



Date:	2/9/2021
LPC Docket #:	LPC-20-10594
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 321 East 6th Street

Borough: Manhattan

Block: 448 **Lot:** 45

Historic District: East Village/Lower East Side Historic District

Description: A rowhouse with Greek Revival and Italianate style details built in 1853 and altered in 1897. Application is to replace windows, construct a rooftop addition, install railings, and alter a rear yard 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 East Village/Lower East Side Historic District. The Commission further NOTED that the building is at the end of a row and was altered with a full-height full-width rear yard addition prior to the designation of the historic district.

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

- that the proposed black painted wood, multi-light, double-hung windows will harmonize with the transitional Greek-Revival and Italianate style details present at the building and will unify the fenestration pattern at the building;
- that the raising of the brick parapet and removal of a skylight at the east (lot line) façade will not alter the solid to void ratio of this secondary façade or remove any significant architectural features of the building;
- that the rooftop addition, featuring brick cladding throughout and a pair of black finished metal ships ladders, will be visible from public thoroughfares at oblique angles through a break in the street wall along East 6th Street and in longer views over the adjacent shorter building;
- that the roof railing will not be visible directly over the south (East 6th Street) façade and the metal material will help it remain a discreet presence at the roof;
- that the rooftop addition will be set back from the south (East 6th Street) and north (rear) facades to maintain the historic proportions of the building;
- that the work at the north façade will not be visible from public thoroughfares;
- that the north façade is out of plane with the other buildings in the row and therefore the change in fenestration pattern will not call undue attention to itself;
- and that the work will not diminish the special character of the building or the historic district.

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

- that the configuration of the parlor floor windows be restudied in consultation with the Commission staff;
- that the railing material, details, and placement be restudied to reduce its visibility;
- and that the samples of the new brickwork, documenting that it matches the existing brickwork at the east façade in terms of material, details, texture, and finish, be provided prior to the commencement of work.

VOTE:

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

11-0-0

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

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