



| | |
|------------------------------------|--------------------------------|
| Date: | 9/19/2017 |
| LPC Docket #: | LPC-19-12195 |
| LPC Action: | Approved |
| Action required by other agencies: | DOB |
| Permit Type: | CERTIFICATE OF APPROPRIATENESS |

Address: 225 East 5th Street

Borough: Manhattan

Block: 461 **Lot:** 44

Historic District: East Village/Lower East Side Historic District

Description: An Italianate style apartment building designed by W.J. Gessner and built c. 1870-71 and altered in 1887 by Jobst Hoffmann. Application is to establish a master plan governing the future installation of through-wall and through-window mechanical units and louvers.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the East Village/Lower East Side Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that no decorative masonry or other significant architectural feature of the building will be affected by these installations;
- that the establishment of a Master Plan for through-wall and through-window HVAC units and louvers will provide for a uniform pattern of installations centered beneath windows over time;
- that the installation of the through-window louvers at the second floor is necessitated by the presence of a decorative cornice band below, which precludes through-wall installation;
- that the window installation will only require removing metal infill panels beneath the existing sash and will not require changing the configuration of the windows;
- that the proposed through-wall units will feature flush-mounted architectural louvers finished to match the color of the surrounding masonry and the flush mounted window louvers will match the finish of the window sash;
- and that the work will enhance the special architectural and historic character of the building and the East Village/Lower East Side Historic District.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss

6-0-0

In Favor = M.Srinivasan, F.Bland, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law