



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> 08/09/2010	<b>EXPIRATION DATE:</b>	<b>DOCKET #:</b> 11-1469	<b>COFA #:</b> COFA 11-1354
<b>ADDRESS</b> 420 WEST 14TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 646/30
<b>HISTORIC DISTRICT</b> GANSEVOORT MARKET			

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

ISSUED TO:

**Noam Spanier  
 EBS LLC  
 466 Washington Street  
 New York, NY 10013**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of July 20, 2010, following the Public Hearing of July 13, 2010, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed June 17, 2010, and as you were notified in Status Update Letter 11-0760, issued on July 20, 2010.

The proposal establishes a master plan governing the future installation of storefront infill, featuring stainless-steel clad framing, glass display windows and transoms; and signage featuring 10-inch stainless steel letters applied to the glass transoms. The proposal was shown in photographs and drawings, dated received June 17, 2010, prepared by Sidney L. Spanier, and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 420 West 14th Street as a neo-Classical style store and loft building designed by Thomas H. Styles and built in 1903-04; and that in terms of its style, scale, materials, and details, it contributes to the special architectural and historic character for which the Gansevoort Market Historic District was designated.

With regard to this proposal, the Commission found that the removal of the existing modern storefront infill will not eliminate significant historic fabric; that the proposed infill will fit neatly within the storefront openings established by the existing cast iron piers and will maintain uniformity and transparency at the ground floor; that the design of the proposed storefront infill, featuring large clear glass display windows and doors, reflects the district's industrial and commercial character; that the variety of storefront types and materials found in this district reflects the varied uses of these buildings throughout the history of this district, and the proposed stainless steel storefront will be consistent with the eclectic nature of the storefronts and streetscape; that the proposed

signage, featuring applied stainless steel letters to the glass transoms, will be simple in design and well-scaled to the storefront, and that the proposed work will not detract from the special architectural and historic character of the building and the Gansevoort Market Historic District.

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

Subsequently, on August 11, 2010, the Landmarks Preservation Commission received the final Department of Buildings filed drawing A-003.00, dated revised August 11, 2010 and prepared by Sidney L. Spanier, P.E. Accordingly, the staff of 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 have been marked approved with a perforated seal, and Certificate of Appropriateness 11-1354 is being issued.

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 Sandy Chung.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Sidney Spanier**

cc: Jared Knowles, Deputy Director of Preservation/LPC