



59 Bleeker Street

19 July 2016

Submission to the
New York City Landmarks Preservation Commission

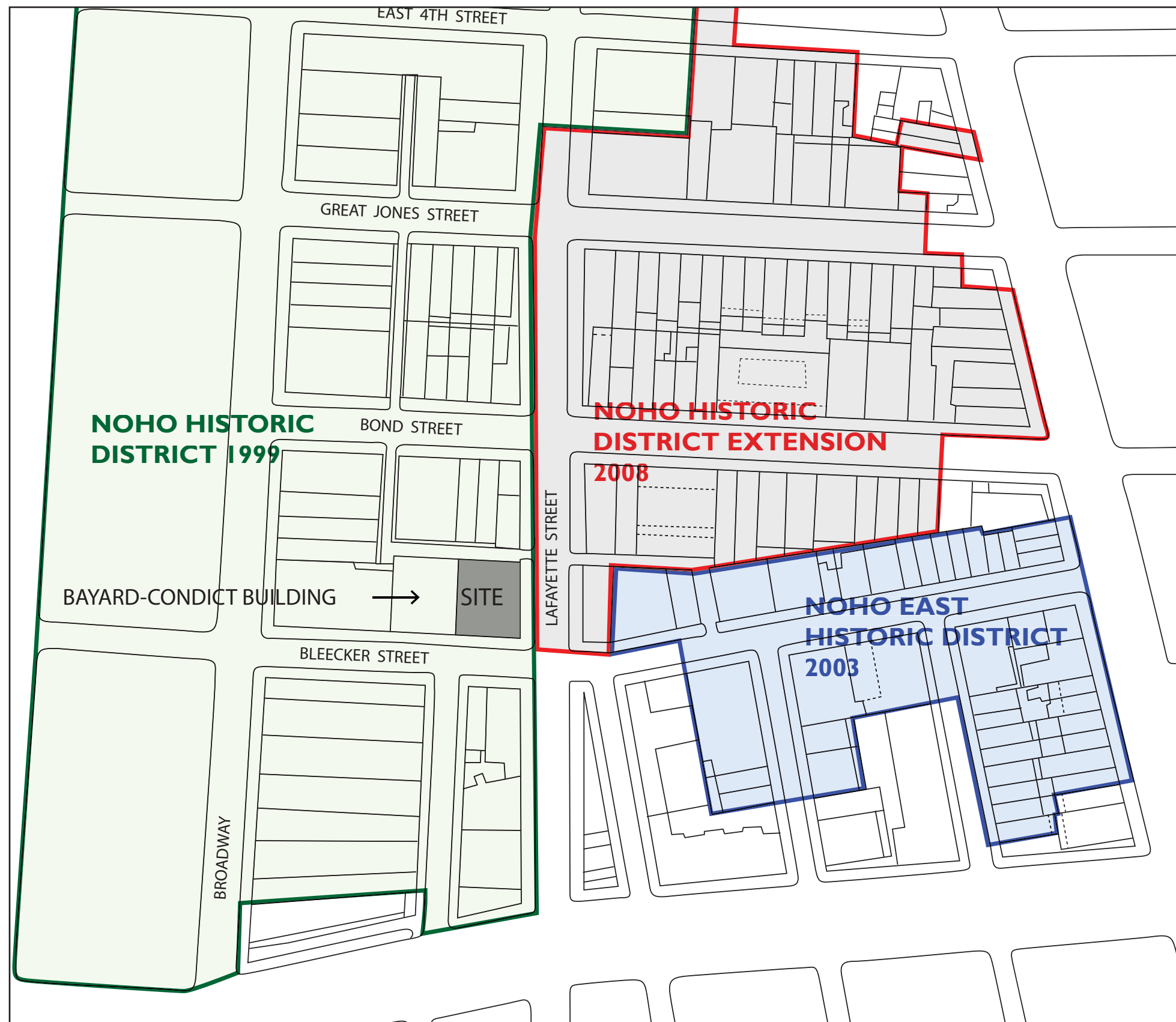


BIRD'S EYE VIEW FROM THE NORTHEAST

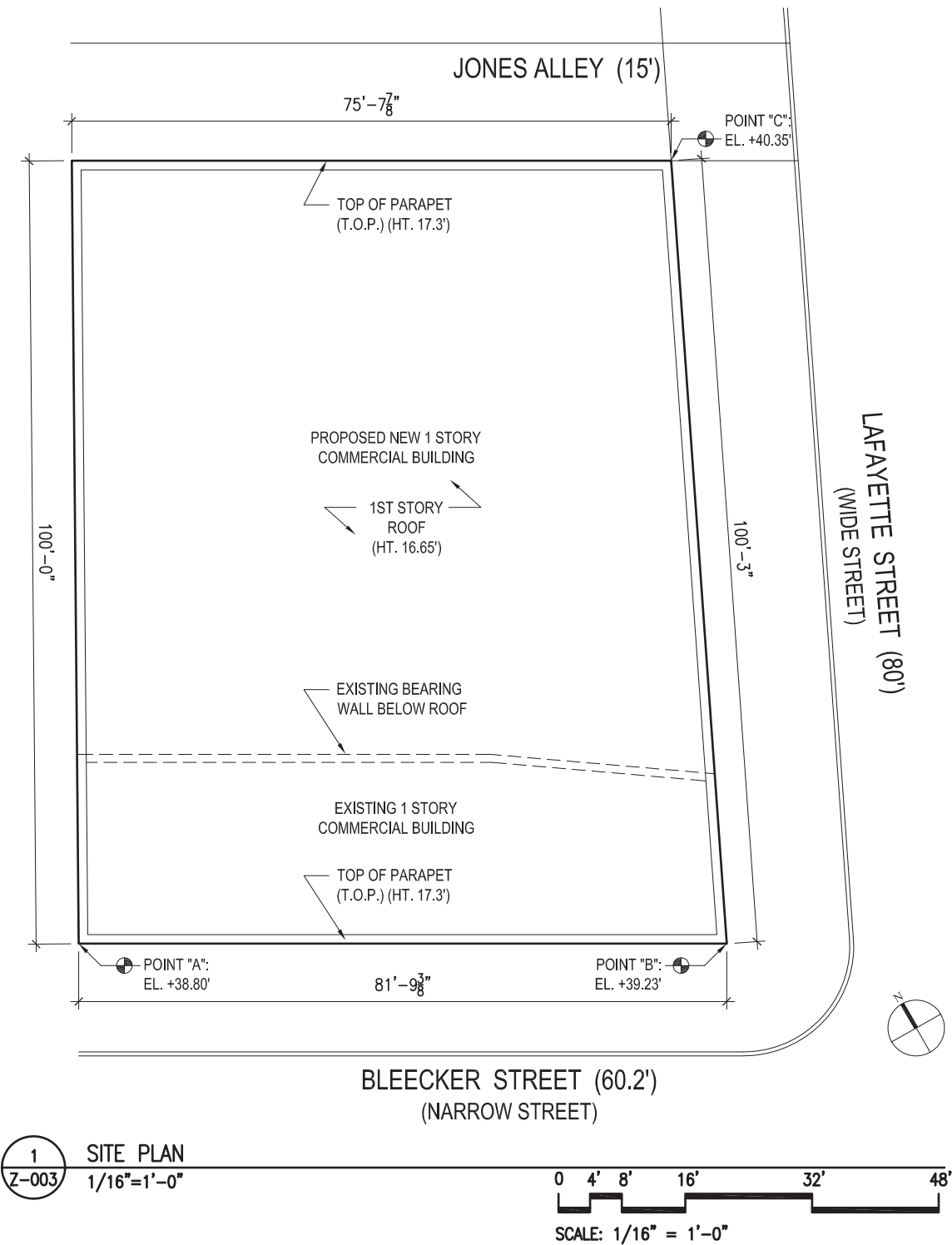


BIRD'S EYE VIEW FROM THE SOUTH

AERIAL PHOTOS - NEIGHBORHOOD CONTEXT



CONTEXT - HISTORIC DISTRICTS



55-63 Bleecker Street Zoning Calculations

General

Address:	55-63 Bleecker Street, NY NY 10012
Block:	529
Lot:	69
Community Board:	2
Neighborhood:	NoHo
Lot Area:	7,863.6 SF (per survey)
Lot Dimensions:	81.75'x100.25'+/-
Corner Lot:	NW corner of Bleecker St. (narrow street - 60.2') and Lafayette St. (wide street - 80.0')
Zoning Map:	12c
Zoning District:	M1-5B (Light Manufacturing District)
Historic District:	NoHo
E-Designation:	None
Base Plane Elevation:	El. +39.4'

