



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

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|--|-------------------------------------|------------------------------|--------------------------------|
| ISSUE DATE: 04/20/16 | EXPIRATION DATE: 2/2/2022 | DOCKET #: 182688 | COFA #: COFA 18-4877 |
| ADDRESS: 125 EAST 78TH STREET <u>HISTORIC DISTRICT</u> UPPER EAST SIDE | | BOROUGH: MANHATTAN | BLOCK/LOT: 1413 / 13 |

Display This Permit While Work Is In Progress

ISSUED TO:

Andrew Cutler
Yanosa Properties
708 3rd Avenue
New York, NY 10017

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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 February 2, 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 forward in your application completed on January 7, 2016, and as you were informed in Status Update Letter 18-1793 (LPC 17-5713), issued on February 2, 2016.

The proposal, as approved, consists of exterior work at the roof and at the northern (rear) facade, including constructing a brick-clad extension at the southern (East 78th Street) facing side of the existing rooftop addition, maintaining a 10' 10" set back from the southern street facade of the house; constructing a brick-clad stair bulkhead at the roof of the existing rooftop addition; installing mechanical equipment and railings at the main roof and the roof of the existing rooftop addition; demolishing a portion of the northern facade of the house, including a bay, in conjunction with constructing a four-story addition, featuring brick cladding, metal single-light sliding doors and sidelights, glass railings within the openings at the third and fourth floor levels, a metal deck and stair at the second floor level, and a railing at the perimeter of the roof; modifying one (1) masonry opening at the fifth floor level by removing one (1) one-over-one, double-hung window and the plain brickwork beneath it, lowering the sill, and installing one (1) metal and glass door, as well as work at the rear yard, including expanding the existing cellar by a length of approximately 23' by excavating adjacent to the rear of the cellar, beneath the new addition and a portion of the rear yard; and regrading the entire rear yard by removing the existing brickwork paving and lowering the grade level of the yard 21". The work was shown on a digital presentation, labeled "Private Residence: 125 East 78th Street New York, NY

10075" and dated (revised) January 26, 2016 and consisting of 37 slides of drawings, photographs, and photomontages, all prepared by Stephen Wang Architects + Associates PLLC 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 125 East 78th Street as an Italianate style residence built circa 1871; 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 historic district.

With regard to this proposal, the Commission found that none of the proposed work will alter, eliminate, or conceal any significant architectural features of the building; that the existing bay window at the rear façade, which may be an early alteration, is simply designed with flat steel panels and is not reflective of a significant later alteration to the building, therefore its removal will not result in the loss of a significant character-defining architectural feature of the building; that the proposed work at the roof will only be seen within the context of larger brick apartment buildings and small rooftop accretions at the neighboring rowhouses, therefore, the presence of a simply designed, rooftop accretion of moderate size will not draw undue attention to itself when seen from public thoroughfares; that the proposed brick masonry material and finish will be compatible with the materials and color palette of the building and neighboring buildings and will, therefore, help the rooftop work blend in with its surroundings; that other rear yard incursions and larger apartment buildings exist within the block, and the proposed rear yard addition will not eliminate the presence of a rear yard; that the proposed rear addition will not rise to the full height of the building and will not overwhelm the block at the rear, which features large apartment buildings and rowhouses of varying heights and extensions; that the rooftop extension will be set back from the front parapet, thereby, helping to preserve the building's original massing and its relationship with neighboring houses in the row; that the volume and simple massing of the proposed rear yard addition will be harmonious with the building type and the character of the row; that the upper floor of the rear wall will be rebuilt to match the historic condition in terms of placement, materials, dimensions, design, profiles, and details; that the proposed excavation will be designed and built in compliance with Department of Buildings' regulations under the supervision of a licensed professional engineer to protect the building and the adjacent buildings and will not be visible from any public thoroughfares; that the rear yard is currently paved and the adjacent grade levels at the rear are varied, therefore, the excavation will not affect a unified greenspace; and that none of the work at the rear will be visible from a public thoroughfare. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district and voted to approve the application with the stipulation that the visibility of the rooftop equipment be reduced when seen over the front facade.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design and incorporating required changes.

