

March 17, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-06937

69 Gansevoort Street – Gansevoort Market Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 677 1007

Passcode: 598100

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

DAVID BUCOVY

ARCHITECT

69 GANSEVOORT STREET

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

MARCH 17, 2026



817 WASHINGTON STREET

69 GANSEVOORT STREET

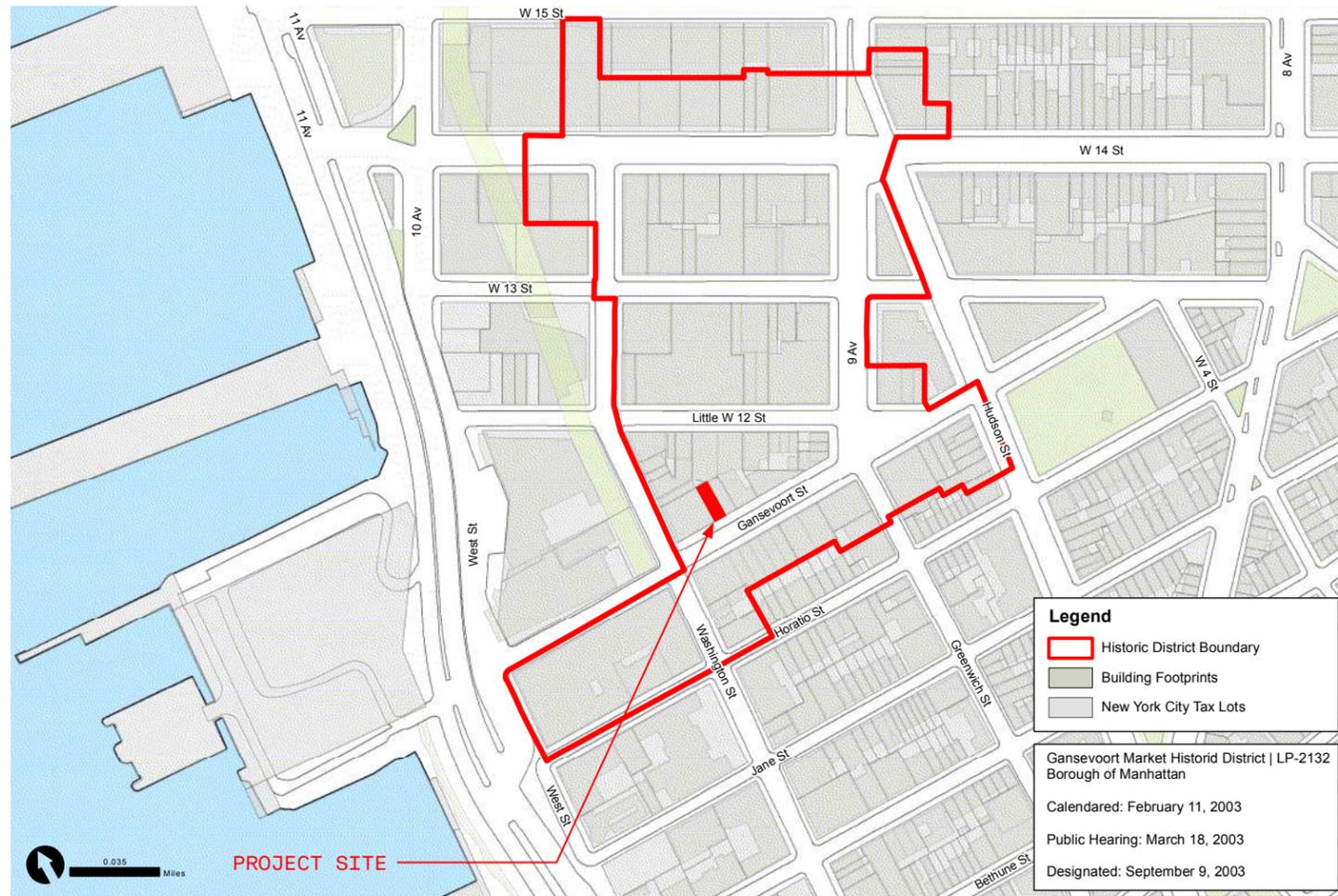
67 GANSEVOORT STREET

63 GANSEVOORT STREET

DBA

76 BOWERY, 8TH FLOOR
NEW YORK, NY 10013

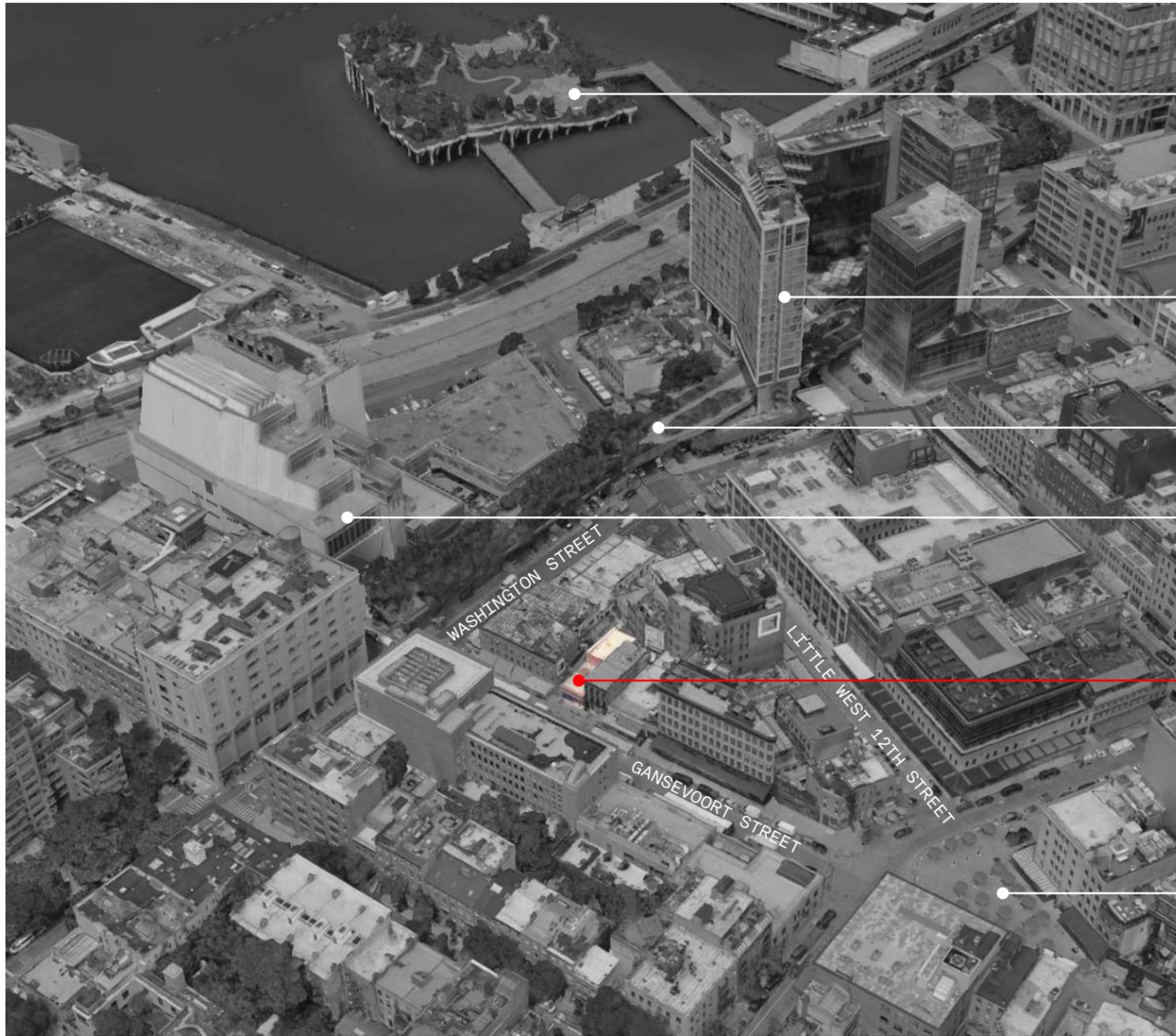
EXISTING CONDITIONS



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

NEIGHBORHOOD CONTEXT

69 GANSEVOORT STREET

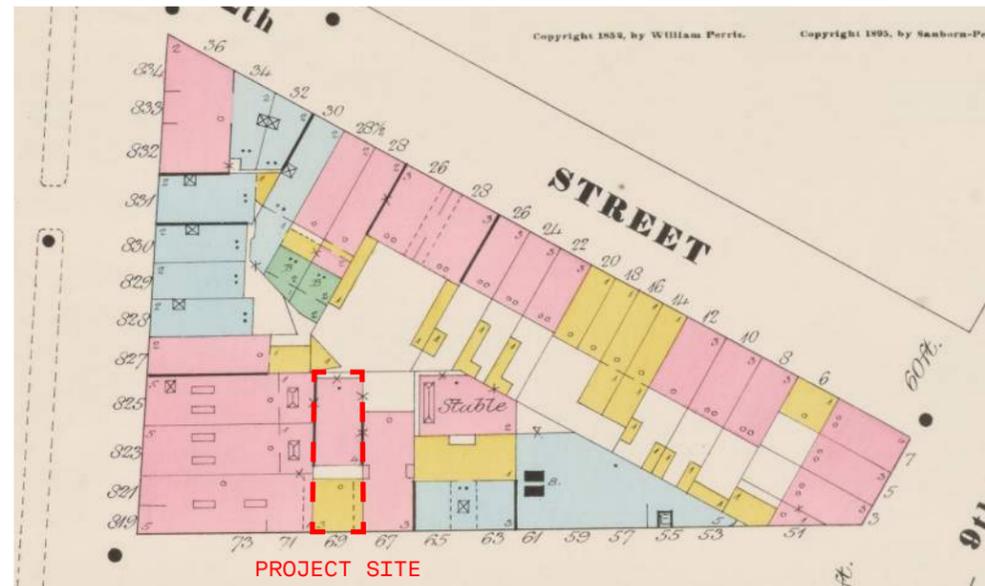
817 WASHINGTON

69 GANSEVOORT

67 GANSEVOORT



1940 TAX DEPARTMENT PHOTO



1895 SANBORN MAP



2003 HISTORIC DISTRICT DESIGNATION PHOTO



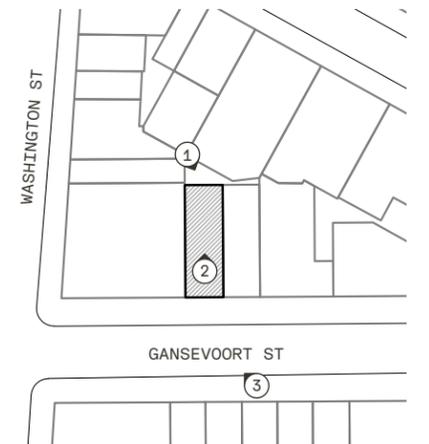
1 | NORTH ELEVATION - REAR FACADE



2 | SECOND LEVEL SOUTH ELEVATION



3 | VIEW FROM ACROSS GANSEVOORT STREET



KEY PLAN

PROPOSED EXISTING FACADE ALTERATION



C. 1938



C. 1980S



C. 1991



C. 2016

STREETFRONT OVER TIME

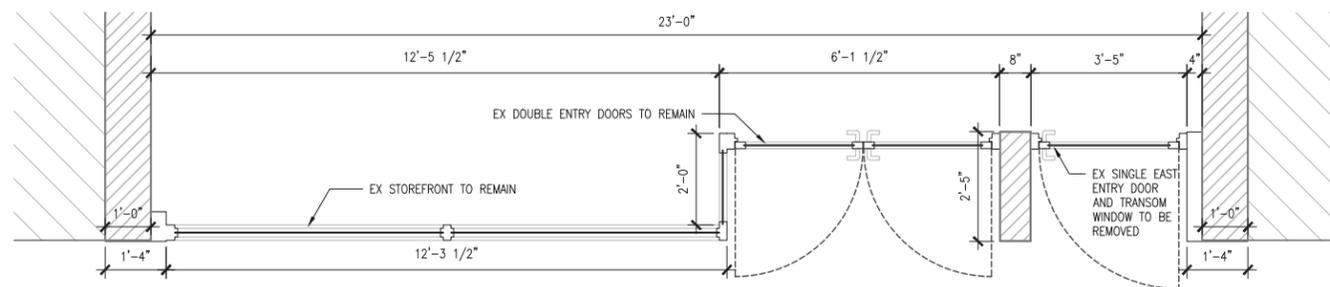
69 GANSEVOORT STREET



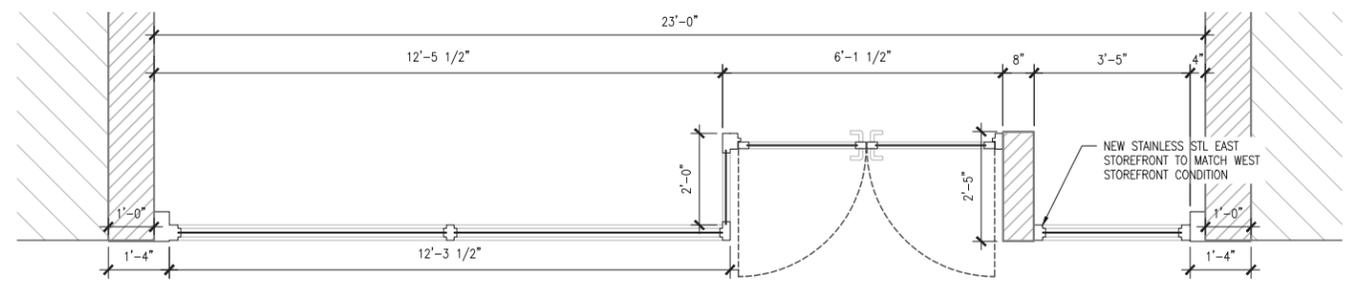
EXISTING FIRST FLOOR SOUTH ELEVATION



PROPOSED FIRST FLOOR SOUTH ELEVATION



EXISTING FIRST FLOOR ENLARGED PLAN AT SOUTH FACADE

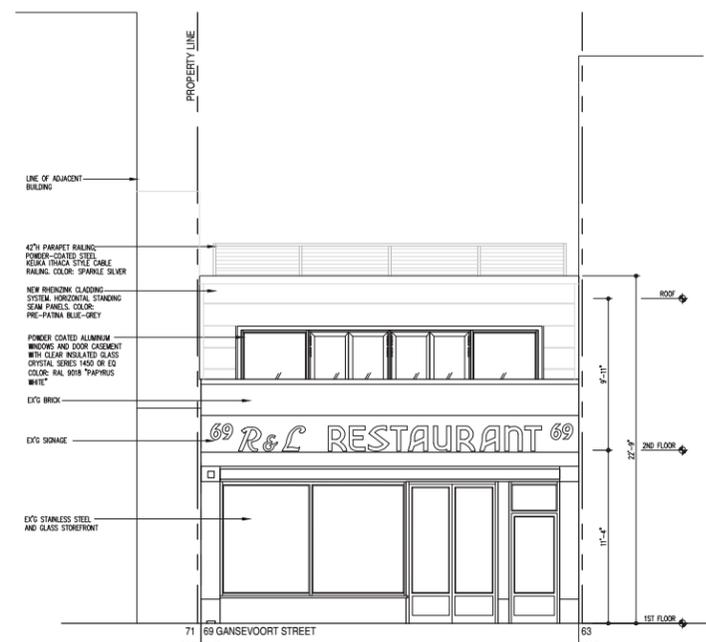


PROPOSED FIRST FLOOR ENLARGED PLAN AT SOUTH FACADE

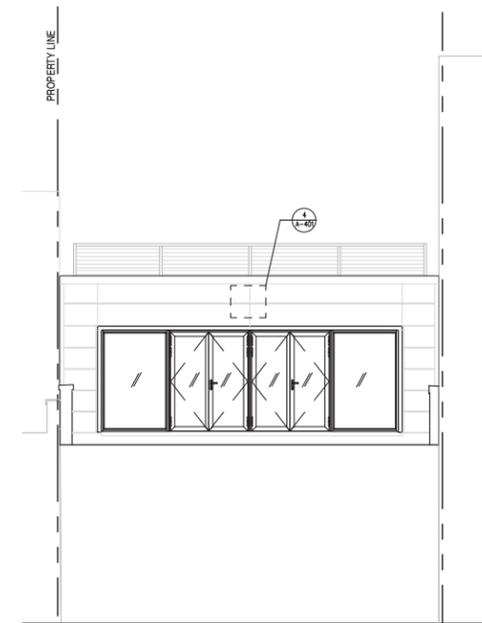
PROPOSED ADDITION



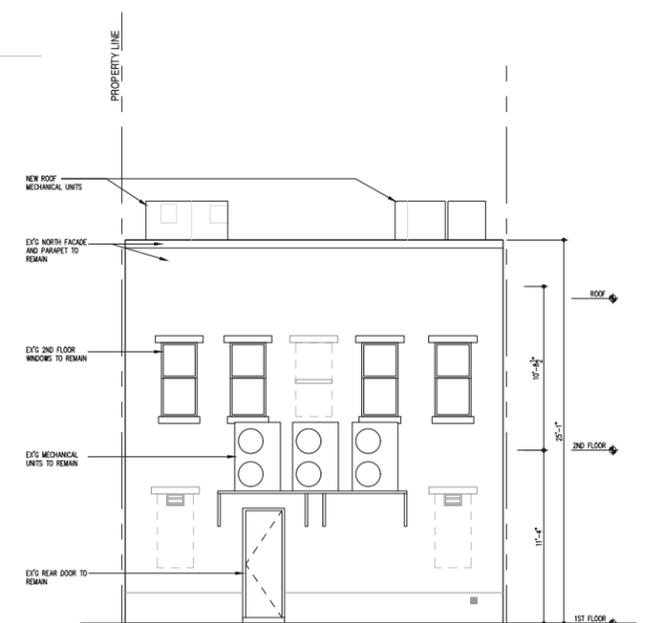
PREVIOUS APPROVED APPLICATION RENDERING
 LPC DOCKET # LPC-23-06836 | LPC COFA-23-06836 | PERMIT ISSUED 04/19/23
 BROMLEY CALDARI ARCHITECTS PC



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

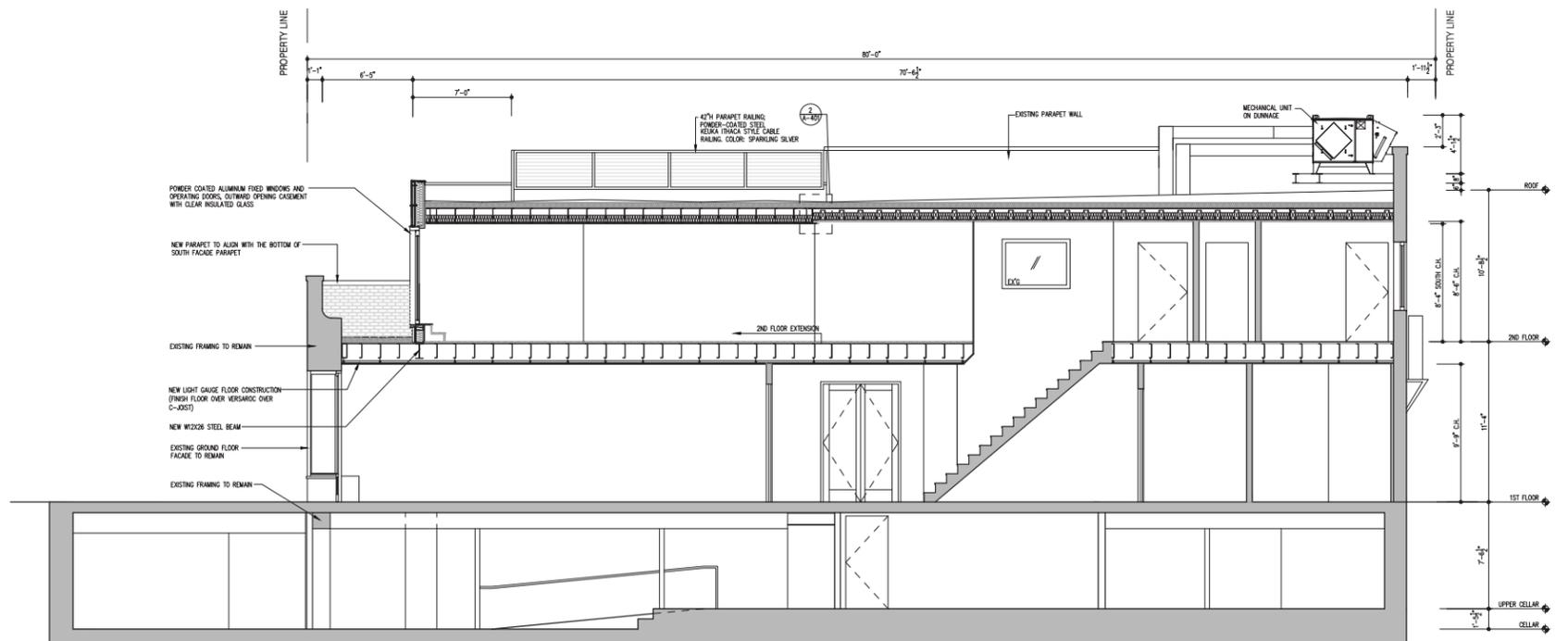


2 SOUTH 2ND FLOOR ELEVATION
 A201 1/4"=1'-0"



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

PREVIOUS APPROVED APPLICATION ELEVATIONS



PREVIOUS APPROVED APPLICATION SECTION



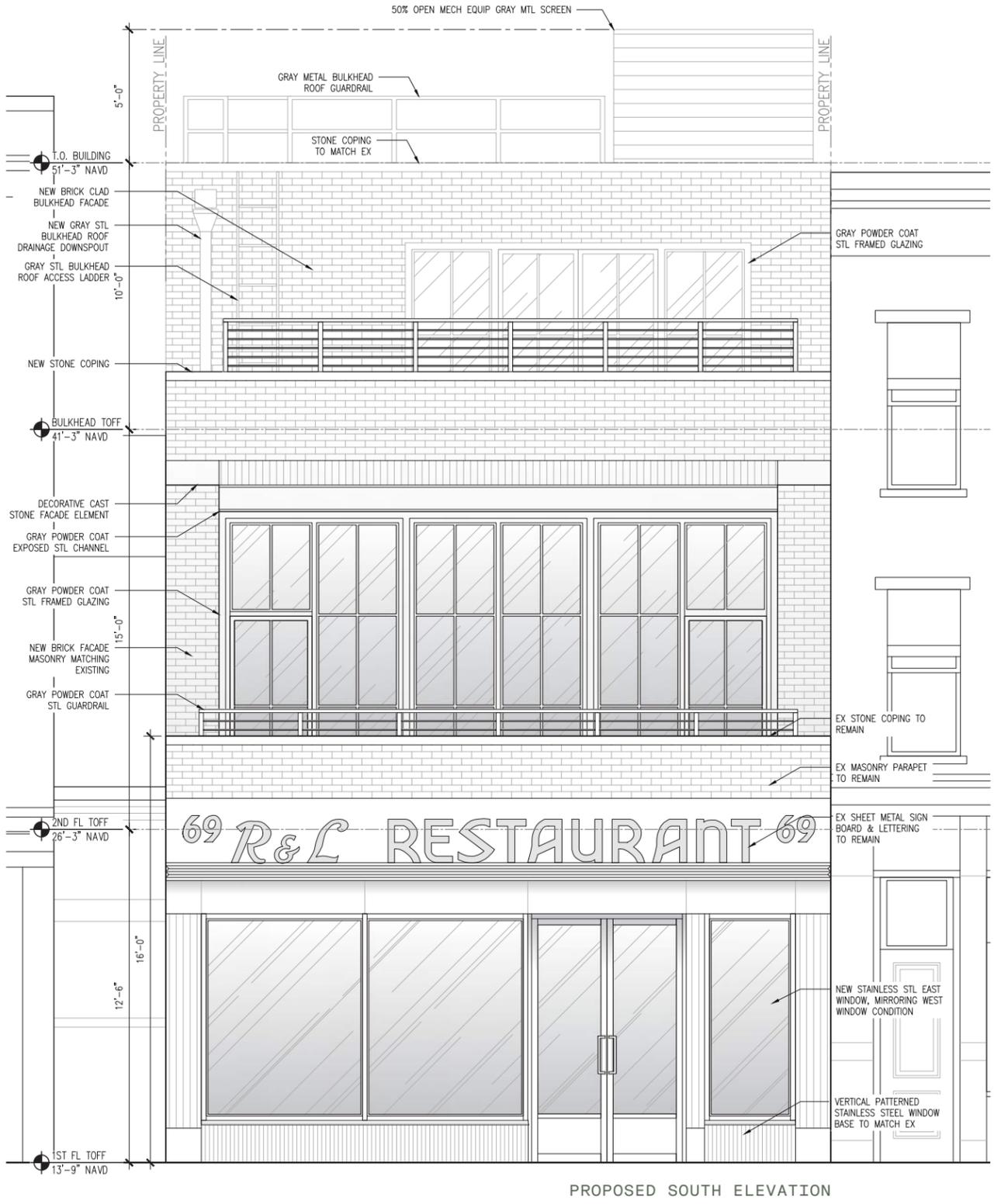
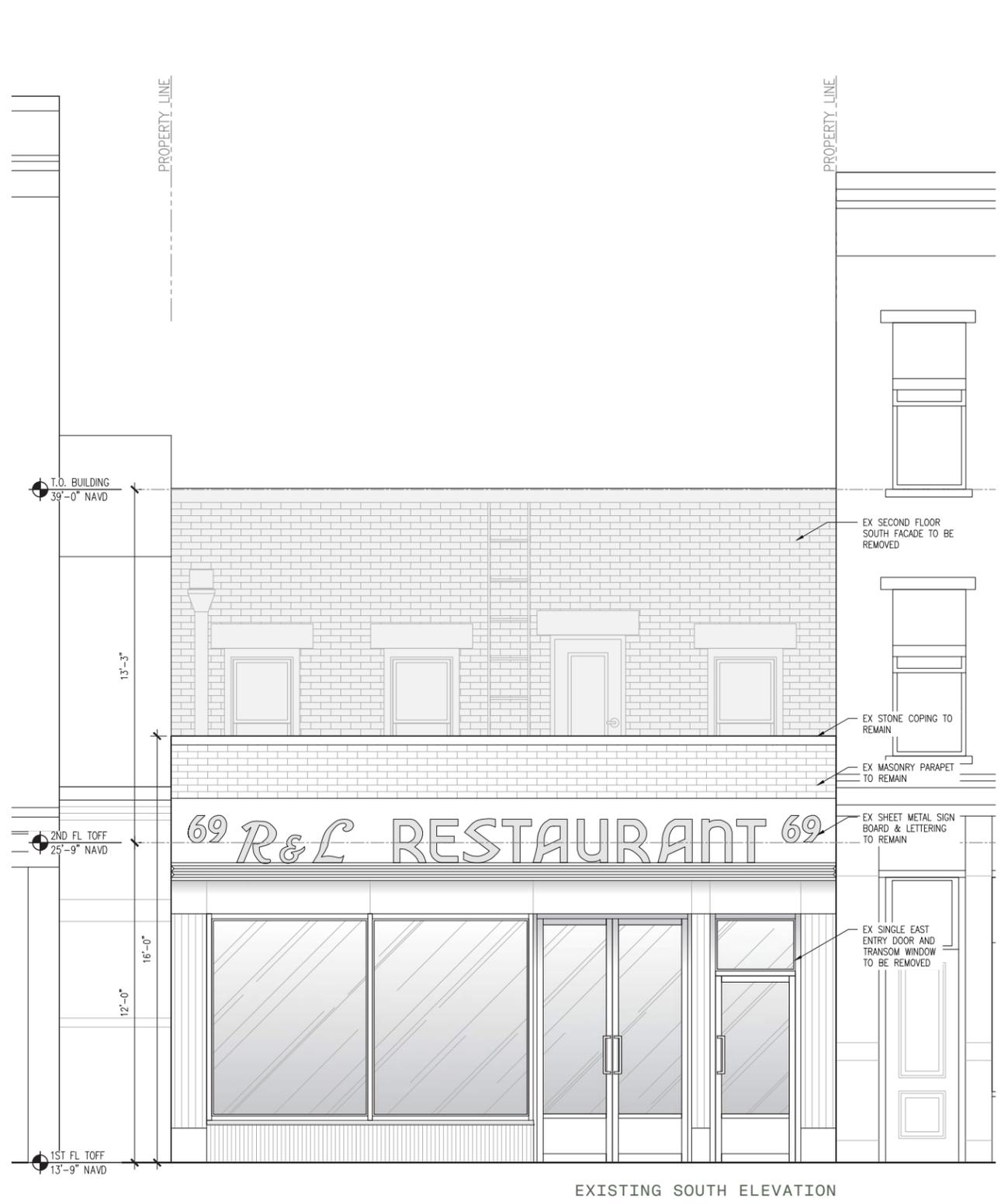
835 WASHINGTON STREET & 33 LITTLE WEST 12TH STREET
URBAN STYLISTIC LAYERING



