



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: 08/18/15	EXPIRATION DATE: 8/11/2021	DOCKET #: 175064	COFA #: COFA 17-5505
ADDRESS: 953 FIFTH AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1391 / 4

Display This Permit While Work Is In Progress

ISSUED TO:

Frederic Fekkai
953 Fifth Avenue Corp.
953 Fifth Avenue
New York, NY 10075

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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 August 11, 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 forward in your application completed on July 16, 2015, and as you were informed in Status Update Letter 17-5299 (LPC 17-2486), issued on August 11, 2015.

The proposed work, as approved, consists of replacing six leaded-glass casement windows, one leaded-glass fixed window, and five leaded glass transoms with six single-light casement windows, one single-light fixed window, and five single-light transoms at the 11th floor of a south facing courtyard façade. The work was shown in a digital slide presentation, consisting of six slides, labeled A-101.00, A-102.00, A-104.00, LPC-101, LPC-102, and LPC-103; dated (revised) July 23, 2015; and including drawings and photographs, all prepared by Michael Zenrich Architects, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 953 Fifth Avenue as a neo-Renaissance style apartment building, designed by I.N. Phelps Stokes, and built in 1924-25; that the building's style, scale, materials and details contribute to the architectural and historic character of the Upper East Side Historic District.

With regard to this proposal, the Commission found that the existing windows to be removed are deteriorated and in a condition warranting replacement; that most of the leaded glass windows at this façade

and copper bay have already been replaced, and therefore the removal of the windows at this floor will not diminish the unity of the fenestration pattern; that although the leaded glass windows may have been an original feature of the decorative bay, their presence at this secondary façade, facing a narrow courtyard, was not a significant component of the overall design of the building; that the proposed windows, matching other historic window types at this building in terms of operation, configuration, details, materials and finish, will be in keeping with the character of the building; and that the replacement of the leaded glass windows will not be visible from public thoroughfares. 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.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on August 12, 2015, the Commission received final drawings LPC-101 through LPC-103, A-101.00, A-102.00, and A-104.00, dated (revised) July 23, 2015, and prepared by Michael Zenrich, RA.

Staff reviewed the drawings and noted that they contain additional work, including replacing one eight-over-eight, double-hung window with a pair of single-light casement windows at the eleventh floor of an east facing courtyard façade.

With regard to this additional work, staff found that the proposed windows will be installed in an existing window opening; that the proposed windows will not be visible from a public thoroughfare or replace a "special" window, as defined by the Commission's Rules; and that the overall design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 17-5505 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 Emma Waterloo.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Mike Rosani, Michael Zenrich Architects

cc: B. Artus, Deputy Director of Preservation/LPC