



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: 10/13/16	EXPIRATION DATE: 6/7/2022	DOCKET #: LPC-19-3025	COFA COFA-19-4150
ADDRESS: 52-58 GANSEVOORT STREET		BOROUGH: Manhattan	BLOCK/LOT: 643 / 49
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 18-6951 (LPC 17-6620), issued on June 7, 2016.

The proposal, as approved, consists of exterior work at the ground floor at the Gansevoort Street facade, including installing three (3) multi-light steel door and transom assemblies in existing masonry openings under the marquee, finished black; installing one (1) new aluminum and glass door and transom assembly and one (1) aluminum and glass door in existing masonry openings, finished black; reopening a masonry opening and installing one (1) steel and glass door and transom, finished black; installing two (2) steel menu boards with glass doors, finished black; installing seven (7) light fixtures to flank storefront openings; repainting the leaders, existing marquee, cast iron lintel, and cast iron column, finished gray; installing a through wall gas meter vent cap, finished gray; creating a new masonry opening and installing one (1) steel and glass door and sidelight with transom, finished black; at the second floor Gansevoort Street façade, reopening a masonry opening and installing one (1) one-over-one double-hung wood window, finished off-white; at the second floor at the rear façade, enlarging the floor by removing the wall and constructing an

addition, featuring brick cladding, cast stone coping, one (1) set of aluminum and glass assemblies and one (1) aluminum and glass door, finished black; at the roof, installing a zinc mechanical acoustical screen wall behind the parapet at the new rear façade; installing a steel pipe guardrail finished gray; installing ductwork and mechanical equipment on steel dunnage; and constructing a new stair and elevator bulkhead, featuring vertical standing seam zinc rainscreen and brick cladding; and interior alterations at the cellar floor, including excavating to lower floor slabs and create additional cellar space within the footprint of the building, including constructing new foundation walls and slabs and installing underpinning at select locations. 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 BSKS Architects, and consisted of photographs, drawings, and photomontages. The presentations also included proposals for work at #46-48, #50, #60-68 and #70-74 Gansevoort Street.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 52-58 Gansevoort Street as a Vernacular style market building originally built c. 1850-54 and altered in 1937 by S. Walter Katz; 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. Finally, 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.

With regard to this proposal, the Commission found that the center of the block is highly built up and therefore the construction of a first floor addition extending the full length of the lot and extending the second floor at the rear at #52-58 Gansevoort Street will not eliminate a sense of greenspace within the block; that the proposed excavation at #52-58 will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer to protect the building and adjacent buildings and will not extend the full length of the rear yard; that the proposed mechanical equipment and simply designed metal mesh railing at the roof of #52-58 Gansevoort Street will be minimally visible and reflective of the industrial uses at buildings of this type within the historic district; and that the proposed door opening at the ground floor at 52-58 Gansevoort Street will be installed within an area of plain masonry and that the proposed storefront infill at the ground floor will be installed within existing masonry openings and feature multi-light operable steel doors and transoms that will recall large loading bays when open and metal garage doors when closed, both typical features found at the ground floor of buildings 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 6, 2016, the Commission received drawings A-000 through A-007, A-200, A-201,

A-300, A-400 through A-403, A-600, A-601, A-700, A-701, A-800 through A-806, DM-200, DM-201, dated September 9, 2016, prepared by Todd Robert Poisson, R.A.; drawings FO-100.00, S-101.00, S-102, S-103, S-200 through S-206, S-300.00 through S-302.00, S-400.00, dated November 20, 2015, prepared by Nathaniel Ezra Oppenheimer, P.E.; drawings M-001.00, M-100.00, M-101.00, M-300.00, M-301.00, M-400.00, M-401.00, P-001.00, P-100.00 through P-104.00, P-200.00, P-201.00, P-300.00, P-400.00, dated May 17, 2015, prepared by David Glickman, P.E.; drawings SOE-001.00, SOE-100.00, SOE-200.00 through SOE-206.00, SOE-300.00, SOE-301.00, dated October 1, 2015, prepared by Walter Joseph Papp, Jr., P.E.; and drawings BPP-201.00 and BPP-202.00, undated, and 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 curb, including the removal of cobblestones in the roadway, reinstalling the granite curb, and resetting the original cobblestones; replacing concrete paving in-kind at the sidewalk, featuring tinted concrete and standard scoring; at the Gansevoort Street façade, removing five (5) one-over-one double-hung aluminum windows and replacing with five (5) one-over-one double-hung wood windows, finished off-white; removing five (5) one-over-one segmental arched double-hung aluminum windows and replacing with five (5) one-over-one segmental arched double-hung wood windows, finished off-white; at the first floor at the rear façade, removing all aluminum and glass windows and infilling with brickwork to match the surrounding masonry; and interior alterations at the cellar through second floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to this additional work, staff found in accordance with the provisions set forth in the Rules of the City of New York, Title 63, Section 3-04, that the replacement of the existing windows is warranted by their deteriorated conditions; that the propose replacement windows will match the historic windows in terms of configuration, operation, details, material, and finish; that the windows will be installed in existing masonry openings. The staff also found 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; and that the work will support the special architectural and historic character of the site, streetscape and historic district. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-4150 is being issued.

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.

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