



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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ROBERT B. TIERNEY

Chair

July 18, 2006

ISSUED TO:

Steven Schneider
472-476 Columbus Avenue LLC
21 East 40th Street # 1706
New York, NY 10016

Re: **PERMIT DENIAL**
LPC - 06-6609
CD 07-0350
472 COLUMBUS AVENUE
HISTORIC DISTRICT
UPPER WEST SIDE-CPW
Borough of Manhattan
Block/Lot: 1213/34

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 18, 2006, following the Public Hearing of June 11, 2006, voted to deny a proposal to legalize work at the subject premises, as put forward in your application completed on May 11, 2006.

The work denied consists of the legalization of the installation of storefront infill and signage including a bracket sign, two internally illuminated signs at the cornice band, a neon sign at the entrance door and neon light fixtures around the storefront windows all without Landmarks Preservation Commission permits; as shown in existing conditions photographs which were 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 472 Columbus Avenue, as a neo-Grec style tenement building designed by Jacob H. Valentine and built in 1884-85; and that the building's style, scale, materials, and details 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 06-0483 for the "replacement of storefront without Landmarks Preservation Commission permits" and Warning Letter 06-0484 for "installation of signage (Ricky's) and neon at storefront without permits" were issued on March 21, 2006.

With regard to this proposal, the Commission found that the storefront cladding has covered portions of the ground floor, specifically the piers and cornice band, with a reflective metal material which does not relate to the historic details, materials or character of the building; that the excessive use of satin finish aluminum is at odds with the dark masonry, painted metal, and wood details of the historic building; that the signage consisting of two internally illuminated (Ricky's) signs, one neon logo, and a bracket sign are excessive and overwhelm the building; and that the work detracts from the special architectural and historic character of the building and the streetscape. Based on these findings, the Commission determined that the work is not appropriate to the building and the historic district, and therefore voted to deny this application to legalize work.

Please note that Warning Letter 06-0483 for the "replacement of storefront without Landmarks Preservation Commission permits" and Warning Letter 06-0484 for "installation of signage (Ricky's) and neon at storefront without permits" remain in force against the property, and that a permit for new storefront and signage must be obtained within 5-8 months. Failure to comply will result in the issuance of a Notice of Violation returnable before the NYC Environmental Control Board, which will require a court appearance and civil penalty.

The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquiries to Sonia De Jesus.

Robert B. Tierney
Chair

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