



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: 08/25/20	EXPIRATION DATE: 8/13/2025	DOCKET #: LPC-21-00980	COFA COFA-21-00980
ADDRESS: 623 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 523 / 47
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Abraham Betesh
The Abeco Organization
6701 Bay Parkway,
Floor 3
Brooklyn, NY 11204

**NOT ORIGINAL
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Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 13, 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 forward in your application completed on July 18, 2019, and as you were notified in Status Update Letter 19-34393 (LPC-19-34393), issued on August 15, 2019.

The proposal, as approved, consists of constructing a two-story rooftop addition, set back from the Broadway and Mercer Street facades, featuring a window wall system with clear glazing and anodized aluminum with a dark brown finish, and two bulkheads at the roof of the addition; and modifying the flue at the north party wall to accommodate the new addition. The proposal was shown in a digital presentation, dated July 26, 2019, titled "623 Broadway – Rooftop Addition", prepared by PKSB Architects, including 26 slides consisting of photographs, renderings, 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 623 Broadway (aka 190 Mercer Street) as a Renaissance Revival style warehouse, designed by

John B. Snook, and built in 1881-82; 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.

With regard to this proposal, the Commission found that the construction of the proposed two-story rooftop addition will not eliminate any significant architectural features of the roof; that the building is nestled between two much taller buildings, and the scale and massing of the proposed rooftop addition, which will be significantly set back from the primary facades, will not overwhelm this building or other buildings on the block; that the materials of the proposed rooftop addition, featuring clear glazing and anodized aluminum with a dark brown finish, will be consistent with the materiality of various rooftop structures and installations in the historic district; that the only possible visibility of the rooftop addition from a public thoroughfare is from Bleecker and Houston Streets, and a new building is presently under construction on a lot across the street that will block this view; that the proposed work will not detract from the special architectural or historic character of the building or NoHo Historic District; and that the applicant will work with staff and the Department of Buildings to see if they can angle the glass at the mezzanine level of the addition to preserve the adjacent lot line windows. 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 August 5, 2020, the Landmarks Preservation Commission received the required final filing drawings, labeled T000.00 through T004.00, EN101.00, EN102.00, EN103.00, Z001.00, Z002.00, Z003.00, D101.00, D102.00, D210.00, A101.00 through A104.00, A200.00 through A203.00, A211.00, A212.00, A301.00, A411.00, A412.00, A501.00 through A504.00, A511.00, A601.00 through A605.00, A611.00, A612.00, A801.00, A802.00, A900.00, A910.00, and A920.00, dated (revised) July 30, 2020, and prepared by Sherida E. Paulsen, R.A.; drawings S-001.00, S-201.00 through S-204.00, S-301.00, S-302.00, and S-302.00, dated (revised) July 30, 2020, and prepared by Stuart D. Gold, P.E.; drawings EN-1, EN-2, M-0.00, M-100.00, M-101.00, M-102.00, M-200.00, M-300.00, M-301.00, E-000.00, E-100.00 through E-104.00, E-200.00, E-300.00, P-000.00, P-100.00, P-101.00, P-102.00, P-200.00, P-300.00, P-400.00, SP-000.00, SP-100.00, SP-101.00, SP-102.00, SP-200.00, SP-300.00, SP-301.00, and SP-400.00, dated (revised) July 30, 2020, and prepared by Paul Eric Freeman, P.E. Accordingly, the staff of the Commission reviewed the submitted materials and found that the design of the mezzanine level of the addition has been modified from sloped glazing to a metal panel and window wall system that is perpendicular to the floor, featuring terraces with concrete pavers and cable railings at the east and west sides of the addition, thereby preserving several lot line windows at both adjacent buildings; that the design approved by the Commission has been maintained; and that the drawings additionally show installing mechanical equipment at the main roof, including four (4) vents; installing mechanical equipment at the roof at the addition, including seven (7) condensing units, one (1) make-up air unit, eight (8) exhaust fans, and ten (10) vents; installing a green roof at the portion of the roof at the addition; removing and replacing the main roof; and interior alterations at the third through fifth floors at the main building and at the sixth floor and sixth floor mezzanine at the addition, including structural work. With regard to this additional work, 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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(iv)(I) for replacement of roofing material; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Based on these and the above findings, the drawings have been marked approved, and Certificate of Appropriateness 21-00980 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Marie Guarino.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

Sherida Paulsen, PKSB Architects

cc: Jared Knowles, Deputy Director; Sherida Paulsen, PKSB Architects