



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: 07/19/16	EXPIRATION DATE: 7/19/2022	DOCKET #: LPC-18-5114	COFA COFA-19-0728
ADDRESS: 422 HUDSON STREET		BOROUGH: Manhattan	BLOCK/LOT: 583 / 2
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Jane T. Young
85 High Falls Road
Catskill, NY 12414

**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 July 19, 2016, following the Public Hearing of July 12, 2016, voted to grant a Certificate of Appropriateness for the approved work at the subject premises, as put forward in your application completed on June 16, 2016. The approval will expire on July 19, 2022.

The proposal, as approved, consists of exterior work at the Hudson Street facade, including removing multi-light display windows and transoms at the ground floor storefront, and installing five (5) multi-light wood casement windows with black painted finish and cast stone sills; and legalizing exterior work performed without Landmarks Preservation Commission permit(s), including painting the cornice, window lintels and sills, and storefront facade a cream color. The proposal was shown on undated presentation slides labeled "LPC Docket #18-5114" consisting of existing condition and historic photographs, and existing and proposed elevations, plans, sections, and details, prepared by Alta Indelman, Architect, and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 422 Hudson Street as an Italianate style rowhouse built in 1853; 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 Greenwich Village Historic District. The Commission further noted that Notice of Violation

10-0252 for "painting base of building without permit(s)" was issued on June 24, 2014; Notice of Violation 10-0253 for "painting cornice, windows, and lintels without permit(s)" was issued on April 24, 2016; and Notice of Violation 10-0255 for "installation of fence at areaway without permit(s)" was issued on June 24, 2016.

With regard to this proposal, the Commission found that the removal of the existing storefront display windows will not eliminate or damage significant architectural features of the building; that historically, building facades and storefront infill within this historic district were altered over time, reflecting the area's layer of development and mixed use, and that the proposed operable display in a multi-light configuration windows will be in keeping with the commercial character of this streetscape; that the black painted finish of the display windows will recall the painted finishes historically found on storefront infill within this historic district; that the façade was painted at the time of designation, and that there is precedent on this block and within the historic district for painted facades in various colors; that the existing color palette on the façade, consisting of a cream colored base, a light blue façade, and cream cornice and trim, including windows, lintels and sills, is harmonious with the base of the building and with other painted facades on this streetscape; and that the work will not detract from the special architectural or historic character of the building or the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District, and voted to approve this application.

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

Subsequently, on July 19, 2016, the Landmarks Preservation Commission received two sets of the required final drawings, labeled D-1, A-1, and A-2, all dated April 25, 2016, prepared by Alta Indelman, R.A.. Accordingly, the staff of the Commission reviewed the submitted materials and found that the proposal approved by the Commission had been maintained; and that the drawings show additional exterior work at the Hudson Street sidewalk, including removing metal railings installed without Landmarks Preservation Commission permit(s); and at the ground floor storefront, removing a through-window HVAC unit at the entrance door transom and installing clear glazing, and removing and replacing a wood and glass entrance door in kind.

With regard to the additional scope of work, the Commission finds that the proposed work will not cause damage to, or loss of any significant historic fabric; that the removal of the metal railings will eliminate features that detract from the architectural and historic character of the building and the streetscape; that the entrance door is in keeping with the age, type and style of the building in terms of configuration, materials and details; and that the finish is in keeping with the types of finishes found on doors in this historic district. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-0728 (LPC 18-5114) is being issued.

PLEASE NOTE: Notice of Violation 10-0252 and Notice of Violation 10-0253 are hereby rescinded by the issuance of this permit. Notice of Violation 10-0255 remains in force against the property until the corrective work approved under this permit is completed and inspected for compliance. **THIS WORK CONTAINS A COMPLIANCE DATE OF OCTOBER 19, 2016.** Failure to complete the corrective work by this date 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 penalty 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 Edith Bellinghausen.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alta Indelman, Architect

cc: Cory Scott Herrala, Director of Technical Affairs/LPC; Katie Rice, Enforcement Officer/LPC