



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> 10/28/16	<b>EXPIRATION DATE:</b> 7/19/2022	<b>DOCKET #:</b> 193905	<b>COFA #:</b> COFA 19-4758
<b>ADDRESS:</b> 1112 PARK AVENUE HISTORIC DISTRICT PARK AVENUE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1501 / 40

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

ISSUED TO:

**Jay Fingerma**  
**Eleven Twelve Coporation**  
**1112 Park Avenue**  
**New York, NY 10128**



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 19, 2016 following the Public Hearing of July 12, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on June 16, 2016, and as you were informed in Status Update Letter 19-0744 (LPC 18-4050), issued on July 19, 2016.

The proposal, as approved, consists of exterior work at the southern side of the roof and at the decorative roof bulkhead, including installing ten metal chimney flue extensions connecting to the existing chimneys at the roof, angled north, and vertically anchored to the plain brick masonry mortar joints of the bulkhead and terminating 3' above its parapet. The work was shown on a digital presentation, labeled "1112 Park Avenue" and dated July 12, 2016 and consisting of 10 slides of drawings, photographs, and renderings, all prepared by Barry Rice Architects PLLC and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Park Avenue Historic District Designation Report describes 1112 Park Avenue as a Colonial Revival style apartment building, designed by Emery Roth and built in 1926-1927; 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 historic district.

With regard to this proposal, the Commission found that the flues will serve existing active chimneys and only extend above the adjoining bulkhead by 3', the minimum height necessary to comply with health and

safety regulations and will only be visible from public thoroughfares from limited vantage points at a distance; that the flues will be the minimum circumference necessary, simply detailed and finished to blend with their context; that the placement of the flues, adjacent to the bulkhead, instead of adjacent to the new building, will allow for the flues to be smaller in size and less visible from public thoroughfares and will help simplify the requirements for the maintenance of the flues; that the flues will not obscure any significant views from public thoroughfares of the existing decorative features at the side of the bulkhead, which are only partially and obliquely visible from public thoroughfares at a distance; that the flues will be anchored at the joints of the plain brickwork, without attachment to any of the decorative features at the bulkhead; that the flues will only be installed at the side of the bulkhead and set back from the front of the bulkhead to the extent possible, helping to minimize their visibility from public thoroughfares; and that only the upper vertical portions of the flues will be visible from public thoroughfares, helping them maintain a simple profile, which will not detract from the silhouette of the building, when seen from public thoroughfares. 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 applicant work with staff to select an appropriate finish for the flues that will not call undue attention to these installations; and that the applicant endeavor to negotiate with the building ownership and make the best effort to remove the existing boiler flue from the front of the decorative bulkhead.

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 required changes.

Subsequently, on October 27, 2016, the Landmarks Preservation Commission received final drawings A-001.00, dated (revised) October 11, 2016; and M-001.01 and M-002.01, dated September 26, 2016 and prepared by Robert F. Germain, Jr., PE, all submitted as components of the application.

Accordingly, staff reviewed the drawings and found that they incorporate specifications, changes, and additional work, including painting the proposed flues a dark red brown (" Benjamin Moore CSP-360 Terrazzo Brown"); removing the existing flue at the eastern side of the decorative bulkhead in conjunction with installing a new flue extension angled to the rear of the roof and attached to the southern side of decorative bulkhead, adjacent to the additional proposed flues; and installing one (1) flue extension at the western (rear) side of the decorative bulkhead.

With regard to the specifications, changes and additional work, the Commission finds the proposed finish will match the adjacent brickwork, helping the installations to blend with their surroundings; that the removal of the flue will help eliminate a modern intrusion that detracted from the significant architectural features of the building; and that the new additional flue will be installed at plain brick mortar joints and will not obscure any significant architectural features. Additionally, the Commission finds that the proposal approved by the Commission has been maintained and that the changes required by the Commission have been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-4758 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 Abbie Hurlbut.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Barry Rice, Barry Rice Architects PLLC

cc: Bernadette Artus, Deputy Director of Preservation/LPC