

The current proposal is:

Preservation Department – Item 2, LPC-26-06937

69 Gansevoort Street – Gansevoort Market Historic District
Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

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

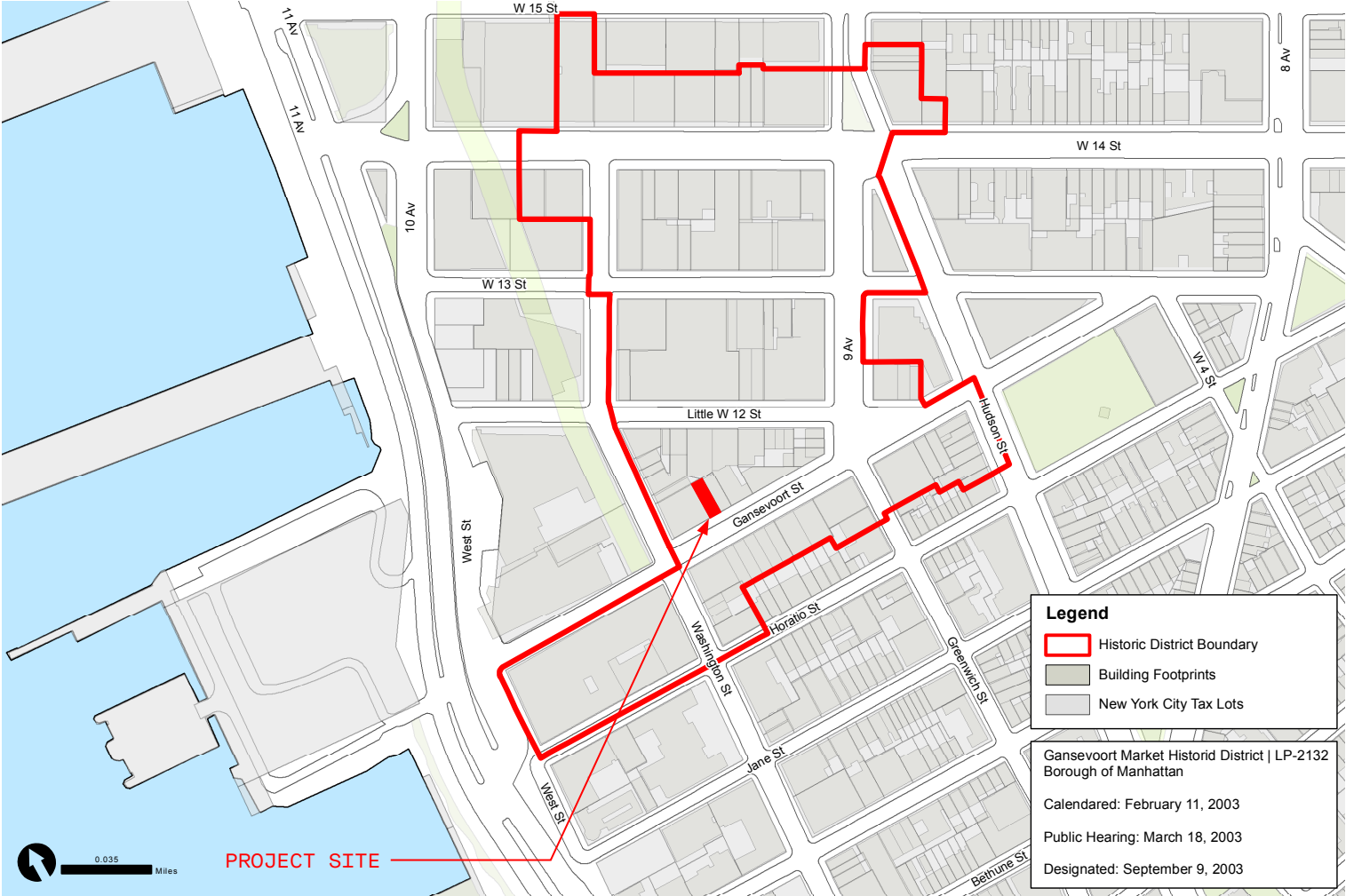
67 GANSEVOORT STREET

63 GANSEVOORT STREET

DBA

76 BOWERY, 8TH FLOOR
NEW YORK, NY 10013

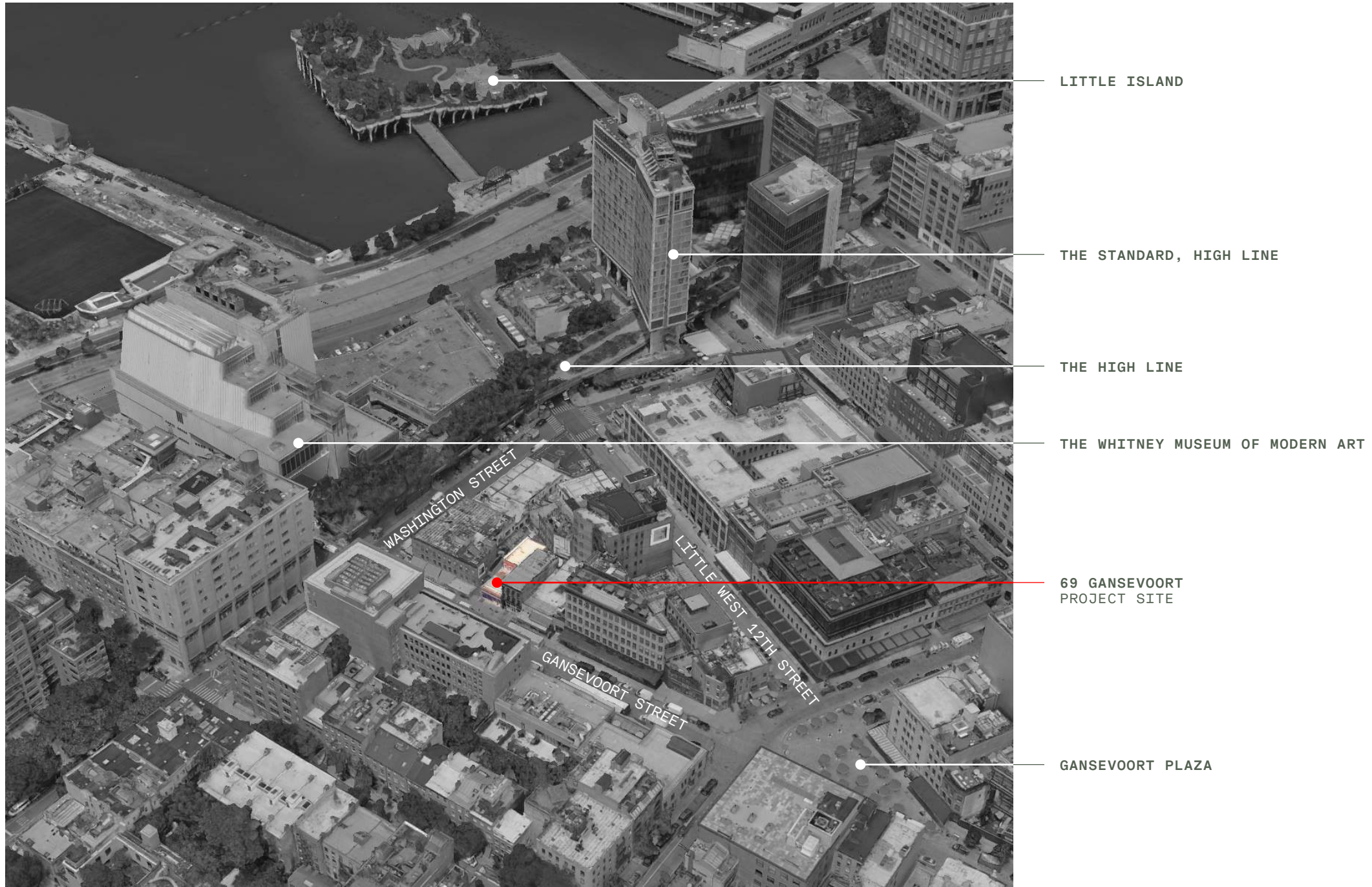
EXISTING CONDITIONS



MAP OF GANSEVOORT MARKET HISTORIC DISTRICT



EXISTING SOUTH FACADE



NEIGHBORHOOD AERIAL VIEW

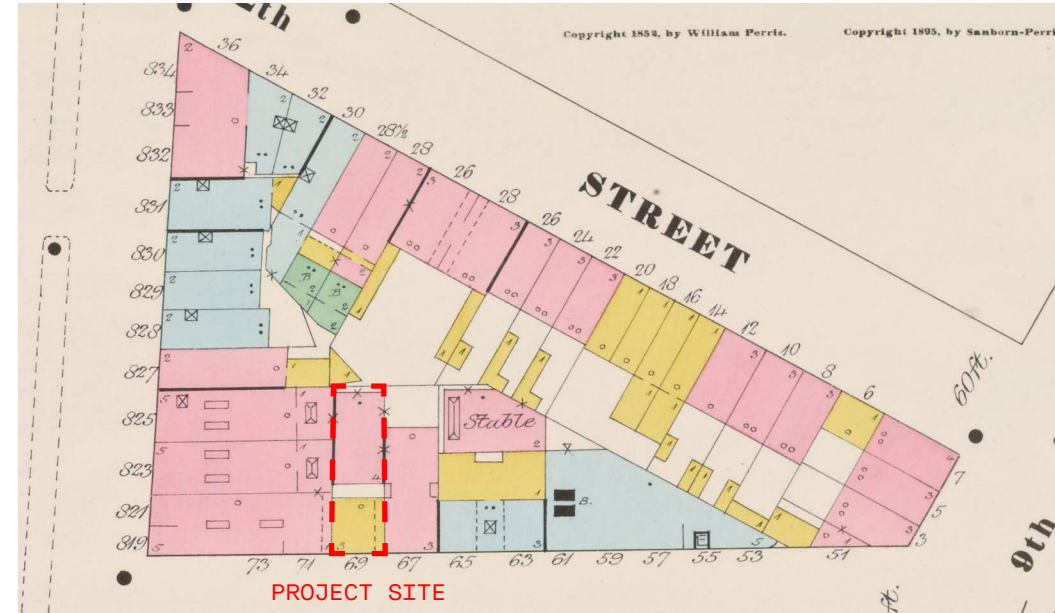
817 WASHINGTON

69 GANSEVOORT

67 GANSEVOORT



1940 TAX DEPARTMENT PHOTO



1895 SANBORN MAP



