



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: 06/27/2005	EXPIRATION DATE: 06/14/2011	DOCKET #: 05-4354	COFA #: COFA 05-8863
ADDRESS 322 WEST 75TH STREET HISTORIC DISTRICT WEST END COLLEGIATE		BOROUGH: MANHATTAN	BLOCK/LOT: 1184/102

Display This Permit While Work Is In Progress

ISSUED TO:

**Avraham C. Moskowitz, Trustee
Moskowitz and Book, LLP
1372 Broadway, 14th Floor
New York, NY 10018**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 14, 2005, following the Public Hearing of the same date, voted to deny the legalization of the installation of a single-pane wood and aluminum window adjacent to the main entrance, installed without a Landmarks Preservation Commission permit; and to modify one-over-one, double-hung wood windows installed without Landmarks Preservation Commission permits, except for the finish, at the subject premises, as put forward in your application completed on May 19, 2005.

The work denied consists of legalizing the installation of a small single-pane window adjacent to the main entrance with a heavy wood frame and a bronze anodized aluminum insert. The work approved consists of modifying one-over-one, double-hung wood windows installed throughout the building without Landmarks Preservation Commission permits by painting them. The work was shown in photographs of the existing conditions, dated May 2005, submitted by the applicant, and presented at the Public Hearing and Public Meeting. The proposal as presented included legalizing the installation of the one-over-one double-hung windows with a natural finish.

In reviewing this proposal, the Commission noted that the designation report states that 322 West 75th Street is a Renaissance Revival style townhouse designed by C.P.H. Gilbert and built in 1895-97; and that the building's style, scale, design, details, and materials are among the features which cause this building to contribute to the special architectural and historic character of the West End-Collegiate Historic District. The Commission also noted that Certificate of Appropriateness 00-2698 was issued October 29, 1999 for constructing a rooftop addition, and installing painted wood French doors; and that Notice of Violation 04-0624 was issued May 10, 2004 for the installation of windows without permits.

With regard to the legalization of the window adjacent to the entrance, the Commission found that the heavy

wood frame of the window adjacent to the entrance is awkwardly proportioned, compared to the much thinner dimensions of the other windows; that the bronze anodized aluminum insert is a material and finish that is not harmonious with the special architectural character of the house; and that the window adjacent to the entrance detracts from the special historic and architectural character of the house and the streetscape. Based on these findings, the Commission found that this portion of the application was inappropriate, and voted to deny it.

With regard to the legalization of the one-over-one, double-hung wood windows, the Commission found that the new wood windows match the configuration, operation, details and material of the historic windows; that the sash in the curved bay conform to the curved shape of the openings, retaining an important historic feature of the house; and that the painted finish will be in keeping with the types of finishes found on buildings of this age and style. Based on these findings, the Commission determined the one-over-one, double-hung wood windows to be appropriate to the building and the historic district, and therefore voted to approve this portion of the application. Certificate of Appropriateness 05-8863 is thus being issued.

This permit is being issued on the condition that a paint sample for the windows will be submitted to and approved by staff of the Commission prior to the commencement of work.

Notice of Violation 04-0624 remains in force against the building. Please note that failure to address this violation may result in the issuance of an additional Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and a civil penalty may be imposed.

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 Lisa Schaeffer.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
John Montalto, RA, Massa Montalto Architects, PC**

cc: J. Montalto, RA, W. Neeley, LPC, A. Carlin, LPC