



59 Bleeker Street

19 July 2016

Submission to the
New York City Landmarks Preservation Commission

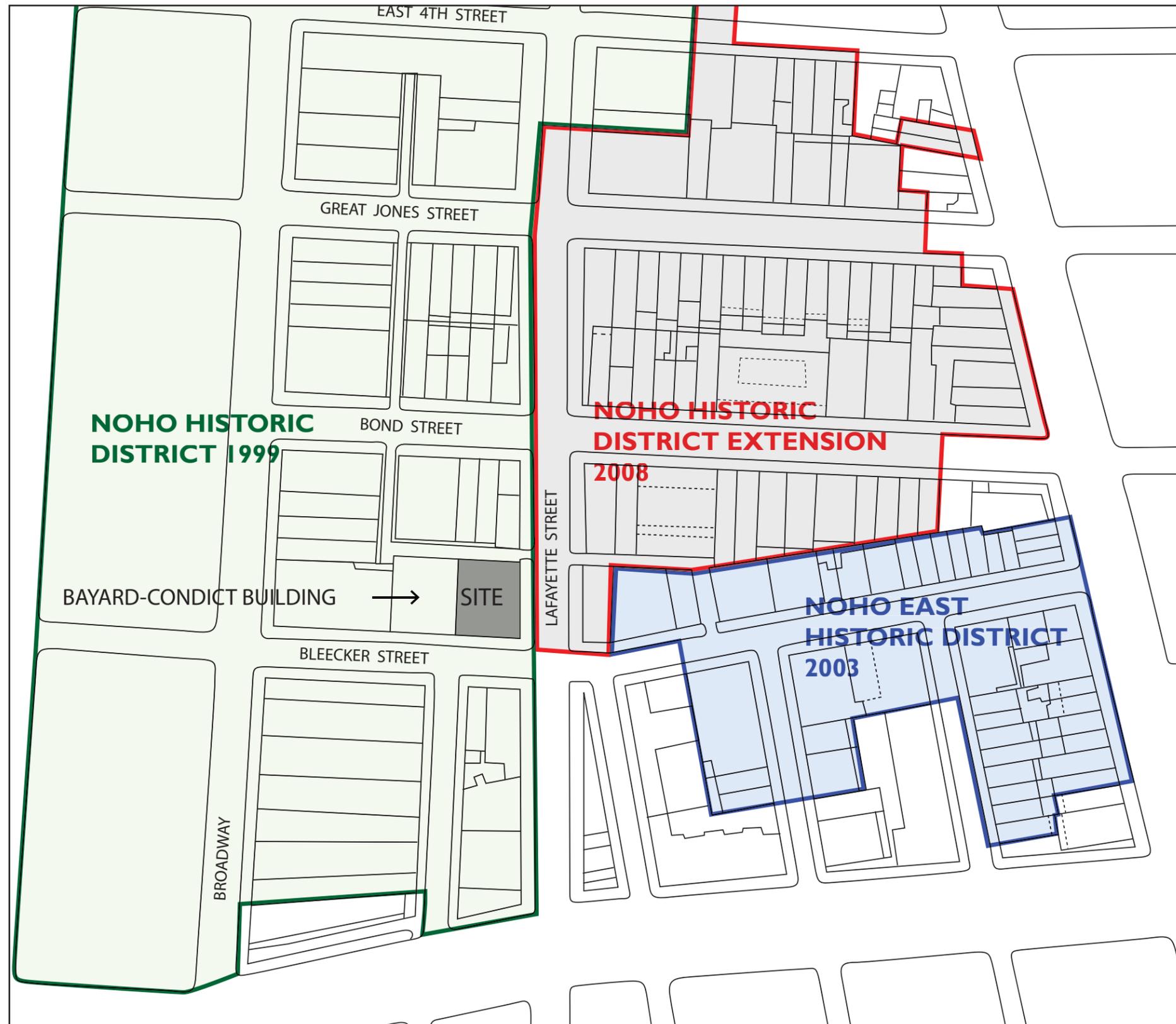


BIRD'S EYE VIEW FROM THE NORTHEAST

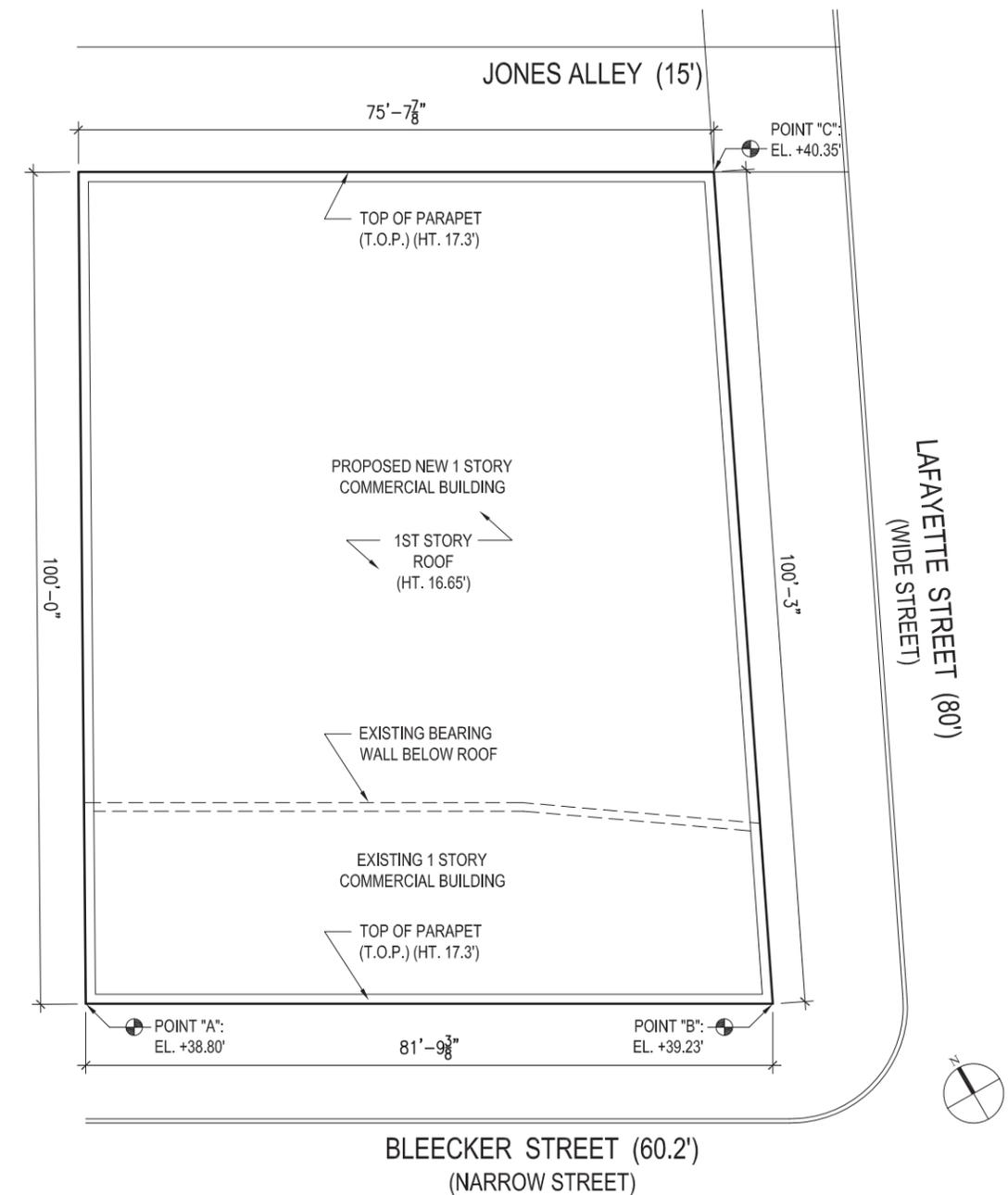


BIRD'S EYE VIEW FROM THE SOUTH

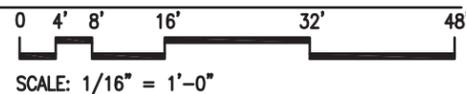
AERIAL PHOTOS - NEIGHBORHOOD CONTEXT



CONTEXT - HISTORIC DISTRICTS



1
Z-003 SITE PLAN
1/16"=1'-0"



55-63 Bleeker Street Zoning Calculations

General

Address: 55-63 Bleeker Street, NY NY 10012
 Block: 529
 Lot: 69
 Community Board: 2
 Neighborhood: NoHo
 Lot Area: 7,863.6 SF (per survey)
 Lot Dimensions: 81.75'x100.25'+/-
 Corner Lot: NW corner of Bleeker St. (narrow street - 60.2') and Lafayette St. (wide street - 80.0')
 Zoning Map: 12c
 Zoning District: M1-5B (Light Manufacturing District)
 Historic District: NoHo
 E-Designation: None
 Base Plane Elevation: EL. +39.4'

Use Regulations

Uses Permitted (42-00) : Use Groups 4-14, 16, and 17
 Uses Proposed: Use Group 6 (convenience retail / service establishments and offices)
Complies