2003 HISTORIC DISTRICT DESIGNATION PHOTO



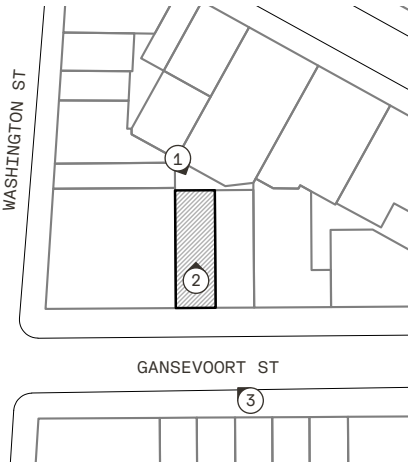
1 | NORTH ELEVATION - REAR FACADE



2 | SECOND LEVEL SOUTH ELEVATION



3 | VIEW FROM ACROSS GANSEVOORT STREET

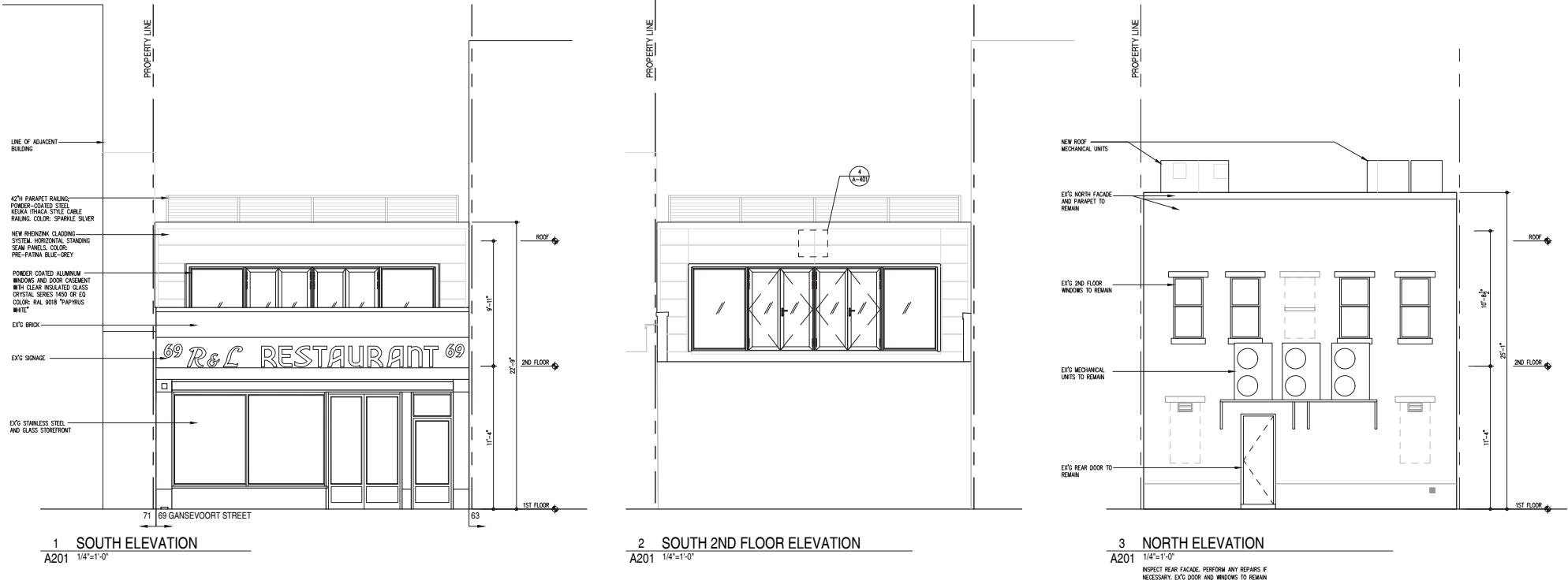


KEY PLAN

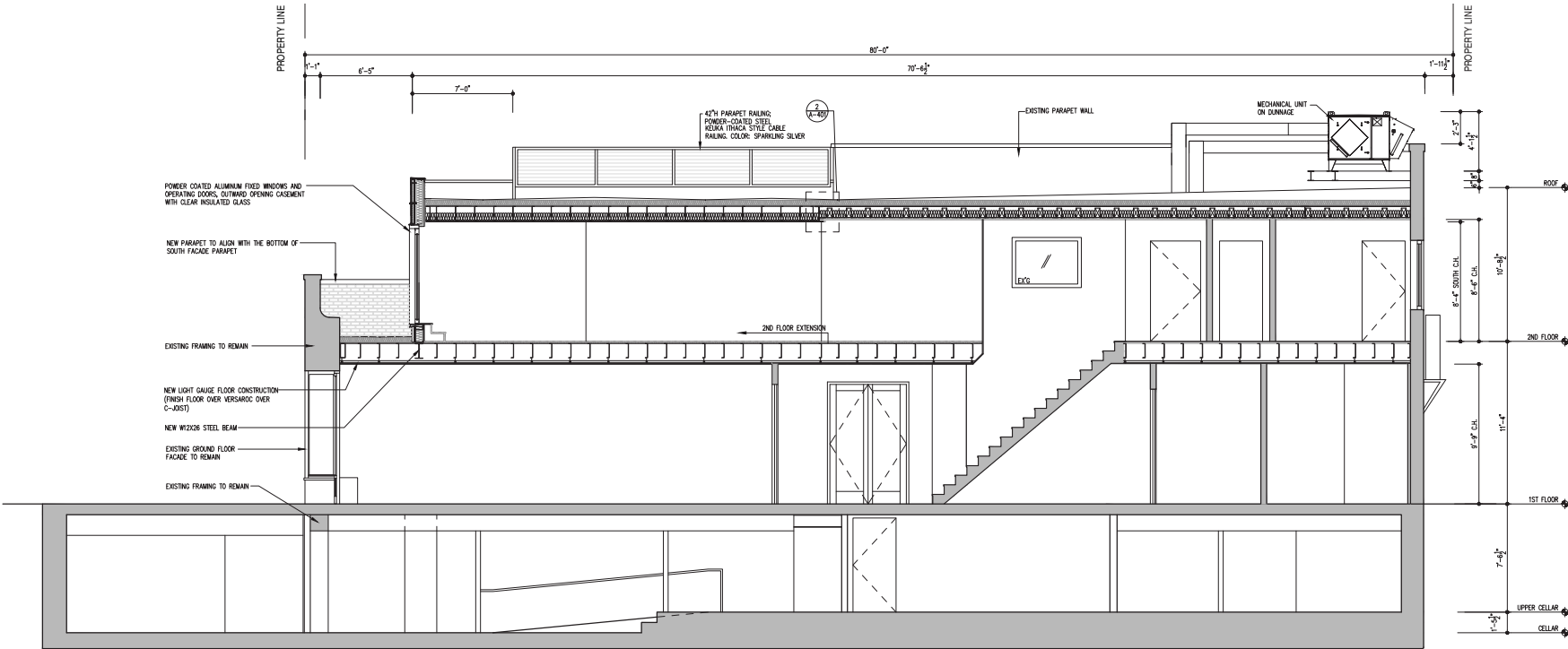
PROPOSED ADDITION



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



PREVIOUSLY APPROVED APPLICATION ELEVATIONS





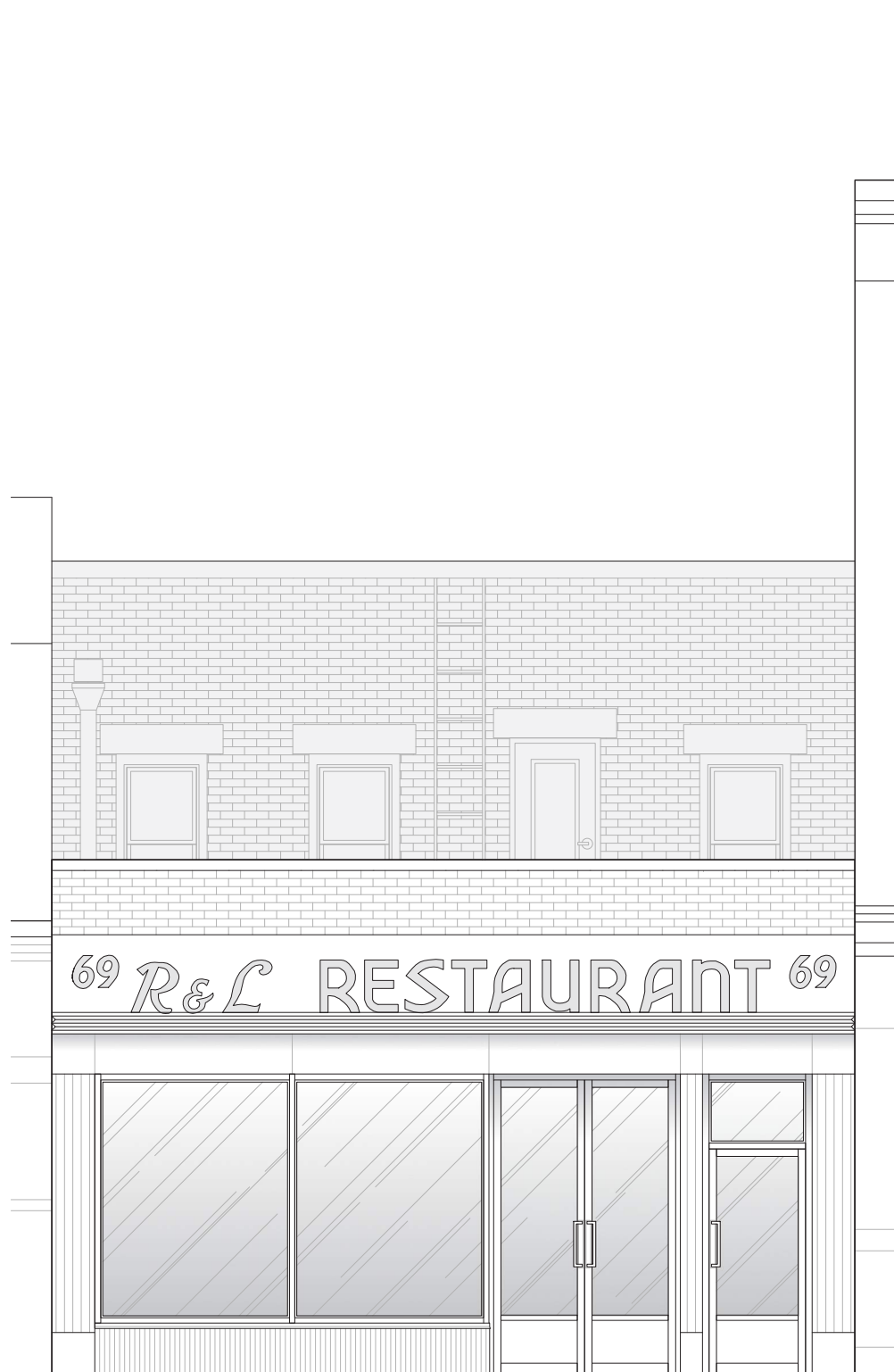
835 & 837 WASHINGTON STREET & 33 LITTLE WEST 12TH STREET
URBAN STYLISTIC LAYERING



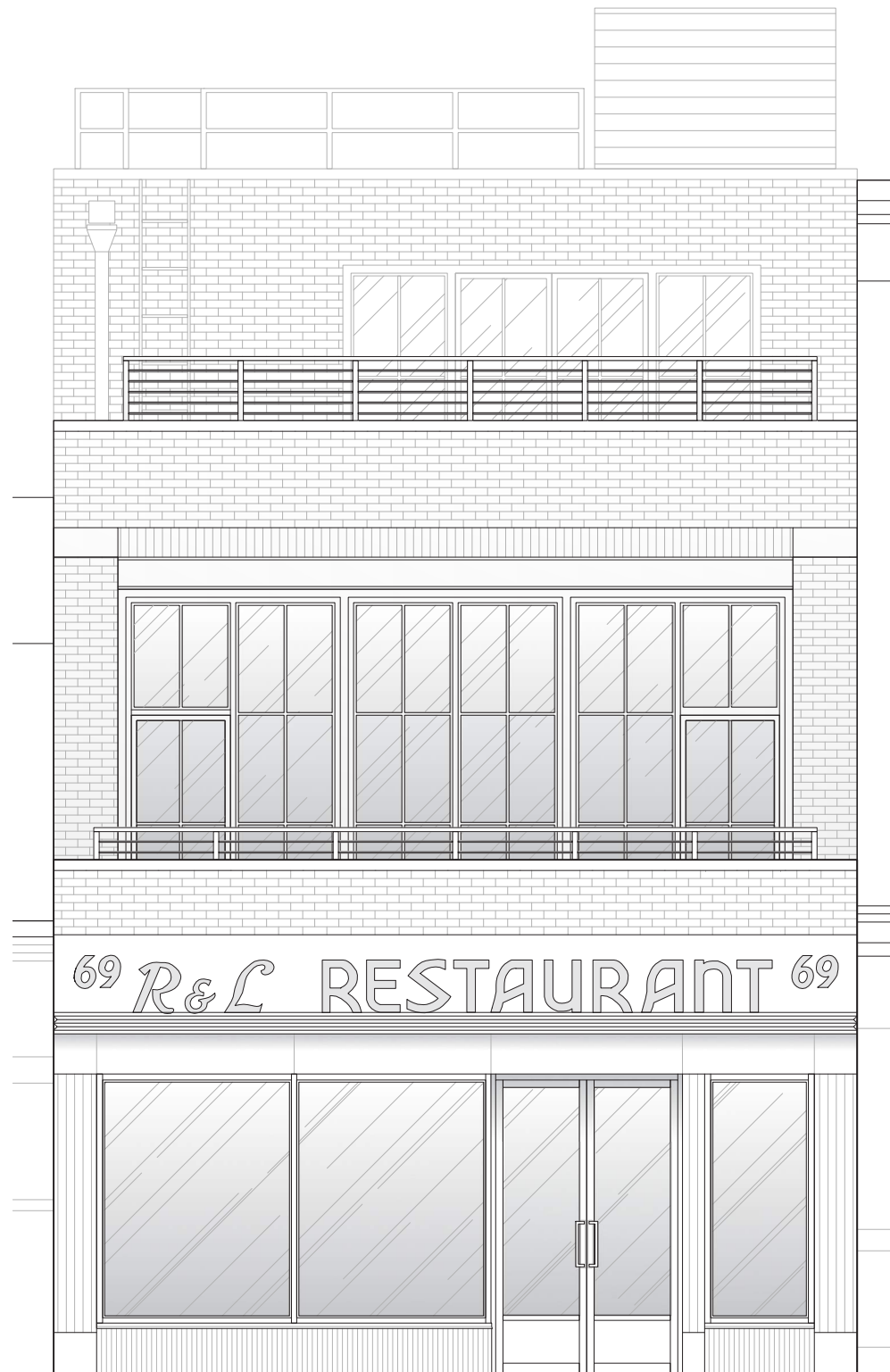
440 WEST 14TH STREET
DOB ALT1 104028062 | APPLICATION APPROVED 04/01/2005
CONTRASTING MODERN INTERVENTION



