



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/21/2007	EXPIRATION DATE: 03/14/2012	DOCKET #: 07-5585	COFA #: COFA 07-6281
ADDRESS 8 WEST 70TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1122/36

Display This Permit While Work Is In Progress

ISSUED TO:

Dr. Alan Singer
Congregation Shearith Israel
8 West 70th 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 March 14, 2006, following the Public Hearing of November 26, 2002, and the Public Meetings of November 26, 2002, February 11, 2003, July 1, 2003, December 9, 2003, July 19, 2005, and January 17, 2006, voted to approve a proposal to demolish the existing community house and construct a new 8-story-plus-penthouse building at the subject premises; as you were notified in Status Update Letter 06-6545 (LPC 03-2628), issued on March 14, 2006.

The proposed work, as approved, consists of the demolition of the existing 4-story community building, and the construction of a new 8-story-plus-penthouse, building with a basement and sub-basement as shown in drawings 1 through 20, dated March 14, 2006, prepared by Platt Byard Dovell White Architects LLP. The proposal, as originally presented, included the demolition of the existing community house and the construction of a new 14-story building with a 20' setback from the rear on the third and fourth floors and a 30' setback from the fifth to the fourteenth floors as shown drawings 1 through 22, dated October 24, 2002, prepared by Platt Byard Dovell White Architects LLP, submitted as components of the application, and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the designation report describes the Congregation Shearith Israel Synagogue, 99 Central Park West a/k/a 2-4 West 70th Street, as an Academic Classical and Beaux-Arts style synagogue, designed by Brunner & Tryon and built in 1896-97. The Commission also noted the presence of a 9 story building at 12-18 West 70th street adjacent to the proposed building, and an 8 story building at 30-36 West 70th street located in the middle of this block of predominantly 4-5 story rowhouses.

With regard to this proposal, the Commission found that the demolition of the four-story Community House will not eliminate a building which contributes to the special architectural and historic character of the Upper West

Side/ Central Park West Historic District; that the height and massing of the proposed building will be compatible with the adjacent building and other apartment buildings located on side streets in this historic district; that the facades of the new building will be composed in a traditional arrangement of base, shaft and termination which is characteristic of the majority of apartment buildings in this historic district; that the composition of the façade featuring large-scale glass windows on the east side which become punched openings on the north side will provide a transition between the monumental scale of the Synagogue and the residential scale of the apartment buildings and rowhouses to the west; that the limestone, light-colored brick and aluminum materials for the new building will complement the lime-stone clad Synagogue, and will be harmonious with the materials, colors, and the surface textures of other buildings in the district and streetscape; that the set-back placement of the new building's façade adjacent to the Synagogue will expose the stone return on the Synagogue and preserve this portion of the building; that the floor to ceiling heights of the new building will be proportional to those found on the adjacent buildings, and will support a relationship between the new building and its neighbors to the west on West 70th Street; that the horizontal orientation and grid-like configuration of the aluminum fenestration will help to reduce the scale of the openings and to create a balance between the vertical and horizontal elements of the façade; that the symmetrical arrangement, simple design, and neutral palette of the east-facing façade, which will be seen in context with the Synagogue, will result in a deferential relationship to the Synagogue and will not detract from the special architectural character of the Individual Landmark or the Upper West Side/ Central Park West Historic District; that the south facing façade will read as a secondary façade due to its simpler design and materials palette; that the symmetrical arrangement, low-profile and neutral finish of the mechanical equipment, which will be seen from points south and north of the site in context with the Synagogue, will help to minimize its presence on the roof of the penthouse; that the simple design and recessed location of the Community House entrance, featuring louvered panels and doors all framed by a limestone lintel and pier, will be in keeping with the bases of the other apartment buildings in this historic district; that the apartment building entrance, located at the western-most portion of the West 70th Street façade is well scaled to the hierarchy of the new building's base; and that the proposed metal and glass entrance canopy at the entrances on West 70th Street will be well-scaled to the façade and will not overwhelm or detract from the new building, the Synagogue, or the streetscape; and that the proposed work will not detract from the special architectural and historic character of the Upper West Side/ Central Park West Historic District. Based on these findings, the Commission determined the proposed work to be appropriate, and voted to approve it.

The Commission notes that the applicant is applying to the Board of Standards and Appeals for certain variances. Any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.

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 Tenzing Chadotsang.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Shelly S. Friedman, Friedman & Gottbaum LLP**

cc: Caroline Kane Levy, Deputy Director of Preservation, LPC; Platt Byard Dovell White Architects LLP; Mark Silberman, Esq., Counsel, LPC.