



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: 11/16/17	EXPIRATION DATE: 10/31/2023	DOCKET #: LPC-19-09621	COFA COFA-19-09621
ADDRESS: 9 EAST 67TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 1382 / 9
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Steven Waehler
WG Project Management, Inc.
51 Newark Street, Ste#500
Hoboken, NJ 07030

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 31, 2017, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the approved work at the subject premises, as put forward in your application completed on October 5, 2017. The approval will expire on October 5, 2023.

The proposal, as approved, consists of exterior work at the East 67th Street facade, including removing three (3) windows at the second floor, and installing two (2) one-over-one fixed wood windows and one (1) one-over-one wood window with fixed upper sash and tilt and turn lower sash, all with profiled wood brickmolds and black painted finish. The proposal was shown on undated presentation slides labeled 1 through 5, consisting of existing condition photographs, renderings, and existing and proposed elevations, sections, and details, prepared by Gary Shoemaker Architects PC, and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper East Side Historic District designation report describes 9 East 67th Street as a neo-French Renaissance style house designed by Thom & Wilson and built circa 1881-1882, with alterations made to the facade in 1912 by Hiss and Weekes; 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 Upper East Side Historic District.

With regard to this proposal, the Commission found that the proposed windows will closely match the historic windows in terms of material, configuration, profiles and finish, and the larger dimensions at the jambs and heads will be mitigated by the depth of the windows within the openings; that the change in operation at the lower sash of the windows at the second floor will only be perceptible at the westernmost window, and only when the window is open; and that the work will not detract from the special architectural or historic character of the building or the Upper East Side Historic District.

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

Previously, on June 19, 2017, the Commission received written specifications and two sets of signed and sealed Department of Buildings filing drawings labeled A-014.00 through A-017.00, A-201.00 through A-203.00, A-601.00 through A-603.00, A-610.00 through A-612.00, and A-620.00 through A-630.00, all dated (revised) June 9, 2017, prepared by Gary L. Shoemaker, R.A.. Accordingly, staff reviewed these materials and found that the drawings show the design approved by the Commission, also reference work previously approved under Certificate of No Effect 14-7502 (LPC 13-3463) issued on August 16, 2013, and show additional work, including, at the East 67th Street facade, removing two (2) one-over-one single-hung wood windows at the 1st floor, retaining and restoring the leaded glass panes, and installing two (2) new one-over-one single-hung wood windows, featuring the salvaged leaded glass, profiled wood brickmolds, and black painted finish; installing a metal railing with black finish at the 2nd floor terrace; at the rear facade and rear el, removing four (4) windows, toothing in new brick at three (3) of the openings to decrease the width and installing three (3) new windows within the modified masonry openings, and toothing in new brick at one (1) opening, all to match the surrounding wall; and reconstructing a deteriorated three-sided paneled projecting bay with wood trim, copper roof, and black painted finish to match the historic condition.

With regard to the additional scope of work, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04(c)(2)(i), that the replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish; in accordance with Section 3-04(d)(2), that the proposed windows will not be visible from a public thoroughfare; that they will be installed in existing openings that are to be reduced in width according to §2-15 of this title, and that such reduction will not alter or destroy protected features or detract from the significant architectural features of the building or adjacent buildings; that the windows on the top floor of a rear facade of a row house will not to be enlarged or reduced, with the exception of one window opening which may be lowered to provide access to an approved or grandfathered deck; and that they will not replace "special" windows as defined in the Rules. The Commission further finds that the railing installation will not result in damage to or demolition of a significant architectural feature of the terrace; that the railing will be only minimally visible from a public thoroughfare; that the replacement of the bay is warranted by its deteriorated condition; and that proposed bay will match the historic bay in terms of materials, design, configuration, proportions, details, and finish. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-09621 (LPC-19-09621) 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 Edith Bellinghausen.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gary Shoemaker, Gary Shoemaker Architect PC

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Gary Shoemaker, Gary Shoemaker Architect PC