

LANDMARKS PRESERVATION COMMISSION**ELECTRONIC APPROVAL - 07/01/2021 - EF**

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



July 1, 2021

ISSUED TO:

Thomas Usztoke
Douglas Elliman PM
675 Third Avenue
New York, NY 10017

Re: **MISCELLANEOUS/AMENDMENTS**
LPC-21-03259
MISC-21-03259
911 PARK AVENUE
Park Avenue Historic District
MANHATTAN
Block/Lot: 1508 / 72

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of No Effect 20-00764 on October 10, 2019, approving a proposal for exterior work at the Park Avenue and East 80th Street facades, including repairing deteriorated limestone and limestone repointing at select locations at the first and second floors; terra cotta repointing at the window surrounds at the third, thirteenth, fourteenth floors; replacing a select area of metal window panning in-kind at one window at the second floor at the Park Avenue facade; at the south and east facades, patching deteriorated terra cotta using a restoration mortar at the cornice returns at the twelfth and fourteenth floors; and at all floors at the rear courtyard facades, replacing select brickwork in-kind; replacing select cast stone window sills in-kind; brick repointing at select locations; and window perimeter recaulking, at the subject premises.

Subsequently, on October 23, 2020, the Commission received a proposal for an amendment to the work approved under that permit. The proposed amendment consists of expanding the scope of work to include repairing deteriorated limestone using Dutchmen at select locations at the first and second floors at the East 80th Street and Park Avenue facades, in lieu of patching; removing and replacing deteriorated precast concrete and terra cotta units with new precast units at select locations at the third floor quoining, twelfth floor sillcourse, and cornice; repairing deteriorated terra cotta using a patching mortar at the third floor; removing four (4) through-wall louvers at the eleventh floor at the East 80th Street facade, three (3) through-wall louvers at the east facade, and one (1) through-wall louver at the southeast-facing rear corner facade, and installing new brick infill; installing one (1) through-window louver and one (1) through-wall louver at the

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eleventh floor at the west-facing courtyard facade; installing one (1) through-wall louver at the eleventh floor at the east-facing courtyard facade; replacing brickwork in-kind and brick repointing at select locations at the south-facing rear facades; as described in email correspondence dated May 25, 2021, and a letter dated February 22, 2021, prepared by Goran Jovanovic/FacadeMD; in written specifications; and as shown on existing condition photographs; and on drawings T-100.00, A-100.01, A-101.01, A-102.01, and A-103.01, dated September 23, 2019; and drawing A-104.00, dated May 5, 2021, prepared by Richard Lefever, P.E., and submitted as components of the application. Staff notes that the work has been completed.

Accordingly, the Commission reviewed the request and finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(3) for pointing mortar joints, Section 2-11(c)(4) for repair of natural or cast stone, Section 2-11(c)(5) for repair of fired clay and ceramic unit masonry, Section 2-11(d)(1)(i) for in-kind material replacement, and Section 2-11(d)(1)(ii) for substitute materials and installation methods, including Section 2-11(d)(1)(iv)(F) for replacement of terra cotta; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(c)(2)(ii) for HVAC equipment within window openings on secondary facades, and Section 2-21(d)(2) for through-wall HVAC equipment on visible secondary facades; and that the revised scope of work is in keeping with the intent of the original approval. Based on these findings, Certificate of No Effect 20-00764 is hereby amended.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This amendment is issued on the basis of the building and/or the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original or historic building fabric or site features are 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 during the review process.

The documents, and the Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The approved work is limited to what is contained in the approved documents. 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 fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Elizabeth Fagan, Landmarks Preservationist.



Elizabeth Fagan

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

cc: Edith Bellinghausen, Deputy Director; Goran Jovanovic, Façade MD Architecture and Engineering, PC