



Date:	4/10/2018
LPC Docket #:	LPC-18-3643
LPC Action:	Approved
Action required by other agencies:	BSA
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 104 East 10th Street

Borough: Manhattan

Block: 465 **Lot:** 109

Historic District: St. Mark's Historic District Extension

Description: A neo-Grec style rowhouse built in 1879. Application is to construct a rooftop addition.

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 St. Mark's Historic District Extension. The Commission ALSO NOTED that the building is only one of two buildings in the St. Mark's Historic District Extension.

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

- that the proposed set-back, sloped, one-story addition will not be visible directly over the building's front façade or from points to the east;
- that the rooftop addition, including railings and stairs, will be only minimally visible from limited vantage points to the west;
- that the rear façade of the proposed addition will be set-back slightly from the plane of the building's rear façade, and therefore will maintain the existing brick corbeling and the building's rowhouse scale and character;
- that the metal materials and neutral palette of the addition will cause it to blend unobtrusively with the surrounding buildings in the roofscape;
- that the creation of a new one-story masonry opening at the basement and first floor at the rear façade by combining existing window openings and removing portions of the masonry wall will not eliminate or destroy any significant protected features;
- that this new opening and related new operable glass-door infill will be at a secondary façade that is not visible from a public thoroughfare and will maintain the scale and character of the building as an individual rowhouse;
- and that therefore the proposed rooftop addition and rear-façade changes will not diminish or detract from the special architectural character of the building, streetscape and district.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, W.Chen, M.Devonshire, M.Goldblum, K.Vauss, J.Lutfy, A.HolFord Smith
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