



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: 07/30/19	EXPIRATION DATE: 6/25/2025	DOCKET #: LPC-20-00699	COFA COFA-20-00699
ADDRESS: 166 CROSBY STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 522 / 10
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Ken Fishel
Renaissance Properties
632 Broadway
Suite 701
New York, NY 10012



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 25, 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 May 30, 2019, and as you were notified in Status Update Letter 19-39354, issued on June 27, 2019.

The proposal, as approved, consists of exterior alterations at the ground floor of the west (Crosby Street) facade, including replacing modern wood and glass infill with new infill, including asymmetrical paired doors and fixed display and transom windows, in conjunction with removing a cast iron bulkhead at the center bay, and installing new cast iron elements at the center bay, including a pier, a bulkhead, and panels above the doors and display window, with all of the new infill and cast iron painted dark grey, as well as installing an interior partition behind the display window and transom at the northermost bay, as shown in a digital presentation, titled "166 Crosby Street Lobby & Facade Renovation," dated May 29, 2019 and prepared by Workshop/APD, including 16 slides, consisting of photographs, drawings, photomontages, and renderings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 166 Crosby Street (aka 632 Broadway) as a Classic Revival style store and lofts building designed by Robert Maynicke and built in 1899-1900; 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.

With regard to this proposal, the Commission finds that the replacement of the modern wood and glass infill will not eliminate significant historic fabric; that the replacement of the cast iron bulkhead at the center bay, which is typical and modular in design and may be a modern replica, with new bulkheads matching the historic in details and featuring equivalent proportions, will not eliminate a significant architectural feature or detract from the historic character of the bay; that the proposed cast iron pier will match the existing historic piers at the base of the building in terms of materials, design, details and finish; that the new pier will be typical in placement, maintaining spacing of piers and sizes of openings which are harmonious with the historic composition of the building base; that the proposed infill will be in keeping with infill historically found at buildings of this type, style and age in terms of basic design and finish; and that the proposed interior partition to be installed in front of the existing elevator shaft enclosure will be slightly set back from the glass of the display window, thereby helping to maintain a sense of depth. 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 doors be wood and the marquee be omitted.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two (2) or more sets of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required changes.

Subsequently, on July, 24, 2019, the Commission received final filing drawings T-001.00, G-100.00, G-101.00, DM-100.00, A-100.00, A-110.00, A-200.00, and A-700.00, dated (revised) July 15, 2019; A-201.00, A-400.00, A-500.00, A-701.00, and A-900.00, dated (revised) May 1, 2019; A-300.00 and A-301.00, dated (revised) July 24, 2019, and prepared by Michael Zenreich, R.A.; M-001.00, dated July 19, 2019; M-100.00 and M-300.00, dated November 17, 2009; M-200.00, dated July 22, 2012; M-400.00, dated November 9, 2009; M-500.00, dated July 22, 2012; SP-001.00 and SP-100.00, dated June 23, 2014; and SP-500.00, dated April 11, 2016, and prepared by Peter John Votto, P.E.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of cleaning the granite facade with low pressure water rinses, incorporating a louver into the design of the proposed bulkhead, and interior alterations at the ground floor, including installing linear LED light fixtures near the northernmost display window, but outside of view from the exterior of the building. With regard to this modification and additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Recreation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(f) for HVAC equipment in storefronts. Additionally, staff found that the design approved by the Commission has been maintained and that the required changes, including the omission of the proposed marquee and change in material of the proposed doors to wood, have been incorporated. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-00699 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 Lacy Williams.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Mike Rosani, Michael Zenreich Architect PC

cc: Bernadette Artus, Deputy Director; Mike Rosani, Michael Zenreich Architect PC