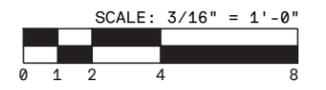
440 WEST 14TH STREET
DOB ALT1 104028062 | APPLICATION APPROVED 04/01/2005
CONTRASTING MODERN INTERVENTION

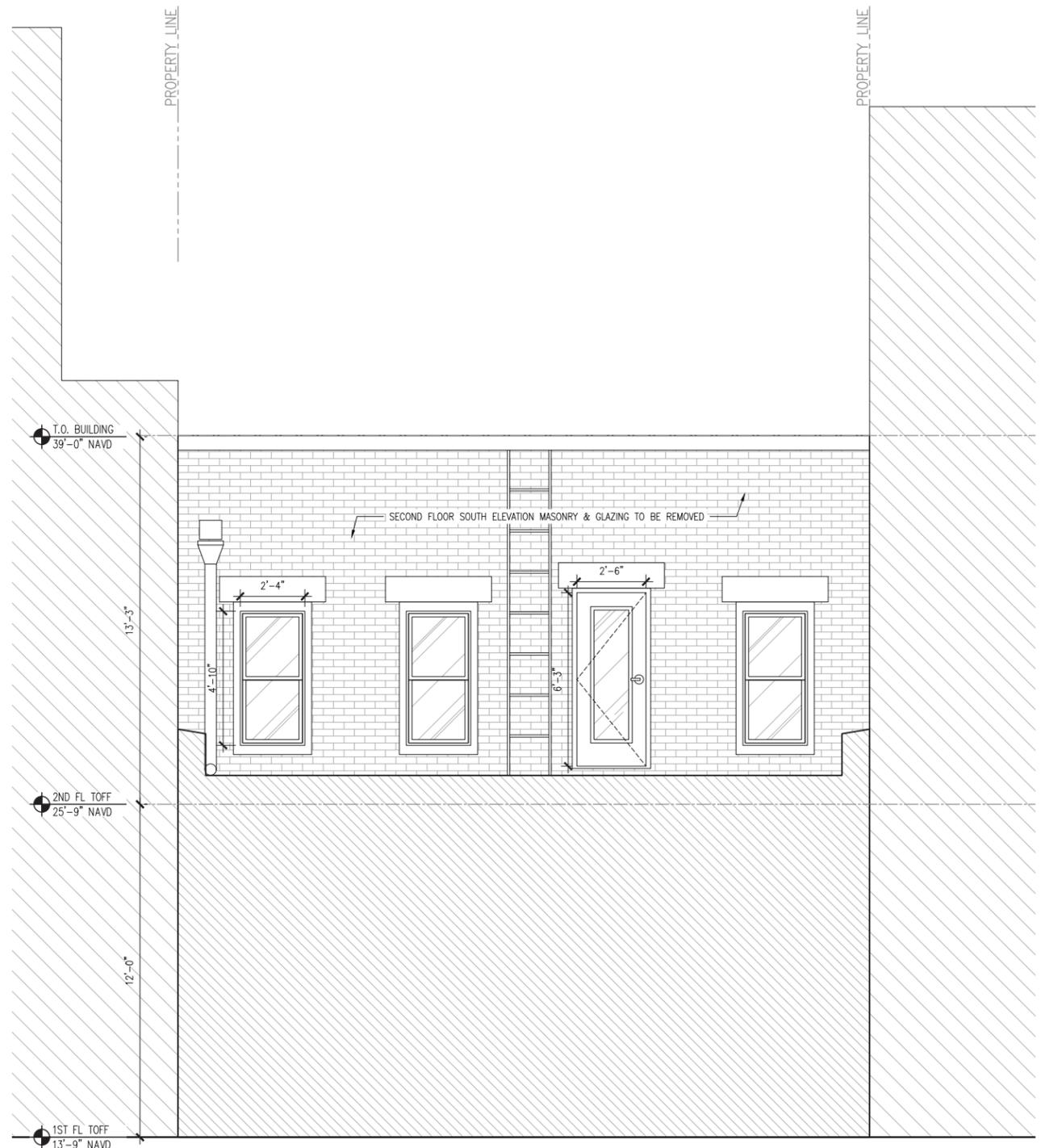


60-68 GANSEVOORT STREET
LPC COFA 19-6750 | PERMIT ISSUED 01/17/2017
DISTINGUISHABLE CONTINUITY

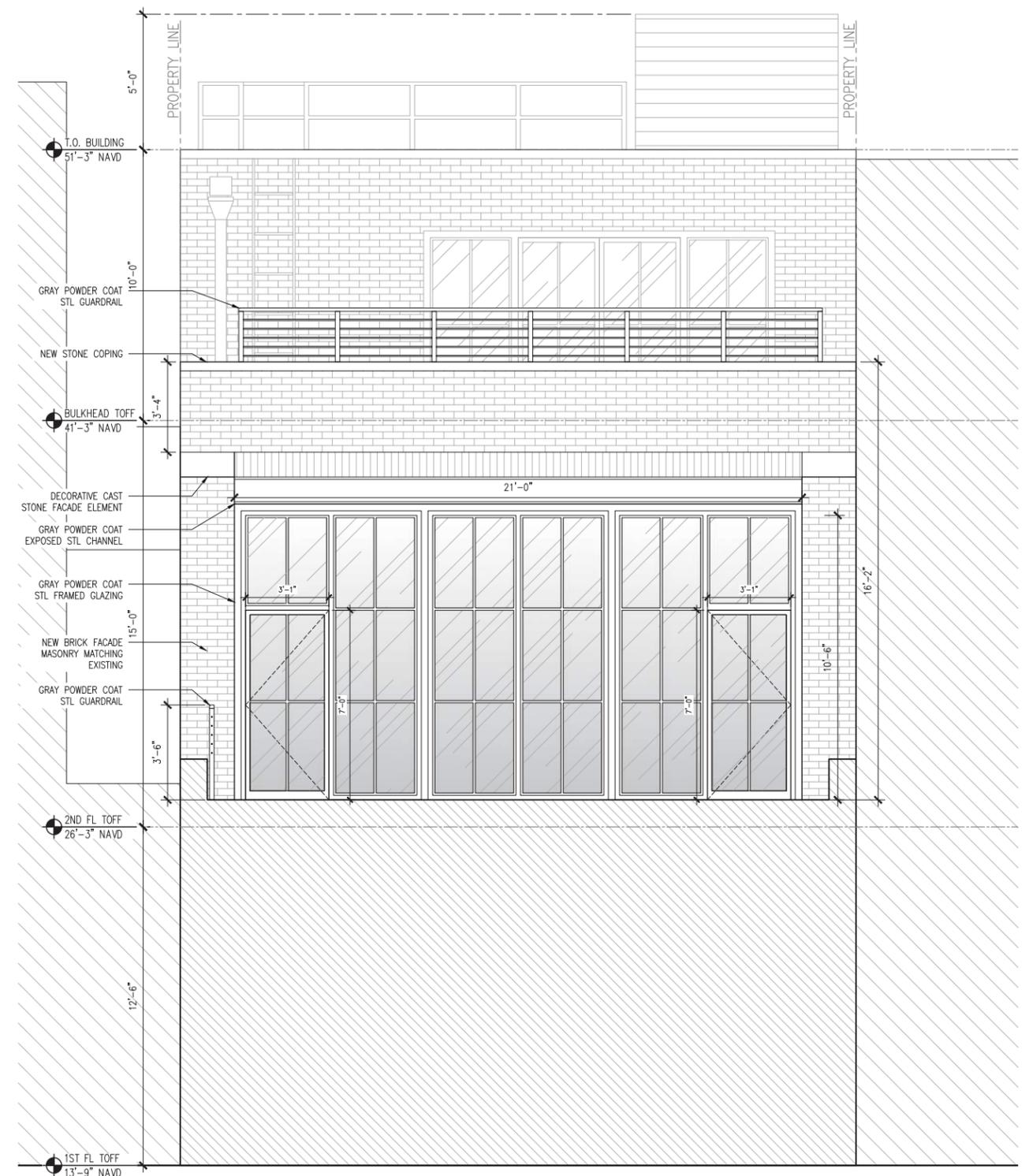


SOUTH ELEVATION | EXISTING & PROPOSED
69 GANSEVOORT STREET



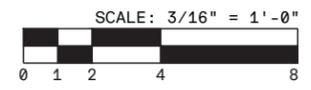


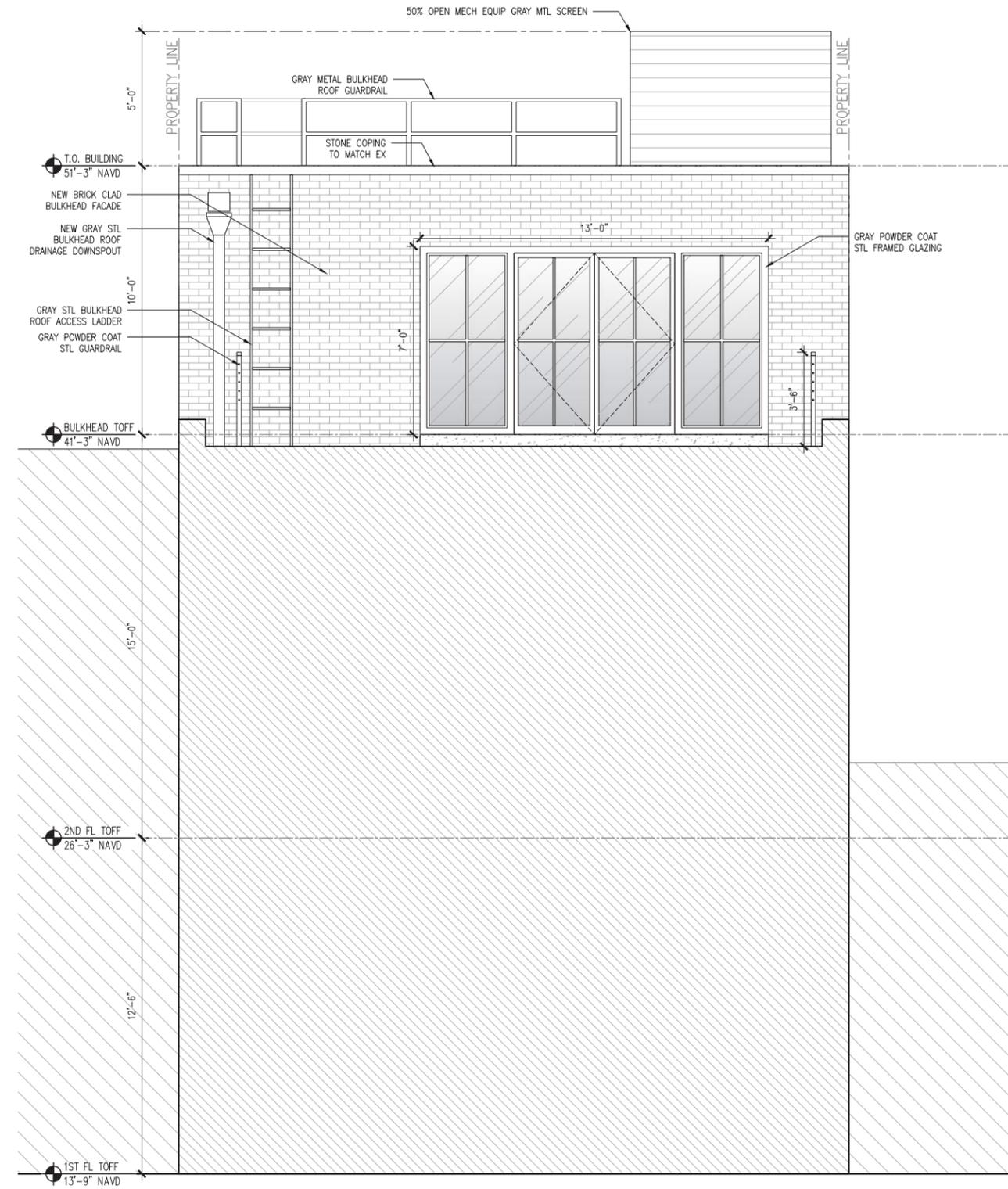
