

HARRIS ARCHITECTURE & DESIGN
PO BOX 20853
NEW YORK, NEWYORK 10025

T 212-706-7771 F 212-706-2763 C 917-912-6665
harrisarchitecture@att.net

September 15, 2016

Commissioner, Meenakahi Srinivasan, Chairperson
The New York City Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, New York 10007

RE: Post Approval Amendment / Permit Certificate of No Effect
MARQUEE APPROVAL APPLICATION **Docket No.19-3401**
Location: 31 West 71st Street, Manhattan Block: 1124 Lot: 18

Dear Commissioner Srinivasan:

On behalf of the property owner, I respectfully submit this application to amend Permit Certificate of No Effect Docket No. 102444 Canopy to Marquee at the subject location.

Upon inspection of the site conditions for the installation of the "approved canopy" it was discovered that there is an existing water valve on the concrete sidewalk that is in direct conflict with the proper and safe installation of the approved canopy design.

In lieu of a canopy, that requires 2 pole supports anchored to the concrete sidewalk, we respectfully propose the installation of a "marquee" as indicated on the attached drawings. The building historically had a marquee which is evident by the 2 existing supporting hooks that are located on the façade above the entrance. The NYC building code permits marquees on hotels and large apartment buildings. A marquee does not require pole supports that would be an obstruction on the sidewalk and an interference with sidewalk utility valves.

If you have any questions or need clarification please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Arthur S. Harris', with a long horizontal flourish extending to the right.

Arthur S. Harris, Architect

LPC DOCKET #:		STAFF USE ONLY		STAFF:	
ACTION: PMW CNE COFA REPORT OTHER:		DATE RECEIVED:		WORK TYPE:	

APPLICATION FORM FOR WORK ON DESIGNATED PROPERTIES

INSTRUCTIONS FOR FILING

A complete application includes this form ("Application Form") and materials needed to describe the project and its effect on the landmark property. Please read the instructions of this form carefully, and provide all the information requested for ALL 6 sections. LPC staff uses this information to determine if the application meets LPC's rules for approval by staff or will require a review by the full Commission at a Public Hearing. Failure to submit complete applications with required materials will result in delays in the review and processing of your application. Filing may be done in person or by mail to the address above.

1. PROPERTY INFORMATION

ADDRESS: 31 West 71st Street			FLOOR/APT. #: Ground
BOROUGH: Manhattan	BLOCK: 1124	LOT: 18	ZONING: R8B