Bulk Regulations

Max. Floor Area Ratio (43-12) : 5
 Floor Area Permitted: 7,863.6 SF x 5= 39,318 SF
 Floor Area Proposed: 7,863.6 SF (see floor area schedule)
Complies

Min. Required Side Yard (43-25) : None Required, but if provided 8'-0" wide min.
 Side Yard Proposed: None Proposed.
Complies

Min. Required Rear Yard (43-261) : None required within 100' of a street line. Beyond 100' a rear yard with min. depth of 20' is required.
 Rear Yard Proposed: None. Zoning Lot is within 100' of intersecting streets.
Complies

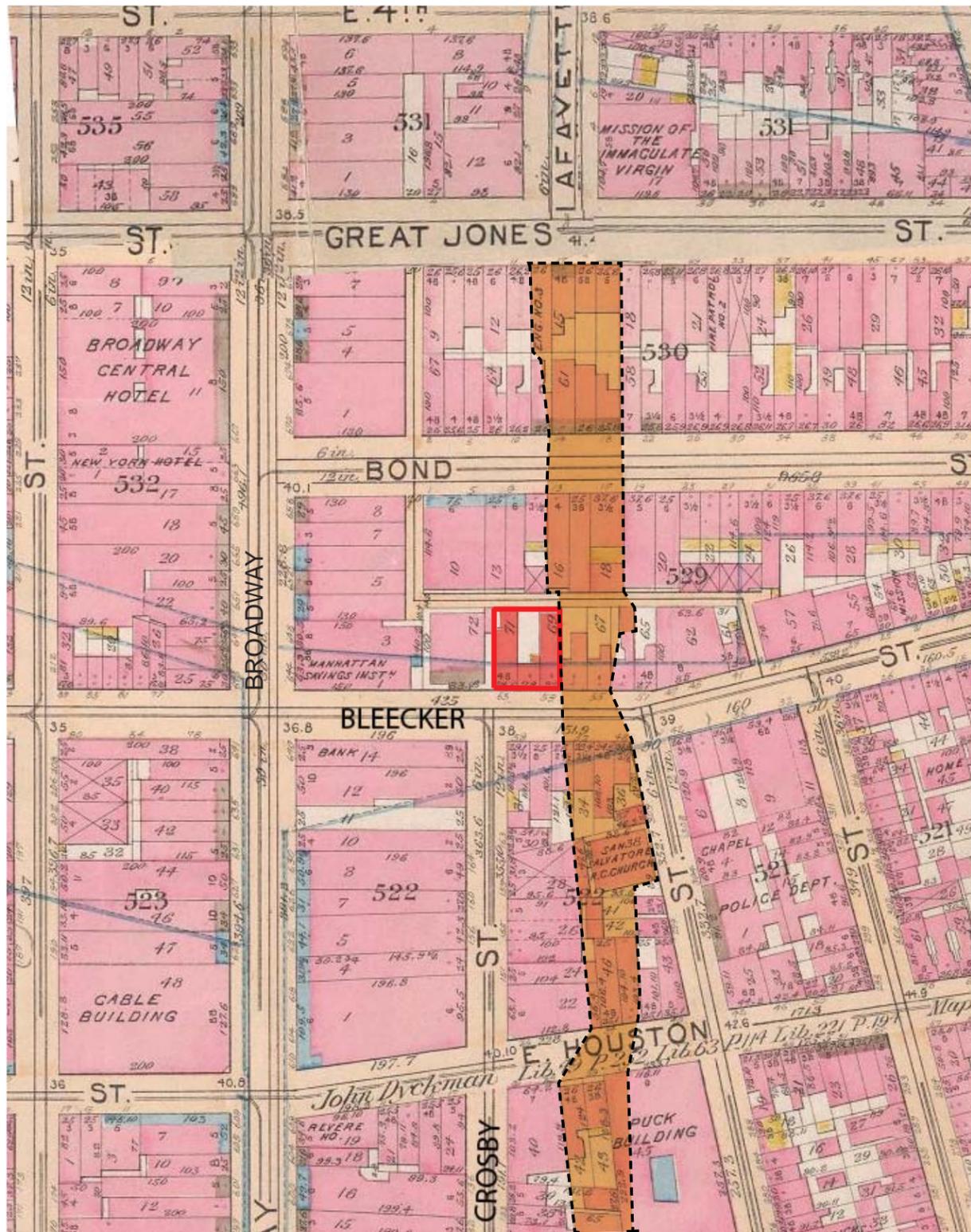
Max. Height of Front Wall (43-43) : 85' or 6 stories
 Proposed Front Wall Height: 17.3'
Complies

Required Front Setback (43-43) : Narrow Street: 20' setback w/ Sky Exposure Plane of 2.7' to 1
 Wide Street: 15' setback w/ Sky Exposure Plane of 5.6 to 1
 Proposed Front Setback: None Proposed.
Complies

Accessory Off-Street Parking and Loading Regulations

Min. Req. Off-Street Parking (44-21) : None Required
 Proposed Off-Street parking: None Proposed.
Complies

Min Required Loading Berths (44-52) : Office Use: None required for first 100,000 SF
 Retail Use: None required for first 25,000 SF
 Proposed Loading Berths: None Proposed.
Complies



1897 ATLAS (NYPL)

■ SITE

■ AREA OF DEMOLITION FOR EXTENSION OF LAFAYETTE STREET (ELM STREET)



1899 ATLAS (NYPL)

■ SITE

HISTORICAL BACKGROUND



1900 EXTENSION OF LAFAYETTE STREET (ELM STREET) VIEW NORTH FROM BLEECKER STREET (NYPL). NOTE CONTINUOUS STREETWALL

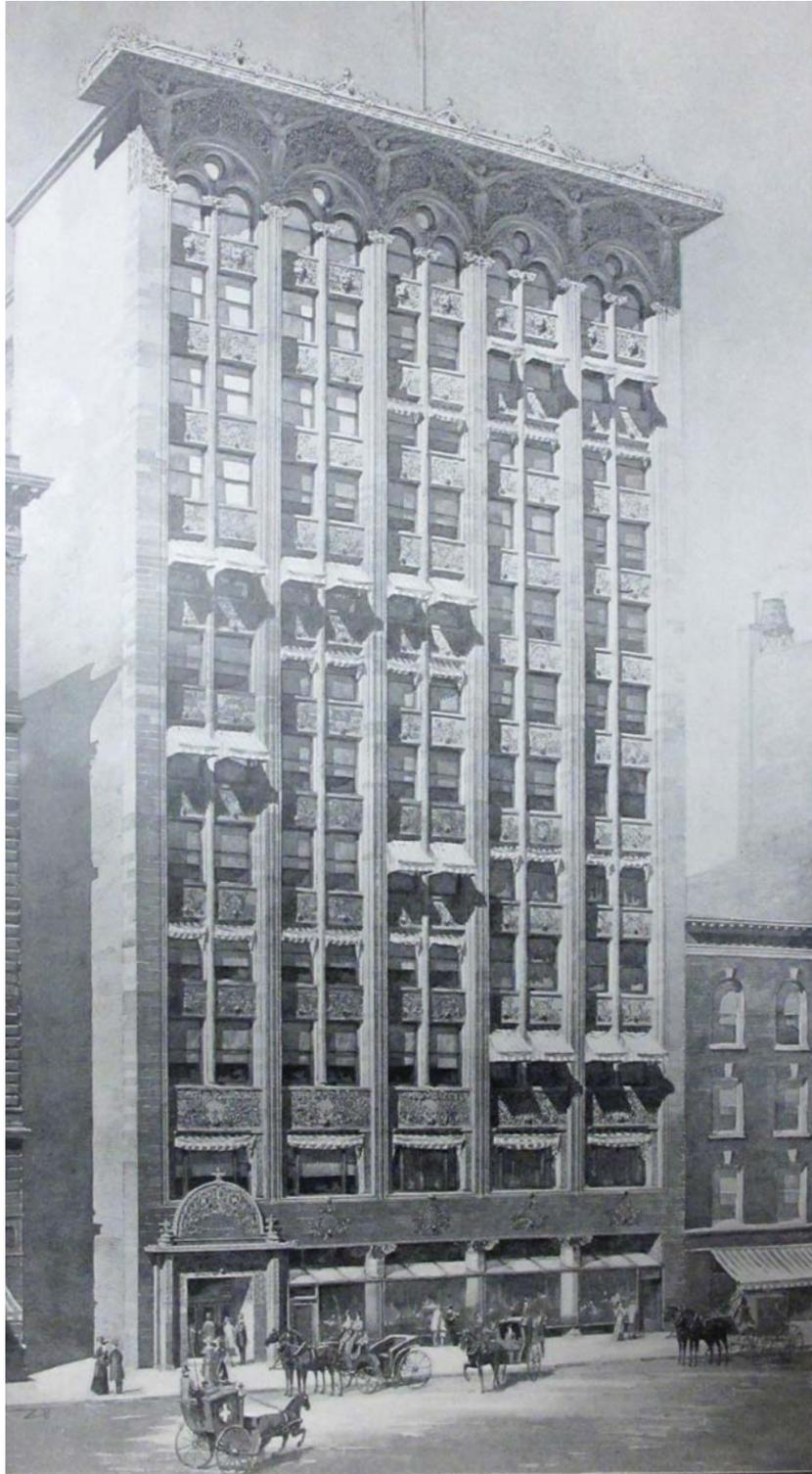


1901 CONSTRUCTION OF SUBWAY BENEATH LAFAYETTE STREET VIEW NORTH FROM E. HOUSTON STREET (NYPL)



59-63 BLEECKER STREET, AKA 336 LAFAYETTE STREET, 1929 (NYPL)
THE BAYARD-CONDUCT BUILDING REPLACED SIMILAR 3-5 STORY BUILDINGS IN 1897

