



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: 06/29/17	EXPIRATION DATE: 3/7/2023	DOCKET #: LPC-19-12297	COFA COFA-19-12297
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
Griffon Gansevoort Holdings LLC
 114 East 13th Street
 New York, NY 10003

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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 March 7, 2017, following the Public Hearing and Public Meeting of December 6, 2016, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed November 8, 2016, and as you were notified in Status Update Letter 19-04595 (LPC 19-4595), issued on March 9, 2017.

The proposal, as approved, consists of removing an existing masonry bulkhead down to the roof; constructing a one-story rooftop addition and mechanical bulkhead enclosures featuring perforated metal screening, board formed cement panels, zinc cladding with a dark gray finish, and glass door and window assemblies; installing a glass wind screen at the perimeter of the roof; raising brick parapets at select locations; at the Gansevoort Street façade, removing a fire escape; at the ground floor, removing a metal truss canopy and corrugated roofing, and installing a new metal truss canopy with a black finish to match the historic, regularizing the projection, with corrugated wire glass roofing system; installing lighting on top of the canopy, and attached to the underside of the canopy with a black finish; installing a new fiberglass cornice with a black finish to approximate the historic; at the ground floor, installing vinyl signage at the transoms and six (6) signs at select cast iron piers, featuring brushed and oxidized brass lettering (“RH Lounge, RH, and RH Lounge”); legalizing the removal of concealed historic cast iron vault lights at the sidewalk without Landmarks Preservation Commission permits; at the partially visible north façade, at the

second through fourth floors, installing three (3) metal mechanical balcony enclosures with a black finish; and removing sixteen (16) windows and installing sixteen (16) four-over-four, double-hung wood windows and profiled wood brickmolds, all with a black finish, with black panels installed directly behind the sash. The proposal, as initially presented, included a taller rooftop addition and taller glass wind screen; a light gray cornice and windows; and varied parapet extensions. The proposal was shown in photographs, renderings and presentation drawings labeled A0.0 through A0.8, A1.0, A1.1, A1.2, A2.0, A2.1, A3.0, A3.1, A4.0 through A4.9, A5.0, A5.1, A6.0, A6.1, A6.2, A7.0 through A7.4, A8.0 through A8.2, and A9.0 through A9.3 dated December 6, 2016, and prepared by Anderson Architects; and in photographs, renderings, and presentation drawings A0.0 through A0.8, A1.0 through A1.9, A2.0 through A2.6, A3.0 through A3.3, A4.0a, A4.0b, A4.1a, A4.1b, A4.2a, A4.2b, A4.3a, A4.3b, A4.4a, A4.4b, A4.5a, A4.5b, A4.6a, A4.6b, A4.7a, A4.7b, A4.8a, A4.8b, A4.9a, A4.9b, A4.10a, A4.10b, A4.11, A4.12, A4.13a, A4.13b, A4.14a, A4.14b, A4.15a, A4.15b, A4.16, A5.0, A5.1a, A5.1b, A6.0, A6.1, A6.2, A7.0 through A7.4, A8.0, A8.1, A8.2, A9.0, A9.1, A9.2, A9.3 dated March 7, 2017 and prepared by Anderson Architects, submitted 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, 2017 for the "removal of vault lights without permit(s)."

With regard to this proposal, the Commission found that that the proposed construction of a rooftop addition will not eliminate any significant architectural features of the building; that raising parts of the north and west lot-line façades, following the stepped parapet heights with matching masonry, will help conceal the lower portion of the proposed rooftop addition helping it recede from view and keeping the historic form of the secondary façades; that the proposed rooftop addition will be set back from the Gansevoort Street façade and will not be visible when viewed from directly across the street; that the proposed rooftop addition is modest in size and will be visible in the context of other rooftop additions found on buildings within this historic district and among taller contemporary buildings outside of the historic district; that although the proposed rooftop addition will be visible from various vantage points, most of these views will occur from longer distances, limiting its visual impact on the building and the streetscape; that the proposed glass wind screens, located at the perimeter of the building setback from the parapet and cornice setback from the parapet and cornice will only be from longer distances at oblique angles, therefore its presence will not call undue attention to itself or detract from the building; that the restoration of the cornice at the Gansevoort Street façade will partially obscure the visibility of the addition and the wind screen over the street façade, while returning a missing architectural feature to the building; that the use of zinc cladding, concrete panels, metal screening and metal window and door assemblies will be in keeping with the materiality and finishes of rooftop additions found throughout this historic district; that the removal of the minimally-decorative fire escape will not eliminate a significant feature of the building or streetscape, while returning the façade closer to its historic appearance; that the proposed metal truss-framed canopy featuring a transparent corrugated wire glass roof, will match the original truss detailing and general profile of the existing canopy, and will recall the industrial materials typical of this historic district; that low-profile light fixtures will be installed close to the building underneath the canopy and painted to match the metal framing; that the proposed metal signage adhered to select cast iron piers will be simple in design, installed on flat areas of the cast iron, and that these features will not call undue attention to themselves; that the removal of miscellaneous flues, conduit and mechanical equipment from the visible secondary north façade and the installation of enclosed mechanical balconies featuring gray aluminum panels will consolidate the mechanical equipment to select

areas; that the proposed opaque gray panels installed behind select windows at the visible secondary north façade will be minimally perceptible above another building through a gap in the street wall, and therefore will not detract from the architectural features of the building; that the proposed black finish of the windows will be in keeping with painted finishes found at various historic buildings within the historic district, including others of a similar style and age; that although the remaining cast iron vault light panels were removed in non-compliance with the previously approved scope of work, they had been previously compromised by concrete paving that concealed them from view at the time of designation; and that the black-painted diamond plate steel recalls the presence of the cast iron and glass vault light covers in terms of material and location; and that the proposed work enhance the special architectural and historic character of the building and the Gansevoort Market Historic District. 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.

