



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: 06/17/16	EXPIRATION DATE: 3/15/2022	DOCKET #: LPC-18-4245	COFA COFA-18-7424
ADDRESS: 31 CHARLTON STREET		BOROUGH: Manhattan	BLOCK/LOT: 519 / 60
Charlton-King-Vandam Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Herbert Selzer
505 Park Avenue, 8th floor
New York, NY 10022

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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 March 15, 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 forward in your application completed on February 18, 2016, and as you were informed in Status Update Letter 18-3297 (LPC 17-5795), issued on March 15, 2016.

The proposal, as approved, consists of exterior work at the northern (rear) facade, rear yard, and front (Charlton Street) areaway, including removing the northern facade, and constructing a full-height brick clad addition, featuring metal multi-light windows and doors; and a stepped massing; installing railings at the perimeter of the roof at the two-story section of the addition and one (1) railing at the rear of the roof of the main building; excavating portions of the rear yard, including lowering the portion closest to the north facade approximately 7'6" in depth and lowering the center portion approximately 3', creating a tiered rear yard, and installing associated retaining walls and paving; and alterations to the front areaway, including removing damaged bluestone steps, excavating the portion adjacent to and under the stoop, related to excavation at the basement and cellar levels, reinstalling bluestone steps, and replacing the existing wood and glass door at the basement level with a new taller wood and glass door. The work was shown on a digital presentation, labeled "31 Charlton St. Townhouse" and dated March 15, 2016 and consisting of 32 slides of drawings, photographs, and photomontages, all prepared by SPAN Architecture and presented at the Public

Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Charlton-King-Vandam Historic District Designation Report describes 31 Charlton Street as a Federal style building, built in 1826; 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 historic district.

With regard to this proposal, the Commission found that none of the work at the rear will result in the loss of, or damage to, any significant architectural feature of the building or substantially eliminate the presence of a rear yard; that a majority of the other buildings in the block feature comparable or larger rear yard additions in terms of their projection into the rear yard and their height, therefore, the proposed full height rear addition will not detract from adjoining properties or diminish the unity of a row; that the proposed stepped massing and design of the rear façade featuring multi-light windows, framed and separated by floor level by brickwork cladding, will retain the scale and character of an individual house; that the proposed excavation will not extend to the rear lot line and will provide an area for significant plantings in the rear yard; that the proposed terracing of the rear yard will be in keeping with the range of the varied terracing of neighboring properties; that the excavation at the rear yard and beneath the front areaway, and related underpinning will be done in compliance with Department of Buildings (DOB) regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings; that none of the work at the rear will be visible from a public thoroughfare; that the replacement of the bluestone at the areaway with new bluestone is warranted due to its damaged condition; and that the excavation at the areaway will not significantly affect the perceived relationship of this aspect to the house and will remain harmonious within this streetscape, which features a variety of grade levels. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district and voted to approve the application with the stipulation that the proposed alterations at the front façade be omitted, and the applicant work with staff to find a less intrusive solution to the issues with floor alignment.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design and incorporating required change.

Subsequently, on April 5, 2016, the Landmarks Preservation Commission received final drawings T-000.00, Z-001.00, G-001.00, G-002.00, G-004.00, LM-100.00, LM-200.00, LM-300.00, DM 100.00, DM 101.00, DM 102.00, A-110.00, A-111.00, A-112.00, A-200.00, A-201.00, A-202.00, A-203.00, A-210.00, A-211.00, A-400.00, A-401.00, A-405.00, A-406.00, A-410.00, A-411.00, A-412.00, A-420.00, A-421.00, A-430.00, A-431.00, A-432.00, and A-450.00, dated (revised) August 28, 2015; and BPP-001.00 and BPP-002.00, dated April 1, 2016 and prepared by Peter A. Pelsinski, RA; DSK-01.0 and DSK-01.0(2), dated June 16, 2016 and prepared by SPAN; FO101.00, FO102.00, FO103.00, S101.00, S102.00, S103.00, S104.00, SOE101.00, S102.00, and S103.00, dated (revised) October 6, 2015 and prepared by Andrew Burt Renfro, PE; M-001.00, M-002.00, M-101.00, M-102.00, M-201.00, M-202.00, M-301.00, M-401.00, M-402.00, M-403.00, M-501.00, M-502.00, M-503.00, M-504.00, P-001.00, P-002.00, P-101.00, P-102.00, P-201.00, P-202.00, P-301.00, P-302.00, P-303.00, P-401.00, and P-402.00, dated (revised) August 28, 2015 and prepared by Alex B Schwartz, PE; and B-001.00, dated September 18, 2015 and prepared by Soil Mechanics Drilling Corp., all submitted as components of the application.

