



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

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PERMIT CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 01/03/2007	EXPIRATION DATE: 04/18/2012	DOCKET #: 07-4328	COFA #: COFA 07-4623
ADDRESS 325-329 WEST BROADWAY HISTORIC DISTRICT SOHO-CAST IRON		BOROUGH: MANHATTAN	BLOCK/LOT: 228/20

Display This Permit While Work Is In Progress

ISSUED TO:

Jonathon Stern
ADG-SOHO, LLC
53 East 75th Street, Suite 4A
New York, NY 10021

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 18, 2006, following the Public Meeting of March 14, 2006 and the Public Hearing of March 7, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed February 9, 2006, and as you were informed in Status Update Letter 06-7394 (LPC 06-4312), issued April 21, 2006.

The proposed work, as approved, consists of the demolition of two buildings at the western portion of the site (325-329 West Broadway) and the construction of a new seven-story building, with a two-story setback penthouse and rooftop bulkheads, featuring unpainted metal and glass street wall facade, with horizontal bands of perforated undulated metal; a concrete terrace covering at the roof; concrete clad sidewalls and pillars; and ground floor shopfronts, with butt-jointed glazing, etched glass transoms, light fixtures, metal bracket signs, a concrete canopy and cast-iron and glass paving panels. The work also included the creation of a rear yard, the installation of street trees, and alterations to the buildings at the eastern portion of the lot (23-25 Wooster Street), including installing fixed and casement steel windows throughout the front facade of 23 Wooster Street; installing wood doors and transom windows at the first floor of 23 Wooster Street; reconfiguring and enlarging a masonry opening at the first floor of 25 Wooster Street and installing one-over-one, double-hung, wood windows within the enlarged opening; creating a new masonry opening and installing a four-over-four, double-hung, wood window within the new opening at the recessed entrance of 25 Wooster Street; replacing an existing door at the recessed entrance; and the construction of rooftop additions and bulkheads. The proposal, as initially presented to the Commission, included a more irregular pattern of horizontal bands and a larger penthouse at the new building; and larger rooftop additions at the existing Wooster Street buildings. The work was shown on presentation boards, labeled 1, 17, 17B and 20, dated submission March 14, 2006; 2 and 5, dated submission October 28, 2005; 3, 4 and 14, dated submission December 22, 2005; 6, 7, 8, 10, 11, 12, 13, 14, 18, 19, 20, and 22, dated submission March 7, 2006; 9, dated submission February 7, 2006; 1, 15, 16, and 17, dated submission

January 26, 2006; 1, 18, 19, 19A, and 21 dated submission March 7, 2006; and 5, 6, 7, 9, 10, 12, 13, 14, 16, 17A, 17C, 18A, 18B, and 21, dated submission April 18, 2006 and consisting of drawings, photographs, photo montages, and material and finish samples, all prepared by Beyhan Karahan and Associates, Architects, PC. Additionally, the presentation included eight presentation boards, consisting of drawings and photographs and prepared by Higgins & Quasebarth; models of the building and block; and material samples, all presented at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 325-329 West Broadway (23-25 Wooster Street) as four interconnected buildings, including an early 19th century building altered in 1894 and an early 19th century building altered circa 1920-1930, at the eastern side of the lot (23-25 Wooster Street), and a warehouse built circa 1960 and a garage built in 1968, at the western side of the lot (325-329 West Broadway); and that the style, scale, materials and details of the buildings at the eastern side of the lot (23-25 Wooster Street) are among the features that contribute to the special architectural and historic character of the historic district, while the buildings at the western side of the lot (325-329 West Broadway) have no significant architectural features.

