



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

<b>ISSUE DATE:</b> 05/25/17	<b>EXPIRATION DATE:</b> 5/2/2023	<b>DOCKET #:</b> LPC-19-11965	<b>COFA</b> COFA-19-11965
<b>ADDRESS:</b> 152 EAST 71ST STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 1405 / 148
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Scott Stephens  
Norkor, LLC  
201 Main Street, Suite 2500  
Fort Worth, TX 76102

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

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 2, 2017, following the Public Hearing and Public Meeting of February 14, 2017, voted to approve a proposal for certain work, as put forward in your application completed on January 11, 2017, and as you were notified in Status Update Letter 19-07011 (LPC 19-7011), issued on May 12, 2017. The approval will expire on May 2, 2023.

The proposed work, as approved, consists of work at the non-visible rear façade, including the demolition of the existing bay window; the construction of a full-width one-story addition at the 1st floor, with Rheinzink metal cladding with details that recall the design of the bay window, three new windows in punched openings, and metal railings and piers at the roof; and the construction of a greenhouse addition at the basement level, beneath the new addition and extending 6' further into the rear yard, with a pitched glass roof. The proposal, as approved, was shown in a digital presentation, titled "152 East 71st Street", dated by staff May 2, 2017, and an earlier presentation, titled "152 East 71st Street", dated by staff February 14, 2017, including 13 slides. Both presentations were prepared by Christopher Fritz, R.A., and LPC staff, and consisted of aerial photos, existing and historic photographs of the rear façade and rear yard, a block plan, and existing and proposed floor plans, sections, and rear elevation.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District designation

report describes 152 East 71st Street as an Italianate style rowhouse designed by W. O'Gorman and built in 1871; and that the building's style, scale, materials, and details are among the features which contribute to the special historical and architectural character of the Upper East Side Historic District. The Commission also noted that Certificate of No Effect 19-6653 was issued on December 14, 2016 for the construction of a one-story penthouse addition, excavation to lower the cellar floor by 8", and the installation of a gate at the areaway fence.

With regard to the proposal, the Commission found that the existing bay window at the rear façade is not visible from a public thoroughfare and is not seen in the context of a continuous row of bay windows, therefore its removal will not detract from the character of the building or from an historic row of buildings; that the existing bay window is in a deteriorated condition that would warrant its removal and reconstruction in its entirety even if it were to be retained; that the bay window was designed to be part of a row of bay windows which allowed for ample light at the angled windows, and that the current condition, with a large wall to its east and an apartment building to its west, has compromised its utility so that it no longer functions as a conduit for light, as initially intended; that the design and materials of the proposed rear addition will recall the paneled details and profiles of the bay window, although it will not be visible from any public thoroughfare; that the addition will not rise to the full height of the building, and that the plane of the upper floors of the rear façade will be retained, and therefore will not overwhelm the building's historic volume; that the design of the new addition, with a greenhouse at the basement level, a metal clad extension at the first floor with punched window openings and a railing with piers at the roof of the extension, will be in keeping with the design of rear yard additions at buildings of a similar age and style found elsewhere within the historic district, and that the altered rear façade will retain the scale and character of an individual rowhouse; that the proposed rear yard addition is modest in depth and that other rear yard incursions exist on other houses on the block, and therefore, the addition will not overwhelm the adjacent buildings or central greenspace; and that the overall bulk of the new rear yard addition in conjunction with a previously approved non-visible rooftop addition, will neither overwhelm the volume of the building nor detract from its significant architectural features. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of signed and sealed Department of Buildings filing drawings for the approved work be submitted for review and approval.

Subsequently, on May 17, 2017, the Landmarks Preservation Commission received drawings LPC-200.00, LPC-201.00, LPC-202.00, LPC-203.00, LPC-204.00, LPC-205.00, LPC-300.00, LPC-301.00, LPC-302.00, LPC-303.00, LPC-304.00, LPC-400.00, LPC-401.00, LPC-500.00, and LPC-501.00, dated 5/15/17, prepared by Christopher J. Fritz, R.A. Accordingly, staff reviewed these drawings and found that the proposal approved by the Commission has been maintained. In addition, staff noted the inclusion of the following additional work: the removal of the existing fire escape at the rear façade and rear yard; the replacement of three (3) windows at the 2nd and 3rd floors of the rear façade; and the removal of one (1) existing window at the 2nd floor of the rear façade and its replacement with a new metal-and-glass door within an expanded opening leading to the roof of the new addition. With regard to the additional work, the Commission finds that the fire escape to be removed is not a significant architectural feature of the building and its removal will not result in any damage to any historic features of the façade. The Commission also finds, in accordance with the Rules of the City of New York, Title 63, Section 3-04(d)(2), that the new windows and door at the rear façade will be installed within existing window opening and a window opening that is to be expanded in height; and that they will not replace any special windows as defined in the Rules. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-11965 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 Timothy Shaw.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Christopher Fritz, Christopher J. Fritz Architect PLLC

**cc:** Caroline Kane Levy, Deputy Director; Christopher Fritz, Christopher J. Fritz Architect PLLC