Landmarks Preservation Commission

April 12th, 2022
Public Meeting

The current proposal is:

Preservation Department – Item 2, LPC-22-01806

69 Gansevoort Street – Gansevoort Market Historic District

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

69 GANSEVOORT STREET

GANSEVOORT MARKET HISTORIC DISTRICT

BLOCK: 644 LOT: 64

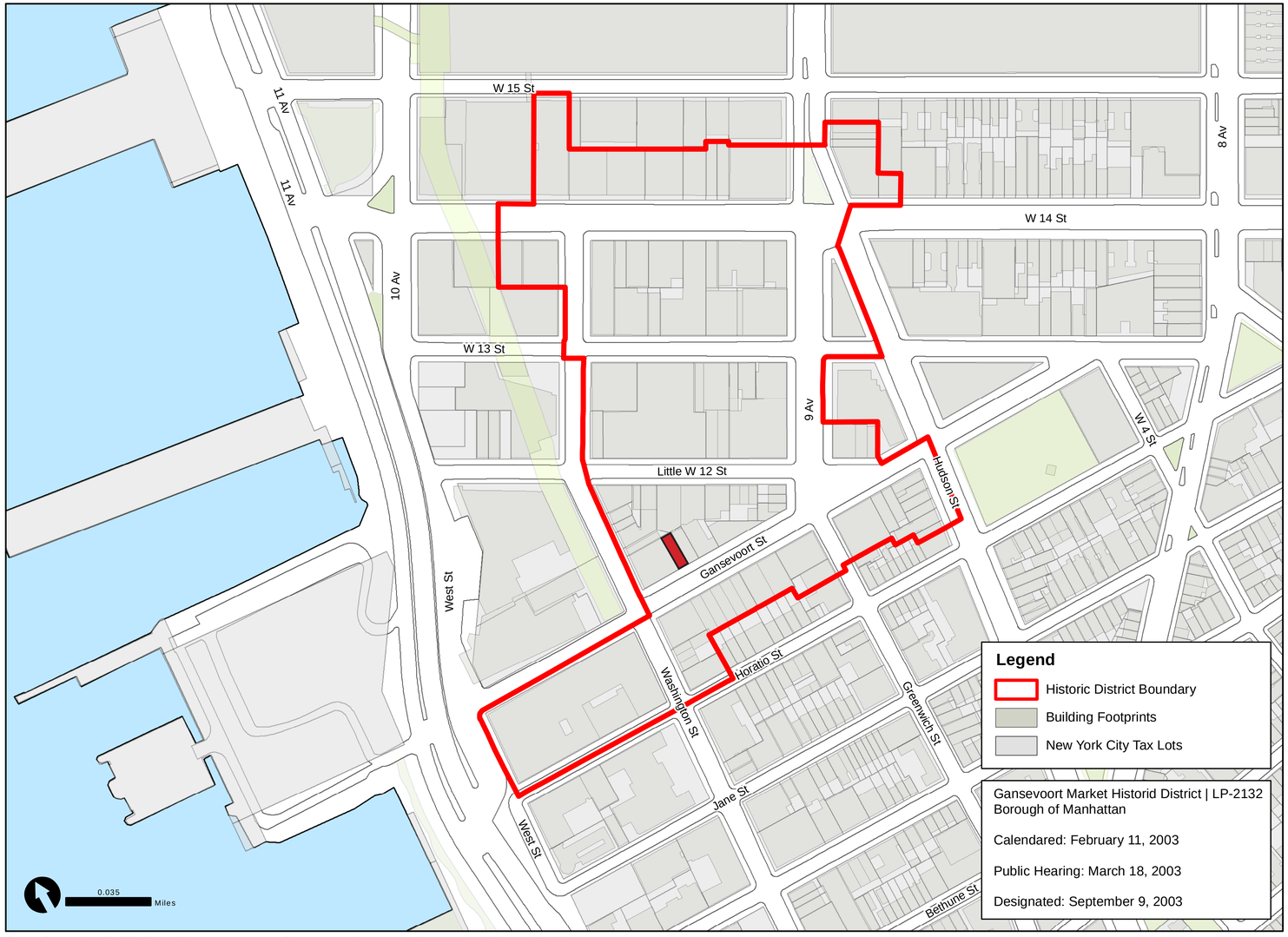
HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

APRIL 5, 2022

ARCHITECTS P.C.
BROMLEY CALDARI

Gansevoort Market Historic District | LP-2132

NYC Landmarks Preservation Commission



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.21.2019

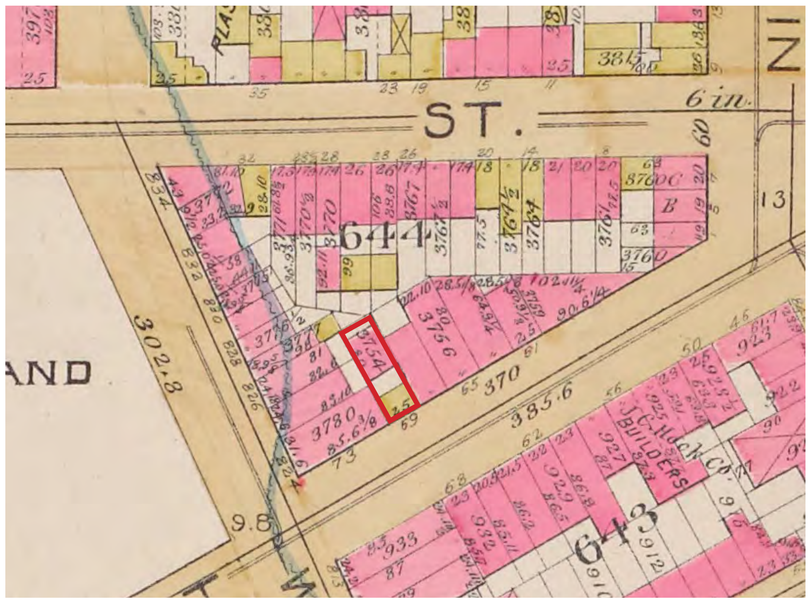
AERIAL VIEW LOOKING NORTH

AERIAL VIEW LOOKING WEST

AERIAL VIEW LOOKING EAST

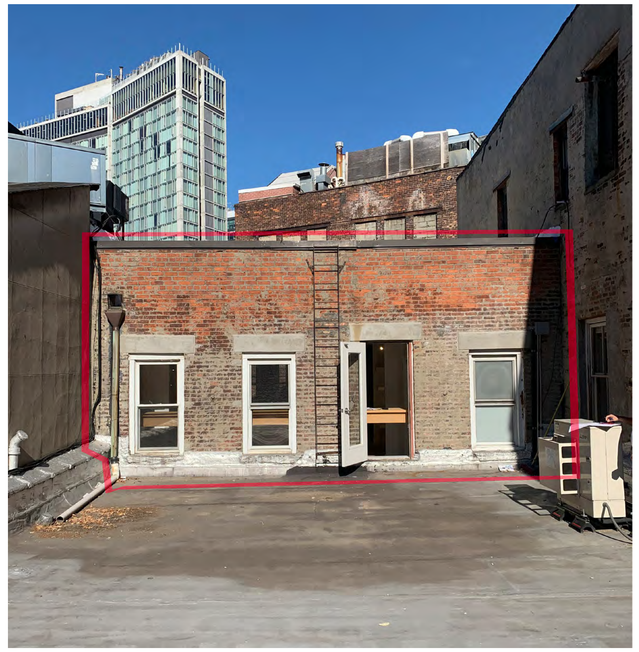
CA. 1940 TAX PHOTO, NYC MUNICIPAL ARCHIVES

1859, PERRIS MAP



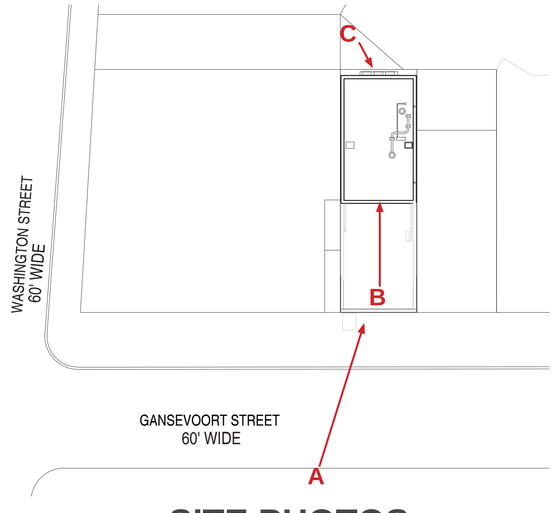
1891, BROMLEY MAP

69 GANSEVOORT, 2021 - VIEW A

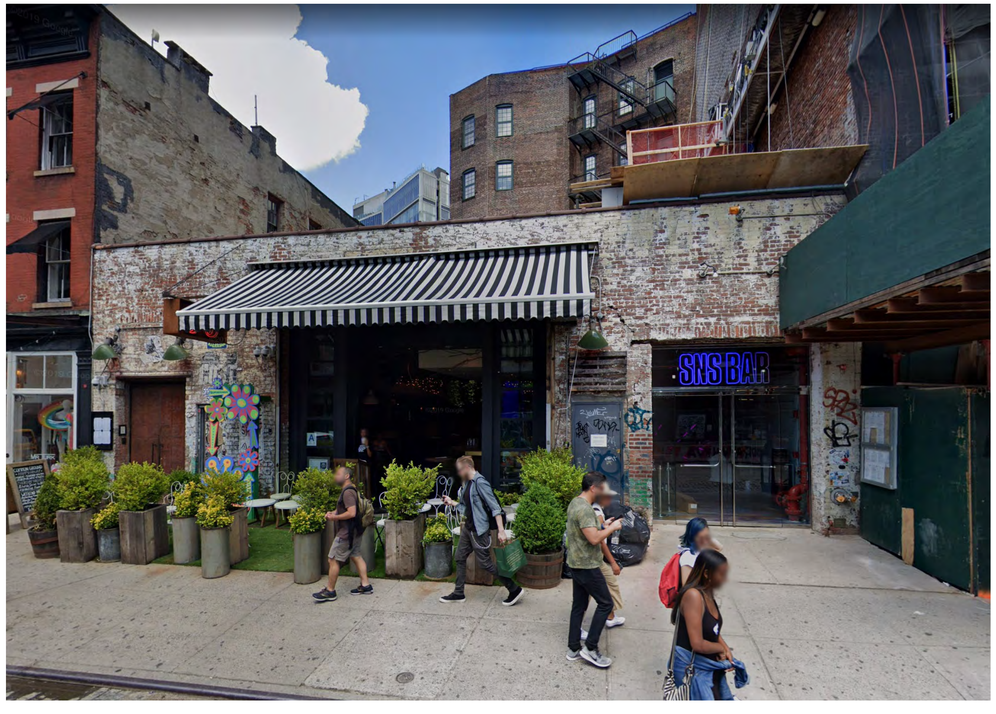


TOP FLOOR ELEVATION - 1ST FLR ROOF
LOOKING NORTH- VIEW B

REAR OF BUILDING - NORTH FACADE
VIEW C



SITE PHOTOS
69 GANSEVOORT STREET


SNS BAR

Loro Piana
Loro Piana

Rebel
Bar · Garden
cielo

69 R&L RESTA

PREVIOUS PROPOSAL

Summary of Commissioner comments at Public Hearing:

