



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> 07/20/16	<b>EXPIRATION DATE:</b> 7/19/2022	<b>DOCKET #:</b> LPC-18-5730	<b>COFA</b> COFA-19-0795
<b>ADDRESS:</b> 740 BROADWAY Apt/Floor: LOBBY		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 545 / 26
NoHo Historic District			

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

ISSUED TO:

**James J. Coffey**  
**Newmark Grubb Knight Frank**  
**125 Park Avenue 11th Floor**  
**New York, NY 10017**



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 19, 2016, following the Public Hearing of July 12, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on June 16, 2016. This approval will expire on July 19, 2022.

The work approved consists of removing non-original bronze entrance infill, consisting of paired metal-and-glass doors, side lights and transoms, at the southernmost opening of the Broadway façade, and installing new stainless steel infill, featuring a revolving door, a single-leaf door, side lights and transoms, as shown in historic and existing condition photographs, and drawings LPC-01, LPC-03, LPC-09 and LPC-10 dated May 31, 2016, LPC-02 and LPC-11 dated June 15, 2016, LPC-04, LPC-06, LPC-08 and LPC-12 dated June 2, 2016, LPC-05 dated June 22, 2016 and LPC-07 dated June 6, 2016, prepared by 590BC Architecture + Design, submitted as components of the application, and presented at the Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District designation report describes 740 Broadway, aka 2 Astor Place, as a Beaux-Arts style loft building designed by Francis H. Kimball and built in 1910-12, 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 NoHo Historic District. The Commission further noted that Certificate of Appropriateness 12-2820 was issued on July 20, 2011 to install

a bracket sign, metal signage, an awning and new storefront infill, featuring aluminum framing, glazing and granite bulkheads.

With regard to this proposal, the Commission found that the proposed alterations at the ground floor entrance of the Broadway façade will not eliminate or conceal any significant architectural features or historic fabric; that the proposed metal-and-glass infill, featuring a revolving door flanked by side lights and a single-leaf door, and transoms, will be consistent with the variety of configurations, materials and finishes found at other storefronts in this building; that the new entrance will relate to similar contemporary ground floor treatment at buildings of this age and type within the district; and that the proposed work will not detract from the special architectural or historic character of the building or the NoHo Historic District. Based on these findings, the Commission determined that the proposed work to be appropriate to the building and to the NoHo Historic District, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on July 20, 2016, the Landmarks Preservation Commission received final revised drawings T-000.00, A-001.00, A-101.00, A-201.00, A-501.00 and A-601.00 last revised April 15, 2016, signed and sealed by Bronwyn A.S. Breitner, R.A.; and M-001.00 dated February 26, 2016, M-002.00 last revised March 2, 2016, M-003.00 last revised March 21, 2016, S-100.00, S-101.00 and S-102.00 dated May 11, 2016, signed and sealed by Walter T. Gorman, P.E. Accordingly, staff reviewed the drawings and found that the work also included interior alterations at the first floor lobby, including the demolition and construction of non-bearing partitions, finishes and fixtures; and upgrading mechanical and structural systems; and that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-0795 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 Caroline Pasion.

Meenakshi Srinivasan  
Chair

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

Walter T. Gorman, P.E., Walter T. Gorman, P.E., P.C.

cc: Jared Knowles, Director of Preservation/LPC