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| Date: | 5/8/2018 |
| LPC Docket #: | LPC-19-22891 |
| LPC Action: | Approved with modifications |
| Action required by other agencies: | |
| Permit Type: | CERTIFICATE OF APPROPRIATENESS |

Address: 428 Lafayette Street - 428 Lafayette Street Building-Individual Landmark

Borough: Manhattan

Block: 545 **Lot:** 40

Historic District: NoHo Historic District

Description: A Greek Revival style townhouse designed by Seth Geer and built in 1832-33. Application is to alter an entrance bay and install a through-window louver.

COMMISSION FINDINGS

The Commission NOTED that 428 Lafayette Street is one of four remaining Greek Revival style townhouses, also known collectively as La Grange Terrace, an Individual Landmark; and that the building's scale, style, materials, and details are among the features that contribute to the special architectural and historic character of the NoHo Historic District. The Commission also NOTED that there is a façade easement held by the National Trust for Historic Preservation, restricting in perpetuity architecturally inappropriate exterior changes to Colonnade Row/La Grange Terrace.

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

- that the ground floor of all of La Grange Terrace has been significantly altered over time to accommodate entrances at the basement level;
- that the proposed removal of non-historic wood panels under the window, the stone lintel, metal gate, and handrails will not damage or destroy any significant historic fabric;
- that the proposed installation of painted marble units flanking the modified opening, will return this element to a condition more in keeping with its historic appearance, and will match the existing painted masonry at the ground floor;
- that the proposed new height of the door head will align with the other bays at this row of townhouses, helping to maintain a harmonious relationship;
- that the proposed installation of a through-window louver with a dark finish, screened by a security grille at the base of the building, will not call undue attention to itself;
- and that the proposed work will not detract from the special architectural and historic character of the building or the NoHo Historic District.

However, in voting to grant this approval, the Commission required:

- that the applicant work with staff to explore either maintain the existing condition at the entrance bay by bringing the stair forward into the sidewalk or by raising the lintel to match the condition at other bays in the row at Lafayette Street.

VOTE:

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

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

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