



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: 10/18/17	EXPIRATION DATE: 11/15/2022	DOCKET #: LPC-19-17923	COFA COFA-19-17923
ADDRESS: 55 GANSEVOORT STREET		BOROUGH: Manhattan	BLOCK/LOT: 644 / 60
Gansevoort Market Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Shah
Griffin Gansevoort Holdings, LLC
114 East 13th Street
New York, NY 10003

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 November 15, 2016, following the Public Hearing of the same date, voted to approve a proposal to replace a granite sidewalk at the subject premises, as put forth in your application completed October 20, 2016, and as you were notified in Status Update Letter 19-5403 (LPC 19-3099), issued on November 16, 2016.

The proposal, as approved, consists of exterior work at the sidewalk along 55 Gansevoort Street, including replacing select deteriorated granite pavers in-kind and replacing concrete pavers with new granite pavers to match, all set in a mortar bed on a new reinforced concrete structural slab and metal deck; installing new granite curbs salvaged from existing pavers; legalize the removal of concealed cast iron vault light panels without Landmarks Preservation Commission permits; replacing the existing diamond plate panels with a black finish in-kind; and removing concrete steps and metal handrails, as shown in a digital presentation, titled "R. H. Guesthouse, 55 Gansevoort Street, New York, New York, 10014", dated November 15, 2016 and prepared by Anderson Architects, including five (5) slides consisting of photographs and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District Designation Report describes 55 Gansevoort Street as a vernacular style store and loft building designed by Joseph M.

Dunn and built in 1887; 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 further noted that at the time of designation the historic vault lights were covered with concrete and Certificate of No Effect 06-0954 was issued to cover this location with diamond plate; and that the historic vault lights have since been removed; and that Warning Letter 17-0387 was issued on November 18, 2016 for the "removal of vault lights without permit(s)."

With regard to this proposal, the Commission found that the damaged condition of most of the historic granite slabs warrants their removal and replacement; that portions of the granite slabs will be salvaged and cut for use as curbs, thereby repurposing and maintaining some of the historic fabric on site; that sidewalks comprised of granite pavers with separate granite curbs are found at other locations in the historic district, therefore the proposed installation will be in keeping with this condition; and that existing areas of concrete paving will be replaced with granite pavers, which will unify the sidewalk along the entire length.

However, in voting to grant this approval, the Commission required that the applicants work with staff to explore salvaging and reusing more of the intact granite slabs. 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 this application; and that Warning Letter 17-0387 is hereby, rescinded.

Subsequently, on October 11, 2017, the Landmarks Preservation Commission received final drawings T-000.00, DM-002.01, and A-101.01, dated May 16, 2016; and drawings A-907.00, A-908.00, and A-909.00, dated September 26, 2017 and prepared by Ross Sherwood Anderson, RA; and drawings DMO-003.01, DMO-004.01, S-101.01, dated June 2, 2016 and prepared by Philip D. Murray, PE, all submitted as components of the application.

Accordingly, the staff of the Commission reviewed the drawings, and found that the overall design approved by the Commission has been maintained and that select intact granite slabs will be salvaged and reused as pavers. The drawings also show that the pitch of the diamond plate is to be reduced along the western half of the Gansevoort Street façade; and that stone saddles will be replaced in-kind to create steps, except where lowered at the two (2) storefront openings to provide barrier-free access to the property. With regard to this additional work, the Commission finds that the change in grade of the sidewalk will be a discreet modification and will better align with the sidewalk in front of 63 Gansevoort Street to the west; and that the work is in keeping with the intent and scope of the original approval. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-17923 is being issued.

PLEASE NOTE: that this permit is being issued contingent upon the Commission's review and approval of samples of the granite pavers and the grout/sealant 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 rlowry@lpc.nyc.gov for review. This permit is also contingent on the understanding that the 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 Richard Lowry.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jaqueline Peu-Duvallon, JPD Historic Preservation Consulting, LLC

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Jaqueline Peu-Duvallon, JPD Historic Preservation Consulting, LLC