



Date:	6/21/2016
LPC Docket #:	18-5199
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 108 West 123rd Street

Borough: Manhattan

Block: 1907 **Lot:** 139

Historic District: Mount Morris Park Historic District Extension

Description: A vacant lot. Application is to construct a new building.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the Mount Morris Park Historic District Extension. The Commission also notes that the Mount Morris Park Historic District Extension developed as an affluent residential community after the extension of rapid transit to the area around 1880, and that it is characterized by streets lined with architect-designed masonry rowhouses. Staff also notes that 108 West 123rd Street is set mid-block on the southern side of the street, all of which, except for the westernmost end, is within the historic district; that only a portion of the northern side of the street is within the historic district; that the immediate context to the project site includes three rowhouses to the east, including one EIFS-clad modern building and two brownstone-clad buildings, which retain their historic neo-Grec and Renaissance Revival style design; a vacant lot and community garden to the west; one nine-story Beaux Arts style apartment building featuring a stone-clad base with brick and terracotta above; and brownstone and brick rowhouses throughout the remainder of the block, featuring Second Empire, neo-Grec, and Renaissance Revival style designs.

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

- that the construction of a new building on this vacant lot will enhance the character of the historic district by reinforcing the street wall, a significant feature of the historic district;
- that the proposed height and massing of the building will be consistent with the neighboring buildings and buildings typically found mid-block throughout the district, and will relate to the residential scale and character of the district;
- that only two rowhouses that were historically a pair remain on this portion of the block, therefore the proposed contemporary design and details of the building will not disrupt the unity of an existing row;
- that the contemporary design and details of the new building will relate well to the streetscape and historic district through the massing, hierarchy and organization of façade elements;
- that the proposed materials, including wood and metal, will relate to the color and texture of materials historically found at rowhouses throughout the district and the immediate context;
- that the plane of the majority of the façade, aligning with the neighboring building, will provide a harmonious transition between the buildings;
- that the projecting stair tower will be evocative of the vertical bays and other features found on the adjacent historic townhouses and will create an animated façade that relates to the richly articulated historic townhouse facades in the district;
- that the horizontal divisions, created by the wood spandrels and fenestration pattern, will help the proposed building to relate to the scale of the neighboring buildings;
- that the metal cantilever at the ground floor is reminiscent of a stoop in terms of its projection and massing;
- that the design of the sidewall will be in keeping with the simple detailing of exposed lot line facades throughout the district;
- that the building will not extend to the rear lot line or substantially eliminate the presence of a rear yard;
- that the rear façade, featuring a curtain wall window system will not be visible from a public thoroughfare;
- and that the work supports the special architectural and historic character of the historic district.

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

- that the applicant work with LPC staff to explore alternatives to the treatment of the areaway;
- that the fence at the first floor of the building be reduced in height;



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-and that the applicant work with a landscape architect to select suitable plantings for the green screen.

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