



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7790 FAX: 212 669-7780



PERMIT

CERTIFICATE OF NO EFFECT

ISSUE DATE: 02/15/19	EXPIRATION DATE: 2/15/2023	DOCKET #: LPC-19-36202	CNE CNE-19-36202
ADDRESS: 49 WEST 23RD STREET Apt/Floor: cellar, 1		BOROUGH: MANHATTAN	BLOCK/LOT: 825 / 12
Ladies' Mile Historic District			



ISSUED TO:

Kenneth G. Walsh, Jr.
Adam & Co. Real Estate, LLC
411 Fifth Avenue, 9th Floor
New York, NY 10016



Pursuant to Section 25-306 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 February 13, 2019.

The approved work consists of interior alterations only at the cellar and first floor, including the demolition and construction of nonbearing partitions and finishes, as well as structural work, as shown on drawings A-000.00, A-001.00, A-002.00, A-019.00, A-082.00, A-083.00, A-100.00, A-101.00, A-200.00, A-201.00, and A-600.00, dated February 11, 2019, prepared by Mark Vetter; and drawings S-000.00, S-001.00, DM-100.00, FO-100.00, S-100.00, S-300.00, S-310.00, S-320.00, DMO-000.00, DMO-001.00, DMO-100.00, and DMO-110.00, dated February 11, 2019, prepared by Diego X. Eras, P.E., all submitted as components of the application.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 Elizabeth Diker.



Sarah Carroll
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Miquel Soler**

cc: Caroline Kane Levy, Deputy Director; Miquel Soler,