



Date:	12/6/2016
LPC Docket #:	19-1576
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 51 White Street

Borough: Manhattan

Block: 175 **Lot:** 24

Historic District: Tribeca East Historic District

Description: An Italianate style store and loft building built in 1857-58 and later altered. Application is to remove a fire escape, replace storefront infill, alter the ground floor, construct rooftop additions and modify the rear façade.

COMMISSION FINDINGS

The Commission NOTED 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 East Historic District. The Commission also NOTED that the storefront openings were reconfigured and ground floor reclad with stucco by the 1980s, and appear to be an early 20th century alteration.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- 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 columns 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 balconies 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.

VOTE:

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law