HISTORICAL BACKGROUND



BAYARD-CONDUCT BUILDING
1897 BROCHURE



BAYARD-CONDUCT BUILDING
UNDATED PHOTOGRAPH (PRE-1931)

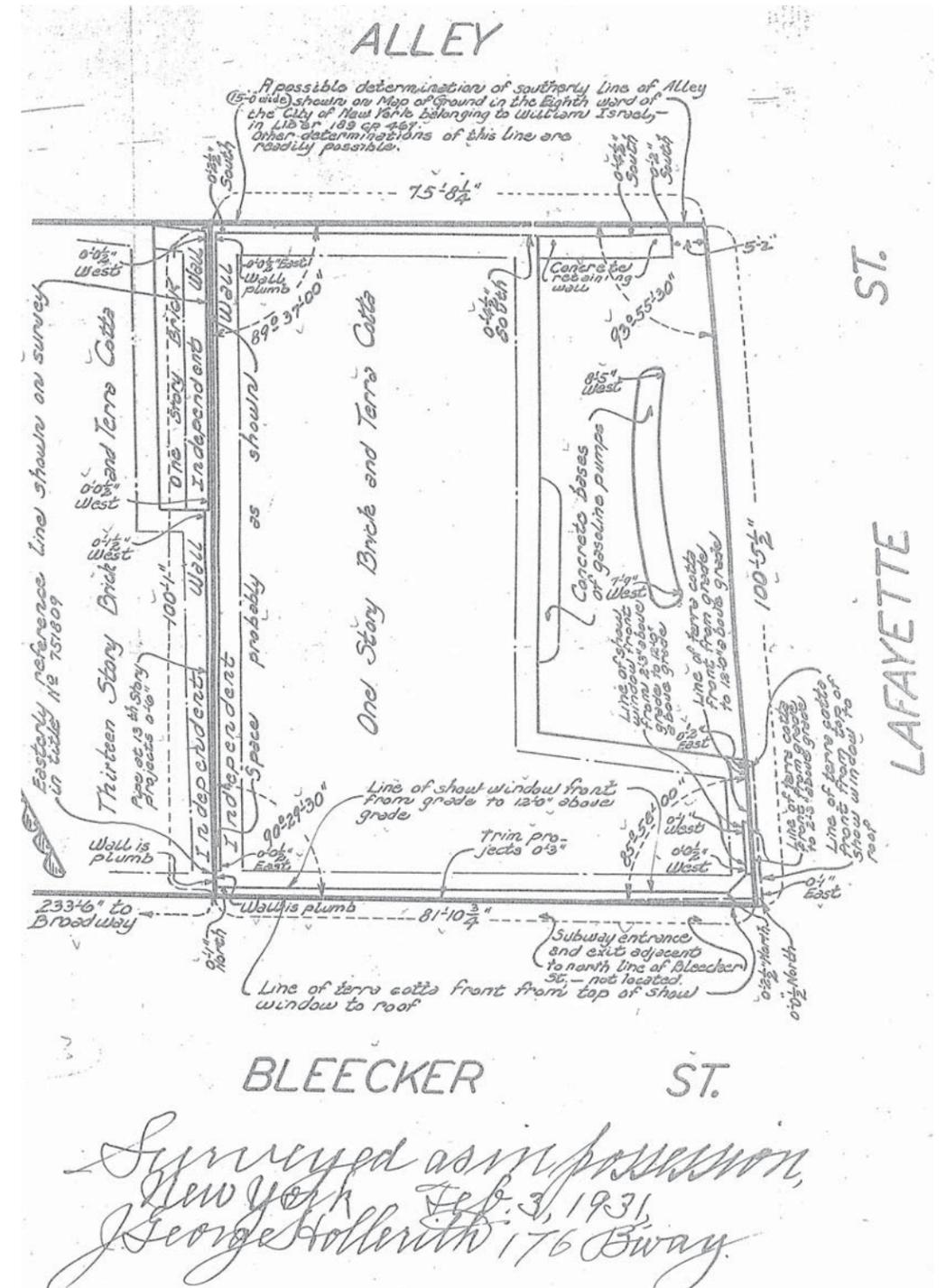


BAYARD-CONDUCT BUILDING
1934 PHOTOGRAPH SHOWING EXISTING ONE-STORY BUILDING ADJACENT

HISTORICAL BACKGROUND



59 BLEECKER STREET CA 1940 (NYC TAX PHOTO)
 1931 ONE-STORY "TAX-PAYER" LIQUOR STORE AND GARAGE BUILDING



1931 SITE SURVEY

HISTORICAL BACKGROUND



VIEW SOUTH ON LAFAYETTE FROM SHINBONE ALLEY, CA 1936 (NYPL)



VIEW NORTH ON LAFAYETTE FROM BLEECKER STREET, CA 1939 (NYPL)



