



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: 04/15/16 | EXPIRATION DATE: 4/5/2022 | DOCKET #: LPC-18-4313 | COFA COFA-18-4731 |
| ADDRESS: 86 BEDFORD STREET | | BOROUGH: Manhattan | BLOCK/LOT: 588 / 3 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Zauberman, V.P.
Speakeasy 86 LLC
 c/o Newcastle
 270 Madison Avenue, 19th fl.
 New York, NY 10016



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 5, 2016, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for proposed work at the subject premises, as put forward in your application completed on March 10, 2016, and as you were informed in Status Update Letter 18-4224 (LPC 17-4465), issued April 5, 2016.

The proposed work, as approved, consists of legalizing alterations at the roof completed in non-compliance with Certificate of Appropriateness 08-8732 (LPC 08-5460), including constructing a dormer on the rear slope of the roof, as shown in drawings and photographs labeled L1 through L13, revised February 4, 2016, prepared by MK Architecture, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that 86 Bedford Street is a house and stable built in 1831 and altered in the 20th century; and that the building's scale, materials, design and details are among the features which contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission also noted that Certificate of Appropriateness 08-8732 was issued April 18, 2008 for reconstructing the façade and rebuilding the roof; and that Warning Letter 16-0279 was issued September 16, 2015 for "alteration to rear facade in noncompliance with CofA 08-8732 (LPC 08-5460)

issued 4/18/08."

With regard to this proposal, the Commission found that construction of the dormer did not cause the removal of or damage to any special architectural features of the building; that the dormer is not visible from public thoroughfares; that the dormer is set well in from the edges of the roof, thereby preserving the distinctive profile of the steeply pitched roof; that the materials of the dormer blend harmoniously with the materials of the roof and rear façade of the building; and that the installation of the dormer has not diminished the special architectural and historic character of the building or the historic district. Based on these findings, the Commission determined the completed work to be appropriate to the building and the historic district, and voted to approve this application.

Subsequently, the staff of the Commission received drawings and photographs labeled L1 through L13, revised April 11, 2016, prepared by MK Architecture. In reviewing these drawings, the Commission noted that Warning Letter 16-0856 was issued March 1, 2016 for the "installation of exhaust flue at rear facade without permit(s)"; and that the flue has been added to the drawings and is to be painted to match the color of the wall it is mounted on.

With regard to the exhaust flue, the Commission found that because of the flue's location, at the back of a narrow alley, approximately 48' back from the street, it is minimally visible from Bedford Street; that painting it to match the wall it is mounted on will allow it to blend in with its surroundings, further reducing its visibility from the street; and that the presence of the flue does not detract from the special historic and architectural character of the building or the historic district. The Commission further found that the proposal as approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 18-4731 is being issued.

Warning Letter 16-0279 is rescinded with the issuance of this permit. Warning Letter 16-0856 remains in force against the property until the flue has been painted. Please note that this work must be completed by September 15, 2016. When the work is complete, please make a written request for a Notice of Compliance and include photographs of the completed work.

Please note that this permit contains a compliance date. If you do not complete the work by this date, A Notice of Violation (NOV) originating from the Environmental Control Board may be issued in accordance with Title 63 of the Rules of the City of New York, Section 7 02(c).

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 Lisa Schaeffer.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Peter Risetto, RA, MK Architecture

cc: P. Risetto, RA; K. Rice, LPC