

LANDMARKS PRESERVATION COMMISSION

ELECTRONIC APPROVAL - 05/21/2020 - JR

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: 05/21/20	EXPIRATION DATE: 5/19/2026	DOCKET #: LPC-20-08588	COFA COFA-20-08588
ADDRESS: 12 WEST 72ND STREET Apt/Floor: 27-B, 28-B, 29-B		BOROUGH: MANHATTAN	BLOCK/LOT: 1124 / 42
Upper West Side/Central Park West Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Al Salsano, President
Oliver Cromwell Owners, Inc.
12 West 72nd Street
New York, NY 10023

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 19, 2020, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on April 23, 2020.

The proposal, as approved, consists of exterior work at the west façade of the tower at the 26th and 27th floors, including removing two (2) sections of brick infill, and installing wood French Doors within the newly created openings at either side of the existing central door at the 26th (termed 27th) floor; and removing two (2) sections of brick infill at the 27th (termed 28th) floor, and installing two (2) two-over-two double-hung aluminum windows with cottage-style sashes within the newly created openings, all featuring a tan baked-on enamel finish (matching Benjamin Moore HC-77 "Alexander Beige") and extruded aluminum brickmolds to match the approved master plan windows, as shown in a digital presentation, titled "VK Residence, 12 West 72nd Street, Apt. 27B, New York, NY 10023," dated (as revised on) April 2, 2020 and prepared by Baxt Ingui Architects P.C., including seven (7) slides, consisting of photographs and drawings labeled G-001.00, A-200.00, A-201.00, A-202.00, A-500.00, DM-100.00, and A-100.00, all presented as components of the application at the Public Hearing and Public Meeting.

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In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 12-18 West 72nd Street (aka The Oliver Cromwell) as an apartment hotel building designed by Emery Roth and built in 1927; 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. The Commission further notes that Certificate of Appropriateness 10-5896 (LPC 10-5542) was issued on January 22, 2012 for a master plan for window replacement throughout the building.

With regard to this proposal, the Commission found that the proposed new openings at the east façade of the tower will be in keeping with the building's historic fenestration pattern, and will match similar alterations that have occurred over time at the west facade of the tower; that the proposed French Doors will be consistent with other terrace doors on the building, and the windows will match the configuration, materials and details of windows approved under the existing master plan for window replacement; and that the work will not detract from the special architectural and historic character of the building or the Upper West Side/Central Park West Historic District. 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 two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on May 19, 2020, the Commission received filing drawings labeled G-001.00, P-100.00, DM-100.00, A-100.00, A-200.00, A-201.00, A-202.00, and A-500.00 dated (as revised on) May 19, 2020 and prepared by Michael William Ingui, R.A., and a letter dated March 2, 2020 and prepared by William Gorman of Baxt Inqui Architects, PC.. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; and noted that these materials include additional work, consisting of removing the existing wood-and-glass door at the central bay at the 27th floor terrace, and installing one (1) paired French Door within the existing opening to match the newly approved French Door insertions at the same façade; and related interior alterations at the triplex apartment (Apartment 27-B, 28-B, 29-B) at the 26th through the 28th floors (termed 27th, 28th, and 29th floors). With regard to this additional work, staff 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 2-14 for Window and Doors, including Section 2-14(f)(2)(iii)(B) for new windows and doors at primary facades at large residential and commercial buildings. Based on these and the above findings, the drawings have been marked approved, with the date of the approval indicated, and Certificate of Appropriateness 20-08588 is being issued.

PLEASE NOTE: this permit is being issued in conjunction with Authorization to Proceed 20-10468, (LPC 20-10468) for replacing one (1) window at the 27th (termed 28th) floor at the east facade.

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

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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 James Russiello.



Sarah Carroll
Chair

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

Sohui Kim, Project Manager, Baxt Ingui Architects, PC

cc: Caroline Kane Levy, Deputy Director; Sohui Kim, Project Manager, Baxt Ingui Architects, PC; Jennifer McGill, William Gorman, and Michael Ingui, R.A., Baxt Ingui Architects P.C.; Cory Herrala, LPC
Director of Preservation