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



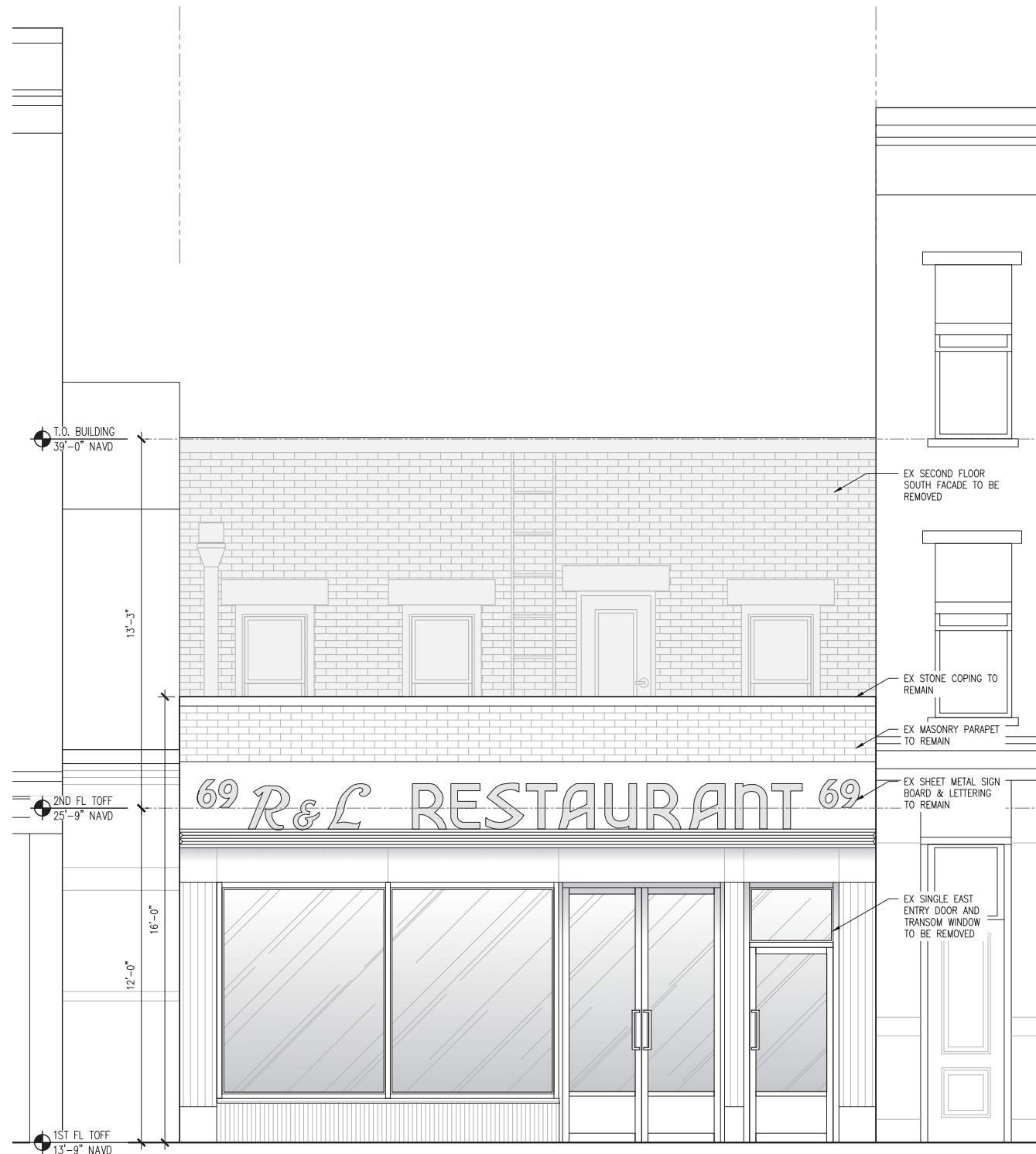
EXISTING SOUTH ELEVATION



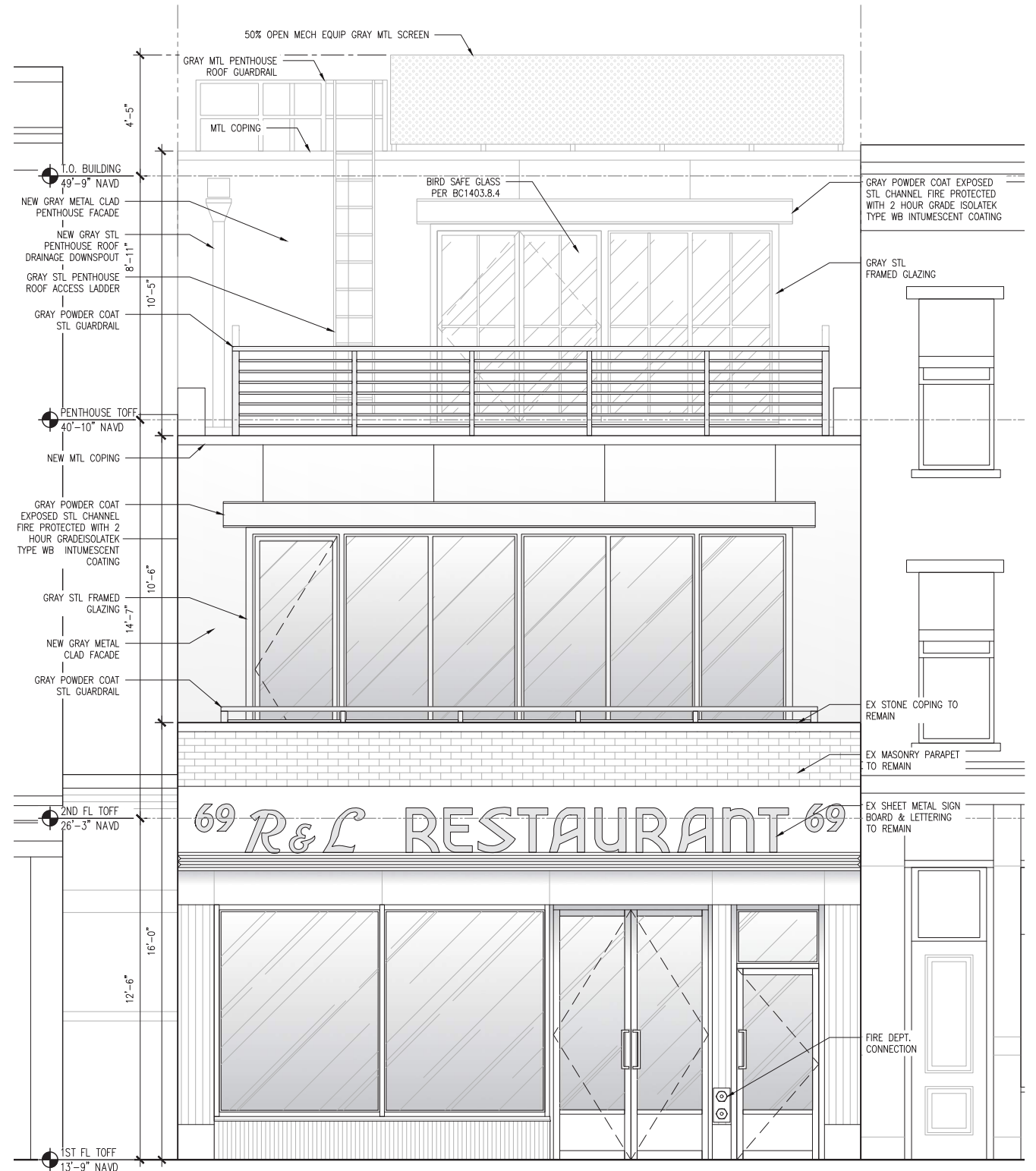
PREVIOUSLY PROPOSED SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

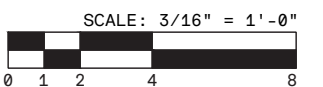


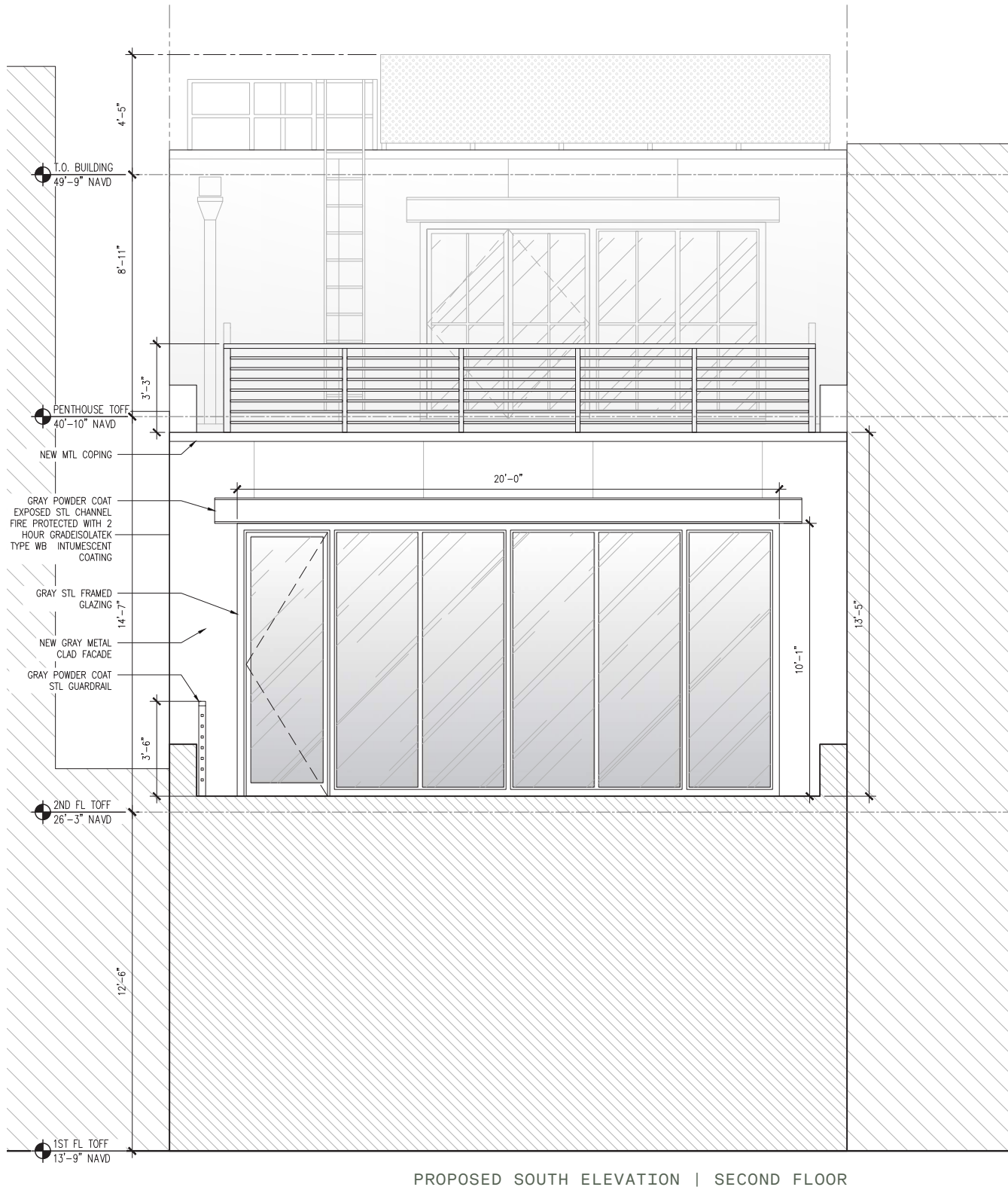
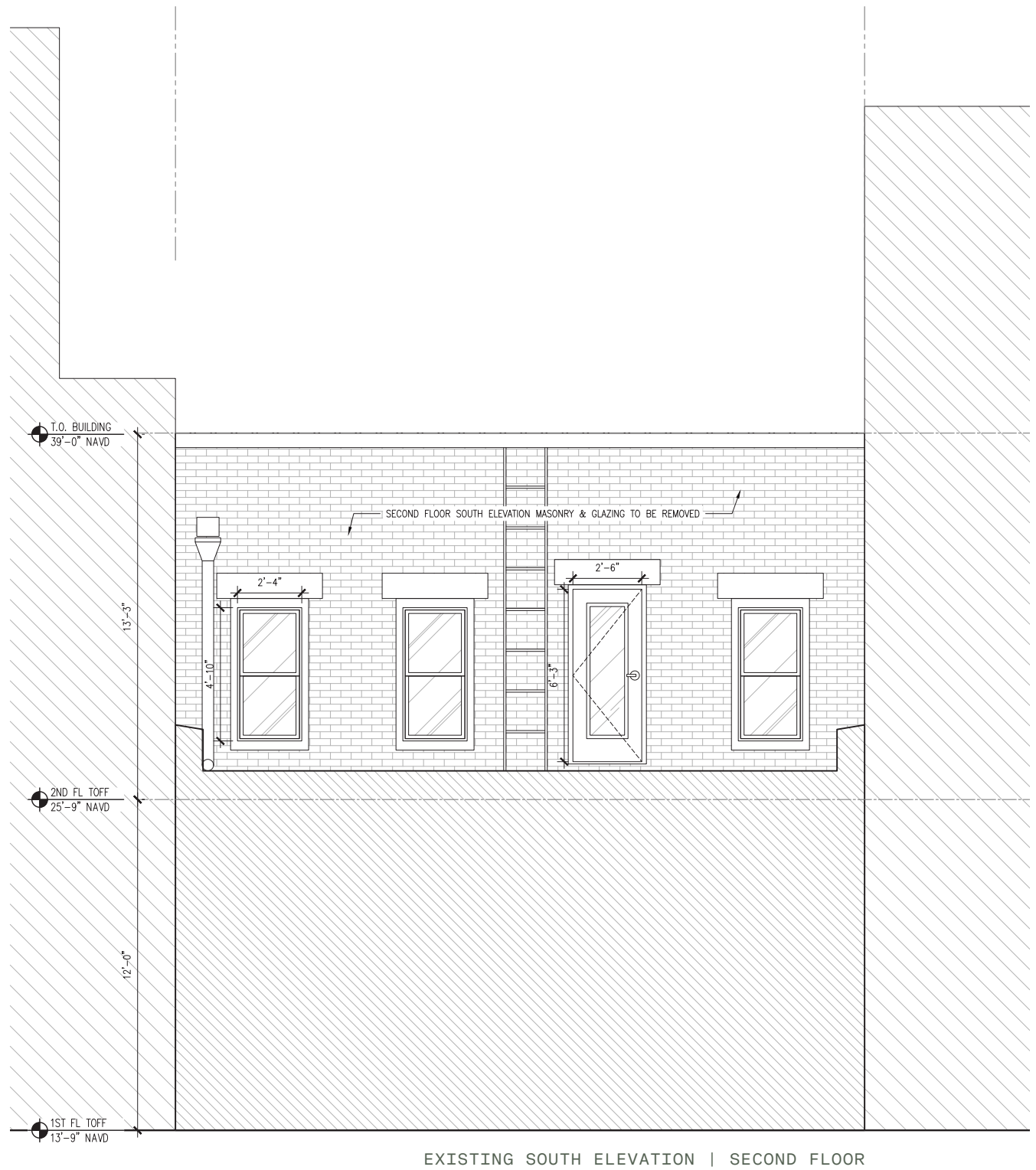
EXISTING SOUTH ELEVATION



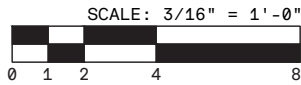
PROPOSED SOUTH ELEVATION

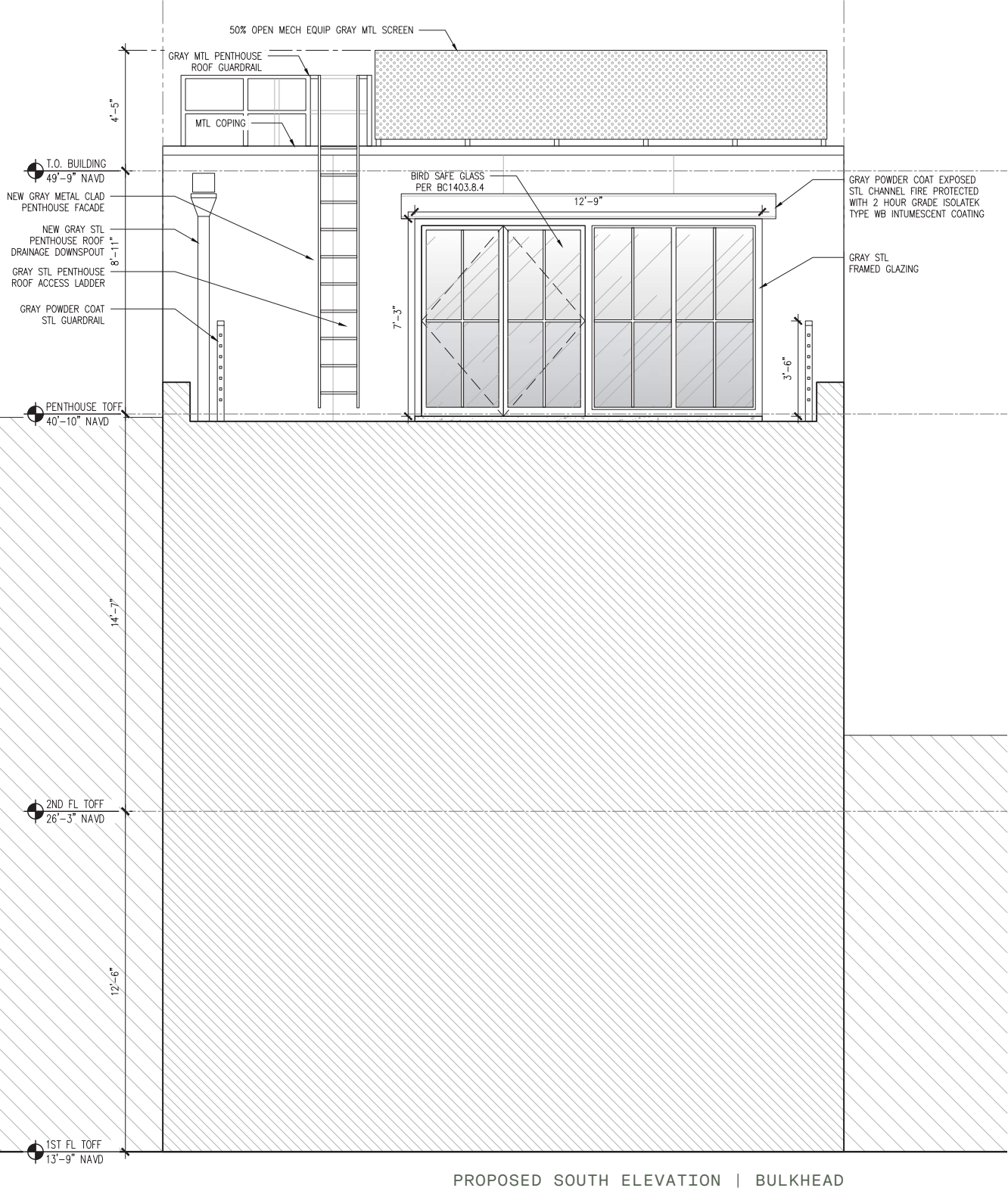
SOUTH ELEVATION | EXISTING & PROPOSED
69 GANSEVOORT STREET

