



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: 11/15/16	EXPIRATION DATE: 6/21/2022	DOCKET #: LPC-19-3547	COFA COFA-19-5264
ADDRESS: 32 WEST 75TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 1127 / 50
Upper West Side/Central Park West Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Jeff Goldberg
1231 Mcdonald Avenue
Brooklyn, NY 11230

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 21, 2016, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the approved work at the subject premises, as put forward in your application completed on May 19, 2016, and as you were notified in Status Update Letter 18-7611 (LPC 18-1775), issued on June 21, 2016. The approval will expire on June 21, 2022.

The proposal, as approved, consists of exterior work at the West 75th Street facade, including removing metal window guards and one (1) window at the basement, enlarging the masonry opening, and installing one (1) one-over-one double-hung wood window with profiled wood brickmold and black painted finish within the modified opening; at the roof, constructing a one-story rooftop addition, set back from the front and rear facades, and featuring wood and glass window assemblies, zinc metal cladding at the front facade, brick cladding at the rear facade, and skylight and HVAC condensing units at the roof; at the rear facade, demolishing the brick facade and el, and constructing a full-width rear yard addition at the basement through 3rd floors, featuring brick cladding, wood and glass window assemblies, and Juliet balconies; and reconstructing the top floor of the rear facade in kind, including matching the original brickwork, punched openings and parapet, with a modification to one (1) opening by lowering the sill to accommodate a door, and installing two (2) one-over-one double-hung windows at the adjacent openings. The proposal was shown on presentation slides labeled LM-000 through LM-026, dated May 24, 2016, consisting of existing

condition and historic photographs, and existing and proposed elevations, plans, sections, and details, prepared by Alexander Gorlin Architect LLC, 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 32 West 75th Street as a Romanesque Revival style rowhouse designed by George H. Budlong 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 Upper West Side/Central Park West Historic District.

With regard to this proposal, the Commission found that proposed work will not eliminate or damage any significant architectural features of the building; that the proposed widening of the basement window at the West 75th Street façade is modest in scale and will be minimally perceptible, and that the historic fenestration pattern at the primary façade will be otherwise maintained; that the proposed rooftop and rear yard additions will not be visible from a public thoroughfare and therefore will not detract from the architectural character of the façade or the streetscape; that the proposed rooftop addition will be set back from the front and rear facades, and the proposed rear yard addition will not rise to the full height of the rear façade, therefore the building will retain the scale and character of a rowhouse; that the proposed rear yard addition will not project further than the adjacent buildings and additions within the block, and will project less than the existing el, and therefore will not further diminish the central green space or presence of a rear yard; that the plane and fenestration pattern of the upper floor of the rear façade will remain intact, thereby preserving the relationship between this building and adjacent buildings in the row; that other buildings on the block feature comparable or taller rear yard additions, giving precedent for an addition of this height; that the proposed design of the rear yard addition, featuring brick cladding, French doors, and Juliet balconies, will maintain the scale and character of an individual rowhouse; and that the proposed work will not diminish the special character of the building or the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the work to be appropriate to this building and the Upper West Side/Central Park West Historic District, and voted to approve this application.

