



Date:	10/2/2018
LPC Docket #:	LPC-19-30708
LPC Action:	Approved with modifications
Action required by other agencies:	
Permit Type:	MISCELLANEOUS - AMENDMENT

**Address:** 60 Norfolk Street - Beth Hamerdash Hagodol Synagogue

**Borough:** Manhattan

**Block:** 346      **Lot:** 37

**Historic District:** Individual Landmark

**Description:** A modified Gothic Revival style synagogue built in 1850 and altered in 1885. Application is to further demolish portions of the fire-damaged building.

### COMMISSION FINDINGS

The Commission NOTED that a fire destroyed large portions of the building in May of 2017 and that a Vacate Order was issued by the NYC Department of Buildings due to structural concerns; that at the Public Hearing of July 11, 2017, originally, the applicants proposed complete demolition of the synagogue, but instead received an approval with modifications from the Commission to only partially demolish by hand the facades and tower down to a structurally safe level; and that after the issuance of the Certificate of Appropriateness, a significant portion of the towers and walls have been taken down and the rubble of the roof have been removed to gain better and safe access to the site.

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

- that the 2017 fire resulted in significant damage to the building, including the loss of the roof and significant portions of the primary façade and north facades, as well as significant structural damage to the south and west facades;
- that pursuant to the Commission's approval at the Public Hearing of July 11, 2017, the facades' remains were hand demolished until they were at a relatively stable level;
- that the overall loss of historic fabric due to the fire, structural issues, and partial demolition of unstable masonry has resulted in a building and site that no longer have significance or integrity as an Individual Landmark;
- and, therefore, the proposed work will not affect or detract from any significant architectural feature of the building or of the site.

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

- that the applicant will work with staff and the Landmarks Preservation Commission's engineer to determine the feasibility of retaining the South tower.

#### VOTE:

Present: Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith

7-0-0

In Favor = F.Bland, D.Chapin, W.Chen, M.Devonshire, J.Gustafsson, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =

Recuse =

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