



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: 02/15/19	EXPIRATION DATE: 5/15/2024	DOCKET #: LPC-19-31293	COFA COFA-19-31293
ADDRESS: 827-831 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 564 / 19
827-831 Broadway Buildings, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

Shimshon Klugman
BH Broadway Owner LLC
352 Seventh Avenue, Suite 905
New York, NY 10001

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 May 15, 2018, following the Public Meeting of April 24, 2018, and the Public Meeting and Public Hearing of January 9, 2018, voted to grant a Certificate of Appropriateness for the approved work at the subject premises, as put forward in your application completed on October 26, 2017, and as you were notified in Status Update Letter 19-18646 (LPC-19-18646), issued on May 16, 2018.

The proposal, as approved, consists of constructing a three-story rooftop addition, featuring a slump-formed laminated glass facade, delineated by three (3) notched glass pilasters; grey metal rainscreen cladding, with a 2-D etched grid pattern at the north and south lot line elevations; and constructing stair and elevator bulkhead and glass railings at the roof of the addition; removing the existing visible metal railing and installing a new glass railing behind the parapet above the Broadway facade at the existing buildings; installing roof terrace gardens at the roof of the building and the roof of the addition, featuring wood planters and benches, and concrete pavers; at the ground floor facade at 831 Broadway, removing the existing non-historic storefront infill, and installing a new wood and glass storefront, featuring large display windows with arched divided-light transoms and paneled bulkheads, and paired entrance doors, all finished in dark grey (BM "Black Panther"); and pin-mounted metal signage on a metal signband with cove lighting; installing a new cast iron cornice above the storefront at 831 Broadway; and installing one (1) interactive

metal plaque at the center cast iron pilaster between the two storefronts, affixed to the façade with adhesive. The proposal was shown in a digital presentation, slides labeled 1-52, dated May 15, 2018, featuring existing conditions and historic photographs, drawings, and renderings, prepared by DXA Studio, and presented at the Public Hearing and Public Meeting. The proposal, as initially presented, included a four-story rooftop addition featuring faceted, asymmetrical vision and mirror glass cladding. The Commission further notes that the final presentation additionally showed the construction of a seven-story addition at the 12th Street building, which is located off the landmark site.

In reviewing this proposal, the Commission noted that the 827-831 Broadway Buildings Individual Landmark Designation Report describes 827-831 Broadway as a pair of Italianate style commercial palaces with neo-Grec style elements, designed by Griffith Thomas, and built in 1866-67. The Commission further noted that the 827-831 Broadway Buildings are twin, Civil War-era “commercial palaces”, designed by Griffith Thomas and built in 1866-67. After World War II, the 827-831 Broadway Buildings gained considerable cultural significance for their association with Abstract Expressionist art movement and the artists who lived and worked there, including Willem de Kooning, Elaine de Kooning, Paul Jenkins, Larry Poons, and curator William Rubin, symbolizing an important moment in New York City history and in the history of art. The Commission further notes that this portion of Broadway, just south of Union Square, contains a diversity of building types and heights, primarily characterized by late 19th and early 20th century store and loft buildings, with typical building heights ranging from four to twelve stories. The Commission finally notes that the historic Art Nouveau style storefront at 827 Broadway was installed in the late 1970s, and the storefront at 831 Broadway was constructed to match the historic fabric and was installed in the early 1980s.

With regard to this proposal, the Commission found that the construction of the proposed rooftop addition, stair and elevator bulkhead, and storefront alterations will not eliminate or cause damage to any significant architectural features; that because the buildings were designated primarily for their cultural association with the Abstract Expressionist art movement, a visible addition that is set back considerably from and differentiated from the primary façades, preserving the identity of the existing buildings which has a design that references both the architectural character and the cultural significance could be appropriate; that the proposed addition will be set back approximately 36 feet from the primary facades, and will not be visible from directly in front of the buildings on Broadway; that the eight-bay façade configuration of the addition, defined by the visible grid of pyramidal concrete structural columns, will reflect the rhythm and proportion of window openings at the historic buildings; that the design and materials of the proposed addition, featuring a "slump" formed, laminated glass skin, delineated by three (3) notched glass pilasters, are inspired by the painterly techniques of distortion and reflection found in Willem de Kooning's Abstract Expressionist paintings, and will recall the quoin details on the historic buildings; that the visible southern and northern elevations of the addition, clad in a matte dark grey metal rainscreen, featuring a 2-D etched grid pattern, will be in keeping with the simple articulation of secondary facades within the streetscape; that the majority of the seven-story addition on the 12th Street building will be located off the landmark site, and oriented at an angle towards the south, thereby visually relating it to the 12th Street façade and not the historic buildings on Broadway; that the simple, rectilinear design and materials of the 12th Street addition, featuring a grey metal rainscreen on the prominent lot line façade and glass curtain wall, will be in keeping with the treatment of secondary facades within the streetscape and therefore not compete with the articulation of the new Broadway addition or the historic building; that the existing storefront at 831 Broadway was constructed in the 1980s to match the salvaged Art Nouveau storefront at 827 Broadway, and therefore its removal will not cause the elimination of any significant historic fabric; that the proposed wood storefront at 831 Broadway, featuring two display windows with arched transoms and paneled bulkheads, double entrance doors, pin-mounted metal signage and uplighting, will recall the arched-headed windows at the upper stories of the building as well the arched transoms found in historic images of the building from 1899, and will harmonize with the ground floor treatments of buildings within the streetscape; and that the