Use Regulations

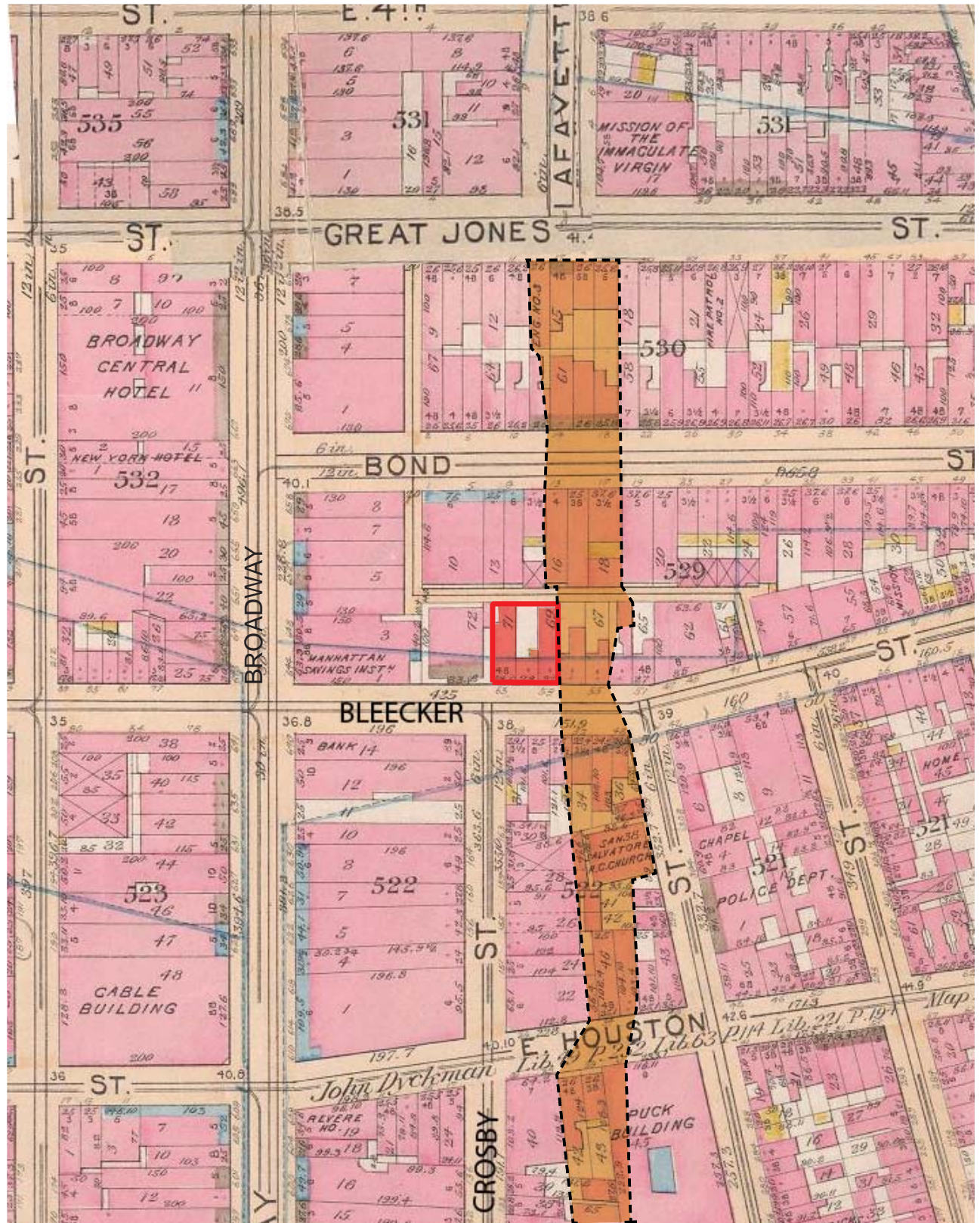
Uses Permitted (42-00) :	Use Groups 4-14, 16, and 17
Uses Proposed:	Use Group 6 (convenience retail / service establishments and offices) <i>Complies</i>

Bulk Regulations

Max. Floor Area Ratio (43-12) :	5
Floor Area Permitted:	7,863.6 SF x 5= 39,318 SF
Floor Area Proposed:	7,863.6 SF (see floor area schedule) <i>Complies</i>
Min. Required Side Yard (43-25) :	None Required, but if provided 8'-0" wide min.
Side Yard Proposed:	None Proposed. <i>Complies</i>
Min. Required Rear Yard (43-261) :	None required within 100' of a street line. Beyond 100' a rear yard with min. depth of 20' is required.
Rear Yard Proposed:	None. Zoning Lot is within 100' of intersecting streets. <i>Complies</i>
Max. Height of Front Wall (43-43) :	85' or 6 stories
Proposed Front Wall Height:	17.3' <i>Complies</i>
Required Front Setback (43-43) :	Narrow Street: 20' setback w/ Sky Exposure Plane of 2.7' to 1 Wide Street: 15' setback w/ Sky Exposure Plane of 5.6 to 1
Proposed Front Setback:	None Proposed. <i>Complies</i>

Accessory Off-Street Parking and Loading Regulations

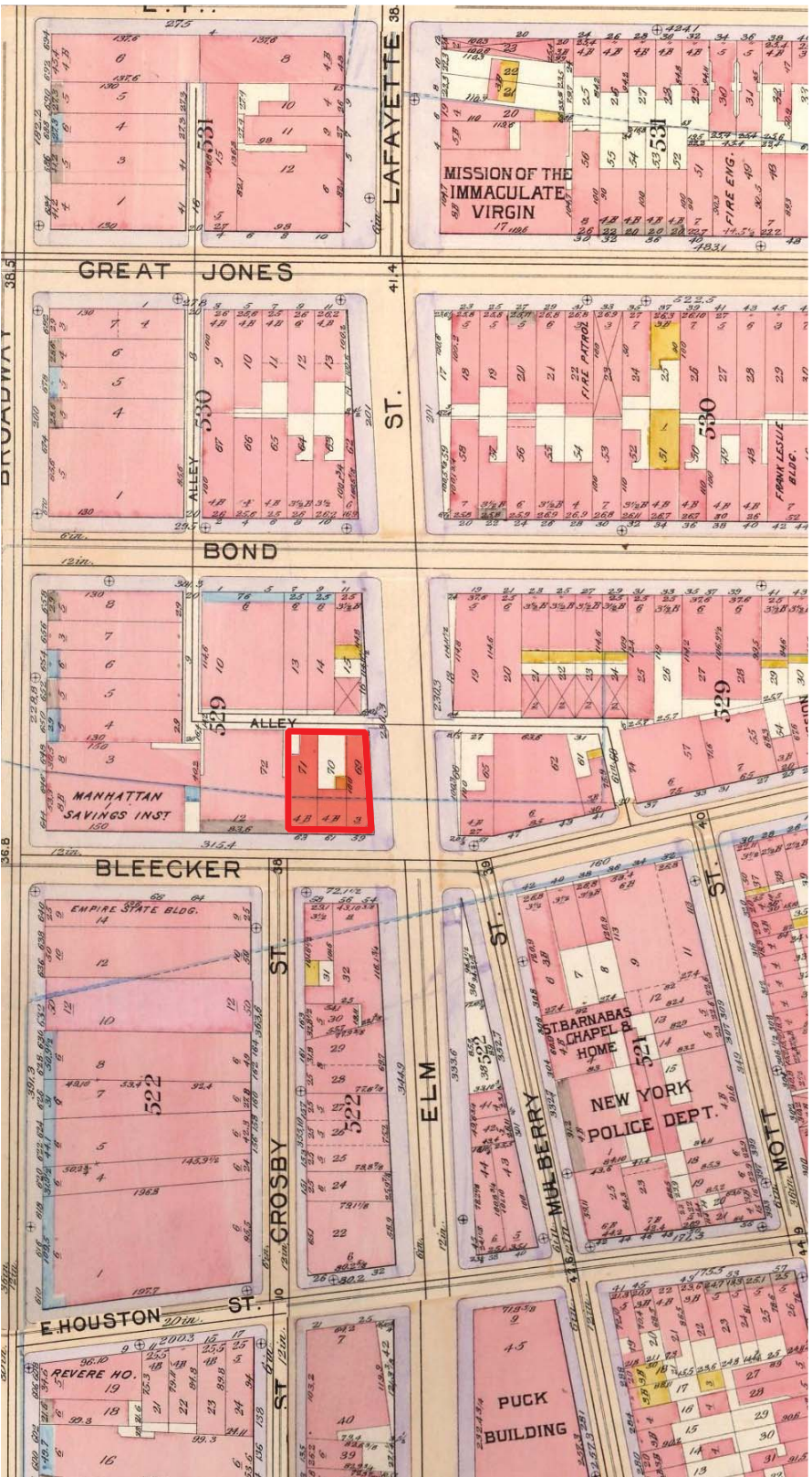
Min. Req. Off-Street Parking (44-21) :	None Required
Proposed Off-Street parking:	None Proposed. <i>Complies</i>
Min Required Loading Berths (44-52) :	Office Use: None required for first 100,000 SF Retail Use: None required for first 25,000 SF
Proposed Loading Berths:	None Proposed. <i>Complies</i>



1897 ATLAS (NYPL)

■ SITE

■ AREA OF DEMOLITION FOR EXTENSION OF LAFAYETTE STREET (ELM STREET)



