



Date:	4/16/2019
LPC Docket #:	LPC-19-37067
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 150 West 82nd Street

Borough: Manhattan

Block: 1212 **Lot:** 53

Historic District: Upper West Side/Central Park West Historic District

Description: A Neo-Georgian style apartment building designed by George F. Pelham and built in 1926. Application is to enlarge the existing rooftop addition and install mechanical equipment at the roof.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the proposed work will not damage any significant architectural features of the building;
- that the proposed enlargements to the existing rooftop addition will be set back from the primary elevation and will therefore not be visible over the primary façade of the building;
- that the proposed enlargements to the penthouse of this mid-block building will only be visible from distances of several hundred feet or more to the east and west along West 82nd Street;
- that the existing one-story penthouse is already visible from oblique angles along West 82nd Street, so that the presence of the proposed enlargement, matching the existing in height, will not appreciably change the appearance of the building;
- that the proposed brick cladding will be in the same color, texture, and bond pattern as the existing rooftop addition and side facades of the building, thus allowing the addition to blend with its surroundings;
- that the proposed mechanical equipment, situated at the rear roof of the new addition, will only be visible from oblique views over the building's west façade along West 82nd Street, and will be seen in conjunction with the existing water tower and other rooftop accretions;
- and that the proposed work will not detract from the special architectural or historic character of the Upper West Side/Central Park West Historic District.

VOTE:

Present: Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

8-0-0

In Favor = F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law