DAVID BUCOVY

ARCHITECT

69 GANSEVOORT STREET

LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING PRESENTATION
BLOCK 644 | LOT 64 | LPC-26-06937

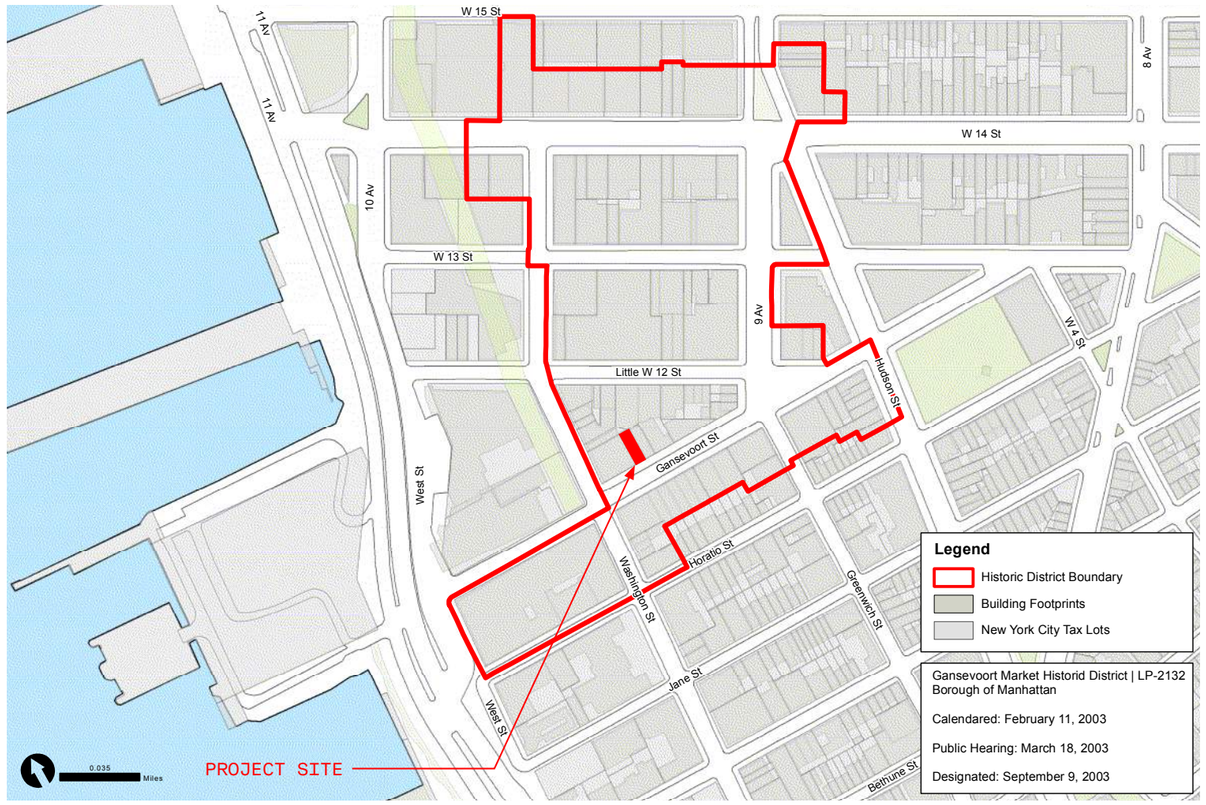
JULY 21, 2026

817 WASHINGTON STREET | 69 GANSEVOORT STREET | 67 GANSEVOORT STREET | 63 GANSEVOORT STREET

DBA

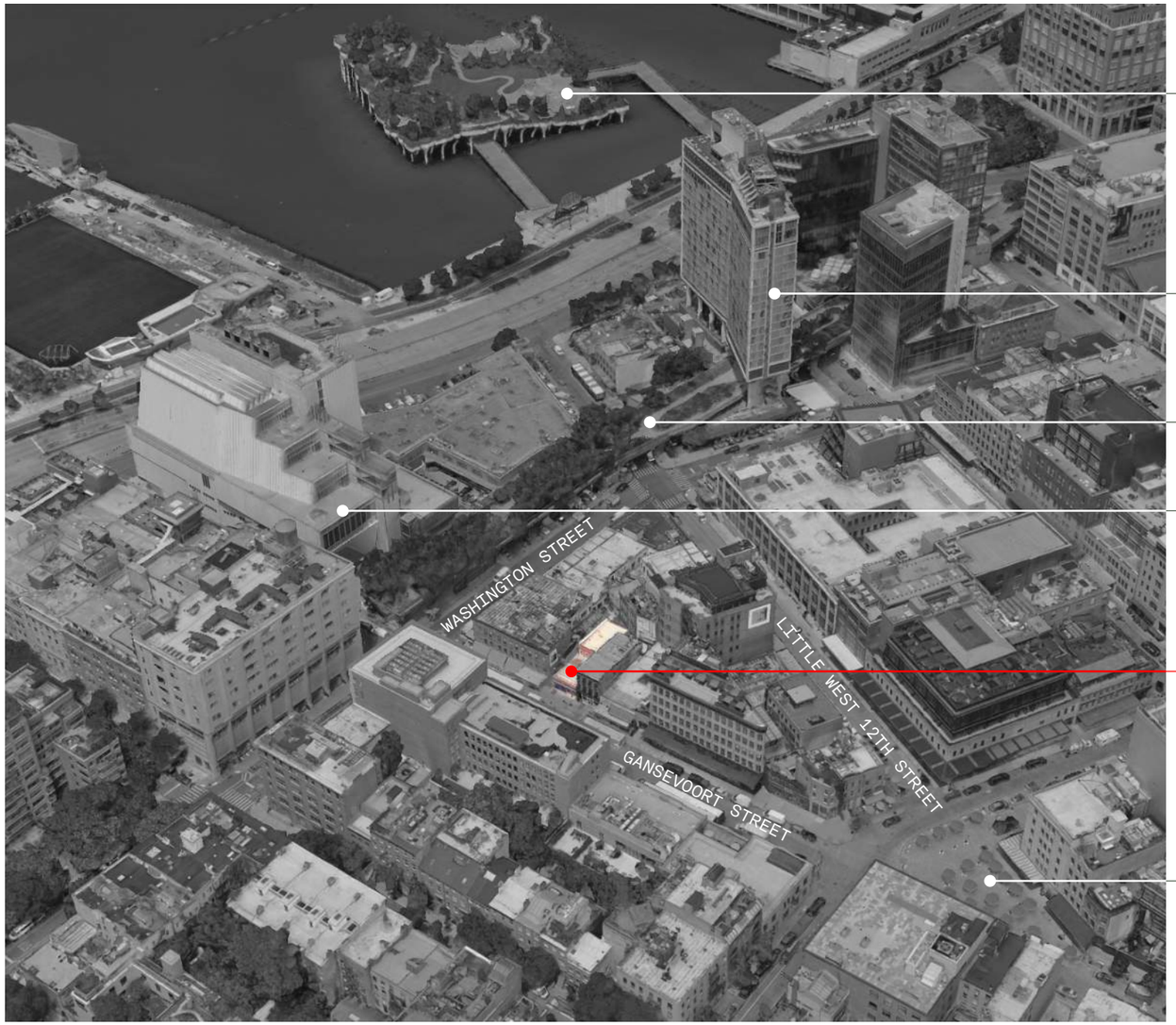
76 BOWERY, 8TH FLOOR
NEW YORK, NY 10013

EXISTING CONDITIONS



MAP OF GANSEVOORT MARKET HISTORIC DISTRICT

EXISTING SOUTH FACADE



LITTLE ISLAND

THE STANDARD, HIGH LINE

THE HIGH LINE

THE WHITNEY MUSEUM OF MODERN ART

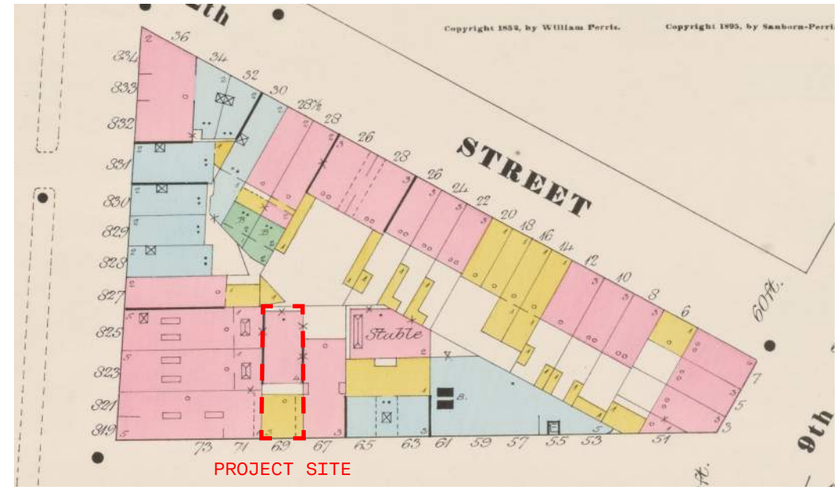
69 GANSEVOORT
PROJECT SITE

GANSEVOORT PLAZA

NEIGHBORHOOD AERIAL VIEW

817 WASHINGTON 69 GANSEVOORT 67 GANSEVOORT

1940 TAX DEPARTMENT PHOTO



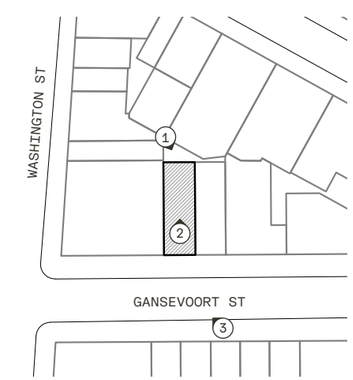
1895 SANBORN MAP

2003 HISTORIC DISRICT DESIGNATION PHOTO

1 | NORTH ELEVATION - REAR FACADE

2 | SECOND LEVEL SOUTH ELEVATION

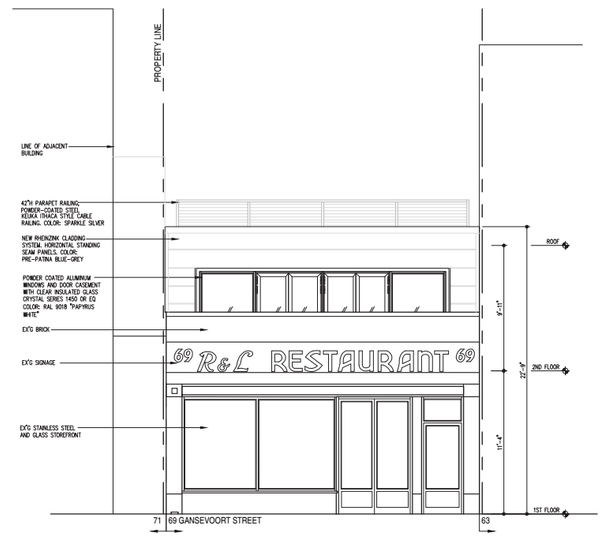
3 | VIEW FROM ACROSS GANSEVOORT STREET



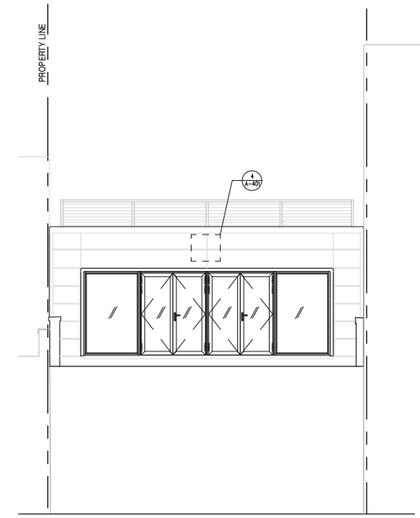
KEY PLAN

PROPOSED ADDITION

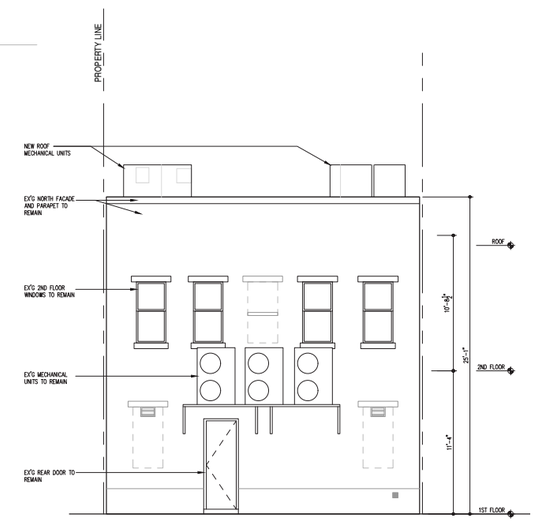
PREVIOUSLY APPROVED APPLICATION RENDERING
LPC DOCKET # LPC-23-06836 | LPC COFA-23-06836 | PERMIT ISSUED 04/19/23
BROMLEY CALDARI ARCHITECTS PC



