



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: 04/01/16	EXPIRATION DATE: 1/12/2022	DOCKET #: 172012	COFA #: COFA 18-4107
ADDRESS: 1136 FIFTH AVENUE-PH/14C <u>HISTORIC DISTRICT</u> EXPANDED CARNEGIE HILL		BOROUGH: MANHATTAN	BLOCK/LOT: 1506 / 69

Display This Permit While Work Is In Progress

ISSUED TO:

James J. Miller
1136 Tenants Corp
675 3rd Avenue
New York, NY 10017



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 12, 2016, following the Public Hearing and Public Meeting of October 27, 2015, voted to grant a Certificate of Appropriateness for certain alterations at the subject premises, as put forward in your application completed on October 1, 2015.

The proposal, as approved, consisted of replacing modern multi-light metal and glass infill and a modern projecting bay with new infill, featuring black painted, metal framed, single light fixed windows and doors, in conjunction with modifying the masonry openings, at the western penthouse façade, facing Fifth Avenue, including replacing two pairs of arch-headed doors and the stucco clad masonry between them at the southern end of the façade with a straight headed window and two single doors, two stucco clad piers between the window and doors, and stucco clad arched panels above each of the openings; replacing a straight-headed window with a new window, within an existing opening, at the center portion of the façade; and replacing two sets of paired doors, the bay window and a portion of the stucco clad masonry at the northern end of the façade with an assembly featuring a straight headed window, set between two single doors, as well as resurfacing and painting the stucco cladding at the façade, creating a rusticated pattern, with a beige finish. The proposal, as initially presented, featured wider single openings, without piers, at the northern and southern ends of the façade; no arched panels; and a different surface treatment of the stucco, without the rustication pattern.

The proposal, as approved, was shown in a digital slide presentation, titled "1136 Fifth Avenue," dated

January 12, 2016, prepared by Anik Pearson, R.A. and consisting of 18 slides, featuring drawings, photos and photo montages, as well as material samples of the proposed stucco, and the proposal, as initially presented, was shown in a digital slide presentation, titled "1136 Fifth Avenue," dated October 27, 2015, prepared by Anik Pearson, R.A. and consisting of 10 slides, featuring drawings, photos and photo montages, as well as material samples of the proposed stucco, all presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Expanded Carnegie Hill Historic District Designation Report describes 1136 Fifth Avenue as a neo-Renaissance style apartment building designed by George F. Pelham and built in 1924-25; 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. The Commission also noted that Certificate of No Effect 94-1052 was issued on February 4, 1994, approving modifying masonry openings, replacing infill and interior alterations at the penthouse. The Commission further noted that Warning Letter 07-0572 was issued on June 25, 2007, for the "installation of light fixtures, conduit and security cameras at façade without permit(s)."

With regard to the proposal, the Commission found, that the proposed alterations to the masonry openings at the southern portion of the penthouse, will maintain a similar scale and design utilizing arches, and will continue to relate well to the building's street facades, which features arch-headed surrounds at the top floor; that the existing masonry openings at the northern portion of the penthouse are set back from the street façade, seen only at a distance from public thoroughfares, and were likely reduced in size in the late 20th century, therefore altering the size of these openings will not eliminate a known historic condition or be highly visible from a public thoroughfare; that the replacement of the existing modern infill will not eliminate any historic fabric or significant architectural features; that the design of the proposed infill, when seen within masonry openings of this size at a distance, will be barely perceptible from a public thoroughfare; that the stucco coating was resurfaced in the 20th century and does not include any highly designed or unique characteristics and its texture, profiles and details are barely perceptible from public thoroughfares, therefore the simplification of the surface of the stucco will not detract from any significant characteristics or noticeably change the appearance of the penthouse as seen from a public thoroughfare; and that the beige color for the proposed stucco will be harmonious with the finish of the historic brickwork at the main façade. Based on these findings, the Commission determined the proposed work to be appropriate to the building and to the Carnegie Hill Historic District and, therefore, voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on March 11, 2016 and March 30, 2016, the Landmarks Preservation Commission received an email, dated March 30, 2016, and revised filing drawings labeled T-101.01, D-102.01, A-102.01, A-201.01, A-203.01, A-204.01, A-205.01, A-501.01, A-502.01, A-503, A-504, A-505, LPC-101 and LPC-102, dated January 20, 2016, prepared by Anik Paquier Pearson, R.A., and finish samples for the stucco and window frames.

Accordingly, staff reviewed the drawings and noted that the submitted materials included modifications to the proposed infill, including incorporating additional metal framing elements into the design of the infill at the west facade, and additional work, at the south, east and north penthouse facades, including sealing two masonry openings at south facing façades by replacing a twelve light casement window and a tilt and turn window with stucco clad masonry; creating a new masonry opening at a south facing façade by removing plain brickwork; installing a twelve light casement window (reused from the opening to be sealed) within the new opening; replacing paired doors with sliding doors at an eastern facing façade; replacing two single light tilt and turn windows and a pair of doors at east facing facades with new single light fixed and casement

windows and sliding doors; removing loose portions of stucco throughout the facades; repointing the underlying brickwork, as needed; and resurfacing and painting the stucco at these facades to feature a smooth brown finish.

With regards to the change and additional work, the Commission finds that none of the work will alter, eliminate or conceal any significant architectural features or fabric; that the configuration of the infill at the western façade will maintain a simple pattern which will not draw undue attention to the work; that the sealing of masonry openings and replacement of infill at the south and east façade will not replace any "Special Windows" as defined by the Commission's Rules and will be barely perceptible from a public thoroughfare; that only already stucco coated masonry will be resurfaced; and that the proposed stucco finish will blend with the finish of the brickwork cladding of the rear, side and courtyard facades of the building, when seen from public thoroughfares within the context of these secondary facades, helping it to remain a harmonious, secondary presence at the building and within streetscape views. Based on these and the above findings, Certificate of Appropriateness 18-2790 is being issued.

PLEASE NOTE: Warning Letter 07-0572, remains in force and is not addressed by this permit. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed.

PLEASE ALSO NOTE: This permit is issued contingent upon the understanding that the masonry work being performed 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.

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 Lyndon Robinson.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Cas Stachelberg, Higgins Quasebarth & Partners, LLC.

cc: Bernadette Artus, Deputy Director-Preservation; Cas Stachelberg.