



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

<b>ISSUE DATE:</b> 06/20/2006	<b>EXPIRATION DATE:</b> 05/09/2012	<b>DOCKET #:</b> 06-8444	<b>COFA #:</b> COFA 06-8960
<b>ADDRESS</b> 120-122 WEST 72ND STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1143/40

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Stephen Glascock, President**  
**120 West 72nd Street LLC**  
**c/o Anbau Enterprises Inc.**  
**206 Fifth Avenue, 4th Floor**  
**New York, NY 10010**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 9, 2006, following the Public Hearing of February 21, 2006 and Public Meeting of April 18, 2006, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forward in your application completed on January 26, 2006.

The proposal, as approved, consists of demolishing the existing one-story building and constructing a new 16-story residential building, featuring a limestone base with metal and glass infill and a metal canopy at the residential entrance; aluminum framed casement windows and a projecting bay set between the 2nd and 14th floors; a two-story setback penthouse and mechanical bulkheads; and weathered yellow and red brick cladding with limestone and quartzite details. The proposal as initially presented, consisted of a differently articulated façade and a larger, more visible, penthouse and mechanical bulkheads. The proposal was shown in presentation materials HP1 through HP3, 1 through 17, 5a, and 20, dated February 21, 2006, 1 through 17, 16a, and 20, dated March 14, 2006, and 20 through 30, dated May 9, 2006, all prepared by BKSK Architects LLP, submitted as components of the application, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District describes 120-122 West 72nd Street as a one-story commercial building originally designed by Scacchetti and Siegel and built in 1937 with later alterations; that the existing building is not one for which the historic district was designated; that the block on which the new building is proposed is comprised of large masonry clad apartment buildings with punched openings to the east and formerly residential rowhouses with 2-story commercial bases to the west; that the streetscape to the east of the site is

comprised predominately of large masonry apartment buildings; and that the existing building is located between two 14-story buildings at the western end of the block.

With regard to this proposal, the Commission found that the existing building is not one for which the Upper West Side/Central Park West Historic District was designated and that its demolition will not result in the loss of historic fabric nor detract from the streetscape; that the existing one-story building creates a gap in the street wall at a point of the block with is composed predominately of large scale masonry clad residential buildings with commercial bases and, therefore, the construction of a building of the proposed height would unify the streetscape; that the proposed building presents an articulated base, a uniformly patterned bulk, and a clearly delineated cornice line which is in keeping with the hierarchy of building forms found on the street and within the historic district; that the window fenestration, with a mix of punched openings and framed bay windows, is in keeping with the fenestration commonly found on buildings within the district; that the use of limestone details at the base and cornice helps to balance the asymmetrical façade; that the variation in surface planes and materials are in keeping with the highly detailed facades of the brownstones and early 20th century apartment buildings found in the district; that the proposed brick, limestone, quartzite, glass, and aluminum materials are in keeping with the largely stone and brick materials palette found in the district; and that the proposed building will enhance the architectural character 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 approval, the Commission stipulated that two, signed and sealed sets of the final Department of Buildings filing drawings be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on June 9, 2006, the Landmarks Preservation Commission received drawings A-001, A-002, A-100, A-100 through A-107, A-200 through A-210, A-300 through A-308, A-400 through A-402, A-500, A-501, A-600, A-700, A-701, A-702, A-702a, A-703, A-702b, A-800 through A-803, S-001 through S-004, S-101 through S-118, S-201, S-202, S-301, S-302, S-401, S-402, M-1 through M-19, P-1 through P-14, SP-1 and SP-12, E-1 through E-26, and ELV-1, dated revised April 26, 2006, and prepared by BKSK Architects LLP. Accordingly, staff reviewed these drawings and found that the proposal had been amended by increasing the ground floor height by 2'-0" and the 14th floor height by 8" and decreasing the floors heights at the 2nd through 13th floors by 2 2/3" each, totaling 2'-8", so that the overall building height remains unchanged. Staff found that the increased height of the ground floor is in keeping with the grand scale of ground floors found in large apartment buildings within the Upper West Side/Central Park West Historic District; that the change in floor heights at the upper floors will not significantly change the proportions of the facade; and that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 06-8960 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:  
George Schieferdecker, Partner, BSK Architects LLP**

cc: George Schieferdecker, Partner; C. Kane Levy, Deputy Director of Preservation