



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> 09/07/2004	<b>EXPIRATION DATE:</b> 07/13/2010	<b>DOCKET #:</b> 04-6805	<b>COFA #:</b> COFA 05-1321
<b>ADDRESS</b> 34 WEST 74TH STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1126/50

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**David L. Christensen, Trea.**  
**34-74 Street Housing Corp.**  
**34 West 74th 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 July 13, 2004, following the Public Hearing of July 13, 2004, the Landmarks Preservation Commission voted to deny the proposal to allow the re-installation of planters installed directly above the mansard roof above the fifth floor, and to approve the re-installation of a pergola on the chimney on the east side of the building, visible above the mansard roof, as put forth in your application completed on June 17, 2004.

The work denied consisted of the re-installation of a continuous row of planters, extending almost the full width of the building, finished in a copper green color, and detailed with vertical ribs to match the color and detailing of the mansard roof/parapet directly below, sitting on the top edge of the mansard roof/parapet and held in place by the weight of a bench sitting on the roof directly behind the parapet. The work approved consists of the re-installation of a wood pergola with a natural finish, to be secured to the mortar joints of a brick chimney on the east side of building, as shown in drawing A-01.01, dated May 12, 2004, showing the planters in plan and in sections, in detail sketches of the pergola, and in photographs of the existing conditions, all prepared by Jorg Schwartz Architect, and in photographs from Commission files taken at the time of designation and when the planter and pergola were in place, all presented at the Public Hearing and at the Public Meeting.

In reviewing this proposal, the Commission noted that 34 West 74th Street is a Georgian Revival style rowhouse with Beaux-Arts style elements, one of a row of eighteen, designed by Percy Griffin and built in 1902-1904; and that the building's age, style, scale, materials, and details are among the features which contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District, and also the Central Park West- West 73rd-74th Street Historic District; The Commission also noted that Landmarks Preservation Commission Notice of Violation V-02-0260 was issued on March 24, 2002, for the "Installation of fence at roof without permit(s)"; that staff visited the site and determined that the fence cited in the violation was

actually the continuous row of planters; that the pergola was also visible from the street and been installed without permits; that a glass block wind screen on the west side of the building was partially visible in photographs taken at the time of designation and was therefore grandfathered; that the applicant had the planters and pergola removed prior to the hearing; and that the cited warning letter was rescinded.

With regard to the denied planter installation, the Commission found that that the planters have been designed in a manner which significantly changes the appearance of the historic mansard roof; that the planters stand out against the skyline in a manner which draws undue attention to them; and that for these reasons the re-installation of the planters, as designed, will detract from the special architectural and historic character of the building, the row, and both historic districts.

With regard to the approved pergola, the Commission found that the that the pergola is removable and had no permanent effect upon the significant features of this building during its initial installation; that pergolas are frequently seen rooftop features in this and many other historic districts, that its presence does not detract from the appearance of this impressive row of houses; and that for these reasons the installation of the pergola will not detract from the significant features of this 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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to John Graham.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Maryclare Nepogoda, Aston Associates**

cc: Aston Associates, attn: Maryclare Nepogoda