



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: 01/04/19	EXPIRATION DATE: 2/7/2023	DOCKET #: LPC-19-25254	COFA COFA-19-25254
ADDRESS: 9 VANDAM STREET		BOROUGH: Manhattan	BLOCK/LOT: 506 / 44
Charlton-King-Vandam Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Emilio Barletta
9 Van Dam Street Associate I, II LL
9 Van Dam Street 1st Floor
New York, NY 10013

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 February 7, 2017, following the Public Hearing and Public Meeting of June 2, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on May 7, 2015, and as you were notified in Status Update Letter 19-8702 (LPC 14-9769), issued on February 8, 2017.

The proposal, as approved, consists of retaining a portion of the north (rear) façade at the cornice level, and demolishing the remainder of the north facade, a two-story partial width addition, a one-story partial width addition, and stairs; constructing a full-width, three-story addition with a stepped-back third floor, featuring brick cladding, three bays of punched openings with white-finished wood, six-over-six, double-hung windows, white-finished wood, eighteen-light doors, flanked by two (2) white-finished metal light fixtures, and black-finished metal railings at the first and second floor roof terraces; and excavating between 14'-4" and 21'-7" and underpinning at the cellar level and at the rear yard to construct a new cellar below the yard. The proposal, as initially presented, included modifying the shed dormer at the roof, in conjunction with changing the windows to a door; and constructing a three-story rear yard addition, stepped back at the second floor, featuring four bays of punched openings with a different window configuration and a porch extending from the stepped-back portion of the second floor. The proposal, as approved, was shown in a digital presentation, titled "Home Renovation, 9 Vandam Street, New York, NY 10013," dated January 24, 2017,

and including 33 slides. The proposal, as initially presented, was shown in a digital presentation, titled "Home Renovation, 9 Vandam Street, New York, NY 10013," dated (revised) May 14, 2015, and including 24 slides. Both presentations were prepared by City Building NY Architect P.C., and consisted of photographs, drawings, and photomontages, all of which was presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Charlton-King-Vandam Historic District Designation Report describes 9 Vandam Street as a Federal style rowhouse, built in 1829-30; 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 the original rear façade of the building has been partially obscured at all floors by existing additions; that the existing rear additions are simply designed and not significant alterations reflecting the development of the historic district, therefore their demolition will not detract from the building or historic district; that the building is not part of an extant row and is situated between larger buildings, therefore the alterations will not diminish the unity of a row or overwhelm surrounding properties; that the addition will only be seen from public thoroughfares at a distance from two incidental views through service alleys, including one in which only the side of the addition will be obliquely visible and another in which only the upper portion will be visible against a backdrop of a significantly taller modern building; that the materials, finishes, solid to void ratio, and size and proportions of masonry openings of the addition will be consistent with the character of secondary residential facades at houses of this age and style and will help the addition remain a background element when seen from public thoroughfares; that the stepped massing of the addition will be consistent with the variety of massing of rear additions at rowhouses and townhouses throughout the block; that the building includes a full attic floor and the proposed addition will retain a small portion of the top of the rear facade, which aligns with the attic floor, therefore the addition will not rise to the full height of the building; that the pitch of the roof will remain unaltered, thereby helping maintain a sense of the building's original massing and profile; that the expansion of the cellar level will be set back 6 feet from the property line allowing for the planting of substantial trees; and that the excavation 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. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

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

Subsequently, on October 30, 2018, the Commission received existing conditions and historic photographs; and drawings Z-101.00, Z-102.00, G-101.00, G-102.00, DM-101.00 through DM-103.00, A-101.00 through A-103.00, A-401.00, A-402.00, and A-501.00, dated (revised) April 30, 2018; A-505.00, dated (revised) July 16, 2018; A-201.00, A-301.00, A-502.00, dated (revised) September 14, 2018; and A-503.00 and A-504.00, dated (revised) October 23, 2018, and prepared by Ying Hao Li, RA; and M-1.00 through M-4.00, S-1.00 through S-6.00, and SOE-1.00 through SOE-4.00, dated April 26, 2018, and prepared by Michael Mastrogiacono, PE.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of restoring the original entrance at the first floor of the south (Vandam Street) façade by modifying masonry openings at the basement level and first floor by removing two windows, a lintel, sills, and plain brickwork, and installing a white-finished wood, paneled door; installing a stucco-clad concrete stoop with black-

