



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: 06/23/2010	EXPIRATION DATE: 11/27/2013	DOCKET #: 10-7352	COFA #: COFA 11-0029
ADDRESS 95 HORATIO STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 643/1
HISTORIC DISTRICT GANSEVOORT MARKET			

Display This Permit While Work Is In Progress

ISSUED TO:

Patricia Dunphy
Rockrose Development Corp.
290 Park Avenue South
New York, NY 10010

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 27, 2007, following the Public Hearing of the same date, voted to approve a proposal to alter the ground floor, install storefront infill, and barrier-free access ramps at the subject premises, as put forward in your application completed November 1, 2007, and as you were informed in the Status Update Letter issued on November 27, 2007 (SUL 08-5230, LPC 06-6966). This approval will expire November 27, 2013.

The proposed work, as approved, consists of alterations at Washington Street, Gansevoort Street, and West Street façades including, removing non-historic storefront infill, masonry and window infill, signage, roll down gates, and a modern canopy; altering the existing concrete loading docks at the West Street façade; installing new metal and glass infill within the restored masonry openings throughout; installing new concrete and metal platforms and ramps at the Gansevoort Street façade and at the altered West Street loading docks, with solid metal and post-and-cable railings, as shown in drawings A-00 through A-13, A-15, A-16, and A-17, submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 95 Horatio Street, a.k.a. 802-816 Washington Street, 84-88, 90-92 and 94-98 Gansevoort Street, and 521-531 and 533-535 West Street, as a neo-Classical style warehouse building designed by John B. Snook Sons and built in 1931-35; three neo-Classical style warehouses designed by J. Graham Glover and built in 1923-26, 1911-12, and 1910-12; two Classical Revival style warehouses designed by Lansing C. Holden and built in 1897-98; and a neo-Classical style warehouse/office building designed by John B. Snook Sons and built in 1932; and that in terms of their style, scale, materials, and details, the buildings contribute to the special architectural

and historic character for which the Gansevoort Market Historic District was designated. The Commission further notes that Notice of Violation 05-0027 was issued on November 14, 2005 for "Installation of storefront infill at 802-816 Washington Street without permit(s)."

With regard to this proposal, the Commission found that the removal of the non-historic storefront infill, signage, roll-down gates, loading docks, and modern canopy will not result in damage to or loss of any significant historic fabric; that the restoration of the storefront openings will not cause the removal of significant historic fabric that may have been added over time, and will return these buildings to their historic appearance; that the installation of larger glass infill will restore transparency to the ground floor bays which were historically open loading bays; that the transparency of the storefront infill is in keeping with the commercial character of this historic district; that the replacement and installation of new concrete and metal platforms and ramps is in keeping with loading docks historically found on this building and in this district; and that the work will not detract from the special character of the buildings or the Gansevoort Market Historic District. 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 a set of unmounted copies of the presentation drawings and 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, the Landmarks Preservation Commission received final drawings G1.1, D1.1, D1.2, A1.1, A1.2, A1.3, A2.1, A2.2, and A2.3 dated March 29, 2010 and prepared by Elizabeth Leber, R.A. Accordingly, the Commission reviewed the drawings and found that the proposal 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 11-0029 is being issued.

Please note that Notice of Violation 05-0027 issued on November 14, 2005 for "Installation of storefront infill at 802-816 Washington Street without permit(s)," will remain in force against the property until the work approved under this permit is completed and inspected for compliance. Please submit photographs of the completed work to the Commission along with a letter from the building owner requesting a Notice of Compliance. Failure to address this violation will result in the issuance of a second Notice of Violation originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02(c). This NOV would require a court appearance, and a civil penalty may be imposed and cannot be cured.

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 Joshua Speakman.

Robert B. Tierney
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Carolyn Straub, Beyer Blinder Belle**

cc: C. Kane Levy- Deputy Director of Preservation