



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: 10/11/2005	EXPIRATION DATE: 05/10/2011	DOCKET #: 06-1308	COFA #: COFA 06-2897
ADDRESS 22 RIVERSIDE DRIVE HISTORIC DISTRICT WEST END COLLEGIATE		BOROUGH: MANHATTAN	BLOCK/LOT: 1184/63

Display This Permit While Work Is In Progress

ISSUED TO:

James Rimzler
22 RSD, LLC
200 Madison Avenue - 24th floor
New York, NY 10016

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 10, 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 April 14, 2005, and as you were notified in Status Update Letter 05-7733, issued on May 10, 2005.

The proposal, as approved, consists of creating a new line of window openings at the second through sixteenth floors at the Riverside Drive facade, as shown in photographs and drawings labeled LM-1.1, LM-1.2, LM-1.3 and LM-1.4 dated April 13, 2005, prepared by Howard Spivak, Architect, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the West End-Collegiate Historic District Historic District Designation Report describes 22 Riverside Drive as an Eclectic style apartment building with Gothic and Elizabethan details built in 1930-31 and designed by Willam Paris; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the West End-Collegiate Historic District Historic District was designated.

With regard to this proposal, the Commission found that no significant architectural features of the building will be damaged or destroyed as a result of the proposed work; that the proposed new window openings and sash retain the same shape and pattern as the original double hung windows on the primary facade; that the location and pattern of the proposed new window openings are consistent and regular and will add balance to this asymmetrical facade; that the proposed new windows will match, in terms of configuration, operation, details and finish, the original six-over-one double hung windows; and that the proposed work will not diminish the special architectural or historic character of the building or the West End-Collegiate Historic District. Based on these

findings, the Commission determined the work to be appropriate to the building and to the West End-Collegiate Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on October 7, 2005, the Landmarks Preservation Commission received final drawings LM-3.1 through LM-3.9 dated October 6, 2005, prepared by Howard B. Spivak, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 06-2897 is being issued.

Please note that this Certificate of Appropriateness is being issued in conjunction with Certificate of No Effect 06-2899 approving exterior restorative work and the building-wide replacement of windows and installation of through-the-wall air conditioners.

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 Cynthia Danza.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Howard B. Spivak, Howard B. Spivak Architect, PC**

cc: Caroline Kane Levy, Deputy Director of Preservation