



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> 03/29/16	<b>EXPIRATION DATE:</b> 3/15/2022	<b>DOCKET #:</b> 172039	<b>COFA #:</b> COFA 18-3897
<b>ADDRESS:</b> 1048 FIFTH AVENUE <u>HISTORIC DISTRICT</u> METROPOLITAN MUSEUM		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1497 / 71

Display This Permit While Work Is In Progress

ISSUED TO:

**Mark De Mairo**  
**Neue Galerie New York**  
**1048 Fifth Avenue**  
**New York, NY 10018**

**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 March 15, 2016, following the Public Hearing of the same date, voted to approve a proposal for certain work, as put forward in your application completed on February 18, 2016. This approval will expire on March 15, 2022.

The proposed work, as approved, consists of the expansion of the existing rooftop bulkhead to conceal new mechanical equipment and to create an enclosure at the stair bulkhead entrance, with a louvered wall to match the existing bulkhead, and with the easternmost edge of the bulkhead cantilevered over the exterior rear stair; as shown in presentation sheets LPC-001 through LPC-009, dated 1/14/16, prepared by Selldorf Architects, submitted as components of the application, and presented electronically at the March 15, 2016 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Metropolitan Museum Historic District designation report described 1048 Fifth Avenue as a French Classic style mansion, designed by Carrere & Hastings, and built in 1912-14; 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 Metropolitan Museum Historic District. The Commission also noted that Certificate of Appropriateness 98-6373 was issued on June 3, 1998, for the replacement of an existing copper clad rooftop mechanical bulkhead with a new slightly larger copper clad rooftop bulkhead; and Miscellaneous/Amendments 01-2867 was issued on December 7, 2000, for the legalization of the rooftop bulkhead that was more visible than shown in the

original 1998 approval.

With regard to the proposal, the Commission found that the bulkhead will be expanded to enclose mechanical equipment and access to the rooftop stair and elevator bulkheads; that the expanded bulkhead will align with, and not be any taller than, the existing bulkhead to the west; that the construction of the expanded bulkhead will not result in damage to any significant architectural features of the building; that while the expanded bulkhead will be highly visible from East 86th Street and from Fifth Avenue north of East 86th Street, it will primarily be seen against the backdrop of taller buildings which will therefore diminish the impact of its visibility on the building below; and that the presence of the expanded bulkhead will not overwhelm the significant architectural features of the building or streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Metropolitan Museum Historic District, and voted to approve it.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and approval of final signed and sealed Department of Buildings filing drawings for the approved work.

Subsequently, on March 23, 2016, the Landmarks Preservation Commission received final drawings G-001.00, D-105.00, D-106.00, A-105.00, A-106.00, and A-304.00, dated 2/19/16, prepared by Annabelle M. Sellford, R.A., drawings M-001.00, M-100.00, M-101.00, M-102.00, M-201.00, and P-101.00, dated 3/9/16, prepared by John Kenny Wieber Jr., P.E., and drawings S101.00, S102.00, S103.00, and S200.00, dated 3/21/16, prepared by Nathaniel Ezra Oppenheimer, P.E. Staff reviewed these drawings and found that the approved work has been maintained. In addition, staff noted the inclusion of the following additional work: interior alterations at the 5th floor; exterior work at the non-visible lightwell-facing façades at the southeast corner of the 5th floor, including the demolition of two portions of the wall and the demolition of the skylight at the 4th floor roof, the infill of the skylight to create a new floor, the installation of a new floor slab at the roof, and the construction of a new masonry wall to align with the non-visible east façade, adjacent to the visible rear fire stair, and resulting in new interior space at the 5th floor. With regard to the additional work, the Commission finds that demolition of the lightwell-facing walls at the 5th floor will not result in any damage to, or destruction of, any significant architectural features of the building; that the new wall at the east façade will not be visible from a public thoroughfare, and that it will match the surrounding masonry in terms of material and finish; and that the work will not detract from any significant architectural features of the building. Furthermore, staff found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 18-3897 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:**  
Annabelle Selldorf, Selldorf Architects

**cc:** A. Selldorf; C. Kane Levy, Deputy Director of Preservation, LPC