



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

<b>ISSUE DATE:</b> 04/17/18	<b>EXPIRATION DATE:</b> 10/24/2023	<b>DOCKET #:</b> LPC-19-23697	<b>COFA</b> COFA-19-23697
<b>ADDRESS:</b> 181 BLEECKER STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 540 / 40
South Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

**Guy Petrillo**  
**Calendula Realty Corp**  
**181 Bleecker St**  
**New York, NY 10012**

**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 October 24, 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 September 28, 2017 and as you were notified in Status Update Letter 19-08638 (LPC 19-8638), issued October 24, 2017.

The proposal, as approved, consists of exterior alterations at the Bleecker Street façade including, demolishing and reconstructing the top two (2) stories of the building to the same height as the existing façade, featuring a CMU back up wall and one wythe of red brick in a running bond pattern with thin light-colored mortar joints and tinted concrete coping to match brownstone at the parapet; and featuring three (3) punched window openings at the 2nd floor and three (3) punched window openings at the 3rd floor at their historic locations and sizes and featuring brownstone sills and profiled lintels and six (6) wood two-over-two double-hung windows, all with a dark brown finish and profiled wood brick molds; and reducing the height of the horizontal brownstone stucco band between the first and second floors and reapplying a tinted Portland cement and lime based mortar; as shown in a digital presentation titled "Façade Reconstruction 181 Bleecker Street New York, NY 10012," dated October 24, 2017, and prepared by Misra & Associates P.C., including nine (9) slides consisting of photographs, elevations, renderings, and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the South Village Historic District Designation Report describes 181 Bleecker Street as a stripped Greek Revival style rowhouse originally built in 1829; and that the scale and materials of portions of the building are among the features that contribute to the special architectural and historic character of the South Village Historic District. The Commission further noted that the building has undergone numerous alterations both historically and more recently, which have eliminated most of the historic fabric at the front façade; and that the owner undertook temporary repairs in early 2017 in order to address Department of Buildings violations for bulging exterior walls and related structural issues. Finally, the Commission noted that Notices of Violation 17-0526 and 17-0527 were issued for “removing the 2nd floor lintels” and “painting the ground floor without permits” respectively.

With regard to this proposal, the Commission found that the upper two stories of the building contain no significant architectural features, therefore their demolition will not diminish the special architectural or historic character of the historic district; that the proposed height of the front façade is consistent with the existing building height and approximates the range of heights of buildings on Bleecker Street; that the proposed two-over-two double-hung windows in enlarged masonry openings with cast brownstone sills and lintels will help return the Bleecker Street façade closer to its historic appearance; that the use of brick in a running bond pattern with thin mortar joints on the upper two stories will recall the brickwork found at other Greek Revival style buildings within the historic district; and that the simple design of the upper two stories will be compatible with the surrounding buildings in the streetscape and will not detract from the significant historic and architectural character of the South Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the South Village Historic District and voted to approve it with the stipulation that the applicant work with staff to conduct further investigations regarding the size of the historic windows to inform the final design.

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 and incorporating the required change.

Subsequently, on March 26, 2018, the Landmarks Preservation Commission received interior window probe photographs and drawings labeled A-001.00 through A-003.00, and A-300.00 through A-302.00 all dated (as issued) March 20, 2018, prepared by Rohit Misra, R.A.; and on drawings labeled S-100.00 and S-101.00 all dated March 20, 2018; and DM-100.00 through DM-103.00, and DM-200.00, all dated January 15, 2018, prepared by Santiago Helman, P.E. Accordingly, the staff of the Commission reviewed the drawings and found that they include additional work, consisting of exterior alterations at the Bleecker Street façade, including, at the first floor, removing the existing awning and box canopy and repairing attachment points using a tinted Portland cement and lime base mortar; and repainting the stucco base dark brown and the trim, doors, and storefront windows black. With regard to this additional work, staff found that only already painted masonry will be repainted; that the proposed finish is in keeping with the color palette historically found at buildings of this type, style and age; that the paint will be breathable and reversible; and that the removal of the existing awning and canopy will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric. Additionally, staff found that the design approved by the Commission has been maintained and that the required change to conduct further investigations regarding the size of the historic windows to inform the final design has been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-23697 (LPC 19-23697) is being issued.

Please note that this permit is being issued contingent upon the Commission's review and approval of samples of brownstone resurfacing mortar, brick mortar, and brick bond and joint widths prior to the

commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to [lpollock@lpc.nyc.gov](mailto:lpollock@lpc.nyc.gov) for review. This permit is also contingent on the understanding that the masonry and resurfacing work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE NOTE: Notices of Violation 17-0526 and 17-0527 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. THIS PERMIT CONTAINS A COMPLIANCE DATE OF December 11, 2018. Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

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 Leanne Pollock.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Rohit Misra, Misra & Associates PC

**cc:** Cory Herrala, First Deputy Director; Rohit Misra, Misra & Associates PC