



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: 09/19/16	EXPIRATION DATE: 7/12/2022	DOCKET #: 191063	COFA #: COFA 19-3136
ADDRESS: 127 EAST 92ND STREET HISTORIC DISTRICT EXPANDED CARNEGIE HILL		BOROUGH: MANHATTAN	BLOCK/LOT: 1521 / 13

Display This Permit While Work Is In Progress

ISSUED TO:

Scott Wechsler
127 East 92, LLC / WeMac Ventures
276 5th Avenue
Room 1008
New York, NY 10001



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 12, 2016, following the Public Hearing of the same date, voted to approve a proposal to construct rooftop and rear yard additions, as put forward in your application completed on June 16, 2016, and as you were notified in Status Update Letter 19-0374 (LPC 17-8929), issued on July 14, 2016.

The proposal, as approved, consists of construction of an occupiable rooftop addition, measuring 10'-2" tall at the highest point and set back 15'-6" from the front parapet wall and 3' from the rear parapet wall, clad in a light colored grey stucco matching the primary façade with the exception of the rear (north) elevation, which is to be clad buff brick, and featuring a metal cornice, punched openings with two (2) eight-over-eight double-hung wood windows, a multi-light metal casement window assembly, and a wood door; at the rear façade, the removal of brick infill, windows, doors, and the two-story rear brick extension; excavation work 16'-9" into the rear yard; the construction of a the three-story rear yard addition, with a 16'-9" projection into the rear yard at the cellar level, and a 10'-9" projection at the basement through second floor, clad in brick, and featuring metal multi-light fixed and casement window assemblies and multi-light sliding doors at the cellar through second floors; at the third floor, the removal of a paired double-hung wood window, enlarging the existing window opening, and the installation of a paired multi-light metal French door; and the removal of one (1) one-over-one double-hung window and replacement with one (1) nine-over-nine double-hung metal window; the installation of a metal deck at the basement level with metal railing; at the first floor, the installation of a metal balcony with railing; at the roof of the rear addition, the installation of metal railing;

at the cellar level, the installation of concrete steps with bluestone treads leading up to the rear yard; and finishing all windows black. The proposal was shown on twenty-five (25) digital slides dated June 20, 2016, prepared by MGA Architecture 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 127 East 92nd Street as a Neo Grec/Queen Anne style rowhouse designed by C. Abbott French & Co., and built in 1886-1887; 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.

With regard to this proposal, the Commission found that the construction of the proposed rooftop addition will not cause damage to, or demolition of, any significant features of the building; that the rooftop addition will be minimally visible when viewed from Lexington Avenue, and is seen primarily against a backdrop of taller buildings and undesigned secondary facades; that the proposed neutral stucco cladding at the rooftop addition is in keeping with the material palette of the building and will not call undue attention; that the rear yard addition and excavation work will not be visible from any public thoroughfare; that the addition will not project further than other existing rear yard additions within the block, therefore, the addition will not diminish the central green space or presence of a rear yard; that the proposed rear yard addition will not rise to the full height of the building and that the top floor will be reconstructed, thereby preserving the relationship between this and the other buildings in the row, as well as the brick corbelled cornice; that the design and materiality of the proposed addition, featuring multi-light windows, brick cladding, and metal and glass elements, will be in keeping with additions and secondary facades found elsewhere in the historic district; that this row features a variety of grades at the rear yards given the slope of the street, therefore the excavation will not significantly diminish the relationship of this yard to the neighboring yards within the greenspace; and that the excavation will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's facades and the adjacent buildings. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Carnegie Hill Historic District and voted to approve this application.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings, along with an Engineers' Report regarding the excavation work be submitted for review and approval by the staff of the Commission.

Subsequently, on September 16, 2016, the staff received a geotechnical engineer's report, written statements, and drawings labeled T-001.00, Z-001.00, DM-001.00, DM-002.00, and A-001.00 through A-009.00 dated June 21, 2016, and a written statement dated as received September 19, 2016, prepared by Walter Joseph Radtke, R.A.. Staff reviewed these materials and noted the inclusion of the following additional work: at the primary façade, the removal and in-kind replacement of two (2) twelve-over-twelve double-hung wood windows, of two (2) nine-over-nine double-hung wood windows, of two (2) fifteen-over-fifteen double-hung wood windows, and one (1) fifteen-over-fifteen arched double-hung wood window; finishing all windows black; and patching a damaged section of the stuccoed façade with a Portland cement based stucco; at the rear section of the roof, the installation of a metal railing; and related interior alterations at the cellar through third floors, including changes to non-bearing walls, finishes, plumbing, mechanical, and electrical systems.

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 replacement windows at the primary façades match the historic windows in terms of configuration, operation, materials, details and finish. The Commission further finds, in accordance with Section 2-14, that the existing surfaces of the façade are exfoliating, damaged, or

otherwise unsound; that the original texture, profiles, and details of the stone will be replicated; that the new surface will be keyed into sound brick and built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original masonry texture. Finally, the Commission in accordance with Section 2-19 (c), that the rooftop addition consists solely of mechanical equipment; that the installations will not result in damage to, or demolition of, a significant architectural feature of the roof of the structure; and that the railings will not be visible from a public thoroughfare. 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:
Arie Isaacs, JM Zoning

cc: Caroline Kane Levy, Deputy Director of Preservation / LPC