



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 07/05/16	EXPIRATION DATE: 5/17/2022	DOCKET #: LPC-18-7364	COFA COFA-19-0081
ADDRESS: 270 6TH AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 526 / 16
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Stuart Berger
MacDougal & Sixth Realty LLC
145 Huguenot Street, Suite 503
New Rochelle, NY 10801

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 17, 2016, following the Public Hearing of the same date, voted to approve a proposal for certain work, as put forward in your application completed on April 21, 2016, and as you were notified in Status Update Letter 18-6126, issued on May 18, 2016. This approval will expire on May 17, 2022.

The proposed work, as approved, consists of the removal of the existing non-historic metal-and-glass storefront infill, including the removal of a roll-down security gate and a non-historic fixed awning, and the removal of the existing metal cladding above and to the north of the masonry opening; the installation of new storefront infill, consisting of wood-and-glass folding doors and a recessed wood-and-glass entrance door with a fixed wood-and-glass sidelight, with a stained finished to match the existing infill at the adjacent storefront ; the installation of a roll-down security gate with housing at the interior of the storefront and a new metal panel at the exterior and tracks incorporated into the new storefront infill; the installation of three new gooseneck light fixtures at the top of the new metal panel, with concealed junction boxes and conduits; and the installation of a new fixed green canvas-clad awning, with open sides and lettering at the loose skirt ("il pittino"); as shown in presentation boards 1 through 22, dated 5/17/16, prepared by FSI Architecture, submitted as components of the application, and presented electronically at the May 17, 2016 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the South Village Historic District designation report describes 270 6th Avenue as an altered Renaissance Revival style tenement building with commercial ground floor, designed by Bernstein & Bernstein and built in 1902-03; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the South Village Historic District.

With regard to the proposal, the Commission found that the removal of the existing storefront infill and awning will not result in any loss of any historic fabric; that the design of the new infill, with folding wood-and-glass doors, will be in keeping with existing storefront infill found at the other storefronts at this building and with other operable storefronts found elsewhere within the historic district; that the low height of the new infill will be in keeping with the height of the adjacent storefronts and will allow for the installation of roll-down security gate housing to be incorporated within the infill; that the new gooseneck light fixtures will be installed within a metal panel above the new infill, with junction boxes and conduits concealed, and that the installation will not damage, destroy, or obscure significant architectural features of the storefront; that the height of the new awning, while above the storefront lintel, will align with the awnings at the adjacent storefronts and will allow for the installation of new light fixtures below; that the design of the new retractable awning, with open sides, signage at the skirt, and clad with green canvas, will be in keeping with traditional awnings found at buildings of a similar age and style found elsewhere in the historic district; and that the new storefront will maintain the unity of design throughout the building's commercial base. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the South Village Historic District, and voted to approve it.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review, and approval of final signed and sealed Department of Buildings filing drawings for the approved work. Subsequently, the Landmarks Preservation Commission received final drawings T-001.00, A-100.00, A-101.00, and A-102.00, dated 5/26/16, prepared by James Angelo Cicalo, R.A. Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. In addition, staff noted the inclusion of the following additional work: repointing the brick masonry uncovered following the removal of the metal paneling, using a Type N mortar; and the installation of two security cameras at the metal panel above the new storefront infill.

With regard to the additional work, the Commission finds that the proposed repointing work will protect the building from damage due to water infiltration; and that the new repointing mortar will be compatible with the historic masonry in terms of composition, and will match the historic mortar in terms of color, texture, and tooling; and that the new security cameras will be installed on the new metal plate above the infill and will be of a small scale and neutral finish that will not detract from any significant architectural features of the building. Furthermore, staff found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-0081 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the new repointing mortar prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The

Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alwin C. Heller III, FSI Architecture PC

cc: A. Heller; C. Kane Levy, Deputy Director of Preservation, LPC