EXISTING SOUTH ELEVATION | SECOND FLOOR



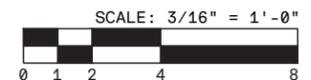
PROPOSED SOUTH ELEVATION | SECOND FLOOR

SOUTH ELEVATION | EXISTING & PROPOSED
69 GANSEVOORT STREET

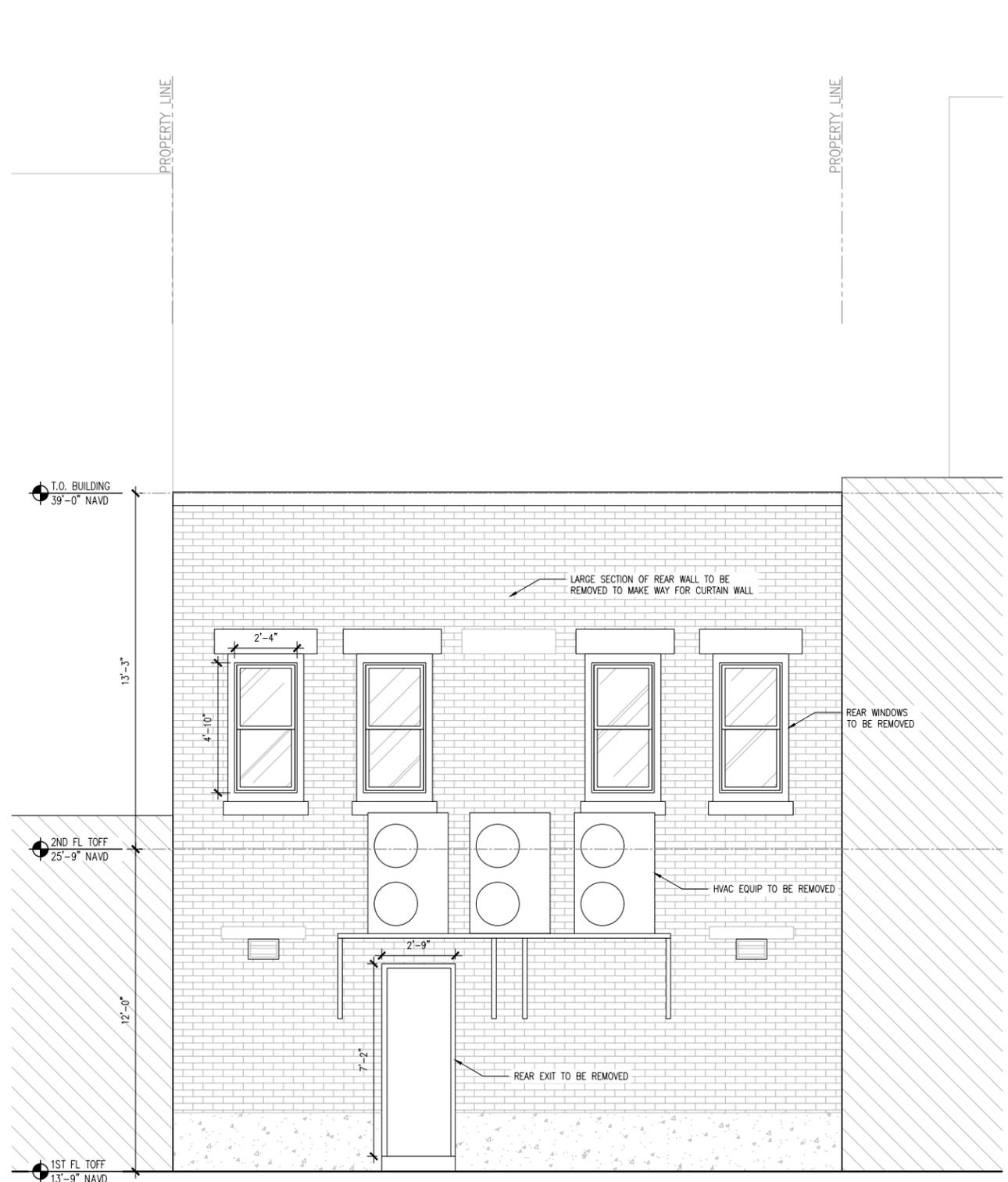




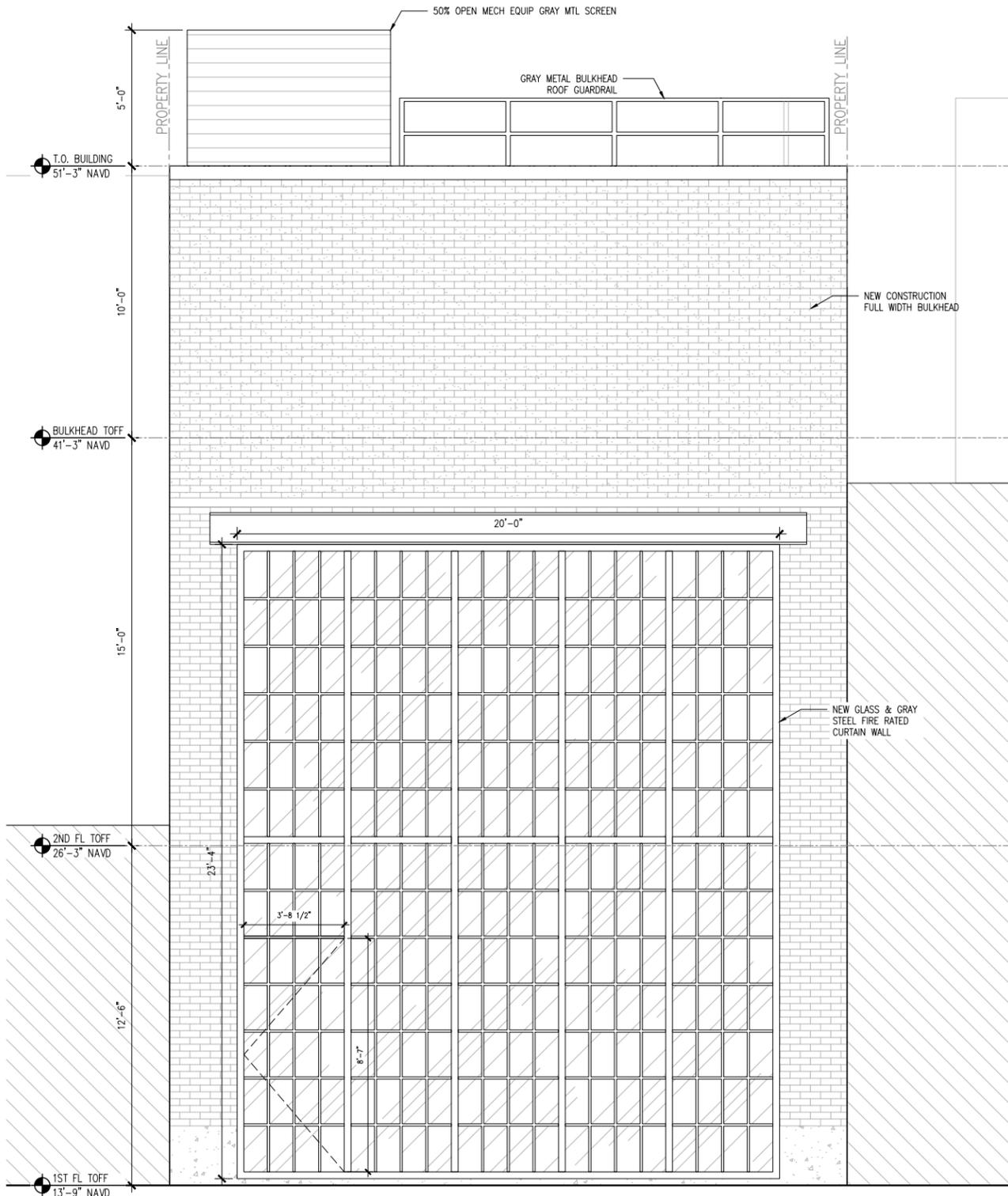
PROPOSED SOUTH ELEVATION | BULKHEAD



SOUTH ELEVATION | PROPOSED
69 GANSEVOORT STREET

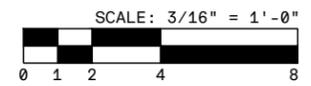


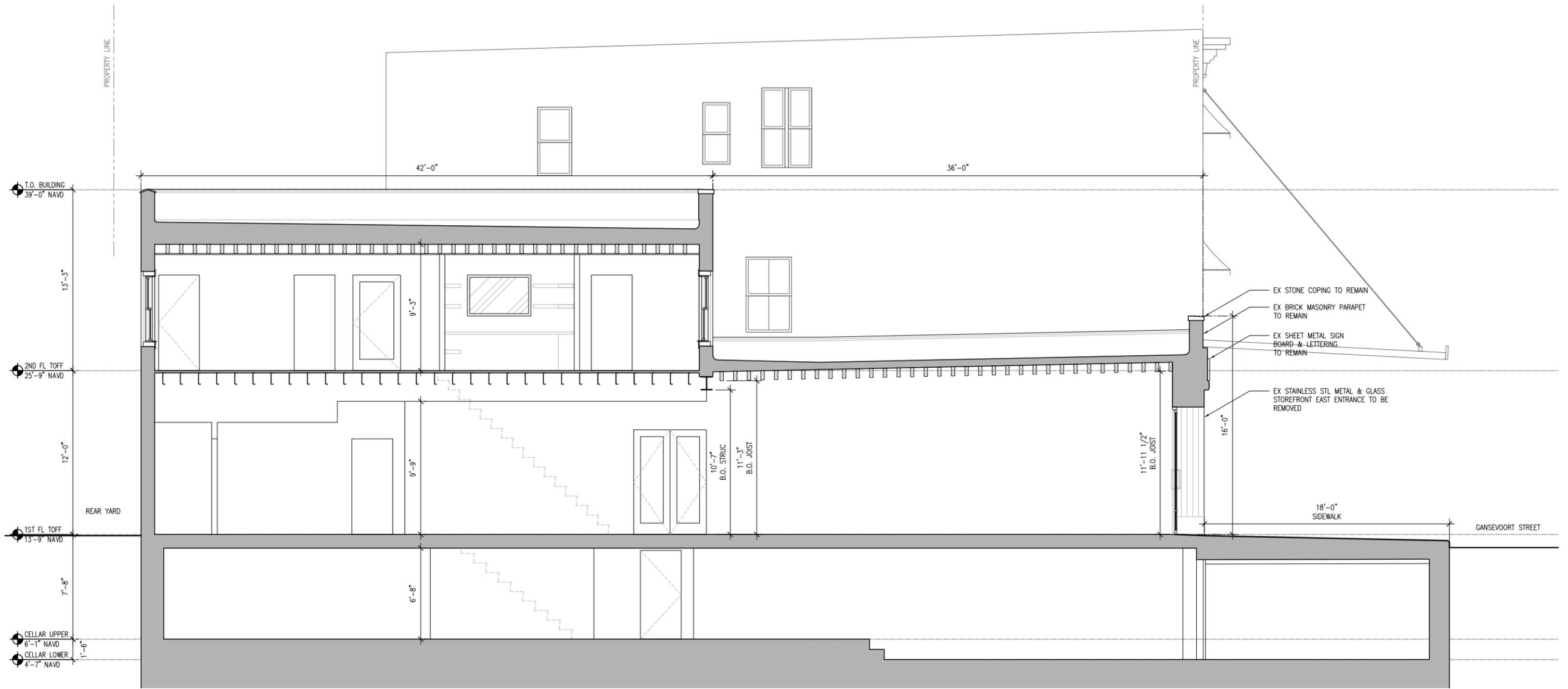
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

