



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

<b>ISSUE DATE:</b> 08/30/2005	<b>EXPIRATION DATE:</b> 05/10/2011	<b>DOCKET #:</b> 06-1391	<b>COFA #:</b> COFA 06-1385
<b>ADDRESS</b> 104 WEST 71ST STREET <b>HISTORIC DISTRICT</b> UPPER WEST SIDE-CPW		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1142/35

**Display This Permit While Work Is In Progress**

**ISSUED TO:**  
**Mario Veltri**  
**102 West 71st 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 May 10, 2005, following the Public Hearing of same date, the Landmarks Preservation Commission voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on April 14, 2005.

The proposal, as approved, consists of modifying the storefront infill, installed without Landmarks Preservation Commission permits, by installing aluminum cladding with a bronze anodized finish at the storefront door and bulkhead; replacing the existing exterior light fixtures, installed without Landmarks Preservation Commission permits, with new fixtures in the same location; and the installation of a bracket sign, located between the storefront and residential entry door, as shown in historic and current condition photographs and proposed condition drawings, shown on presentation boards #1-6, all prepared by John Ellis, R.A., and presented at the Public Hearing and the Public Meeting. The proposal, as originally presented, also called for the installation of an awning and horizontal, cut-out signage, installed on top of an existing garbage can enclosure at the front of the building.

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 style elements, designed by Thom & Wilson and built in 1885-86; and 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. The Commission further notes that Commission Denial 96-0012 was issued September 11, 1995, denying an application to install a one-story, aluminum and glass extension in the front areaway of the building; that Certificate of Appropriateness 96-0077 was issued January 31, 1996, approving the construction

of a one-story rear yard addition; that Warning Letter 05-0146 was issued October 14, 2004 for "the installation of a storefront without permits;" and that Commission Denial 05-3779 was issued November 23, 2004, denying an application to legalize the installation of a storefront without Landmarks Preservation Permits.

With regard to this proposal, the Commission found that the proposed storefront infill will fit neatly within the established masonry openings, which have been historically altered for storefront infill; that the design of the storefront is simple and well proportioned, and will not diminish the significant design of this historic building; that the bulkhead and dark framing details of the storefront are typical features found on storefronts in buildings of this age and style; that the proposed color of the storefront windows will match the windows on the upper floors, and will help to unify the building as a whole; that the proposed light fixtures are small and simple in design and will not call undue attention to themselves; that the proposed bracket sign will recall the bracket signs which were historically found on commercial buildings in this historic district; that this modern version of a bracket sign relates well to the design and materials of the building and is well scaled to the building and the streetscape; and that the proposed work will be harmonious with the special architectural and historic character of the building streetscape and the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the buildings and to the historic district, and voted to approve it.

However, in voting to grant the work approved, the Commission determined that the quantity of signage was excessive in relation to the small scale and location of the storefront, at the the basement level of this residential rowhouse, and stipulated that the awning and cut-out signage be eliminated; and that two sets of the final signed and sealed drawings showing the approved work, which shall be submitted to the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 15, 2005, the Landmarks Preservation Commission received final elevation and plan drawings dated received August 15, 2005, prepared by John Ellis, R.A. Accordingly, staff reviewed the drawings, noted that the bracket sign has been eliminated, and found that the proposal approved by the Commission has been maintained. Based on these findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 06-1385 is being issued.

Please note that Warning Letter 05-0146 remains in force against the property until the approved work is completed in compliance with this permit, and photographs of the completed work are submitted to the Landmarks Preservation Commission along with a written request for a Notice of Compliance.

**PLEASE NOTE THAT THIS PERMIT CONTAINS A COMPLIANCE DATE OF February 28, 2006.**

If you do not complete the work by this date, a 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 penalty may be imposed.

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 Tara Harrison.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
John Ellis, R.A.**

cc: William Neeley, Deputy Director of Preservation; Anne Carlin, Violations Officer