EL406039221US

2. PROPOSED WORK (CHECK ALL THAT APPLY)

INTERIOR ALTERATIONS	<input type="checkbox"/> INTERIOR ALTERATIONS <input type="checkbox"/> PLACE OF ASSEMBLY/CERTIFICATE OF OCCUPANCY/ NO WORK PROPOSED
RESTORATION & OTHER FAÇADE WORK	<input type="checkbox"/> RECREATE MISSING ARCHITECTURAL FEATURES <input type="checkbox"/> EXTERIOR REPAIRS (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Side or rear façade/roof <input type="checkbox"/> LL11
HEATING, VENTILATION & AIR CONDITIONING EQUIPMENT	<input type="checkbox"/> THRU-WINDOW/LOUVERS & OTHER HVAC EQUIPMENT (check all that apply): <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> THRU-WALL HVAC EQUIPMENT: <input type="checkbox"/> Street façade <input type="checkbox"/> Rear or side façade <input type="checkbox"/> OTHER MECHANICAL EQUIPMENT: <input type="checkbox"/> Wall mounted <input type="checkbox"/> Yard <input type="checkbox"/> Roof <input type="checkbox"/> Exterior Generator
WINDOW & DOOR WORK	<input type="checkbox"/> REPLACE WINDOWS (check all that apply): <input type="checkbox"/> Street-facing façade/s <input type="checkbox"/> Rear or side non-street facing façade <input type="checkbox"/> NEW/MODIFY WINDOW OPENING(S) (check all that apply): <input type="checkbox"/> Street-facing façade/s <input type="checkbox"/> Rear or side non-street facing façade <input type="checkbox"/> REPLACE DOOR(S) or MODIFY DOOR(S)
ADDITIONS & NEW CONSTRUCTION	<input type="checkbox"/> NEW BUILDING <input type="checkbox"/> ROOFTOP ADDITION (check all that apply): <input type="checkbox"/> Mechanical Equipment, Stair or Elevator Bulkhead <input type="checkbox"/> Occupiable <input type="checkbox"/> Solar <input type="checkbox"/> REAR YARD ADDITION (check all that apply): <input type="checkbox"/> Deck <input type="checkbox"/> Occupiable
STOREFRONTS	<input type="checkbox"/> INFILL <input type="checkbox"/> LIGHTING <input type="checkbox"/> SIGNAGE <input type="checkbox"/> AWNINGS <input type="checkbox"/> SECURITY GATE
EXCAVATIONS, SIDEWALKS AND SITEWORK	<input type="checkbox"/> EXCAVATION (check all that apply): <input type="checkbox"/> Underpinning <input type="checkbox"/> No Underpinning <input type="checkbox"/> SIDEWALK PAVING (check all that apply): <input type="checkbox"/> Concrete <input type="checkbox"/> Stone <input type="checkbox"/> Tree Pit <input type="checkbox"/> SUBSURFACE UTILITIES (check all that apply): <input type="checkbox"/> Residential <input type="checkbox"/> Other <input type="checkbox"/> STREET PAVING/STREETBED WORK
OTHER	<input type="checkbox"/> TEMPORARY INSTALLATIONS: <input type="checkbox"/> Sign <input type="checkbox"/> Other <input type="checkbox"/> NEW UNENCLOSED SIDEWALK CAFÉ <input type="checkbox"/> RENEW SIDEWALK CAFÉ LICENSE <input type="checkbox"/> FENCES AND GATES <input type="checkbox"/> BARRIER FREE ACCESS (ADA) <input checked="" type="checkbox"/> OTHER (Describe): <u>MARQUEE</u>

3. ADDITIONAL INFORMATION

Are you filing to correct or legalize work done without an LPC permit? <input checked="" type="checkbox"/> YES (If YES, please include photos of work in violation)	If Yes, Warning Letter/NOV#: 16/0331
Are you filing for a signoff or to amend a permit? <input checked="" type="checkbox"/> YES (If YES, please include photos of completed exterior work)	If Yes, Docket#: LPC 10-2444
Are you applying to any of the following? <input type="checkbox"/> Dept. Of Buildings <input type="checkbox"/> City Planning <input type="checkbox"/> Board of Standards and Appeals	
Is there a facade easement on the property? <input type="checkbox"/> YES (If Yes, please provide contact information for easement holder)	

4. ATTACH MATERIALS NEEDED TO COMPLETE THE APPLICATION

Required materials must be submitted to complete the application. These materials include documentation that explains the existing and proposed conditions, and clearly illustrates how the proposed work does or does not meet LPC Rules. Depending on the type of work proposed these materials may include drawings, photographs, photo-montages, material samples and written specifications.

For a complete list of materials required for the most common work types, please refer to the **Permit Application Guide** as you complete the application. LPC Rules and guides are available on the website: www.nyc.gov/landmarks. An application that includes all of the required materials can often be expedited. Incomplete submissions will cause delays.

PLEASE NOTE THAT A PERMIT CANNOT BE ISSUED UNTIL THE REQUIRED MATERIALS ARE SUBMITTED AND STAFF HAS DETERMINED THAT THE APPLICATION IS COMPLETE. YOU MAY CONTACT LPC IF YOU NEED INFORMATION ABOUT THE APPLICATION PROCESS, DETAILS ABOUT THE TYPES OF DRAWINGS OR OTHER MATERIALS THAT MAY BE REQUIRED, OR FOR GENERAL GUIDANCE:
TEL: (212) 669-7817/ E-MAIL: INFO@LPC.NYC.GOV.

AN APPLICATION MAY BE COMPLETED BY THE OWNER, TENANT, LESSEE, CO-OP SHAREHOLDER, ARCHITECT, ENGINEER, CONTRACTOR, OR OTHER INDIVIDUAL OR FIRM. PLEASE LIST ALL RELEVANT CONTACTS BELOW, AND CHECK THE PRIMARY CONTACT.

