



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: 06/02/16	EXPIRATION DATE: 12/15/2021	DOCKET #: LPC-18-6280	COFA COFA-18-6373
ADDRESS: 8-12 LITTLE WEST 12TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 644 / 51
Gansevoort Market Historic District			
Gansevoort Market Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Jeffrey Jones
Little West 12th Street Realty LP
PO Box 30405
New York, NY 10011

**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 December 15, 2015 following the Public Hearing of the same date, voted to grant an approval for certain work at the subject premises, as put forward in your application completed on October 15, 2015, and as you were notified in the Status Update Letter issued December 15, 2015. This approval will expire on December 15, 2012.

The proposed work, as approved consists of the construction of a rooftop stair bulkhead featuring grey matte finish composite wall panels, wood slats and metal windows, reconstructing and raising the height of the brick parapets with brick and mortar to match the historic, and including a cast stone coping; replacing existing one-over-one, two-over-two and six-over-six double hung wood and aluminum windows on the primary façade with two-over-two wood windows with a Hunter Green finish. As initially proposed, the work included rebuilding the parapets to a lower height and installing a frameless 42" glass railing behind the parapets which would have been visible from the street. The work was presented at the Public Hearing and Public Meeting electronically and in drawings LPC-001 through LPC-020, dated 12.10.15, prepared by FDDLCC, submitted as components of the application.

In reviewing this proposal, The Commission noted that the style, scale, materials and details of the building

are among the features that contribute to the special architectural and historic character of the Gansevoort Market Historic District.

With regard to this proposal, the Commission found that the roof of the building has no significant architectural features which would be lost or damaged by the construction of the proposed addition; that the construction of a modestly sized visible addition in a contemporary design, along with the installation of visible glass railings is consistent with the evolution of the Gansevoort Market Historic District, where buildings have been made smaller and larger over time, and where other buildings feature Commission-approved visible rooftop additions and accretions of highly contemporary design and materials; that the design of the proposed rooftop addition, featuring grey matte finish composite wall panels, wood slats and metal windows, will differentiate itself from the historic building façades, but will not call undue attention to itself; that the historic cornice was removed prior to designation and the parapet has been altered over time, including the removal of masonry, reducing the height of portions of the parapet; therefore, evening out the parapet profile and replacing damaged bricks will enhance the building's roofline; that the proposed two-over-two double-hung wood windows with a dark finish, while not matching the historic six-over-six configuration seen in the c. 1940 tax photo, are in keeping with the type of windows historically found on buildings of this age and style; and that the work will not detract from the special architectural and historic character of the building or the historic district.

However, in voting to grant the approval, the Commission required that changes be made in order to reduce the visibility of the addition and railings, including: that the missing cornices be restored to the front façade to enhance the architectural and historic character of the building, as well as to obscure the visibility of the railings and addition over the front façade; that the height of the rooftop bulkhead be lowered to the greatest extent possible; that the side parapets be raised to be level with the highest existing parapet; and that the glass railings be set back from the parapet to reduce their visibility from the public way.

Subsequently, on May 5, 2016, staff of the Commission received drawings labeled S-001.00, S-100.00, S-101.00, S-102.00, S-200.00, S-300.00 signed and sealed by Marie Theresa Ennis, P.E., with a revision date of 2.11.16, and G-001.00, G-002.00, G-100.00, A-100.00, A-101.00, A-110.00, A-111.00, A-112.00, A-200.00, A-210.00, A-211.00, A-300.00, A-301.00, A-302.00, A-303.00, A-310.00, A-311.00, A-312.00, A-313.00, A-320.00, A-400.00 and A-401.00, all signed and sealed by Jon David Labasci, with a revision date of 5.1.16. Staff of the Commission reviewed these drawings and finds that the glass railings have been eliminated from the scope of work; that the existing brick parapet wall was raised at all four elevations to the uniform height of 36'-6" which is currently highest parapet elevation of 8 Little West 12 Street's front façade; that new precast parapet coping was added at all four elevations bringing the overall height of façade walls to 37'-0" or under; and that the overall height of proposed roof bulkhead addition was lowered by 1'-2" from previously proposed elevation of 43'-8" to the currently proposed height of 42'-6". Furthermore, staff notes that the drawings also include associated interior alterations, the installation of decking and planters on the roof, and the installation of double hung one-over-one fiberglass windows at the rear facade. With regard to these changes, staff finds that the modifications required by the Commission have been incorporated into the overall design, and that while the missing cornices will not be restored, the work does not preclude their installation at a later date and the adjustment of the parapet height has eliminated the need for the highly visible glass railings. Finally, staff finds that overall, the design approved by the Commission has been maintained. Based on these and the above findings, this Certificate of Appropriateness is now being issued.

Please note that this permit is being issued contingent upon the Commission's review and approval of window shop drawings and brick and mortar samples 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. Promptly submit the requested materials to the Commission staff. Digital photographs of all samples may be sent via e-mail to ckanelevy@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.

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 Caroline Kane Levy.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Lika Arce, FDD LLC

cc: