PROJECT LOCATION:

875 WASHINGTON ST.

BLOCK: 646
LOT: 27

PERMIT FOR:

- **ART MURAL INSTALLATION**

PRESENTATION:

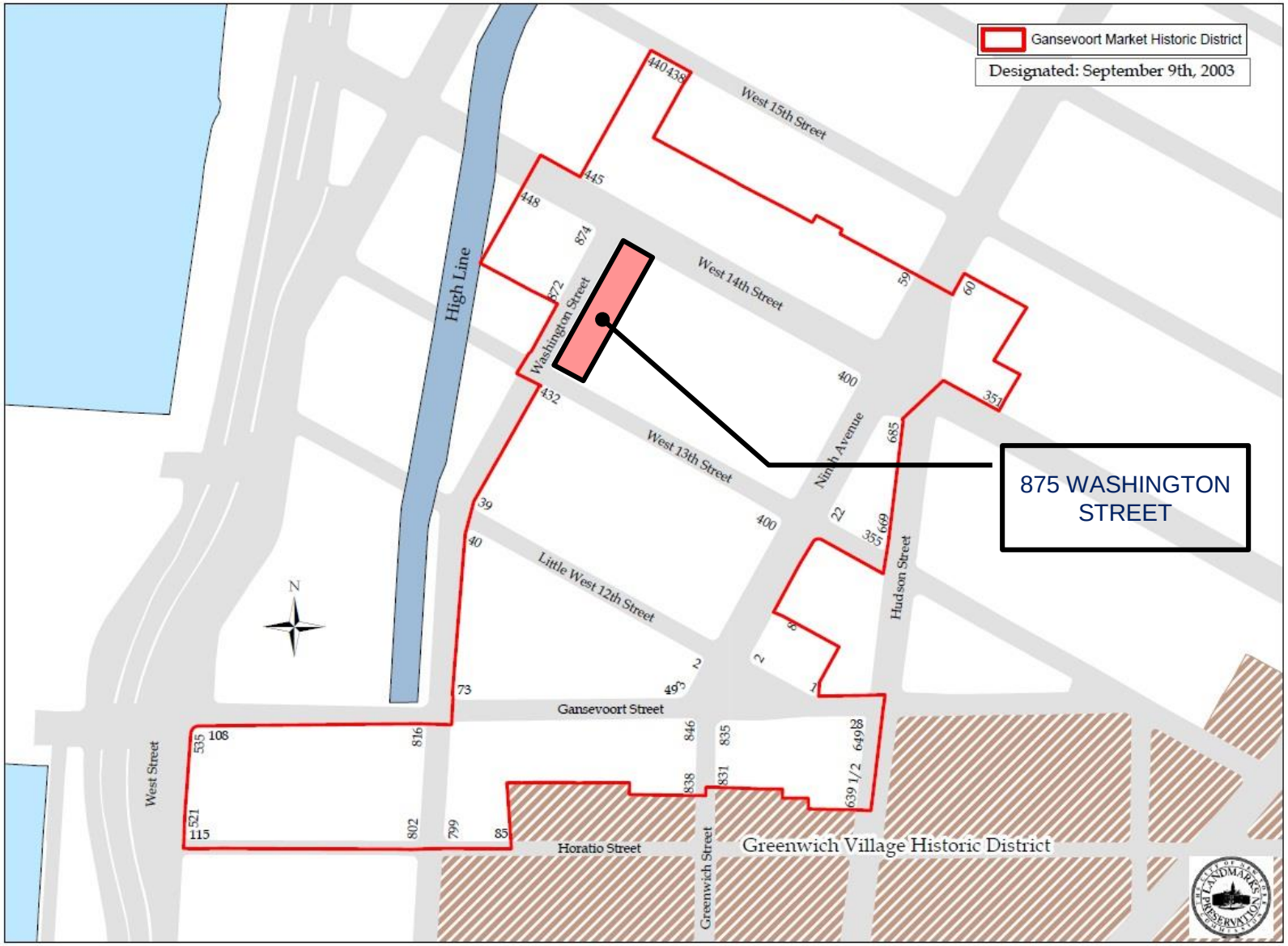
LANDMARKS PRESERVATION COMMISSION CERTIFICATE OF APPROPRIATENESS APPLICATION

DATE:

