



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: 08/11/2006	EXPIRATION DATE: 07/25/2012	DOCKET #: 07-0721	COFA #: COFA 07-1233
ADDRESS 225 WEST 86TH STREET INTERIOR LANDMARK BELNORD APARTMENTS		BOROUGH: MANHATTAN	BLOCK/LOT: 1234/19

Display This Permit While Work Is In Progress

ISSUED TO:

Neil Ibroci, President
Extell Development Company
800 Third Avenue, 4th floor
New York, NY 10022

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 forward in your application completed on June 29, 2006, and as you were informed in Status Update Letter 07-0620 (LPC 05-6209), issued on July 26, 2006.

The proposed work, as approved, consists of replacing existing gates at the West 86th Street courtyard entrances with new decorative metal entrance gates; removing the existing temporary security booth at the eastern courtyard entrance; and installing a new metal and glass entrance booth on the sidewalk, near the eastern courtyard entrance. The work was shown on eleven presentation boards, labeled LPC-1 through LPC-11, dated July 13, 2006; prepared by Page Ayres Cowley Architects, LLC; and consisting of drawings, photographs, photo montages, and finish samples and photographs, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Belnord Apartments Designation Report describes 201-225 West 86th Street (aka 200-248 West 87th Street; 540-558 Amsterdam Avenue; 2360-2376 Broadway) as an Italian Renaissance style apartment building designed by Hiss and Weekes and built in 1908-1909. The Commission also notes that the existing gates were installed prior to designation; and that Certificate of No Effect 02-6776 (LPC 02-6473) was issued May 29, 2002 for the temporary installation of a security guard booth.

With regard to this proposal, the Commission found that the removal of the existing booth and iron-work will eliminate elements that are unsympathetic to the design of the building; that the proposed work will not destroy or alter any significant features of the entrances; that the presence of gates and a security booth are typical for a building of this type, style and age and will not detract from the overall appearance of the building; that the proposed gates and booth are well scaled to the entrances and in keeping with the placement of these elements at

large Italian Renaissance style apartment buildings, featuring primary courtyard entrances; that the form, details and finishes of the gates and booth will relate well to the arched entranceways and their decorative elements, thereby helping the installations to be well integrated into the overall design of the entranceway; and that the work will support the special historic and architectural character of this Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve it with the following modifications: that the design of the iron-work at the side sections of the gates, featuring the pedestrian entrances, be simplified; and that the placement of the taxi light at the security booth be moved to the edge of the security booth roof ridge.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final drawings showing the approved design, incorporating the required changes.

Subsequently, on August 2, 2006, the Commission received final drawings LPC-1 through LPC-10, dated July 13, 2006 and prepared by Page Ayres Cowley Architects, LLC. Accordingly, staff reviewed these drawings and noted that the design approved by the Commission has been maintained and the changes required by the Commission have been included. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 07-1233 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 Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Page Ayres Cowley Architects, LLC**

cc: Caroline Kane Levy, Deputy Director of Preservation; Anne Carlin, Compliance Officer