



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: 06/16/2005	EXPIRATION DATE: 05/10/2011	DOCKET #: 05-7921	COFA #: COFA 05-8682
ADDRESS 5 WEST 95TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1209/28

Display This Permit While Work Is In Progress

ISSUED TO:

Paul Brusco
Contract Vendee
163 West 74th Street
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 May 10, 2005, following the Public Hearing of the same date, voted to approve a proposal to construct a one-story rooftop addition at the subject premises, as put forward in your application completed April 21, 2005 and as you were informed in Status Update Letter 05-7735 (LPC 05-4138) issued on May 10, 2005.

The proposed work as approved consists of constructing a one-story rooftop addition, featuring a stucco clad front facade, sliding doors, a double-hung window, and a skylight. The approved work was shown on presentation boards, numbered 1-4 and dated November 2, 2004; a presentation board, numbered 1 and dated April 21, 2005; and a presentation board, labeled "proposed front elevation" and dated May 5, 2005, consisting of photographs, drawings and a photo montage, all prepared by Gregg Rothstein, RA, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that 5 West 95th Street is a Renaissance Revival style rowhouse, built 1890-1891 and designed by James Stroud; and that the style, scale, materials, design and details of the building are among the features which 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 proposed rooftop addition will not result in damage to, or demolition of, significant architectural features of the building; that the proposed addition will only be visible at a distance, through an alley, from a limited vantage point on West 94th Street, in the context of an existing rear facade, and therefore will not detract from the facade or the streetscape; that the stucco at the visible front facade will blend visually with the rear wall of the building against which it will be seen; that the simple design, massing and materials of the proposed rooftop addition will not call undue attention to the addition or

detract from the historic character of the building; and that the proposed addition will not diminish the special architectural and historic character of the building, streetscape or historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on May 19, 2005, the Landmarks Preservation Commission received final drawings 1-5, dated November 2, 2004; prepared by Gregg Rothstein, RA. Accordingly, staff reviewed these drawings and noted that they include interior alterations, the replacement of skylights and the installation of a new roof hatch at the existing roof; staff found that the removal of the existing skylights will not eliminate any significant features; that the new skylight and hatch, to be located behind the proposed addition, will not be visible from any public thoroughfare; and that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 05-8682 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 Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Gregg Rothstein**

cc: Caroline Kane Levy, Deputy Director of Preservation