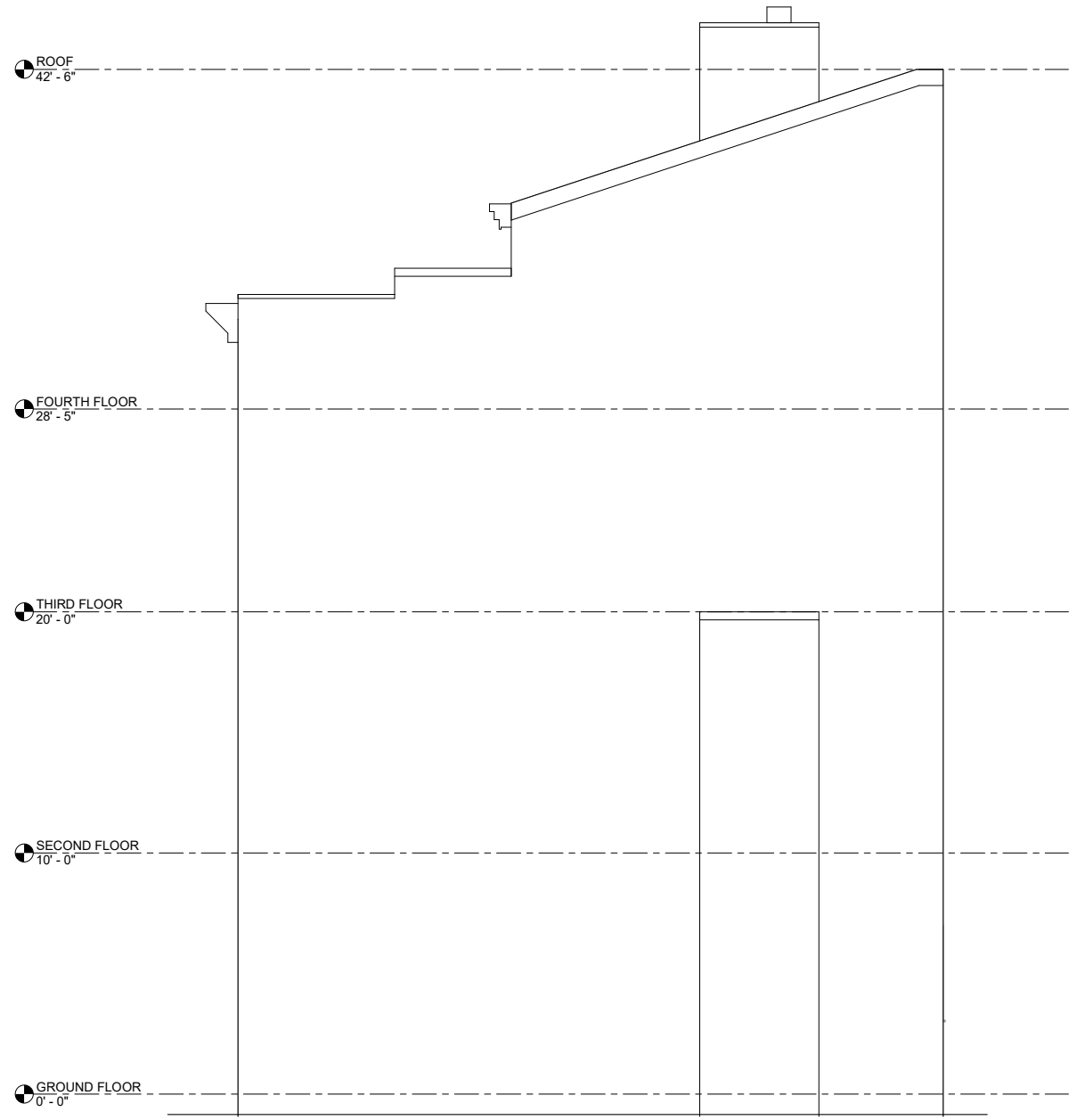


1980'S TAX LOT PHOTO

Side Elevation

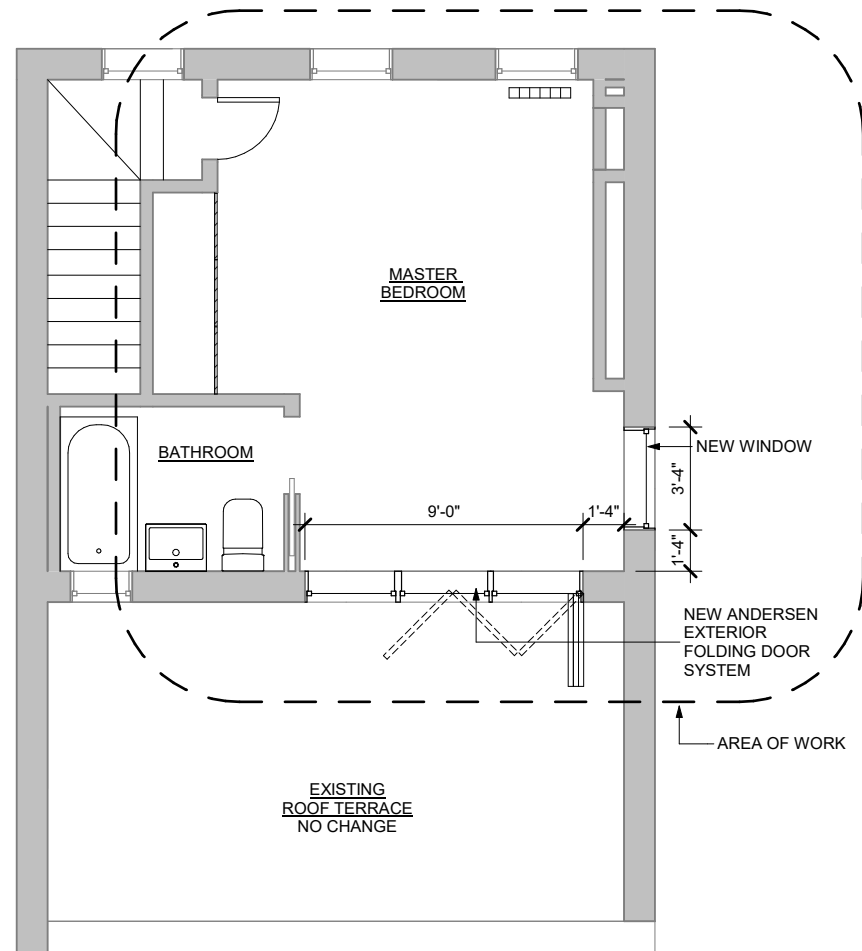


PROPOSED

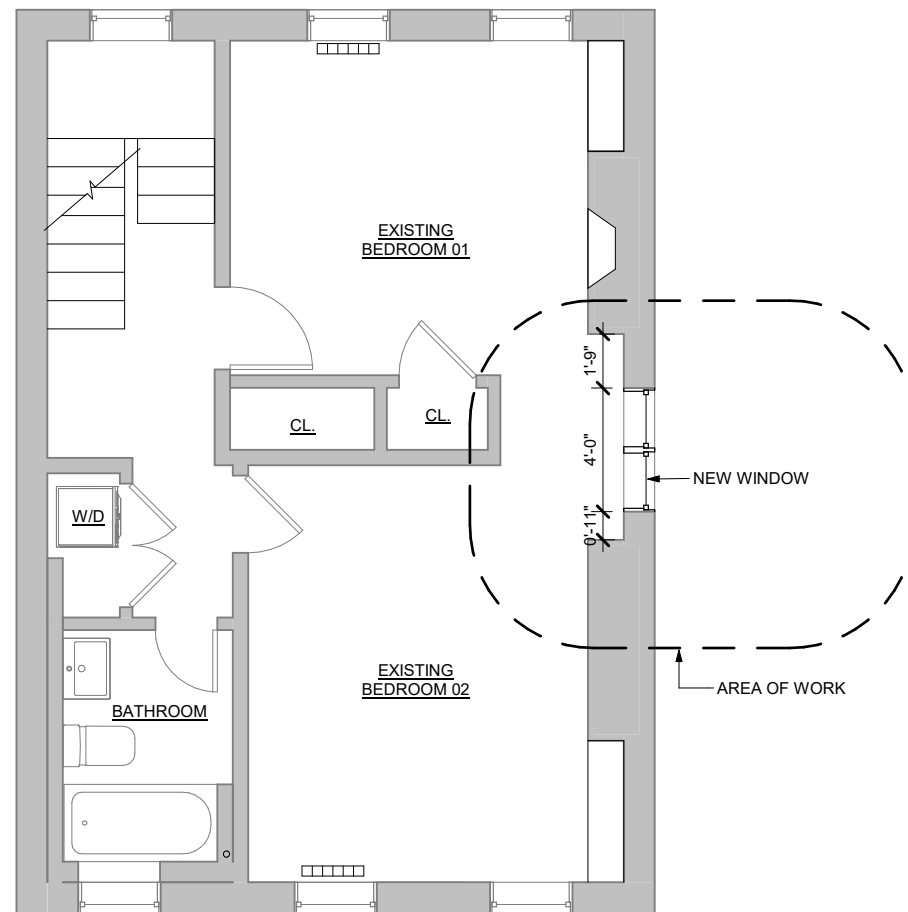


EXISTING

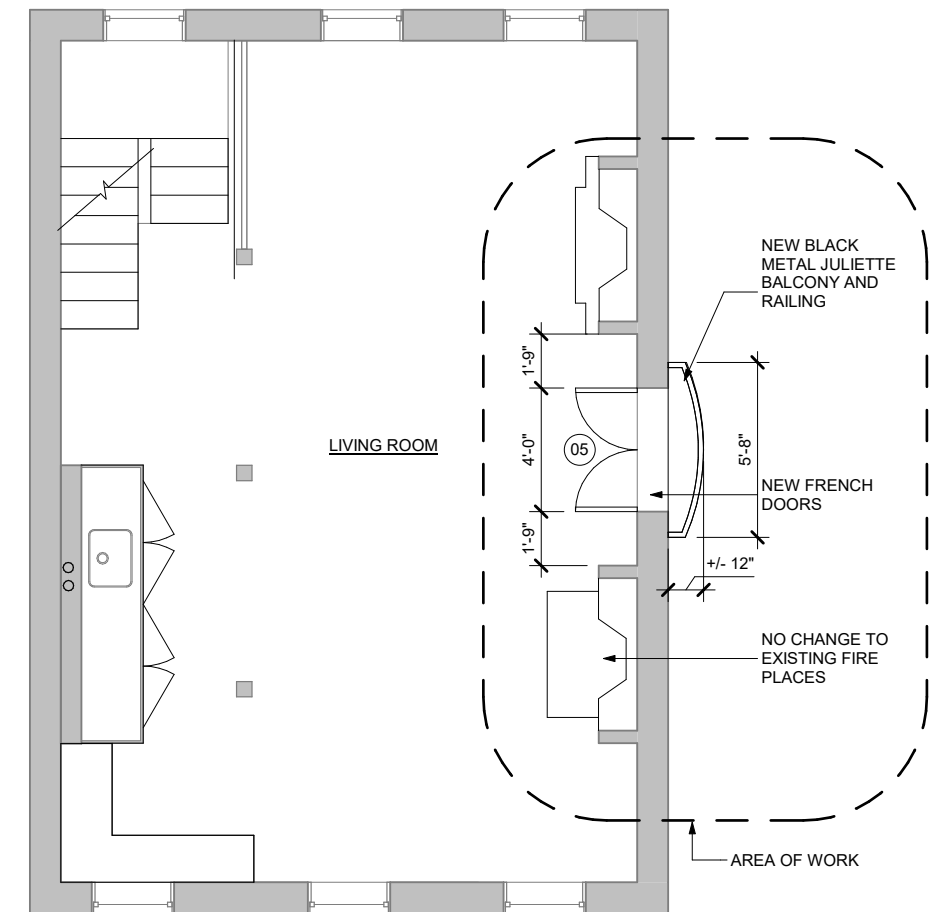
Plans



4TH FLOOR PLAN



3RD FLOOR PLAN

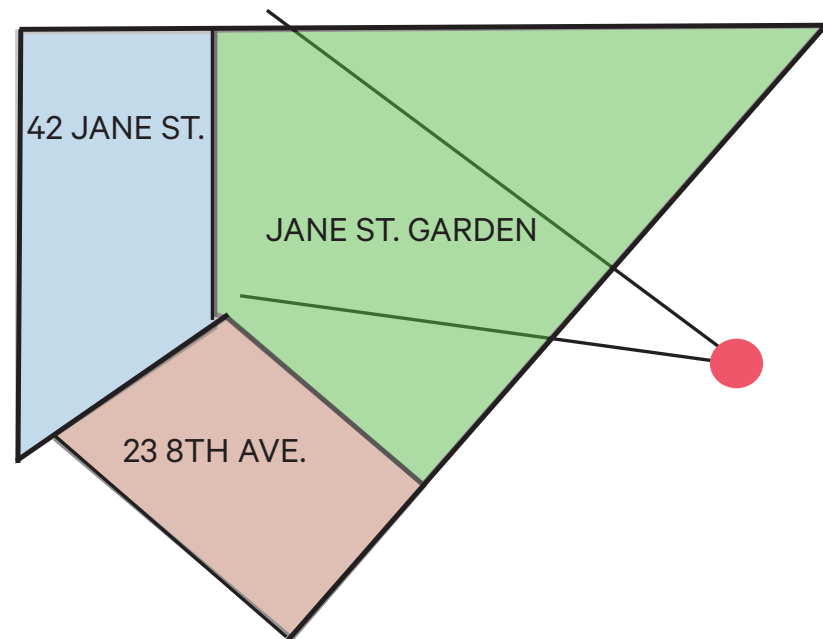


2ND FLOOR PLAN

Neighboring Building

42 Jane St. is a neighboring building that has windows on its secondary facade facing Jane St. Garden.

- Adds additional light into the building
- Adds scale and visual interest to an otherwise blank and uninviting facade
- Provides 'eyes on the streets'



ENLARGED SITE PLAN



42 JANE ST TAKEN FROM 8TH AVE.

Historic corner building

The original building on the corner of 8th Avenue and Jane Street had windows on both facades. Placing windows on the side wall of 23 8th Ave, which has become the new 'corner' building would be more in character with the historic corner conditions.



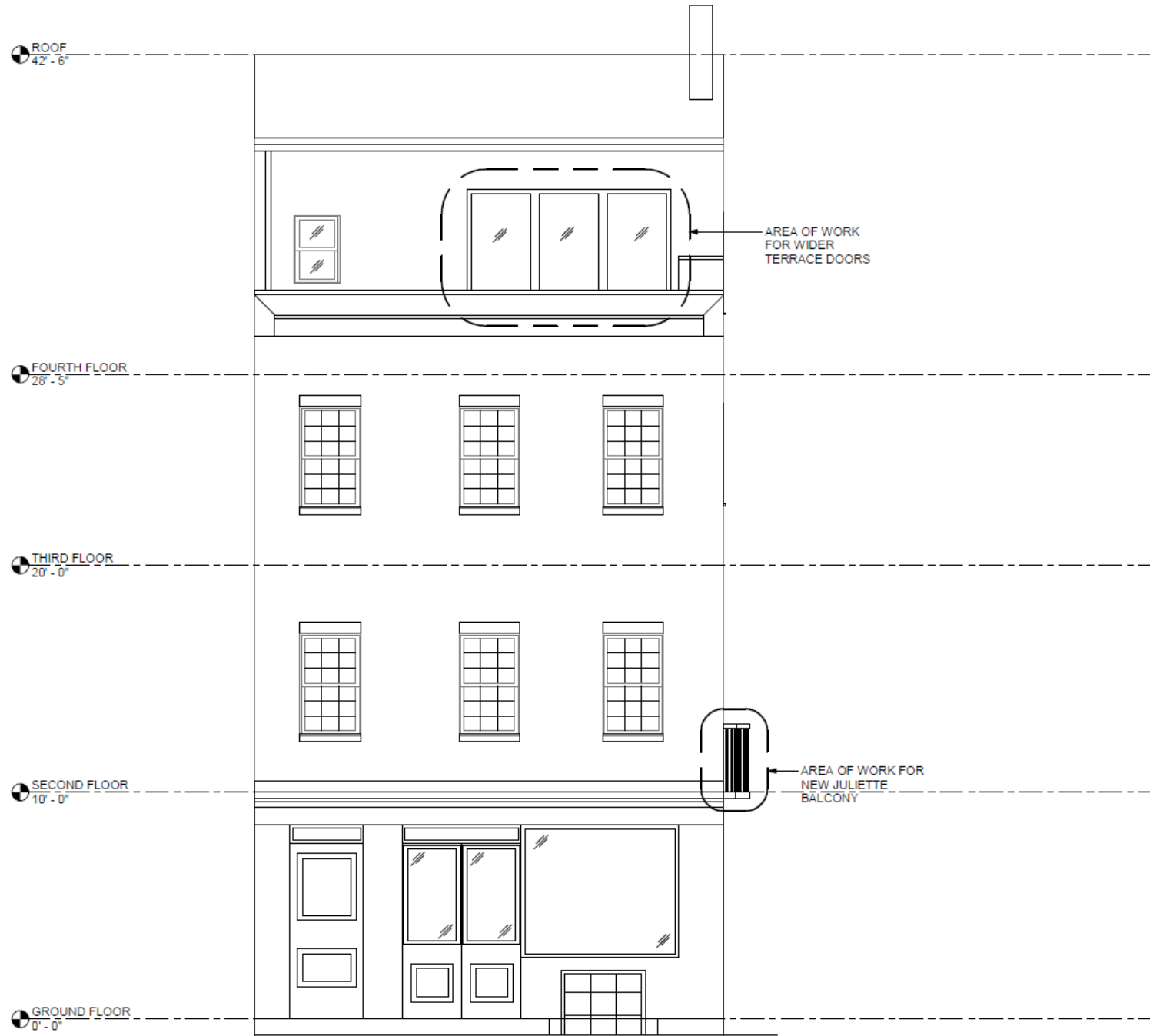
Existing side Facade

New openings at the side facade will break up the monolithic stucco wall, add visual interest, match the neighboring building's windows and will relate more to the original corner building that had windows on the front and side.