1899 ATLAS (NYPL)

■ SITE

HISTORICAL BACKGROUND



1900 EXTENSION OF LAFAYETTE STREET (ELM STREET) VIEW NORTH FROM BLEECKER STREET (NYPL). NOTE CONTINUOUS STREETWALL

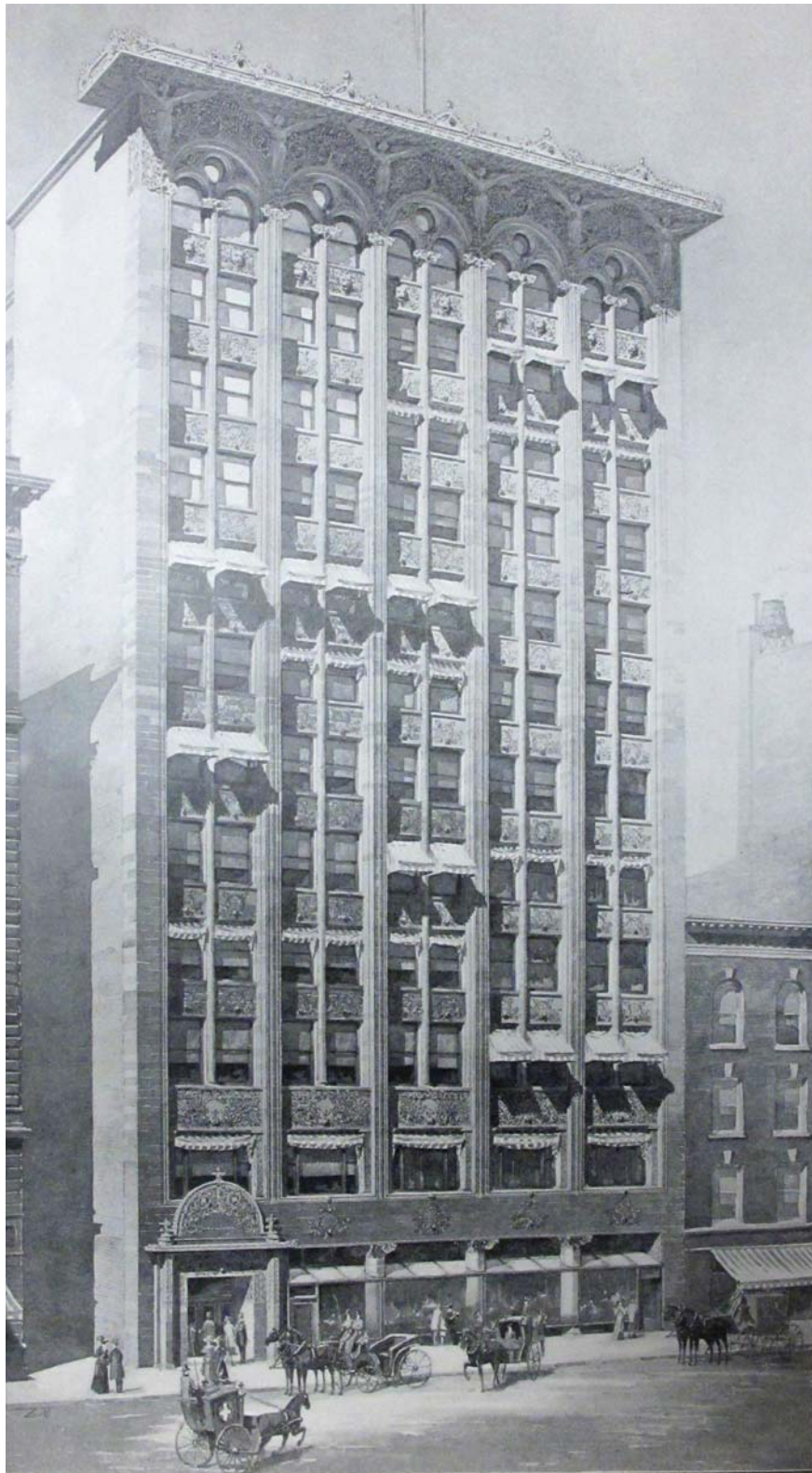


1901 CONSTRUCTION OF SUBWAY BENEATH LAFAYETTE STREET VIEW NORTH FROM E. HOUSTON STREET (NYPL)



59-63 BLEECKER STREET, AKA 336 LAFAYETTE STREET, 1929 (NYPL)
THE BAYARD-CONDUCT BUILDING REPLACED SIMILAR 3-5 STORY BUILDINGS IN 1897

HISTORICAL BACKGROUND



BAYARD-CONDUCT BUILDING
1897 BROCHURE



BAYARD-CONDUCT BUILDING
UNDATED PHOTOGRAPH (PRE-1931)



BAYARD-CONDUCT BUILDING
1934 PHOTOGRAPH SHOWING EXISTING ONE-STORY BUILDING ADJACENT

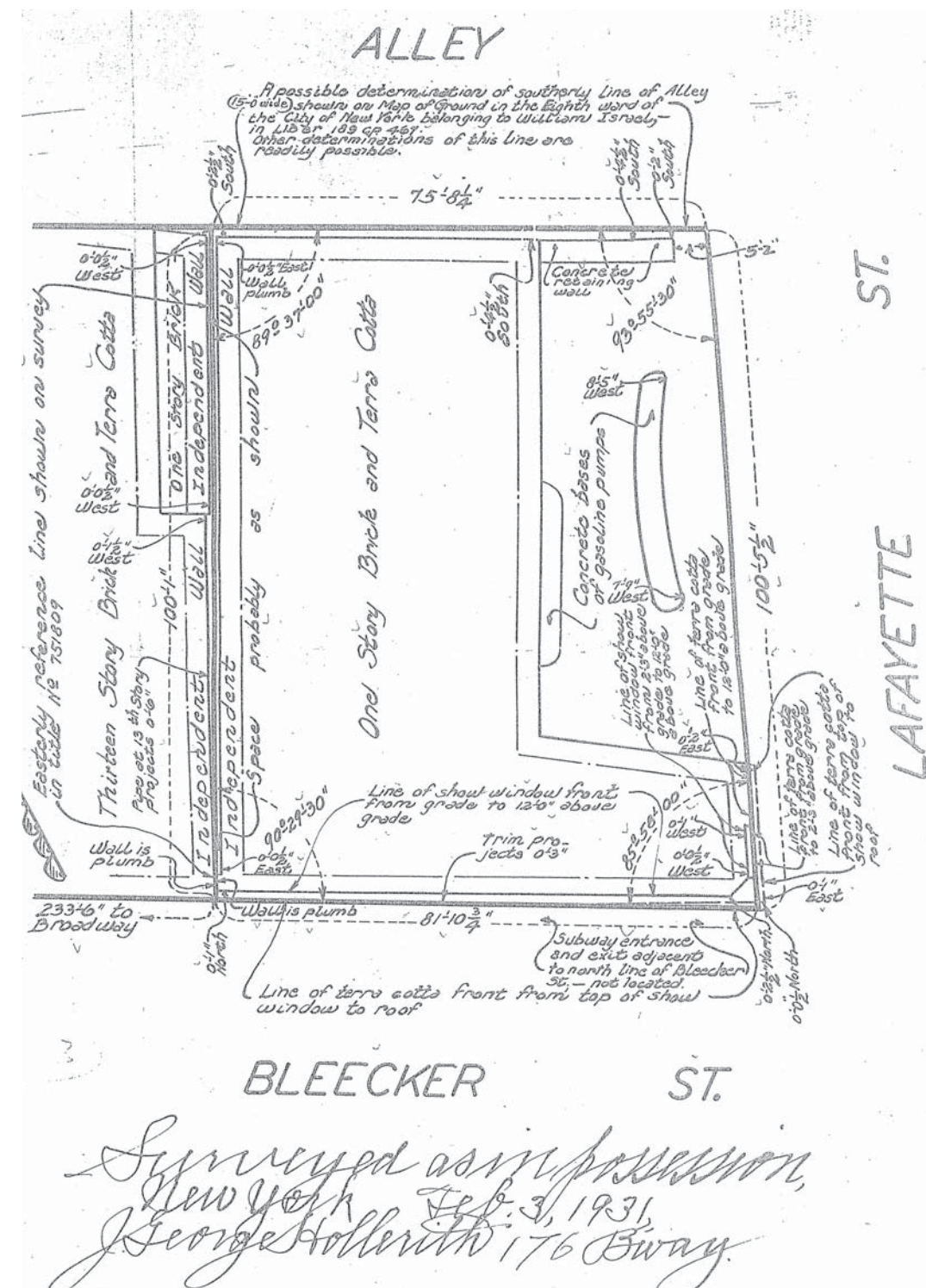
HISTORICAL BACKGROUND

**BEYER
BLINDER
BELLE**

59 BLEECKER STREET, NEW YORK, NY
PROJECT NO. 2349

LANDMARKS PRESERVATION COMMISSION
JULY 19, 2016

NOTE: BUILDING DIMENSIONS AND AREAS ARE
APPROXIMATE AND SUBJECT TO VERIFICATION BY VIEWER.



HISTORICAL BACKGROUND



VIEW SOUTH ON LAFAYETTE FROM SHINBONE ALLEY, CA 1936 (NYPL)



VIEW NORTH ON LAFAYETTE FROM BLEECKER STREET, CA 1939 (NYPL)



