



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 08/02/2004	EXPIRATION DATE: 07/13/2010	DOCKET #: 05-0761	COFA #: COFA 05-0881
ADDRESS 407 AMSTERDAM AVENUE HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1210/4

Display This Permit While Work Is In Progress

ISSUED TO:

Sheridan Kern, Mng. Partner
407 Amsterdam Realty Company
2250 Broadway
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 July 13, 2004, following the Public Hearing of the same date, voted to approve the proposed work at the subject premises, as put forward in your application completed June 17, 2004. This approval will expire July 13, 2010.

The proposed work, as approved, consists of removing lighting and storefront infill, which were installed without Landmarks Preservation Commission permits; installing new storefront infill featuring metal framed doors and transoms with a black finish; a 30"-high sign band; a new retractable, black canvas awning with 8"-high lettering ("201" and "Bourbon St."); two new metal coach lights with a bronze finish flanking the three central doors; and two new aluminum uplights flanking the central transom window; and relocating the existing sign within the new sign band; as shown in existing condition photographs; photographs of proposed lighting fixtures; and color rendering of proposed storefront; and section drawing of proposed storefront and plan drawings of existing and proposed storefronts dated July 12, 2004, all prepared by Feingold & Gregory, architects, submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 407 Amsterdam Avenue as a neo-Grec/Queen Anne style flats building built in 1886-87 and designed by Thom & Wilson; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character of the Ladies' Mile Historic District. The Commission further noted that Notice of Violation 94-0414 was issued on April 7, 1994 for "the installation of red shopfront ('Bourbon Street') without permits"; Notice of Violation 94-0415 was issued on April 7, 1994 for "the installation of conduits and lighting at ground floor shopfront ('Bourbon Street') without permits"; and that Notice of Violation 94-0416 was issued on April 7, 1994 for "the installation of signage ('Bourbon Street') without permits.

With regard to this proposal, the Commission found that that removing the non-historic infill, lighting, and conduits will eliminate unsympathetic alterations that detract from the building; that the storefront infill will fit neatly within the opening established by the historic cast iron piers; that the design, details, and finishes of the proposed modern storefront infill are simple and unobtrusive and will blend harmoniously with those of the building; that the transom windows and glass-paneled doors will return a degree of transparency to the base of the building; that the proposed retractable sloped canvas awning with open sides and a loose skirt is similar to traditional awnings found at commercial buildings of this period in terms of size, shape, and materials; that the proposed awning will be limited in length to the extent of the storefront and will be installed at the transom bar, and therefore will not mask the piers or other significant architectural features of the building; that the sign is well-scaled to the facade and is in keeping with signage traditionally found in this historic district; and that the proposed work will not detract from the architectural and historic 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 it.

However, in voting to grant this approval, the Commission stipulated that a set of unmounted copies of the presentation drawings and 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 July 14, 2004, the Landmarks Preservation Commission received final drawings 1 of 4, 2 of 4, 3 of 4, and 4 of 4 dated July 13, 2004 and prepared by Paul Gregory, architect. Accordingly, staff reviewed the drawings and found 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 05-0881 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 Michael Caratzas.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Paul Gregory, RA, Feingold & Gregory Architects PC**

cc: Sarah Carroll, Deputy Director of Preservation