



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 07/02/2012	EXPIRATION DATE: 03/27/2018	DOCKET #: 13-3276	COFA #: COFA 13-3525
ADDRESS 20-30 WEST 94TH STREET HISTORIC DISTRICT UPPER WEST SIDE-CPW		BOROUGH: MANHATTAN	BLOCK/LOT: 1207/40

Display This Permit While Work Is In Progress

ISSUED TO:

Richard Soghoian, Headmaster
Columbia Grammar & Preparatory School
5 West 93rd Street
New York, NY 10025

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 27, 2012, following the Public Hearing of March 20, 2012, voted to approve the installation of a barrier-free access ramp, a marquee, and alter window and door openings at the subject premises, as put forth in your application completed February 23, 2012, and as you were notified in Status Update Letter 13-0329 (LPC 12-9109), issued on March 28, 2012. This approval will expire March 27, 2018.

The proposal, as approved, consists of work at the basement level including the removal of one non-historic door and its associated fabric awning; the removal of a pair of one-over-one double hung windows and associated historic mullion, sills, and panels; the removal of existing areaway railing; the removal of two areaway steps at #26 and #28; the installation of a new pair of wood glazed paneled doors located where the windows will be removed; the installation of a single one-over-one double hung wood window, and a masonry panel in the previous door opening; the installation of a new metal and glass curved and bracketed marquee over the new doorway attached to the masonry below the first floor windows; the installation of three metal scone fixtures; the construction of a barrier-free concrete access ramp with a simple pipe metal railing within the combined areaway of # 26 and #28; the installation of a retaining wall planter box within the areaway; the installation of a new areaway metal fence; and the installation of a new areaway stairway and masonry planter. The proposal was shown in current condition photographs, a block plan, floor plans, elevations, sections, and colored rendering, dated March 20, 2012, and a detail of the marquee dated March 27, 2012, prepared by Peter Samton, R.A., and 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 20 West 94th Street as a rowhouse in the Renaissance Revival style designed by Edward Wenz and built in 1889-90; and 22-30 West 94th Street as a row of six Queen Anne style houses, with Romanesque Revival and neo-Grec elements, designed by Increase M. Grenell and built in 1888; and that in

terms of style, scale, materials and details, the buildings contribute to the special architectural and historic character for which the Upper West Side/Central Park West Historic District was designated.

With regard to this proposal, the Commission found that because the historic pattern of the row has been compromised by the removal of the stoops and the conversion of the historic parlor entrances into windows at 26 and 28 West 94th Street, the proposed entrance will not further diminish the relationship of this building to its row; that the alterations and removal of historic stone will only affect portions of the basement level and will not affect the upper floor; that the proposed double door will align with the proposed new location of the areaway stairs; that the existing facades and areaways of 26 and 28 have been altered with the removal of the stoops and therefore, the proposed areaway alterations and ramp will not damage significant historic features; that the location and height of the proposed metal fence will align with the location and height of the adjacent rowhouses, and re-establish the historic depth of the areaways; that the simple design of the fence is harmonious with fences historically found with rowhouses of this type, age, and style; that the alterations will provide improved access into the school's West 94th Street entrance in the least intrusive manner possible; that the installation of a marquee at the main entrance to this adaptively re-used rowhouse complex of school buildings is consistent with demarcated entrances to institutional buildings in this historic district; that the use of painted metal and glass for the marquee is in keeping with the materials palette of buildings of this age and style; that the proposed light fixtures are modestly scaled and will not detract from the facade; and that the proposed work will enhance the special architectural and historic character of the buildings and the Upper West Side/Central Park West Historic District. Based on these findings, the Commission determined the work to be appropriate to the buildings and to the Upper West Side/Central Park West Historic District and voted to approve this application.

However, in voting to approve this work, the Commission stipulated that the following changes be made: that the size of the marquee be reduced; that the design of the fencing be re-studied; and that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on June 28, 2012, the Landmarks Preservation Commission received Department of Buildings final drawings A-100.02, A-101.02, A-102.02, A-104.01, A-311.01, A-311A.00, revised June 6, 2012, and A-604.00, A.605.00, A-606.00, A-607.00, A-607A, and A-609 revised June 22, 2012, and A-608 revised March 3, 2011, prepared by Peter Samton, R.A. Accordingly, the staff of the Commission reviewed these drawings and found that the proposal approved by the Commission has been maintained, and the revisions required by the Commission have been incorporated. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 13-3525 (LPC 13-3276) is being issued.

Staff also noted that these drawings show additional work including on the front facade the removal of two non-historic hollow core metal doors and frames at # 22 and #24; the installation of two pairs of wood-stained three-panel doors in the existing openings; in the rear courtyard on the roof of #5 West 93rd Street, the removal of an existing wood slat 16-foot tall fence and the installation of a new 15-foot tall metal Orsogril/plexiglass fence; and the installation of a new exterior steel stairway connecting the rooftop of 5 West 93rd Street to the rooftop of the adjacent one-story gym building. The drawings also include related interior alterations.

With regard to this additional work, the Commission finds that the removal of the existing hollow core doors will remove unsympathetic alterations that detract from the significant architectural features of the building; that the new doors are in keeping with the scale, style, and configuration of doors historically found on buildings of this age and style; that their installation will not cause damage to, or loss of any historic fabric; that the new stairway and fence are not visible from a public thoroughfare; that the installations do not adversely affect significant architectural features of adjacent improvements; and that the work will not detract from the special architectural or historic character of the buildings or district. The work therefore is approved.

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 letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marianne Hurley.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Howard S. Weiss, Esq., Davidoff Malito & Hutcher, LLP**

cc: C. Kane Levy, Deputy Director, LPC