59 BLEECKER STREET LOOKING NORTH, CA 1939 (NYPL)



59 BLEECKER STREET LOOKING SOUTH, CA 1939 (NYPL)

HISTORICAL CONTEXT: LAFAYETTE STREET

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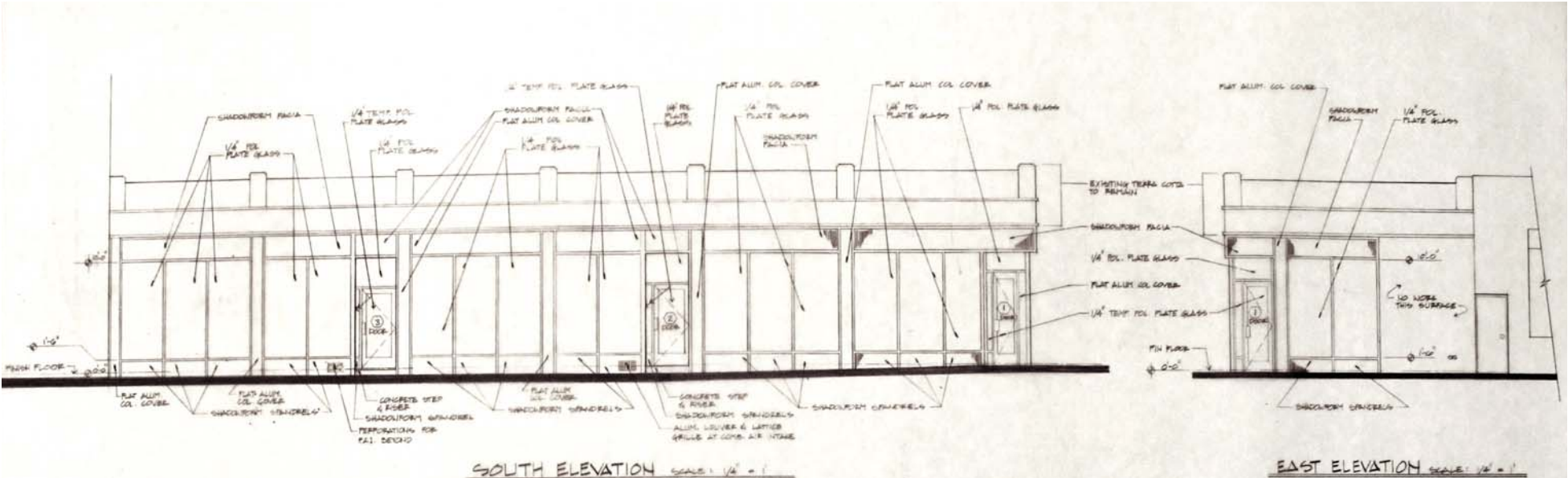
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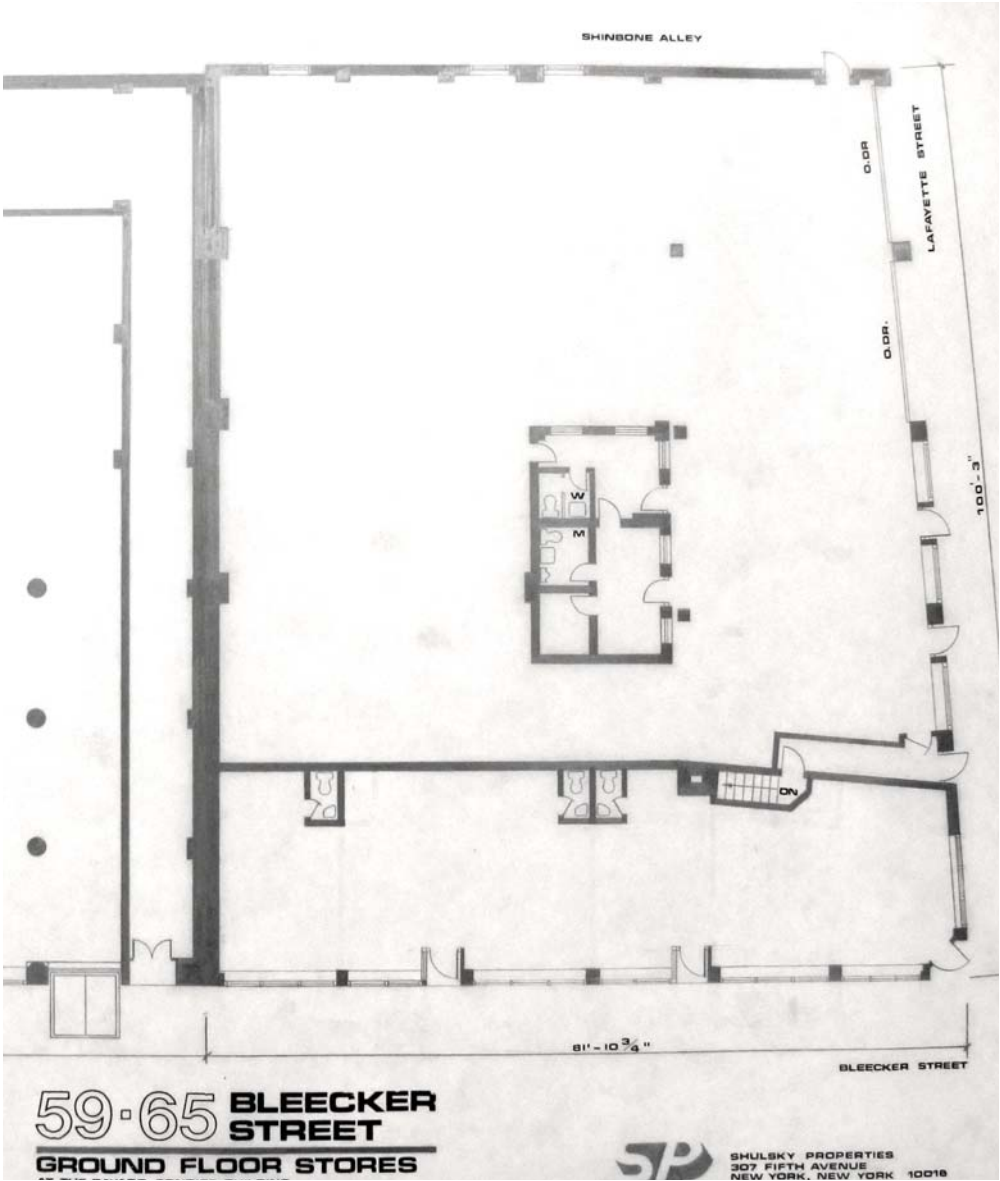
59-65 BLEECKER STREET 1970 HABS PHOTO



59-65 BLEECKER STREET 1977



1984 RENOVATION AND NEW STOREFRONTS



1980'S GROUND FLOOR PLAN

CHANGES OVER TIME

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EXISTING VIEW NORTHWEST

EXISTING CONDITIONS

BEYER
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VIEWS FROM SOUTH SHOWING BLEECKER STREET TERRA-COTTA PARAPET AND 1980'S STOREFRONTS



DETAIL VIEW OF BLEECKER STREET 1980'S STOREFRONTS AND PARAPET

EXISTING CONDITIONS



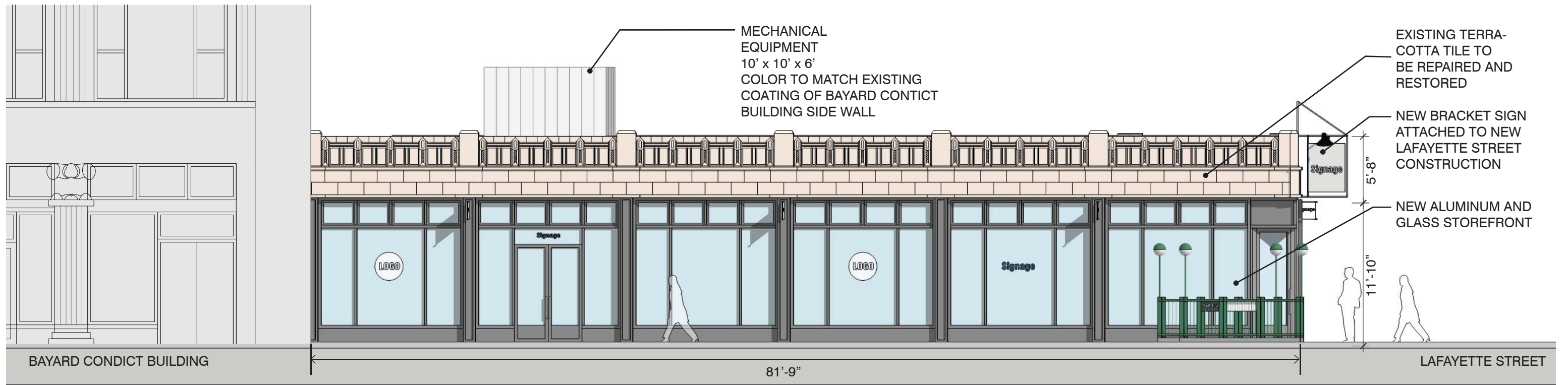
VIEW FROM CORNER OF BLEECKER STREET & LAFAYETTE - EXISTING



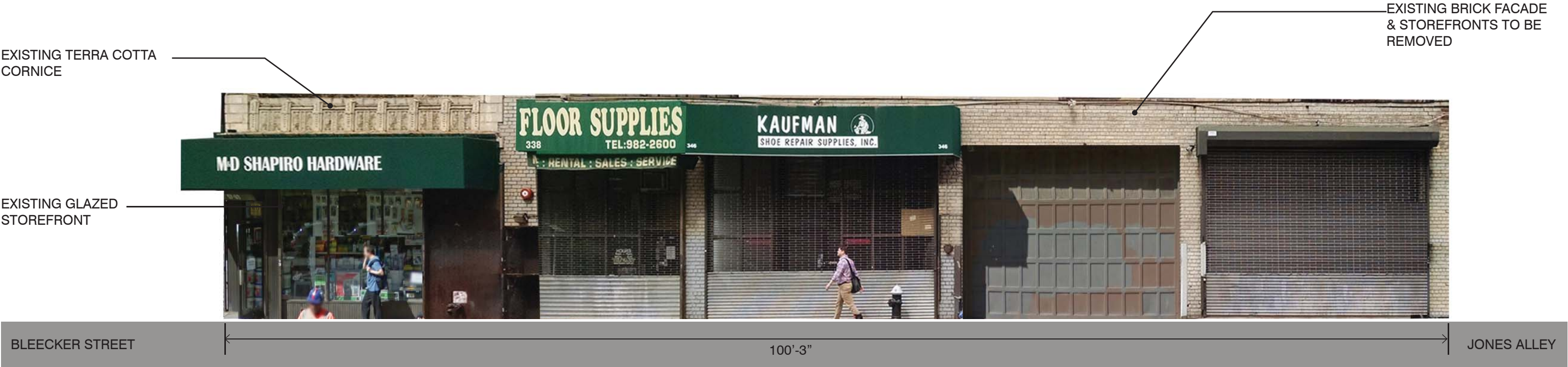
VIEW FROM CORNER OF BLEECKER STREET & LAFAYETTE - PROPOSED



