



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

<b>ISSUE DATE:</b> 10/17/2006	<b>EXPIRATION DATE:</b> 10/17/2012	<b>DOCKET #:</b> 07-2014	<b>COFA #:</b> COFA 07-2562
<b>ADDRESS</b> 167 WEST 80TH STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1211/6

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

**ISSUED TO:**

**Paul Brusco  
Amsterdam 80 Development Co.  
163 West 74th 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 September 12, 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 forward in your application completed on August 17, 2006, as you were notified in Status Update Letter 07-2006 (LPC 06-0648), issued on September 12, 2006.

The proposal, as approved, consists of exterior alterations to the street facade, including the installation of one-over-one double hung aluminum windows featuring an arched panel in the upper sash at the 1st, 4th, and 5th floors, and restoring the wood brickmolds, all to be painted black. The proposal was shown on presentation boards consisting of photographs; a historic district map; a site plan; and drawings 1, 2, 3, and 4, dated revised August 4, 2006, prepared by Gregg Rothstein, R.A.; all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District designation report describes 167 West 80th Street as a Renaissance/Romanesque Revival style flats building designed by Neville & Bagge and built in 1895-96; and that its style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission further noted that Notice of Violation 92-0356 was issued on May 29, 1992, for "The installation of windows without permits."

With regard to this proposal, the Commission found that the removal of the existing square headed anodized aluminum windows will eliminate features which detract from the special architectural character of the building; that peeling away the aluminum panning will reveal the historic wood brick mold; that the work will restore the curved head of the window sash to the window opening; that the proposed windows will match the historic windows in terms of details, operation, finish, and configuration; that the painted finish of the aluminum sash will

allow it to blend with the restored wood brick molds; that the change in material from the historic windows will not detract from the special historic or architectural character of the buildings; and that the proposed windows will be consistent with the style of the building and will recall the types of windows historically found on buildings of this age and style. Based on these findings, the Commission determined the work to be appropriate to the building and to the historic district, and voted to approve this application.

However, the Commission made its determination subject to the stipulation that two signed and sealed copies of the final Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on September 14, 2006, the Landmarks Preservation Commission received drawings 1 through 4, dated revised August 4, 2006, prepared by Gregg Rothstein, R.A. The Commission reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, Certificate of Appropriateness 07-2562 is being issued.

Notice of Violation 92-0356, issued on May 29, 1992, for "The installation of windows without permits" will remain in effect until the work approved under this permit has been completed and inspected for compliance.

**PLEASE NOTE THAT THIS PERMIT CONTAINS A COMPLIANCE DATE OF JUNE 5, 2007.**

If you do not complete the work by this date, a second 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 fine may be imposed. Once the corrective work is completed, promptly submit a written request for a Notice of Compliance, along with photographs documenting the finished work, to the Commission.

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 Jacqueline Peu-Duvallon.

Robert B. Tierney  
Chair

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

cc: Caroline Kane Levy, Deputy Director, Preservation/LPC; Anne Carlin, Violations Officer/LPC