



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> 01/20/17	<b>EXPIRATION DATE:</b> 11/29/2022	<b>DOCKET #:</b> LPC-18-7656	<b>COFA</b> COFA-19-7674
<b>ADDRESS:</b> 72 BARROW STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 585 / 1
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

**Harvey A. Clarke**  
**AJ Clarke RE Corp**  
**1881 Broadway**  
**New York, NY 10023**

**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 November 29, 2016, 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 on November 3, 2016, and as you were notified in Status Update Letter 19-5938 (LPC 19-3315), issued on December 1, 2016.

The proposal, as approved, consists of legalizing the installation of four (4) sign panels with burgundy canvas signage ("Health and Harmony" and "A Fine Health Food Store") to be relocated above the transom windows and mounted flat against the masonry at the Hudson Street façade; alterations to the northernmost storefront infill at the Hudson Street façade, including legalizing the installation of operable casement display windows, featuring interior box display cases with the back panel located eight-inches from the inside of the window glazing, to be given a white finish and used for seasonal displays; and the installation of mechanical units in the side alley at Hudson Street; as shown in a digital presentation, titled "Health & Harmony," dated April 2, 2016, and prepared by The Sustainable Space Architecture, including 7 slides, consisting of photographs, existing conditions diagrams, proposed elevations, specifications, and site plan drawings, all presented 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 72-84 Barrow Street (aka 464-480 Hudson Street) as an apartment house, designed by Renwick, Aspinwall, & Tucker and built in 1925-26; 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 storefront infill within this historic district has been replaced and altered over time in a variety of styles and types, which is evident in the commercial character of portions of Hudson Street. Lastly, the Commission noted that Notice of Violation 16-0366 was issued on December 10, 2015, for "installation of signage ("Health and Harmony") at northernmost Hudson St. storefront without permit(s)," and Notice of Violation 16-0365 was issued on December 10, 2015 for "replacement of northernmost Hudson Street storefront without a permit."

With regard to this proposal, the Commission found that the installation of additional framing and modification of storefront infill to accommodate display cases has not eliminated significant architectural features or historic fabric; that the storefront display window configuration and signage to be modified is consistent with other storefronts, signage and awnings located on the ground floor of the same building; that the proposed mechanical equipment will be installed in the side alleyway, setback from the street wall, and finished a light color to blend with surrounding brick, minimizing its visual impact as seen from the public thoroughfare through a tall fence; that the installation of the mechanical equipment will not damage or conceal any significant architectural features; and that the modified storefront display windows and the installation of mechanical equipment in the side alleyway will not detract from the special architectural or historic character of the building and the Greenwich Village Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that that the applicant work with staff to provide a finished appearance in the transom and to increase transparency in the display windows.

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 January 13, 2017, the Commission received drawings T-001.00, M-001.00, and A-001.00 through A-004.00, dated (as revised) January 11, 2017, and prepared by Alejandro Molina, R.A.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of the relocation of the existing gooseneck light fixtures approximately nine (9) inches higher than the existing locations; the removal of all existing metal grilles on the interior of the storefront transom windows; the installation of opaque white vinyl at select transom windows; the modification of interior shelving units to include four (4) one-foot wide gaps at the ends of the display window bays and clear glass at the two (2) store entrances; the removal of existing piping at the side alley façade; and repair of holes left in the masonry using a restoration mortar. With regard to this additional work, staff found that that the work will not alter, eliminate or conceal any significant architectural features; that no exposed conduits or junction boxes will be included for lighting fixtures; and that the patching compound will be compatible with the masonry in terms of composition and will match the historic masonry in terms of texture, finish, profiles and details. Additionally, staff found that the design approved by the Commission has been maintained and that the required changes to provide a finished appearance in the transom and to increase transparency in the display windows have been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and this Certificate of Appropriateness is being issued.

**PLEASE NOTE:** Notice of Violation 16/0366 and NOV 16/0356 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 September 17, 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 Leanne Pollock.

Meenakshi Srinivasan  
Chair

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

**cc:** Cory Herrala, Director of Technical Affairs, Sustainability and Resiliency/LPC;  
Katie Rice, Enforcement Officer\LPC