



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: 12/22/17	EXPIRATION DATE: 5/23/2023	DOCKET #: LPC-19-16804	COFA COFA-19-16804
ADDRESS: 13 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 529 / 48
Noho East Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Noam Andrews
The Andrews Organization
666 Broadway, 12th Floor
New York, NY 10012

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 23, 2017, 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 April 27, 2017, and as you were notified in Status Update Letter 16-09206 (LPC 16-9206), issued on May 25, 2017.

The proposal, as approved, consists of alterations at the building's front facade, including the removal of the unornamented fire escape from the second and third floors and patching the underlying brick facade; the demolition and removal of the altered ground-floor infill including brick cladding and all windows and entry doors, as well as the sloped sidewalk hatch and underlying cellar entry stairs, with the at-grade bluestone step to remain at the sidewalk; the infill of the stair-opening at the sidewalk, and paving in concrete to match the surrounding paving; and the installation of new ground-floor infill approximating historic infill documented in a photograph dated c. 1939 in terms of design, configuration and materials, and featuring tripartite, metal-framed display windows at the cellar and first floor, flanked by recessed, lateral entries containing single-light paneled wood doors with single-light transoms, all surmounted by new metal-framed glass transoms at the plane of the facade, including operable hopper windows above the upper display windows, as well as a new full-width wood sign-band above the transoms, as shown in a digital presentation, titled "13 Bleecker Street/New York, N.Y./Storefront Replacement," dated September 27, 2016, and

prepared by Michael Zenreich Architect, P.C., including fifteen (15) slides, consisting of photographs, drawings and photomontages), all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo East Historic District Designation Report describes 13 Bleecker Street as a Federal style residence with Italianate style alterations, built c. 1822-25 and altered several times between 1869 and 1925, 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 NoHo East Historic District.

With regard to this proposal, the Commission found that the removal of the fire escape, the modern brick infill and doors will not eliminate or damage significant historic fabric; that the design of the new glazed infill and entry doors at the building's commercial base is based on a c. 1939 historic tax photograph, as well as on features remaining at the façade; that the materials and finishes of the painted metal infill framing and wood doors will be consistent with those features of storefront infill found traditionally in early twentieth century buildings; that the recessed plane of the new lateral entries and related transoms will recall the deeply recessed installations of the lateral doors documented in the historic photograph; that maintaining the bluestone step at the sidewalk adjacent to the center of the façade will serve as a visual reference to the existing basement entry to be removed; that these changes will help to return the upper portion of the façade to its historic condition and the commercial base to a condition closely approximating that documented in the historic photograph, including large expanses of glazing; and that therefore this work will support the special architectural and historic character of the building, streetscape and 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, the Commission received drawings T-001.00, Z-101.00, DM-402.00, A-103.00, and A-201.00, all dated (revised/issued) September 22, 2017, and prepared by Michael Zenreich, R.A., and T-001.00 and S-001.00 through S-007.00, all dated (revised/issued) September 18, 2017, and T-001.00, M-001.00, M-101.00, M-102.00, M-201.00, M-202.00, P-001.00, P-101.00, P-102.00, P-201.00 and P-202.00, all dated (revised/issued) September 15, 2017, all prepared by Edward Theodore Simoniello, P.E. In addition, on December 19, 2017, the Commission received (revised) drawings DM-101.00, DM-102.00, DM-201.00, A-101.00, A-102.00, A-202.00, A-402.00 and A-502.00, all dated (revised/issued) November 20, 2017, and prepared by Michael Zenreich, R.A. Previously, the Commission received sheets LPC-101 and LPC-102, incorporating photographs of existing conditions at the front and rear facades and the rear yard, provided by Michael Zenreich Architect, P.C., as well as a letter incorporating an engineer's statement regarding excavation, dated May 16, 2017, from Yakov Weinstein, P.E.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of: the installation of two (2) new air rooftop conditioner units on new dunnage and dampers at the northeast (rear) corner of the rear slope of the existing gabled roof; exterior rehabilitation at the floors above the approved new infill at the front facade, including replacing unsympathetic yellow brick courses between the ground-floor lintel and second-floor window sills with new red bricks to match the surrounding historic units; removing deteriorated mortar from brick mortar-joints, as needed, and repointing new and cut brick joints with new lime-based mortar to match the historic mortar; repairing the deteriorated Federal-style brownstone lintels and sills at the second and third floor windows, by cutting back deteriorated stone to a sound base and building up new layers of cementitious stucco with the final layer to match the design, dimensions, profiles,

details and finish of the historic stone, including paneled features; repairing the historic Italianate-style wood cornice by patching holes and cracks as needed to match the historic profiles and painting the cornice; and replacing the non-historic one-over-one double-hung windows with new one-over-one double-hung painted wood windows based on those in the historic photograph dated c. 1939; exterior alterations at the altered rear facade and the rear yard, including the removal of a retaining wall and stairs from the areaway adjacent to the rear facade; the excavation of approximately two feet in the areaway floor, in order to increase floor-depth approximately two feet (2') to accommodate changes to fenestration and rear egress; the construction of a new concrete masonry retaining wall, on a new footing, around the lowered areaway, with a new lateral stair leading up to the rear yard, all featuring glass railings; the demolition of the previously-altered brick rear wall at the first and second floor, including a door, a partial-width steel lintel and replacement windows and window-infill, with the exception of the brownstone-rubble infill and decorative terra cotta rosette at the eastern end of the cellar floor, which is to remain, and rebuilding the wall in new brick with the outer wythe to match the brick at the upper floors; the construction of a cantilevered, unenclosed rear porch at the western portion of the first floor, with stairs leading down to the rear yard, all featuring glass railings; the installation of new windows and doors at the rebuilt wall, including four multi-light sliding doors and two multi-light fixed sidelights at the cellar floor, to provide access to the lowered areaway, as well as two multi-light French doors flanked by multi-light sidelights at the western portion of the first floor, to provide access to the new balcony; and the replacement of selected windows at the first, second and third floors at the rear facade, including the installation of a new one-over-one double-hung window at the eastern portion of the first floor, in a modified opening to be enlarged by the removal of a small one-over-one window and portions of previously-installed modern brick infill above, beside and below the window, and featuring a new brick segmental-arch lintel to match those at the second and third-floor window openings; the replacement of a narrow single-light door and round-arched transom in an existing opening at the eastern portion of the second floor, with the historic round masonry arch and decorative demi-lune metal Juliette balcony to remain; the in-kind replacement of five (5) one-over-one double-hung windows, including two at the second floor and three at the third floor, in the existing openings; and the construction of a new six-foot (6'-0") high concrete wall on a new footing at the rear lot-line and a portion of the eastern lot-line at the rear yard, and the related excavation of limited portions of the rear yard, related to the construction of the wall; as well as interior alterations from the cellar through the third floor, including the excavation of three feet in the cellar and the installation of a new lowered floor slab, with new underpinning and benching at the front and rear walls; the demolition of a stepped platform between the cellar and first floor, adjacent to the front facade, and the construction of a new, shallower stepped platform, with the underside sloped away from the exterior window; and the demolition and construction of accessory stairs, non-bearing partitions, fixtures and finishes, as well as structural, framing, mechanical, electrical and plumbing systems work. Staff also noted that the submitted drawings are schematic with respect to the illustration of existing architectural features at the upper portion of the front facade.

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

Katherine Redd.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Mike Rosani, Michael Zenreich Architects, P.C.

cc: Caroline Kane Levy, Deputy Director; Mike Rosani, Michael Zenreich Architects, P.C.