



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: 03/02/16	EXPIRATION DATE: 1/5/2022	DOCKET #: 181046	COFA #: COFA 18-2831
ADDRESS: 26 EAST 80TH STREET <u>HISTORIC DISTRICT</u> METROPOLITAN MUSEUM		BOROUGH: MANHATTAN	BLOCK/LOT: 1491 / 58

Display This Permit While Work Is In Progress

ISSUED TO:

Fiona Drunkenmiller
FD Gallery
21 East 65th Street
New York, NY 10065

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 5, 2016, 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 December 10, 2015, and as you were notified in Status Update Letter 18-0787 (LPC 17-6486) issued on January 5, 2016.

The proposal, as approved, consists of removing an existing stair bulkhead and constructing a new partially visible stair bulkhead with a sandstone beige stucco finish at the rooftop, as shown in presentation, photographs and drawings labeled LM-1 through LM-10 dated January 5, 2016, prepared by Sawicki Tarella Architecture + Design, PC., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the Metropolitan Museum Historic District Designation Report describes 26 East 80th Street as a Queen Anne style rowhouse with Renaissance Revival elements designed by Charles Graham & Sons and built in 1887-88; 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.

With regard to this proposal, the Commission found that no significant architectural features of the roof will be lost or damaged by the construction of the proposed bulkhead; that the proposed bulkhead will be of a

modest scale and will be set back from the primary façade and east lot-line, limiting the visual impact on the building and the streetscape, as seen from various vantage points around the building; and that the proposed bulkhead will be simply designed with a neutral stucco finish, and will be primarily seen against a backdrop of the secondary façade of the large adjacent apartment building, helping it to recede from view; and that the proposed work enhance the special architectural and historic character of the building and 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 two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on January 19, 2016, the Landmarks Preservation Commission received final drawings T-001.00, A-001.00, A-001A.00, A-001B.00, A-002.00, A-003.00, DM-100.00 through DM-102.00, A-101.00 through A-103.00, A-201.00 through A-205.00, A-301.00, A-302.00, A-401.00 through A-403.00, A-501.00 through A-503.00, A-601.00, A-603.00, A-604.00, A-701.00 through A-713.00, and A-901.00 through A-908.00 dated revised January 12, 2016 and prepared by Joseph Sawicki, RA; on drawings S-001.00 through S-005.00, S-100.00, S-100A.00, S-101.00, S-101A.00, S-102.00, S-102A.00, S-300.00, S-301.00, and S-500.00 dated revised January 12, 2016 and prepared by Bix Ellenbecker, PE; on drawings SP101.00, SP102.00, SP-200.00 through SP202.00, P-100.00 through P-104.00, P-200.00 through P-204.00, M-100.00 through M-103.00, M-300.00 through M-303.00, M-500.00, E-100.00, E-200.00, E-300.00 through E-303.00, E-400.00 through E-403.00, E-500.00, E-501.00, E-600.00 through E-602.00, FA-100.00, FA-101.00, and FA-200.00 through FA-203.00 dated revised January 12, 2016 and prepared by David Rosini, PE; and a letter dated March 3, 2016 and prepared by Joseph Sawicki, RA. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the drawings additionally show exterior work at the roof; including installing three (3) new non-visible HVAC units at select locations, set back 44' from the East 80th Street façade; removing and installing a new EPDM roof; installing a non-visible elevator bulkhead setback 14' from the East 80th Street façade; and installing a non-visible composite wood deck and screen; at the East 80th Street façade, at the basement through fourth floors, including removing thirteen (13) one-over-one double-hung windows, four (4) fixed straight headed one-light transoms, and two (2) fixed segmental arched transoms, and installing thirteen (13) one-over-one double-hung aluminum windows, four (4) straight headed fixed one-light aluminum transoms, and two (2) segmental arched fixed one-light wood transoms, all with wood profiled brickmolds and painted with a black finish; cleaning the façade with a low pressure water and chemical wash; at the second through fourth floors, repointing brickwork at select locations; at the stoop, sunken areaway walls, and basement through third floors, including removing deteriorated brownstone to a solid surface and resurfacing with Portland cement and lime based mortar, and resetting brownstone units at select locations; at the areaway, including removing non-historic paving and installing new bluestone pavers with a dark grey finish; removing paint from all iron work and painting with a black finish; at the basement and first floor, removing two (2) visible security cameras installed without Landmarks Preservation Commission Permits; installing one (1) non-visible security camera at the underside of the stoop, and one (1) visible security camera at the underside of the first floor entrance, painted to match the surrounding masonry; replacing two (2) intercom systems in kind with a bronze finish; replacing three (3) light fixtures in kind with a lantern style light fixture with a bronze finish; and painting two (2) doors with a black finish; at the partially-visible secondary rear façade; at the cellar, and basement through fourth floors, replacing in kind fifteen (15) one-over-one double-hung aluminum windows with a black finish; removing five (5) non-historic security grilles; removing two (2) through-wall venting and patching with brick and mortar; and removing three (3) windows at the basement level and infilling with brick to match the surrounding masonry; and interior alterations at the cellar, and basement through fourth floors, including excavating an elevator pit and demolishing and constructing nonbearing partitions and finishes, as well as mechanical,

plumbing, electrical, and HVAC work. The Commission finds that in accordance with the provisions set forth in RCNY, Title 63, Section 3-04 (c), that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish; With regard to this proposal the Commission finds, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04 (d), that the proposed windows will match the historic windows in terms of configuration and finish, or otherwise do not detract from the windows on the primary facade; that the proposed windows will be installed in existing window openings; and that they do not replace "special" windows as defined in the definitions (§ 3-01) and illustrated in Appendix A of this chapter; in accordance with Section 2-14, that documentation reveals that the existing brownstone surface is exfoliating, damaged or otherwise unsound; that the original texture, color, profiles and details of the brownstone will be replicated; that the damaged stone will be cut back to sound stone and the new surface will be keyed into the sound stone and will be built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original brownstone texture and color; and that the methods and materials proposed by the contractor have been provided in the form of written specifications; in accordance with Section 2-19(e)(1), that the rooftop addition will consist solely of mechanical equipment; that its installation will not result in damage to or demolition of a significant architectural feature of the roof; that it will not be visible from any public thoroughfare; and that it will not adversely affect significant architectural features of adjacent improvements. Furthermore, the Commission finds that the installation of the intercom/camera will not cause damage to, or loss of any significant historic fabric; that the intercom/camera are well scaled to the façade; that the finish of the proposed intercom/camera will not call undue attention to their presence; and that there will be no visible electrical conduit; that the proposed masonry units will match the historic masonry units in terms of size, color, texture and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the proposed patching mortar will match the color, texture, finish and details of the original stone; that the cleaning of the façade will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; and that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building; that the work will be contained within an areaway defined by an existing fence, balustrade or curb; that the work will not result in the removal or destruction of significant historic fabric; that the bluestone paving materials is consistent with paving materials historically found in areaways, and yards of buildings of this age and type; the alternative material will match in terms of appearance; that the proposed finish of the doors and ironwork will be in keeping with the historic color palette of buildings of this type, style, and age; and that the installation of the light fixtures will not cause damage to, or loss of any significant historic fabric; that the light fixtures are well scaled to the façade; that the finish of the proposed light fixtures will not call undue attention to their presence; that there will be no visible electrical conduit; and that the work will not detract from the significant architectural or historic character of the building or district. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-2831 (LPC 18-1046) 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 Derek Dandurand.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Karen Canlon , Metropolis Group Inc.

cc: Cory Herrala/Director of Technical Affairs, Sustainability and Resiliency/LPC