



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/08/2012	EXPIRATION DATE: 09/20/2017	DOCKET #: 12-7569	COFA #: COFA 12-9780
ADDRESS 327 BLEECKER STREET HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 591/45

Display This Permit While Work Is In Progress

ISSUED TO:

Neil Bender, President
327 Bleecker Street, LLC
544 Hudson Street
New York, NY 10014

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 20, 2011 following the Public Hearing of the same date, voted to approve altering the façades, replacing windows, installing storefront infill, installing rooftop mechanical equipment and relocating the sidewalk pavers at the subject premises, as put forward in your application completed August 25, 2011. This approval will expire September 20, 2017.

The proposed work, as approved, consists of removing the stone veneer cladding and large display window from the three-story rear extension, removing an at-grade metal entrance door and reconstructing the entire ground floor façade fronting Christopher Street on both the main building and the three-story rear extension using CMU block with new face brick and installing a projecting steel beam clad with a sheet metal cornice extending to the limestone storefront cornice between the first and second floors to stabilize the façade, reducing the size of the second display window opening nearest Bleecker Street installing a single-light aluminum window with a single-light transom above and a paneled wood bulkhead to match the details of the existing storefront infill; temporarily removing the existing storefront infill, salvaging, repairing and re-installing the paneled wood bulkheads and framing; removing the through-the-window air conditioning unit above the entry door and installing a new single-light transom window; replacing the glazing at both of the Bleecker Street display windows; replacing the aluminum and glass door entry door; and painting all of the metal storefront infill dark green (Tnemec #97GN "Gale Force"); installing brownstone tinted cast stone steps with wrought iron railings and installing a new paneled wood and glass upper floor entry door with a single-light transom window above and flanked by paneled pilasters on the Christopher Street elevation all painted dark green (Tnemec #97GN "Gale Force"); installing recessed light fixtures within the new projecting sheet metal cornice over the upper floor entryway; removing the paint using a mild detergent and patching the deteriorated limestone piers and water table at the storefront using Jahn M70 by Cathedral Stone Products; removing all of the steel casement windows and the through-the-window air conditioning units from both the Bleecker Street and Christopher Street façades and

