



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

ISSUE DATE: 11/19/2003	EXPIRATION DATE: 11/06/2009	DOCKET #: 04-1917	COFA #: COFA 04-3160
ADDRESS 246 FRONT STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 107/34
HISTORIC DISTRICT SOUTH STREET SEAPORT			

Display This Permit While Work Is In Progress

ISSUED TO:

David Werber/President
Werber Management
40-52 75th Street
Flushing, NY 11373

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of November 6, 2003, following the Public Hearing of October 28, 2003, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed October 2, 2003.

The proposal, as approved, consists of the construction of a new through-the-block brick building featuring a six story facade and a penthouse on Front Street and a four story facade on Water Street, and black painted steel double-hung windows, storefronts, lintels and cornices, as shown in drawings LPC 101-103, 201-205, 301-306, 501-505 dated revised October 8, 2003, and LPC 401 and 402 dated revised October 20, 2003, prepared by Arpad Baska, R.A., submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the South Street Seaport Historic District Designation describes 246 Front Street aka 267 1/2 Water street as an empty lot.

With regard to this proposal, the Commission finds that the construction of a building at this vacant site will help restore the continuity of the street walls and will strengthen the streetscape on both streets; that the height and scale of the new building will be compatible with others on Front Street and Water Street; that the massing of the proposed building into two distinct but architecturally integrated parts will allow the building to relate successfully to both the Front Street and the Water Street streetwalls; that the proposed facade materials of red brick upper floors and a steel storefront will be in keeping with other brick buildings with cast iron storefronts found on these two blocks; that the proposed steel channels in the facade and the steel cornice are modern elements that are evocative of the historic stone lintels and band courses and metal cornices found on buildings in this district; that the fenestration of the proposed two-over-two double-hung windows on the Front Street facade is in keeping with the windows found on buildings in this district in terms of configuration, scale and details; that

the larger windows on the Water Street facade will be well proportioned to the scale of that facade; that the configuration, details and materials of the proposed storefronts are in keeping with ground floor infill found in this historic district; that the modern metal cornice terminating both street facades will give the building a silhouette which is consistent with cornices historically found on buildings of this scale and type in this historic district; that the proposed set back rooftop addition and the bulkhead are typical rooftop features found on commercial buildings in this district; that the brick material of the proposed rooftop addition and bulkheads will blend with the facades; and that the proposed new building will enhance the special architectural and historic character of the South Street Seaport Historic District. Based on these findings, the Commission determined that the work is appropriate to the South Street Seaport Historic District and voted to approve it.

However, in voting to grant this approval, the Commission stipulated that the proposed light fixtures set within the decorative metal channels on the facades be eliminated from the proposal; and that revised elevation drawings showing this change be submitted to the Commission for review and approval.

Please note that no work can begin until two copies of the final signed and sealed Department of Buildings filing drawings showing the approved work have been submitted to the Landmarks Preservation Commission for review and approval.

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 Cynthia Danza.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Arpad Baksa, President, Arpad Baksa Architect. P.C.**

cc: Sarah Carroll, Deputy Director of Preservation