



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> 10/10/17	<b>EXPIRATION DATE:</b> 8/15/2023	<b>DOCKET #:</b> LPC-19-16718	<b>COFA</b> COFA-19-16718
<b>ADDRESS:</b> 103 EAST 91ST STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 1520 / 104
Expanded Carnegie Hill Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Sally Wakeman  
103 East 91st Street  
New York, NY 10128

**NOT ORIGINAL**  
**COMPUTER-GENERATED COPY**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 15, 2017 following the Public Hearing of the same date, voted to approve a proposal to construct a rooftop addition at the subject premises, as put forward in your application completed on July 20, 2017 and as you were notified in Status Update Letter 19-10205, issued September 5, 2017. The approval will expire on August 15, 2023.

The proposal, as approved, consists of the removal of an elevator room, HVAC units, a skylight and a fence from the roof; and the construction of a rooftop addition clad in zinc, set back approximately 20' from the primary elevation with new mechanical equipment at the roof and an angular skylight sloping from the new addition to the rear parapet. The proposal was shown in historic and existing condition photographs and drawings labeled LPC-101 through LPC-108, dated August 8, 2017, and all prepared by Laura Kaehler Architects, L.L.C., and submitted as components of the application and presented at the Public Hearing and Public Meeting. As initially presented, the proposal also included the addition of profiled masonry molding around the central arch on the front facade.

In reviewing this proposal, the Commission noted that the Expanded Carnegie Hill Historic District Designation Report describes 103 East 91st Street as a rowhouse originally built in 1884-84 and altered in the neo-Georgian style by C. Dale Bradgeley in 1950-51.

With regard this proposal, the Commission found that the proposed work will not eliminate or damage any significant architectural features of the building; that the rooftop addition will only be minimally and incidentally visible over a secondary façade through a gap in the streetwall; that the placement of the addition, set back from the front and rear facades, will help maintain a sense of the building's original massing; that the simple detailing and neutral zinc cladding of the addition will further help it to recede from view and will harmonize with the stucco sidewall over which it will be seen and the variety of accretions found within the immediate streetscape views within this 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 this application.

However, in voting to grant this approval, the Commission required that the proposed profiled molding around the central arch on the building's primary façade be eliminated from the scope of work and that two signed and sealed copies of the final Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on September 8, 2017, the Landmarks Preservation Commission received final drawings labeled T-101.00, T-102.00, A-101.00 through A-108.00, A-201.00 through A-203.00, A-301.00 through A-308.00, A-501.00 through A-503.00, dated March 10, 2017, prepared by Laura E. Kaehler, R.A. and noted that the drawings additionally show the installation of a black granite base at the base of the front facade that varies in height from 9"-18"; the removal of shutters from the 2nd and 3rd floors; the installation of two light fixtures at the second floor; painting the facades white ("Farrow and Ball "Strong White"); the removal of the stucco cladding and infill at the basement of the rear facade, and the installation of four metal and glass sliding doors and zinc cladding; and related interior work at the cellar, basement and first through third floors.

Accordingly, the staff of the Commission reviewed the drawings, and found that the material at the base of the building dates from the 1950's alteration, and therefore cladding it in honed black granite will not eliminate any significant features; that the c. 1940 tax photograph shows that the building did not historically have shutters and therefore their removal will not eliminate historic fabric; that the light fixtures will be compatible with the style of the building; and that no exposed conduits or junction boxes will be included. Furthermore, the Commission finds that the stucco facades will be recoated with a breathable masonry coating in a color similar to the 1950's finish; in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, that only masonry which was coated prior to the designation of the historic district will be recoated. With regard to the rear windows, the Commission finds in accordance with Section 2-15, that the windows and doors to be removed are at a secondary façade and are not visible from a public thoroughfare nor are they special windows, as defined by Section 3 or Appendix C of the Rules; that the alteration to the masonry openings will not alter or destroy any significant, protected features; that the combination of window openings will be in the same room once all of the work is complete; that the windows will not be enlarged in height more than ten percent of the largest existing window to be combined. Based on these and the above findings the drawings have been marked with a perforated seal and Certificate of Appropriateness 19-16718 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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Misha'el Shabrami.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Peter Barth, CODE, LLC

**cc:** Caroline Kane Levy, Deputy Director; Peter Barth, CODE, LLC