installing one-over-one, double-hung aluminum windows with an extruded aluminum brick mold all in a dark green finish; reducing the size of one (1) third floor window and one (1) second floor window both on the Christopher Street elevation to align with the existing fenestration pattern at those floors; removing one (1) second floor window opening and infilling with new brick keyed into the surrounding masonry; resurfacing the brownstone sills using Jahn M70 by Cathedral Stone Products and replacing where necessary with new brownstone tinted cast stone sills; replacing the deteriorated steel lintels with new and installing new brownstone tinted cast stone lintels; removing the paint from the masonry façade using a mild detergent and a water pressure not to exceed 500 psi; repointing; replacing deteriorated face brick with new brick; reconstructing the Christopher Street brick parapet on both the main building and the three-story rear extension to match existing; reconstructing the Bleecker Street brick parapet and maintaining the soldier course of bricks above the new brownstone tinted cast stone lintels and installing a new sheet metal cornice with a dark green painted finish (Tneme #97GN "Gale Force"); repairing, scraping, priming and repainting the fire escapes and ladders to match existing; exterior work at the one-story rear extension along Christopher Street, including removing the light fixtures, exposed conduit, roll-down security gates, tracks and housing; temporarily removing the black glass cladding in order to reconstruct the brick parapet down to the storefront lintels and re-installing the black glass cladding; reducing the size of the two (2) outermost display windows flanking the entryway and installing new aluminum display windows; scraping, priming and repainting the entry door and curved display windows flanking the entryway; exterior work at the east (rear) elevation, including reconstructing the brick parapets to match existing; removing and replacing the metal doors with a dark green finish; installing a light fixture with a dark finish above the entryway at both the second floor and the fourth floor; exterior work at the non-visible south elevation, including reconstructing the brick parapets to match existing; repointing the façade; replacing the sealant around the perimeter of an exhaust vent on the three-story extension; exterior work at the roofs, including installing cable wire railings setback approximately 3'-8" from the parapets; installing three (3) air conditioning units set on steel dunnage at the main roof adjacent to the taller neighboring building; exterior work at the sidewalk along Bleecker Street and Christopher Street, including consolidating all of the large, intact bluestone flags and re-installing them along the building perimeter and installing dark blue-gray tinted concrete out to the bluestone curb with a 4'-10" by 5'-4" scoring pattern followed by a 4'-10" by 3'-0" scoring pattern; installing embedded neckdown details (truncated domes) at the street corners; replacing damaged portions of the bluestone curb along Bleecker Street; removing and replacing the concrete steel faced curb along Christopher Street; enlarging an existing tree pit along Christopher Street; replacing the diamond plate access hatch on Bleecker Street in-kind and removing the access hatch along Christopher Street; interior alterations at the cellar, first and second floors, including the installation of structural framing related to the reconstruction of the ground floor Christopher Street façade; non-bearing partitions, staircase and finishes; as shown in the presentation boards showing existing condition photographs, an historic tax photograph, neighborhood context photographs, mockup photographs, existing and proposed roof plans, sidewalk plans, elevation and section drawings, and submitted as components of the application, and presented at the Public Meeting and Public Hearing. The proposal, as initially presented to the Commission, consisted of installing cable wire railings on the roofs setback from the parapets approximately eight inches; scoring the tinted concrete sidewalk portions in standard 4'-10" by 4'-2" squares; and installing a sheet metal cornice above the first floor to conceal the new steel structural beam on the Christopher Street elevation and extending around to the Bleecker Street elevation over the stone ground floor infill.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 327 Bleecker Street as a building originally constructed as two-story house in 1832-33, and altered in the 19th and 20th centuries; and that in terms of its style, scale, materials, and details it contributes to the special architectural and historic character of the Greenwich Village Historic District. The Commission also notes that Notice of Violation 99-0492 was issued on March 4, 2003, for "installation of bracing to awning non-compliance with PMW 98-3454 (LPC 98-2780), issued the 7th of January, 1998"; Warning Letter 01-0734 was issued on May 30, 2001 for "painting window lintels and sills black at Bleecker Street façade without permit(s)"; Warning Letter 01-0735 was issued on May 30, 2001 for "installation of flagpole at 3rd floor of Christopher Street façade without permit(s)"; Warning Letter 01-0736 was issued on May 30, 2001 for "installation of security roll-down gates with exterior housing and lighting with exposed conduit at Bleecker Street shopfront without permit(s)"; Warning Letter 01-0737 was issued on May 30, 2001 for "installation of freezers at Christopher Street façade without permit(s)"; Warning Letter 01-0738 was issued on May 30, 2001 for "installation of security roll-down gates with exterior housing and signage ("Village Pleasure" & "Exotic Necessaries") at Christopher Street without

permit(s)"; and Notice of Violation 07-0240 was issued on January 25, 2007 for "cutting of casement window at Bleecker Street façade without permit(s)."

