



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: 11/20/17	EXPIRATION DATE: 10/24/2023	DOCKET #: LPC-19-18758	COFA COFA-19-18758
ADDRESS: 52 KING STREET		BOROUGH: Manhattan	BLOCK/LOT: 519 / 13
Charlton-King-Vandam Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Joe Jackson
52 King Street Owners Inc.
52 King Street
New York, NY 10014

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 October 24, 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 October 2, 2017, and as you were notified in Status Update Letter 19-17452, issued on October 26, 2017.

The proposal, as approved, consists of removing existing metal capping at the lintels and sills throughout the north (King Street) facade and resurfacing the underlying brownstone lintels, as shown in a digital presentation, titled "52 King Street, Charlton-King-Vandam Historic District" dated October 24, 2017 and prepared by Alex Vandoros, including 12 slides of photographs, presented as a component of the application 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 52 King Street as a Greek Revival style rowhouse built in 1841; 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 although the metal lintel caps are an early historic

alteration to the building, they are in a deteriorated condition and are not unique, part of a larger significant redesign of the façade, or a unifying feature of a row; that the removal of the metal capping and recreation of masonry lintels and sills, utilizing brownstone colored stucco, will return the façade closer to its original composition; and that physical evidence remains at the remnants of the masonry lintels and sills, which can help inform the replication of the historic profiles and details of the lintels and sills. 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 finalize the profile.

Subsequently, the Commission received existing and proposed elevation drawings; a sketch of the proposed profile for the lintels to be resurfaced; and written specifications, all dated (received) November 14, 2017, and prepared by the applicant, Mohammed Hye.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and the required change has been incorporated. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-18758 is being issued.

PLEASE NOTE: This permit is being issued contingent upon the Commission's review and approval of a mock-up of the approved profile and resurfacing samples of the proposed color and texture of the stucco prior to the commencement of work. Submit digital photographs of all samples to Julianne Wiesner-Chianese 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 Julianne W Chianese.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alexander Vandoros, Owner's Rep., 52 King Street Owners Inc.

cc: Bernadette Artus, Deputy Director; Alexander Vandoros, Owner's Rep., 52 King Street Owners Inc.