



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: 01/17/17	EXPIRATION DATE: 6/7/2022	DOCKET #: LPC-19-5088	COFA COFA-19-6750
ADDRESS: 60-74 GANSEVOORT STREET		BOROUGH: Manhattan	BLOCK/LOT: 643 / 43
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

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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 18-6953 (LPC 17-6621), issued on June 7, 2016.

The proposal, as approved, consists of demolishing the existing building at 70-74 Gansevoort Street, and constructing a new six-story building with setback mechanical bulkheads, including a full-lot cellar, featuring at the Gansevoort Street and Washington Street façades, gray brick cladding at the first through sixth floors, cast stone belt courses at the second and sixth floors, cast stone window sills at the first through sixth floors, granite and limestone panels at the first and sixth floors, aluminum and glass window and door assemblies with transoms finished dark gray at the first floor, three and four bays of grouped aluminum windows featuring fixed single-pane, tilt-and-turn, and transoms only at the second through fifth floors, all finished dark gray, an aluminum cornice finished dark gray, a projecting steel and glass marquee finished dark gray, a wall hydrant, and Siamese sprinkler connection; featuring at the secondary east and south facades, brown brick cladding, aluminum and glass tilt-and-turn windows with a mix of transoms and

louvers, and an aluminum and glass door and window assembly finished gray; featuring at the roof, zinc panel clad bulkheads, a stainless steel metal mesh guardrail, galvanized steel acoustic louver wall, cooling towers, and associated mechanical equipment; at 60-68 Gansevoort Street, constructing a new three-story addition at the streetwall, featuring at the Gansevoort Street façade, red brick cladding, single-pane tilt-and-turn aluminum windows finished dark gray, cast stone window sills, terra cotta screens fronting the tops of the windows and below the aluminum cornice, cast stone sill courses and painted steel plate reveals, finished dark gray at the third through fifth floors; at the first floor, removing twenty (20) one-over-one, double-hung aluminum windows and installing twenty (20) one-over-one, double-hung aluminum windows finished dark gray; at the ground floor, removing the existing non-historic storefront infill and roll-down gates, and installing aluminum and glass door and window assemblies finished dark gray, featuring transoms and bulkheads; painting existing columns and steel marquee dark gray; installing a Siamese sprinkler, wall hydrant and vent cap; featuring at the secondary east façade, at the third through fifth floors, red brick cladding and a vertical band of terra cotta screens, six (6) tilt-and-turn steel windows finished dark gray; featuring at the secondary south façade, red brick cladding, at the third through fifth floors, tilt-and-turn windows, six with louvers finished dark gray; at the second floor, tilt-and-turn windows, two with louvers, two aluminum and glass assemblies finished dark gray; and featuring at the roof, stainless steel metal mesh guardrails, and zinc panel clad bulkheads. The proposal, as initially presented, included at #60-68, taller streetwall height at the three-story addition; constructing an additional penthouse level; installing more ornate canopies and brick cladding at the Gansevoort Street façade; and at #70-74, taller streetwall height at the main building; more ornate canopies and façade articulation at the Gansevoort Street and Washington Street facades; and constructing an additional penthouse level. 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 #46-48, #50, and #52-58 Gansevoort Street.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 60-68 Gansevoort Street as a neo-Grec style tenement building designed by George B. Pelham, built 1880-81, and altered to a market building in 1940 by Voorhees, Walker, Foley & Smith; 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; and 70-74 Gansevoort Street as a market building designed by Voorhees, Walker, Foley & Smith and Harry Leibowitz built in 1940-42. 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 while the low-scale of this portion of the block is

