



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: 08/31/20	EXPIRATION DATE: 6/23/2026	DOCKET #: LPC-21-00959	COFA COFA-21-00959
ADDRESS: 340 BLEECKER STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 619 / 26
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Alan Starkman
Bldg Management Co Inc.
417 5th Avenue
New York, NY 10016

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 June 23, 2020, 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 forward in your application completed on May 28, 2020, and as you were notified in Status Update Letter 20-10163 (LPC-20-10163), issued on June 30, 2020.

The proposal, as approved, consists of installing one (1) black-finished metal bracket sign with white stripes and neon tube lettering (“AMOS RESTAURANT”) at the existing armature located above the southernmost storefront; as shown in a digital presentation titled “AMOS on Bleecker,” dated June 23, 2020 (by staff), prepared by Kramer Levin Naftalis & Franke, LLP, consisting of photographs, drawings, renderings, and details, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 218 West 10th Street (aka 340-348 Bleecker Street) as a mixed-use commercial and residential building designed by J. M. Felson 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 large bracket signs have existed at this location since the time of the historic tax photograph, that a neon sign was present at this location at the time of designation, and that the new sign will be hung from a grandfathered bracket; that the proposed metal sign with neon letters will be consistent with other historic projecting neon signs found in this historic district in terms of size, materials, design and finish; and that the work will not detract from the architectural and historic character of the building, streetscape and the Greenwich Village 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 August 4, 2020, the Commission received the required filing drawing, labeled SG-001.00, dated July 30, 2020, prepared by Leon Skvirsky, P.E. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 21-00959 is being issued. The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

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 Marcello Pacheco.

Sarah Carroll
Chair

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

Matthew Calvo, Building Brothers Inc.

cc: Edith Bellinghausen, Deputy Director; Matthew Calvo, Building Brothers Inc.