



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: 05/03/16	EXPIRATION DATE: 5/3/2022	DOCKET #: LPC-18-3588	COFA COFA-18-5383
ADDRESS: 303 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 591 / 3
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Cira Leopore
Eropel, LLC.
303 Bleecker Street
New York, NY 10004

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 May 3, 2016, 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 April 7, 2016.

The proposal, as approved, consists of legalizing the installation of a partially-visible mechanical unit without LPC permits at the north corner of the roof of the building fronting Bleecker Street, as shown in presentation, photographs and drawings labeled T-100, A-100, A-200, A-201, A-300, and A-301 dated March 22, 2016, prepared by Bruno Kearney Architects, LLP, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 303 Bleecker Street as a building built after 1965. The Commission further noted that Notice of Violation 14-0590 was issued on 2/20/2014 for "Installation of bracket sign ("Layla") and window signage on 7th Avenue South facade without permit(s)"; Notice of Violation 14-0591 was issued on 2/20/2014 for "Painting 7th Avenue South facade without permit(s)"; Notice of Violation 14-0592 was issued on 2/20/2014 for "Installation of HVAC on 7th Avenue South and Bleecker Street roof and satellite dish on Bleecker Street roof without permit(s)"; Notice of Violation 14-0593 was issued on 5/15/2015 for

"Installation of roof top addition on 7th Avenue South building without permit(s)"; and Notice of Violation 14-0594 was issued on 2/20/2014 for "Replacement of door and installation of security camera at Bleecker Street facade without permit(s)." Lastly, the Commission noted that the building is on the same lot as the one-story commercial building at 84-86 7th Avenue South.

With regard to this proposal, the Commission found that the installation of the mechanical equipment did not cause the removal of any significant architectural features; that although the mechanical unit is visible from multiple vantage points, it is seen in the presence of other visible rooftop mechanical units at adjacent properties and throughout the historic district; that the mechanical equipment does not detract from the special architectural or historic character building or the historic district; and that the proposed work enhance the special architectural and historic character of the building and the Greenwich Village Historic District. 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.

Subsequently, on May 3, 2016, the Landmarks Preservation Commission received final drawings T-100, A-100, A-200, A-201, A-300, and A-301 dated March 22, 2016, prepared by Bruno Kearny Architects LLC. Accordingly, the staff of the Commission reviewed the drawings, and found that the proposal approved by the Commission had been maintained. Staff also notes that the mechanical equipment and the satellite dish on the 7th Avenue South building roof have been removed to address the remainder of the work cited under NOV 14-0592. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-5383 (LPC 18-3588) is being issued.

PLEASE NOTE: Notice of Violation 14-0592 is hereby rescinded by the issuance of this Permit.

PLEASE NOTE: Notice of Violation 14-0590, Notice of Violation 14-0591, Notice of Violation 14-0593, and Notice of Violation 14-0594 remains in effect and is not addressed by this permit. Failure to resolve this matter 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.

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 Derek Dandurand.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Brent Kearney , Bruno Kearney Architects

cc: Cory Herralá/Director of Technical Affairs, Sustainability and Resiliency/LPC; Katie Rice/Enforcement Officer/LPC