



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

<b>ISSUE DATE:</b> 02/28/2007	<b>EXPIRATION DATE:</b> 01/23/2013	<b>DOCKET #:</b> 07-5475	<b>COFA #:</b> COFA 07-5963
<b>ADDRESS</b> 41 WEST 74TH STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1127/12

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**James Cummings**  
**Aberdeen 41 W. 74 LLC**  
**41 West Putnam Ave.**  
**Greenwich, CT 06830**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 23, 2007, following Public Hearing of the same date, voted to approve certain work at the subject premises as put forward in your application completed on December 28, 2007, and as you were informed in Status Update Letter 07-2479, issued on January 30, 2007. This approval will expire on January 23, 2013.

The proposed work, as approved, consists of extending a portion of the rear facade by 4 feet, and constructing a stucco clad roof-top addition to be set back seven (7) feet from the parapet wall of the approved rear addition; as shown in photographs and drawings LM 110, LM111, LM 210 through LM 214, LM 214B, and LM 215, dated January 23, 2007, prepared by Karen Stonely, RA, and submitted as components of the application and presented at the Public Hearing and Public Meeting. The proposal as initially presented consisted of constructing a roof top addition that extended to the parapet wall of the proposed addition.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District designation report describes 41 West 74th street as a Renaissance Revival style rowhouse designed by W.H. Jacobs and built in 1889-90; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that that the proposed work will not cause damage to any significant historic features; that the additions will not be visible from a public thoroughfare; that the existing ell extension already rises to the full height of the building and the proposed extension will not project as far as the existing ell; that the proposed rear extension will not overwhelm this or the adjacent houses; and that other large incursions already exist within the center of the block, and therefore the proposed addition will not detract from the existing greenspace. 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 the roof top addition be set back seven (7) feet from the parapet wall of the approved rear addition, and that two sets of final signed and sealed Department of Buildings filing drawings, as well as a reduced set of all presentation boards and color photographs, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on February 21, 2007, the Commission received drawings A000, A001, A002, A100, A101, A110 through A112, A210, A310 through A312, A400, through A406, A410 through A414, A520, A521, A540, A550, A560, A710, A720, S1, S1.1, and S2 through S11, dated February 21, 2007, and prepared Karen Stonely, RA, by Andrew Renfroe, P.E. Accordingly, the staff of the Commission reviewed these drawings and found that the roof-top addition has been set back seven (7) feet from the parapet wall of the approved rear addition, and 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 07-5963 is being issued.

Please note this permit is being issued on conjunction with Certificate of No Effect 07-6060.

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:  
Karen Stonley, Stonley Pelsinski Architects LLC**

cc: W. Neeley, Deputy Director of Preservation