



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: 07/20/2006	EXPIRATION DATE: 07/18/2012	DOCKET #: 07-0406	COFA #: COFA 07-0463
ADDRESS 387 BLEECKER STREET HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 622/170

Display This Permit While Work Is In Progress

ISSUED TO:

Kevin Comer
BSC 387, LLC
40 East Columbus Street
Columbus, OH 43206

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 18, 2006, following the Public Hearing and Public Meeting of June 6, 2006, voted to approve a proposal to install storefront infill at the subject premises, as put forward in your application completed May 11, 2005 and as you were informed in the Status Update Letter issued on July 18, 2006 (SUL 07-0381, LPC 06-5976). This approval will expire July 18, 2012.

The proposed work, as approved, consists of installing new storefront infill, consisting of new aluminum display windows and a black granite base to match the adjoining building, and restoring the existing trapezoidal storefront transom. The proposal as initially presented consisted of replacing the existing display windows and transom with new storefront infill and installing wood cladding at the first floor facade, as shown in drawings "387 Bleecker Street," "Existing/Proposed Storefront," and existing conditions photographs dated received May 11, 2006 and drawings "Proposed Storefront Renovation" and "Exterior Wall Section" dated July 5, 2006, submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 387 Bleecker Street as a house built in 1817-18 and altered in the late 19th Century and in the early 20th Century; that historically the building formed a matching pair with 385 Bleecker Street; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the Greenwich Village Historic District was designated.

With regard to this proposal, the Commission found that the proposed work will not result in the removal of significant historic fabric; that the retention and reuse of the existing trapezoidal transom will preserve this significant historic feature; that the configuration of the proposed storefront will recall the configuration of the existing 1930s storefront, which is representative of the historic development of the building and the street; that

the new black granite bulkhead and display windows will align with and match the existing granite bulkhead on the adjacent storefront; that the lowering of the bulkhead will not significantly alter the character of this 1930s storefront; that the buildings and storefronts at 387 and 385 Bleecker have historically been a matching pair and that this proposal returns a sense of uniformity to the buildings; and that the proposed storefront is in keeping with the historic character of storefronts found on this street and in 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 a set of unmounted copies of the presentation drawings and two 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 July 20, 2006, the Landmarks Preservation Commission received final drawings T-1 dated July 18, 2006, "Proposed Storefront Renovation" and "Exterior Wall Section" dated July 5, 2006, prepared by Marc Kemeny, R.A. Staff reviewed the drawings and found that the proposal also includes recladding the existing awning with new fabric, colored "Black Cherry;" and repainting the first floor in Sherwin Williams SW2724 (Black Cherry). Accordingly, staff reviewed the drawings and found, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-12, that the awning to be reclad was previously approved by a Landmarks Preservation Commission permit; that the awning will be clad with water-repellant canvas with a matte finish; that no lettering or graphics will be painted on the sloped portion; and that the awning fabric will consist of a solid color that harmonizes with the historic color palette of the building; that the painting of the first floor is in keeping with the age, style, and color palette of the building; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 07-0463 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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Joshua Speakman.

Robert B. Tierney
Chair

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

cc: C. Kane Levy- Deputy Director of Preservation