



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: 11/16/16	EXPIRATION DATE: 10/25/2022	DOCKET #: LPC-18-3292	COFA COFA-19-4621
ADDRESS: 23 COMMERCE STREET		BOROUGH: Manhattan	BLOCK/LOT: 587 / 46
aka 53-57 Barrow Street and 19-23 Commerce Street Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Mark Harounian
United Village LLC
29 East 32nd Street
New York, NY 10016



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 25, 2016, following the Public Hearing of the same date, voted to deny in part and approve in part certain work at the subject premises, as put forward in your application completed on September 29, 2016.

The work denied consists of legalizing the removal of historic storefront infill consisting of special pressed glass multi-light casement windows and operable transoms, and marble steps, and the installation of wood storefront infill, featuring large display windows, fixed transoms, paneled bulkheads and black granite steps installed without Landmarks Preservation Commission permit(s), and the work approved consists of the removal of the awning installed without LPC permit(s), and the installation of two awnings mounted at the lintel above the new storefronts with loose skirts; and the removal of light fixtures and a metal bracket sign ("Milk and Cookies") installed without LPC permit(s) from the easternmost storefront, and installation of a 12" x 12" metal bracket sign at the stucco band above the storefront. The work is shown in the designation photograph, existing condition photographs, and in drawings labeled L1 through L14, dated (revised) October 12, 2016, prepared by MKA Architecture, PC, submitted as components of the application and presented digitally at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 19-23 Commerce Street (aka 53-57 Barrow Street) as an apartment house designed by Somerfield & Steckler and built in 1908-09; and that the building's style, scale materials and details are among the features which cause this building to contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that Warning Letter 16-0843 was issued February 25, 2016 for "alteration to westernmost Commerce Street storefront and installation of awning ("Sushi Nakazawa") without permit(s)"; Warning Letter 16-0844 was issued February 25, 2016 for "replacement of 2nd westernmost Commerce Street storefront and installation of awning ("Sushi Nakazawa") without permit(s)"; and Warning Letter 16-0845 was issued February 25, 2016 for "installation of bracket sign and light fixtures at easternmost Commerce Street storefront ("Milk and Cookies") without permit(s)".

With regard to the storefront infill and step replacement, the Commission found that the pressed glass and multi-light windows of the storefront infill which was replaced without Landmarks Preservation Commission permits was a significant layer of historic fabric added over time; that the materials, configuration and details of the existing storefront infill do not sufficiently recall those of the historic storefront; that the scale of the display windows does not relate well to the intimate scale of the streetscape; and that the white marble steps were a significant historic feature of the building, and their replacement with modern black granite steps has diminished the historic character of the building. Based on these findings, the Commission determined this work to be inappropriate to the building and the historic district, and voted to deny this portion of the application.

With regard to awnings and bracket sign, the Commission found that the installation of two new awnings at a lower height and with loose skirts, will recall historic awnings in terms of placement, shape and details, and will expose the cast iron pier and more of the masonry; and that the size and placement of the existing metal bracket sign and light fixtures do not meet code, and their removal from the historic wood storefront infill at 19 Commerce Street and the installation of a new smaller bracket sign higher up on the façade is in keeping with the size, materials and placement of bracket signs historically found on buildings of this age and style in this historic district. Based on these findings, the Commission determined this work to be appropriate to the building and the historic district and voted to approve this portion of the application.

PLEASE NOTE: Warning Letter 16-0843 and 16-0844 remain in effect. Failure to address these violations will result in the issuance of Notices of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance and a civil penalty may be imposed and cannot be cured.

PLEASE NOTE: Warning Letter 16-0845 remains in effect until the corrective work approved under this permit has been completed and inspected for compliance. **THIS PERMIT CONTAINS A COMPLIANCE DATE OF February 10, 2017.** 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 Misha'el Shabrami.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Rita Nepogoda-Soto, MK Arhcitecture, PC

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC; Katie Rice, Violations Officer/LPC; John Weiss, Esq./LPC