NORTH ELEVATION | EXISTING & PROPOSED
69 GANSEVOORT STREET

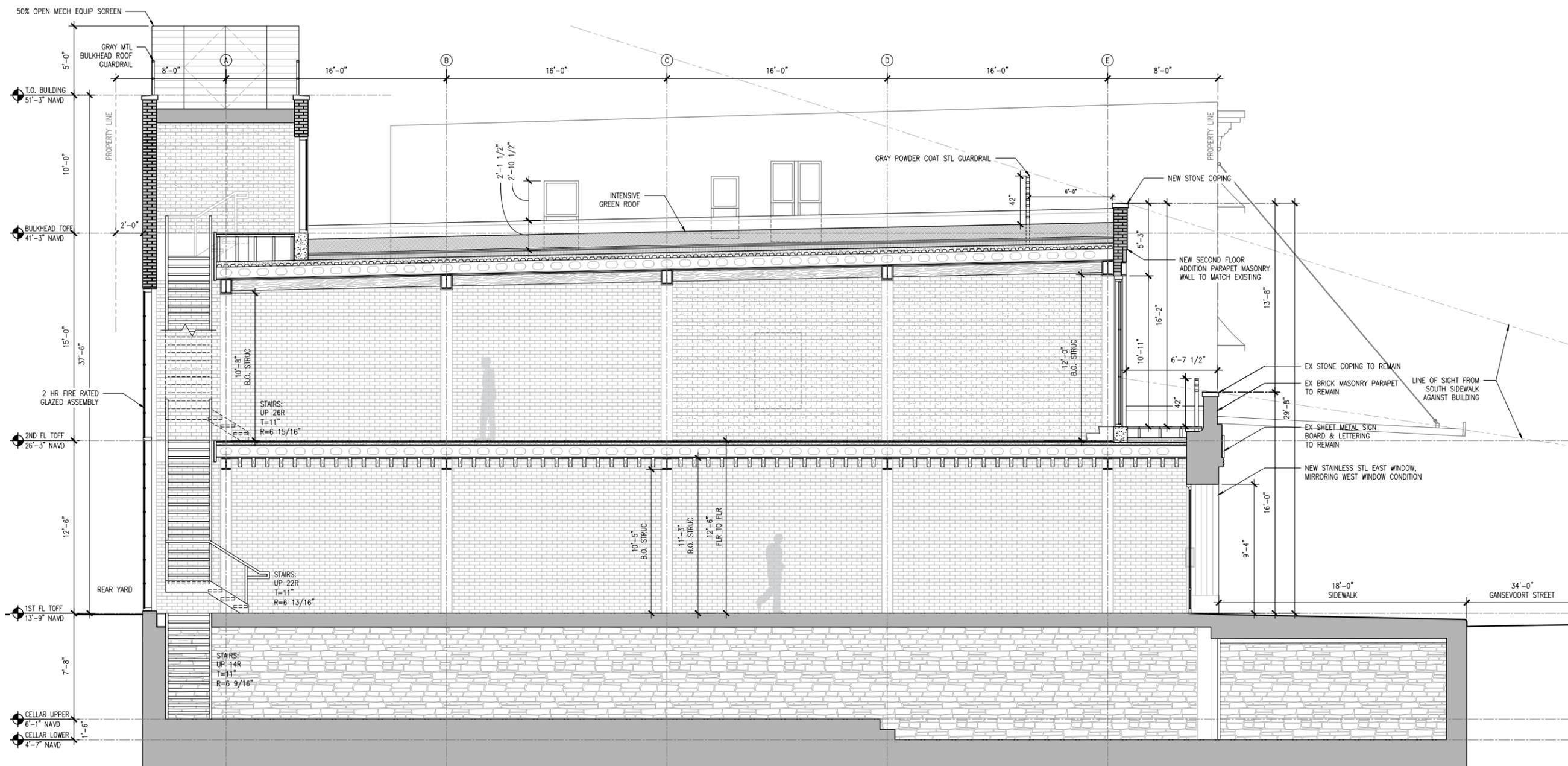




EXISTING SECTION

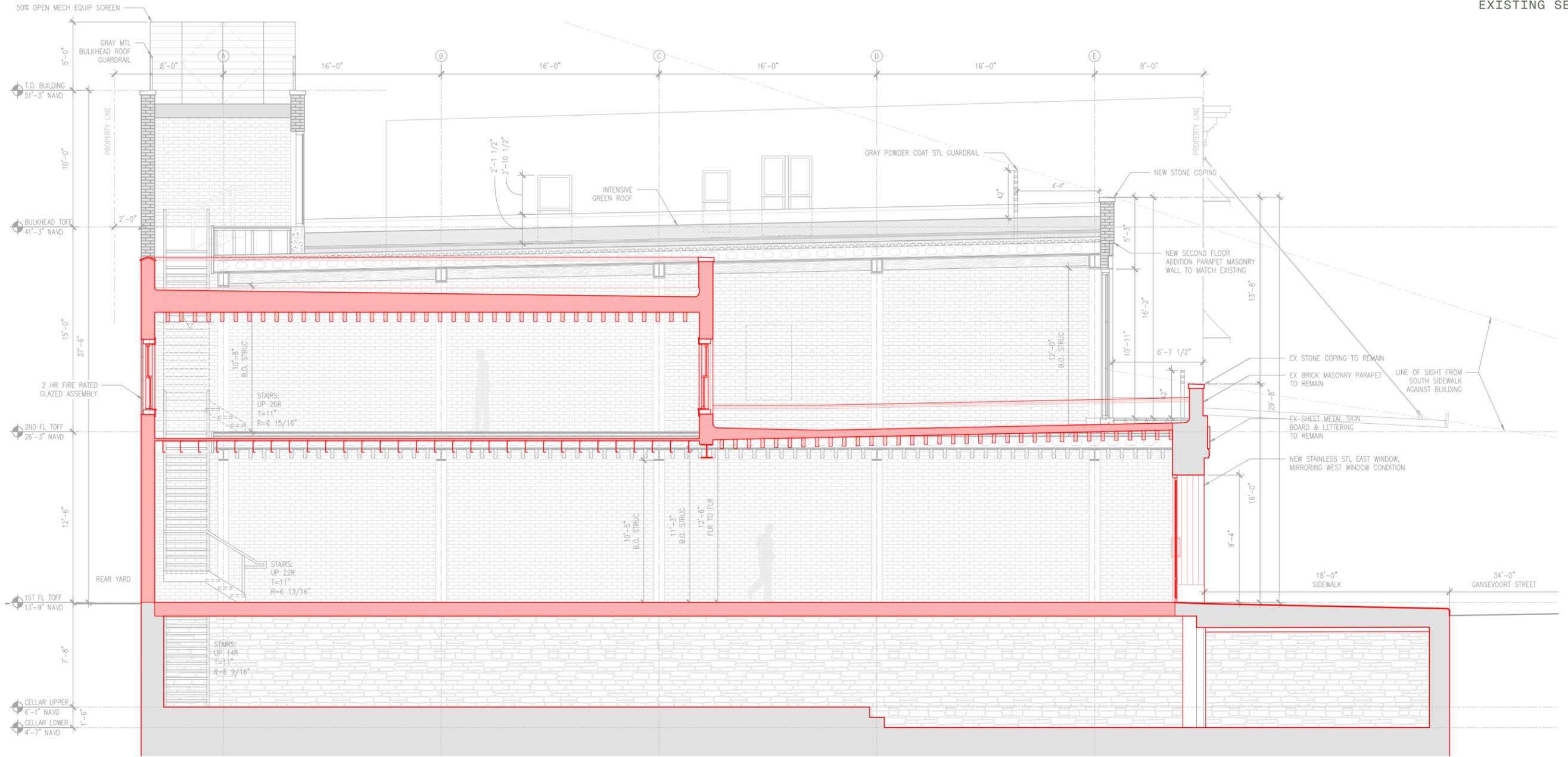
EXISTING SECTION
69 GANSEVOORT STREET





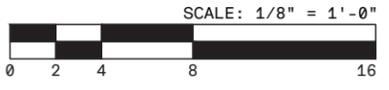
PROPOSED SECTION

EXISTING SECTION

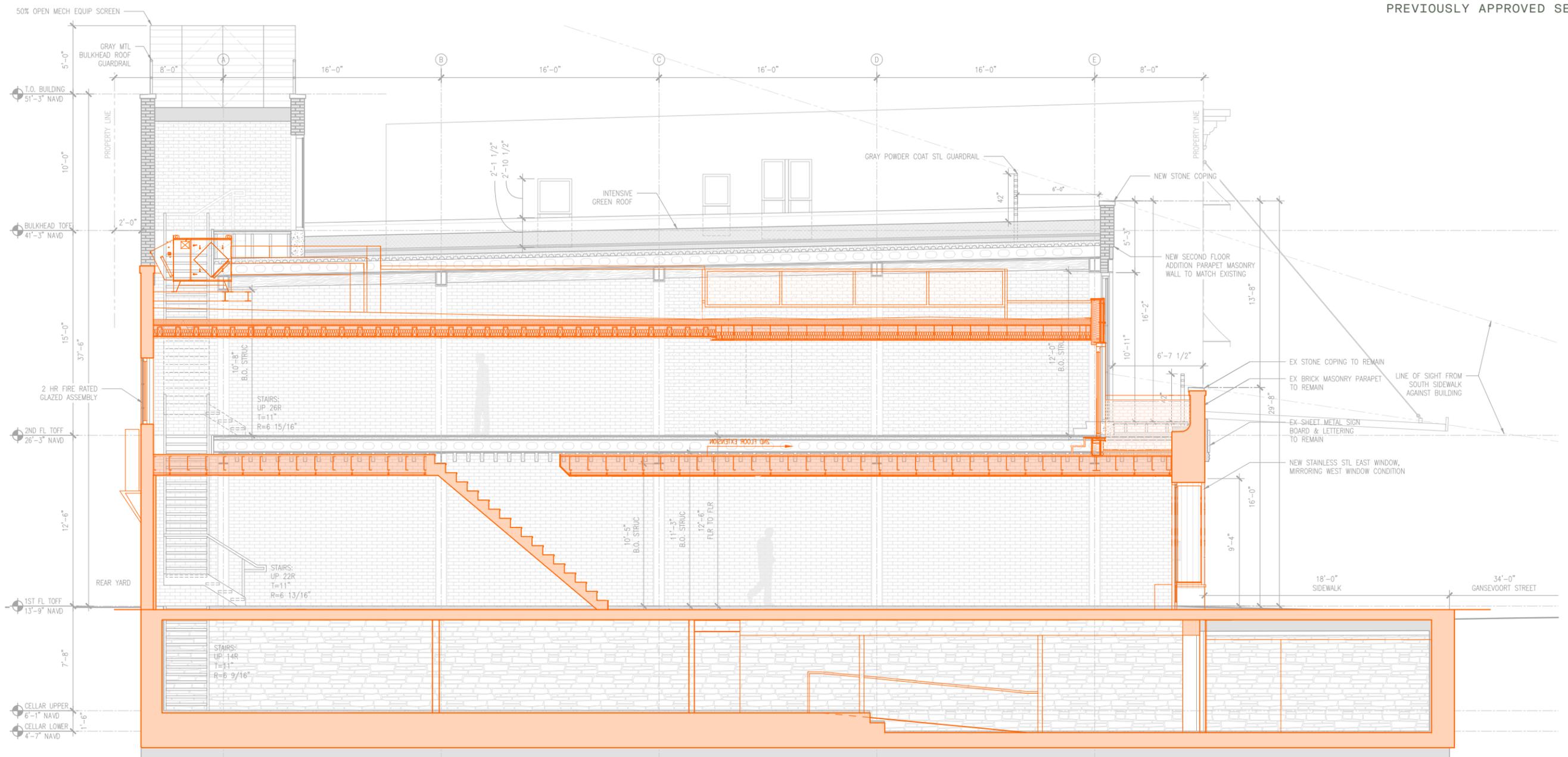


PROPOSED SECTION

EXISTING & PROPOSED SECTION OVERLAY