59 BLEECKER STREET LOOKING NORTH, CA 1939 (NYPL)



59 BLEECKER STREET LOOKING SOUTH, CA 1939 (NYPL)

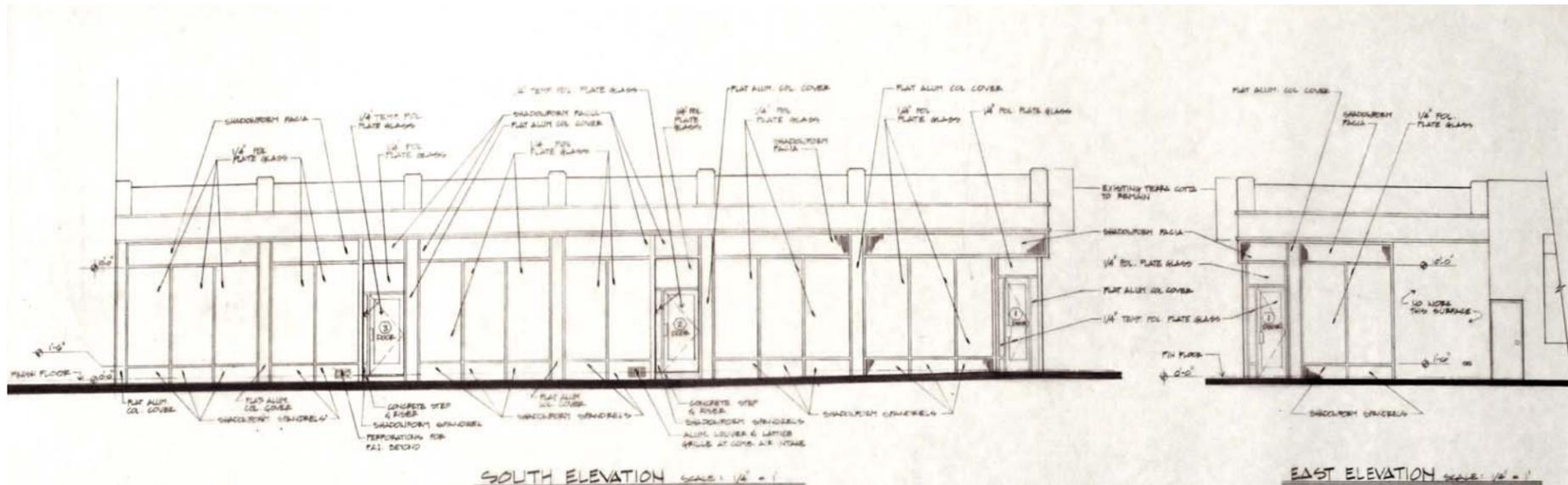
HISTORICAL CONTEXT: LAFAYETTE STREET



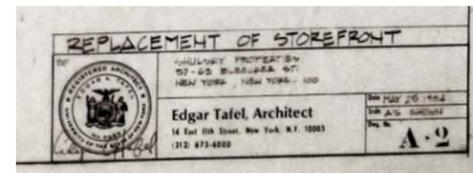
59-65 BLEECKER STREET 1970 HABS PHOTO



59-65 BLEECKER STREET 1977



1984 RENOVATION AND NEW STOREFRONTS

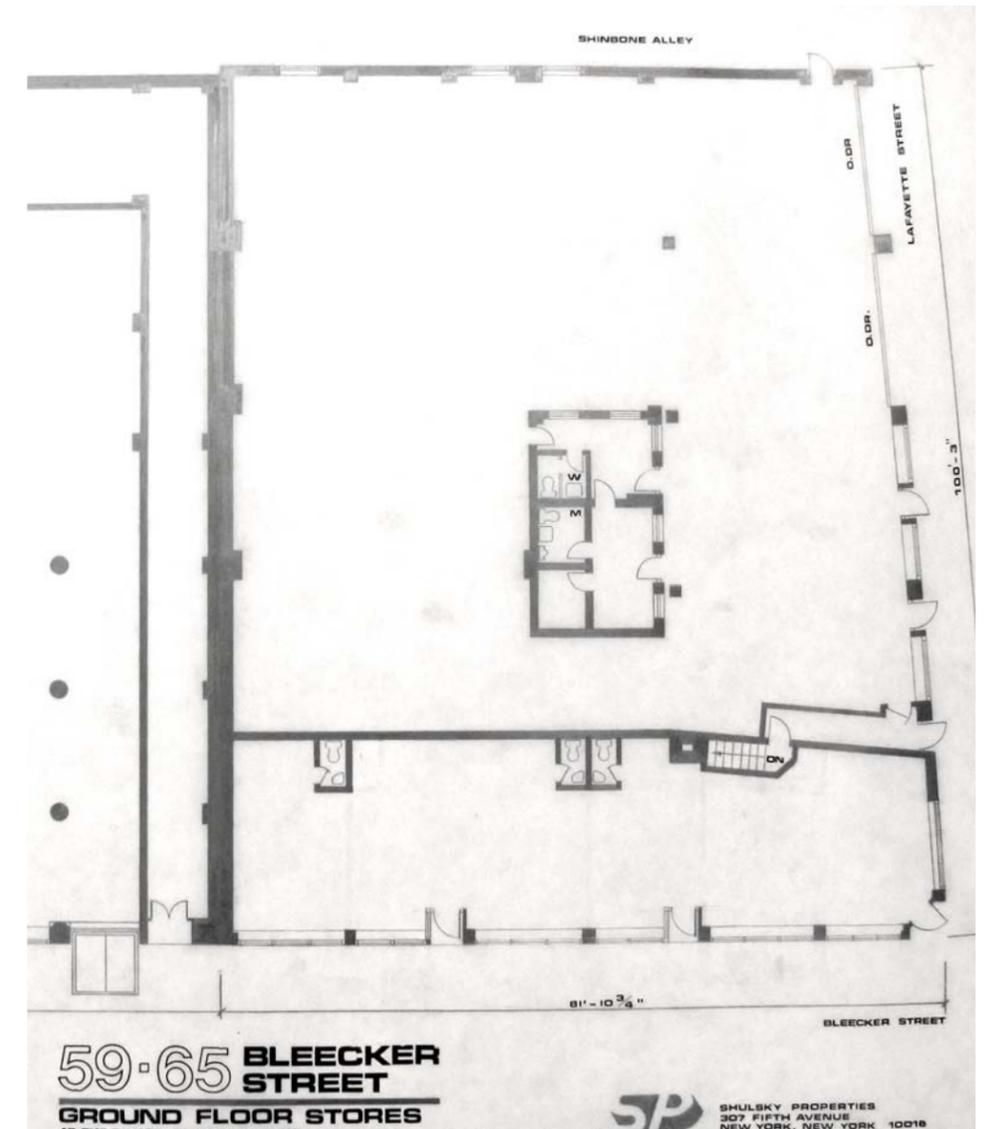


CHANGES OVER TIME

**BEYER
BLINDER
BELLE**

59 BLEECKER STREET, NEW YORK, NY
PROJECT NO. 2349

LANDMARKS PRESERVATION COMMISSION
JULY 19, 2016



1980'S GROUND FLOOR PLAN

NOTE: BUILDING DIMENSIONS AND AREAS ARE
APPROXIMATE AND SUBJECT TO VERIFICATION BY VIEWER.



EXISTING VIEW NORTHWEST

EXISTING CONDITIONS

**BEYER
BLINDER
BELLE**

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VIEWS FROM SOUTH SHOWING BLEECKER STREET TERRA-COTTA PARAPET AND 1980'S STOREFRONTS



DETAIL VIEW OF BLEECKER STREET 1980'S STOREFRONTS AND PARAPET

EXISTING CONDITIONS



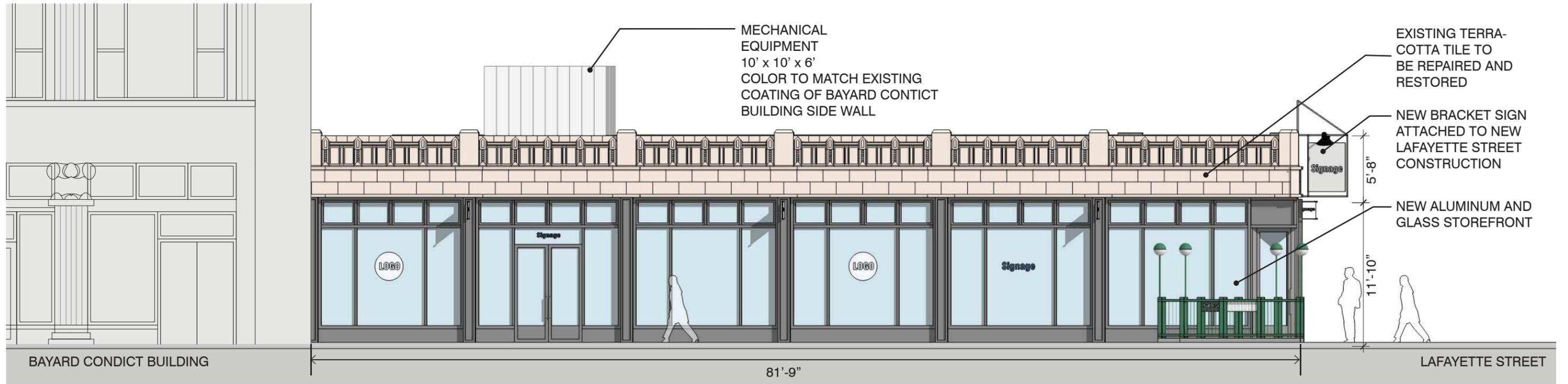
VIEW FROM CORNER OF BLEECKER STREET & LAFAYETTE - EXISTING



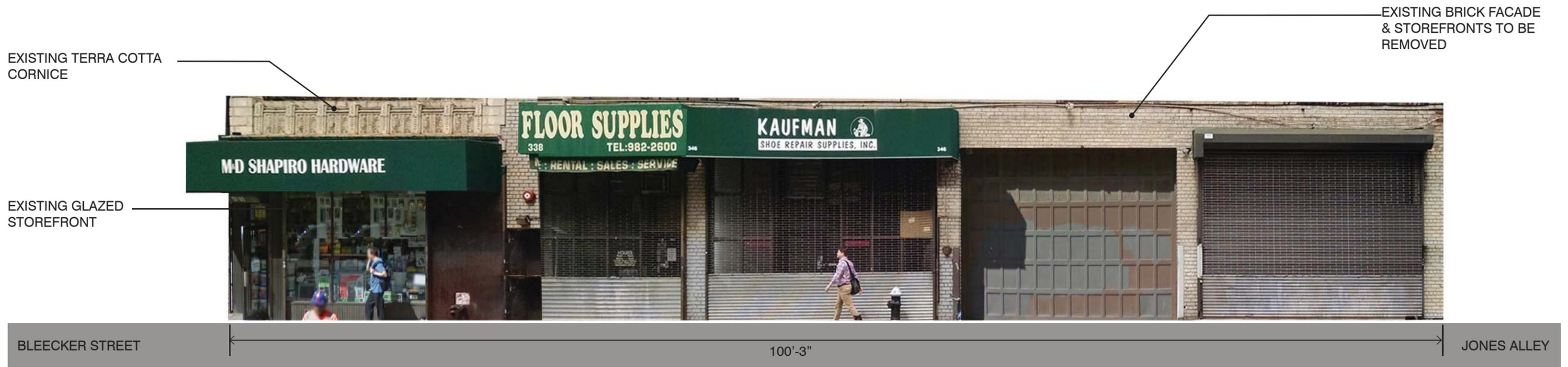
VIEW FROM CORNER OF BLEECKER STREET & LAFAYETTE - PROPOSED



