



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 04/12/2004	EXPIRATION DATE: 03/30/2010	DOCKET #: 04-5936	COFA #: COFA 04-6325
ADDRESS 52 WEST 84TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 1197/56
HISTORIC DISTRICT UPPER WEST SIDE-CPW			

Display This Permit While Work Is In Progress

ISSUED TO:

**Alexander & Sarah Adair
52 West 84th Street
New York, NY 10024**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 30, 2004, following the Public Hearing and Public Meeting of March 23, 2004, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed March 2, 2004.

The proposal, as approved, consists of removing one window at the basement of the front facade and enlarging the window opening by dropping the sill and installing a new one-over-one double hung wood window painted dark green (Benjamin Moore Black Forest Green) and metal grille painted black and removing one window at the cellar of the front facade and replacing the window with a new three pane inoperable wood window painted dark green (Benjamin Moore Black Forest Green) having opaque glass and metal grille painted black. The proposal, as initially presented, consists of removing one window at the basement of the front facade and enlarging the window opening by dropping the sill and installing a new one-over-one double hung wood window painted dark green (Benjamin Moore Black Forest Green) and metal grille painted black and removing one window at the cellar of the front facade and replacing the window with a wood panel, as shown in drawings LPC-P1- LPC-P5 dated March 23, 2004 and LPC-P6 dated March 30, 2004, prepared by Oliver Cope Architect, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 52 West 84th Street as a Neo-Grec style rowhouse with Queen Anne elements designed by Frank F. Ward and built in 1884-85; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the Upper West Side/Central Park West Historic District was designated. The Commission further noted that Certificate of No Effect 04-4400 was issued on January 15, 2004 approving interior alterations; exterior restorative work at the facade and areaway; installing a new wrought iron grille on the existing wood entrance door; replacing the existing windows with new

windows at the basement, first, second and third floors of the front facade; installing new iron grilles at the parlor and basement windows; installing rooftop mechanical equipment; and exterior alterations at the non-visible rear facade, including the construction of a one story rear yard addition at the basement; altering window openings; and replacing face brick, as necessary.

With regard to this proposal, the Commission found that the proposed alteration to the basement window will relate to the altered basement window of the adjacent building, thereby unifying the two matching buildings in this row of four; that the replacement of the cellar window with a new window having opaque glass will retain this architectural feature of the building that is found on other buildings in this historic district; and that the proposed windows at the basement and cellar levels are not prominent windows on this facade in terms of size and location, therefore the proposed alteration will not detract from the architectural character of the building and the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Upper West Side/Central Park West Historic District and voted to approve it.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on April 8, 2004, the Landmarks Preservation Commission received final drawing A-200 dated January 24, 2004 prepared by Oliver Cope, R.A. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness #04-6325 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 Cynthia Danza.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jim Harwood, Oliver Cope Architect**

cc: Sarah Carroll, Deputy Director of Preservation