



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: 08/28/2006	EXPIRATION DATE: 07/25/2012	DOCKET #: 07-1147	COFA #: COFA 07-1496
ADDRESS 153 WEST 78TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1150/10

Display This Permit While Work Is In Progress

ISSUED TO:

Paul Brusco
153 West 78th Street LLC
153 West 78th 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 25, 2006, 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 June 29, 2006. This permit will expire on July 25, 2012.

The work, as approved, consists of constructing a one story, one-bay wide, brick clad rear yard addition on an existing ground floor one-story rear yard addition; installing an open metal railing at the roof of the addition; and enlarging an existing window open at the rear façade. The proposal, as initially presented to the Commission included the removal of decorative brick corbelling at a window sill in conjunction with altering the window opening. All proposed work was shown in presentation boards consisting of photo boards, current condition photographs and existing and proposed drawings, labeled 1, 2, 3, 3a, 4a, 4b, 4c, 4d, 5a, 5b, 5c, 5d, and 5e, dated May 9, 2005, prepared by Gregg Rothstein, R.A., submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing the application, the Commission noted that the Upper West Side/Central Park West Historic District designation report describes 153 West 78th Street as a Renaissance Revival style rowhouse built in 1890; and that the building's scale and materials are among the features that 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 proposed rear one-story rear yard addition will only project as far as the existing ell on this and the adjacent buildings, and therefore will retain the scale and character of this rowhouse; and that the construction of the proposed rear yard addition will not project beyond other additions in the block and therefore will not significantly reduce the presence of open space at the interior of the block; and that the construction of the proposed rear yard addition will not significantly reduce the presence of

open space at the interior of the block. Based on these findings, the Commission determined that the work is appropriate to the building and to the historic district, and voted to approve it.

However, in voting to grant this approval, the Landmarks Preservation Commission found that removing the brick window surround would eliminate a significant feature found on many buildings throughout the block, and therefore be retained; and that two sets of final signed and sealed drawings showing the approved proposal, which will be filed with the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 14, 2006, the Commission received two sets of a final stamped and signed drawing labeled 1 through 5, dated May 9, 2006, prepared by Gregg M. Rothstein, R.A. The Commission reviewed the submitted drawings and found that proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness 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 Kim Valente.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gregg Rothstein, Gregg Rothstein, Arch.**

cc: Gregg Rothstein, Arch.; William Neeley, Deputy Director of Preservation