1 SOUTH ELEVATION
A201 1/4"=1'-0"

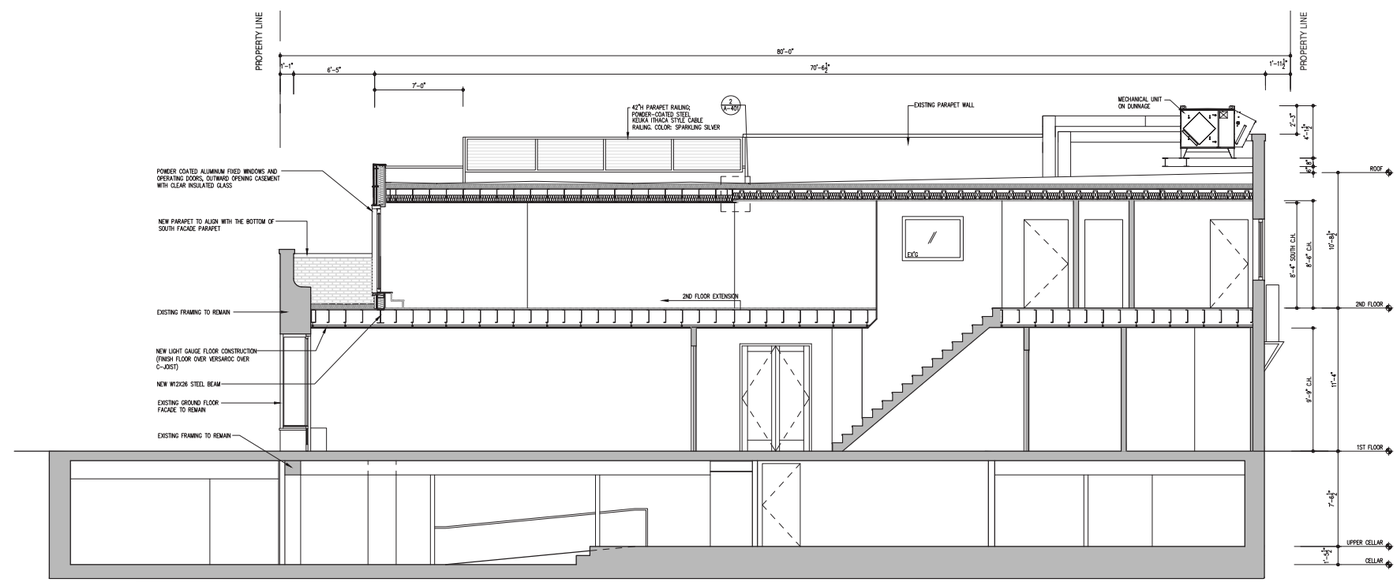


2 SOUTH 2ND FLOOR ELEVATION
A201 1/4"=1'-0"



3 NORTH ELEVATION
A201 1/4"=1'-0"
INSPECT REAR FACADE. PERFORM ANY REPAIRS IF NECESSARY. EX'G DOOR AND WINDOWS TO REMAIN

PREVIOUSLY APPROVED APPLICATION ELEVATIONS

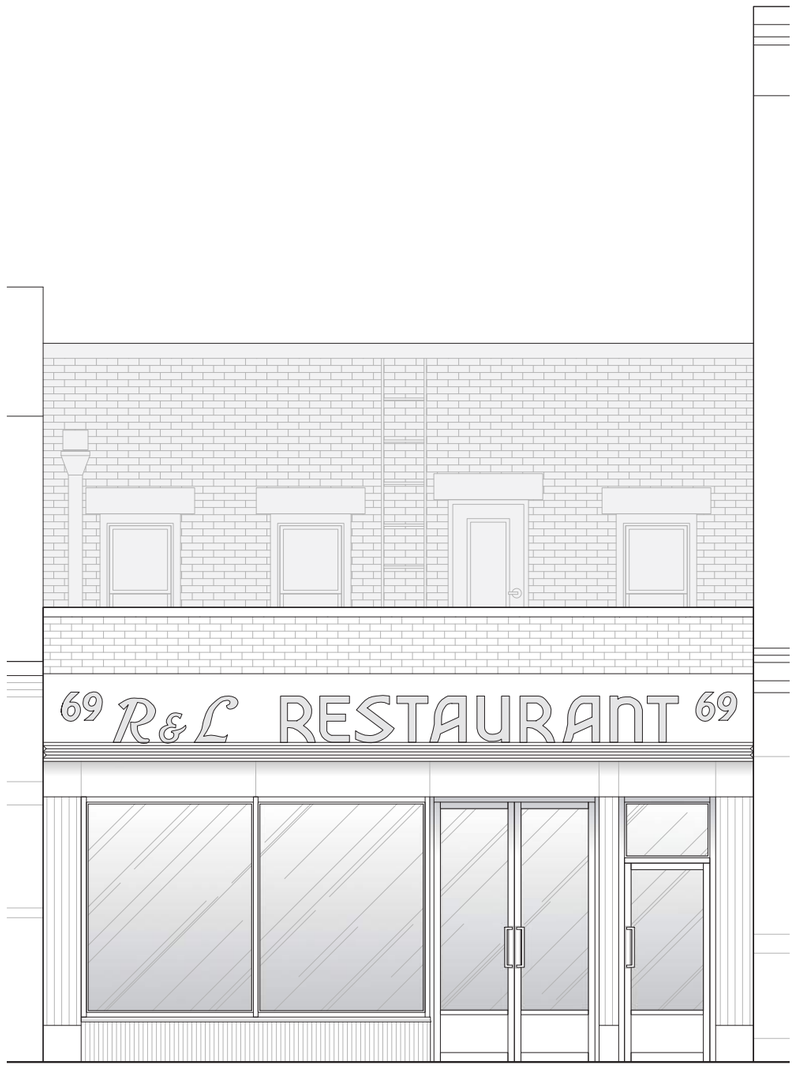


PREVIOUSLY APPROVED APPLICATION SECTION

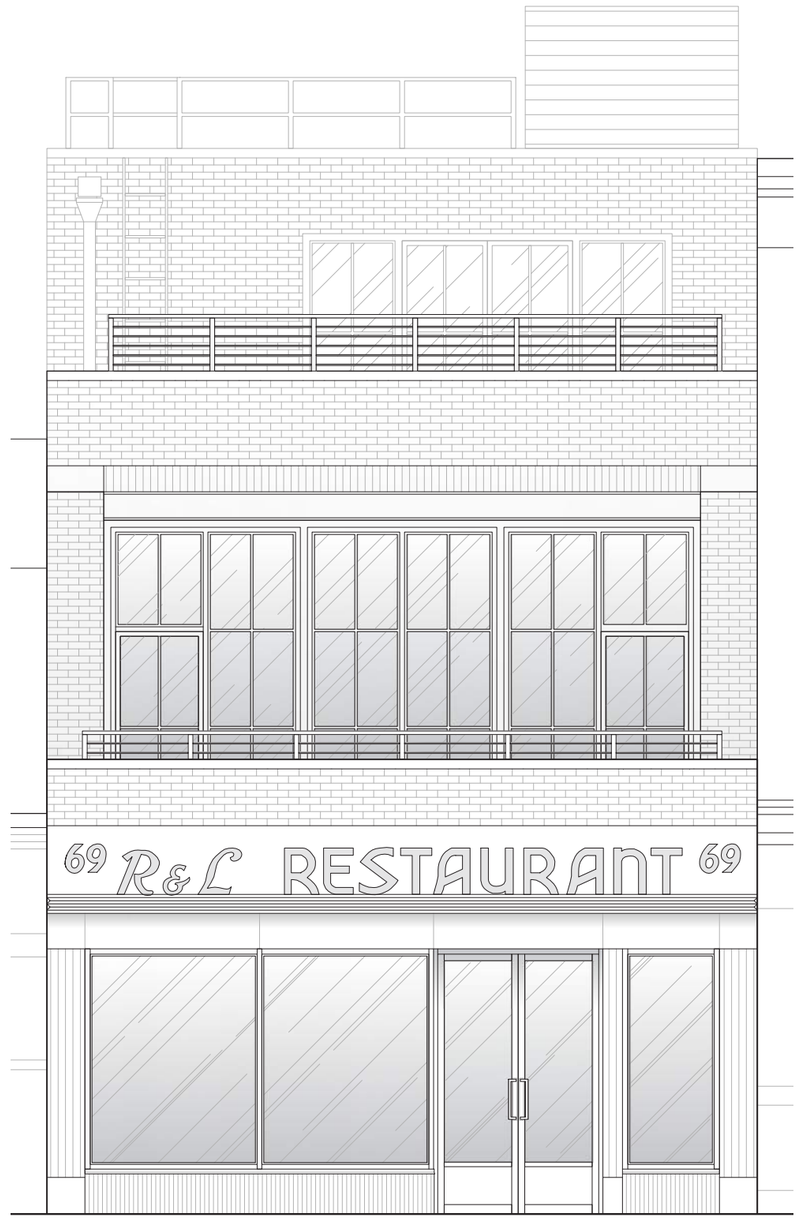
835 & 837 WASHINGTON STREET & 33 LITTLE WEST 12TH STREET
URBAN STYLISTIC LAYERING

440 WEST 14TH STREET
DOB ALT1 104028062 | APPLICATION APPROVED 04/01/2005
CONTRASTING MODERN INTERVENTION

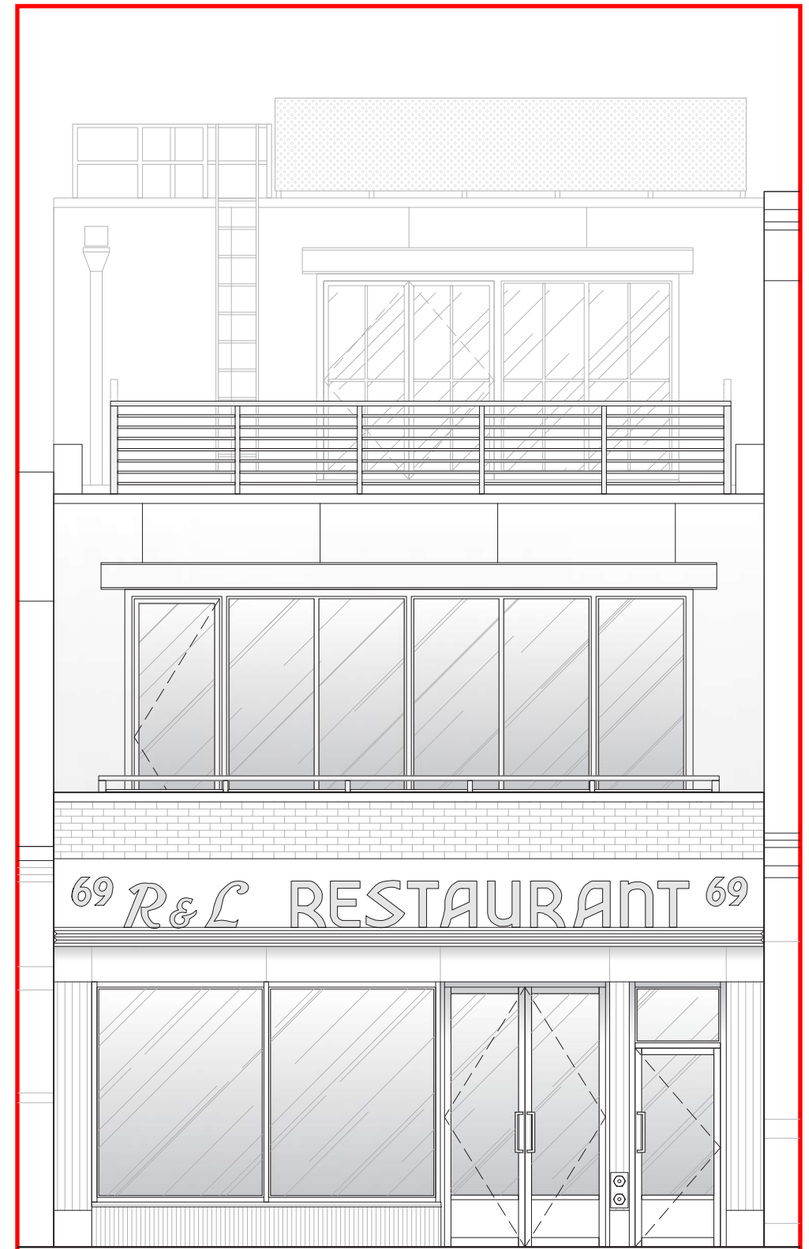
19 9TH AVENUE
LPC COFA 16-4882 | PERMIT ISSUED 11/24/2014
CONTRASTING MODERN INTERVENTION



EXISTING SOUTH ELEVATION



PREVIOUSLY PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

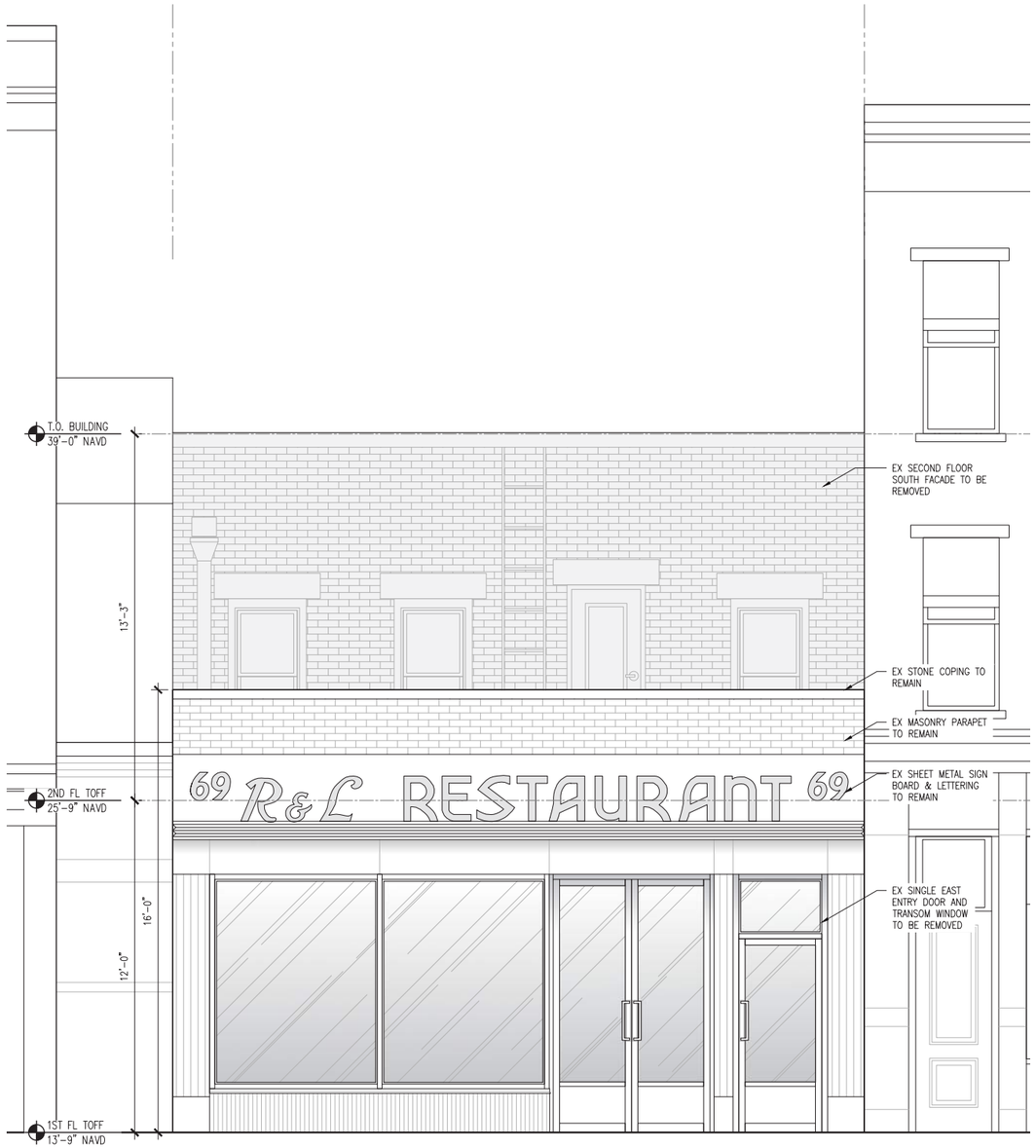
SCALE: 3/16" = 1'-0"

