



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: 03/14/16	EXPIRATION DATE: 2/16/2022	DOCKET #: LPC-18-2828	COFA COFA-18-3206
ADDRESS: 27 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 529 / 55
Noho East Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Kristen Storino
27-31 Owners Corp
127 East 59th Street
New York, NY 10022

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 February 16, 2016, following the Public Hearing of the same date, voted to approve a proposal to remove cast iron vault lights and replace the sidewalk at the subject premises, as put forward in your application completed January 21, 2016, and as you were notified in Status Update Letter 18-2276, issued on February 16, 2016.

The proposal, as approved, consists of the removal of the existing steel diamond plate and demolition of the subsurface structure and cast iron vault lights; and construction of a new concrete sidewalk with steel diamond plate over the vaults; as shown on twenty-one (21) presentation slides labeled L-100 through L-120, A-200, A-210, and A-400 dated January 6, 2015, prepared by Pace Engineering, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the NoHo Historic District designation report describes 27 Bleecker Street as a Romanesque Revival style store building designed by Albert Buchman and built in 1887-88; 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 Historic District.

With regard to this proposal, the Commission found that the removal of the historic cast iron vault lights will

not result in a perceptible change in the streetscape as the vault lights were concealed by diamond plate at the time of designation; that the cast iron vault lights are in a deteriorated condition beyond reasonable repair, and therefore their removal is warranted; that the installation of steel diamond plate over the proposed concrete sidewalk will recall the placement and material of the historic cast iron vault covers, and is a common sidewalk treatment throughout this historic district; and that the work will maintain a uniform sidewalk treatment and will not detract from any significant features of the building or streetscape. Based on these findings the Commission determined the proposed work to be appropriate to the building and the NoHo Historic District and voted to approve it.

However in voting to grant this approval, the Commission required that the applicant work with staff on a reversible sidewalk treatment; and that two sets of signed and sealed copies of the final Department of Buildings filing drawings for the approved work be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on March 4, 2016, the staff received final drawings A-100, A-200, A-210, A-400, A-410 through A-430 dated February 15, 2016, prepared by Baris Acar, P.E. Accordingly, the staff reviewed the drawings, and found that the proposed structural beams will be placed so as to allow for a potential restoration of the cast iron vault lights in the future; and that, otherwise, the proposal approved by the Commission has been maintained. Based on the above findings, the drawings have been marked approved 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 Sarah Ripple.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Baris Acar, Pace Engineering, P.C.

cc: Carly Bond, Deputy Director of Preservation, LPC