



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

ISSUE DATE: 05/30/17	EXPIRATION DATE: 5/23/2023	DOCKET #: LPC-19-8480	COFA COFA-19-08480
ADDRESS: 895 MADISON AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1387 / 21
Upper East Side Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Gerard J Picaso
East 72nd Tenants Corp
c/o Gerard J Picaso/Halstead
770 Lexington Ave
New York, NY 10065

NOT ORIGINAL
COMPUTER-GENERATED COPY

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 23, 2017, following the Public Hearing of the same date, voted to approve a proposal to legalize the installation of awnings and planters at the subject premises; as put forward in your application completed on April 27, 2017.

The proposal, as approved, consists of legalizing the installation of two (2) 10" tall and 10" deep black metal planters mounted to the modern cladding between storefront display windows that were installed without Landmarks Preservation Commission permit(s); and the legalization of installation of three (3) fixed awnings above storefront bays on the corner Madison Avenue elevation with black fabric, white logos on the slopes portion and white letters on the skirts ("PAUL MORELLI"). The proposal was shown on undated digital slides titled "Existing," a c. 1980 tax photo, prepared by Paul Morelli, 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 East Side Historic District Designation Report describes 31 East 72nd Street (aka 895-901 Madison Avenue) as a neo-Renaissance style apartment building designed by W.L. Rouse and L.A. Goldstone and built in 1916; and that the building's style, scale, materials, and details are among the features which contribute to the special architectural and historic character of the Upper East Side Historic District. The Commission also notes that Warning Letter 17-0569

was issued January 27, 2017 for "removal of ground floor masonry at corner while permit pending and Warning Letter 17-0570 was issued January 27, 2017 for "replacement of awnings ("Paul Morelli") and installation of planters at southernmost storefront without permit(s)."

With regard to this proposal, the Commission found that the installation of planters mounted on the modern façade cladding between commercial show windows has not damaged any significant architectural features of the building; that the metal material, simple design, and black painted finish of the planters harmonizes well with the commercial ground floor; that the 10" depth of the planter does not encroach upon or crowd the streetscape; that the awnings relate well to the storefront openings in terms of size and shape; and that the amount of signage on the awnings, at the skirt and on the slope, does not overwhelm the building or the streetscape. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Upper East Side Historic District and voted to approve it.

Warning Letter 17-0570 is hereby rescinded by the issuance of this permit.

PLEASE NOTE: Warning Letter 17-0569 remains in effect and is not addressed by this permit. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's 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 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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
, Paul Morelli Design, Inc

cc: Caroline Kane Levy, Deputy Director; Paul Morelli Design, Inc, Paul Morelli Design, Inc