



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> 09/20/16	<b>EXPIRATION DATE:</b> 7/26/2022	<b>DOCKET #:</b> 191882	<b>COFA #:</b> COFA 19-3209
<b>ADDRESS:</b> 7 EAST 84TH STREET HISTORIC DISTRICT METROPOLITAN MUSEUM		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1496 / 8

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

ISSUED TO:

**Robert Reichner**  
**LF Investments, LLC**  
**807 Chestnut Avenue**  
**Wilmette, IL 60091**



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 26, 2016, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on June 30, 2016, and as you were notified in Status Update Letter 19-1064, issued on July 26, 2016. The approval will expire on July 26, 2022.

The proposed work, as approved, consists of work at the basement level of the front façade, including the removal of the existing small window and surrounding limestone to create a new masonry opening; the careful removal of the existing decorative metal-and-glass entrance doors and the historic limestone entrance surround and their reinstallation within the new masonry opening at the east portion of the façade; the removal of the existing garage door and the stuccoed stone above and the creation of an enlarged garage door opening beneath the loggia, with new limestone voussior stone above; the installation of a new pair of wood outswing paneled carriage style garage doors within the new opening; and the infill of the remaining openings at the façade with salvaged and new limestone to match existing; exterior work at the front areaway, including the removal of the existing stairs leading to the cellar and an existing window and door, and their replacement with new concrete infill and planters; and the installation of a tall metal picket fence, painted black, on a new stone curb at the perimeter of the areaway with gates for the new garage and relocated entrance; and exterior work at the decorative metal bay at the non-visible rear façade, including the removal of the existing historic and non-historic metal cladding and windows, and the installation of new multi-light wood French doors with fixed transoms within new openings at the basement, 1st, and 2nd floors,

with a metal balcony at the 2nd floor and a metal guardrail at the 1st floor, and with new paneled copper cladding at the bay; as shown in presentation sheets 1 through 25, undated, prepared by Ferguson & Shamamian Architects, submitted as components of the application, and presented electronically at the July 26, 2016 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Metropolitan Museum Historic District designation report describes 7 East 84th Street as a rowhouse built in 1884-85 and redesigned as a neo-Regency style residence by Augustus N. Allen in 1906, and further modified with a garage at the ground floor installed prior to designation; and that the building's style, scale, materials, and details are among the features which contribute to the special historical and architectural character of the Metropolitan Museum Historic District.

With regard to the proposal, the Commission found that the existing conditions at the ground floor, with a garage door immediately adjacent to the historic entrance door surround, disrupt the symmetry of the façade and detract from the significant architectural features of the façade; that while the removal of the small window and the relocation of the entrance to the eastern portion of the ground floor will alter the historic fenestration pattern, it will position the entrance within a larger area of masonry that will be more in keeping with the historic conditions; that the removal and reinstallation of the historic limestone entrance surround and the decorative metal-and-glass doors at the new location will preserve these significant architectural features; that the modified and enlarged garage door opening, flanked with new rusticated limestone and new limestone voussior stones above and with paneled carriage style garage doors, will enhance the formality of the base of the building; that any limestone removed from the base for the relocation of the entrance and expansion of the garage door will be salvaged, if possible, for any necessary limestone infill and any new limestone infill will match the historic in terms of color, texture, and coursing; that the removal of the stairs and below grade window and door at the areaway, and its replacement with new concrete infill and planters, will not result in the elimination of any significant architectural features of the building and will not detract from the character of the streetscape; that the design of the tall iron fence, with gates for the garage and main entrance, will closely match the design of the historic tall fence and will be in keeping with tall areaway fences at buildings of a similar age and style found elsewhere within the historic district, and its presence will not detract from any significant architectural features of the building or streetscape; and that the decorative metal bay at the rear façade is not visible from a public thoroughfare and the cladding and windows at the 1st floor are not historic, therefore its replacement with new decorative copper cladding expanded to the ground floor, with multi-light wood French doors at each floor, will not result in the elimination of a significant amount of historic fabric and the design will be in keeping with metal clad bays found at buildings of a similar age and style. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

The Commission made its determination subject to the stipulation that two signed and sealed copies of the DOB filing drawings be submitted for review and approval.

