



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: 04/11/16	EXPIRATION DATE: 3/22/2022	DOCKET #: 184318	COFA #: COFA 18-4459
ADDRESS: 14 EAST 60TH STREET <u>HISTORIC DISTRICT</u> UPPER EAST SIDE		BOROUGH: MANHATTAN	BLOCK/LOT: 1374 / 60

Display This Permit While Work Is In Progress

ISSUED TO:

Nicholas Biase
Omabuild Corp.
 14 East 60th Street
 Suite 701
 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 March 22, 2016, following the Public Meeting of the same date, voted to approve a proposal to alter the westernmost marquee, replace windows, and install awnings and signage; as put forward in your application completed on February 25, 2016, and as you were notified in Status Update Letter 18-3657, issued on March 23, 2016.

The proposal, as approved, consists of storefront alterations at the westernmost storefront, including the removal of four (4) existing brass non-historic metal fixed single light windows, and installation of four (4) single light brass casement windows with single light transoms; the removal of the existing pin-mounted sign adjacent to the westernmost entrance and replacement with one (1) pin-mounted metal sign with lettering ("Avra Madison Estiatoriothe installation of one (1) backlit metal menu box adjacent to the westernmost entrance; the installation of five (5) retractable awnings with white (Benjamin Moore CC-20 "Decorators White") and beige (Benjamin Moore AC-34 "Cape Hatteras Sand") finished canvas, and bronze lettering ("Avra Madison") at the skirt; at the marquee, the removal of the non-historic scalloped glass and replacement with a canvas skirt finished white and beige; and the installation of nine (9) light fixtures attached to the underside of the awning frames, and sixteen (16) light fixtures attached to the underside of the marquee. The proposal was shown on ten (10) digital slides dated March 16, 2016, and a window frame sample prepared by Ricardo Zurita, R.A, 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 10-14 East 60th Street as a Beaux-Arts style hotel building, designed by R.C. Gildersleeve and built in 1902; 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 Upper East Side Historic District. The Commission further noted that the first floor of the building underwent multiple transformations at the beginning of the 20th century; and that the west wing of the building was designed by the same architect and built in 1905. The Commission finally noted that Certificate of Appropriateness 98-6047 was issued May 14, 1998 for alterations of the storefront façade and marquees, and installation of flagpoles, banners, and signage; that Certificate of Appropriateness 03-2464 was issued October 10, 2002, for installation of storefront infill at the easternmost bay of the first floor; that Certificate of Appropriateness 15-0395 was issued October 21, 2013, for installation of pin-mounted signage, windows, and menu box at the easternmost bay of the first floor; and that Certificate of Appropriateness 09-8067 was issued March 6, 2009, for installation of menu boxes and pin-mounted signage at the westernmost bay of the first floor.

With regard to this proposal, the Commission found that the proposed work will not result in the removal of any significant historic fabric that the proposed metal casement windows with transoms will restore the historic operation of the paired windows and will reintroduce the transom windows as shown in historic documentation, and that the proposed bronze finish will maintain consistency with the existing ground floor window finish; that the lighting underneath the awnings and marquee is concealed from public view and therefore does not detract from the special architectural and historic character of the building; that the colors of the propose striped beige and white awnings are in keeping with the color and material palette of the building; that the marquees are a modern addition to the building, therefore, the proposed canvas skirt will not damage historic fabric or obscure historic features; that the proposed menu box and signage flanking the door is in keeping with the Commission approved standard for grouping both signage types together; and that the dimensions of the menubox matches the menubox at the easternmost storefront. 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.

However, in voting to approve this proposal, the Commission required that the awnings be revised to fit the arched masonry openings; and that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on April 6, 2016, the staff received drawings labeled A-001.00 through A-009.00 dated March 15, 2016, prepared by Adrian R. Figueroa, R.A.. Staff reviewed these drawings, and noted the inclusion of the following additional work: the installation of five (5) curved retractable awnings at the westernmost storefront, maintaining the Commission approved canvas colors and signage; refurbishing two (2) existing brass paired doors; and the installation of two (2) metal railings at the westernmost entrance steps.

With regard to these changes, the Commission finds that the proposed retractable awnings will fit the curved window openings; that the handrails will be simply designed and will not detract from any significant architectural features of the building; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness 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 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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
, SRA Architecture & Engineering

cc: Carly Bond, Deputy Director of PReservation / LPC