5. CONTACT INFORMATION (Fill out all that apply and indicate who the primary contact should be)

TENANT/LESSEE/CO-OP SHAREHOLDER

☐ PRIMARY CONTACT

Name	Company/Corporation/Organization	
Address	City & State	Zip
Phone	E-mail	

ARCHITECT/ENGINEER/CONTRACTOR (IF APPLICABLE)

☒ PRIMARY CONTACT

Name Arthur S. Harris, Architect	Company/Corporation/Organization Harris Architecture & Design	
Address PO Box 20853	City & State New York	Zip 10025
Phone 917-912-6665	E-mail harrisarchitecture@att.net	

PERSON FILING APPLICATION (E.G., EXPEDITOR, ATTORNEY, MANAGING AGENT) ☐ PRIMARY CONTACT

Name Arthur S. Harris, Architect	Company/Corporation/Organization: Harris Architecture & Design	
Address PO Box 20853	City & State New York	Zip 10025
Phone 917-912-6665	E-mail harrisarchitecture@att.net	

6. OWNER'S INFORMATION, CONSENT, AND SIGNATURE

I am the owner of the above-listed property. For applications for work on or in a cooperative or condominium building, the "owner" is the Co-op Board or Condominium Association. An officer of the Co-op Board or Condominium Association must sign this application. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

IMPORTANT: The managing agent of a cooperative or condominium association must be an officer of the board to sign this application

NAME Satish K. Duggal

TITLE (if applicable) CEO & President

COMPANY, CORPORATION, OR ORGANIZATION (if applicable) Twin Tier Hospitality, LLC

MAILING ADDRESS 1100 Crocker Road, Westlake, Ohio CITY, STATE, ZIP CODE 44145

PHONE 440-617-2351 E-MAIL sduggal@twintierhospitality.com


SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

To: Satish Duggal
255 Spring Street
Sayre, PA
18840

Date: October 2, 2015
Address: 31 West 71st Street
Hist. Dist: Upper West Side-CPW
Block/Lot: 1124/18
Borough: Manhattan

Notice of violation No. **16/0331**

Description of violation: **Installation of sidewalk canopy in nonc ompliance with CNE
10-4192 (LPC 10-2444) issued 11/06/09.**

You are informed that the alteration made to the subject premises is in violation of the Administrative Code, Section 25-305 which establishes that on an individual Landmark or within a Historic District designated by the Landmarks Preservation Commission of the City of New York no such work may be performed without prior issuance of a permit by the Landmarks Preservation Commision.

You are directed, therefore, to apply to the Landm: **(212) 669-7951** ommision to correct this violation.

Contact: Violation Department

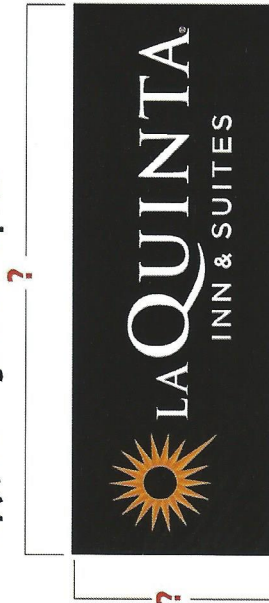
THIS VIOLATION CONSTITUTES A MISDEMEANOR PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH AND MAY ALSO LEAD TO THE INSTITUTION OF CIVIL PROCEEDING AGAINST YOU, ADMINISTRATIVE CODE SECTION 25-317.

By: _____
Title: _____

cc: Director of Preservation
Councel

☐ **OPTION 1 - Graphics on Existing Black Awning - Speculative Art**

1 qty., Awning Front Graphics

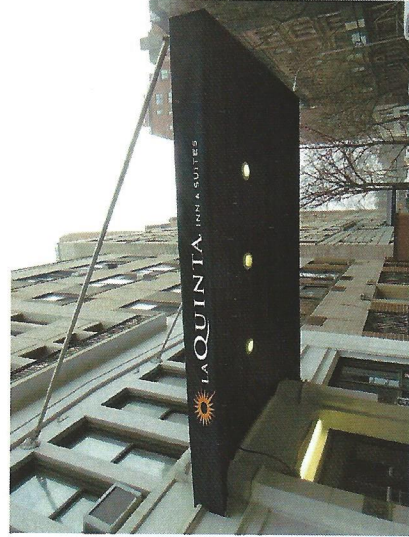


2 qty., Awning Side Graphics



- ORANGE and YELLOW SUNBURST
- WHITE "LA QUINTA® INN & SUITES"

CUSTOM Corporate Approved Layout
Lowered Sunburst allowing for
Larger Copy on Linear Layout.

