



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: 01/20/17	EXPIRATION DATE: 6/7/2022	DOCKET #: LPC-19-4082	COFA COFA-19-7588
ADDRESS: 46-50 GANSEVOORT STREET		BOROUGH: Manhattan	BLOCK/LOT: 643 / 54
Gansevoort Market Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Robert Cayre
Gansevoort Street Ventures, LLC
c/o Aurora Capital
1407 Broadway, 41st Floor
New York, NY 10018

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 7, 2016, following the Public Meeting of February 9, 2016, and the Public Hearing and Public Meeting of November 10, 2015, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on October 15, 2015, and as you were notified in Status Update Letter 18-6950 (LPC 17-6619), issued on June 7, 2016.

The proposal, as approved, consists of exterior work at the first floor, at #46-48, at the Gansevoort Street façade, including installing two (2) aluminum and glass window and door assemblies and one (1) aluminum and glass door in existing masonry openings, finished black; modifying one (1) masonry opening, installing a brick soldier course to match existing, and installing one (1) aluminum and glass window assembly, finished black; installing two (2) steel, aluminum and glass canopies finished black, one with painted signage and one with steel letters attached to the top of the canopy; installing one (1) metal hanging bracket sign under the western canopy, featuring white painted lettering on black painted aluminum; at the second floor, replacing in kind four (4) steel multi-light awning windows, finished black; at the roof, removing one (1) skylight and replacing with one (1) metal and glass skylight; installing mechanical units on steel dunnage and a concrete curb; installing terrace pavers on composite roof slab and on pedestals; and installing a zinc mechanical

screen wall on the rear lot line roof; at the ground floor at the Greenwich Street façade, installing one (1) aluminum and glass window and door assembly and one (1) aluminum and glass door in existing masonry openings, finished black; replacing in kind four (4) multi-light steel and glass fixed windows, finished black; and installing one (1) through-wall hydrant with closure panel and one (1) Siamese connection, all finished black; at the second floor replacing in-kind six (6) multi-light steel and glass awning windows, finished black; at the first floor, at #50, at the Gansevoort Street façade, exterior work including installing three (3) aluminum and glass window and door assemblies in existing masonry openings, finished black; modifying one (1) masonry opening, and installing one (1) aluminum and glass window assembly, finished black; installing one (1) through-wall vent, one (1) hydrant with closure panel, and one (1) Siamese connection, all finished black; removing one (1) canopy and installing one (1) steel, aluminum and glass canopy finished black, featuring steel letters attached to the top of the canopy; at the second floor, removing five (5) shutters and installing five (5) steel multi-light fixed windows; rebuilding the parapet and cast stone coping to match historic conditions; removing the wood cladding, and repointing the exposed brick facade; at the roof, removing the roof and installing one (1) metal and glass skylight; constructing a sunken terrace and a setback one floor addition, featuring an aluminum and glass window assembly, finished black; installing a cable mesh guardrail; constructing an elevator and stair bulkhead clad with zinc panels; installing mechanical units on steel dunnage and a concrete curb; installing terrace pavers on composite roof slab and on pedestals; and installing a zinc mechanical screen wall on the rear lot line roof. The proposal, as initially presented, included installing three (3) highly designed marquees; and constructing a full-lot two-floor addition at #50; The proposal, as initially presented, included demolishing #50 and constructing a new 4-story building; and installing more ornate canopies. The proposal as approved was shown in a digital presentation, titled "Gansevoort", dated June 7, 2016 and including 94 slides. The proposal as initially presented, was shown in a digital presentation, titled "Gansevoort", dated November 10, 2015, and including 97 slides. Both presentations were prepared by BKSK Architects, and consisted of photographs, drawings, and photomontages. The presentations also included proposals for work at #52-58, #60-68 and #70-74 Gansevoort Street.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 46-50 Gansevoort Street as a Moderne style (eastern section), and western section clad with no-style covering, market building designed by Charles H. Stadler and built in 1938-39; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Gansevoort Market Historic District. The Commission also noted that the Gansevoort Market Historic District is reflective of the area's long history of continuous varied use as a place of dwelling, industry, and commerce and a marketplace. The district is characterized by streetscapes of predominantly brick facades and building heights of one to six stories, combined with large and open intersections and wide streets, including Gansevoort Street, which was widened in 1887, and created sweeping vistas that contribute to the area's unique sense of place. Buildings within the district range in date from the 1840s to the 1940s and represent four major phases of development. The earliest extant buildings in the district date from 1840-50, and include Greek Revival style residential buildings. Phase two dates from the 1880s to 1929 when the area saw the construction of tenement houses and began evolving into a market place. The mid-20th century represents the district's third phase of development, when many buildings were architecturally adapted for the meat market. The Commission also noted that since the district's designation in 2003, buildings have continued to adapt, and now represent varied uses such as retail, restaurants, galleries and offices. Finally, the Commission notes that Warning Letter 11-0715, was issued on March 24, 2011, for "installation of shutters at 2nd floor without permit(s);" and that Warning Letter 11-0716, was issued on March 24, 2011 for "installation of light fixtures at canopy without permit(s)."

