



Date:	2/2/2016
LPC Docket #:	17-6783
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 304 West 10th Street

Borough: Manhattan

Block: 636 **Lot:** 13

Historic District: Weehawken Street Historic District

Description: An Italianate style tenement building designed by William E. Waring and built in 1873. Application is to modify window openings and install windows, doors and balconies.

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 Weehawken Street 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 installation of the new balconies at the rear façade will not result in any damage to or destruction of any significant architectural features of the building;
- that the design of the balconies will be in keeping with fire escape landings found at the street facades of the building and at the rear façade of the neighboring building;
- that the presence of balconies at the visible rear façade will not overwhelm any significant architectural features of the building and will not detract from the character of the historic district;
- that the modifications to the window openings and installation of doors at the rear façade will not result in damage to any significant architectural features of the rear façade;
- that the presence of the doors and the modified window openings will not detract from any significant architectural features of the rear or West 10th Street facades;
- that the new windows at the West 10th Street façade will be installed within bricked-in historic window openings and their presence will restore the building closer to its original appearance;
- and that the installation of one-over-one double-hung metal windows, with a white finish, at the new openings will match the configuration, material, and finish at the remainder of the windows at the building and therefore will maintain a continuity of style at this modified tenement building.

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

- that the new windows at the West 10th Street façade utilize a brickmold with a molded profile that will be in keeping with the historic details found at a building of this age and style and that can set the standard for future window replacement elsewhere at the building.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson

7-0-0

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

Oppose =

Abstain =

Recuse =



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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