



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: 06/29/17	EXPIRATION DATE: 5/10/2022	DOCKET #: LPC-19-7158	COFA COFA-19-07158
ADDRESS: 1 ASTOR PLACE		BOROUGH: Manhattan	BLOCK/LOT: 545 / 59
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Alan Manocherian
Amdar Compant LLC
150 East 58th Street
New York, NY 10155

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 10, 2016, following the Public Hearing and Public Meeting of October 20, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on September 17, 2015, and as you were informed in Status Update Letter 18-5692 (LPC 16-8487), issued on May 10, 2016.

The proposed work, as approved, consists of replacing modern black painted metal, single-light window assemblies throughout the street facades of 1 Astor Place and 754 Broadway with new black painted metal, single-light window assemblies, featuring operable windows above interchangeable panels, either with all glazing or with glazing and an air conditioner, as well as fixed transoms above some of the operable windows, including replacing sliding and fixed windows with one-over-one, double-hung windows and fixed panels at the second through sixth floor of the west (Broadway) and south (Astor Place) facades of 1 Astor Place; replacing casement and fixed windows with one-over-one, double-hung windows and fixed panels at the sixth floor of the west and south facades of 1 Astor Place; replacing sliding and fixed windows with paired casement windows and fixed transoms at the second through twelfth floors of the west, north (East 8th Street), and south facades of 754 Broadway, as shown in a digital slide presentation, consisting of 22 slides, titled "Window Replacement"; dated (presented) May 10, 2016; and including drawings and photographs. The work, as initially proposed, included replacing the modern black painted metal, single-

light window assemblies with black painted metal, single-light window assemblies, featuring casement windows and transoms, throughout the west and south facades of 1 Astor Place instead of double-hung windows, as shown in a digital slide presentation, consisting of 16 slides, titled "Window Replacement"; dated (presented) October 20, 2015; and including drawings and photographs. Both presentations were prepared by Mullen Palandrani, Architects, and were presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 1-11 Astor Place (aka 754 Broadway, 108-134 East 8th Street) as a neo-Grec style hotel, boarding house and store building, designed by Starkweather & Gibbs and constructed in 1881-83, and a Classical Revival style office building, designed by W.H. Gompert and built in 1908-09; and that the buildings' style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that the replacement of the existing modern windows with new windows will not eliminate any significant architectural features of the buildings; that replacing the existing slider windows, which feature an atypical planar relationship between sashes, for buildings of this type, style and age with double-hung and casement windows will help eliminate an element which is awkwardly related to the buildings' designs; that the incorporation of removable bottom panels within the window openings will facilitate a means of providing air conditioning to individual units without affecting the historic decorative masonry at the buildings' facades; that the removable bottom panels at the windows at 1 Astor Place will be partially screened from view due to the depth of the masonry openings, thereby helping the proposed assemblies of one-over-one windows, above removable bottom panels, at this building to recall the configuration of the historic one-over-one windows, when seen from public thoroughfares; that the historic mullions at the west façade of 754 Broadway were replaced by a new framing system, creating a paired configuration, prior to the designation of the historic district, which prevents restoration of the tripartite division of the bays, without replacement or significant modification to the existing framing system; that the meeting rails of the casement windows at the west façade will align with the historic location of the former mullions, helping to maintain a vertical alignment with features of the decorative masonry and metalwork, which could not be achieved with paired double-hung windows; that the casement window assemblies, featuring paired casement windows, with transoms and removable bottom panels, and their proportional relationships will be compatible with the composition and proportions of the facades of 754 Broadway; that the uniform use of the casement window assemblies at both the west and north facades of 754 Broadway, will help maintain a unified appearance of the building when these facades are viewed together; that the casement window assemblies at the south façade will be well related to the façade proportions and organization, and will recall historic window assemblies typically found at facades, featuring band window openings, at buildings of this type, style and age; and that although the windows at both buildings were historically wood with different colored paint finishes, the metal material and black painted finish will not draw undue attention or detract from the facades. 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 windows at the arch-headed openings feature arch-headed upper sashes; and that the profiles and details of the windows be more thoroughly documented to illustrate that they will closely replicate the historic profiles and dimensions.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on February 1, 2017 and May 2, 2017, the Commission received final filing materials including written communications with Elvin Joaquin or Mullen Palandrani Architects; drawings A-001.00, A-002.00, A-005.00, A-006.00, and A-100.00 through A-107.00, dated (revised) February 2, 2017; and A-

003.00 and A-004.00, dated (revised) April 26, 2017, and prepared by Peter Mullen, RA.

Staff reviewed the submitted materials and found that the proposed windows at the arch-headed openings had been changed to replicate the arched openings instead of being square-headed; and that the profiles and details had been documented. Staff also found that the drawings showed additional work, including replacing modern black painted single-light window assemblies, featuring a fixed central window flanked by casement windows, and modern sliding doors in-kind throughout the north facing and east facing courtyard facades of 1 Astor Place; replacing single-light windows in-kind throughout the east facing courtyard facade of 754 Broadway; replacing modern black painted single-light windows assemblies, featuring a pair of sliding windows and fixed windows above and below them with black painted single-light assemblies, featuring paired casement windows, transoms and panels below the casement windows, with either glazing and an air conditioner or just glazing, throughout the west and south facing courtyard facades of 754 Broadway; replacing two single-light casement windows in-kind at the south parapet of 754 Broadway; and replacing modern single-light and multi-light doors and single-light casement windows with single-light doors and windows throughout the penthouses.

With regard to this additional and modified work, staff found that the proposed arch-headed windows will closely replicate the arch of the historic windows and relate well to the arch-headed masonry openings; that the proposed profiles and details will be in keeping with the historic profiles and details typically found at windows of buildings of the type, style, and age; that none of the proposed windows at the secondary facades will replace "special" windows, as defined by the Commission's Rules; that all of the windows and doors will be installed within existing masonry openings at secondary facades; that the proposed windows and doors at the north and east facing courtyard facades of 1 Astor Place, the east facing courtyard facade of 754 Broadway, and the penthouses will not be visible from public thoroughfares; and that the modifications and additional work will not detract from the significant architectural features of the building or adjacent buildings. Staff also found that the overall design approved by the Commission, incorporating the required modifications, has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-07158 is being issued.

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 Emma Waterloo.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Peter Mullen, Mullen Palandrani Architects

cc: Jared Knowles, Director; Peter Mullen, Mullen Palandrani Architects