



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: 08/23/17	EXPIRATION DATE: 6/13/2023	DOCKET #: LPC-19-14062	COFA COFA-19-14062
ADDRESS: 41 KING STREET		BOROUGH: Manhattan	BLOCK/LOT: 520 / 53
Charlton-King-Vandam Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Rick Salvato
Green Gables Investment LLC
22 Center Street
Front Suite
Freehold, NJ 07728

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 13, 2017, 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 on May 18, 2017, and as you were notified in Status Update Letter 19-08252 (LPC 19-8252), issued on June 16, 2017.

The proposal, as approved, consists of constructing a one-story rooftop addition, installing a black painted metal railing at the roof of the addition, demolishing the existing rear addition, constructing a new full height rear addition, excavating a portion of the rear yard, and installing 6'-0" high brick walls at the east and west sides of the rear yard, as shown in a digital presentation, titled "41 King Street, New York, NY 10014" dated June 13, 2017 and prepared by Workshop Design + Architecture, including 23 slides, consisting of photographs, drawings, and renderings, all presented as components of the application and presented at the Public Hearing and Public Meeting. The request to legalize the removal of window grilles without a permit from the Landmarks Preservation Commission was not approved.

In reviewing this proposal, the Commission noted that the Charlton-King-Vandam Historic District Designation Report describes 41 King Street as a Federal style rowhouse built in 1827-28; 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. The Commission also noted that the building was modified in the late 19th or early 20th century in the Italianate style with Neo-Gothic style ironwork. The Commission further noted that Notice of Violation 08-0504 was issued on February 11, 2008 for "cornice painted white without permit(s)"; Notice of Violation 08-0505 was issued on February 11, 2008 for "window frames and sashes painted white without permit(s)"; Notice of Violation 08-0506 was issued on February 11, 2008 for "window grilles removed from parlor floor window without permit(s)"; and Notice of Violation 08-0507 was issued on February 11, 2008 for "white vent cap installed at parlor floor facade without permit(s)."

With regard to this proposal, the Commission found that the proposed work will not damage or destroy any significant architectural features; that the house is not part of an extant row and does not align with adjoining properties at the rear façade, therefore the proposed full height addition will not detract from a unified row or alignment of facades; that the existing ell is not original, and the rear façade has been altered, and therefore, the replacement of the existing non-original deep addition with a shallower, wider rear addition will return the house closer to its original massing and increase the central greenspace; that the height and projection of the proposed rear addition will be considerably less than the rear of the neighboring tenement building and will approximate the rear of the neighboring modern building, and therefore will not overwhelm the surrounding properties; that the rear addition will feature a high solid to void ratio, typical of secondary facades of buildings within this historic district, and punched masonry openings in keeping with the residential character and scale of the building; that the one-story rooftop addition will be typical in height and set back from the front façade and the new rear façade; that, except for a roof railing, none of the work at the rear or roof of the building will be visible from a public thoroughfare; that the roof railing will be simply designed, typical in terms of placement and finish, and only visible from public thoroughfares at a distance from select vantage points, against the background of a secondary façade of a taller neighboring building; that the limited excavation of a central portion of the rear yard will not diminish the continuity of neighboring grade levels or a unified greenspace; that the excavation and related underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings; and that the presence of walls, with a maximum height of 6'-0", at the perimeter of the rear yard, which is surrounded on two sides by taller secondary facades of neighboring buildings and on one side by a fence of similar height will not diminish the relationship between the yard and neighboring properties or detract from a unified central greenspace. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant work with staff to recreate the decorative window grilles at the parlor floor windows.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two (2) or more sets of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change.

Subsequently, on August 9, 2017, the Commission received filing drawings T-100.00, G-001.00, G-002.00, G-003.00, Z-100.00, Z-101.00, Z-102.00, Z-103.00, Z-104.00, Z-105.00, EN-100.00, DM-001.00, DM-101.00, DM-102.00, DM-301.00, DM-302.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-106.00, A-201.00, A-202.00, A-203.00, A-204.00, A-205.00, A-300.00, A-301.00, A-302.00, A-400.00, A-401.00, A-501.00, A-502.00, A-600.00, A-700.00, A-701.00, A-711.00, A-801.00, A-802.00, and A-803.00, dated (revised) July 11, 2017, and prepared by Wai Man Chow, RA; P-001.00, P-002.00, P-100.00, P-101.00, P-102.00, P-300.00, P-301.00, P-400.00, P-401.00, P-500.00, SP-001.00, SP-100.00, SP-101.00, SP-102.00, SP-500.00, and SP-600.00, M-001.00, M-100.00, M-101.00, M-102.00, M-103.00, M-501.00, M-601.00, M-701.00, EN-001.00, EN-002.00, and EN-003.00, dated March 25, 2017, and prepared by Eric X. Chang, PE; S-001.00, S-100.00, S-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-200.00, S-201.00, S-300.00, S-311.00, and S-312.00, dated (revised) August 4, 2017, and prepared by Michael Lo, PE; SOE-

000.00, SOE-001.00, SOE-002.00, SOE-003.00, SOE-004.00, SOE-005.00, and SOE-006.00, dated (received) August 9, 2017, and prepared by Jonathan Bilow, PE; and a 33-page booklet, featuring historic and current condition photos and drawings, dated August 1, 2017, and prepared by Workshop Design + Architecture.