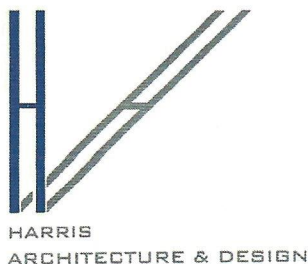


LA QUINTA COLOR SPECS 2006		
PMS Colors	VINYL	PLASTIPRINT
GREEN 3435	GREEN no match given	LO Dark Green# 4-291
ORANGE 144	ORANGE# 84 Tangerine	Signtech# 2564 Orange
YELLOW 1235	YELLOW# 125 Golden Yellow	Signtech# 2360 Yellow

Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering. Requested by VW

	Dualite Sales & Service, Inc. One Dualite Lane WILLIAMSBURG, OHIO • CEDAR HILL, TEXAS	Sketch No. 16-2-71-F-LQIS-A1		Approval: Date: 2-12-2016
		Scale: None		

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305 SEVENTH AVENUE
20TH FLOOR

NEW YORK NY
10001

T. 212-352-1214
F. 212-352-0935

June 6, 2011

Caroline Kane Levy, Deputy Director of Preservation
The New York City Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, New York 10007

RE: Post Approval Amendment / Permit Certificate of No Effect
Docket No. 102444 CNE# 10-4192
Location: 31 West 71st Street, Manhattan Block: 1124 Lot: 18

Dear Deputy Director Levy,

On behalf of the property owner, I respectfully submit this application to amend the proposed work which is the basis of the subject Permit Certificate of No Effect.

Upon inspection of the site conditions for the installation of the "approved canopy" it was discovered that there is an existing water valve on the concrete sidewalk that is in direct conflict with the proper and safe installation of the approved canopy design.

In lieu of a canopy, that requires 2 pole supports anchored to the concrete sidewalk, we respectfully propose the installation of a "marquee" as indicated on the attached drawings. The building historically had a marquee which is evident by the 2 existing supporting hooks that are located on the façade above the entrance. The NYC building code permits marquees on hotels and large apartment buildings. A marquee does not require pole supports that would be an obstruction on the sidewalk and an interference with sidewalk utility valves.

If you have any questions or need clarification please contact me.

Very truly yours,

Arthur S. Harris, Architect



The New York City Landmarks Preservation Commission
1 Centre Street, 9th Floor North New York NY 10007 (212) 669-7700 Fax (212) 669-7960
<http://nyc.gov/landmarks>



APPLICATION FORM

FOR WORK ON DESIGNATED PROPERTIES

This application will not be deemed complete until it is so certified by the Landmarks Preservation Commission. An application consists of an application form and the materials necessary to describe the project fully. If being submitted in response to a **Warning Letter** or **Notice of Violation**, please enter the number below. Please print or type all items. If not applicable, mark N.A.

Staff Use Only			
LPC Docket #		Date Received	
<input type="checkbox"/> PMW	<input type="checkbox"/> CNE	<input type="checkbox"/> COFA	<input type="checkbox"/> REPORT
Action		OTHER	
		Work Type	

Designated Property:

31 West 71st Street

Address

Floor or Apartment #

Manhattan

1124

18

Borough

Block

Lot

Zoning

Warning Letter/NOV # (if applicable):

Description of Work (check all that apply):

☐ Interior Alterations

☐ Restoration Work

☐ Replace Window(s) or Door(s)

☐ Thru-wall, Thru-window Air Conditioning Equipment

☐ Rooftop or Rear Yard HVAC

☐ Rooftop or Rear Yard

Addition: Visible? ☐ Yes ☐ No

☒ Awnings/ Signage/ Lighting

☐ New Building

☐ Storefronts

☐ New Window or Door Opening(s)

