



Date:	12/15/2015
LPC Docket #:	17-5748
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 8-12 Little West 12th Street

Borough: Manhattan

Block: 644 **Lot:** 53

Historic District: Gansevoort Market Historic District

Description: A vernacular rowhouse built c. 1852. Application is to alter the parapet, construct a rooftop addition, and replace windows and doors.

COMMISSION FINDINGS

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.

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

- 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.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss
Oppose =
Abstain =
Recuse =



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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