

**May 2, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 4, LPC-23-05732**

**56 West 12th Street – Greenwich Village Historic District**  
**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 837 7340 3401

**Passcode:** 307406

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



PROPOSED FRONT FACADE

#### EXISTING CONTEXT

- 1 Historic, Existing and Proposed Facades
- 2 Historic District Map
- 3 Block Context Collage
- 4 Perspective Views in Context

#### ZONING COMPLIANCE AND BLOCK MASSING

- 6 Zoning Plan and Diagram
- 7 Section Comparison
- 8 Aerial View and Block Massing
- 9 Rooftop Mockup Photos
- 10 Rooftop Addition Mockup Visibility Photos and Key Plan
- 13 Site Plan - Penthouse Visibility
- 14 Site Sections and View Lines

#### PROPOSED FRONT FACADE

- 16 Existing and Proposed Front Elevations
- 17 Demo and Proposed Front Elevations

#### PROPOSED REAR FACADE

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- 20 Block Analysis - Rear Yard Additions
- 21 Site Plan Detail - Rooftop and Rear Yard Additions
- 22 Existing and Proposed Facades
- 23 Rear Yard Rendered Perspectives
- 24 Existing and Proposed Rear Elevations
- 25 Demo and Proposed Rear Elevations

#### PLANS AND SECTIONS

- 26 Zoning Section
- 27 Proposed Sections
- 30 Existing Survey and Building Section
- 32 Existing and Proposed Plans



