



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> 09/23/2005	<b>EXPIRATION DATE:</b> 07/19/2011	<b>DOCKET #:</b> 06-1317	<b>COFA #:</b> COFA 06-2257
<b>ADDRESS</b> 314 WEST 92ND STREET <b>HISTORIC DISTRICT</b> RIVERSIDE- WEST END		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  1251/69

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

**ISSUED TO:**

**Jeffrey Friedman, RA**  
**314 West 92nd Street**  
**New York, NY 10025**

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 19, 2005, following the Public Hearing and Public Meeting of June 14, 2005, voted to grant a Certificate of Appropriateness approving a proposal to perform work at the subject premises, as put forward in your application completed on May 14, 2005, and as you were notified in Status Update Letter 06-0376 issued on July 19, 2005.

The proposal, as approved, consists of constructing a one-story greenhouse extension at the fourth floor of the rear ell; constructing a one-story rooftop addition; and installing metal and glass railings at the fourth and fifth floors of the rear ell, and the parapet. The work also includes related interior alterations, and installing three HVAC units on steel dunnage at the non-visible roof. The proposal, as initially presented, consisting of a larger roof overhang at the rear extension and rooftop addition, and a higher rooftop addition. The work was shown in mounted presentation drawings T1, EX1, EX2, EX3, LM1, A1 through A7, S1, S2, dated April 14 2005, Drawings T1, EX1, EX2, EX3, LM1, A1 through A7, S1, S2, dated June 15, 2005, and existing condition photographs, and samples, all prepared by Jeffrey Friedman, RA, all submitted as components of the application and presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Riverside-West End Historic District Designation Report describes 314 West 92nd Street as a Beaux-Arts style rowhouse designed by Janes and Leo and built in 1901-02; and that the style, scale, materials, design and detail of the building are among the features which cause it to contribute to the special architectural and historic character of the Riverside West End Historic District. The Commission also noted that Certificate of No Effect 05-6146 was issued on March 9, 2005, approving a proposal to perform window replacement, masonry repair, non-historic balcony removals, mechanical unit installations at the non-visible roof, and related interior alterations.

With regard to this proposal, the Commission found that the rear elevation of the building has been highly altered, so that the proposed greenhouse extension and rooftop addition will not eliminate or conceal any significant architectural features of the building; that the proposed greenhouse extension on the existing rear ell, and the rooftop addition, which will be set back from the plane of the rear elevation, will retain the scale of this rowhouse; that, because the greenhouse extension will be constructed directly above the existing rear ell extension, this construction will not diminish the central green area of the block; that the additions will only be visible from a distance through a narrow service corridor on West 91st Street, therefore, they will not detract from the architectural character of this or the surrounding buildings; that, while the proposed greenhouse and glass railings above the rear ell extension, and the rooftop addition will be minimally visible when looking through a service corridor on West 91st Street, the simple massing design and neutral finish of these installations will help them to be discrete elements on the building; and that the work will not adversely affect either the protected architectural features of the building or the special architectural and historic character of the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it.

The Commission authorized the issuance of a Certificate of Appropriateness upon the receipt, review and approval of two sets of final signed and sealed Department of Buildings filing drawings showing the approved design, and reduced copies of the presentation materials.

Subsequently, the staff of the Commission received a reduced set of the presentation materials, and Drawings T1, A1, A2, A3, A4, A5, A6, A7, EX1, EX2, EX3, LM1, S1, S2, M1, M2, dated June 15, 2005, a letter, dated received September 1, 2005, and reduced sets of the presentation materials, all prepared by Jeffrey Friedman, RA, and a Department of Buildings Objection Sheet with an approved reconsideration. Accordingly, the staff reviewed these materials and found that the design approved by the Commission has been maintained. Therefore, these drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal and Certificate of Appropriateness 06-2257 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 Meisha Hunter.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Jeffrey Friedman, RA**

cc: C. Kane Levy