



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> 06/08/16	<b>EXPIRATION DATE:</b> 5/3/2022	<b>DOCKET #:</b> 186626	<b>COFA #:</b> COFA 18-7024
<b>ADDRESS:</b> 715 PARK AVENUE <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1404 / 7501

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

ISSUED TO:

**Daniel Wolman c/o Gumley Haft  
 The Park Avenue Condominium  
 415 Madison Avenue  
 New York, NY 10021**

**NOT ORIGINAL  
 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 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 forth in your application completed on April 6, 2016, and as you were notified in Status Update Letter 18-6162 (LPC 18-1214), issued on May 3, 2016.

The proposal, as approved, consists of exterior alterations at and surrounding the main ground floor entrance at the Park Avenue facade, including removing black granite cladding at the main facade, green granite cladding at the returns of the main entrance, and the substrate beneath portions of the black cladding which create a projecting framing element at the entry, as well as metal framed glass infill and a canvas clad canopy at the entrance; installing new substrate which will result in widening the area included within the area being framed; recladding the remaining and new substrate for the framing element with black granite; installing limestone at the remainder of this portion of the facade and the entrance returns, and installing new paired glass doors, with metal framing, and a grey canvas clad canopy, with recessed downlights, at the main entrance, as shown in a presentation, titled "Partial Facade Renovation - 715 Park Avenue", dated April 25, 2016, and prepared by Brian Blackburn, consisting of seven boards, featuring photographs and drawings, 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 715 Park Avenue as an apartment building, designed by Emery Roth and Sons, and built in

1948-49; 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 replacement of cladding and entrance infill will utilize a basic compositional organization, proportions, materials, finishes, and a level of articulation, which are typical of large apartment buildings throughout the historic district and which are compatible with the design of the building, thereby helping the work to remain harmonious with its context, without drawing undue attention to itself; that the proposed canopy will be typical in placement, size, and design and well-scaled to the entrance and its presence will be in keeping with typical use of canopies at apartment buildings of this size throughout the historic district; and that these alterations at a limited central portion of the western facade will be perceived primarily within the context of this wide modern building and will not detract from the neighboring buildings, streetscape or historic district. 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.

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 June 1, 2016, the Commission received filing drawings, including A-001.01 through A-004.01, dated (revised) April 9, 2016, and prepared by David Estreich, RA, submitted as components of the application.

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 temporary removal and reinstallation of a metal planter below the metal and glass window assembly within the framed element at the entrance; the removal of modern metal framing surrounding the metal and glass window assembly; and interior alterations. With regard to this additional work, staff found that the temporary removal and reinstallation of the planter will facilitate the replacement of the granite cladding; that the removal of the cladding will not eliminate a significant unifying feature or otherwise draw undue attention to this portion of the building; and that the work will not detract from neighboring buildings, the streetscape, or the historic district. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-7024 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 Julianne Chianese.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Brian Blackburn, David Estreich Architects

cc: B. Artus, Deputy Director/LPC