



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> 06/10/16	<b>EXPIRATION DATE:</b>	<b>DOCKET #:</b> 186629	<b>COFA #:</b> COFA 18-7179
<b>ADDRESS:</b> 401-409 EAST 64TH STREET <u>City and Suburban Homes First Avenue Estate</u> INDIVIDUAL LANDMARK		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1459 / 1

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Marianne Dziuba**  
**Stahl York Avenue Co., LLC c/o Stahl Real Estate**  
**277 Park Avenue**  
**New York, NY 10172**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 8, 2015, following the Public Hearing of the same date, voted to approve a proposal to establish a Master Plan governing the future replacement of windows; as put forward in your application completed on April 7, 2016, and as you were notified in Status Update Letter 18-5446, issued on May 4, 2016.

The proposal, as approved, consists of the establishment of building-wide Master Plan for window replacement at all primary and entrance facades of four (4) apartment buildings located at the westernmost portion of the block (401-409 East 64th Street), featuring aluminum double-hung windows in one-over-one and two-over-two configurations, and finishing all windows beige (Pittsburgh Paint 1089-5 "Bleached Maple"). The proposal was shown on digital slides titled LM.1 through LM.10 dated as received April 20, 2016, and prepared by George Boyle, R.A., of George Boyle Architect PLLC.

In reviewing this proposal, the Commission noted that the City and Suburban Homes Company, First Avenue Estate Individual Landmark designation report describes 401-409 East 64th Street as a model tenement complex designed by James E. Ware and built in 1898-1915.

With regard to this proposal, the Commission found that the existing windows are in a deteriorated condition and beyond reasonable repair; that the proposed windows will match the historic windows in terms of configuration, operation, and details; that the finish of the proposed windows will match the original finish

found in the historic paint analysis; and that given the large street frontage of the building, the change in window material will not be immediately perceptible or detract from the architectural features of the building. Based on these findings, the Commission determined the proposed work to be appropriate to this Individual Landmark and voted to approve it.

However, in voting to approve this proposal, the Commission required that the applicant work with staff to explore using aluminum clad wood windows; and that two complete sets of drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on January 15, 2016, the staff received drawings labeled LM.1 through LM.10 for the primary facades, drawings LM.1 through LM.10 for the interior courtyard and alleyway facades, a paint analysis study, and an aluminum-clad wood window study dated as received June 8, 2016, prepared by George Boyle Architects. Staff reviewed these drawings and noted the inclusion of the following additional work: including in the window Master Plan, the replacement of the wood windows at all interior courtyard and alleyway facades of the same lot, with aluminum double-hung windows in one-over-one, two-over-two, and paired two-over-two, configurations, and aluminum hopper windows in double and multi-light configurations, and finishing all windows beige (Pittsburgh Paint 1089-5 "Bleached Maple"). With regard to these changes, the Commission finds in accordance with the Rules of the City of New York, Title 63, Section 3-04, that the proposed windows at the secondary facades match the historic windows in terms of configuration and finish; and that the proposed windows are to be installed in the existing window openings; 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.

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 Egbert Stolk.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
George Boyle, George Boyle Architect PLLC

cc: Carly Bond, Deputy Director of Preservation / LPC; George Boyle, George Boyle Architect PLLC