With regard to this proposal, the Commission found that the existing buildings at the West Broadway streetscape do not contribute to the historic district and their demolition will not detract from the special historic and architectural character of the historic district; that the plane of the proposed West Broadway facade will align with the facades of the adjacent properties, thereby reinforcing the street wall, a significant, consistent feature of the SoHo-Cast Iron Historic District; that the modular organization of the West Broadway facade, the predominant expression of structure and the palette of materials and finishes will recall and harmonize with the surrounding streetscapes and particularly the cast iron buildings, which dominate the historic district; that the dominant piers and recessed, vertical bays will help the proposed building to relate to other buildings in the historic district which feature strong cast iron and masonry frames; that the proportions and rhythm of the West Broadway facade will be in keeping with other asymmetrical buildings found throughout the district; that the undulating and perforated metal panels and linear metal framing and railings will recall, in a contemporary manner, the metal ornamentation and detailing of cast iron buildings throughout the district and the many fire escapes that are prominent features of the streetscapes; that the fenestration pattern and floor to ceiling heights will relate well to the neighboring properties, thereby supporting the cohesiveness of the streetscapes; that the signage and frosted glass will be well-scaled to the shopfronts and in keeping with the character of signage found throughout the district; that the presence of in-ground trees in this historic district, which now features a mix of residential, store, loft and light manufacturing buildings, will not detract from the streetscape or historic district; that although not replicating the operation of the historic center pivot windows, the upper floor casement windows of 23 Wooster Street will match the materials, configurations and proportions of the historic windows and, in combination with the surrounding fixed windows, will replicate the appearance of the historic fenestration pattern; that the entrance doors, side panel and transoms of 23 Wooster Street will be well-scaled to the building and closely recall the design and appearance of the entrances; that the windows at the center bay of 23 Wooster Street will harmonize with the proposed first floor infill and relate well to the upper floor windows, thereby helping to unify the facade; that although slightly larger than the historic masonry opening, the proposed triple window opening at 25 Wooster Street will be in keeping with the scale of the building and the historic hierarchy of masonry openings at this facade; that the window opening at the recessed entrance of 25 Wooster Street will match the proposed upper floor windows, be set back from the primary facade and be installed at plain brickwork, thereby remaining a harmonizing secondary feature and not damaging any significant fabric; and that the proposed door at 25 Wooster Street will be installed at an existing entrance and is in keeping with building's of this type, style and age. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application with the stipulation that the rooftop additions at 23 and 25 Wooster Street be modified to make these installations minimally visible from public thoroughfares.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design, including the modifications to the rooftop additions.

Subsequently, on October 11, 2006, November 8, 2006, November 20, 2006, November 22, 2006 and December 26, 2006, the Commission received written specifications; photo montages, dated revised May 30, 2006; and final drawings W-01, W-02, W-04, W-05, W-07, and W-08, dated revised November 18, 2006; drawings W-03, W-06, and W-09 dated September 25, 2006; and drawing W-10, dated revised November 21, 2006 and prepared by Beyhan Karahan, RA, for work at 23-25 Wooster Street, including the construction of a rooftop additions, the creation and modification of masonry openings, and installation of windows and doors.

Accordingly, staff reviewed these materials and noted that they include a reduction in the size and visibility of the rooftop additions on 23 and 25 Wooster Street, as required by the Commission, as well as additional modifications to the proposed work, consisting of changing the material of the proposed casement and fixed windows at 23 Wooster Street from steel to aluminum; replacing the existing concrete infill at basement level windows of 25 Wooster Street with six-light, fixed, wood windows; and replacing existing concrete entrance steps at 25 Wooster Street with brownstone stucco steps. With regard to the proposed modifications, staff found that the proposed window material for 23 Wooster Street is in keeping with the historic metal material of the windows that were present at this building after the circa 1925 alterations; that the profiles and details of the aluminum windows will replicate the profiles and details of the historic fixed and pivot steel windows; that the historic basement level windows and entrance steps at 25 Wooster Street no longer remain; that no documentary evidence of the historic configuration of the basement level windows and the historic material of the entrance steps has been found; that the proposed configuration and materials of the basement windows and material of the entrance steps will be in keeping with the configuration and materials of these elements at buildings of this type, style and age; that the proposed basement windows will match windows throughout the facade in materials and will be well related to the mix of window configurations throughout this facade; and that the stoop material will harmonize with the mix of materials at existing historic building elements, including the first floor brownstone lintel. Additionally, staff found that the remainder of the design approved by the Commission has been maintained and that the change required by the Commission has been included. Based on these and the above findings, the drawings have been marked approved with a perforated seal and Certificate of Appropriateness 07-4623 is being issued.

The Commission notes that the applicant is applying to the Board of Standards and Appeals for certain variances. Any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings for the construction of the new building. **NO WORK RELATING TO THE DEMOLITION OF THE EXISTING BUILDINGS OR CONSTRUCTION OF THE NEW BUILDING CAN BEGIN UNTIL THE FINAL DRAWINGS FOR THE NEW BUILDING HAVE BEEN MARKED APPROVED BY THE LANDMARKS PRESERVATION COMMISSION WITH A PERFORATED SEAL.** Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

This permit is also contingent on the brownstone stucco and pointing work being performed when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work; the Commission's review and approval of a profile for the entrance steps and samples of the replacement bricks, pointing mortar and brownstone stucco finish coat prior to the commencement of work; and the Commission's review and approval of muntin sections for windows at 23 Wooster Street and basement level window sections for 25 Wooster Street prior to establishing any contractual arrangements for the purchase or manufacturing of the windows. Please forward the window drawings to the Landmarks Preservation Commission staff and contact the staff when the field samples are ready in order to arrange a site visit.

Additionally, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.

This permit is being issued in conjunction with Certificate of No Effect 07-4624 (LPC 07-2724), issued January

3, 2007, for restorative work at the front facades, sidewalls, roofs, and parapets of 23 and 25 Wooster Street.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Ward Dennis, Higgins & Quasebarth**

cc: Caroline Kane Levy, Deputy Director of Preservation/LPC; Asli Cevikce, Beyhan Karahan & Associates