



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 02/05/18	EXPIRATION DATE: 11/24/2021	DOCKET #: LPC-19-16439	COFA COFA-19-16439
ADDRESS: 734 BROADWAY		BOROUGH: Manhattan	BLOCK/LOT: 545 / 21
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Albert Laboz
Thor 734 LLC
430 West Broadway
New York, NY 10012

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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 24, 2015, 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 forward in your application completed on October 29, 2015, and as you were informed in Status Update Letter 17-9275 (LPC 17-6971), issued on November 24, 2015.

The proposal, as approved, consists of replacing storefront infill at the ground floor level of the west (Broadway) facade, including removing modern metal and glass infill, roll-down gates, modern masonry infill, and awnings; widening the storefront opening and raising the height of the opening to the historic lintel; and installing brown painted metal infill, featuring one (1) pair of metal and glass doors, one (1) single-light metal and glass display window, single-light transoms, and incorporating Siamese connectors and a vent at a metal panel adjacent to the second northernmost pier; replacing modern metal and glass door, sidelight, and two transoms at the southernmost bay ("upper floor entrance") with a taller metal and glass door, sidelight, and transom; applying brown painted metal "C-channel" cladding at the piers and storefront surrounds; and installing a metal and mesh sign band at the transom level, spanning the width of the building between the outermost piers, featuring painted metal letters mounted to the mesh. The work was shown on a digital presentation of 16 slides, labeled "734 Broadway Landmarks Preservation Commission," dated November 19, 2015, and consisting of drawings, photographs, and renderings, all prepared by PKSB and

presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 734 Broadway as a neo-Grec style store building, designed by D&J Jardine, and built in 1872-73; 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 Status Update Letter 15-7771 (LPC 15-1046) was issued on May 15, 2014, approving a proposal to construct rooftop and rear yard additions; remove the fire escape; and install new storefront infill.

With regard to this proposal, the Commission found that the removal of the existing infill and roll-down gate will not alter, eliminate, or conceal any significant historic fabric; that the existing ground floor storefronts throughout this streetscape and historic district are primarily modern replacement infill, with metal framing, simple detailing, and large display windows, therefore the presence of this simply detailed metal infill will not detract from the character of the streetscape; that the alterations will return the storefront closer to its original height; that due to the existing structural system of the façade at the building's base, relocating the modern metal pier adjacent to the upper floor entrance to its historic location, aligning with the pier above, cannot be reasonably accomplished without considerable risk to the structural integrity of the façade; that the composition and finish of the infill will recall characteristics of historic ground floor infill at buildings of this type, style, and age, and will be compatible with modern storefronts found throughout the district; that the basic proportions of the doors, display window, and transoms will relate to the proportions of the building, which historically featured tall ground floor infill, and with the proportions of the neighboring modern storefronts; that the proposed signband and pin-mounted signage will recall signage historically found at the building and on this street in terms of placement, material, projection, and simple design; and that the steel C-channel framing will help support the prominence of the structural framing, a significant architectural characteristic of the building, and maintain a level of articulation which will help unify the new infill with the historic façade. 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 with the stipulation that the applicant modify the paint scheme at the building's base to extend up to the string course above the storefront.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design and incorporating the required change.