Accordingly, staff reviewed these materials and noted that they include a modification to the proposed work, including the installation of two (2) new black painted decorative ironwork grilles at the parlor floor windows at the north (King Street) facade; as well as additional work, consisting of replacing ten (10) white-painted one-over-one double-hung wood windows throughout the north facade in-kind, except that the replacement windows will be painted brown (CW "Dixon Brown"); replacing glazing in-kind at the dark stained wood single-light transom above the main entrance and applying gold vinyl building identification ("41") to the glazing; installing a black painted metal light fixture recessed within the wood soffit above the main entrance; removing a through-wall vent cap at the parlor floor and a bracket sign at the second floor, in conjunction with repairing the damage exposed at the masonry by infilling the openings with plain brickwork and patching compounds; installing a through-wall exhaust grille at plain brickwork at the basement level of the facade below the stoop; restoring the white painted metal cornice by scraping off rust and repairing holes using a patching compound and painting the cornice brown (CW "Dixon Brown"), selectively repointing brickwork throughout the front facade, and repairing brownstone lintels, sills, and bandcourse using a patching compound; resurfacing the brownstone stoop with a cementitious brownstone stucco; replacing the bluestone curb at the perimeter of the areaway in-kind; installing mechanical equipment and a black painted metal railing at the roof, and interior alterations, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work.

With regard to the modifications and additional work, staff found that the new grilles will match the historic grilles, as documented by a historic photograph, in terms of placement, dimensions, materials, design, details, and finish; that the basis for the design of the proposed ironwork is documented by photographic evidence; that, in accordance with the provisions of Title 63 of the Rules of the City of New York (RCNY), Section 3-04, the replacement of the existing windows is warranted by their deteriorated conditions; that the proposed replacement windows will match the historic late 19th or early 20th century windows in terms of configuration, operation, details, material, and finish; that the vinyl building identification will be simply designed, typical in placement, and well scaled to the entrance; that the light fixture will be simply designed, small in size, and typical in placement and finish, and that no exposed conduit will be included with the installation; that the patching compounds will be compatible with the metalwork and masonry in terms of composition and will match the historic metalwork and masonry in terms of texture, finish, profiles and details; that the proposed finish of the cornice will be in keeping with finishes found at buildings altered in the late 19th or early 20th century in Italianate and Neo-Gothic styles; that, in accordance with the provisions of Title 63, of the RCNY, Section 2-14, the documentation reveals that the existing brownstone to be resurfaced is deteriorated; that the original texture, color, profiles and details will be replicated; that the damaged stone will be cut back to sound stone and the new surface keyed into the sound stone and built up in successive layers using a cementitious mix with the top layer tinted to match the original brownstone texture and color; that the methods and materials proposed by the contractor have been provided in the form of specifications; that the replacement bricks and bluestone will match the historic bricks and bluestone in terms of placement, material, dimensions, texture, finish, profiles and details; that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of profiles, texture, and finish; that the existing joints will be raked by hand only; that, in accordance with the provisions set forth in Title 63 of the RCNY, Section 2-19, the rooftop installations consists of mechanical equipment only, as defined by the Commission's Rules; that the installation of the equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the work will not adversely affect significant architectural features of adjacent improvements; and that none of the work at the roof or

below the stoop will be visible from a public thoroughfare. Additionally, staff found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-14062 is being issued.

Please note that this permit is being issued contingent upon the Commission's review and approval of patching, repointing, resurfacing and replacement brick and bluestone samples 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. Promptly submit the requested materials to the Commission staff. Digital photographs of all samples may be sent via e-mail to Julianne Wiesner-Chianese for review. This permit is also contingent on the understanding that the masonry and cleaning 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 that Notices of Violation 08-0504, 08-0505, 08-0506, and 08-0507 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. THIS PERMIT CONTAINS A COMPLIANCE DATE OF DECEMBER XX, 2017. Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform 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 Julianne W Chianese.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Lisa Wai Man Chow, Workshop Design Architecture

cc: Bernadette Artus, Deputy Director; Lisa Wai Man Chow, Workshop Design Architecture; K. Rice, Enforcement Officer/LPC