



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

ISSUE DATE: 03/01/2004	DOCKET #: 04-2896	CRB #: CRB 04-5347
<u>ADDRESS</u> NEWSSTAND <u>HISTORIC DISTRICT</u> UPPER WEST SIDE-CPW	BOROUGH: MANHATTAN	BLOCK/LOT: 1144/32

To the Mayor, the Council, and the Commissioner of Consumer Affairs

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.

At the Public Meeting of February 24, 2004, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to deny permission to install a metal and glass newsstand at the sidewalk at the subject premises, as put forward in your application completed January 29, 2004.

In reviewing this proposal, the Commission noted that the northwest corner of Columbus Avenue and West 72nd Street is located within the Upper West Side/Central Park West Historic District. The Commission finally noted that the proposed newsstand would be located in front of 101 West 72nd Street, also known as 260 Columbus Avenue, which is a six-story brick and stone Queen Anne style flathouse and office building, designed by Charles Buek and Company, and built in 1887-1888; and that the building's style, scale and materials are among the features that cause it to contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District.

With regard to this application, the Commission found that the proposed newsstand will be seen in context with a streetscape composed primarily of architecturally significant buildings; and that the presence of the proposed newsstand on the sidewalk will block views of the significant historic ground floor storefronts, thereby detracting from

and diminishing the special architectural and historic character of the streetscape and the historic district. Based on these findings, the Commission determined the proposal to be inappropriate to the historic district, and voted to issue a negative report.

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 Kim Valente.

Robert B. Tierney
Chair

cc: James Garretson; April Sepanski; Brian Hogg, Director of Preservation; Jennifer Field, First Deputy
Director of Preservation