



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



December 26, 2014

ISSUED TO:

Barbara Reiss
The Congregation Shearith Israel Synagogue
8 West 70th Street
New York, NY 10023

OAL NO.

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Re: MISCELLANEOUS/AMENDMENTS
LPC - 165982
MISC 16-6392
8 WEST 70TH STREET
Congregation Shearith Israel Synagogue
INDIVIDUAL LANDMARK
Borough of Manhattan
Block/Lot: 1122 / 37

Pursuant to Section 25 307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 07-6281 (LPC 07-5585) on March 21, 2007 for the demolition of an existing 4-story community building, and the construction of a new 8-story-plus-penthouse, building with a basement and sub-basement and issued Miscellaneous/Amendment 15-2815 (LPC 15-2539) on January 7, 2014 to extend the expiration date of the Certificate of Appropriateness to August 6, 2015 due to litigation with third parties related to the Certificate of Appropriateness.

Subsequently, on August 6, 2013, the Commission approved to modify Certificate of Appropriateness 07-6281 to relocate the main entrance doors on the same elevation; to create a setback at the southwest corner of the rear façade; alter the profile of the east façade from a flat façade to slightly recessed at the upper floors; and install additional mechanical equipment and raise the height of bulkheads at the roof; as shown in photographs and drawings labeled LPC 1 through LPC 31, dated August 6, 2013, prepared by Platt Byard Dovell White Architects LLP, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the designation report describes 8 West 70th Street, Congregation Shearith Israel, as an Academic Classical and Beaux-Arts style synagogue, designed by Brunner & Tryon and built in 1896-97. The Commission also noted that Certificate of Appropriateness 07-6281 was issued on March 21, 2007 to demolish the existing community house and construct a new 8-story-plus penthouse building at the subject premises contingent on approval of changes required by the Board of

Standards and Appeals. The Commission further notes that Certificate of Appropriateness 07-6281 was issued with perforated presentation handouts on March 21, 2007 in order for the application to proceed at the Board of Standards and Appeals but that DOB filing drawings were never approved for the original Certificate of Appropriateness, and that drawings perforated with this Certificate of Appropriateness for an amendment to the original approved proposal will serve as approved drawings for both Certificates of Appropriateness.

With regard to this proposal, the Commission found that the alterations at the ground floor infill including reconfiguring the entrances will maintain the number and general configuration of the doors at the ground floor; that the proposed entrance doors will not project beyond the plane of the building facade and will maintain the relationship of the approved recessed entrance area to the rest of the building facade; that the color and texture of the proposed light color brick will relate to the limestone material of the synagogue while maintaining a distinct individual character; that the proposed setback at the rear of the seventh floor will reduce the bulk of the approved building and will not have a detrimental impact on the relationship of the building to neighboring buildings; that the proposed condensing units within the acoustical enclosure will be minimally visible over the principal facades of the synagogue and the new building at an oblique angle and from limited vantage points and will not call undue attention to themselves; that the alterations to the fenestration at the penthouse level will be minimally perceptible from any public thoroughfare and will not affect the symmetry of the new building; and the installation of a generator enclosure and a taller mechanical bulkhead will only be slightly more visible than the previous proposal over the north elevation along West 70th Street and through an alley way from West 69th Street and will not call undue attention to itself. Based on these findings, the Commission determined the work to be appropriate to the building and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on November 18, 2014, the Landmarks Preservation Commission received final drawings T.000.00, Z.001.00 through Z.006.00, A.001.00, A.003.00, A.011.00, A.012, A.013.00, A.099.00 through A.110.00, A.119.00 through A.130.00, A.201.00 through A.204.00, A.310.00, A.311.00, A.401.00 through A.421.00, A.432.00, A.434.00, A.503.00, A.504.00, A.505.00, A.558.00, A.555.00, A.570.00, A.600.00 through A.607.00, EN.101.00, and EN.102.00, dated revised August 6, 2014 and prepared by Samuel G. White, R.A.; FO-099.00, FO-200.00 through FO-205.00, S-100.00 through S-111.00, S-200.00 through S-204.00, S-210.00, S-211.00, S-220.00 through S-224.00, S-300.00 through S-306.00, S-400.00 through S-403.00, S-500.00 through S-512.00, S-600.00, S-601.00 and S-602.00, dated revised March 3, 2014 and prepared by Chris Anastos, P.E.; M-100.00, M-199.00, M-200.00 through M-211.00, M-299.00 through M-311.00, M-400.00, M-500.00, M-501.00, M-600.00, M-601.00, M-700.00 and M-701.00, dated revised August 6, 2014 and prepared by Jacob JL Lawrence III, P.E.

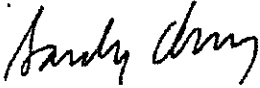
Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission has been maintained, and that the drawings additionally show the elimination of the starregre door adjacent to the entrance and the elimination of the transom bar at the penthouse windows; and installation of signage, featuring six-inch high individual bronze letters, at the front entrance. The Commission finds that the proposed signage will not obscure significant architectural features; and that it be simple and not detract from adjacent buildings or the streetscape; and that the revised scope of work is keeping with the intent of the original approval. Based on these findings, Certificate of Appropriateness 07-6281 (LPC 07-5585) is hereby amended.

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This amendment is issued on the basis of the building and the site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original of 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 during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The approved work is limited to what is contained in the perforated documents. Other work 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 amendment; a copy must be prominently displayed at the site while work is in progress. Any additional work or further amendments must be reviewed and approved separately. Please direct inquiries regarding this property to Sandy Chung, Landmarks Preservationist.

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 DOB permit to inform DOB that the TPPN applies.



Sandy Chung

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC; Jared Knowles, Director of Preservation/LPC

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