FRONT FACADE



A - 1940 TAX ID PHOTO



B - EXISTING FRONT FACADE



C - PROPOSED FRONT FACADE

REAR FACADE



D - EXISTING REAR FACADE



E - PROPOSED REAR FACADE





W12th STREET LOOKING WEST



W12th STREET LOOKING EAST



56 W12th ST AND NEIGHBORING BUILDINGS



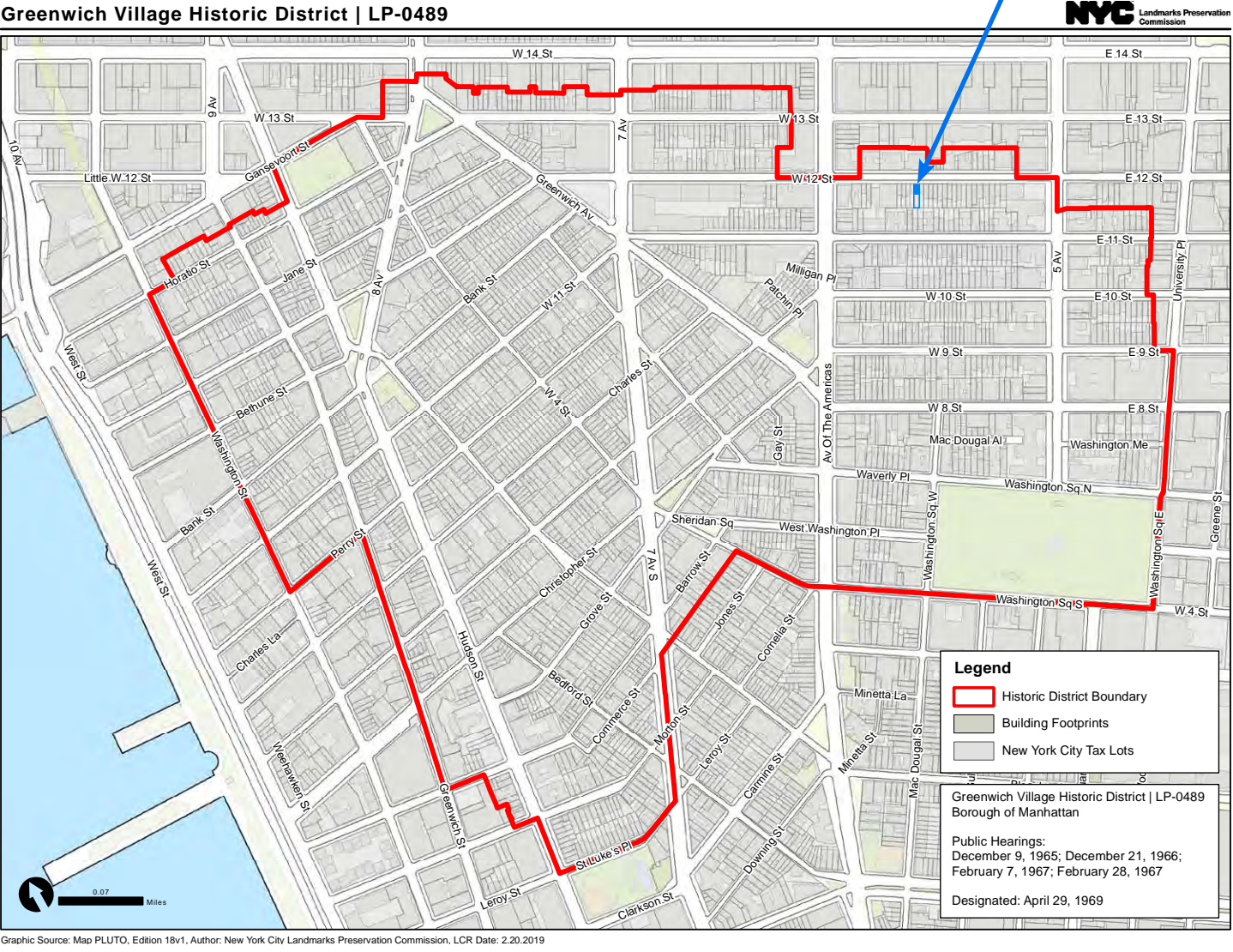
78 AND 80 W12th



VIEW ACROSS STREET LOOKING EAST



VIEW ACROSS STREET LOOKING WEST







PROPOSED PENTHOUSE ADDITION - PHOTO COLLAGE  
 PARTIAL BLOCK FROM 48 W12th ST - 66 W12th ST

54 56 W12th ST 58 60 62 64



EXISTING BUILDINGS - PHOTO COLLAGE  
 PARTIAL BLOCK FROM 48 W12th ST - 66 W12th ST

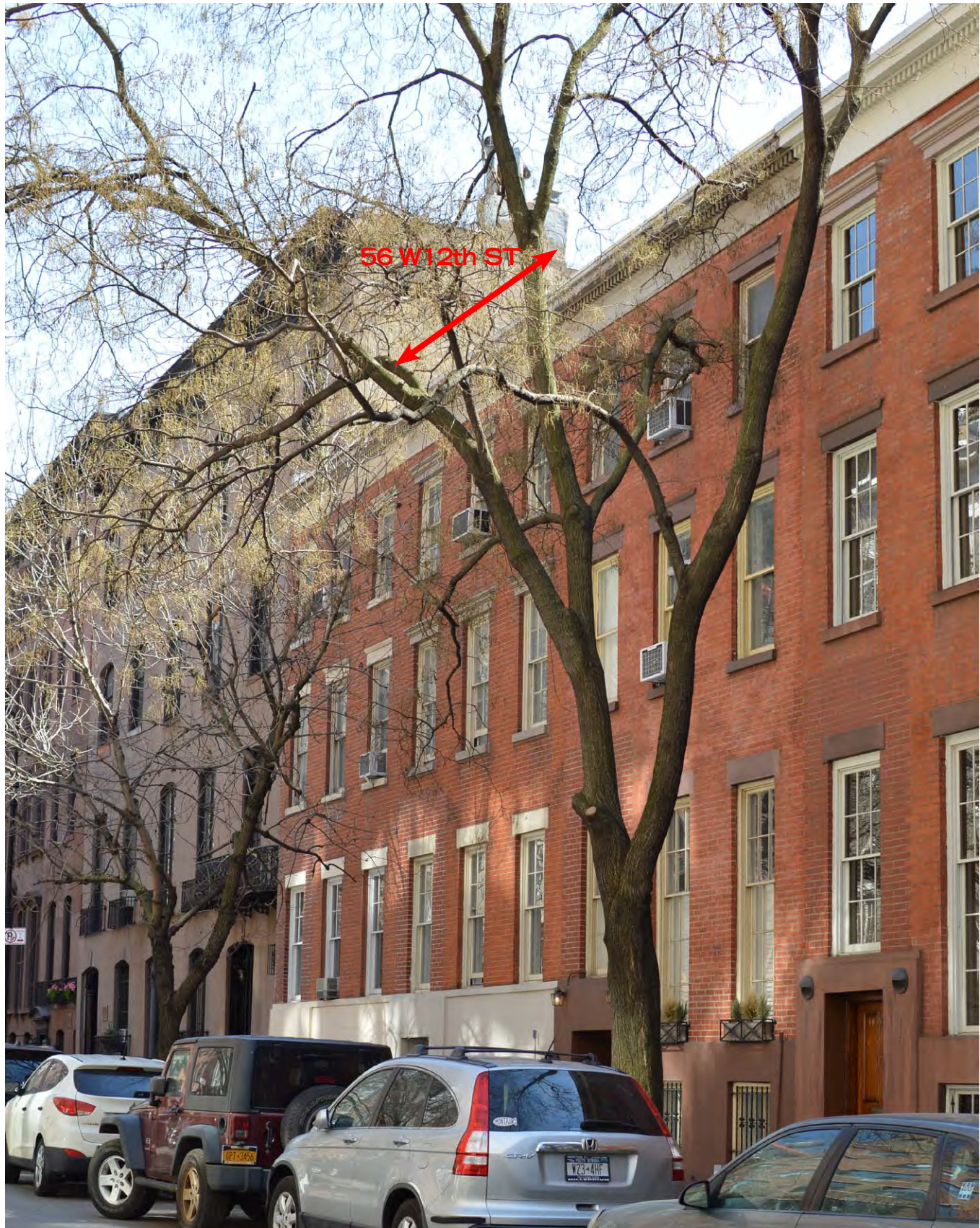
54 56 W12th ST 58 60 62 64



EXISTING PARTIAL BLOCK  
 56 W12th STREET

LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





EXISTING BUILDING - VIEW FROM W12th STREET LOOKING SOUTHEAST



PROPOSED RENDERING - VIEW FROM W12th STREET LOOKING SOUTHEAST

PERSPECTIVE RENDERING IN CONTEXT

56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





EXISTING BUILDING - VIEW FROM W12th STREET LOOKING WEST



PROPOSED RENDERING - VIEW FROM W12th STREET LOOKING WEST

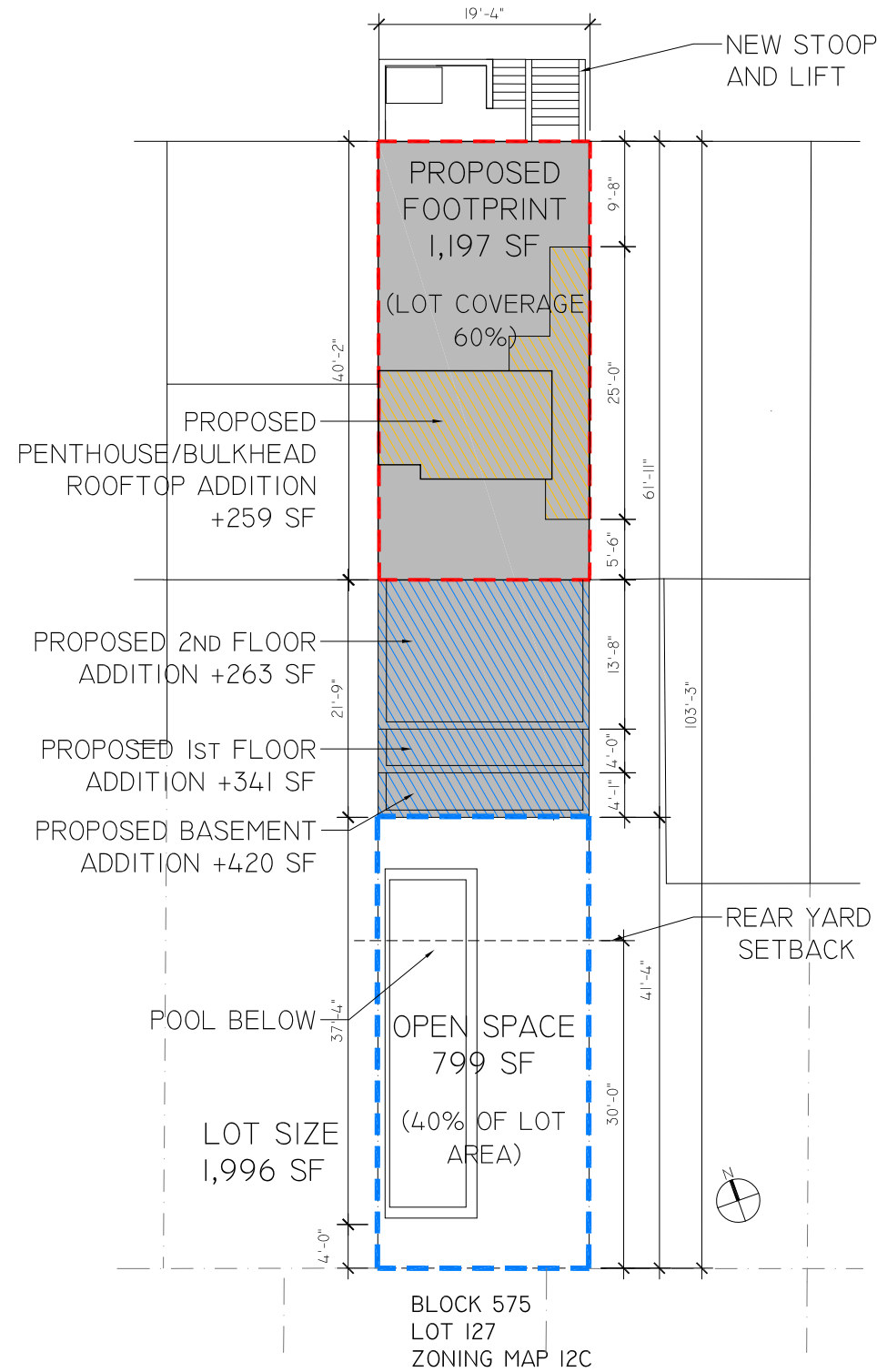
PERSPECTIVE RENDERING IN CONTEXT

56 W12th STREET

LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023



W 12TH STREET

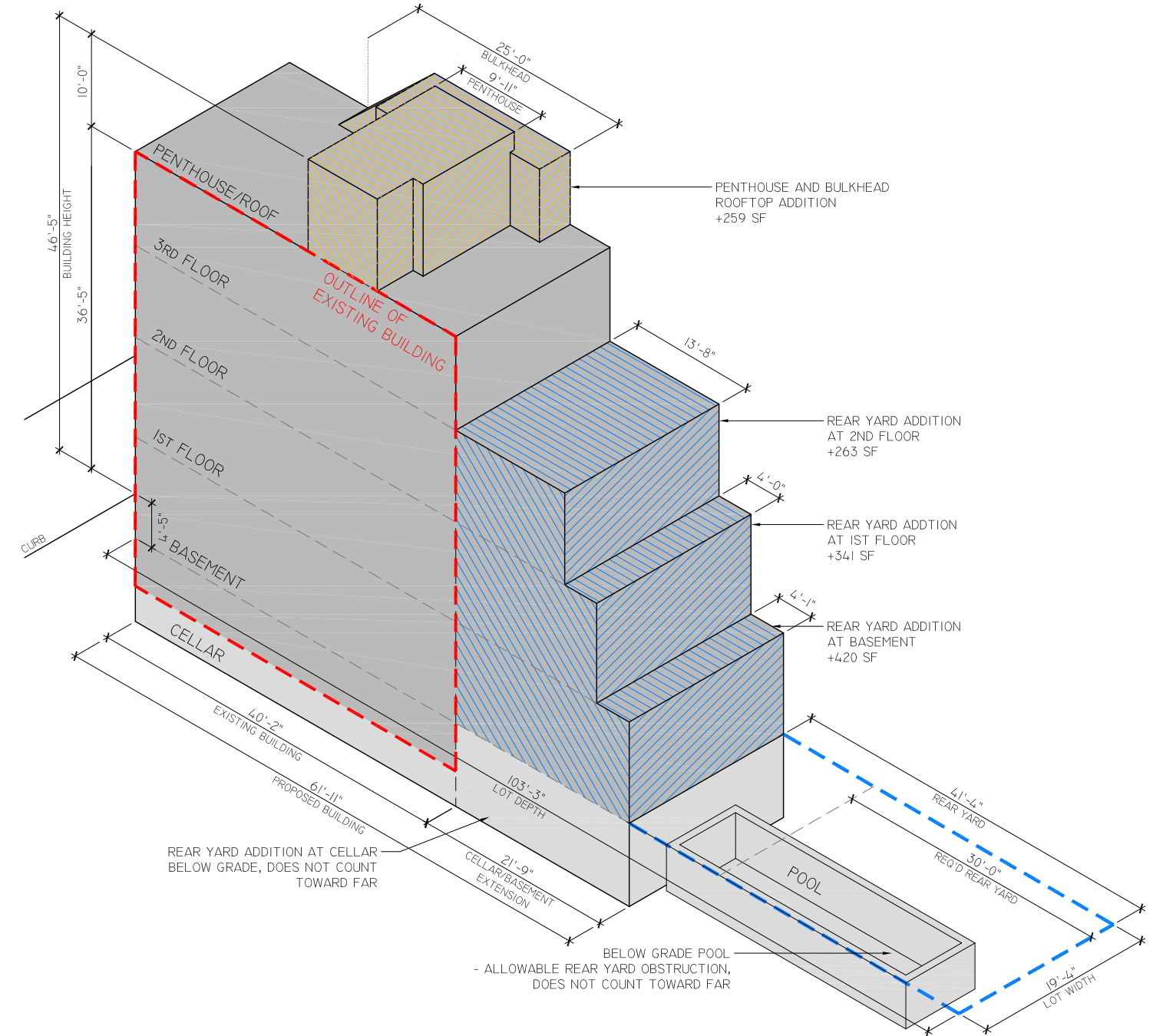


EXISTING  
 LOT SIZE - 1,996 SF  
 FLOOR AREA - 3,108 SF  
 TOTAL AREA (INCL. CELLAR) - 3,885 SF

PROPOSED  
 LOT SIZE - 1,996 SF  
 FLOOR AREA - 4,391 SF (ADDITION = 1,283 SF)  
**TOTAL AREA (INCL. CELLAR) - 5,588 SF**

FLOOR AREA RATIO  
 MAX. FLOOR AREA = 4,391 SF  
 (1,996 SF x 2.20)  
 PROPOSED FLOOR AREA = 4,391 SF  
 REMAINDER - 0 SF  
 PROPOSED FAR - 2.20

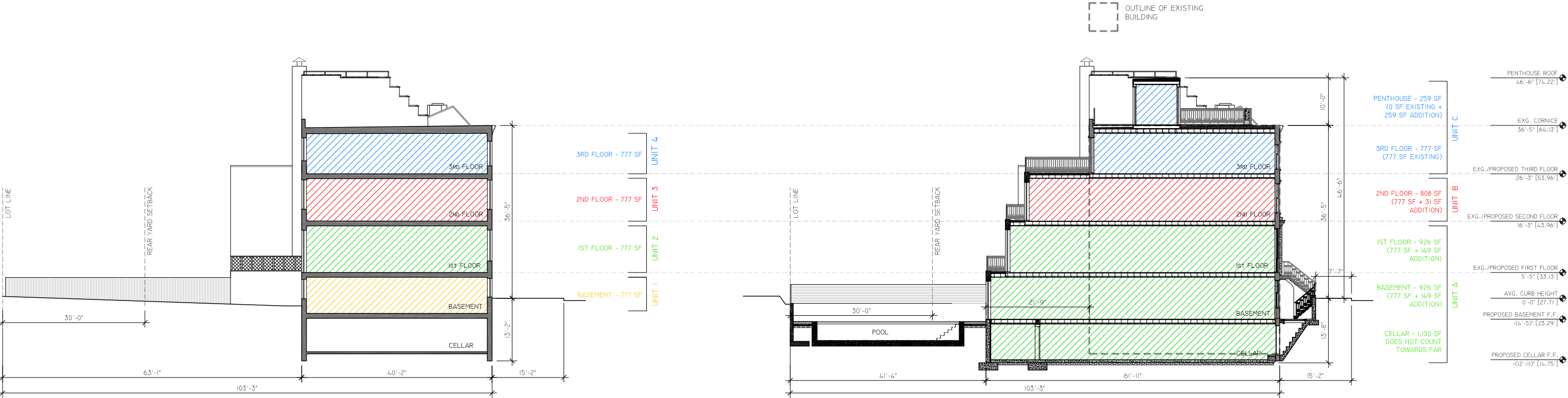
LOT COVERAGE  
 MAX. LOT COVERAGE - 1,198 SF  
 (1,996 x .60)  
 PROPOSED LOT COVERAGE - 1,197 SF



## PROPOSED ADDITIONAL BULK - ZONING PLAN AND DIAGRAM

56 W12th STREET  
 LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





SECTION COMPARISON - RESIDENTIAL UNITS


56 W12th STREET

LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





BIRDS EYE VIEW LOOKING SOUTH

 MID-BLOCK ROW HOUSES (3-4 STORIES)

AERIAL VIEW - BLOCK MASSING

56 W12th STREET

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VIEW FROM ROOF LOOKING WEST



VIEW FROM ROOF LOOKING SOUTH



VIEW FROM ROOF LOOKING NORTHWEST

ALL PHOTOS THIS PAGE TAKEN SEPTEMBER 26, 2022

ROOFTOP ADDITION MOCKUP PHOTOS  
56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023



NOTE:  
MOCKUP NOT VISIBLE FROM STREET OR OTHER PUBLIC WAY



LOCATION A  
VIEW FROM 43 W 12th STREET LOOKING SOUTHWEST



LOCATION B  
VIEW FROM 40 W 12th STREET LOOKING SOUTHWEST



LOCATION C  
VIEW FROM 40 W 12th STREET LOOKING WEST

ALL PHOTOS THIS PAGE TAKEN SEPTEMBER 29, 2022

ROOFTOP ADDITION MOCKUP PHOTOS - STREET VIEWS  
56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023



NOTE:  
MOCKUP NOT VISIBLE FROM STREET OR OTHER PUBLIC WAY



LOCATION D  
VIEW FROM 49 W 12th STREET LOOKING SOUTH



LOCATION E  
VIEW FROM 49 W 12th STREET LOOKING SOUTHEAST





LOCATION F  
VIEW FROM 59 W 12th STREET LOOKING EAST

ALL PHOTOS THIS PAGE TAKEN NOVEMBER 17, 2022

ROOFTOP ADDITION MOCKUP PHOTOS - STREET VIEWS  
56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





- |   |  |   |
|---|--|---|
|  PROJECT SITE - 56 W 12TH STREET                        |  ROW HOUSES AND OTHER LOW BUILDINGS (1-4 STORIES)   |  PHOTO LOCATIONS |
|  GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY           |  TALLER ROW HOUSES AND APT. BUILDINGS (5-6 STORIES) |   |
|  NEARBY TALLER BUILDINGS IMPACTING PENTHOUSE VISIBILITY |  TALL BUILDINGS (7+ STORIES)                        |   |