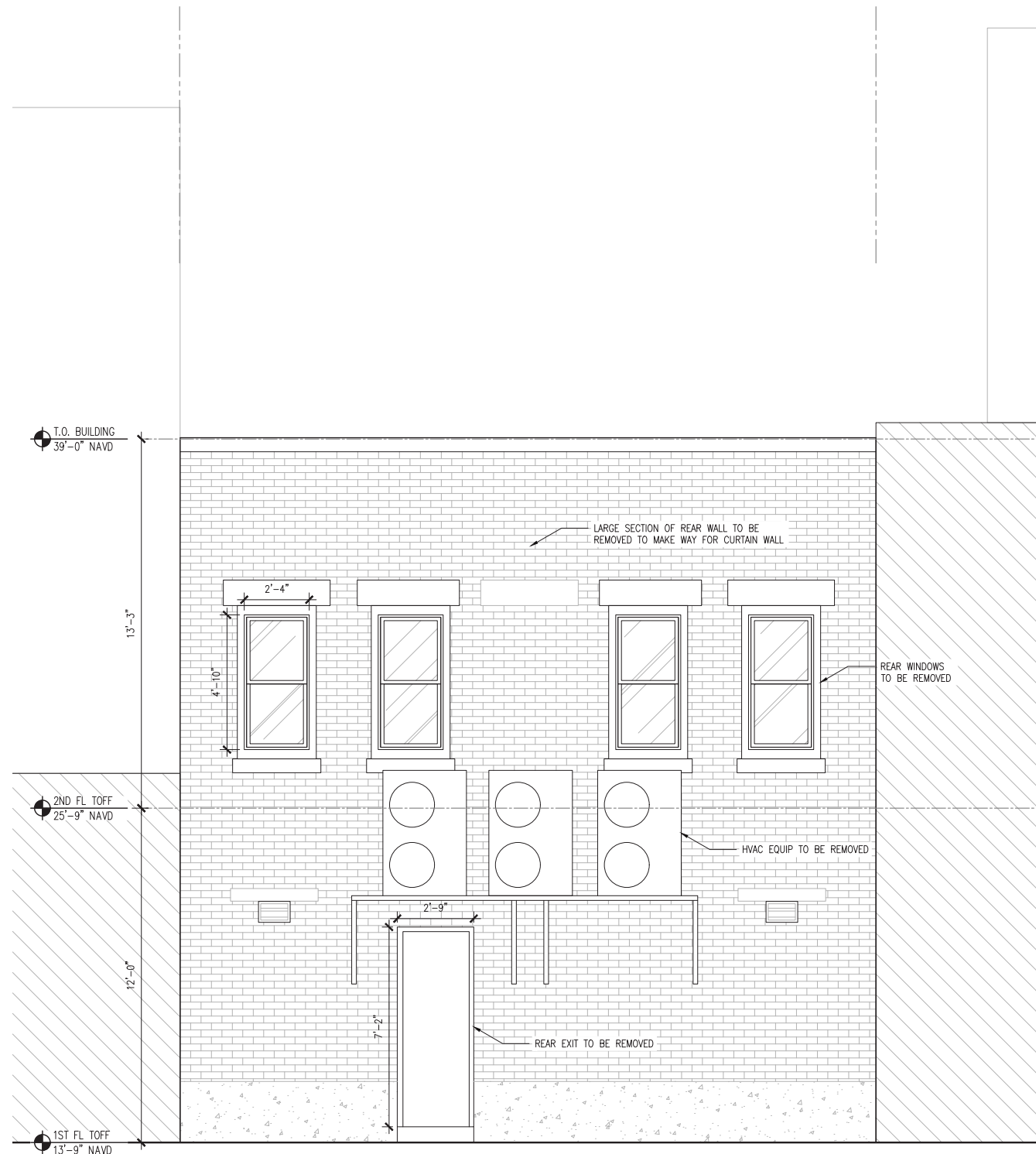




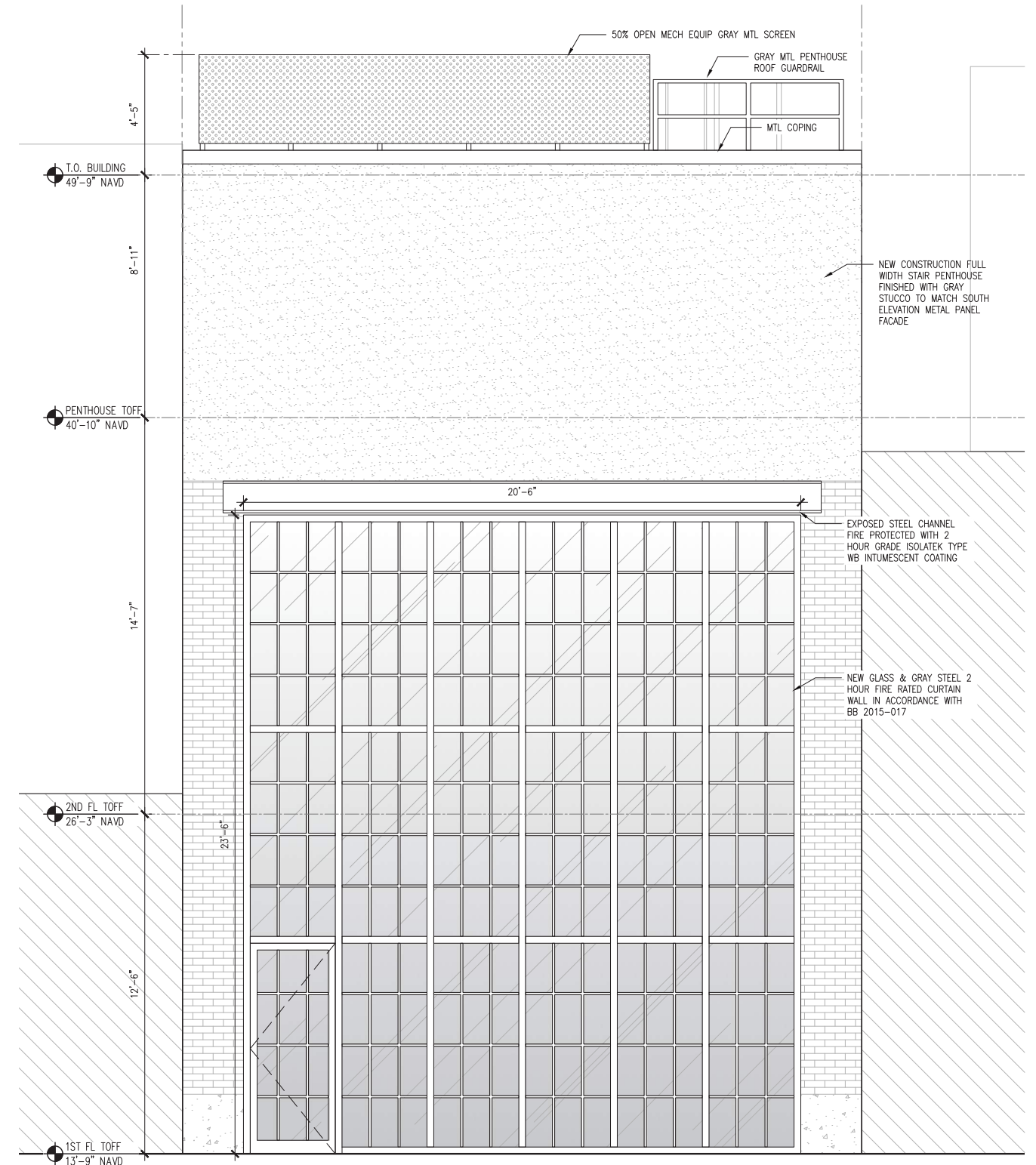
SOUTH ELEVATION | EXISTING & PROPOSED
 69 GANSEVOORT STREET







