

ELECTRONIC APPROVAL - 11/17/2020 - MG

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: 11/17/20	EXPIRATION DATE: 11/17/2024	DOCKET #: LPC-21-02552	CNE CNE-21-02552
ADDRESS: 704 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 545 / 7502
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Seth Kobay
704 Broadway, LLC
704 Broadway
New York, NY 10003

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 November 04, 2020.

The approved work consists of interior alterations only at the cellar through first floor mezzanine, as described in a letter, dated November 2, 2020, prepared by Rob Aitken; as shown in existing condition photographs; drawings G-000.00, G-001.00, A-101.00, A-102.00, A-103.00, A-201.00, A-202.00, and A-203.00, dated September 9, 2020; drawings Z-101.00, Z-102.00, A-020.00, A-030.00, A-130.00, and A-210.00, dated September 4, 2020, and prepared by Paul J. Drago, R.A.; and drawings M-001.00 through M-005.00, M-201.00, M-202.00, M-203.00, M-301.00, P-001.00, P-002.00, P-200.00, P-201.00, P-202.00, P-203.00, P-401.00, P-501.00, FA-001.00, FA-101.00, FA-102.00, FA-103.00, FA-201.00, FA-301.00, SP-001.00, SP-002.00, SP-201.00, SP-202.00, SP-203.00, and SP-301.00, dated September 4, 2020, and prepared by Charles F. Johnson III, P.E., all submitted as components of the application.

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

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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:

Maria DeMarco, Municipal Expediting

cc: Jared Knowles, Deputy Director; Maria DeMarco, Municipal Expediting