EXISTING ELEVATION: BLEECKER STREET



PROPOSED ELEVATION: BLEECKER STREET



EXISTING ELEVATION: LAFAYETTE STREET



PROPOSED ELEVATION: LAFAYETTE STREET



CONTEXT IMAGES - DISTRICT OF ALLEYS



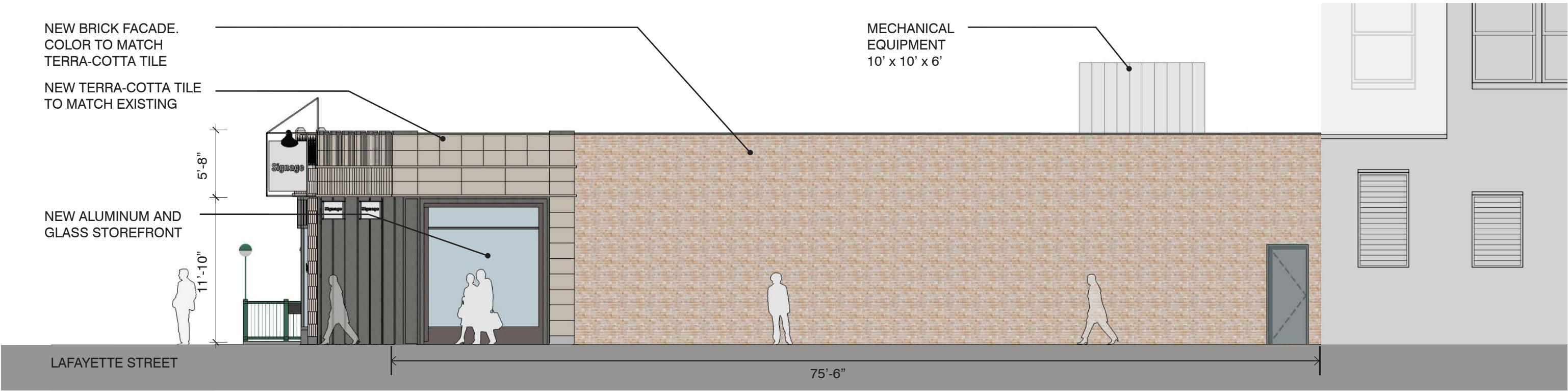
SHINBONE ALLEY WEST FROM
LAFAYETTE STREET



JONES ALLEY NORTH FROM
BLEECKER STREET



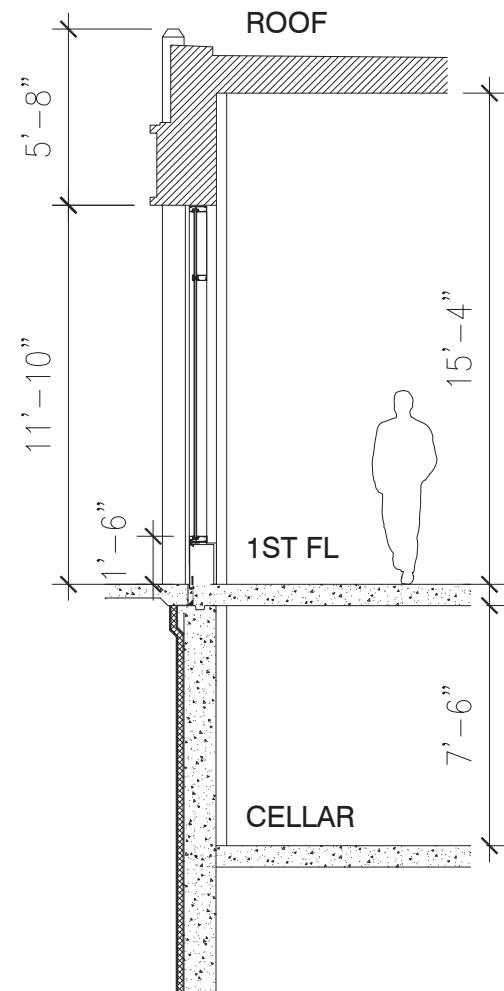
SHINBONE ALLEY SOUTH FROM
GREAT JONES STREET



