



Date:	10/30/2018
LPC Docket #:	LPC-19-27371
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 84 2nd Avenue

Borough: Manhattan

Block: 446 **Lot:** 7

Historic District: East Village/Lower East Side Historic District

Description: A Greek Revival style rowhouse built c. 1841 with later alterations. Application is to modify and replace storefront infill installed without Landmarks Preservation Commission permit(s), replace windows, construct rear yard and rooftop additions, and install railings.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the 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 WITH MODIFICATIONS, finding:

- that the proposed work will not damage or destroy any significant architectural features;
- that the shifting of the floor levels and raising the spandrel level between the first and second floors of the storefront extension will be a subtle alteration that will maintain typical and harmonious proportions at the storefront extension, while helping to provide at-grade barrier-free access into the building;
- that the storefront infill will match the historic infill in terms of the trapezoidal plan, composition, molding profiles, and painted wood material which is typical of storefront and entrance infill found at early 20th century commercial extensions at buildings of this type, style, and age;
- that the proposed interior wall at the ground floor level will be set back substantially from the display window and entrances, will maintain a sense of transparency, and will not detract from the significant architectural features of the storefront;
- that the proposed windows at the upper floors of the building will match the historic windows in terms of configuration and will replicate the appearance of the historic window sashes while providing greater energy efficiency and sound attenuation;
- that the change in operation of the windows at the upper floors will only be perceptible when the sashes are open;
- that the simply designed metal railing and gray stucco-clad bulkhead at the roof will be set back from the front façade and consistent with other utilitarian rooftop accretions on this varied block in terms of height, material, finishes, and massing;
- that the historic pitch and slope of the roof will be maintained adjacent to the cornice, thereby helping to recall the historic massing of the building;
- that the work at the roof will only be minimally visible when seen from public thoroughfares in the context of taller buildings and similar utilitarian rooftop accretions;
- that the building is one of only two extant buildings in a row, facing a commercial avenue on the short side of the block, and is situated on a block comprised largely of large apartment buildings, therefore, the construction of a rear yard addition, featuring a first floor extension to the lot line will not detract from adjoining properties or diminish the unity of a row or significant central greenspace;
- that the rear addition will feature a high solid to void ratio with punched masonry openings in keeping with the residential character and scale of buildings of this type and age;
- that the addition will not rise to the full height of the building, thereby helping to maintain the original massing of the building and the unity of the pair of buildings extant in the row;
- and that none of the work at the rear will be visible from a public thoroughfare.

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

- that the applicant work with the Commission's staff to reduce the visibility of the rooftop work from public thoroughfares.



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VOTE:

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

11-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, 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