



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

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|--|-------------------------------------|----------------------------------|--------------------------------|
| ISSUE DATE: 07/26/17 | EXPIRATION DATE: 5/2/2023 | DOCKET #: LPC-19-13010 | COFA COFA-19-13010 |
| ADDRESS: 38 WEST 76TH STREET | | BOROUGH: Manhattan | BLOCK/LOT: 1128 / 53 |
| Upper West Side/Central Park West Historic District | | | |
| Central Park West - West 76th Street Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

John Grudzina
Akari House Inc.
38 West 76th Street
New York, NY 10023

NOT ORIGINAL
COMPUTER-GENERATED COPY

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 2, 2017, following the Public Meeting and Public Hearing of September 13, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on August 18, 2016, and as you were informed in Status Update Letter 18-00870 (LPC 18-0870), issued on May 3, 2017.

The proposal, as approved, consists of exterior alterations at the areaway, including replacing the modern metal and concrete stoop with a new stoop, featuring black finished metal supports and picket railings; gray finished cast stone treads; and open risers; reconfiguring the areaway by replacing the concrete planter and metal railing with a light beige finished, stucco-clad masonry planter, which will be 22" taller and a 24" narrower than the existing planter, with cast stone copings and integrated trash enclosure at the inboard side of the planter; and replacing the concrete stair adjacent to the planter with a 20" wider concrete stair and black finished picket railing, as well as replacing the untinted concrete paving throughout the areaway, in-kind. The proposal, as initially presented, included designed metal newel posts on a masonry landing and larger railings at the stoop.

The approved work was shown on a digital presentation of 34 slides labeled "38 West 76th Street Front

Entry Stair Replacement," dated April 27, 2017. The proposal, as initially presented, was shown on a digital presentation of twenty (20) slides labeled "38 West 76th Street Front Entry Stair Replacement," dated September 13, 2016. Both presentations consisted of drawings, photographs, and renderings, prepared by Bergen Street Studio, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 38 West 76th Street as a Renaissance Revival style rowhouse with Romanesque Revival style elements, designed by Gilbert A. Schellenger, and built in 1891; 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 Central Park West-West 76th Street and Upper West Side/Central Park West Historic Districts. The Commission further noted that Notice of Violation 89-0101 was issued on August 17, 1988 for "the installation of windows without permit(s)."

With regard to this proposal, the Commission found that the historic masonry stoop was removed and the areaway modified in the early 20th century and no detailed documentation of the original design has been found; that the replacement of the existing modern metal stoop and modifications to the areaway will not eliminate any significant architectural features; that the proposed work will maintain a stoop of typical size and placement, thereby supporting a historic unifying characteristic of streetscape views; that the simple overall design, including simplified railings, cast stone treads, and metal supports with less solidity than historic stoops, will clearly identify the stoop as a modern contemporary feature and help it remain a subordinate presence at the building and within the streetscape, and will not preclude the future restoration of the historic masonry stoop; that the black and gray finishes of the stoop will support a unified color palette and be in keeping with finishes of metalwork and masonry frequently found at stoops and areaways at the base of rowhouses of this age throughout this historic district; that the proposed combination trash enclosure/planter will be in keeping with modern installations at areaways throughout the streetscape in terms of materials, sizes, finishes, and basic design; and that the concrete paving and steps will be in keeping with typical areaway paving and steps in terms of proportion, materials, finishes, and details. Based on these findings, the Commission determined the proposed 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 final filing drawings showing the approved design.

Subsequently, on July 21, 2017, the Landmarks Preservation Commission received an e-mail, dated July 21, 2017, and final drawings T-000.00, T-001.00, T-002.00, T-003.00, A-002.00, EX-100.00, EX-101.00, EX-300.00, DM-100.00, DM-101.00, A-100.00, A-101.00, A-200.00, A-300.00, A-301.00, A-302.00, A-303.00, A-400.00, A-401.00, A-402.00, and EN-100, dated July 12, 2017, and prepared by David Clayton Miller, RA.

Accordingly, staff reviewed the drawings and specifications and found that they include additional work, including replacing untinted concrete paving, in-kind, at the sidewalk.

With regard to the additional work, the Commission finds that the concrete sidewalk paving to be removed is not a significant feature of the streetscape or historic district; that the material, color and scoring pattern of the proposed paving will be in keeping with sidewalk paving throughout the district; and that the cumulating effect of this work will support the special architectural and historic character of the streetscape and historic district. Additionally, staff finds that the proposal 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 19-13010 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of cast stone and stucco cladding prior to the commencement of related work. Please contact Abbie Hurlbut once samples are available for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: Notice of Violation 89-0101 remains in effect and is not addressed by this permit. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Clay Miller, Bergen Street Studio

cc: Emma Waterloo, Deputy Director; Clay Miller, Bergen Street Studio