PROPOSED ELEVATION: JONES ALLEY



FACADE DETAIL PERSPECTIVE



FACADE SECTION DETAIL

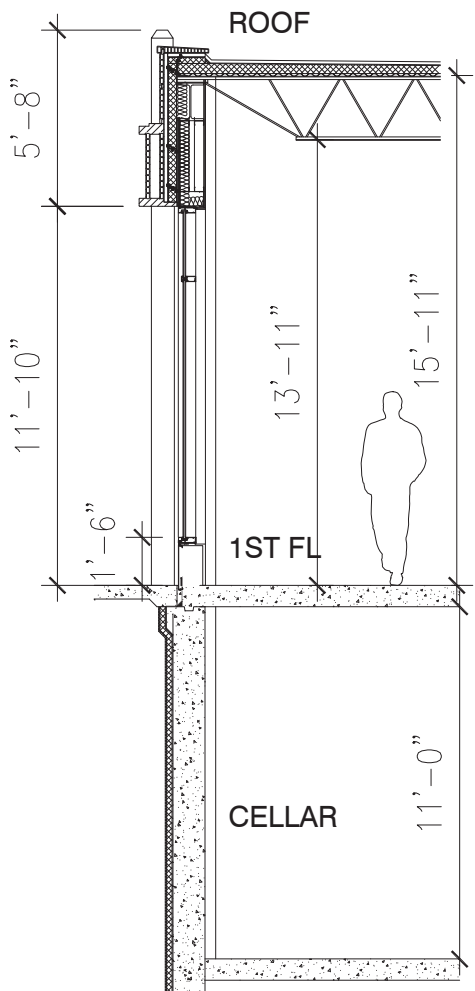
FACADE DETAILS: BLEECKER STREET

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FACADE DETAIL PERSPECTIVE

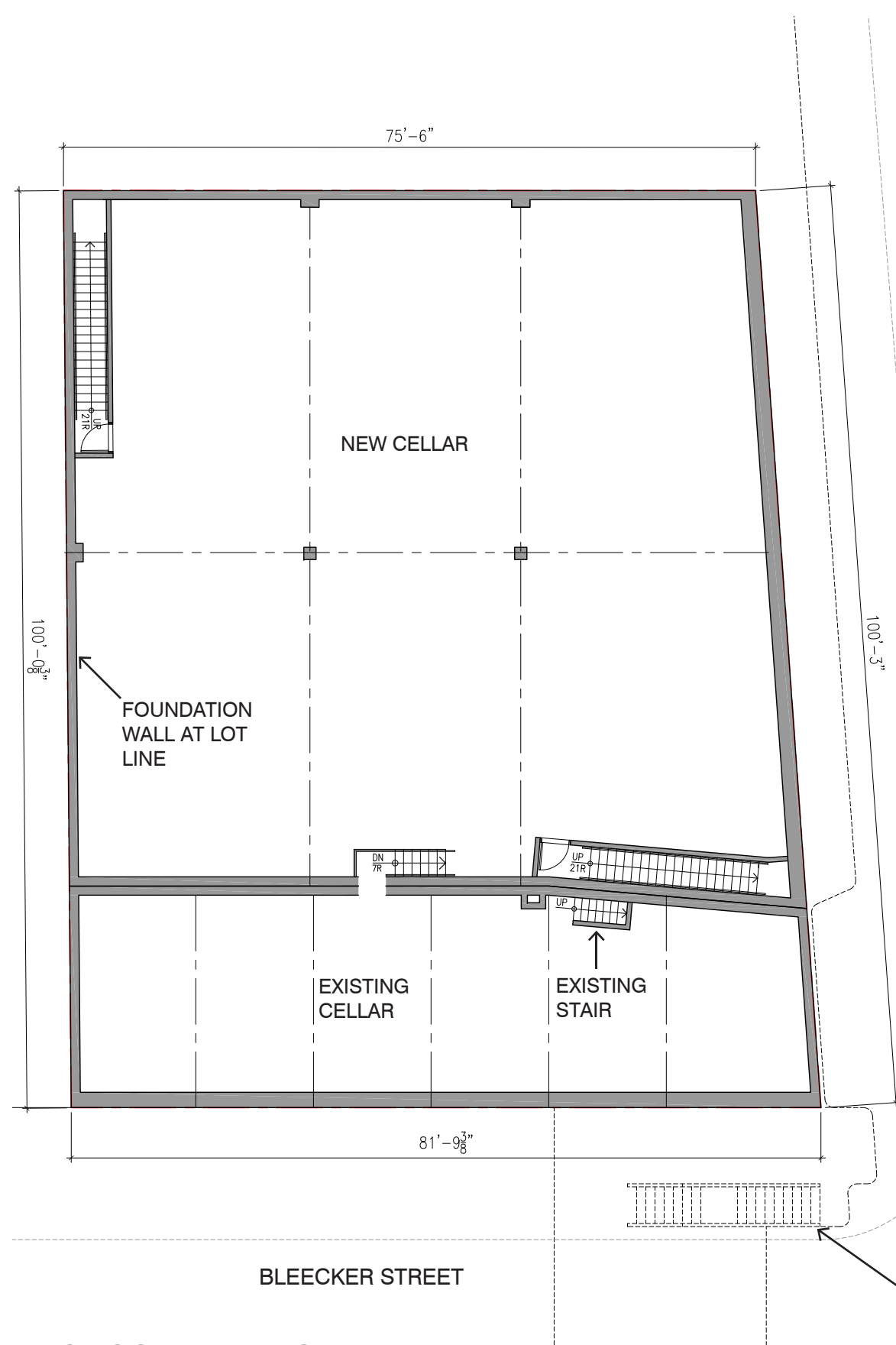


FACADE SECTION DETAIL

FACADE DETAILS: LAFAYETTE STREET

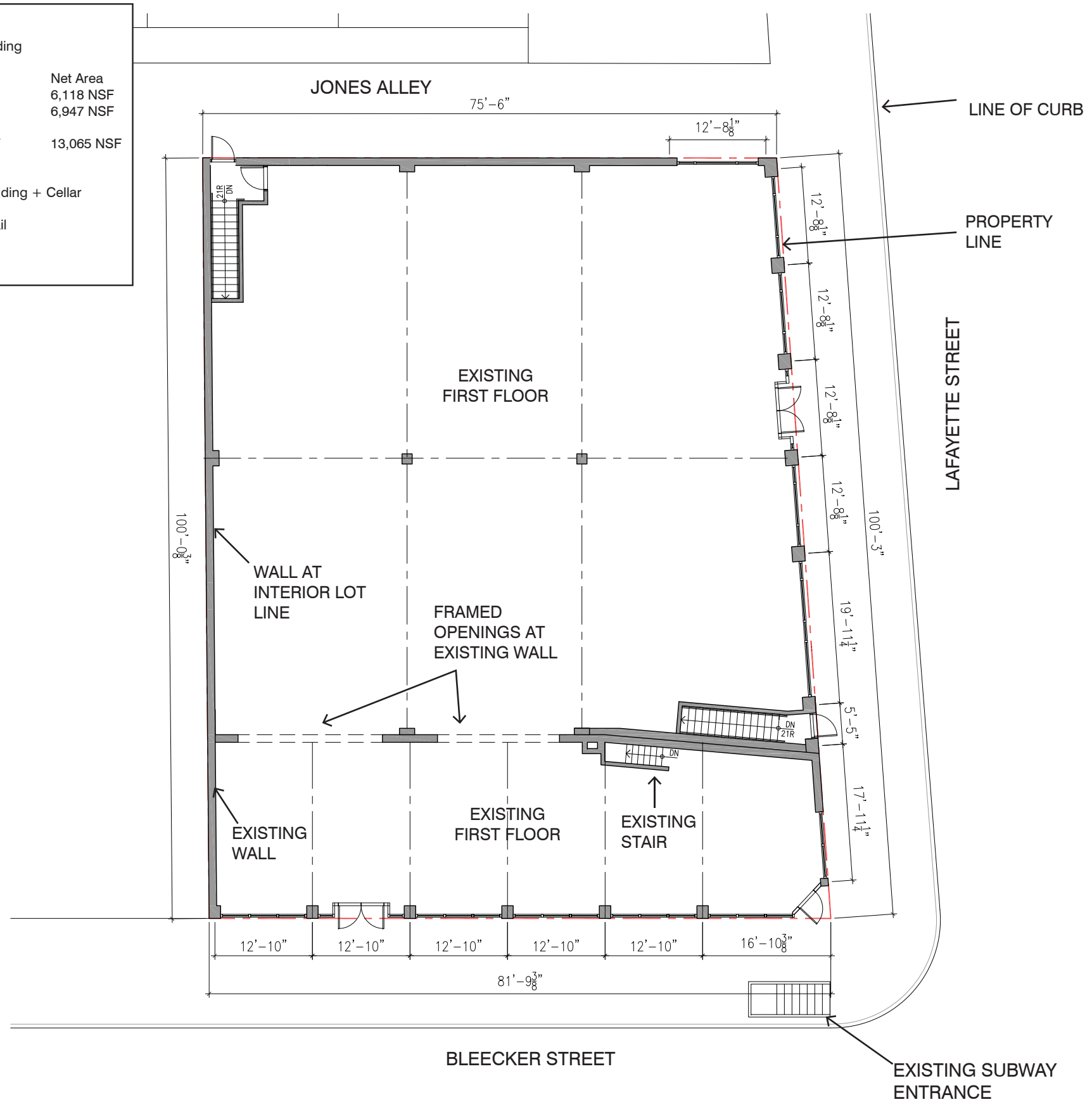
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NOTE: BUILDING DIMENSIONS AND AREAS ARE
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Tabulation Of Areas		
for 1-Story Retail Building		
Floor	Gross Area	Net Area
1st Floor	7,863 GSF	6,118 NSF
Cellar	7,562 GSF	6,947 NSF
Sub-Total	15,425 GSF	13,065 NSF
Total:		
Proposed 1-Story Building + Cellar		= 15,425 GSF
		= 13,065 NSF of Retail

LAFAYETTE STREET



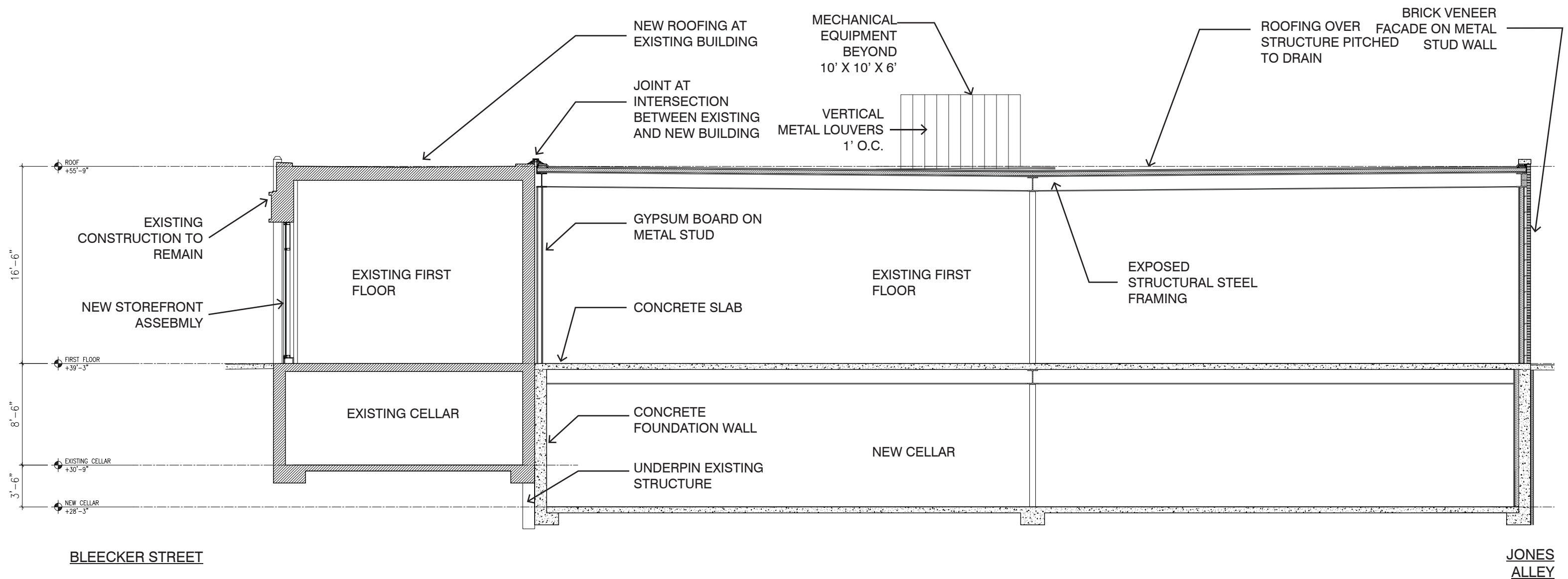
PROPOSED PLANS

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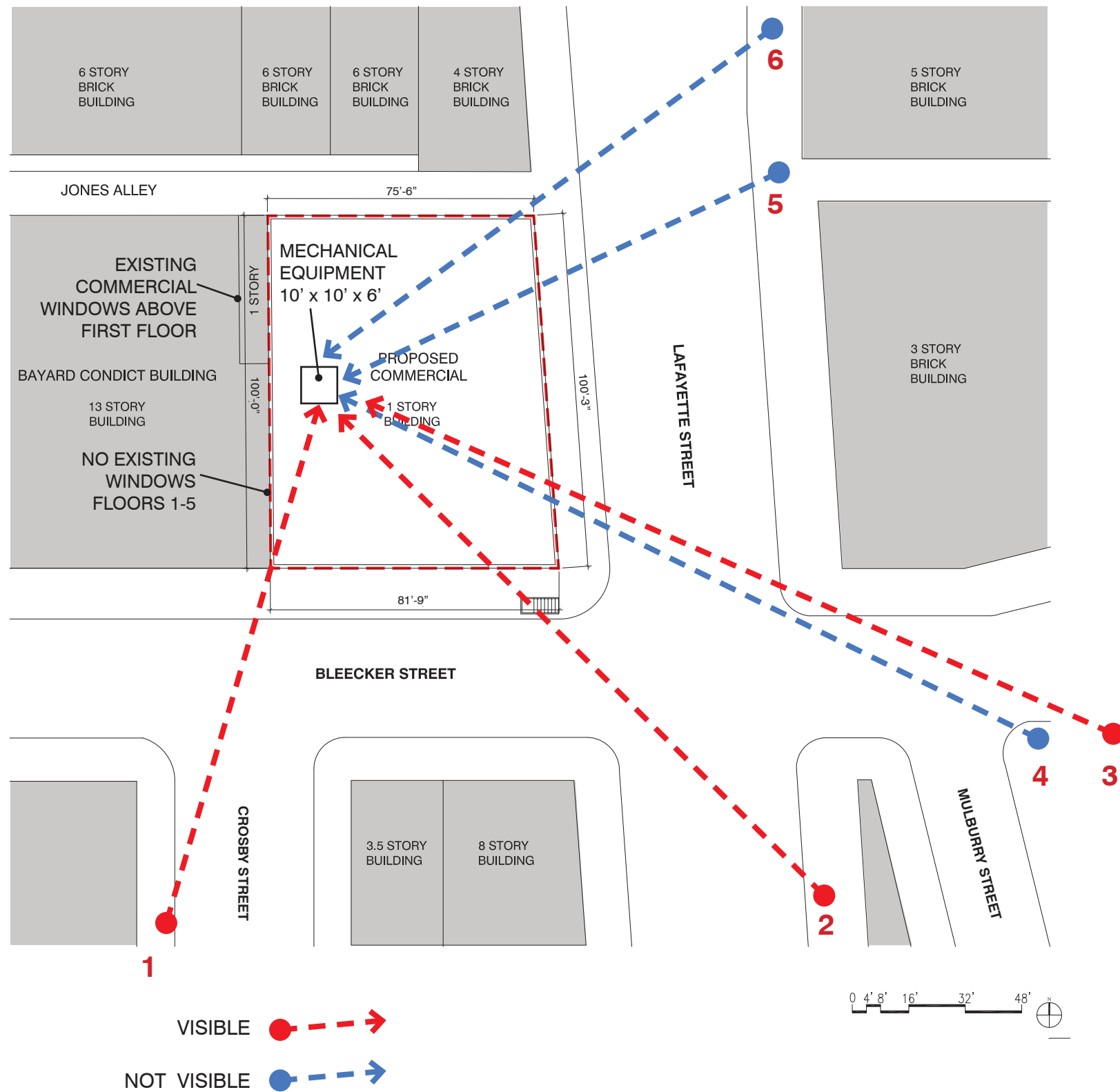
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PROPOSED BUILDING SECTION (SCALE 1/8" = 1'-0")



