



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 APPROPRIATENESS

<b>ISSUE DATE:</b> 05/16/16	<b>EXPIRATION DATE:</b> 5/3/2022	<b>DOCKET #:</b> 185573	<b>COFA #:</b> COFA 18-5994
<b>ADDRESS:</b> 923 FIFTH AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1388 / 7501

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Jacquelyn Duggan**  
**415 Madison Avenue, 5th floor**  
**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 May 3, 2016 following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on April 7, 2016, and as you were informed in Status Update Letter 18-5413 (LPC 18-2845), issued on May 3, 2016.

The proposal, as approved, consists of exterior work at the 19th floor level of the southern (East 73rd Street), western (Fifth Avenue), northern (courtyard), and eastern (rear) facades, including selectively enlarging masonry openings throughout all four facades by removing plain brickwork; replacing clear-finished aluminum one-over-one and single-light fixed windows and doors within existing and enlarged masonry openings throughout these facades with clear-finished aluminum single-light tilt-and-turn and fixed windows and doors; sealing two (2) window openings at the northern and southern facades by removing two (2) one-over-one, double-hung windows and installing brickwork, matching the surrounding conditions; installing a matte bronze finished metal sunshade above the terrace windows and doors along the southern, western, and northern facades; and replacing the existing metal railing at the southern, western, and northern perimeter of the terrace with a glass railing. The work was shown on a digital presentation, labeled "923 5th Avenue: Landmarks Preservation Commission Public Hearing" and dated May 3, 2016 and consisting of 28 slides of drawings, photographs, photomontages and renderings, all prepared by Steven Harris Architects and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 923 Fifth Avenue as an apartment building, designed by Sylvan Bien and built in 1949-1951.

With regard to this proposal, the Commission found that the proposed modifications will not result in the loss of, or damage to, any significant architectural features; that the proposed masonry openings at the setback façades will be compatible with the building design and maintain a solid to void ratio in keeping with the variety of conditions found at setback facades of the tops of buildings of this size throughout the historic district; that the lengthening of select windows at facades, which are not set back, and the relationship of the widening of window openings at the north façade, which is not setback, to windows at other floors will be barely perceptible from a public thoroughfare; that the materials, finishes, and configuration of the proposed windows, doors and related framing will be consistent with such aspects of windows and doors found throughout the facades; that the fixed metal sunshade will be in keeping with the variety of horizontal features, which serve as a terminating element at the top of apartment buildings of this size throughout the historic district, in terms of its placement and size; that the proposed metal sunshade will be simply designed, well scaled to the building and utilize materials and finishes present at the building, thereby helping the design to maintain a compatible relationship with the building, without drawing undue attention; and that the proposed glass railings with a non-reflective coating will harmonize with the building's materials and details. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district and voted to approve the application with the stipulation that the proposed widening of windows at the eastern façade, which are not setback, be omitted or modified to better relate to the established pattern of window bays.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design and incorporating the required change.

Subsequently, on May 9, 2016, the Landmarks Preservation Commission received final drawings L1 and L2, dated March 30, 2016; and G.001.00, D.101.00, A.101.00, A.102.00, A.201.00, A.202.00, A.203.00, A.204.00, A.211.00, A.212.00, A.213.00, A.214.00, A.221.00, A.222.00, A.223.00, and A.224.00, dated (revised) May 5, 2016 and prepared by Steven Harris, RA, all submitted as components of the application.

Accordingly, staff reviewed the drawings and specifications and found that they include additions to the scope of work, including replacing select through-the-wall louvers with new louvers, painted to match the surrounding masonry; replacing one (1) through-the-wall HVAC unit and louver at the eastern facade with new brickwork; repairing the holes left by the removal of the metal fence at the southern, western, and northern facades with new brickwork and repointing, as needed; replacing the existing terrace pavers with new pavers; removing existing HVAC units at the terrace; and installing two (2) HVAC units at the roof, as well as interior alterations at the 19th floor level including the demolition and construction of nonbearing partitions and finishes.

With regard to the additional work, the Commission finds that the proposed louvers will be installed within existing masonry openings, which correspond to an established regular pattern of installations at these facades; that the louvers will be a rimless type architectural grille, flush mounted and finished to match the surrounding masonry; that no decorative masonry will be affected by the proposed installations; that the proposed brickwork will match the original brickwork in terms of coursing, material, dimensions, texture, details, and finishes; that the repointing mortar will be compatible with the masonry in terms of composition and will match the original mortar in terms of color, texture, and tooling; that none of the work will result in the loss of, demolition to, or adversely affect a significant architectural feature of the building or adjacent

improvements; that the work at the roof will consist solely of the installation of mechanical equipment; and that none of the work at the terrace or roof will be visible from a public thoroughfare. Additionally, the staff finds that the proposal approved by the Commission has been maintained and that the change required by the Commission, namely the elimination of the enlargement of window openings at the eastern facade, has been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-5994 is being issued.

**PLEASE NOTE:** This permit is contingent upon the Commission's review and approval of samples of brickwork and pointing mortar and tooling prior to the commencement of work. Please contact Abbie Hurlbut once samples are available 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.

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 Abbie Hurlbut.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Eliot Lee, Steven Harris Architects LLP

**cc:** Bernadette Artus, Deputy Director of Preservation/LPC