Subsequently, on January 23, 2018, the Landmarks Preservation Commission received final drawings H-003.00, H-004.00, H-005.00, H-006.00, H-007.00, A-920.00, A-921.00, and A-922.00, dated (revised) October 27, 2017; T-001.00, T-002.00, T-004.00, and T-005.00, dated (revised) June 30, 2017; T-003.00, dated July 27, 2017; Z-100.00, Z-101.00, D-100.00, D-101.00, D-102.00, D-103.00, A-100.00, A-101.00, and A-102.00, dated (revised) June 16, 2017; Z-102.00, A-500.00, A-501.00, A-502.00, A-600.00, A-601.00, A-700.00, A-800.00, A-801.00, A-802.00, A-803.00, and A-910.00, dated (revised) December 18, 2015; D-210.00, A-103.00, A-200.00, A-201.00, A-202.00, A-203.00, A-210.00, A-300.00, and A-301.00, dated (revised) September 11, 2017, and prepared by Sherida E. Paulsen, RA; M-001.00, M-011.00, M-012.00, M-021.00, M-100.00, M-101.00, M-102.00, M-103.00, M-200.00, M-201.00, M-300.00, P-001.00, P-101.00, P-102.00, P-103.00, P-104.00, P-201.00, P-301.00, P-401.00, P-402.00, P-403.00, FP-001.00, DMSP-051.00, DMSP-052.00, DMSP-053.00, DMSP-054.00, SP-101.00, SP-102.00, SP-103.00, SP-104.00, FP-201.00, FP-202.00, FP-203.00, FP-204.00, FP-301.00, FP-401.00, SP-401.00, SP-402.00, and SP-403.00, dated (revised) August 24, 2017, and prepared by Steven P Hammer, PE; and S-301.00, S-001.00, S-201.00, S-202.00, S-203.00, S-204.00, and S-205.00, dated (revised) September 11, 2017, and prepared by Stuart D Gold, PE.

Accordingly, staff reviewed the drawings and noted that the repainting of the string course ("cornice") above

the storefront brown, matching the finish of the storefront infill, has been incorporated; and that the drawings include additional work, consisting of replacing four (4) white painted wood, six-over-six, double-hung windows, four (4) white painted wood two-over-two, double-hung windows, and four (4) white painted wood window assemblies, featuring three-light casement windows, three-light fixed windows, and four and two-light fixed transoms, at the second through fifth floor levels of the west facade, with twelve (12) beige (Benjamin Moore 254 "Woven Jacquard," or equivalent) painted wood, two-over-two, double-hung windows; replacing twelve (12) brown painted wood, two-over-two, double-hung windows at the second through fifth floor levels at the east (rear) facade with twelve (12) black painted metal, two-over-two, double-hung windows; reopening four (4) openings at the cellar and first floor levels of the east facade by removing modern concrete masonry units and installing four (4) black painted metal two-over-two, double-hung windows within the openings; replacing one (1) louver within an existing masonry opening at the first floor level of the east facade with one (1) black painted metal two-over-two, double-hung window; removing one (1) modern stair bulkhead and skylight at the roof; constructing a larger brick and stucco-clad stair bulkhead at the roof, adjacent to and extending from the existing brick and stucco-clad elevator bulkhead; and installing a smaller metal and glass skylight, seven (7) mechanical units, and four (4) vents at the roof, as well as interior alterations at the sub-cellar through fifth floors, including the demolition and construction of nonbearing partitions and finishes, and mechanical and plumbing work.

With regard to the modifications and additions, staff finds that, in accordance with the provisions set forth by the Rules of the City of New York (R.C.N.Y.), Title 63, Section 3-04, none of the proposed windows will replace any "special" windows as defined in section 3-01 and illustrated in Appendix A of the R.C.N.Y.; that the replacement windows will be installed within existing masonry openings; that the replacement windows at the primary (west) facade will match the historic windows in terms of configuration, operation, details, material, and finish; that none of the work at the secondary (east) facade will be visible from a public thoroughfare; that none of the work at the rear facade or roof will result in the loss of, damage to, or adversely affect any significant architectural features of the building or adjacent improvements; that except for the proposed bulkhead, none of the work at the roof will be visible from a public thoroughfare; and that the proposed stair bulkhead extension of the existing elevator bulkhead will be a modest expansion of an existing bulkhead, which will maintain a simple and typical profile, utilizing materials and finishes matching the existing bulkhead, thereby helping it remain a subordinate background element when seen from public thoroughfares over a secondary facade in the context of taller buildings. Additionally, staff finds that the proposal approved by the Commission has been maintained and the required change has been incorporated. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-16439 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 Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Robert Bianco, PKSB Architects, PC

cc: Emma Waterloo, Deputy Director; Robert Bianco, PKSB Architects, PC