Subsequently, on March 1, 2016, the Landmarks Preservation Commission received final drawings A-301, dated (revised) April 19, 2016 and prepared by Stephen Wang Associates PLLC, A-101.00, A-201.00, A-202.00, A-203.00, and A-302, dated (revised) March 30, 2016; A-204.00, dated (revised) March 17, 2016; T-001.00, dated (revised) August 21, 2015; Z-001.00 and A-104.00, dated (revised) February 8, 2016; G-001.00 and A-103.00, dated (revised) November 4, 2015; DM-101.00, DM-102.00, DM-103.00, and DM-104.00, dated (revised) November 2, 2015; and A-102.00, dated (revised) December 22, 2015 and prepared by Stephen Wang, RA; FO-101.00, FO-102.00, S-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-106.00, and S-107.00, dated (revised) February 23, 2016 and prepared by Andrew Burt Renfroe, PE; and M-001.00, M-002.00, M-003.00, M-004.00, M-101.00, M-102.00, M-201.00, M-202.00, M-301.00, M-301.00, P-001.00, P-002.00, P-003.00, P-004.00, P-005.00, P-006.00, P-007.00, P-008.00, P-009.00, SP-000.00, SP-001.00, SP-002.00, SP-003.00, SP-004.00, SP-005.00, SP-006.00, SP-007.00, and SP-008.00, dated (revised)

February 12, 2016 and prepared by Gregory A. Saum, PE, all submitted as components of the application.

Accordingly, staff reviewed the drawings and specifications and found that they include changes to the scope of work and additional work, including relocating the proposed rooftop HVAC equipment further away from the southern (East 78th Street) facade of the building; installing a metal and glass balcony, with glass railings, at the second floor level of the northern facade addition, instead of a metal deck and stair; replacing ten (10) black painted wood one-over-one, double-hung windows, in-kind, at the basement through third floor levels of the southern (East 78th Street) facade; modifying a masonry opening at the basement level of the southern facade by removing an existing door, installing one (1) black painted wood one-over-one, double-hung window and cast stone sill and brownstone finished cast stone beneath window; installing one (1) brown finished Siamese connector at the basement level of the southern facade; cleaning the masonry throughout the southern facade with a light detergent and low pressure water rinse; scraping and repainting the existing basement level entrance door and the metal railings and cornice throughout the southern facade, matching the existing black finish; reconstructing a brick chimney, including cast stone copings, at the northern portion of the roof, including increasing the height to extend 3' above the proposed addition and matching the existing chimney in terms of materials; and interior alterations throughout the cellar through sixth floors, including the demolition and construction of nonbearing partitions and finishes, and mechanical, plumbing, and HVAC work.

With regard to the changes and additional work, the Commission finds that the relocated HVAC units and proposed balcony will not eliminate any significant architectural features or be visible from a public thoroughfare; that, in accordance with the provisions set forth by the Rules of the City of New York (R.C.N.Y.), Title 63, Section 3-04, the replacement windows will match the historic windows in terms of configuration, operation, details, materials and finish; that, in accordance with the provisions set forth by the R.C.N.Y., Title 63, Section 2-17, the restoration of the window opening at the basement level will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of the building; that the authenticity of the basis of the design for the restoration of the window opening is documented by photographic and physical evidence on the building; that the proposed Siamese connector will be simple in design, typical in terms of placement, and finished to blend with the surrounding masonry, thereby helping it to remain a discreet presence; that the cleaning of the masonry will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; that the scraping and repainting of the wood and metalwork will help preserve these elements in their historic location and protect them from damage due to water infiltration and corrosion; that the reconstruction of the chimney will comply with Department of Buildings' regulations for active chimneys within close proximity to additions; that the reconstruction of the chimney will not eliminate or result in damage to a significant architectural feature of the building; that the new brickwork will match the historic brickwork in terms of coursing, material, dimensions, texture, details, and finishes; that the pointing mortar will be compatible with the historic mortar in terms of composition and will match the historic mortar in terms of color, texture, and tooling; that the proposed cast stone coping stones will match the historic coping stones in terms of material, dimensions, texture, details, and finishes; and that the increase in height of the proposed chimney will not be visible from a public thoroughfare. Additionally, the Commission finds that the proposal approved by the Commission has been maintained and that the change required by the Commission has been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-4877 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of cast stone and masonry cleaning prior to the commencement of work. Please contact Abbie Hurlbut once samples are available for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

Please note: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the DOB TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the DOB that the TPPN applies.

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 Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Shikhar Thakur, Stephen Wang Associates PLLC

cc: Bernadette Artus, Deputy Director of Preservation/LPC