1. VIEW NORTH FROM CROSBY STREET. MECHANICAL EQUIPMENT IS VISIBLE.



2. VIEW NORTH FROM LAFAYETTE ST. MECHANICAL EQUIPMENT IS MINIMALLY VISIBLE.

PROPOSED ROOF PLAN SHOWING MECHANICAL EQUIPMENT AND MOCK-UP SIGHT LINES



3. VIEW WEST FROM BLEECKER ST. MECHANICAL EQUIPMENT IS MINIMALLY VISIBLE.



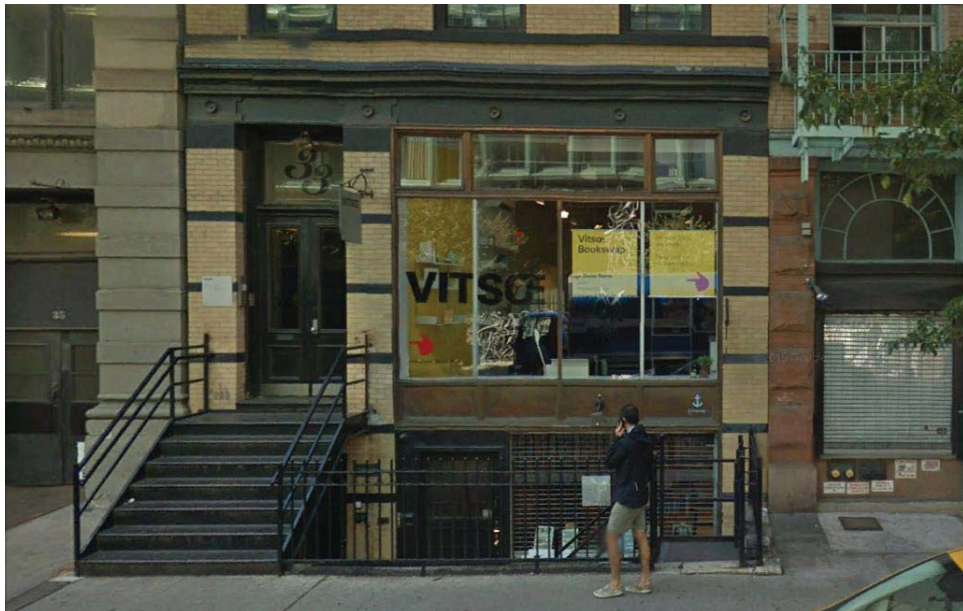
5. VIEW WEST FROM LAFAYETTE ST. MECHANICAL EQUIPMENT IS NOT VISIBLE.



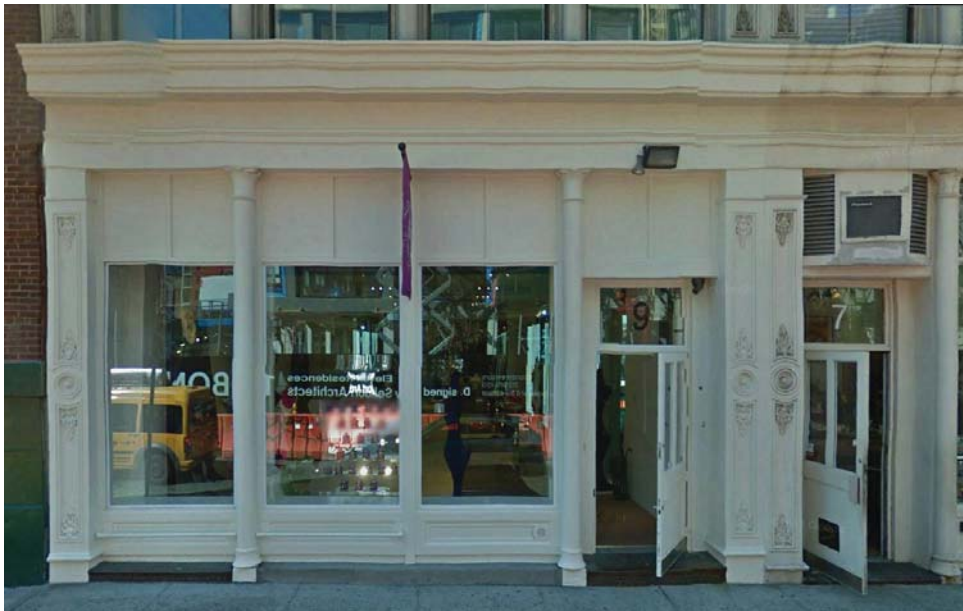
4. INTERSECTION OF LAFAYETTE, MULBERRY AND BLEECKER STREETS
MECHANICAL EQUIPMENT IS NOT VISIBLE.



