



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: 05/11/15	EXPIRATION DATE: 3/3/2021	DOCKET #: 166914	COFA #: COFA 17-1261
ADDRESS: 17 EAST 80TH STREET-04 <u>HISTORIC DISTRICT</u> METROPOLITAN MUSEUM		BOROUGH: MANHATTAN	BLOCK/LOT: 1492 / 11

Display This Permit While Work Is In Progress

ISSUED TO:

John Miller
17 East Realty Corp
17 East 38th Street
New York, NY 10016

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 3, 2015 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 February 5, 2015.

The proposal, as approved, consists of exterior work at the East 80th Street façade including, at the fourth floor, replacing two (2) wood one-over-one double-hung wood windows and profiled brick molds with a black finish, in kind; and removing two (2) casement windows, transom, and profiled transom bar, and installing new full-height casement windows and profiled brickmolds, within the existing masonry opening, all with a black finish, as shown in a presentation consisting of photographs and drawings, dated March 3, 2015 (by Staff) and prepared by Kamentall Architects, 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 Designation Report describes 17 East 80th Street as a French-classic style mansion designed by C.G.H. Gilbert and built in 1906-08; and that the buildings' scale, style, materials and details are among the features that contribute to the special architectural and historic character of the Metropolitan Museum Historic District.

With regard to this proposal, the Commission found that historically, the building's fenestration included a variety of window types and while the removal of the original paired casement window, transom, and profiled transom bar at the fourth floor will result in the loss of limited historic fabric, the proposed full-height glass and wood French casement window will harmonize with the façade; that there is precedent for casement windows and Juliet balconies on buildings of a similar age, style, and scale found within the historic district; that the proposed window will replicate the original window in terms of material, operation, details, and finish; and that the proposed work will not diminish the special architectural and historic character of the building or 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 May 8, 2015, the Landmarks Preservation Commission received manufacturer's specifications and final drawings 1 through 15 dated May 5, 2015 prepared by John Patrick Bohan, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 17-1261 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 Ryan Walsh.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Matthew Calvo, Building Brothers Inc

cc: Cory Herrala, LPC Senior Technical Advisor