



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: 05/04/18	EXPIRATION DATE: 3/13/2024	DOCKET #: LPC-19-24547	COFA COFA-19-24547
ADDRESS: 622 BROADWAY		BOROUGH: Manhattan	BLOCK/LOT: 522 / 5
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Raymond H. Yu
Moklam Enterprises Inc.
200 Park Avenue
11th Floor
New York, NY 10166

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 March 13, 2018, 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 February 15, 2018, and as you were notified in Status Update Letter 19-18102 (LPC 19-18102), issued on March 16, 2018.

The proposal, as approved, consists of removing three (3) HVAC units at the roof; and installing three (3) mechanical units and two (2) dull gray finished metal mechanical screens at the roof, including one (1) 12'-10" high screen and one (1) 22'-2 1/2" high screen, as shown in a digital presentation, titled "Best Buy NoHo," dated March 13, 2018, and prepared by BWArchitects, including 13 slides, consisting of photographs, drawings, and photomontages, all presented 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 622-626 Broadway (aka 156-158 Crosby Street) as a neo-Grec style store and lofts building, designed by Henry Fernbach, and built in 1880-82; 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 found that the work will not damage or destroy any significant architectural features; that the proposed rooftop mechanical equipment and screen will only be visible from the east at a distance and will be seen in the against the background of taller buildings, and in context with other buildings and utilitarian rooftop accretions, thereby helping the installation to remain a discreet presence; that the neutral finish of the proposed equipment will help it to recede from view; and that the proposed work will not detract from the special architectural or historic character of the building or the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

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

Subsequently, on April 13, 2018, the Commission received final drawings EN-001.00, EN-002.00, M-001.00 through M-010.00, M-100.00, and M-400.00, dated (revised) February 15, 2017; drawing M-300.00, dated (revised) May 31, 2017; drawing M-201.00, dated (revised) July 18, 2017; and drawing M-200.00, dated (revised) March 29, 2018, and prepared by Michael Tobias, P.E.; and drawings S-001.00, S-100.00, and S-200.00, dated (revised) January 15, 2018, and prepared by Ali Ali Maher, P.E.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-24547 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 Winnie Chau.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Aaron Smith, Burnham New York Inc.

cc: Emma Waterloo, Deputy Director; Aaron Smith, Burnham New York Inc.