



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: 04/30/2008	EXPIRATION DATE: 02/12/2014	DOCKET #: 08-7895	COFA #: COFA 08-9177
ADDRESS 82-84 BEDFORD STREET HISTORIC DISTRICT GREENWICH VILLAGE		BOROUGH: MANHATTAN	BLOCK/LOT: 588/1

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Zauberan
163 West 23rd Street
4th Floor
New York, NY 10011

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 12, 2008, following the Public Hearing of February 5, 2008, voted to approve a proposal for work at the subject premises, as put forward in your application completed on February 5, 2008, and as you were informed in Status Update Letter 08-7222, issued on February 12, 2008 (LPC 08-3415). This approval will expire on February 12, 2014.

The proposed work, as approved, consists of removing the existing wood doors with transom and stairs and constructing a new recessed entrance within the opening, including a raised panel wood door with transom, enframement and paneling, all painted off-white, and a new stoop with brownstone stucco and metal picket railing painted black, at the Bedford Street façade; removing fourteen (14) double-hung, triple-hung and fixed replacement windows and installing new six-over-six and six-over-nine double-hung wood windows and fixed wood windows painted off-white at the Bedford Street façade; removing the non-historic wood gate at the courtyard passageway opening and infilling the opening and installing a new exterior fixed wood door with hardware painted off-white at the Bedford Street façade; installing a new wood dentiled cornice painted brown (Benjamin Moore 2110-30) at the Bedford Street façade; increasing the height of the parapet to match the height of the existing parapet at the Bedford Street façade; removing the existing stair bulkhead and constructing a new sloped stair bulkhead with stucco finish and skylight at the rooftop. The proposal, as originally presented, called for sealing the courtyard passageway opening. The proposal was shown in existing condition photographs, historic photographs and drawings dated 2/5/08, prepared by Aston Architecture, PC, 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 84 Bedford Street as a vernacular Greek Revival style rowhouse originally built circa 1826, and altered in 1872 and circa 1900; and that the style, scale, materials and details of the building are among the

features which contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission further noted that 82 Bedford Street, located at the corner of Barrow Street and Bedford Street, was originally a two or three story house built in 1846, with a ground floor store in the mid-19th century, raised to four stories before 1879. No. 84 was originally a two-and-a-half story narrow frame building with brick front which may predate 1826, raised to three stories in 1872, when the building was widened to bridge over the passageway, and finally raised to four stories in the very late 19th century; and that the passageway has been modified on the interior, but the exterior door remains part of the façade.

With regard to this proposal, the Commission found that the proposed alterations at the Bedford Street and Barrow Street facades will not cause the removal of any significant architectural features; that the original passageway has been enclosed and significantly altered, and no longer connects straight back to the rear yard, and therefore, re-capturing this interior space will not eliminate a significant feature; that the rebuilt masonry parapets with matching upper cornices will introduce an important architectural feature to complete both of the building facades; that although recessed, the new stoop and entryway proposed at 84 Bedford Street will otherwise recall historic stoops and entrances found at buildings of this period and style; that the enlargement of the existing stair bulkhead at 84 Bedford Street will be modest in scale, and will not be visible behind the rebuilt and raised parapet at the side wall; that the vertical extension of the existing masonry chimney will match existing masonry, helping it to blend into its context and recede from view; and that the new window opening at the Barrow Street façade will align with other openings above while retaining the historic brownstone lintel at the former storefront.

