



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

<b>ISSUE DATE:</b> 07/18/2006	<b>EXPIRATION DATE:</b> 07/13/2009	<b>DOCKET #:</b> 07-0268	<b>COFA #:</b> COFA 07-0285
<b>ADDRESS</b> 10 WEST 70TH STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1122/37

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Alan Singer**  
**Executive Director**  
**Congregation Shearith Israel**  
**8 West 70th 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 July 11, 2006, following the Public Hearing of the same date, voted to approve a proposal to install a trailer and a fence at the subject premises, as put forward in your application completed on June 15, 2006, and as you were informed in Status Update Letter 07-0182 issued on July 11, 2006.

The work, as approved, consists of replacing the non-historic 8'-0" wood fence with a new 10'-0" painted wood fence, in the same location; and installing a one-story trailer, which will be located 15'-0" behind the fence; as shown in four mounted presentation boards (undated), prepared by John Ciardullo Associates, PC, existing condition photographs, proposed condition montages, and paint samples (Forest Berry SW 2300 and Pediment SW 2011), all 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 10 West 70th Street as a vacant lot. The Commission further noted that Status Update Letter 06-6545 was issued on March 14, 2006, for the demolition of the existing Community House building (8 West 670th Street) and the construction of a new building on the site of the former Community House as well as the adjacent vacant lot (10 West 70th Street). The Commission finally noted that the trailer and fence are a temporary installation which will be removed upon commencement of the construction of the previously-approved building.

With regard to this proposal, the Commission found that the removal of the existing, non-historic wood fence will not eliminate any significant historic fabric from this vacant lot; that the height and location of the replacement fence will maintain the consistency of the streetwall plane; that the painted finish for the wood fence, as well as the rectilinear scoring, will help it to harmonize with the sandstone and limestone cladding of the adjacent

Community House; that the proposed one-story trailer, which will be set back from the streetwall plane and will be located behind the proposed replacement fence, will not call undue attention to itself; and that, since only the uppermost portion of the northern end of the proposed trailer will be visible from the street, it will not detract from the special architectural and historic character of the streetscape or the historic district. Based on these findings, the Commission determined the work to be appropriate to the streetscape and the historic district and voted to approve it with the following stipulation: that the approved installation not exceed three (3) years.

The Commission authorized the issuance of a Certificate of Appropriateness upon the receipt, review and approval of two sets of signed and sealed final Department of Buildings filing drawings. Subsequently, the staff of the Commission received drawings T1, L1.1, L1.2, dated March 6, 2006, prepared by John Ciardullo, RA, and a reduced set of the presentation drawings. The staff found that the proposal approved by the Commission has been maintained. Therefore, these drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 07-0285 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 Meisha Hunter.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Pilar Velez, Exp., JMV Associates, LLC**

cc: C. Kane Levy; J. Ciardullo, RA