



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: 12/09/19	EXPIRATION DATE: 9/24/2025	DOCKET #: LPC-20-05170	COFA COFA-20-05170
ADDRESS: 770 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 554 / 1
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Carlos Lopez
Vornado Office Management
888 Seventh Avenue
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 September 24, 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 August 29, 2019, and as you were notified in Status Update Letter 20-01960 (LPC 20-01960), issued on September 24, 2019.

The proposal, as approved, consists of replacing three (3) through-window louvers with three (3) green (Duracron XL "UC51733 Harford Green") painted metal window assemblies, each featuring a single-light fixed transom and a single-light casement window, at the eleventh floor of the north (Wanamaker Place) facade; replacing eight (8) through-window louvers with eight (8) pairs of green (Duracron XL "UC51733 Harford Green") painted metal single-light casement windows at the thirteenth floor, including three (3) windows at the north facade, three (3) windows at the west (Broadway) facade, and two (2) windows at the east (Fourth Avenue) facade; and installing mechanical equipment ("Precipitator unit," "Makeup air unit"), dunnage, platforms, and mechanical enclosures ("Mechanical Bulkhead," "Shaftway Bulkhead"), and ductwork at select locations at the western side of the roof adjacent to the historic designed mechanical bulkhead, as shown in a digital presentation, titled "770 Broadway," dated September 24, 2019, and

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prepared by TPG Architecture, including 29 slides, consisting of photographs and drawings, 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 1924-25; 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 18-6294 (LPC 18-3806) was issued on May 20, 2016, for the construction of a stair bulkhead and other rooftop equipment; CNE 19-21907 (19-21907) was issued on February 12, 2018, for window and louver installation; and CNE 20-01601 was issued on August 22, 2019 for window and louver installation.

With regard to this proposal, the Commission found that the work will not damage or eliminate any significant architectural features; that the window replacement will occur at only a limited number of openings, and will match the existing windows in terms of configuration, operation, details, material, and finish, thereby helping to support the unity of the fenestration pattern; and that the mechanical equipment at the roof will be seen from public thoroughfares in the context of other utilitarian rooftop accretions. 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 November 19, 2019, the Commission received a written narrative, dated November 19, 2019, and prepared by Jonathan Taylor; drawings T-000.00 (x3), G-001.00 (x3), G-002.00 (x3), G-003.00, A-111.00, A-115.00, A-116.00, A-301.00 (x2), A-302.00 (x2), A-303.00, A-304.00, A-930.00 (x2), A-931.00 (x2), and A-933.00, dated (revised) November 14, 2019, and prepared by Thomas Robert Hughes, R.A.; drawings S-004.00, S-119.00, S-300.00, and S-301.00, dated (revised) November 1, 2019, and prepared by Ramon Emilio Gil Sanz P.E.; and drawings M-001.00, M-100.00, M-200.00, M-416.00, P-00100, P-400.00, and P-401.00, dated (revised) October 2, 2019, and prepared by Thomas J. Turrisi, P.E.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-05170 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 Winnie

Chau.

Sarah Carroll
Chair

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

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