However, in voting to grant this approval, the Commission stipulated that the design of the infill at the courtyard passageway opening be restudied and that an appropriate solution be determined in consultation with the staff; and that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on April 25, 2008, the Landmarks Preservation Commission received revised final drawings L1 through L12, issued 3/25/08, prepared by Aston Architecture, PC, limited to work at 84 Bedford Street. Staff reviewed the drawings and found that the work approved by the Commission has been maintained. The work also includes additional work at 84 Bedford Street, including demolishing the existing timber bearing wall, masonry foundation wall and masonry chimneys at the west lot-line, independent from the adjacent lot-line wall at 86 Bedford Street, and constructing a new brick masonry bearing wall and south chimney with stucco finish; removing two (2) existing skylights and installing one (1) new skylight, blue stone pavers, and metal picket railing painted black at the rooftop; excavating the floor at designated locations to match the surround grade at the cellar level; removing the existing concrete retaining wall, stairs and railing and constructing new masonry retaining walls at the rear courtyard areaway light well; removing the existing metal fire escapes at the Bedford Street and rear courtyard façade; installing new metal security grilles painted black at the basement window openings at the Bedford Street and rear courtyard façades; removing fifteen (15) one-over-one double-hung and fixed windows and one (1) door, enlarging the basement openings by lowering the sills, and installing new six-over-six double-hung metal clad windows and a multi-light fixed metal clad window, all with an off-white finish, at the rear courtyard façade; infilling the rear courtyard passageway opening with brick masonry at the rear courtyard façade; repairing the deteriorated brownstone sills, lintels and ground floor base using built-up cementitious composite layers, the finish coat to be colored and textured to match the original stone, at Bedford Street and rear courtyard facades; painting the built-up brownstone sills and lintels brown (Benjamin Moore 2110-30) at the rear courtyard façade; repointing deteriorated brick mortar joints as required at the rear courtyard façade; scraping and repainting the masonry white at the rear courtyard façade; and interior alterations at the basement, 1st, 2nd, 3rd and 4th floors. With regard to this additional work, staff finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04, that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, material and finish and that the new windows at the secondary façades will not be visible from any public thoroughfare, that they will be installed in existing openings, and that they will not replace "special" windows, as defined in the Rules; in accordance with Section 2-14, that a portion of the existing brownstone surface is damaged or otherwise unsound; that the damaged stone will be cut back to sound stone and the new surface will be keyed into the sound stone and will be built up in successive layers using a cementitious mix with the top layer tinted and finished to match the original brownstone texture and color; and that the methods and materials proposed by the contractor have been

provided in the form of written specifications; and in accordance with Section 2-19, that the rooftop addition will consist solely of mechanical equipment; that its installation will not result in damage to, or demolition of a significant architectural feature of the roof; that it will be minimally visible from a public thoroughfare; and that it will not adversely affect significant architectural features of adjacent improvements. Furthermore, the Commission finds that rebuilding the severely deteriorated timber bearing wall will correct a hazardous condition; and that the new masonry wall with stucco will maintain an appearance typical of exposed lot-line walls; that the removal of the existing non-decorative fire escapes will eliminate unsympathetic alterations that detract from the significant architectural features of the buildings, without causing the removal of any historic fabric; that the security grilles in terms of its material and detail will be consistent with the style of metalwork found at this building and other buildings on the block; that the installation will not result in damage to or loss of any significant historic material; that rebuilding the areaway within the rear courtyard will not eliminate any significant feature of the building; that the masonry infill at the courtyard passageway opening, previously altered and no longer connected to the front of the building, will fit neatly within the opening; that the new brick will match the existing in terms of size, color, texture and coursing, that the new mortar and stucco will match the historic mortar in strength, color, texture, and tooling; that the cleaning of the masonry façade will be done in the gentlest effective method without causing damage to the masonry; and that the work at the primary and secondary facades and rooftop will not detract from the special architectural or historic character of the building or district and will aid in the long term preservation of the building. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 08-9177 (LPC 08-7895) is being issued.

This permit is contingent upon the Commission's review and approval of samples of brownstone resurfacing stucco, brick and mortar prior to the commencement of work. Please contact Cory Herralá to schedule a site visit once samples are available 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.

Please note that no work at 82 Bedford Street may begin until DOB filing drawings are submitted.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Cory Scott Herralá.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Joshua Lekwa, Aston Architecture, PC**

cc: Sarah Carroll/LPC- Director of Preservation