



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: 02/15/2007	EXPIRATION DATE: 02/06/2012	DOCKET #: 06-7608	COFA #: COFA 07-6059
ADDRESS 200 WEST 84TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1231/36

Display This Permit While Work Is In Progress

ISSUED TO:

Bruce Rittenberg
West Eighties Equities Group
c/o Time Equities, Inc.
55 Fifth Avenue
New York, NY 10003

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 6, 2007, following the Public Hearing of the same date, voted to deny in part, and to approve in part, a proposal for work at the subject premises, as put forward in your application completed on January 11, 2006.

The work denied consists of the installation of a fixed awning with rigid skirt at the raised basement level storefront ("Cleaner & Laundry"). The work approved consists of legalizing the removal of metal-framed display windows at the first floor storefront; and the installation of fixed and operable single-light wood casement windows, with the requirement that they be painted dark brown. The proposal was shown on presentation boards consisting of current condition and historic photographs; a historic district map; and unlabeled elevation and plan drawings dated received January 2, 2007, prepared by Daniel O'Connor Architects; all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Central Park West / Upper West Side Historic District Designation Report describes 200 West 84th Street aka 494 Amsterdam Avenue as a neo-Grec/Queen Anne style flats building designed by Jacob H. Valentine, and built in 1889-90. The Commission further noted that Notice of Violation 06-0505 was issued on May 11, 2006, for "Installation of first floor windows without permit(s)"; and Warning Letter 07-0275 was issued on January 8, 2007, for "Installation of awning ("Cleaner & Laundry") without permit(s)".

With regard to the installation of the awning, the Commission found that a fixed awning with framed skirt and closed sides does not recall the types of awnings that are traditionally present on historic buildings, which feature a loose hanging skirt, and therefore detracts from the streetscape. Based on this finding, the Commission determined this portion of the work was inappropriate to the building and streetscape, and voted to deny it.

With regard to the removal of the existing display windows and the installation of casement windows, the Commission found that the configuration and operation of the fixed lights and casement windows are in keeping with the configurations and operations traditionally found on historic buildings in the district. Based on this finding, the Commission determined this portion of the work to be appropriate to the building and to the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that the casement windows have a dark brown painted finish, rather than a clear finish, to better harmonize with traditional finishes of windows on historic buildings. Based on this and the above findings, Certificate of Appropriateness 07-6059 is being issued.

Notice of Violation 06-0505, issued on May 11, 2006, for "Installation of first floor windows without permit(s)"; and Warning Letter 07-0275, issued on January 8, 2007, for "Installation of awning ("Cleaner & Laundry") without permit(s)", will remain in effect until the work approved under this permit has been completed and inspected for compliance.

NOTE THAT THIS PERMIT CONTAINS A COMPLIANCE DATE OF August 31, 2008.

If you do not complete the work by this date, a second Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). This NOV would require a court appearance and a civil fine may be imposed. Once the corrective work is completed, promptly submit a written request for a Notice of Compliance, along with photographs documenting the finished work, to the Commission.

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 Jacqueline Peu-Duvallon.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Daniel O'Connor, Daniel O'Connor, Architects**

cc: Caroline Kane Levy, Deputy Director, Preservation/LPC; Anne Carlin, Violations Officer/LPC