



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: 01/25/16	EXPIRATION DATE: 6/2/2021	DOCKET #: LPC-18-0995	COFA COFA-18-1316
ADDRESS: 355 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 620 / 44
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Alex Safa
355 Bleecker Realty
355 Bleecker Street
New York, NY 10014

**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 June 2, 2015, 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 forward in your application completed on May 7, 2015, and as you were notified in Status Update Letter 17-3777, issued on 7/7/15. This approval will expire on June 2, 2021.

The proposed work, as approved, consists of legalizing storefront and entrance alterations performed without Landmarks Preservation Commission permits, including the removal of storefront and door infill, and the installation of a new full-height metal display window with clear glass and a black finish above a stucco and masonry base and the installation of new multi-light wood doors and transom windows with a stained finish, at the ground floor at the Bleecker Street facade; as shown in existing condition photographs and presentation drawings, dated 7/21/14 and prepared by M-Dis Design Group, 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 Historic District Designation Report describes 355 Bleecker Street as a rowhouse built in 1829-1830; 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 Greenwich Village Historic District. The Commission further

noted that Certificate of No Effect 00-6067 was issued on 04/18/2000 for storefront alterations at the ground floor, including the removal of a door and awning installed without LPC permits, and the installation of a new door and awning; that Notice of Violation 08-0095 was issued on 09/11/2009 for "replacement of windows without permit(s)"; and that Notice of Violation 08-0096 was issued on 04/11/2011 for "alterations to storefront without permit(s)".

With regard to this proposal, the Commission found that the replacement and modernizing of storefronts over time has been documented at buildings of similar age and style within the historic district, and therefore the removal of the earlier display window and the installation of an enlarged display window with minimal bulkhead, is in keeping with the tradition of change at this and other commercial bases in this streetscape; that the enlarged full-height display window above the shortened building base is in keeping with the scale and transparency of storefronts found within the streetscape, including the neighboring property; that wood multi-lite entrance doors and transoms recall the configuration and details of the earlier doors and transoms; and that the work does not detract from the special architectural and historic character of the building and the Greenwich Village Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on January 21, 2016, the Landmarks Preservation Commission received photographs and an email letter dated 1/15/16, prepared by M-Dis Design Group, and drawings A-001.00 through A-004.00, dated 5/14/15, prepared by Kang Wing Chan, PE. Accordingly, the staff of the Commission reviewed the photographs and drawings, and found that the work approved by the Commission has been maintained, and that the work also includes installing new vertical wood muntins permanently adhered and attached to the glass and frame on the exterior facing sides of the existing sashes, and installing new profiled wood brickmolds and painting the windows, muntins and brickmolds black, to match the original two-over-two double-hung wood windows at the Bleeker Street facade, in order to address NOV 08-0095. With regard to this additional work, the Commission finds, in accordance with the provisions set forth in RCNY, Title 63, Section 3-04, that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-1316 (LPC 18-0995) is being issued.

PLEASE NOTE: Notice of Violation 08-0095 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 June 1, 2016.** 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.

PLEASE NOTE: Notice of Violation 08-0096 is hereby rescinded by the issuance of this Certificate of Appropriateness.

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 Cory Herrala.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Steven Lee, M-DIS Design Group

cc: Jared Knowles, LPC Director of Preservation; Katie Rice, LPC Enforcement Officer