6. VIEW SOUTHWEST FROM LAFAYETTE ST. MECHANICAL EQUIPMENT IS NOT VISIBLE.



VIEW SOUTH ON BOND STREET
BETWEEN LAFAYETTE AND BOWERY



VIEW SOUTH ON BOND STREET
BETWEEN LAFAYETTE AND BROADWAY



VIEW SOUTH ON BOND STREET
BETWEEN LAFAYETTE AND BOWERY



VIEW NORTH ON GREAT JONES STREET
BETWEEN BROADWAY AND LAFAYETTE

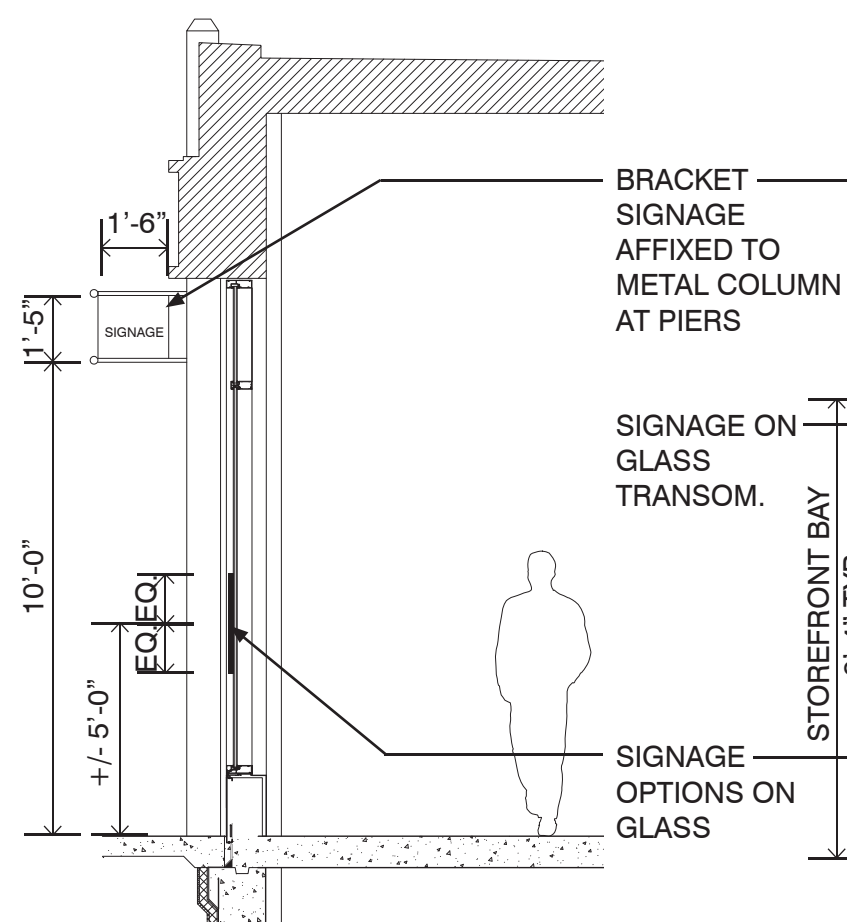


VIEW NORTH ON GREAT JONES STREET
BETWEEN LAFAYETTE AND BOWERY



VIEW SOUTH ON GREAT JONES STREET
BETWEEN LAFAYETTE AND BOWERY

EXISTING SIGNAGE EXAMPLES WITHIN THE NOHO HISTORIC DISTRICT AND EXTENSION

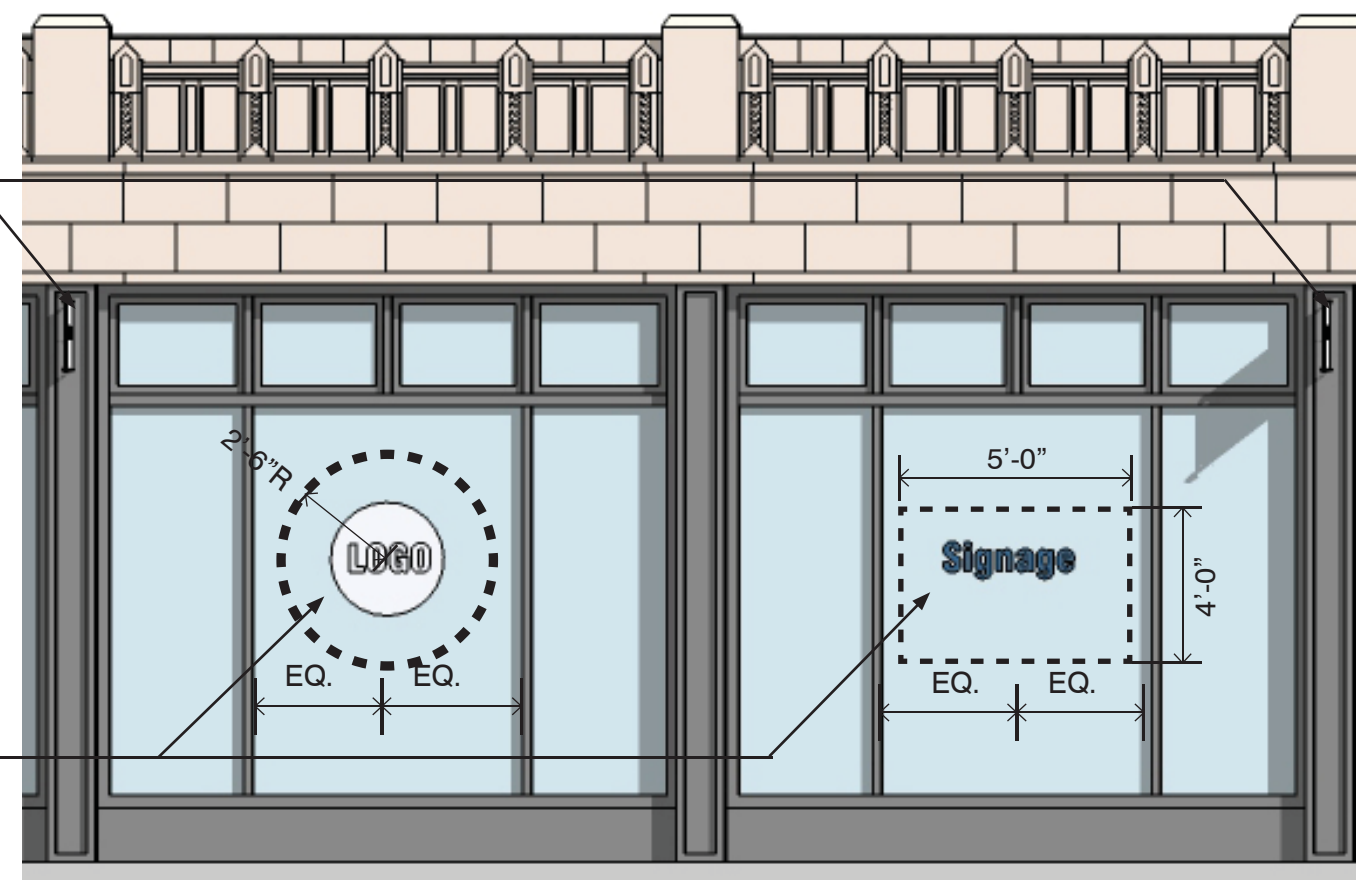


SECTION AT STOREFRONT
1/4" SCALE



PARTIAL ELEVATION AT STOREFRONT ENTRY
1/4" SCALE

TOTAL GLAZED AREA:	94 SF
MAX. SIGNAGE AREA (96 SF X 20%):	18.8 SF
PROPOSED SIGNAGE AREA :	5.2 SF



PARTIAL ELEVATION AT STOREFRONT
1/4" SCALE

TOTAL GLAZED AREA:	104 SF
MAX. SIGNAGE AREA (104 SF X 20%):	20.8 SF
PROPOSED SIGNAGE AREA :	20 SF



ELEVATION AT BLEEKER STREET (N.T.S.)

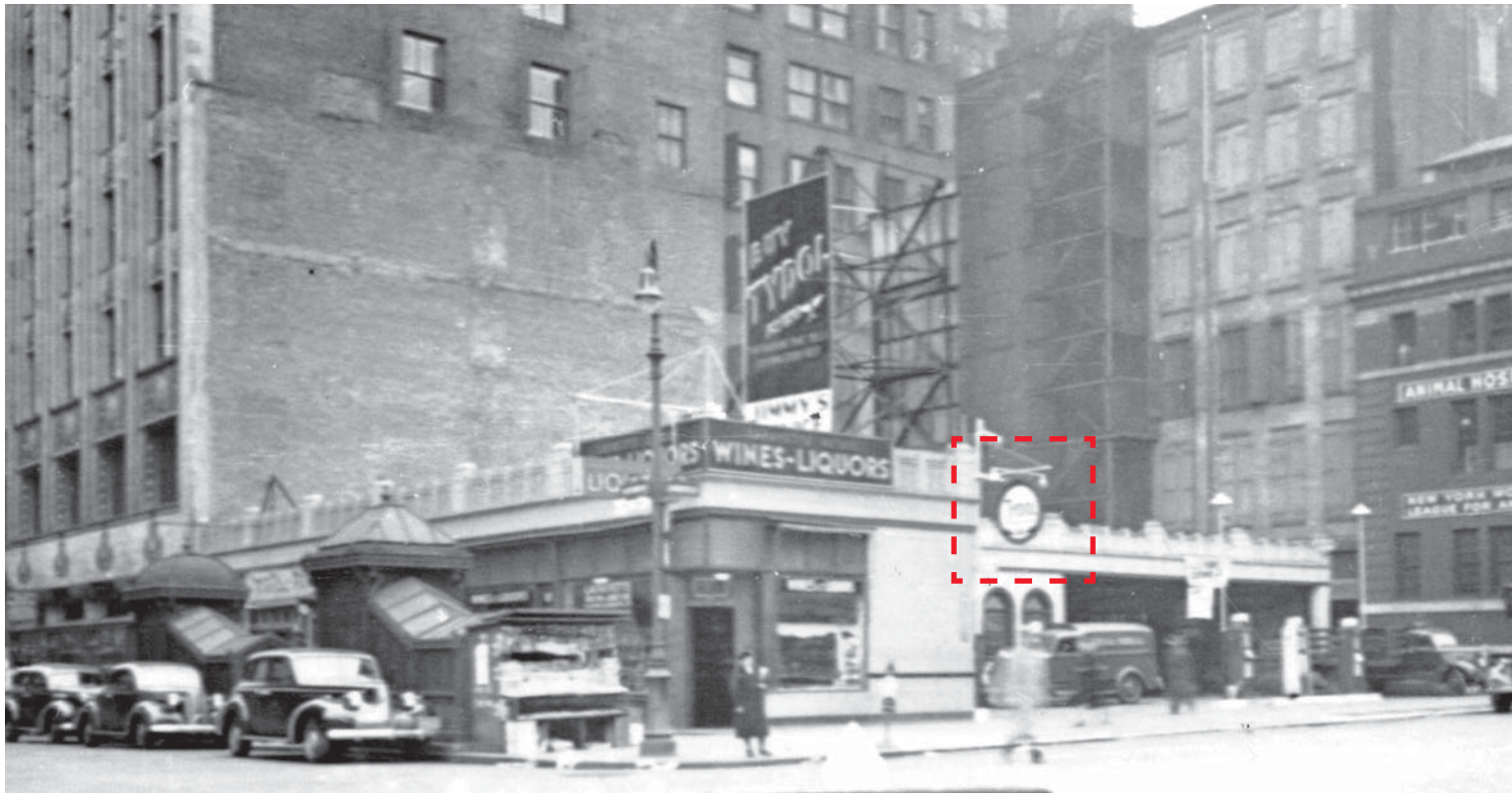
81'-9" STREET FRONTAGE/25' = 3
MAX. THREE BRACKET SIGNS AT BLEEKER STREET FACADE ALLOWED
3 PROPOSED



ELEVATION AT LAFAYETTE STREET (N.T.S.)

100'-3" STREET FRONTAGE/25' = 4
MAX. FOUR BRACKET SIGNS AT LAFAYETTE STREET FACADE ALLOWED
3 PROPOSED

PROPOSED STOREFRONT SIGNAGE MASTERPLAN



ORIGINAL BRACKET SIGN
VIEW FROM 59 BLEECKER STREET CA 1940 (NYC TAX PHOTO)



PROPOSED BRACKET SIGN ATTACHED TO NEW CONSTRUCTION
VIEW FROM 59 BLEECKER STREET



ORIGINAL BRACKET SIGN
VIEW FROM 59 BLEECKER STREET LOOKING SOUTH, CA 1939 (NYPL)



PROPOSED BRACKET SIGN ATTACHED TO NEW CONSTRUCTION
VIEW FROM 59 BLEECKER STREET LOOKING SOUTH

PROPOSED BRACKET SIGN