EXISTING NORTH ELEVATION

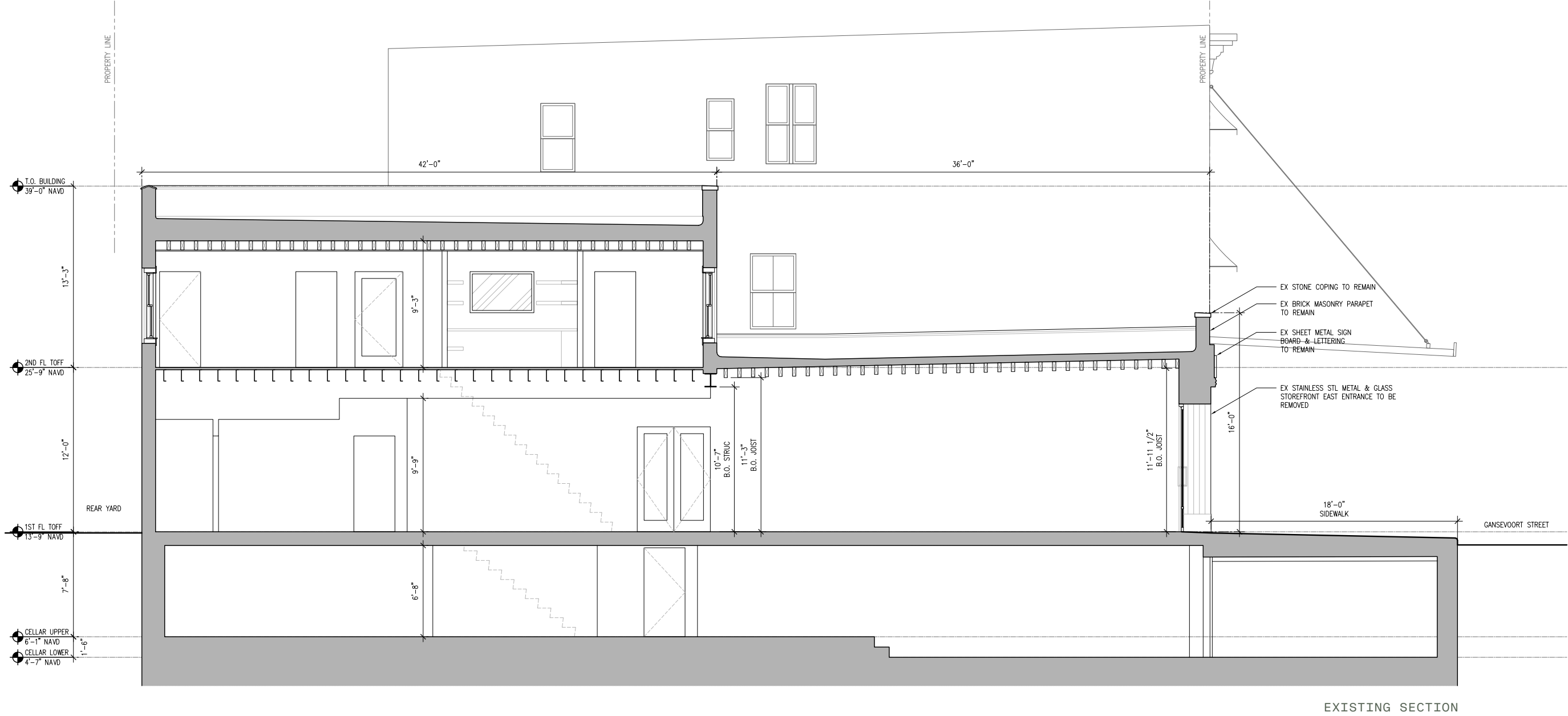


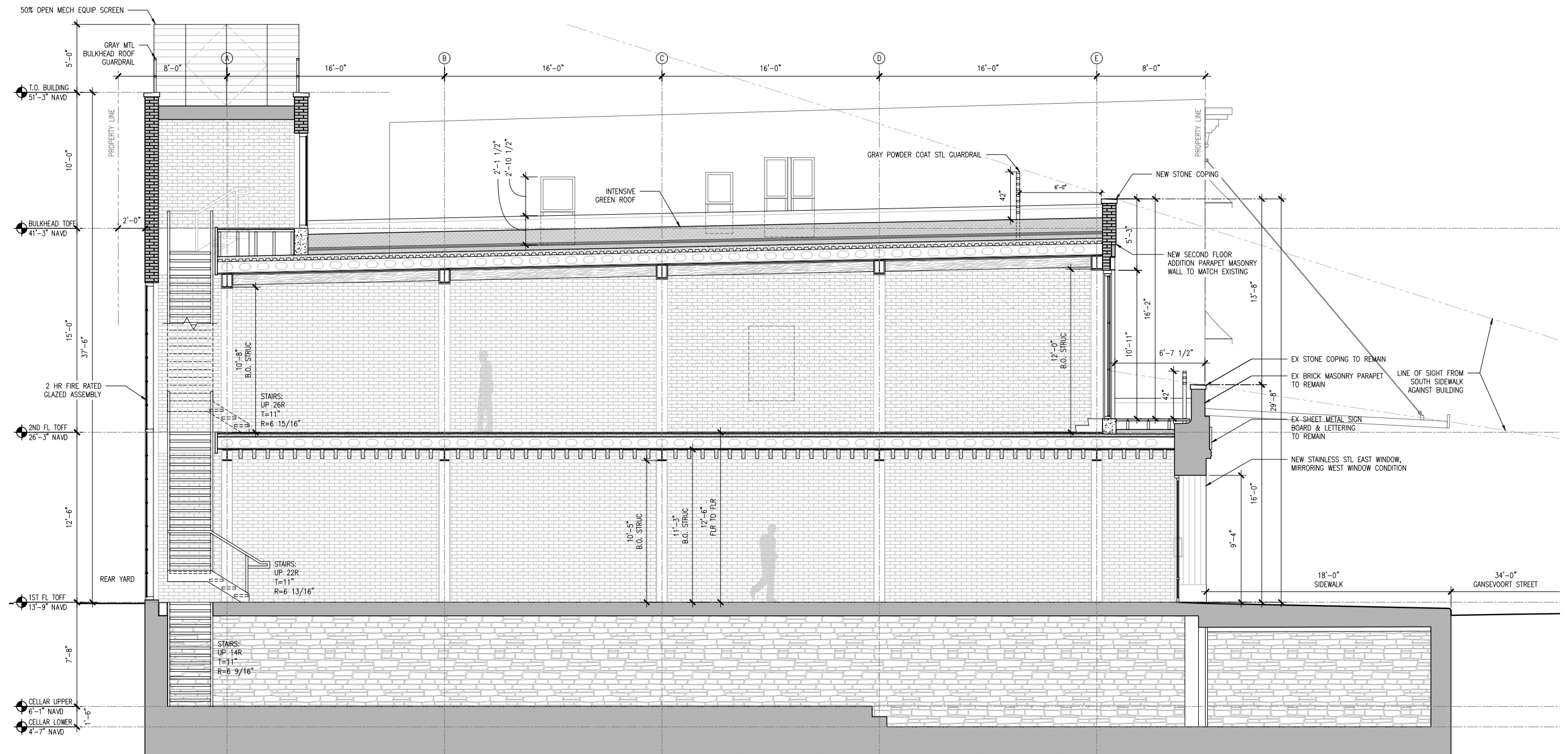
PROPOSED NORTH ELEVATION

NORTH ELEVATION | EXISTING & PROPOSED

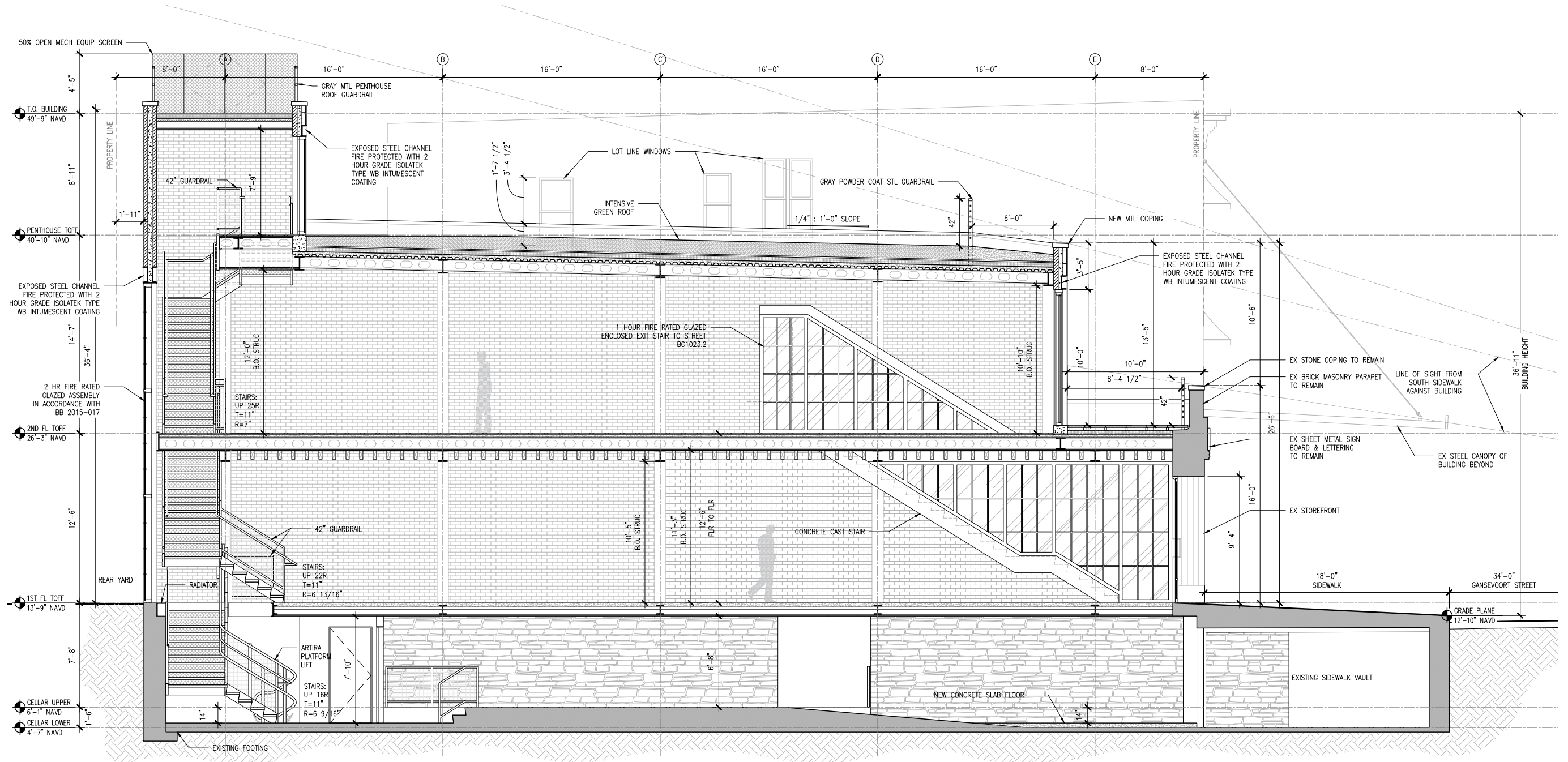
69 GANSEVOORT STREET







PREVIOUSLY PROPOSED SECTION

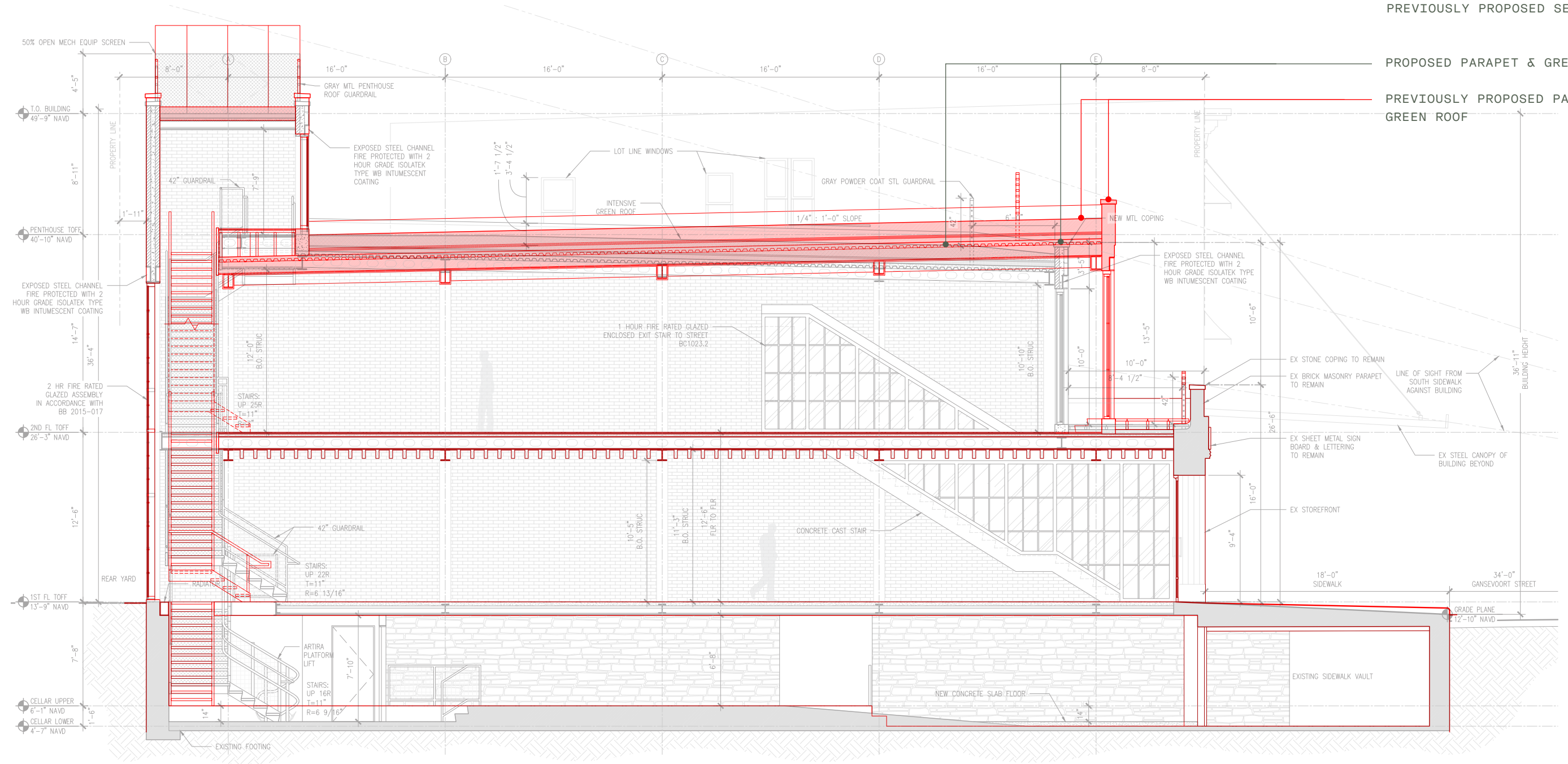


PROPOSED SECTION

PREVIOUSLY PROPOSED SECTION

PROPOSED PARAPET & GREEN ROOF

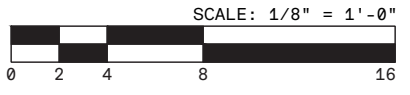
PREVIOUSLY PROPOSED PARAPET & GREEN ROOF



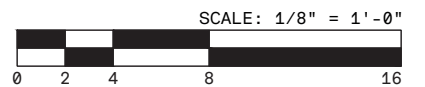
PROPOSED SECTION OVERLAY

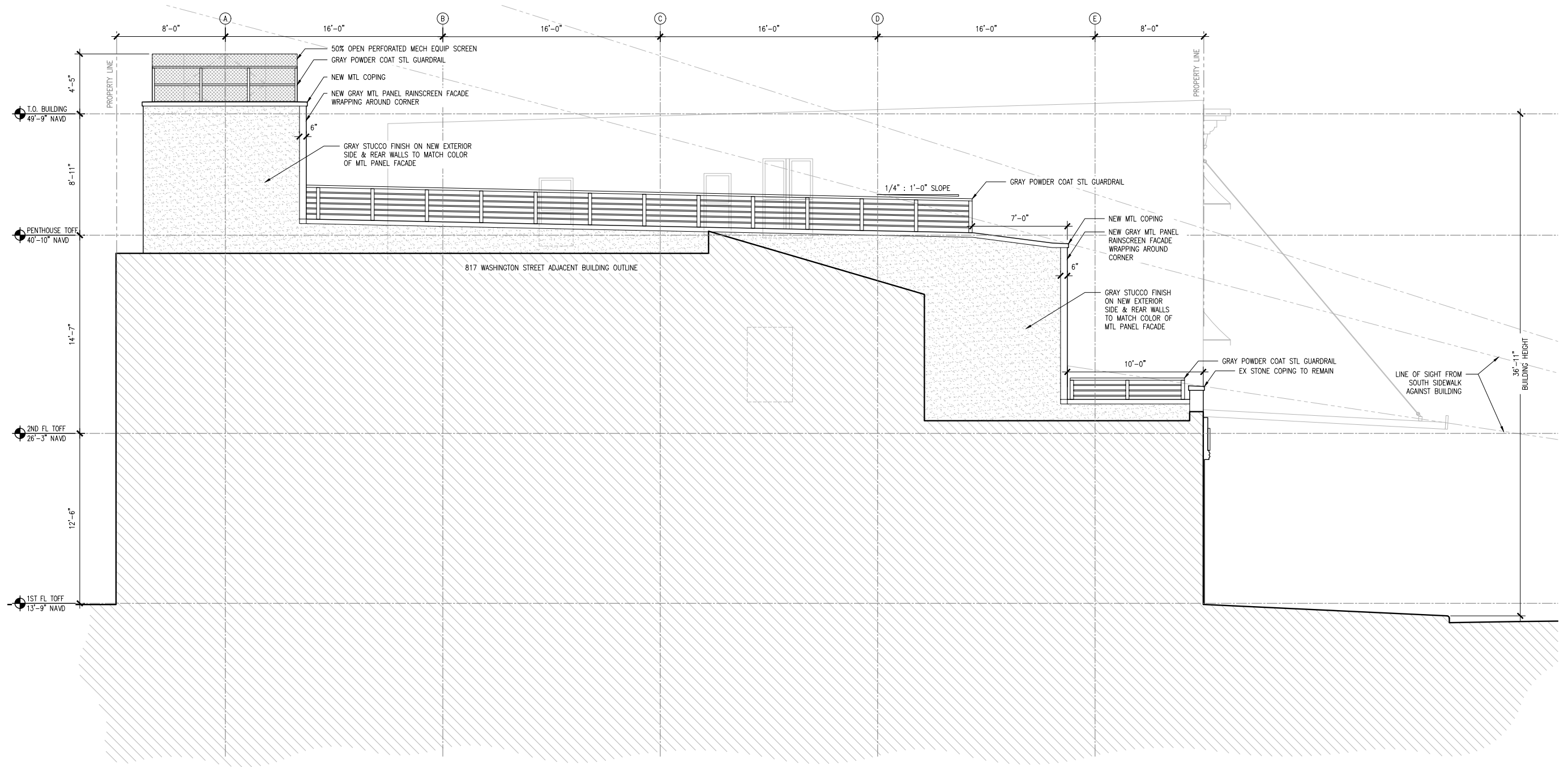
PREVIOUSLY PROPOSED & PROPOSED SECTION OVERLAY

