



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: 10/12/2004	EXPIRATION DATE: 09/21/2010	DOCKET #: 05-2142	COFA #: COFA 05-2727
ADDRESS 494 AMSTERDAM AVENUE HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1231/36

Display This Permit While Work Is In Progress

ISSUED TO:

**Francis Greenburger
West Eighties Equities Group II
c/o Time Equities Inc.
55 Fifth Avenue
New York, NY 10003**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 21, 2004, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forth in your application completed August 19, 2004. This approval will expire September 21, 2010.

The proposal, as approved, consists of removing existing awnings, lighting conduits, roll-down security gates and housing, and flagpoles with stretch banners installed without Landmarks Preservation Commission permits; removing the existing corner shopfront installed without Landmarks Preservation Commission permits, and replacing it with a new dark brown-finished metal storefront infill featuring a resurfaced base matching the color of brownstone; two entrance steps at the center; a recessed, centered entrance with a metal and glass door with a fixed transom; and large display windows. The proposal also includes installing a metal and glass door with a fixed transom at the West 84th Street elevation; and installing a concrete barrier free access ramp, finished to match the color of brownstone; and black-finished metal railings, as was shown in a color sample, and in drawings A2.1 (A), A2.1(A1), A2.1(B), A2.1 (B1), A2.1(B2), and A2.1(C), dated August 30, 2004, prepared by Rajinder K. Wadhwa, Architect, 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 reports describes 494 Amsterdam Avenue as an apartment building designed by Hiss and Weekes and built in 1908-1909 in the Italian Renaissance style; and that its style, scale, type, age, materials and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission further noted that Notice of Violation 03-0346 was issued January 15, 2003 for the "Replacement of corner shopfront and installation of awnings, lighting conduit and flagpoles with stretch banner ("Red Snapper") without permit(s)"; and that Notice of Violation 03-0347 was issued January 15, 2003 for the "Painting and

installation of canopy ("Indian Over") at West 84th Street façade without permit(s)."

With regard to this proposal the Commission found that removal of the existing awnings, lighting conduit, flagpoles and stretch banner from the facade will eliminate features that detract from the building; that the design of the proposed storefront infill, in terms of its configuration, proportions, and articulation, will be harmonious with the rest of the building facade, and will be in keeping with the storefronts found on this street; that the new storefront infill will restore a high level of ground-floor transparency that is characteristic of the commercial buildings within the streetscape; that the color palette proposed for the metal infill will recall painted finishes of 19th-century storefronts; that the proposed materials and dimensions of the barrier-free access ramp and railing will help these installations to harmonize with the existing ground floor, and not call undue attention to themselves; and that the proposed scope of work will restore the historic appearance of the building and will enhance the special architectural and historic character of the building, street, and 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 approved, the Commission made its determination subject to the condition that two, signed and sealed sets of the final Department of Buildings filing drawings be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on October 8, 2004, the Landmarks Preservation Commission received drawings D1.1 through A2.2, prepared by Rajinder K. Wadhwa, Architect, and drawings M-1 through SP-2, prepared by Nicholas Tucci, P. E. for related interior work. Accordingly, staff 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 with a perforated seal, and Certificate of Appropriateness 05-2727 is being issued.

PLEASE NOTE THAT THIS PERMIT CONTAINS A COMPLIANCE DATE OF MARCH 21, 2005.

If you do not complete the work by this time, a 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.

Please note that Notice of Violation 03-0346 remains in force against the property and will be rescinded when the approved work is completed in compliance with this permit, and photographs of the completed work are submitted to the staff of the Landmarks Preservation Commission, along with a written request for a Notice of Compliance. Please also note that Notice of Violation 03-0347 remains in force against the property. Failure to address this violation will result in the issuance of 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.

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 Hansel Hernandez Navarro.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Rajinder K. Wadhwa, Innovative Design Group Inc.**

cc: Caroline Kane Levy, Deputy Director of Preservation, Anne Carlin, Violations Officer