



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: 08/18/14	EXPIRATION DATE: 7/22/2020	DOCKET #: 161062	COFA #: COFA 16-1562
ADDRESS: 138 EAST 94TH STREET <u>HISTORIC DISTRICT</u> CARNEGIE HILL		BOROUGH: MANHATTAN	BLOCK/LOT: 1522 / 158

Display This Permit While Work Is In Progress

ISSUED TO:

Sina Mahfar
20 Smith Assoc., LLC
c/o SMA Real
185 Great Neck Road, Suite 250
Great Neck, NY 11021

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 22, 2014, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to approve a proposal to install a barrier-free access ramp, as put forward in your application completed on June 26, 2014, and as you were notified in Status Update Letter 16-0463 issued on July 23, 2014.

The proposal, as approved, consists of the installation of a straight run barrier free access ramp, landing, and stair on the Lexington Avenue elevation measuring approximately 16'4" in length, and featuring concrete construction and a black painted simple metal handrail. The proposal was shown on two unlabeled presentation slides dated as received June 26, 2014, prepared by Jeffrey Geary, R.A., and submitted as components of the applications and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Carnegie Hill Historic District designation report describes 138 East 94th Street as a neo-Renaissance style flats building with stores designed by Neville & Bagge, and built in 1901-02; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Carnegie Hill Historic District.

With regard to this proposal, the Commission found that the installation of the ramp will not eliminate any significant architectural features of the building; that the proposed ramp will allow for accessibility into the storefront in the least obtrusive manner possible; that the ramp is modest in scale and will not detract from

the composition of the building's narrow Lexington Avenue façade; that the proposed concrete ramp will blend with the surrounding sidewalk treatment at the building and within the streetscape; that the handrail is simply designed and will have a minimal presence; and the proposed work will not diminish the special architectural and historic character of the building or streetscape. Based on these findings, the Commission determined the work to be appropriate to the building and to the Carnegie Hill Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on August 6, 2014, the staff received drawings labeled T-001.00, GN-001.00 through GN-003.00, G-004.00, G-005.00, DM-001.00, A-001.00 and A-002.00 dated July 31, 2014, prepared by Jeffrey Geary, R.A. Staff reviewed these drawings and noted the inclusion of the following additional work: interior alterations at the ground floor, including changes to non-bearing partition walls, finishes, and plumbing systems. With regard to these changes, the Commission finds that the interior alterations will have no effect on significant architectural features of the building. Accordingly, the staff reviewed these drawings and determined that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness 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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Carly Bond.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jeffrey Geary, Avid Designs

cc: Jared Knowles, Deputy Director of Preservation/LPC