



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: 01/26/2007	EXPIRATION DATE:	DOCKET #: 07-3304	COFA #: COFA 07-5356
ADDRESS 175 WEST 73RD STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1145/1

Display This Permit While Work Is In Progress

ISSUED TO:

**Michael Lorimer
The Verdi
175 West 73rd Street
New York, NY 10024**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 26, 2006, following the Public Hearing of the same date, voted to approve a proposal for work at the subject premises with modifications, as put forward in your application completed August 31, 2006, and as you were informed in the Status Update Letter issued on September 26, 2006 (SUL 07-2330, LPC 06-5801).

The proposed work, as approved, consists of establishing a Master Plan for the replacement of storefront infill and installation of signage at the first floor, including removing the existing non-historic infill, removing cladding from the existing piers, repairing and cleaning the existing limestone and granite piers as needed, installing 12-inch high flat panel signs within the existing signband at all except the southernmost two bays on the Amsterdam Avenue façade and the bay on West 73rd Street; installing new storefront infill, consisting of 20-inch high wood panel and stone bulkheads, metal display windows and transoms, and recessed doors, all finished in Benjamin Moore 445 (Greenwich Village Green); and installing retractable awnings with lettering on the skirt, clad with Sunbrella fabric 4672 (Heather Beige), 4637 (Forest Green), 4631 (Burgundy) or 4648 (Taupe); as shown in drawings 00, 01, 02, 03, 04, 05A, 05B, 06, and 07 dated August 15, 2006, prepared by David Acheson, R.A., and fabric samples, submitted as components of the application, and presented at the Public Meeting and Public Hearing. The proposal as initially presented to the Commission included replacing the existing neon sign at the southwest corner of the building.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 175 West 73rd Street as a neo-Renaissance style apartment building designed by Herman M. Sohn and built in 1925; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the Upper West Side/Central Park West Historic District was designated. The Commission further noted that Warning Letter 04-0246 was issued on October 3, 2003 for

"Replacement of shopfront at 3rd and 4th northernmost Amsterdam Avenue 1st floor bays without permit(s)," Warning Letter 04-0247 was issued on October 3, 2003 for "Alterations to shopfront and installation of awning ("Oxford Cleaners") at 2nd northernmost Amsterdam Avenue 1st floor bay without permit(s)," and Warning Letter 04-0248 was issued on October 3, 2003 for "Installation of awning ("Flower Castle") at northernmost Amsterdam Avenue 1st floor bay without permit(s)."

With regard to this proposal, the Commission found that the replacement of the existing storefront infill will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric; that the establishment of a storefront Master Plan will ensure unity of storefront design and materials in the building's base over time; that the proposed storefront infill is in keeping with the proportions, design, details, and material of storefronts historically found in this district; that the proposed storefronts will be finished to match the color of the original windows on the building; that the proposed panel signs are in keeping with the style, size, scale, and location of signage historically found on this building; that the proposed awnings are in keeping with the types of awnings historically found in this district; that the proposed awnings will be installed within the existing storefront openings and will be clad in colors that relate harmoniously with the building and each other; that the lighting will be integrated into the framework of the infill and will not detract from the special character of the building or district; and that the work will enhance the special character of the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

However, the Commission made its determination subject to the stipulation that the replacement of the existing, historic neon sign at the southwest corner of the building be omitted from the Master Plan and any work at that location be reviewed separately; and that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on November 11, 2006 the Landmarks Preservation Commission received final drawings 00, 01, 02, 03, 04, 05A, 06, and 07 dated August 15, 2006, prepared by David Acheson, R.A. Accordingly, staff reviewed the drawings and found that the replacement of the existing neon sign has been removed from the proposal; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 07-5356 is being issued.

Please note that Warning Letter 04-0246 issued on October 3, 2003 for "Replacement of shopfront at 3rd and 4th northernmost Amsterdam Avenue 1st floor bays without permit(s)," Warning Letter 04-0247 issued on October 3, 2003 for "Alterations to shopfront and installation of awning ("Oxford Cleaners") at 2nd northernmost Amsterdam Avenue 1st floor bay without permit(s)," and Warning Letter 04-0248 issued on October 3, 2003 for "Installation of awning ("Flower Castle") at northernmost Amsterdam Avenue 1st floor bay without permit(s)," remain in force against the property. Failure to address these violations will result in the issuance of Notices 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). These NOV's would require a court appearance, and a civil penalty may be imposed and cannot be cured.

This Master Plan sets a standard for replacement of storefront infill and signage and specifically identifies drawings which describe the approved Master Plan in detail. If the owner wishes to move forward with a portion of the work covered by the Master Plan, a completed application form is filed with the Commission indicating the location of the work and location specific drawings showing that the work will conform to the approved Master Plan drawings and other documents on file with the Landmarks Preservation Commission. The staff of the Preservation Department will review the application to ascertain that all proposed work is covered by the Master Plan, and will then send the owner an "Authorization to Proceed" letter. The Authorization to Proceed is sent prior to the commencement of the work and is contingent on adherence to the approved Master Plan.

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 Joshua Speakman.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Regina Henry, Acheson Doyle Partners Arch.**

cc: C. Kane Levy- Deputy Director of Preservation