



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 07/05/2007	EXPIRATION DATE: 04/17/2013	DOCKET #: 08-0120	COFA #: COFA 08-0155
ADDRESS 101 WEST 87TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1218/29

Display This Permit While Work Is In Progress

ISSUED TO:

Yair Levy
YL West 87th Street, LLC
250 West 57th Street, #1118
New York, NY 10107

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 17, 2007, following the Public Meeting of March 6, 2007, and the Public Hearing and Public Meeting of October 24, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on February 1, 2007. This permit will expire on April 17, 2013.

The work, as approved, consists of, at the main block of the building at the corner of West 87th Street and Columbus Avenue, constructing a two-story rooftop addition and penthouse with glass fiber reinforced concrete (GFRC) panel piers, painted metal spandrels and windows; and a painted metal cornice; and a six-story brick clad rear-yard addition at the northern end of the building; at the four-story wing at the west 87th Street façade; constructing a two-story rooftop addition consisting of a one-story addition of brick to match the existing, a one-story addition of GFRC panel piers, painted metal spandrels and windows, and a painted metal cornice, and a GFRC stair bulkhead; and at the vacant lot on West 88th Street, constructing a brick and cast stone four-story residence with a cellar and penthouse. This work was shown in photo boards P-1 through P-5, dated July 20, 2006; material samples; and drawings A-1 through A-25, dated March 29, 2007; and A-26, dated July 20, 2006; prepared by CMA Design Studio, P.C., and submitted as components of the application, and presented at the Public Hearing and Public Meetings. The proposal, as originally presented, called for, at the main block of the building at the corner of West 87th Street and Columbus Avenue, constructing a one-story rooftop addition and penthouse; and a ten-story brick clad rear-yard addition at the northern end of the building; and at the four-story wing at the west 87th Street façade; constructing a six-story rooftop addition and penthouse; as shown in photo boards P-1 through P-5, dated July 20, 2006; material samples; and drawings A-1 through A-22, dated August 28, 2006; and A-26, dated July 20, 2006.

In reviewing this application, the Commission noted that the Upper West Side/Central Park West Historic District

designation Report described 101 West 87th Street as a Modern style apartment building designed by Judith Edelman and built in 1984-87.

With regard to this proposal, the Commission found that that raising the streetwall two floors would not significantly alter the building's relationship to the streetscape, and will provide an opportunity to create a distinct and harmonious termination for this simply detailed modern building; that adding two floors to the main block, which occupies a comparatively large site, maintains its harmonious scale relationship to the surrounding flat buildings and tenements; that the proposed penthouse addition at the main block will be simple in design and massing and will be in keeping with the form and massing of the building and typical historic rooftop accretions in the Upper West Side-Central Park West Historic District; that because the penthouse addition at the main block will be set back from the street walls of the building, it will not be visible over the primary façades of the building; that the scale and mass of the full-height rear addition at the northern end of the building will not overwhelm the building or the adjacent building at the corner of Columbus Avenue and West 88th Street; that the bulk of the rear addition at the northern end of the building is well scaled relative to the size of the building and will relate to the scale and massing of other mid-to large scale apartment buildings in the district; that the construction of additional floors at the West 87th Street facade of the building will maintain the scale of small mid-block apartment buildings found elsewhere in the district; that the scale and massing of the rooftop addition at the West 87th Street facade will allow the building to relate to the transitional scale and massing of buildings historically located between large corner apartment houses and rowhouses that are found in the historic district; that the light cast-stone of the proposed two-story addition at the main block, complements the brick of the building, and emphasizes the traditional three-part organization created by the addition; that the proposed two-story addition at the West 87th Street façade, incorporating one floor clad in brick, and a floor clad in light cast-stone, reflects the change in scale between the mid-block and Avenue portions of the buildings; that the change in material for the two-story addition will create a visually harmonious transition between the fenestration pattern of the base of the building and the new crown; that the construction of the new building will fill the void in the streetwall created by the vacant lot, and will provide a termination to the adjacent row to the west; that the scale and massing of the new building is in keeping with the scale and massing of the mid-block rowhouses found within the historic district; that the stone and brick materials of the new building are in keeping with the materials found on other rowhouses within the historic district; that the change in planes of the façade provides the transition between the apartment building at the corner and the adjacent rowhouses used historically; that the proportions and pattern of the window openings be consistent with those found on the rowhouses on this street; that the four-over-one double-hung windows will relate well to the multi-light windows on the Queen Anne style rowhouse to the west; that the details and design of the brownstone base and stoop will relate well to the bases on the adjacent rowhouses to the west and will help integrate this building into the streetscape; that the dark painted metal of the cornice, matching the material and finish of the existing bay windows on the east and south façades of the building, blends with the building's existing material palette; and that the proposed cornice is a modern interpretation of a traditional cornice and will relate to the cornices traditionally seen on rowhouses in the Upper West Side-Central Park West Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and to the Upper West Side/Central Park West Historic District, and voted to approve it.

However, in voting to grant this approval, the Commission made its determination subject to the stipulation that color palate for the approved additions be restudied to relate better to the existing color palate of the building; and that two sets of final signed and sealed drawings, showing the approved work, which are to be filed at the Department of Buildings, be submitted to the staff of the Commission for review and approval.

Subsequently, on June 1, 2007, the staff of the Commission received color samples and renderings of the proposed finishes which showed the two-story rooftop addition and penthouse of the main block and the additions on West 87th Street consisting of glass fiber reinforced concrete (GFRC) panel piers tinted red (Benjamin Moore 1190 or equivalent) to match the color of the existing brick, metal spandrels with a light pinkish beige (Benjamin Moore 1189 or equivalent) painted finish, metal windows with a bronze (Benjamin Moore 1001 or equivalent) colored painted finish; and a metal cornice with a brown (Benjamin Moore HC-72 or equivalent) painted finish; and the new residence at west 88th Street consisting of red brick façade to match the existing brick at the main building, light brown (Benjamin Moore 1014 or equivalent) cast stone details; metal

windows with a bronze (Benjamin Moore 1001 or equivalent) colored painted finish; and a metal cornice with a brown (Benjamin Moore HC-72 or equivalent) painted finish.

Subsequently, on June 15, 2007, the staff of the Commission received drawings A-1, A-2, A-3, A-5, and A-7 through A-23, dated May 17, 2007; prepared by Alfredo Carballude, R.A.; and a. The Commission staff noted that the drawings included additional work including, at the roof, removing the existing water tank; and infilling the open areas between the brick piers with new brick to match the existing, installing louvers at the north and east façade, and installing a new membrane roof to create an elevator machine room; and interior alterations, including the demolition and construction of interior non-bearing partitions and finishes at the cellar through the penthouse, including upgrading the plumbing, electrical, and mechanical systems. With regard to the additional work, the Commission finds, in accordance with the criteria set forth in Title 63 of the Rules of the City of New York, that the proposed work at the roof consists solely of mechanical equipment; that it will not result in damage to, or demolition of, a significant architectural features of the roof of the structure on which the rooftop installation are to be constructed; that the work will be minimally visible; and that it will not adversely affect significant architectural features of adjacent improvements. The Commission reviewed the submitted drawings and found that proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

Please note that the issuance of this permit is contingent upon the Commission's review and approval of brick, masonry, mortar, and finish samples. Please contact the Landmarks Preservation Commission staff when the samples are ready in order to arrange a site visit.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Rob Panepinto.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alfredo Carballude, R.A., CMA Design Studios, P.C.**

cc: Alfredo Carballude; Sarah Carroll, Director of Preservation; William Neeley, Deputy Director of Preservation