



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: 04/24/2007	EXPIRATION DATE: 04/24/2011	DOCKET #: 07-6745	COFA #: COFA 07-7811
ADDRESS 3 WEST 73RD STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1126/28

Display This Permit While Work Is In Progress

ISSUED TO:

John Murtagh
3077 East Warm Springs Road
Las Vegas, NV 89120

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 20, 2007, following the Public Hearing of the same date, voted to approve a proposal to construct an elevator bulkhead and alter the rear façade, as put forward in your application completed on February 22, 2007, and as you were notified in Status Update Letter 07-6911, issued on March 20, 2007.

The proposal as approved, consists of combining the two existing penthouses, and replacing all fixtures and sliding glass doors; raising the brick parapet wall at the east elevation; extending the existing elevator shaft to the penthouse with a brick elevator bulkhead measuring 11'6" in height, clad in brick and stucco; alterations at the north elevation, including the removal of five (5) two-over-two wood double-hung windows, one wood casement window, and security grilles; the installation three (3) one-over-one wood double-hung windows, one wood casement window, and two sets of wood doors and balconies within the enlarged openings; alterations at the west elevation, including the removal of all existing windows, and the installation of fixed glass panels and doors at the basement and first floors, oval windows at the second floor, and a three-story metal and wood oriel window; and the reconstruction of the brick corbelling at the basement and first floor stringcourses. The proposal was shown on thirteen presentation boards labeled LPC-01 through LPC-13, and supplemental handout labeled A-402.1, all dated March 20, 2007, prepared by James Wagman, R.A., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District designation report describes 3 West 73rd Street as a Beaux-Arts style rowhouse designed by Welch, Smith & Provot, and built in 1902-03; and that the building's scale, style, materials, and details are among the features

which contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission further noted that Certificate of Appropriateness 92-0125 was issued on May 12, 1992, for the construction of two separate penthouses.

With regard to this proposal, the Commission found that combining the existing penthouses and the construction of an elevator bulkhead will not result in damage to, or demolition of, a significant architectural feature of the roof of the structure; that constructing the elevator bulkhead out of brick in the same color, texture, and bond pattern will cause the addition to blend with the existing eastern side wall; that the alterations at the roof will be visible only from one location on West 73rd Street through an adjacent service alley; that the scale of the proposed addition will neither dominate nor overwhelm the building when viewed across the adjacent service alley; that the original window configuration at the non-visible west elevation had previously been altered; that the rear of the building has no significant architectural features that will be lost or damaged as a result of the proposed alterations, and that the proposed window openings will not alter or destroy other protected features; and that the proposed projecting bay and other window changes will maintain the scale and character of the building as an individual townhouse. Based on these findings, the Commission determined the proposed work to be appropriate to the Upper West Side/Central Park West Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on April 18, 2007, the staff received drawings labeled A-000 through A-005, A-100 through A-107, A-400 through A-402, A-402.1, A-403 through A-405, A-500, A-501, A-900, A-900.1 through A-900.5, and A-901 dated March 27, 2007, prepared by James S. Wagman, R.A., drawings M-1 through M-9 dated March 28, 2007, prepared by Ralph Mottola Jr., P.E., drawings S-1 through S-10 dated March 27, 2007, prepared by Mark Hage, P.E., and drawings P-1 through P-7, and SP-1 through SP-5 dated April 12, 2007, prepared by Ralph Mottola Jr. P.E. Staff reviewed these drawings and noted the inclusion of the following additional work: the installation of eight (8) HVAC units at the roof behind the approved elevator bulkhead; and related interior alterations at the cellar through sixth floors, including changes to non-bearing partition walls, finishes, and plumbing, mechanical, structural, and electrical systems. With regard to these changes the Commission finds in accordance with the Rules of the City of New York, Title 63, Section 2-19, that the rooftop additions consist solely of mechanical equipment; that the installations do not result in damage to, or demolition of, a significant architectural feature of the roof of the structure; that the installations are not visible from a public thoroughfare; that the installation do not adversely affect significant architectural features of adjacent improvements; and that the interior alterations will have not effect on significant protected features of the building. Furthermore, the staff reviewed these drawings and determined 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 this Certificate of Appropriateness 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 Carly Bond.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Sertac Konuk, Code LLC**

cc: Jared Knowles, Deputy Director of Preservation/LPC