With regard to this proposal, the Commission found that maintaining the low scale of the buildings along the eastern end of the block, near the intersection of Gansevoort Street, Little West 12th Street, and 9th Avenue, will retain the sweeping vistas created by the plaza and reinforce the special open character of the plaza created by this intersection; that adding bulk to the block away from the triangular intersection will have less impact on the open character of the plaza; that the proposed ground floor storefront infill at 46-48 Gansevoort Street will be installed within existing and combined masonry openings, and that the combination of openings will result in the limited loss of plain masonry and that the proposed simply designed bi-fold steel storefront doors will resemble large loading bays typically found within the district; that the proposed steel awning windows at 46-48 Gansevoort Street at the second floor will recall the historic windows in terms of configuration, material, operation and details; that the proposed metal clad elevator bulkhead at 46-48 Gansevoort Street will be set back significantly from the primary façade and will be seen in context with other industrial rooftop accretions at adjacent buildings and largely against the backdrop of the lot-line façade of the taller adjacent building; that removing the modern cladding at 50 Gansevoort Street, and restoring the underlying beige brick, punched window openings, metal windows, and stepped parapet based on historic photographs, will return this building to a condition in keeping with its historic appearance; that the proposed one-story rooftop addition at 50 Gansevoort Street will be set back significantly from the primary façade, will be minimally visible from a public thoroughfare, and when seen from Gansevoort Street, will be concealed by the building's tall parapet wall, therefore maintain the appearance of a two-story building; and that the metal canopies at the ground floor of the buildings and pin-mounted metal letter signage at select locations will not damage or conceal any significant architectural features of the buildings and will be well scaled to the facades, and will be in keeping with the various canopies and signage found within the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawing showing the approved design.

Subsequently, on October 14, 2016, the Commission received written specifications "Masonry Pointing", undated, prepared by CTS Group; drawings A-000 through A-008, A-200 through A-203, A-300, A-400 through A-407, A-410, A-600, A-601, A-700, A-701, A-703, A-800, A-801, A-803, A-804, A-806, A-808, A-809, A-811, DM-200 through DM-203, dated December 20, 2016, prepared by Todd Robert Poisson, R.A.; drawings M-001.00, M-100.00, M-101.00, M-200.00, M-300.00, M-400.00, M-401.00, P-001.00, DM-100.00, P-100.00, P-101.00, P-102.00, P-200.00, P-201.00, P-300.00, P-400.00, P-401.00, P-500.00, dated April 15, 2015, prepared by David Glickman, P.E.; drawings FO-100.00, S-101 through S-103, S-110, S-200 through S-206, S-300.00, S-301.00, S-400.00 dated October 21, 2016, prepared by Nathaniel Ezra Oppenheimer, P.E.; drawings SOE-001.00, SOE-100.00, SOE-200.00, SOE-201.00, SOE-202.00, SOE-300.00, SOE-301.00, dated October 1, 2015, prepared by Walter Joseph Papp Jr., P.E.; drawings SP-001.00, SP-100.00 through SP-400.00, dated November 16, 2016, prepared by David Glickman, P.E.; and drawings BPP-301.00 through BPP-303.00, undated, prepared by Mark B. Sullivan, R.A., and submitted as components of the application.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and noted that they include additional work, consisting of exterior alterations at the sidewalk, including the removal of cobblestones in the roadway, reinstalling the granite curb at Gansevoort Street, reinstalling the steel faced concrete curb at Greenwich Street, and resetting the original cobblestones;

replacing concrete paving in kind at the sidewalk, featuring tinted concrete and standard scoring; exterior work, including repointing the brick at #50 to match original; structural work, including excavation at the cellar, construction of new foundation walls, installation of underpinning piers, and construction of two (2) elevator pits at select locations; and interior alterations at the cellar through second floors, including the demolition and construction of non-bearing partitions and finishes, as well as mechanical, plumbing, electrical, sprinkler and HVAC work. With regard to this additional work, staff found in that the proposed repointing is restorative in nature; that the work will not result in damage to or loss of any significant historic fabric; that the work will return this element to a condition more in keeping with its original appearance; that the use of electric grinders for cutting masonry joints will be limited to the extent to which they will not damage the existing masonry; that the pointing mortar will be compatible with the masonry in terms of composition and will match the historic mortar in terms of profiles, texture, and finish; that the concrete paving to be removed is not a significant feature of the streetscape or historic district; that the proposed paving, tinted to blend with the surrounding tinted concrete paving and scored in a standard rectilinear pattern to align with adjacent paving, will be harmonious with the site and surrounding paving and bluestone slabs; that resetting the existing sound cobblestone street pavers, on a non-cement base with hand-tight joints, will return these pavers to their historic level placement and help protect them from further disrepair; that the work will support the special architectural and historic character of the site, streetscape and historic district; that the proposed excavation work will provide for additional clearance and elevator pits within the footprint of the existing buildings; and that the excavation and underpinning will be done in compliance with the Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's facades and the adjacent buildings. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-7588 is being issued.

PLEASE NOTE: Warning Letters 11-0715 and 11-0716 will remain in effect until the corrective work approved under this permit has been completed and inspected for compliance. THIS PERMIT CONTAINS A COMPLIANCE DATE OF December 13, 2017. Failure to complete the corrective work by this date may result in the issuance of a Notice of Violation (NOV) originating from the Environmental Control Board in accordance with Title 63 of the Rules of the City of New York, Section 7-02 (c). Second NOV's require a court appearance and a civil fine may be imposed. Once the corrective work is completed in compliance with this permit, promptly submit a written request for a Notice of Compliance from the building owner, along with a photograph documenting the finished work, to the Commission.

PLEASE NOTE: 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 DOB permit to inform DOB that the TPPN applies.

PLEASE ALSO NOTE: That this permit is being issued contingent upon the Commission's review and approval of mortar and joint cutting samples prior to the commencement of work. Samples should be installed adjacent to clean, original surface(s) being repaired; allowed to cure; and cleaned of residue. Submit digital photographs of all samples to hhughes@lpc.nyc.gov for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Holly Hughes.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Cas Stachelberg, Higgins Quasebarth & Partners, LLC

cc: Cory S. Herrala, Director of Technical Affairs, Sustainability and Resiliency/LPC
Katie Rice, Enforcement Officer/LPC