



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: 07/15/2005	EXPIRATION DATE: 06/14/2011	DOCKET #: 05-6961	COFA #: COFA 06-0500
ADDRESS 325 WEST END AVENUE HISTORIC DISTRICT WEST END COLLEGIATE		BOROUGH: MANHATTAN	BLOCK/LOT: 1185/19

Display This Permit While Work Is In Progress

ISSUED TO:

Mark Hoffman, Asst. Sec.
325 West End Avenue Owners Corp.
300 West 55th Street
New York, NY 10019

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of of June 14, 2005, following the Public Hearing June 14, 2005, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on May , 2005.

The proposed work, as approved, consists of the construction of two rooftop bulkheads to be clad in metal siding, one for a stair bulkhead and the other for mechanical equipment, a roof deck, a pergola, and a railing on the south and east sides of the deck, all on the roof of the southern penthouse, as shown in drawings A1 through A8, D1 through D6, and photo boards P1, P2, P2.1, P2.2, P3-5, P3.1, P3.2, P4.1, P4.2, P5.1, P5.2, including photographs of the existing conditions and photo-montages, all prepared and presented at the Public Hearing and the Public Meeting by Edward I. Mills and Associates.

In reviewing this proposal, the Commission noted that the West End Collegiate Historic District Designation report describes 325 West End Avenue as a neo-Renaissance style apartment building designed by Neville and Bagge and built in 1915-16; and that the style, scale, materials, and details of the building are among the features that contribute to the special architectural and historic character of the West End Collegiate Historic District. The Commission also noted that the existing penthouse is a modern addition which was constructed prior to designation, and that the work proposed in this application will be built on the roof of the modern penthouse addition.

With regard to this proposal, the Commission found that construction of the roof deck, bulkheads, pergola and hand rail will not cause the destruction of any significant historic material; that the proposed deck and mechanical equipment bulkhead will not be visible from a public thoroughfare; and that the simple massing and details of the new stair bulkhead, pergola, and railing will not draw undue attention to themselves, or call attention away from

the main facades. Based on these findings, the Commission determined the proposed work to be appropriate to the building, and voted to approve it.

However, in voting to grant this approval, the Commission made its determination subject to the conditions that the railing on the southern-most portion of the deck be moved back from the edge of the roof the maximum, 6' - 0", to conform to Department of Building regulations; that the design of the railing be modified, to use mesh infill; and that two sets of signed and sealed Department of Building filing drawings showing the approved work as modified be submitted to the Commission for review.

On June 27, 2005, the Commission received two sets of signed and sealed drawings PM/RD-0.0, dated March 29, 2005, PM/RD-0.01 and PM/RD-01, dated June 27, 2005, D-1.0, PM-2.0 through PM-6.0, RD-2A, and RD-3.0 through RD-7.0, all dated March 29, 2005, S-1.0, S-2.0, and S-3.0, all dated March 28, 2005, M/E-1, dated December 15, 2004, and M/E-2, dated January 17, 2005, prepared and submitted by Edward I. Mills and Associates, showing the approved design with the railing on the southern-most portion of the deck moved back to be 6' - 0" from the edge of the roof of the penthouse. On July 7, 2005, the Commission received drawing RD-6.0A, showing the handrail with mesh infill. Staff has reviewed these materials and finds that the proposal approved as modified by the Commission has been maintained in the filing drawings. Based on this and the approved findings, Certificate of Appropriateness 06-0500 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 John Graham.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Carlos Burbano, CLBS**

cc: CLBS, attn: Carlos Burbano