



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007  
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ROBERT B. TIERNEY  
*Chair*

June 30, 2009

ISSUED TO:

**Thomas Haines**  
**Danica Realty LLC**  
**1995 Broadway 16fl**  
**New York, NY 10023**

Re: **PERMIT DENIAL**  
LPC - 096052  
CD 10-0500  
12-14 WEST 68TH STREET  
HISTORIC DISTRICT  
UPPER WEST SIDE-CPW  
Borough of Manhattan  
Block/Lot: 1120 / 38

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 9, 2009, following the Public Meeting and Public Hearing of April 14, 2009, and the Public Hearing of March 17, 2009, voted not to grant a Certificate of Appropriateness for a portion of the proposed work at the subject premises, as put forward in your application completed February 19, 2009.

The work denied consists of legalizing the construction of a brick clad rooftop addition to the 1925 studio building located at the back of the property without Landmarks Preservation Commission permits, featuring aluminum windows and a rooftop cupola; as shown in existing condition photographs, historic photographs and drawings all presented on eight presentation boards dated received April 14, 2009, prepared by Lestor Evan Tour. At the same Public Meeting and Public Hearing, the Commission approved a portion of the proposal to legalize the replacement of a portion of ironwork at the areaway at 14 West 68th Street without Landmarks Preservation Commission permits.

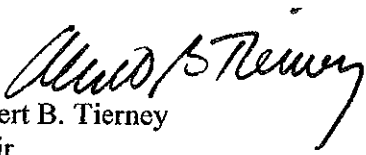
In reviewing this proposal, the Commission noted that the Upper West Side/ Central Park West Historic District designation report describes 12-14 West 68th Street as a Queen Anne style house designed by Louis Thouvard and built in 1895, with attached studio building designed by Edwin C. Georgi and built in 1925; and that the building's age, material, style, details, and scale 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 finally noted that Warning Letter 09-0686 for "Installation of additional story at 12 West 68th Street without permit(s)." and Warning Letter 09-0687 for "Alteration to areaway fence at 14 West 68th Street without permit(s)." were issued November 25, 2008.

With regard to this application, the Commission found that the design and details of the addition, including

the octagonal roof, circular window and large window openings add a stylistic prominence to the addition which it was never intended to have; that the floor-to-ceiling heights within the pre-existing ell were raised and the new top floor contains excessively high ceilings resulting in an ill proportioned addition; and that the configuration of the windows in the addition, in terms of not relating to the sash on the wing or the original house, draw undue attention to the taller top floor and diminish the harmonious relationship of the different building campaigns. Based on these findings, the Commission determined the proposal to legalize the rooftop addition to be inappropriate to the building, and to the historic district, and voted not to approve this portion of the application.

Please note that Certificate of Appropriateness 10-0758 was issued June 30, 2009 approving the portion of the proposal to legalize the replacement of the areaway ironwork at 14 West 68th Street without Landmarks Preservation Commission permits.

The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquiries to Kim Valente.



Robert B. Tierney  
Chair

cc: Lester Evan Tour Architect PLLC; Alan Kucker, Esq. Kucker and Bruh;  
John Weiss, LPC Deputy Counsel; LPC Violations Department