0 1 2 4 8

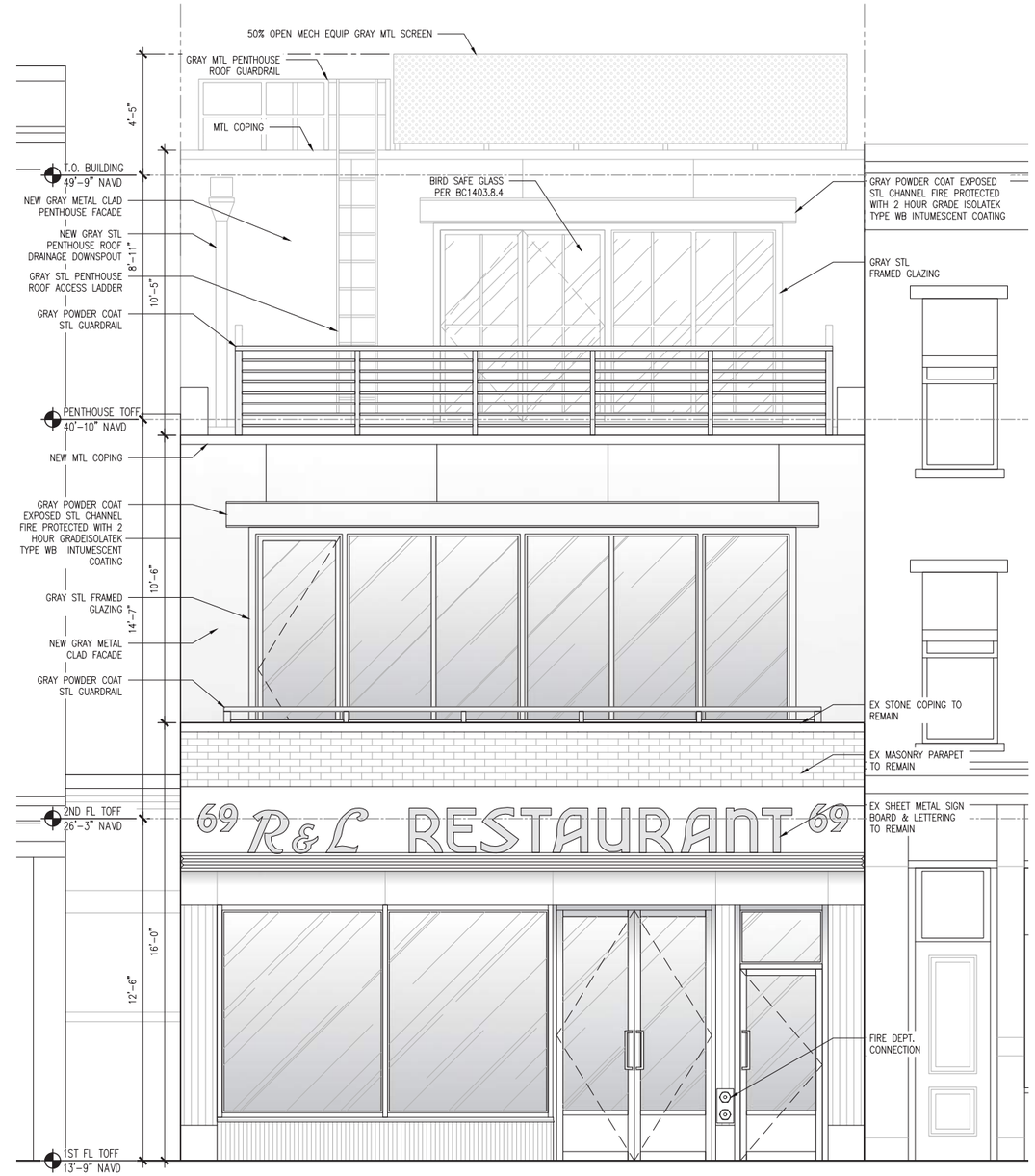
DBA

SOUTH ELEVATION | EXISTING & PROPOSED

69 GANSEVOORT STREET



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

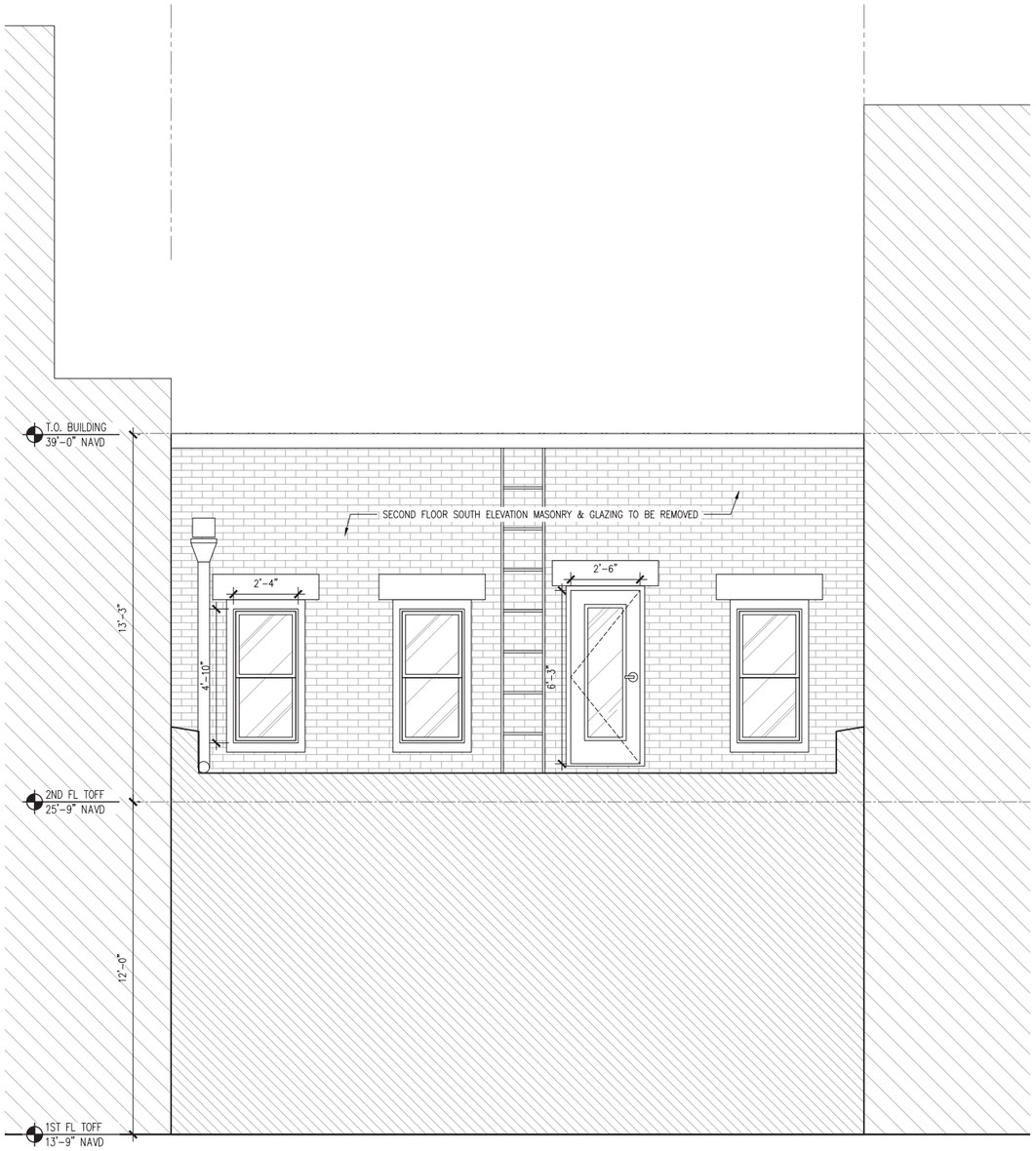
SCALE: 3/16" = 1'-0"

0 1 2 4 8

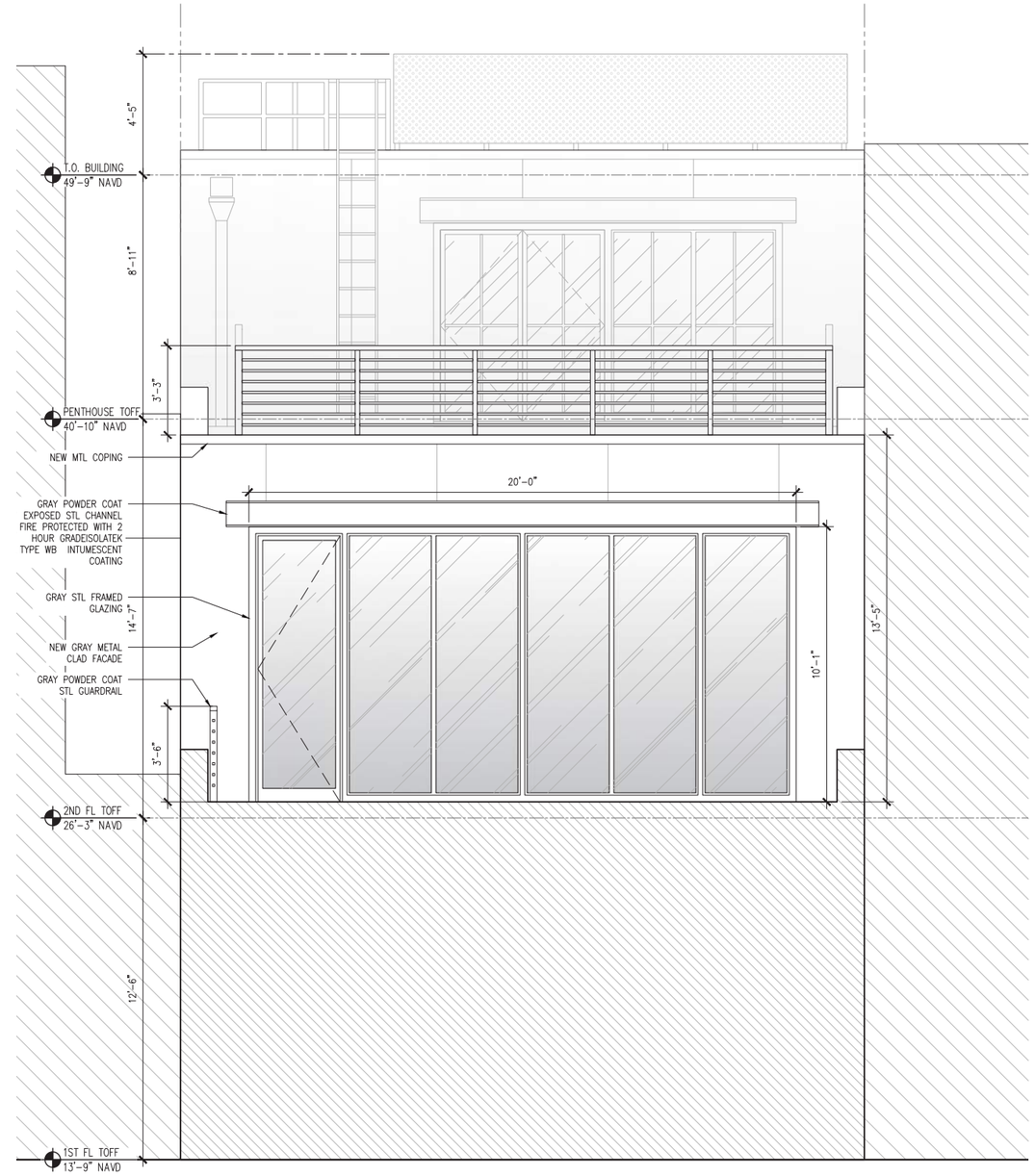
DBA

SOUTH ELEVATION | EXISTING & PROPOSED

69 GANSEVOORT STREET



EXISTING SOUTH ELEVATION | SECOND FLOOR



PROPOSED SOUTH ELEVATION | SECOND FLOOR

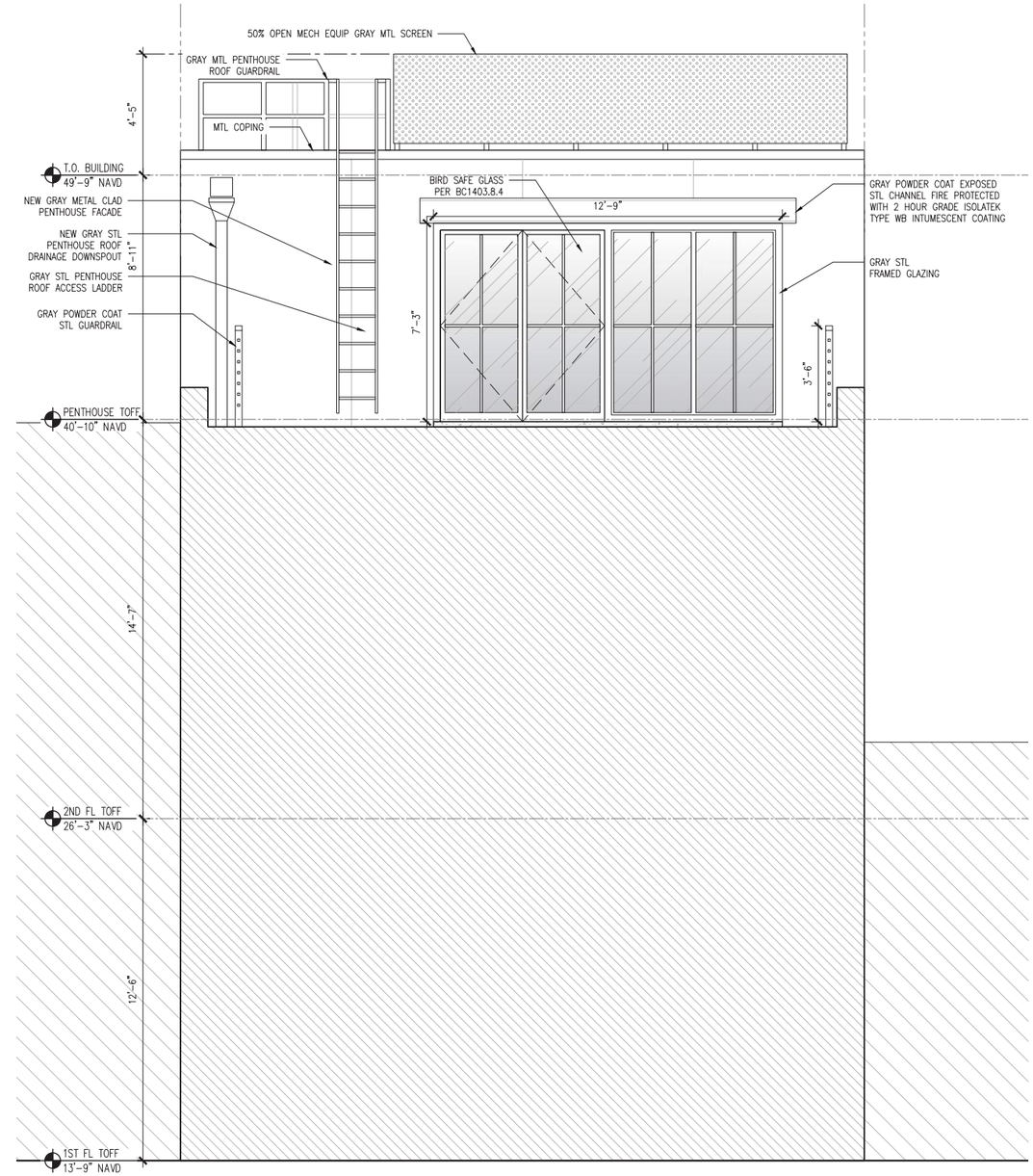
SCALE: 3/16" = 1'-0"

0 1 2 4 8

DBA

SOUTH ELEVATION | EXISTING & PROPOSED

69 GANSEVOORT STREET



PROPOSED SOUTH ELEVATION | BULKHEAD

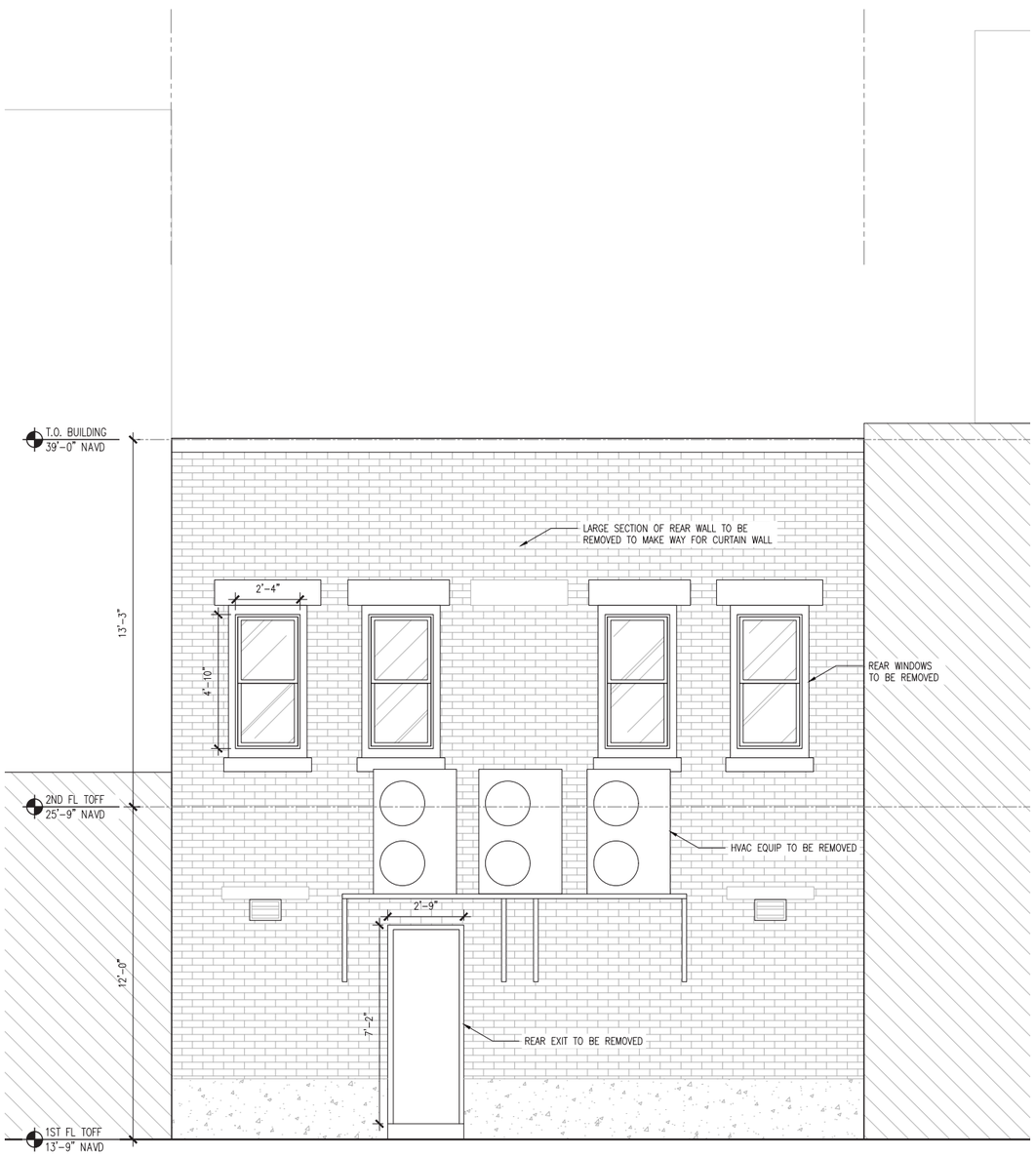
SCALE: 3/16" = 1'-0"

