Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 21, 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 on March 26, 2015, and as you were notified in Status Update Letter 17-0689 (LPC 16-8491), issued on April 27, 2015.

The proposal, as approved, consists of constructing a five-story addition on top of an existing three-story section of the building at the west side of the building, enclosing the existing air and light well adjacent to the west lot line facade from the fifth to the ninth floor, with the west side of the addition aligning and interconnected with the west lot line facade; creating thirty (30) new window openings at the fifth through ninth floor of the west lot line facade and one (1) new window opening at the ninth floor of the east lot line facade; installing new black painted one-over-one, double-hung, wood windows in the new openings; reconstructing portions of the parapets at the east and west lot line facades; enlarging an existing penthouse, to include a combined stair and elevator bulkhead, lead-coated copper cladding, two-over-two steel and glass windows with horizontal muntins, and three (3) chimneys; and installing tension wire railings and mechanical units and temporarily removing and reinstalling a water tower on top of the penthouse, all at the subject premises. The approved work was shown in a digital slide presentation of twenty-nine (29) slides, labeled A through 28 by the Commission staff, dated April 21, 2015, and consisting of drawings, photographs, and photomontages, all prepared by David Katz of Katz Architecture, and presented at the Public Hearing and Public Meeting.
In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 27 East 62nd Street as an apartment building with neo-Renaissance style details, designed by Lawlor and Haase and built in 1912-13; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission also notes that Commission Denial 05-3612, was issued on November 17, 2004, denying a proposal for the installation of awnings at the entrances and display windows; Permit for Minor Work 05-13669 was issued on August 17, 2004, approving the establishment of a Master Plan for window replacement on all facades; Miscellaneous/Amendment 01-5572 was issued on March 30, 2001, approving a proposal to expand the cellar into the west courtyard; and expand the cellar and first floor into the east and rear courtyards.

With regard to this proposal, the Commission found that the construction of a full height addition at the side of the building, eliminating an existing utilitarian air and light well, and the enlargement of the existing modern rooftop addition will not eliminate any significant architectural features of the building; that the continuous lot line wall to be created by the construction of the full height addition at the side of the building will be in keeping with lot line walls at buildings of this type, style and age in terms of plane, proportions, materials, finishes and details; that the proposed masonry openings and windows at the lot line wall will be in keeping with lot line openings and windows at buildings of this type, style and age in terms of placement, size, and basic design and will remain a harmonious, secondary presence in relation to the fenestration at the front façade of the building; that the enlargement of the rooftop addition will only be visible over secondary façades, within the context of a varied streetscape view, including taller neighboring buildings; that the modifications to the existing rooftop addition will regularize its form, as seen from Madison Avenue and further westward, helping it to remain a background element within streetscape views; and that the simple design and neutral finish of the enlarged rooftop addition will be in keeping with such aspects of rooftop accretions typically found throughout the district and further help it to recede from view. Based on these findings, the Commission determined the work to be appropriate to the building and the Upper East Side Historic District and voted to approve this application with the stipulation that the applicant, in consultation with the Commission staff, provide supplemental information for the Commission staff to determine whether or not to extend the brickwork down to the lower portion of the addition at the side of the building.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and approval of two final signed and sealed Department of Buildings filing drawings showing the approved design and incorporating the required modifications.