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

Subsequently, on September 22, 2016, the Landmarks Preservation Commission received two sets of the required final drawings, labeled T-100.00, G-100.00, Z-100.00, Z-101.00, AX-100.00 through AX-103.00, DM-100.00 through DM-103.00, A-100.00 through A-103.00, A-110.00 through A-113.00, A-120.00 through A-123.00, A-102.00, A-202.00, A-211.00, A-212.00, A-300.00, A-301.00, A-312A.00, A-312B.00, A-313.00, A-400A.00, A-400B.00, A-601.00 and A-602.00, dated (revised) June 21, 2016; drawings labeled LM-000.00 through LM-028.00, dated (revised) May 24, 2016, prepared by Alexander Charles Gorlin, R.A.; and drawings labeled S-001.00 through S-008.00, dated (revised) July 31, 2016; and M-100.00, M-104.00, M-106.00, and M-108.00, dated June 15, 2016, prepared by Roman Sorokko, P.E.. Accordingly, the staff of the Commission reviewed the submitted materials and found that the proposal approved by the Commission had been maintained; and that the submitted drawings show additional restorative work at the West 75th Street facade, including resurfacing the brownstone facade at the basement and first floor, and patching select deteriorated brownstone features at the upper floors using a tinted Portland cement and lime based mortar; removing and replacing deteriorated slate shingles in kind at the mansard roof; scraping, priming, and repaint the cornice black; removing and replacing a copper leader and gutter in kind; installing new brownstone-tinted cast stone steps and bluestone pavers at the areaway; salvaging and reinstalling the iron areaway fence, and scraping, priming, and repainting black; removing one (1) window at the 1st floor, enlarging the opening to restore the original entrance opening, and installing paired paneled wood and glass doors and transom with black painted finish within the opening; installing two (2) light fixtures flanking the

restored entrance; constructing a new brownstone-tinted cast stone stoop and cheek walls, featuring side-mounted metal railings with black painted finish, metal basement entrance gate with black finish at the areaway, and one (1) light fixture adjacent to the basement entrance; removing eight (8) windows at the 1st through 4th floors, and installing one (1) one-over-one double-hung arch-headed wood window at the 1st floor, and seven (7) one-over-one double-hung straight-headed wood windows at the 2nd through 4th floors, all with profiled wood brickmolds and black painted finish; at the rear yard, installing one (1) HVAC condensing unit and new metal perimeter fence; excavating within the footprint of the building to lower the cellar floor slab approximately 2'4", and installing new concrete footings as required; and interior alterations at all floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to the additional scope of work, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17(c)(1), that the restoration of architectural features will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of a building, structure, or site; that the work will return these significant elements to their historic appearance; and that the authenticity of the restoration is documented by photographic evidence and physical evidence on matching buildings; in accordance with Section 3-04(c), that the new windows will match the historic windows in terms of configuration, operation, details, material, and finish; in accordance with Section 2-14, that the existing brownstone surface is exfoliating, damaged or otherwise unsound; that the proposal calls for the replication of the original texture, color, profiles and details; that the proposal calls for damaged stone to be cut back to sound stone and the new surface be keyed into the sound stone and built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original sandstone texture and color; and that the methods and materials proposed by contractors have been provided in the form of specifications, copies of contracts, or written in a letter; and in accordance with Section 2-11(g), that the rear yard condensing unit will not be visible from any public thoroughfare; and that the installation will not affect any significant architectural feature of the building. The Commission further finds that the proposed excavation work will provide for additional clearance in the existing cellar floor and will occur entirely within the footprint of the existing building; and that the excavation will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings; that the work at the areaway will not result in the removal or destruction of significant historic fabric; that the paving materials are consistent with the paving materials historically found in areaways and yards of buildings of this age and type; that the installation of light fixtures will not cause damage to, or loss of, any significant historic fabric; that the new doors are in keeping with the age, type and style of the building in terms of configuration, materials and details, and that the finish is in keeping with the types of finishes found on doors in this historic district; that the light fixtures are well scaled to the facade; that the finish of the proposed light fixtures will not call undue attention to their presence; that there will be no visible electrical conduit; and that the installation of new roofing material to replace deteriorated roofing will match the historic in terms of material, dimensions, color, texture, and pattern. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-5264 (LPC 19-3547) is being issued.

PLEASE NOTE: 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 DOB permit to inform DOB that the TPPN applies.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of installed sample mockups of brownstone resurfacing and patching mortar, brick and pointing mortar, cast stone, and slate, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit clear, color digital photographs of all samples to

ebellinghausen@lpc.nyc.gov for review. This permit is also contingent on the understanding that the 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.

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 Edith Bellinghausen.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Meisha Hunter Burkett, Li Saltzman Architects PC

cc: Cory Scott Herralá, Director of Technical Affairs/LPC