



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> 06/28/18	<b>EXPIRATION DATE:</b> 6/12/2024	<b>DOCKET #:</b> LPC-19-23694	<b>COFA</b> COFA-19-23694
<b>ADDRESS:</b> 640 BROADWAY Apt/Floor: 4th Floor		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 522 / 7502
NoHo Historic District			

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

ISSUED TO:

**Bruce Palmieri**  
**640 Broadway Owners**  
**640 Broadway,**  
**Lower Level**  
**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 June 12, 2018, following the Public Hearing of May 29, 2018, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on May 3, 2018.

The proposal, as approved, consists of extending a fire escape landing at the eighth floor of the north (Bleecker Street) facade with new metalwork, as shown in a digital presentation, titled "640 Broadway - Fire Escape Extension," dated May 15, 2018, and prepared by Bone/Levine Architects, including five slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 640 Broadway as a Classical Revival style store, office, and loft building, designed by DeLemos and Cordes, and built in 1896-97; 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. The Commission also noted that Certificate of Appropriateness 13-4053 (LPC 13-2852) was issued on July 13, 2012, amending a Master Plan, approved under Certificate of Appropriateness 10-1518 (LPC 10-1544), governing the installation of storefront infill; approving the replacement of storefront infill along Bleecker

and Crosby Streets; and approving the extension of fire escape landings at the 6th and 8th floor of the Bleecker Street façade; that Miscellaneous/Amendments 14-6753 (LPC 13-8835) was issued July 29, 2013, modifying the Master Plan governing the installation of storefront infill; approving the installation of louvers; eliminating the extension of the 6th floor fire escape landing; and modifying the length of the 8th floor fire escape landing; that Modification of Use 16-8913 (LPC 16-8540) was issued on March 13, 2015; and that Certificate of Appropriateness 16-8911 (LPC 16-9419) was issued on March 13, 2015, approving the construction of a one-story penthouse.

With regard to this proposal, the Commission found that the work will not alter, damage, or remove any significant architectural features; that the extended fire escape landing is required by NYC Fire Code due to changes in the floor plans within, including the creation of a new apartment; that the materials, details, and design will match the existing historic fire escapes at the Bleecker Street façade; that the location of the extended fire escape landing will establish a regular pattern of extended fire escape landings in this bay at this façade, should they be needed as floor plans change; and that the work will not detract from the special architectural or historic character of the building. 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. Therefore, Certificate of Appropriateness 19-23694 is being issued and the final drawings T-001.00 and A-102.02, dated March 23, 2018, and prepared by Joseph Levine, RA, have been marked approved with a perforated seal.

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 Lindsay Dekter.

Frederick Bland  
Vice Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Danielle Griffo, Bone/Levine Architects

**cc:** Emma Waterloo, Deputy Director; Danielle Griffo, Bone/Levine Architects