



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

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|---|---------------------------------------|----------------------------------|------------------------------------|
| ISSUE DATE: 09/20/2005 | EXPIRATION DATE: 09/07/2011 | DOCKET #: 05-6565 | COFA #: COFA 06-2245 |
| ADDRESS 107-111 WEST 82ND STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW | | BOROUGH: MANHATTAN | BLOCK/LOT: 1213/7504 |

Display This Permit While Work Is In Progress

ISSUED TO:

**Chris Gaspar, Member of Board
West 82nd Street Corp.
107-109-111 West 82nd Street
New York, NY 10024**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 20, 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 forth in your application completed on September 7, 2005.

The proposal, as approved, consists of legalizing the painting of the first floor facades of 107 and 111 West 82nd Street, as shown in historic and current condition photographs, prepared by Christopher Gaspar and presented at the Public Hearing and the Public Meeting.

In reviewing this application, the Commission noted that the designation report describes 107-111 West 82nd Street as three Renaissance Revival style flat buildings with Queen Anne elements, designed by A.B. Ogden and Son and built in 1893-94; and that the style, scale, materials and details contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission further noted that Permit for Minor Work 01-5228 was issued March 14, 2005 for removing the paint at the base of the building using Sure Kleen Heavy Duty Paint Remover, cleaning and repairing deteriorated brownstone at the base of the building, and signage and lighting removal; Commission Denial 92-0023 was issued November 14, 1991 denying a proposal to install fixed awnings at the entrance; Notice of Violation 05-0345 was issued March 9, 2005 for "painting of masonry at 1st floor of 107 West 82nd Street without permit(s)"; and Notice of Violation 05-0346 was issued March 9, 2005 for "painting of masonry at 1st floor of 111 West 82nd Street without permit(s)."

With regard to this proposal, the Commission found that removing the coating would potentially cause more damage to the carefully detailed brownstone base, thereby removing historic fabric; that the brown color of the coating recalls the color of the underlying brownstone masonry, and does not call undue attention to itself in this streetscape of brownstone facades; that the coating has unified the color of the irregularly toned base of these

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

Please note that Notice of Violation 05-0345 and Notice of Violation 05-0346 are hereby rescinded by this permit.

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 Tara Harrison.

Robert B. Tierney
Chair

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

cc: William Neeley, Deputy Director of Preservation; Anne Carlin, Violations Officer