APRIL 5, 2016

HLZA HOWARD L. ZIMMERMAN ARCHITECTS PC

Gansevoort Market Historic District

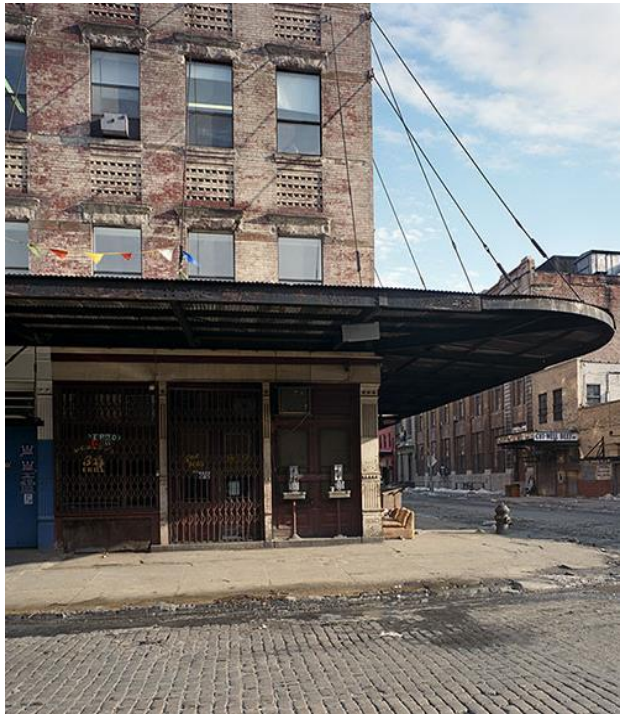


HLZA

875 WASHINGTON STREET

ART MURAL INSTALLATION

CONTEXT



1985

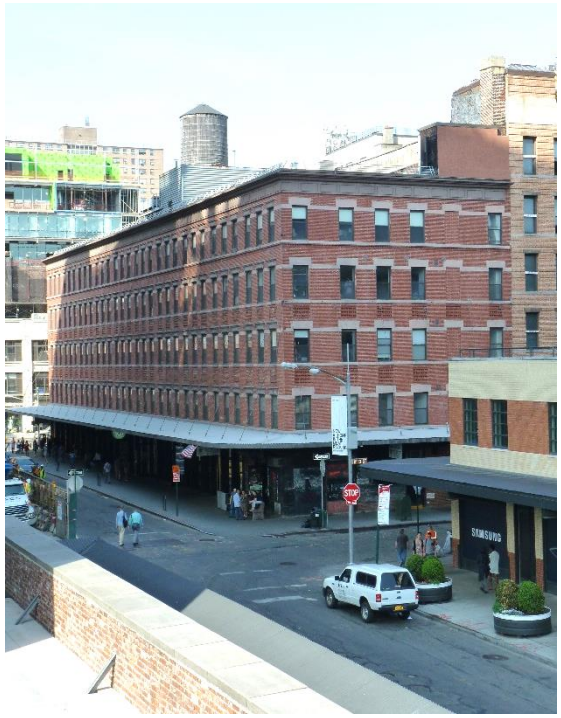
Brian Rose – American Photo Magazine

http://www.americanphotomag.com/interview-brian-rose-photographing-new-york-landscapes

1985

Brian Rose – American Photo Magazine

http://www.americanphotomag.com/interview-brian-rose-photographing-new-york-landscapes



2016

Date: 1887 (NB 1071-1887)
Architect: James W. Cole
Builder: John Jordan
Original Owner: William Astor

Type: Market building
Style: Queen Anne
Stories: 5
Facade Materials: brick, stone, cast-iron storefronts, metal canopies

Alterations
cornice removed (pre-1933); new storefronts, new roof cornice (2001-03)

Ownership History (formerly lots 27 and 60; previously lots 27-28, 60-61)
1819 John Jacob and Sarah Astor/ Astor Estate/ William Astor/ Trustees for Helen Rebecca Roosevelt and James Roosevelt Roosevelt, Jr./ Helen Rebecca Roosevelt Robinson and James Roosevelt Roosevelt, Jr./ Douglas Robinson, Helen Douglas Robinson Hinckley (later Cutting), Elizabeth Mary Douglas Robinson de Sibour, Alida Douglas Robinson Walker (later Sage)
1979 14th Street Realty Corp.
2000 Starwood Urban Retail MM, Inc.

In 1887, this five-story, long (on two lots) market building was built to the design of architect James W. Cole. At the same time, two other buildings designed by Cole were under construction for the Astors: 440 West 14th Street (across the street) and 817- 821 Washington Street [see]. Produce and provisions merchants were the immediate tenants of this structure (some remaining for decades), including Pape & Deyo/ W.C. Deyo & Bro., Henry E. Schwitters/& Son, and Joseph B. Kirk, produce; Christian H. Koster/& Son, and Patrick Ford & Son, butter and eggs; and Lauricella & Pittorino/ Landini & Pittorino, fruit. By the late 1920s, meatpackers were the predominant tenants in the building, some of the longer-term of whom were Scanlan Bros., Inc., Long Island Beef Co., Dorato & Cerutti / Allied Farms, City Provision Co., Adolf Kusy & Co., Samuel Bender & Sons, State Provision Co./ Zucker & Friend/ Walpole Bros., Zeger, Inc., A. & M. Bugnon, and Republic Meat Co. Two furniture-related businesses were Ruby Lamp Mfg. Co./ Brighter Lighting Co./ Lighting Distributors, Inc., and Valley Upholstery Co./ Valley Furniture Shops, Inc. The biker bar Hogs & Heifers has been located here since the early 1990s. The building was purchased in 2000 for over $10 million by Starwood Urban Retail MM, Inc., Washington- and Connecticut-based investors, for redevelopment, including offices and high-end retail.

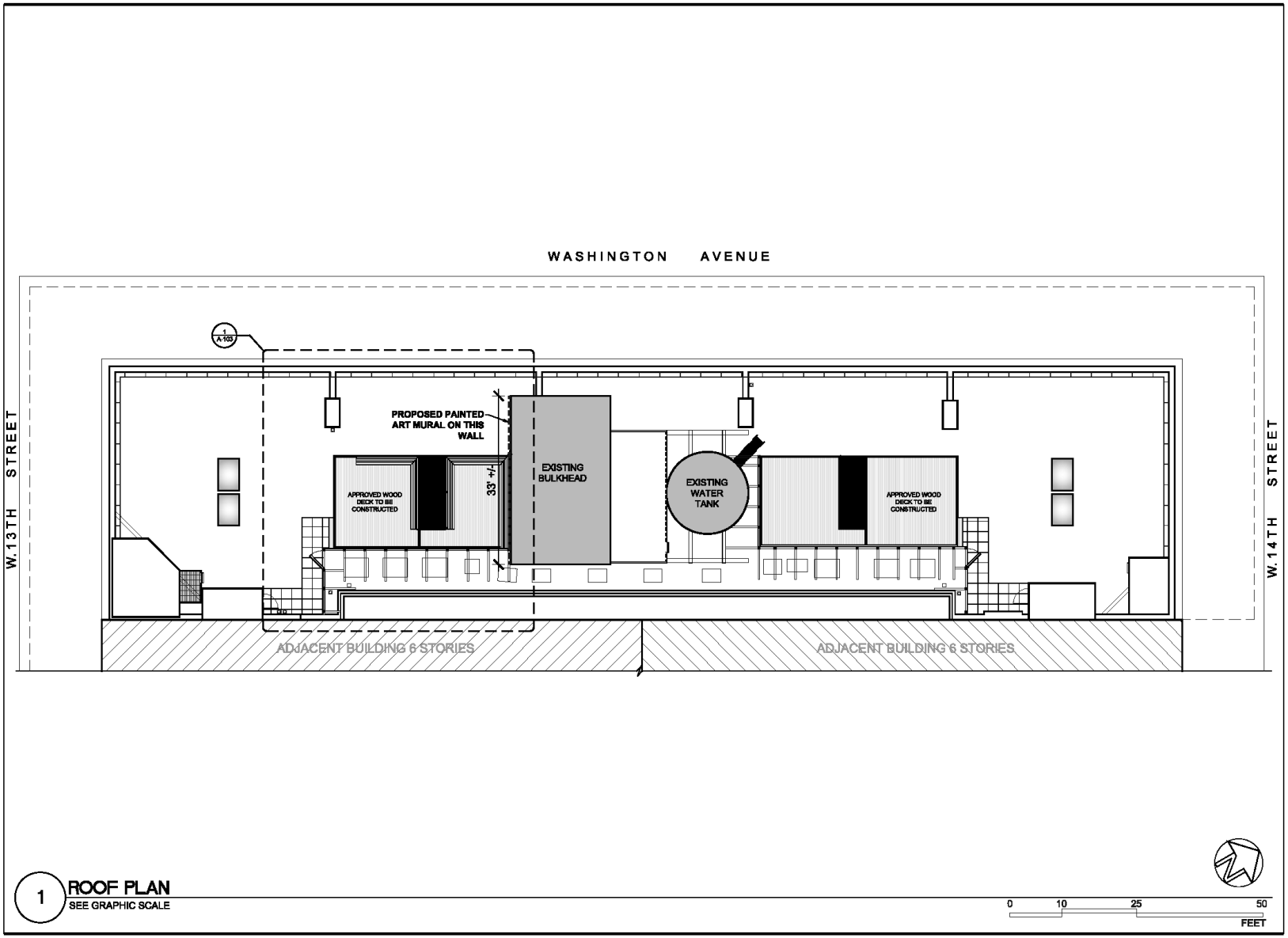
This Queen Anne style building, which contains significant portions of its historic fabric, contributes to the historically-mixed architecture and varied uses -- including market-related functions – of the Gansevoort Market Historic District. Constructed in 1887, during one of the major phases of development of the district, when buildings were constructed for produce-related businesses and other market uses, the building further contributes to the visual cohesion of the district through its prominence on two corners and long Washington Street blockfront, its three brick and stone facades, cast-iron storefronts, metal canopies, and the fact that it is one of three buildings in the district designed by architect James W. Cole.

