



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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ROBERT B. TIERNEY

Chair

November 24, 2004

ISSUED TO:

Mario Veltri
102 West 71st Street
New York, NY 10023

Re: **PERMIT DENIAL**
LPC - 05-2376
CD 05-3779
104 WEST 71ST STREET
HISTORIC DISTRICT
UPPER WEST SIDE-CPW
Borough of Manhattan
Block/Lot: 1142/35

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 23, 2004, following the Public Hearing of the same date, voted to deny a proposal to legalize storefront alterations performed at the subject premises without Landmarks Preservation Commission permits, as put forth in your application completed November 12, 2004.

The proposal consists of legalizing the replacement of the storefront with a full height window and door set in a clear finish aluminum frame; resurfacing the brownstone of the basement level facade; paving the areaway with pink tiles; and the installation of two exterior light fixtures, as shown in elevation drawings, photographs of the existing conditions, an historic photograph, all prepared by Leonid Bukhgalter, P.E., and presented at the Public Hearing and Public Meeting.

In reviewing this application, the Commission noted that the designation report describes 104 West 71st Street as a Neo-Renaissance style rowhouse with Neo-Grec elements, built in 1885-86, designed by Thom & Wilson; and that the building's 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. The Commission further noted Commission Denial 96-0012 issued September 11, 1995 denying an application to install a one-story, aluminum and glass extension in the front areaway of the building; Certificate of Appropriateness 96-0077 issued January 31, 1996 approving the construction of a one-story rear yard addition; and Warning Letter 05-0146 issued on October 14, 2004 for "installation of storefront without permit(s)."

With regard to this application, the Commission found that that the configuration, design and details of the storefront and door infill are not in keeping with the special architectural and historic character of the building or the surrounding historic district; that the full-height show windows and light colored metal frame will draw undue attention to this modern infill and detract from the carefully detailed brownstone of the historic portions of the facade; that the resurfacing of the brownstone eliminated historic details; that the tile paving is not consistent with the stone paving materials historically found in front areaways of buildings of this type; and that the cumulative effect of these changes is to diminish the special architectural and historic character of the building, the street and the Upper West Side/Central Park West Historic District. Based on these findings, the

Commission determined the proposal to be inappropriate to the building, and voted not to approve this application.

Please note that Warning Letter 05-0146 issued on October 14, 2004 for remains in force against the property. Failure to address this violation immediately will result in the issuance of a Notice of Violation originating from the Environmental Control Board 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 penalty may be imposed and cannot be cured.

The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquiries to Tara Harrison.

Robert B. Tierney
Chair

cc: Sarah Carroll, Deputy Director of Preservation; Anne Carlin, Violations Officer; Leonid Bukhgalter, P.E.