



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

ISSUE DATE: 08/06/18	EXPIRATION DATE: 8/6/2022	DOCKET #: LPC-19-25511	CNE CNE-19-25511
ADDRESS: 38 WEST 70TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 1122 / 50
Upper West Side/Central Park West Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Lawrence Horowitz
38 West 70th Street
New York, NY 10023



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 August 02, 2018.

The approved work consists of exterior work at the roof, including installing one (1) metal roof hatch; and repairing an existing skylight by replacing muntins and glazing as required; exterior work at the rear facade, including installing one (1) wall-mounted split system HVAC unit at the basement; removing one (1) existing through-wall HVAC unit at the basement, and toothing in new brick infill, painted to match the existing painted brick facade; and installing one (1) HVAC duct at the roof of the second floor rear bay; and interior alterations at the basement through fourth floors, including the demolition and construction of bearing and nonbearing partitions and finishes, as well as mechanical and plumbing work; as described in an email dated August 2, 2018; and as shown on existing condition photographs; and on drawings T-001.00, A-1.01, and A-301.00, dated May 2, 2018; drawings A-2.02, A-212.01, A-3.02, and A-4.02, dated (revised) July 16, 2018, and prepared by Gregory Epstein, R.A.; drawings S-001.00, S-100.00, S-300.00, and S-301.00, dated June 26, 2018, and prepared by Erik Madsen, P.E.; and drawings T-001.00, M-100.00, M-101.00, M-102.00, P-100.00, and P-101.00, dated July 3, 2018, prepared by Werner Tietjen, 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 38 West 70th Street as a Renaissance Revival/Romanesque Revival style rowhouse designed by Charles W. Clinton and built in 1888-89, 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 the proposal, the Commission 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 2-11(e) for HVAC and mechanical equipment installations; and Section 2-19(e)(1) for construction of rooftop additions. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed brick will match the historic brick in terms of placement, size, color, texture and bond pattern; that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of size, color, texture and tooling; that the painted finish will match the existing color; and that the paint will be breathable and reversible. Based on these findings, the Commission determined that the work is appropriate to the building and to the Upper West Side/Central Park West Historic District. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <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.

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 Elizabeth Fagan.



Sarah Carroll
Executive Director

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jose Cucalon, CODE LLC

cc: Edith Bellinghausen, Deputy Director; Jose Cucalon, CODE LLC