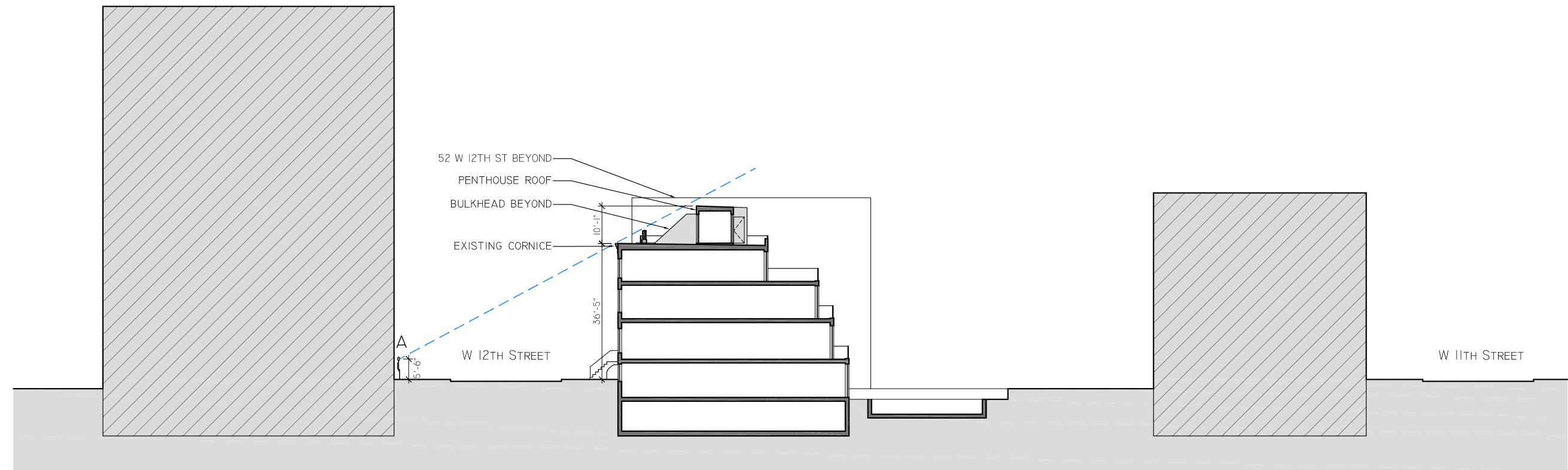
ROOFTOP MOCKUP PHOTO KEY PLAN  
 56 W12th STREET  
 LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023



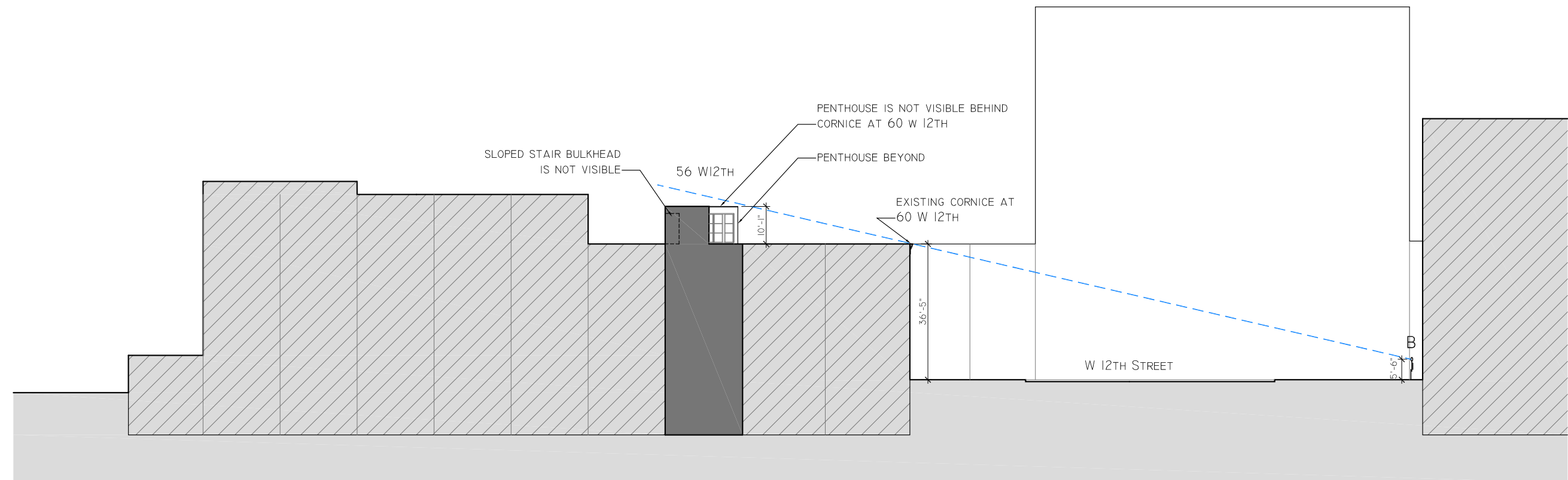


- |  |  |  |
|--|--|--|
| PROJECT SITE - 56 W 12TH STREET                        | ROW HOUSES AND OTHER LOW BUILDINGS (1-4 STORIES)   | ROOFTOP ADDITION VISIBILITY NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY |
| GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY           | TALLER ROW HOUSES AND APT. BUILDINGS (5-6 STORIES) |  |
| NEARBY TALLER BUILDINGS IMPACTING PENTHOUSE VISIBILITY | TALL BUILDINGS (7+ STORIES)                        |  |



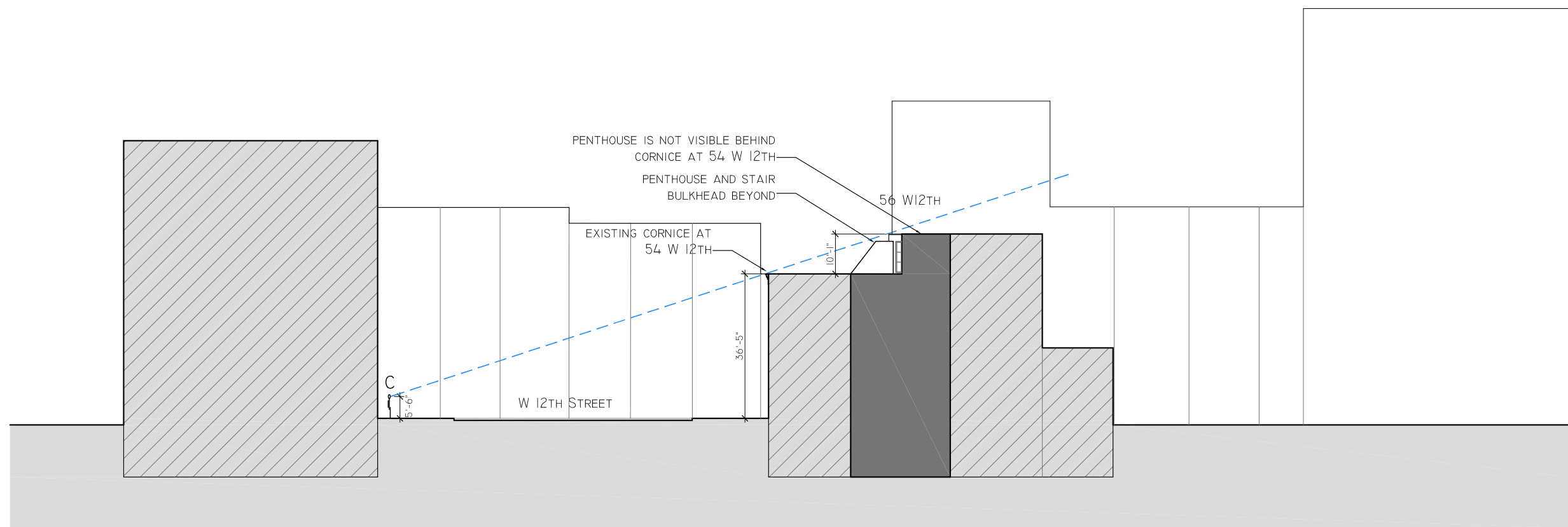


SITE SECTION A



SITE SECTION B





SITE SECTION C





EXISTING



PROPOSED



DEMOLITION SCOPE

- 1: DEMO EXISTING WINDOWS AND RESTORE FULL-HEIGHT PARLOR WINDOW OPENINGS
- 2: REMOVE BASEMENT DOOR, STEPS, RAILING AND STUCCO AT BASEMENT WALL (NOT ORIGINAL)
- 3: REMOVE BASEMENT WINDOWS AND SECURITY BARS (NOT ORIGINAL)
- 4: REMOVE EXISTING FIRST FLOOR LINTELS (NOT ORIGINAL)
- 5: REMOVE EXISTING WOOD WINDOWS - NO CHANGE TO OPENINGS OR LINTELS
- 6: DEMO ROOFTOP SKYLIGHT AND FLUE



EXISTING /DEMO FRONT ELEVATION

PROPOSED SCOPE

- 1: NEW STUCCO PENTHOUSE ADDITION WITH STEEL AND GLASS WINDOWS AND NEW RAILING AND PLANTINGS

TO BE APPROVED AT STAFF LEVEL:  
NEW STOOP AND FRONT DOOR, NEW FULL-HEIGHT PARLOR WINDOWS TO MATCH HISTORIC CONDITION, REPLACED WOOD DOUBLE-HUNG WINDOWS IN EXISTING OPENINGS, NEW RAILING AND GATE TO MATCH HISTORIC CONDITION , NEW RUSTICATED BASE AND NEW ACCESSIBLE CHAIR LIFT.



PENTHOUSE STUCCO  
DRYVIT CCP3 CEMENT PLASTER  
456 "OYSTER SHELL"



MORTAR  
(FOR BRICK REPAIR AS NEEDED)  
ECOLOGIC NATURAL LIME MORTAR  
DGM 050



PROPOSED FRONT ELEVATION

DEMO AND PROPOSED FRONT ELEVATION

56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





EXISTING REAR FACADE AND NEIGHBORING BUILDINGS

56 W12th STREET  
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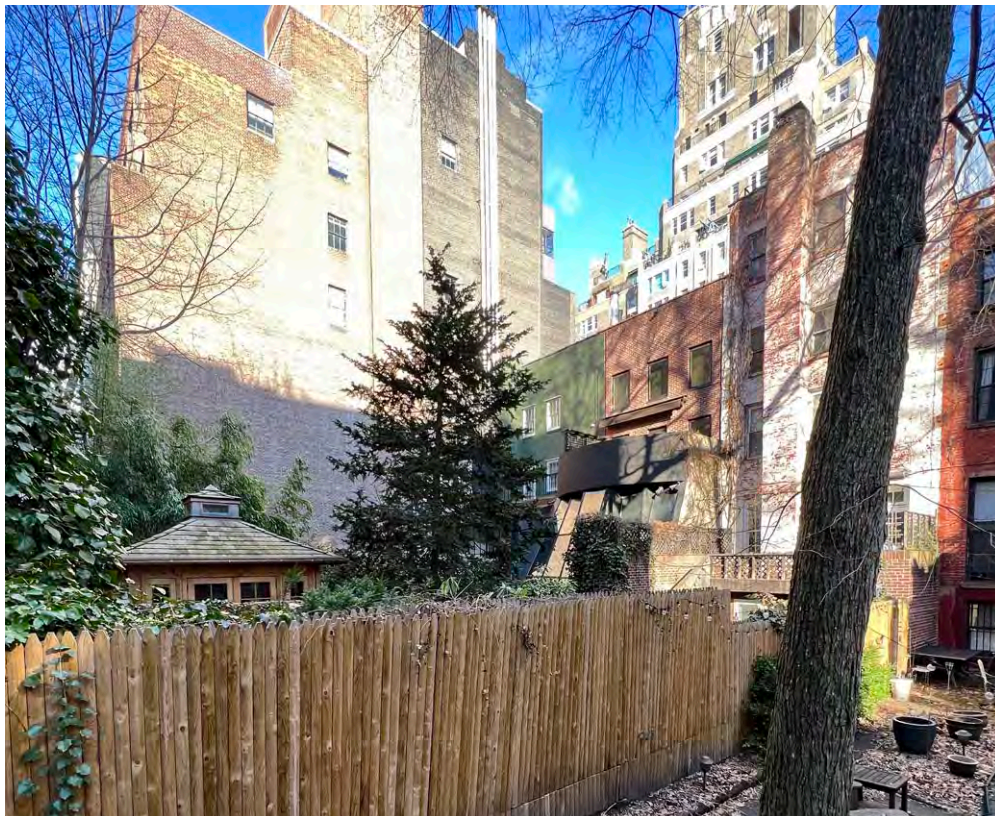
1: VIEW FROM 3rd FLOOR LOOKING SOUTH



