

Landmarks CB9  
September 2,2015

Marva Wade – Sole Owner  
424 West 110<sup>th</sup> Street # 21D  
New York, NY 10025

Property: 33 Hamilton Terrace Block 2050 Lot 105  
New York, NY 10031

History :

I purchased 33 Hamilton Terrace in December 1999. There were no violations on the building when I purchased it. In February 2007 I was told by super for the building that a Landmark inspector had come by and told her the awning over the front entrance door , that was present when I bought the building , had to be removed. The awning was removed in March 2007. I received no paperwork from the super or Landmarks and believed the issue was over. and I was in compliance with the request . I became aware of 2 other violations from Landmarks Preservation Commission (LPC) in November 2014 when I met with a Department of Buildings (DOB) inspector about an anonymous complaint filed in July 2014 for the Certificate of Occupancy. His advice to me was to contact a lawyer and an architect to resolve the COO violations. I did both right away since I was unaware of any violations from any city agencies. My architect, Linna Hunt , is doing the work of removing all violations for the building from the DOB. The issue is that the DOB wants the LPC violations removed before they will act to on the DOB violations. The problem for me is the fact that I have been summoned 5 times to appear at ECB and has paid thousands of dollars in penalties. My next court date at ECB is on the 17<sup>th</sup> of this month which is a big part of the reason for dismissing the LPC violations on my building.

LMP Violations :

07-0344 issued April 11,2007 – “ Installation of window without permit “  
Open

07-346 - Warning letter issued on February 12.2007 for “ Installation of security grille at parlor floor window and ground floor entrance door without permit “ - Open

07-343 issued April 11,2007 for "Installation of awning above ground floor entrance without permit " Dismissed July 2015

Summary :

I have worked diligently to have LPC violations removed since I became aware of them in November 2014. I have made numerous trips to LPC and spoke to many people there without much success. All of these violations are for work that was done long before I acquired the building. Some of the work was done before I was born. I don't believe I should be penalized for the actions of other and the list from LPC keeps growing. They want the panning removed from the windows even though as you can see from the pictures the windows of the landmark buildings next to mine have panning. Indeed , the windows in my building have had panning for many years before I bought it.

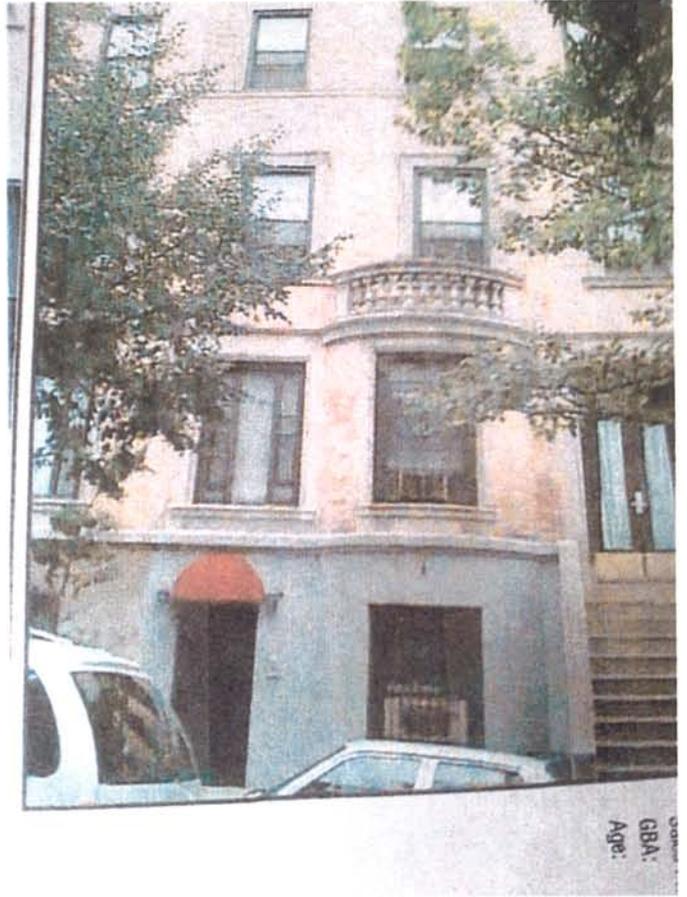
I'm requesting a letter of support from CB9 to have the work " legalized" so the violations can /will be dismissed.

Thank you for listening to me and I hope for your support.

Marva Wade







GBA:  
Age:





