



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 NO EFFECT

ISSUE DATE: 07/14/17	EXPIRATION DATE: 7/14/2021	DOCKET #: LPC-19-4446	CNE CNE-19-04446
ADDRESS: 332 EAST 88TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 1550 / 34
Parsonage of Holy Trinity Church, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

Arun Alagappan, President
Advantage Testing, Inc.
210 East 86th Street
New York, NY 10028

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on July 05, 2017.

The approved work consists of restorative work at all elevations and roof, including removal and in-kind replacement of terra-cotta, brownstone, and brick masonry where required; selective removal and in-kind replacement of decorative roof copper cresting; removal and in-kind replacement of existing copper gutters, leaders, roof flashing, and cast-iron vent and drainage pipes; selective removal and in-kind replacement of slate roof tiles; repairing internal leaders; cutting and repointing of the chimneys, and terra cotta and brick masonry using a Portland cement and lime based mortar; and patching any cracked and damaged masonry with a repair mortar (Jahn); as shown in existing condition photographs, specifications, a conditions report, and drawings G-000.00, through G-004.00, A-100.00, A-200.00, A-201.00, and A-300.00 through A-305.00 dated February 6, 2017, prepared by Judith Saltzman, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Parsonage of the Holy Trinity Church Individual Landmark Designation Report describes 332 East 88th Street, as a French Renaissance style parsonage building, designed by Barney & Chapman and built in 1897, as part of the Holy Trinity Church complex. The Commission further notes that this permit is being issued in conjunction with MOU 19-03688, issued on

July 7, 2017 for the Modification of Use for the building at 350 East 88th Street, block 1550, lot 31, the neighboring building west of the Holy Trinity Church parsonage, the site benefitting from the special permit, and that 332 East 88th Street is subject to the Continuing Maintenance Plan obligations of the special permit.

With regard to this proposal, the Commission finds that the proposed work is restorative in nature and will aid in the long-term preservation of the building; that the proposed work will protect the building's structure from future damage due to water infiltration; that replacement terra-cotta, brick, and stone masonry units will match the historic masonry in terms of material, dimensions, design, color, texture, and coursing; that the replacement copper and cast-iron units will match the historic masonry units in terms of material, dimensions, design, and color; that the pointing will be compatible with the historic masonry in terms of composition, and will match the original mortar in terms of color, texture, and tooling; and that the repair mortar will match the historic masonry in terms of design, color, and texture; and that the work will not result in the damage to any significant architectural or historic features of the building. The work, therefore, is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of terra cotta, brick, and brownstone masonry samples, pointing and repair mortar, and cast-iron and copper units 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 estolk@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.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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:
Deirdre A. Carson, Greenberg Traurig, LLP

cc: Caroline Kane Levy, Deputy Director; Deirdre A. Carson, Greenberg Traurig, LLP