69 GANSEVOORT STREET



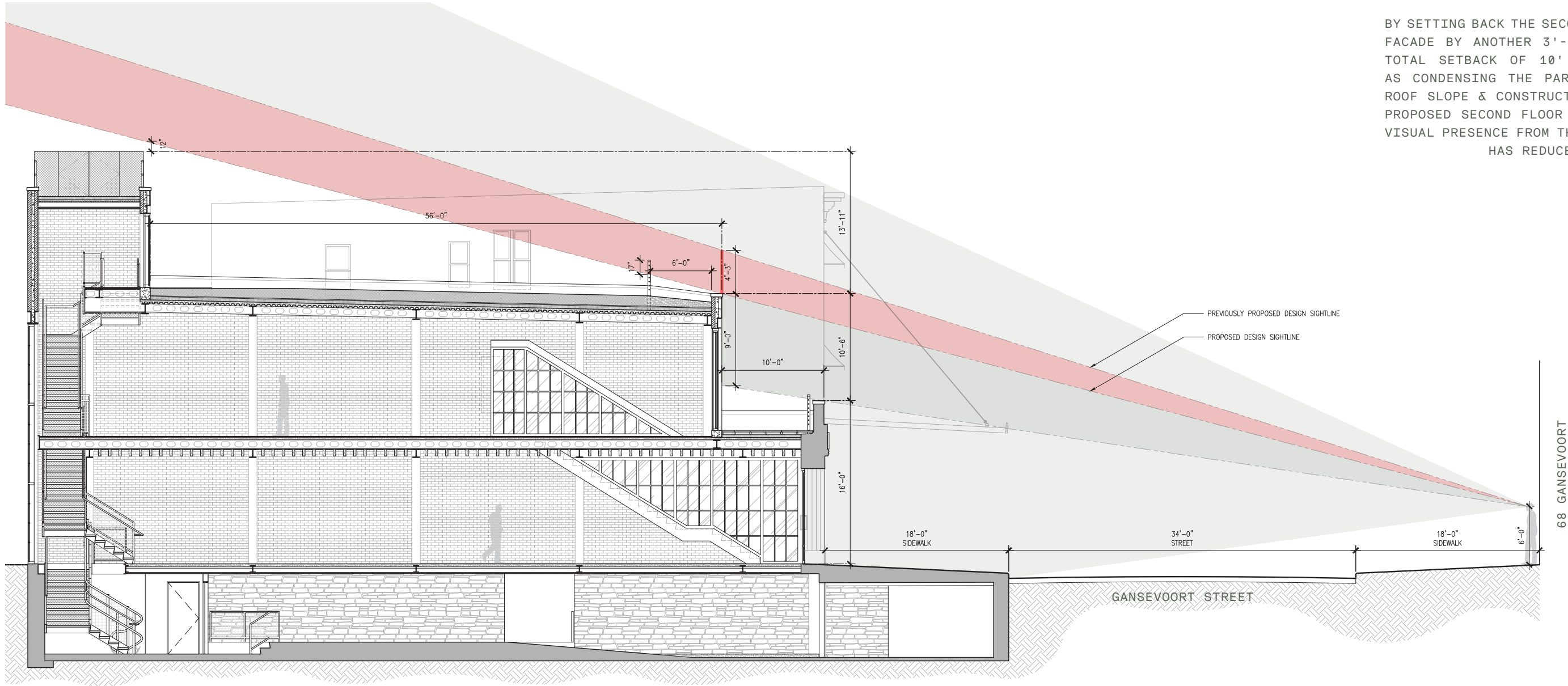




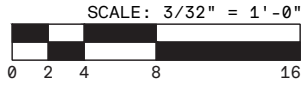


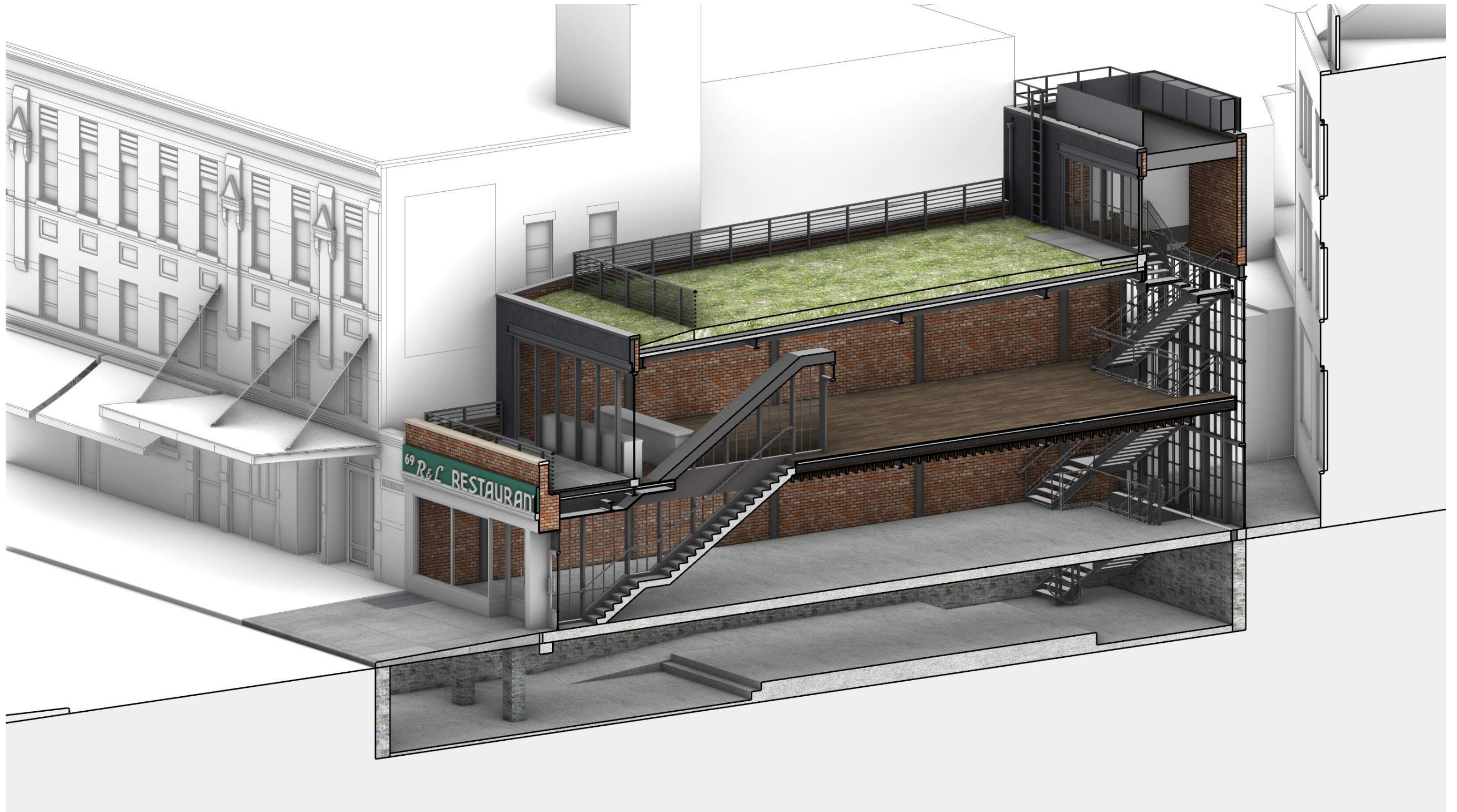
WEST ELEVATION

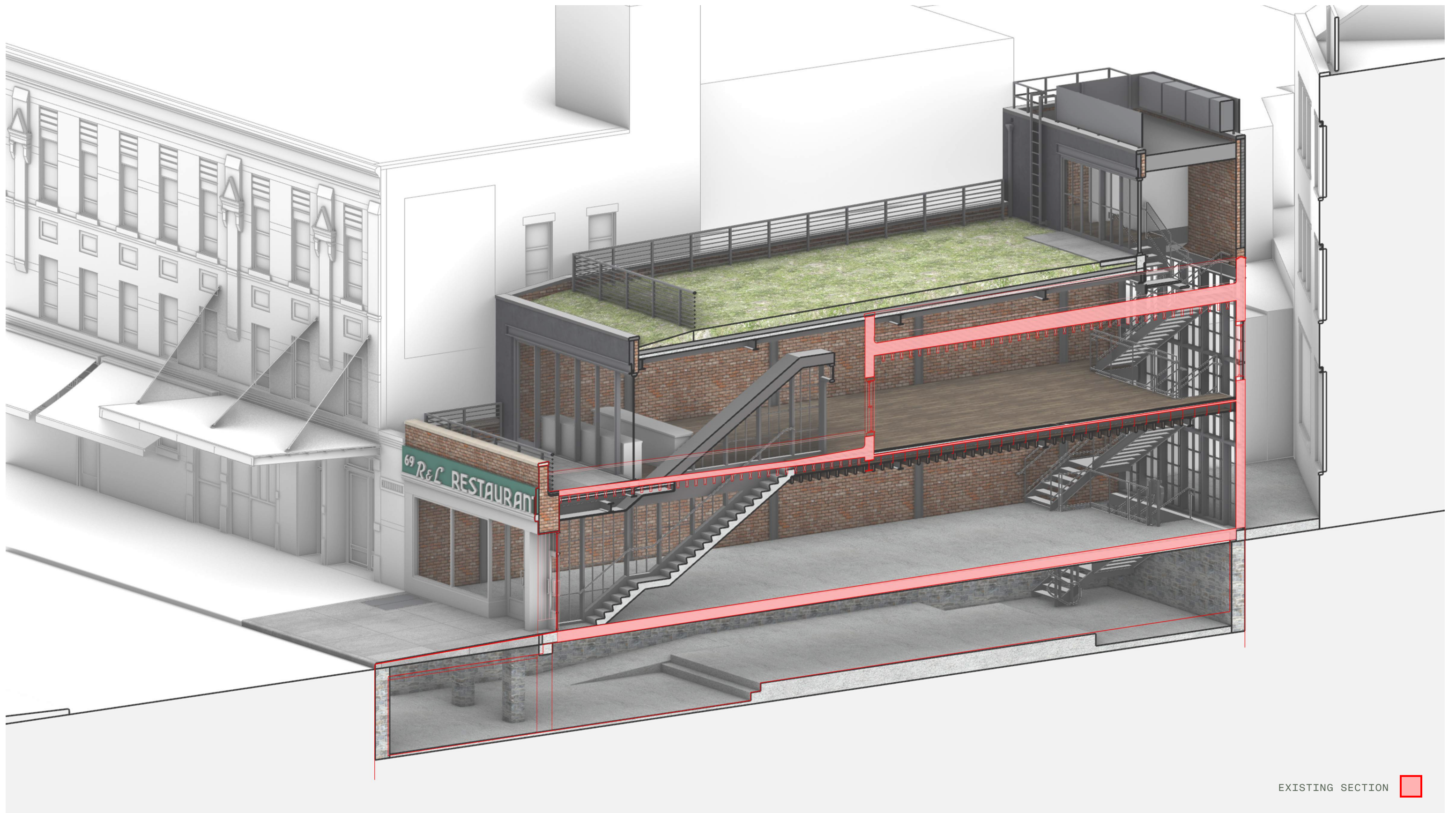
BY SETTING BACK THE SECOND FLOOR FACADE BY ANOTHER 3'-5" FOR A TOTAL SETBACK OF 10' AS WELL AS CONDENSING THE PARAPET AND ROOF SLOPE & CONSTRUCTION, THE PROPOSED SECOND FLOOR FACADE'S VISUAL PRESENCE FROM THE STREET HAS REDUCED BY 32%