- **Appropriate to have an addition on this building**
- **Height should not exceed neighbor**
- **Bring it forward or set it back further**
- **Shouldn’t compete with existing building**
- **Should be more understated**
- **Talk more to existing building in materials, colors**
- **Dialog with Art Moderne, materials of original**

PREVIOUS PROPOSAL

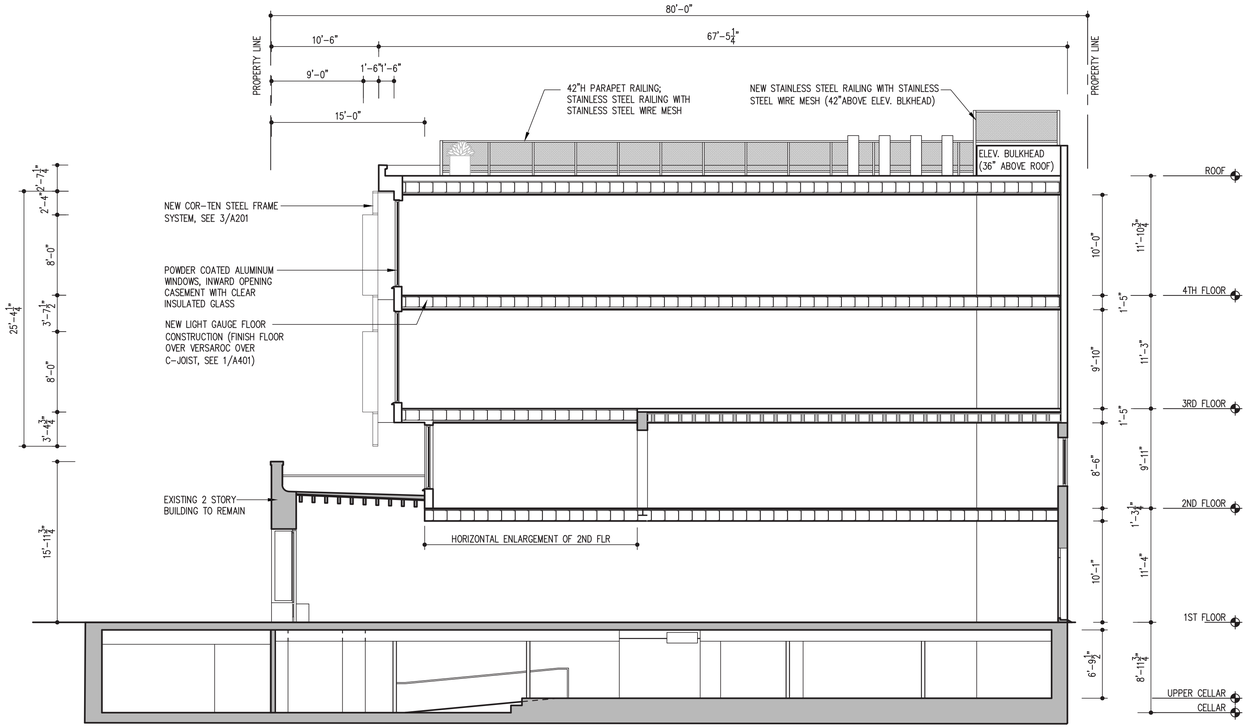
CURRENT PROPOSAL

PREVIOUS PROPOSAL

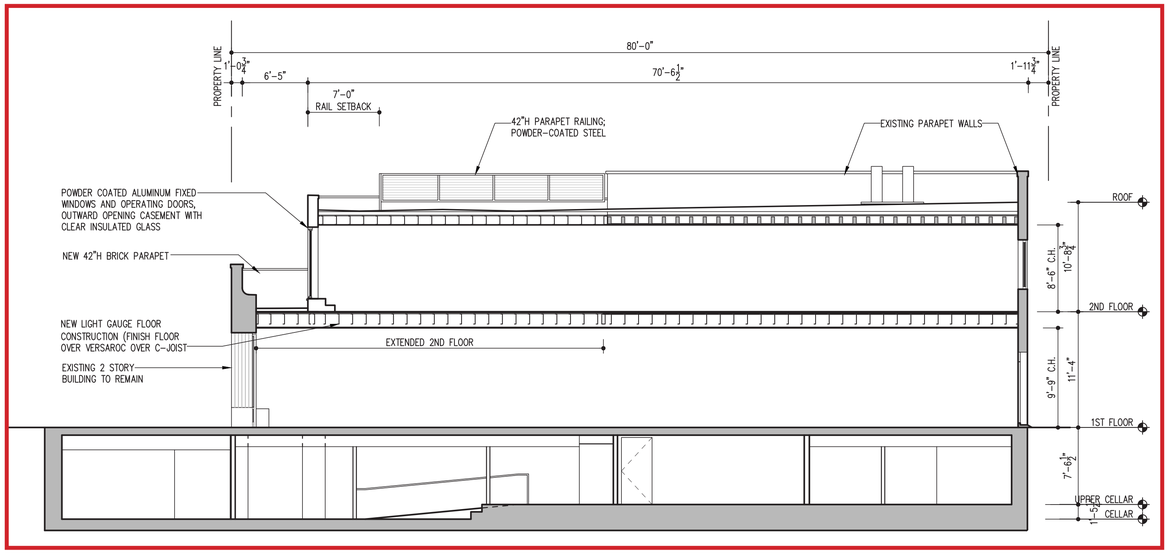
CURRENT PROPOSAL

PREVIOUS PROPOSAL

CURRENT PROPOSAL



PREVIOUS PROPOSAL



CURRENT PROPOSAL

EXISTING

PREVIOUS PROPOSAL

CURRENT PROPOSED SECOND FLOOR EXTENSION

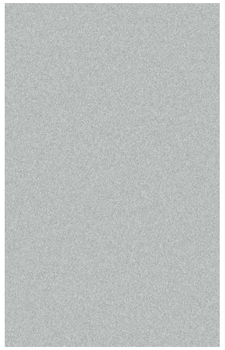
HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

EXISTING & PROPOSED

69 GANSEVOORT STREET

APRIL 5, 2022

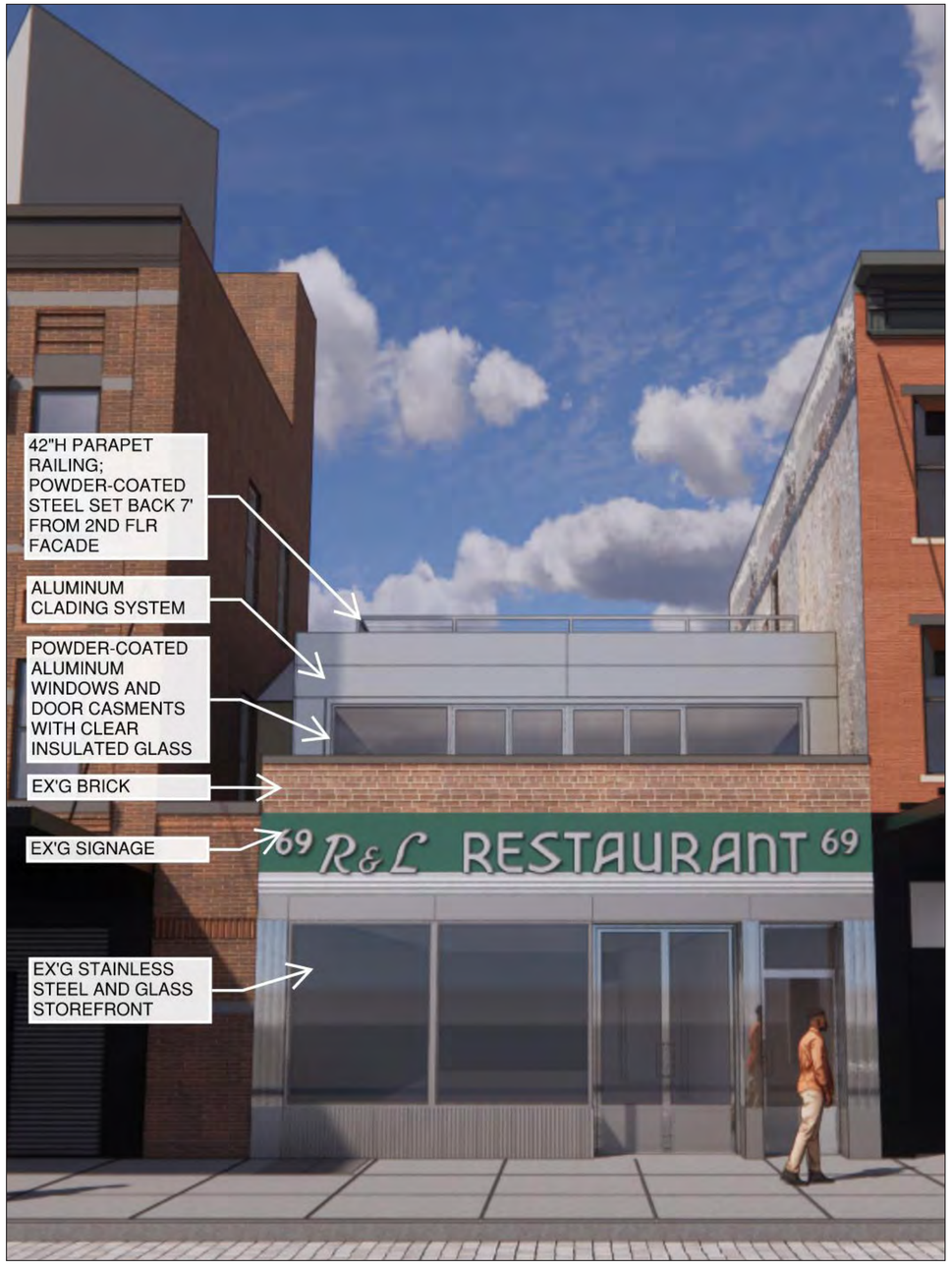
BROMLEY CALDARI ARCHITECTS P.C.



