



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: 01/11/18	EXPIRATION DATE: 11/21/2023	DOCKET #: LPC-19-19786	COFA COFA-19-19786
ADDRESS: 170 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 526 / 64
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Ira Meister
Bleeker/Horatio Associates
127 East 59th Street
3rd Floor
New York, NY 10022

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 November 21, 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 forward in your application completed on October 26, 2017, and as you were informed in Status Update Letter 19-17090 (LPC 19-17090), issued on November 28, 2017.

The proposal, as approved, consists of the exterior alterations at the first floor of the north (Bleecker Street) and east (Sullivan Street) facades, including replacing modern brown painted wood and glass operable storefront infill and stucco-clad masonry at the corner pier at the north facade with new operable wood and glass storefront infill, featuring white (Benjamin Moore OC-65 "Chantilly Lace") painted doors, side lights, and transoms with light green (Benjamin Moore 2041-60 "Soft Mint") painted panels; removing an awning at the southernmost bay of the east facade; replacing modern black painted wood and glass operable storefront infill at the southernmost bay at the east facade with new wood and glass storefront infill, featuring white painted display windows and transoms, glass block bulkheads, and a light green painted door; modifying a masonry opening at the second southernmost bay of the east facade by removing a modern brown painted wood, single-light casement window assembly and the plain brickwork beneath it, and installing new wood and glass storefront infill, featuring white painted display windows and transoms and glass block bulkheads; modifying a masonry opening at the northernmost bay of the east facade, by

removing a modern brown painted wood single-light display window, the plain brickwork beneath it, and stucco-clad masonry at the corner pier and installing new wood and glass storefront infill, featuring a light green painted door, a white painted display window and transom, and a light green painted bulkhead; replacing a pair of modern brown painted wood and glass doors with a pair of new light green painted wood and glass doors at the second northernmost bay of the east facade; and installing one (1) metal bracket sign, featuring a white background, green border and letters ("junzi"), and white armature, at the signband above the storefront at the north facade. The proposal, as approved, was shown in a digital presentation, titled "170 Bleecker Street," dated November 9, 2017, and prepared by The SRA Group, LLC; including 16 slides, which consisted 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 South Village Historic District Designation Report describes 170 Bleecker Street (aka 190 Sullivan Street) as a Greek Revival style rowhouse, built c. 1835, and later altered by Francis Y. Joannes and Maxwell Hyde in 1921; 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. The Commission also noted that Permit for Minor work 19-17040 (LPC 19-17040) was issued on October 17, 2017, approving the removal of roll-down gates, tracks, and housing; paint removal; and repointing work. The Commission further noted that the existing stretch banner brackets were installed prior to the designation of the historic district.

With regard to this proposal, the Commission found that the work will not remove any significant architectural features; that the new infill, featuring wood framing and paneling, glass block bulkheads, and clear glass display windows, will replicate aspects of historic ground floor infill at buildings of this type, style, and age in terms of its overall proportions, predominance of transparency, and basic compositional elements, and will return the storefront closer to its historic height; that the proposed white and light green finish, used at both the Bleecker Street and Sullivan Street facades, will help to unify the building's base; that the temporary voids, which will be created when the bi-fold doors are open at the Bleecker Street facade, will be moderate in size and will not disrupt the solid to void ratio at the building's base; that the proposed location of the bracket sign relates to the retail tenant space it serves and will be installed at the modern signband so that the lowest portion of the sign is at least ten (10) feet above the sidewalk; and that the design and materials of the proposed bracket sign, featuring metal with green painted lettering, are in keeping with the materials palette of the building. Based on these findings, the Commission determined that 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 sets of final filing drawings showing the approved design.

Subsequently, on December 21, 2017 and December 29, 2017, the Landmarks Preservation Commission received an email, dated December 29, 2017; and final drawings CS-1, and A-100.00 through, A-107.00, dated (revised) November 21, 2017, and prepared by Steven P. Rowland, R.A.

Accordingly, staff reviewed these materials and found that they include additional work, including replacing the modern wood siding above the storefront infill at the north facade and the northernmost bay at the east facade with two (2) new white painted wood sign panels, featuring green painted metal pin-mounted letters ("junzi kitchen"), illuminated externally with a shielded light source; and installing three (3) vinyl signs featuring white letters ("junzi") at the display windows, including one sign at the southernmost bay, one (1) sign at the second southernmost bay, and one (1) sign at the northernmost bay of the east facade.

With regard to this additional work, staff found that the modern wood siding to be removed is not a significant architectural feature; that, in accordance with the provisions set forth in Title 63 of the Rules of

the City of New York, Section 2-20 (c), that the installation of signage will not damage, destroy or obscure significant architectural features or material of the building or storefront; that the signs will be installed in a signage band above a storefront; that the signage consists of pin-mounted letters installed directly into wood panels mounted flat with the signband; that the sign panel will project no more than 3 inches from the façade, and pin-mounted letters on the sign panels will project no more than 1 inch beyond the panel for a total projection of 4 inches from the façade; that the pin mounted letters are not installed directly into cast iron; that the signs will be proportional to the signband, but in no event exceed 90 percent of the area of the signband; that the letters will not be higher than 18 inches; that the installation of vinyl signage will not exceed more than 20 percent of storefront glazing, and therefore will not substantially reduce the transparency of the display windows, doors, or transom; that the signage will not be internally illuminated, nor feature neon strips outlining the display window; that the signage will be illuminated externally with a shielded light source; that the lighting conduits will be concealed; that the proposed exterior light fixtures will only illuminate related signage; and that the overall amount of signage is not excessive and will not detract from the architectural features of the building, the adjacent buildings, or the streetscape. Additionally, staff found that the overall design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-19786 is being issued.

PLEASE NOTE: As confirmed in an email, dated December 29, 2017, and prepared by Steven P. Rowland, R.A., the proposed gooseneck light fixtures and painted wall signage shown on A-102.00 was included in error. No new light fixtures or painted wall signage is proposed or approved as part of this application.

PLEASE ALSO NOTE: The installation of a stretch banner at the existing brackets is shown on the approved drawings.

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 Winnie Chau.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Mary Dierickx, Mary B Dierickx Consulting

cc: Emma Waterloo, Deputy Director; Mary Dierickx, Mary B Dierickx Consulting