



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

ISSUE DATE: 06/30/16	EXPIRATION DATE: 11/17/2021	DOCKET #: 187899	COFA #: COFA 18-8023
ADDRESS: 1065 PARK AVENUE HISTORIC DISTRICT PARK AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1516 / 1

Display This Permit While Work Is In Progress

ISSUED TO:

Jay Moyer
1065 Park Ave Corp c/o Douglas Elliman Properties
675 Park 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 June 14, 2016, following the Public Hearing and Public Meeting of August 11, 2015, and the Public Meeting of November 17, 2015, voted to approve a proposal to amend Certificate of Appropriateness 18-3309 to redesign the bonus plaza, as put forward in your application completed on May 31, 2016.

The proposal, as approved, consists of redesigning the bonus plaza on Park Avenue and East 87th Street, including the installation of limestone planting beds with integral seating and lighting; installation of bronze signage plaques; linear recessed light fixtures at the loggia ceiling; and limestone paving. The proposal was shown on eleven presentation slides labeled 1 through 6, dated as received June 12, 2016, prepared by Gisue Hariri, R.A., and drawings ZC-101, ZC-700, ZC-7010, Z-LT-100, Z-LT-200, dated May 3, 2016, prepared by Ken Smith Landscape Architects, and submitted as components of the application and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Park Avenue Historic District designation report describes the building as a Modern style apartment building designed by Stephen C. Lyras and build in 1969-73; 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 Park Avenue Historic District. The Commission further noted that Certificate of Appropriateness 18-3309, was issued on March 15, 2016, for alterations at the Park Avenue façade, including the removal of the existing door and enlarging the opening, and the installation of

single light glass doors, fixed single light panels and transoms, finished in satin gold; alterations at the East 87th Street façade, including removal of one (1) window, and installation of an enlarged single light transom window, finished in satin gold; and removal of the existing plaza paving, and the installation of limestone paving. The Commission finally noted that the building's plaza is a bonus plaza that resulted in this building getting additional FAR and special treatment from the City Planning Commission; and that the plaza is regulated by the City Planning Commission to provide public benefits to the residents of the city.

With regard to this proposal, the Commission found that the proposed replacement of paving at the plaza will not result in the removal of historic fabric, nor will it result in any changes to grade or existing stair configurations; that the proposed bronze signage plaques are in keeping with the Commission approved finish of the entrance infill; that the proposed limestone planters and paving are in keeping with the beige brick and travertine materials palette of the building; that the proposed linear light fixtures at the underside of the loggia will be recessed and will not call undue attention; that the low-scale of the planters with integral seating and lighting will not obscure the open loggia of the base of the building, and will reinforce the continuity between interior space and the transitional exterior space of the plaza; and that the proposed work is in accordance with the Department of City Planning requirements for the bonus plaza, and will not detract from the special architectural and historic character of the Park Avenue Historic District.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on June 20, 2016, the staff received drawings labeled Z-LT-100, Z-LT-200, dated March 29, 2016, drawings ZC-000, ZC-100, ZC-102, ZC-200 through ZC-206, ZC-300 through ZC-700, ZC-701, ZC-800 through ZC-804, dated May 3, 2016, prepared by Kenneth W. Smith, P.L.A. Accordingly, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness 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 Holly Hughes.

Meenakshi Srinivasan
Chair

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

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Gisue Hariri, Hariri & Hariri Architecture

cc: Carly Bond, Deputy Director of Preservation/LPC
Steve Johnson/NYC Department of City Planning