



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 NO EFFECT

ISSUE DATE: 05/24/17	EXPIRATION DATE: 5/24/2021	DOCKET #: LPC-19-10968	CNE CNE-19-10968
ADDRESS: 955 PARK AVENUE Apt/Floor: 1a		BOROUGH: Manhattan	BLOCK/LOT: 1510 / 72
Park Avenue Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Lester Mance
Brown Harris Stevens
770 Lexington Avenue
New York, NY 10065



Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on May 03, 2017.

The approved work consists of exterior work at the main entrance, including the installation of a plaque for a medical facility attached to the flat face of the pier; work at the non-visible courtyard façade, including removal of one window, and the installation of one (1) through-window condensing unit and louvers, a metal panel and two exhaust vents, painted black (Benjamin Moore 2133-20 "black jack"); and related interior alterations at the seventh floor, including the demolition and construction of non-bearing partition walls and finishes, and mechanical, plumbing and electrical work; as shown in existing conditions photographs labeled LPC1 through LPC4, dated May 1, 2017, color sample, and on drawings A100.00 through A102.00, A201.00, M101.00, dated April 20, 2017, prepared by David C. Obuchowski, R.A., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Park Avenue Historic District Designation Report describes 955 Park Avenue as a Colonial Revival style apartment building designed by Robert T. Lyons, and built in 1914-15; 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 notes that there is precedent for tenant plaques at this location, as shown in the designation photo.

With regard to this proposal the Commission finds, that the plaque is in keeping with the type of signage used by doctors' offices on buildings of this type throughout the historic district; that this plaque will be centered below and scaled to match the existing plaque at the left of the entrance canopy, centered on pier, adjacent to the entrance door which it serves; that, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11, that the proposed louver and vents will be installed at an existing opening of a secondary facade; that the installation will not be visible from the street; that the window is not a special window, as defined in chapter 3, Appendix C, of the Rules. The work, therefore, is approved.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 Misha'el Shabrami.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
david obuchowski, D. Obuchowski Architects

cc: Caroline Kane Levy, Deputy Director; david obuchowski, D. Obuchowski Architects