



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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BINDING REPORT

ISSUE DATE: 09/13/2004	DOCKET #: 04-0082	CRB #: CRB 05-1289	
ADDRESS 48-54 WEST 94TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1204/56

To the Mayor, the Council, and the Commissioner of the City Housing Authority

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of July 13, 2004 following the Public Meeting of July 13, 2004, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on June 17, 2004.

The proposed work, as approved, consists of installing one-over-one, double-hung aluminum windows with a black baked enamel finish, and extruded aluminum brick moldings, as shown in proposed elevations and sections, and photographs of the existing conditions, labeled "48, 50, 52 and 54 West 94th Street," prepared by Scarano and Associates Architects, and circa 1940 photographs, received at the Landmarks Preservation Commission July 7, 2004, all submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report states that 48-54 West 94th Street are a row of Renaissance Revival style flats buildings built in 1895-96 designed by Thom and Wilson; and that the scale, style, details and materials of the buildings are among the features which contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission also noted that the historic windows were replaced and three of the four buildings' entrances and stoops were removed prior to designation.

With regard to this proposal, the Commission found that the removal of the existing aluminum windows with flat panning will eliminate features that detract from the special historic and architectural character of the buildings and the historic district; that the proposed windows will restore the historic window configurations, details and finish, thereby returning important façade features close to their original appearance; that the simple profile of the extruded aluminum brick moldings is in keeping with brick moldings found on houses of this period in the historic district; and that the difference in material from the historic wood windows will not detract from the special historic or architectural character of the buildings or the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district.

In voting to grant this approval, the Commission made its determination subject to the condition that two sets of final signed and sealed drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 12, 2004, the Commission received two reduced copies of the presentation drawings and photographs, prepared by Scarano and Associates. The Landmarks Preservation Commission staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and Commission Report 05-1289 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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Lisa Schaeffer.

Robert B. Tierney
Chair

cc: R. Scarano, Jr., Arch., J. Holm, NYCHA, B. Hogg, Dir. Pres. LPC, City Record