2: VIEW FROM 3rd FLOOR LOOKING SOUTHEAST



3: VIEW FROM REAR YARD LOOKING NORTH



4: VIEW FROM REAR YARD LOOKING NORTHWEST



5: VIEW FROM REAR YARD LOOKING WEST



6: VIEW FROM REAR YARD LOOKING EAST

INTERIOR BLOCK/REAR YARD PHOTOS

REAR YARD CONTEXT PHOTOS

56 W12th STREET  
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- 1-STORY REAR YARD ADDITION
- 2-STORY REAR YARD ADDITION
- 3-STORY REAR YARD ADDITION
- 4-STORY REAR YARD ADDITION



- PROJECT SITE - 56 W 12TH STREET
- GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY
- HISTORIC OUTLINE OF REAR ROOF LINES PER SANBORN MAP

- MID-BLOCK ROW HOUSES (3-4 STORIES)
- TOWN HOUSES (4-6 STORIES)
- MULTI-FAMILY APARTMENT BUILDINGS (6+ STORIES)

- REAR-YARD ADDITIONS
- LPC APPROVED REAR YARD AND ROOF ADDITIONS
- OTHER ROOF ADDITIONS

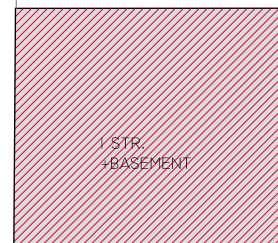
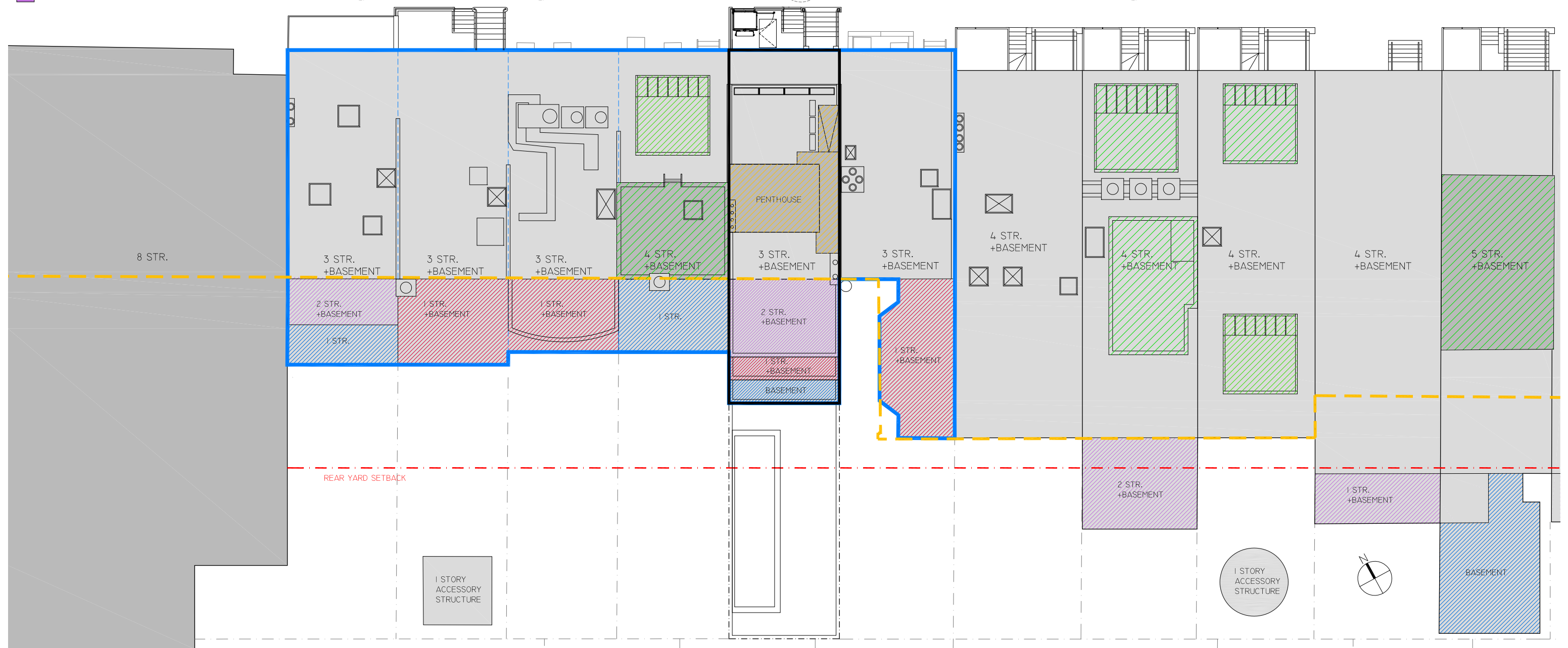
- ① LPC PRECEDENTS (WITHIN BLOCK)
- ④ LPC PRECEDENTS (ADJACENT BLOCKS)
- 3B NUMBER OF STORIES AT REAR ADDITIONS (3 + BASEMENT)



# W 12TH STREET

64 62 60 58 56 54 52 50 48 46 56

- 1-STORY REAR YARD ADDITION
- 2-STORY REAR YARD ADDITION
- 3-STORY REAR YARD ADDITION



SITE PLAN DETAIL - NEIGHBORING ROOFTOP STRUCTURES AND REAR YARD ADDITIONS

56 W12th STREET  
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EXISTING REAR FACADE



PROPOSED REAR ELEVATION

EXISTING AND PROPOSED REAR FACADE  
56 W12th STREET  
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PROPOSED PERSPECTIVE - AERIAL VIEW



PROPOSED PERSPECTIVE LOOKING NORTHEAST

REAR YARD RENDERED PERSPECTIVES  
56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





