

DATE: 3/3/2015

LPC DOCKET #: 153441

LPC ACTION: APPROVED

ACTION REQUIRED BY OTHER AGENCIES: DOB

PERMIT TYPE: CERTIFICATE OF APPROPRIATENESS

**Address:** 421 Broome Street

**Block:** 473      **Lot:** 7505

**Historic District:** Soho-Cast Iron Extension

**Description:** An Italianate style store and loft building designed by Griffith Thomas and built in 1873-74. Application is to construct balconies at the rear facade.

### COMMISSION FINDINGS

The Commission **NOTED** that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the SoHo-Cast Iron Historic District Extension.

The Commission **APPROVED** the proposal, finding:

- THAT the construction of the proposed balconies will not cause damage to, or demolition of, any significant architectural features of the building;
- THAT the new balconies will be installed adjacent to other similar balconies installed at the rear facades of other buildings on the block, and will only be seen from a limited vantage point from Grand Street and in conjunction with the rear facades and fire escapes of adjacent buildings;
- THAT the multi-story balconies will maintain the scale and character of this store and loft building;
- THAT the balcony structure, featuring metal framing, simple railings and a matte galvanized metal finish, will recall the historic fire escape on the rear façade and the fire escapes which were historically found on other store and loft buildings of this age and type;
- THAT due to the building's position at the end of a row of store and loft buildings and facing an irregular rear yard condition, where the balconies will be constructed at a setback portion of the facade, the proposed installation will not significantly diminish the presence of a rear yard;
- and THAT the work will not diminish the special architectural and historic character of the building or the SoHo-Cast Iron Historic District Extension.

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.