0 1 2 4 8

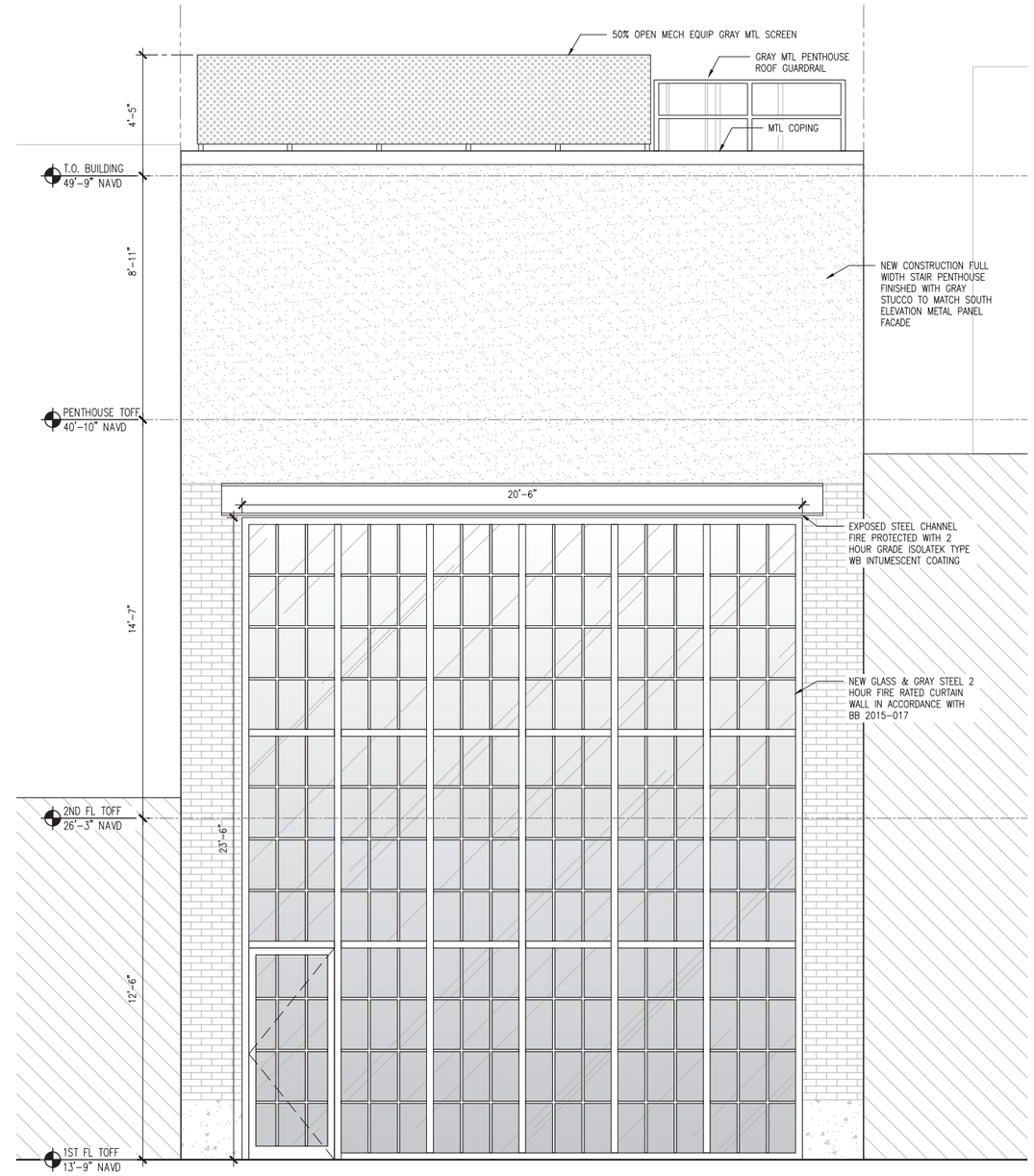
DBA

SOUTH ELEVATION | PROPOSED

69 GANSEVOORT STREET



EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

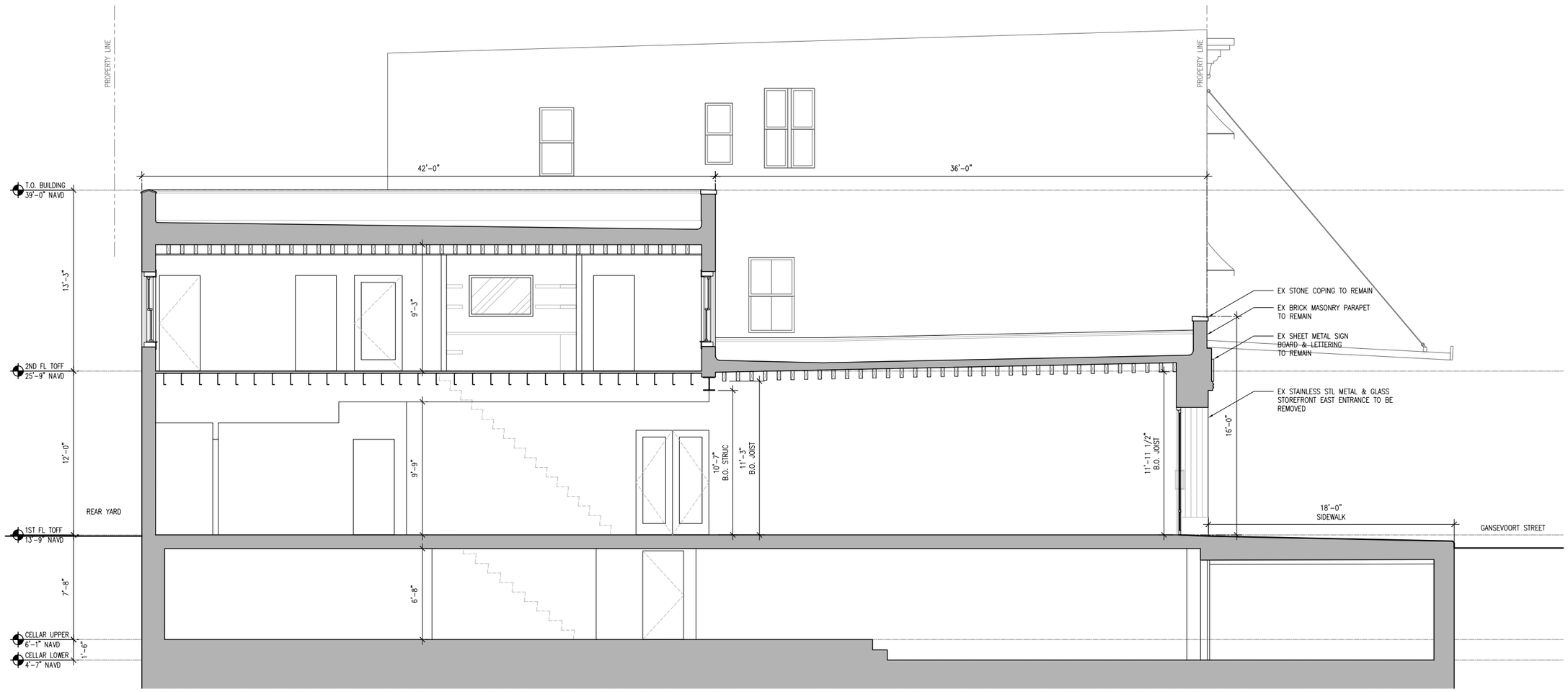
SCALE: 3/16" = 1'-0"

0 1 2 4 8

NORTH ELEVATION | EXISTING & PROPOSED

69 GANSEVOORT STREET

DBA



EXISTING SECTION

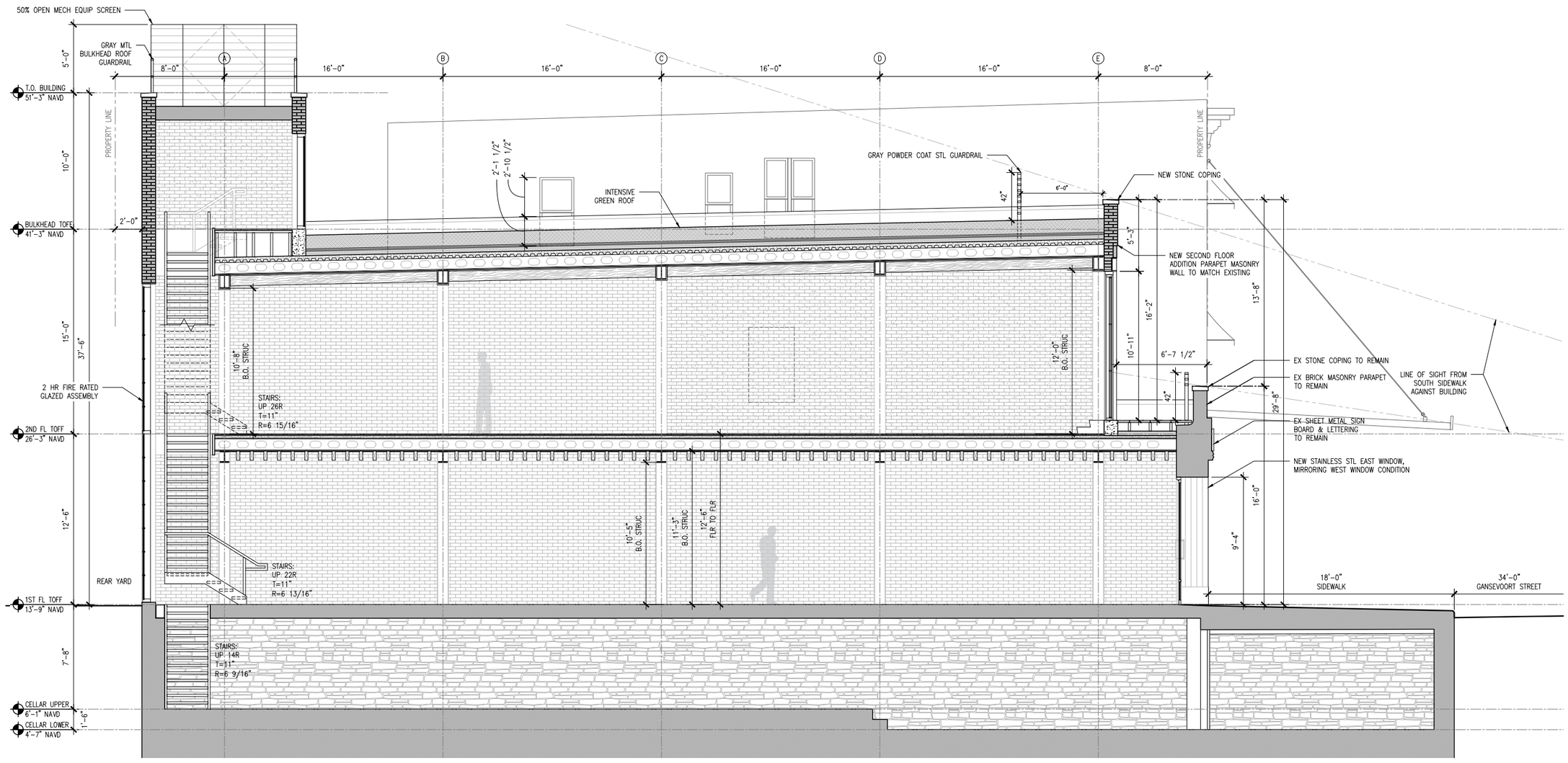
SCALE: 1/8" = 1'-0"

0 2 4 8 16

DBA

EXISTING SECTION

69 GANSEVOORT STREET



PREVIOUSLY PROPOSED SECTION

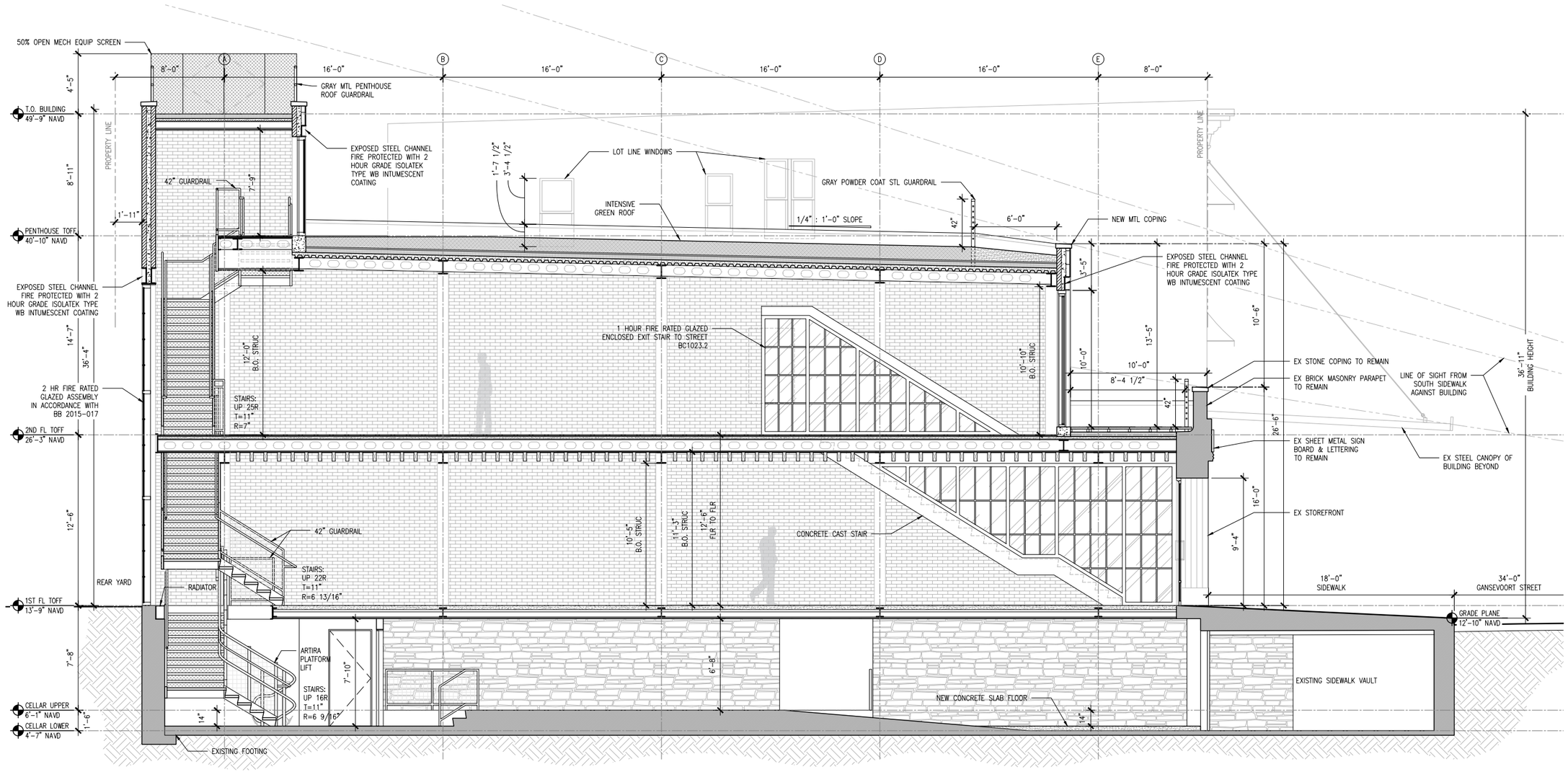
SCALE: 1/8" = 1'-0"

