



Date:	1/8/2019
LPC Docket #:	LPC-19-33431
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 29 Bedford Street

**Borough:** Manhattan

**Block:** 528      **Lot:** 37

**Historic District:** Greenwich Village Historic District Extension II

**Description:** An altered Queen Anne style tenement building designed by Martin V. B. Ferdon and built in 1888. Application is to modify the storefront and masonry openings, install signage and lighting, construct a barrier-free access ramp, and paint the ground floor façade.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the Greenwich Village Historic District Extension II. The Commission further noted that the Greenwich Village Historic District Extension II contains some significant early 20th century alterations, such as studio windows, stucco cladding, tile work, and decorative ironwork, that evoked Greenwich Village's image as an artistic enclave.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal WITH MODIFICATIONS, finding:

- that although the ground floor of the building was historically commercial, it has been stripped of all significant architectural features and materials, and therefore the proposed work will not result in the loss of significant historic fabric;
- that the base of the building was painted a dark color as early as a 1940s tax photo, distinguishing it from the upper floors, and therefore the proposed dark blue paint is consistent with that treatment and will be in keeping with the eclectic character of this historic district;
- that the modified masonry openings will recall the historic masonry openings on the residential floors above;
- that the neon signage is appropriately scaled to the size of the storefront and will not call undue attention to itself;
- that the number of projecting signs and menu boxes will not overwhelm the storefront and will be consistent with the commercial character of the historic district;
- and that the installation of a ramp will provide barrier-free access to the store in the least intrusive manner possible.

However, in voting to grant this approval, the Commission required:

- that the blue paint be limited to the brick veneer and that another treatment be utilized for the band between the first and second floors;
- and that the number of gooseneck light fixtures be reduced to two.

#### VOTE:

Present: Sarah Carroll, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith, Adi Shamir-Baron

9-1-0

In Favor = S.Carroll, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose = A.Shamir-Baron

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law