



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> 08/08/2006	<b>EXPIRATION DATE:</b> 11/09/2010	<b>DOCKET #:</b> 07-0648	<b>COFA #:</b> COFA 07-0957
<b>ADDRESS</b> 27-33 WEST 72ND STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1125/12

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

**ISSUED TO:**

**Moshe Azogui, Mbr.**  
**BCRE- Stellar West 72nd Street LLC.**  
**885 3rd Avenue, 27th Floor**  
**New York, NY 10012**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 9, 2004, 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 on October 14, 2004. This permit will expire on November 9, 2010.

The proposed work, as approved, consists of creating a curb cut on West 73rd Street and installing a set of rolling garage doors at the West 73rd Street façade. The work was shown on presentation boards consisting of drawings and photographs, dated August 30, 2004, prepared by H. Thomas O'Hara, and presented at the Public Hearing and Public Meeting.

In reviewing the application, the Commission noted that the Upper West Side/Central Park West Historic District designation report describes 27 West 72nd Street as a neo-Renaissance style apartment hotel designed by George F. Pelham, built in 1924-1925; and that the style, scale, materials, and details are among the features which 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 the proposed work will not result in any damage to, or demolition of, any significant architectural features of the building; that removing the steps to create this entrance will not diminish the design of the building; that the proposed garage entrance is in keeping with rear entrance garages found in the historic district in terms of its size, scale, and massing; that the proposed garage door will match the design of the doors in the adjacent opening; that creating the curb cut will affect no significant sidewalk features; and that the dark color finish of the proposed garage doors will relate harmoniously to the building, and to other buildings found on this block and within this historic district. Based on these findings, the Commission determined that the work is appropriate to the building and to the historic district, and voted to

approve this application.

However, in voting to grant this approval, the Commission made its determination subject to the stipulation that two sets of final signed and sealed drawings, showing the approved work, which are to be filed at the Department of Buildings, be submitted to the staff of the Commission for review and approval.

Subsequently, on July 26, 2006, the staff of the Commission received drawings A-101.0, A102, A102.1 and A205, dated May 13, 2004; last revised July 20, 2006, prepared by Henry Thomas O'Hara, Jr., R.A. Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness 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 Kim Valente.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Valerie Campbell, Kramer Levin Naftalis & Frankel LLP.**