EXISTING

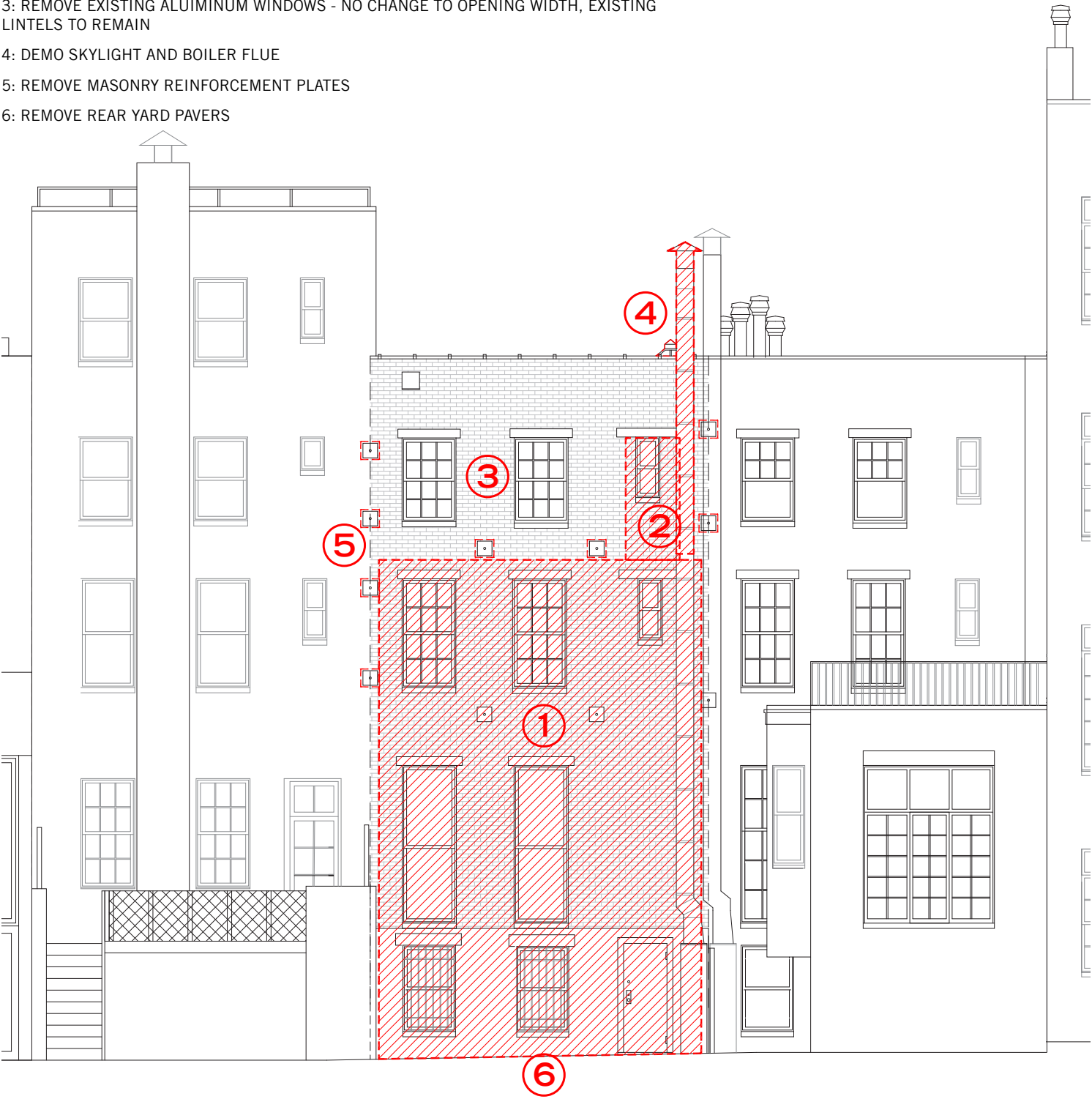


PROPOSED



DEMOLITION SCOPE

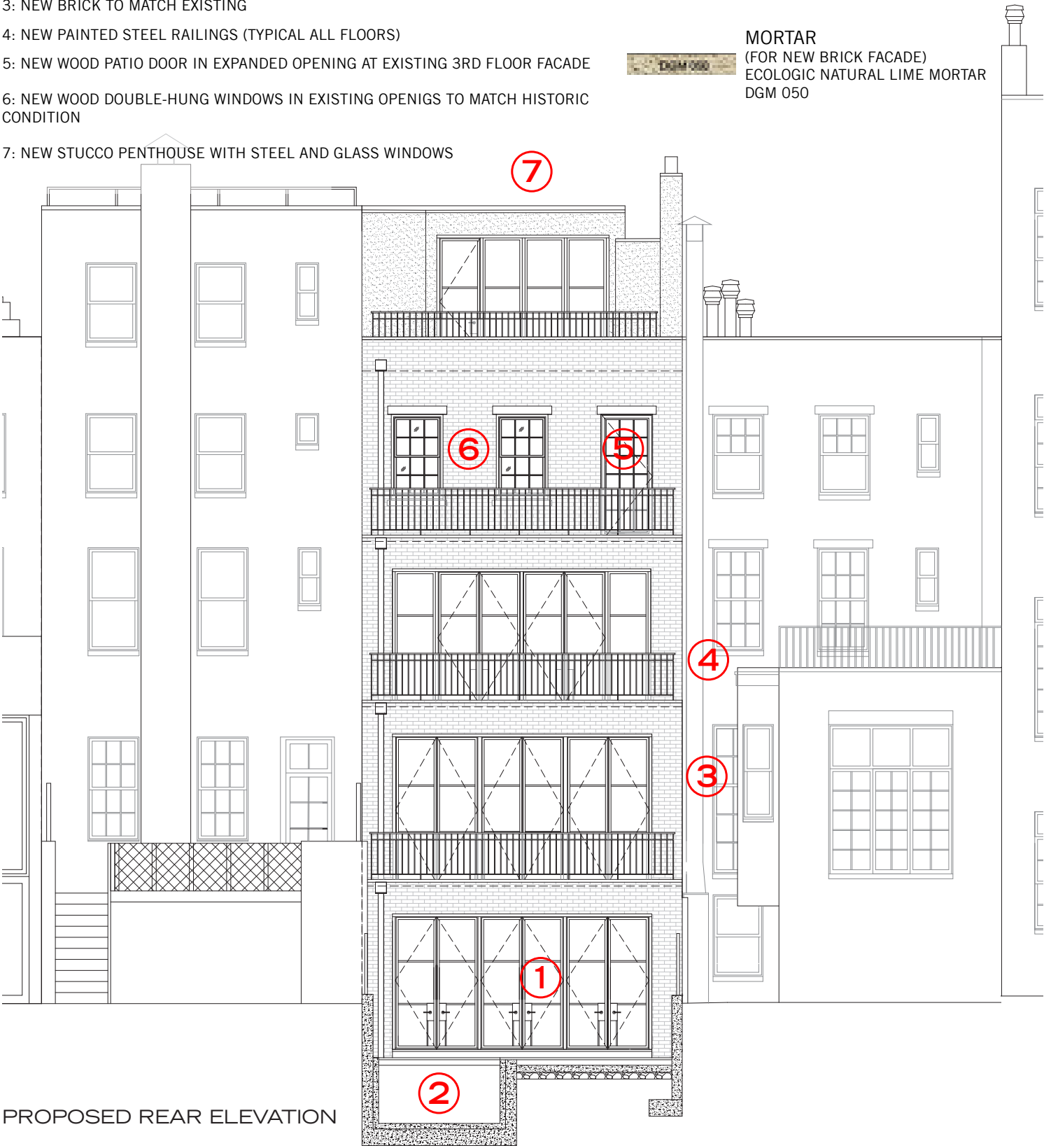
- 1: DEMO REAR FACADE BELOW 3RD FLOOR FOR NEW REAR YARD ADDITION
- 2: DEMO LARGER OPENING FOR NEW 3RD FLOOR PATIO DOOR (RESTORE ORIGINAL OPENING WIDTH)
- 3: REMOVE EXISTING ALUIMINUM WINDOWS - NO CHANGE TO OPENING WIDTH, EXISTING LINTELS TO REMAIN
- 4: DEMO SKYLIGHT AND BOILER FLUE
- 5: REMOVE MASONRY REINFORCEMENT PLATES
- 6: REMOVE REAR YARD PAVERS



EXISTING /DEMO REAR ELEVATION

PROPOSED SCOPE

- 1: NEW STEEL AND GLASS WINDOWS IN NEW REAR YARD ADDITION (TYPICAL AT BASEMENT THROUGH 2ND FLOORS)
- 2: NEW IN-GROUND SWIMMING POOL
- 3: NEW BRICK TO MATCH EXISTING
- 4: NEW PAINTED STEEL RAILINGS (TYPICAL ALL FLOORS)
- 5: NEW WOOD PATIO DOOR IN EXPANDED OPENING AT EXISTING 3RD FLOOR FACADE
- 6: NEW WOOD DOUBLE-HUNG WINDOWS IN EXISTING OPENIGS TO MATCH HISTORIC CONDITION
- 7: NEW STUCCO PENTHOUSE WITH STEEL AND GLASS WINDOWS



PROPOSED REAR ELEVATION



PENTHOUSE STUCCO  
DRYVIT CCP3 CEMENT PLASTER  
456 "OYSTER SHELL"



MORTAR  
(FOR NEW BRICK FACADE)  
ECOLOGIC NATURAL LIME MORTAR  
DGM 050

DEMO AND PROPOSED REAR ELEVATION

56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023



R6 ZONING  
BLOCK 575  
LOT 127  
ZONING MAP 12C

EXISTING  
LOT SIZE - 1,996 SF  
FLOOR AREA - 3,108 SF  
TOTAL AREA (INCL. CELLAR) - 3,885 SF

PROPOSED (R6 QUALITY HOUSING)  
LOT SIZE - 1,996 SF  
FLOOR AREA - 4,391 SF (ADDITION = 1,283 SF)  
TOTAL AREA (INCL. SUB-CELLAR) - 5,588 SF

FLOOR AREA  
MAX. FAR = 2.20  
MAX. FLOOR AREA ALLOWED = 4,391 SF  
(1,996 SF x 2.20 FAR)  
  
PROPOSED FLOOR AREA = 4,391 SF  
REMAINDER - 0 SF  
PROPOSED FAR - 2.20

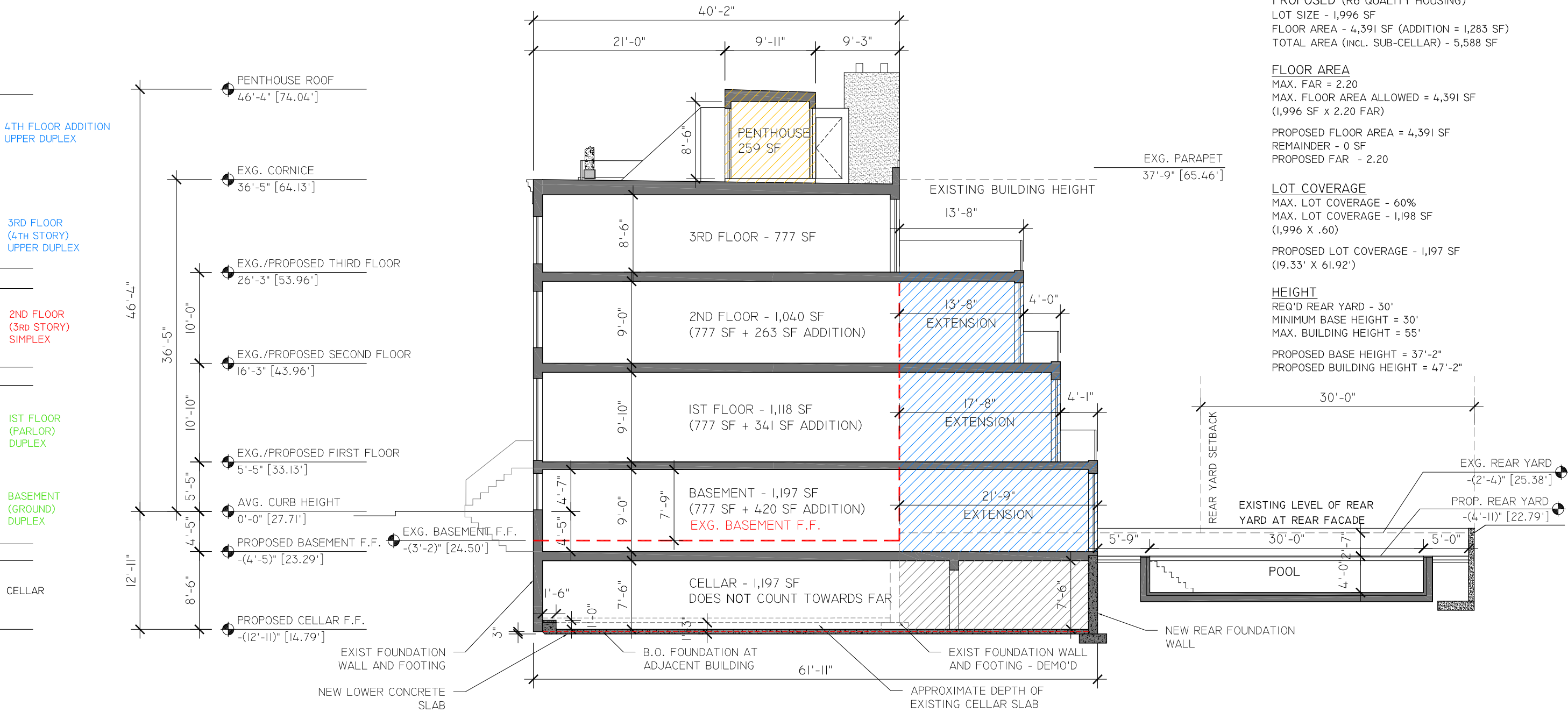
LOT COVERAGE  
MAX. LOT COVERAGE - 60%  
MAX. LOT COVERAGE - 1,198 SF  
(1,996 X .60)  
  
PROPOSED LOT COVERAGE - 1,197 SF  
(19.33' X 61.92')

HEIGHT  
REQ'D REAR YARD - 30'  
MINIMUM BASE HEIGHT = 30'  
MAX. BUILDING HEIGHT = 55'  
  
PROPOSED BASE HEIGHT = 37'-2"  
PROPOSED BUILDING HEIGHT = 47'-2"

ADDITIONAL AREA AT  
CELLAR/BELOW GRADE  
(DOES NOT ADD TO FAR)

