



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: 08/01/2005	EXPIRATION DATE: 07/19/2011	DOCKET #: 06-0654	COFA #: COFA 06-0719
ADDRESS 101 WEST 81ST STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1212/7501

Display This Permit While Work Is In Progress

ISSUED TO:

**Phil Greenwood
Heron Ltd.
820 Second Avenue 4th flr.
New York, NY 10017**

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 19, 2005, following the Public Hearing and Public Meeting of June 14, 2005, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on May 19, 2005, and as you were informed in Status Update Letter 06-0483 (LPC 05-5938), issued July 21, 2005.

The proposed work, as approved, consists of constructing a one-story stucco and brick rooftop addition, as shown in drawings and photographs of the existing conditions and mock-up labeled LPC01 through LPC05, dated June 14, 2005, prepared by Robert Anthony, Architect, submitted as components of the application and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the designation report describes 101 West 81st Street as a Romanesque Revival style hotel building built in 1889-91 designed by Edward L. Angell; and that the style, scale, materials, design and detail of the building 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 also noted that there are several existing rooftop additions on this building, including several which were constructed prior to designation, and seven previously approved by the Commission.

With regard to this proposal, the Commission found that the proposed rooftop addition will only be minimally visible over the undeveloped rear facade of the building on West 81st Street, and therefore will not detract from the significant architectural features of the building; that the addition will not be visible in conjunction with the primary facades of the building; that because of its low height, the addition will have no impact on the skyline profile of the building; and that because the modestly sized and simply designed addition will only be visible in the context of a secondary façade, and the visible portion will be brick to match the existing rear wall of the

building, the addition will not call attention to itself. Based on these findings, the Commission determined the proposed work to be appropriate to the buildings and the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission made its determination subject to the condition that two signed and sealed copies of the final drawings to be filed at the Department of Buildings for the approved work be submitted for review and approval. Subsequently, the staff of the Commission received drawings DOB01, DOB02, and DOB03, revised July 21, 2005, DOB04, revised May 6, 2005, and DOB05, dated April 26, 2005, prepared by Robert Anthony, Architect. The Commission reviewed the 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 LPC with a perforated seal and Certificate of Appropriateness 06-0719 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 Lisa Schaeffer.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Robert Anthony, Architect**

cc: R. Anthony, Arch., W. Neeley, LPC