



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: 08/16/17	EXPIRATION DATE: 5/23/2023	DOCKET #: LPC-19-14421	COFA COFA-19-14421
ADDRESS: 31 BOND STREET		BOROUGH: Manhattan	BLOCK/LOT: 529 / 25
NoHo Historic District Extension			

Display This Permit While Work Is In Progress

ISSUED TO:

David Lehmann
31 BSP, LLC
106 Old Court Road #202
Pikesville, MD 21208

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 23, 2017, 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 on April 27, 2017, and as you were notified in Status Update Letter 19-10930, issued on June 2, 2017.

The proposed work, as approved, consists of removing the existing fire escape at the primary elevation and patching any damaged masonry surfaces with a repair mortar; removing the existing wood and metal storefront infill, paired entrance door, metal roll-down gate, and plumbing pipes, and replacing with new wood storefront infill within the existing storefront opening, featuring three (3) fixed multi-light transom windows, two (2) paired single light and paneled entrance doors, display window, bulkhead with a louver, and one (1) siamese connection installed into the bulkhead louver; incorporating the existing cast-iron columns and window frames in the proposed design, all finished with a dark brown paint (Sherwin Williams SW 6989 "Domino"; as shown in a digital presentation, titled "31 Bond Street" dated May 23, 2017, and prepared by Matthew Baird including twenty-six (26) slides, consisting of historic and existing condition photographs, and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Noho Historic District Extension Designation Report describes 31 Bond Street as a Renaissance Revival style store and loft building designed by DeLemos & Cordes and built in 1888-89; 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.

With regard to this proposal, the Commission found that the existing fire escape is not original to the building and does not possess any decorative detailing or design; that the fire-escape removal will bring the building's primary façade closer to its original historic appearance, as shown in historic documentation, and will allow for needed repairs to the façade; that the storefront replacement will bring the proposed ground floor closer to its historic appearance, although it will include two entrances rather than one; that the existing cast-iron piers and transom bars will be incorporated into the proposed design; and that the slightly recessed entrances, paired doors and bulkhead are in keeping with typical storefront configurations found at buildings of a similar age and style, and that the historic special transom windows will be recreated. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the Noho Historic District Extension, and voted to approve this application.

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 July 31, 2017, the Commission received drawings T-000.00, G-001.00 through G-003.00, Z-100.00, DM-100.00 through DM-104.00, A-100.00 through A-104.00, A-110.00 through A-114.00, A-200.00, A-201.00, A-301.00, A-400.00, and A-502.00 through A-504.00 dated May 18, 2017, prepared by Matthew Baird, R.A., S-100.00 through S-104.00 dated February 3, 2017, prepared by Brian Albert Falconer, P.E., and EN-001.00, through EN-003.00., M-001.00, M-101.00 through M-105.00, M-201.00 through M-203.00, M-301.00 through M-303.00, M-401.00 through M-403.00, P-001.00, P-002.00, P-101.00 through P-104.00, P-201.00 through P-203.00, P-301.00 through P-303.00, P-401.00, P-402.00, FA-001.00, FA-002.00, FA-101.00 through FA-103.00, SP/SD-001.00, SP/SD-002.00, SP/SD-101.00 through SP/SD-104.00, SP/SD -201.00, SP/SD -301.00, SP/SD -302.00, SP/SD -401.00, SP/SD-402.00, SD-011.00, and SD-012.00 dated November 18, 2016, prepared by Alex B. Schwartz, P.E., and submitted as components of the application.

Accordingly, staff reviewed these materials and noted additional work, including installing six (6) rooftop HVAC-units with metal steps and railing on existing dunnage; removing one (1) skylight and replacing two (2) skylights in-kind; removing the existing sloped stair bulkhead and installing a new brick stair bulkhead measuring ten (10) feet in height, and with a rooftop railing and one (1) HVAC-unit at the north section of the bulkhead roof; removing rooftop railings and two (2) brick chimneys; at the east lot line extending the existing brick chimney three (3) feet above the proposed bulkhead; at storefront, installing a gold metallic decal address sign ("31 Bond Street"), attached to the interior glazing of the center transom window; and related interior alterations at the cellar through fifth floors, including changes to non-bearing walls, finishes, mechanical, plumbing, and electrical systems.

With regard to this additional work, staff found that, in accordance with the Rules of the City of New York, Title 63, Section 2-19, that the rooftop additions consist solely of mechanical equipment; that the installations will not result in damage to, or demolition of, a significant architectural feature of the roof of the structure; that installations will be minimally visible from any public thoroughfare; and that the installations will adversely affect significant architectural features of adjacent improvements. Staff further finds that the removal of the non-visible chimneys and railing will not result in the removal of any significant historic or architectural features of the building. Staff further finds, in accordance with Section 2-20, that the window signage is applied directly on to the storefront glazing; that the signage will not

substantially reduce the transparency of the windows, and will not exceed more than 20 percent of the glazed area. Finally, staff finds that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-14421 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of masonry patching and repair mortar samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to estolk@lpc.nyc.gov for review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

The Commission further notes that this permit is being issued in conjunction with MOU 19-14419, for the Modification of Use of the building at 31 Bond Street, block 529, lot 25, and that 31 Bond Street is subject to the Continuing Maintenance Plan obligations of the special permit; and in conjunction with Certificate of No Effect 19-11082 for building wide restorative work and window replacement.

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 Egbert Stolk.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Teresa Ball, Matthew Baird Architects PLLC

cc: Caroline Kane Levy, Deputy Director; Teresa Ball, Matthew Baird Architects PLLC