



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> 03/22/19	<b>EXPIRATION DATE:</b> 2/5/2025	<b>DOCKET #:</b> LPC-19-36441	<b>COFA</b> COFA-19-36441
<b>ADDRESS:</b> 770 BROADWAY		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 554 / 1
NoHo Historic District			

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

ISSUED TO:

**Carlos Lopez**  
**Vornado Office Management**  
**888 7th Ave, 43rd Floor**  
**New York, NY 10119**

**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 February 5, 2019, 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 January 10, 2019 and as you were notified in Status Update Letter 19-34719 (LPC 19-34719), issued on February 8, 2019.

The proposal, as approved, consists of replacing modern storefront infill at three (3) bays at the first floor of the north (East 9th Street) façade, including removing modern black-finished metal display windows and infill panels, stainless steel display windows, red granite cladding, and green-finished metal louvers and infill panels, and installing green-finished metal storefront infill at the fourth and sixth westernmost bays, featuring paneled bulkheads, fixed tripartite display windows, and tripartite through-window louvers at the transom; installing brushed stainless steel storefront infill at the fifth westernmost bay, featuring a door assembly consisting of two (2) single-light doors with two (2) fixed, single-light sidelights, a center revolving door with two (2) fixed, single-light sidelights, and a fixed tripartite double transom window; and installing a 10' deep stainless steel canopy at the transom bar between the double transom windows at the fifth westernmost bay, as shown in a digital presentation, titled "DXA Studio, 770 Broadway, LPC Presentation," dated February 5, 2019, and prepared by Kevin Daly Architects, DXA Studio, and Higgins Quasebarth & Partners, LLC, including 36 slides, consisting of photographs, drawings, and photomontages,

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

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 770 Broadway (aka 756-770 Broadway, 133-147 East 8th Street, 42-58 4th Avenue, and 74-86 East 9th Street) as a Renaissance Revival style department store, designed by D.H. Burnham & Co., and built in 1903-07, with an addition built in 1924-24; 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 No Effect 00-3821 was issued on January 3, 2000 for the installation of an aluminum and glass storefront bay at the north façade; Certificate of No Effect 01-4456 was issued on February 2, 2001 for the installation of aluminum and glass entry doors on the Broadway façade; Certificate of No Effect 04-2400 was issued on October 9, 2003 for the replacement of modern doors at the recessed entry at the Lafayette Street façade; Certificate of Appropriateness 07-0256 was issued on July 19, 2006 for the installation of storefront infill at the Broadway (and East 8th Street) façades; Miscellaneous/Amendment 08-4111 was issued on October 17, 2007 for the replacement doors at the Broadway façade.

With regard to this proposal, the Commission found that the work will not damage or eliminate any significant architectural features or diminish a significant later alteration, added over time; that the removal of the applied fluting will return the building's base closer to its historic appearance; that the proportions, design, and metal and glass materials for the proposed storefronts will recall the character of the historic storefronts and closely match modern storefront infill found elsewhere at this building; that the tripartite divisions of the storefront infill will relate to the prominent vertical mullions at the second floor level windows, helping to support the unity of the building's base; that the proposed green finish for the storefront infill will match the predominant color of infill throughout the building, helping to reinforce a unified treatment of the building's facades; that the revolving door at the entrance infill will be set back from the building façade and therefore will not create an atypical projection beyond the plane of the remaining storefronts at the building; that the building is monumental in scale and historically featured a variety of canopies, awnings, and marquees, therefore the presence of a canopy, seen in conjunction with the prominent building entrance marquee, will not overwhelm the building; that the proposed brushed stainless steel canopy will be simply designed and will match the material of the modern marquee at the main building entrance; and that the integrated lighting at the canopy will be a subtle presence and will not detract from the significant architectural features 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.

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 February 20, 2019 and March 1, 2019, the Commission received written correspondence, dated February 20, 2019 and March 1, 2019, and prepared by Jonathan Taylor of Higgins Quasebarth & Partners, LLC; product cut sheets, dated February 15, 2019, and (received) March 1, 2019; existing conditions photographs, dated (received) March 1, 2019; and drawings A-000.00 through A-005.00, A-101.00, DM-101.00, DM-102.00, DM-301.00, DM-701.00, A-201.00 through A-204.00, A-311.00, A-401.00, A-402.00, A-501.00, A-601.00, A-610.00, A-620.00 through A-622.00, A-701.00, A-711.00, A-801.00 through A-805.00, A-811.00 through A-813.00, A-821.00 through A-825.00, A-901.00, A-902.00, A-911.00, A-912.00, A-921.00, and A-922.00, dated (revised) February 15, 2019, and prepared by Wayne Norbeck, RA; A-000.00 through S-002.00, dated (revised) February 8, 2019, and prepared by Wilfried Laufs, PE; and M-0001.0, M-200.00, M-400.00, P-001.00, P-300.00, P-400.00, and P-401.00, dated (issued) February 1, 2019, and prepared by Thomas J. Turrisi, PE.

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of removing modern fluted limestone cladding at the fifth westernmost limestone pier at the first floor of the north façade, and repairing any damage left by its removal with a patching mortar; repairing deteriorated limestone at select locations at the sixth westernmost pier with a patching mortar; installing two (2) beige-finished security cameras at the limestone returns adjacent at the fifth westernmost bay, mounted below the canopy; installing a brushed stainless steel finished security panel, featuring an intercom, card reader, and doorbell at the eastern return at the fifth westernmost bay; installing a brushed stainless steel-finished card reader at the western return at the fifth westernmost bay; installing a door actuator stanchion at plain concrete sidewalk, adjacent to the fifth westernmost bay; installing a Siamese connection at plain concrete sidewalk, adjacent to the fourth westernmost storefront bay; and interior alterations, including structural and mechanical work.

With regard to this additional work, staff found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(4) for repair of natural or cast stone; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; Section 2-20(c)(4) for security cameras; and Section 2-20(c)(7) for exterior connections and vents; and Section 2-18 for Barrier-Free Access, including Section 2-18(d)(2) for access actuators on free standing posts. Furthermore, with regard to these and other aspects of the work, the staff found that the modern limestone cladding to be removed is not a significant feature of the building; and that the removal of the modern limestone cladding will return the pier closer to its original appearance. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-36441 is being issued.

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of patching mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to [mcraren@lpc.nyc.gov](mailto:mcraren@lpc.nyc.gov) for review, or contact staff to schedule a site visit.

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 Michelle Craren.

Sarah Carroll  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Jonathan Taylor, Higgins Quasebarth & Partners, LLC

**cc:** Emma Waterloo, Deputy Director; Jonathan Taylor, Higgins Quasebarth & Partners, LLC