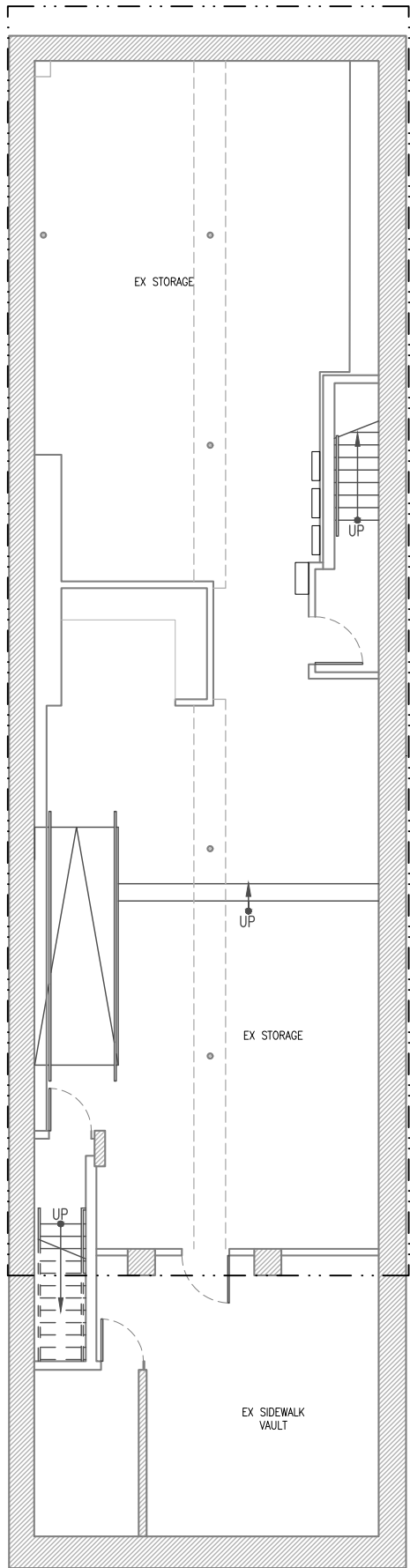


VIEW SIGHTLINE DIAGRAM
69 GANSEVOORT STREET

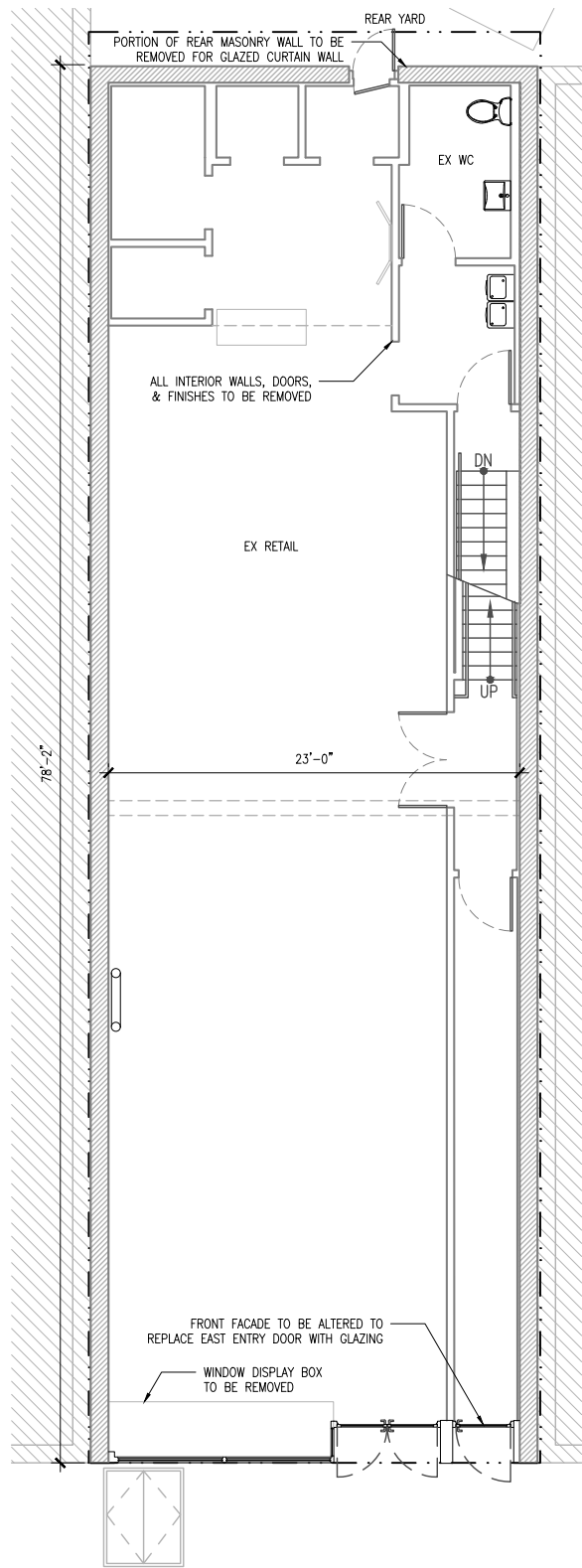




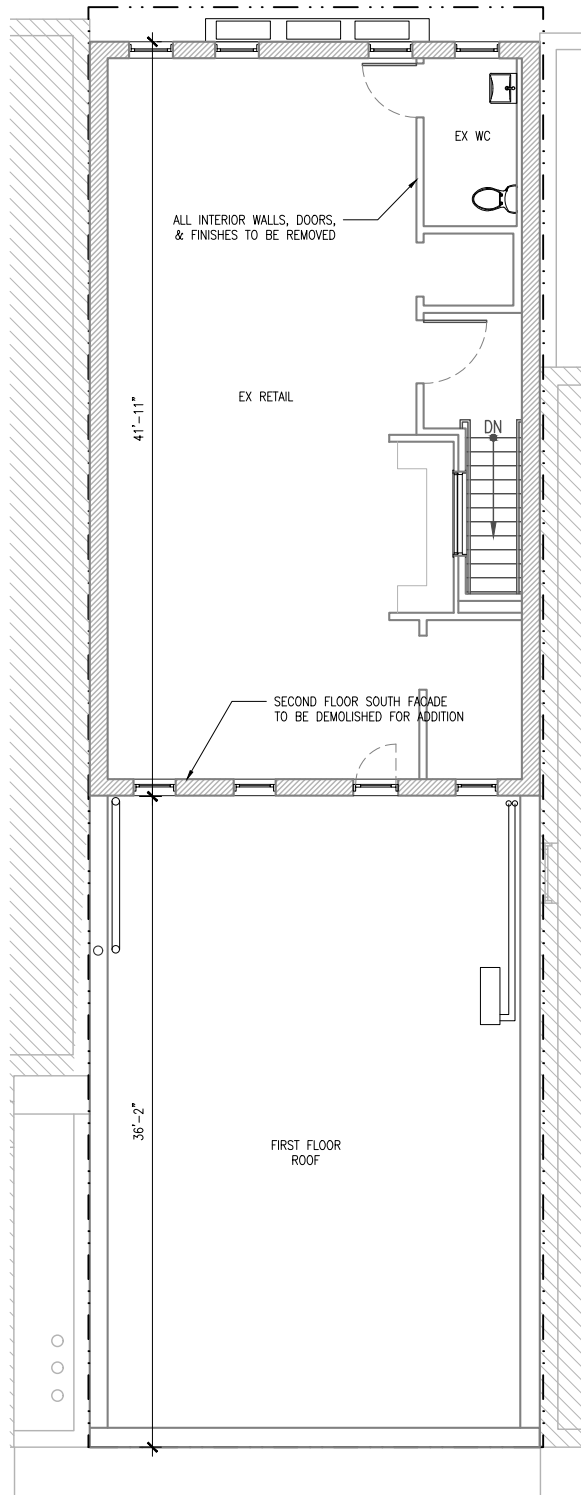




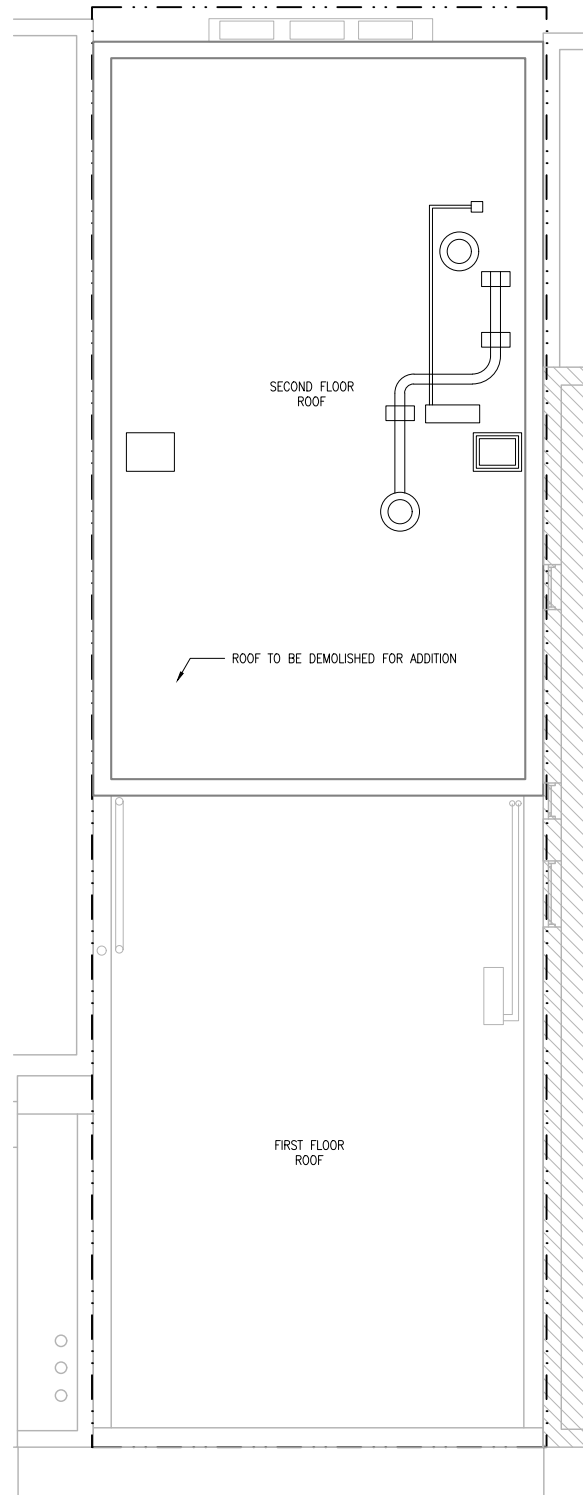
EXISTING CELLAR



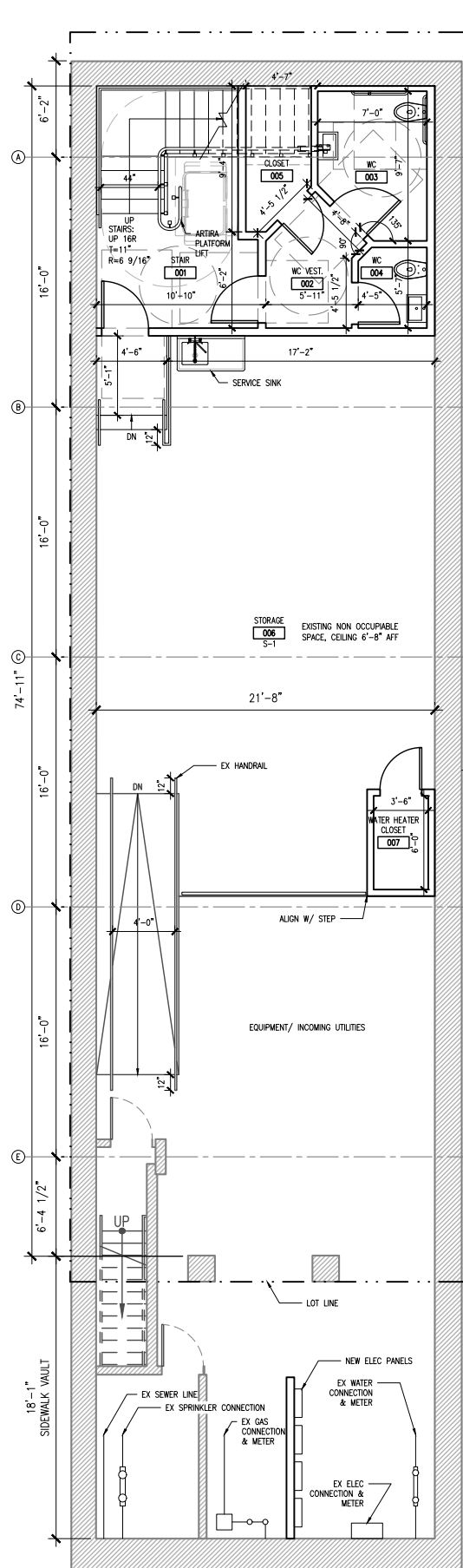
EXISTING FIRST FLOOR



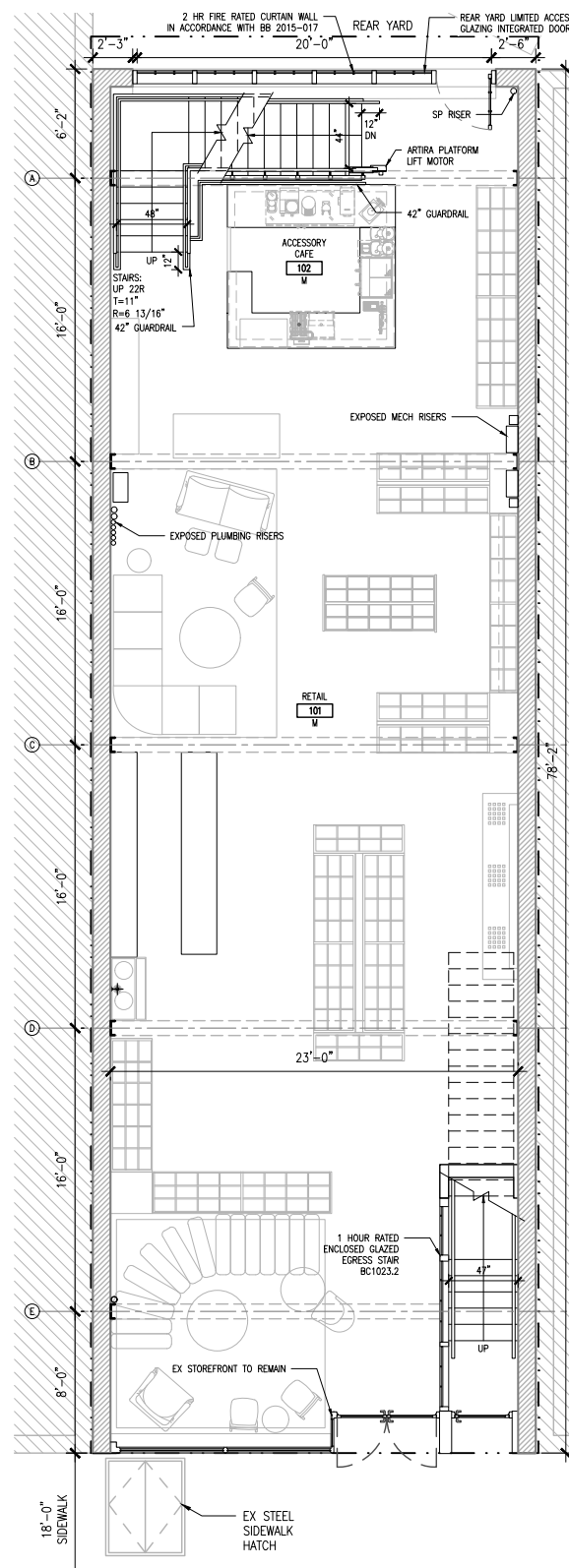
EXISTING SECOND FLOOR



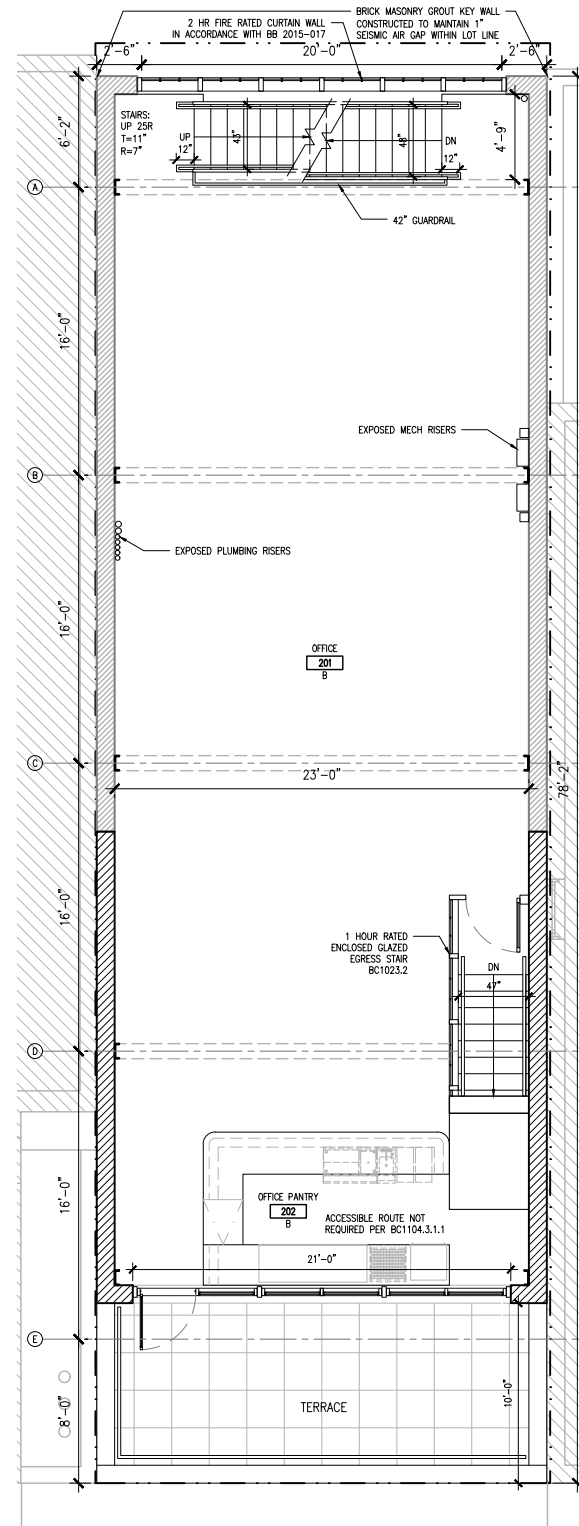
EXISTING ROOF



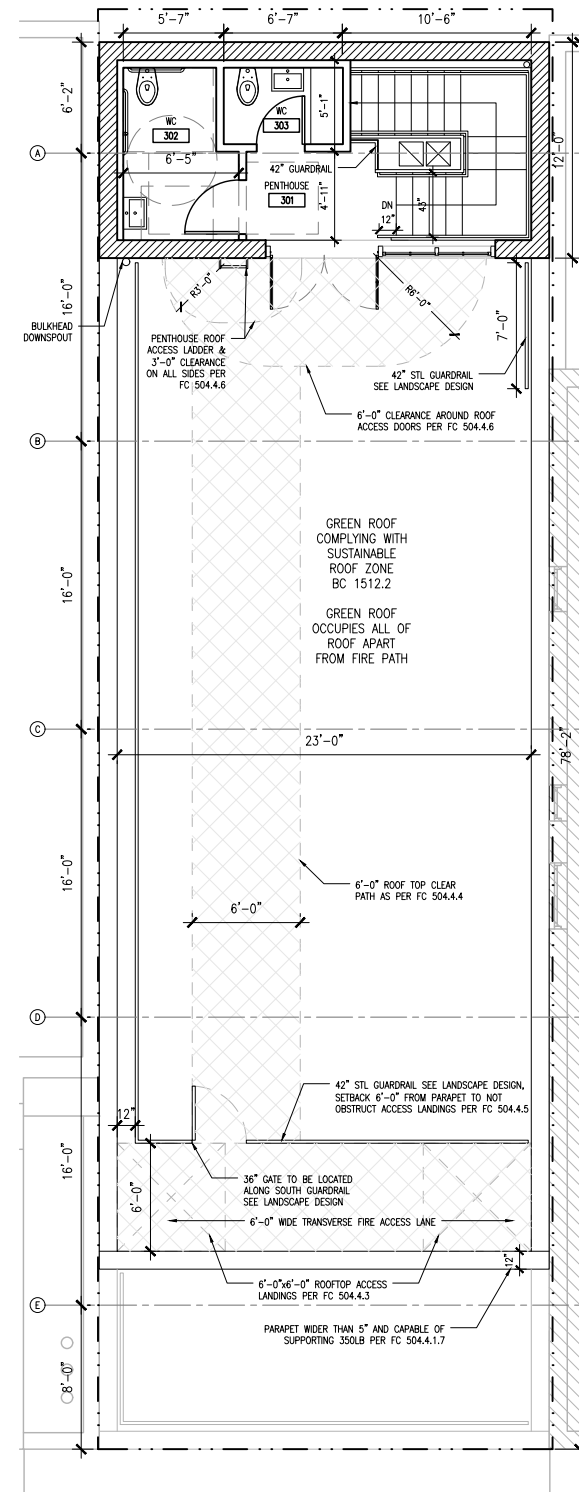
PROPOSED CELLAR



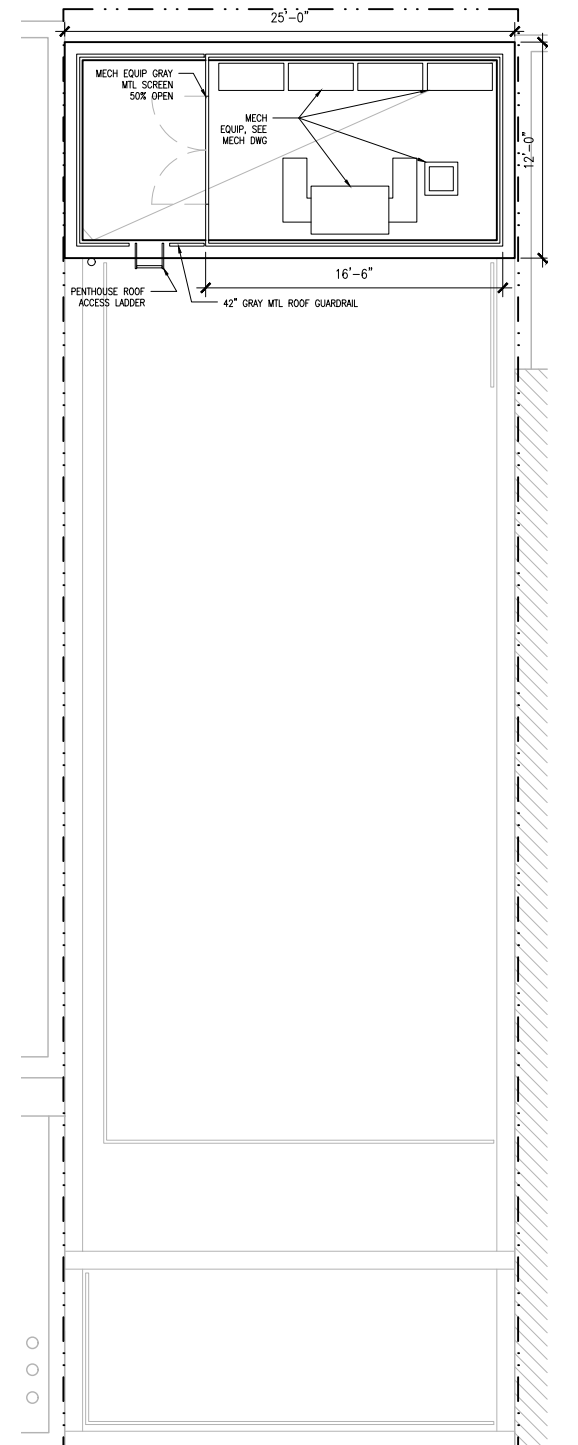
PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED BULKHEAD & GREEN ROOF



PROPOSED BULKHEAD ROOF

PROPOSED PLANS

69 GANSEVOORT STREET



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



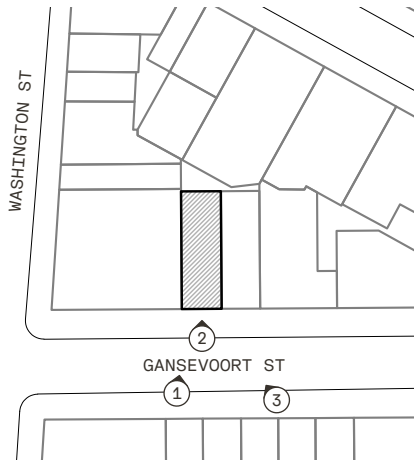
1 | VIEW FROM ACROSS THE STREET, BULKHEAD IN VIEW



2 | VIEW FROM SIDEWALK



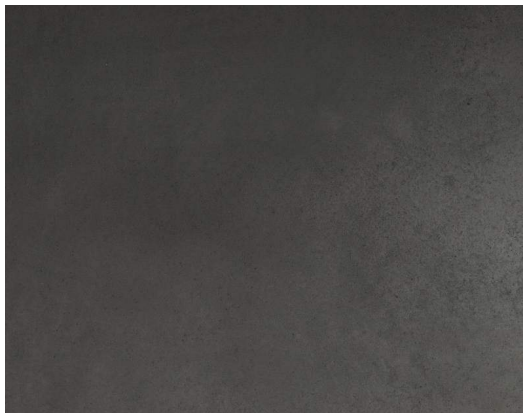
3 | VIEW FROM DOWN THE STREET



KEY PLAN



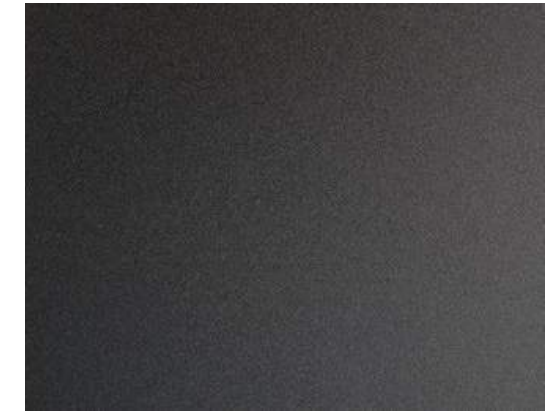
DARK GRAY BRUSHED METAL FRAMES
WITH GLAZING



DARK GRAY STUCCO WALL TO MATCH TONE
