



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> 01/15/21	<b>EXPIRATION DATE:</b> 9/13/2022	<b>DOCKET #:</b> LPC-21-04921	<b>COFA</b> COFA-21-04921
<b>ADDRESS:</b> 327 BLEECKER STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 591 / 45
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Julio C. Hernandez**  
**327 Bleecker Street, LLC**  
**177 Christopher Street**  
**New York, NY 10014**

**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 September 13, 2016, following the Public Hearings and Meetings of October 27, 2015 and November 10, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on September 5, 2016, and as you were notified in Status Update Letter 19-3107 (LPC-14-2666), issued on September 13, 2016.

The proposal, as approved, consists of demolishing the existing building by-hand and salvaging select historic materials, including face brick, granite at the storefront surround, select brownstone sills and lintels, and bluestone sidewalk flags; and constructing a new four-story building with a one-story rear extension, featuring brick facades laid in a Flemish bond. The Bleecker Street façade, at the first floor will feature salvaged granite piers at the storefront surround and new wood storefront infill with a central wood and glass door and side-light below a single-light transom and flanked by two (2) storefront bays featuring paneled bulkheads on a brownstone-tinted cast stone curb, single-light display windows below single-light transoms, and a pressed metal cornice, all with a painted dark charcoal grey finish; at the 2nd and 3rd floors, six (6) punched openings with one-over-one double-hung wood windows, brownstone-tinted cast stone sills and splayed lintels; at the top of the 3rd floor, a pressed metal cornice with a dark charcoal grey finish; at the 4th

floor, a sloped slate roof with two (2) pedimented pressed metal dormers and two (2) one-over-one double-hung wood windows, all with a dark charcoal grey finish; vertical cast stone coping; and a pressed metal cornice and metal railing at the roof. The Christopher Street façade will include, at the first floor, two (2) storefront bays with granite piers, a brownstone-tinted cast stone curb, a pressed metal cornice, and wood storefront infill featuring paneled bulkheads and paired single-light display windows below paired single-light transoms; at the residential entrance, one (1) paneled wood and glass door below a single-light transom, and with a brownstone-tinted cast stone surround with columns, a bracketed cornice, and two (2) wall-mounted light fixtures; two (2) blind windows with cast stone sills; two (2) solid wood doors below single-light recessed spandrel glass transoms; and one (1) pair of single-light wood windows below single-light transoms and with white back-painted spandrel glass; at the 2nd through 4th floors, fifteen (15) punched openings with one-over-one double-hung wood windows with a dark charcoal grey finish and three (3) blind windows, all with brownstone-tinted cast stone sills and splayed lintels; and cast stone coping at the parapet; and at the one-story extension, a cast stone cornice above a brick soldier course; at the rear façade, one (1) wood and glass door with a splayed brownstone-tinted cast stone lintel; and two (2) punched openings with one-over-one double-hung wood windows with a dark charcoal grey finish and brownstone-tinted cast stone sills and splayed lintels; and at the roof, a visible sloped stair bulkhead with neutral colored cladding and flue extensions.

The proposal, as approved, was shown in a digital presentation, titled "327 Bleecker Street New Building Proposal," dated September 13, 2016, and included thirty (30) slides. The proposal, as initially presented, included, at the Christopher Street façade, a sloped slate roof with dormers, a different more varied fenestration that included paired double-hung windows and a projecting bay of windows at the side residential entrance; only one (1) storefront bay wrapping the corner; a taller bulkhead; and no cornice at the one-story addition; and at the Bleecker Street façade, a taller parapet and a tripartite dormer at the roof, larger masonry openings for windows, no cornice above the ground floor storefront, and a simplified cornice at the fourth floor, and was shown in digital presentations titled "327 Bleecker Street Existing Conditions," dated October 19, 2015, including fifty-nine (59) slides; and a digital presentation titled "327 Bleecker Street Existing Conditions," dated October 19, 2015, including seventy-six (76) slides. All presentations were prepared by FSI Architecture, PC, and consisted of photographs, drawings, and renderings, all of which were presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District describes 327 Bleecker Street as a house built c. 1832-33 and subsequently altered in the late 1880s with the addition of a third story; 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 historic district. The Commission further noted that the building was altered several times prior to designation, that the building is in a highly deteriorated condition, that temporary shoring has been installed to prevent further movement of the façade, and that on October 8, 2020, the Department of Buildings instructed the owner to immediately demolish the building on an emergency basis due to compromises to the building's integrity. Finally, the Commission noted that Notice of Violation 99-0492 was issued on March 4, 2003, for "installation of bracing to awning non-compliance with Permit for Minor Work 98-3454 issued the 7th of January, 1998"; Warning Letter 01-0734 was issued for "painting window lintels and sills black at Bleecker Street façade without permit(s)"; Notice of Violation 01-0735 was issued for "installation of flagpole at 3rd floor of Christopher Street façade without permit(s)"; Warning Letter 01-0736 was issued 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 for "installation of freezers at Christopher Street façade without permit(s)"; Warning Letter 01-0738 was issued 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 for "cutting of casement window at Bleecker Street façade without permit(s)."

