



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 10/03/17	EXPIRATION DATE: 4/4/2023	DOCKET #: LPC-19-17288	COFA COFA-19-17288
ADDRESS: 18 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 521 / 43
Noho East Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Andrew Levine
Archdiocese of New York
18 Bleecker Street
Sheen Center
New York, NY 10012



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 4, 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 March 9, 2017, and as you were notified in Status Update Letter 19-09132 (LPC 19-09132), issued on April 4, 2017.

The proposal, as approved, consists of, at the easternmost entrance of the Bleecker Street facade, installing black finished metal signage (“Black Box”) with concealed LED lighting at the broken pediment and vertical signage adjacent to the door in the plain brick masonry; at the westernmost entrance, installing horizontal black finished metal signage above the door (“Mezzanine”) with concealed LED lighting; at the Elizabeth Street façade entrance, installing a tempered glass canopy with black finished metal signage (“Sheen Center”) and concealed LED lighting; and at all entrances of both primary facades, replacing all solid wood door panels with glass panels and installing vinyl signage at the inside of the glazing at six (6) doors; as shown in a digital presentation, titled “The Sheen Center” dated March 2, 2017, and prepared by Beyer Blinder Belle Architects and Planners, consisting of drawings, historic and existing condition photographs, and photomontages, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this application, the Commission noted that the NoHo East Historic District designation report describes 18-24 Bleecker Street aka 309-311 Elizabeth Street as a Colonial Revival style school and rectory building, designed by Silvio A. Minoli and built c. 1926-27; 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 scale and quantity of the signage is unobtrusive and modest relative to the scale of the building and that although varied in terms of placement and design, will effectively serve the multi-purpose use of the building; that the proposed signage illumination is discreet and the conduits and fixtures will not be visible; that the placement of the signs within the broken pediment at the easternmost Bleecker Street entrance, and the vertical blade sign adjacent to this entrance will be respectful of the design of this historic feature, will be reversible, and will not destroy or obscure the door surround; that the tempered glass canopy is simple in design and will not obscure any decorative features of the decorative door pediment, and the attachments will be installed in flat surfaces only without damaging this historic feature; that the tempered glass and back painted lettered plaque sign is simple in design and relates well to the overall signage at the Elizabeth Street entrance; that the pin-mounted metal signage at the Bleecker Street mezzanine entrance is simple in design and finish, will be installed in flat brick non-decorative masonry, and will not call undue attention to itself and that the installation of glass paneled door at the mezzanine entrance, and glass panels at the bottom of the other entrances at Bleecker and Elizabeth Street will create a consistent vocabulary of doors throughout the base of the building. Based on these findings, the Commission determined the proposed work to be appropriate to the building 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 September 22, 2017, the staff received renderings and drawings labeled A000.00, A100.00, A200.00, and A400.00 dated July 28, 2017, and A100, A101, A105, A110, A200, A300, A400, A410, A500, and A600 dated March 2017, prepared by Stephen Marshall Taylor, R.A..

Accordingly, staff reviewed these materials and noted the inclusion of replacement of a section of the internally illuminated laser-cut bronze lettering from the word "Sheen" to "Entrance" at the Bleecker Street Marquee.

With regard to this additional work, the Commission finds that that the proposed lettering at the marquee will match the existing lettering in terms of design, materials, color, and letter dimensions; and that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-17288 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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Stephen Taylor, VAKOTA architecture, PLLC

cc: Caroline Kane Levy, Deputy Director; Stephen Taylor, VAKOTA architecture, PLLC