



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: 06/20/18	EXPIRATION DATE: 9/12/2023	DOCKET #: LPC-19-24537	COFA COFA-19-24537
ADDRESS: 50 HUDSON STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 144 / 7504
Tribeca West Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Eric Schlagman
50 Hudson LLC
50 Hudson Street
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 September 12, 2017, following the Public Hearing of July 18, 2017, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on June 22, 2017, and as you were notified in Status Update Letter 19-10665 (LPC 19-10665), issued on September 13, 2017.

The proposal, as approved, consists of demolishing the existing rooftop addition, and constructing a two-story rooftop addition clad in glass brick with silicone joints, featuring metal-framed punched window openings with single pane, sliding glass windows, a glass brick parapet, and a cast glass corner detail; constructing a metal-clad stair and elevator bulkhead, a sloping glass-clad penthouse; at the roof of the new addition, installing mechanical units set behind a louvered screen; at the Hudson and Thomas Street facades, removing fifteen (15) eight-over-eight and four (4) six-over-six double-hung wood windows, and removing the existing cast stone sills to vertically enlarge the openings, and installing fifteen (15) eight-over-eight and four (4) six-over-six double-hung wood windows within the enlarged openings, painted white; at the Thomas Street facade, removing one (1) paired door, one (1) window, and brick to horizontally enlarge the opening, and installing a new paneled wood garage door, featuring multi-light glass panels and transom; and installing a curb cut at the sidewalk on Thomas Street, in front of the new garage door. The proposal, as initially presented, included a glass railing and shorter brick parapet, greeneery in between the addition and the

parapet of the historic building, a greater setback from the streetwall, and taller floor to ceiling heights. The proposal, as approved, was shown in a digital presentation, titled "50 Hudson Street," dated July 18, 2017, including sixty (60) slides and presented at the Public Meeting. The proposal, as initially presented, was shown in a digital presentation, titled "50 Hudson Street," dated September 12, 2017, including eighty-three (83) slides and presented at the Public Meeting and Public Hearing. Both presentations were prepared by Thierry Despont Ltd., Jacobson Shinoda Architects P.C., and Jacqueline Peu-Duvallon Historic Preservation Consulting, and consisted of photographs, drawings, and photomontages.

In reviewing this proposal, the Commission noted that the TriBeCa West Historic District Designation Report describes 50 Hudson Street as an early 20th century Commercial style factory building designed by William F. Hemstreet and built in 1925; 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 TriBeCa West Historic District. Furthermore, The Commission noted that the building was constructed as a purpose-built office and warehouse for a paper company, and is incorrectly listed in the designation report as a factory building. The Commission further noted that the TriBeCa West Historic District is characterized by late 19th and early 20th century commercial buildings of the store, loft, and warehouse types, with typical building heights ranging from four to seven stories, with the exception of several Art Deco style skyscrapers, the height of this structure is less common as only approximately 10 percent of the buildings in this historic district are three stories or fewer. Staff further noted that the adjacent streetscape along Hudson Street and bordering Duane Park, features street walls without setbacks. The Commission finally noted that Certificate of Appropriateness 08-0662 was issued on July 12, 2007, approving the construction of a rooftop addition and elevator bulkhead; and Certificate of Appropriateness 08-0459 was issued on April 3, 2007, approving modifications to the window openings on the Thomas Street façade.

With regard to this proposal, the Commission found that the construction of the proposed rooftop addition, mechanical bulkhead, and penthouse will not eliminate or cause damage to any significant architectural features of the roof or building; that because of the building's unique typology and corner location, seen within the context of a variety of larger buildings, the presence of a visible rooftop addition will not detract from the streetscape; that the proposed addition will be set back slightly from the parapets, thereby distinguishing the massing of the addition from that of the historic building; that the overall height and scale of the two-story addition, penthouse and bulkhead, successfully relates to the proportions of the historic building and the streetscape; that the design of the addition is inspired by elements of the historic façade, with a contemporary material that references the historic brick masonry units and punched window openings, and in its contrasting materiality, allows the historic building to remain legible; that the proposed detailing of the glass brick, featuring silicone joints and an internally concealed support structure, is a modern interpretation of the continuous historic brick construction at the factory building below; that the cast glass corner detail and glass brick parapet will recall in a contemporary manner the inset brick corner detail and parapet of the historic building; that the mechanical bulkhead and glass-clad penthouse will not be visible from any public thoroughfare, and will be in keeping with the industrial character of the building and other rooftop accretions found in the district; that installation of a garage door on the Thomas Street façade, will not result in the removal of significant historic fabric, and will be compatible with the commercial character of the bases of buildings throughout the district; that the proposed curb cut will be typical in terms of size and placement and will be a discreet presence within the streetscape; that lowering the window sills at the top floor, will match the previously approved window heights on the second floor, and will not involve the removal of significant architectural features; and that the proposed work will not detract from the special architectural and historic character of the TriBeCa West Historic District. 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 May 31, 2018 and June 13, 2018, the Commission received filing drawings labeled A-001, A-100, A-101, A-110, A-111, A-200, A-201, A-310, A-400, A-402, A-410, A-500, A-501, A-502, A-600 through A-603, DM-100, DM-101, G-100 through G-105, Z-100 through Z-102, all dated April 2, 2018, DM-200 dated as received June 13, 2018, prepared by Peter Shinoda, R.A.; EN-100, M-001, M-101, M-200 through M-204, M-300, M-301, M-400, P-100, P-200, dated March 9, 2018, prepared by Ramex Afify, P.E., and S-001, S-101, S-200, S-201, dated April 2, 2018, prepared by Anthony Gennaro, P.E.

Accordingly, staff reviewed the submitted materials and found that the design approved by the Commission had been maintained; and that these drawings additionally show interior alterations at the cellar through third floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-24537 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 Karina Bishop.

Frederick Bland
Vice Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jacqueline Peu-Duvallon

cc: Edith Bellinghausen, Deputy Director; Jacqueline Peu-Duvallon,