



Date: 1/5/2016
LPC Docket #: 17-8606
LPC Action: Approved
Action required by other agencies: DOB, DOT
Permit Type: BINDING REPORT

Address: 62 East 4th Street, aka 11 East 3rd Street

Borough: Manhattan

Block: 459 **Lot:** 17

Historic District: East Village/Lower East Side Historic District

Description: An empty lot, located behind 62 East 4th Street, a Queen Anne style restaurant and flats buildings designed by Max Schroff and built in 1889. Application is to install a curb cut, paving, lighting and fencing.

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 25-318 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the removal of the existing chain link fencing, concrete block walls, and rubble will eliminate features that detract from the special architectural and historic character of the historic district;
- that the simple design of this proposed parking lot, featuring brick and concrete pavers, planting beds, and light poles, will have a discreet presence in the streetscape;
- that the proposed black finished metal picket gates and fencing at the northern border of the lot and fronting East 3rd Street, will be compatible with the character of and will not overwhelm the streetscape;
- that the proposed fence design will recall historic ironwork found at buildings throughout this historic district, including the reconstructed balcony railings at the primary façade of 62 East 4th Street;
- and that the simple design, details and finish of the proposed light poles will not call undue attention, and are in keeping with the utilitarian character of the proposed parking lot.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss

8-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss

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