



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: 09/22/17	EXPIRATION DATE: 9/5/2023	DOCKET #: LPC-19-7568	COFA COFA-19-07568
ADDRESS: 408-410 AVENUE OF THE AMERICAS		BOROUGH: Manhattan	BLOCK/LOT: 572 / 4
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Arthur Kaiser
Greenwich Village Properties & 410 6th Ave Inc
15 South Bayles Avenue
Port Washington, NY 11050

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 September 5, 2017, 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 August 10, 2017. The approval will expire September 5, 2023.

The proposal, as approved, consists of the legalization of the installation of mechanical equipment at the roof without Landmarks Preservation Commission permit(s). The proposal was shown in photographs and drawings labeled T-00, A-01 through A-11; all prepared by SawickiTarella Architecture + Design, PC and 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 408-410 Avenue of the Americas as two altered rowhouses built in 1839; and that the buildings' style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that Notice of Violation 96-0281 was issued for "excess removal of historic fabric in non-compliance with Certificate of Appropriateness 96-0014 (LPC 96-0374), and Certificate of Appropriateness 96-0015 (LPC 96-0580)" on January 9, 1996; Notice of Violation 97-0594 was issued for "alterations to storefront in non-compliance with CofA 96-0015 (LPC 96-0580)" and Notice of Violation 97-0595 was issued for

"installation of signage and covering of scissor gates in non-compliance with MISC 96-0054 (LPC 96-2045)" on May 6, 1997; Notice of Violation 97-0596 was issued for "painting of facade black in non-compliance with PMW 95-0643 (LPC 95-3216)", Notice of Violation 97-0597 was issued for "alterations to storefront in non-compliance with CofA 96-0014 (LPC 96-0374)", and Notice of Violation 97-0598 was issued for "installation of signage in non-compliance with MISC 97-4044 (LPC 96-2053)" on May 6, 1997.

With regard to this proposal, the Commission found that the installation of the mechanical equipment and skylight did not damage or destroy any significant architectural features of the roof; that the equipment is not visible from directly across the street; that due to the building's location at a triple intersection of 6th Avenue, Greenwich Avenue and Christopher Street, the mechanical equipment and skylight are highly visible from multiple vantage points in the distance, however they are seen in the context of other rooftop accretions with tall buildings in the background, and their presence does not overwhelm a pristine roofscape; and that the work does not detract from the special architectural and historic character of the building and the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the Greenwich Village Historic District, and voted to approve the application with modifications.

However, in voting to grant the approval, the Commission required that the visible mechanical equipment be painted to better blend with the buildings against which it is seen. The Commission authorized the issuance of a Certificate of Appropriateness upon selection, in consultation with staff, of an appropriate color.

Subsequently, on September 12, 2017, the Landmarks Preservation Commission received a grey paint chip (Sherwin Williams "Requisite Gray" SW 7023), prepared by Joseph Tarella, R.A..

Accordingly, the staff of the Commission reviewed this color, and found, that when painted, the equipment will visibly recede from view; and that the proposal previously approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-7568 is being issued.

PLEASE NOTE: Notice of Violations 96-0281, 97-0594, 97-0595, 97-0596, 97-0597, and 97-0598 remain in effect and are not addressed by this permit. Second NOV's require a court appearance and a civil fine may be imposed.

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:
Joseph Tarella, Sawicki Tarella Architecture+Design PC

cc: Caroline Kane Levy, Deputy Director; Joseph Tarella, Sawicki Tarella Architecture+Design PC; Katie Rice, Violations Officer/LPC