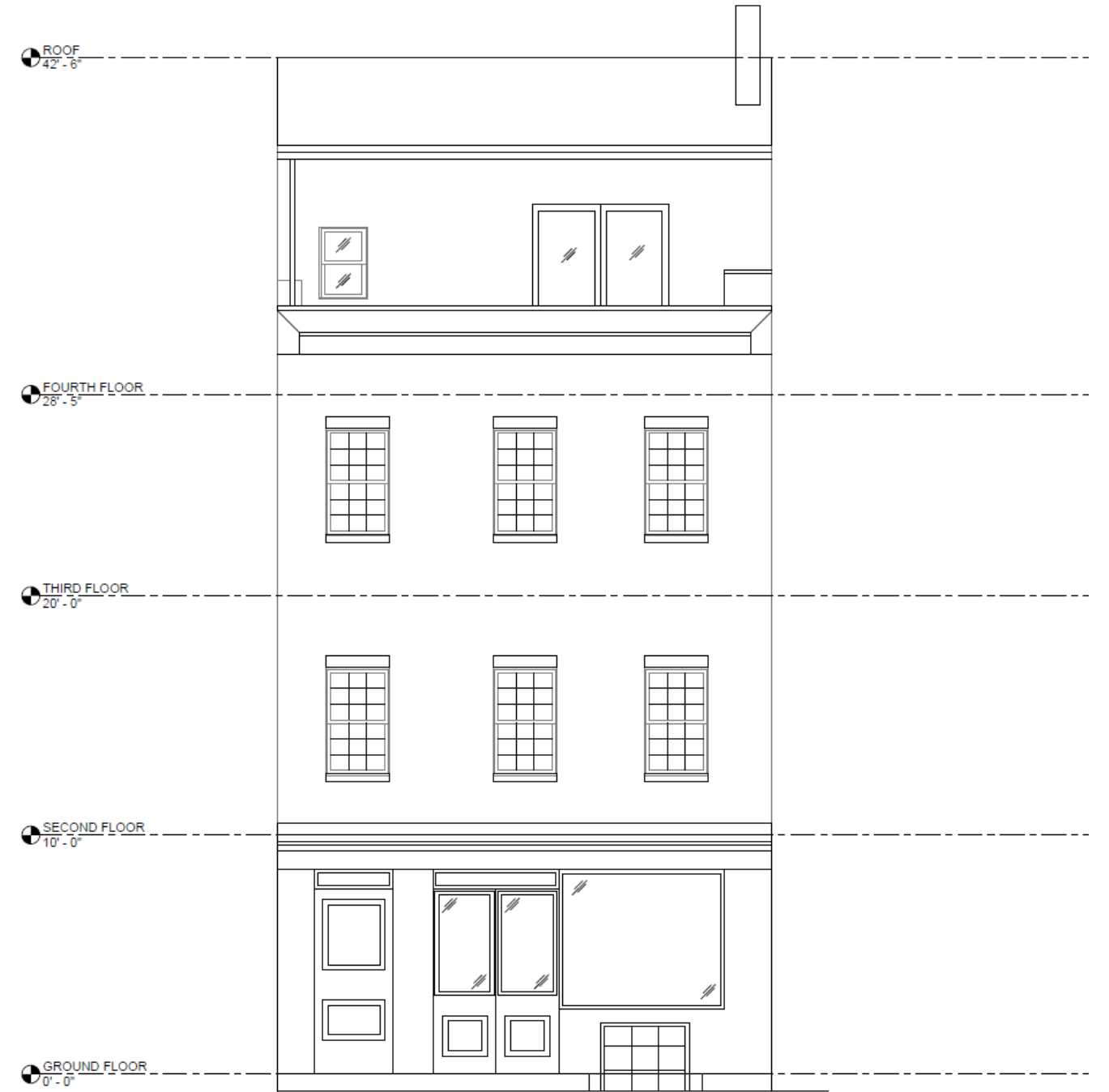


Front Elevation

The 4th floor is not part of the historic building and was permitted by landmarks in 2010. Enlarging the 4th floor terrace doors will not have an impact on the historical aspects of the building.



PROPOSED



EXISTING

Front Facade

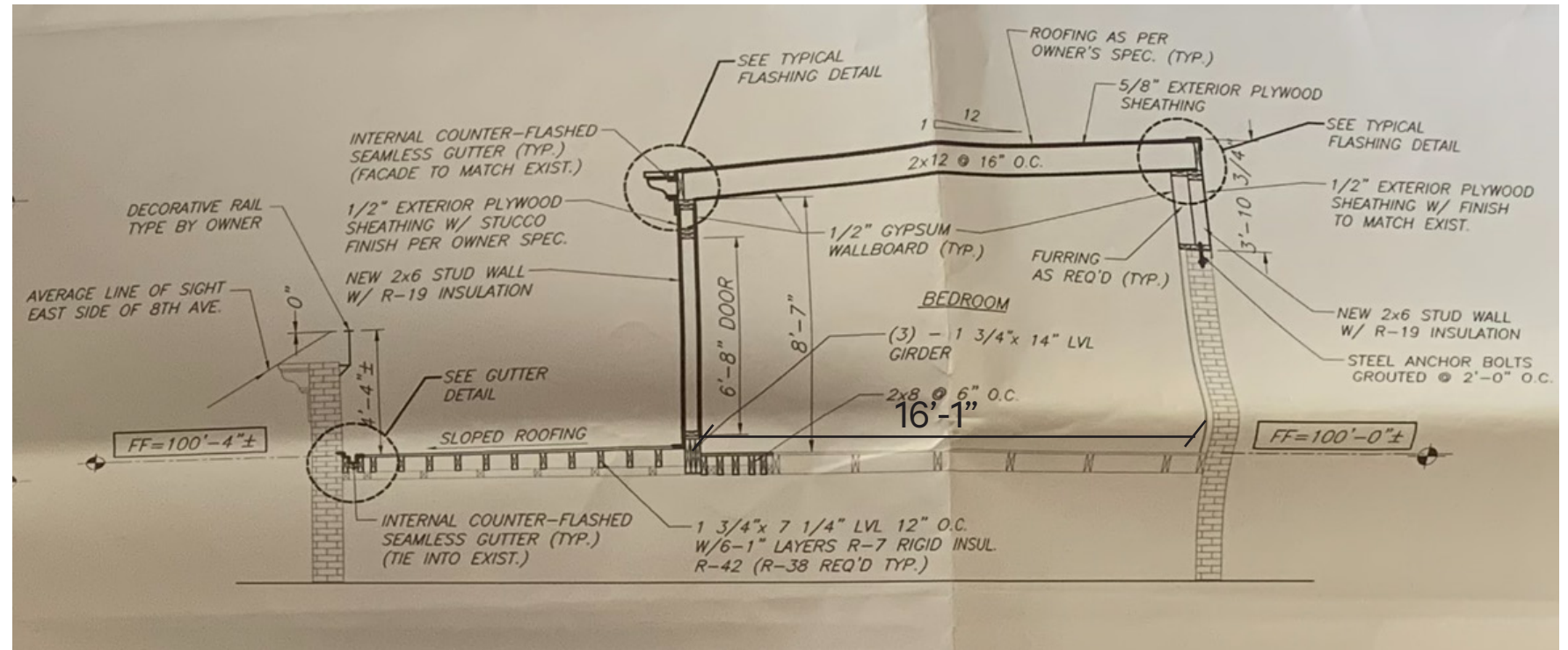
The 4th floor terrace doors can not be seen from the street level.