ALUMINUM CLADDING METAL PANELS. REYNOBOND OR EQUAL.
COLOR: “ANODIC CLEAR (MICA)”

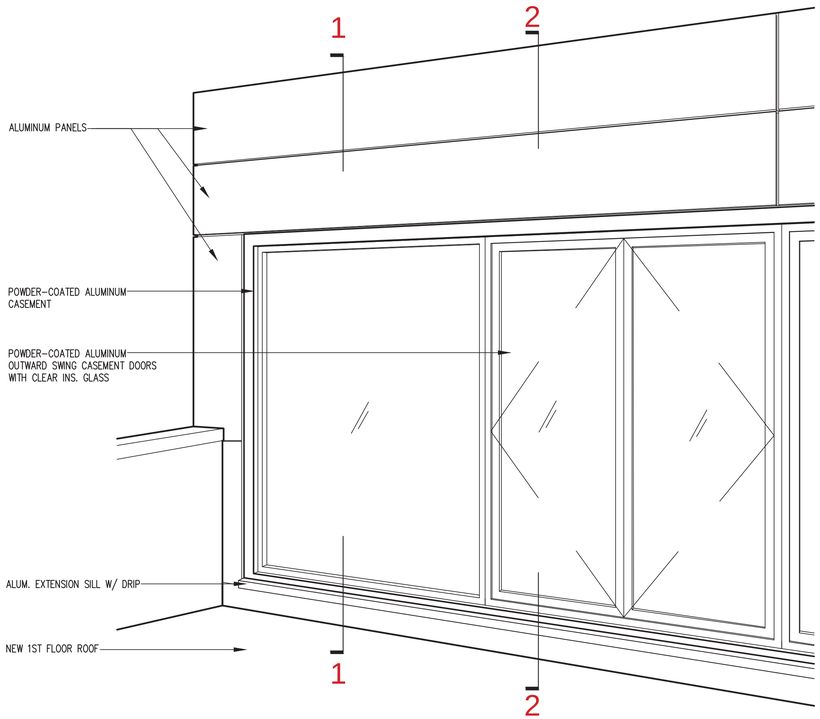
POWDER-COATED WINDOWS AND DOOR FRAMES AT 2ND FLR FACADE. RAL COLOR 9018.
COLOR: “PAPYRUS WHITE”

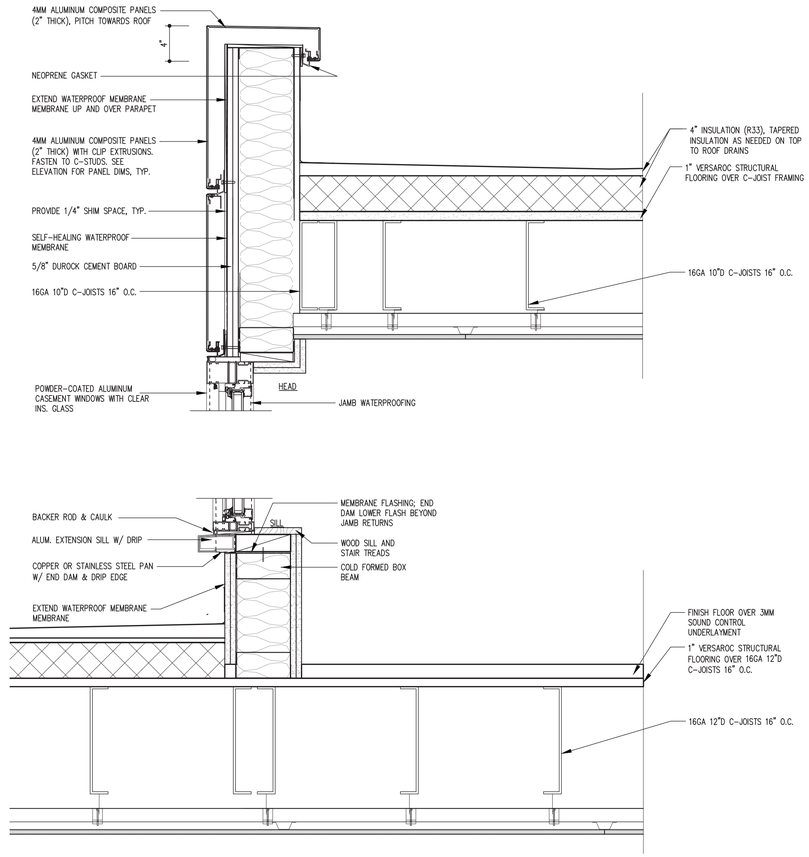
POWDER-COATED STEEL RAILING. KEUKA OR EQUAL.
COLOR: “SPARKLE SILVER”



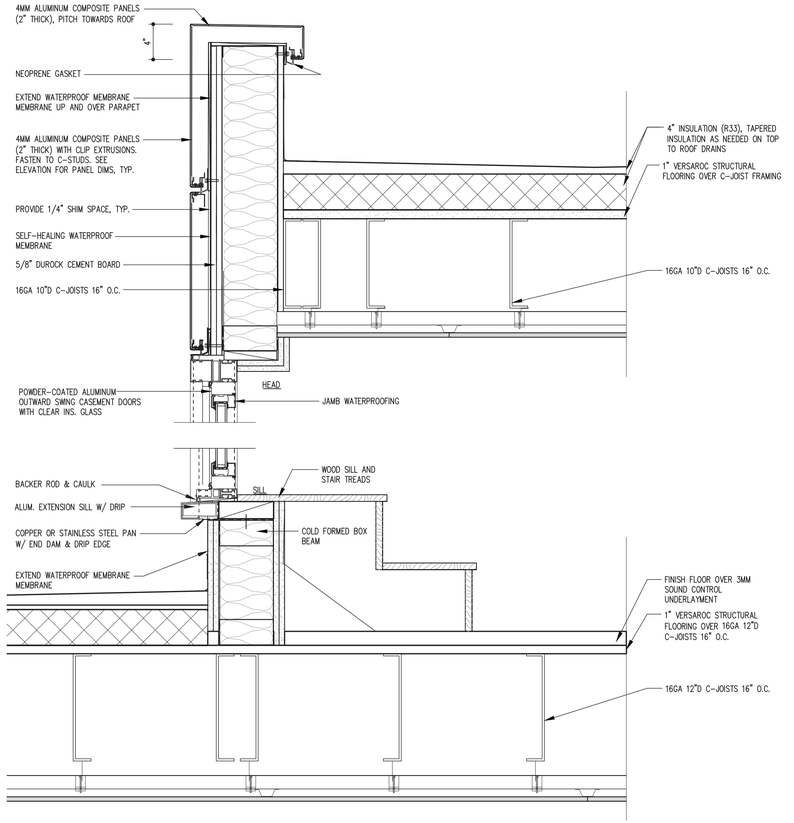
MASSING VIEW FROM DIRECTLY ACROSS STREET

