



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> 03/23/2007	<b>EXPIRATION DATE:</b> 01/20/2010	<b>DOCKET #:</b> 07-6007	<b>COFA #:</b> COFA 07-7055
<b>ADDRESS</b> 341 CANAL STREET <b>HISTORIC DISTRICT</b> SOHO-CAST IRON		<b>BOROUGH:</b>  MANHATTAN	<b>BLOCK/LOT:</b>  229/1

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

**ISSUED TO:**

**Donald Fishoff, President  
Inter Ocean Industries, Inc.  
300-2C Route 17 South  
Lodi, NJ 07644**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 20, 2004, following the Public Meetings of December 9, 2003, June 17, 2003, and April 22, 2003, and the Public Hearing of April 22, 2003, voted to grant a Certificate of Appropriateness for the construction of a new six-story with penthouse commercial and residential aluminum-clad building on a vacant lot, as put forward in your application completed on March 27, 2003.

The proposal, as approved, consists of constructing a new six-story building with a one-story penthouse with aluminum clad facades with off-white and tan finishes, one-over-one, double-hung and single-pane fixed and casement windows; storefronts at the ground floor consisting of single-pane display windows with transoms, sign-panels and louvers, and double-doors; and an elevator bulkhead and cooling tower on the roof, as shown in drawings and photo montages labeled A10 through A24, and A27 through A30b, dated January 13, 2004, prepared by Gene Kaufman, Architect, and presented at the Public Hearing and Public Meetings. The proposal, as initially presented called for a building that was 6 feet higher, with a mesh screen covering the Canal Street façade, and decorative metal elements and cables on the Greene Street façade and projecting above the roof, as shown in photo montages labeled A6 and A7, dated February 20, 2003, prepared by Gene Kaufman, Architect.

In reviewing this proposal, the Commission noted that the SoHo Cast-Iron Historic District designation report describes the site as a parking lot. The Commission also noted that the historic district is significant for its role in the commercial development of New York City, as well as for the survival of the largest concentration of full and partial cast iron facades anywhere in the world.

With regard to this proposal, the Commission found that the construction of a new building on this vacant lot will enhance the character of the historic district by reinforcing the street wall on both streets and establishing a built corner at the intersection; that at its reduced height the proposed six-story building will relate well to the other

buildings on Canal and Greene Streets, as well as to the scale and massing of the district as a whole; that the details of the facade, featuring a grid of painted metal piers and spandrels, recessed windows and storefronts, and a simply articulated cornice, will recall, in a contemporary manner, features found on many historic buildings in this historic district; that the proposed polychrome color scheme, featuring a neutral palette of off-white and tan, will recall the stone colors typically used on painted metal buildings in this historic district; that the fenestration pattern is regular and consistent, and relates well to the pattern and scale of window openings at adjacent buildings; that the articulation of the proposed ground floor storefronts, each recessed 12 inches from the outer face of the columns, and consisting of paired entry doors with sidelights and bulkheads beneath display windows with transoms, will recall the configuration of the historic storefronts located elsewhere in the historic district; that pin mounted signage is a traditional signage type in this historic district; that the design of the building will be distinctly modern in appearance yet will be deferential to the historic context; and that in terms of overall volume, design, details, proportions, and materials, the proposed building will support the special architectural and historic character of the block and the SoHo Cast-Iron Historic District. Based on these findings, the Commission determined the proposed work to be appropriate to the SoHo Cast-Iron Historic District and voted to approve this application.

However, in voting to grant this approval, the Commission made its determination subject to the condition that the vertical ribbing on the spandrels and cornice elements be eliminated; and that drawings showing the detailing of the facades be submitted to staff for review when completed.

Subsequently, staff of the Commission received drawings A100, A101, A200 through A207, A301, A302, A400, A401, A402 and FS1, dated October 9, 2006. The Commission reviewed the drawings and found that the vertical ribbing has been eliminated from the spandrels and cornice elements. The Commission also noted that the following modifications have been made to the proposal: a courtyard was added on the north side of the building; the elevator bulkhead was moved as a result of the addition of the courtyard; and a stair bulkhead has been eliminated. With regard to these modifications, the Commission finds that the addition of the courtyard has no impact on the approved design of the street facades; that the height of the elevator bulkhead is unchanged and its relocation will not cause it to be more visible from public thoroughfares; and that the proposal approved by the Commission has been maintained. Based on these and the above findings, Certificate of Appropriateness 07-7055 is being issued.

The Commission notes that the applicant is applying to the Board of Standards and Appeals for certain variances. Any changes to the design required by the Board of Standards and Appeals approval must be submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter.

**PLEASE NOTE:** This permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings. No work can begin until the final drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

Also, as the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their permit to inform the Department of Buildings that the TPPN applies.

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 Lisa Schaeffer.

Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Gene Kaufman, Architect**

cc: G. Kaufman, Arch.; H. Zipser, Esq.; W. Neeley, LPC