



Date:	9/6/2016
LPC Docket #:	18-4172
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 466-468 Columbus Avenue

Borough: Manhattan

Block: 1213 **Lot:** 32

Historic District: Upper West Side/Central Park West Historic District

Description: A commercial building built in 1894, altered by William and Donald Freed in 1961, and altered and enlarged pursuant to Certificate of Appropriateness 06-7569 by Gruzen Samton LLP. Application is to demolish the existing building and construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District. The Commission further NOTED that 466-468 Columbus Avenue was altered in 2006 by Gruzen Samton from its previous condition as a two-story department store built in 1961 into a three-story commercial and office space with a contemporary brick façade. Finally, the Commission NOTED that the Upper West Side/Central Park West Designation report describes Columbus Avenue as having buildings that average five stories tall and demonstrate a relatively uniform height and scale.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the existing building is not one for which the historic district was designated, and therefore, its demolition will not detract from the special historic and architectural character of the Upper West Side/Central Park West Historic District;
- that the site has a history of major alterations featuring different building types over time, including the construction and demolition of a church, and the subsequent construction of a two-story department store with later one-story addition and replacement of the entire façade, giving precedent for new construction of a building type that varies from the surrounding buildings;
- that the proposed multi-story building, which will be taller than the surrounding buildings on this side of the block, has precedent in other blocks along Columbus Avenue which have taller buildings interspersed with smaller buildings of a more standard height;
- that the proposed Columbus Avenue façade is composed in a traditional tripartite manner with base, shaft and capital, which is a characteristic of the majority of buildings in the streetscape;
- that the detailing of the Columbus Avenue façade, which features a woven masonry grid fronting large window assemblies, with flush and recessed planes and smooth and textured surfaces, will provide a level of depth and articulation comparable to what is found on historic buildings within this historic district;
- that the material palette of terra cotta, brick, metal and glass will harmonize with the materials and finishes of the adjacent buildings and buildings found within this historic district, while contributing to the building's contemporary design in innovative ways;
- that the fenestration will be set deep behind the terra cotta screening at the Columbus Avenue façade and will consist of fixed and operable window panels and metal framing, which will further articulate the façade;
- that the transition in material, finishes and pattern at the upper floors above the adjacent buildings will be consistent with a tradition of differentiating the design at upper floors of historic buildings found in this historic district when rising above adjacent buildings;
- that although the projecting canopy at the penthouse will not surpass the plane of the streetwall, it is otherwise an abstraction of robust projecting cornices found on some historic facades, thereby creating a level of depth and articulation typically found on historic buildings of a comparable scale within this historic district;
- that the design of the base of the building and storefronts, featuring terra cotta piers and signband, splayed metal and glass display windows, doors and transoms, and recessed metal sign panel, will relate to the materials, details, and configuration of bases and storefronts at various buildings along Columbus Avenue in the historic district;
- that the off-center entrance to the new building, featuring metal and glass doors, projecting metal and glass canopy, and a banded terra cotta spandrel panel, will have a level of articulation commensurate with entrances found at other larger



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apartment buildings with commercial and residential uses within the historic district.

- that although the proposed chimney flue extension although will be seen above the primary façade of the neighboring building, it will be integrated into the design of the side façade with matching brick, helping it recede from view;
- that the rooftop bulkheads and mechanical equipment will be simple in design and utilize metal cladding and screening, and will be comparable to rooftop accretions found on other large buildings throughout this historic district;
- that the site has a history of buildings built close to the rear lot line, therefore the full lot coverage of the proposed building at the cellar and ground floor will be in keeping with that tradition, and will be consistent with surrounding buildings built deep into the yards;
- that above the cellar and ground floor, the proposed building will be partial width, creating an open courtyard that breaks down the volume and scale of the building towards the inner block;
- that the design of the north and south secondary facades, visible from West 82nd and West 83rd Street through gaps in the streetwall and featuring brickwork, punched window and door openings, and metal balconies, will be consistent with types of features and materials found on secondary facades of other large buildings;
- and that the proposed new building will enhance the architectural character of the Upper West Side/Central Park West Historic District.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy
Oppose =
Abstain =
Recuse =

Please note that these “Commission Findings” are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law