



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

ISSUE DATE: 12/05/2005	EXPIRATION DATE: 09/20/2011	DOCKET #: 06-2152	COFA #: COFA 06-4151
ADDRESS 330 WEST 77TH STREET HISTORIC DISTRICT WEST END COLLEGIATE		BOROUGH: MANHATTAN	BLOCK/LOT: 1185/90

Display This Permit While Work Is In Progress

ISSUED TO:

Luigi Arlia
330 West 77th Street, LLC
33 West 75th Street
New York, NY 10023

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 20, 2005, following the Public Meeting of August 16, 2005, and the Public Hearing of June 28, 2005, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on June 2, 2005.

The proposal, as approved, consists of exterior alterations to the rear facade, including the removal of the existing two-story addition and the construction of a three-story masonry addition. The proposal, as originally presented, called for a four-story masonry addition and a different fenestration pattern. The proposal was shown on presentation boards consisting of photographs; a historic district map; a site plan; and drawings 1, 3, 4, 5, and 8 dated January 5, 2005, prepared by Gregg Rothstein, R.A.; all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report describes 330 West 77th Street as a Renaissance Revival style rowhouse designed by Charles T. Mott and built in 1891-1892; and that its style, scale, materials and details are among the features that contribute to the special architectural and historic character of the West End-Collegiate Historic District.

With regard to this proposal, the Commission found that that the proposed addition will not project deeper into the rear yard than the additions on the adjacent buildings and therefore, will not diminish the central greenspace; that the addition does not rise to the full height of the rear facade and thereby maintains the historic top floor and fenestration pattern, and maintains the historic continuity of the rear facade in relation to the other buildings in the row; that the 3-story addition does not alter the scale and character of this building as an individual rowhouse; and that the work will not diminish the special architectural or historic character of the West End-Collegiate Historic District. Based on these findings the Commission determined the work to be appropriate to the building

and to the historic district, and voted to approve this application.

However, the Commission made its determination subject to the stipulation that the height of rear addition be reduced from four stories to three stories, and that there be a hierarchy of fenestration on the new rear facade; and that two signed and sealed copies of the final Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on November 15, 2005, the Landmarks Preservation Commission received drawings 1 through 6, and 6A, dated received November 15, 2005, prepared by Gregg Rothstein, R.A. The Commission reviewed the drawings and found that the height of the rear addition had been reduced; a hierarchy of fenestration incorporated; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, Certificate of Appropriateness 06-4151 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 Jacqueline Peu-Duvallon.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gregg Rothstein, R.A.**

cc: William Neeley, Deputy Director, Preservation/LPC