



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 NO EFFECT

ISSUE DATE: 08/08/22	EXPIRATION DATE: 8/8/2026	DOCKET #: LPC-22-09979	CNE CNE-22-09979
ADDRESS: 442 6TH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 574 / 1
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

James Kim
Village Properties LLC
37 Stephen Drive
Englewood Cliffs, NJ 07632

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on August 02, 2022.

The approved work consists of exterior corrective work at the ground floor storefronts at the primary Avenue of the Americas facade and the primary West 10th Street facade, including removing the existing signs at the signbands, reducing them by 1'0" in length on each end, and reinstalling them at existing locations, in conjunction with resetting existing pin-mounted signage letters on the reduced sign panels, and replacing the adjacent newly-exposed brick in-kind as needed; removing the six-inch-high prefinished metal band below the signband and replacing the underlying exposed brick in-kind as needed; installing new green decorative prefinished metal panel inserts at the bulkheads along the base of each storefront; painting the existing metal bands above the storefronts a light sandstone color; removing the green prefinished metal panels on the left side of the Avenue of the Americas storefront to expose the existing sandstone column beneath; and cleaning and patching the sandstone to match existing; and removing the green prefinished metal panels over the existing cast iron column at the corner between the Avenue of the Americas storefront and the West 10th Street storefront and repainting the exposed column dark green to match existing, in conjunction with utilizing green break metal to match and align existing storefront, as described in letters, dated April 26, 2022 and June 26, 2022, both prepared by Michael V. Testa, Architect, LLC; and as shown on existing

conditions photographs and drawings labeled LPC-1, LPC-1.1, LPC-2, and LPC-3, dated April 20, 2018, all prepared by Michael V. Testa, Architect, LLC, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 442 6th Avenue as a house built in 1834-35; 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 notes that Notice of Violation 12-1071 was issued for the "installation of storefront and signage in noncompliance with MISC 12-9490 (LPC 12-8862) issued 2/28/12 and COFA 12-4488 (LPC 12-4144) issued 9/8/11."

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings, Section 2-11(c)(4) for repair of natural or cast stone, and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-12 for Storefronts, Awnings, and Canopies, including Section 2-12(c)(12) for removal of modern cladding; and Section 2-13 for Signage, including Section 2-13(c)(3,4,6) for signage at sign bands. Furthermore, the work will bring the storefront and signage into compliance with the previously issued Certificate of Appropriateness. Based on these findings, the Commission determined that the work is appropriate to the building and to the Greenwich Village Historic District. The work, therefore, is approved.

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

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of stone patching mortar and replacement brick at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to MDoherty@lpc.nyc.gov for review, or contact staff to schedule a site visit.

PLEASE NOTE: Notice of Violation 12-1071 remains in effect until the corrective work approved under this permit has been completed and inspected for compliance. **THIS PERMIT CONTAINS A COMPLIANCE DATE OF APRIL 2, 2023.** Failure to complete the corrective work by this date may result in the issuance of a summons originating from the Office of Administrative Trials and Hearings in accordance with Title 63 of the Rules of the City of New York, Sections 2-04 and 11-02. A second summons requires a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Melissa Doherty.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Terence Cassara, Michael V. Testa Architect, LLC

cc: Caroline Kane Levy, Deputy Director; Terence Cassara, Michael V. Testa Architect, LLC; Katie Rice, Compliance Officer/LPC