



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: 12/20/16	EXPIRATION DATE: 3/15/2022	DOCKET #: LPC-19-4395	COFA COFA-19-5982
ADDRESS: 21 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 529 / 52
Noho East Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Ara Fitzgerald, President
21 Bleecker Street Owners Corp
21 Bleecker Street
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 March 15, 2016, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed February 18, 2016, and as you were informed in Status Update Letter 18-3308, issued March 15, 2016. This approval will expire on March 15, 2022.

The proposal, as approved, consists of modifications to the former storefronts at the ground floor, now residential windows and doors, including removing existing non-historic infill (excluding all cast iron elements), including existing windows and frames, raised platforms, wood steps leading below grade, and wrought iron elements, and installing new infill while retaining the configuration of the existing off-center main entrance, steps, and floor mosaic; installing new doors at the walls of the recessed entrance; installing a new below grade entrance to the west, adjacent to the main entrance, with a sloped fixed window above the existing below-grade steps. As presented, the proposal included a wood and glass window system in a regular fenestration pattern with fixed transoms and operable hopper windows at the basement level, all with a dark grey painted finish; new picket-style security gates in front of the main entrance and new below grade entrance; and new picket-style security grilles at the basement level windows. The proposal was shown in an electronic presentation dated (revised) January 18, 2016, prepared by Norman Cox, RA, and included drawings, existing conditions photographs, and renderings labeled LPC 01, LPC 02.1, LPC 02.2, LPC 03,

LPC04.1, LPC 04.2, and LPC 05 through LPC 10, submitted 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 21 Bleeker Street, aka 21-23 Bleeker Street, as a pair of combined Federal style converted dwellings originally built in 1830, and altered in the 1860s with Italianate style features; 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 remnants of the storefront installation are fragmentary, deteriorated, and do not read as intact storefronts, and therefore their removal will not result in the loss of any significant architectural features; that the new infill, featuring existing cast iron features, profiled wood trim, and operable and fixed windows with transoms, will ensure uniformity and restore transparency to the ground floor and recall the historic façade configuration of a store and office building; that the wood and glass infill material is in keeping with the historic material of similar storefronts found elsewhere in this district, and that the profiled trim will recall the articulation of historic storefront framing; that, due to the diverse streetscape and various building uses along Bleeker Street, the absence of large show windows will not adversely affect the building's relationship, particularly that of its ground floor, to other buildings on the block and in the district; that the new storefront configuration, featuring a recessed off-center entry with recessed lighting and adjacent basement entry, will allow the building's base to better relate to the upper floors and allow the building to read as one cohesive façade; that the sloped window at the basement entry will allow for basement access without causing significant visual disruption to the uniform window treatment across the ground floor; that the installation of new wood and glass doors with transom will not result in the loss of any significant architectural features; that the iron bars and gates, attached directly to the storefront infill, are of simple design and will not conceal, or detract from, any significant feature of the building; that the proposed dark grey painted finish is in keeping with the historic color palettes of similar buildings of this age, style, and type; and that the proposed work will not detract from the special architectural and historic character of the NoHo East Historic District.

Based on these findings, the Commission determined the work to be appropriate to the building the NoHo East Historic District and voted to approve this application, with the stipulation that the applicant work with staff to revise the design of the security bars and gates; and that the fenestration pattern on the ground floor be revised to be less regular and to better recall the historic 20th century storefront configuration.

The Commission required that two complete sets of signed and sealed Department of Buildings filings drawings be submitted for review and approval by the staff of the Commission. Subsequently, on September 26, 2016, the staff received drawings LPC 01, LPC 02.1, LPC 02.2, LPC 03, LPC 04.1, LPC 04.2, LPC 05, LPC 06, LPC 07, LPC 08, LPC 09, and LPC 10, dated (revised) September 23, 2016, prepared by Norman R. Cox, RA, and submitted as components of the application. Staff reviewed these drawings and determined that the design of the picket-style security gates and grilles has been revised to incorporate twisted pickets and finials to better recall the decorative elements of the existing security gate; and that the fenestration pattern has been revised to be less regular by including wide show windows at the second and seventh bays to better recall the historic 20th century storefront configuration. The Commission also noticed the inclusion of the following additional work: replacing the existing paired entry doors with new wood doors to match existing; removing existing concrete sidewalk flags and installing new grey-tinted sidewalk flags; and resetting three (3) existing bluestone flags.

In reviewing this additional work, the Commission finds that the new doors will match the existing doors in terms of configuration and material; and that the new doors are in keeping with the types of entry doors

found elsewhere in this district; that the existing concrete flags to be removed are not a significant feature of the building or district; that the new concrete flags, tinted and scored to match the existing flags, will be harmonious with the building and streetscape; and that resetting the existing bluestone flags will help preserve this significant feature; and that the work will help create a consistent sidewalk treatment in the district.

Based on this and the above findings, the drawings have been marked and approved by the Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness 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 Mary Cirbus.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Norman R. Cox, RA, Union Street Studio LLC

cc: Norman R. Cox, RA;
Caroline Kane Levy, Deputy Director of Preservation/ LPC