



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

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|---|-------------------------------------|----------------------------------|-------------------------------|
| ISSUE DATE: 02/20/20 | EXPIRATION DATE: 1/7/2026 | DOCKET #: LPC-20-06986 | COFA COFA-20-06986 |
| ADDRESS: 62 GANSEVOORT STREET | | BOROUGH: MANHATTAN | BLOCK/LOT: 643 / 43 |
| Gansevoort Market Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Matthew Abreu
60-74 Gansevoort Street LLC
1407 Broadway, 41st Floor
New York, NY 10018



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of January 7, 2020, following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on December 12, 2019, and as you were notified in Status Update Letter 20-04936 (LPC 20-04936), issued on January 7, 2020.

The proposal, as approved, consists of exterior work at the second easternmost bay at the ground floor at the Gansevoort Street facade, including removing non-historic storefront infill and roll-down gates, and installing a wood and glass storefront assembly, featuring textured-glass multi-light transoms, a profiled transom bar, bi-fold operable display windows, paneled bulkheads, and paneled wood and glass entrance door; all finished black; and installing two (2) pendant lights flanking the entrance door, and suspended beneath the historic canopy, as shown in a digital presentation, titled "62 Gansevoort Street - Belstaff Storefront," dated January 7, 2020 and prepared by Brinkworth, including 24 slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District Designation Report describes 60-68 Gansevoort Street as a new-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 historic district. The Commission also noted that Certificate of Appropriateness 19-6750 was issued for installation of new storefronts, among other things.

With regard to this proposal, the Commission found that the proposed storefront design will retain the existing historic metal canopy and cast iron piers, and therefore will not eliminate any significant architectural features of the building; that the proposed storefront infill will fit within the previously approved openings at the same plane as the previously approved storefronts at the base of the building, thereby maintaining the rhythm and scale of the façade; that the proposed wood storefront, featuring operable display windows, textured-glass multi-light transoms, a profiled transom bar, and paneled bulkheads, all finished black, will be consistent with the variety of storefronts that historically existed at this building and other buildings in this historic district; that the installation of the pendant lighting beneath the canopy will be well-scaled and in keeping with the industrial character of the canopy; and that the work will not detract from the special and architectural or historic character of the building or the Gansevoort Market 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 drawings showing the approved design.

Subsequently, on January 17, 2020, the Commission received filing drawings G001.00, G002.00, G004.00, AS001.00 through AS003.00, D110.00, A110.00 through A140.00, A141.00 through A143.00, A210.00, A211.00, A312.00, A314.00, A344.00 through A350.00, A352.00, A411.00, A412.00, A520.00, A610.00, A800.00, A821.00, A822.00, A840.00, and A841.00, dated January 13, 2020, prepared by Keith Bettencourt, R.A.; drawings S000.00, S001.00, S100.00, dated January 13, 2020, prepared by Stephen M. Szycher, P.E.; and drawings M001.00 through M004.00, MD100.00, MD101.00, M100.00, M101.00, FA100.00, FA101.00, P001.00, P002.00, P100.00, SP001.00, SP100.00, and SP101.00, dated January 13, 2020, prepared by Kenneth A. Hipsky, P.E..

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of installing one (1) grey painted hanging sign suspended from the canopy on black painted steel rod hangers, featuring a gold painted metal frame, and gold painted letters ("BELSTAFF"); installing painted signage at the transom above the entrance door, featuring gold painted letters ("logo", "BELSTAFF", ENGLAND 1924"); installing one (1) grey painted wood sign panel at the canopy with gold letters ("BELSTAFF"); painting the cast iron columns grey; and interior alterations only at the cellar and first floors. With regard to this additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-13 for Signage, including Section 2-13(c)(9) for painted and applied vinyl signage at glazing, and Section 2-13(d) for bracket signs; Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(2)(iii) for coating masonry facades and features. Furthermore, with regard to these or other aspects of the work, staff finds that the proposed panel sign at the canopy will be in keeping with signage historically found at canopies of buildings of this type, style, and age in the Gansevoort Market Historic District. Additionally, staff found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-06986 is being issued.

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.

Sarah Carroll
Chair

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

cc: Edith Bellinghausen, Deputy Director; Julie Rosen, Higgins Quasebarth & Partners