



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: 05/15/19 | EXPIRATION DATE: 3/5/2025 | DOCKET #: LPC-19-38777 | COFA COFA-19-38777 |
| ADDRESS: 210 SIXTH AVENUE | | BOROUGH: MANHATTAN | BLOCK/LOT: 519 / 44 |
| Sullivan-Thompson Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Ralph Davis
Charlton Tenants Corp
152 West 57th Street
12th Floor
New York, NY 10019

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 March 5, 2019, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on February 7, 2019, and as you were notified in Status Update Letter 19-35275, issued on March 5, 2019.

The proposal, as approved, consists of removing exterior work at the Sixth Avenue, Charlton Street and MacDougal Street facades, including removing the existing non-historic storefront infill, brick bulkheads and concrete ramp; and at the Sixth Avenue facade, installing new glass and steel storefront infill with one (1) fixed display window; at the Charlton Street facade, installing new glass and steel storefront infill with one (1) fixed display window, one (1) operable display window, and one (1) new entrance with sidelights and transom; and at the MacDougal Street facade, installing new glass and steel storefront infill with one (1) fixed display window, one (1) operable display window, and one (1) new entrance with a transom; all with a black finish; as shown in an undated digital presentation, slides labeled 1-21, prepared by SWA Architects, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Sullivan-Thompson Historic District Designation Report describes 210 Sixth Avenue as an Art Deco/Art Moderne style apartment building designed by John

B. Peterkin and built in 1928; 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 historic district.

With regard to this proposal, the Commission found that the removal of the existing modern storefront infill, brick bulkhead and concrete ramp will not eliminate any significant architectural features; that the thin profiles, multi-light configuration and operation of the bi-fold doors recall the multi-light steel windows historically found at the upper floors of this Art Deco/Art Moderne style building; that the materials and finishes, simple profiles, proportions and composition of the proposed aluminum storefront infill, including operable and fixed display windows, single entrance door with sidelights and transom, all with a black finish, will be consistent with storefronts found at buildings of this age and style; that the temporary voids, which will be created when the bi-fold windows are open at select locations, will be moderate in size and will occur between wide masonry piers, and will be in keeping with the character of the varied modern storefront conditions, including bi-fold doors, found throughout this section of 6th Avenue; and that the work will enhance the special architectural and historic character of the building and the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on April 18, 2019, the Commission received two sets of the required final filing drawings, labeled T-001, DM-100, A-100, A-200, A-201, A-301, A-302, A-303, A-304, A-305, A-401, A-402, dated April 30, 2019; drawing LM-101, dated April 12, 2019, prepared by Keitaro Nei, R.A.; and drawing S-001, dated April 30, 2019, prepared by Michael Rabkin, P.E.. Accordingly, staff reviewed these materials and noted that they include additional work at the ground floor storefront, consisting of the installation of five (5) retractable awnings at all storefront openings, all with green canvas, with white lettering at the skirt ("LOLA TAVERNA") at the Sixth Avenue facade only; and modifying the approved entryway at the southern storefront bay on the MacDougal Street facade by adding a sidelight. With regard to this additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-12 for Storefronts, Awnings, and Canopies, including Section 2-12(d)(3) for awnings on storefronts; and that the modification to the storefront is in keeping with the original approval. Additionally, staff found that the design 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 19-38777 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Brian Blazak.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Keitaro Nei, Arctangent Architecture + Design

cc: Jared Knowles, Deputy Director; Keitaro Nei, Arctangent Architecture + Design