



Date:	5/17/2016
LPC Docket #:	18-3021
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 270 6th Avenue

**Borough:** Manhattan

**Block:** 526      **Lot:** 16

**Historic District:** South Village Historic District

**Description:** An altered Renaissance Revival style tenement building with commercial ground floor, designed by Bernstein & Bernstein and built in 1902-03. Application is to install storefront infill, lighting, and an awning.

**COMMISSION FINDINGS**

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the South Village Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the removal of the existing storefront infill and awning will not result in any loss of any historic fabric;
- that the design of the new infill, with folding wood-and-glass doors, will be in keeping with existing storefront infill found at the other storefronts at this building and with other operable storefronts found elsewhere within the historic district;
- that the low height of the new infill will be in keeping with the height of the adjacent storefronts and will allow for the installation of roll-down security gate housing to be incorporated within the infill;
- that the new gooseneck light fixtures will be installed within a metal panel above the new infill, with junction boxes and conduits concealed, and that the installation will not damage, destroy, or obscure significant architectural features of the storefront;
- that the height of the new awning, while above the storefront lintel, will align with the awnings at the adjacent storefronts and will allow for the installation of new light fixtures below;
- that the design of the new retractable awning, with open sides, signage at the skirt, and clad with green canvas, will be in keeping with traditional awnings found at buildings of a similar age and style found elsewhere in the historic district;
- and the the new storefront will maintain unity of design throughout the building's commercial base.

**VOTE:**

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Kim Vauss

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, K.Vauss  
Oppose =  
Abstain =  
Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law