



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT CERTIFICATE OF NO EFFECT

ISSUE DATE: 04/28/16	EXPIRATION DATE: 4/28/2020	DOCKET #: 183965	CNE #: CNE 18-5205
ADDRESS: 69 GANSEVOORT STREET <u>HISTORIC DISTRICT</u> GANSEVOORT MARKET		BOROUGH: MANHATTAN	BLOCK/LOT: 644 / 64

Display This Permit While Work Is In Progress

ISSUED TO:

Michael Shah
Delshah Gansevort 69 LLC
114 East 13th Street, Front 1
New York, NY 10003



Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on April 28, 2016.

The approved work consists of exterior alterations at the storefront, including the removal of the existing stainless steel storefront, and installation of a new stainless steel storefront, featuring a two-paned display windows, double-leaf metal and glass entry doors, columns and bulkhead measuring 1'-8", covered with corrugated cladding; removal of the existing light fixtures, exposed conduit and junctions boxes; structural steel repair at the parapet, including removal of the projecting stainless steel signage and face brick and new brick, as required, removal and replacement of the structural steel lintel, and reinstallation of the existing signage and face brick, repointed with a Portland cement and lime based mortar; at the setback second floor, removal of the existing metal door, and installation of a metal and glass door within the existing opening, finished in white; removal of the existing metal and glass door and transom at the secondary entrance, and installation of a stainless steel metal and glass door and transom featuring black vinyl lettering ("Delivery Only"); removal and replacement of the existing retractable awning, clad in white canvas with navy blue lettering ("Madewell"); and installation of neon signage ("Madewell"), six inches behind the storefront display window; as shown in color samples, existing conditions photographs, and on drawings A-101 and A-102 dated January 20, 2016, Frank Martarella III, R.A., LM-1 through LM-4 dated April 22, 2016, prepared by Rex Lahire, R.A., and S-001 dated April 26, 2016, prepared by Nouredine Benabdelhak, P.E., and submitted as components of the application.

In reviewing this application the Commission notes that the Gansevoort Market Historic District designation report describes 69 Gansevoort Street as a Moderne style restaurant and apartment building, designed by George H. Suess, and built in 1907, and altered in 1949; and that the building's age, materials, style, and details are among the features that contribute to the special architectural and historic character of the Gansevoort Market Historic District. The Commission further notes that the existing lettering at the signband ("R&L Restaurant") was present at the time of designation.

With regard to this proposal the Commission finds, in accordance with the provisions set forth in Rules of the City of New York, Title 63, Section 2-17, (c)(3), that the design of the infill is based on historic storefront prototypes and details within the specific historic district for buildings of similar age, type and style; that the configuration of replacement infill will be consistent with the proportions of display windows, and bulkheads of historic storefront infill; that the storefront framing will feature a molding profile that recalls the articulation of historic storefront framing; that the placement of the bulkhead and display window will maintain the building street wall; that the bulkhead will be between eighteen (18) inches and two (2) feet six (6) inches in height, including a curb; that the recessed entrance will have straight returns; that the material of the new infill will match the historic infill; that the new storefront infill will have a finish that recalls the finish of historic storefronts; that no interior partitions will be closer than eighteen (18) inches to the glass of the display window; that the design will include restoration of the original size of the storefront opening that the applicant has performed probes of the cladding material to see if historic material or elements of the infill or surround exist behind the modern cladding, and that the historic storefront surround that exists will be restored as part of the application for new storefront infill under this paragraph (3). The Commission further finds, in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-20 (c), that the installation of signage will not damage, destroy or obscure significant architectural features or material of the building or storefront; that the installation of vinyl signage on the entrance door will not exceed more than 20 percent of storefront glazing, and therefore will not substantially reduce the transparency of the door; that the installation of one (1) interior neon sign a minimum of 6 inches behind the glass, and not exceeding 4 square feet in area, at each display window will not substantially reduce the transparency of the display window; and that the overall amount of signage is not excessive and will not detract from the architectural features of the building, the adjacent buildings, or the streetscape. The Commission further finds, in accordance with the provisions of RCNY, Title 63, Section 2-12(f), that the awning will be retractable; that the awning will have a straight slope and be open at the sides; that the awning skirt will be unframed; that the skirt height will be proportional to the height and size of the awning; that the attachment of the awning will not cause the loss of, damage to, or hide or obscure any significant feature; that the awning will be installed at or directly below the lintel or transom bar; that the lowest framed portion of the awning will be at least eight feet above the sidewalk and the lowest unframed portion of the awning will be at least 7 feet above the sidewalk; that the awning on this projecting storefront will be attached to the projecting storefront below the storefront cornice or cap; that the length of the awning will not exceed the length of the storefront opening or the associated window opening, and the edges of the awning shall be aligned as closely as possible with the inside face of the principal piers of the storefront, or the window opening; that the underside of the awning shall be open; that the awning shall project at an angle and be of a length, size and slope which are proportional to the size and height of the window or door; that the awning will be clad only with water repellent canvas with a matte finish; that signs, such as lettering or graphics, will be limited to the awning skirt only; that the size of lettering will be proportional to the height of the awning skirt; and that the awning fabric shall consist of a solid color or vertical stripes that harmonize with the historic color palette of the building. The Commission finally finds that the removal of the existing light fixtures and exposed conduit will eliminate unsympathetic alterations that detract from the significant architectural features of the building, without causing the removal of any historic fabric; that the removal of the existing doors will not eliminate any significant historic features from the building; that the proposed doors are in keeping with the age, type and style of the building in terms of configuration, materials and

details; that the door finish is appropriate for a building of this age, style, and type; 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; that the replacement of the steel lintel will eliminate potentially unstable conditions, and protect the building's façade and underlying structure from damage due to water infiltration; the proposed mortar will match the historic mortar in terms of size, color, texture and tooling; and that the new neon restaurant signage at the display window will recall the historic neon signage ("Florent") at this location; and that the work will not detract from the special architectural or historic character of the building of Gansevoort Historic District.

PLEASE NOTE: this permit is contingent upon the Commission's review and approval of samples of pointing and joint cutting methods, and replacement brick 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 Karina Bishop at kbishop@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.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 Karina Bishop.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Christopher Mulinelli, KM Associates of NY, Inc.

cc: Carly Bond, Deputy Director of Preservation/LPC