



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: 04/26/2006	EXPIRATION DATE: 04/18/2012	DOCKET #: 06-7061	COFA #: COFA 06-7569
ADDRESS 466-468 COLUMBUS AVENUE HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1213/32

Display This Permit While Work Is In Progress

ISSUED TO:

Fred Rudd
468 Columbus Avenue LLC
c/o Rudd Realty Mgmt
545 Madison Avenue
New York, NY 10022

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 18, 2006, following the Public Meeting and Public Hearing of March 21, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on February 23, 2006, and as you were informed in Status Update Letter 06-7392 (LPC 06-5007), issued April 18, 2006.

The proposed work, as approved, consists of adding a third story to an existing two-story building; rebuilding the facade in red brick with projecting pilasters, a granite base, and a dark gray metal cornice; installing clear finished aluminum windows with spandrel glass and a red painted metal railing in the lower portion of the openings; installing new clear finished aluminum storefronts with transoms, low bulkheads, single pane display windows, double-doors, fixed canvas awnings and 18" tall pin-mounted painted metal signage, as shown in drawings, photographs and photo montages labeled "Existing Conditions," "Cellar and First Floor Plans," "Second and Third Floor Plans," and "Building Section," received at the Commission March 2006, and "Proposed Elevation," "2nd Floor Partial Plan," "Exterior Wall Section," and "Surroundings," received at the Commission April 2006, prepared by Gruzen Samton LLP, submitted as components of the application and presented at the Public Hearing and Public Meetings. The proposal as initially presented to the Commission featured a shallower cornice, a flat, plain brick facade, simpler windows without the horizontal railing, and larger signage, as shown in drawings labeled "Proposed Building Elevation," and "Surroundings," received at the Commission March 2006, prepared by Gruzen Samton LLP.

In reviewing this proposal, the Commission noted that the designation report states that 466-468 Columbus Avenue is a two-story commercial building built in 1894 and altered by William and Donald Freed in 1961; and that this is not one of the buildings for which the Upper West Side/Central Park West Historic District was designated. The Commission further noted that Columbus Avenue is characterized by the five-story flats building

consisting of a masonry mass floating above the transparent base of the street level storefronts; and that while most storefronts on Columbus Avenue have been altered to some degree, the rhythm established by the structural columns and lintels that define the masonry openings that contain the storefronts remains largely intact.

With regard to this proposal, the Commission found that the removal of the existing façade will eliminate a feature which detracts from the special architectural character of the streetscape and the historic district; that adding a floor to the two-story structure will help strengthen the streetwall and will relate better to the five-story buildings on this street; that the brick upper floors and the metal cornice relate to the mostly brick facades with sheet-metal cornices that characterize the buildings on Columbus Avenue; that the articulation of the piers give the facade a vertical orientation and divide it into two equal portions that reflect the rhythm of the historic facades in the streetscape and along Columbus Avenue; that the height and width of the storefronts, the location of the sign band, and the scale of the pin-mounted lettering maintain the scale, proportions, and module of storefronts along Columbus Avenue; that the size of the signage is in keeping with the scale of the storefront signage on Columbus Avenue; that the sloped canvas awnings have the appearance of the type of awnings traditionally found on historic storefronts in this district; and that the proposed work will transform a building that currently detracts from the streetscape into one that has a more harmonious relationship with the scale, materials and proportions of the historic buildings on Columbus Avenue. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two signed and sealed copies of the final drawings for the approved work

Subsequently, the staff of the Commission received drawings G000, revised April 19, 2006, G001, Z001, Z002, A101.1, A101.2, A106.1, A106.2, A450, A451, A453, A500, A501, A551, A552, A553, A554, A555, A700, E100, M100 through M103, M300, M301, P100 through P103, P200, P300, SP100 through SP103, SP200, FA100 through FA103, and FA200, revised February 16, 2006, G002, A104.1, A104.2, and A402 through A405, revised April 6, 2006, A001 through A004, dated October 14, 2005, A102.1 and A102.2, revised April 10, 2006, A103.1 and A103.2, dated January 27, 2006, A105.1 and A105.2, revised April 7, 2006, A200, dated December 15, 2005, A201, dated February 14, 2006, A202, dated February 6, 2006, A203, dated February 22, 2006, A204, dated April 17, 2006, A701, dated April 7, 2006, S1 and S2, dated March 27, 2006, and 1 and 2, revised February 7, 2006, prepared by Gruzen Samton LLP. The Commission reviewed the drawings and noted that mechanical equipment is proposed to be installed at the rear of the roof. Regarding this work, the Commission found in accordance with the provisions of Title 63 of RCNY, Section 2-19, that the installation of the mechanical equipment will not result in damage to, or demolition of, a significant architectural feature of the roof; that the mechanical equipment will not be visible from a public thoroughfare; and that it will not adversely affect significant architectural features of adjacent improvements. The Commission further found that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 06-7569 is being issued.

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 Lisa Schaeffer.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Berzak Schoen Consultants**

cc: P. Samton, Arch., W. Neeley, LPC