



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 08/04/06	EXPIRATION DATE: 08/01/2012	DOCKET #: 067355	COFA #: COFA 07-1019
ADDRESS 245 WATER STREET HISTORIC DISTRICT SOUTH STREET SEAPORT		BOROUGH: MANHATTAN	BLOCK/LOT: 97 / 55

Display This Permit While Work Is In Progress

ISSUED TO:

Josh Levine
99 Water Street - PH-1
New York, NY 10038

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 1, 2006, following the Public Hearing and Public Meeting of July 11, 2006, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on June 15, 2006.

The work, as approved, consists of alterations to five bays of the trabeated granite base and storefront infill, including the removal of modern elements, consisting of roll-down security gates, tracks, and housings at two bays, masonry infill and parging at the other three bays and at the water table, a single-leaf door in the southern-most bay, and a concrete step in front of the southern-most bay; removing the previously patched water table at the central bay and dropping the sill to create a grade level opening; re-centering the two historic granite piers flanking the central bay on their historic stone bases; repairing damaged areas on the granite columns and capitals; installing new granite steps at the outer-most bays; and installing dark brown painted wood and glass storefront infill at all five bays (the proposal, as originally presented, consisted of alterations to the three central bays only) all as shown in photographs of the existing conditions, an historic photograph, and in drawings LPC S-01, LPC S-02, SPC S-03, and LPC S-04, all dated April 20, 2006, LPC S-02, LPC S-06, and LPC S-07, all dated July 13, 2006, prepared by Arpad Baksa Architect, P. C. and presented at the Public Hearings and the Public Meetings by Arpad Baksa Architect, P. C.

In reviewing this proposal, the Commission noted that the South Street Seaport Historic District Designation Report describes 245 Water Street as a Greek Revival style warehouse built in 1836; and that style, scale, materials, and details of the building are among the features that contribute to the special architectural and historic character of the South Street Seaport Historic District. The Commission also noted that

Certificate of Appropriateness 06-2219 was issued on September 21, 2005 approving the construction of a rooftop bulkhead; and that Certificate of No Effect 05-2049 was issued on October 17, 2005, approving restorative work, including the installation of one-over-one double-hung dark brown-painted wood windows on the front facade, based on historic photographs of the building.

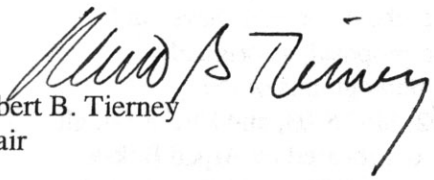
With regard to this proposal, the Commission found that the proposed work will not result in the elimination of any significant historic fabric; that removing the modern infill will allow for a careful inspection and restoration of the historic granite piers, capitals, and cornice on the ground floor; that moving the historic granite piers back onto their original bases will restore the original rhythm of the piers and will return the building closer to its original appearance; that the proportions, materials, details, and finishes of the wood storefront infill will recall historic storefront infill found on buildings of this age and type in this historic district; that the new stone steps will recall the historic stone steps often found on buildings of this age and type in this and other historic districts; that the work will enhance the special architectural and historic character of the building, the streetscape, and the South Street Seaport Historic District; and that for these reasons the changes are in keeping with the building, the street and the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building, and voted to approve it.

In voting to grant this approval, the Commission made its determination subject to the condition that two sets of signed and sealed Department of Building construction drawings showing only the approved work be submitted to the Commission for review.

On August 1, 2006, the Commission received drawings, A-001, A-002, and A-003, all dated August 1, 2006, prepared and submitted by Arpad Baksa Architect, P. C. Staff has reviewed these materials and finds that the proposal approved by the Commission has been maintained in the filing drawings. Based on this and the approved findings, Certificate of Appropriateness 07-1019 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 John Graham.


Robert B. Tierney
Chair

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

cc: Arpad Baksa Architect, P. C.