



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

ISSUE DATE: 01/25/2006	EXPIRATION DATE: 06/07/2011	DOCKET #: 06-1511	COFA #: COFA 06-1555
ADDRESS 20 WEST 71ST STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1123/143

Display This Permit While Work Is In Progress

ISSUED TO:

Omar Brown
Twenty Seventy One Realty Corp.
20 West 71st 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 of June 7, 2005, following the Public Hearing and Public Meeting of January 11, 2005, the Landmarks Preservation Commission voted to approve the proposed work at the subject premises, as put forth in your application completed on December 16, 2004. This approval expires June 7, 2011.

The proposal, as approved, consists of the construction of a stucco-clad rooftop addition on the northern portion of the roof, and the extension of an existing chimney on the west side of the building, with new brick and mortar to match the existing, as shown in photographs of the existing conditions and of a mock-up constructed on site, photo-montages, a block plan, and drawings titled "Building Elevations/Setbacks", "Section/Materials/plans/elevations", "Existing Roof Plan/Partial Section", and "Building Section", all stamped "Received Preservation Department 6/7/05", all prepared and presented at the Public Hearing and the Public Meetings by Face Design and Fabrication Corporation. The proposal, as initially presented, included a larger and more visible addition set closer to the existing parapet and the front facade, as shown in drawings titled "Existing Context", "Proposed Scheme/Materials", Building Elevations/Setbacks", "Plans/Sections/Elevations", "Existing Roof Plan/Partial Section", and "Building Section", all stamped "Received Preservation Department 1/11/05".

In reviewing this proposal, the Commission noted that the Upper West Side/Central park West Historic District Designation Report describes 20 West 71st Street as a Renaissance Revival style rowhouse designed by Gilbert A. Schellenger and built in 1889; and that style, scale, materials, and details of the building 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 construction of the addition will not require the destruction of any significant architectural fabric; that the addition will be only minimally visible in conjunction

with the primary facade, and only at an oblique angle, and will therefore not detract from the building; that the addition will be seen against the background of adjacent structures, diminishing its impact upon the streetscape; that the extension of the chimney will be done in matching brick and will not draw undue attention to itself; and that for these reasons the proposed work will not detract from the building, the streetscape or 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 voted to approve it.

In voting to grant this approval, the Commission made its determination subject to the condition that two sets of signed and sealed Department of Building filing drawings for the approved work be submitted to the Commission for review.

On December 23, 2005, the Commission received drawings C-1, EX-1 through EX-4, A-1, A-1.1, A-2 through A-6, S-1, and S-2, all dated December 13, 2005, prepared and submitted by Face Design and Fabrications Corporation. Staff has reviewed these materials and finds that the proposal approved by the Commission has been maintained. Based on this and the approved findings, Certificate of Appropriateness 06-1555 is being issued.

The approved work is limited to that described above. Please retain three samples of the proposed brick and mortar and notify the Commission to arrange for an inspection of the proposed materials to determine if the size, color, and texture of the proposed brick, and the color, texture, and tooling of the proposed mortar, match the original, prior to ordering materials or completing the final phases of the work at the extension of the chimney.

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 John Graham.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
George Rizzo, Jam Consultants, Inc.**