☐ Sidewalk or Street Paving

☐ Barrier-Free Access

☐ Sidewalk Café

☐ Temporary Installations

☒ Other:

Marquee

Are you applying to any of the following? ☒ Buildings Department ☐ City Planning Commission ☐ Board of Standards & Appeals

Tenant/ Lessee/

Satish Duggal, CEO Central Park West Hospitality

Co-Op Shareholder:

Name, Title and Firm (if applicable)

31 West 71st Street

New York, NY 10023

Address

City, State, Zip Code

570-888-7711

(212) 882-8644

sduggal@twintierhospitality.com

Phone (Day)

Fax

E-mail address

Architect/Engineer/ Contractor (if applicable):

Arthur S. Harris, Principal Harris Architecture & Design

Name, Title and Firm (if applicable)

305 Seventh Avenue, 20th Floor

New York, NY 10001

Address

City, State, Zip Code

917-912-6665

(212) 706-2763

harrisarchitecture@att.net

Phone (Day)

Fax

E-mail address

Person Filing Application (e.g., Expeditor, Attorney, Managing Agent, etc.):

Arthur S. Harris, Architect

Name, Title and Firm (if applicable)

Address

City, State, Zip Code

Phone (Day)

Fax

E-mail address

I am the owner of the above-listed property. I am familiar with the work proposed to be carried out on my property and give my permission for this application to be filed. The information entered is correct and complete, to the best of my knowledge.

Owner:

Satish Duggal, CEO

Owner's Name and Title (please type or print)

Phone (Day)

Twin Tier Hospitality

Company, Corporation, Organization (if applicable)

