



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: 11/14/2006	EXPIRATION DATE: 11/14/2012	DOCKET #: 07-2975	COFA #: COFA 07-3575
ADDRESS 73 WEST 68TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1121/3

Display This Permit While Work Is In Progress

ISSUED TO:

Adam Jakubowicz
J. R. Limited Partnership
412 West 48th 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 September 26, 2006, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on August 17, 2006, and as you were notified in Status Update Letter 07-3368 (LPC 06-8483) issued on November 2, 2006.

The proposal, as approved, consists of excavating the rear yard and constructing a one story plus basement addition, featuring metal and glazed doors and roof; a metal stair at the first floor, and steps at the basement, as shown in drawings 1 to 7, dated 8/04/2006, prepared by Gregg Rothstein, Architects, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District designation report describes 73 West 68th Street as a Renaissance Revival style rowhouse designed by Edward Kilpatrick and built in 1893-94, and that the building's style, scale and materials are among the features that contribute to the special architectural and historic character of the Upper West Side Historic District.

With regard to this proposal, the Commission found that the proposed work will not be visible from a public thoroughfare; that the construction of the proposed addition and stair, and the excavation of the rear yard will not result in the removal or damage of any significant building features or rear yard; that the design of the rear of the building will retain the scale and character of an individual rowhouse; that because this building is at the end of a row, adjacent to a large apartment building, and the proposed addition will not project further than the existing rear yard, the addition will not overwhelm the building or diminish its relationship to the row; that because the other buildings within this block feature rear yard additions in a variety of sizes, the construction of the modest rear yard addition will not detract from the character of the house in this block or diminish the central greenspace.

Based on these findings, the Commission determined the proposed 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 the excavation for the overall width of the rear yard be limited to a depth of 5' below the existing grade, and that at the basement entrance area only, the depth be limited to an additional 3', and that a set of unmounted copies of the presentation drawings and two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on November 9, 2006, the Commission received revised drawings 1-3 , prepared by Gregg Rothstein, Architect. Accordingly, staff reviewed the material and found that the change requested by the Commission had been incorporated into the proposal; 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 the Certificate of Approval 07-3575 is being issued.

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.

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 Roxanne Ryce-Paul.

Robert B. Tierney
Chair

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

cc: Gregg Rothstein;Caroline Kane Levy, Deputy Director of Preservation; Sarah Carroll, Director of Preservation.