SITE PHOTO WITH PROPOSED REYNOBOND ALUMINUM PANEL SAMPLE

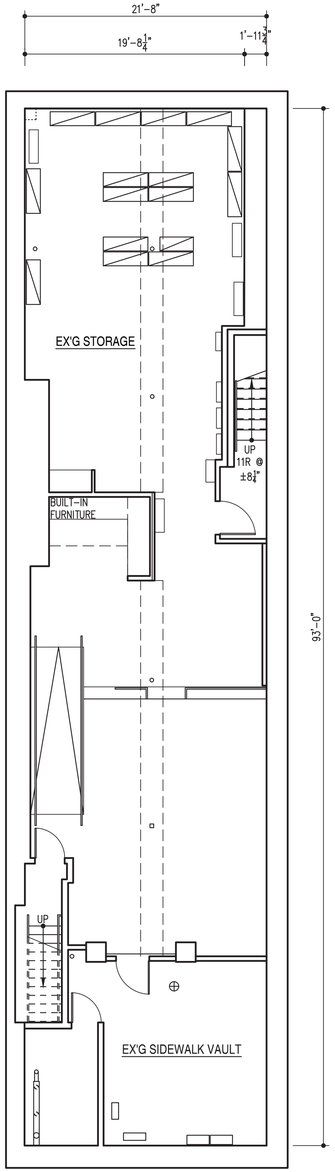




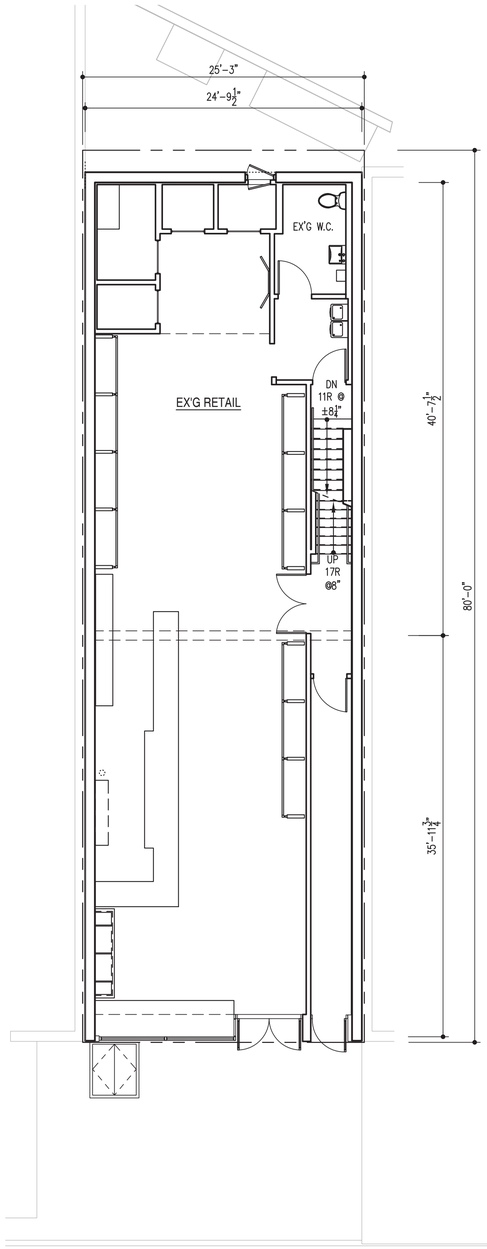
SECTION 1



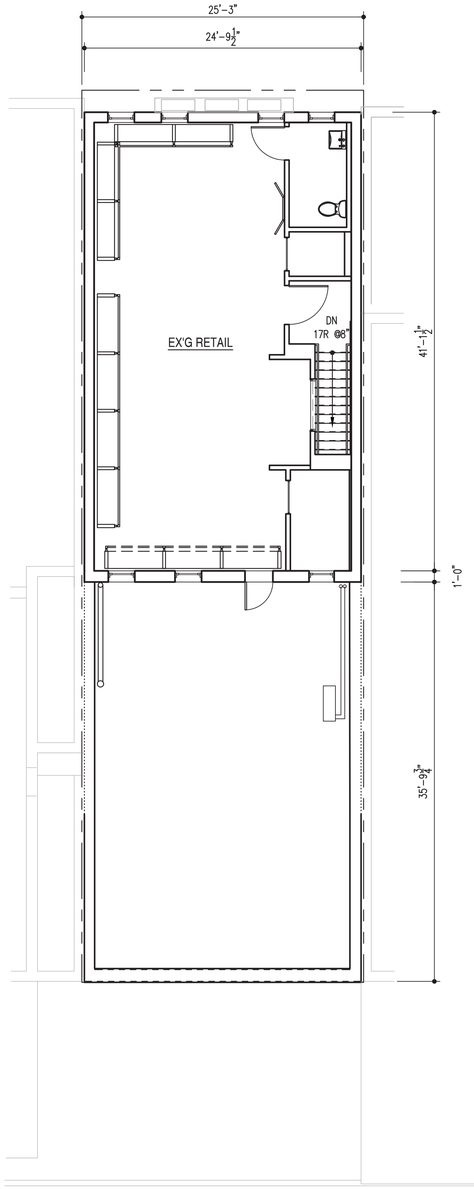
SECTION 2



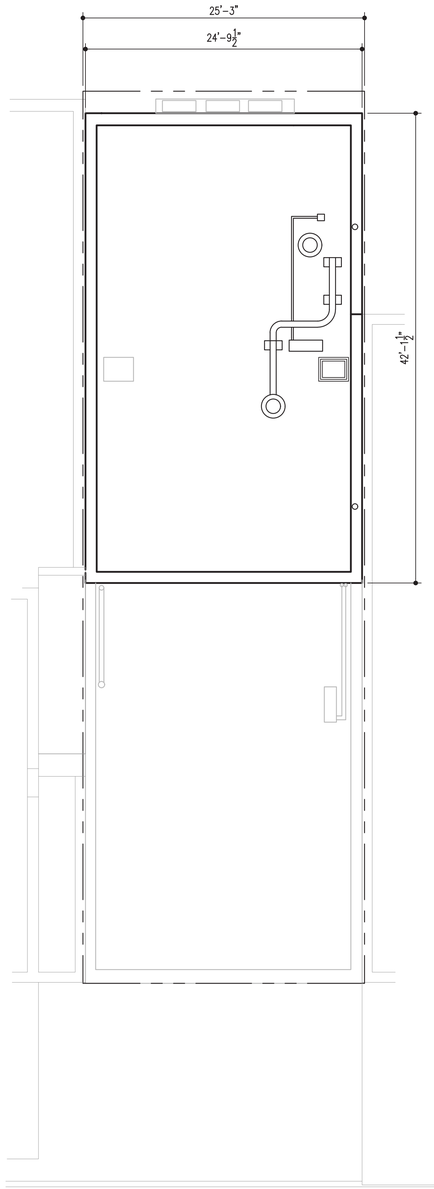
CELLAR



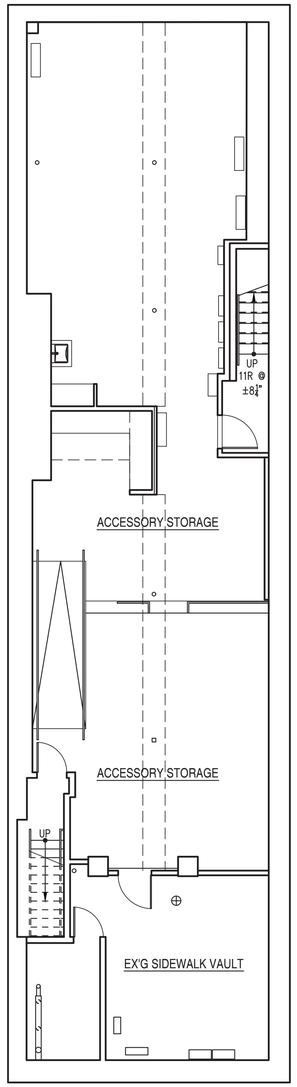
1ST FLOOR



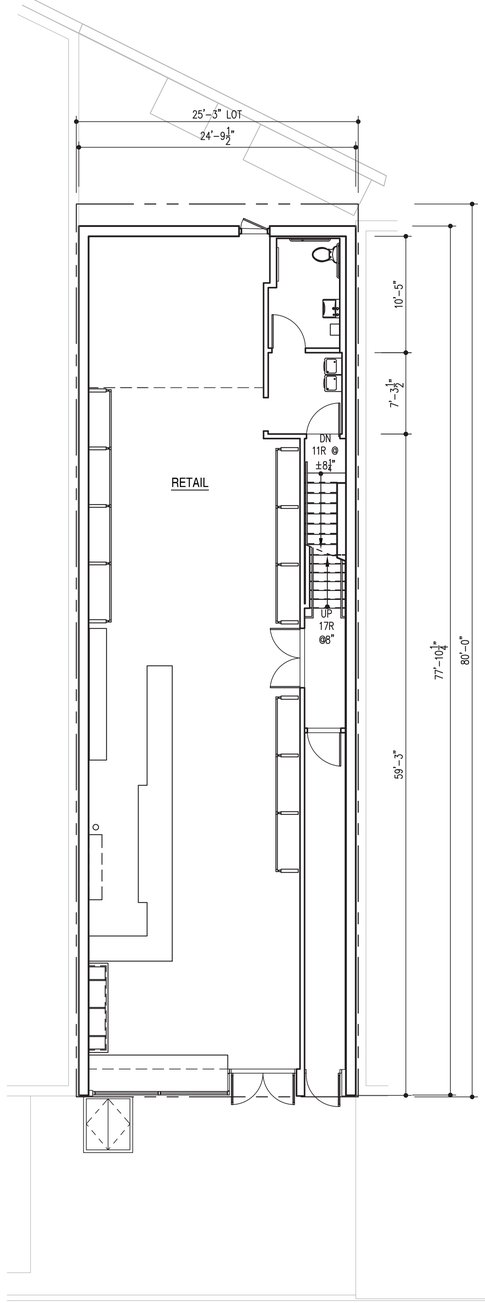
2ND FLOOR



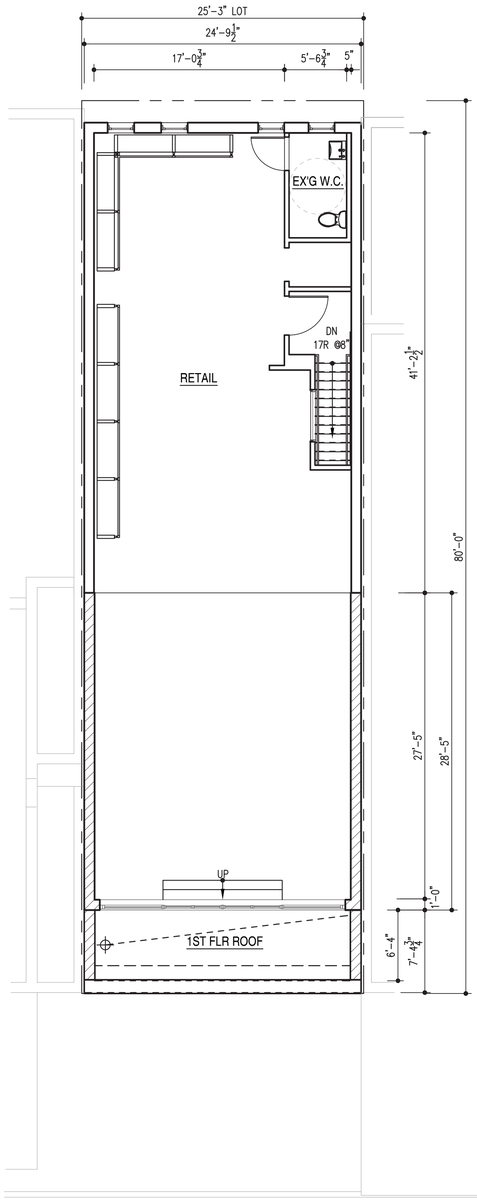
ROOF



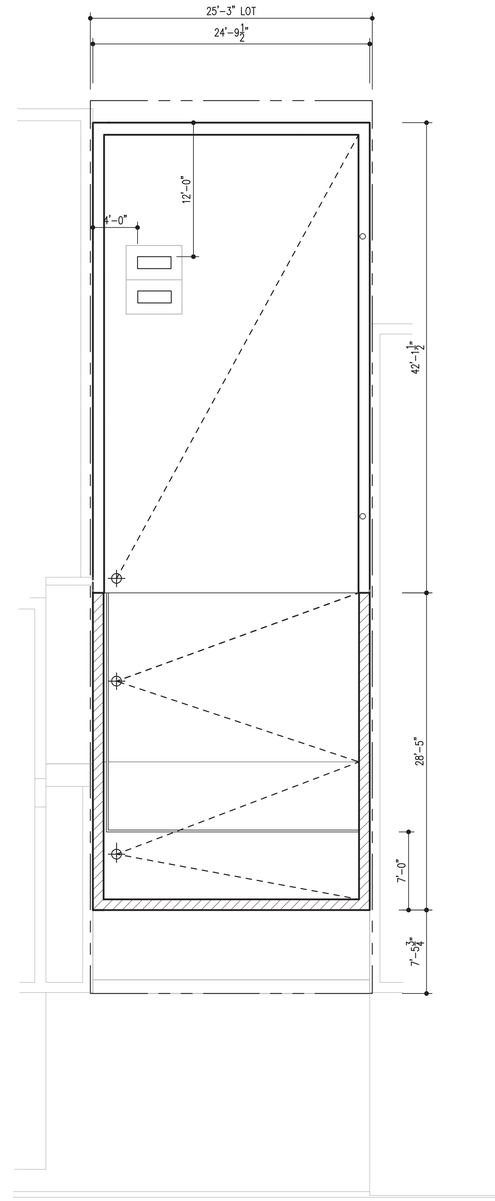
CELLAR



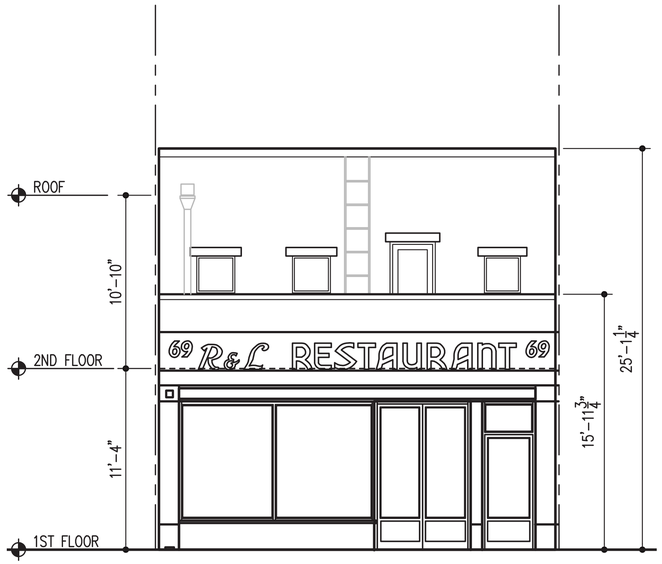
1ST FLOOR



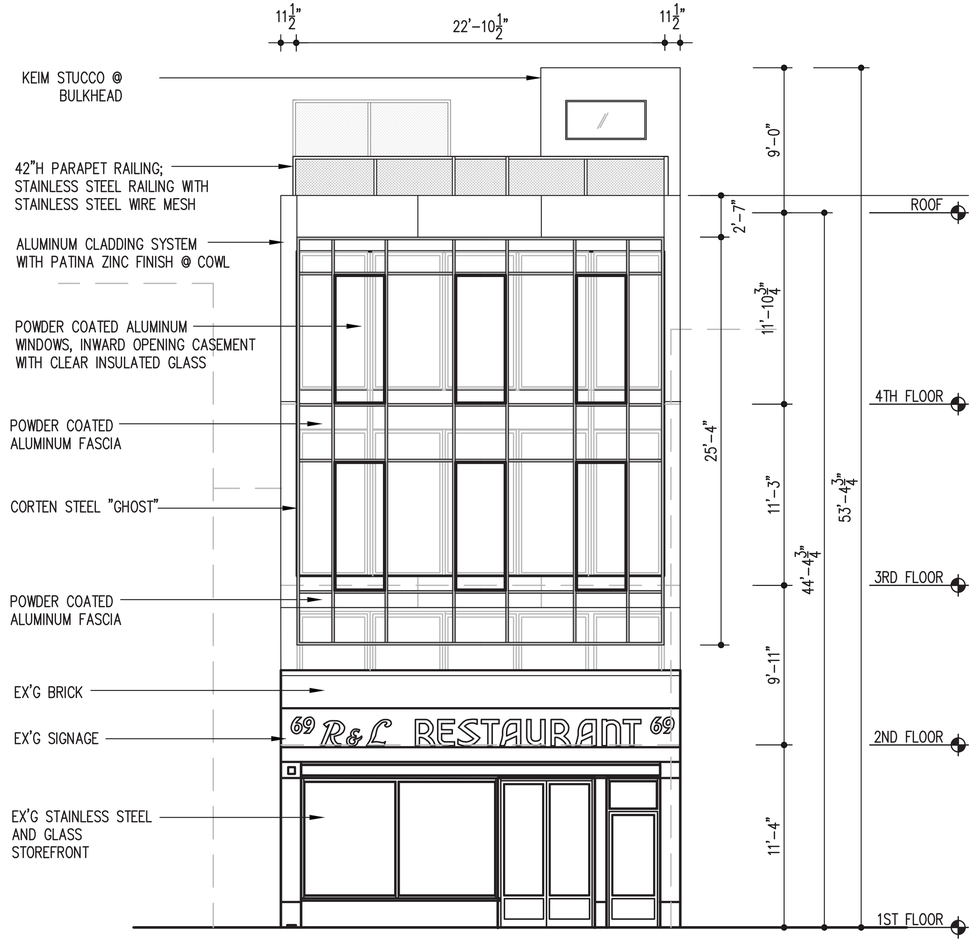
2ND FLOOR



ROOF



EXISTING SOUTH ELEVATION



PREVIOUS PROPOSAL

CURRENT PROPOSED SOUTH ELEVATION

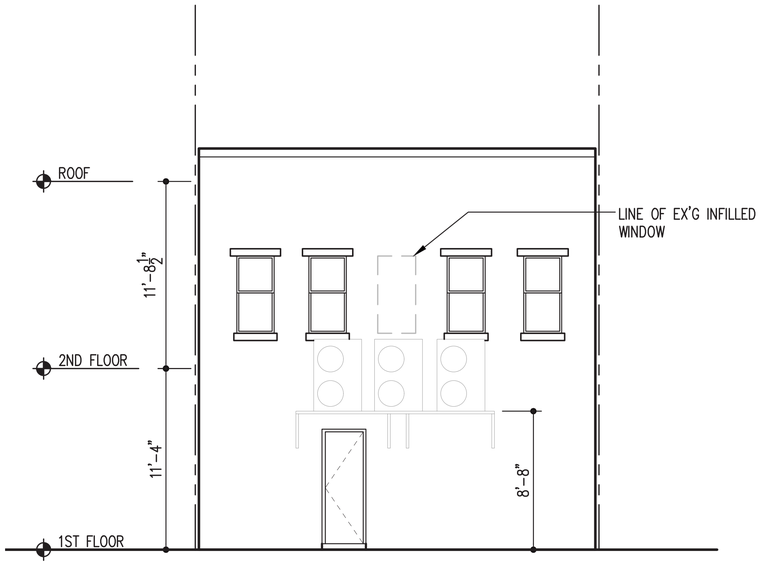
HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

ELEVATIONS

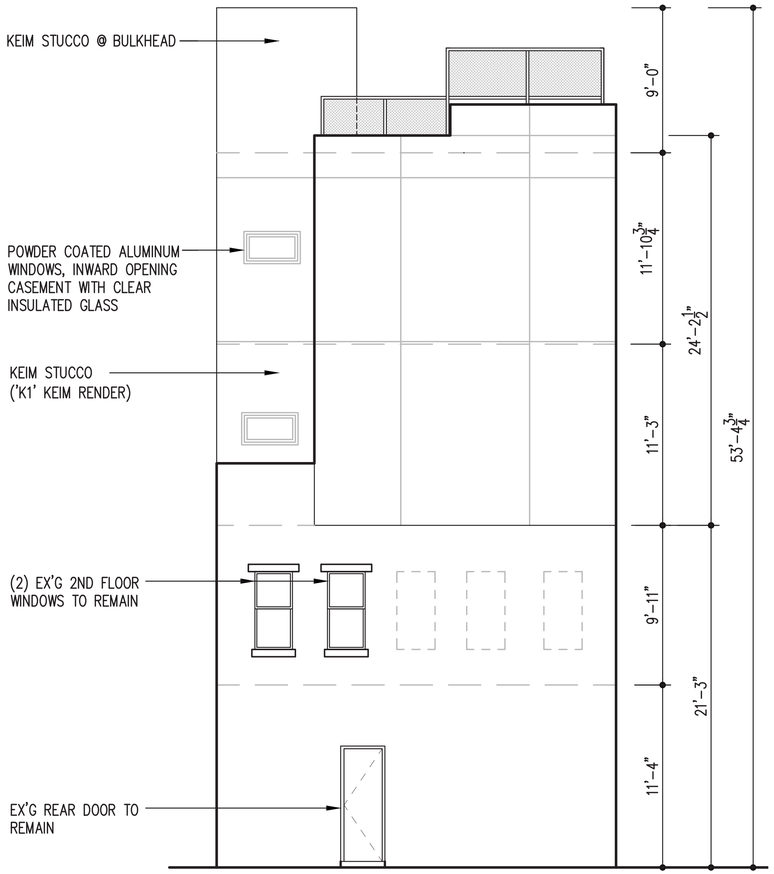
69 GANSEVOORT STREET

APRIL 5, 2022

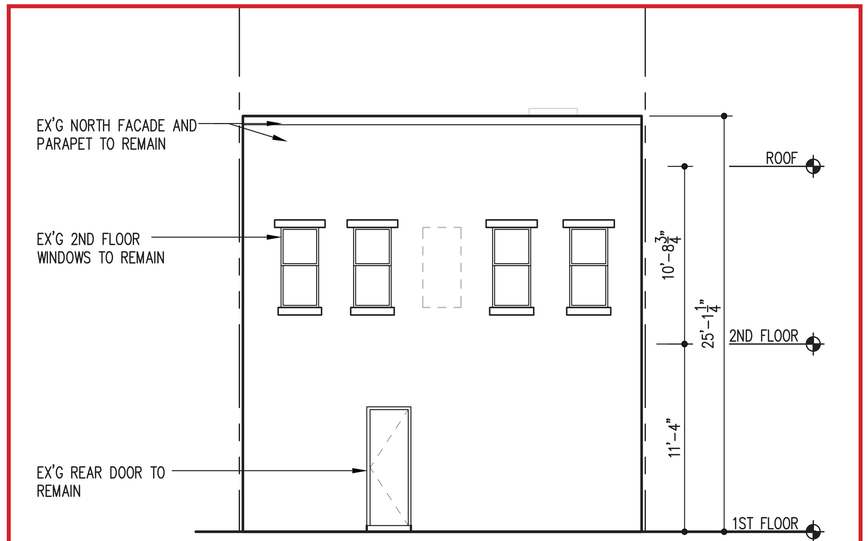
BROMLEY CALDARI ARCHITECTS P.C.