0 2 4 8 16

DBA

PREVIOUSLY PROPOSED SECTION

69 GANSEVOORT STREET



PROPOSED SECTION

SCALE: 1/8" = 1'-0"

0 2 4 8 16

DBA

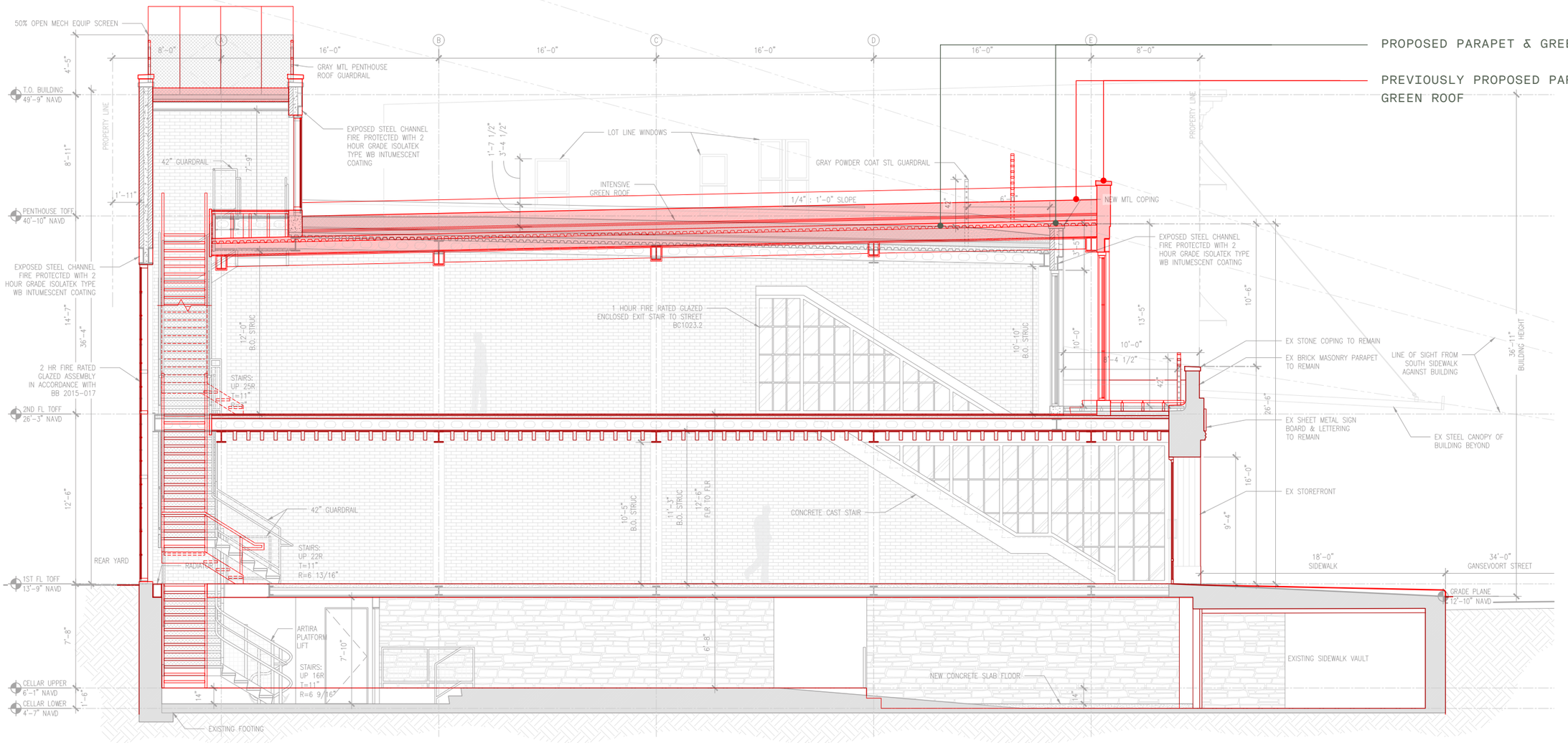
PROPOSED SECTION

69 GANSEVOORT STREET

PREVIOUSLY PROPOSED SECTION

PROPOSED PARAPET & GREEN ROOF

PREVIOUSLY PROPOSED PARAPET & GREEN ROOF



PROPOSED SECTION OVERLAY

SCALE: 1/8" = 1'-0"

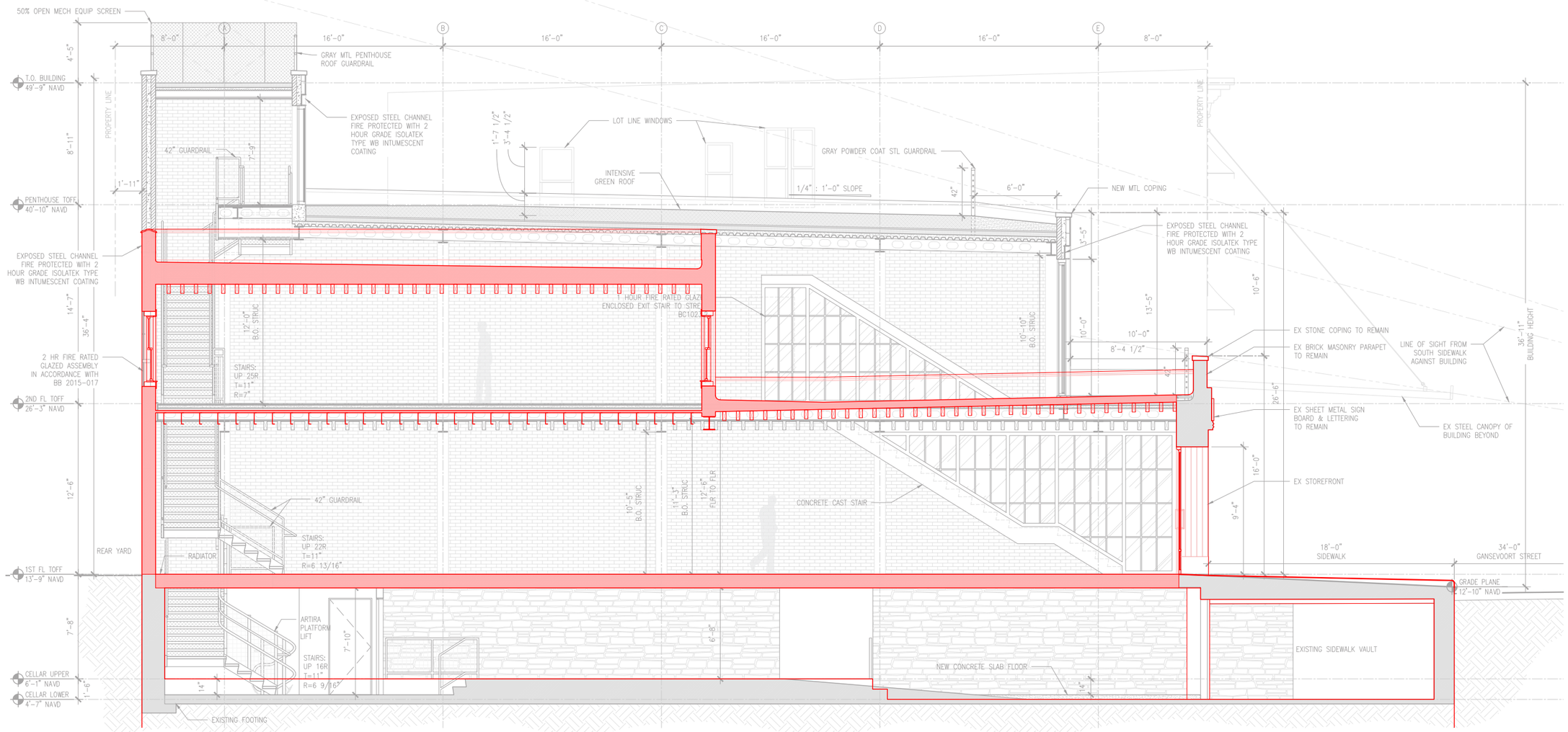
0 2 4 8 16

DBA

PREVIOUSLY PROPOSED & PROPOSED SECTION OVERLAY

69 GANSEVOORT STREET

EXISTING SECTION



PROPOSED SECTION

SCALE: 1/8" = 1'-0"

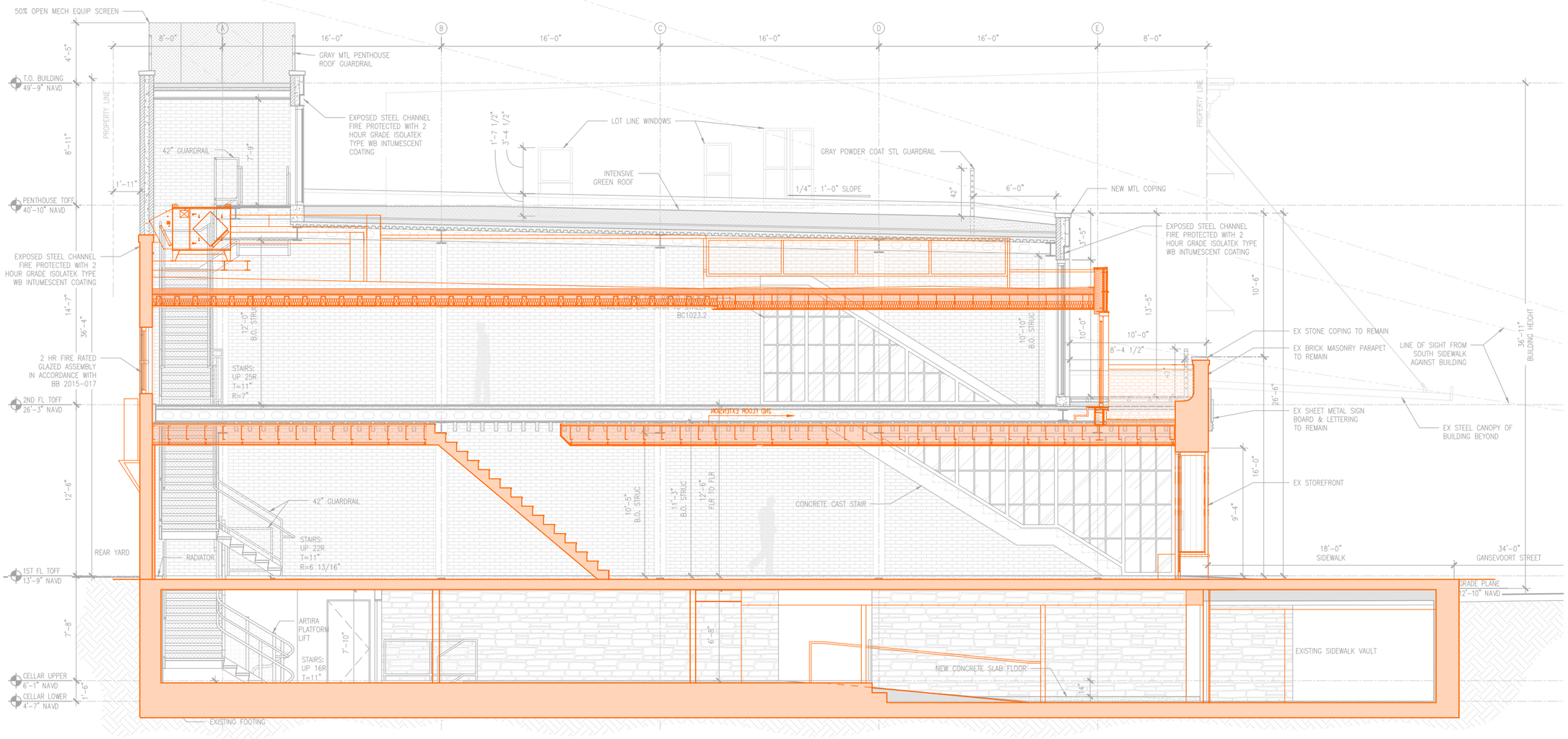
0 2 4 8 16

DBA

EXISTING & PROPOSED SECTION OVERLAY

69 GANSEVOORT STREET

PREVIOUSLY APPROVED SECTION



SCALE: 1/8" = 1'-0"

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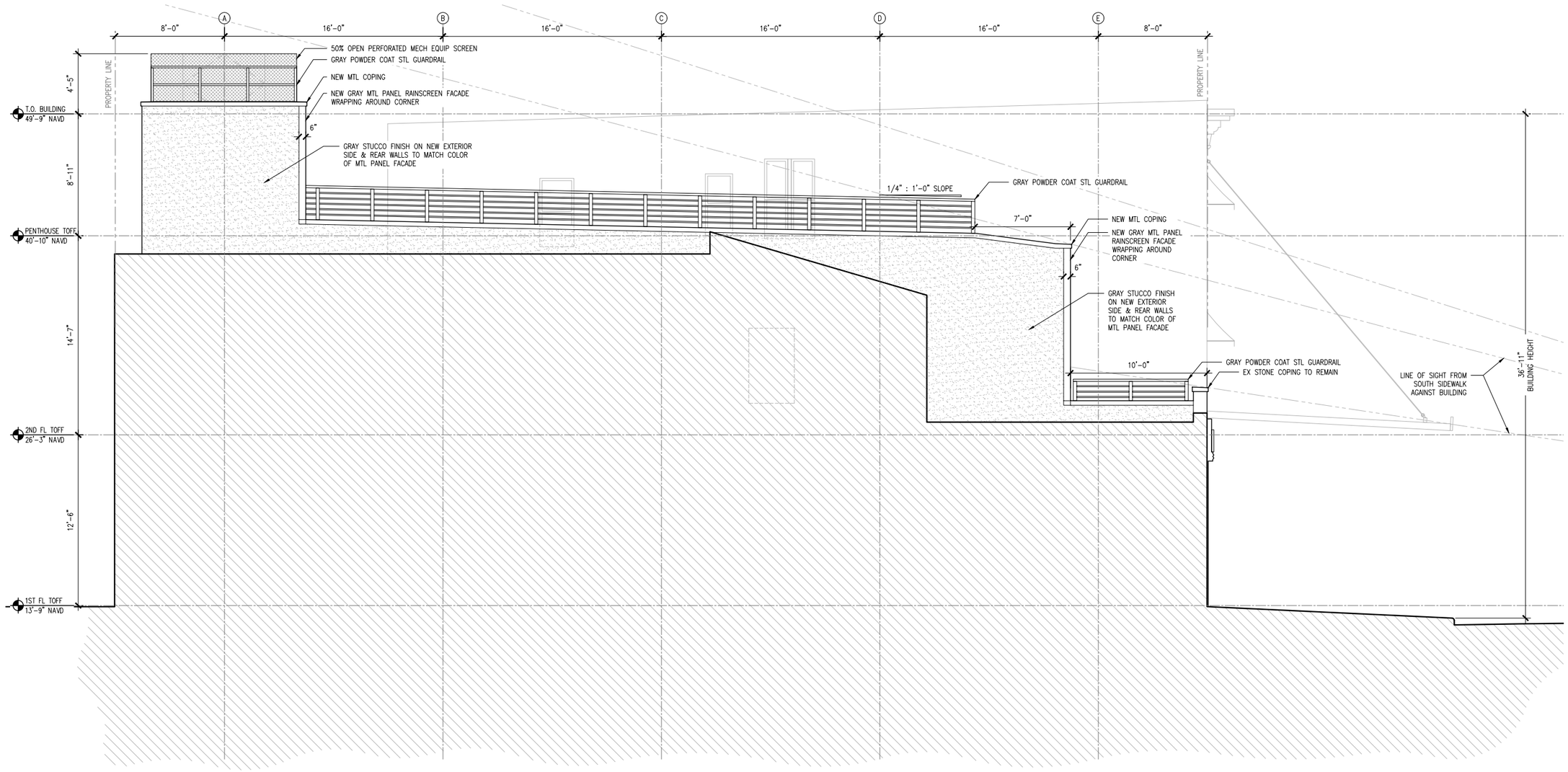
DBA