EXCERPTS FROM 2003
GANSEVOORT MARKET HISTORIC DISTRICT DESIGNATION REPORT

NORTHWEST VIEW FROM 14TH STREET

SOUTHWEST VIEW FROM HIGH LINE

W 14 ST
HIGH LINE
The High Line
WASHINGTON ST
W 14 ST
PROPOSED ART MURAL LOCATION
(SOUTH BULKHEAD WALL)



875 WASHINGTON STREET

ART MURAL INSTALLATION

875 WASHINGTON STREET
NEW YORK, NY 10014

HOWARD L. ZIMMERMAN
ARCHITECTS, P.C.

11 West 30th Street, New York, N.Y. 10001
Phone 212.564.9393; Fax 212.564.9032

CONSULTANTS:

NO.	DATE	REVISION DESCRIPTION

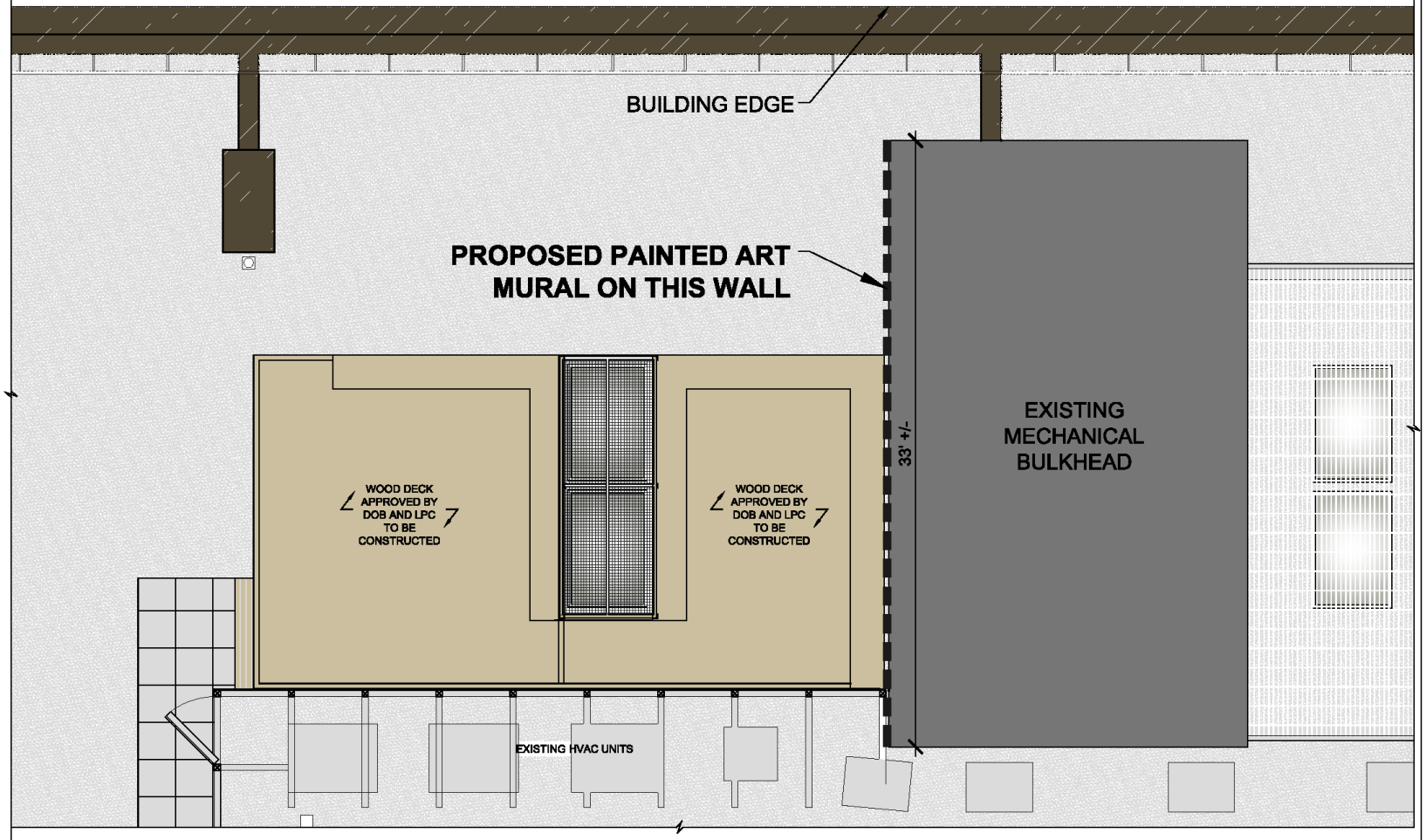
ROOF PLAN

DATE: 1/8/2016 DRAWN BY:
SCALE: CHECKED BY:
JOB No. 15-0320 PAGE: 1 of 2
SHEET NO:
A-102.00

875 WASHINGTON STREET

ART MURAL INSTALLATION

PROPOSED PLANS



1 ENLARGED ROOF PLAN
1/4" = 1'-0"

0 8 16 32
FEET

875 WASHINGTON STREET

ART MURAL INSTALLATION

875 WASHINGTON STREET
NEW YORK, NY 10014

HOWARD L. ZIMMERMAN
ARCHITECTS, P.C.