reflective of the third phase of district development, this block contains buildings which do not contribute to the character of the historic district, specifically the building at 70-74 Gansevoort Street; that the proposed development will represent the varied scale and typologies contained in the historic district, including two-story market buildings, five-story tenement houses, and six-story industrial buildings; that adding bulk to the block away from the triangular intersection will have less impact on the open character of the plaza; that the massing of 60-68 Gansevoort Street and 70-74 Gansevoort Street will have a relationship with the taller buildings constructed during the period of the Gansevoort Market era, found along Washington Street; that 60-68 Gansevoort Street was originally built during the district's second phase of development as a row of five neo-Grec style tenement buildings; that this altered building is representative of changes made to residential buildings within the district during the 20th century when certain buildings were reduced in height and converted to market uses; and that the construction of such an addition is in keeping with the evolutionary history of the building; that the floor to ceiling heights at the proposed addition at 60-68 Gansevoort Street will closely approximate the heights of the original tenement buildings; that the proposed use of red brick at the streetwall portion of the addition at #60-68 Gansevoort will recall the building's original masonry façade, but the contemporary design and slightly different shade of brick, metal tilt-and-turn windows, and metal cornice, will differentiate the new from the existing historic fabric; that the proposed metal clad, sloped stair bulkhead and metal mesh railings at the roof of 60-68 Gansevoort Street, will be visible from Gansevoort Street looking west, are set back significantly from the primary façade and are in keeping with industrial accretions found historically at buildings within the historic district; that the proposed ground floor at 60-68 Gansevoort Street will retain the existing historic metal canopy and cast-iron piers, and that the proposed simply designed aluminum and glass storefront infill will be installed within the existing and modified openings resulting in the loss of minimal plain masonry, and recalling large loading bays typical within the historic district; that although 70-74 Gansevoort Street building is a purpose-built market building, it was built with no architectural style, therefore, its demolition will not result in the loss of significant protected historic fabric; that there are other examples within the district of tall masonry buildings located at the end of blocks, specifically across Washington Street to the west, and to the south, and that the proposed streetwall height is in keeping with the number of stories found at these buildings; that the proposed floor to ceiling heights at 70-74 Gansevoort Street are in keeping with heights typically found at historic buildings of this type within the district, and as a result the building will reflect traditional proportions and be well scaled in relation to adjacent buildings and the streetscape; that the use of brick as the prominent façade material on 70-74 Gansevoort Street is in keeping with the dominant building material found within the historic district; that the proposed limestone window lintels, string courses, and decorative banding at #70-74 will recall the use of decorative stone elements at historic buildings within the historic district, including the incised stone lintels at the second floor at 60-68 Gansevoort Street, creating a harmonious relationship between the adjacent buildings; that the large openings at the ground floor of 70-74 Gansevoort Street with simply designed metal storefront doors will resemble large loading bays typically found within the historic district; that the proposed mechanical equipment and bulkheads at the roof of 70-74 Gansevoort Street will be unified at the center and inner corner of the roof, set back from the street facades facing Washington Street and Gansevoort Street, and largely concealed by a metal acoustical screen, thus not calling undue attention to themselves where partially visible from select vantage points; and that there will be a high level of articulation on the facades of both the addition at 60-68 Gansevoort Street and at the new building at 70-74 Gansevoort Street, strengthening the relationship between these buildings and the historic 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 November 9, 2016, the Commission received engineer's report "LPC Excavation and Underpinning Letter," dated January 5, 2017, prepared by RA Consultants LLC; material board "60-74 Gansevoort," dated December 22, 2016, prepared by BKSK; drawings A-000 through A-006, A-101, A-110, A-111, A-200 through A-208, A-300, A-400 through 404, A-401a, A-600 through A-602, A-700 through A-702, A-800, A-801, A-810 through A-812, A-820 through A-840, A-841, A-842, A-845, A-846, A-850, A-860, A-870, A-871, DM-200, DM-201, DM-202, DM-203 dated November 9, 2016, prepared by Todd Robert Poisson, R.A.; drawings FO-100.00, S-101.00 through S-107.00, S-110.00 through S-112.00, S-200.00 through S-204.00, S-220.00, dated September 30, 2016, prepared by Nathaniel Ezra Oppenheimer, P.E.; drawings M-001.00, M-100.00 through M-107.00, M-200.00, M-201.00, M-300.00, M-301.00, M-400.00, M-401.00 through M-403.00, P-001.00, P-100.00, P-101.00, P-102.00 through P-108.00, P-200.00 through P-203.00, P-300.00, P-400.00, dated March 10, 2015, prepared by David Glickmann, 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-101.00 through BPP-103.00, 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 sidewalk, including the in kind replacement of the steel faced curb; replacing concrete paving in-kind at the sidewalk, featuring tinted concrete and standard scoring; structural work, including excavating portions of the cellar and constructing new foundation walls, and underpinning the foundation wall next to 807 Washington Street and 58 Gansevoort Street; and interior alterations at the cellar through second floors at 60-68, including the demolition and construction of floors and non-bearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. With regard to this additional work, staff 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 the in-kind replacement of the existing steel façade concrete curbing will not eliminate any historic curbing and will match adjoining steel faced curbing, helping to maintain a unified curb edge; 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 extend the existing footprint of the buildings; and that the excavation and underpinning will be done in compliance with 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 19-6750 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