



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: 02/16/16	EXPIRATION DATE: 11/10/2021	DOCKET #: 181941	COFA #: COFA 18-2160
ADDRESS: 31 EAST 72ND STREET <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1387 / 21

Display This Permit While Work Is In Progress

ISSUED TO:

Gerard J. Picaso
Halstead Management Company, LLC
770 Lexington Avenue
New York, NY 10068



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 10, 2015, following the Public Hearing of the same date, voted to approve a proposal to alter the penthouse at the subject premises; as put forward in your application completed on October 15, 2015, and as you were notified in Status Update Letter 17-8801, issued on November 12, 2015.

The proposal, as approved, consists of raising the northwest section of the rooftop penthouse by approximately 2'4", to a total of 12'10" in height; the installation of a metal and glass cantilevered canopy along the north and west elevation of the penthouse, finishing the metal in bronze; the installation of nine (9) fixed metal windows at the clerestory, above the proposed canopy; at the north elevation the removal of the metal and glass sliding door, installation of infill with a grey stucco finish; the installation of two (2) metal and glass sliding doors at the northwest penthouse corner; and at the west elevation the removal of one (1) tripartite metal window and one (1) metal and glass sliding door, and the installation of infill with a grey stucco finish. The proposal was shown on digital slides titled A-120.00, A-200.00, A-210.00, A-300.00, A-310.00, A-400.00, A-500.00, A-510.00, A-520.00, A-530.00, A-540.00, and A-600.00 dated October 19, 2015 prepared by Asdrubal Franco, R.A., 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 East Side Historic District designation report describes 31 East 72nd Street as a neo-Renaissance style apartment building designed by W.L. Rouse

and L.A. Goldstone and built in 1916; and that the building's style, scale, materials, and details are among the features which contribute to the special architectural and historic character of the Upper East Side Historic District. The Commission further noted that Certificate of No Effect 97-2321 was issued on November 11, 1996, for enlarging the penthouse window and door openings, and installation of condenser units at the penthouse roof.

With regard to this proposal, the Commission found that the vertical enlargement of the existing modern rooftop penthouse will not damage or eliminate any significant historic or architectural fabric; that the rooftop addition will only be visible from the north of the building along Madison Avenue from a distance of several blocks, and will not be visible in close proximity to the building; and that the presence of a visible penthouse addition is a typical feature for large apartment buildings in the district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Upper East Side Historic District and voted to approve it.

However, in voting to approve the proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on February 9, 2016, the staff received drawings labeled A-001.00 and A-004.00 dated February 1, 2016, drawings A-002.00, A-003.00, M-1.00, P-1.00, P-2.00, and S-001.00 through S-004.00 dated January 20, 2016, drawings A-120.00, A-121.00, A-300.00, A-400.00, and EN-001.00 dated January 25, 2016, and drawings A-110.00, A-004.00, and A-500.00, dated February 2, 2016, prepared by Asdrubal Franco, R.A.. Staff reviewed these drawings and noted the inclusion of the following additional work: at the roof of the penthouse, the removal and in-kind replacement of the roof structure, the installation of one (1) skylight window; and at the penthouse terrace, the removal and in-kind replacement of the stone pavement; the modification of one (1) existing sliding door; at the roof of the penthouse, the installation of one (1) air-conditioning unit; the in-kind replacement of one (1) wood fence at the terrace; and related interior alterations at the penthouse floor, including changes to non-bearing walls, finishes, plumbing, mechanical, and electrical systems. With regard to these changes, the Commission finds, in accordance with the Rules of the City of New York, Title 63, Section 2-19, that the installation of the air-conditioning unit on the roof will not be visible from any public thoroughfare; that the proposed work consists solely of mechanical equipment; that the proposed work does not result in the damage to, or demolition of, a significant architectural feature of the roof of the structure on which the rooftop installation is to be constructed. The Commission further finds that the modified door opening and fence are not visible from any public thoroughfare; that the proposed installations do not alter or destroy protected features or detract from the significant architectural features of the building; and that the interior work has no effect on architectural and historic significant features of the building. Furthermore, the staff has determined 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 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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Asdrubal Franco , Domo Architecture

cc: Carly Bond, Deputy Director of Preservation / LPC