69 GANSEVOORT STREET

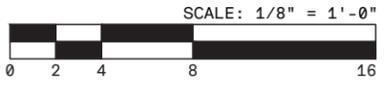


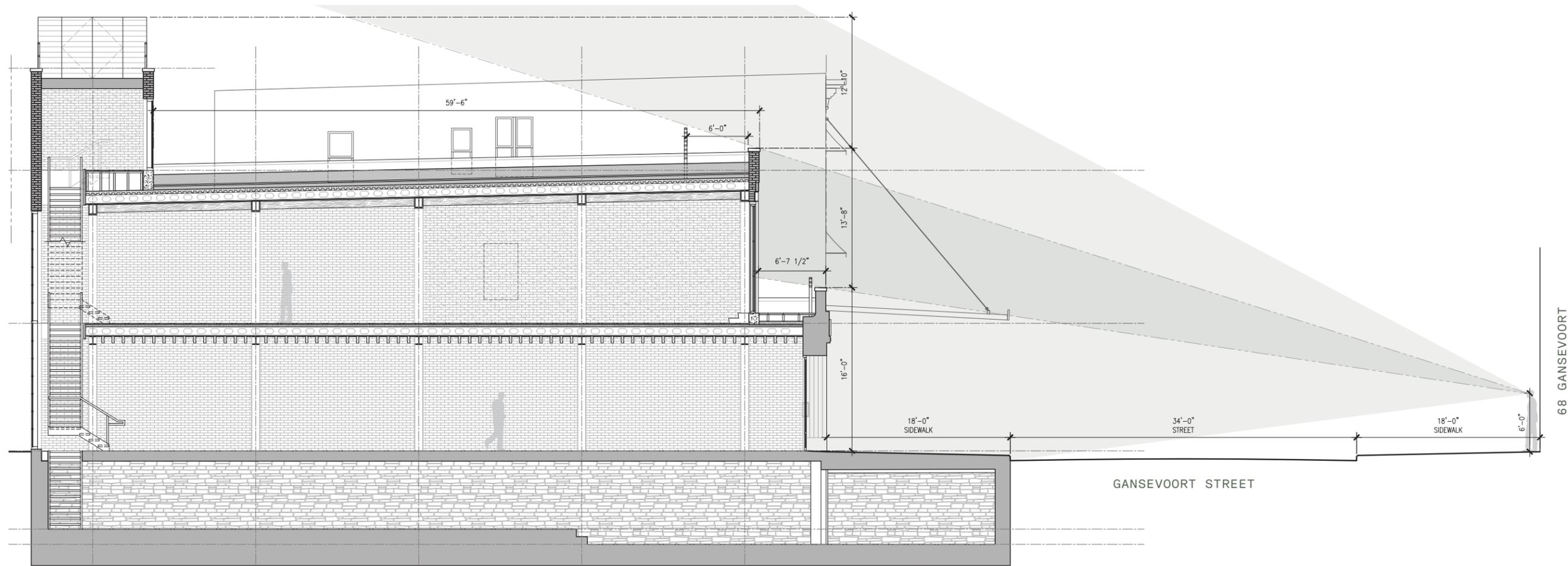
PREVIOUSLY APPROVED SECTION



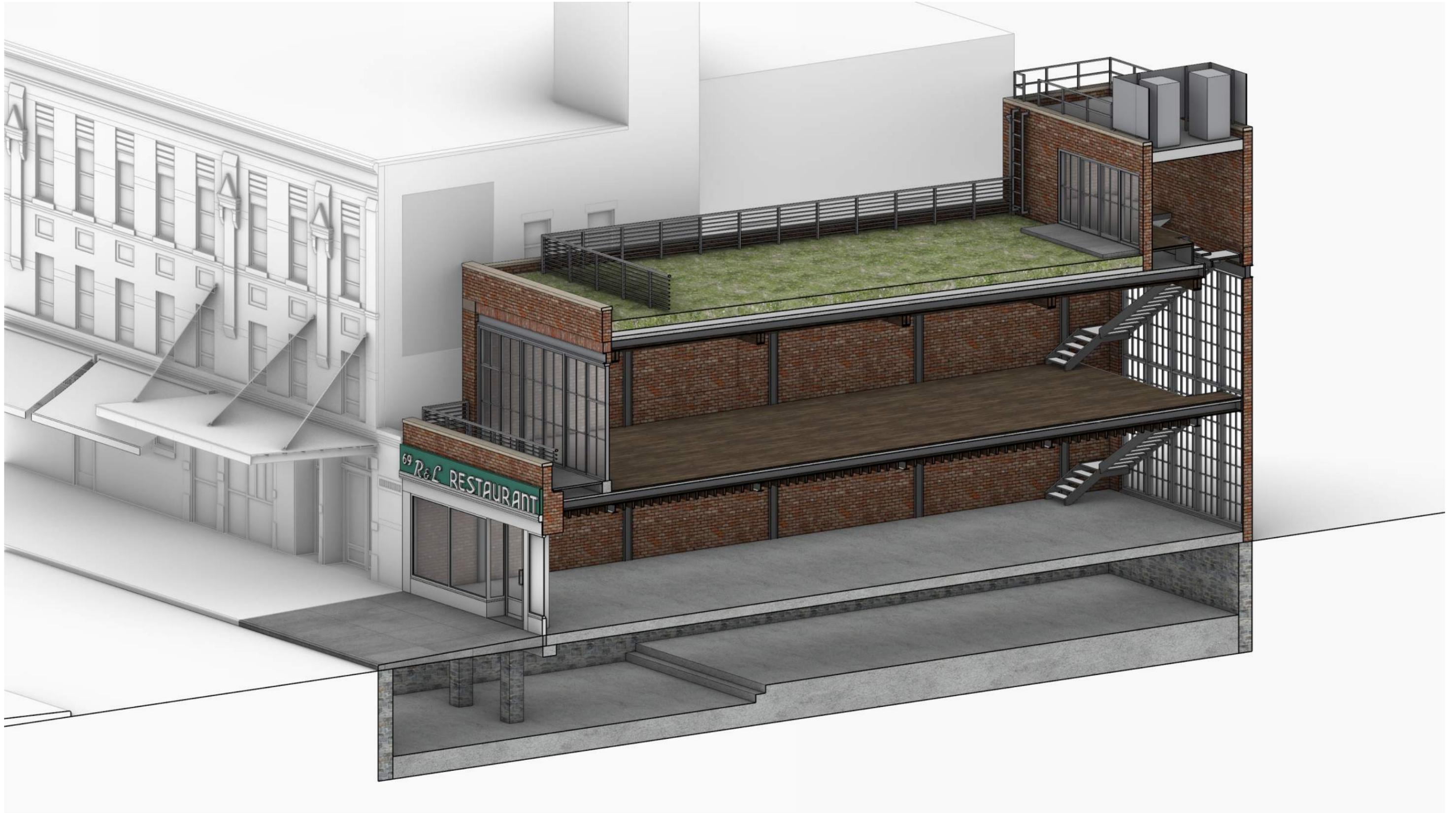
PREVIOUSLY APPROVED & PROPOSED SECTION OVERLAY

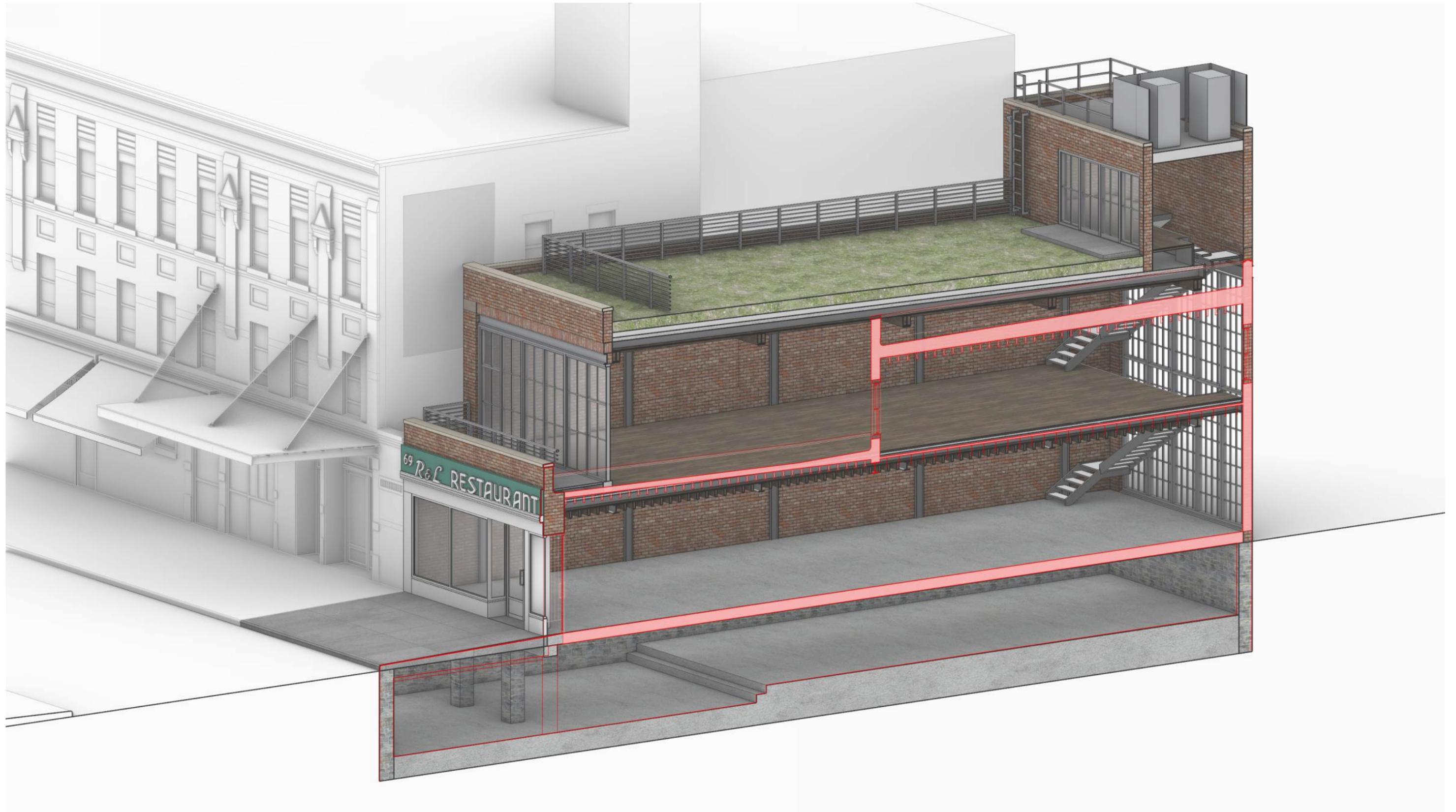
69 GANSEVOORT STREET





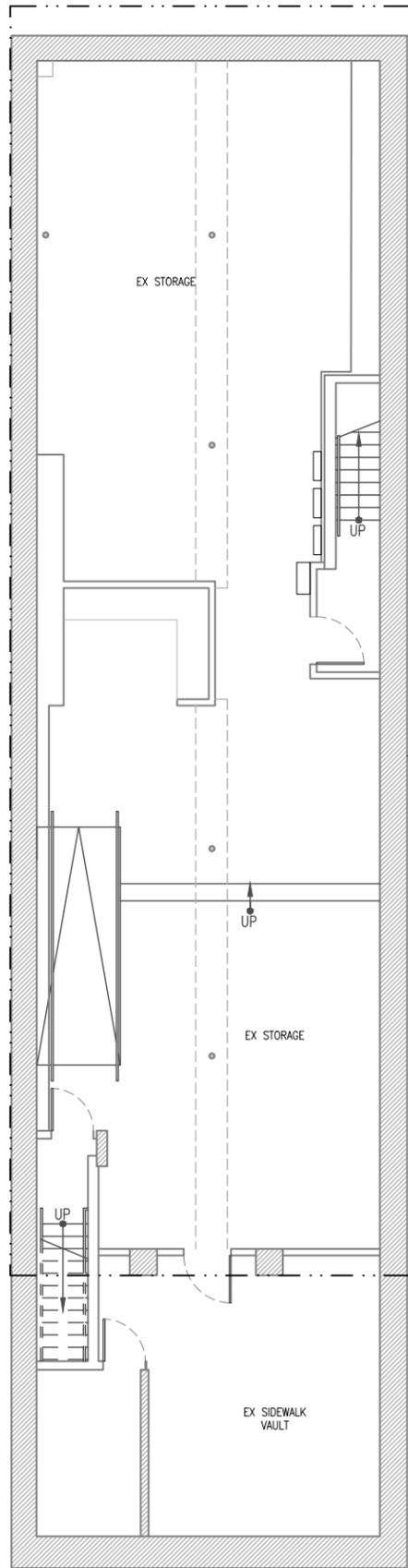
VIEW SIGHTLINE DIAGRAM
69 GANSEVOORT STREET



