Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 13, 2014, following the Public Hearing of April 29, 2014, voted to approve a proposal to install a rooftop railing and pergola, as put forward in your application completed on April 3, 2014, and as you were notified in Status Update Letter 15-7967 (LPC 14-9237), issued on May 20, 2014.

The proposal, as approved, consists of the removal of a metal guardrail and the installation of a glass guardrail at a small portion of the west-facing roof parapet wall; the removal of a metal canopy structure at the north-facing rear penthouse roof terrace and the installation of a wood pergola; the installation of a metal brise soleil structure at the north-facing facade of the penthouse structure; the installation of metal guardrails at portions of the north and east roof parapet walls; and the replacement of the roofing membrane for the installation of a roof terrace and associated built-in furnishings and fixtures, and landscaping features, as shown in ten unlabeled digital presentation slides consisting of photographs, drawings, and renderings prepared by the applicant, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Carnegie Hill Historic District designation report describes 9-11 East 96th Street as a neo-Medieval style apartment building designed by Gronenberg & Leuchtag and built in 1926; and that the building's style, scale, materials and details are among the features contributing to the special architectural and historic character of the Carnegie Hill Historic District. The
Commission further noted that Certificate of Appropriateness 00-6075 was issued on April 18, 2000, for the alteration and enlargement of the existing one-story penthouse structure; and that Certificate of No Effect 09-5576 was issued on November 24, 2008, for the installation of a metal canopy structure at the north-facing penthouse roof terrace.

With regard to this proposal, the Commission found that the proposed frameless-glass guardrail will be installed at a small section of the side parapet wall and will replace an existing metal guardrail of a similar height; that the proposed guardrail will not be visible directly over the primary facade; that the proposed guardrail will be visible over the secondary facade of a tall building, and in context with existing tall brick parapets; that the due to its limited size its location on this tall apartment, and its transparency, the guardrail will not call undue attention to the installation; that the construction of the proposed pergola and brise soleil will not result in any damage to, or demolition of, a significant architectural feature of the building; that the simple design and neutral finish of the wood pergola structure and metal brise soleil will allow these features to blend with the masonry of the building; that the proposed pergola and brise soleil will only be visible in context with the rear facade, and from a limited vantage point; that the proposed pergola and brise soleil will be visible in context with other rooftop accretions such as bulkheads, chimneys, skylights, and mechanical equipment; and that the proposed pergola, brise soleil, and guardrail will not detract from the building or the surrounding streetscape within the Carnegie Hill Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Carnegie Hill 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 29, 2014, the Landmarks Preservation Commission received final drawings L-100, L-101.00, L-102.00, L-103.00, L-103.01, L-103.02, L-103.03, dated July 30th, 2013, prepared by Gregory J. Gill, R.L.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 15-8473 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 Olivia Brazee.

Robert B. Tierney
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Tina Dituri, Blondie's Treehouse, Inc.

cc: Jared Knowles, Deputy Director of Preservation/LPC