4th Floor Extension

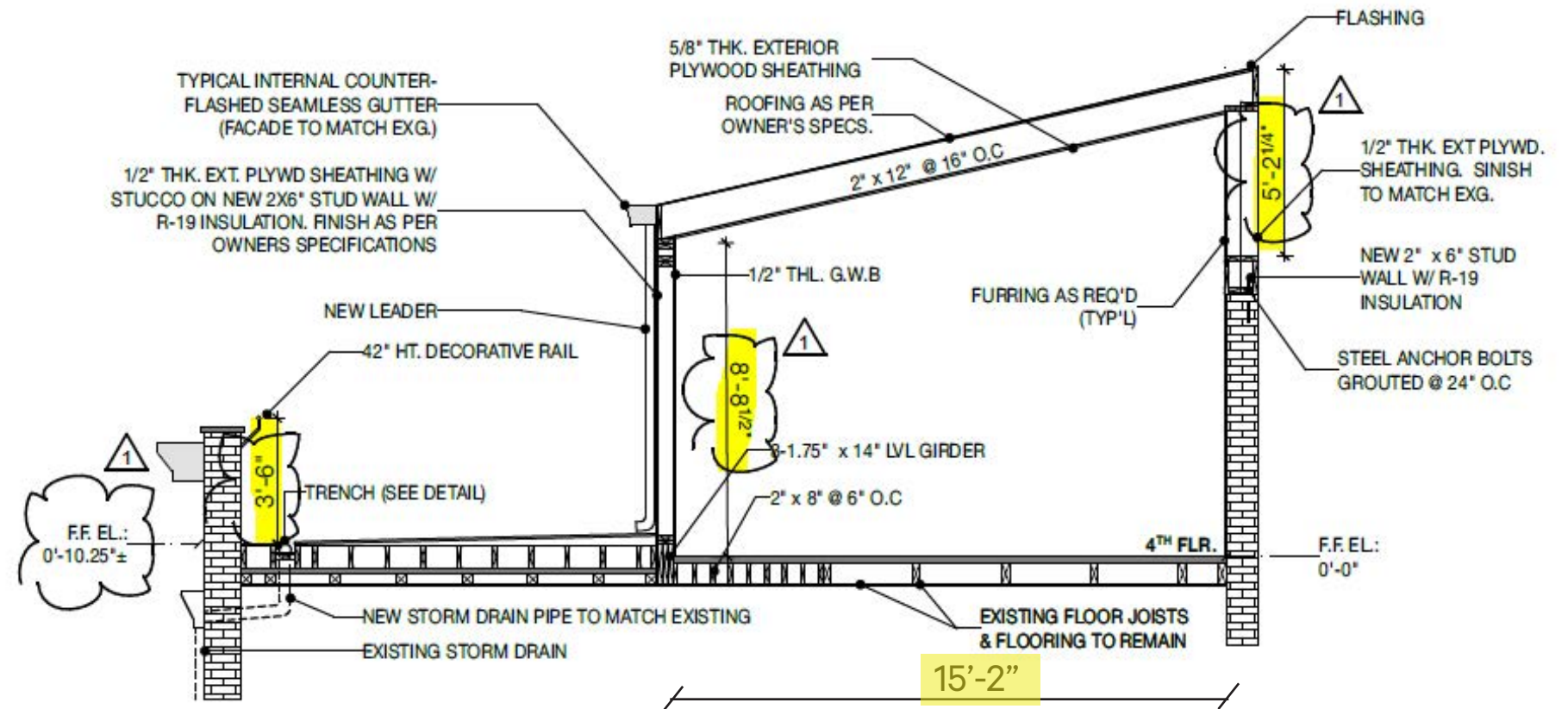
ORIGINAL APPROVED LANDMARKS DRAWINGS:

- Permitted by landmarks in 2010 under LPC-08-8334, LPC-08-8334
- Built by previous building owner



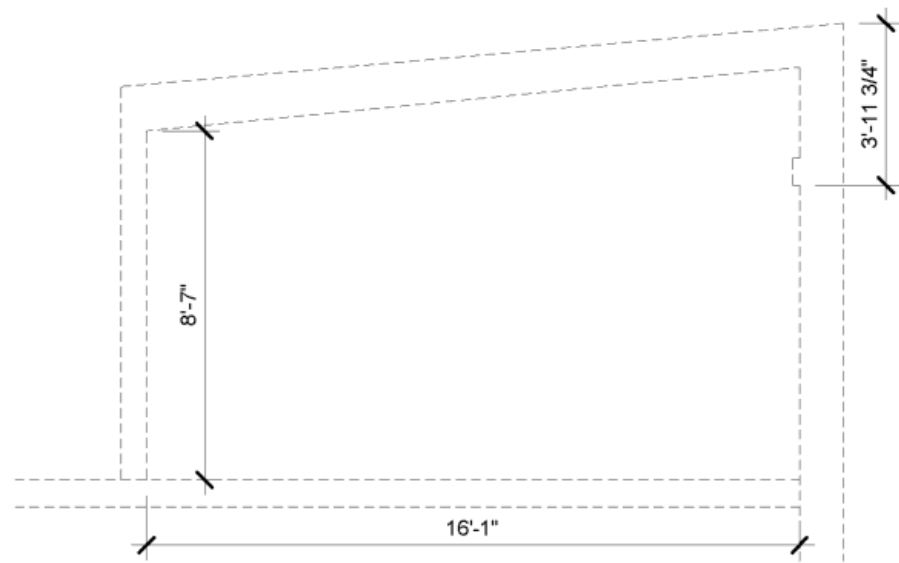
CURRENT BUILT CONDITIONS:

- As-built conditions don't exactly match LPC approved drawings
- Violation VIO-12-0869 was issued in 2012