EXISTING ELEVATION: BLEECKER STREET



PROPOSED ELEVATION: BLEECKER STREET



EXISTING ELEVATION: LAFAYETTE STREET



PROPOSED ELEVATION: LAFAYETTE STREET

CONTEXT IMAGES - DISTRICT OF ALLEYS



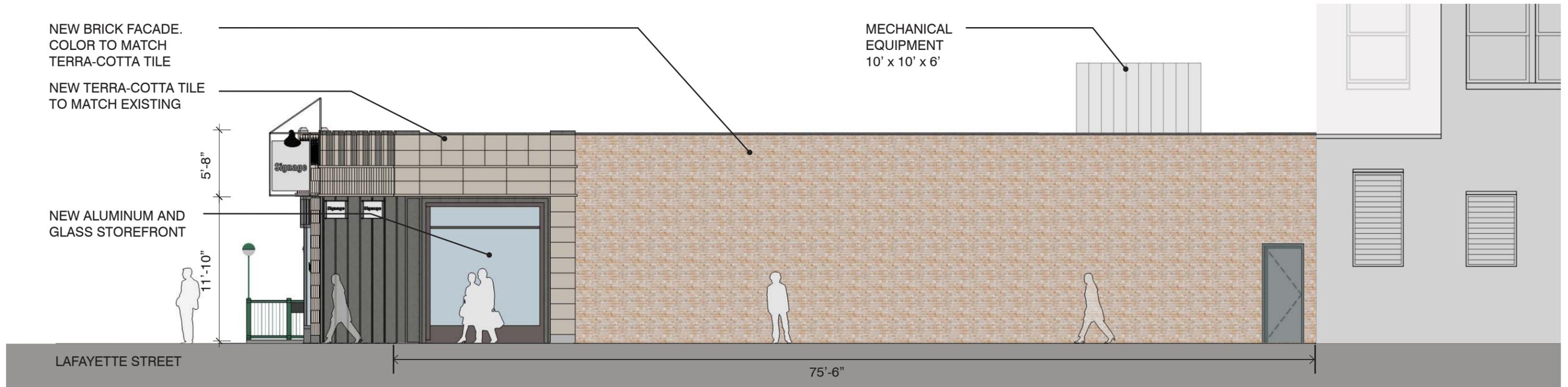
SHINBONE ALLEY WEST FROM LAFAYETTE STREET



JONES ALLEY NORTH FROM BLEECKER STREET



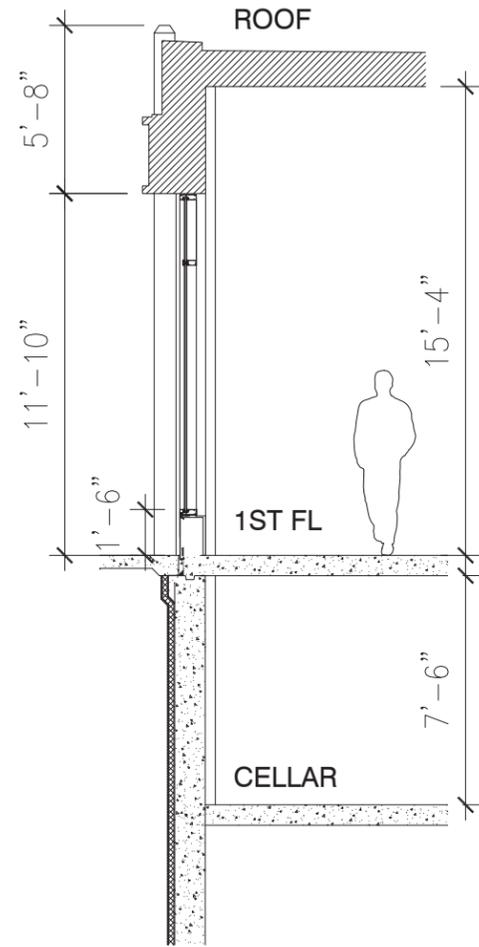
SHINBONE ALLEY SOUTH FROM GREAT JONES STREET