sduggal@twintierhospitality.com

E-mail address

255 Spring Street

Sayre, PA 18840

Address

City, State, Zip Code

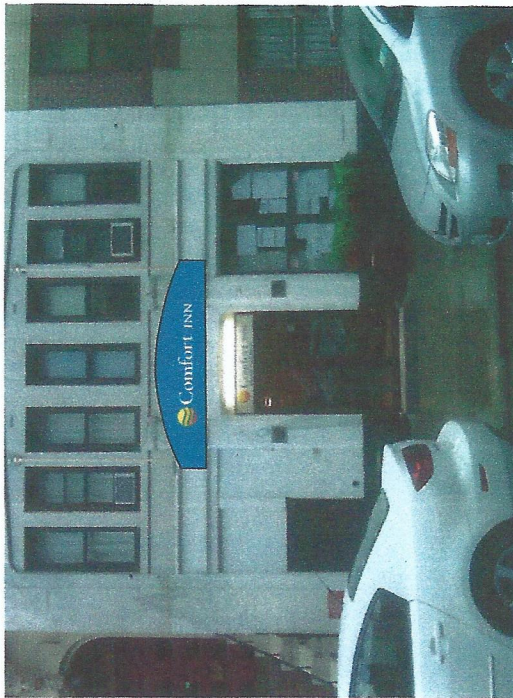
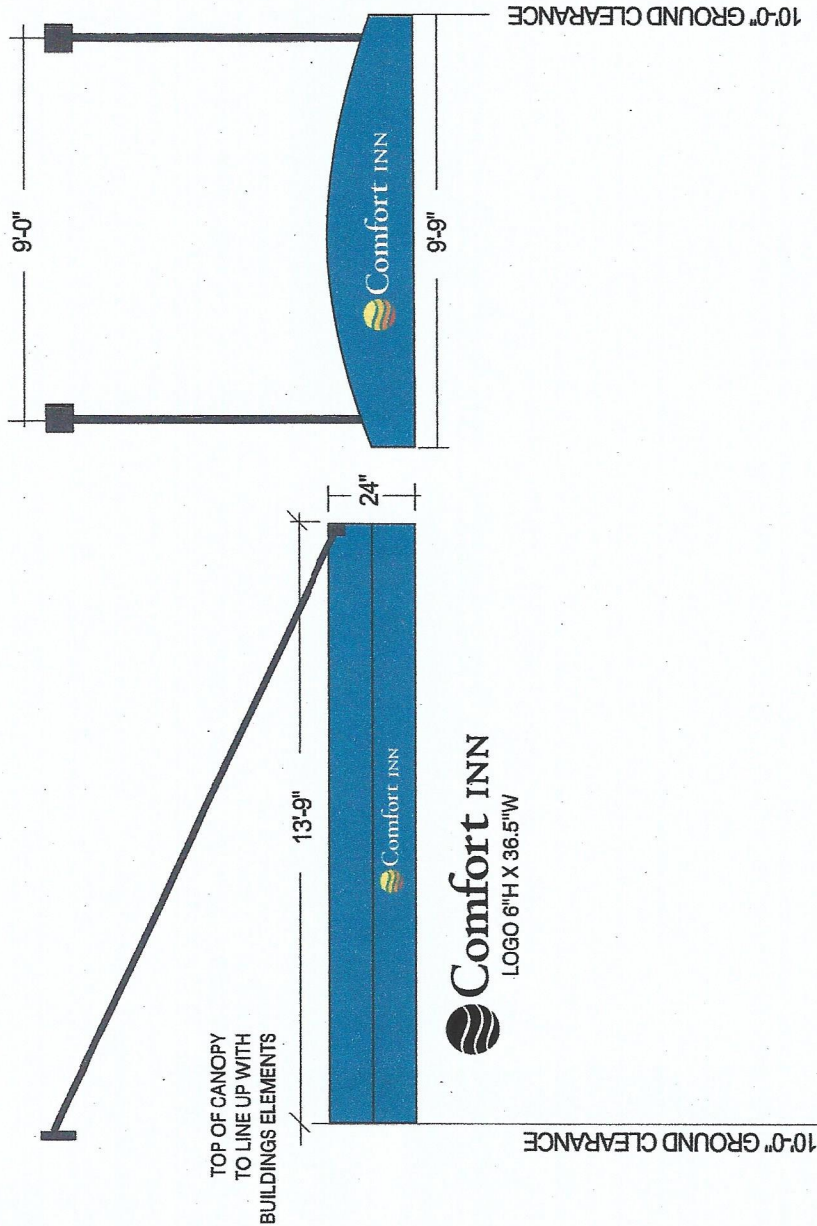
Signature:

Satish Duggal
Signature of Owner

6-5-11

Date

Note: Section 25-317 of the Administrative Code of the City of New York makes it a punishable offense to willfully make false statements on this application.



Job No. COMFORT INN
Project name COMFORT INN
Address: 31 WEST 71ST
City: NEW YORK, N. Y.
Design No:
Date: 5-9-11
Filename: COMFORT INN SK-1.PDF
Sheet:



59-238 DECATUR ST.
RIDGEWOOD, N.Y. 11385
(718) 860-6074 FAX (718) 860-6074
e-mail: info@solarstarind.com
www.solarstarind.com

SIGNATURE

Please Check One Box,
Sign And Fax Back To
718)860-6074

Revision Date Description

**FINAL ELECTRICAL
CONNECTION
BY CUSTOMER**

This is an original unpublished drawing prepared for you by Solar Star Ind. in a sign program designed for your business. It is not to be shown to anyone outside of your organization nor it is to be used, reproduced or exhibited in any form or fashion.

FRAMEWORK: 1" SQ. MILLIKEN ALUM.
FABRIC: SUNBRELLA NAVY
GRAPHICS: HEAT FUSED
LIGHTING: (3) HI HATS
CEILING: CONTOURED
ATTACHMENT: 2" HANGING RODS

