



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

<b>ISSUE DATE:</b> 07/17/18	<b>EXPIRATION DATE:</b> 3/8/2022	<b>DOCKET #:</b> LPC-19-25921	<b>COFA</b> COFA-19-25921
<b>ADDRESS:</b> 54 CHARLES STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 611 / 12
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Nicolas Dupart**  
**65 Fresh Pond Road**  
**Sag Harbor, NY 11963**



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 8, 2016, following the Public Hearing and Public Meeting of February 2, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on January 7, 2016, and as you were notified in Status Update Letter 18-3034 (LPC 17-6576), issued on March 8, 2016. This approval will expire on March 8, 2022.

The proposal, as approved, consists of removing and altering the existing sloped roof to construct a one-story brick rooftop addition, set back approximately thirteen (13) feet from the rear façade, featuring multi-light windows and doors, and ladders, and installing an elevator bulkhead and mechanical equipment, altering and raising the rear parapet, removing a one-story greenhouse at the rear yard, removing the entire rear façade at the basement and parlor floor, and installing a multi-light glass-and-steel window-and-door assembly within the new two-story opening, and excavating the rear yard to extend the cellar. The proposal, as initially presented, included a rooftop addition set back three (3) feet from the rear façade. The proposal, as approved, was shown in a digital presentation, titled “54 Charles Street,” including 36 slides. The proposal, as initially presented, was shown in a digital presentation, titled “54 Charles Street,” dated January 7, 2016 and including 51 slides. Both presentations were prepared by West Chin Architect, and consisted of existing condition photographs, drawings, and color renderings.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 54 Charles Street as a Greek Revival style rowhouse designed by Solomon Banta and built in 1839; 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 Greenwich Village Historic District. The Commission also noted that 7th Avenue South is characterized by buildings of very different sizes and scales on unusually shaped lots, exposed un-designed building facades, and atypical views into the center of the block that were created when 7th Avenue cut through the street grid, and that these characteristics contribute to the multi-layered context of the streetscape and the historic district.

With regard to this proposal, the Commission found that the proposed construction of a rooftop addition and bulkhead will not result in the loss of, or damage to, a significant architectural feature of the roof or building; that the bulk of the rooftop addition will not be visible from Charles Street or over the primary façade; that the proposed mechanical equipment is minimally visible from oblique angles on Charles Street and within context of other utilitarian rooftop accretions; that, although the addition and railings are entirely visible from 7th Avenue South, this view will be in the context of rear and side facades of the buildings that face Charles Street and a new seven story, modern building on 7th Avenue South; that the proposed rooftop addition is setback 13' from the rear façade, thereby minimizing the visibility from 7th Avenue South and is in keeping with the typical scale of rooftop additions added over time on rowhouses in this district; that the brick cladding of the rooftop addition is typical to the building and the historic district and will have a neutral presence; that the steel, multi-light doors and window at the rear façade of the addition are in keeping with the historic divided-lite windows, while contributing to the addition's contemporary design in terms of size; that the proposed alteration to the rear façade openings at the basement and first floor, consisting of steel, divided-light, full-height, fixed windows and two doors, will not be visible from any public thoroughfare, and the metal panel in the window assembly will recall the location of the floor plate; that the top floor will remain intact thereby preserving the relationship between the building and its pair at 56 Charles Street; that the brick parapet extension and metal railings establish the historic height of the rowhouse by means of a 1' setback and utilizing different materials from the historic parapet; that the proposed demolition of the greenhouse will increase the green space at the rear yard and central green space and will not result in the loss of significant historic material; that the excavation of the full lot, below-grade extension will be set back from the rear lot line by five feet, thereby allowing the potential for mature plantings; 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 facades and the adjacent buildings. Based on these findings, the Commission determined that the proposed work is appropriate to the building, and voted to approve this 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 and incorporating the relocation of the chimney toward the center of the roof to minimize visibility.

Subsequently, on May 15, 2018, the Landmarks Preservation Commission received filing drawings A-000.00, A-001.00, A-002.00, A-010.00, A-011.00, A-020.00, A-030.00, A-050.00, DM-100.00, DM-101.00, DM-102.00, A-200.00, A-201.00, A-202.00, A-205.00, A-210.00, A-211.00, A-212.00, A-300.00, A-301.00, A-302.00, A-303.00 and A-400.00 dated March 30, 2018, signed and sealed by West Yit Fee Chin, R.A.; M-100.00, M-200.00 through M-206.00, M-300.00, P-100.00, P-200.00 through P-203.00, SP-100.00, SP-200.00, SP-201.00 and SP-202.00 dated May 9, 2018, signed and sealed by Robert J. Divilio, Jr.; S-001.01 through S-006.01, S-010.01, S-011.01, S-012.01, S-101.01 through S-107.01, S-200.01 and S-300.01 through S-303.01 last dated March 30, 2018, signed and sealed by Yoshinori Nito, P.E.; and SOE-100.00, SOE-200.00, SOE-300.00 and SOE-310.00 dated March 30, 2018, signed and sealed by Dominick Richard Pilla,

P.E. Accordingly, staff reviewed the drawings and found that the design approved by the Commission has been revised to include retaining the existing punched window openings and masonry at the parlor floor and only altering and installing a multi-light glass-and-steel window-and-door assembly at the basement of the rear facade, that the required changes have been incorporated by relocating the chimney within the proposed rooftop addition, and that the work also included, at the front façade, replacing in-kind ten (10) wood six-over-six double-hung windows and wood brickmolds painted white; at the rear façade, replacing nine (9) multi-light double-hung windows within existing openings at the parlor through third floors; at the rear yard, replacing the wood perimeter fence; and at the roof, installing HVAC units on dunnage, exhaust ducts, flues and railings; and interior alterations at the cellar through third floor, including the demolition and construction of non-bearing partitions, finishes and fixtures. 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 3-04(c)(2) for replacement of windows; Section 3-04(d)(2) for replacement of windows; and Section 2-19(e)(1) for construction of rooftop additions. Furthermore, with regard to these or other aspects of the work, staff finds that the new fence will not be visible from a public thoroughfare; and that the new fence will be a typical feature found in rear yards and will be simple in design. 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 19-25921 is being issued.

PLEASE NOTE: 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 Caroline Pasion.

Frederick Bland  
Vice Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
David Jiang, West Chin Architect, PLLC

cc: Jared Knowles, Director; David Jiang, West Chin Architect, PLLC