11 West 30th Street, New York, N.Y. 10001
Phone 212.564.5393; Fax 212.564.9032

CONSULTANTS:

NO.	DATE	REVISION DESCRIPTION

ENLARGED ROOF PLAN

DATE:	1/8/2016	DRAWN BY:	JBC
SCALE:		DESIGNED BY:	RDM
JOB No.	15-0320	PAGE:	2 OF 2

SHEET NO:

A-103.00

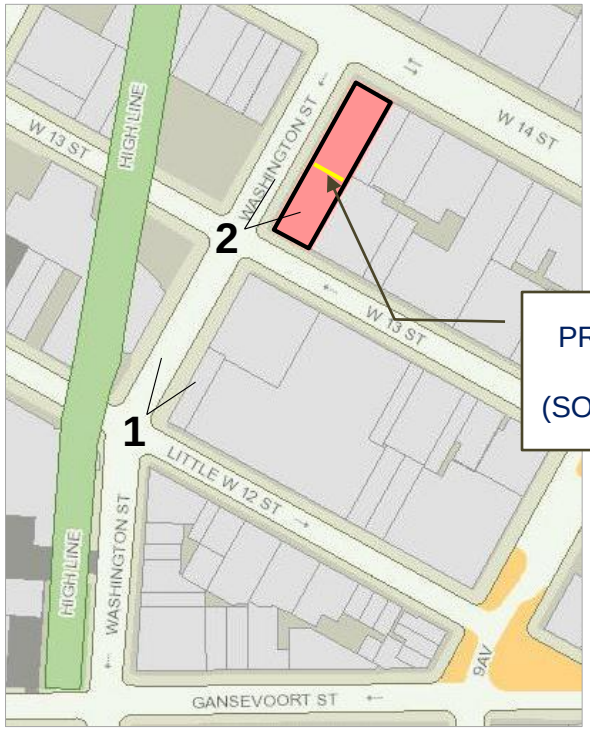
HLZA

875 WASHINGTON STREET

ART MURAL INSTALLATION

PROPOSED PLANS

SOUTH WALL OF BULKHEAD



KEYED PLAN VIEW OF PHOTO LOCATIONS

1 SOUTH WALL OF BULKHEAD VIEWED FROM W. 12TH STREET

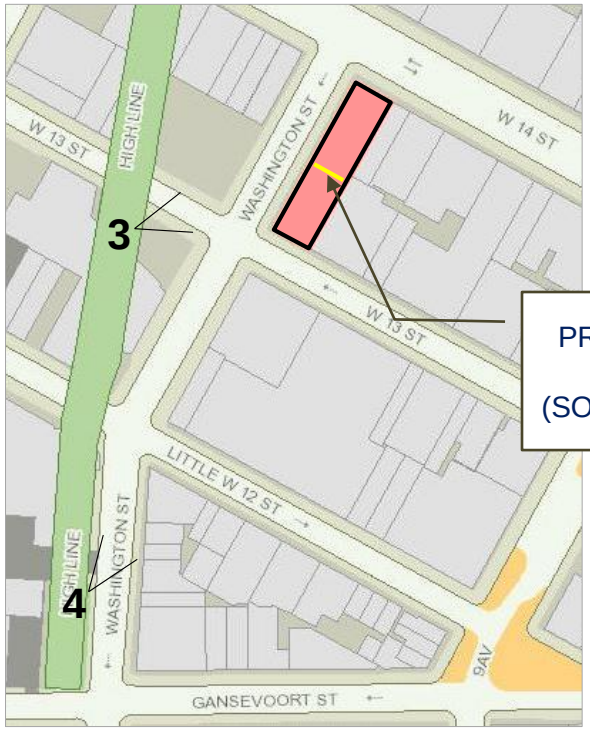
2 SOUTH WALL OF BULKHEAD VIEWED FROM W. 13TH STREET

HLZA

875 WASHINGTON STREET
ART MURAL INSTALLATION

VISIBILITY OF EXISTING CONDITIONS
VISIBILITY FROM STREET

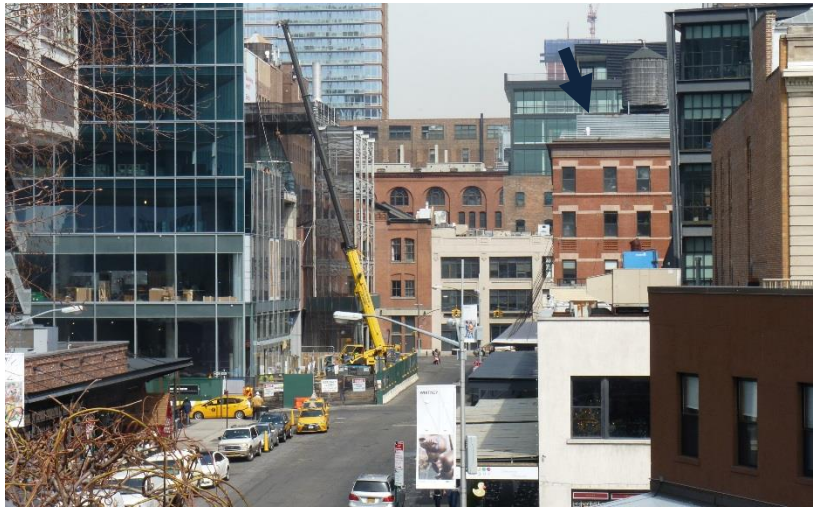
SOUTH WALL OF BULKHEAD



PROPOSED ART MURAL LOCATION (SOUTH BULKHEAD WALL)

