



Date:	9/20/2016
LPC Docket #:	18-6299
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 164 West 74th Street

**Borough:** Manhattan

**Block:** 1145      **Lot:** 59

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

**Description:** A Beaux Arts style hotel building designed by Buchman & Fox and built in 1901-1902. Application is to install an ADA-compliant entrance, construct rooftop additions, and alter the rear façade.

### 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.

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

- that the removal of two granite steps and salvaging and re-using one step at the threshold to accommodate the installation of an at-grade main entrance will provide barrier free access in the least intrusive manner, and will not detract from the base of the building or the streetscape;
- that precedent exists for pin-mounted signage above the entrance, and the proposed signage is well scaled to the façade;
- that the rear of the building is simple and utilitarian, constructed of common brick with punched openings, and its removal will not result in the elimination of significant historic fabric;
- that the new rear façade, to be set back from the original plane of the rear wall, will be minimally visible through a gap in the streetwall, and its design and materials, including light colored brick, cast stone bands in a limestone color, and dark metal infill with balconies, will reduce the apparent mass of the building and create additional open space at the interior of the block;
- that the materials and design of the rear façade will relate well to those of the front façade;
- and that the proposed elevator bulkhead, railing and flue will be minimally visible over the rear façade from the north and be in keeping with other utilitarian rooftop features found throughout the historic district in terms of the simple design, metal material, and dull gray finish, thereby helping the installations remain typical and discreet background elements within the streetscape views;
- and that the work will not diminish the special architectural or historic character of the building or the Upper West Side/Central Park West Historic District.

### VOTE:

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

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, W.Chen, M.Devonshire, 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