



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: 12/06/2005	EXPIRATION DATE: 12/06/2011	DOCKET #: 06-3859	COFA #: COFA 06-4253
ADDRESS 119 WEST 82ND STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1213/21

Display This Permit While Work Is In Progress

ISSUED TO:

Tom Baxter
119 West 82nd Street Corp.
119 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 November 1, 2005, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forward in your application completed on October 6, 2005.

The proposal, as approved, consists of constructing a rooftop addition to be set back 17 feet from the front wall and 3 feet from the rear wall, spanning the width of the roof, including raising the side walls and the west parapet wall to be built with brick to match the historic masonry; installing a fire escape at the rear wall; re-routing chimney stacks to the rear of the building; and related interior alterations; as shown in drawings A0-a and A1-a dated 3/22/04, A00-b, A2-f, A3-e, A4-a, and S1-d dated 6/20/05, A5-c dated 5/31/05, A6-c and A7-a dated 4/20/05, and L1a, L2a, and L3a dated 10/20/05, all prepared by Jay Butler, R.A., submitted as components of the application, and presented at the Public Hearing and Public Meeting. This proposal, as initially presented, did not include the rear setback of 3 feet.

In reviewing this proposal, the Commission noted that the Upper West Side - Central Park West Historic District designation report described 119 West 82nd Street as a four-story Renaissance Revival stone and brick rowhouse designed by D. J. Jardine and built in 1886-89; and that the building's style, scale, materials and details contribute to the special architectural and historic character of the Upper West Side - Central Park West Historic District.

With regard to this proposal, the Commission found that the construction of the proposed rooftop addition will not cause damage to any significant historic fabric and will not detract from the significant architectural features of the building; that the proposed one-story rooftop addition will be minimally visible at an oblique angle from the western approach for a distance of approximately 100 feet; that the visible portion of the proposed structure will be minimally articulated and will be constructed of masonry materials which blend with the roofscape and,

therefore, will not call undue attention to itself; that the parapet wall will be incrementally raised to eliminate the current slope and will thereby block the a greater portion of the view of the proposed addition; that the proposed brick for the addition will match the historic brick of the parapet wall in color, size, texture, and coursing, helping the new structure to blend with the historic structure; that the two adjacent buildings have existing rear wall alterations that have already broken the plane of the rear facades, have eliminated a continuous roof line, and have introduced non-traditional materials to the interior block facades; that the corbelled brick cornice of the rear wall will be retained; that the rear wall of the addition will be stuccoed in order to differentiate the new structure from the historic brick façade; and, that the proposed addition will not diminish the special historic or architectural character of the building, the streetscape, or 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 to the Upper West Side - Central Park West Historic District and, therefore, voted to approve it.

However, in voting to grant this approved, the Commission made its determination subject to the condition that two sets of final signed and sealed drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on December 2, 2005, the Landmarks Preservation Commission received final drawings A0-a and A1-a dated 3/22/04, A00-b dated 6/20/05, A2-h dated 11/22/05, A3-e, A5-d and S1-e dated 11/10/05, A4-a dated 6/20/05, and A6-c and A7-a dated 4/20/05 and prepared by Jay Butler, R.A. Accordingly, staff 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 with a perforated seal and Certificate of Appropriateness 06-4253 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 Shelley Perdue.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jay Butler, R.A.**

cc: Jay Butler, R.A.; C. Kane Levy, Deputy Director of Preservation