



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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ROBERT B. TIERNEY

Chair

July 19, 2005

ISSUED TO:

Adrien Weindling
34 West 89th Street
New York, NY 10024

Re: **PERMIT DENIAL**
LPC - 05-5803
CD 06-0252
34 WEST 89TH STREET
HISTORIC DISTRICT
UPPER WEST SIDE-CPW
Borough of Manhattan
Block/Lot: 1202/145

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 12, 2005, following the Public Hearing of the same date, voted to deny a proposal to legalize work performed at the subject premises without Landmarks Preservation Commission permits, as put forth in your application completed on June 16, 2005.

The proposal consists of legalizing the installation of a front entrance door and transom without Landmarks Preservation Commission permits, as shown in photographs and plans received June 16, 2005 prepared by Adrien Weindling, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Upper West Side/Central Park West Historic District Designation Report describes 34 West 89th Street as a Northern Renaissance Revival style rowhouse built in 1893 designed by Thom & Wilson; and that in terms of its style, scale, materials and details, the building contributes to the special architectural and historic character for which the Upper West Side/Central Park West Historic District was designated. The Commission further noted that Certificate of Appropriateness 03-5752 was issued on March 24, 2003 approving the construction of a stoop; and that Warning Letter 05-0363 was issued on January 20, 2005 for "replacement of door without permit(s)".

With regard to this proposal, the Commission found that the removal of the historic double-leaf door and transom has eliminated significant architectural features from the building; that the new door does not match the configuration, details and finish of the historic door and transom; that the new single-leaf door and fixed panel is not in keeping with the doors historically found on buildings of this age, type and style; that the intercom's location on the fixed panel rather than the door surround return calls further attention to the configuration of the door; and that the proposed work diminishes the special architectural and historic character of the building and the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the work to be inappropriate to the building and to the Upper West Side/Central Park West Historic District, and voted to deny this proposal to legalize the work.

Please note that Warning Letter 05-0363 remains in force against the property. Failure to address this warning letter immediately will 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). This NOV would require a court appearance and a civil fine may be imposed.

The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquires to Cynthia Danza.

Robert B. Tierney
Chair

cc: Anne Carlin, Violations Officer; John Weiss, Deputy Counsel; Caroline Kane Levy, Deputy Director of Preservation