



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: 07/28/2004	EXPIRATION DATE: 06/13/2010	DOCKET #: 05-0248	COFA #: COFA 05-0745
ADDRESS 35 WEST 76TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1129/12

Display This Permit While Work Is In Progress

ISSUED TO:

Adam Gordon
West 76th Street LLC
60 East 83rd Street
New York, NY 10028

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 13, 2004, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forth in your application completed June 17, 2004. This approval will expire July 13, 2010.

The proposal, as approved, consists of installing a projecting cast stone portico at the ground floor entrance, which will support a balconette with a black painted wrought iron railing at the parlor floor. The proposal also includes constructing a full height, full width rear yard addition; replicating a masonry corbelled cornice at the rear yard addition matching the adjacent buildings on the row; and installing a wrought iron handrail at the fourth floor balcony, as was shown in a photograph boards L-1 through L-5, dated March 25, 2004, and in drawings A00, A001, A101, A102, A203, A203a, A302, A320a, A401, and A401a, dated July 13, 2004, prepared by Steven Harris, Architect, and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District and the Central Park West - West 76th Street Historic District designation reports describes 35 West 76th Street as a neo-Grec style rowhouse designed by George M. Walgrove and constructed in 1887-89; and that its style, scale, type, age, materials and details are among the features that contribute to the special architectural and historic character of the historic districts. The Commission further notes that Certificate of Appropriateness 05-0377 (LPC 04-6549), was issued July 27, 2004 approving the construction of a one-story rooftop addition, window replacement, and masonry restoration work at the subject premises. The Commission finally noted that the building was altered in the early 20th-century resulting in the removal of the stoop and the creation of a basement entrance; that the stoops have been removed from many of the building in this row and on this street; and that some houses feature decorative surrounds at the basement entry.

With regard to this proposal the Commission found that that the proposed projecting portico will be in keeping with other projecting elements on the facades in this historic district, including bay windows and balconies; that the proposed entrance portico will provide unity and balance to the facade and is consistent with alterations found on other rowhouses in the historic district; that the addition will not extend beyond the footprint of the existing additions, or of other additions which exist on the other buildings on the block; and that the addition will not compromise the character of the greenspace which exists within the center of the block; that the replication of the corbelled cornice at the rear façade will maintain a significant architectural feature; that the design and massing of the proposed rear yard addition will recall the rear facades of other rowhouses; and that the proposed work will not diminish the special architectural and historic character of the building or both historic districts. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approved it.

However, in voting to grant this approved, the Commission made its determination subject to the condition that two, signed and sealed sets of the final Department of Buildings filing drawings be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on July 27, 2004, the Landmarks Preservation Commission received drawings A101, A102, A203a, A301, A302, A302a, A401, and A500, dated July 26, 2004, and prepared by Steven Harris, Architect. Accordingly, staff 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 with a perforated seal, and Certificate of Appropriateness 05-0745 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 Hansel Hernandez Navarro.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
J. Callahan Consulting, Inc.**

cc: Steven Harris Architects, Caroline Kane Levy, Deputy Director of Preservation