finished metal handrails adjacent to the restored entrance; removing three (3) modern, black-finished metal window grilles and three (3) modern black-finished metal sidewalk grates at the basement level of the south façade; restoring the areaway by excavating concrete sidewalk and backfill to combine three concrete-lined (3) lightwells into one concrete-lined areaway, constructing stucco-clad concrete steps and a curb, and installing a black-finished metal fence and gate; replacing a white-finished wood, paneled door and surrounding woodwork at the sidewalk level of the south façade with a white-finished wood, paneled door, and new woodwork; replacing seven (7) black-finished wood, six-over-six, double-hung windows at the basement through second floors of the south façade with seven (7) white-finished wood, six-over-six, double-hung windows; replacing two (2) black-finished wood, four-over-four, double-hung windows and two (2) black-finished wood, six-over-six, double-hung windows at larger dormer at the south side of the roof with two (2) white-finished wood, four-over-four, double-hung windows and two (2) white-finished wood, six-over-six, double-hung windows; replacing one (1) white-finished wood, four-light fixed window at the smaller dormer at the south side of the roof, in-kind; removing metal panning installed without Landmarks Preservation Commission permits at the larger dormer at the south side of the roof, and repairing deteriorated woodwork utilizing wood filler and new wood units; cleaning the south façade utilizing a detergent and low-pressure water washes; repointing brickwork throughout the south façade; repairing stone window sills at the south façade utilizing a patching mortar, and repainting them white; repairing deteriorated sheet metal lintels at the south façade utilizing new metal units; repairing woodwork at the oval window at the first floor of the south façade, utilizing wood filler; replacing the slate shingles, in-kind, at the roof; repairing deteriorated portions of cementitious stucco at the chimney with new cementitious stucco; replacing the standing-seam copper roof at the shed dormer at the north side of the roof, in-kind; replacing three (3) black-finished wood, two-over-two, double-hung windows at the shed roof dormer at the north side of the roof with three (3) white-finished wood, two-over-two, double-hung windows; replacing one (1) black-finished wood, four-light fixed window at the hipped dormer at the north side of the roof with one (1) white-finished wood, four-light fixed window; repairing the hipped-roofed dormer at the north side of the roof by replacing deteriorated woodwork with new woodwork; replacing a black-finished metal skylight and a metal flue at the north side of the roof, in-kind; installing two (2) HVAC units at the rear yard; and interior alterations at the cellar through attic floors, including the demolition and construction of nonbearing partitions and finishes, as well as structural, plumbing, mechanical, electrical, and HVAC work.

With regard to this additional work, staff found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17(c)(1) for the restoration of facade features and storefronts; Section 2-11(g) for HVAC and mechanical equipment installations; and Section 3-04(c)(2) and Section 3-04(d)(1) for the replacement of windows. Furthermore, with regard to these or other aspects of the work, staff found that the work is restorative in nature; that the excavation at the sidewalk will be in keeping with areaways at the front of buildings of this type, style, and age throughout the historic district in terms of its placement, limited depth, and projection from the front façade; that the excavation will not include underpinning or significantly alter the perceived scale of the front of the house; that the materials, finishes, and details will be in keeping with lightwells found at the front of buildings throughout the historic district; that the metal window grilles and sidewalk grates to be removed are not significant features of the building, streetscape, or historic district; that the replacement of the existing historic door and woodwork is warranted by their deteriorated condition; that the proposed door and woodwork will match the historic door and woodwork in terms of materials, design, configuration, proportions, and details; that the proposed finish will be in keeping with the historic color palette of buildings of this type style and age; that the cleaning will utilize the gentlest effective methods available and without damaging the masonry; that only low pressure water rinses, not to exceed 500psi will be used; that the existing joints will be raked by hand only; 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 wood filler and patching mortar will be compatible with the woodwork and stone sills in terms of

composition and will match the historic woodwork and stonework in terms of texture, finish, profiles and details and will be finished to seamlessly blend with the surrounding woodwork and stonework; that the removal of the metal panning will return this element closer to its historic appearance; that the new metal and wood units will match the historic metal and wood units in terms of material, finish, profiles and details and with tight, neat joints, helping to minimize the perceptibility of the repair; that only deteriorated slate shingles at the roof will be replaced; that sound slate shingles will be reinstalled at the roof, helping to retain historic fabric at this building; that the new slate shingles will match the historic slate shingles in terms of material, finish, texture, dimensions, details, and placement; that the deteriorated stucco will be cut back to sound stucco or back-up masonry and the new stucco surface keyed in and built up in successive layers with the top layer tinted to match the surrounding stucco; that the proposed copper roofing will match the historic roofing will match the historic roofing at the dormer in terms of material, finish, dimensions, details, and design; that the replacement of the skylight is warranted by its deteriorated conditions; that the replacement skylight will match the existing skylight in terms of configuration, details, and finish; and that the work will support the long term preservation of the building. Additionally, staff found that the design 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 19-25254 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit:

<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

PLEASE NOTE: Notice of Violation 15-0864, issued for “alterations to dormer windows without permit(s)” 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 JANUARY 9, 2020. 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.

PLEASE ALSO NOTE: This permit is being issued contingent upon the Commission's review and approval of brick, mortar, stucco, and slate samples; joint cutting mock-ups; and shop drawings for the doors at the south façade, 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 mcraren@lpc.nyc.gov 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 FURTHER NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

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 Michelle Craren.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Mario Aurioso, Metropolis Group Inc.

cc: Emma Waterloo, Deputy Director; Mario Aurioso, Metropolis Group Inc.; K. Rice, Senior Enforcement Officer