



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

<b>ISSUE DATE:</b> 01/30/15	<b>EXPIRATION DATE:</b> 10/21/2020	<b>DOCKET #:</b> 167159	<b>COFA #:</b> COFA 16-7517
<b>ADDRESS:</b> 990 FIFTH AVENUE-APT. 10-11 <u>HISTORIC DISTRICT</u> METROPOLITAN MUSEUM		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1492 / 1

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

ISSUED TO:

**Bruce Lebow**  
**990 Fifth Avenue Corporation**  
**990 Fifth Avenue**  
**New York, NY 10037**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 21, 2014, 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 forth in your application completed on September 25, 2014, and as you were notified in Status Update Letter 16-4249 (LPC 16-2089), issued on October 28, 2014. This permit expires on October 21, 2020.

The proposal, as approved, consists of the alteration of window openings and the replacement of windows at the tenth and eleventh floors at the north lot-line wall, portions of which above the sixth floor are visible from a public thoroughfare, including: at the tenth floor, from west to east, the elimination of one (1) non-historic window opening one (1) adjacent historic window opening by replacing a non-historic glass-block window and a historic one-over-one double-hung bronze-clad wood wire-glass window, respectively, with new masonry infill to feature face-brick to match the surrounding façade, and the replacement, at the two adjacent bays to the east, of two (2) historic six-over-six double-hung bronze-clad wood windows with two (2) new single-light casement and single-light fixed-transom steel window assemblies within the existing openings; and at the eleventh floor, from west to east, the creation of one (1) new window opening by removing a through-wall louvered grille and selected adjacent portions of masonry from the surrounding facade above, below and to the east of the grille and installing a new single-light steel casement window in the enlarged masonry opening; the reduction in height of one (1) previously-enlarged window opening by removing an over-scale, non-historic glass-block window, filling in the lower portion of the opening with new masonry infill to feature face-brick to match the surrounding facade and installing a new tripartite,

single-light casement and single-light fixed-transom steel window assembly in the reduced-height opening; the elimination of two (2) adjacent historic window openings by replacing two through-window louvered grilles with new masonry infill to feature face-brick to match the surrounding façade; and the enlargement in height and width of two (2) adjacent window openings by removing two non-historic glass-block windows and selected adjacent portions of masonry from the surrounding facade and installing one (1) single-light steel casement window and one (1) paired single-light casement and single-light fixed-transom steel window assembly, respectively, in the enlarged openings, with all of the new windows to incorporate new steel lintels and to have exterior framing to be finished in grey (Benjamin Moore "river reflections 1552") and caulked in grey (Sikasil "Concrete Grey"), and with new brick to be mixed light grey-beige shades (Summit 751C "Summit Misty"), as shown in a presentation consisting of sheets labeled 2 of 16 through 14 of 16, incorporating photographs and drawings, dated October 21, 2014, prepared by Deborah Berke Partners, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Metropolitan Museum Historic District Historic District Designation Report describes 990 Fifth Avenue (aka 1 East 80th Street) as a neo-Classical style apartment house, designed by Rosario Candela and built in 1925-27; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the Metropolitan Museum Historic District was designated. The Commission also noted that original windows at the building's north secondary facade consisted of single, six-over-six and one-over-one double-hung sash; that a number of the windows at the building's north secondary facade have been replaced with single-light windows; and that windows at the building's primary facades are finished in light grey. The Commission further noted that Permit for Minor Work 3467 was issued on September 8, 1980, approving the enlargement of a window opening at the tenth floor [sic] at the north secondary elevation and the installation of a 10' by 10' glass-block glazing assembly; that Certificate of Appropriateness 686 was issued on July 28, 1980, approving the enlargement of nine masonry openings at the tenth floor, the related installation of wrought iron balconies, and the replacement of multi-light double-hung windows at the tenth and eleventh floors with single-pane pivoting steel windows with fixed transoms, at the primary facades; that Commission Denial 85-0027 was issued on September 24, 1984, denying the replacement of original six-over-six and replacement one-over-one double-hung wood windows at the twelfth and thirteenth floors with single-pane aluminum windows, at the primary facades; and that Certificate of No Effect 13-5210 was issued on August 16, 2012, approving work including the in-kind replacement of six-over-six double-hung wood windows, finished in a light gray color, at the primary and visible secondary east facades at the sixth and seventh floors, as well as changes to window openings and the installation of windows and louvers at non-visible portion of the secondary north elevation at these floors.

With regard to this proposal, the Commission found that the removal of the glass-block infill from masonry openings at the tenth and eleventh floors at this visible secondary façade will eliminate features that detract from the architectural and historic character of the building and streetscape; that the reduction in height of the previously enlarged window opening at the eleventh floor will help to decrease its inconsistency with the regular pattern of fenestration at this façade and the adjacent primary façade, with which it is seen from public thoroughfares; that the enlargement in width of the second eastern-most window opening at the eleventh floor will increase its conformity with the shape and pattern of the existing windows at the façade; that the replacement of the two historic six-over-six double-hung bronze-clad wood windows at the tenth floor is warranted by their deteriorated condition; that the proposed widening of the easternmost window at the eleventh floor will be only minimally, and obliquely, visible from a public thoroughfare; that the proposed brick for the infill of selected window openings at the tenth and eleventh floors will match the color, size, texture and bonding pattern of the surrounding brick; that the proposed grey finish of the replacement windows will match the finish of the surrounding windows at this façade as well as the primary facades; and that these changes will not detract from the windows on the primary façade or the significant

architectural and historic character of the building and the Metropolitan Museum Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Metropolitan Museum Historic District and voted to approve this application.

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

Subsequently, on December 29, 2014, staff of Landmarks Preservation Commission received final drawings T-000.00, T-004.01, DM-100.01, DM-101.01, DM-102.01, DM-200.01, DM-201.01, A-200.01, A-201.01, A-203.01, A-204.01, A-300.01, A-500.01, A-510.01, A-511.01, A-512.01 and A-513.01, incorporating photographs as well as selected work previously approved in Certificate of No Effect 15-9351 (LPC 15-4884), issued on June 24, 2014 and expiring on June 25, 2018, all dated (revised) December 15, 2014, and prepared by Maitland Jones, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the drawings additionally show brick proposed to be salvaged where possible and reused along with new brick at infill locations; as well as changes to previously approved interior alterations at the tenth and eleventh floors, including mechanical and electrical work. The Commission finds that the proposed reuse of salvaged brick where possible will help the infill areas to blend more harmoniously with the surrounding façade, and that the proposed interior changes will have no effect on the significant protected features of the building. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 16-7517 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 Katherine Redd.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Christopher Kitterman, Deborah Berke Partners

cc: Caroline Kane Levy, Deputy Director/LPC