



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: 03/31/2004	EXPIRATION DATE: 03/23/2010	DOCKET #: 04-5647	COFA #: COFA 04-6065
ADDRESS 250 WEST 77TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 1168/86
INDIVIDUAL LANDMARK HOTEL BELLECLAIRE			

Display This Permit While Work Is In Progress

ISSUED TO:

John Huber
Lophijo Realty Corp.
19 Dawson Lane
Jamesburg, NJ 08831

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 23, 2004, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forth in your application completed March 2, 2004.

The work, as approved, consists replacing all of the twelve-over-three, double-hung wood windows on all of the secondary elevations with new twelve-over-three, double-hung aluminum windows with applied muntins, and metal panning matching the historic brickmolds, and a black factory-applied finish. The proposal was shown in a paint sample and in photograph boards P-1 and P-2, and in drawings A-1 through A-6, dated March 23, 2004, prepared by Matt Markowitz, architect, and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the designation report describes the Hotel Belleclaire, an individual landmark located at 2171-2179 Broadway a/k/a 250 West 77th Street, as a Art Nouveau and Secessionist style residential hotel building designed by Emery Roth and built in 1901-03.

With regard to this proposal, the Commission found that the proposed aluminum windows will closely match the profiles, configuration, operations, details and dimensions of the historic wood windows, thus maintaining the design, shadow lines, and depth of these special windows; that the baked-on enamel finish of the proposed window will maintain the look of the historic painted finish of the windows; that many of the windows on the secondary facades of the building have been replaced with modern windows, therefore, the installation of the proposed windows will return a uniform historic fenestration pattern to these facades; that because the proposed replacement windows on the secondary facades will closely match the historic windows in terms of configuration, operation, details, dimensions, and finish, the change in material from wood to aluminum will not be perceptible

and will not detract from the building's special historic and architectural character; and that the proposed work is supportive of the special architectural and historic character of the building. Based on these findings the Commission determined the proposed work to be appropriate to the building, and voted to approve it.

However, in voting to grant this approved, the Commission stipulated that two, signed and sealed, un-mounted sets of drawings be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 29, 2004, the Landmarks Preservation Commission received drawings A-1 through A-6, prepared by Matt Markowitz, architect. Accordingly, staff reviewed these drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, these drawings has been marked approved with a perforated seal, and Certificate of Appropriateness 04-6065 is being issued.

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 Hansel Hernandez Navarro.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Mat Markowitz, Arch., PC**

cc: Sarah Carroll, Deputy Director of Preservation