



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: 09/30/16	EXPIRATION DATE: 5/17/2022	DOCKET #: LPC-19-2478	COFA COFA-19-2755
ADDRESS: 353 6TH AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 592 / 22
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Terrence Lowenberg
353 6 Ave Realty, LLC
419 Lafayette Street, 5th Floor
New York, NY 10003



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 at the subject premises, as put forward in your application completed on April 14, 2016. This approval will expire on May 17, 2022.

The proposed work, as approved, consists of work at the ground floor storefront, including the removal of storefront infill, awning and metal cladding from the southern-most pier to expose the historic cast iron column, and installation of metal storefront infill, featuring a recessed entrance, paneled bulkheads, transoms with signage, and a fiberglass cornice to match the existing, all painted brown; the removal of the fire escape; work at the roof, including the removal of a stair bulkhead and the roof structure, and the installation of a new rooftop addition with metal cladding and sliding glass doors, glass railings, and installation of HVAC units on steel dunnage behind a mechanical screen; exterior work at the rear facade, including demolition of the rear wall between the 2nd and 4th floors, and the construction of a new masonry rear wall set back 5' from the lot line, featuring two glass siding doors at the 2nd floor and three (3) punched window openings at the 3rd and 4th floors, with double-hung windows incorporating six (6) pairs of historic metal shutters; excavation beneath the cellar and rear yard set back 5' from the lot line; and interior alterations at the cellar, and first through third floors, including the demolition and construction of non load-bearing partitions and finishes; as shown in existing condition and historic photographs, and drawings labeled 00

through 30, dated February 11, 2015, prepared by DXA studio, submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 353 6th Avenue as a brick rowhouse built in 1829; and that in terms of its style, scale, materials, and details, the building contributes to the special architectural and historic character of the Greenwich Village Historic District. The Commission also noted that Notice of Violation 04-0725 for "alterations to shopfront ("Tri-Rite Deli) without permit(s), " and Notice of Violation 04-0726 for "installation of plastic panels beneath shopfront awning without permit(s)," were both issued on June 9, 2004.

With regard to this proposal, the Commission found that the removal of the existing storefront infill, awning and cladding will eliminate features that detract from the historic and architectural character of the building; that the new storefront design will expose and incorporate historic cast iron columns; that the new metal storefront infill, with paneled bulkhead, recessed entrance and large show windows with transoms, is in keeping with the configuration, details and finish of storefront infill historically found on buildings of this age and style; that the removal of the fire escape, which existed at the time of the historic tax photograph, but is non-decorative, not original to the building, and not part of a continuous grouping of fire escapes on the block front, will restore the façade to its original appearance and allow for its full repair; that the construction of the rooftop addition will not result in damage to or demolition of significant historic fabric at the roof; that although the glass and metal penthouse will be minimally visible from points north and south, it will be setback approximately 21.5' from the primary elevation and will be seen at a distance in conjunction with other rooftop mechanical equipment, and will be finished in a neutral gray metal cladding, and will therefore not call undue attention to itself; that cutting back the rear wall by approximately 5' and rebuilding it with brick to match, incorporating salvaged and restored metal shutters will maintain significant historic fabric; and that the work will not diminish the special architectural or historic character of the building or the Greenwich Village Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and to the historic district, and voted to approve it.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on August 11, 2016, the Landmarks Preservation Commission received final drawings labeled T-000.00, A-060.00, A-061.00, A-147.00, A-200.00 through A-202.00, A-300.00, A-301.00, A-400.00 through A-405.00, A-410.00, A-700.00, A-701.00 and A-710.00, dated August 12, 2015, prepared by Jordan Paul Rogove, R.A., and submitted as components of this application.

Accordingly, staff reviewed the drawings and found that additional work is being shown at the 2nd through 4th floors of the front facade, including stripping paint; in-kind replacement of select brick; cutting back coated lintels and sills and rebuilding with restoration mortar; replacing damaged stone sills with new cast stone sills; removal of anchors, and patching with restoration mortar; select repointing; cleaning the brick; and the removal of one-over-one, double-hung windows, and the installation of wood two-over-two, double-hung windows. With regard to this additional work, the staff finds that the removal of the paint will utilize the gentlest effective methods available and will reveal the texture and finish of the underlying historic masonry; that the proposed brick will match the historic brick in terms of size, color, texture and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the proposed patching mortar will match the color, texture, finish and details of the original stone; that the cleaning of location will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; and that the proposed work will protect the

building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building.; that in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish. Furthermore, staff finds that the proposal approved by the Commission has otherwise been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-2755 is being issued.

Please be advised that Notices of Violation 04-0725 and 04-0726 remain in effect against the property. This permit has been issued in reliance upon the owner's demonstrated intention to perform work to correct the violation, as evidenced by the escrow agreement dated April 5, 2016, between 353 6 Ave Realty LLC, as owner and Kossoff PLLC as escrow agent. Failure to resolve this matter may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of samples of masonry cleaning, pointing, stone patching, prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to mshabrami@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Cas Stachelberg, Higgins Quasebarth & Partners

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC