



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: 07/26/17	EXPIRATION DATE: 6/20/2023	DOCKET #: LPC-19-14035	COFA COFA-19-14035
ADDRESS: 122 EAST 66TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 1400 / 60
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Brian Turschmann
Cosmopolitan Club
122 East 66th Street
New York, NY 10021

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 at the Public Meeting of June 20, 2017, following the Public Hearing of the same date voted to approve a proposal to install new mechanical equipment at the terrace at the subject premises, as put forward in your application completed on May 25, 2017 and as you were notified in Status Update Letter 19-09950, issued June 21, 2017. The approval will expire June 20, 2023.

The proposal, as approved, consists of the replacement of existing HVAC equipment with new equipment and shifting one unit at the third floor terrace on the East 66th Street elevation, as shown in a digital slide presentation, consisting of four slides, featuring photographs and drawings, labeled A100.00, P100 through P102; dated May 15, 2017, prepared by Walter B. Melvin Architects, LLC, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper East Side Historic District Designation Report describes 122 East 66th Street, the Cosmopolitan Club, as a neo-Regency style club building designed by Thomas Harlen Ellett and built in 1931-32; 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 East Side Historic District.

With regard to this proposal, the Commission found that the work will not damage any significant architectural features; that the installations will replace existing visible mechanical equipment, and will be only slightly more visible than the existing equipment from the street; that the equipment will be set back as far as possible on the terrace, painted in a neutral gray color to blend with the façade, will not exceed the height of the railings, and will be only visible from a public thoroughfare through the railings; and that the work will not detract from any significant architectural features of the building. Based on these findings, the Commission determined the work to be appropriate to the building and 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 the final signed and sealed drawings showing the approved proposal are submitted for review and approval.

Subsequently, on July 6, 2017, the Landmarks Preservation Commission received final drawings T-001.00, M-001.00 through M-004.00, M-201.00, M-401.00, M-501.00, P-001.00, P-002.00 and P-201.00, dated (revised) May 5, 2017, prepared by Martin Lee Griggs, R.A., M-001.00 through M-005.00, (revised) June 7, 2017 and P-001.00 through P-006.00, dated (revised) May 8, 2017, and prepared by Timothy E. Tangel, P.E.. The Landmarks Preservation Commission staff reviewed the drawings and found that they included additional work, including the installation of an additional mechanical unit at a rear yard. With regards to this additional work, the Commission finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11, that the air conditioning equipment will not be visible from any public thoroughfare; and that the installation of the air conditioner equipment will not affect any significant architectural feature of the building. Therefore, 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 this Certificate of Appropriateness 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 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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Eileen Murdock, Walter Melvin Architects, LLC

cc: Caroline Kane Levy, Deputy Director; Eileen Murdock, Walter Melvin Architects, LLC