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| Date:                              | 11/13/2018                     |
| LPC Docket #:                      | LPC-19-27725                   |
| LPC Action:                        | Approved with modifications    |
| Action required by other agencies: | DOB                            |
| Permit Type:                       | CERTIFICATE OF APPROPRIATENESS |

**Address:** 122 Fifth Avenue

**Borough:** Manhattan

**Block:** 819      **Lot:** 39

**Historic District:** Ladies' Mile Historic District

**Description:** A neo-Renaissance style store and loft building designed by Robert Maynicke and built in 1899-1900. Application is to construct a rooftop addition.

### 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 Ladies Mile 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 proposed work will not damage or eliminate any significant historic architectural features of the building;
- that the presence of an addition, visible from public thoroughfares in limited views, primarily over secondary facades, at this ten story building and adjacent to the sidewall of a neighboring taller building, will not change the typology of this historic store and loft building or overwhelm the building or the neighboring properties;
- that except for limited incidental views of the elevator bulkhead, the proposed addition will be set back from the primary facades and not seen directly over these facades from public thoroughfares;
- that the elevator bulkhead will be simply designed, typical in terms of cladding material, and finished in a neutral gray color, and, when seen from public thoroughfares, will be compatibly scaled with the building;
- that the glass curtain wall assemblies will only be minimally visible from a public thoroughfare and will be consistent with the materials palette and scale of modern additions found within this historic district;
- that the lot line facades of the addition will only be visible from limited vantage points on West 17th and West 18th Streets, and from those views, the red toned brick cladding and the scale and pattern of punched openings will help the addition to harmonize with the historic secondary facades upon which they are built;
- and that the configuration and finish of the infill within the punched masonry openings will be barely perceptible from public thoroughfares.

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

- that the addition be reduced in height by one floor;
- that the second floor set back on the Fifth Avenue façade side;
- and that the window openings at the lot line facades align with the window openings below.

#### VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith, Michael Devonshire

10-1-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose = M.Devonshire

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