



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: 11/30/2012	EXPIRATION DATE: 08/07/2018	DOCKET #: 13-7770	COFA #: COFA 13-8462
ADDRESS 11 EAST 75TH STREET HISTORIC DISTRICT UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1390/11

Display This Permit While Work Is In Progress

ISSUED TO:

**Laurence Gluck
Stellar 11 East 75 LLC
156 William Street, 10th Fl
New York, NY 10038**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 7, 2012, following the Public Hearing of the same date, voted to approve a proposal for certain work, as put forward in your application completed on July 12, 2012, and as you were notified in Statue Update Letter 13-4884 (LPC 13-4167), issued August 7, 2012. The approval will expire on August 7, 2018.

The proposed work, as approved, consists of modifications at the front façade, including relocating the existing quoined limestone door surround and limestone pediment to the center of the first floor within an expanded window opening, and the installation of a new pair of painted metal-and-glass doors within the relocated entrance; removing the brick at the first floor, and its replacement with new limestone laid with wide rusticated joints; the installation of a new wood-and-glass door at the east entrance, and a new six-over-six double-hung wood window, with a new window grill, within a new window opening west of the main entrance; installing new metal window grilles at the second floor windows to create balconettes; removing a corbelled brick band course beneath the fourth floor windows, and the installation of new cast stone sills at the window openings; installing a new carved stone band course cornice beneath the fifth floor windows; and removing the existing wood cornice and its replacement with a new cast stone cornice and frieze; exterior work at the non-visible roof, including removing the existing rooftop structure, and constructing a new rooftop addition at the rear of the rear yard extension, consisting of wood siding, wood pilasters, double-hung wood windows, metal coping, and a glass skylight; and exterior work at the non-visible rear, including removing a portion of the side façade of the rear extension, and constructing a new set-back façade, with a new door assembly at the basement, a new oriel window at the first and second floors, and paired window openings at the third and fourth; and removing existing doors at the modified opening at the top floor of the rear façade, and installing new paired windows with a new cast stone lintel and sill at a further modified opening; and exterior work at the sidewalk, including creating a new areaway by installing a decorative iron fence with a depth that aligns with the neighboring areaways, and with a

pair of gates at the front entrance and single gate at the side entrance; as shown in presentation slides and presentation handouts labeled A-001 through A-015, dated 8/2/12, and a reduced set of construction drawings, dated 7/23/12, all prepared by Fogarty Architecture Design PLLC, and presented at the August 7, 2012 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District designation report describes 11 East 75th Street as a rowhouse designed by William E. Mowbray and built in 1887-89, modified in a neo-Federal style by Henry M. Polhemus in 1923; and that the building's style, scale, materials and details contribute to the special architectural and historic character of the Upper East Side Historic District. The Commission also noted that the existing rooftop addition was approved under Certificate of Appropriateness 83-0027, issued September 7, 1982.

With regard to the proposal, the Commission found that the existing pedimented entrance with quoined surround will be salvaged for reinstallation, or if salvage is not possible it will be replaced with new stone to match the existing in terms of dimensions, texture, and finish; that relocating the existing pedimented entrance with quoined surround to the center of the ground floor will result in a symmetrical façade that will be in keeping with the design of buildings of a similar age and style found elsewhere within the Upper East Side Historic District, and will preserve this significant architectural feature; that recladding the base in new limestone, installing new iron window grilles, removing an existing brick band course below the 4th floor windows and installing a new limestone band course below the 5th floor windows, and replacing the existing wood cornice with a more elaborate cast stone cornice, will be in keeping with the history of extensive façade alterations found at rowhouses within the Upper East Side Historic District, and will result in a cohesive design that will be in keeping with the design of buildings of a similar age and style found elsewhere within the historic district; that the removal of the existing rooftop structure at the rear extension will not result in the loss of any significant architectural features; that the new addition will be located at the rear of the non-historic rear extension and therefore will not overwhelm the original volume of the building; that the design of the rooftop addition is consistent with the character of historic conservatories, which were often features of buildings in this historic district, and that the work will help re-establish a sense of the building's historic volume; that the removal of masonry at the side façade of the rear extension and creation of a new set-back façade will not result in the damage or destruction of any significant architectural features of the building; that the new paired window openings and new two-story oriel window at the new set-back façade will be in keeping with historic window configurations found at buildings of this age and style; and that the new paired windows in a modified opening at the top floor of the original rear façade will be installed in a previously modified opening and therefore will not result in the damage or destruction of any significant architectural features of the building; that the majority of other houses on the block have enclosed areaways and therefore the creation of a fenced-in areaway will not detract from the significant features of the streetscape; that the decorative design of the new areaway fence will be in keeping with ironwork design found at buildings of a similar age and style found elsewhere within the historic district; and that the height of the new fence will not overwhelm any significant architectural features of the building and will not detract from 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.

