



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 05/05/16	EXPIRATION DATE: 4/5/2022	DOCKET #: 185256	COFA #: COFA 18-5485
ADDRESS: 1511 3RD AVENUE <u>Yorkville Bank Building</u> INDIVIDUAL LANDMARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1531 / 1

Display This Permit While Work Is In Progress

ISSUED TO:

Todd Rollins, Senior Director
TCAM Core Property Fund Operating LP
730 3rd Avenue
New York, NY 10017

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 5, 2016, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to install a barrier free access ramp at the subject premises, as put forward in your application completed on March 10, 2016 and as you were notified in Status Update Letter 18-4256 (LPC 178834), issued on April 5, 2016.

The proposal, as approved, consists of the installation of a granite clad barrier free access ramp, and black painted metal railings adjacent to the southern (East 85th Street) façade; cladding the existing concrete steps and landing with granite; reducing the size of a door opening at the southern façade, corresponding to the amount of the opening to be blocked by the ramp in conjunction with replacing the modern metal framed glass door with a shorter metal framed glass door, as shown in a digital presentation labeled "1511 Third Avenue Entry Steps and Ramp" dated March 10, 2016, prepared by Bone/Levine Architects and consisting of XX digital slides, featuring drawing, photographs, and photomontages, all presented at the Public Hearing and Public Meeting.

The Commission noted that the Yorkville Bank Building is an individual landmark in the Upper East Side Historic District and that the designation report describes the property as an Italian Renaissance Revival style bank building designed by Robert Maynicke and built in 1905; and expanded by P. Gregory Stadler in 1923-24; 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 Upper East Side Historic District.

With regard to this proposal, the Commission found that the proposed work will provide barrier-free access to the primary building entrance without altering, eliminating or concealing any significant architectural features; that the simple design, with the minimum amount of framing, of the proposed ramp and railing will help it to remain a discreet installation; that the replacement basement entrance infill will be compatible with the remaining modern infill at this altered bay in terms of its simple design and detailing; and that the materials and finishes of the granite clad steps and ramp, black painted basement entrance infill and painted steel railings and stainless steel top rail will harmonize with the materials and finish palette of the building base. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

Subsequently, on May 3, 2016, the Commission received filing drawings A-000.00, A-001.00, and A-002.00, dated April 26, 2016 and prepared by Joseph Levine, RA.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; and that these materials include additional work, consisting of the in-kind replacement of grey tinted concrete pavers at the sidewalk adjacent to the southern side of the building. With regard to this additional work, staff found that that the concrete paving to be removed is not a significant feature of the streetscape or historic district; and that the proposed paving, tinted to blend with the surrounding tinted concrete pavers and scored in a standard rectilinear pattern to align with adjacent paving, will be harmonious with the site and surrounding paving. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-5485 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 Kathleen Forest.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:

Dan Van Dyk, Bone/Levine Architects

cc: B Artus, Deputy Director/LPC