



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: 09/15/2004 | EXPIRATION DATE: 07/27/2010 | DOCKET #: 05-1936 | COFA #: COFA 05-2124 |
| ADDRESS 12 WEST 72ND STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW | | BOROUGH: MANHATTAN | BLOCK/LOT: 1124/42 |

Display This Permit While Work Is In Progress

ISSUED TO:

Al Salsano, President
Oliver Cromwell Owner's Corp.
12 West 72nd 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 July 27, 2004, following the Public Hearing of July 27, 2004, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on July 1, 2004, and as you were informed in Status Update Letter 05-0749 (LPC 04-5502), issued July 28, 2004.

The proposed work, as approved, consists of installing new bronze and glass entrance doors, sidelights and transoms, as shown in drawings and photographs labeled L1 and L2, dated June 24, 2004, and A2 through A5, dated March 9, 2004, prepared by Robert Scarpa Jr., Architect, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report states that 12 West 72nd Street is a neo-Renaissance Revival style apartment building built in 1926-27 designed by Emery Roth; and that the style, details and materials 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.

With regard to this proposal, the Commission found that removing the existing non-historic entrance will not eliminate any significant protected features from the building; that the configuration and proportions of the proposed entrance are similar to the historic entrance; that the bronze material and simple design is in keeping with the age and style of the building; and that the new entrance will not detract from the special historic and architectural character of the building. 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 made its determination subject to the condition that

the shape of the decorative metal bars within the sidelights and transoms be softened by rounding the corners. The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two signed and sealed copies of the final drawings for the approved work revised to show the bars with a rounded profile.

Subsequently, the staff of the Commission received drawing A1 through A5, revised September 8, 2004, prepared by Robert Scarpa Jr., Architect. The Commission reviewed the drawings and found that the corners of the decorative bars have been rounded, softening the design to be more compatible with the neo-Renaissance style of the building; and that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 05 2124 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 W. Scarpa, Jr., R.A.**

cc: R. Scarpa, RA