



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: 10/18/2005	EXPIRATION DATE: 09/13/2011	DOCKET #: 06-2233	COFA #: COFA 06-3039
ADDRESS 323 WEST 88TH STREET HISTORIC DISTRICT RIVERSIDE- WEST END		BOROUGH: MANHATTAN	BLOCK/LOT: 1250/20

Display This Permit While Work Is In Progress

ISSUED TO:

Harry Krakowski
323 West 80th 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 September 13, 2005, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed August 18, 2005, and as you were informed in Status Update Letter 06-2054 (LPC 05-6509) issued on September 13, 2005.

The proposed work, as approved, consists of the demolition of an existing rear ell and the construction of a rear addition, featuring four stories above grade and one story below grade. The approved work was shown on nine presentation boards, labeled 1 through 8 by the Commission staff, dated presented September 13, 2005, consisting of drawings, illustrations of finishes, current photographs, a circa 1940 photograph, site plans and a historic district map, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Riverside-West End Historic District Designation Report describes 323 West 88th Street as a Renaissance Revival style rowhouse, designed by Theodore E. Thomson and built in 1896; and that the scale, style, details and materials of the building are among the features which contribute to the special architectural and historic character of the Riverside-West End Historic District. the Commission also notes that Certificate of No Effect 06-3040 (LPC 06-2723) was issued on October 18, 2005 for interior alterations and exterior alterations, including constructing a one-story rooftop addition, facade and stoop repairs, and replacing windows, doors, a rooftop railing and gutter.

With regard to this proposal, the Commission found that the removal of the existing rear yard ell will not cause the elimination of significant architectural features of the building; that the proposed rear addition will not be visible from a public thoroughfare, therefore the addition will not detract from the streetscape; that the proposed cellar level portion of the addition will be below grade, and therefore will not eliminate the presence of a rear

yard; that the footprint of the proposed above-grade portion of the addition will be no more than the footprint of the existing rear yard ell, thereby maintaining the greenspace in the rear yard and the center of the block; that the proposed addition will not rise to the top floor of the rear façade and will retain this portion of the original elevation, which reflects the building's original fenestration pattern and cornice; that the design of the proposed addition will be harmonious with the original house in terms of materials, details, and finish; that the proposed addition will not overwhelm this or the adjacent buildings in the row and the building will retain the scale and character of a rowhouse; and that the proposed work will not diminish the special architectural and historic character of the building or the historic district.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on September 22, 2005 and October 13, 2005, the Landmarks Preservation Commission received final drawings A-0, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, and A-10, dated revised September 16, 2005, and drawings S001, S101, S105, A106 and S107, dated June 3, 2005, all prepared by Matt S. Markowitz, RA. Accordingly, staff reviewed the drawings and noted that along with the above-described work, they include removing stucco from the fourth floor of the rear facade. Staff found that the removal of stucco will reveal the underlying masonry, thereby returning the historic material, color, and texture to the rear facade; and that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 06-3039 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 Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Matt Markowitz**

cc: Caroline Kane Levy, Deputy Director of Preservation