



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: 11/26/2004	EXPIRATION DATE: 11/26/2009	DOCKET #: 04-8059	COFA #: COFA 05-3823
ADDRESS 339 WEST 71ST STREET HISTORIC DISTRICT WEST 71ST STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 1183/18

Display This Permit While Work Is In Progress

ISSUED TO:

Jake Avid
A P Orchard Development Corp.
209 East 14th Street
New York, NY 10003

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 26, 2004, following the Public Hearing and Public Meeting of October 26, 2004, voted to approve certain work at the subject premises as put forward in your application completed on June 28, 2004. This approval will expire on November 26, 2010.

The proposed work, as approved, consists of altering the masonry openings on the rear elevation at the first, second and third floors; removing part of the eastern secondary elevation of the rear-yard extension at the basement, first, second and third floors and constructing a three-story rear-yard addition next to the existing extension; constructing a roof-top addition at the rear of the fourth floor roof; and constructing a root-top addition on the fifth floor. The proposal is shown in existing-condition photographs and drawings 1 to 9 and L.P.C.-1 through L.P.C.-3 dated revised August 25, 200, prepared by Feingold & Gregory, architects, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the West 71st Street Historic District designation report describes 339 West 71 Street as one of a row of eight rowhouses designed in the Renaissance Revival style, with Venetian influences, by Horgan & Slattery, in 1894-95; and that the building's style, scale, materials and details are among the special features that cause the building to contribute to the special architectural and historic character of the West 71st Street Historic District.

With regard to this proposal, the Commission found that the rear yard and rooftop addition will not be visible from any public thoroughfares; the construction of the proposed additions will not result in the removal of any significant building features; the design of the rear of the building will retain the scale and character of an individual rowhouse;

the proposed rear yard addition will not extend out as far as the existing adjacent rear yard 'el' extension, or the

approved rear yard addition of the adjacent building; and will not substantially eliminate the presence of a rear yard; the proposed extension at the rear of the 5th floor will not extend to the rear façade of the building and therefore will not raise the height of the rear façade above the adjacent buildings; and that the top floor of the rear facade will remain intact, thereby maintaining the continuity of the row and the relationship of this building with the adjacent rowhouses. Based on these findings, the Commission determined that the proposed work is appropriate to the building and to the historic district and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of final signed and sealed Department of Building filing drawings, as well as reduced set of all presentation boards and color photographs, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on November 22, 2004, the Commission received drawings 1 through 9 dated July 28, 2004 , prepared by Paul Gregory, architect. Accordingly, the staff of the Commission reviewed these drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 05-3823 is being issued. The work, therefore, is approved.

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 Zephreny Parmenter.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Paul Gregory, RA, Feingold & Gregory Architects PC.**

cc: Sarah Carroll, Deputy Director for Historic Preservation