



Date:	11/14/2017
LPC Docket #:	LPC-19-17672
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 9-13 East 75th Street

Borough: Manhattan

Block: 1390 **Lot:** 10, 12

Historic District: Upper East Side Historic District

Description: A Queen Anne style rowhouse designed by William E. Mobray and built in 1887-89; a rowhouse built in 1887-89 and redesigned in the neo-Federal style by Henry Polhemus in 1923; and a rowhouse built in 1887-89 and redesigned by Elias K. Herzog in 1951. Application is to redesign the façade of 9 East 75th Street, modify masonry openings at 11 East 75th Street; and to alter the areaways and rear facades, remove party walls, construct rooftop additions, excavate the cellars and yards, and create green walls in the rear yards.

COMMISSION FINDINGS

The Commission noted that 9 East 75th Street is not one of the building's for which the Upper East Side Historic District was designated; and that that the scale, style, details and materials of 11 and 13 East 75th Street are among the features that contribute to the special architectural and historic character of the Upper East Side Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED WITH MODIFICATIONS, finding:

- that the existing building at 9 East 75th Street exhibits simple massing and modest detailing, without any unique or highly designed features, and is not one for which the Upper East Side Historic District was designated, therefore, its demolition will not result in the elimination of significant historic architectural features or fabric from the historic district;
- that the design of the new façade will maintain the individuality of the new building and the historic building, and will maintain a sense of the typical proportions, rhythm and spacing of individual townhouses found at side streets throughout the historic district;
- that the design approach to create a contemporary evocation of 11 East 75th street will result in proportions and details that relate to 11 East 75th Street and other neo-Georgian buildings in the historic district;
- that the inverted details and textured brick will result in a façade that relates to the historic character of #11, and is distinctly of its time, thereby reinforcing the individuality of the two buildings;
- that the front façade at 9 East 75th Street will be consistent with the front facades of townhouses found throughout the streetscape in terms of its basic massing, overall height, floor level heights, close planar alignment with neighboring building facades, materials and finish palette, use of punched openings, and basic fenestration pattern, thereby helping the building to remain a harmonious presence within the streetscape;
- that, at 11 East 75th Street, the relocation of the historic entrance from a side bay to the center bay, creating a more symmetrical arrangement, will be in keeping with the historic design of buildings of this age and style found elsewhere within the historic district, without diminishing any significant characteristics of the historic entrance;
- that, at 13 East 75th Street, the ironwork at the basement infill and areaway to be removed is a mix of historic and modern ironwork, none of which is likely original to the building, highly unique or integral to the overall composition;
- that the replacement of the areaway paving, construction of planters and excavation of a portion of the areaway at 13 East 75th Street will be modest alterations, which will be consistent in character with areaways found throughout the historic district;
- that, at all three buildings, the metal areaway fencing, masonry curbing, steps, planting beds and paving at the areaways will be in keeping with such aspects of areaways within this historic district;
- that overall, the modifications to the buildings will maintain characteristics which help maintain a reference to their historic identities as separate rowhouses, including separate entrances and areaways;
- that the demolition of the simply designed and altered rear façades and large, utilitarian rear extensions will not eliminate any significant architectural features or diminish a unified row;
- that the replacement of the existing varied additions with a full width 5' extension at the rear of the building will help return a sense of openness to the central greenspace;
- that the proposed rear extension will remain modest in scale in relation to existing additions and enlargements at neighboring properties;



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- that the presence of a modern design at the rear of the combined buildings, within the context of the surrounding mix of altered and enlarged rear sections of neighboring buildings, will not detract from the character of the block;
- that the framing pattern of the proposed rear façade will recall in a contemporary way the divisions, floor levels, and scale of the historic buildings;
- that the retention of portions of the rear extensions as rear yard features, set within the context of small rear yards largely separated by existing extensions, will not detract from the central greenspace;
- that the excavation and landscaping at the rear yards will not significantly alter the perceived scale of the building or detract from surrounding yards, which they are separated from by existing walls;
- that the cumulative effect of the construction of the rear extension and rooftop addition and creation of a central courtyard at the upper floors will be modest in relation to the size of the buildings and will not overwhelm the buildings or neighboring properties;
- that the proposed eastern rooftop bulkhead and raised chimney will be only minimally visible from public thoroughfares, and the remainder of the work at the roofs, rear facades, and rear yards will not be visible from such locations;
- and that the extensive removal of the party walls will not be perceptible from public thoroughfares through the relatively small punched window openings of the front facades.

However, in voting to grant this approval, the Commission required:

- that the windows at the ground floor of 11 East 75th Street match the historic multi-light windows in terms of configuration;
- that the applicant provide details, material samples and mock-ups for final review by staff.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, Kim Vauss, Jeanne Lutfy

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, K.Vauss, J.Lutfy
Oppose =
Abstain =
Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law