



Date:	5/3/2016
LPC Docket #:	18-3981
LPC Action:	Approved
Action required by other agencies:	DDC
Permit Type:	BINDING REPORT

**Address:** 64 East 4th Street

**Borough:** Manhattan

**Block:** 459      **Lot:** 18

**Historic District:** East Village/Lower East Side Historic District

**Description:** A Greek Revival style rowhouse with neo-Grec style elements built in 1832-33 and altered in 1873 and again in the late 20th century. Application is to construct a two-story extension of the front façade and install signage.

### 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 and the East 4th Street Cultural District.

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

- that the first two floors of the existing building underwent multiple transformations in the 20th century, therefore the removal of the masonry, windows, and door at the ground and first floor will not eliminate any significant architectural or historic features of the building;
- that the proposed two-story front extension will recall the plane of the historic two-story storefront;
- that the horizontal and vertical mullions in the new glass façade recall the texture and historic divisions of the basement and first story commercial space of the previous historic storefront;
- that the existing sidewalls of the historic storefront will be retained and incorporated into the design;
- that the streetscape features a variety of altered commercial bases, therefore, the highly contemporary design will relate well to the eclectic nature of the streetscape,
- that the color, design, and overall amount of the signage, which consists of decal vinyl signage on the windows and pin-mounted letters installed in the masonry sidewall, will not detract from the architectural features of the building or streetscape;
- and that the proposed work will not detract from the significant and architectural features and historic character of the building, and is supportive of the adaptive reuse of this building.

#### VOTE:

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

10-0-0

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

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