



Date:	9/22/2015
LPC Docket #:	17-1185
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 324-326 West 108th Street

**Borough:** Manhattan

**Block:** 1892      **Lot:** 60

**Historic District:** Riverside - West End Historic District Extension II

**Description:** Two Renaissance Revival style rowhouses designed by Janes & Leo and built in 1898-99. Application is to construct rooftop and rear yard additions and bulkheads, replace windows, doors and ironwork, and alter openings.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the Riverside-West End Historic District Extension II. The Commission further noted that the buildings were combined prior to designation.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED WITH MODIFICATIONS, finding:

- that the removal of sections of stone at the eastern doorway at no 324 to create a larger opening to accommodate an ADA accessible door will result in limited removal of historic fabric and will maintain the adjacent historic window opening and most of the outermost stone pier;
- that the proposed modifications to convert the western service door to a window and base panel, and to raise the base of the parlor floor windows, will be screened by historic ironwork that is to remain and will be otherwise compatible with the historic fenestration at the primary facades;
- that the demolition of the existing three-story rear extensions from both buildings will not eliminate or damage any significant architectural features;
- that the proposed rear yard addition will not be visible from any public thoroughfare;
- that the proposed rear yard addition will project less deeply into the rear yard than the existing rear yard extensions, and therefore will increase the central greenspace;
- that the design of the rear addition, featuring masonry cladding with large window and door assemblies and projecting balconies, will be in keeping with modern additions found at buildings of this type in this historic district;
- that the design of the addition includes a vertical pier which recalls the location of the historic party wall, and maintains the scale of the building as two separate row houses;
- that the open stairwell at the base of the rear façade will have a modest footprint and will not significantly extend past the footprint of the former rear yard extensions, maintaining the majority of the rear yard at the existing grade;
- that the construction of the proposed rooftop addition will not cause damage to, or demolition of any significant architectural features;
- that the proposed rooftop addition will not be visible from a public thoroughfare, except for rooftop railings;
- and that the proposed rear façade of the addition will not overwhelm the rear façade of the building due to its proximity.

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

- that the stair bulkhead at the penthouse roof be modified to eliminate the need for the fire escape at the rear façade;
- and that the size of the balconies at the rear façade be reduced in consultation with staff.

#### VOTE:

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

9-0-0

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