



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: 10/25/2005	EXPIRATION DATE: 10/18/2011	DOCKET #: 06-2871	COFA #: COFA 06-3196
ADDRESS 450 AMSTERDAM AVENUE HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1229/34

Display This Permit While Work Is In Progress

ISSUED TO:

**Frank Michel
Big Nut Management LLC
452 Amsterdam Avenue
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 October 18, 2005, following Public Hearing of October 11, 2005, voted to approve certain work at the subject premises as put forward in your application completed on September 1, 2005, and as you were informed in Status Update Letter 06-2892, issued on October 18, 2005. This approval will expire on October 18, 2011.

The proposed work, as approved, consists of removing an existing storefront, security gate, signage, awning and lighting, all installed without Landmarks Preservation Commission permits, and installing a wood and glass multi-door storefront, finished black; a wood sign with pin-mounted lettering, and lighting recessed in a soffit above the sign. The proposal is shown in existing-condition photographs and drawings A.1 and A.2, dated September 22, 2005, prepared by Steve Wygoda, R.A., and 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 describes 450 Amsterdam as a Romanesque Revival style flathouse designed by Gilbert A. Schellenger and built in 1891; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character of the historic district. The Commission also noted that Warning Letter 01-0340, for "alterations to southern-most shopfront (The Dead Poet) and installation of signage, awning, lighting and security roll-down gates with exterior housing without permit(s)" was issued on December 28, 2000.

With regard to this proposal, the Commission found that no significant historic fabric will be destroyed by the installation of the storefront, and that the work will result in the removal of modern storefront infill which presently detracts from the special character of the building; that the proposed storefront will fit within the opening established by the historic cast iron piers and incorporates these piers into its design; that the proposed

storefront maintains a high level of transparency that is in keeping with storefronts historically found on buildings of this age and style; that the simple modern design, materials and finish of the storefront infill will be harmonious with the design and finish of the historic façade; that the storefront will recall the proportions of traditional storefronts with bulkheads which historically were found on buildings of this age and style; that within this streetscape, in this historic district, precedent exists for storefronts comprised of a series of doors; and that the work will not diminish the special architectural or historic character of the building, the streetscape, or the historic district. Based on these findings, the Commission determined that the proposed work is appropriate to the building and to the historic district and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of final signed and sealed Department of Buildings filing drawings, as well as a reduced set of all presentation boards and color photographs, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on October 18, 2005, the Commission received drawings A.2 and A.3 , dated October 17, 2005, and prepared by Steve Wygoda, R.A. Accordingly, the staff of the Commission reviewed these drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 06-3196 is being issued. The work, therefore, is approved.

Please note that Warning Letter 01-0340 remains in effect against the property, and will be rescinded upon submission of photographic evidence that the approved work has been completed along with a written request for a Notice of Compliance from the property owner.

THIS PERMIT HAS A COMPLIANCE DATE OF JUNE 27, 2006. Failure to address this violation may result in the issuance of a Notice 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). This Notice of Violation would require a court appearance and a civil penalty may be imposed. This violation will be rescinded upon submission of photographic evidence that the approved work has been completed and a written request for a Notice of Compliance from the property owner.

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 Zephreny Parmenter.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Steve Wygoda, SWA Architecture**

cc: C. Kane Levy, Deputy Director of Preservation; A. Carlin, Violations