



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 609-7700 FAX: 212 609-7780

PERMIT CERTIFICATE OF NO EFFECT

ISSUE DATE: 04/12/19	EXPIRATION DATE: 4/12/2023	DOCKET #: LPC-19-34484	CNE CNE-19-34484
ADDRESS: 1083 FIFTH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1501 / 4
Expanded Carnegie Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Jeffrey Randall Karp
Ogden Codman LLC
1083 Fifth Avenue
New York, NY 10128

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 April 09, 2019.

The approved work consists of exterior work at the roof at the main building, including leveling and patching portions of the roof; removing the existing skylight, mechanical equipment, associated steel dunnage, and roofing membrane throughout; installing an occupiable rooftop addition, setback from the primary and rear facades and not visible from any public thoroughfare; installing HVAC equipment at the roof of the new addition, minimally visible from points along Central Park; retaining the visible north wall of the existing stair bulkhead and demolishing and reconstructing the non-visible portions of the bulkhead; installing terrace paving and planters; and installing HVAC equipment, not visible from any public thoroughfare; installing inboard-mounted iron railings at the rear north, south, and east parapets; replacing flashing and roofing membrane at the 2nd and 5th floor areas of the roof at the rear extensions; at the rotunda located at the rear of the main building, removing the existing modern rooftop walkway; removing the non-visible rotunda roof, retaining the surrounding parapet and party wall; installing new waterproofing and pavers at the resulting exposed terrace, not visible from any public thoroughfare; removing and replacing parapet coping stones in-kind; installing a non-visible railing above the north portion of the rotunda parapet; installing one (1) new masonry chimney at the south wall at the location of a previously-



removed original chimney, reusing salvaged bricks and the historic chimney cap from the main building; and reopening two (2) former masonry openings at the 4th floor at the north façade, retaining the extant lintels and sills; at the visible north (lot line) façade, removing face brick at the existing lightwell, enclosing the lightwell, and finishing the new area of the façade with salvaged brick, set back one wythe from the plane of the surrounding façade to retain an impression of the former lightwell; creating four (4) new masonry openings at the 2nd through 5th floors, and installing four (4) one-over-one wood windows with fixed upper sashes and tilt-and-turn lower sashes, with limestone lintels and sills, profiled wood brickmolds, and finishes to match existing windows at the primary façade; raising the masonry parapet to align with the adjusted roof level, reusing salvaged brick from the lightwell and retaining and resetting the existing parapet coping stones; and installing an iron railing affixed to the top of the parapet; at the nonvisible south (lot line) façade; removing one (1) louver at the cellar, expanding the existing masonry opening, and installing a cellar door; removing one (1) louver at the cellar and filling in the opening with brick to match the surrounding façade; removing one (1) window and one (1) louver at the 1st floor, and filling in the openings with brick to match the surrounding façade; reopening one (1) former masonry opening at the 4th floor; removing the redundant chimney and salvaging the historic chimney cap for future use; installing a new brick chimney; and removing and replacing one (1) copper scupper, affixed to the façade; at the nonvisible rear (east) façade at the main building, reopening one (1) former masonry opening at the 5th floor; and filling in the opening resulting from the non-historic walkway removal with brick to match the surrounding façade; excavation work at the cellar, including lowering the floor slab two-and-a-half (2.5) feet; and interior alterations at the cellar through 7th floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work; as described in a letter dated February 19, 2019, and in written specifications dated April 5, 2019; as shown on existing condition and historic photographs, photomontages, mockups, and a light study; and as shown on drawings labeled G-001.00, G-002.00, Z-001.00, Z-002.00, EN-001.00, EN-002.00, D-001.00 through D-004.00, A-001.00 through A-007.00, A-200.00 through A-203.00, A-300.00, and A-301.00, dated (revised) January 18, 2019; and drawings labeled LPC-COVER.00, LPC-1.00 through LPC-20.00, LPC-WINDOW 1.00, and LPC-WINDOW 2.00, dated March 18, 2019, prepared by Brian J. Connolly, R.A.; drawings labeled M-001.00 through M-015.00, P-001.00 through P-015.00, and SP-001.00 through SP-007.00, dated January 29, 2019, prepared by Charles G. Michel, P.E.; and drawing labeled S-001.00, dated February 28, 2019; drawings labeled S-100.00 through S-102.00 and S-301.00, dated September 4, 2018; and drawings labeled S-103.00, S-104.00, and S-300.00, dated January 28, 2019, prepared by Donald Friedman, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Expanded Carnegie Hill Historic District Designation Report describes 1083 Fifth Avenue as a Beaux-Arts style townhouse designed by Turner & Kilian and built in 1901-02, with significant alterations by Ogden Codman in 1913-15; 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 historic district. Staff also notes that the installation of new windows within previously infilled historic masonry openings reopened as part of this permit, including two (2) at the north facade, one (1) at the south facade, and one (1) at the east facade, will be filed under a separate application.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(b) for rooftop additions of occupiable space, Section 2-15(c)(2) for occupiable rooftop additions on buildings in a historic district, and Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces and Section 2-21(e) for wall-mounted HVAC and other mechanical equipment; 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(d)(1)(i) for in-kind material replacement; Section 2-11(d)(1)(ii) for substitute materials and installation methods, including Section 2-11(d)(1)(iv)(i) for replacement of roofing material; and Section 2-11(f) for re-creation and restoration of missing facade features; Section 2-14 for Window and Doors, including Section 2-14(g)(2)(i-ii) for new windows and doors at new or modified openings at secondary visible facades, Section 2-14(h)(1)(ii) for filling in window and door openings at secondary nonvisible or minimally visible facades, and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; and Section 2-16(c) for Excavation Work. Furthermore, with regard to these or other aspects of the work, the Commission finds that the removal of the non-historic rooftop walkway will not result in damage to, or demolition of, significant architectural features of the roof; that the enclosing of the north facade lightwell, using salvaged brick set back one wythe from the surrounding facade, will retain the impression of the historic lightwell as seen from public thoroughfares; and that the north parapet will be raised only minimally to align with the adjusted roof level, and will be constructed using salvaged bricks from the north facade to match the existing parapet. Based on these findings, the Commission determined that the work is appropriate to the building and to the Expanded Carnegie Hill Historic District. The work, therefore, is approved.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of brickwork and pointing mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to dtassewinter@lpc.nyc.gov for review, or contact staff to schedule a site visit.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

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

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 Dena Tasse Winter.

Sarah Carroll

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Brian Connolly, Zivkovik Connolly Architects

cc: Jared Knowles, Deputy Director; Brian Connolly, Zivkovik Connolly Architects