



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: 07/14/16	EXPIRATION DATE: 4/19/2022	DOCKET #: 187863	COFA #: COFA 19-0495
ADDRESS: 1009 FIFTH AVENUE <u>1009 Fifth Avenue House</u> INDIVIDUAL LANDMARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1493 / 69

Display This Permit While Work Is In Progress

ISSUED TO:

Roxana Girand
Metro RE LLC
 c/o Murray Hill Properties
 277 Park Avenue, 21st Floor
 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 April 19, 2016, following the Public Hearing of the same date, voted to approve a proposal to alter the areaway at the subject premises, as put forward in your application completed on March 24, 2016, and as you were notified in Status Update Letter 18-4855 (LPC 17-6929) issued on April 20, 2016.

The proposal as approved consists of the removal, restoration, and resetting of the historic cast iron moat railing and posts; the installation of a secondary metal railing; and the removal of bluestone ashlars and replacement in-kind with cast stone coping. The proposal was shown on eighteen presentation slides dated April 5, 2016, prepared by WJE Engineers & Architects, P.C., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report describes 1009 Fifth Avenue, the 1009 Fifth Avenue House, as a Beaux Arts style mansion designed by Welch, Smith & Provot, and built in 1899-1901. The Commission further noted that the building is an Individual Landmark contained within the boundaries of the Metropolitan Museum Historic District. The Commission finally noted that Certificate of Appropriate 95-0097 (LPC 95-1894) was issued on January 9, 1995, for the construction of a greenhouse addition at the roof.

With regard to this proposal, the Commission found that the historic cast iron moat railing and posts will be

removed, restored and reset entirely intact, preserving this significant feature; that the historic cast iron railing is not code compliant, and the proposed secondary metal railing set behind the cast iron will meet code requirements and preserve historic fabric; that the secondary railing will not be attached to the cast iron, and therefore will not damage historic fabric and is a reversible condition should code requirements change; that the replacement cast stone coping at the moat will match the historic bluestone ashlars in terms of color, texture and dimension; and that the proposed work will not detract from the special architectural and historic character of this Individual Landmark or from the Metropolitan Museum Historic District. Based on these findings, the Commission determined the work to be appropriate to this Individual Landmark and voted to approve it, with the stipulation that the applicant work with staff to revise the design to include horizontal cables or a wire mesh that would have a less intrusive visual presence at the areaway.

However, in voting to approve this proposal, the Commission required 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 June 29, 2016, the staff received drawings T-001.00, T-002.00, A-001.00, A-002.00, A-003.00, DM-100.00, DM-200.00, DM-300.00, A-100.00, A-200.00, A-300.00, A-301.00, A-400.00, A-401.00, A-402.00, and A-403.00, dated June 23, 2016, and prepared by Dziugas J. Reneckis, PE.

Accordingly, the staff reviewed these drawings, and noted that the revised secondary metal railing design includes the installation of a stainless steel system with square vertical posts anchored to the back of the cast stone copings, and a horizontal rail, members of which will be aligned with, and installed independently of, the historic moat railing, all to be finished black; stainless steel 3/16" diameter cables will be installed horizontally, and will include stainless steel tensioners that will receive a matte finish. Staff 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 mortar and cast stone coping prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to scesarini@lpc.nyc.gov 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.

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 Samantha Cesarini.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Dziugas Reneckis, WJE Engineers & Architects

cc: Carly Bond, Deputy Director of Preservation/LPC