



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



ROBERT B. TIERNEY
Chair

May 20, 2005

ISSUED TO:

Freud 92 Properties LLC
c/o Marc Freud, Troutbrook
477 Madison Avenue
New York, NY 10022

Re: **PERMIT DENIAL**
LPC - 05-6625
CD 05-7766
160 EAST 92ND STREET
INDIVIDUAL LANDMARK
160 East 92nd Street House
Borough of Manhattan
Block/Lot: 1520/45

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 10, 2005 following the Public Hearing of the same date, voted to deny the proposed work at the subject premises, as put forward in your application completed on April 14, 2005.

The proposal consists of the legalization of the demolition of the existing two-story, wood frame, rear yard addition, and the construction of a new two story rear yard addition without Landmarks Preservation Commission permits; and further alterations, including the construction of an additional third story on the new rear yard addition, raising the cornice line and roof at the rear of the existing frame house, eliminating historic window openings at the rear façade of the frame house, and creating new window openings at the subject premises, as shown in photographs, and boards dated received April 29, 2005, prepared by K.T. Seung, P.E., submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report for this Individual Landmark states that 160 East 92nd Street is a vernacular clapboard dwelling with Greek Revival and Italianate style elements, attributed to Albro Howell and built circa 1852-53; and that Notice of Violation 05-0492 was issued on April 1, 2005 for "Construction of rear yard addition, including excavation, while permit pending," and that Warning Letter 00-0504 was issued on March 10, 2000 for "Removal of shutters at 3rd floor center window without permit(s)."

With regard to legalizing the addition, the Commission found that the two story addition conceals the original building fenestration; that the large massing and unarticulated volume of the addition does not reflect the scale and character of the historic addition; that the lack of windows and resulting fenestration pattern on the addition does not related to the historic house; and that the addition diminishes the integrity of this small frame structure.

With regard to the proposed addition and roof alterations, the Commission found that the gentle peaked slope of the roof is a significant characteristic of a building of this type and period, and that the change in the

roofline will alter the detail and scale of this Greek Revival house; that the change in the roofline will be visible from the side alley and detract from its significant profile; that the proposed third story rear addition will remove the significant intact fenestration and cornice; that the height and bulk of the proposed addition will overwhelm the scale of this Individual Landmark; and that the cumulative effect of the work is to diminish the special historic and architectural character of this Individual Landmark. Based on these findings, the Commission determined the proposed work to be inappropriate to the building and to the historic district, and voted to deny this application.

Please note that Landmarks Preservation Commission Notice of Violation 05-0492, and Warning Letter 00-0504 remain in effect. Failure to address these violations will result in the issuance of a second Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and a civil penalty may be imposed and can not be cured. Should you have any questions regarding this matter, please contact me at (212) 669-7889.

The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquiries to Christina Rule.

Robert B. Tierney
Chair

cc: Marc Freud; Jessica Schmidt, Violations Officer/LPC; William Neeley, Deputy Director of Preservation/LPC



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1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



ROBERT B. TIERNEY
Chair

July 18, 2005

ISSUED TO:

Freud 92 Properties LLC
c/o Marc Freud, Troutbrook
477 Madison Avenue
New York, NY 10022

Re: **PERMIT DENIAL**
LPC - 05-6624
CD 06-0336
160 EAST 92ND STREET
INDIVIDUAL LANDMARK
160 East 92nd Street House
Borough of Manhattan
Block/Lot: 1520/45

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 12, 2005 following the Public Hearing of the same date, voted to deny the proposed work at the subject premises, as put forward in your application completed on April 6, 2005.

The proposal consists of the legalization of the demolition of the existing two-story, wood frame, rear yard addition, and the construction of a new two story rear yard addition without Landmarks Preservation Commission permits; and further alterations, including the introduction of a notch at the rear yard addition where it meets the original building in order to retain the rear wall configuration at the at the subject premises, as shown in photographs, and boards dated received May 4, 2005, prepared by K.T. Seung, P.E., submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report for this Individual Landmark states that 160 East 92nd Street is a vernacular clapboard dwelling with Greek Revival and Italianate style elements, attributed to Albro Howell and built circa 1852-53; and that Notice of Violation 05-0492 was issued on April 1, 2005 for "Construction of rear yard addition, including excavation, while permit pending," and that Warning Letter 00-0504 was issued on March 10, 2000 for "Removal of shutters at 3rd floor center window without permit(s)."

With regard to legalizing the addition, the Commission found that the introduction of a notch, is not an acceptable option to minimize the impact of the larger five foot addition; that the large size, massing and bulk of the addition does not compliment the scale and character of the historic addition; that the addition diminishes the integrity of this small frame structure; and that the cumulative effect of the work is to diminish the special historic and architectural character of this Individual Landmark. Based on these findings, the Commission determined the proposed work to be inappropriate to the building and to the historic district, and voted to deny this application.

