



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

<b>ISSUE DATE:</b> 05/10/2007	<b>EXPIRATION DATE:</b> 05/08/2013	<b>DOCKET #:</b> 07-5898	<b>COFA #:</b> COFA 07-8356
<b>ADDRESS</b> 304 WEST 91ST STREET <b>HISTORIC DISTRICT</b> RIVERSIDE- WEST END		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1251/27

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Chris Frost**  
**335 West 87th Street**  
**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 May 8, 2007, following the Public Hearing of the same date, voted to approve the proposed work at the subject premises, as put forward in your application completed April 5, 2007. This approval will expire on May 8, 2013.

The proposed work, as approved, consists of constructing a one-story rooftop addition; as shown in existing condition photographs and boards labeled A-1 through A-11, dated April 9, 2007 prepared and presented by John Stephan Torborg, architect, at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission notes that the Riverside Drive–West End Historic District designation report describes 304 West 91st Street as one of a row of five Renaissance Revival-style rowhouse buildings built in 1893, and designed by Martin V.B. Ferdon; and that the building's style, scale, age, materials and details are among the characteristics that contribute to the special architectural and historic character of the district.

With regard to this proposal, the Commission found that the proposed rooftop addition with its setbacks along West 91st Street will be minimally visible at an oblique angle from West 91st Street; that the proposed rooftop addition will rise lower than the height of the existing addition on the adjacent building and will be visible against a backdrop of other existing taller rooftop additions in the row; that the rooftop addition is modest and will not substantially increase the volume of the building and overwhelm or alter the scale of the building; that the simple design and utilitarian grey stucco cladding will be harmonious with the materials of adjacent buildings, and will not call undue attention to the addition; and that work will not detract from the architectural and historic character of the building and the historic district.

In voting to grant this approval, the Commission stipulated that a set of unmounted copies of the presentation

drawings and two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on May 10, 2007, the Landmarks Preservation Commission received final drawings BD/LC-1, BD/LC-2, BD/LC-3, BD/LC-4, BD/LC-5, SR-3, A-5 and A-8, dated April 19, 2007, all prepared by John Stephan Torborg R.A. Accordingly, staff reviewed the drawings and noted that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawing is marked approved with a perforated seal, and Certificate of Appropriateness 07-5898 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 Tenzing Chadotsang.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
John Torborg, 154 West 94th Street**

cc: Caroline Kane Levy, Deputy Director of Preservation, LPC.