



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: 03/02/2007	EXPIRATION DATE: 02/06/2013	DOCKET #: 07-5903	COFA #: COFA 07-6517
ADDRESS 467 COLUMBUS AVENUE HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1196/4

Display This Permit While Work Is In Progress

ISSUED TO:

Nini Liu
467 Columbus Holding
467 Columbus 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 February 6, 2007, following the Public Hearing of the same date, voted to deny in part, and to approve in part, a proposal for work at the subject premises, as put forward in your application completed on January 11, 2006.

The work denied consists of the installation of a fixed awning with rigid skirt at the residential entrance. The work approved consists of legalizing the construction of a one-story rear addition built without Landmarks Preservation Commission permit; and cladding the addition in red brick. The proposal was shown on presentation boards consisting of current condition and historic photographs; a historic district map; and drawings '1 of 3' through '3 of 3', dated received January 29, 2007, prepared by M Studio; all 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 467 Columbus Avenue as a neo-Grec style tenement building designed by Ernest W. Schneider and built in 1885-1886; and that the style, scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission further noted that Warning Letter 06-0302 was issued on December 13, 2005, for "Construction of rear yard extension without permit(s)"; Notice of Violation 06-0668 was issued on August 11, 2006, for "Installation of awnings without permit(s)"; and Notice of Violation 06-0669 was issued on August 11, 2006, for "Installation of projecting stucco at storefront lintel without permit(s)".

With regard to the installation of the awning, the Commission found that a fixed awning with rigid skirt is not in keeping with awnings traditionally found on historic buildings, or with the neighboring awning at the storefront. Based on this finding, the Commission determined this portion of the work was inappropriate to the building and streetscape, and voted to deny it.

With regard to the construction of the rear addition, the Commission found that the rear façade is not visible from any public thoroughfare; that one-story additions exist at other buildings within the row, therefore the addition at the rear facade will not disrupt contiguous facades or call undue attention to itself; that because other one-story additions are present on buildings facing Columbus Avenue within this block, and because of its location at the end of the block, the proposed addition will not diminish the central greenspace; that a one-story addition does not alter the scale and character of this building as a tenement; and that the work will not diminish the special architectural or historic character of the Upper West Side/Central Park West Historic District. Based on this finding, the Commission determined this portion of the work to be 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 (2) sets of signed and sealed Department of Buildings filing drawings be submitted. Subsequently, on February 26, 2007, the Commission received drawings "1 of 3" though "3 of 3", dated received February 26, 2007, prepared by Paul Mok, P.E. Based on this and the above findings, Certificate of Appropriateness 07-6059 is being issued.

Warning Letter 06-0302, issued on December 13, 2005, for "Construction of rear yard extension without permit(s);" and Notice of Violation 06-0668, issued on August 11, 2006, for "Installation of awnings without permit(s);" will remain in effect until the work approved under this permit has been completed and inspected for compliance.

Notice of Violation 06-0669, issued on August 11, 2006, for "Installation of projecting stucco at storefront lintel without permit(s)", remains in effect against the property, and is not addressed by this permit.

PLEASE NOTE: This permit contains a compliance date of March 1, 2008. If you do not complete the work by this date, a second Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). This NOV would require a court appearance and a civil fine may be imposed. Once the corrective work is completed, promptly submit a written request for a Notice of Compliance, along with photographs documenting the finished work, to the Commission.

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 Jacqueline Peu-Duvallon.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Anthony Morali, M Studio**

cc: Caroline Kane Levy, Deputy Director, Preservation/LPC; Anne Carlin, Violations Officer/LPC; Paul Mok
P.E. P.C.