



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

<b>ISSUE DATE:</b> 07/13/20	<b>EXPIRATION DATE:</b> 6/9/2026	<b>DOCKET #:</b> LPC-20-11128	<b>COFA</b> COFA-20-11128
<b>ADDRESS:</b> 55 GANSEVOORT STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 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**



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 9, 2020, following the Public Meeting and Public Hearing of January 21, 2020, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on December 26, 2019, and as you were notified in Status Update Letter 20-02539, issued on June 11, 2019.

The proposal, as approved, consists of work at and adjacent to the south (front) façade, including modifying the previously approved metal truss-framed canopy by removing the eastern corner that projects over the lot line and installing grey-tinted flat glass panels in lieu of transparent corrugated wire glass panels; installing sixteen (16) black-finished metal framed and glass panel electric lantern fixtures, 30” tall and suspended by fixed rods from the canopy, in lieu of the three (3) pendant globe fixtures; and installing two (2) sets of removable black-painted wood decking over the proposed black-painted metal diamond plate covers along the sidewalk adjacent to four (4) storefront bays, either side of the central storefront entrance, and placing eight (8) removable 30” tall rectangular metal paneled planters with boxwood hedging on the wood decking and parallel to the storefront. The proposal, as initially presented, included twenty-six (26) metal planters parallel and perpendicular to the storefront, 36” tall gas-powered light fixtures suspended from the canopy,

Page 1

Issued: 07/13/20

DOCKET #: LPC-20-11128

and twelve (12) uprights integrated into the wood decking. The proposal, as approved, was shown in a digital presentation, titled “55 Gansevoort Street, Manhattan, Proposed Sidewalk Cafe and Light Fixtures,” dated June 8, 2020, and including twenty-five (25) slides. The proposal, as initially presented, was shown in a digital presentation, titled “55 Gansevoort Street, Manhattan, Proposed Awning Alteration and Sidewalk Cafe,” dated January 21, 2020, and including twenty-eight (28) slides. Both presentations were prepared by JPD Historic Preservation Consulting and M Squared Architecture, and consisted of photographs, drawings, and photomontages, all of which was presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District Designation Report describes 53-61 Gansevoort Street as a vernacular store and lofts building designed by Joseph M. Dunn and built 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 historic district. The Commission further noted that Certificate of Appropriateness 19-12297 was issued for replacing the canopy and storefront infill; installing rooftop additions; restoration of façade elements; window replacement; and façade repairs; and that Certificate of Appropriateness 19-17923 was issued for legalizing the removal of cast iron vault lights; installing black-painted metal diamond plate covers; and replacing granite pavers.

With regard to this proposal, the Commission found that the work will not damage or destroy any significant architectural features of the building; that the proposed grey-tinted glass panels at the canopy roof will recall the darker underside of traditional solid metal roofing found at sidewalk canopies in this historic district; that the pendant light fixtures will have an open, see-through quality that does not call attention to themselves; that the sidewalk café decking and solid black-painted planters are not fixed to the sidewalk or the building and are easy to remove; that the staggered configuration of the solid wood planters parallel to the building will help maintain a sense of openness and transparency at the storefront and the sidewalk; and that the proposed work will not detract from the special architectural and historic character of 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 drawings showing the approved design.

Subsequently, on June 22, 2020, the Commission received filing drawings labeled A-101.00 through A-906.01, dated June 17, 2020, and prepared by Mark A. Matuska, RA, all submitted as components of this application. Accordingly, staff reviewed these materials and noted that they include additional work adjacent to the penultimate entrance at the western end of the south façade storefront, consisting of installing a black-painted diamond plate barrier-free access ramp flanked by two (2) black-painted metal railings and four (4) removable square metal planters. 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 2-18 for Barrier-Free Access, including Section 2-18(f)(2) for barrier-free access ramps. 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 and Certificate of Appropriateness 20-11128 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Richard Lowry.

Sarah Carroll  
Chair

**PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:**

Jackie Peu-Duvallon, JPD Historic Preservation Consulting LLC

**cc:** Jared Knowles, Deputy Director; Jackie Peu-Duvallon, JPD Historic Preservation Consulting LLC