



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: 10/01/15	EXPIRATION DATE: 7/21/2021	DOCKET #: 176314	COFA #: COFA 17-7305
ADDRESS: 950 PARK AVENUE <u>HISTORIC DISTRICT</u> PARK AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1493 / 37

Display This Permit While Work Is In Progress

ISSUED TO:

Neil Rappaport
Douglas Elliman Property Management
675 Third Avenue
New York, NY 10017

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COMPUTER-GENERATED COPY

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 21, 2015, following the Public Hearing of the same date, voted to approve a proposal to replace windows, as put forward in your application completed on June 25, 2015, and as you were notified in Status Update Letter 17-4591 issued on July 24, 2015.

The proposal, as approved, consists of the removal and replacement of historic multilite wood windows and replacement metal windows at the fifth floor of the primary north-facing facade and the secondary west-, south-, and east-facing facades, including the removal of two (2) eight-over-eight double-hung wood windows and one (1) pair of six-over-six double-hung wood windows at the north-facing facade, and the installation of four (4) dark bronze-finished single-pane tilt-and-turn casement windows with metal panning; the removal of thirteen (13) one-over-one double-hung windows and two (2) six-over-six double-hung windows at the secondary facades, and the installation of fifteen (15) single-pane tilt-and-turn casement windows; and the removal and replacement of historic multilite wood windows and replacement metal windows at the ground floor of the primary north- and east-facing facades and the secondary west-, south-, and east-facing facades, including the removal of five (5) one-over-one double-hung windows and two (2) eight-over-eight double-hung wood windows at the north-facing facade and the installation of four (4) six-over-six double-hung metal windows and three (3) ten-over-ten double-hung metal windows, with profiled metal panning, within the existing openings; the removal of six (6) one-over-one double-hung windows at the east-facing facade and the installation of three (3) eight-over-eight double-hung metal windows and two (2) ten-over-ten double-hung metal windows with profiled metal panning, within the existing openings; and

the removal of sixteen (16) one-over-one double-hung windows and two (2) six-over-six double-hung windows and the installation of eighteen (18) one-over-one double-hung metal windows with profiled metal panning at the secondary facades; with all new windows and panning to feature a dark bronze finish, as shown in eight (8) digital presentation slides, prepared by Panorama Windows, Ltd., submitted as components of the application and presented at the Public Hearing and Public Meeting. The proposal, as initially presented, included only the replacement of windows at the fifth floor.

In reviewing the proposal, the Commission noted that the Park Avenue Historic District describes 950 Park Avenue as a Renaissance Revival style apartment building designed by J.E.R. Carpenter and built in 1919-20; and that the building's style, scale, materials and details, are among the features contributing to the special architectural and historic character of the Park Avenue Historic District. The Commission further noted that most of the windows at the primary facades were replaced with single-pane tilt-and-turn casement windows prior to designation.

With regard to this proposal, the Commission found that although the windows in question are among the few remaining historic windows at the primary façade, their proposed replacement with single-pane tilt-and-turn windows will maintain a uniformity of appearance at the primary facades; that the proposed dark bronze finish will match the finish of the existing windows; that the proposed aluminum panning will closely match the dimensions and profiles of the historic brickmolds; that the ground-floor windows will be restored to the original configuration, operation, material, and details of the historic sash; and that the proposed windows will not detract from the special architectural and historic character of the building or the Park Avenue Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Park Avenue Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two sets of final shop drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on October 1, 2015, the Landmarks Preservation Commission received final drawings T-1, EL-1 through EL-10, and P-1 through P-6, dated revised September 21, 2015; and T, EL2, and P1, dated July 23, 2015; and EL1, dated June 16, 2015, and EL3, dated August 12, 2015, all prepared by Panorama Windows, Ltd.. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained.

Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 17-7305 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 Olivia

Braze.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Murielle Trenard-Bejin, Panorama Windows, Ltd.

cc: Carly Bond, Deputy Director of Preservation/LPC