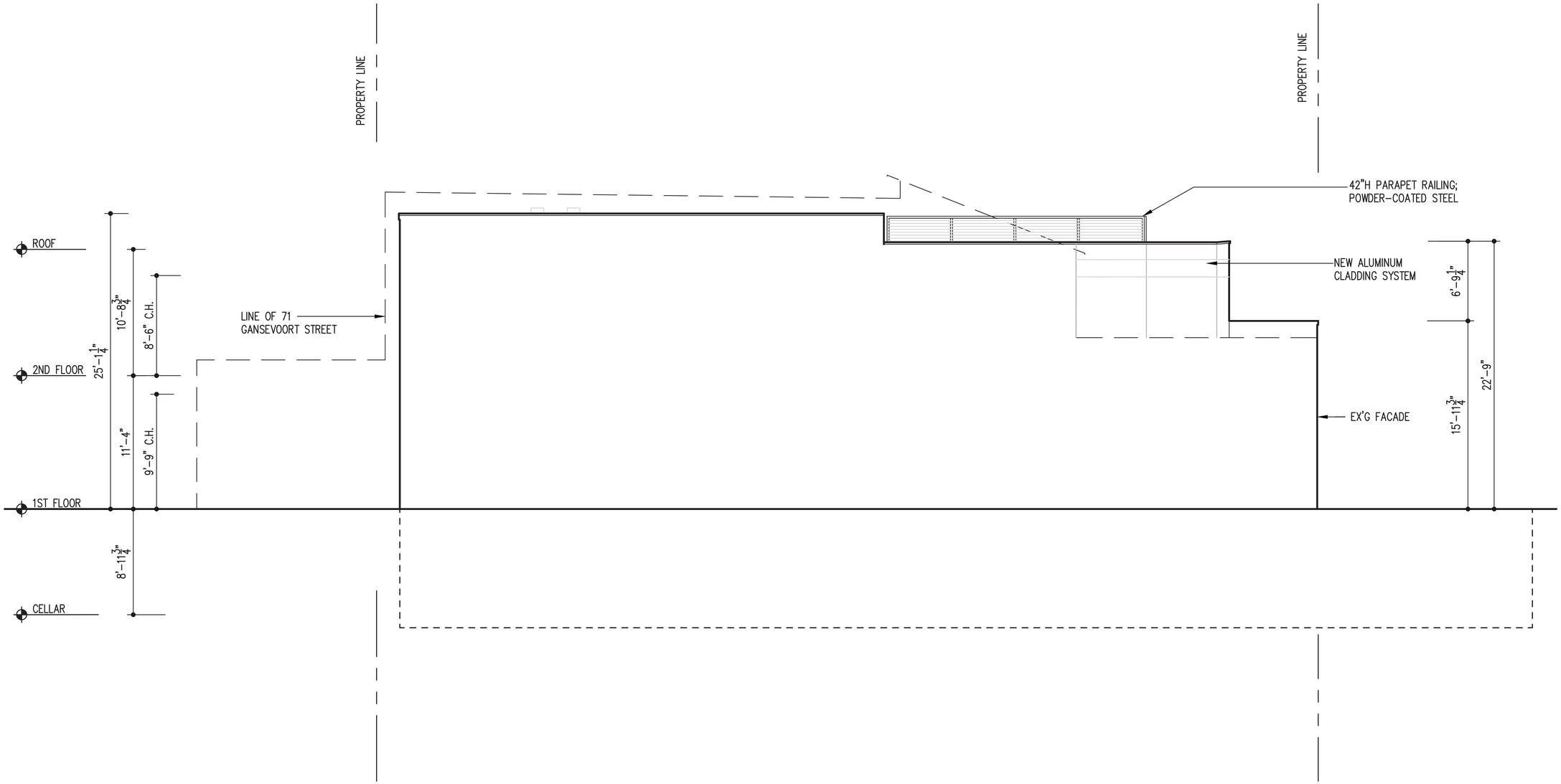
EXISTING NORTH ELEVATION



PREVIOUS PROPOSAL



CURRENT PROPOSED NORTH ELEVATION



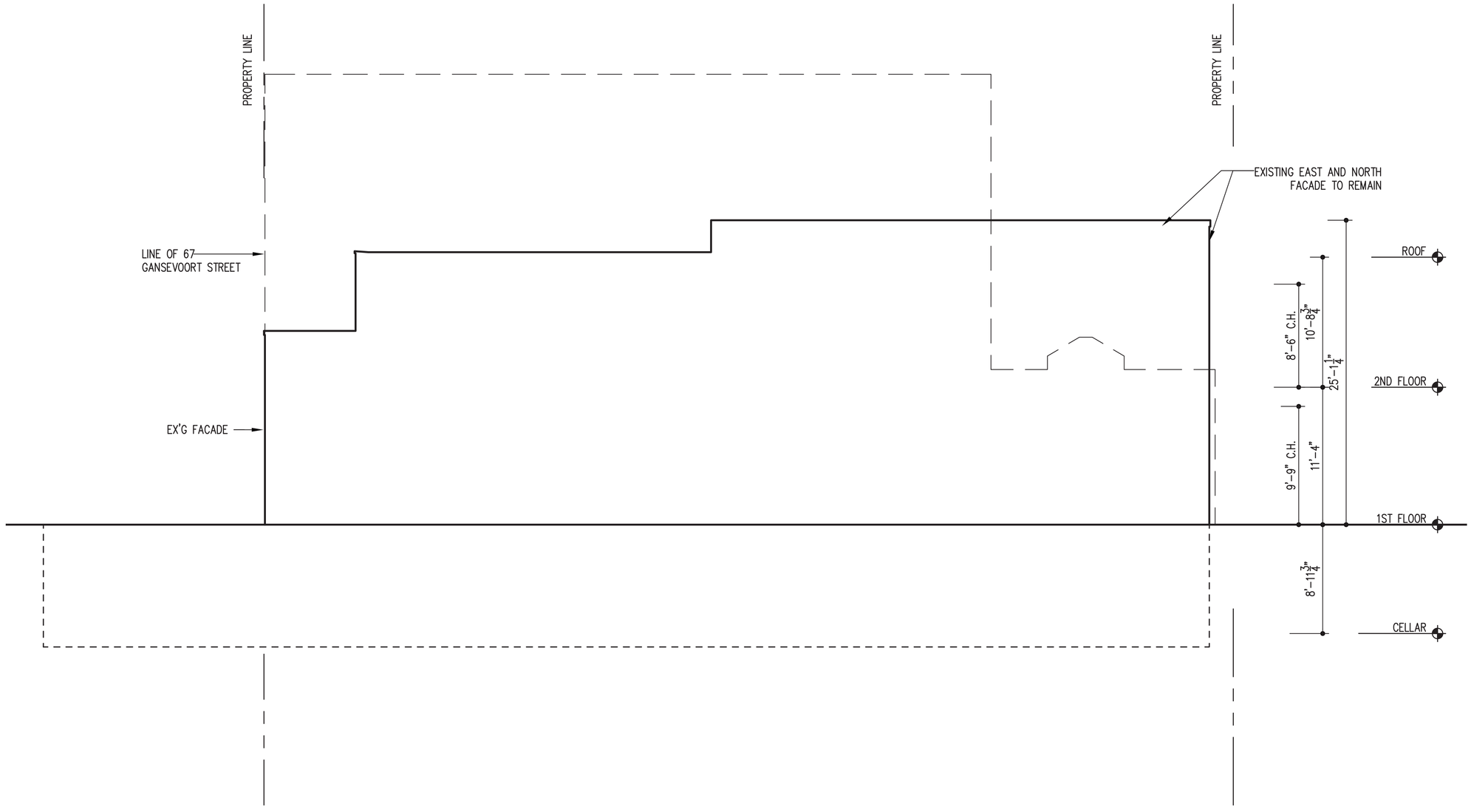
HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

WEST ELEVATION

69 GANSEVOORT STREET

APRIL 5, 2022

BROMLEY CALDARI ARCHITECTS P.C.



