



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: 06/25/2012	EXPIRATION DATE: 03/20/2018	DOCKET #: 13-2694	COFA #: COFA 13-3326
ADDRESS 58 KENT STREET HISTORIC DISTRICT EBERHARD FABER PENCIL COMPANY		BOROUGH:  BROOKLYN	BLOCK/LOT:  2557/7

Display This Permit While Work Is In Progress

### ISSUED TO:

Jared Cohen  
58 Kent, LLC  
155 Rivington Street  
New York, NY 10002

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 20, 2012, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on February 23, 2012, and as you were notified in Status Update Letter 13-0229 (LPC 12-8050) issued on March 20, 2012.

The proposal, as approved, consists of reconstructing the roof and constructing a new one-story rooftop addition and bulkheads, featuring oxidized metal corrugated cladding and glass window and door assemblies, and installing new mechanical equipment and other rooftop features, including an attached pergola structure, wood decking, planters, steel cable railings and wood fences, at the rooftop; enlarging the existing loading bay openings by removing masonry and raising the lintel, and installing new metal and clear glass infill with Corten steel perimeter framing, transom panels, doors and side panels at the two outer loading bays at the Kent Street facade; removing existing masonry infill at original window openings, and installing new single-light fixed and operable metal windows, some with steel transom panels, all with a bronze anodized finish, clear glass and Corten steel perimeter framing, within the original openings at the Kent Street facade; installing new solid wood doors and side panels with a clear finish, with Corten steel transom panels and perimeter framing, including a etched building numbers and a brass intercom panel at the primary entrance, and projecting Corten steel plate canopies, at the two central loading bay openings at the Kent Street facade; installing a continuous projecting Corten steel capping element at the top of the altered street wall facade at the Kent Street facade; removing portions of the interior floors and roof to create an interior light court and installing new metal and glass facades within the new light court; removing existing additions and a chimney adjoining the building at the enclosed courtyard at the rear facade; and installing new windows in new and existing openings, some of which are to be combined, and previously filled-in openings, all at select locations at the rear facade; installing a steel landing and stair to access the rear yard. The proposal was shown in a presentation set, including existing condition photographs and

historical photographs, architectural drawings, photo-montages of the proposed building and visibility studies, dated 3/20/12 by staff, prepared by Ole Sondresen Architect, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Eberhard Faber Pencil Company Historic District describes 58 Kent Street as a German Revival style factory building designed by Theobald Engelhardt and built in 1895. The Commission further noted that that the building, including the exterior walls of the above the 2nd floor, was largely demolished in the mid-twentieth century, and that the designation report describes the building, type as "freestanding wall" incorporating part of the facade of five factory buildings, and that this wall contributes to the special architectural and historic character of the Eberhard Faber Pencil Company Historic District.

With regard to this proposal, the Commission found that proposed alterations and rooftop addition at this former factory building, which now consists of historic facades and a modern interior structure and roof, will facilitate the adaptive reuse of this highly altered industrial building; that the proposed rooftop addition and bulkheads, set back from the front and rear facades and featuring glass and metal cladding, and additional mechanical equipment, railings, and rooftop amenities, will not be visible from a public thoroughfare except for the top of the railing, and will not overwhelm the building or result in the loss of any historic fabric; that the restoration of the existing building fabric, retaining the later brick infill, and the introduction of new modern elements in the cohesive design will result in a design that reflects this facade's long history of alterations; that capping the wall at the Kent Street facade, which was demolished above the second floor prior to designation, using a continuous run of Corten steel with a protruding drip edge and slight reveal, will create a simple transition between the altered facade and proposed new work at the rooftop while protecting the wall in a practical manner; that the use of thin Corten steel perimeter framing and full glass windows set deep within the reopened windows at the primary facade, including operable arched windows at the second floor openings and fixed windows with Corten steel cover plates fronting the obtrusive floor structure at the ground floor openings, will restore functionality to the facade while clearly identifying the fenestration as a simple yet contemporary intervention at this highly altered building; that the removal of masonry infill at the two innermost loading bays, retention of the historic metal lintels and bumper guards, and installation of large wood doors and Corten steel cover plates within the openings with projecting steel plate canopies above, will recall sheltered service openings found on industrial buildings of this age and type; that the removal of roll-down doors and masonry infill at the two outermost loading bays, proposed enlargement of the openings in terms of height, and installation of large glass infill with an intermediate Corten steel channel, will recall the appearance of loading bay openings in an open position while addressing the visual and physical interruption of the opening caused by the misaligned interior structure that is to remain; that the proposed alterations at the non-visible rear facade, including combining window openings and creating new openings for windows and doors, will not detract from the building or streetscape; and that the proposed work will not result in the loss of any significant historic fabric at the historic Kent Street facade, and will not preclude any future restoration of its missing floors. Based on these findings, the Commission determined the proposed work to be appropriate to the Eberhard Faber Pencil Company Historic District and, therefore, voted to approve it.