PREVIOUSLY APPROVED & PROPOSED SECTION OVERLAY

69 GANSEVOORT STREET



WEST ELEVATION

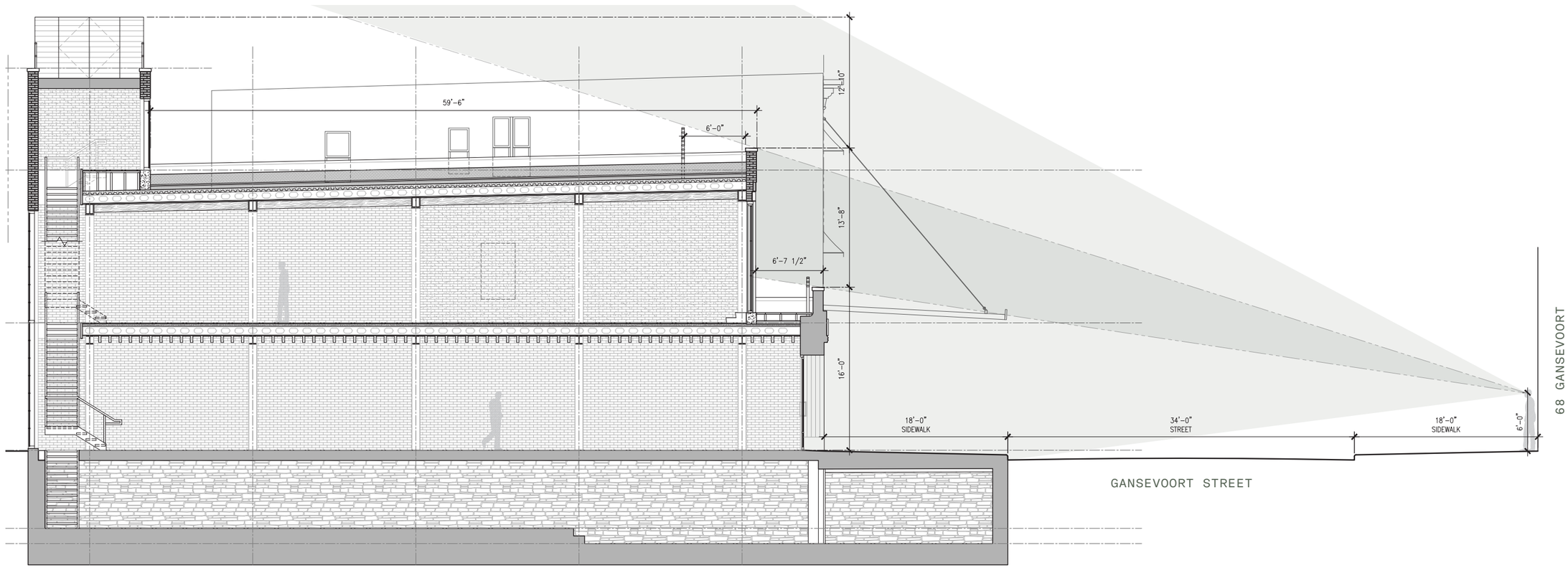
SCALE: 1/8" = 1'-0"

0 2 4 8 16

DBA

WEST ELEVATION

69 GANSEVOORT STREET



SCALE: 3/32" = 1'-0"

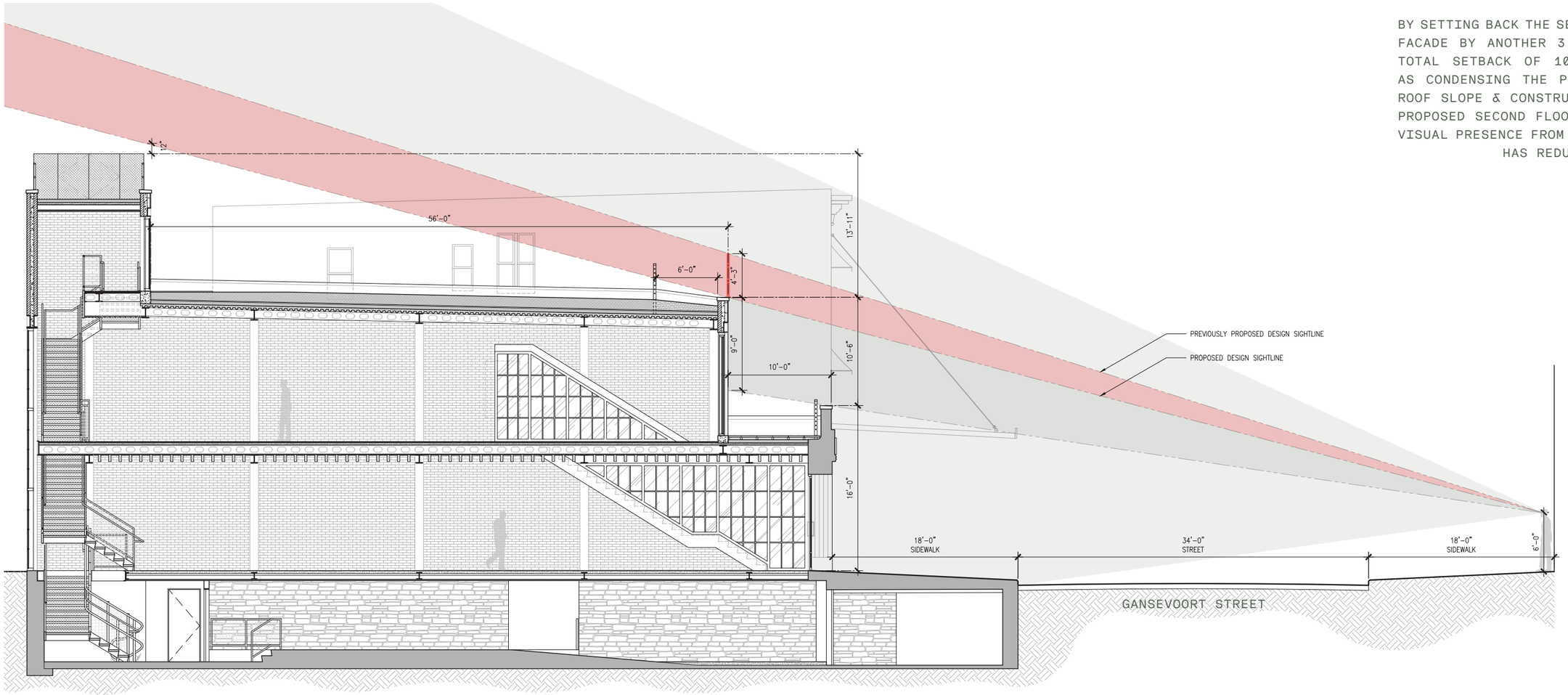
0 2 4 8 16

PREVIOUSLY PROPOSED VIEW SIGHTLINE DIAGRAM

69 GANSEVOORT STREET

DBA

BY SETTING BACK THE SECOND FLOOR FACADE BY ANOTHER 3'-5" FOR A TOTAL SETBACK OF 10' AS WELL AS CONDENSING THE PARAPET AND ROOF SLOPE & CONSTRUCTION, THE PROPOSED SECOND FLOOR FACADE'S VISUAL PRESENCE FROM THE STREET HAS REDUCED BY 32%



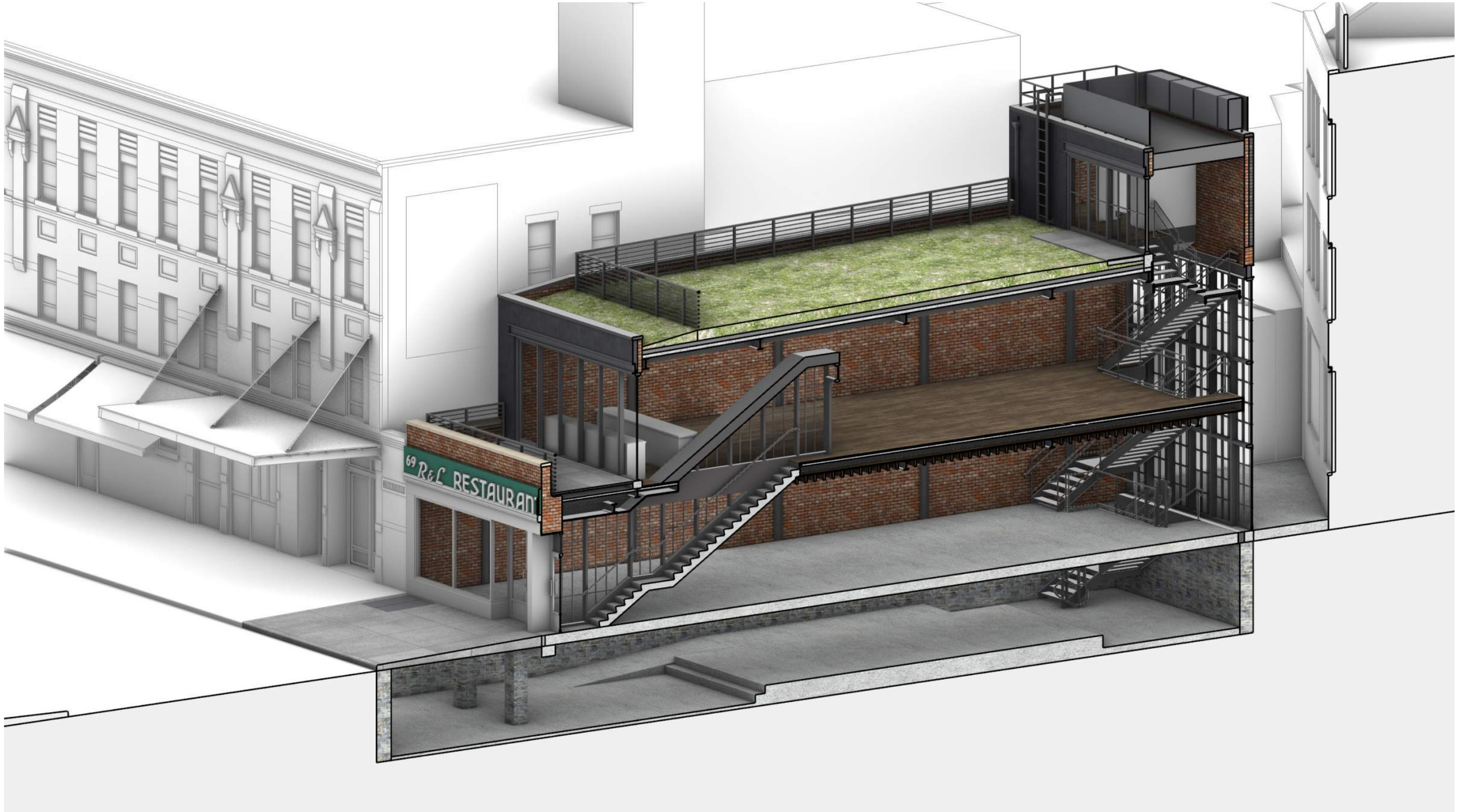
SCALE: 3/32" = 1'-0"