Please note that Landmarks Preservation Commission Notice of Violation 05-0492, and Warning Letter

00-0504 remain in effect. Failure to address these violations will result in the issuance of a second Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and a civil penalty may be imposed and can not be cured. Should you have any questions regarding this matter, please contact me at (212) 669-7889.

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The staff of the Commission is available to assist you in the resolution of these matters. Please direct inquires to Christina Rule.

Robert B. Tierney
Chair

cc: Marc Freud; Sarah Carroll, Director of Preservation/LPC; Mark Silberman, Legal Counsel/LPC;
William Neeley, Deputy Director of Preservation/LPC; Jessica Schmidt, Violations Officer/LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 05/26/2006	EXPIRATION DATE: 01/17/2012	DOCKET #: 06-6438	COFA #: COFA 06-8183
ADDRESS 1147 PARK AVENUE HISTORIC DISTRICT CARNEGIE HILL		BOROUGH: MANHATTAN	BLOCK/LOT: 1520/102

Display This Permit While Work Is In Progress

ISSUED TO:

**Edward & Anastasia Kehoe
40 East 89th Street - Apt. 8A
New York, NY 10128**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 17, 2006, following the Public Hearing and Public Meeting of November 1, 2005, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on January 3, 2006, and as you were notified in Status Update Letter 06-5322 issued on January 17, 2006.

The proposal, as approved, consists of the construction of a stucco-clad, rooftop addition; and the installation of a new roof deck at the main roof, as shown in a site plan, existing and previous condition photographs, photomontages, and drawings 1-9 dated January 17, 2006, prepared by Walter Radtke, R.A., and presented at the Public Hearing and the Public Meeting. The proposal, as initially presented, called for the construction of a larger rooftop addition and the legalization of removing the existing brick rear facade and constructing a new stucco-clad, concrete block rear facade without Landmarks Preservation Commission permits.

In reviewing this proposal, the Commission noted that the Carnegie Hill Designation Report describes 1147 Park Avenue as a rowhouse designed by John Sullivan and built in 1884-85; and that the building's scale, materials and details are among the features that contribute to the special architectural and historic character of the Carnegie Hill Historic District. The Commission further noted that Certificate of Appropriateness 06-3820 (LPC 06-3539) was issued on November 18, 2005, legalizing the removal and reconstruction of the rear facade without Landmarks Preservation Commission permits.

With regard to this proposal, the Commission found that the roof of the building has no significant architectural features which would be lost or damaged as result of the construction of the proposed addition; that the addition will be minimally visible from a limited vantage point on East 91st Street and will therefore, not detract from the primary facades of the buildings in the row; that the addition is only minimally visible in conjunction with the

primary facade, at an oblique angle and in conjunction with other higher rooftop features, and therefore, will not diminish the special character of the primary facade; that this addition will be seen behind chimneys and parapet walls on the adjacent rowhouses, and therefore, will not call attention to itself; that the proposed stucco material will help it to blend into its context and recede from view; and that the proposed work will not diminish the special architectural and historic character of the building or the Carnegie Hill Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the buildings and to the historic district, and voted to approve it.

However, in voting to grant the work approved, the Commission stipulated that two sets of the final signed and sealed drawings showing the approved work, which shall be submitted to the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on May 18, 2006, the Landmarks Preservation Commission received elevation and section drawings 1 and 2 (labeled by staff) dated revised January 12, 2006, prepared by Walter Radtke, R.A., and drawing S-6 dated June 11, 2005, prepared by Evan Petkanas, P.E. Accordingly, staff reviewed the drawings and noted that the proposed work also incorporates, the installation of new steel dunnage and HVAC equipment behind the front parapet wall; and the installation of a new roof railing. Accordingly, the staff of the Commission reviewed these materials and found, in accordance with the provisions of Title 63 of RCNY, Section 2-19, that the proposed roof-top addition consists solely of mechanical equipment; that the proposed work will not result in damage to or demolition of a significant architectural feature of the roof; that the proposed work will be minimally visible from any public thoroughfare; that the proposed work will not adversely affect significant architectural features of adjacent improvements; and found that the proposal approved by the Commission has been maintained. Based on these findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 06-8183 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 Tara Harrison.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Walter Radtke, MGA Architects**

cc: William Neeley, Deputy Director of Preservation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/12/2006	EXPIRATION DATE: 11/21/2012	DOCKET #: 07-3062	COFA #: COFA 07-4227
ADDRESS 325 GROSVENOR STREET HISTORIC DISTRICT DOUGLASTON		BOROUGH: QUEENS	BLOCK/LOT: 8035/65

Display This Permit While Work Is In Progress

ISSUED TO:

John Schenone
325 Grosvenor Street
Flushing, NY 11363

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 21, 2006, following the Public Hearing of the same date, voted to deny the construction of a new garage attached to the west side of the house; and to approve the legalization of, and further modifications to work completed in non-compliance with Certificate of Appropriateness 04-5822, at the subject premises, as put forward in your application completed on October 26, 2006.