View A

EXISTING MARQUEE
LaQuinta Inn & Suites
31 West 71st Street
New York, NY 10025

Side View



September 15, 2016

View B

EXISTING MARQUEE
LaQuinta Inn & Suites
31 West 71st Street
New York, NY 10025

Front View

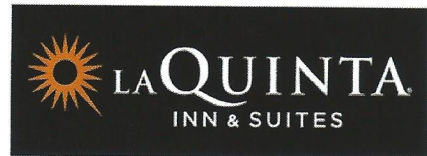


September 15, 2016

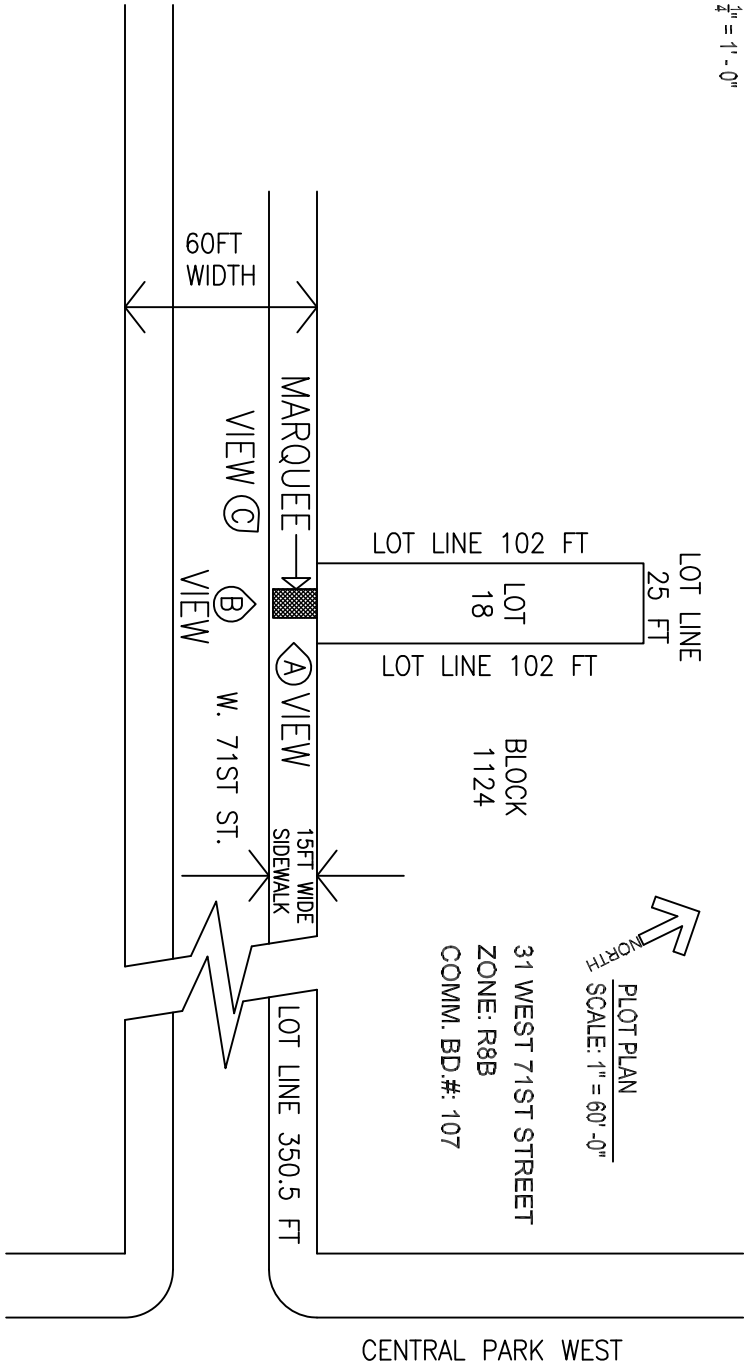
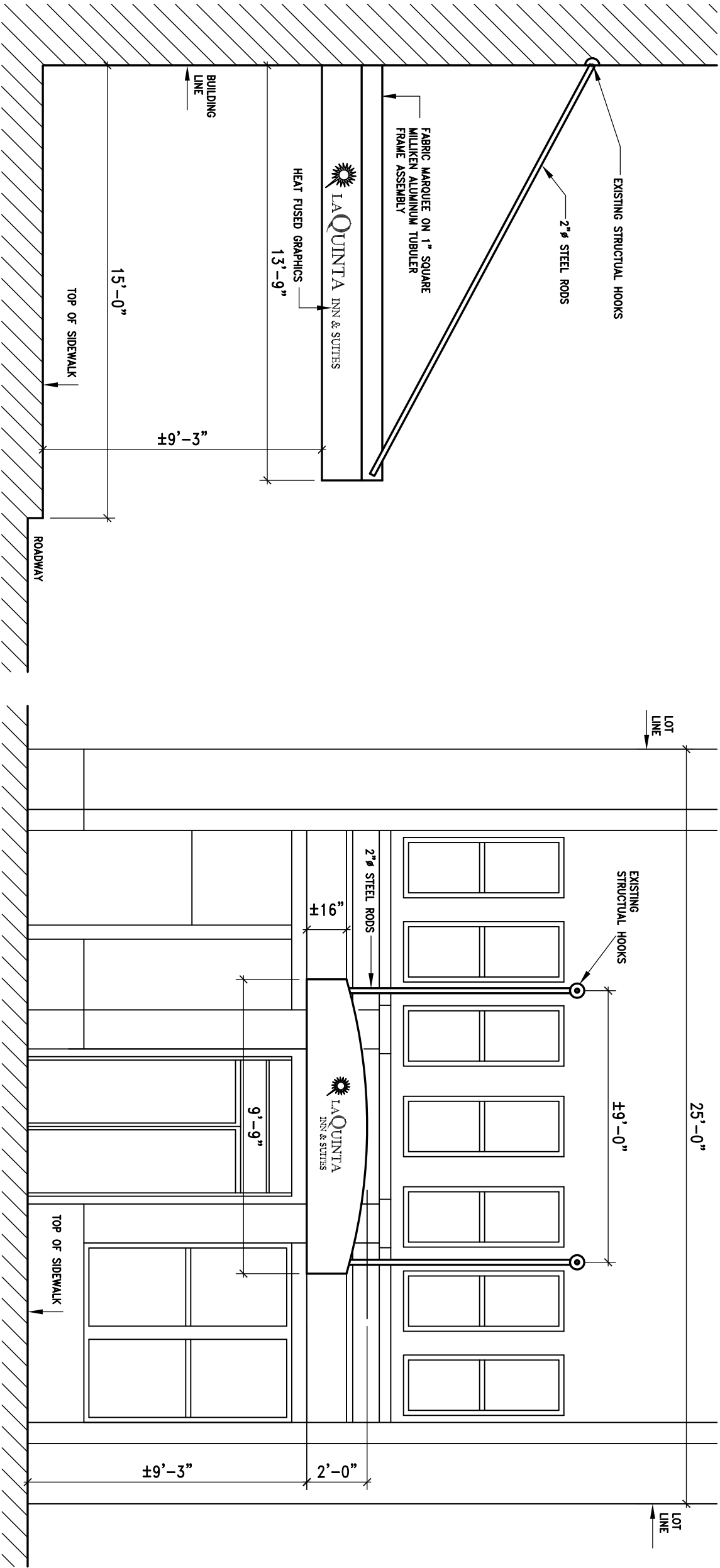
View C

EXISTING MARQUEE
LaQuinta Inn & Suites
31 West 71st Street
New York, NY 10025

Front View



September 15, 2016



MARQUEE
GRAPHIC ALTERATION



31 WEST 71ST STREET
NEW YORK, NY 10023
MANHATTAN BOROUGH
BLOCK: 1124 LOT:18

AS REQUIRED BY THE NYC DEPARTMENT OF
BUILDINGS, THIS PLAN IS APPROVED ONLY FOR
WORK INDICATED ON THE APPLICATION
SPECIFICATION SHEET. ALL OTHER MATTERS
SHOWN ARE NOT TO BE RELIED UPON, OR TO
BE CONSIDERED AS BEING APPROVED OR IN
ACCORDANCE WITH APPLICABLE CODES.

FOR PERMIT : SEPTEMBER 15, 2016

REVISIONS

ARTHUR S. HARRIS ARCHITECT
NJ A07156 NY 021157-1

PO BOX 20853

NEW YORK NY
10025

TEL: (212) 706-7771
FAX: (212) 706-2763

HARRIS
ARCHITECTURE & DESIGN

harrisarchitecture@att.net

GROUND FLOOR
MARQUEE

A-100.00

COMMISSION NO.
1631 SHEET 1 OF 1