



Date:	3/5/2019
LPC Docket #:	LPC-19-33095
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 686 Broadway

Borough: Manhattan

Block: 531 **Lot:** 3

Historic District: NoHo Historic District

Description: A building originally built in the mid-19th century, and altered multiple times with the current façade designed by Harold Weinberg and built in 1993. Application is to alter the front façade.

COMMISSION FINDINGS

The Commission NOTED that the building is not one for which the NoHo Historic District was designated; and that the existing building and façade configuration are the result of a series of alterations to the original five-story, mid-nineteenth century loft building at this site, including the demolition of the top three floors after a fire in 1938 and façade alterations in 1950 and 1993. Staff also notes that the existing buff brick cladding was approved by the Commission in 2006, to replace pink and beige granite.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL WITH MODIFICATIONS, finding:

- that the building is not one for which the historic district was designated, and that a redesign of this highly altered façade will not result in the loss of any significant historic fabric;
- that the return of spandrels indicating floor levels will allow the proportions of the façade to better relate to other buildings in the streetscape;
- that the proposed materials, including brick veneer, cast stone, and cast metal will be harmonious with the materiality of other buildings within this historic district;
- that the proposed paired one-over-one, double-hung windows, shouldered window surrounds, and engaged columns recall historic details from the original mid-nineteenth century lofts building at this site;
- that the proposed storefront is in keeping with historic storefronts in terms of basic design, configuration, and proportions;
- that the revolving door will not project beyond the plain of the façade or create an atypical profile;
- and that the installation of decorative grill work at the pediment will recall the hierarchy of details and ornamentation of pediments and cornices at buildings within the historic district.

However, in voting to grant this approval, the Commission REQUIRED

- that the storefront design incorporate the egress door;
- and that the depth of the infill be maximized in consultation with the Commission staff.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy

7-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy

Oppose =

Abstain =

Recuse =



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Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law