



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: 12/04/2006	EXPIRATION DATE: 10/24/2012	DOCKET #: 07-3814	COFA #: COFA 07-3969
ADDRESS 320 WEST 78TH STREET HISTORIC DISTRICT WEST END COLLEGIATE		BOROUGH: MANHATTAN	BLOCK/LOT: 1186/42

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Forman
250 West 82nd Street
Apt. 72
New York, NY 10024

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of October 24, 2006, following the Public Hearing of the same date, voted to approve a proposal for work at the subject premises, with modifications, as put forward in your application completed on September 28, 2006. The approval will expire on October 24, 2012, and as you were notified of in Status Update Letter 07-3940, issued on November 9, 2006.

The proposal, as approved, consists of installing a new beige-painted one-over-one double hung wood window within an enlarged opening on the front facade at the basement level; installing a metal grille painted black at the enlarged window opening, replicating the historic grille; installing railing at the northwest corner of the roof, set back 10 inches from the west facade; removing the existing "ell" addition; and constructing a masonry and glass rear addition that maintains the historic fenestration pattern at the fourth floor. The proposal, as originally presented, did not call for replicating the metal grille; did not call for setting back the roof top railing from the west facade; and did not call for maintaining the historic fenestration pattern at the fourth floor. The proposal was shown on presentation boards consisting of current condition photographs; a designation photograph; a site plan; and drawings A-1L, A-2L, A-5L, A-7L, A-7.2L, A-11L, A-12L, A-13L, A-14L, A-15L, and A-16L, dated revised August 26, 2006, prepared by Ogawa/Depardon Architects; all presented at the Public Hearing.

In reviewing this proposal, the Commission noted that the designation report describes 320 West 78th Street as a Renaissance Revival style rowhouse designed by George F. Pelham and built in 1894-95; 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 West End - Collegiate Historic District.

With regard to this proposal, the Commission found that the proposed alteration to the basement window will not remove significant historic fabric; that the replacement grille will replicate the historic grille; that the lengthened

window opening will not disrupt the hierarchy of window openings on the front façade, and therefore will not diminish the building's relationship to the streetscape; that a minimally visible railing will not cause damage to any significant features of the building and will not detract from the façade; that the construction of the proposed rear addition will not cause damage to, or eliminate any significant features; that the proposed work at the rear façade will not be visible from a public thoroughfare; that a three-story rear yard addition will not overwhelm this building, and will retain the scale and character of this rowhouse; that the construction of a rear yard addition that does not rise the full height of the rear façade will maintain the continuity of the rear façade in relation to the other buildings in the row, and provide a visual reminder of the original relationship between these two rowhouses; that the addition will project into the rear yard less than additions on adjacent buildings, and therefore will not overwhelm the adjacent buildings or diminish the central greenspace; and that the work will not eliminate the historic openings at the top floor of the existing rear façade, which reflect the building's original fenestration pattern, and reflect its relationship to its row. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that a grille replicating the historic be installed at the altered basement window opening; that the roof top railing be set back to diminish its visibility; that the fourth floor fenestration pattern be maintained at the rear facade; and that two sets of final Department of Buildings filing drawings showing the approved work be submitted to the Commission for review and approval.

Subsequently, on November 3, 2006, the Landmarks Preservation Commission received drawings A-000, A-001, A-101, A-102, A-103, A-104, A-105, A-201, A-202, A-203, A-301, A-302, A-303, A-901, A-902, A-903, A-904, A-905, D-101, D-102, D-103, D-104, D-105, D-106, D-107, and D-108, dated revised October 26, 2006, prepared by Gilles Andre Depardon, R.A. The Commission reviewed the drawing and found that the changes requested by the Commission have been incorporated into the proposal; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, Certificate of Appropriateness 07-3969 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 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 Jacqueline Peu-Duvallon.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jennifer Kapp, Code LLC**

cc: Caroline Kane Levy, Deputy Director, Preservation/LPC