



Date:	6/25/2019
LPC Docket #:	LPC-19-41381
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	MISCELLANEOUS - AMENDMENT

Address: 60 Norfolk Street - Beth Hamerdash Hagodol Synagogue (originally the Norfolk Street Baptist Church)

Borough: Manhattan

Block: 346 **Lot:** 37

Historic District: Individual Landmark

Description: A modified Gothic Revival style church building built in 1850 and altered in 1885 as a synagogue. 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; and 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 to further assess conditions.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, 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 and at the Public Meeting of October 2, 2018, 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;
- that further investigation by licensed professional engineers revealed lack of structural integrity and recommended additional demolition of the south tower to the level of the existing north tower;
- and that given the lack of integrity and overall compromised condition of the building, the proposed work will not affect a significant feature that conveys the significance of the building or site.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Michael Goldblum, John Gustafsson, Jeanne Lutfy, Anne HolFord Smith

7-0-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, M.Goldblum, 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