OF METAL PANEL FACADE



RENDERING OF PROPOSED DESIGN



DARK GRAY MATTE FINISH METAL TO
MATCH NEIGHBORING SIDEWALK AWNINGS



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

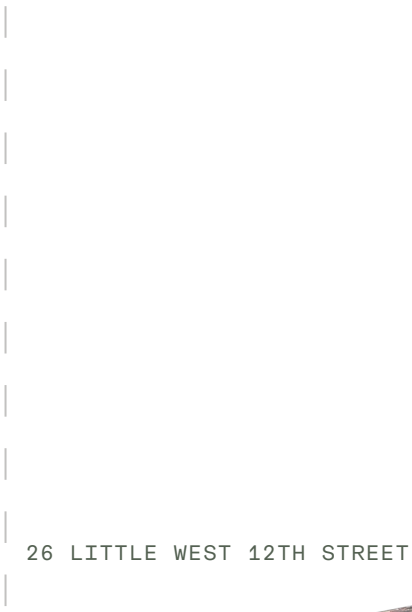


RENDERING OF PROPOSED DESIGN

THE STANDARD HIGH LINE HOTEL



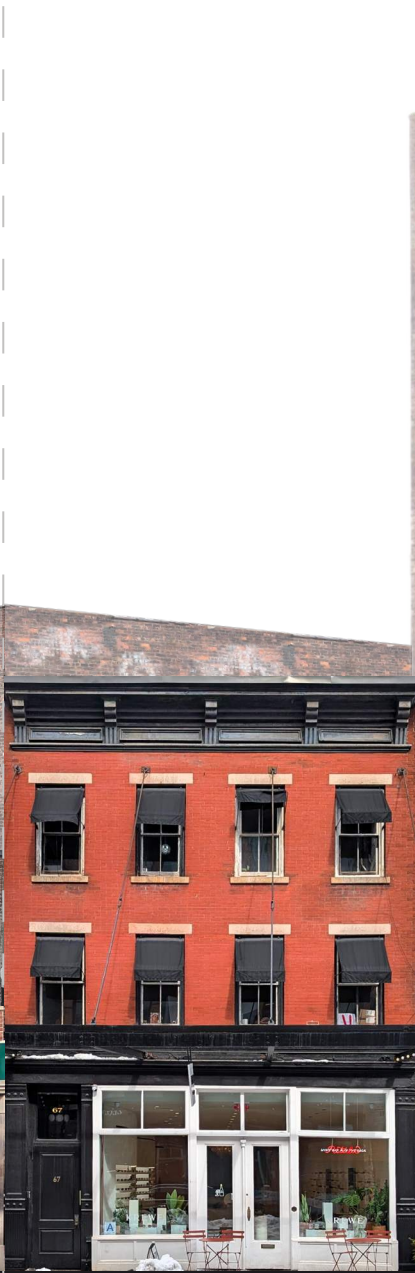
817 WASHINGTON STREET



26 LITTLE WEST 12TH STREET



69 GANSEVOORT STREET

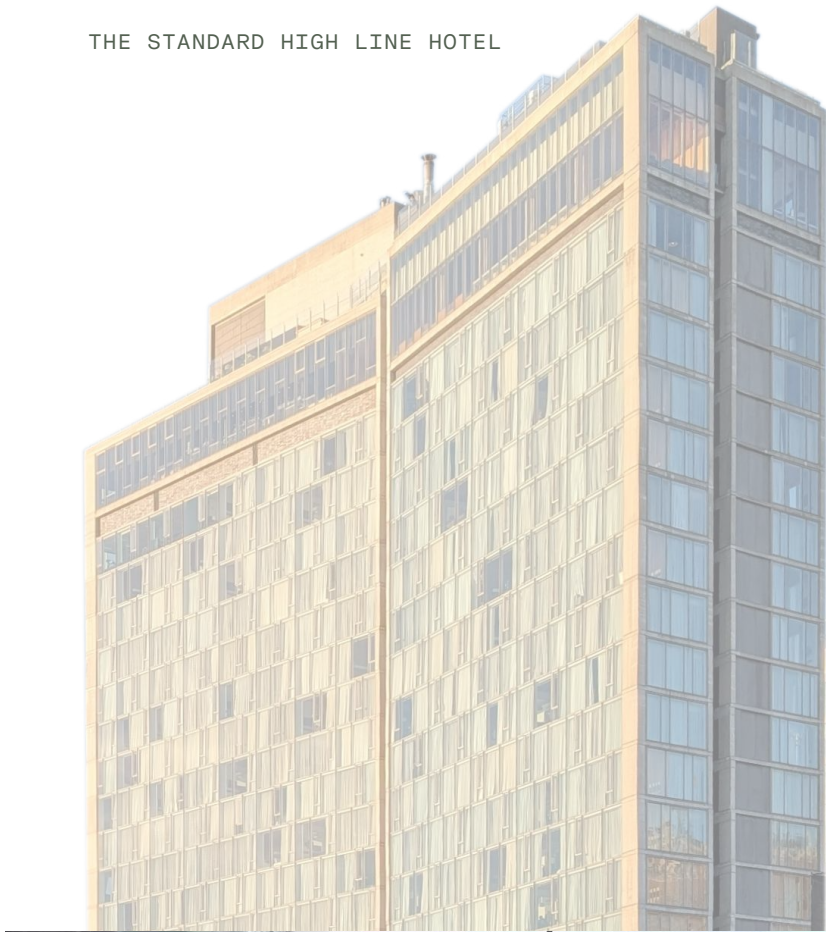


67 GANSEVOORT STREET



63 GANSEVOORT STREET

THE STANDARD HIGH LINE HOTEL



817 WASHINGTON STREET



69 GANSEVOORT STREET



67 GANSEVOORT STREET



22 LITTLE WEST 12TH STREET

63 GANSEVOORT STREET



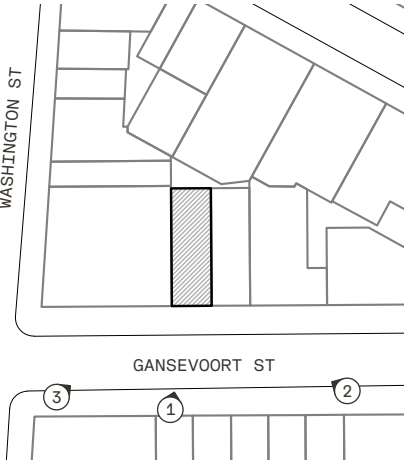
1 | MOCKUP FROM THE FRONT



2 | MOCKUP FROM THE EAST



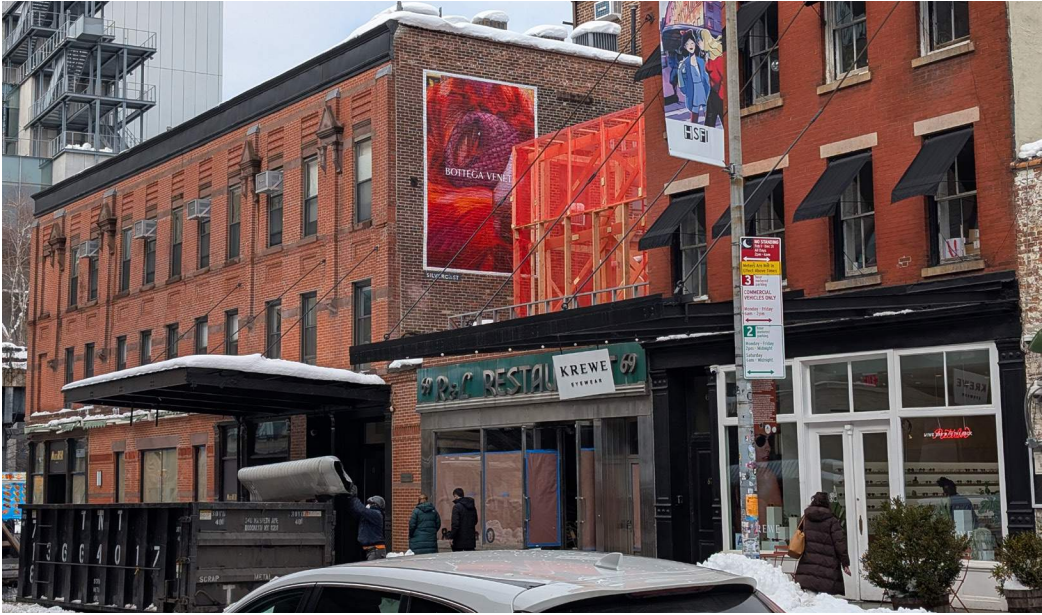
3 | MOCKUP FROM THE WEST



KEY PLAN



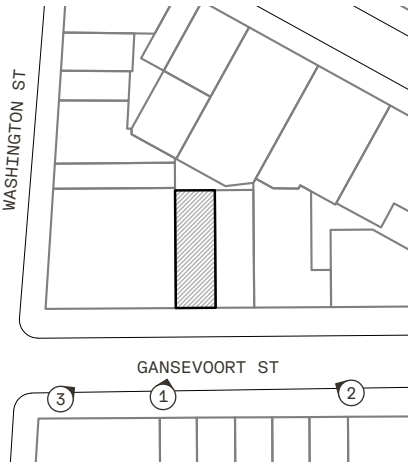
1 | MOCKUP FROM THE FRONT



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

76 BOWERY, 8TH FLOOR
NEW YORK, NY 10013

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