0 2 4 8 16

VIEW SIGHTLINE DIAGRAM

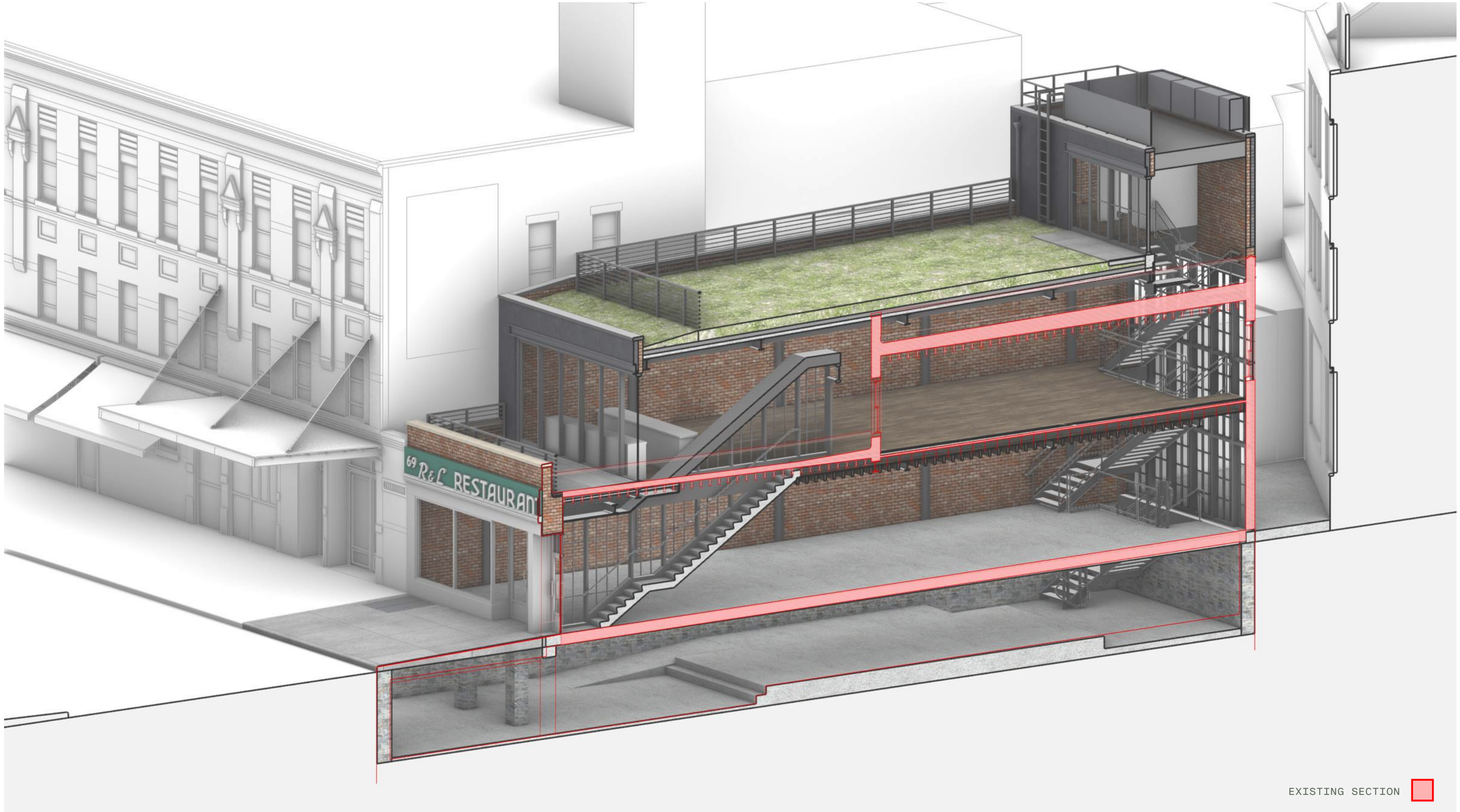
69 GANSEVOORT STREET

DBA



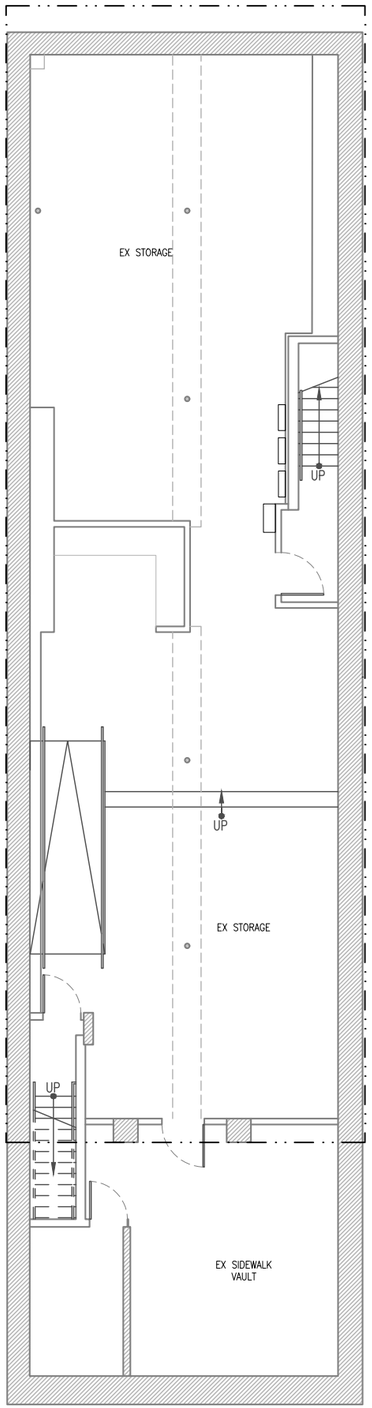
PROPOSED SECTION AXONOMETRIC

69 GANSEVOORT STREET

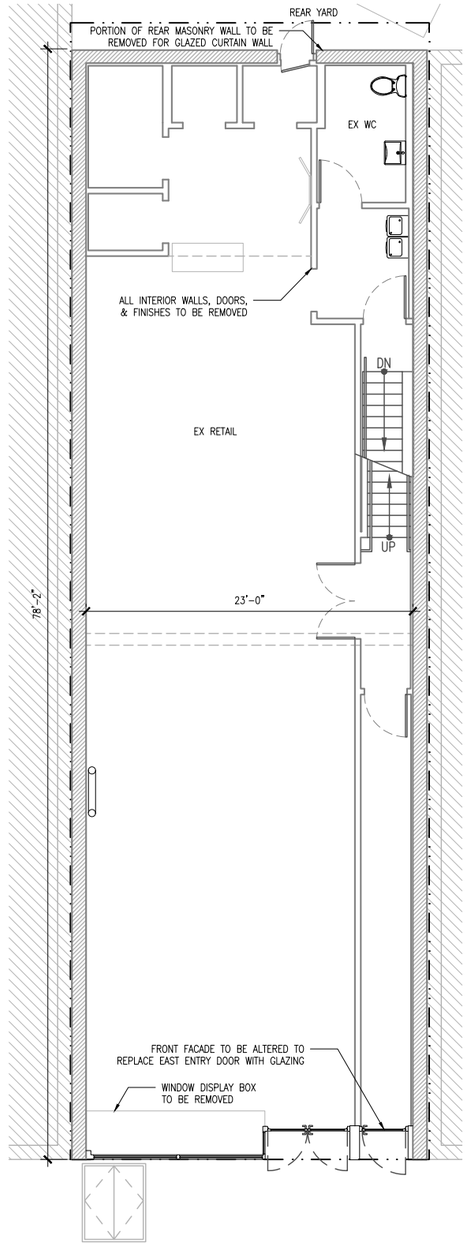


PROPOSED SECTION AXONOMETRIC | EXISTING OVERLAY

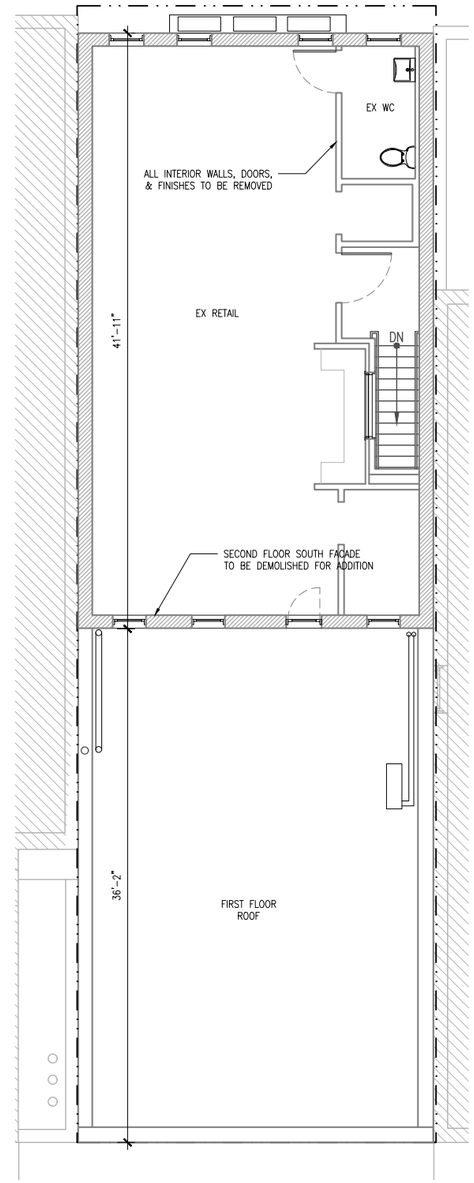
69 GANSEVOORT STREET



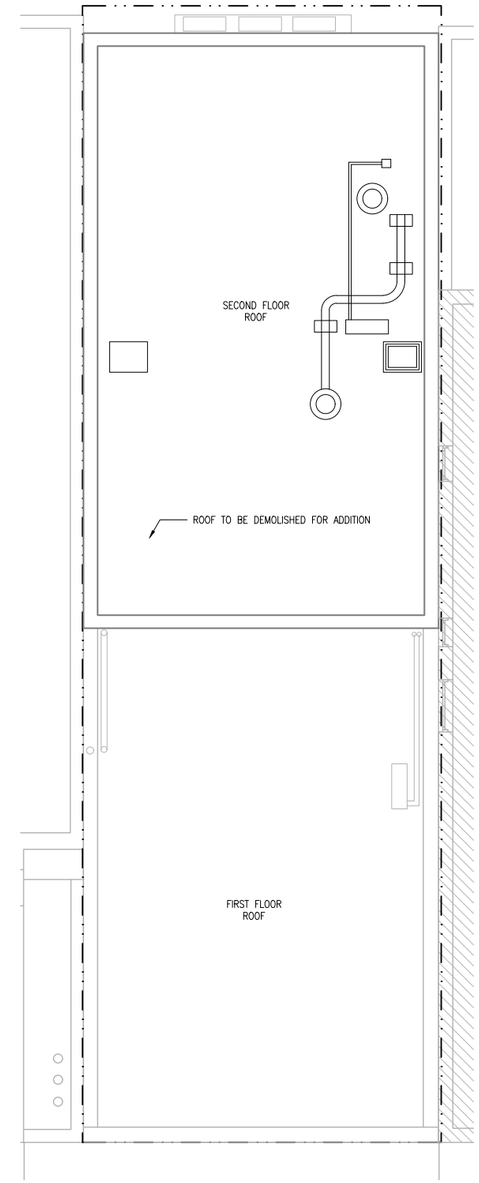
EXISTING CELLAR



EXISTING FIRST FLOOR



EXISTING SECOND FLOOR



EXISTING ROOF

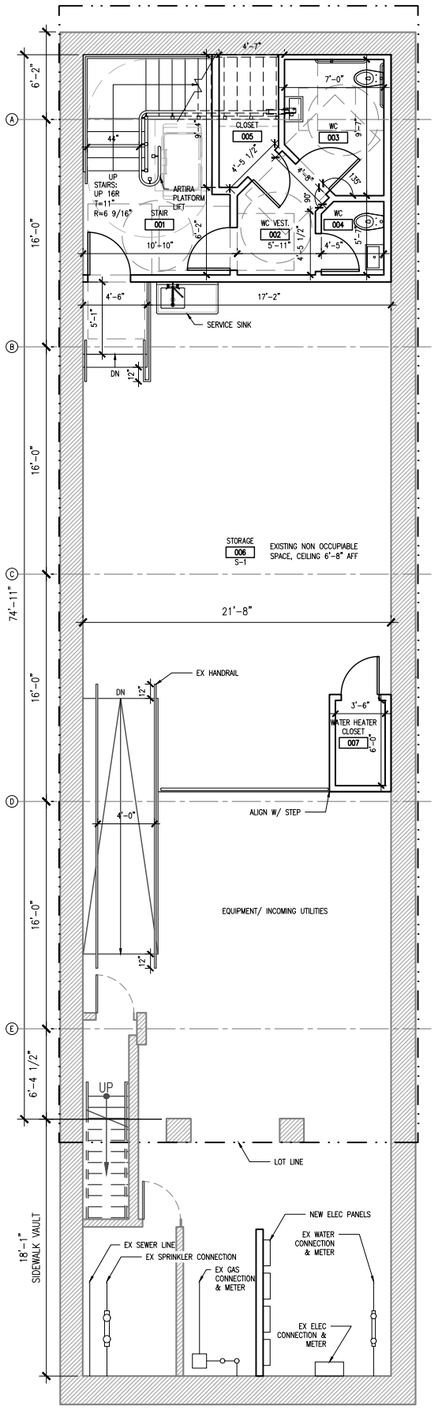
SCALE: 3/32" = 1'-0"

0 2 4 8 16

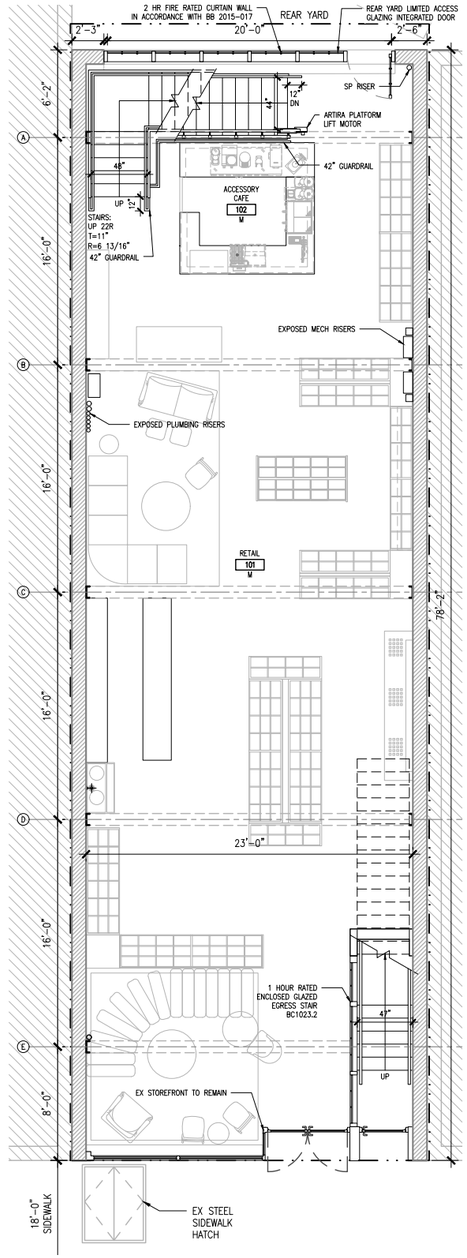
DBA

EXISTING PLANS

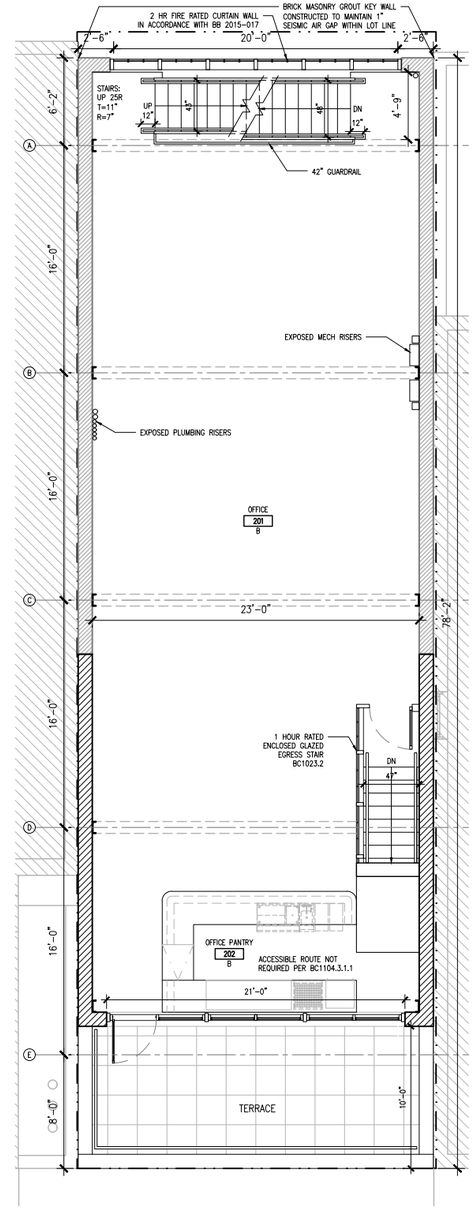
69 GANSEVOORT STREET



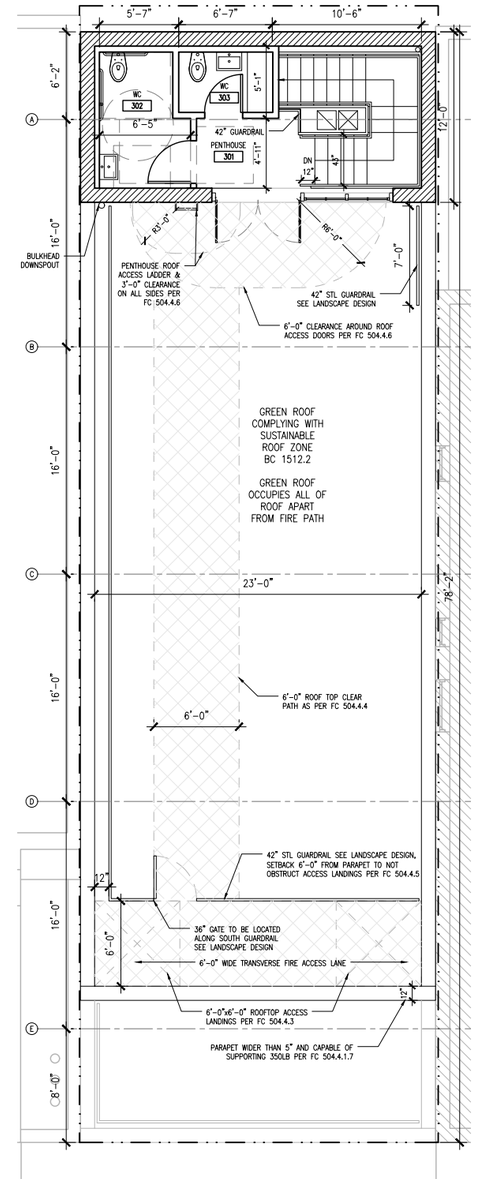
PROPOSED CELLAR



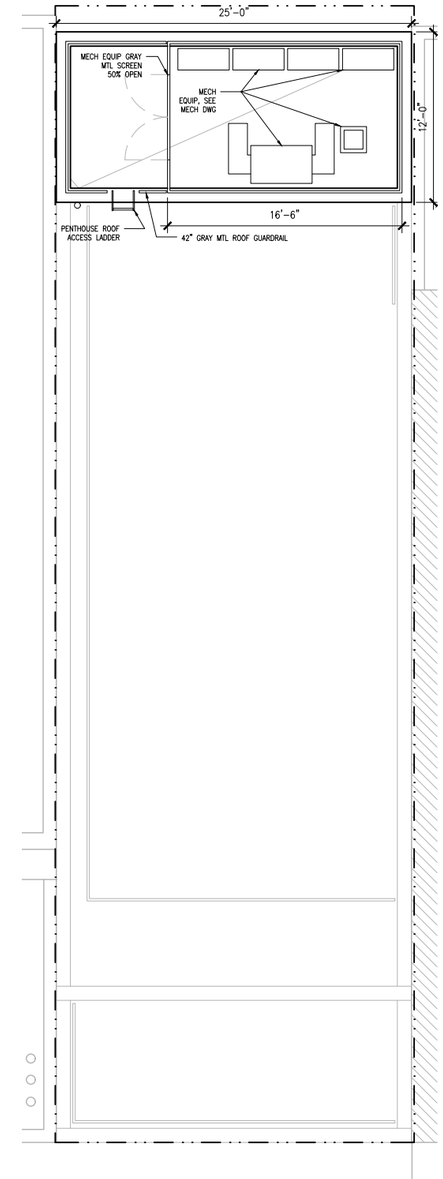
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED BULKHEAD & GREEN ROOF



