



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: 12/08/2006	EXPIRATION DATE: 09/19/2012	DOCKET #: 07-2399	COFA #: COFA 07-4170
ADDRESS 38 WEST 83RD STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1196/49

Display This Permit While Work Is In Progress

ISSUED TO:

Robert Pincow
570 Smith Street
Brooklyn, NY 11231

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 19, 2006, following the Public Hearing and Public Meeting of July 25, 2006, voted to approve a proposal to construct a rear yard addition, as put forward in your application completed on June 29, 2006, and as you were informed in Status Update Letter 07-2296, issued September 25, 2006. The approval will expire on September 19, 2012.

The proposal, as approved, consists of exterior alterations to the rear facade, including the removal of the existing three-story addition; the construction of a four-story masonry addition with a hierarchy of fenestration; and maintaining the historic fenestration pattern at the top floor. The proposal, as originally presented, called for a five-story masonry addition, with a different fenestration pattern, and excavating a portion of the rear yard. The proposal was shown on presentation boards consisting of photographs; a historic district map; a site plan; a section; and drawings A3, A4, A5, and A7, dated received June 29, 2006, and September 7, 2006, prepared by Isaac & Stern Architects; all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report describes 38 West 83rd Street as a Queen Anne style rowhouse designed by Marcus Hutchinson and built in 1886-87; and that its style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District.

With regard to this proposal, the Commission found that the rear addition will not be visible from any public thoroughfare; that other rear yard incursions exist within the center of the block, and the proposed addition will not project further into the rear yard than the existing ell, therefore, the work will not result in a significant reduction of greenspace at the center of the block; that the rear addition will not rise to the full height of the rear facade, and therefore, will not change the buildings relationship to the row or overwhelm the scale and character

of this house as an individual rowhouse; that the work at the rear will maintain the historic fenestration pattern at the basement, first, and second floors, and thereby reinforce the building's relationship to the row; and that the work will not detract from the special architectural and historic character of the building and the 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 two final sets of signed and sealed Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on November 21, 2006, the Landmarks Preservation Commission received drawings Z1, A1, A2, A3, A4, A5, A6, A7, A8, A9, S1, D1, D2, D3, and D4, dated revised September 21, 2006, prepared by Ramy Issac, R.A. The Commission reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, Certificate of Appropriateness 07-4170 is being issued.

Please note that this permit is being issued in conjunction with Certificate of No Effect 07-2398 for stoop restoration and the construction of a roof top addition.

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:
Alfredo Figueroa, Issac & Stern Architects, PC**

cc: Caroline Kane Levy, Deputy Director, Preservation/LPC