



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 NO EFFECT

<b>ISSUE DATE:</b> 04/12/23	<b>EXPIRATION DATE:</b> 4/12/2027	<b>DOCKET #:</b> LPC-23-03253	<b>CNE</b> CNE-23-03253
<b>ADDRESS:</b> 172 WEST 79TH STREET Apt/Floor: 18A/F		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1150 / 7504
Upper West Side/Central Park West Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Jacob Sirotkin**  
**The Hopkins Condominium**  
 172 West 79th Street  
 New York, NY 10024

**NOT ORIGINAL  
 COMPUTER-GENERATED COPY**

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on April 11, 2023.

The approved work consists of exterior work at the 18th floor of the visible rear facade, including the replacement of one (1) six-over-one double-hung window with one (1) casement window with an applied grid, with a black finish, to match the existing six-over-one configuration; the removal of a pair of six-over-one double-hung windows with a mullion between, and their replacement with a picture window within the existing masonry opening, with an applied grid, with a black finish, to match the existing configuration of pair of six-over-one windows with a mullion between; exterior work at the 18th floor of the non-visible set-back north facade, including relocating a previously approved through-wall bathroom vent to an area of plain masonry between existing windows; and interior alterations at the 18th floor, Apt. A/F; as shown in existing conditions photographs, drawing A-00A.01, dated 3/31/23, prepared by Ajemian Design, and drawings M-001.00, M-002.00, and M-100.00, dated 1/1/22, drawing M-004.00, dated 8/24/22, and drawing M-000.04, dated 4/6/23, prepared by Robert M. Ryan, P.E., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper West Side/Central Park West Historic District Designation Report describes 172 West 79th Street as a neo-Renaissance style apartment building

designed by George A. Bagge & Sons and built in 1930-1935; 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 historic district. The Commission also notes that a proposal to replace the windows with single-pane windows was presented at the Public Hearing and Public Meeting of March 14, 2023, with presentation materials consisting of existing condition photographs, sightlines, a block plan, and proposed window drawings, all prepared by Damien Courvalin, and that no action was taken. The Commission further notes that Certificate of No Effect 22-11138 (LPC-22-11138) was issued on August 31, 2022 for exterior work at the eighteenth floor, including installing one (1) bathroom vent at the north facade and installing one (1) through-wall louver installed through plain brickwork on the south courtyard facade.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-14 for Window and Doors, including Section 2-14(g)(1) for new windows and doors at secondary visible facades; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Timothy Shaw.

Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Charles Giannone, Maven Engineering

cc: William Neeley, Deputy Director; Charles Giannone, Maven Engineering