



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: 11/30/16	EXPIRATION DATE: 11/29/2022	DOCKET #: LPC-19-1300	COFA COFA-19-5922
ADDRESS: 50 KING STREET		BOROUGH: Manhattan	BLOCK/LOT: 519 / 14
Charlton-King-Vandam Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Rothschild
1 King Corp
1881 Broadway
New York, NY 10023

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 November 29, 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 November 3, 2016.

The proposal, as approved, consists of demolishing a brick cheekwall at the below-grade entry and select portions of concrete sidewalk paving to install a concrete barrier-free access ramp featuring concrete paving and metal railings finished black, as shown in photographs and presentation drawings 01 through 08, dated November 28, 2016, prepared by Luke Licalzi, PE, 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 50 King Street as an apartment house built in 1955.

With regard to this proposal, the Commission found that the installation of the proposed ramp will allow for barrier-free access to the building without damaging or altering any significant architectural features of the building or areaway; that the ramp will be modest in length and will feature a simple L-shaped run; that the proposed concrete ramp paving and metal railing with a black finish will be in keeping with the materials

palette of the building and typical sidewalk conditions; that the horizontal railings harmonize with the age and style of the building; and that the proposed work will not detract from the special architectural and historic character of the buildings 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 two (2) final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on November 29, 2016, the Landmarks Preservation Commission received final drawings T-001.00, and A-001.00 through A-009.00, dated February 24, 2016, and prepared by Mark Lixalzi, PE. Accordingly, the staff of the Commission reviewed the drawings and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-5922 (LPC 19-1300) is being issued.

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 Victor Tomanek.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jon Libasci, Luke Licalzi PE, PC

cc: Cory Herrala, LPC Director of Technical Affairs, Sustainability and Resiliency
Jared Knowles, LPC Director of Preservation