



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: 08/21/2006	EXPIRATION DATE: 08/08/2012	DOCKET #: 07-1109	COFA #: COFA 07-1412
ADDRESS 100 WEST 74TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1145/33

Display This Permit While Work Is In Progress

ISSUED TO:

Paul Brusco
100 West 74th Street LLC
163 West 74th 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 August 8, 2006, following the Public Hearing of July 25, 2006, voted to approve a proposal for work at the subject premises, as put forward in your application completed June 29, 2006, and as you were informed in the Status Update Letter issued on August 8, 2006 (SUL 07-1113, LPC 06-5527). This approval will expire August 8, 2012.

The proposed work, as approved, consists of lowering the south side of the roof, constructing a one-story, stucco clad addition, and raising the parapet at the south façade with matching brick as shown in drawings 1 of 5 through 5 of 5, and 6 through 10 dated May 17, 2006, prepared by Gregg Rothstein, R.A., submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 100 West 74th Street as a neo-Grec style flats building designed by Thom & Wilson and built in 1886-87; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the Upper West Side/Central Park West Historic District was designated.

With regard to this proposal, the Commission found that the proposed rooftop addition and railing will only be minimally visible at an oblique angle from a limited vantage point south of the building; that through its simple design and finish, the addition will not call undue attention to itself; that the proposed addition will not be visible over the building's cornice and will not detract from the detailed roofline and cornice; and that the work will not detract from the special character of 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 the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that a set of unmounted copies of the presentation drawings and two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on August 17, 2006, the Landmarks Preservation Commission received final drawings 1 of 4, 3 of 4, and 4 of 4 dated January 25, 2006 and 2 of 4 dated revised April 10, 2006 prepared by Gregg Rothstein, R.A. Staff reviewed the drawings and found that the work also includes interior alterations. Accordingly, staff reviewed the drawings and found that the interior alterations will have no effect on the significant architectural features of the building; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 07-1412 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 Joshua Speakman.

Robert B. Tierney
Chair

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

cc: C. Kane Levy- Deputy Director of Preservation