KEYED PLAN VIEW OF PHOTO LOCATIONS

3 MAXIMUM VISIBILITY OF SOUTH BULKHEAD FROM HIGH LINE



4 MAXIMUM VISIBILITY OF SOUTH BULKHEAD FROM HIGH LINE

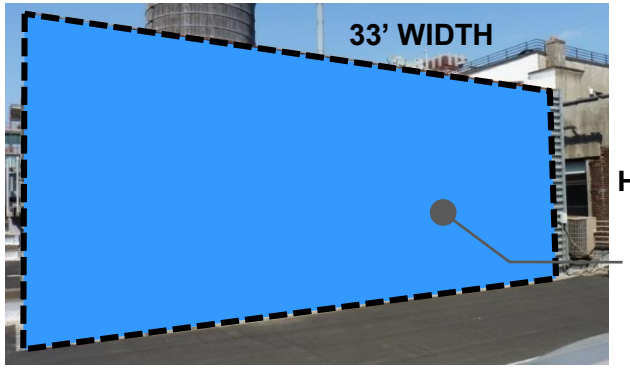
HLZA

875 WASHINGTON STREET

ART MURAL INSTALLATION

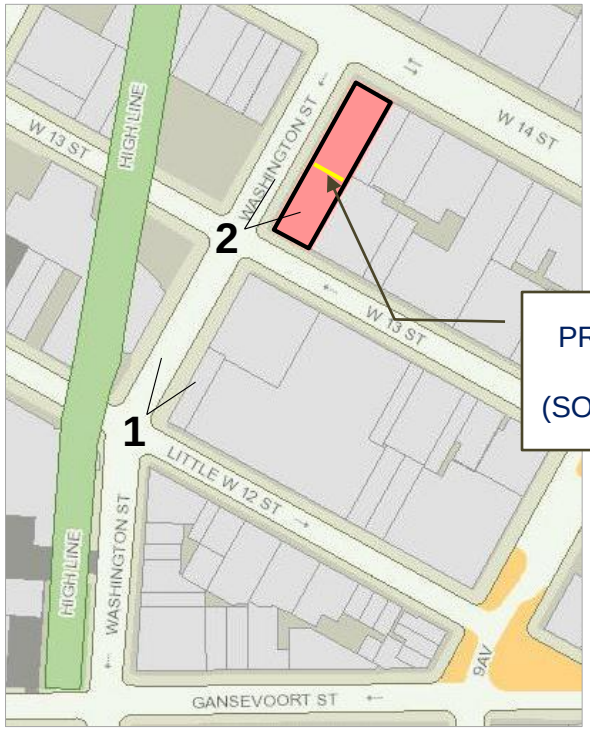
VISIBILITY OF EXISTING CONDITIONS

VISIBILITY FROM HIGH LINE



PROPOSED ART MURAL LOCATION (462 sq. ft.)

SOUTH WALL OF BULKHEAD



PROPOSED ART MURAL LOCATION (SOUTH BULKHEAD WALL)

KEYED PLAN VIEW OF PHOTO LOCATIONS

1 VIEW OF PROPOSED ART MURAL WALL FROM W. 12TH STREET

2 VIEW OF PROPOSED ART MURAL WALL FROM W. 13TH STREET

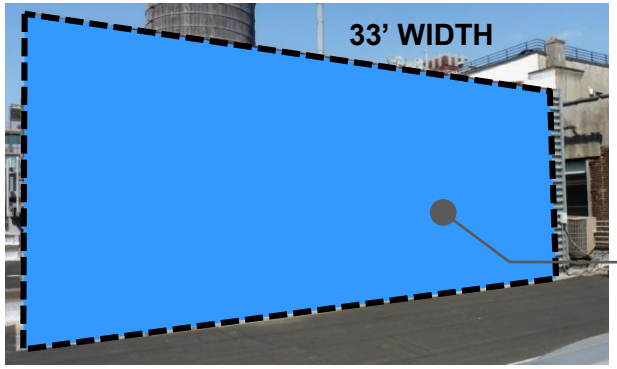
HLZA

875 WASHINGTON STREET

ART MURAL INSTALLATION

VISIBILITY OF PROPOSED CONDITIONS

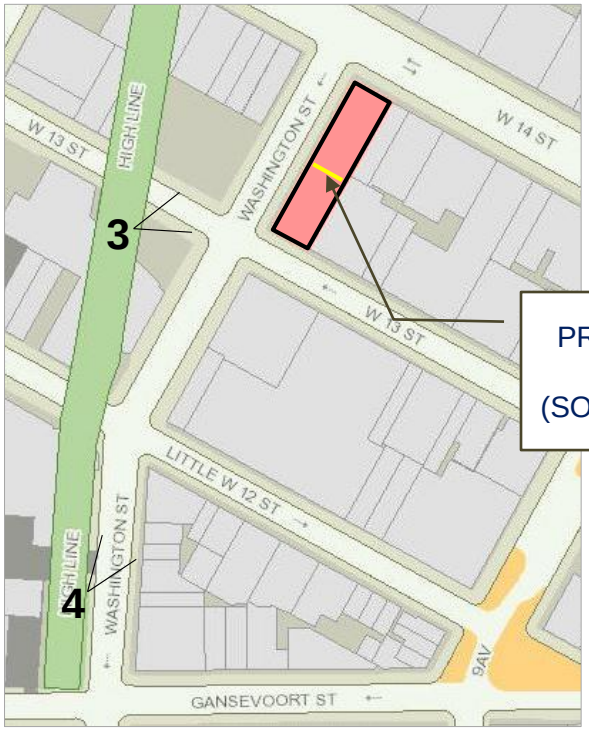
VISIBILITY FROM STREET



14'
HEIGHT

PROPOSED ART MURAL LOCATION (462 sq. ft.)

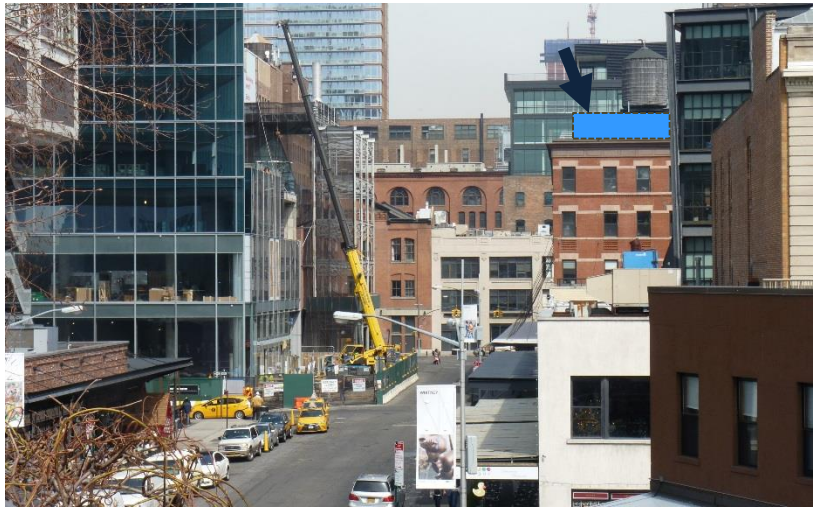
SOUTH WALL OF BULKHEAD



PROPOSED ART MURAL LOCATION (SOUTH BULKHEAD WALL)

