



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: 10/10/17	EXPIRATION DATE: 1/10/2023	DOCKET #: LPC-19-17677	COFA COFA-19-17677
ADDRESS: 620 BROADWAY		BOROUGH: Manhattan	BLOCK/LOT: 522 / 4
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Marc Balet
620 Broadway Housing Corp
620 Broadway, #6F
New York, NY 10012

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 January 10, 2017, 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 December 15, 2016, and as you were notified in Status Update Letter 19-7517 (LPC 19-5406), issued on January 12, 2017.

The proposal, as approved, consists of exterior alterations at the Crosby Street façade, at the cellar through 1st floor mezzanine floors, including removing non-original door and window infill, enlarging the openings horizontally and removing all of the existing brick cladding at these floors, and installing new multi-light steel door and window infill, featuring operable casements, fixed windows, bi-fold doors, wood and metal entry doors with sidelites, and a metal canopy at the 1st floor entry, all with clear glass and finished gray; installing a new intercom adjacent to the new 1st floor entry; relocating an existing siamese connection; removing non-original metal grating and an entry enclosure, and installing a metal picket fence with two gates and constructing a new metal platform and stair connecting the sidewalk to the cellar, featuring metal mesh railings, all finished black; at the below-grade cellar, including replacing deteriorated brick and pointing mortar in kind at select locations; and installing a wire trellis at the brick wall; and interior alterations at the sub-cellar through 1st mezzanine floors; as shown in photographs and presentation drawings 1 through 17, dated August 2017, prepared by Prendergast Laurel Architects, submitted as

components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the NoHo Historic District Designation Report describes 620 Broadway, aka 152 Crosby Street, as a Renaissance Revival style store and loft building designed by John B. Snook and built in 1858-59; 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 NoHo Historic District.

With regard to this proposal, the Commission found that the Crosby Street façade has been heavily altered, and therefore the proposed work, including removal of non-original infill at the lower floors, will not damage or destroy any significant architectural features of the building; that the proposed work will occur on the less prominent façade of this through-block building, on what was historically the service side of the building, and which is adjacent to recently constructed buildings; that the proposed operable steel window and door infill will relate to the industrial character of loading bay infill and shutters that existed historically at the service side of manufacturing buildings in this historic district; that the proposed exposed steel elements will recall the historic cast iron elements that existed at the bases of similar manufacturing buildings of this age, type, and style in this historic district; that the proposed metal canopy, integrated into the new steel framing above the main entrance, will be simply designed and modest in terms of its proportions, in keeping with entrance and service canopies sometimes found on buildings of this age and style; that the removal of existing metal grating at the open areaway and installation of metal stairs and mesh and picket railings will allow access to the below-grade floor, and will be in keeping with the utilitarian character of features such as fire escapes and grillwork often found at buildings in this historic district; and that the work will not detract from the significant architectural or historic character of the streetscape or the NoHo Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the NoHo Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two (2) final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on October 4, 2017, the Landmarks Preservation Commission received final drawings T-001.00, A-001.00, DM-101.00, DM-102.00, A-101.00 through A-104.00, A-201.00 through A-204.00, A-301.00 through A-303.00, A-401.00, A-402.00, A-501.00 through A-507.00, A-601.00, and A-602.00, dated September 8, 2017, and prepared by David Prendergast, RA; drawings S-001.00, S-101.00, S-102.00, S-301.00 through S-303.00, S-501.00 through S-503.00, dated July 24, 2017 and prepared by Alastair Elliott, PE; and drawings P-001.00 through P-003.00, P-005.00, M-001.00, M-002.00, M-101.00, M-102.00, M-501.00, and SP-001.00 through SP-003.00, dated September 8, 2017 and prepared by Kevin Kendall, PE. Accordingly, the staff of the Commission reviewed the drawings and found that the proposal approved by the Commission had been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-17677 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 Victor Tomanek.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Lloyd Noel

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Lloyd Noel, ; Jared Knowles,
LPC Director of Preservation