



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: 04/18/16	EXPIRATION DATE: 4/5/2022	DOCKET #: 184581	COFA #: COFA 18-4760
ADDRESS: 27 EAST 92ND STREET <u>HISTORIC DISTRICT</u> CARNEGIE HILL		BOROUGH: MANHATTAN	BLOCK/LOT: 1504 / 15

Display This Permit While Work Is In Progress

ISSUED TO:

Ely Samuels
Buckingham Trading c/o SC Management
3 West 57th Street, 6th Floor
New York, NY 10019

**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 April 5, 2016, following the Public Hearing of the same date, voted to approve a proposal to install storefront infill, awning, signage, lighting and a through-wall louver, as put forward in your application completed on March 10, 2016, and as you were notified in Status Update Letter 18-4236 issued on April 5, 2016.

The proposal as approved, includes the removal of the existing modern display window at the East 92nd Street one-story extension; enlarging the window opening, and installing bi-fold, steel and glass doors with paneled bulkhead and a black finish; installing an awning spanning the first floor extension clad in burgundy canvas (Burgundy 84) with blue lettering at the skirt ("Gelato Shakes GINA AMERICANA Hamburgers"); installation of a through-wall louver at the first floor of the historic building, finished to match the facade; and installation of one (1) light fixture. The proposal was shown on seven presentation slides dated March 7, 2016, prepared by Jon David Libasci, R.A., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Carnegie Hill Historic District designation report describes 27 East 92nd Street as a Romanesque Revival/Queen Anne style rowhouse designed by A.B. Ogden & Son and built in 1889, and altered by Glick & Gelbman in 1954-55; 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 Carnegie Hill Historic District. The Commission further noted that Notice of Violation 01-

0056 was issued March 7, 2001, for the "installation of a fence at the roof of the 1st floor extension at western end of East 92nd Street façade without permit(s)," and Notice of Violation 94-0485 was issued on April 28, 1994, for "the alterations and reduction of window openings on the 2nd floor, East 92nd Street façade, without permit(s)." The Commission finally noted that the building was significantly altered in 1954-55, with a façade extension and new cladding at the Madison Avenue façade, and that the first floor extension on the East 92nd Street is contemporary to this alteration.

With regard to this proposal, the Commission found that the removal of the existing modern storefront infill will not eliminate any significant historic fabric; that the ground floor of the building was converted to commercial use and has operated as a commercial space since the building was altered in 1954, and therefore the installation of the storefront infill is in keeping with this layered history of the building; that the proposed infill featuring a simple glass entry door and bi-fold glass doors with lower panels and a black finish will feature a level of articulation and solidity that relates to both the commercial character of the building and the residential character of the streetscape; that because of the small size of the masonry opening the proposed folding doors will not detract from the residential streetscape when open; that the awning, spanning across the first floor extension, will not overwhelm the storefront or the building given the small scale of the extension; that the proposed light fixture is well scaled to the entrance it serves; that although the proposed through-wall louver will result in the removal of brick from the historic façade, it cannot be located within the first floor extension which would result in a non-code compliant floor to ceiling height; and that the proposed work will not diminish the special architectural and historic character of the building, the streetscape, or the Carnegie Hill Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Carnegie Hill Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required the applicant work with staff to find an awning color more suitable to the residential context; that the applicant work with staff to restore the band at the first floor of the building; and that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on April 13, 2016, the staff received drawings labeled LPC-001.00, T-001.00, A-001.00, A-002.00, A-003.00, A-004.00, A-005.00, dated March 7, 2016, and prepared by Jon David Libasci, R.A. Staff reviewed these drawings and noted the inclusion of the following work: revision of the awning canvas color; the restoration of the band at the first floor, painted to match existing; and exterior alterations East 92nd Street façade, including the lamination of a grandfathered sign ("Gina Americana"). With regard to these changes, the Commission finds that the sign was in existence at designation and the proposed signage does not detract from significant architectural features. Furthermore, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of the cementitious material and paint color for the band prior to the commencement of the work; and 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 contact Holly Hughes at the Landmarks Preservation Commission when samples are completed for a site inspection.

PLEASE NOTE: Notices of Violation 01-0056 and 94-0485 remain in effect against the property. This permit is being issued because it addresses a retail tenant space on a different floor that is not in violation. Failure to address these violations may result in the issuance of second Notices of Violation 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 penalty may be imposed.

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 Holly Hughes.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

Ron Kopels, Kopels Studio

cc: Carly Bond, Deputy Director of Preservation/LPC
Katie Rice, Enforcement Officer/LPC