



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 04/02/19	EXPIRATION DATE: 1/8/2025	DOCKET #: LPC-19-37226	COFA COFA-19-37226
ADDRESS: 29 BEDFORD STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 528 / 37
Greenwich Village Historic District Extension II			

Display This Permit While Work Is In Progress

ISSUED TO:

Ronald Parker
Union Square Hospitality Group
24 Union Square East, 6th Floor
New York, NY 10001

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 January 8, 2019, 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 December 13, 2018, and as you were notified in Status Update Letter 19-33431 (LPC-19-33431), issued on January 10, 2019.

The proposal, as approved, consists of exterior work at the first floor, including sealing a masonry opening at the north (Downing Street) façade by removing an inset menu box and installing brick veneer; reducing a masonry opening at the north façade by removing a door and installing a single-light, fixed window and brick veneer; modifying a masonry opening at the north façade by removing a single-light, fixed window and installing two (2) smaller single-light, fixed windows and brick veneer between them; modifying the recessed entrance at the northeast corner of the building by removing metal and glass entrance infill, display windows, bulkheads and transoms and installing new blue painted wood infill, recessed farther back from the east (Bedford Street) façade, consisting of one (1) wood, single-light, fixed window and one (1) single-light wood and glass door at the north side of the entrance and one (1) wood, single-light, fixed window and a louver at the transom at the east elevation; removing a portion of the concrete step at the northeast corner entrance and constructing a concrete ramp featuring a blue and white tile surface and metal railings; installing a white neon sign (“Daily Provisions”) above the northeast corner storefront entrance; installing

two (2) projecting signs, one (1) at the east façade and one (1) at the north façade, both featuring metal armatures and white canvas flags with black lettering (“Daily Provisions”); installing two (2) menu boxes, one (1) at the east façade and one (1) at the north façade; installing red gooseneck light fixtures at the east façade; and painting the base of the façade blue; as shown in a digital presentation, titled “Daily Provisions - West Village, NYC” dated January 8, 2019, and prepared by Rockwell Group, including seventeen (17) slides, consisting of photographs, drawings, and renderings, as well as material and finish samples, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Extension II Designation Report describes 29 Bedford Street (aka 34 Downing Street) as an altered Queen Anne style tenement building, with a commercial ground floor, designed by Martin V. B. Ferdon, built in 1888, and altered in 1961-62; 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. 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.

With regard to this proposal, the Commission found 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. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation 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.

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 and incorporating the required changes.

Subsequently, on March 12, 2019, the Commission received existing conditions photographs; drawing M-101.00, dated (revised) March 5, 2019, and prepared by Alex B. Schwartz, P.E.; drawings S-001.00, S-101.00, S-102.00, and S-301.00, dated (revised) March 4, 2019, and prepared by Joseph William Basel, P.E.; and drawings G-000.00, G-010.00, G-020.00, G-021.00, G-030.00, DM-101.00, DM-200.00, DM-202.00, A-101.00, A-132.00, A-200.00, A-201.00, A-210.00, A-211.00, A-302.00, A-500.00, and A-501.00, dated (revised) March 8, 2019, and prepared by David Stanton Rockwell, R.A.

Accordingly, staff reviewed these materials and noted that they include modifications to the scope of work, consisting of repainting the band between the first and second floors black instead of blue; reducing the number of gooseneck light fixtures at the east facade to two (2) from three (3); reducing the size of the projecting signs, as well as additional work, including installing white vinyl lettering (“Daily Provisions”) at the north facing storefront window; replacing a diamond plate hatch, in-kind, at the sidewalk at the north façade; and relocating two (2) HVAC units and installing two (2) HVAC units at the roof. With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set

forth in Title 63 of the Rules of the City of New York, Section 2-13 for Signage, including Section 2-13(c)(9) for painted and applied vinyl signage at glazing; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed black color of the band between the first and second floors will match the existing color; that the number of gooseneck light fixtures will not overwhelm the facade and that the gooseneck light fixtures will be centered over the windows; that the reduced size of the projecting signs will be well-scaled to the storefront and will meet zoning requirements; and that the new diamond plate hatch will match the existing diamond plate hatch. Additionally, staff found that the design approved by the Commission has been maintained and that the required changes have been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-37226 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Marie Guarino.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Karen Canlon

cc: Jared Knowles, Deputy Director; Karen Canlon,