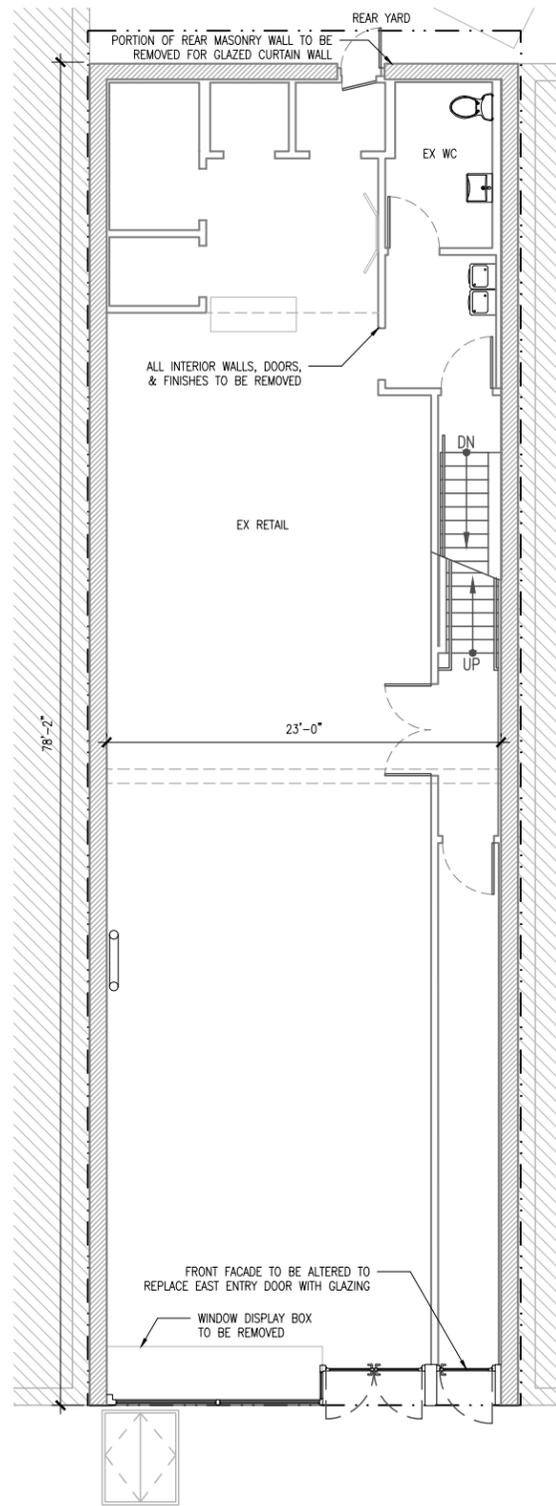


PROPOSED SECTION AXONOMETRIC | EXISTING OVERLAY

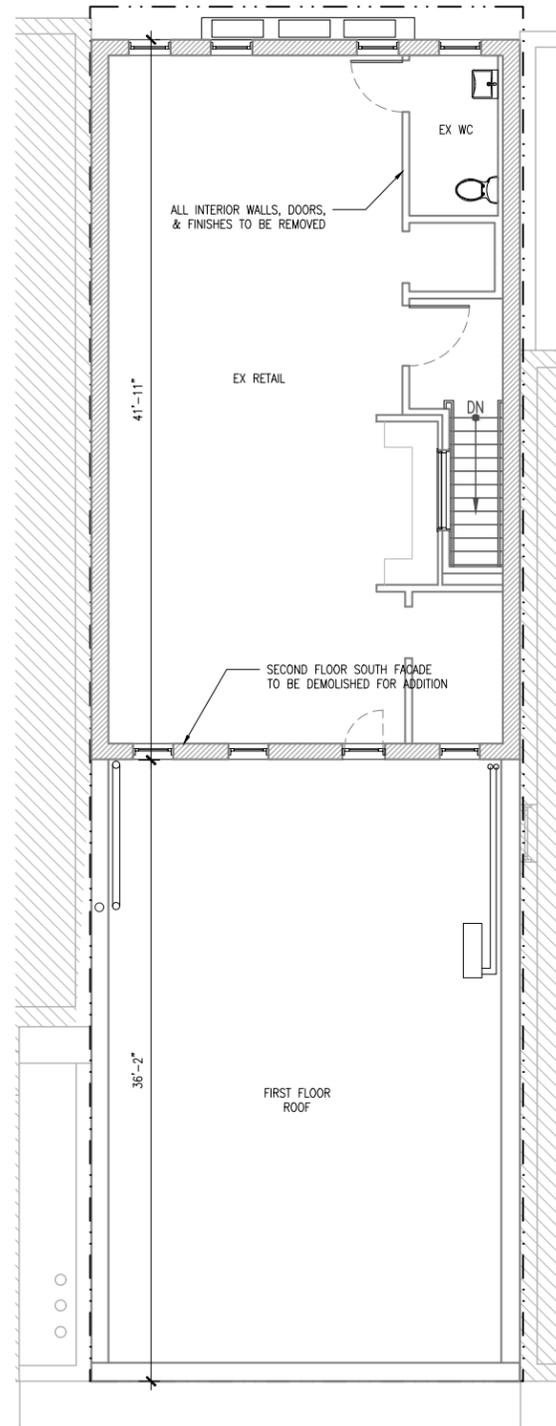
69 GANSEVOORT STREET



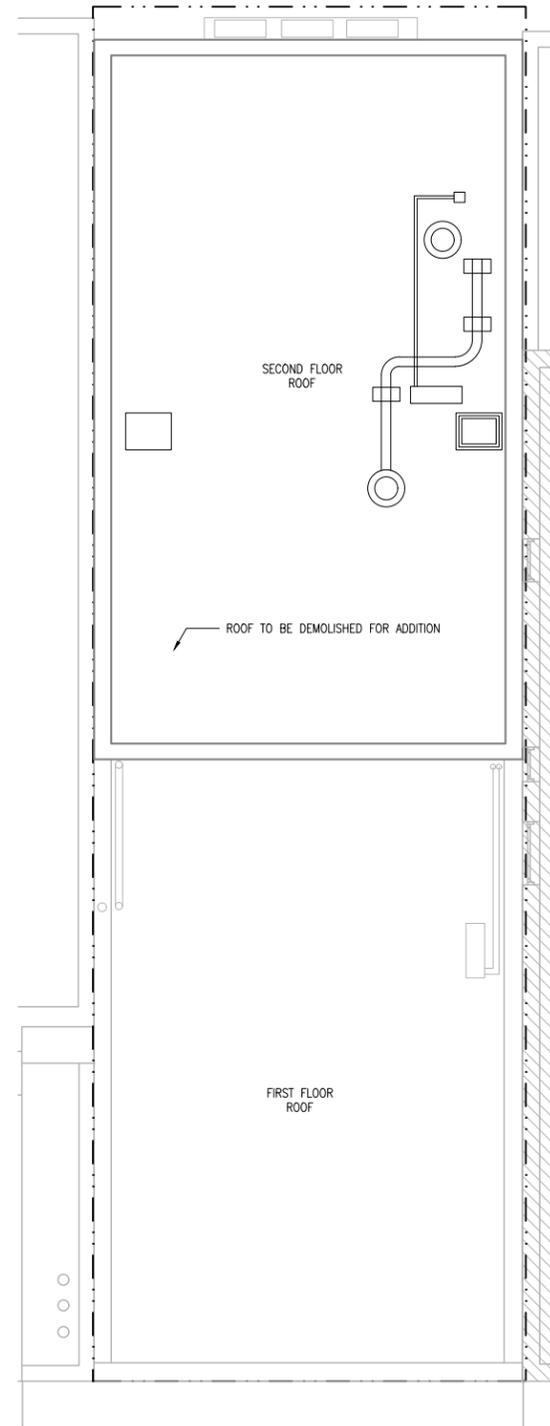
EXISTING CELLAR



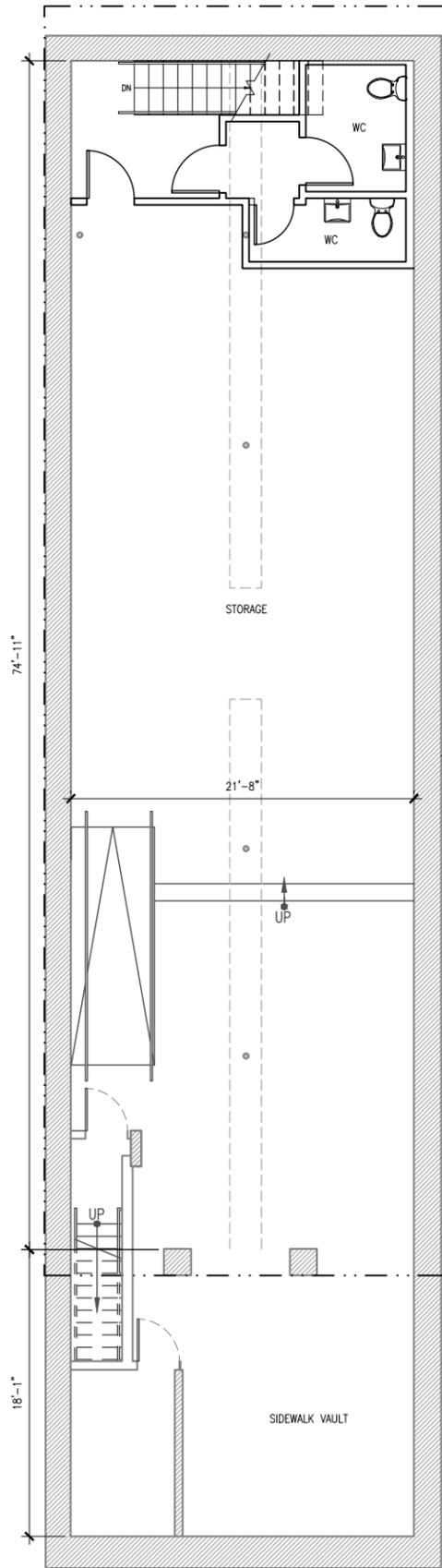
EXISTING FIRST FLOOR



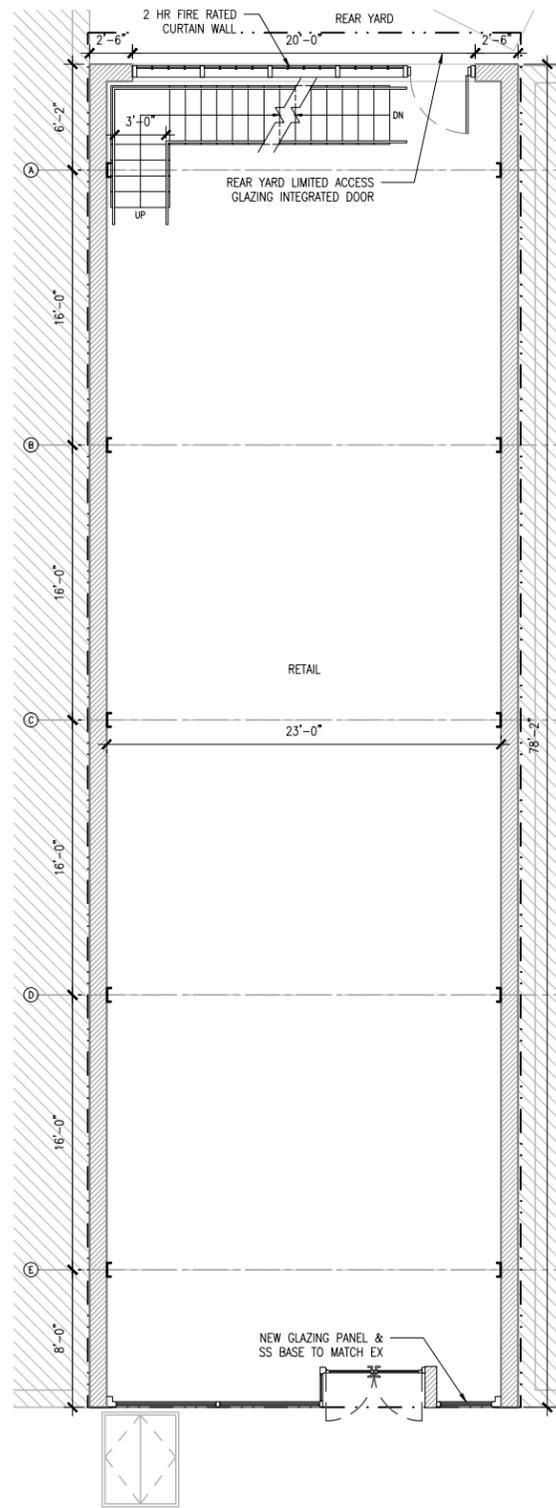
EXISTING SECOND FLOOR



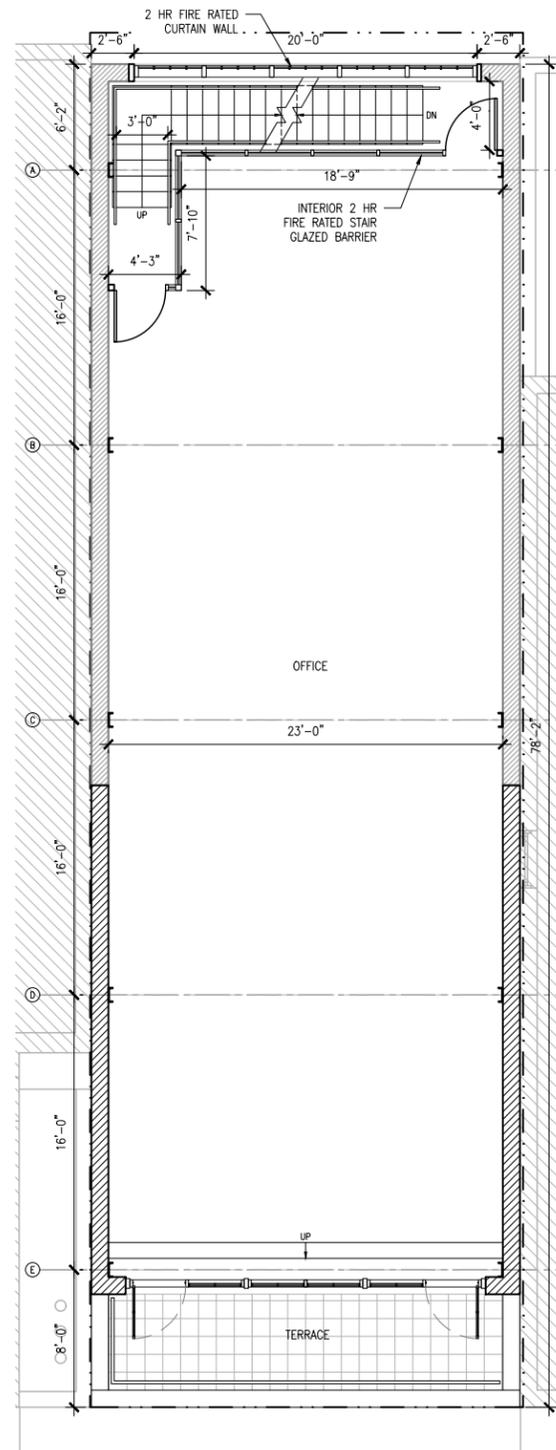
EXISTING ROOF



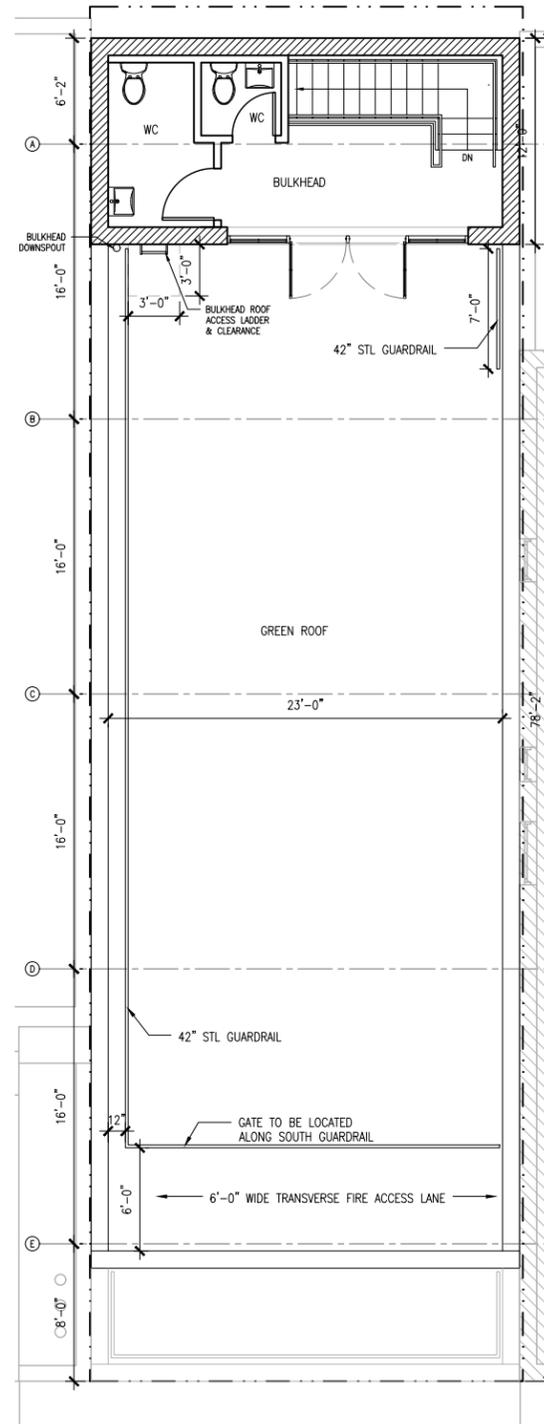
PROPOSED CELLAR



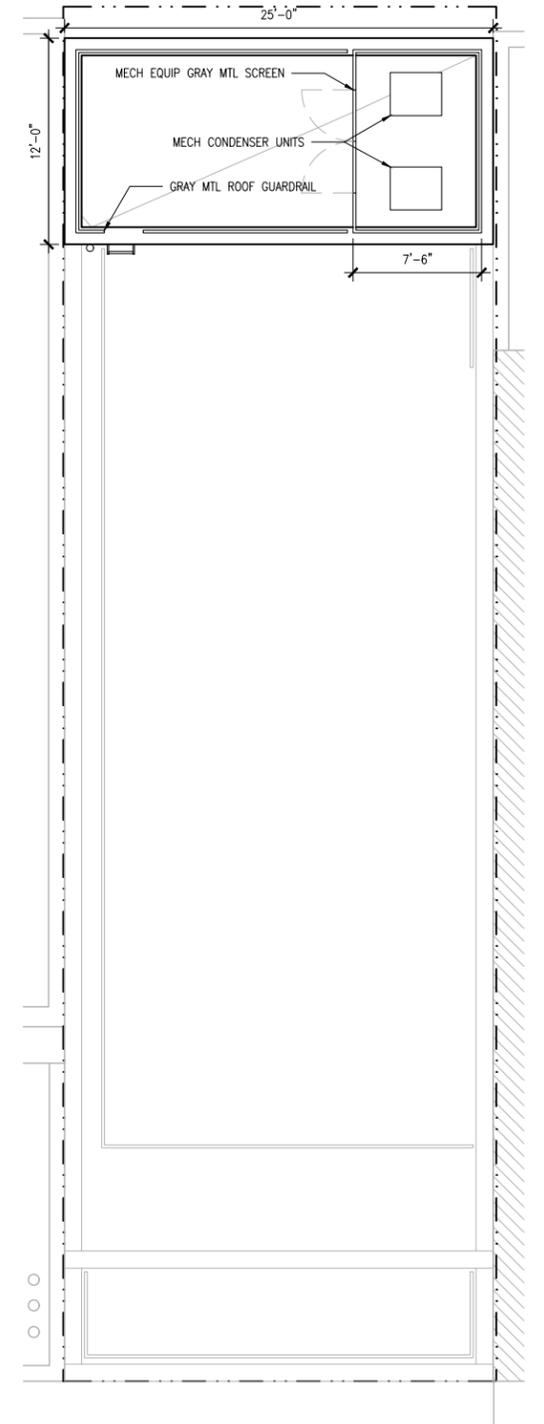
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED BULKHEAD & GREEN ROOF



PROPOSED BULKHEAD ROOF

VISUALIZATION



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



RENDERING OF PROPOSED DESIGN



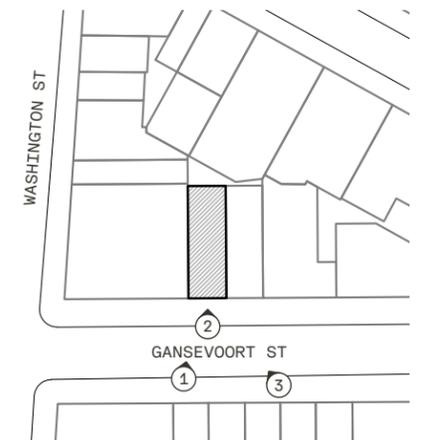
1 | VIEW FROM ACROSS THE STREET, BULKHEAD IN VIEW



2 | VIEW FROM SIDEWALK



