



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: 04/06/16	EXPIRATION DATE: 3/15/2022	DOCKET #: LPC-18-3955	COFA COFA-18-4297
ADDRESS: 66 BEDFORD STREET		BOROUGH: Manhattan	BLOCK/LOT: 587 / 4
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Linda Stelman
 Assistant Secretary
 66 Bedford, LLC
 35 East 62nd Street
 New York, NY 10065



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 15, 2016, following the Public Hearing of the same date, voted to approve a proposal to construct a rear yard addition, alter the entry, and construct a stoop, as put forward in your application completed on February 18, 2016. The approval will expire on March 15, 2016.

The proposal, as approved, consists of work at the minimally visible rear facade, including removing an existing deck and constructing a one-story rear yard addition with a roof terrace, featuring one (1) eight-light wood door, and one (1) fifteen-light, fixed, wood window with flanking three-over-two, double-hung, wood windows, a wrought iron railing at the terrace, and steps leading down to the rear yard; removing one (1) one-over-one, double-hung window, and installing one (1) eight-light, wood door, and removing one (1) single-pane window and installing infill to close the opening; and restorative work on the primary façade, including removing an existing wood door, fanlight, and step; and constructing a stoop featuring brownstone-colored cement steps and wrought iron handrails; constructing a new recessed entry featuring interior wood panels with moldings with a white painted finish, and a wood paneled door with transom with a black painted finish, all to match the existing stoop and entry at No. 64 Bedford Street. The proposal was shown in an electronic presentation dated (as shown) March 15, 2016, prepared by Victor Schwartz, R. A., and included drawings A-001.00, A-002 through A-005, A-101.00, A-301.00 through A-304.00, A-401.00, and A-402.00 through A-405.00, 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 66 Bedford Street as one of three Federal style houses built in 1821, along with nos. 64 and 68; 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 Greenwich Village Historic District. The Commission also noted that Bedford Street has been widened, resulting in a narrow sidewalk that cannot accommodate full stoops. The Commission finally noted that the entry doorway was modified and lowered, and a fanlight installed, prior to the c. 1940 historic tax photograph.

With regard to this proposal, the Commission found that the rear addition, deck, and railings will be only minimally visible from 7th Avenue South due to the presence of an existing brick garden wall and vegetation at the sidewalk and only seen in the context of other rear yard accretions; that the rear of the building has no significant architectural features that will be lost or damaged by the construction of the proposed rear yard addition; that the proposed rear yard addition is modest in scale and will not overwhelm the scale of the building; that the proposed rear yard addition is in keeping with the depth and height of other rear yard additions found within the central greenspace; that the simple design will harmonize with the rear façade; that the windows to be removed in conjunction with the construction of the addition are not 'special' windows; that the modified masonry opening for access to the new deck will maintain the same general shape as the existing opening; that the proposed removal of the entry door and fanlight, and the installation of a recessed entry and stoop will not result in the loss of any significant architectural features; that the design of the proposed stoop and entryway, featuring brownstone-colored cement steps, wrought iron handrails, a recessed entry with molding profiles; and paneled wood door with molding profiles and transom, will replicate the historic features of its neighbor at no. 64 Bedford Street; that the design of the stoop is consistent with other Commission-approved stoops along Bedford Street; that while the recessed entrance and stoop configuration typical of this block may have been a result of a street-widening in the early 20th century, and does not reflect the original stoop condition at this building, the reconstruction of the stoop will return a significant missing feature to the façade, and will help bring the façade closer to its original appearance; and that the proposed work will enhance the special architectural and historic character of the building and the streetscape.

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 it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings drawings be submitted for review and approval by the staff of the Commission. Subsequently, on March 31, the staff received drawings A-001.00, A-002 through A-005, A-101.00, A-301.00, A-303.00, A-304.00, and A-401.00 through A-405.00, dated (revised) March 11, 2016, prepared by Victor Schwartz, R. A., and submitted as components of the application. Staff reviewed these additional drawings and noted the inclusion of the following additional work: alterations at the roof and dormers, including removing existing non-historic roofing material and installing a new asphalt roofing system; and installing new copper flashing at the dormers; and removing an existing non-original cornice with a non-functional gutter system from the front facade; and installing a new wood cornice with a light brown painted finish (Benjamin Moore 2109-40 "Smoked Oyster") to match the historic cornice with a new, integral metal gutter.

In reviewing this additional work, the staff notes that the existing cornice is being replaced because its gutter system is non-functional due to ice damage, and water cascades over the edge during heavy rains.

With regard to this additional work, the Commission finds that the proposed work to the roof, dormers, and

new cornice will help secure the building envelope, protect the building from damaging water infiltration and aid in the long term preservation of the building; and that the installation of new roofing material will not result in the loss of any significant architectural features; that the new cornice will match the historic cornice in terms of material, scale, size, and design; and that the new cornice will follow the profile of the existing cornice while containing a deep gutter along the entire front edge to aid in proper drainage. Furthermore, staff finds that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked and approved by the Landmarks Preservation Commission with a perforated seal, and Certificate of Appropriateness 18-4297 is being issued.

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 Mary Cirbus.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Victor Schwartz, Victor Schwartz, Architect

cc: Victor Schwartz, R. A.; Caroline Kane Levy, Deputy Director of Preservation/ LPC