



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: 03/08/19	EXPIRATION DATE: 9/25/2024	DOCKET #: LPC-19-32913	COFA COFA-19-32913
ADDRESS: 159 BLEECKER STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 539 / 37
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Howard Herschkovich
Tissa Management
108 Courtelyou Road
Brooklyn, NY 11218

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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 September 25, 2018, 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 August 8, 2018, and as you were notified in Status Update Letter 19-14588 (LPC 19-14588), issued on October 16, 2018.

The proposal, as approved, consists of removing the non-historic storefront-and-entry infill, and installing black-painted wood and glass entry door system (Benjamin Moore 2132-10 Black) consisting of three pairs of doors with brass kick plates and trim; removing masonry from areas flanking the doors; and installing tripartite casement windows in both openings, with 1’ tall paneled transom bars and fixed transom windows; and altering and recladding the marquee, as shown in a digital presentation, titled “Partial Front Façade Restoration, 159 Bleecker Street, New York, NY 10012,” dated November 5, 2018 and prepared by metamechanics, including 11 slides, consisting of existing condition, contextual and historic photographs, drawings, photo-renderings, as well as a material sample, all presented as components of the application at the Public Hearing and Public Meeting. As initially presented, the proposal involved recladding the marquee with simple glass panels.

In reviewing this proposal, the Commission noted that the South Village Historic District Designation

Report describes 159 Bleecker Street (aka 159-161 Bleecker Street) as an Arts and Crafts style theater building designed by Samuel Levingson and built in 1917-1918, with alterations designed by Eugene K. Schafer of Codeworx, LLC and completed in 2004-2007. The Commission further noted that the original building contained a motion picture theater and stores at the first story and offices at the second story; and through the late 20th century was a noted theater venue in Greenwich Village; that the second story was removed to transform the original theater into the base of an eight story apartment building c. 2004-2007; and the original marquee was replaced. The Commission finally noted that while the building has been highly altered, the remaining significant architectural features contribute to the special architectural and historic character of the South Village Historic District.

With regard to this proposal, the Commission found that the proposed work will not damage or eliminate any significant historic fabric or architectural features at the historic theater façade or marquee; that the configuration, details, and finish of the proposed entrance doors with their distinctive Chevron panes, sidelights, and transom will restore this element of the building closer to its original appearance; that the new display windows will restore the presence of the original storefronts and later ticket booths; that the simple tri-partite configuration, details, and finish of the new display windows will relate harmoniously to the surviving Arts and Crafts style features; and that the proposed work will not detract from the special architectural or historic character of the building or the South 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 it with the stipulation that the applicant restudy the proposed marquee to introduce a design that gives a stronger presence to the marquee and streetscape.

Subsequently, the Commission received filing drawings labeled T-000.00, A-100.00, A-101.00 and A-102.00 dated February 4, 2019 and prepared by Christopher Teeter, R.A..

Accordingly, staff reviewed these materials and noted that they include recladding the fascias of the marquee with laminated black metal recessed panels with satin brass framing incorporating LED lighting at the recessed coved soffit perimeter in response to the Commission's stipulations. Staff found that the design approved by the Commission has been maintained and that the required changes have been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-32913 is being issued.

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 James Russiello.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Christopher Teeter, R.A., Metamechanics LLC

cc: Caroline Kane Levy, Deputy Director; Christopher Teeter, R.A., Metamechanics LLC; William L. Neeley, Jr., LPC Deputy Director of Preservation; Cory Herrala, LPC Acting Director of Preservation; Svavar Kristjansson, metamechanics