Subsequently, the Landmarks Preservation Commission received drawings T-100.00, ST-100.00, ZO-100.00, ZO-200.00, DM-000.00, DM-100.00, DM-101.00, DM-102.00, DM-200.00, DM-210.00, G-100.00, G-101.00, G-102.00, A-100.00, A-101.00, A-102.00, A-103.00, A-120.00, A-121.00, A-122.00, A-200.00, A-300.00, A-302.00, A-310.00, A-311.00, A-315.00, A-320.00, A-321.00, A-322.00, A-400.00, A-401.00, A-402.00, A-403.00, and A-404.00, dated 8/16/16, prepared by Mark Ferguson, R.A., drawings M100.00, M101.00, M102.00, M103.00, M200.00, M201.00, M202.00, M203.00, M300.00, M301.00, M302.00, M303.00, M400.00, M401.00, P100.00, P101.00, P102.00, P103.00, P200.00, P201.00, P202.00, P203.00, P300.00, SP000.00, SP100.00, SP101.00, SP102.00, SP103.00, SP200.00, and SP201.00, dated 8/12/16, prepared by Delbert B. Smith, Jr., P.E., and drawings S-001, FO-100.00, S-101.00, S-102.00, S-103.00, S-301.00, S-401.00, and S-501.00 through S-506.00, dated 8/12/16, prepared by Nathaniel Ezra Oppenheimer,

P.E. Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained.

In addition, staff noted the inclusion of the following additional work: interior alterations at all floors; excavation at the cellar beneath the building and at the rear yard to create new mechanical and storage spaces, and the excavation of a new elevator pit; exterior work at the front façade, including the in-kind replacement of the existing multi-light wood casement windows and fixed transoms at the 2nd, 3rd, 4th, and 5th floors, with the new windows to be painted an off-white finish; the removal of the existing windows and doors at the front and rear façades of the non-visible penthouse and their replacement with new windows and doors within modified masonry openings; the removal of the existing wood lattice and parapet wall at the non-visible penthouse and the construction of a new stucco clad parapet with limestone cap and with a new spiral stair leading from the penthouse roof to the roof terrace; the removal of all existing bulkheads and mechanical equipment at the roof of the penthouse and the installation of a new metal-and-glass skylight, new stone paving and planters, a new generator and two condensing units at the rear of the roof with a railing between the equipment and pavers, and the construction of a new stucco clad stair and elevator bulkhead; and the installation of new exhaust ducts and flues at the roof and chimneys; exterior work at the non-visible rear façade, including the removal of eight (8) windows and one (1) door at the 3rd, 4th, and 5th floors, the expansion of the window openings at the 4th and 5th floors with new stone lintels and sills and the installation of six (6) wood casement windows within these openings, the modification of the window and door openings at the 3rd floor with new arched brick lintels and the installation of curved-headed French doors within these openings; the installation of a new wood pergola above the easternmost door opening at the 3rd floor and extending onto the roof of the existing rear yard extension, with a new metal railing at the perimeter of the extension and at the top of the reconstructed bay below the 3rd floor; and exterior work at the side façade of the extension, including the removal of the windows and doors at each floor and their replacement with new French doors and a new dutch door at the modified masonry openings at the basement, new wood casement windows in modified masonry openings with new stone lintels and sills at the 1st and 2nd floors, and new brick infill at the remaining openings.

With regard to the additional work, the Commission finds that the proposed excavation work will provide for additional clearance in the existing cellar floor and to create a new elevator pit and will occur within the footprint of the existing building and a portion of the small, paved rear yard; that the excavation and underpinning 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 façades and the adjacent buildings. The Commission also finds, in accordance with the Rules of the City of New York, Title 63, Section 3-04(c)(2), that the new windows at the front façade will match the historic windows in terms of configuration, operations, details, material, and finish; and Section 3-04(d), that the new windows at the front and rear facades of the penthouse and at the non-visible rear façade and rear extension will be installed within existing window openings that are to be modified in terms of height and width. The Commission finally finds, in accordance with the R.C.N.Y., Title 63, Section 2-19(e)(1), that the construction of the new parapet and stair and elevator bulkhead, and the installation of the new pavers, planters, and mechanical equipment at the roof of the penthouse and the new pergola at the roof of the extension will not result in damage to, or demolition of, a significant architectural feature of the roof; will not be visible from a public thoroughfare; and will not adversely affect significant architectural features of adjacent improvements. Furthermore, staff found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-3209 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the new limestone prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period

from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

**PLEASE NOTE:** As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform 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 Timothy Shaw.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Valerie Campbell, Kramer Levin Naftalis & Frankel

**cc:** V. Campbell; Caroline Kane Levy, Deputy Director, Preservation, LPC