



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 08/28/14	EXPIRATION DATE: 6/24/2020	DOCKET #: 159395	COFA #: COFA 16-2028
ADDRESS: 1016 LEXINGTON AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE EXTENSION		BOROUGH: MANHATTAN	BLOCK/LOT: 1407 / 57

Display This Permit While Work Is In Progress

ISSUED TO:

Betula B. Fares
1016 Lexington Avenue Corp.
1016 Lexington Avenue
New York, NY 10021

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 24, 2014, following the Public Hearing of June 17, 2014, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on May 22, 2014, and as you were informed in Status Update Letter 15-9338 (LPC 15-3878), issued on June 24, 2014.

The proposed work, as approved consists of removing the existing modern storefront infill and installing new black painted, steel and glass storefront infill, consisting of bifolding doors, featuring glazed upper panels and solid lower panels; resurfacing the stucco clad masonry ground floor piers and the spandrel above the storefront with a cementitious stucco mix, finished to replicate the appearance of brownstone; installing a retractable awning, clad in a tan canvas with letters and logos ("Gina la fornarina") on the skirt at the spandrel above the storefront, above the height of the storefront lintel and aligning in placement with neighboring awnings; and installing a cove light beneath the awning housing. The work was shown on nine presentation boards, labeled 1, and 6 through 9; dated April 10, 2014; and labeled 2 through 5; dated June 9, 2014; and consisting of drawings, photographs, and photomontages, all prepared by Kopels Studio, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Extension Designation Report describes 1016 Lexington Avenue as a neo-Grec style rowhouse, designed by Thom & Wilson, and built in 1880-81 and later altered with the installation of a storefront; 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 noted that Warning Letter 14-0891 was issued on May 13, 2014, for the "replacement of storefront without permit(s)."

With regard to this proposal, the Commission found that the removal of the existing infill and cladding, and resurfacing of the masonry at the ground floor will not cause the removal of any significant historic fabric; that the alterations will maintain the storefront opening at its original height; that the pairs of bi-folding doors, with solid panels at the bottom of the doors, will recall the basic organization, proportions and ratio of solid to void of historic storefronts at buildings of this type, style, and age and be consistent with the design and operation of several modern storefronts present in this district; that the limited width of the bi-folding doors, placed within the masonry enframing of the ground floor and between existing piers, will maintain the visual perception of the upper floors being supported by the lower floors; that the proposed black painted finish for the storefront infill will be in keeping with the historic color palette of a building of this style and age; that the proposed awning will be consistent with awnings historically found on buildings of this type and style in terms of shape, materials, and finish; that the signage on the awning skirt will be in keeping with types of signage historically found at buildings of this type, style and age; that the modest amount and size of the signage will not detract from the storefront or the building; and that the cove lighting will be simply designed, and its placement, at the top of the storefront opening and beneath the retractable awning housing will help it to remain a discreet presence in the streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the applicant raise the placement of the proposed awning to align with the bottom of the second floor windows.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on July 2, 2014, August 5, 2014, and August 26, 2014, the Commission received written specifications and final drawings A-001.00 and A-002.00, dated July 29, 2014, and prepared by John Libasci, RA.

Staff reviewed the drawings and noted that the proposal for the piers and lintels had been changed to repainting the stucco-clad masonry piers and spandrel grayish brown to match the painted masonry façade at the upper floors, instead of resurfacing.

With regard to the work, staff found that the proposed painting will be limited to repainting stucco clad portions of the façade that were already painted at the time of the designation of the historic district; that the proposed paint color, matching the color of the paint at the remainder of the facade, will help unify the base of the building and the upper floors; that the paint will be breathable and removable; and that the overall design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 16-2028 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of the paint sample prior to the commencement of work. Please contact the Commission's staff once samples are available for review.

PLEASE ALSO NOTE: Warning Letter 14-0891 will remain in effect until the work approved under this permit has been completed and inspected for compliance. NOTE THAT THIS PERMIT CONTAINS A

COMPLIANCE DATE OF APRIL 28, 2015. Failure to complete the corrective work may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOVs require a court appearance and a civil fine may be imposed. Once the corrective work is completed, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

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 Emma Waterloo.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Lisa Seay, Seay-Yarbrough, Inc

cc: B. Artus, Deputy Director of Preservation/LPC; K. Rice, Enforcement Officer/LPC