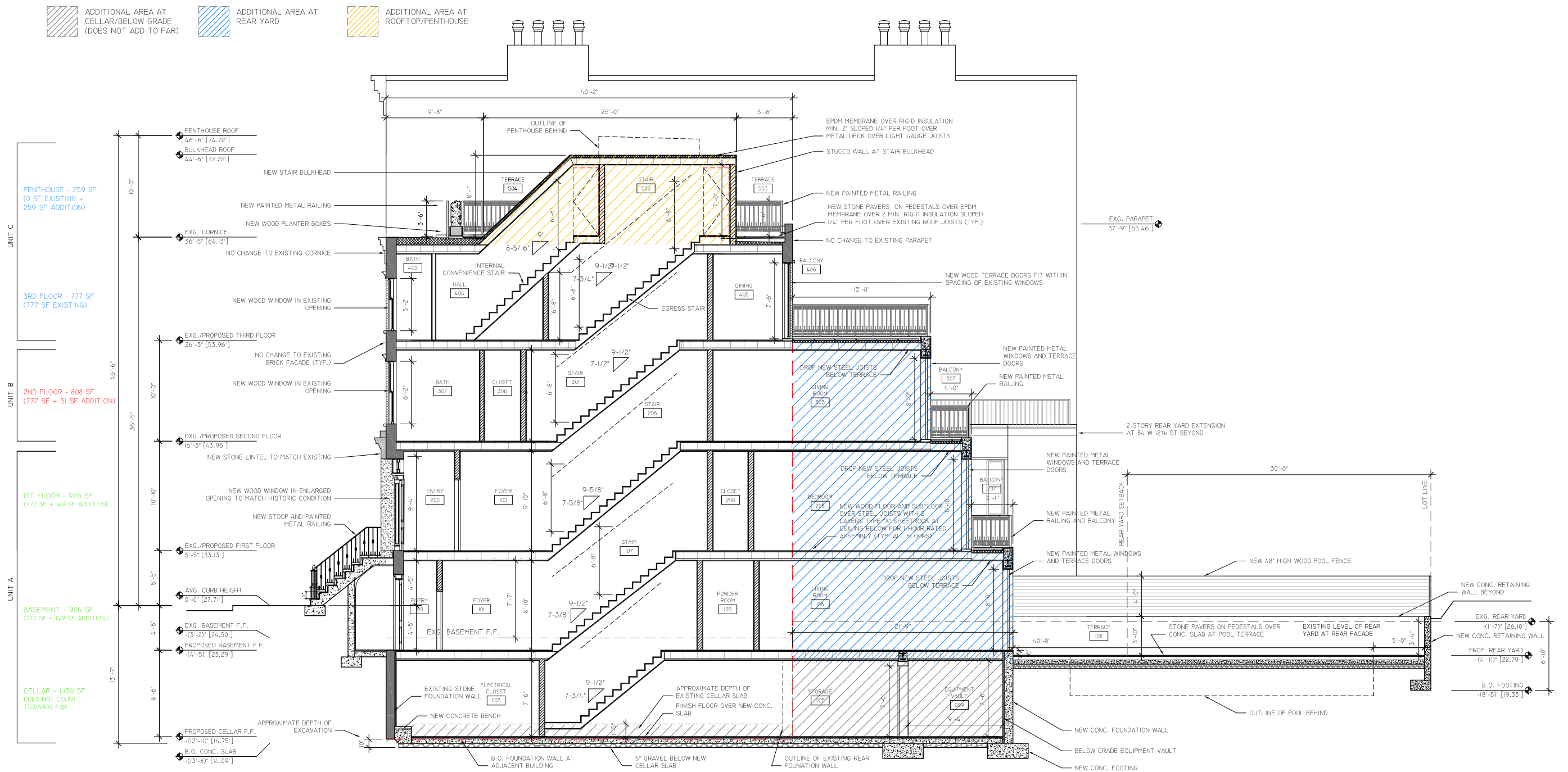
ADDITIONAL AREA AT  
REAR YARD

ADDITIONAL AREA AT  
ROOFTOP/PENTHOUSE

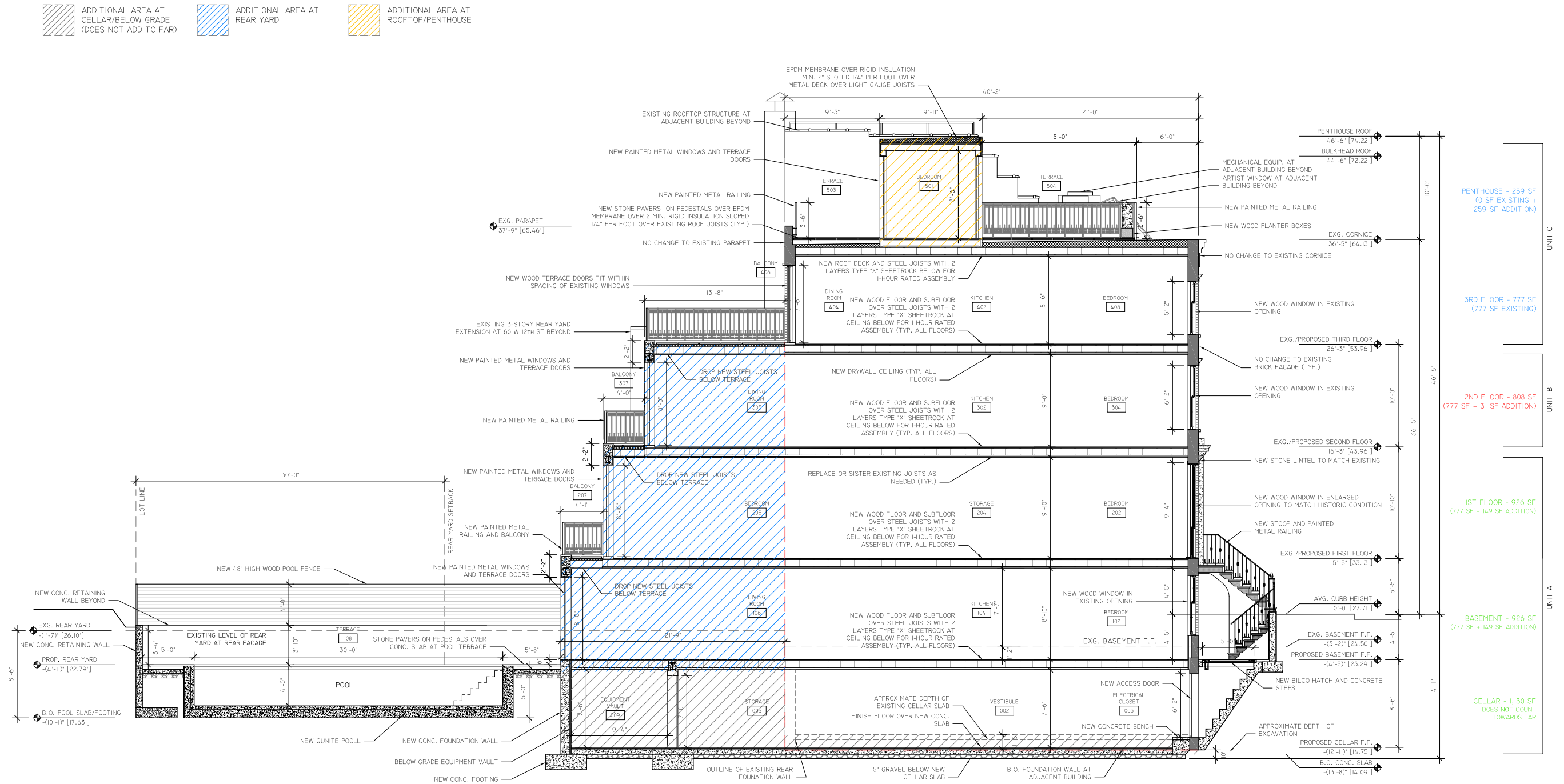


ZONING DIAGRAM - PROPOSEDD SECTION A  
56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023