Subsequently, on June 5, 2015, the Landmarks Preservation Commission received final drawings A-001.04, A-002.03, A-003.04, A-004.00, A-005.02, A-006.00, A-007.01, DM-100.03, DM-101.04, DM-104.01, DM-105.00 through DM-113.00, A-102.02, A-103.03, A-120.00, A-121.00 through A-126.00, A-131.00 through A-138.00, A-150.00, A-200.00, A-201.00, A-300.00, A-301.00, A-500.02, A-502.00, A-503.00, A-600.00, A-601.00, A-610.00, A-611.00, A-630.00, A-640.00, A-650.00, A-670.00, A-700.00, A-701.00, A-810.00, A-811.00, and A-820.00, dated June 1, 2015 and prepared by David Katz, RA; drawings A-127.00 through A-129.00, dated revised June 15, 2015 and prepared by David Katz, RA; drawings M-001.00 through M-007.00, M-08.00, M-09.00, M-010.00 through M-016.00, P-000.00 through P-017.00, and SP/SD-001.00 through SP/SD-014.00, dated June 1, 2015 and prepared by Paul Andrew Collins, PE; and drawings FO-100.00, FO-300.00, S-101.00 through S-107.00, and S-200.00 through S-203.00, dated June 2, 2015 and prepared by Nathaniel Ezra Oppenheimer, PE.

Accordingly, the staff of the Commission reviewed the drawings and noted that the proposal has been
revised to modify the design of the west façade of the addition at the side of the building which will be part of the west lot line wall to feature brickwork, rather than stucco-cladding from the third to the sixth floors; and that additional work is shown on the drawings, including replacing five (5) modern wood and glass doors at the first floor of the south (East 62nd Street) façade with five (5) black painted, single-light steel and glass doors; installing a new off-white painted pressed metal cornice, matching the previously removed historic cornice; modifying masonry openings at the second floor of the north (rear) façade by removing two (2) one-over-one, double-hung metal windows and the masonry below them and installing two (2) metal doors in the enlarged openings, and modifying masonry openings by removing (2) modern metal and glass doors and installing two (2) one-over-one, double-hung, wood windows and brickwork, reducing the size of the opening, as well as interior alterations at the cellar through penthouse, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, electrical, plumbing, HVAC, and structural work.

With regard to this modified and additional work, the Commission finds that the brickwork at the west, secondary façade will in keeping with cladding of secondary facades of buildings of this style, type, and age, within the historic district; that the replacement doors at the front façade will be in keeping with historic doors at buildings of this type, style, and age within the historic district, in terms of design, materials, and finish; that the authenticity of the basis for the design for the restoration of the cornice is documented by historic photographs and matching buildings; that the restoration will not cause the removal of historic fabric that may have been added over time; that the restoration of the cornice will help return the building closer to its historic appearance; that the enlargement of window openings will be at plain masonry of a secondary façade; that the windows to be replaced are not "special windows" as defined by the Commission Rules; that the modifications to the masonry openings will not affect any significant architectural features; and that none of the work at the rear façade will be visible from a public thoroughfare. Additionally, staff found that the proposal approved by the Commission has been maintained and the required modifications have been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 17-3970 is being issued.

PLEASE BE ADVISED: Staff of the Commission conducted a site visit on June 10, 2015, to inspect a 3" x 3" probe, which was created at the sixth floor of the west lot line façade, to determine if the cementitious coating, present at this portion of the façade prior to the designation of the historic district, could be removed to reveal the concealed underlying brickwork. Upon inspection, staff of the Commission noted that the stucco coating cannot be removed without causing further damage to the underlying masonry.

PLEASE NOTE: The issuance of this permit is contingent upon the Commission's review and approval of detailed dimensioned shop drawings of the existing and proposed cornice, and upon the review and approval of samples of pointing mortar, and brickwork, prior to the commencement of this work. Submit digital photographs of all samples and forward shop drawings to the Commission staff. This permit is also contingent on the understanding that the masonry work will take place when the exterior temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: This permit is being issued in conjunction with Miscellaneous/Amendments 17-3969 (LPC 17-2881), being issued on July 9, 2015, approving an amendment to the Master Plan for the replacement of windows throughout all building facades of the subject premises, details of which are shown on the approved drawings. Additionally, staff notes that that installation of windows at the front and rear facades, approved by Authorization to Proceed 17-1557 (LPC 17-1505) issued on May 18, 2015, are also shown on the approved drawings.

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 Reba Ashby.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
David Katz, Katz Architecture
cc: B. Artus, Deputy Director of Preservation/LPC