



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 FOR MINOR WORK

ISSUE DATE: 05/05/23	EXPIRATION DATE: 5/5/2027	DOCKET #: LPC-23-05734	PMW PMW-23-05734
ADDRESS: 520 WEST END AVENUE Apt/Floor: OSP		BOROUGH: MANHATTAN	BLOCK/LOT: 1233 / 1
Riverside-West End Historic District Extension I John B. & Isabella Leech House, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

Magdalena Kosz
AJ Clarke Real Estate Corp
250 West 57th Street
New York, NY 10107

**NOT ORIGINAL
COMPUTER-GENERATED COPY**

Pursuant to Section 25-310 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on April 25, 2023.

The approved work consists of exterior work at the rear yard perimeter wall at West 85th Street and the adjoining sidewalk, including removing metal picket fencing and razor wire installed on top of the wall and legalizing the replacement of a wood garbage enclosure with three (3) black painted metal garbage enclosures, set between a fenced-in areaway and a neighboring stoop cheek wall and adjacent to the rear yard perimeter wall without a permit from the Landmarks Preservation Commission, as shown on drawings T-001, LP-001, LP-100 and LP-101, dated December 14, 2022; prepared by Adrian R. Figueroa, R.A.; and submitted as components of the application. The razor wire has already been removed.

In reviewing this proposal, the Commission notes that the John B. & Isabella Leech House Designation Report describes 520 West End Avenue as an eclectic style townhouse, designed by Clarence F. True, built in 1892; 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 Riverside-West End Historic District Extension I. The Commission also notes that Notice of Violation 00-0429 was issued for the "installation of garbage storage units and razor

wire at West 85th Street side yard wall without permit(s)," that Notice of Violation 01-0816 was issued for the "replacement of windows at parlor floor and 2nd floor without permit(s)," that Notice of Violation 02-0046 was issued for "alterations to West 85th Street entrance door without permit(s)," and that Notice of Violation 12-0736 was issued for the "installation of garbage enclosure without permit(s)." The Commission also notes that Certificate of No Effect 02-06264 was issued on May 7, 2002, approving restorative masonry work; the removal of razor wire and paint; blocking up and creating openings and installing infill in the new openings; the replacement of windows and doors; the installation of stairs and light fixtures; interior alterations; and legalizing the installation of a wood garbage enclosure adjacent to the garden wall, adjacent to West 85th Street without a Landmarks Preservation Commission permit. The Commission further notes that the existing metal garbage enclosure closely matches the previous wood enclosure in terms of placement and size.

With regard to this proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(3) for areaway garbage enclosures. Based on these findings, the Commission determined that the work is appropriate to the building and to the Riverside-West End Historic District Extension I. With regards to these or other aspects of the work, the Commission finds that the metal garbage enclosures replace the previously approved enclosure and are set between the existing fenced-in areaway, the simply designed rear yard perimeter wall, and the tall, simply designed cheek wall at the side of the neighboring stoop, helping the enclosures to be a harmonious and subordinate presence within views of the building and streetscape. The work, therefore, is approved. (omit period) and Notices of Violation 00-0429 and 12-0736 are, hereby, rescinded.

PLEASE NOTE that Notices of Violation 01-0816, and 02-0046 are not addressed by this permit. Failure to resolve these matters may result in additional enforcement action including, but not limited to, issuance of a summons originating from the Office of Administrative Trials and Hearings in accordance with Title 63 of the Rules of the City of New York, Sections 2-04 and 11-02. A second summons requires a court appearance and a civil fine may be imposed. A new application, with supporting documentation, if not already submitted, should be filed with the Commission to resolve the work in violation not addressed by this permit.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Brian Blazak.

Sarah Carroll
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS
WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Adrian R. Figueroa, SRA Arch & Eng PC

cc: Bernadette Artus, Deputy Director; Adrian R. Figueroa, SRA Arch & Eng PC