



Date:	1/25/2022
LPC Docket #:	LPC-22-04139
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 393 West End Avenue

Borough: Manhattan

Block: 1186 **Lot:** 83

Historic District: West End - Collegiate Historic District Extension

Description: A Colonial Revival style apartment building designed by Goldner & Goldner and built in 1927. Application is to install a marquee, modify masonry openings and install windows, and modify and enlarge a rooftop addition.

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 West End-Collegiate Historic District Extension.

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

- that the work will not damage, eliminate, or obscure any significant features of the building;
- that the marquee will be simply designed, well scaled to the entrance, and will recall in a contemporary way marquees historically found at buildings of this type, style, and age;
- that the materiality of the marquee, featuring dark brown metal and glass, will harmonize with the materials and details at this entrance and its simple, clean design will allow the historic entrance to be clearly perceived;
- that all of the historic multi-light windows at the visible secondary facades were replaced with mostly one- over-one double-hung aluminum windows prior to designation, therefore an enlarged bay of paired one-over-one, double-hung windows at the 10th through 16th floors of the secondary west facade will retain the same general shape and pattern found at other locations on this façade and will help form a unified fenestration pattern;
- that the modest increase in height and footprint of this visible penthouse will not call undue attention to itself or significantly alter the scale or character of this large building;
- that the design and finishes of the modified penthouse, featuring off-white tile cladding, and black-finished metal window and door assemblies, will be in keeping with the varied treatment of penthouses and other rooftop additions found throughout this historic district;
- that the rooftop modifications will only be visible at oblique angles and from a distance at select locations from Broadway, Riverside Park, West 79th Street, West 77th Street, West 81st Street, and Riverside Drive;
- and that the work will not diminish the special architectural and historic character of the building or the historic district.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith, Everardo Jefferson

10-0-0

In Favor = S.Carroll, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy, A.HolFord Smith, E.Jefferson

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