



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 08/11/17	EXPIRATION DATE: 8/8/2023	DOCKET #: LPC-19-8887	COFA COFA-19-08887
ADDRESS: 1-3 LITTLE WEST 12TH STREET Apt/Floor: 1ST Floor		BOROUGH: Manhattan	BLOCK/LOT: 628 / 1
Gansevoort Market Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Neil Bender
West Village LLC
544 Hudson Street
New York, NY 10014

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of August 8, 2017, following the Public Hearing of the same date, voted to approve a proposal for certain work at the subject premises, as put forward in your application completed on July 13, 2017. The approval will expire on August 8, 2023.

The proposed work, as approved, consists of the removal of the existing non-historic storefront infill and its replacement with new aluminum-and-glass infill, consisting of, at 3 Little West 12th Street, a three-paneled folding door assembly at the central opening and a door with sidelights and three-paned transom window at the eastern openings, and at 1 Little West 12th Street, a three-paneled door assembly at the western opening, a four-paneled door assembly at the central opening, and a pair of doors at the corner opening, each with a single-pane transom above, and all doors with a solid aluminum panel at the base, all with a black finish; as shown in unlabeled presentation boards, consisting of existing condition, historic, and neighborhood context photographs, the previously approved elevation and floor plan, and existing and proposed floor plans, elevations, and section details, dated 8/8/17, prepared by FSI Architecture, submitted as components of the application, and presented electronically at the August 8, 2017 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Gansevoort Market Historic District designation report describes 1-3 Little West 12th Street as a neo-Grec style store and loft building designed by Peter J.

Zabriskie and built in 1887 and a vernacular style warehouse designed by John G. Michel and built in 1918-19; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Gansevoort Market Historic District. The Commission also noted that Certificate of Appropriateness 11-9776 was issued on May 10, 2011 for the installation of new storefront infill and lighting, and that only the westernmost entrance infill was installed pursuant to the approval. The Commission further notes that Notice of Violation 16-0271 was issued on October 23, 2015 for "Installation of light fixtures and conduits in noncompliance with CofA 12-9452 (LPC 12-3105) issued 2/27/12" and Warning Letter 16-0272 was issued on September 15, 2015 for "Installation of security cameras without permit(s)," and that both violations were issued for work at 5 Little West 12th Street, which is a separate building but shares the same lot.

With regard to the proposal, the Commission found that the removal of the existing storefront infill at each building will not eliminate any significant architectural features; that the design of the storefront infill will be in keeping with the original, expired approval, which was only partially installed; that the existing cast iron columns will be retained and incorporated into the overall design; that the use of folding doors at the storefronts will result in large openings at the storefront which will recall the historic loading bays found at these buildings; and that the design, materials and finish of the proposed storefront infill will be in keeping with the industrial character of the building and historic district and will allow for a consistent height and unity of design between the two storefronts which potentially will be occupied by a single tenant. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that two sets of signed and sealed DOB filing drawings for the approved work be submitted for review and approval.

Subsequently, the Landmarks Preservation Commission received drawings T-001.00, A-100.00, A-101.00, and A-102.00, dated 3/2/17, prepared by James Angelo Cicalo, R.A. Accordingly, staff reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 19-08887 is being issued.

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 Timothy Shaw.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Alwin C. Heller III, FSI Architecture

cc: Caroline Kane Levy, Deputy Director; Alwin C. Heller III, FSI Architecture