



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: 03/17/2006	EXPIRATION DATE: 03/14/2012	DOCKET #: 06-2454	COFA #: COFA 06-6580
ADDRESS 346 WEST 89TH STREET INDIVIDUAL LANDMARK ISSAC & JULIA RICE HOUSE		BOROUGH: MANHATTAN	BLOCK/LOT: 1250/61

Display This Permit While Work Is In Progress

ISSUED TO:

Scott Miller
Yeshiva Ketana of Manhattan
346 West 89th 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 March 14, 2006, following the Public Hearing of November 22, 2005, voted to grant a Certificate of Appropriateness for certain work at the subject premises, as put forward in your application completed on October 27, 2005.

The proposal, as approved, consists of installing a 3 foot tall iron fence within the front yard with a gate to be located at the top landing of the lower steps, replacing the existing non-historic gate at this location and matching the materials, details, and finish of the historic gate located at the base of the steps; and installing synthetic turf within this newly enclosed portion of the yard to be surrounded by formal plantings; as shown in existing condition photographs, construction of a mock-up, synthetic turf samples, product literature by Synthetic Turf International, and drawings EX1, EX2, EX5, A1, A2, and A3 dated September 29, 2005, and drawings EX7, EX8, EX9, dated February 7, 2006, all prepared by Stonehill and Taylor Architects, P.C., 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 346 West 89th Street, the Isaac L. and Julia B. Rice House, an Individual Landmark, states that the building is a mansion designed by Herts and Tallant and built in 1901-03 which combines the Georgian and Beaux-Arts styles; and that the building was being adaptively reused as a school at the time of designation, and that this use continues. The Commission further notes that the cited drawings include references to restorative work approved under Permit for Minor Work 06-4241 (LPC 06-3856) issued on February 17, 2006.

With regard to this proposal, the Commission found that the proposed alterations to the front yard will not

remove any significant historic fabric; that the front yard of this building historically featured plantings; that the proposed six foot high evergreen hedge and perimeter planting will reduce the visibility of the play area from the street and will obscure the view of the proposed 3 foot fence surrounding the play area and of the existing chain link fence along the southern border of the yard; that the proposed inner gate and play area fencing will match the historic ironwork in terms of material, detail, and finish; that the proposed artificial turf will sufficiently recall the color and texture of real grass, will be obscured by authentic plantings, and will be practically imperceptible from the street; and that the proposed artificial turf and fencing will not detract from the building or the surrounding streetscape.

Based on these findings, the Commission determined the proposed work to be appropriate to the Individual Landmark, and, therefore, voted to approve it. Therefore, Certificate of Appropriateness 06-6580 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 Shelley Perdue.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Neil E. Parker, Jr., Stonehill & Taylor Architects**

cc: Neil E. Parker, Jr.; C. Kane Levy, Deputy Director of Preservation