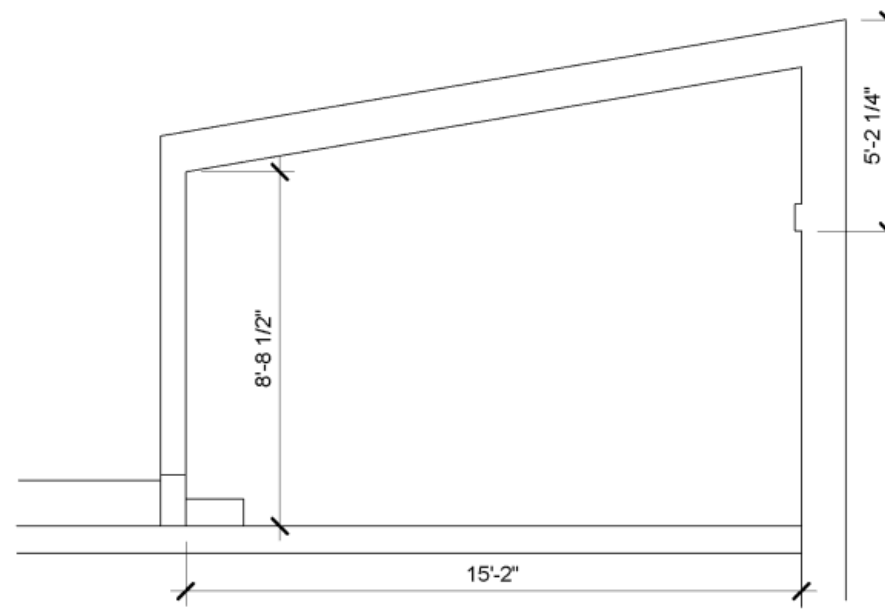


4th Floor Extension

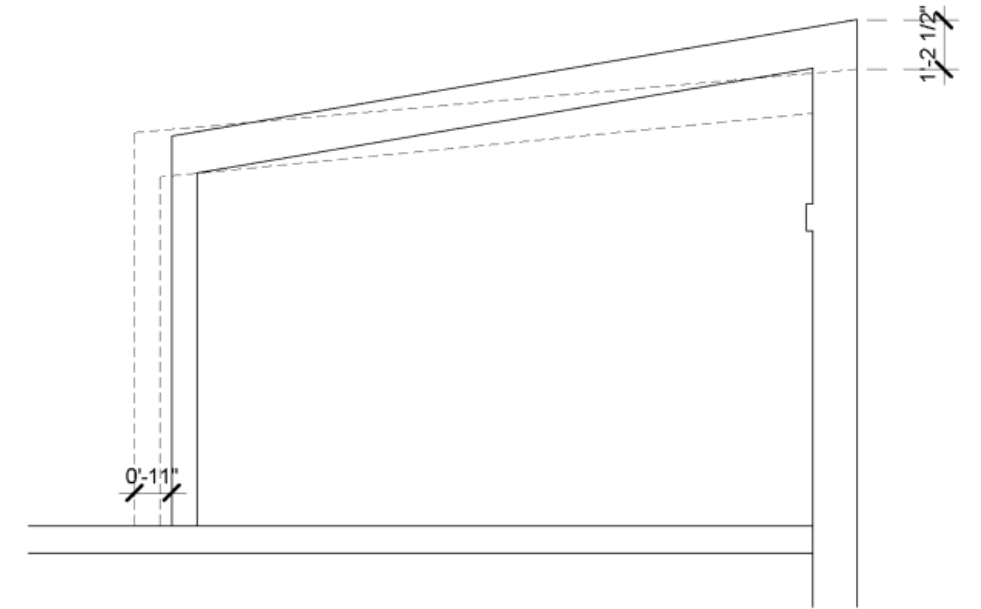
The extension is actually built back from the street 11" more inches than what was approved; the front height is nearly the same and the back end is 14.5" higher, but is not seen from the street.



2010 LPC APPROVED DIMENSIONS



AS - BUILT DIMENSIONS



COMBINATION SHOWING THE DIFFERENCE

Photo Comparison

A mock-up can be seen in these 2009 photos, which was presumably done before getting landmarks approval in 2010