PROPOSED ELEVATION: JONES ALLEY

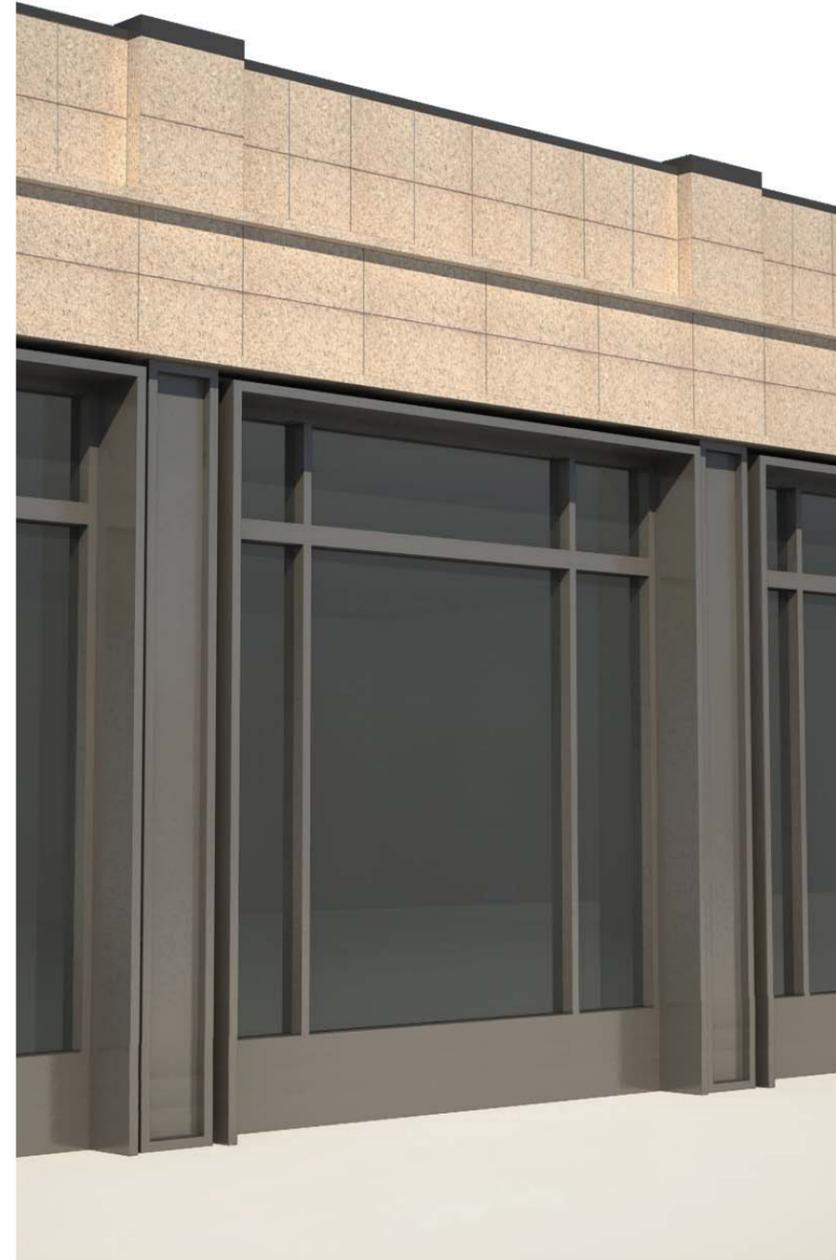


FACADE DETAIL PERSPECTIVE

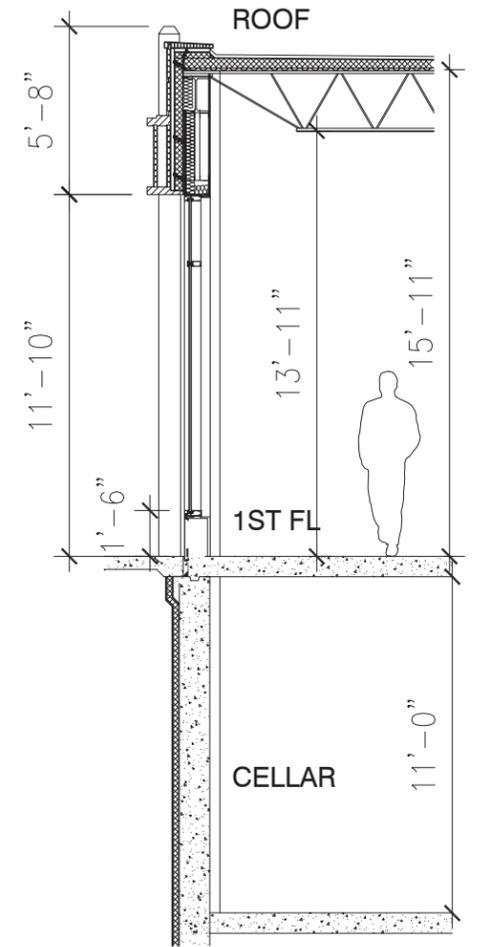


FACADE SECTION DETAIL

FACADE DETAILS: BLEECKER STREET

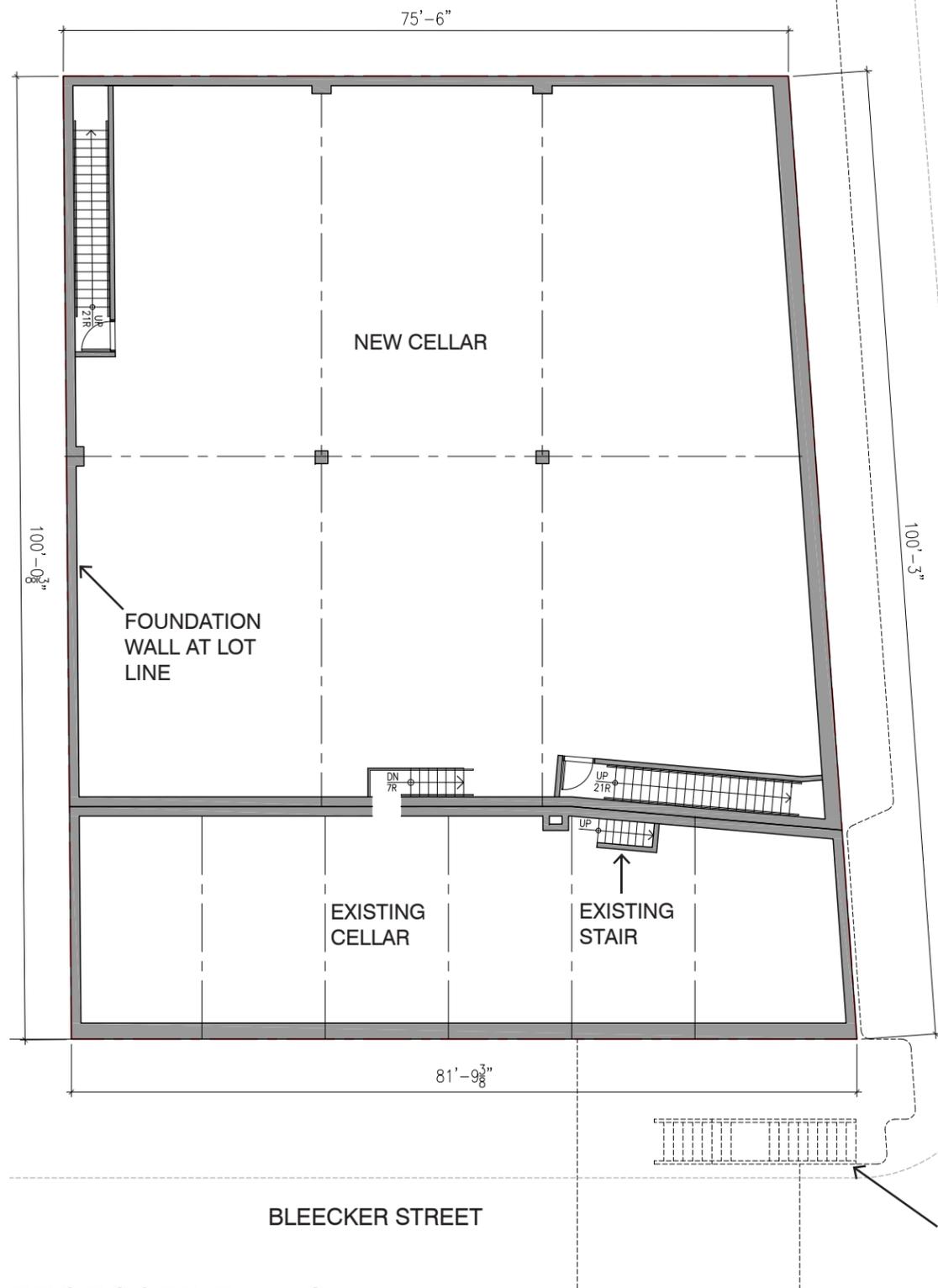


FACADE DETAIL PERSPECTIVE



FACADE SECTION DETAIL

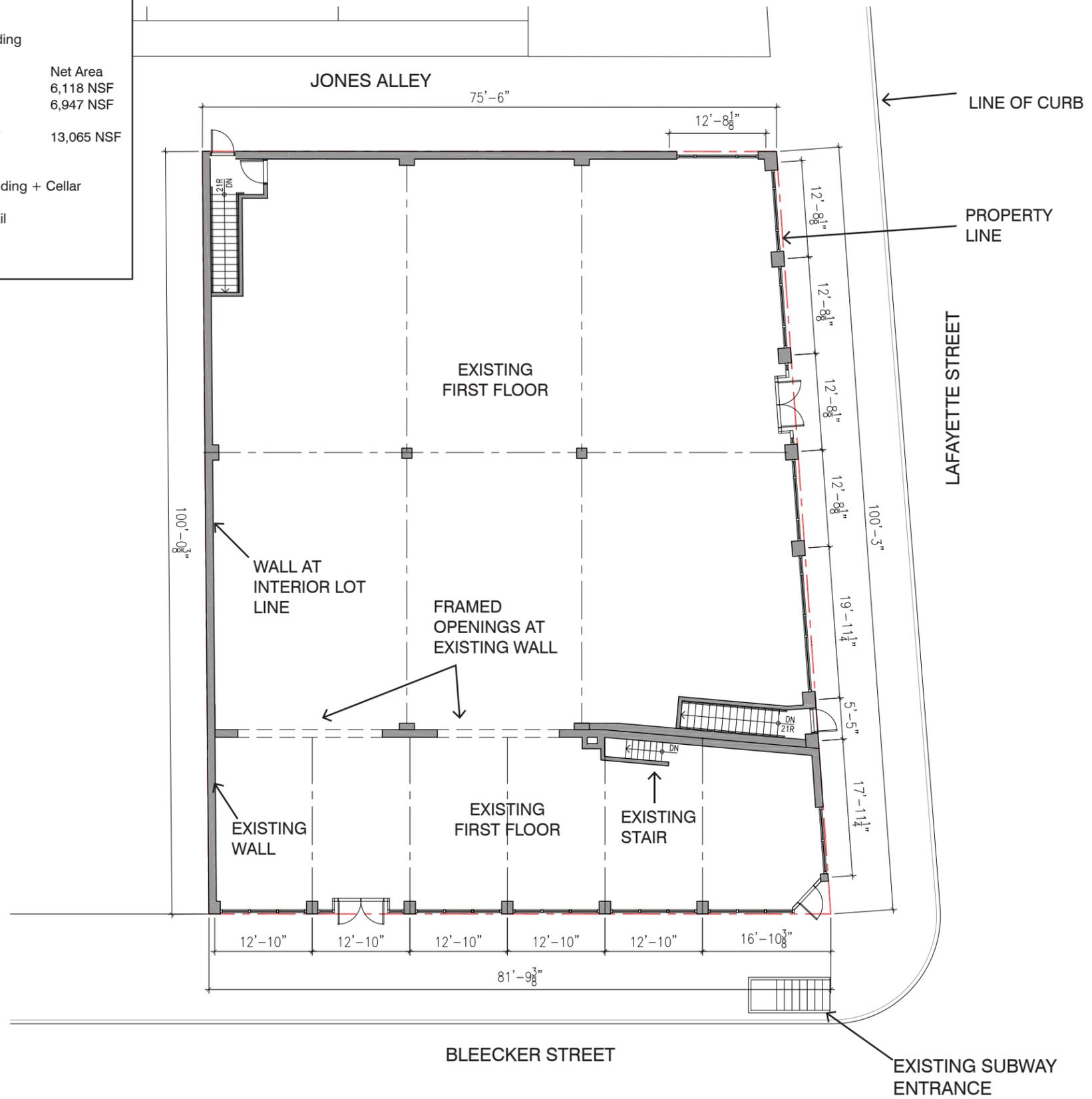
FACADE DETAILS: LAFAYETTE STREET



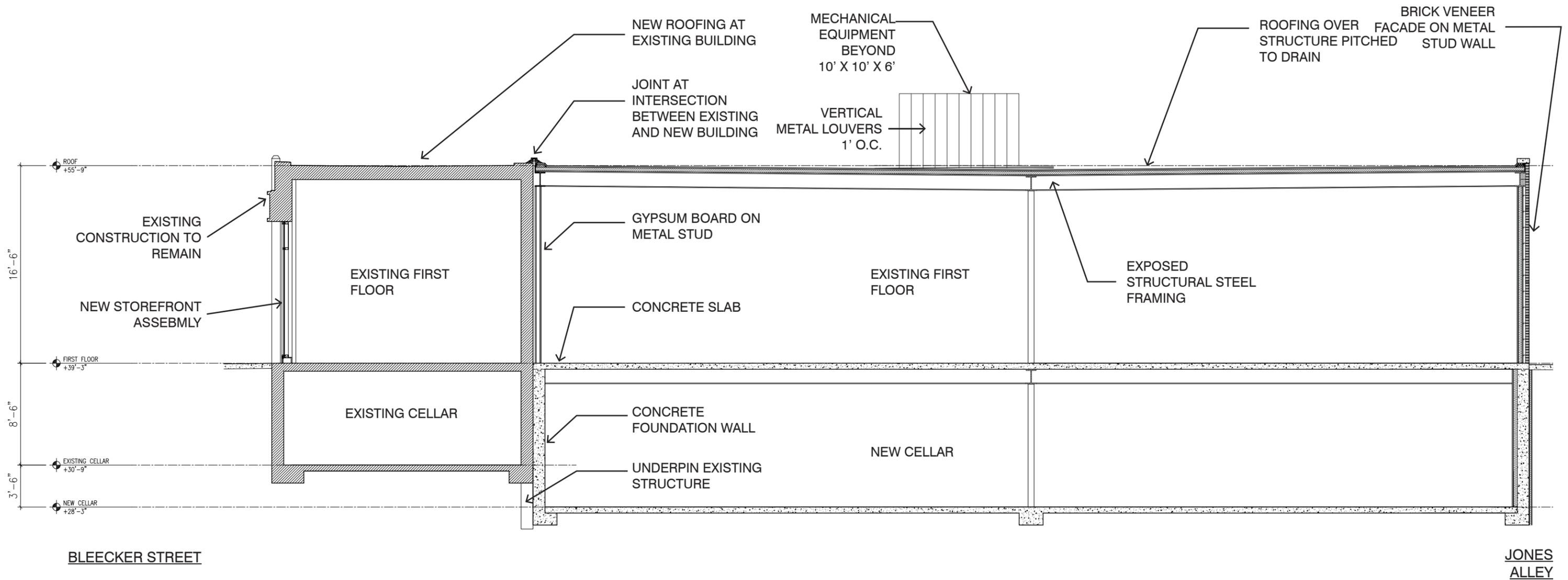
Tabulation Of Areas
for 1-Story Retail Building