PROPOSED BULKHEAD ROOF

SCALE: 3/32" = 1'-0"

0 2 4 8 16

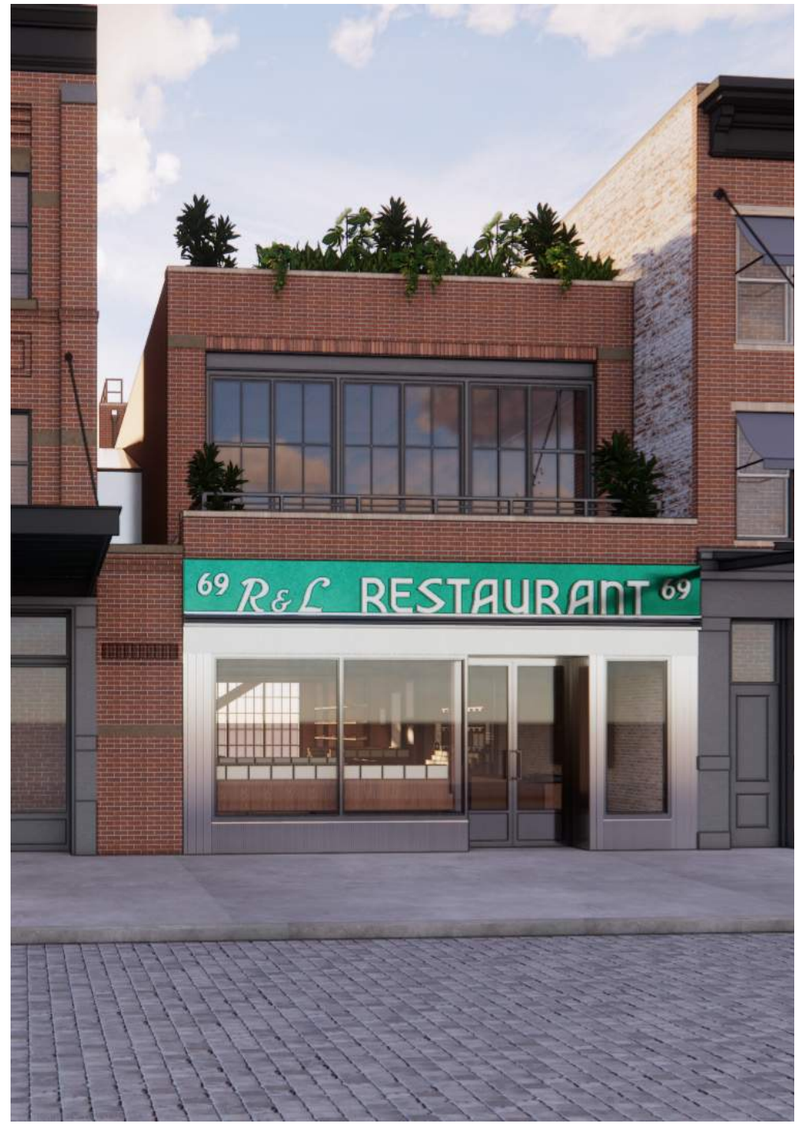
PROPOSED PLANS

69 GANSEVOORT STREET

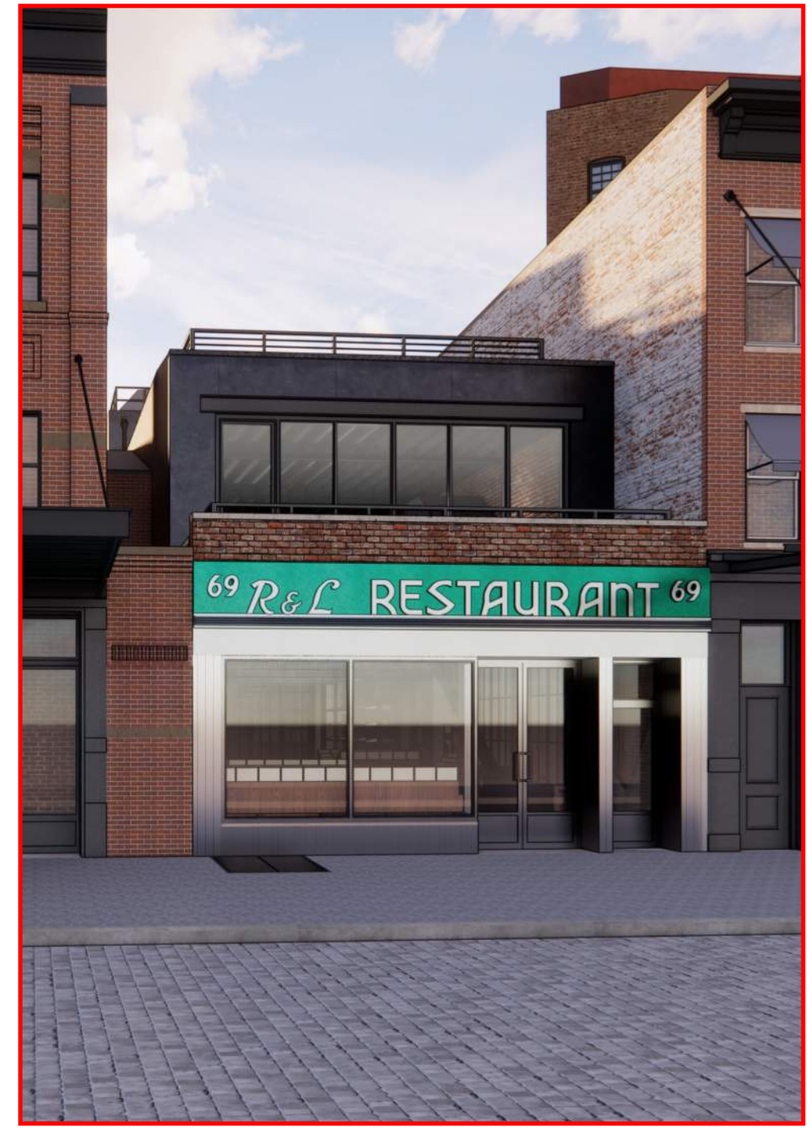
DBA

VISUALIZATION

PREVIOUS APPROVED APPLICATION RENDERING
LPC COFA-23-06836 | PERMIT ISSUED 04/19/23
BROMLEY CALDARI ARCHITECTS PC



RENDERING OF PREVIOUSLY PROPOSED DESIGN

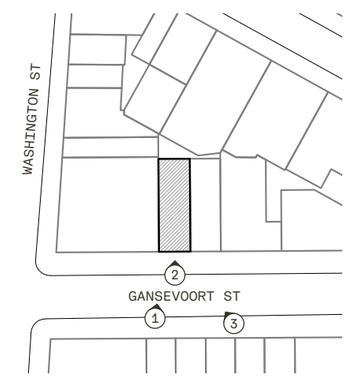


RENDERING OF CURRENTLY PROPOSED DESIGN

1 | VIEW FROM ACROSS THE STREET, BULKHEAD IN VIEW

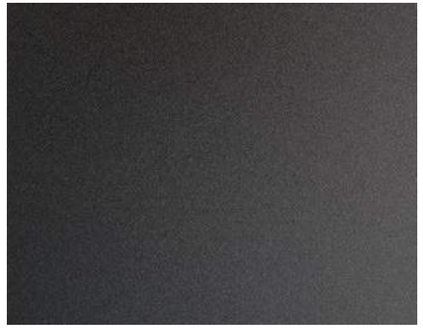
2 | VIEW FROM SIDEWALK

3 | VIEW FROM DOWN THE STREET



KEY PLAN

DARK GRAY BRUSHED METAL FRAMES WITH GLAZING

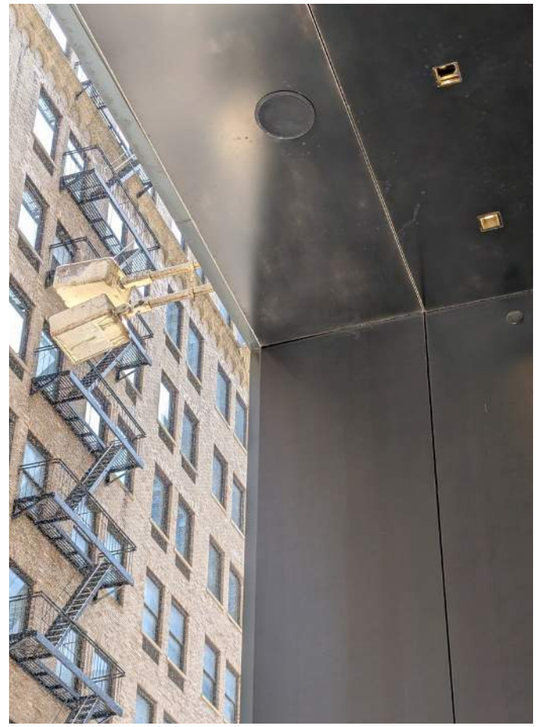


DARK GRAY MATTE FINISH METAL TO MATCH NEIGHBORING SIDEWALK AWNINGS

RENDERING OF PROPOSED DESIGN

DARK GRAY STUCCO WALL TO MATCH TONE OF METAL PANEL FACADE

DARK GRAY MOTTLED METAL PANEL RAINSCREEN FACADE WITH 1/8" GAPS BETWEEN PANELS



EXAMPLES OF DARK GRAY MOTTLED METAL PANEL RAINSCREEN FACADE WITH 1/8" GAP BETWEEN PANELS

COLOR AND FINISH ARE TO ENVOKE THE WEATHERED STEEL DETAILS OF THE NEIGHBORING BUILDINGS

RENDERING OF PROPOSED DESIGN

GANSEVOORT STREET MONTAGE | EXISTING

69 GANSEVOORT STREET

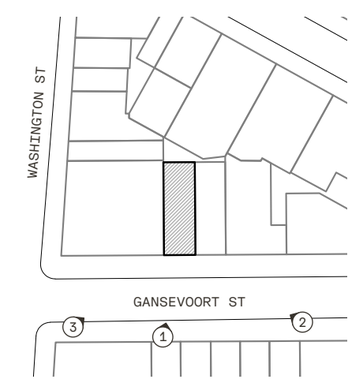
GANSEVOORT STREET MONTAGE | PROPOSED

69 GANSEVOORT STREET

1 | MOCKUP FROM THE FRONT

2 | MOCKUP FROM THE EAST

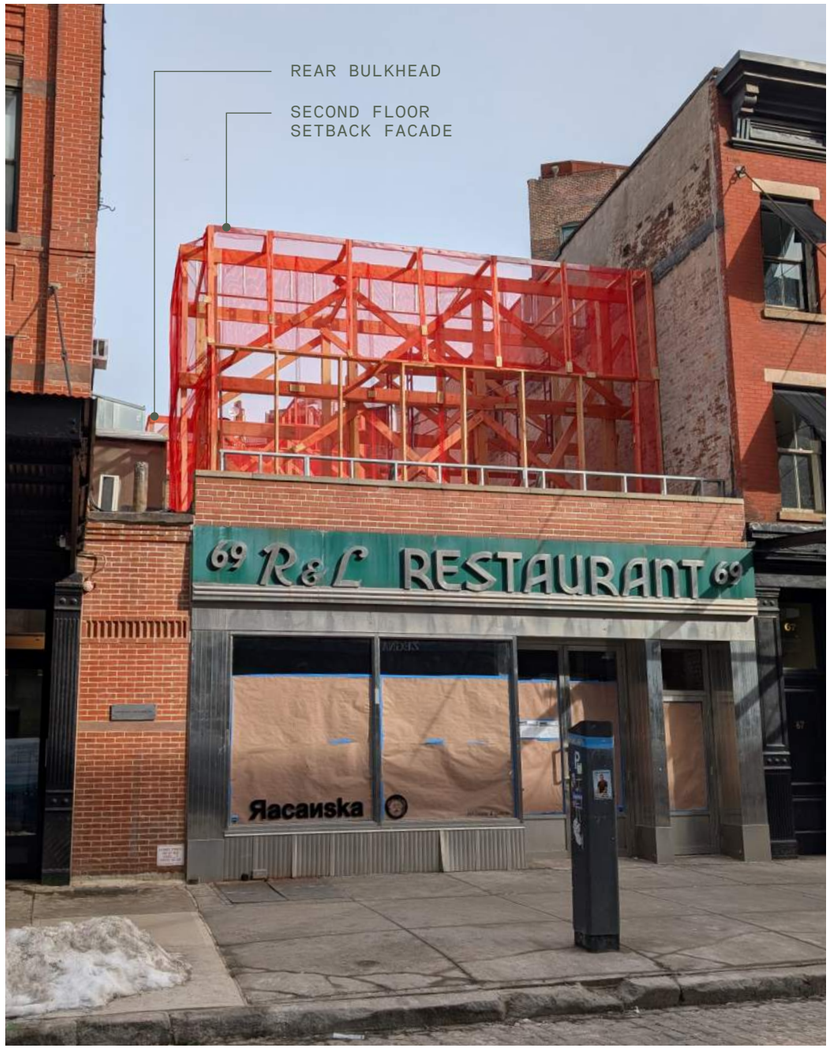
3 | MOCKUP FROM THE WEST



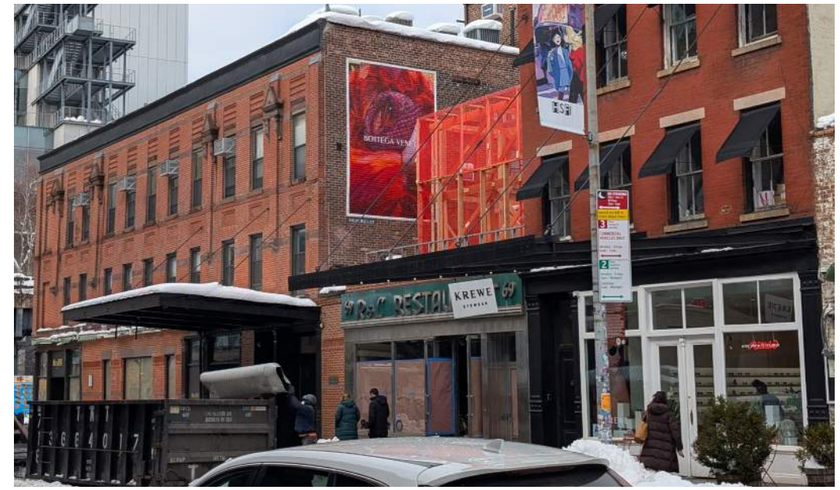
KEY PLAN

MOCKUP IMAGERY

69 GANSEVOORT STREET

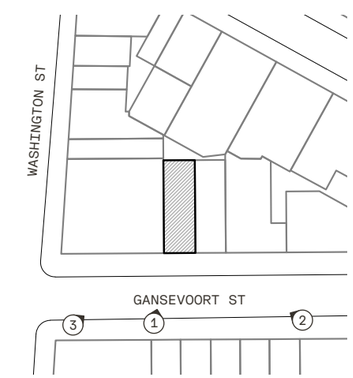


1 | MOCKUP FROM THE FRONT



2 | MOCKUP FROM THE EAST

3 | MOCKUP FROM THE WEST



KEY PLAN

DAVID BUCOVY

ARCHITECT

69 GANSEVOORT STREET

LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING PRESENTATION
BLOCK 644 | LOT 64 | LPC-26-06937

JULY 21, 2026

DBA

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