2009



2013

Photo Comparison

The mock-up looks to be in the same location as the built walls

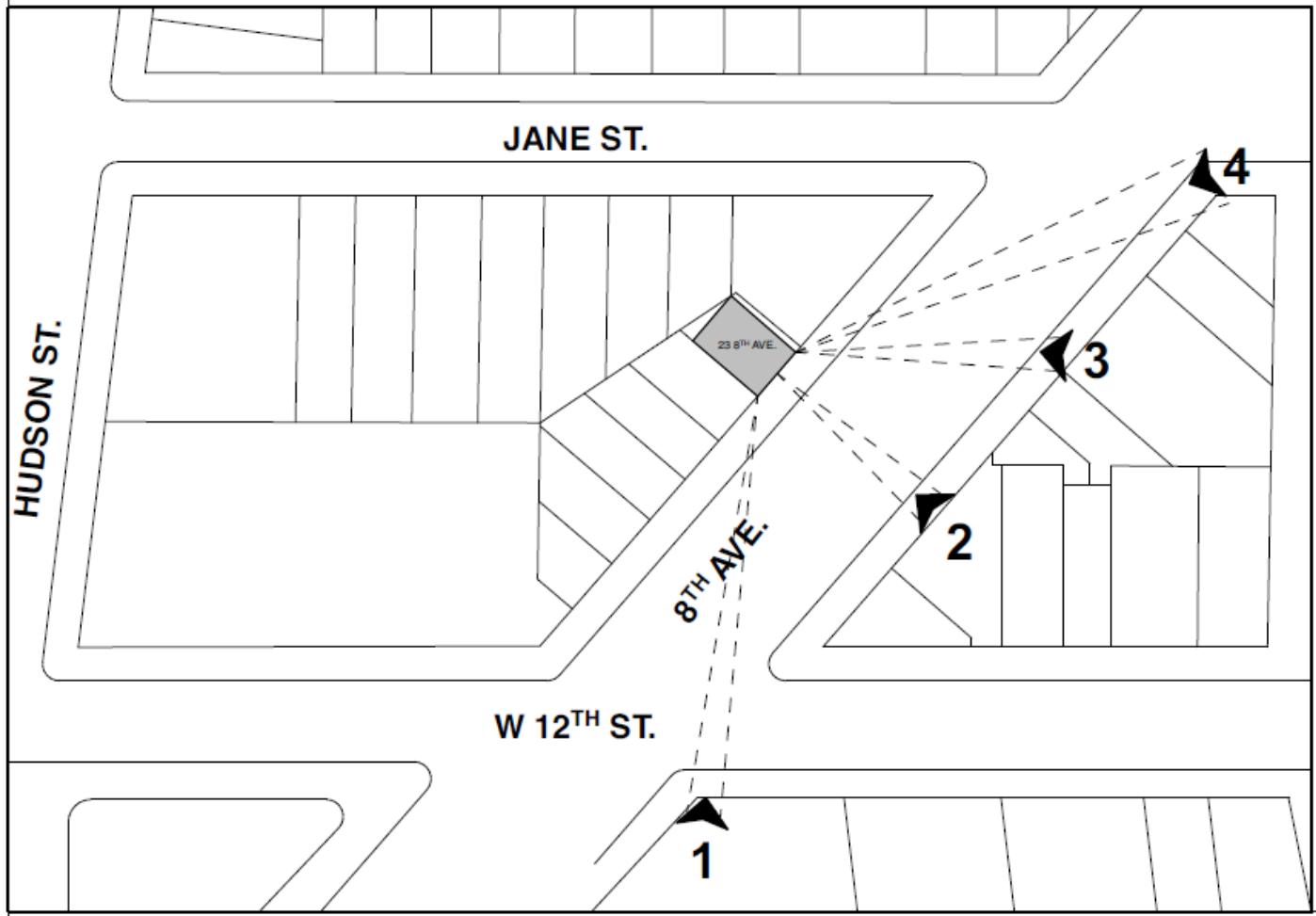


2009

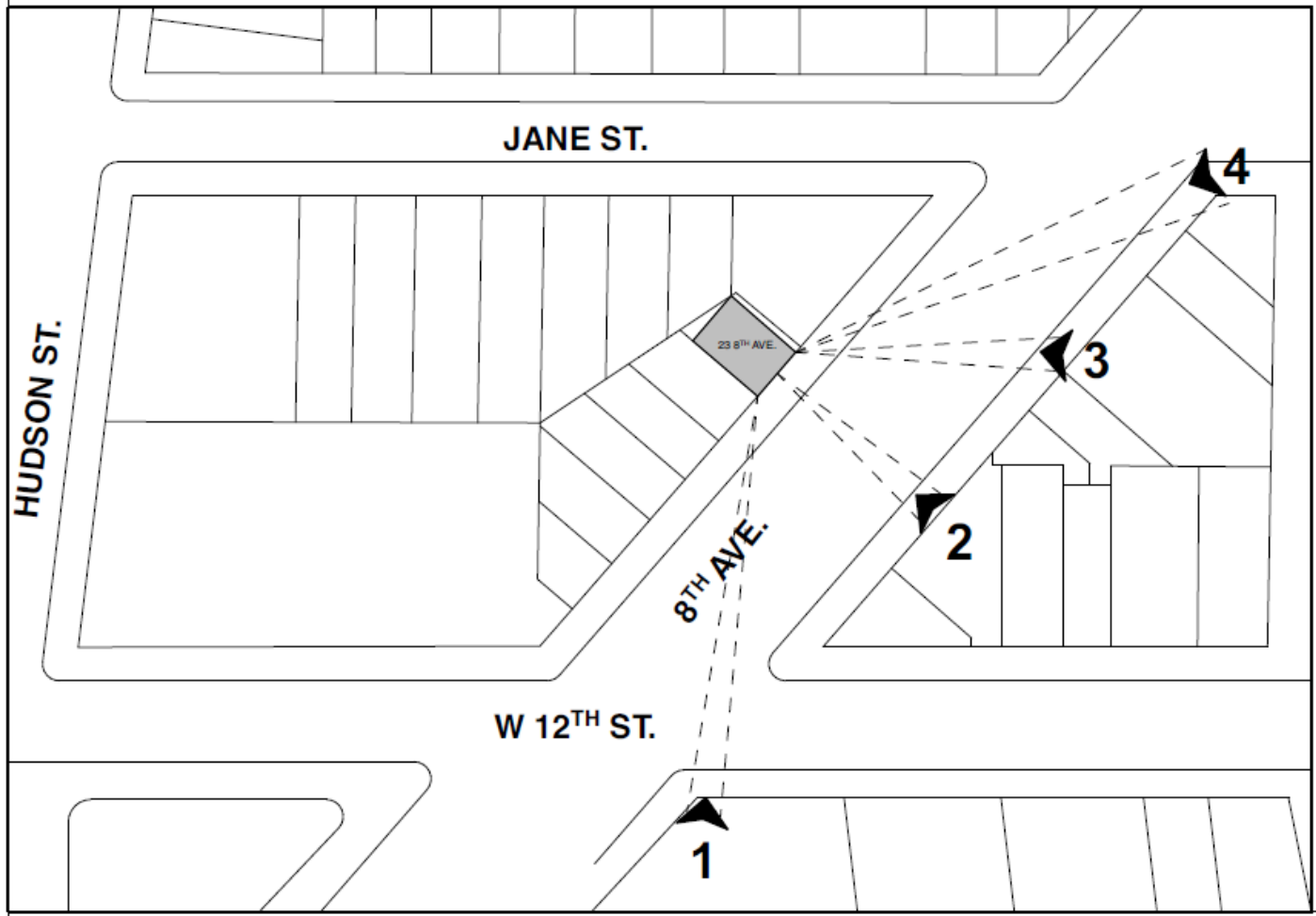


2013

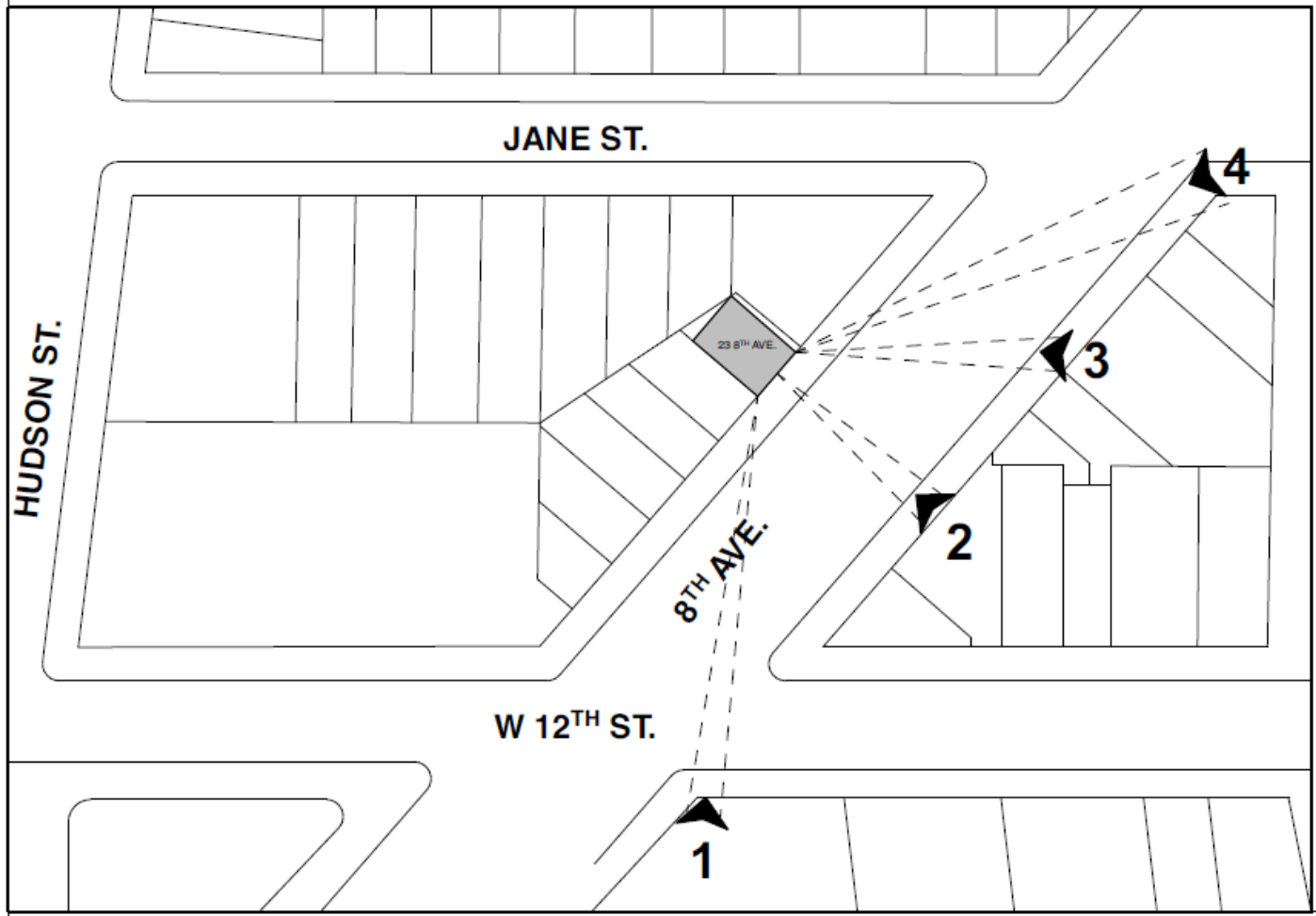
As-built Visibility 1



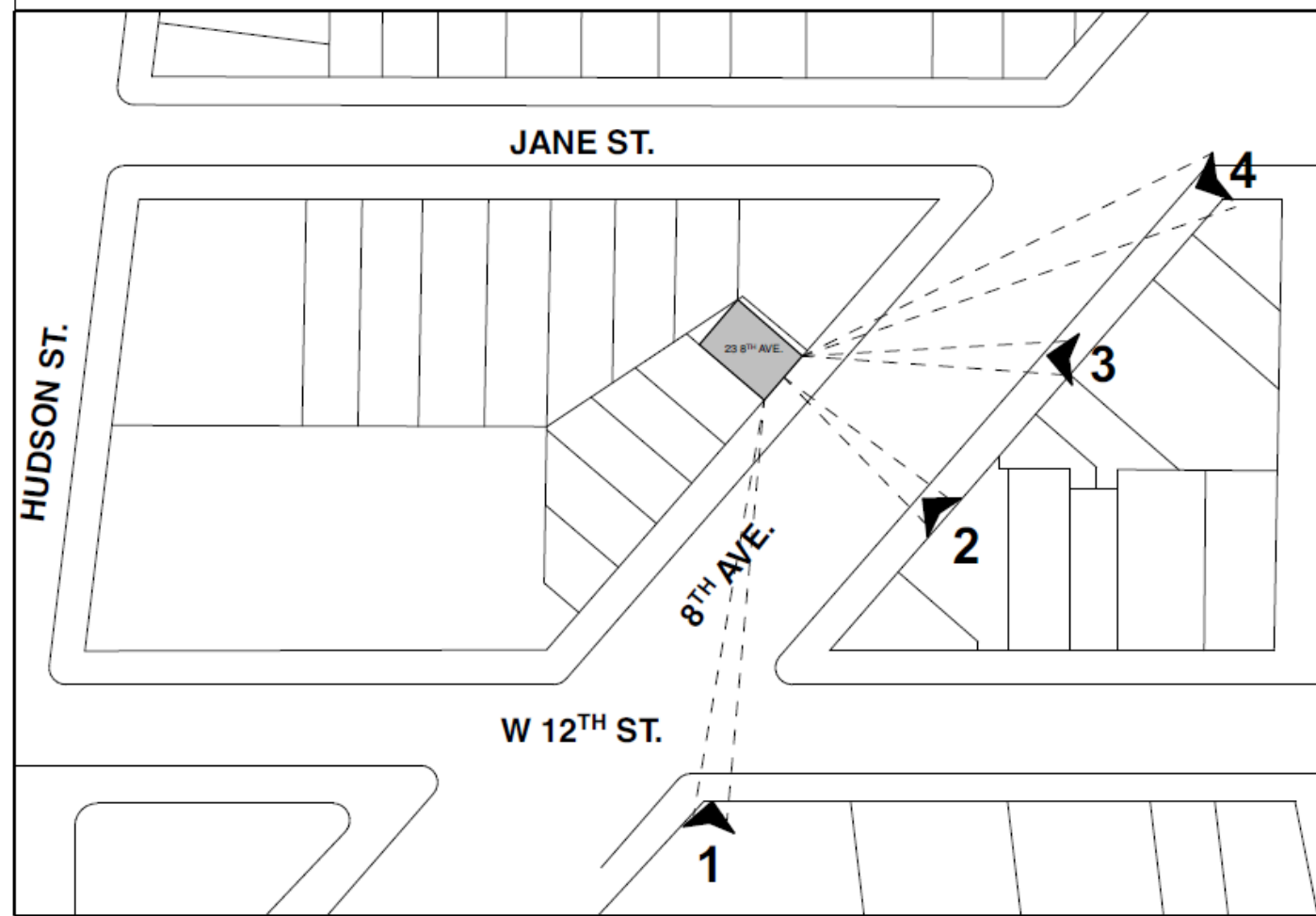
As-built Visibility 2



As-built Visibility 3



As-built Visibility 4



Conclusion



23 8th Avenue

Please consider the 3 items we've presented with the following in mind:

- New side windows will be on a non historic, non primary facade, and will add scale and interest to the monolithic stucco wall currently bordering Jane Street Garden and these windows will be similar to the neighboring building and previous historic corner lot
- Enlargement of existing terrace doors on the 4th floor will not be visible from the street and do not impact the historic building elements
- In response to violation 12-0869, we propose to legalize the 4th floor as built, seeing that the dimensions which differ from the approved LPC drawings do not create any additional visibility from the dimensions shown on the approved landmarks drawings. And, because this is a 'corner' lot, the 4th floor will always be visible from parts of 8th Avenue, no matter what the height.