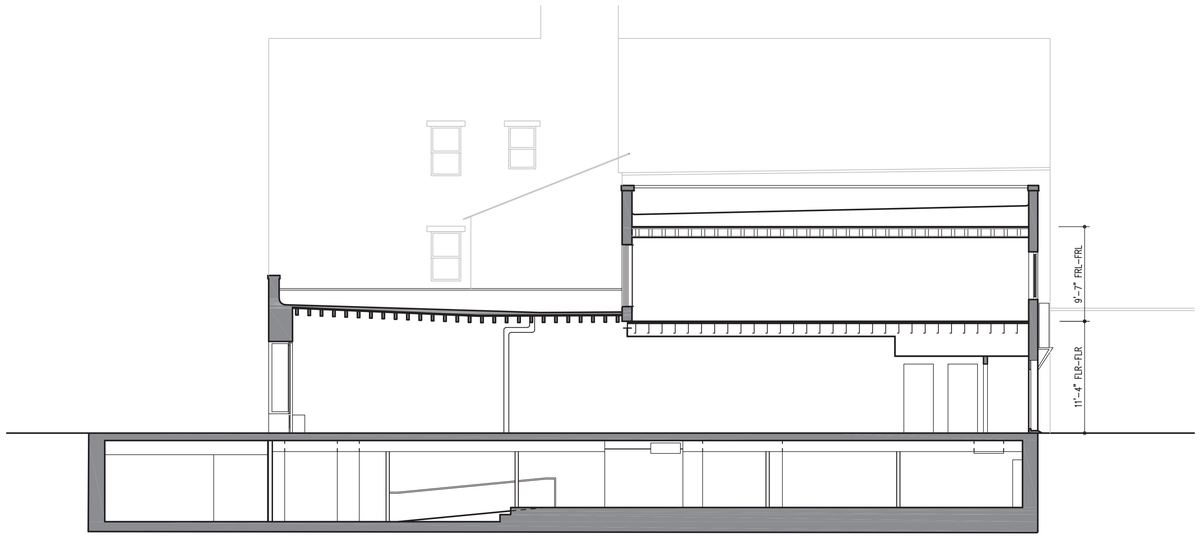
EAST ELEVATION

69 GANSEVOORT STREET

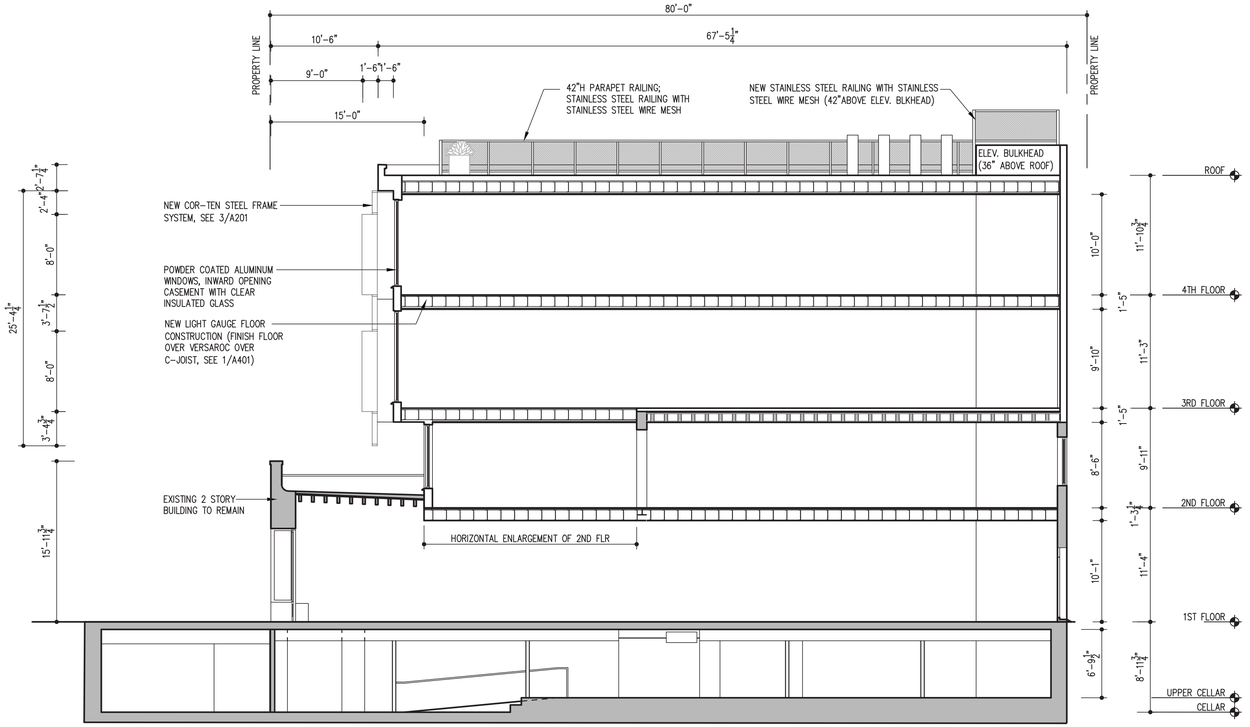
APRIL 5, 2022

HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

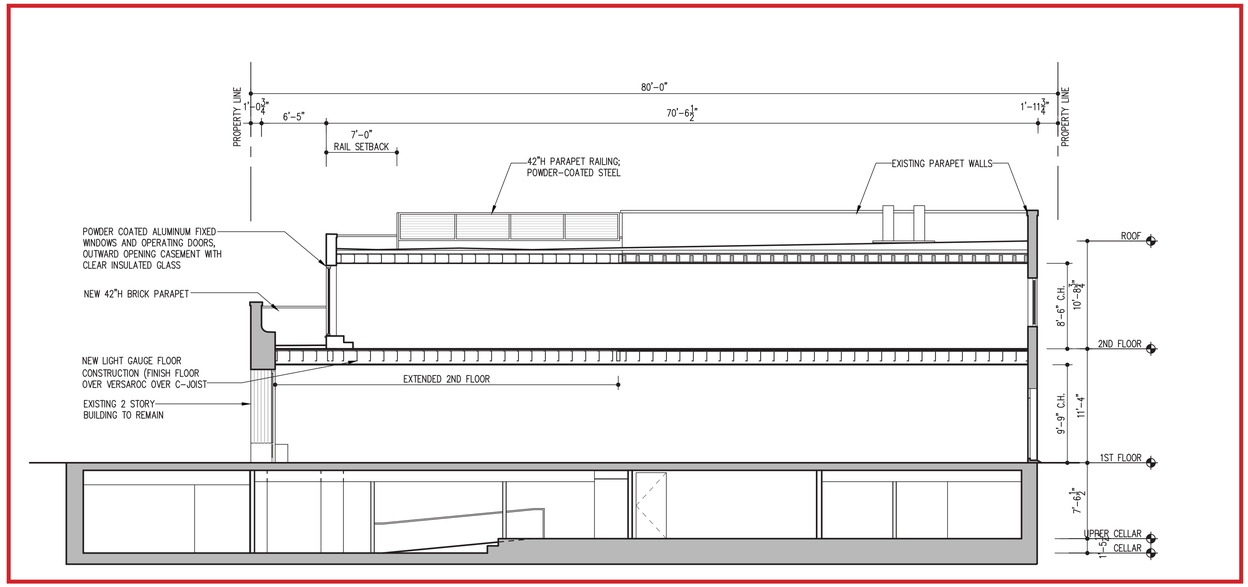
BROMLEY CALDARI ARCHITECTS P.C.