With regard to this proposal, the Commission that the ground floor of the Christopher Street facade is not plumb with the upper floors and is structurally unsound, therefore its removal is necessary to undertake the overall façade stabilization; that while the proposed steel beam clad with a painted sheet metal cornice is for stabilizing the Christopher Street façade and concealing the variation in the planes between the ground floor and the upper three floors, the applied cornice will allow this necessary installation to blend in with other ground floor cornices spanning secondary façades within this streetscape; that the proposed replacement brick will match the color, size, texture and bonding pattern of the existing brick; that the proposed mortar for re-pointing will match the color, profile, texture, hardness and tooling of the existing mortar; that the proposed granite water table along the Christopher Street facade in the reconstructed portion of this façade will match the details and color of the existing granite water table on this building; that re-exposing the brick at the ground floor of the three-story extension by removing the black glass cladding will return this portion of the building closer to its early 20th century appearance; that the proposed upper floor entryway with a wood and glass paneled door with a dark green painted finish and simple wrought iron railings on the stoop is evocative of the entrance seen in the c.1940 tax photo; that although the proposed painted sheet metal cornice on the Bleecker Street façade does not exactly match the cornice evidenced in the c.1940 tax photo, it is in keeping with cornices found on buildings of this age, type and style in terms of material, finish and details; that the removal of the early 20th century steel casement windows will not eliminate an original feature of this building or disrupt a significant later façade alteration; that the proposed one-over-one, double-hung aluminum windows with a dark green finish will match the historic in terms of configuration, operation and finish, and the proposed wood brick molds will match the historic profile and finish; that the modified window openings on the Christopher Street facade will be in keeping with the fenestration pattern evidenced in the c.1940 tax photo and will further support the installation of the double-hung sashes; that the proposed rooftop mechanical equipment will be setback from the primary façades and will only be visible from the north along Bleecker Street due to a lack of a masonry parapet and will be seen in context of a taller more simply designed façade of the adjacent property; that the simple design and minimal metal details of the cable wire railing featuring a matte stainless finish around the perimeter of the main roof and both the three-story and one-story rear extension roofs will be setback from the parapets, enabling them to further recede from sight; that there is no consistency in the pattern of the existing bluestone flags within the sidewalk along both Bleecker Street and Christopher Street, and that the proposed consolidation and cutting of the existing salvageable portions of bluestone flags will enable them to be installed in a consistent and even pattern in front of the building along both of these facades; that the proposed tinted concrete will be scored to align with the adjacent concrete sidewalks and will recall the color of the bluestone; and that the proposed work is restorative in nature, and will enhance the special architectural and historic character of the building, streetscape and the Greenwich Village Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Greenwich Village Historic District, and voted to approve it.

However, in voting to grant this approval, the Commission stipulated that the railings on the roof of the main building and on the roofs of the three-story and one-story rear extensions be set further back from the façades; that the tinted concrete sidewalk be scored to replicate the existing bluestone sidewalk; that the relationship between the ground floor cornice and the first floor Christopher Street brick façade be restudied; that 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 January 5, 2012, the Landmarks Preservation Commission received final drawings labeled S-001, S-002, S-003, S-004 and S-005, dated issued December 13, 2011, prepared by Robert James Murray, P.E.; and drawings labeled T-100.00, G-001.00, DM-100.00, A-100.00, A-200.00, A-201.00, A-202.00, A-203.00, A-300.00, A-301.00, A-302.00, A-400.00, A-401.00, A-500.00, A-501.00, A-502.00 and A-503.00, dated issued December 13, 2011, prepared by James Angelo Cicalo, R.A. Accordingly, staff reviewed the drawings and found 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 12-9780 (LPC 12-7569) is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of test samples of the replacement brick, mortar, brownstone patching, cast stone replacement units and limestone patching prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Lissa Schwab at the Landmarks Preservation Commission when samples are completed for a site inspection.

PLEASE NOTE: This permit contains a compliance date of March 8, 2014. If you do not complete the work by this date, a Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). These NOV's would require a court appearance, and a civil penalty may be imposed. Please note that Notices of Violation 99-0492 and 07-0240 and Warning Letters 01-0734, 01-0735, 01-0736, 01-0737 and 01-0738 remain in force against the property until the approved work is completed and inspected for compliance. When the work is completed, please submit color photographs of the completed work to the Landmarks Preservation Commission along with a written request from the owner for a Notice of Compliance.

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 Lisbeth Schwab.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Julie Georgopoulos, FSI Architecture PC**

cc: Katie Rice, Compliance Officer/LPC; Jared Knowles, Deputy Director of Preservation/LPC