



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: 04/12/2004	EXPIRATION DATE: 02/24/2010	DOCKET #: 04-5618	COFA #: COFA 04-6309
ADDRESS 107 WEST 70TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 1142/129
HISTORIC DISTRICT UPPER WEST SIDE-CPW			

Display This Permit While Work Is In Progress

ISSUED TO:

**Sam Bruce, VP Treasurer
West 70th Street Tenants Corporation
c/o Walker Malloy & Co., Inc.
101 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 February 24, 2004, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed January 29, 2004.

The proposal, as approved, consists of removing an arched-headed single-pane inoperable wood window at the rear facade and enlarging the masonry opening to accommodate single pane aluminum clad casement windows with a transom, as shown in photographs drawings dated February 11, 2004 and February 18, 2004, prepared by Raymond Nelson, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 107 West 70th Street as a Queen Anne/Renaissance Revival style rowhouse built in 1885-86 and designed by Thom & Wilson; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the Upper West Side/Central Park West Historic District was designated. The Commission further noted that Certificate of No Effect #04-6310 was issued on April 12, 2004 approving related interior alterations and exterior alterations to existng windows and doors at the rear facade.

With regard to this proposal, the Commission found that the window does not feature any special glazing such as leaded or stained glass, therefore, its removal will not eliminate a decorative feature from the building; that the window is not visible from a public thoroughfare, therefore, its removal will not adversely affect the architectural character of the historic district; that large windows were often found on rear masonry bays of buildings of this age, style and type, therefore, the presence of this proposed window will not detract from the architectural

character of the building; and that the proposed change will not diminish the special architectural and historic character of the building and the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and to the Upper West Side/Central Park West Historic District and voted to approve it.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 19, 2004, the Landmarks Preservation Commission received final drawings A-01 - A-06 and A-08 dated March 15, 2004, prepared by Raymond R. Nelson, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness #04-6309 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 Cynthia Danza.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Raymond R. Nelson AIA, Earthwise Architecture**

cc: Sarah Carroll, Deputy Director of Preservation