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

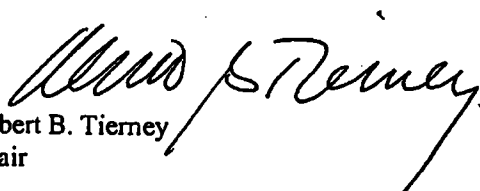
Subsequently, on June 20, 2012, the Landmarks Preservation Commission received specifications and cut sheets, a written statement, dated 6/19/12, prepared by Higgins Quasebarth & Partners, and final drawings T-000.00, Z-100.00, DM-010.00 through DM-013.00, DM-020.00, DM-030.00, A-100.00 through A-102.00, A-104.00, A-105.00, A-120.00, A-121.00, A-122.00, A-124.00, A-130.00 through A-133.00, A-200.00, A-201.00, A-300.00, A-301.00, A-400.00 through A-404.00, A-500.00 through A-510.00, A-600.00 through A-604.00, and BPP-100.00, issued with miscellaneous dates in April and June, 2012, prepared by Ole Sondresen, RA, drawings E-101.00, E-201.00, E-202.00, E-301.00 through E-309.00, E-401.00, E-501.00, E-601.00, EN-101.00, FA-101.00, FA-201.00, FA-202.00, FA-301.00 through FA-305.00, FA-401.00, M-101.00, M-201.00 through M-203.00, M-301.00 through M-305.00, M-401.00, M-501.00, M-601.00, P-101.00, P-301.00 through P-305.00, P-401.00, P-501.00 through P-503.00, P-601.00, P-801.00, SP-101.00 through SP-103.00, SP-301.00 through

SP-304.00, SP-401.00 and SP-501.00, dated 5/2/12, prepared by Peter Sposato, PE, and drawings S-100.00 through S-104.00, S-300.00, S-500.00, S-501.00, S-700.00 through S-704.00, and S-701.00, dated 4/12/12, prepared by Steven Najarian, PE. Accordingly, the staff of the Commission reviewed the final drawings and found that certain aspects of the penthouse and other rooftop appurtenances have been revised and reconfigured, but will remain non-visible from the public thoroughfare; that these changes are in keeping with the intent of the approved proposal; and that otherwise the work approved by the Commission has been maintained. The work also includes removing the existing concrete and Belgian block sidewalk, salvaging Belgian block for reinstallation in conjunction with installing new Belgian block, installing new standard gray concrete and steel-faced concrete curbs, and installing new tree pits with Corten steel borders, all at select locations at the sidewalk; replacing small areas of brickwork in kind in conjunction with altering select openings, replacing bluestone sills in kind at select windows, and retaining and repairing existing metal fire shutters and pintles as required at the Kent Street façade and secondary facades; and installing a new through-wall vent with round brass cover plate at the base of the easternmost masonry pier at the Kent Street façade. With regard to the additional work, staff finds that the historic Belgian block pavers will be salvaged and reinstalled, and additional matching pavers will be installed where currently missing, enhancing the sidewalk and the streetscape; that the concrete portion of the sidewalk and steel faced concrete curb will be consistent with and typical of sidewalks found in industrial historic districts; that the new brick will match the existing in terms of size, color, texture and coursing, and that the new mortar will match the historic mortar in strength, color, texture, and tooling; that the vent will be located low to the ground in an area of plain masonry that will not call undue attention to itself; that the cover plate will be made of a durable material with a simple design typical of utility and service installations found at the base of many industrial buildings; and that the work will not detract from the historic character of the streetscape or the historic district. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 13-3326 (LPC 13-2694) is being issued.

PLEASE NOTE: This permit is contingent upon submission of specifications for restorative work cited in this permit, including brick, pointing mortar and bluestone, and any additional restorative work that may be required, including but not limited to graffiti removal and façade cleaning, and the Commission's review and approval of installed sample mock-ups of new brick, pointing mortar, bluestone, and other restorative work as requested by the Commission if the scope of work expands, prior to the commencement of work. Please contact Cory Herrala to schedule a site visit once samples are available for review. This permit is also contingent on the understanding that the 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.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Cory Scott Herrala.

  
Robert B. Tierney  
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Cas Stachelberg, Higgins, Quasebarth & Partners

cc: Sarah Carroll/LPC Director of Preservation