



Date:	3/15/2016
LPC Docket #:	17-8827
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 21 Bleecker Street, aka 21-23 Bleecker Street

**Borough:** Manhattan

**Block:** 529      **Lot:** 52

**Historic District:** NoHo East Historic District

**Description:** A pair of combined Federal style converted dwellings originally built in 1830, and altered in the 1860s with Italianate style features. Application is to install storefront infill.

### COMMISSION FINDINGS

The Commission NOTED 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 East Historic District. The Commission also noted that the building has a varied history of use as two individual residences, a mission house, a store and office building, and cooperative apartments.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED WITH MODIFICATIONS, finding:

- that the remnants of the storefront installation are fragmentary, deteriorated, and do not read as intact storefronts, and therefore their removal will not result in the loss of any significant architectural features;
- that the new infill, featuring existing cast iron features, profiled wood trim, and operable and fixed windows with transoms, will ensure uniformity and restore transparency to the ground floor and recall the historic façade configuration of a store and office building;
- that the wood and glass infill material is in keeping with the historic material of similar storefronts found elsewhere in this district, and that the profiled trim will recall the articulation of historic storefront framing;
- that, due to the diverse streetscape and various building uses along Bleecker Street, the absence of large show windows will not adversely affect the building's relationship, particularly that of its ground floor, to other buildings on the block and in the district;
- that the new storefront configuration, featuring a recessed off-center entry with recessed lighting and adjacent basement entry, will allow the building's base to better relate to the upper floors and allow the building to read as one cohesive façade;
- that the sloped window at the basement entry will allow for basement access without causing significant visual disruption to the uniform window treatment across the ground floor;
- that the installation of new wood and glass doors with transom will not result in the loss of any significant architectural features;
- that the iron bars and gates, attached directly to the storefront infill, are of simple design and therefore will not conceal, or detract from, any significant feature of the building;
- that the proposed dark grey painted finish is in keeping with the historic color palettes of similar buildings of this age, style, and type;
- and that the proposed work will not detract from the special architectural and historic character of the NoHo East Historic District.

However, in voting to grant this approval, the Commission required:

- that the applicant work with staff to revise the design of the security bars and gates;
- and to revise the fenestration pattern on the ground floor to be less regular and to better recall the historic 20th century storefront configuration.

#### VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss



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In Favor = M.Srinivasan, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson  
Oppose =  
Abstain =  
Recuse = K.Vauss

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law