



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: 10/12/18	EXPIRATION DATE: 8/7/2024	DOCKET #: LPC-19-29761	COFA COFA-19-29761
ADDRESS: 644 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 529 / 1
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Laurent Chaix
Bleecker Tower Tenant Corp.
644 Bleecker Street
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 August 7, 2018, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the approved work at the subject premises, as put forward in your application completed on July 12, 2018, and as you were notified in Status Update Letter 19-25325 (LPC-19-25325), issued on August 10, 2018. The approval will expire on August 7, 2024.

The work, as approved, consists of exterior work at the 8th floor of a visible rear yard addition on Bleecker Street, including removing the existing double-hung window and cladding, enlarging the opening, and installing a tri-partite window assembly featuring one-over-one double-hung aluminum windows with fixed transoms, finished in black. The work was shown in a digital presentation consisting of existing condition photographs, and existing and proposed drawings, prepared by Cherner Design LLC, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 644 Broadway as a Queen Anne/Romanesque Revival style bank and loft building designed by Stephen D. Hatch and built in 1889-91; 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 installation of the new tri-partite aluminum window assembly within a modified opening at the 8th floor, featuring three (3) one-over-one double hung windows and fixed transoms, will be installed at a non-historic rear addition, and therefore will not damage or destroy any significant historic feature of the main building; that the proposed windows will be located on a set back façade and will only be visible through a narrow corridor on Bleecker Street; that the proposed windows will match the existing tri-partite windows at the 6th floor in terms of material, configuration, and finish, thereby creating a more consistent fenestration pattern on this visible façade; and that the work will not detract from the architectural and historic character of the NoHo Historic District. Based on these findings, the Commission determined the proposed 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 August 15, 2018, the Landmarks Preservation Commission received two sets of the required final filing drawings, labeled T-100, T-200, DM-100, A-100, A-110, A-111, A-200, A-300, A-311, A-312, A-320, A-330, A-400, A-410, dated March 4, 2018, prepared by Benjamin Cherner, R.A.; M-001 through M-003, M-101, P-001, P-002, P-101, SP-001, SP-002, SP-100, SP-101, dated December 21, 2017, prepared by Ronen Sharon, P.E. Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; and that the drawings additionally show removing the brick and plywood infill at three (3) existing window openings at the eastern facade return, and installing three (3) one-over-one double hung aluminum windows; at the top floor of the Bleecker Street facade, replacing in-kind six (6) one-over-one arch headed double-hung wood windows, all finished in light brown (Benjamin Moore "Chestnut"); and at the roof, installing one (1) new HVAC unit. With regard to this additional work, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 3-04(c)(2) and Section 3-04(d)(1) for replacement of windows and Section 2-19(e)(1) for construction of rooftop additions. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-29761 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 Karina Bishop.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jacqueline Mosca

cc: Edith Bellinghausen, Deputy Director; Jacqueline Mosca,