



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 APPROPRIATENESS

<b>ISSUE DATE:</b> 11/24/2009	<b>EXPIRATION DATE:</b> 09/22/2015	<b>DOCKET #:</b> 10-3651	<b>COFA #:</b> COFA 10-4738
<b>ADDRESS</b> 74 GRAND STREET <b>HISTORIC DISTRICT</b> SOHO-CAST IRON		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  475/60

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Maxwell K. Hearn, Pres.**  
**SoHo Equities, Inc.**  
**295 Central Park West**  
**Apt. 14E**  
**New York, NY 10024**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of September 22, 2009, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on August 27, 2009, and as you were informed in Status Update Letter 10-3789 (LPC 10-2175) issued on October 22, 2009. This approval will expire September 22, 2015.

The proposed work, as approved, consists of disassembling the cast iron façade, including all intact, fragmented and broken cast iron components and hardware; removing and salvaging cast iron vault light panels, vaulted skylight and metal shutters; demolishing the remainder of the building above grade and retaining the foundation walls, backfilling the cellar to grade; documenting and labeling salvaged cast iron components, and identifying missing components, with record drawings and photographs; prepping and priming salvaged cast iron components, tack-welding separated components as required, and crating all cast iron components and other salvaged architectural features for storage; and storing all salvaged cast iron components and other architectural features in a secure warehouse accessible by LPC staff. The proposal was shown in historic photographs, current photographs and presentation drawings 1 through 6, dated received 9/22/09, prepared by Bone Levine Architects, submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the SoHo-Cast Iron Historic District Designation Report describes 74 Grand Street as a neo-Grec style cast-iron loft building designed by George DaCunha and built in 1886; and that the building's style, scale, materials, and details are among the features that cause it to contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District. The Commission further noted that 74 Grand Street is leaning to the west approximately 25".

With regard to this proposal, the Commission found that the masonry bearing wall and wood frame building is

structurally unsound, and this condition warrants its demolition; that the historic cast iron will be fully surveyed and catalogued, disassembled and stored in a secure and safe manner for future reconstruction; and that the original technology of the historic cast iron façade assembly, consisting of prefabricated components bolted together and attached to a back-up wall on site, makes it feasible for the façade alone to be reassembled in its original configuration and attached to a new building, using modern materials and attachment techniques similar to its historic assembly, preserving the historic fabric and maintaining its historic appearance. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

However, in voting to grant this approval, the Commission stipulated that two final signed and sealed copies of the Department of Buildings filing drawings for the approved work be submitted to the staff of the Commission for review and approval.

Subsequently, on October 22, 2009, 2009, the Landmarks Preservation Commission received final drawings T-001.00 and A-001.00, dated 10/9/09, prepared by Bone Levine Architects, and drawings DM-001.00, DM-002.00, DM-003.00, DM-004.00, DM-005.00, DM-006.00 and DM-007.00, dated 10/12/09, prepared by Howard I. Shapiro & Associates. Staff reviewed the drawings and found that the work approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 10-4738 (LPC 10-3651) is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of storage facilities, and an inspection of salvaged historic materials before crating and storage. This permit is being issued in reliance upon the owner's obligation to perform the above stated work, as evidenced by a binding Agreement between Soho Equities, Inc., signed 11/20/09, and the Landmarks Preservation Commission, signed 11/23/09.

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 Cory Scott Herrala.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Gustavo Luchsinger, Bone/Levine Architects**

cc: Sarah Carroll/LPC Director of Preservation; John Weiss/LPC Deputy Counsel