



Date:	8/4/2015
LPC Docket #:	16-1015
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 28 Little West 12th Street

Borough: Manhattan

Block: 644 **Lot:** 43

Historic District: Gansevoort Market Historic District

Description: A neo-Georgian style stable building designed by John M. Baker and built in 1911. Application is to install a roof deck enclosure. Zoned M1-5.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the Gansevoort Market Historic District. The Commission further noted that Certificate of Appropriateness 11-0532 was issued for the installation of other visible rooftop accretions including glass fencing and mechanical bulkhead. Staff finally notes that the Gansevoort Market Historic District is characterized by waves of adaptive re-use that significantly changed the appearance of this and many other buildings, and provide greater visibility of rooftop features.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- that the work will not result in damage to, or demolition of, any significant architectural features of the roof;
- that the proposed retractable roof deck enclosure will not be visible over the principal facade, and will be visible over the secondary facade from points west along Little West 12th Street and Washington Street in the context of existing rooftop accretions found on this and other buildings, which is characteristic of the historic district;
- that the proposed enclosure will also be seen against the backdrop of the masonry lot line wall of the adjacent building, and will be an unobtrusive addition to the building;
- that the material and design of the enclosure, featuring glass panels and steel framing, is in keeping with utilitarian roof features found on buildings throughout the historic district;
- and that the work will not detract from the special architectural or historic character of the building or the Gansevoort Market Historic District.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Roberta Washington

9-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, R.Washington

Oppose =

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law