However, the Commission made its determination subject to the stipulation that two signed and sealed copies of Department of Buildings filing drawings for the approved work be submitted for review and approval.

Subsequently, on October 23, 2012, the Landmarks Preservation Commission received final drawings T-001.00, G-001.00, EN-101.00, EN-102.00, DM-101.00, DM-102.00, DM-103.00, A-101.00, A-102.00, A-103.00, A-511.00, A-512.00, A-513.00, and A-701.00 through A-708.00, dated 9/26/12, prepared by Christopher J. Fogarty, R.A.

Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. In addition, staff noted the inclusion of the following additional work: interior alterations at the cellar, basement, and 1st through 4th floors; exterior work at the front façade, including the in-kind replacement off nine (9) six-over-six double-hung wood windows at the third through fifth floors, and three (3) six-over-nine double-hung wood windows at the second floor, all painted white; installing two light fixtures flanking the main

entrance within the new limestone base; and cleaning the limestone lintels and sills and brick masonry, and repointing the brick as necessary; exterior alterations at the side and rear façade of the rear extension, including installing new double-hung windows within existing and expanded masonry openings at the first through fourth floors, and a new door assembly within an expanded masonry opening at the basement; exterior work at the rear façade, including installing new paired windows within expanded masonry openings at the first through third floors, with new balconies at the first and second floors, and installing a new pair of doors at an expanded masonry opening at the basement; installing new cast stone coping at the parapet; and painting the rear facades light grey following brick repointing.

With regard to the additional work, the Commission finds, in accordance with the Rules of the City of New York, Title 63, Section 3-04(c)(2), that the new windows at the front façade will match the historic windows in terms of configuration, operations, details, material, and finish. The Commission also finds that the new light fixtures will be installed in locations that correspond to the building entrance; that the light fixtures will be of a decorative design and modest size that will be in keeping with the style and age of the building; and that the fixtures will not detract from the significant architectural features of the building; that the limestone and brick cleaning will be undertaken using the gentlest methods possible; that the proposed repointing work will protect the building from damage due to water infiltration; and that the new repointing mortar will be compatible with the historic masonry in terms of composition, and will match the historic mortar in terms of color, texture, and tooling; that the work will aid in the long-term preservation of the building; and that it will not affect any significant architectural features of the building. The Commission also finds, in accordance with the R.C.N.Y., Title 63, Section 3-04(d) (2), that the new windows and doors at the rear extension facades and rear façade of the building will be installed in existing window openings and window openings to be enlarged in height and width; and that they will not replace "special" windows as defined in the Rules. The Commission finally finds that the installation of the balconies at the rear façade will not detract from any significant architectural features of the building; and that painting the rear facades light grey will be in keeping with painted rear façade found elsewhere within the rear donut, and that the work will neither detract from, nor result in any damage to, any significant architectural features of the building. Based on the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 13-8462 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the new limestone, new cast stone, and repointing mortar prior to the commencement of the work; and the understanding that the masonry work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

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 Timothy Shaw.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Valerie Campbell, Kramer Levin Naftalis & Frankel LLP**

cc: V. Campbell; C. Kane Levy, Deputy Director of Preservation, LPC