KEYED PLAN VIEW OF PHOTO LOCATIONS

3 MAX VISIBILITY OF PROPOSED ART MURAL WALL FROM HIGH LINE

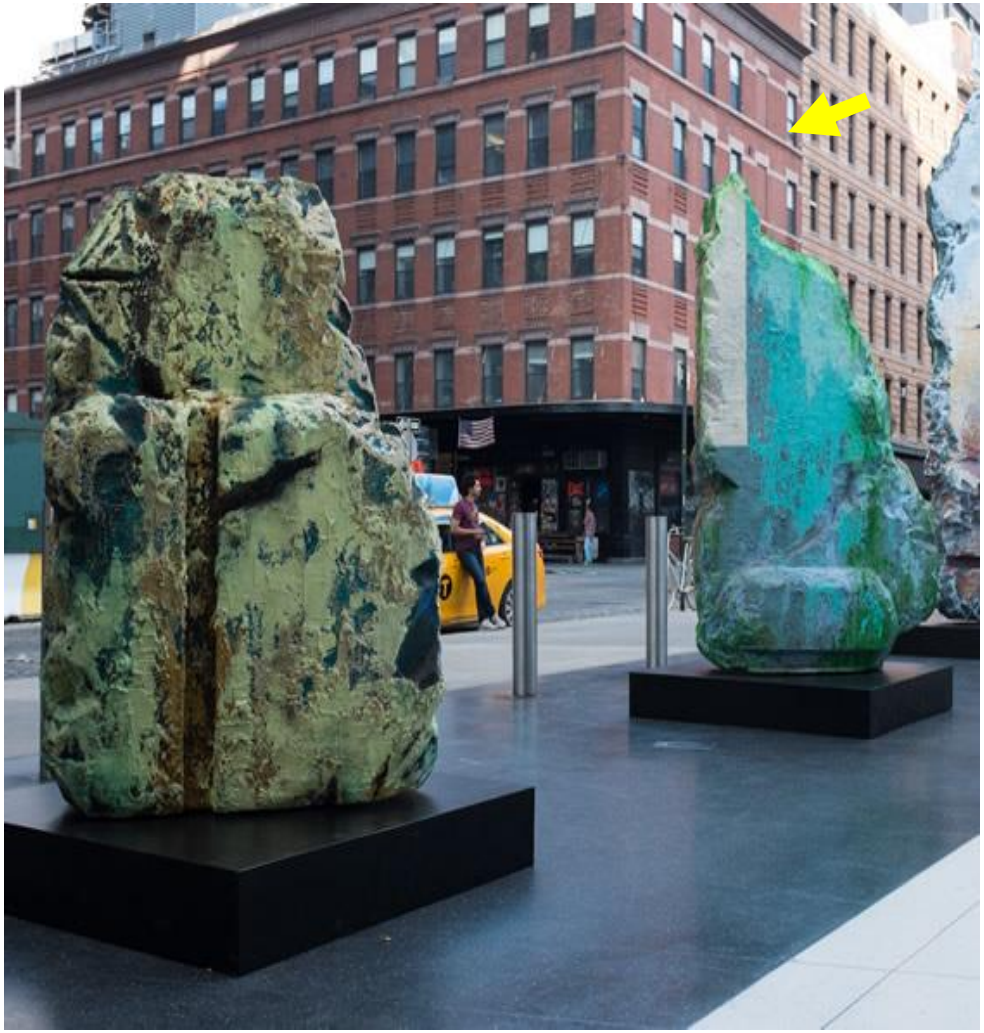


4 MAX VISIBILITY OF PROPOSED ART MURAL WALL FROM HIGH LINE

HLZA

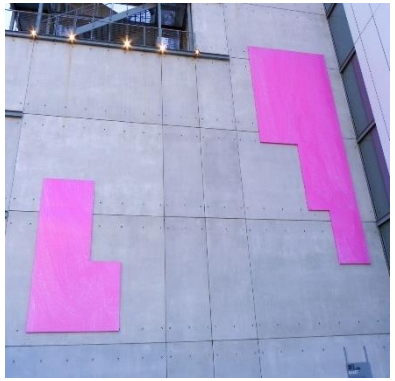
875 WASHINGTON STREET
ART MURAL INSTALLATION

VISIBILITY OF PROPOSED CONDITIONS
VISIBILITY FROM HIGH LINE



848 WASHINGTON STREET (2012-2015)

http://www.lehmannmaupin.com/exhibitions/2012-07-21_the-standard-high-line-new-york-ny#1
http://www.lehmannmaupin.com/exhibitions/2012-07-21_the-standard-high-line-new-york-ny#1
http://www.we-heart.com/2015/08/03/jose-parla-segmented-realities-standard-high-line/

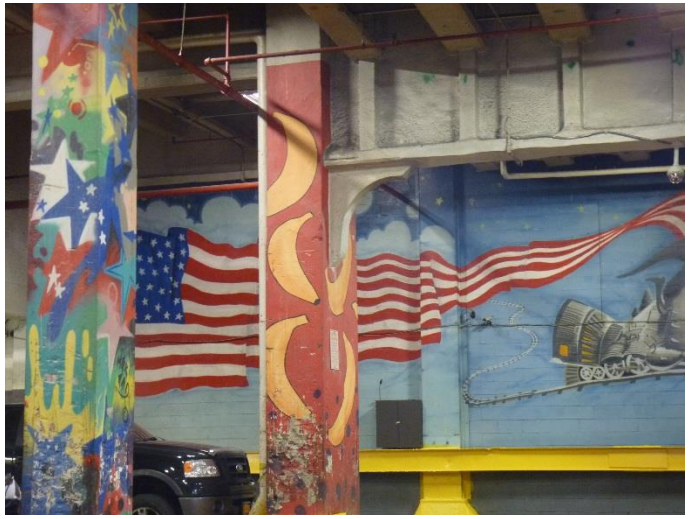


CLOSEUP OF WHITNEY MUSEUM NORTH WALL

https://www.google.com/search?q=mary+heilmann+sunset&safe=strict&source=lnms&tbm=isch&sa=X&ved=0ahUKEwiktLXx27HLAhXDsh4KHSl8ABsQ_AUIBygB&biw=1680&bih=945#imgrc=aNF2F9hEsRN2kM%3A

WHITNEY MUSEUM VIEWED FROM ROOF
OF 875 WASHINGTON ST.

