



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 APPROPRIATENESS

ISSUE DATE: 11/13/2006	EXPIRATION DATE: 10/24/2006	DOCKET #: 07-3111	COFA #: COFA 07-3494
ADDRESS 22 WEST 75TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1127/46

Display This Permit While Work Is In Progress

ISSUED TO:

Elizabeth Turner
6 West 71st Street
New York, NY 10023

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 24, 2006, following Public Hearing of the same date, voted to approve certain work at the subject premises as put forward in your application completed on September 28, 2006, and as you were informed in Status Update Letter 07-3108 issued on October 24, 2006. This approval will expire on October 24, 2012.

The proposed work, as approved, consists of constructing a new brownstone stuccoed stoop at the front facade, as shown in photographs and drawings 1 through 3, dated April 4, 2006, prepared by Gregg Rothstein, RA, and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the Upper West Side/Central Park West Historic District designation report describes 22 West 75th Street as a Renaissance Revival style rowhouse designed by John C. Burne and built in 1889; 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; that the historic stoop as depicted at 20 West 75th Street in the c. 1940 tax photo featured a solid balustrade, and that no historic stoops are intact in the row.

With regard to this proposal, the Commission found that the construction of a stoop will restore a missing significant feature of the building and the row; that the stoop will closely match the historic stoop in terms of shape, size and materials, and will replicate the color and texture of the rusticated brownstone on the original stoop; and that the proposed additional design elements, including the pierced balustrades, would not significantly alter the appearance of the historic stoop and will be compatible with details of other stoops on buildings of the same age and style in this historic district. Based on these findings, the Commission determined that the proposed work is appropriate to the building and to the historic district and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of final signed and sealed Department of Buildings filing drawings, as well as a reduced set of all presentation boards and color photographs, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on October 26, 2006, the Commission received drawings 1 through 3, dated October 25, 2006, and prepared by Gregg Rothstein, R.A. Accordingly, the staff of the Commission reviewed these drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 07-3494 is being issued.

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 Zephreny Parmenter.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gregg Rothstein**

cc: W. Neeley, Deputy Director of Preservation