Floor	Gross Area	Net Area
1st Floor	7,863 GSF	6,118 NSF
Cellar	7,562 GSF	6,947 NSF
Sub-Total	15,425 GSF	13,065 NSF
Total:		
Proposed 1-Story Building + Cellar		= 15,425 GSF
		= 13,065 NSF of Retail

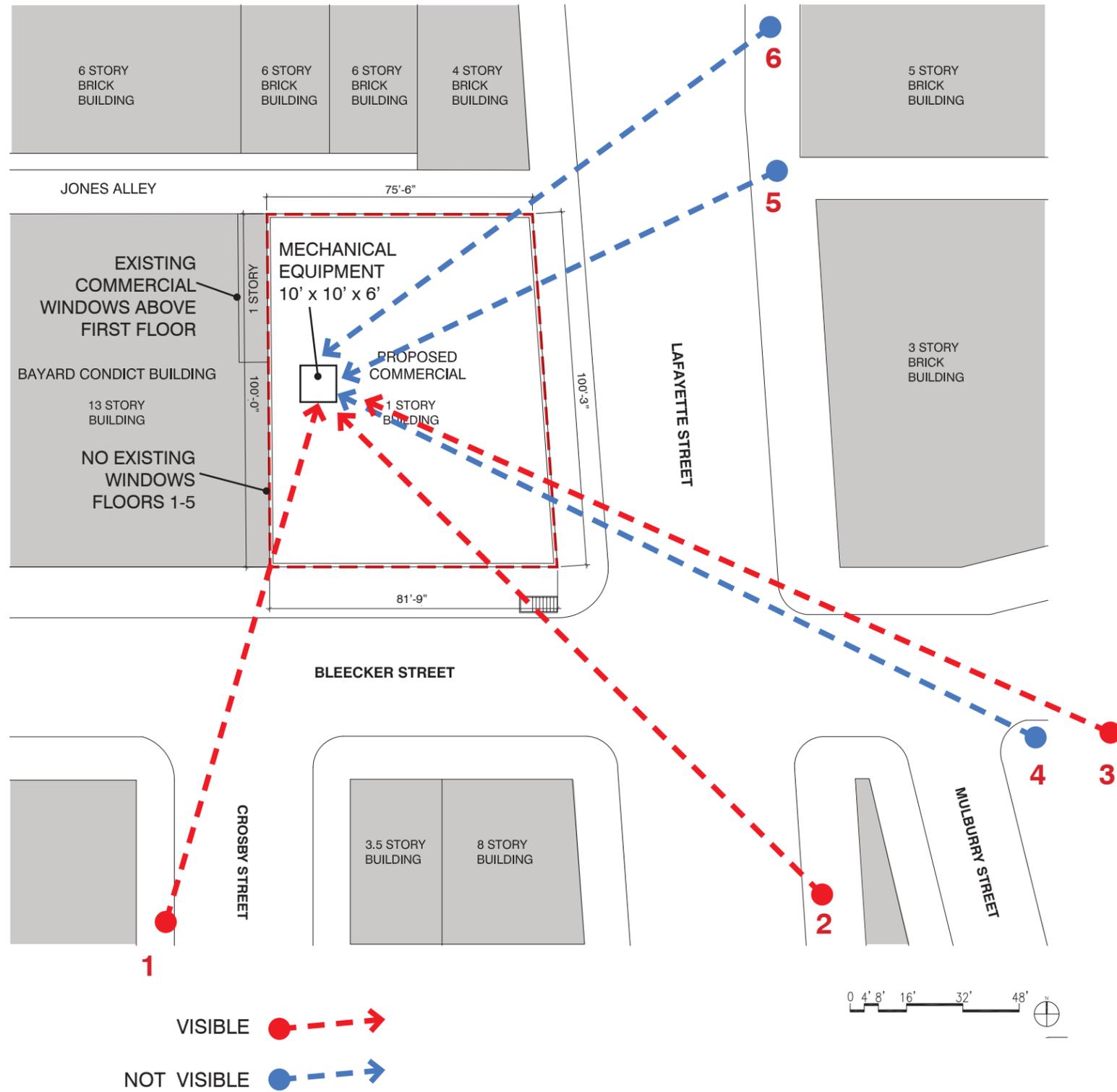
LAFAYETTE STREET



PROPOSED PLANS



PROPOSED BUILDING SECTION (SCALE 1/8" = 1'-0")



1. VIEW NORTH FROM CROSBY STREET. MECHANICAL EQUIPMENT IS VISIBLE.



2. VIEW NORTH FROM LAFAYETTE ST. MECHANICAL EQUIPMENT IS MINIMALLY VISIBLE.

PROPOSED ROOF PLAN SHOWING MECHANICAL EQUIPMENT AND MOCK-UP SIGHT LINES



3. VIEW WEST FROM BLEECKER ST. MECHANICAL EQUIPMENT IS MINIMALLY VISIBLE.



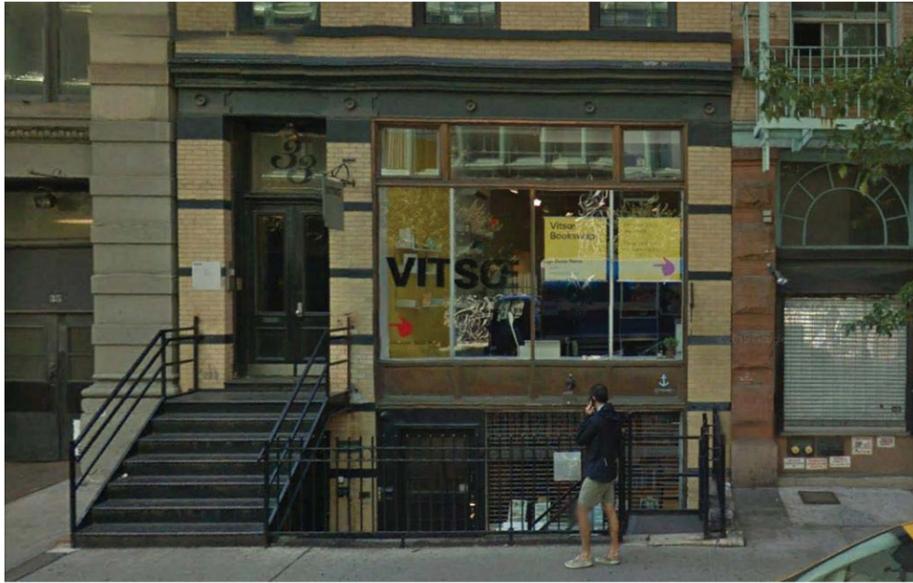
5. VIEW WEST FROM LAFAYETTE ST. MECHANICAL EQUIPMENT IS NOT VISIBLE.



