

THE NEW YORK  
LANDMARKS  
CONSERVANCY

October 29, 2015

Hon. Meenakshi Srinivasan  
Landmarks Preservation Commission  
1 Centre Street, 9<sup>th</sup> Floor  
New York, NY 10007

Re: 46-50, 52-58, 60-74 Gansevoort Street Proposal

Dear Chair Srinivasan:

The New York Landmarks Conservancy has reviewed a proposal to substantially transform an entire block front of Gansevoort Street between Greenwich Street and Washington Street within the Gansevoort Market Historic District. The proposal is scheduled to be presented to the Landmarks Preservation Commission at the November 10, 2015, Public Hearing. The proposal is listed as Items 13, 14 & 15 on the public hearing agenda.

This complicated proposal involves the demolition of the western portion of 46-50 Gansevoort Street and the construction of a new four-story residential building in its place; façade alterations and a rear addition to 52-58 Gansevoort Street; the near total demolition of the existing buildings at 60-74 Gansevoort Street and their replacement with new five and six story residential buildings. The proposed six-story building, which would rise on the corner of Washington Street, also features a double-height, free-form penthouse. All the surviving ground floor facades are proposed to be altered to accommodate retail uses.

The Gansevoort Historic District was designated for its historic commercial character and special sense of place. Gansevoort Street in particular, is notable for being a wide street lined with low-rise buildings, most of which were market buildings. A photograph of 52-58 Gansevoort Street is on the cover page of the Designation Report indicating its significance to the District.

The project seeks to alter the Street's historic character beyond recognition. The new, much taller buildings are entirely different from the historic buildings that line the street today and that are described in detail in the Gansevoort Market Designation Report. The proposed buildings are not appropriate in terms of their scale and design. Their facades have a modern residential character that is incompatible with the street. While the redesign of the historic ground floor facades raises its own issues, the Conservancy's chief objection is to the new buildings which would erase the character-defining scale of the block and substitute it with a group of modern apartment buildings that are inappropriate to the historic character of the Gansevoort Market Historic District in terms of their scale and design.

We request that this letter be made part of the record and thank you for the opportunity to present the Conservancy's views.

Sincerely,

  
Peg Bræn  
President