



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: 06/27/17	EXPIRATION DATE: 6/27/2021	DOCKET #: LPC-19-7094	CNE CNE-19-07094
ADDRESS: 12 EAST 87TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 1498 / 61
Expanded Carnegie Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Despina Leandrou
12 East 87th Street Apt. Co.,
1740 Broadway
1740 Broadway
New York, NY 10019

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 June 06, 2017.

The approved work consists of exterior alterations at the East 87th Street façade, at the seventh and eighth floors, including replacing deteriorated brickwork in kind at select locations; and resetting and repairing terra cotta with a cementitious repair mortar at select locations; and limited replacement of deteriorated terra cotta with architectural pre-cast concrete and finished with a masonry coating to match the surrounding terra cotta; and at the non-visible secondary rear facades, at the eighth floor, reconstructing brickwork at the corner condition in kind; as shown in existing conditions photographs and on drawings A-001.00 through A-005.00, dated December 8, 2016 and prepared by Dennis M. Mele, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Expanded Carnegie Hill Historic District Designation Report describes 12 East 87th Street as a Neo-Renaissance style apartment building designed by George and Edward Blum and built in 1911; 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 Expanded Carnegie Hill Historic District.

With regard to this proposal, the Commission finds that the proposed brick masonry units and architectural pre-cast concrete units will match the historic brick and terra cotta in terms of size, color, texture, finish and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the proposed terra cotta patching mortar will match the color, texture, finish and details of the original stone; that the corner reconstruction will be rebuilt to match the historic condition in terms of placement, materials, dimensions, texture, finish, profiles and details; that no expansion joints will be incorporated into the reconstruction work; that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building; that the work will not result in damage to or loss of any significant historic fabric; and that the work will not detract from the special architectural or historic character of the building or district. Based on these findings, the work is approved.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of joint cutting techniques, brick and mortar samples, terra cotta patching samples, architectural pre-cast concrete samples, and coating samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to ddandurand@lpc.nyc.gov 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.

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 Derek Dandurand.



Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Dennis Mele , Midtown Preservation

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Dennis Mele , Midtown Preservation