



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> 04/22/15	<b>EXPIRATION DATE:</b> 4/21/2021	<b>DOCKET #:</b> 168938	<b>COFA #:</b> COFA 17-0529
<b>ADDRESS:</b> 16 EAST 84TH STREET <u>HISTORIC DISTRICT</u> METROPOLITAN MUSEUM		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1495 / 7502

Display This Permit While Work Is In Progress

ISSUED TO:

**Donald R. Simon**  
**16 East 84th Street Corp.**  
**16 East 84th Street, Apt. 1A**  
**New York, NY 10009**

**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 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 March 26, 2015.

The proposal, as approved, consists of legalizing the installation of wood windows set within existing window openings at the 3rd floor at the East 84th Street facade, installed without LPC permits, including three sets of ganged multi-light casement windows set within the larger, eastern-most opening, and one six-over-six double-hung window set within the smaller, western-most opening, all with simple brick molds and a black painted finish, as shown in presentation photographs and drawings labeled 1 through 6 dated 4/21/2015, prepared by Kramer Levin, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Metropolitan Museum Historic District Designation Report describes 16 East 84th Street as an altered neo-Georgian style rowhouse designed by Clinton & Russell and built in 1899-1900; 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 Metropolitan Museum Historic District. The Commission further noted that Notice of Violation 12-0415 was issued 1/15/2011 for "Replacement of windows at 3rd, 4th and 5th floors without permit(s); that all of the windows at the 3rd through 5th floors were replaced without permits and do not match; and that the work was done by

different condominium owners at different times.

With regard to this proposal, the Commission found that the removal of the previous windows at the 3rd floor did not result in the loss of any significant architectural or historic fabric; that although the upper floor window openings historically had a regular pattern of single windows with enframements, they were heavily altered prior to designation, and therefore changing the configuration of these windows will not break from a historic fenestration pattern in the row; that the proposed six-over-six double-hung wood window matches the parlor floor windows and the single window at the 4th floor above; that the multi-light casement windows at the 3rd floor, though varying from the operation and configuration of the windows existing at the remainder of the façade, provide a level of articulation and scale to the oversized opening that strengthens the composition of the facade; and that the proposed work will not detract from the building or the Metropolitan Museum Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Metropolitan Museum Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that the windows be repainted black prior to rescinding Notice of Violation 12-0415.

Based on the above findings, the presentation materials have been marked approved with a perforated seal, and Certificate of Appropriateness 17-0529 is being issued.

PLEASE NOTE: Notice of Violation 12-0415 will remain in force against the 3rd floor windows until they are repainted and inspected for compliance. Please submit photographs of the completed work to the Commission along with a letter from the building owner requesting a Notice of Compliance.

Please note that Notice of Violation 12-0415 for the windows cited at the 4th and 5th floors are not addressed by this permit and remain in force against the property. Failure to address this violation will result in the issuance of a (second) Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance, and a civil penalty may be imposed and cannot be cured.

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 Hilary

Padget.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Valerie Campbell, Esq., Kramer Levin Naftalis and Frankel LLP

**cc:** Cory Herrala, LPC Senior Technical Advisor