



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: 08/09/16	EXPIRATION DATE: 5/3/2022	DOCKET #: LPC-18-5741	COFA COFA-18-6855
ADDRESS: 21 1/2 KING STREET		BOROUGH: Manhattan	BLOCK/LOT: 520 / 43
Charlton-King-Vandam Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Lisa Gozza
Canberra Raiders, LLC
1000 Plaza
Jersey City, NJ 7311

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 3, 2016, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed April 12, 2016, and as you were notified in Status Update Letter 16-9909, issued on May 3, 2016.

The proposal, as approved, consists of removal of an existing rooftop bulkhead and chimneys, and a fire escape from the rear facade; raising the parapet wall at the south facade and installing cast stone coping stones; the construction on the roof of a glass and metal stair bulkhead with a roof skylight, installation of mechanicals and screens, and a hot tub; the removal of the rear wall, infilling the lightwell, and the construction of a new rear wall clad with a cement fiberboard rain screen, featuring large picture windows with sliding doors; steel and glass balconies and a metal deck and stair with glass railings; removal of a door at the second floor, reducing the size of the opening and installing a window; excavation approximately 4' further into the rear yard; and removal of tar from the secondary elevation. The proposal was shown in photographs and drawings labeled LPC01.00 through LPC22.00, dated April 18, 2016; all prepared by NV/design.architecture and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Charlton-King-Vandam Historic District Designation Report describes 21 1/2 King Street as a Roman Revival style apartment house built in 1892; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Charlton-King-Vandam Historic District.

With regard to this proposal, the Commission found that the work will not result in damage to or demolition of significant historic fabric at the roof; that raising the parapet will serve to obscure the visibility of the bulkhead addition, as well as to create a code compliant railing for the roofdeck; that tar will be removed from the lot line wall, and the parapet will be raised with brick that matches the exposed historic brick; that if upon removal of tar, the brick of the lot line wall is damaged beyond repair, the wall and the newly raised parapet will be parged to allow for a seamless transition between the old and new; that the glass and metal stair bulkhead will be seen against a backdrop of a taller building in the context of a complex roofscape, and will be finished in a neutral gray metal cladding, and will therefore not call undue attention to itself; that cutting back the rear wall and filling in a portion of the lightwell will not result in the removal of significant historic fabric; that the new rear wall will only be visible from a limited vantage point through a gap in the streetwall from West Houston Street; that the rear wall will be clad in a brownstone colored cement fiber board rainscreen which will harmonize with the materials of the streetscape and other visible rear walls; that the contemporary design with larger punched openings and glass balconies will be seen from outside the district over the garage of a mid-century apartment building; and that the work will not diminish the special architectural or historic character of the building or the Charlton-King-Vandam Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Charlton-King-Vandam Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that the applicant work with staff to select a color for parging the visible secondary elevation if the tar cannot be removed without damage to the masonry; and that two signed and sealed copies of the final Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on July 12, 2016, the Landmarks Preservation Commission received final drawings G001.00 through G003.00, Z001.00 through Z003.00, EN001.00, EN002.00, DM101.00, DM102.00, A101.00, A201.00, A203.00, A301.00, A404.00 and A405.00, dated May 5, 2016 LPC09.00 through LPC29.00, dated April 18, 2016, and prepared by Thomas A. van den Bout, R.A., S001.00 through S003.00, S010.00 through S013.00, S100.00 through S104.00, S201.00 through S203.00, S301.00 and S302.00, dated June 29, 2016, prepared by Yoshinori Nito, P.E., and noted that the drawings additionally show work at the front facade, including the removal of nine (9) vinyl storm windows; removal of eight (8) double-hung vinyl and wood windows, and the installation of eight (8) one-over-one, double-hung wood windows at the basement, parlor, third and fifth floors; removal and in-kind replacement of six (6) arch-headed, one-over-one double-hung wood windows at the second and fourth floors; removal of a wood panel from an entrance door and the installation of a glass panel to match the original, all painted brown (Benjamin Moore HC-70 "Van Buren Brown"); removal of concrete cladding on cast iron newel posts at the stoop; replacing two cast iron balusters at the stoop, painted black (Benjamin Moore 2132-10); removal of paint and coatings on the masonry using Peel Away paint stripper; repointing brick; patching select brownstone on the front facade and bottom stoop stair; removal and in-kind replacement of a metal stair at the sunken areaway; installation of a metal window guard at the cellar window; work at the visible east elevation, including the removal of two lot line double-hung windows and infilling with brick; removal of a below grade-modern stair and the installation of a new steel access stair; and interior work at the cellar through 5th floors.

Accordingly, the staff of the Commission reviewed the drawings, and found, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04 (c), that the new windows at the primary façade will

match the historic windows in terms of configuration, operation, details, material and finish. With regard to the ironwork, the Commission finds that the work will return these significant elements to their historic appearance. With regard to the masonry work, the Commission finds that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the proposed patching mortar will match the color, texture, finish and details of the original stone; that the cleaning of the facade will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; and that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building. With regard to the basement level security grilles, the Commission finds that historic precedent exists for ironwork at this location on buildings of this age and type; that the grilles will be mounted with a minimal number of penetrations through plain, unornamented masonry, and if possible, at the mortar joints; that the proposed ironwork will match or is simple in design and will harmonize with the architectural features of the building. With regard to the infill of windows, the Commission finds that the windows to be removed are not special windows, and that the new brick will match the surrounding brick. Finally, the Commission finds that the proposal previously approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-6855 is being issued.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of samples of masonry cleaning, joint cutting method(s), pointing, brownstone patching, painting, and tar removal, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to mshabrami@lpc.nyc.gov 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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Tom Van Den Bout, NV/ Design Architecture

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC