Landmarks Preservation Commission

Date: May 5, 2015

LPC Docket: 166192

LPC Action: Approved

Action Required by Other Agencies: DOB

Permit Type: Certificate of Appropriateness

**Address:** 421 East 6th Street aka 108 East 7th Street
**Borough:** Manhattan **Block:** 434 **Lot:** 46
**Historic District:** East Village/ Lower East Side Historic District
**Description:** A neo-Classical style commercial building designed by William W. Whitehill and built in 1919. Application is to enlarge a rooftop bulkhead, alter the rear facade and yard, demolish a free-standing wall and ramp, install fences, and replace windows and doors.

## COMMISSION FINDINGS

The Commission noted that the style, scale, materials and details of the building 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 the removal of later additions and features at the rear of the building and rear yards, including a ramp and annex and a free standing CMU wall and chain link fence, will not result in the removal of significant historic fabric;
-that the new punched window and door openings at the side and rear façades and the installation of simply detailed metal and glass window and door assemblies, will reference the large window and door openings at the front of the building and are in keeping with its utilitarian typology as an electrical substation;
-that the size and location of the large triple-height window opening at the rear facade, featuring a combination of fixed and operable windows, and metal spandrel panels, recalls the proportions and function of the historic triple-height window at the primary façade;
-that the new triple-height window at the rear facade is simple in details and therefore will not overly formalize the rear façade to a level commensurate with the primary façade;
-that the proposed enlargement of the existing elevator bulkhead, which will be partially visible over the primary façade and from other vantage points over the secondary facades, will remain in keeping with the large scale and utilitarian typology of the building;
-that the bulkhead's simple design and dark gray metal cladding is typical of rooftop structures in this historic district, and therefore will not call undue attention to itself or detract from the building or roofscape;
-that the proposed wall-mounted chimney flue, and metal mesh mechanical screens at the back of the penthouse and at the two-story rear appendage, primarily visible from East 7th Street, will relate to the utilitarian features found at this building and buildings of similar age and type, and will have a neutral presence where visible through the open rear yard;
-that the proposed black metal picket gates and fencing at the open yards fronting East 6th and East 7th Street will be compatible with the character of the building and the variety of buildings and features in the streetscape, and will match the height and footprint of the existing chain link fencing and free-standing wall, to be removed;
- that the simple design and treatment of the visible side and rear yards, featuring granite pavers, planters, crushed stone, vegetated screens, and trees will be a discreet presence in the streetscape;
-that proposed steel windows, to be installed within the historic decorative metal framing elements, including molded columns, profiled mullions, and paneled spandrels to be restored, will match the historic windows in terms of configuration, operations, material, and finish;
-that the replacement of the translucent wire glass with insulated clear wire glass will recall the texture of the original glazing while supporting the adaptive re-use of the interior;
-that installation of a small pin-mounted metal sign at the western pier at the East 6th Street façade is discreet and modest in scale and therefore will not call undue attention to itself;
-and that the proposed work will enhance the special architectural and historic character of the building and the East Village / Lower East Side Historic District.

**VOTE:** <10-0-0>

Present: Srinivasan, Shamir Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Vauss, Washington

In Favor: Srinivasan, Shamir Baron, Bland, Chapin, Chen, Devonshire, Goldblum, Gustafsson, Vauss, Washington

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.