



THE COMMITTEE TO PRESERVE THE UPPER WEST SIDE

**Testimony of LANDMARK WEST!  
Certificate of Appropriateness Committee  
Before the Landmarks Preservation Commission  
46-74 Gansevoort Street  
November 10, 2015**

LANDMARK WEST! is a not-for-profit community organization committed to the preservation of the architectural heritage of the Upper West Side.

The Certificate of Appropriateness Committee wishes to comment on the application to:

- demolish the western portion of 46-50 Gansevoort Street, a Moderne style market building designed by Charles H. Stadler and built 1938-39. Application also seeks to construct a new building, alter the facades, replace windows and doors, install storefront infill, marquees and signage and reconstruct a skylight.
- alter the facade, replace windows and doors, install signage and lighting, construct a rear addition, install rooftop mechanical equipment and perform excavation at 52-58 Gansevoort Street, a vernacular style market building originally built c. 1850-54 and altered in 1937 by S. Walter Katz.
- demolish the western building and construct a new building, and to construct rooftop additions, replace windows, install storefront infill, install lighting and signage and perform excavation at 60-74 Gansevoort Street, a 1940-2 market building altered in 1949-50 and five neo-Grec style tenement buildings designed by George B. Pelham and built in 1880-81 and altered as a market building in 1940 by Voorhees, Walker, Foley and Smith.

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The very purpose of Landmarks Designations are to protect the past for the future.

According to the Landmarks Law, the purpose of safeguarding the buildings and places that represent New York City's cultural, social, economic, political and architectural history is to:

- stabilize and improve property values.  
(Gansevoort Market Historic District has—and in fact property values have increased so much, those who initiated the change have often been priced out)
- foster civic pride.  
(Gansevoort Market Historic District does with its own gritty vibe)
- protect and enhance the City's attractions to tourists.  
(Gansevoort Market Historic District is a pedestrian highway and catch basin for the High Line)
- strengthen the economy of the City.  
(Gansevoort Market Historic District is one of Manhattan's fastest growing

tax bases in the past decade)

The existence and use of this district provides for education, pleasure and welfare of the people of New York City and well beyond. This district is not only functioning as expected, but flourishing, experiencing levels of foot traffic that retailers crave and locals despise.

Assembling contiguous property does not give one the right to demolish and irrevocably alter the character of a district preserved for the masses. It is not an entitlement to suddenly streamline a row of distinctive structures, which accrued over time.

The LPC has taken great strains to evaluate the buildings of each district on merit and has a hard-won reputation for creating complex polygons of perimeters to rival Pythagoras himself. These limits ensure inclusion of properties that deliver a unique sense of place. One developer should not be allowed to single handedly change a boundary and undo the efforts of a Commission, and their research, policy and administrative support staff of sixty-seven individuals. There are times when alterations are appropriate. However, the gall with which the severity and quantity of alterations are proposed, and the nature and quality of intended replacements comprising this application is appalling. This is disingenuous to the process and everyone's efforts. This application should be unilaterally denied.