

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 06/29/2023 - BB

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



June 29, 2023

ISSUED TO:

Asaf Dror
BMN 26 LLC
11 Grace Avenue
Suit 108
Great Neck, NY 11021

Re: **MISCELLANEOUS/AMENDMENTS**
LPC-23-11632
MISC-23-11632
26 WEST 95TH STREET
Upper West Side/Central Park West Historic District
MANHATTAN
Block/Lot: 1208 / 45

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 21-03296 (LPC 21-03296) on December 24, 2020, approving a proposal for demolishing a three-story rear ell; constructing a stoop, rear yard and rooftop additions, and bulkhead; installing a cornice, mechanical equipment and screens, and a glass railing; modifying a masonry opening; replacing windows and a wood fence; excavation work; and interior alterations at the subject premises. Additionally, the Commission issued Miscellaneous/Amendment 21-06690 (LPC 21-06690) on March 25, 2021 to incorporate modifications to the proposal, including expanding the scope of work at the areaway to include installing black finished metal fencing; Miscellaneous/Amendment 21-10748 (LPC 21-10748) on June 30, 2021, expanding the scope of work to include raising the metal chimney flue; and Miscellaneous/Amendment 21-10330 (LPC 21-10330) on November 16, 2021, expanding the scope of work to include reconstructing the rear facade from the second through fourth floors utilizing brick salvaged from the demolition of the facades and new brickwork as necessary and installing nine (9) cast stone lintels and seven (7) cast stone sills.

Subsequently, on June 8, 2023, the Commission received a proposal for an amendment to the work approved under that permit. The proposed amendment consists of expanding the scope of work to include at the cellar level of the rear (south) facade, infilling an unsealed opening, facing a light well, with masonry and a window and installing one (1) skylight at the roof of the rear addition, as shown on existing condition photographs; as described in an email, dated June 8, 2023, prepared by Jacqueline Peu-Duvallon; and as shown on drawings A-

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001.01, A-101.02, A-102.02, A-103.01 through A-107.01, and A-311.01, dated April 23, 2023, and prepared by Christopher T. Menziuso, R.A., all submitted as components of the application.

Accordingly, the Commission reviewed the request and finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district. Furthermore, with regards to these or other aspects of the work, the Commission finds that infilling the unsealed opening will not affect any significant architectural features of the building or be visible from a public thoroughfare; and that the revised scope of work is in keeping with the intent of the original approval. Based on these findings, Certificate of Appropriateness 21-03296 is hereby amended.

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 amendment is issued on the basis of the building and/or the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original or historic building fabric or site features are 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 during the review process.

The documents, and the Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The approved work is limited to what is contained in the approved documents. 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 fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Brian Blazak, Landmarks Preservationist.



Brian Blazak

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

cc: Bernadette Artus, Deputy Director; Jacqueline Peu-Duvallon, JPD Preservation Consulting, LLC