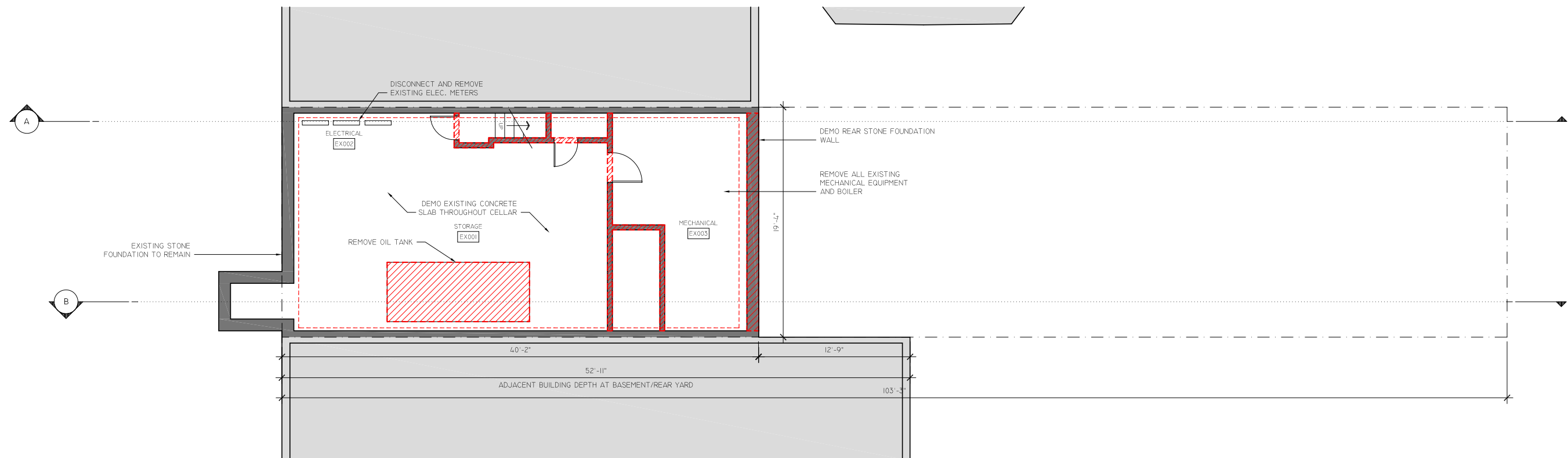




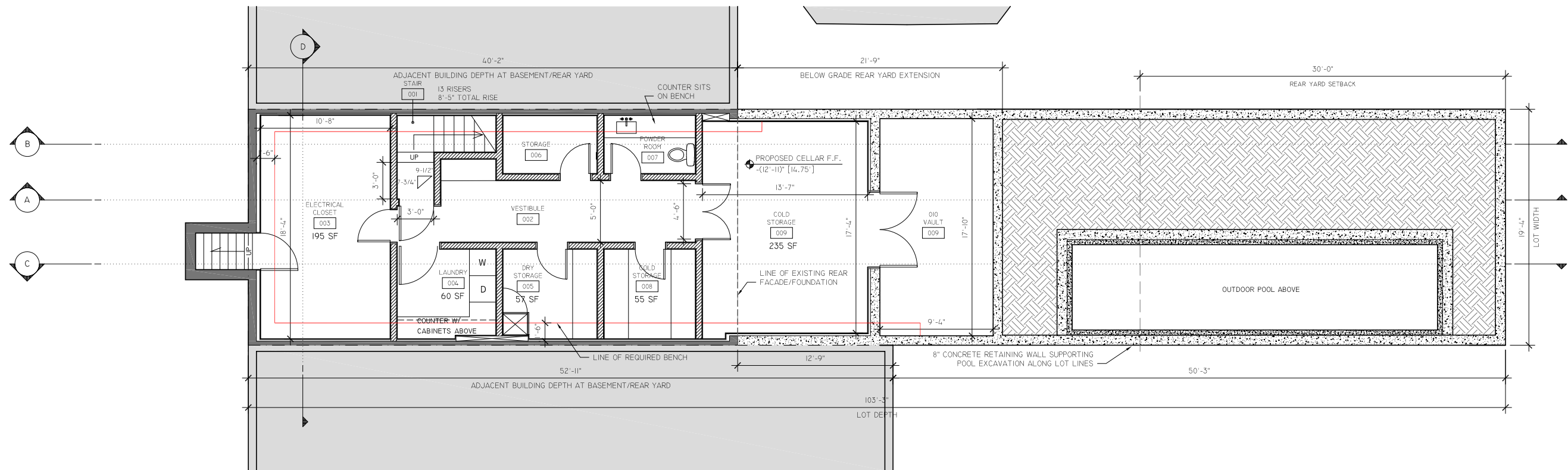






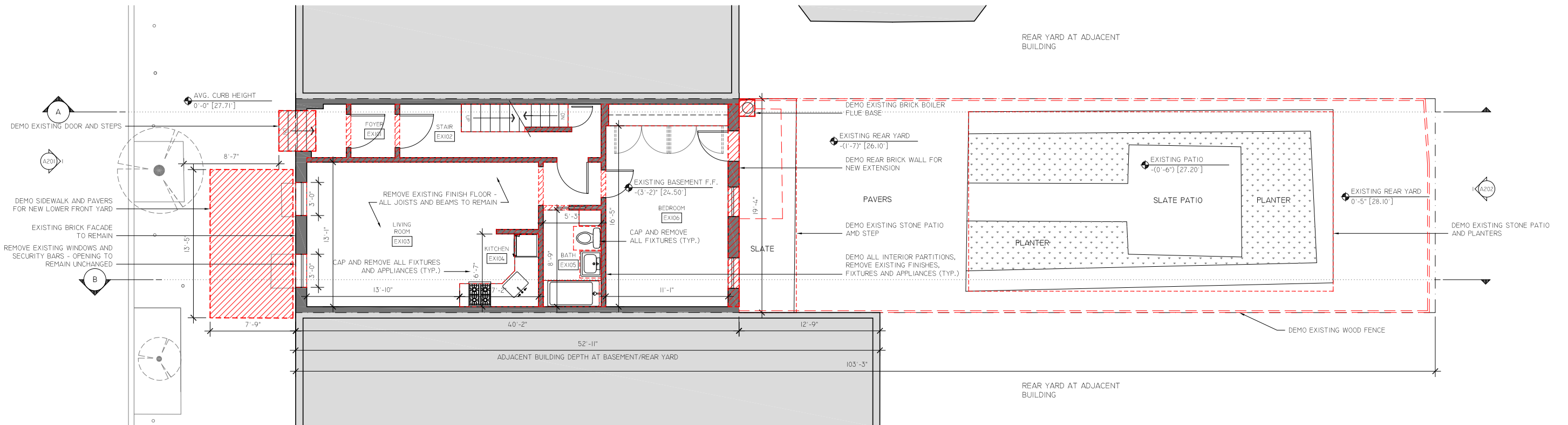


EXISTING CELLAR PLAN

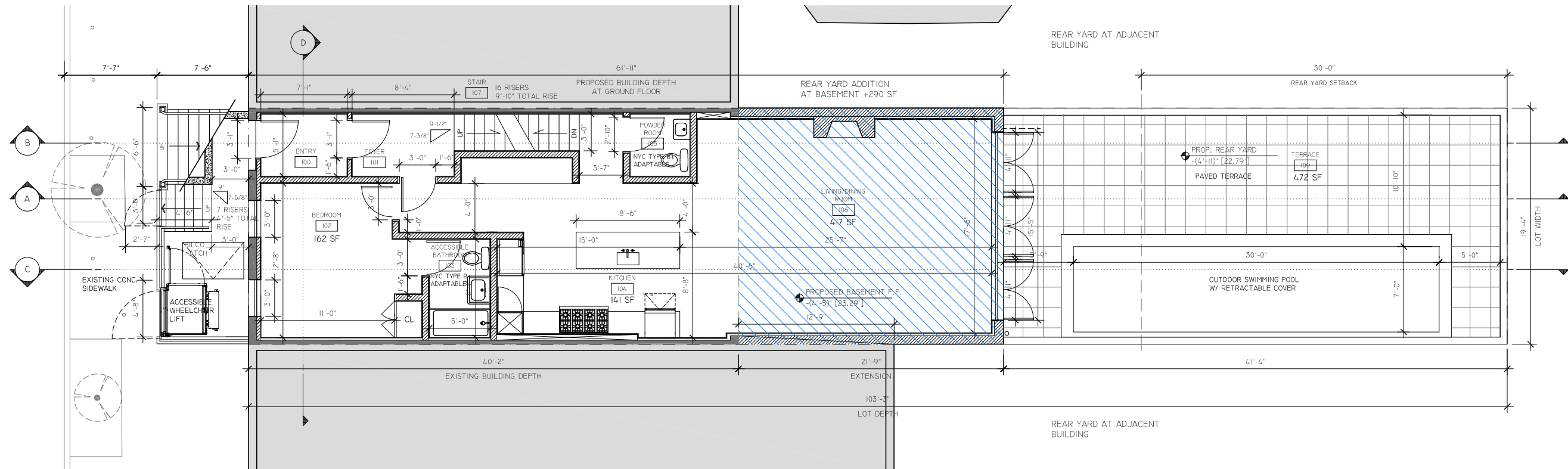


PROPOSED CELLAR PLAN





EXISTING BASEMENT PLAN



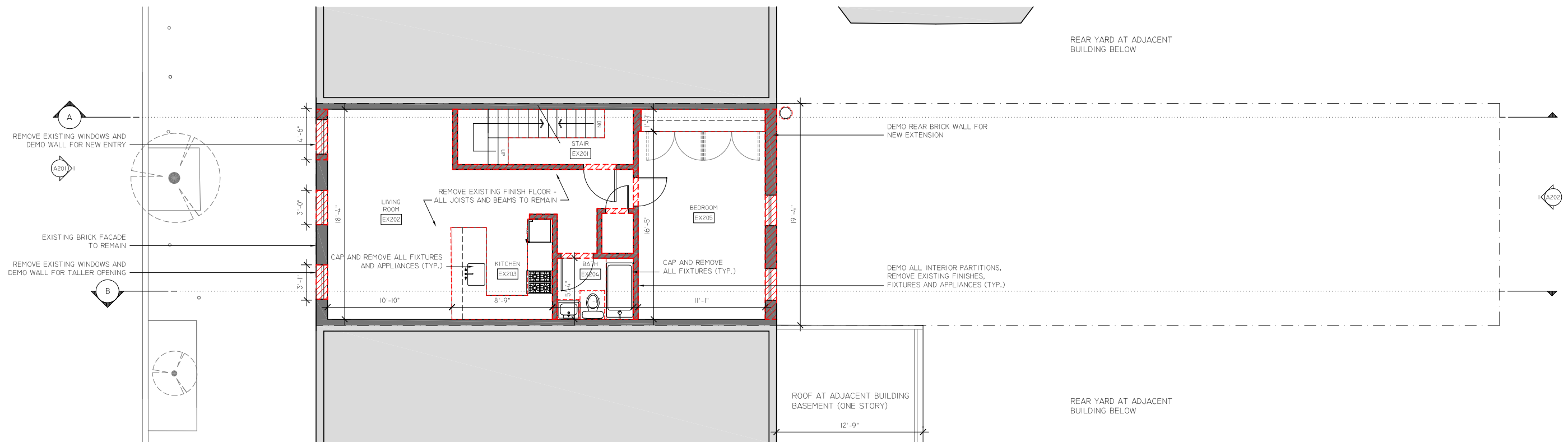
PROPOSED BASEMENT PLAN

 ADDITIONAL/PROPOSED FLOOR AREA

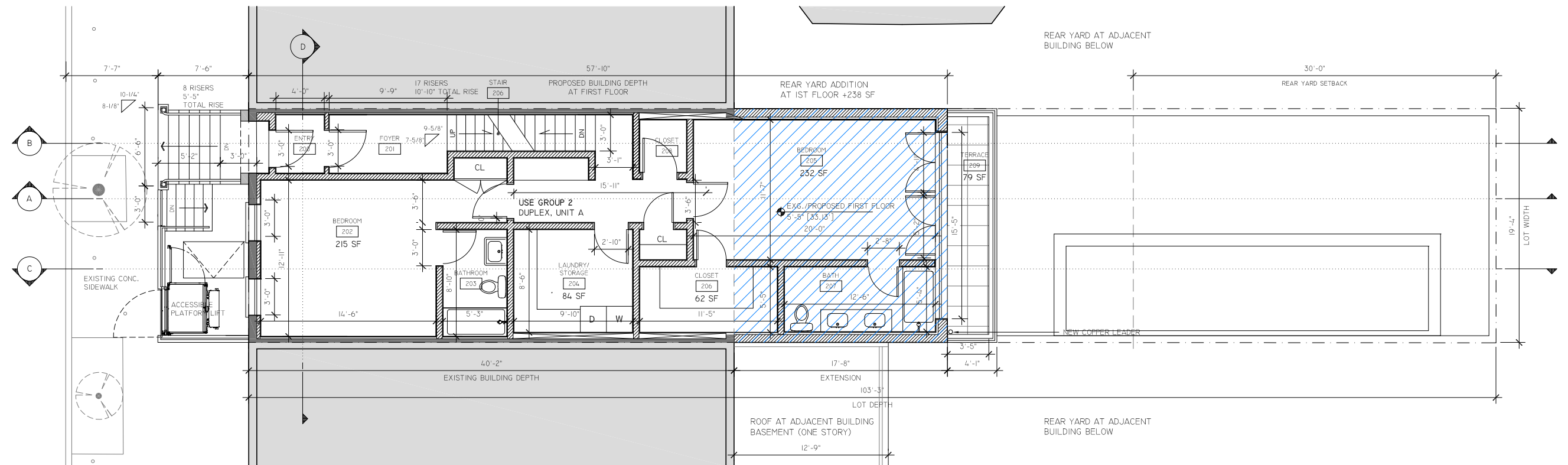
# EXISTING AND PROPOSED PLANS

56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023





EXISTING 1ST FLOOR PLAN



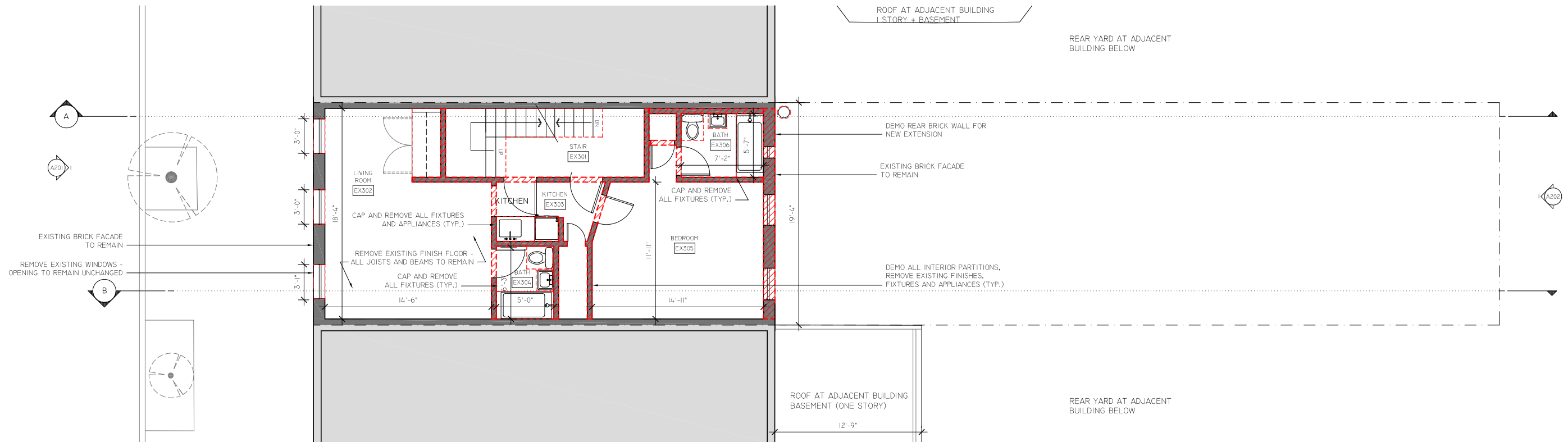
