

DATE: 3/3/2015

LPC DOCKET #: 165781

LPC ACTION: APPROVED

ACTION REQUIRED BY OTHER AGENCIES: DOB, DOT

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

Address: 187 Lenox Avenue

Block: 1904 **Lot:** 31

Historic District: Mount Morris Park Historic District

Description: A Queen Anne style rowhouse built in 1886-87 with later alterations. Application is to install a commercial storefront and alter the areaway.

COMMISSION FINDINGS

The Commission **NOTED** that the building's style, scale materials and details contribute to the special architectural and historic character of the Mount Morris Park Historic District. The Commission further NOTED that the stop was removed prior to designation.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, The Commission **APPROVED** the proposal finding:

- THAT the areaway and base of the building were completely altered prior to designation and therefore, the proposed work will not result in the loss or damage of any significant historic features of the building;
- THAT the placement of the ramp within the sunken areaway will not obscure or detract from the visual character of the building nor will it call undue attention to itself on the streetscape;
- THAT the simple design and proposed materials of the ramp, featuring a concrete base and metal railings finished in black, will be in keeping with areaway features on the other buildings in the row, and will be compatible with the building and streetscape;
- THAT there is historic precedent at this and other rowhouses along Lenox Avenue for alterations to accommodate commercial use, and THAT the proposed storefront will be in keeping with similar installations and with the commercial character of Lenox Avenue;
- THAT the proposed configuration of the infill at the ground floor will delineate the commercial zone from the residential entrance in a subtle way, and therefore recall the configurations of infill found on altered buildings of this type and age;
- THAT the contemporary design of the storefront infill and signage, featuring a projecting steel frame with recessed glass doors and display window, and a framed signband, is consistent with the varied streetscape of Lenox Avenue which features both projecting storefronts and residential stoops;
- and THAT the proposed areaway alterations and storefront infill will not detract from the special character of the building or the historic district.

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.