



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: 11/22/2004	EXPIRATION DATE: 09/28/2010	DOCKET #: 05-3088	COFA #: COFA 05-3659
ADDRESS 326 WEST 87TH STREET HISTORIC DISTRICT RIVERSIDE- WEST END		BOROUGH: MANHATTAN	BLOCK/LOT: 1248/145

Display This Permit While Work Is In Progress

ISSUED TO:

**Jess & Sharon Mogul
347 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 September 28, 2004 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 on August 19, 2004. This approval will expire on September 28, 2010.

The proposed work, as approved, consists of alterations at the non-visible rear facade and in the non-visible rear yard, including the demolition of an existing two-story, rear-yard addition; the removal of two existing leaded glass transom windows at the first floor on the rear facade and relocating them above new one-over-one, double-hung windows in the easternmost and westernmost window openings at the second floor on the rear facade; and the construction of a new stucco-faced two-story, rear-yard addition; as shown in undated materials sample board labeled "South Facade Finishes"; drawing A2 dated August 27, 2004; and drawings A1, A3, and A4 dated September 14, 2004, all prepared by Redtop Architects, submitted as components of the application, and 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 326 West 87th Street as a Queen Anne style rowhouse designed by Francis A. Minuth and built in 1890; and that in terms of its style, scale, materials, and details, the building contributes to the special architectural and historic character of the Riverside-West End Historic District. The Commission further noted that Certificate of No Effect 05-3306 was issued on November 22, 2004 authorizing interior work; exterior work on the front facade, including the removal of the existing areaway wall, fence, and pavement; the installation of a new wall, metal hatch, pavement, and wood trash enclosure; restorative facade work; restoring the original main entrance to the house, including removing an existing window and door and portions of the front facade, and installing new entrance doors, a new door surround, and decorative stonework; installing a new front stoop and new newel posts; replacement of straight- and curved-sash windows; removing a window and modifying the

opening to accommodate a new door, and window replacement, on the rear facade; replacing slate roof tiles on the dome; and the installation of new concrete pavement, a new stair bulkhead, and a new galvanized, painted steel structure.

With regard to this proposal, the Commission found that the construction of the proposed rear yard addition will not result in damage to or demolition of any significant architectural features of the building; that moving the existing leaded glass transom windows to other window openings on the rear facade will retain these significant features; that the addition will not be visible from a public thoroughfare or right-of-way; that because other rear yard incursions exist in the center of the block, and because the proposed rear addition will not extend any farther into the rear yard than the existing rear yard addition or than the adjacent rear yard additions, the construction of the new addition will not diminish the central green area of the block; and that the proposed work will not detract from the special architectural and historic character of the Riverside-West End Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and to the Historic District, and voted to approve it.

However, in voting to grant this approval, the Commission stipulated that two copies of the final signed and sealed Department of Buildings filing drawings be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on October 18, 2004, the Landmarks Preservation Commission received final drawings D2.1, D2.2, A0.1, A1.1, A2.1, A2.2, A3.1, A3.2A, A4.1, A4.2, A4.3, A4.4, A4.5, and A4.10 dated September 29, 2004, and prepared by Amy M. Shakespeare, architect; and on November 12, 2004, the Landmarks Preservation Commission received final drawing A3.2 dated November 10, 2004 and prepared by Amy M. Shakespeare, architect. Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 05-3659 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 Michael Caratzas.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Thierry Guye, Conversano Assoc. Inc.,**

cc: Sarah Carroll, Deputy Director of Preservation