



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

ISSUE DATE: 09/15/17	EXPIRATION DATE: 6/6/2023	DOCKET #: LPC-19-16371	COFA COFA-19-16371
ADDRESS: 49 EAST 68TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 1383 / 32
Upper East Side Historic District			
Automation House, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

BJ Hoppe
Automation Townhouse LLC
450 Park Avenue
3rd Floor
New York, NY 10022

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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 June 6, 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 May 11, 2017, and as you were notified in Status Update Letter 19-10076 (LPC 19-10076), issued on June 7, 2017. The approval will expire on June 6, 2023.

The proposal, as approved, consists of exterior work at the roof, including demolishing elevator and stair bulkheads, and constructing a new partially visible elevator and stair bulkhead with limestone-colored stucco cladding at the west lot line; repairing the upper portion of the parapet upon removal of the elevator bulkhead; and at the non-visible rear facade and el, removing windows at all floors, modifying and combining existing masonry openings at select locations, creating a new masonry opening at the 5th floor at the rear facade, and installing new multi-light wood and glass window and door assemblies within the masonry openings, in various configurations, and featuring metal juliet balconies at the 2nd, 3rd, and 5th floors. The proposal was shown on presentation slides labeled 1-37, consisting of existing condition photographs, and existing and proposed elevations, plans, sections, and details, dated May 23, 2017, prepared by JG Neukomm Architecture, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Automation House, American Foundation of Automation and Employment (formerly known as Mrs. J. William Clark House) Individual Landmark designation report describes 49 East 68th Street as a neo-Federal style townhouse designed by Trowbridge & Livingston and built in 1913-14; 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 work will not alter or eliminate any significant architectural features of the building; that the presence of a simple bulkhead will be in keeping with rooftop accretions typically found at buildings of this type, style, and age; that the proposed addition will be set back from the street facades, and will not be visible over the East 68th Street façade from directly across the street; that only a portion of the addition will be visible from a public thoroughfare, when viewed from oblique angles to the east along Park Avenue and within the context of typical streetscape views, which feature a variety of rooftop accretions; that the simple design, massing, and cream colored stucco finish will read as neutral background elements that blends with the surrounding roofscape; that the proposed work at the rear façade will not be visible from any public thoroughfare; that the building is not part of a row, and the rear façade was previously altered, therefore the work at the rear façade will not disrupt a contiguous row; that the new and modified masonry openings will regularize the fenestration patterns at the rear facades, and maintain a solid to void ratio in keeping with individual rowhouses of this age and style; and that proposed work will not detract from the special architectural and historic character of this Individual Landmark and the Upper East Side Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

However, in voting to grant this approval, the Commission required that two or more final signed and sealed Department of Buildings filing drawings for the approved work be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 31, 2017, the Landmarks Preservation Commission received two sets of the required final filing drawings, labeled G-000.00 through G-002.00, A-104.00, A-400.00 through A-402.00, A-500.00, A-501.00, A-505.00, A-600.00, all dated (revised) August 4, 2017; and drawings labeled D-100.00 through D-103.00, A-100.00 through A-103.00, A-200.00, A-201.00, and A-530.00, all dated (revised) August 31, 2017, prepared by Jean-Gabriel Neukomm, R.A.; M-001.00, M-100.00 through M-104.00, M-201.00, M-301.00, M-302.00, M-401.00, M-402.00, M-403.00, dated July 28, 2017, and P-001.00, P-099.00 through P-103.00, P-201.00 through P-203.00, P-301.00 through P-304.00, P-401.00 and P-402.00, all dated June 9, 2017, prepared by Alex B. Schwartz, P.E.; and S-100.00 through S-103.00, S-301.00, S-302.00, S-401.00, and S-402.00, all dated (revised) June 30, 2017, prepared by Joseph William Basel, P.E.. Accordingly, the staff of the Commission reviewed the submitted materials and found that the proposal approved by the Commission had been maintained, and that the drawings additionally show interior alterations at the cellar through 5th floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-16371 (LPC 19-16371) 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:
Ana Pluchinotta, William Vitacco Associates

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Ana Pluchinotta, William Vitacco Associates