The work denied consists of the construction of a two-car garage with a breezeway connected to the house at the west elevation. The work approved consists of legalizing the construction of an addition and alterations to the historic house in non-compliance with Certificate of Appropriateness 04-5822, including installing a paneled wood door with sidelights at the front entrance; installing iron railings instead of wood at the front and rear elevations; a higher roofline than approved at the addition; differences in details at the fascia boards at the eaves, the roof dormers, chimney, downspouts and leader heads; and painting the windows and trim white instead of brown. The approved work also consists of further alterations including installing shingled window hoods over the first floor windows; replacing the copper roofs on the entrance vestibule and rear addition with asphalt shingles matching the main roof; recreating the raised stucco water table; removing the brick piers at the entrance, and replacing the curved iron railings at the entrance step with straight iron railings; cladding the brick rear deck base and piers with stucco; and painting all of the stucco Benjamin Moore "Powell Buff," as shown in drawings and photographs labeled A1a, and A2 through A5, revised October 24, 2006, A6 and A7, revised November 8, 2006, A8, revised November 17, 2006, and "Street Elevation and Figure Ground Site Plan," dated November 6, 2006, prepared by T.F. Cusanelli, Architect, submitted by the applicant as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the designation report states that 325 Grosvenor Street is a vernacular Colonial Revival style house designed by W.J. McKenna and built in 1923; and that the building's

style, scale, design, details, and materials are among the features which cause this building to contribute to the special architectural and historic character of the Douglaston Historic District. The Commission also noted that Certificate of Appropriateness 04-5822 was issued March 26, 2004 for constructing an addition and altering the entrance vestibule; and that Warning Letters 06-0527 through 06-0531 were issued April 21, 2006 for alterations to the roof, portico, and the front and rear facades in non-compliance with Certificate of Appropriateness 04-5822.

With regard to the construction of the garage and breezeway, the Commission found that the effect of the proposed attached garage, seen in context with the approved addition, will create a wide, horizontal structure that would completely alter the historic and architectural character of the original house; that the street width of the house with the attached garage would be much greater than other houses on the block, and consequently be intrusive to the scale of the streetscape; that the proposed garage is not in keeping with early attached garages in this district which are frequently attached to the rear of the house and oriented to the side, or are smaller structures than the proposed garage; and that the proposed attached garage would detract from the special historic and architectural character of the house and the historic district. Based on these findings, the Commission found that this portion of the application was inappropriate, and voted to deny it.

With regard to the legalization of and modifications to the alterations completed in non-compliance with Certificate of Appropriateness 04-5822, the Commission found that the proposed window hoods at the first floor will help break up the expansive façade and recall the original pent roofs, a unique architectural feature of the historic house; that replacing the copper roofing on the front entrance vestibule and rear addition with shingle matching the existing roof will better integrate these elements into the design; that recreating the water table will restore a common feature on houses in this historic district and give the house a more defined base; that removal of the brick piers at the entrance will eliminate features which are uncharacteristic of the historic materials palette; that applying stucco to the brick base and piers of the rear deck will allow it to relate better to the materials palette of the house and lighten its appearance; that the design of the paneled wood front door is in keeping with the Colonial Revival style of the house; that the simple design of the railings is compatible with the style of the house; that the relationship of the roof line on the addition to the original house is subordinate to the original massing, and preserves the character of the original house; that the details of the fascia boards at the eave, relates to the simple vernacular character of the historic house; that the design of the pedimented dormers is consistent with dormers found on houses of this style throughout the historic district; that the details of the chimney, copper downspouts and ornamental leader heads are well resolved, and harmonious with the building's Colonial Revival style details; that the proposed tan color for the stucco is in keeping with the color palette of a Colonial Revival style house; that painting the windows and trim white is consistent with Colonial Revival style houses in this historic district; and that the other minor changes are consistent with the design of buildings of this style and period within the historic district. Based on these findings, the Commission determined the legalization of and modifications to alterations in non-compliance with Certificate of Appropriateness 04-5822 to be appropriate to the building and the historic district, and therefore voted to approve this portion of the application.

However, in voting to grant this approval, the Commission made its determination subject to the condition that the iron railings at the entrance and rear deck and roof be painted black.

Please note that the approved modifications including installing the window hoods, replacing the copper roofs with asphalt shingle roofs, recreating the water table, removing the brick piers at the entrance, installing new entrance step railings, painting all iron railings black, cladding the brick deck and piers with stucco, and painting all of the stucco tan must be completed by September 21, 2007. Warning Letters 06-0527 through 06-0531 remain in force against the property until the work has been completed and inspected for compliance. When the work is complete, please make a written request for a Notice of Compliance and include photographs of the completed work.

Please note that this permit contains a compliance date. If you do not complete the work by this date, A Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7 02(c).

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 Lisa Schaeffer.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
T.F. Cusanelli Architects, P.C**

cc: T.F. Cusanelli, Arch.; W. Neeley, LPC; A. Carlin, LPC