3 | VIEW FROM DOWN THE STREET



KEY PLAN



RENDERING OF PROPOSED DESIGN



EXTERIOR MATERIAL PALETTE

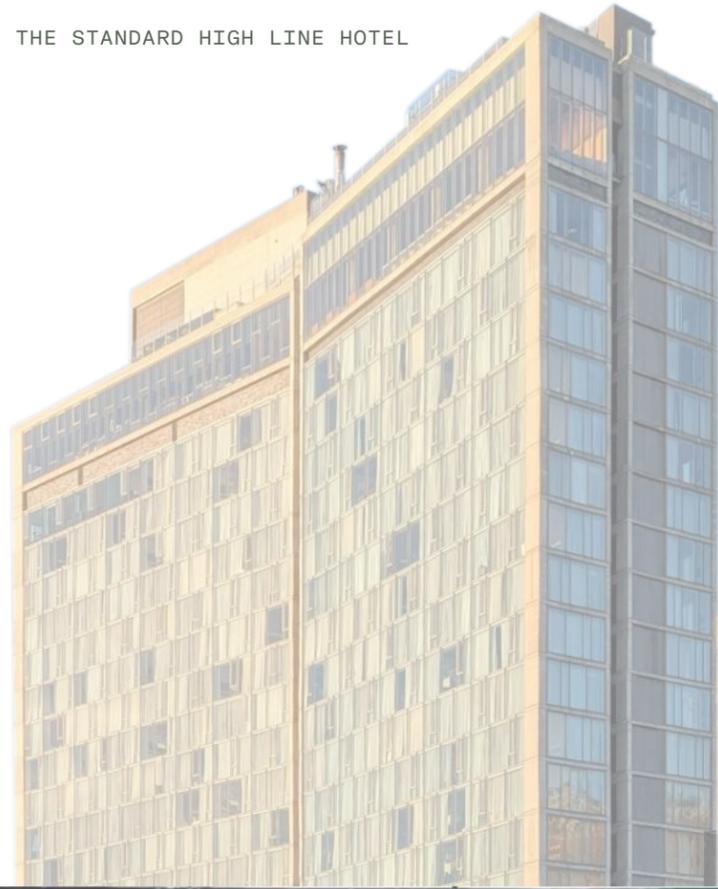


EXISTING STREET FACADE

MATERIAL SELECTION

69 GANSEVOORT STREET

THE STANDARD HIGH LINE HOTEL



22 LITTLE WEST 12TH STREET



26 LITTLE WEST 12TH STREET



817 WASHINGTON STREET



69 GANSEVOORT STREET

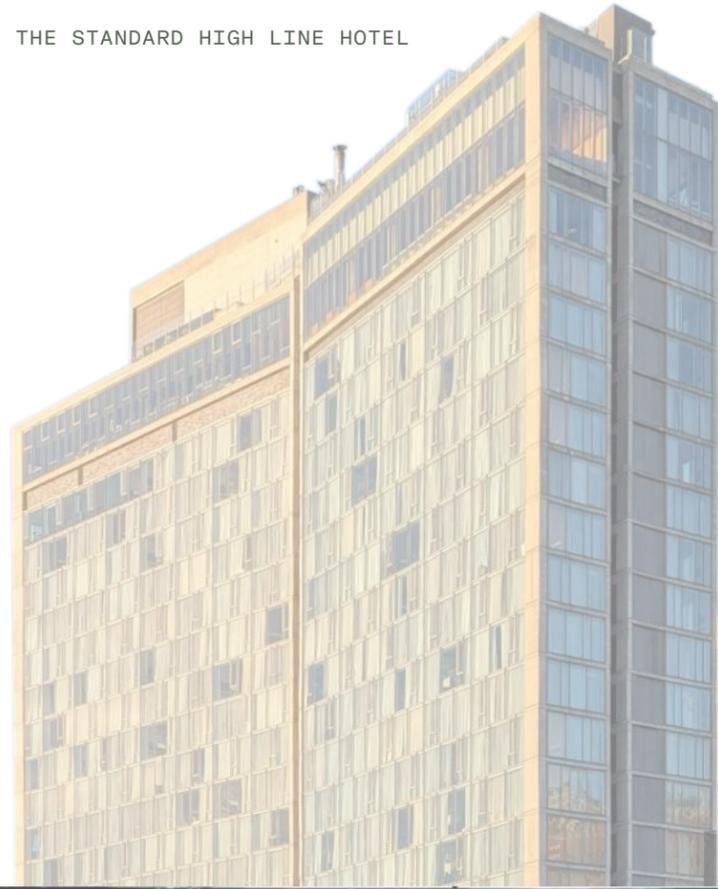


67 GANSEVOORT STREET



63 GANSEVOORT STREET

THE STANDARD HIGH LINE HOTEL



22 LITTLE WEST 12TH STREET



817 WASHINGTON STREET



69 GANSEVOORT STREET



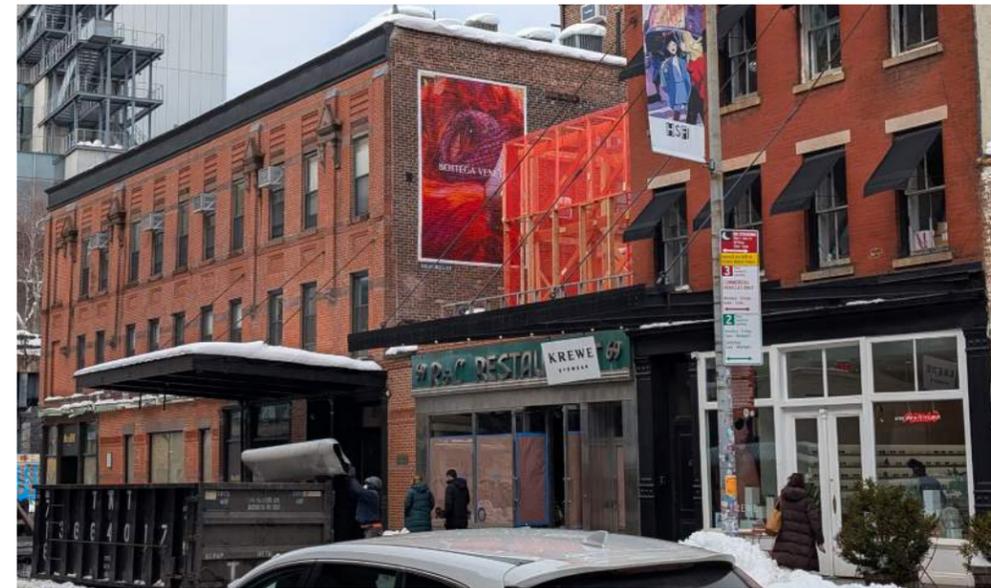
67 GANSEVOORT STREET



63 GANSEVOORT STREET



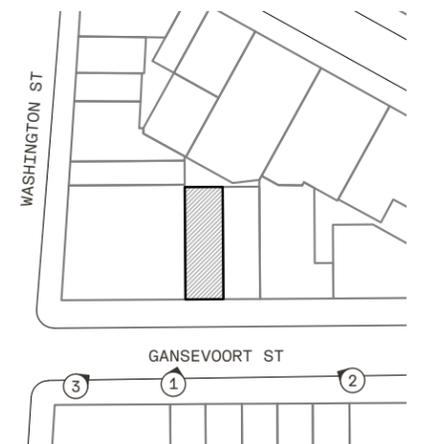
1 | MOCKUP FROM THE FRONT



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

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