



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: 06/17/15	EXPIRATION DATE: 5/12/2021	DOCKET #: 171725	COFA #: COFA 17-2987
ADDRESS: 851 LEXINGTON AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE EXTENSION		BOROUGH: MANHATTAN	BLOCK/LOT: 1399 / 20

Display This Permit While Work Is In Progress

ISSUED TO:

Gyun Shik Park
851 G & R Realty
851 Lexington Avenue
New York, NY 10065

**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 12, 2015, following the Public Hearing of November 22, 2011, voted to approve a proposal for certain work, as put forward in your application completed on October 27, 2011, and as you were notified in Status Update letter 17-1324, issued on May 12, 2015. The approval will expire on May 12, 2021.

The proposed work, as approved, consists of removing the existing storefront infill, and replacing it with new storefront infill consisting of a paneled bulkhead with a display window above, a new in-swing entrance door with transom above, and a new paneled bulkhead with display window above at the return along the building entrance vestibule, with all new aluminum framing finished black; and removing the existing awning, and replacing it with a new awning installed above the storefront lintel, with open sides, clad with burgundy canvas, and with lettering at the loose skirt ("elim Deli Café 851"); as shown in undated and unlabeled presentation slides, consisting of an annotated Historic District map, plot plan, photos from the time of designation, existing condition photographs, and existing and proposed plans, elevations, and section, prepared by Chon Engineering, submitted as components of the application, and presented at the May 12, 2015 Public Meeting. As initially presented, the storefront framing was proposed to have a clear aluminum finish.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Extension designation report describes 851 Lexington Avenue as an altered neo-Grec style rowhouse, designed by

Robert H. Coburn, and built in 1880-1; 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 Extension. The Commission also noted that Warning Letter 11-0351 was issued for "Installation of new storefront and installation of awning ("Elim Deli Cafe") while permit pending" and that Commission Denial 11-9049 was issued on April 28, 2011 for the legalization of the installation of a storefront and awning without Landmarks Preservation Commission permit(s).

With regard to the proposal, the Commission found that the existing storefront is not historic and was installed without permits, and its removal will not eliminate any significant architectural features of the building; that the design of the new storefront, consisting of a large display window above a paneled bulkhead and thin aluminum framing is in keeping with other storefronts found elsewhere within the Upper East Side Historic District and Extension; that the thin framing will be consistent with the 1930s storefront that was removed without permits and with the details and finish of storefronts dating to the early 20th Century when many of the storefronts were added; and that the height and width of the new awning will be in keeping with awnings and signage found at storefront extensions on buildings of a similar age and style within the block and elsewhere within the Upper East Side Historic District and Extension. Based on these findings, the Commission determined the proposed work to be appropriate to the to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulations that the new storefront infill have a black finish, and that two signed and sealed copies of the DOB filing drawings, incorporating these changes, be submitted for review and approval.

Subsequently, on May 21, 2015 the Landmarks Preservation Commission received drawing A101.00, dated 5/15/15, prepared by Steve S. Chon, P.E.

Accordingly, staff reviewed the drawing and found that that finish of the aluminum framing at the storefront will be black; and that the proposal approved by the Commission has been maintained. Based on the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 17-2987 is being issued.

PLEASE NOTE: Warning Letter 11-0351 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. **THIS PERMIT CONTAINS A COMPLIANCE DATE OF JANUARY 17, 2016.** Failure to complete the corrective work by this date 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 NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, 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 Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Elly Shin, Choi Design Consulting Inc.

cc: E. Shin; C. Kane Levy, Deputy Director of Preservation, LPC