4. INTERSECTION OF LAFAYETTE, MULBERRY AND BLEECKER STREETS MECHANICAL EQUIPMENT IS NOT VISIBLE.



6. VIEW SOUTHWEST FROM LAFAYETTE ST. MECHANICAL EQUIPMENT IS NOT VISIBLE.



VIEW SOUTH ON BOND STREET
BETWEEN LAFAYETTE AND BOWERY



VIEW SOUTH ON BOND STREET
BETWEEN LAFAYETTE AND BROADWAY



VIEW SOUTH ON BOND STREET
BETWEEN LAFAYETTE AND BOWERY



VIEW NORTH ON GREAT JONES STREET
BETWEEN BROADWAY AND LAFAYETTE

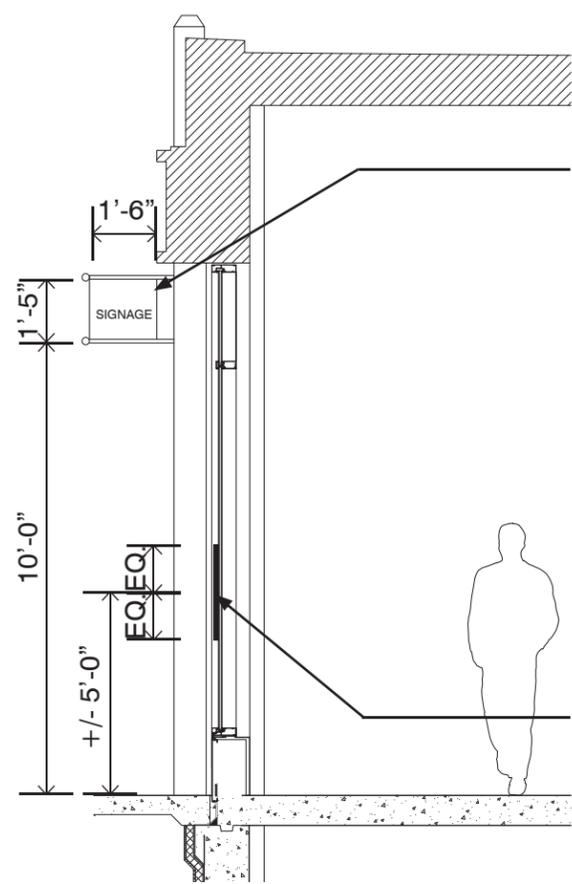


VIEW NORTH ON GREAT JONES STREET
BETWEEN LAFAYETTE AND BOWERY

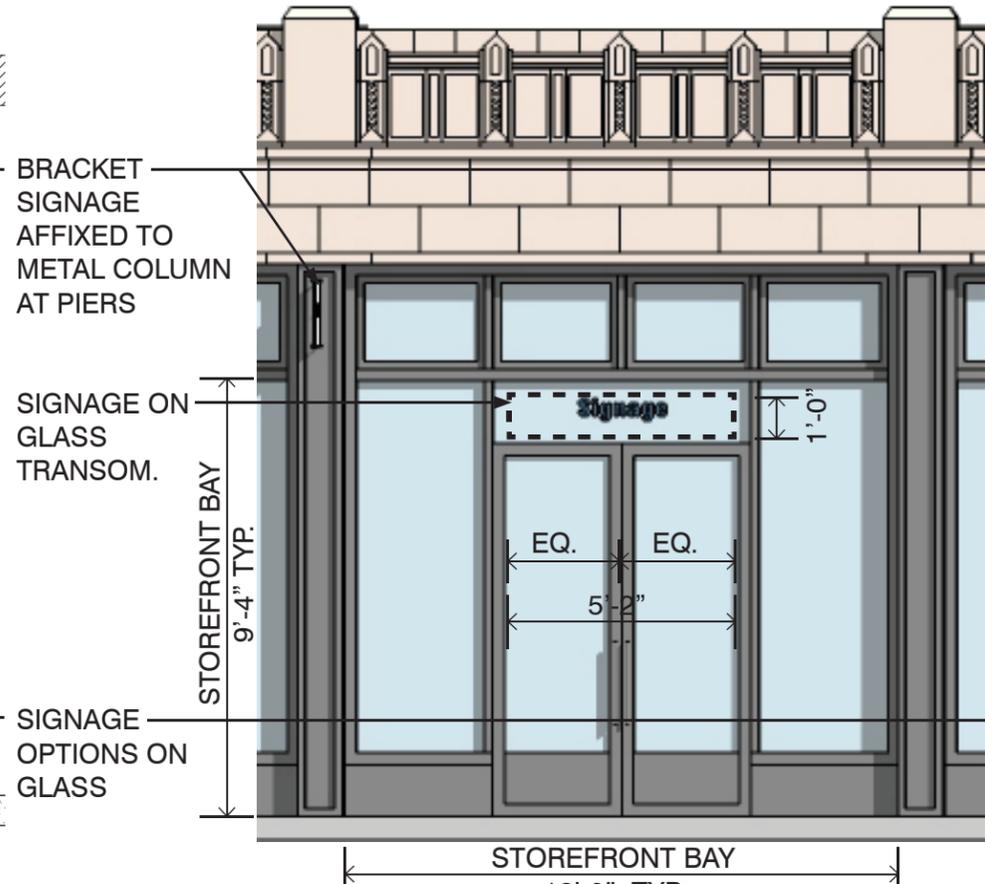


VIEW SOUTH ON GREAT JONES STREET
BETWEEN LAFAYETTE AND BOWERY

EXISTING SIGNAGE EXAMPLES WITHIN THE NOHO HISTORIC DISTRICT AND EXTENSION



SECTION AT STOREFRONT
1/4" SCALE



PARTIAL ELEVATION AT STOREFRONT ENTRY
1/4" SCALE

TOTAL GLAZED AREA:	94 SF
MAX. SIGNAGE AREA (96 SF X 20%):	18.8 SF
PROPOSED SIGNAGE AREA :	5.2 SF



PARTIAL ELEVATION AT STOREFRONT
1/4" SCALE

TOTAL GLAZED AREA:	104 SF
MAX. SIGNAGE AREA (104 SF X 20%):	20.8 SF
PROPOSED SIGNAGE AREA :	20 SF



ELEVATION AT BLEEKER STREET (N.T.S.)

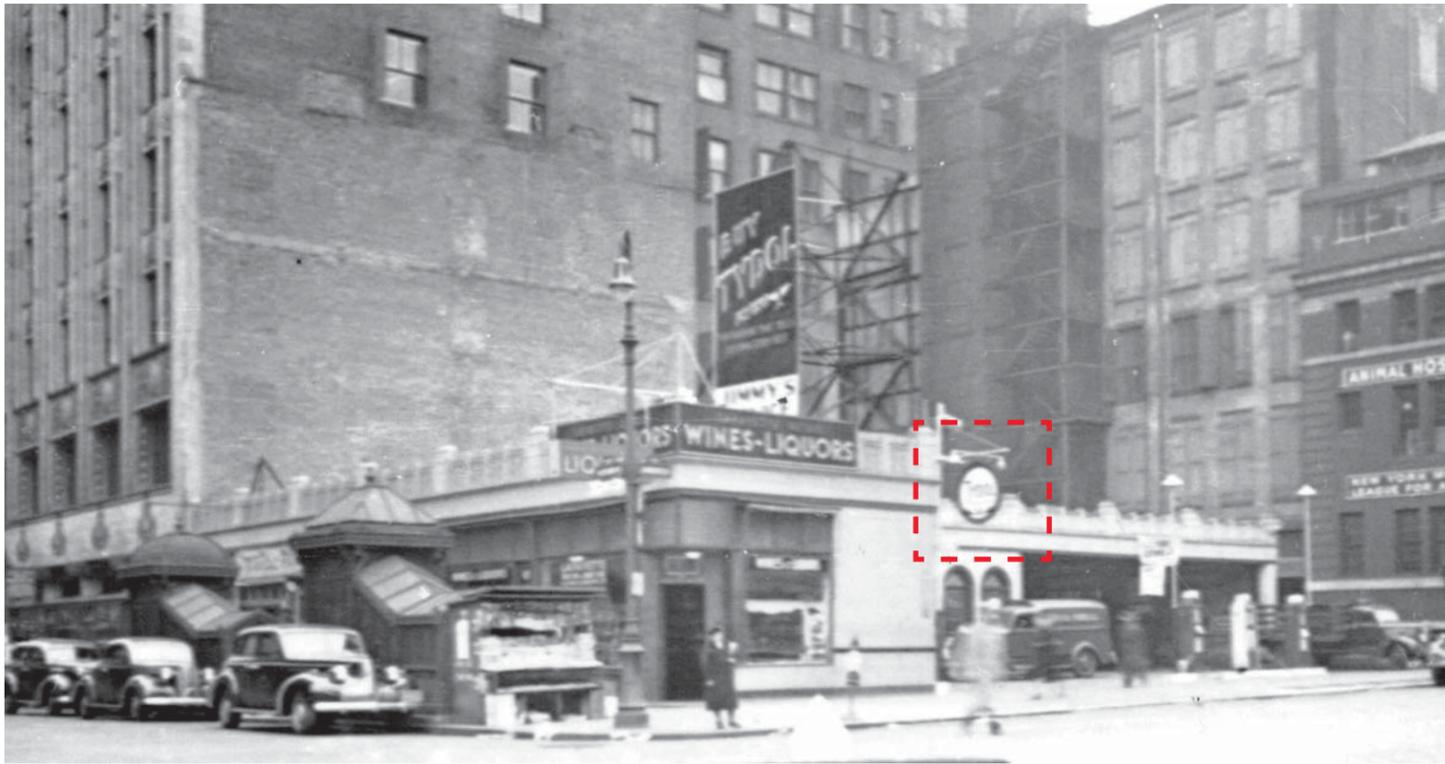
81'-9" STREET FRONTAGE/25' = 3
MAX. THREE BRACKET SIGNS AT BLEEKER STREET FACADE ALLOWED
3 PROPOSED



ELEVATION AT LAFAYETTE STREET (N.T.S.)

100'-3" STREET FRONTAGE/25' = 4
MAX. FOUR BRACKET SIGNS AT LAFAYETTE STREET FACADE ALLOWED
3 PROPOSED

PROPOSED STOREFRONT SIGNAGE MASTERPLAN



ORIGINAL BRACKET SIGN
VIEW FROM 59 BLEECKER STREET CA 1940 (NYC TAX PHOTO)



PROPOSED BRACKET SIGN ATTACHED TO NEW CONSTRUCTION
VIEW FROM 59 BLEECKER STREET



ORIGINAL BRACKET SIGN
VIEW FROM 59 BLEECKER STREET LOOKING SOUTH, CA 1939 (NYPL)



PROPOSED BRACKET SIGN ATTACHED TO NEW CONSTRUCTION
VIEW FROM 59 BLEECKER STREET LOOKING SOUTH

PROPOSED BRACKET SIGN