



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

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|---|--------------------------------------|------------------------------|--------------------------------|
| ISSUE DATE: 11/03/14 | EXPIRATION DATE: 5/13/2020 | DOCKET #: 161058 | COFA #: COFA 16-4454 |
| ADDRESS: 20 EAST 71ST STREET <u>HISTORIC DISTRICT</u> UPPER EAST SIDE | | BOROUGH: MANHATTAN | BLOCK/LOT: 1385 / 57 |

Display This Permit While Work Is In Progress

ISSUED TO:

Thomas F. Harrison, Principal
Project Operation LLC
c/o Colony Capital, LLC
2450 Broadway Boulevard, 6th Floor
Santa Monica, CA 90404

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 13, 2014, following the Public Hearing of April 29, 2014, the Landmarks Preservation Commission voted to approve a proposal to install a guardrail at the rear façade, as put forward in your application completed on April 3, 2014, and as you were notified in Status Update Letter 15-7952 (LPC 15-4492), issued on May 20, 2014.

The proposal, as approved, consists of the installation of a black-painted metal guardrail at the rear roof parapet, to match the design of the existing historic black-painted metal fence at the fifth-floor rear facade terrace, as shown in digital presentation slides labeled 1 through 17, dated April 2, 2014, prepared by Li / Saltzman Architects, PC, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper East Side Historic District designation report describes 20 East 71st Street as a neo-Italian Renaissance style residence designed by C.P.H. Gilbert and built in 1922-23; and that the building's style, scale, materials, and details are among the features contributing to the special architectural and historic character of the Upper East Side Historic District. The Commission further noted that Notice of Violation 05-0300 was issued on February 10, 2005, for the "installation of flagpole at East 71st Street facade without permit(s)".

With regard to this proposal, the Commission found that the proposed guardrail will match the design,

details, and finish of the existing guardrail at the rear fifth-floor roof terrace; that the proposed guardrail will be visible only in context with the rear facade and the rear facades of adjacent buildings, and from a considerable distance; and that the proposed guardrail will not detract from the significant architectural features of the building or the Upper East Side Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Upper East Side Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval. Subsequently, on October 21, 2014, the Landmarks Preservation Commission received final drawings T-000.00, T-001.00, T-002.00, T-003.00, DM-100.00, DM-101.00, DM-102.00, DM-103.00, DM-104.00, DM-105.00, DM-106.00, DM-107.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-106.00, A-107.00, A-500.00, A-501.00, A-600.00, A-601.00, and A-610.00, dated October 15, 2104, prepared by Peter P. Marino, R.A.; and S-100.00, S-101.00, S-102.00, S-200.00 through S-206.00, M-100.00, M-101.00, M-150.00 through M-156.00, M-200.00 through M-207.00, M-300.00 through M-303.00, M-400.00, M-401.00, P-100.00 through P-105.00, P-200.00 through P-207.00, SP-100.00, and SP-200.00 through SP-207.00, dated October 15, 2014, and prepared by Edward J. Hanington, P.E.. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 16-4454 is being issued.

Please note that this Certificate of Appropriateness is being issued in conjunction with Modification of Use 16-4453 (LPC 16-0984), approving a request that the Landmarks Preservation Commission issue a report to the City Planning Commission in support of an application for the issuance of a special permit, pursuant to Section 74-711 of the Zoning Resolution, for a Modifications of Use; and Certificate of No Effect 16-4455 (LPC 16-1311) approving façade repairs, window replacement, and roof work.

Please note that NOV 05-0300 will remain in force against the property until the work approved under this permit is completed and inspected for compliance. Please submit photographs of the completed work to the Commission along with a letter from the building owner requesting a Notice of Compliance.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Olivia Brazee.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Valerie Campbell, Kramer Levin Naftalis & Frankel LLP

cc: Jared Knowles, Depouty Director, Preservation/LPC