



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: 04/11/2006	EXPIRATION DATE: 02/21/2012	DOCKET #: 06-6738	COFA #: COFA 06-7258
ADDRESS 15 WEST 81ST STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1195/18

Display This Permit While Work Is In Progress

ISSUED TO:

Sidney A. Mayer, VP
15 West 81st Street Tenants Corp.
15 West 81st 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 February 21, 2005, 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 on January 26, 2006, and as you were notified in Status Update Letter 06-6081 issued on February 21, 2006.

The proposal, as approved, consists of removing the top portion of the addition; replacing the lower windows with metal and glass, French doors; and installing new curved steel framing and metal roof panels, painted to match the surrounding masonry, as shown in a site plan, existing and previous condition photographs, photomontages, and drawings 01, 02 and 03 dated February 21, 2006, prepared by William Gleckman, R.A., and presented at the Public Hearing and the Public Meeting. The proposal, as originally presented, called for installing a higher, curved steel and metal roof.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 15 West 81st Street as a neo-Renaissance style apartment building designed by Emery Roth and built in 1929-1930; and that the building's scale, materials and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission further noted that Warning Letter 01-0111 was issued August 22, 2000 for "installation of a rooftop addition, visible from West 82nd Street, in noncompliance with Certificate of No Effect 98-1929 (LPC 98-0859) issued the 9th of October, 1997."

With regard to this proposal, the Commission found that the proposed modified roofline will reduce the massing and volume of rooftop addition, thereby reducing the visibility from Columbus Avenue, 82nd and 84th Street; that the proposed elimination of the second band of windows helps the scale and details of the rooftop addition to

better recall the historic and Commission-approved, greenhouse additions which exist on terraces within the historic district; that the finish of the proposed cladding helps the addition to blend with the surrounding masonry, and other rooftop incursions found on this building and other buildings on the block; and that the proposed work will not diminish the special architectural and historic character of the building and the Upper West Side/Central Park West 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.

However, in voting to grant the work approved, the Commission stipulated that the roof of the addition be lowered and that two sets of the final signed and sealed drawings showing the approved work, which shall be submitted to the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on April 7, 2006, the Landmarks Preservation Commission received drawings 02 and 03 dated revised April 5, 2006, prepared by William Gleckman, R.A. Accordingly, staff reviewed the drawings and found that the roof height had been reduced and that the proposal approved by the Commission has been maintained. Based on these findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 06-3820 is being issued.

PLEASE NOTE THAT THIS PERMIT CONTAINS A COMPLIANCE DATE OF NOVEMBER 30, 2006. If you do not complete the work by this date, a Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and a civil penalty may be imposed.

Please note that Warning Letter 01-0111 remains in force against the property until the approved work is completed in compliance with this permit, and photographs of the completed work are submitted to the Landmarks Preservation Commission along with a written request for a Notice of Compliance.

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:
Donald Morris**

cc: William Gleckman, Architect; William Neeley, Deputy Director of Preservation