



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: 03/16/2004	EXPIRATION DATE: 02/24/2010	DOCKET #: 04-4918	COFA #: COFA 04-5664
ADDRESS 412 AMSTERDAM AVENUE HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1227/34

Display This Permit While Work Is In Progress

ISSUED TO:

Frederick Rudd
200 West 80th Street Corp.
545 Madison Avenue
New York, NY 10022

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 24, 2004, following the Public Hearing of the same date, voted to approve certain work at the subject premises as put forward in your application completed on January 29, 2004. This approval will expire on February 24, 2010.

The Commission voted to approve a proposal for the installation of new storefront infill, including the removal of the modern ground-floor storefront infill, installing paneled wood-and-glass fixed and operable doors and single-light transoms with a red painted finish; as shown in existing-condition photographs, a paint color sample (Benjamin Moore 1300, "tuscon red") and a drawing labeled ALT-II 1, dated February 16, 2004, prepared by Daniel O'Connor, R.A., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report states that 412 Amsterdam Avenue is a Renaissance Revival style tenement designed by Charles See and built in 1895; that the building's style, scale, materials and details are among the features which cause it to contribute to the special architectural and historic character of the historic district. The Commission further noted that Certificate of No Effect 01-6304 (LPC 00-7491) was issued on May 2, 2001, for restorative facade work, including installing a continuous cornice which incorporates a sign band and channel lighting over the ground-floor storefronts facing Amsterdam Avenue and West 80th Street; and installing paneled wood and glass entrance doors at the entrances to the residential upper floors at Amsterdam Avenue and West 80th Street. The Commission finally noted that Warning Letter 04/0469, for "Replacement of shopfront (Baci) and installation of awning, lighting and conduit without permit(s)," was issued January 8, 2004.

With regard to this proposal, the Commission found that the proposed work will not eliminate any significant

historic features from the building; that the proposed work will restore the original size of this storefront opening and its original cornice; that the proposed storefront will maintain both the historic storefront module created by the ground-floor piers and pilasters and the traditional transparency of the ground floor which are characteristic of commercial storefronts within the historic district; that the solid panels at the bottom of the doors will recall bulkheads which are typical features found on storefronts in buildings of this age, style and type; that the proposed painted finish for the storefront infill is in keeping with the historic color palette of a building of this style and age; and that the cumulative effect of the proposed work will enhance the special architectural and historic character of the building and the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and voted to approve the proposal. The work, therefore, is approved.

However, the Commission made its determination subject to the stipulation that two copies of the final signed and sealed drawings which are to be filed with the Department of Buildings be submitted to the Commission for review and approval.

Subsequently, on February 27, 2004, the Commission received a drawing labeled ALT II-1, dated February 16, 2004, prepared by Daniel O'Connor, R.A. Accordingly, the staff reviewed the drawing and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawing has been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 04-5664 is being issued.

Please note that Warning Letter 04/0469, for "Replacement of shopfront (Baci) and installation of awning, lighting and conduit without permit(s)," will remain in effect until the work has been completed and inspected for compliance. Please submit clear color photographs of the completed work to the staff of the Commission and request a Notice of Compliance sign-off.

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 Jared Knowles.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Nelson Segovia, FB Consultant**

cc: Daniel O'Connor, R.A.; Bernadette Artus, Violations/LPC