



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: 04/15/16	EXPIRATION DATE: 4/5/2022	DOCKET #: LPC-18-2829	COFA COFA-18-4694
ADDRESS: 875 WASHINGTON STREET		BOROUGH: Manhattan	BLOCK/LOT: 646 / 27
Gansevoort Market Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Darren Schumer
Sierra Real Estate
600 Madison Avenue, Third Floor
New York, NY 10022



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of April 5, 2016, following the Public Hearing of the same date, voted to approve a proposal to establish a Master Plan governing the future installation of painted murals on a rooftop bulkhead at the subject premises, as put forth in your application completed on March 10, 2016.

The proposal, as approved, consists of the installation of art murals at the south facade of the corrugated metal bulkhead, featuring sprayed or rolled-on paint or an applied medium with the appearance of paint, as shown in twenty-four (24) presentation slides labeled 1 through 24 dated April 5, 2016, prepared by Howard L. Zimmerman Architects, P.C., and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 875 Washington Street as a Queen Anne style market building designed by James W. Cole and built in 1887; and that the style, scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the Gansevoort Market Historic District. The Commission further noted that the district is reflective of the area's long history of continuous varied and evolving use as a place of dwelling, industry, commerce, and art.

With regard to this proposal, the Commission found that the existing, visible corrugated metal bulkhead is not historic and is not a significant architectural feature of the building, therefore the installation, consisting of paint or other two-dimensional medium on the existing corrugated metal bulkhead, and subsequent removal will not eliminate or damage any significant architectural features; that the installation is in keeping with the characteristic evolving nature of the district, and its recent history of public art installations, adaptive reuse, and dynamic contemporary architecture; that the parameters of the permissible artwork, limiting its size, and precluding illumination and advertisements, will help prevent the installation from detracting from the building or streetscape; that the installation will only be partially visible from oblique angles from public thoroughfares; and that the proposed work will enhance the special architectural and historic character of the Gansevoort Market Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and to the Gansevoort Market Historic District and voted to approve the application with the stipulation that the master plan be limited to a period of six years; and that the applicant be required to document all of the installations to provide a record for the Commission to review if, or when, the applicant seeks to renew the Master Plan. On this basis, the drawings have been marked approved with a perforated seal, and this Certificate of Appropriateness is being issued.

This master plan sets a standard for future art mural installations at the roof bulkhead and specifically identifies drawings which describe the approved master plan in detail. If the owner wishes to move forward with a portion of the work covered by the master plan, a completed application form must be filed with the Commission indicating the specific location of the new mural installation, and stating that the work will conform to the approved master plan drawings and other documents on file with the Landmarks Preservation Commission. The staff of the Preservation Department will review the application to ascertain that all proposed work is covered by the master plan, and will then send the owner an Authorization to Proceed. The Authorization to Proceed will be sent prior to the commencement of the work and will be contingent on adherence to the approved master plan.

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 the approval. The work is limited to what is contained in the perforated document. 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 fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Sarah Ripple.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jared Cole, Howard L. Zimmerman Architects, PC

cc: Carly Bond, Deputy Director of Preservation, LPC

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