EX'G SECTION LOOKING WEST



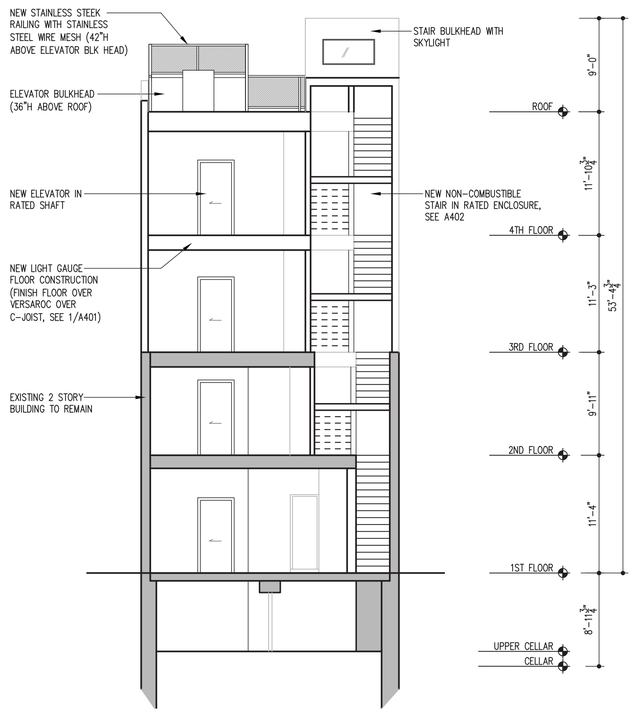
PREVIOUS SECTION LOOKING WEST



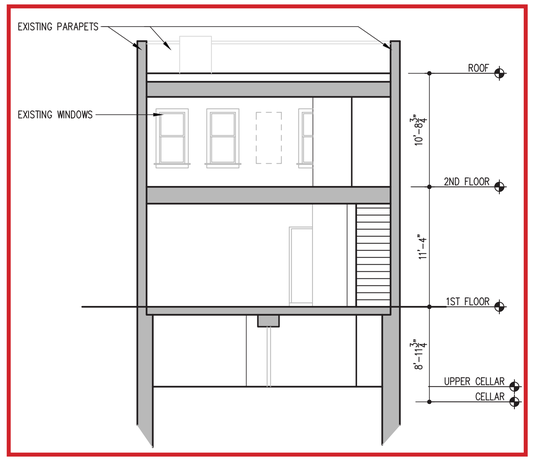
PROPOSED SECTION LOOKING WEST

SECTIONS

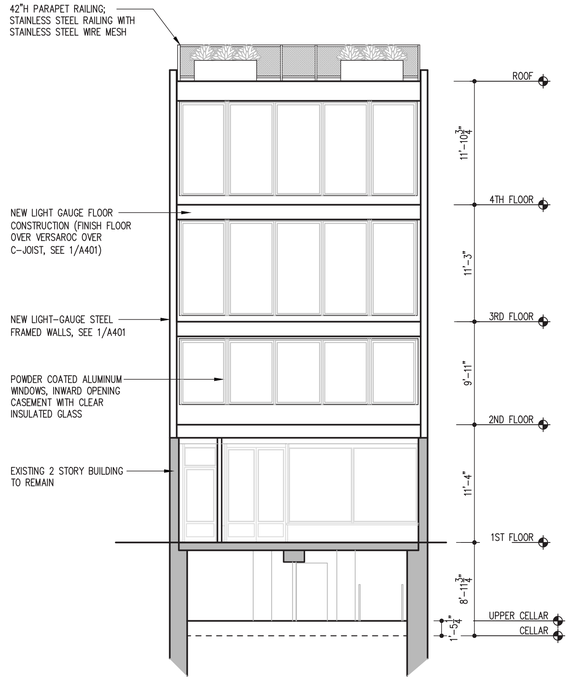
69 GANSEVOORT STREET



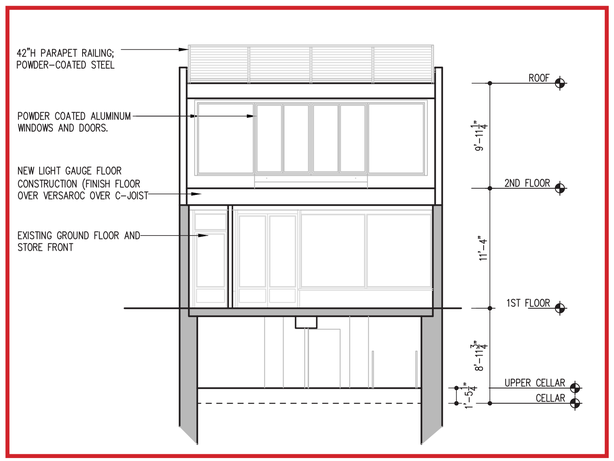
PREVIOUS SECTION LOOKING NORTH



PROPOSED SECTION LOOKING NORTH



PREVIOUS SECTION LOOKING SOUTH



PROPOSED SECTION LOOKING SOUTH

69 GANSEVOORT STREET NY, NEW YORK 10014

BLOCK: 644 LOT: 64
ZONE: M1-5 ZONING MAP: 8B

GANSEVOORT MARKET HISTORIC DISTRICT

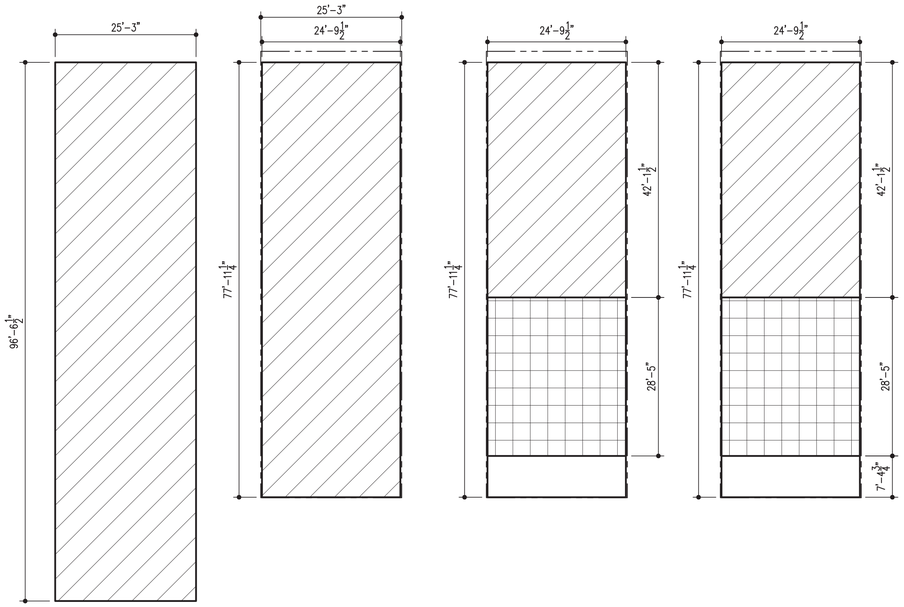
LOT AREA: 2,020 SQ FT (25.25’ X 80’)
EX’G BUILDING AREA TOTAL: 2,978 SQ FT
EX’G FAR: 1.474

MAX ALLOWABLE COMMERCIAL FAR: 5
(MAX FAR) * (EX’G LOT AREA) = MAX ALLOWABLE FLOOR AREA
5 * 2,020 = 10,100 SQ FT

MAX ALLOWABLE FLOOR AREA: 10,100 SQ FT

PROPOSED BUILDING AREA TOTAL: 3,683 SQ FT
PROPOSED FAR: 1.823

(PROPOSED BUILDING AREA) < (MAX ALLOWABLE BUILDING AREA
3,683SQ FT < 10,100 SQ FT



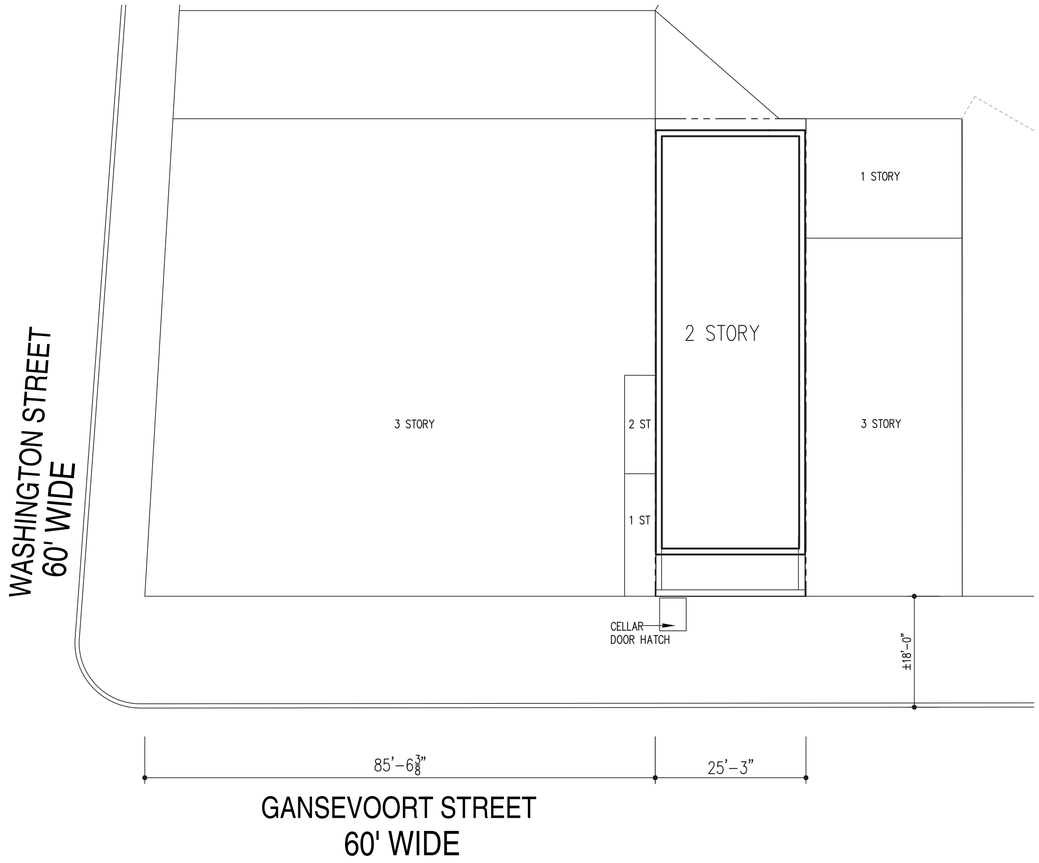
CELLAR
EXISTING: 2438 SQ. FT.

1ST FLOOR
EXISTING: 1933 SQ. FT.

2ND FLOOR
EXISTING: 1045 SQ. FT.
PROPOSED: 705 SQ. FT.

ROOF
EXISTING: 1045 SQ FT
PROPOSED: 705 SQ. FT.

AREA OF EXISTING AREA OF NEW CONSTRUCTION



600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE C 040508MMM ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

*06-28-2018 C 180150 ZMM
06-28-2018 C 180127 ZMM

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

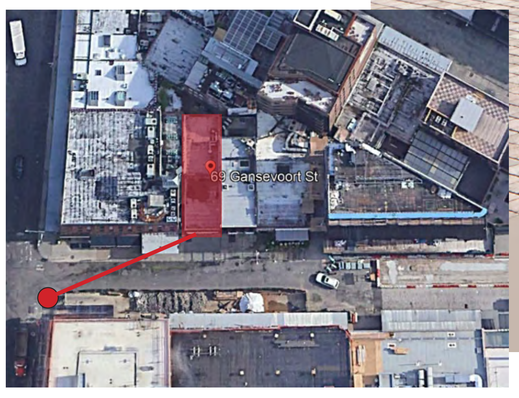
	8a	8c
	8b	8d
	12a	12c

N

ZONING MAP **8b**

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



PREVIOUS 3D STUDY

CURRENT 3D STUDY

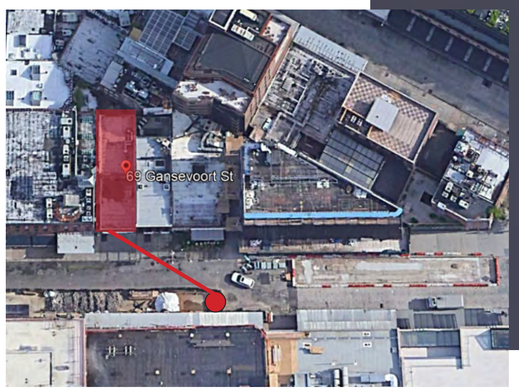
VIEW FROM WASHINGTON STREET

69 GANSEVOORT STREET

HIGGINS QUASEBARTH & PARTNERS, LLC
CONSULTANTS IN THE PRESERVATION AND REHABILITATION OF HISTORIC PROPERTIES

APRIL 5, 2022

BROMLEY CALDARI ARCHITECTS PC



PREVIOUS 3D STUDY

CURRENT 3D STUDY

VIEW FROM 9TH AVE

69 GANSEVOORT STREET

Landmarks Preservation Commission

April 12th, 2022
Public Meeting

The current proposal is:

Preservation Department – Item 2, LPC-22-01806

69 Gansevoort Street – Gansevoort Market Historic District

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed