



Date:	11/24/2015
LPC Docket #:	17-6971
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 734 Broadway

Borough: Manhattan

Block: 545 **Lot:** 21

Historic District: NoHo Historic District

Description: A neo-Grec style store building designed by D&J Jardine and built in 1872-73. Application is to replace storefront and entrance infill and cladding.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the NoHo Historic District.

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

- that the removal of the existing infill and roll-down gate will not alter, eliminate, or conceal any significant historic fabric;
- that the existing ground floor storefronts throughout this streetscape and historic district are primarily modern replacement infill, will metal framing, simple detailing, and large display windows, therefore the presence of this simply detailed metal infill will not detract from the character of the streetscape;
- that the alterations will return the storefront closer to its original height;
- that due to the existing structural system of the façade at the building's base, relocating the modern metal pier adjacent to the upper floor entrance to its historic location, aligning with the pier above, cannot be reasonably accomplished without considerable risk to the structural integrity of the façade;
- that the composition and finish of the infill will recall characteristics of historic ground floor infill at buildings of this type, style, and age, and will be compatible with modern storefronts found throughout the district;
- that the basic proportions of the doors, display window, and transoms will relate to the proportions of the building, which historically featured tall ground floor infill, and with the proportions of the neighboring modern storefronts;
- and that the steel C-channel framing will help support the prominence of the structural framing, a significant architectural characteristic of the building, and maintain a level of articulation which will help unify the new infill with the historic façade.

However, in voting to grant this approval, the Commission required:

- that the applicant modify the paint scheme at the building's base to extend up to the string course above the storefront.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Roberta Washington, Kim Vauss

7-0-0

In Favor = M.Srinivasan, F.Bland, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, R.Washington

Oppose =

Abstain =

Recuse = K.Vauss

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