With regard to this proposal, the Commission found that the entire building is actively moving to the west, is not laterally braced or anchored to the adjacent apartment building, and is in danger of collapse, therefore its demolition is necessary to protect the public; that previous campaigns to stabilize and restore the building have revealed extensive damage that cannot be rectified without disassembling the building; that the two-story brick façades featuring a variety of bond patterns, and granite piers and lintels, have been well documented with photographs and survey drawings to ensure that any salvageable materials can be identified, reused, and accurately reconstructed; that the façades will be dismantled by hand to ensure the stability of the party walls and the adjacent properties, as well as the retention and future reuse of the salvageable historic building fabric; that the salvaged masonry will be kept in a dry, clean area for reuse in the future reconstruction of the façade; that the historic building was substantially altered during multiple campaigns in the 19th and 20th centuries, resulting in gradual enlargements and an accumulation of features from different eras; that although the new building will be taller than the historic building in its current and former states, its overall massing and design will be based on the known late 19th and early 20th century appearance, and the additional height be distributed at each floor to largely reflect the proportions of the building during that era; that the new building's overall massing and maintaining of the street wall will retain the scale and presence of a corner building, in keeping with the original building and others of a similar type in this historic district; that the dormer windows at the mansard roof and punched and blind windows at the street facades will have a uniform fenestration pattern consistent with the historic fenestration and that of building of a similar type and style; that the proposed material palette, consisting of a combination of salvaged and new red brick laid in a Flemish bond, wood double-hung windows with a dark grey finish, tinted cast stone features to match the historic brownstone, bracketed metal cornices and slate roofing, will recall the historic materials found at the building and throughout the historic district; that the historic granite storefront piers at the base of the Bleecker Street façade will be sliced and reinstalled in their original locations and at the corner return, and the new storefront infill, featuring large clear glass wood display windows, transoms, paneled bulkheads, and entry door with a sidelight, will recall the historic storefront infill and prototypes found throughout the historic district; that the simple design and materiality of the rear façade and one-story extension will recall the historic treatment and appearance of these components of the original building, and will be subservient to the street facades of the new building; that the rooftop metal railings, bulkhead and flue extensions will only be minimally visible above the street facades and will have neutral finishes, and therefore will not overwhelm or detract from the building or the streetscape; and that the proposed new building will enhance the special architectural and historic character of the streetscape 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 the details for the reconstruction of the façade and replication of features be refined in consultation with staff.

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.

Subsequently, on January 6, 2021, the Commission received a letter dated January 5, 2021, prepared by Julio C. Hernandez, owner representative for 327 Bleecker Street, LLC, outlining a proposal to complete the work in two phases, including, in Phase I, demolishing the existing building at 327 Bleecker Street and salvaging and storing historic fabric for re-use; and in Phase II, constructing the new building, and included the project scope, timeline, and expected filing dates for each Phase; as well as an email dated January 11, 2021, prepared by Ralph Beiran, R.A. outlining off-site storage for salvaged materials; and Department of Building filing drawings for Phase I of the approved work, labeled T-100.00, DM-100.00, DM-300.00, DM-301.00, DM-302.00, DM-303.00, DM-304.00, DM-305.00, and DM-400.00 all dated (as revised) December 15, 2020, and a drawing labeled DM-200.02 dated (as revised) January 11, 2021, prepared by Karol Zdanczewicz, P.E. The phased approach is necessary to address safety concerns by the Department of Buildings due to the structural condition of the building.

Accordingly, staff reviewed the Phase I materials and found that the design approved by the Commission has been maintained; that the drawings and email identify the historic materials to be salvaged and the location for off-site storage; and that the Department of Building filing drawings and supplemental materials related to the construction of the new building (Phase II) will be submitted to the LPC no later than August 2021. Based on these and the above findings, the Phase 1 drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 21-04921 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of final Department of Building filing drawings and supplemental materials related to the Phase II scope of work. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

PLEASE NOTE: This permit is also issued contingent on the requirement that the owner will provide a completed escrow agreement, acceptable to the LPC, within three (3) weeks of the issuance of this permit as an assurance that the salvaged materials will be stored in a secure off-site location and reinstalled at the new building; and the requirement to submit to the Commission electronically on the first of each month a report updating the status of the demolition and material salvage, and confirming that the salvaged materials continue to be stored in a secure location. In between required reports, the owner will also notify the Commission staff of any unanticipated developments or significant variance from the outlined method and scope. The failure to adequately protect the salvaged materials and/or reinstall them at the new building shall be grounds for an enforcement action.

PLEASE NOTE: Notice of Violation 99-0492; Warning Letter 01-0734; Notice of Violation 01-0735; Warning Letter 01-0736; Warning Letter 01-0737; Warning Letter 01-0738; and Notice of Violation 07-0240 remain in effect. The demolition of the building pursuant to the Commission's approval will have the effect of rescinding these violations against the property.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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.

Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Nikita Knight, EnKay Design & Consulting

**cc:** Caroline Kane Levy, Deputy Director; Nikita Knight, EnKay Design & Consulting; Katie Rice, Sr. Enforcement Officer/LPC