



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

<b>ISSUE DATE:</b> 10/05/16	<b>EXPIRATION DATE:</b> 5/17/2022	<b>DOCKET #:</b> LPC-19-2815	<b>COFA</b> COFA-19-3304
<b>ADDRESS:</b> 62 COOPER SQUARE Apt/Floor: 1		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 544 / 7501
NoHo Historic District			
NoHo Historic District			
NoHo Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Art Yuen, BP**  
**62 Cooper Square Condo**  
**666 Broadway**  
**6th Floor**  
**New York, NY 10003**

**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 May 17, 2016, following the Public Hearing of the same date, voted to approve a proposal to install flagpoles at the subject premises, as put forward in your application completed on April 21, 2016, and as you were informed in Status Update Letter 18-6017, issued on May 17, 2016. This approval will expire on May 17, 2022.

The proposal, as approved, consists of installing two (2) aluminum flagpoles, and associated hardware, 15' above the sidewalk at either side of the center entry bay, both with a bronze, satin, mill finish, and extending 10' from the building façade at their termination points. The proposal was shown in an electronic presentation dated March 1, 2016, prepared by Frank Denner, R. A., and included drawings and existing conditions photographs labeled A-001.00 through A-003.00, and A-100.00 through A-104.00, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 62 Cooper Square, aka 52-62 Cooper Square, as a neo-Classical style store and factory building

designed by W. K. Benedict and built in 1922-23.

With regard to this proposal, the Commission found that the building fronts Cooper Square, where there are other institutional buildings with flagpoles, and the presence of flagpoles is consistent with signage found elsewhere in the district; that given the building's frontage on a large open plaza, its monumental size, and institutional appearance, the presence of two flagpoles is in keeping with the scale, character, and siting of the building; that the symmetrical arrangement of the two flagpoles at the two-story base will harmonize with the building's design and fit within its fenestration pattern; that the proposed length of the flagpoles is in keeping with the flagpoles found elsewhere in the district, and on similar buildings of this age, style, and type; and that the proposed installation will not detract from the special architectural and historic character of the NoHo Historic District.

Based on these findings, the Commission determined the work to be appropriate to the landmark and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filings drawings be submitted for review and approval by the staff of the Commission. Subsequently, on September 13, 2016, the staff received drawing A-101.00, dated March 1, 2016, and prepared by Frank Denner, R. A., and submitted as components of the application. Staff reviewed this drawing and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked and approved by the Landmarks Preservation Commission with a perforated seal; and this Certificate of Appropriateness has been 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 Mary Cirbus.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Frank Denner, Frank Denner Architect

**cc:** Frank Denner; Caroline Kane Levy, Deputy Director of Preservation/ LPC