



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

<b>ISSUE DATE:</b> 04/13/2007	<b>EXPIRATION DATE:</b> 02/27/2013	<b>DOCKET #:</b> 07-6285	<b>COFA #:</b> COFA 07-7598
<b>ADDRESS</b> 26 WEST 76TH STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1128/48

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

**ISSUED TO:**

**Adam Gordon**  
**92 Jane Street**  
**New York, NY 10007**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 27, 2007, following the Public Hearing of the same date, voted to approve a proposal for work at the subject premises, as put forward in your application completed February 1, 2007, and as you were informed in the Status Update Letter issued on February 28, 2007 (SUL 07-6353, LPC 07-1321). This approval will expire February 27, 2013.

The proposed work, as approved, consists of creating a new center entrance and service doors at the ground floor; lowering the sills of the parlor floor windows and installing new French doors and transoms within the enlarged openings; installing a new balconette with decorative metal railings at the parlor floor; creating a new front areaway consisting of bluestone pavers, two stairways, planters, masonry piers and a decorative metal railing; constructing a full-width, three-story with basement rear-yard addition; and rebuilding the rear brick façade at the fourth-floor with new opening configuration, including a new door; as shown in presentation drawings L-1, L-2, L-3, L-4A, L-4B, L-5A, L-5B, L-6A, L-6B, L-7 through L-11 dated January 8, 2007, and a proposed façade rendering, submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Upper West Side/ Central Park West Historic District designation report describes 26 West 76th Street as a Renaissance Revival style house designed by Schickel & Ditmars and built in 1896-98; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the Upper West Side/ Central Park West Historic District was designated. The Commission further noted that the original stoop had been removed and a basement entrance created prior to designation.

With regard to this proposal, the Commission found that the work will not result in damage to, or the removal of significant historic fabric; that the alterations to the front façade are in keeping with the style, scale, and detailing

found on buildings of this age and style in this historic district; that the building is not part of a row of matching buildings and therefore the proposal will not interrupt the rhythm of the streetscape; that buildings with decorative center entrances exist on this block; that the proposed decorative metal railings will match the historic ironwork on the building; that the proposed coursing and door surround details at the first floor will match the existing masonry above; that the proposed rear yard addition will not be visible from any public thoroughfare; that the rear addition will not rise to the full height of the rear façade, thereby preserving the historic plane of the top floor and cornice; that the building is not part of a row, and therefore, the construction of the addition will not alter the historic character of a row of houses; that the rear façade of the addition will not project further into the rear yard than the existing addition or the other rear yard additions within this block and, therefore, will not further diminish the central greenspace; and that the work will not detract from the special character of the Upper East Side Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that a set of unmounted copies of the presentation drawings and two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on March 15, 2007, the Landmarks Preservation Commission received final drawings A000, A001, D001, D002, D003, D004, A101, A102, A103, A104, A200, A201, A300, A301, and A501 dated issued March 12, 2007 and prepared by Steven Harris, R.A. Staff reviewed the drawings and found that the work also includes constructing a one-story rooftop addition, including a canopy, and metal railings; installing two HVAC units at the penthouse roof; replacing nine wood one-over-one, double-hung windows at the second, third, and fourth floors at the front façade with new wood one-over-one, double-hung windows, painted to match the existing; cleaning the front façade with a low-pressure water rinse, and interior alterations. Accordingly, staff reviewed the drawings and found, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(e), that the proposed rooftop addition, railings, and HVAC units will not result in any damage to, or demolition of, a significant architectural feature of the roof of the structure on which it is constructed; that they will not be visible from any public thoroughfare; that they do not adversely affect significant architectural features of adjacent improvements; and that there is no outstanding objection for use or bulk listed on the objections sheet for such structure; in accordance with Section 3-04, that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish; that the cleaning of the front façade will be done in the gentlest effective method without causing damage to the masonry; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 07-7598 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 Joshua Speakman.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Anthony Potestio, J. Callahan Consultants, inc.**

cc: C. Kane Levy- Deputy Director of Preservation