



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/29/17	EXPIRATION DATE: 12/6/2022	DOCKET #: LPC-19-11467	COFA COFA-19-11467
ADDRESS: 51-53 WHITE STREET		BOROUGH: Manhattan	BLOCK/LOT: 175 / 24
Tribeca East Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

David Friedman
 51 White Street, LLC
 34 West 33rd Street, Suite 1218
 New York, NY 10001

**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 of December 6, 2016, following the Public Hearing of the same date, voted to approve certain work at the subject premises, as put forward in your application completed on November 10, 2016 and as you were notified in Status Update Letter 19-7249 (LPC 19-4877), issued January 3, 2017. The approval will expire on December 6, 2022.

The proposal, as approved, consists of the removal of the rooftop stair bulkhead, chimney and fire escape; at the ground floor, removal of steps, masonry cladding and storefront infill, and the installation of at-grade entrances with paired wood doors and transoms, new wood and glass storefront infill, featuring wood paneled bulkheads and transoms; the installation of a bracket sign mounted to the restored fluted column; at the roof, the construction of a two-story rooftop addition, the installation of rooftop mechanical units and railings and raising the side parapet and cladding it in stucco; at the rear, the removal of the skylight roof from the 1st floor, and the installation of a balcony clad in masonry with six new window openings with soldier course brick window sills; the removal of two multi-light windows from the 2nd floor, and the installation of doors and multi-light transoms; and the installation of two doors within enlarged openings at the sub-cellar. The proposal was shown in an electronic presentation, including photographs and drawings labeled T-000.00, A-001.00, A-002.00, Z-001.00, Z-002.00, DM-100.00, DM-101.00, A-100.00 through A-102.00, A-200.00, A-201.00, A-300.00 through A-302.00, A-401.00, A-402.00, S-001.00 through S-011.00,

and all prepared by Roman Sorokko, P.E., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Tribeca East Historic District Designation Report describes 51-53 White Street is an Italianate style store and loft building built in 1857-58; and that the building's style, scale, materials and details are among the features which cause it to contribute to the special architectural and historic character of the historic district. The Commission also noted that the storefront openings were reconfigured and ground floor reclad with stucco by the 1980s, which appears to be an early 20th century alteration.

With regard to this proposal, the Commission found that that the removal of the stair bulkhead and chimney will eliminate elements which do not contribute to the special character of the roofscape; that the removal of the fire escape, which is non-decorative, not original to the building, and not part of a continuous grouping of fire escapes on the block front, will restore the façade to its original appearance and allow for its full repair; that restoring the storefront base to reveal the 19th Century fluted cast iron columns and installing recessed storefront infill will improve the building's relationship to other buildings in the streetscape; that the design and materials of the wood and glass storefront infill, including wood paneled bulkheads and multi-light transoms to replicate the historic transom found behind cladding, is in keeping with storefront infill historically found on buildings of this age, type and style; that the signage, consisting of a bracket sign mounted on collars gripping the column and vinyl letters applied to the glass, will not damage or overwhelm the façade, and is in keeping with the types of signage historically found on buildings of this age and style; that the visibility of the two-story addition will be concealed by raising the side parapet, and the parapet will be clad in a stucco to match the rest of the party wall; that the brick and stucco cladding of the addition is in keeping with the materiality of the building; that the new balcony at the rear façade will not be visible from any public thoroughfare, and will not change the overall appearance of the rear façade; and that the work will enhance the special architectural and historic character of the building and the streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

In voting to grant this approval, the Commission required that two signed and sealed copies of the final Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 21, 2017, the Landmarks Preservation Commission received final drawings labeled G-001.00, EN-100.00, P-100.00, DM-100.00, DM-101.00, A-100.00, A-101.00, A-200.00, A-201.00, A-300.00, A-301.00, A-500.00, E-101.00, M-100.00 through M-103.00, dated May 9, 2017, prepared by Roman S. Sorokko, P.E. and noted that the drawings additionally show the installation of and related interior work at the sub-cellar, cellar, first through fifth floors.

Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal previously 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 19-11467 is being issued.

This permit is being issued in conjunction with Certificate of No Effect 19-1576, issued June 5, 2017 and Modification of Use 19-11468, issued December 22, 2017.

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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
David Friedman, 51 White Street, LLC

cc: Caroline Kane Levy, Deputy Director; David Friedman, 51 White Street, LLC