



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: 01/26/18	EXPIRATION DATE: 10/24/2023	DOCKET #: LPC-19-21204	COFA COFA-19-21204
ADDRESS: 15 BARROW STREET		BOROUGH: Manhattan	BLOCK/LOT: 590 / 64
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Virginia Dato
Raganati Realty Corp.
7717 Broadway
North Bergen, NJ 07047

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 October 24, 2017, 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 September 28, 2017, and as you were notified in Status Update Letter 19-06972, issued on October 25, 2017.

The proposal, as approved, consists of removing a bracket sign installed without Landmarks Preservation Commission permits, patching any associated holes in the facade from the installation, and installing a brown painted metal bracket sign with yellow metal lettering ("Alehouse") at the 2nd floor, as shown in photographs and drawings labeled T-100.00, T-1001.00, and A-100.00-A-107.00 dated July 28, 2017, prepared by Shlomo Steve Wygoda, RA, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 15 Barrow Street as a stable designed by H. Hasenstein and built in 1896; 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 Notice of Violation 09-0812 was issued for "installation of bracket and sign above center doors

and two circular blade signs and brackets without permit(s)."

With regard to this proposal, the Commission found that the proposed signage will not alter or eliminate any significant architectural features and will be in keeping with the types of signage sometimes found historically within this historic district; that this building, originally designed as a stable, does not possess alternative locations for a moderately sized bracket sign below the second floor, without detracting from significant architectural features; that the building has functioned as a commercial establishment since at least the early 20th century and has featured a variety of large projecting signage over the years; that the signage will be limited in projection and width, typical in terms of materials, simple in form and non-illuminated, helping it remain a subordinate presence at the building and within the streetscape; that the signage will be installed at plain brickwork, within close proximity to the related commercial establishment; that the sign will comply with Department of Building's zoning requirements; and that the presence of a tall bracket sign at this building, which will not feature other signs at the façade, once the existing sign is removed, will not overwhelm the building. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on January 19, 2018, the Landmarks Preservation Commission received a finish sample and final drawings T-100.00, and A-100.00-A-107.00 dated January 19, 2018, prepared by Shlomo Steve Wygoda, R.A. Accordingly, the staff of the Commission reviewed the sample and drawings, and found that the proposal approved by the Commission had been maintained and that a painted faux wood graining, which was not presented at the Public Hearing, was incorporated into the finish treatment for the sign. With regard to the treatment, staff found that it will be a discreet presence when seen at this narrow sign at the 2nd floor. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-21204 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of patching samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface being repaired; allowed to cure; and cleaned of residue. Submit clear, color digital photographs of all samples to krice@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

PLEASE ALSO NOTE: Notice of Violation 09-0812 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 APRIL 22, 2018.** 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 Katie Rice.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jeanette Kline, SWA Architecture

cc: Bernadette Artus, Deputy Director; Jeanette Kline, SWA Architecture; Enforcement Department, LPC.