However, in voting to grant this approval, the Commission stipulated that the cornice design be modified without reducing its depth to increase its height so that it conforms more closely with the original cornice and conceals the wind screen further, and that the bulkhead that is visible from Little West 12th Street be simplified in consultation with Staff; and that two final signed and sealed Department of Buildings filing drawings showing the approved proposal be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on May 23, 2017, the Landmarks Preservation Commission received final drawings T-000.00 through T-004.00, DM-000.00, DM-002.00, A-000.00 through A-007.00, A-600.00 through A-604.00, A-801.00, A-902.00 through A-904.00, A-906.00, DM-005.00 through DM-008.00, dated May 16, 2017 and prepared by Ross Sherwood Anderson, RA; and on drawings M-100.00 through M-103.00, M-200.00 through M-204.00, M-300.00 through M-307.00, M-400.00 through M-404.00, P-100.00 through P-104.00, P-200.00 through P-207.00, SP-100.00, SP-101.00, SP-200.00 through SP-206.00, FA-100.00, FA-101.00, and FA-200.00 through FA-207.00, dated May 23, 2016 and prepared by David Rosini, PE; and on drawings DMO-001.00 through DMO-004.00, DMO-009.00, S-001.00 through S-003.00, S-101.00 through S-107.00, S-201.00, S-301.00, and S-302.00, dated June 2, 2016 and prepared by Philip D. Murray, PE.

Accordingly, the staff of the Commission reviewed the drawings, and found that that the cornice was extended downward to better match the historic proportions; that the height of the glass wind screen was decreased by 1' at the perimeter of the building and set back further from the prow of the building to reduce its visibility; and the bulkhead and parapet was straightened to a uniform height in lieu of a stepped parapet as seen from Little West 12th Street; and that the proposal approved by the Commission has been maintained, and that the drawings additionally show restorative work at the Gansevoort Street façade at the second through fifth floors, including removing sixty-four (64) windows, and installing sixty (60) four-over-four, double-hung wood windows, and four (4) four-over-four curved double-hung wood windows with flat glazing, all with profiled wood brickmolds and painted with a black finish; repointing brickwork in kind at select locations; replacing deteriorated brickwork in kind at select locations; cleaning the brick façade with a low pressure water wash, with provisions for protecting all historic ghost signage; cleaning all bluestone sills and lintels with a chemical cleaner and low pressure water wash; at the ground floor storefront cornice, repairing and replicating cast iron elements in kind at select locations, and painting with a black finish; at the two easternmost storefront bays, removing non-historic infill, and installing new steel and glass paneled door, side-lite and multi-lite transom, all painted with a black finish; and installing one (1) new cast iron column at the easternmost storefront corner to match the historic cast iron columns and painted with a black finish; at the non-visible secondary north east, north, and west façades at the second through fifth floors, replacing deteriorated brickwork in kind at select locations; repointing brickwork in kind at select locations; and interior alterations at the cellar floor, basement floor, and first through sixth floors, including, including demolishing and constructing nonbearing partitions and finishes, as well as mechanical, plumbing, electrical,

and HVAC work. The Commission finds that in accordance with the provisions set forth in RCNY, Title 63, Section 3-04 (c), that the new windows at the primary façade will match the historic windows in terms of configuration, operation, details, and material; in accordance with Section 2-17 that the proposed restoration of the cast iron element is based upon existing physical evidence on the building; and that the restoration will not cause the removal of significant historic fabric that may have been added over time and that are evidence of the history and development of a building, structure or site. Furthermore the Commission finds that the replacement of the existing infill will not cause the removal of significant historic fabric that may have been added over time, which is evidence of the history and development of a building, structure, or site; that the design of the infill is based a storefront prototype previously approved pursuant to Certificate of Appropriateness 06-2236 (LPC 05-6201) issued on October 3, 2005; that the proposed masonry units will match the historic masonry units in terms of size, color, texture and bond pattern; that the existing joints will be raked by hand or by a method that will not cause damage to the surrounding brick; that the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; that the cleaning of the bluestone sills, lintels and brick façades will be done in the gentlest effective method without causing damage to the masonry; that the water pressure will not exceed 500 psi; and that the proposed work will protect the building's façade and structure from future damage due to water infiltration and aid in the long term preservation of the building. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-12297 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of fiberglass cornice shop drawings, metal canopy shop drawings, and samples of the fiberglass cornice, joint cutting techniques, brick and mortar samples, bluestone cleaning 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 ddandurand@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 Derek Dandurand.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Caroline otto, Anderson Architects

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Caroline otto, Anderson Architects