



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

<b>ISSUE DATE:</b> 04/27/23	<b>EXPIRATION DATE:</b> 10/18/2028	<b>DOCKET #:</b> LPC-23-09723	<b>COFA</b> COFA-23-09723
<b>ADDRESS:</b> 233 WEST 74TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1166 / 13
West End-Collegiate Historic District Extension			
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**Display This Permit While Work Is In Progress**

ISSUED TO:

**Lucius Palmer**  
 233 West 74th Street  
 866 Lexington Avenue  
 New York, NY 10065



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 18, 2022, following the Public Hearing and Public Meeting of October 11, 2022, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on September 15, 2022, and as you were notified in Status Update Letter 22-02413 (LPC 22-02413), issued on December 14, 2022.

The proposal, as approved, consists of reconstructing the West 74th Street (south) facade, utilizing three-wythe brick, limestone and decorative terra cotta, salvaged from the demolition of the facade, and new brickwork and cast stone units as necessary matching the historic design, removing and reinstalling the pressed metal cornice and installing new slate roofing shingles, as shown in a digital presentation, titled "Facade Reconstruction 231 & 233 West 74th Street" dated October 3, 2022 and prepared by MVN Architect LLC, including forty (40) slides, consisting of photographs, and drawings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the West End-Collegiate Historic District Designation Report describes 233 West 74th Street as a Queen Anne style rowhouse, designed by designed by William J. Merritt and built 1885-86; 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.

With regard to this proposal, the Commission found that the reconstruction of the West 74th Street façades is warranted due to their deteriorated condition; that the historic façade will be thoroughly documented with fully dimensioned drawings and photographs prior to hand deconstruction; that the reconstructed brick facades will be rebuilt to match their existing design, dimensions, details, and placement, utilizing three-wythe masonry construction; that the maximum amount of historic material feasible, including brick, limestone and decorative terra cotta, will be salvaged and stored in a secure and weathertight location, and will be reused in the reconstruction of the facades; that no expansion joints, metal relieving angles, or plastic weep tubes will be incorporated as part of the reconstruction work, and the brick joints will be as narrow as possible to match the historic, so that the historic detailing and appearance of the buildings is maintained; that the work will support the long-term preservation of the buildings; and that the work will not detract from the special architectural and historic character of the West End - Collegiate Historic District Extension. Based on these findings, the Commission determined the 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 signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on April 14, 2023, the Commission received DOB Filing drawings A-001, EN-001, A-101, A-102, A-103, A-201 through A-205, and A-301 through A-304, dated November 23, 2022, prepared by Michael V. Notaro, R.A. Accordingly, the Commission staff reviewed these materials and noted that they include additional work consisting of at the rear (north) facade, selectively replacing and repointing brick. With regard to this additional work, the Commission found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 23-09723 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the samples required will be identified in a Materials Checklist. Review instructions in the subsection cited above before preparing samples.

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>

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 Brian Blazak.

Sarah Carroll  
Chair

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

Michael Notaro, MVN Architect LLC

**cc:** Bernadette Artus, Deputy Director; Michael Notaro, MVN Architect LLC