



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 NO EFFECT

ISSUE DATE: 03/01/18	EXPIRATION DATE: 3/1/2022	DOCKET #: LPC-19-21018	CNE CNE-19-21018
ADDRESS: 644 BROADWAY		BOROUGH: Manhattan	BLOCK/LOT: 529 / 1
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Laurent Chaix
Bleecker Tower Tenants Corp.
644 Broadway
New York, NY 10012

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on February 26, 2018.

The approved work consists of exterior alterations at the roof, including the installation of a chimney cap; alterations at the sidewalk, including the removal of portions of concrete paving and installation of a metal grate flush with the sidewalk and one metal standpipe; as shown in existing conditions photos, and on drawings T-001, DM-200, A-200, A-300, M-001, M-002, M-200, M-201, M-300, M-301, M-302, M-303, M-400, P-001, P-002, P-100, P-200, P-300, S-300, dated January 2, 2018, prepared by Edward Simoniello, PE, and submitted as components of the application.

In reviewing this proposal, the Commission noted that the NoHo Historic District designation report describes 644 Broadway a Queen Anne/Romanesque Revival style bank and loft building designed by Stephen D. Hatch and built in 1889; 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.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19(e)(1) for construction

of rooftop additions. Furthermore, with regard to these or other aspects of the work, the Commission finds that the sidewalk grate and standpipe will not cause the removal of any significant features of the building, and will be installed through non-historic paving; and that standpipe will be a standard installation, which will comply with safety code requirement. Based on these findings, the work is approved.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Marylyn Haynes-Roberts, SW Engineering Co PLLC

cc: Caroline Kane Levy, Deputy Director; Marylyn Haynes-Roberts, SW Engineering Co PLLC