95 HORATIO ST. & 675 HUDSON ST.



401 W. 15TH ST.

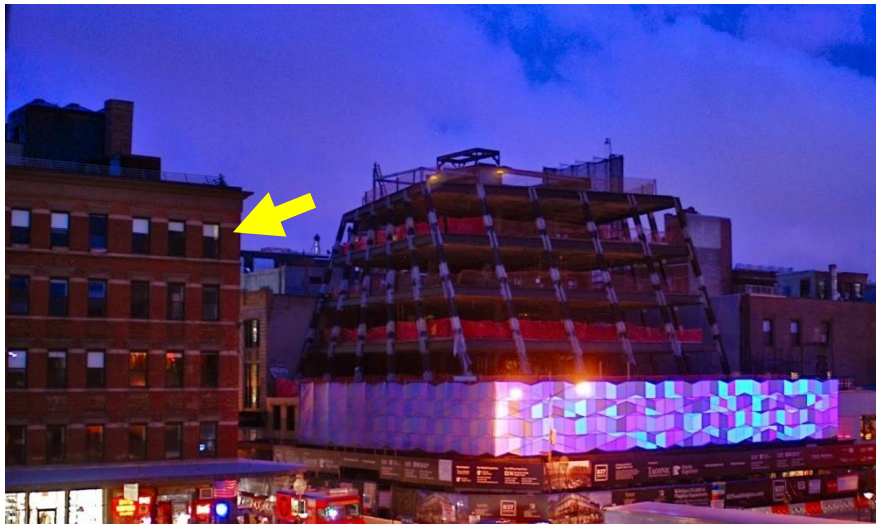
HLZA

875 WASHINGTON STREET
ART MURAL INSTALLATION

OUTDOOR ART PRECEDENTS
SURROUNDING NEIGHBORHOOD

CURRENT ART INSTALLATIONS ON THE HIGH LINE

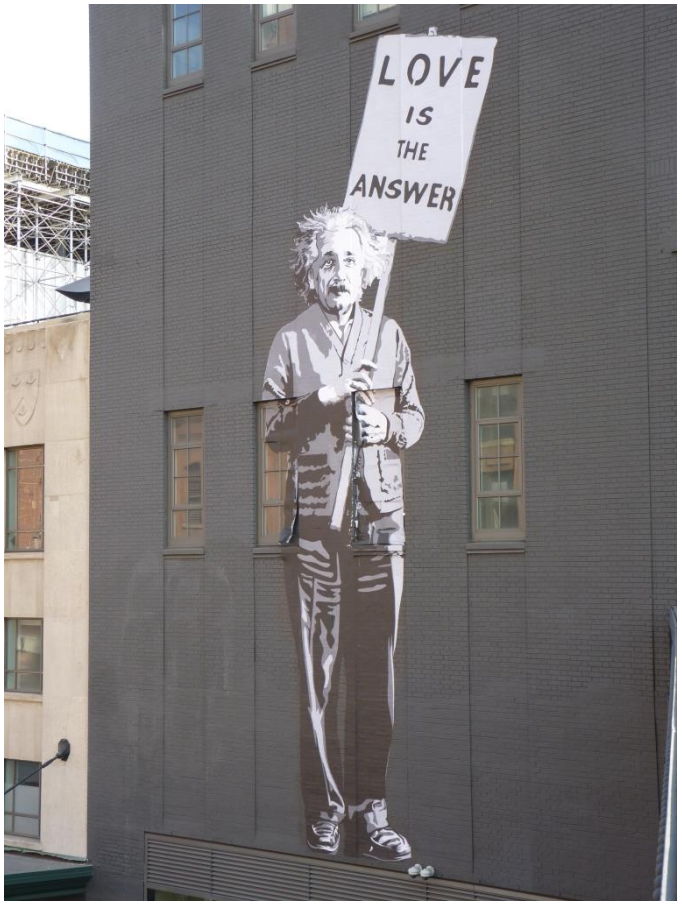
9TH AVENUE & 14TH STREET (2012)
http://www.solifestyle.com/blog/2012/07/demos-missoni-david-statue-arrives-inhtml



837 WASHINGTON STREET (2013)
http://nyclovesnyc.blogspot.com/2013/09/meatpacking-district-construction-site.html

9TH AVENUE & 13TH STREET

63 GANSEVOORT ST.
Google Maps



444 WEST 14TH ST.

HLZA

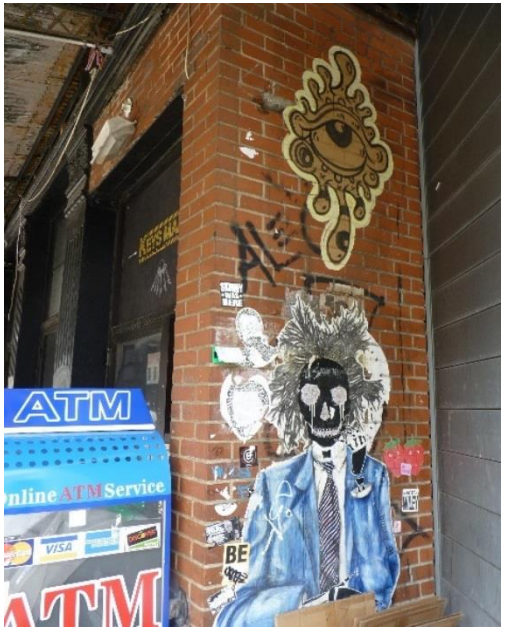
875 WASHINGTON STREET
ART MURAL INSTALLATION

OUTDOOR ART PRECEDENTS
GANSEVOORT MARKET HISTORIC DISTRICT

8 LITTLE WEST 12TH ST.
669 HUDSON ST.
Google Maps

63 GANSEVOORT ST.

875 WASHINGTON ST.



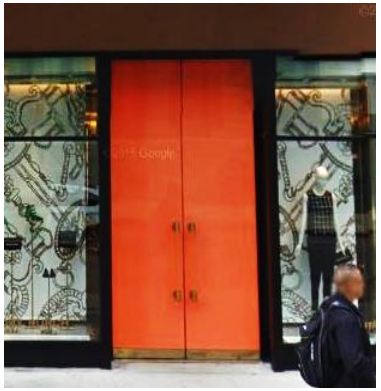
57 GANSEVOORT ST.