Accordingly, staff reviewed the drawings and specifications and found that they incorporate the required change, including omitting the shifting of masonry openings and associated adjustments to the surrounding masonry, at the basement and parlor floor levels of the southern facade, and that they also include additional work, including replacing black painted wood multi-light windows throughout the southern facade with white painted wood multi-light windows, matching the existing configurations, including replacing two (2)

nine-over-nine, double-hung windows at the first floor level, and eight (8) six-over-six, double-hung windows at the basement, second and third floor levels; replacing the damaged leaded glass transom window above the door at the first floor level of the southern facade with a new leaded glass window; replacing the existing modern wood paneled door at the first floor level of the southern facade with a new stained mahogany wood paneled door; replacing the damaged wood brickmold and trim surrounding the entrance with a new wood brickmold and trim; installing one (1) through-the-wall louver and one (1) water hydrant fixture at plain masonry at the basement level of the southern facade; removing the existing metal leader at the southern facade; and restorative work throughout the southern facade, areaway and stoop, including repointing brickwork; cleaning masonry with a low pressure water rinse; resurfacing the painted brownstone base of the building and the stoop with a patching compound ("Jahn M70," or equivalent), finished to match the historic brownstone and incorporating scoring to align with the neighboring scored stucco at 33 Charlton Street; repainting the metal cornice and metal lintels white; and repainting the security grilles at the basement and first floor levels, the areaway fencing, and the stoop railings black, as well as excavating beneath a portion of paving at the sidewalk in conjunction with the installation of a trash enclosure, which will open into the below-grade areaway; installing mechanical equipment, skylights, and railings at the roof; replacing the existing roof hatch, in-kind; and interior alterations throughout the basement through third floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, and HVAC work.

With regard to the additional work, the Commission finds, in accordance with the provisions set forth by the Rules of the City of New York (R.C.N.Y.), Title 63, Section 3-04, that the replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish; that the replacement of the leaded glass transom window is warranted due to its damaged condition; that the replacement door will be consistent with historic doors found at buildings of this type, style, and age in terms of design, material, and finish; that the proposed wood brickmold and trim will match the historic wood brickmold and trim in terms of placement, design, details, dimensions, material, and finish; that the proposed louver and water hydrant fixtures will be typical in terms of placement, finished to blend with their surroundings, and installed below grade, thereby helping them to remain a discreet presence; that the leader to be removed is not original to the building or a significant added feature and its removal will help return the building closer to its historic appearance; that the repointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of color, texture, and tooling; that the cleaning of the masonry will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500psi; that the proposed patching compound for the resurfacing work will be compatible with the masonry in terms of composition and will match the historic masonry in terms of color, texture, finish and details; that the base will be scored to recall the historic individual brownstone units; that repainting the metalwork will help protect these significant features from damage due to corrosion; that the proposed finishes of metalwork will be in keeping with the historic color palette of the building; that the proposed trash enclosure will be below grade and will not detract from the significant architectural features of the building or site; that none of the work at the roof will result in the loss of, damage to, or adversely affect a significant architectural feature of the building or adjacent improvements; and that none of the work at the roof will be visible from a public thoroughfare. Additionally, the Commission finds that the proposal approved by the Commission has been maintained and that the change required by the Commission has been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-7424 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of masonry repointing, cleaning, and patching prior to the commencement of related work. Please contact Abbie Hurlbut once samples are available for review. This permit is also contingent on the understanding that the masonry 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.

Please also note: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the DOB TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the DOB that the TPPN applies.

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 Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Peter Pelsinski, SPAN Architecture

cc: Bernadette Artus, Deputy Director of Preservation/LPC