



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> 01/20/16	<b>EXPIRATION DATE:</b> 9/8/2021	<b>DOCKET #:</b> LPC-18-1136	<b>COFA</b> COFA-18-1268
<b>ADDRESS:</b> 333 BLEECKER STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 619 / 50
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Andrew Wrublin**  
**Christopher Bleecker LLC**  
 134 West 25th Street  
 New York, NY 10003

**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 September 8, 2015, following the Public Hearing of the same date, voted to approve a proposal to replace storefront infill at the subject premises; as put forward in your application completed on August 13, 2015, and as you were notified in Status Update Letter 17-6378, issued on September 9, 2015.

The proposal, as approved, consists of the removal of the existing wood storefront infill and sign band, and replacement with metal storefront infill, featuring a metal bulkhead, metal pier cladding, display window, glass door with metal kick plate, metal sign band, finishing the storefront infill, pier, and sign band dark blue (Pantone 539 C) and the bulkhead and kick plate dark grey; the construction of a metal angle on the existing concrete curb; and the installation of one (1) retractable awning with dark blue canvas ((Pantone 539 C), featuring white lettering ("Larsson & Jennings"). The proposal was shown on digital slides titled LPC-010.00, LPC-100.00 through LPC-111.00, and LPC-200.00 through LPC-209.00 dated September 2, 2015 prepared by Andrew Ojamaa, R.A., and submitted as components of the application, and presented at the public hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 333 Bleeker Street as a vernacular house, built in 1830; 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 further noted that Certificate of Appropriateness 02-6468 was issued on March 28, 2014, for the legalization of the removal and replacement of the storefront infill; and that Certificate of No Effect 17-0330 (LPC 16-7942) was issued on April 17, 2015, for the installation of new storefront infill.

With regard to this proposal, the Commission found that the removal of the existing storefront infill will not eliminate significant historic fabric; that the simple modern design of the metal storefront infill featuring a large display window, bulkhead, and sign band and recall the configuration and proportions of historic storefronts found in the Greenwich Village Historic District; that the presence of large glazed areas is in keeping with the scale and transparency found on the ground floor of buildings on this street, and with the commercial character of the street and historic district, and reflects the configuration of the adjacent storefront, in a contemporary fashion; and that the proposed dark blue finish of the metal storefront infill will harmonize with the building's material palette. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Greenwich Village Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that the historic cast-iron column be exposed and incorporated into the design; that both storefronts be set back from the face of the column; that the infill panel adjacent to the column be eliminated; that the cast-iron column create a division between the existing and neighboring storefront; and that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission.

Subsequently, on January 15, 2016, the staff received drawings labeled T-000.00, A-010.00, A-020.00, A-200.00, A-300.00, A-400.00, A-600.00, A-601.00, and A-610.00 dated January 14, 2016, and written statements dated January 20, 2016, prepared by Andrew Mart Ojamaa, R.A.. Staff reviewed these drawings and noted the inclusion of the following additional work: the installation of one (1) metal bracket sign in the pier, featuring a white display face and black lettering ("Larsson & Jennings") the incorporation of the existing cast-iron column in the storefront; setting back the storefront infill behind the face of the cast-iron column; relocating the installation of one (1) metal mailbox to the bulkhead and the installation of the metal bracket sign to the metal signband; and related interior alterations at the cellar and first floors, including changes to non-bearing walls, finishes, plumbing, mechanical, and electrical systems. With regard to these changes, the Commission finds in accordance with the Rules of the City of New York, Title 63, Section 2-20, that the bracket sign armature will be installed below the second story on a flat faced plain masonry pier and shall be mechanically fastened into the storefront infill, and that such installation will not damage or conceal any significant architectural features of the building; that the armature shall be a dark finished metal and is simply designed; that the display faces of sign will be made of metal, and that lettering and graphics will be painted in colors that do not detract from the significant architectural features of the building or neighboring buildings; that the bracket sign is not illuminated; that the bracket sign will be fixed from its points of attachment to the armature; that the bracket sign is oriented vertically, and that the size shall not exceed 12 inches by 18 inches; that the bracket sign and armature will not extend more than 22 inches from the façade in conformance with the Zoning Resolution and Building Code; that the bracket sign shall be installed so that the lowest portion of the sign is at least ten feet above the sidewalk; and that the application is to install the bracket sign on a building designed as a residential building, located within the Greenwich Village Historic District. The Commission further finds that the historic cast-iron column will not be covered by the proposed work and is preserved; that the interior work has no effect on architectural and historic significant features of the building; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked 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 Egbert Stolk.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**

Andrew Ojamaa, Office AO Architecture PLLC

cc: Carly Bond, Deputy Director of Preservation / LPC