444 WEST 14TH ST.

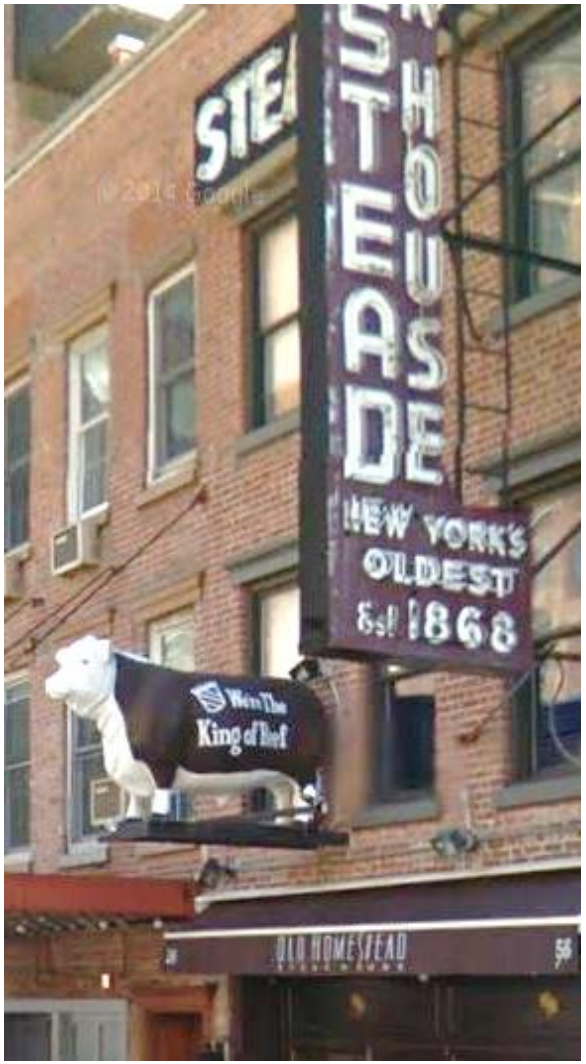
HLZA

875 WASHINGTON STREET
ART MURAL INSTALLATION

NEIGHBORHOOD ECLECTICISM
GANSEVOORT MARKET HISTORIC DISTRICT



426 WEST 14TH ST.
763 GANSEVOORT ST.
Google Maps



56 9TH AVENUE
Google Maps

444 WEST 14TH ST.

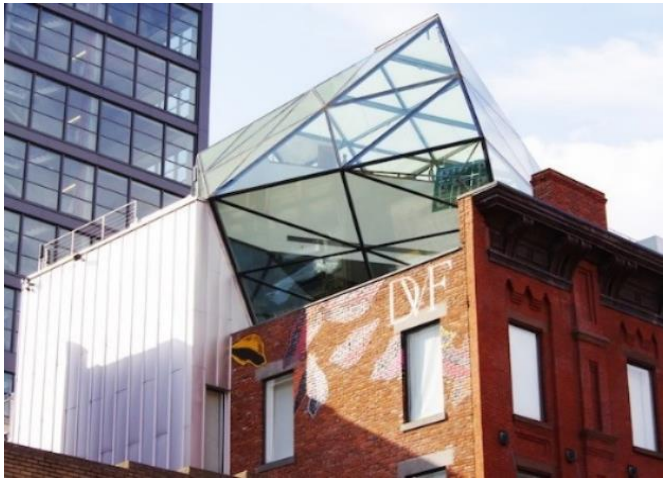
875 WASHINGTON STREET
ART MURAL INSTALLATION

NEIGHBORHOOD ECLECTICISM
GANSEVOORT MARKET HISTORIC DISTRICT

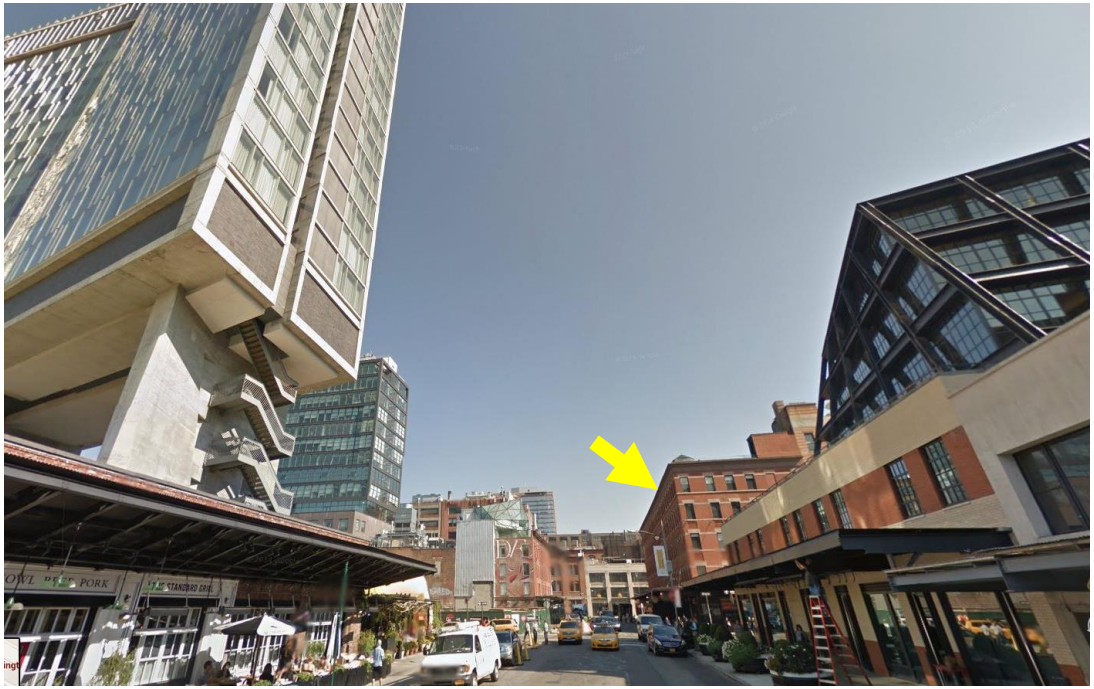
CHELSEA MARKET

HUDSON ST. & 14TH ST.

HUDSON ST. & 9TH AVE.



440 WEST 14TH ST.
WWW.IFONLY.COM



VIEWS NORTH ON WASHINGTON STREET

837 WASHINGTON STREET – APPROVED 7/19/2011

HLZA

875 WASHINGTON STREET
ART MURAL INSTALLATION

NEIGHBORHOOD ECLECTICISM
GANSEVOORT MARKET HISTORIC DISTRICT

NICK KUSZYK

HELLBENT

GERA LOZANO

THANK YOU