



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: 03/26/2004	EXPIRATION DATE: 02/24/2010	DOCKET #: 04-5483	COFA #: COFA 04-5950
ADDRESS 37 RIVERSIDE DRIVE		BOROUGH: MANHATTAN	BLOCK/LOT: 1185/42
HISTORIC DISTRICT WEST END COLLEGIATE			

Display This Permit While Work Is In Progress

ISSUED TO:

Nelly Castaneda Caruso
Tudor Realty 37 Apt. Corp.
37 Riverside Drive
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 February 24, 2004, following the Public Hearing of the same date, voted to approve certain work at the subject premises as put forward in your application completed on January 27, 2004. This approval will expire on February 24, 2010.

The proposal, as approved, consists of exterior work including the construction of a one-story, glass-and-metal, roof-top greenhouse addition at the eastern end of the penthouse terrace facing West 76th Street as shown in existing-condition photographs; photographs of a mock-up of the addition; sight-line drawings; a material sample and elevation, plan, section and detail drawings of the proposal titled, "Construction Plan & Details," dated received January 27, 2004, prepared by Claus R. Rademacher, architect, submitted as components of the application and presented at the Public Hearing and the Public Meeting.

In reviewing this proposal, the Commission noted that the West End Collegiate Historic District Designation Report states that 37 Riverside Drive is a neo-Renaissance style apartment house designed by Schwartz & Gross and built in 1924; and that the building's style, scale, materials and details are among the features which cause it to contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that the construction of the proposed greenhouse addition will not result in damage to or demolition of any significant architectural features of the building; that, in the context of the primary facade, the proposed addition will only be minimally visible when seen at a great distance from inside Riverside Park, and will be minimally visible at a distance in the context of the secondary east elevation and at an oblique angle from the north side of West 76th Street; that the visible portion of the proposed addition will be viewed against the brick water tower and, therefore, will not call attention to itself in the streetscape; that the dark metal material of the proposed greenhouse framing will blend harmoniously with the

other rooftop elements; and that the proposed greenhouse addition will not adversely affect any significant architectural features of the building or of adjacent improvements. Based on these findings, the Commission determined the proposed work to be appropriate to the building and to the historic district and voted to approve it.

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

Subsequently, on March 4, 2004, the Commission received drawing A01 dated revised October 10, 2003, prepared by Claus F. Rademacher, architect. Accordingly, the staff reviewed the drawing and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawing has been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 04-5950 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 James Dillon.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Yasmin Lopez, Outsource Consulting**

cc: Yasmin Lopez; Brian Hogg, Director of Preservation; Sarah Carroll, Deputy Director of Preservation