proposed interactive plaque at the ground floor will be affixed to the façade with adhesive, and therefore not require penetrations through the cast iron pilaster. Based on these findings, the Commission determined the work to be appropriate to this Individual Landmark, and voted to approve the application.

However, in voting to approve this proposal, the Commission required that a darker, less reflective cladding material for the lot-line elevation of the 12th Street rooftop addition be explored in consultation with staff; and that two final signed and sealed Department of Buildings filing drawings for the approved work be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on December 5, 2018, the Landmarks Preservation Commission received two sets of the required final filing drawings, labeled T-000, Z-100 through Z-102, G-100 through G-103, C-100, A-020, A-100 through A-109, A-120 through A-130, A-200 through A-205, A-300 through A-302, A-450, A-451, A-460 through A-464, A-470 through A-473, A-480 through A-482, A-490, A-491, A-550, A-551, A-570, A-580 through A-596, A-600 through A-605, A-610, A-611, A-900, A-901, A-920, A-921 dated September 06, 2018, prepared by Jordan Rogove, R.A.; DM-000 through DM-004 DM-100 through DM-110, DM-200 dated August 17, 2018, prepared by Gregory G. Moormann, P.E.; S-001, S-002, FO-101, S-102 through S-115, S-301, S-401, S-501 through S-505, S-601 through S-603 dated August 14, 2018 prepared by Scott E. Hughes, P.E.; M-001, M-100 through M-113, M-200, M-201, M-300 through M-302, M-400 through M-402 dated August 15, 2018 prepared by David Glickman, P.E.; EN-001 through EN-013, EN-100 through EN-113 dated August 15, 2018 prepared by David Glickman, P.E.; P-001, P-100 through P-114, P-200 through P-202, P-300 through P-302 dated August 15, 2018 prepared by David Glickman, P.E.. Accordingly, the staff of the Commission reviewed the submitted materials and found the cladding of the lot-line elevation of the 12th Street rooftop addition has been revised to a darker, matte zinc material; that the design approved by the Commission has been maintained; and that the drawings additionally show replacing in-kind sixteen (16) paired one-over-one double hung wood windows at the third and fourth floors, finished in dark grey (BM "Black Panther"); removing four (4) non-historic multi-pane casement windows at the second floor, and replacing with four (4) paired one-over-one double hung wood windows, finished in black; at the first through fourth floors of the rear facade of the building, replacing twelve (12) windows; restorative work at the ground through 4th floors of the Broadway facades, including paint removal; masonry facade cleaning using low pressure water wash and chemical cleaner; marble patching, repointing, and Dutchmen repairs, as required; cast iron and wrought iron patching and repairs, as required; replacing in-kind select cast iron quoins and decorative elements, as required; repainting cast iron elements in a cream color; repainting the existing storefront at 827 Broadway in dark grey (BM "Black Panther"); and installing upright light fixtures at the 1st, 2nd, and 3rd floor cornices.

With regard to this proposal, 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 2-14 for Window and Doors, including Section 2-14(f)(2)(i)(A) for new windows and doors at primary facades at Individual Landmarks; Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(7) for repair of ornamental sheet metal; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-31293 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 paint removal, stone patching and repairs, cast iron patching and repairs, 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 kbishop@lpc.nyc.gov for review, or contact staff to schedule a site visit.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 shop drawings for storefront cornice and new cast iron elements, as required, prior to the commencement of work. Digital copies of all shop drawings may be sent to kbishop@lpc.nyc.gov for review.

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:
Jordan Rogove, DXA Studio

cc: Edith Bellinghausen, Deputy Director; Jordan Rogove, DXA Studio