PROPOSED 1ST FLOOR PLAN



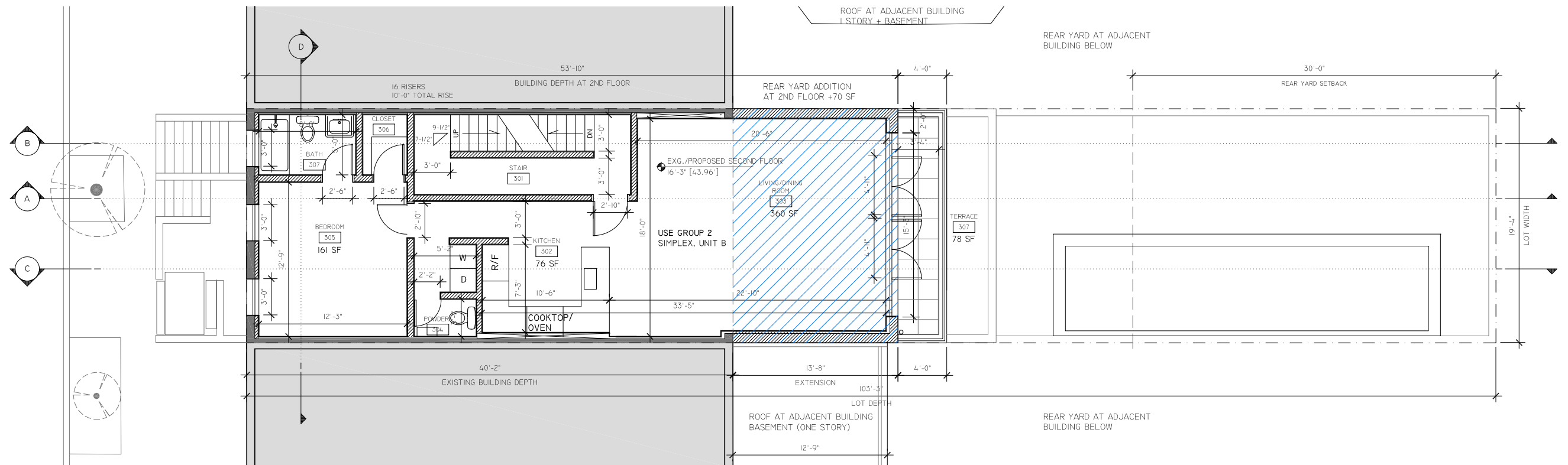
# EXISTING AND PROPOSED PLANS

56 W12th STREET  
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EXISTING 2ND FLOOR PLAN



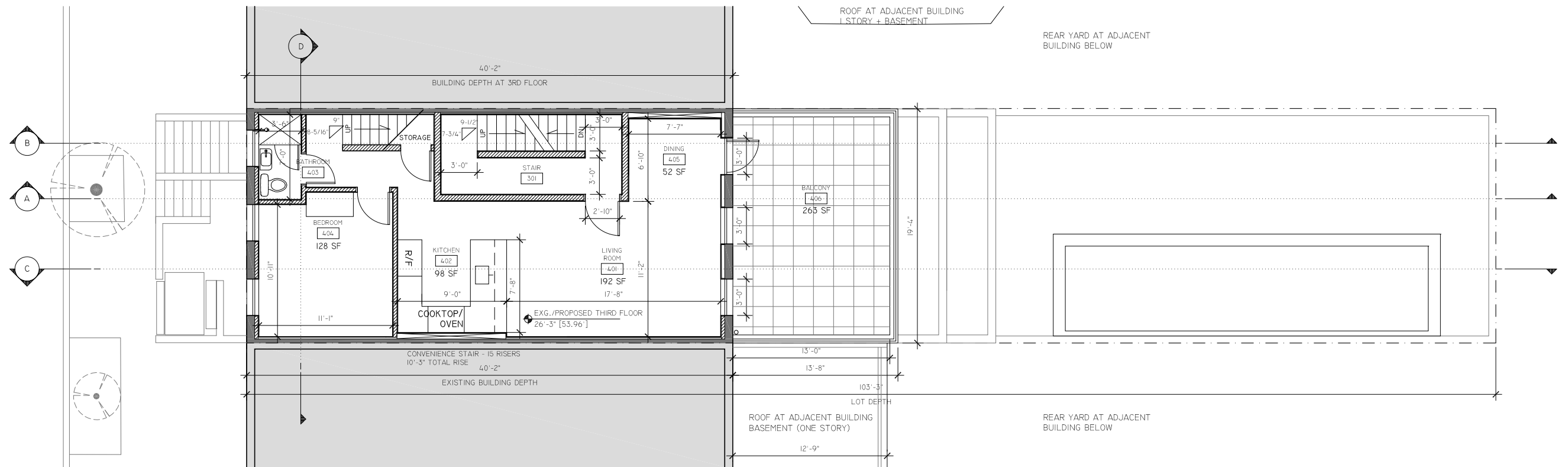
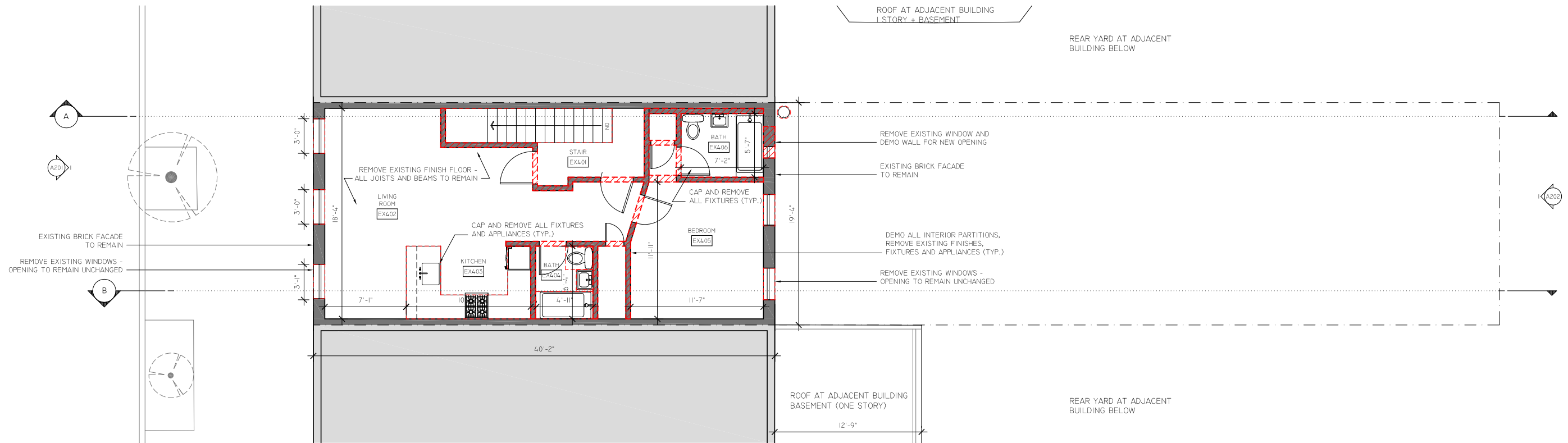
PROPOSED 2ND FLOOR PLAN

 ADDITIONAL/PROPOSED FLOOR AREA

## EXISTING AND PROPOSED PLANS

56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023

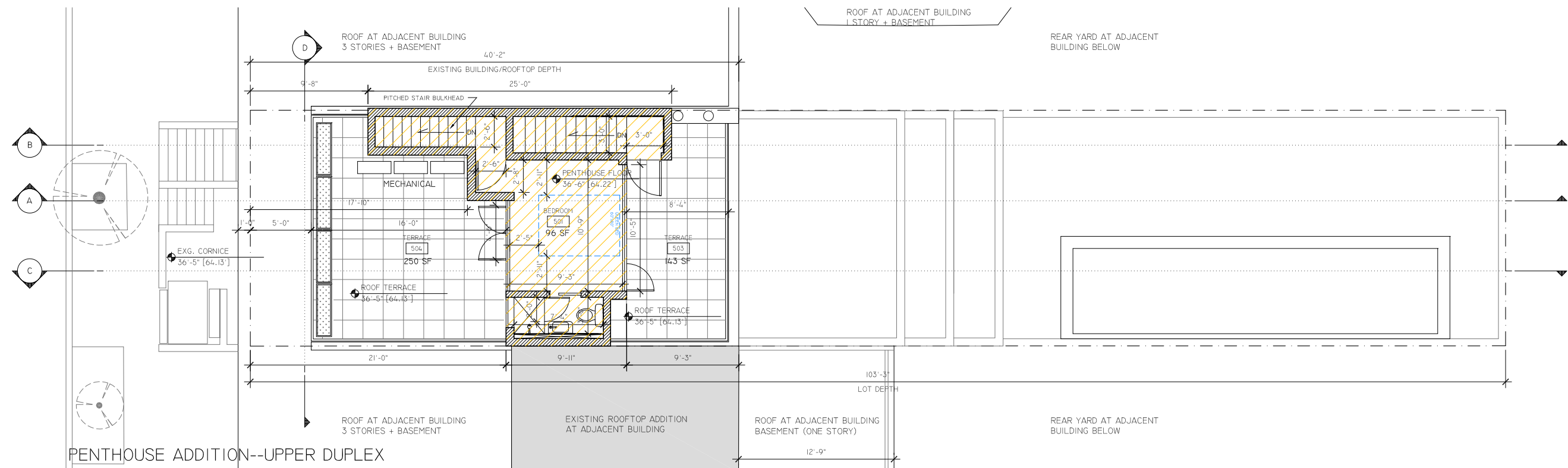
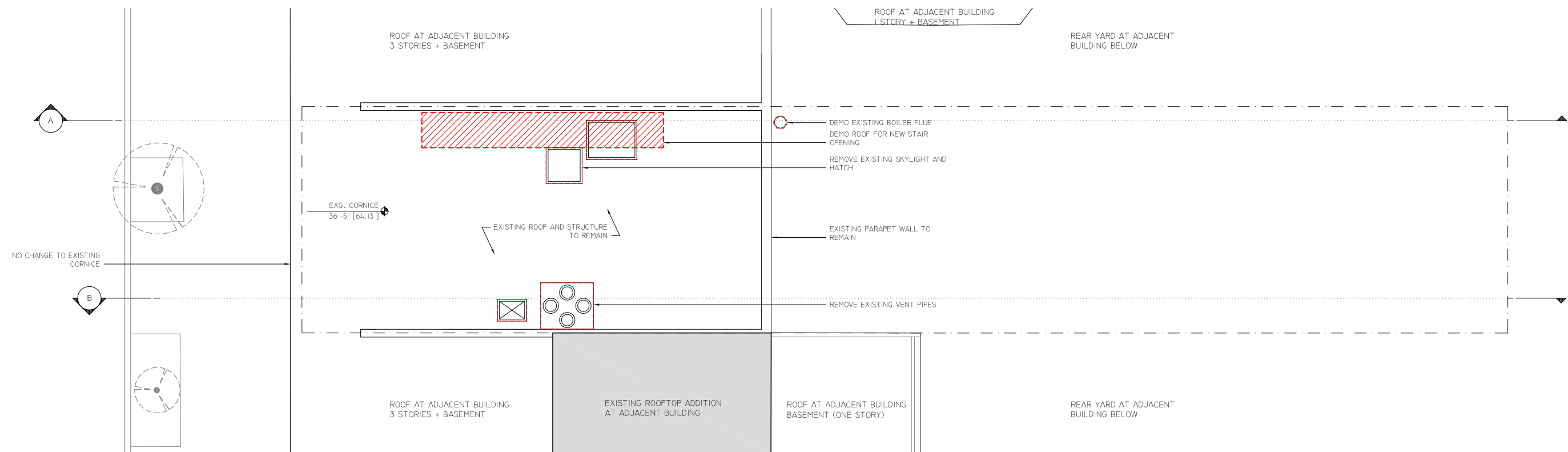




## EXISTING AND PROPOSED PLANS

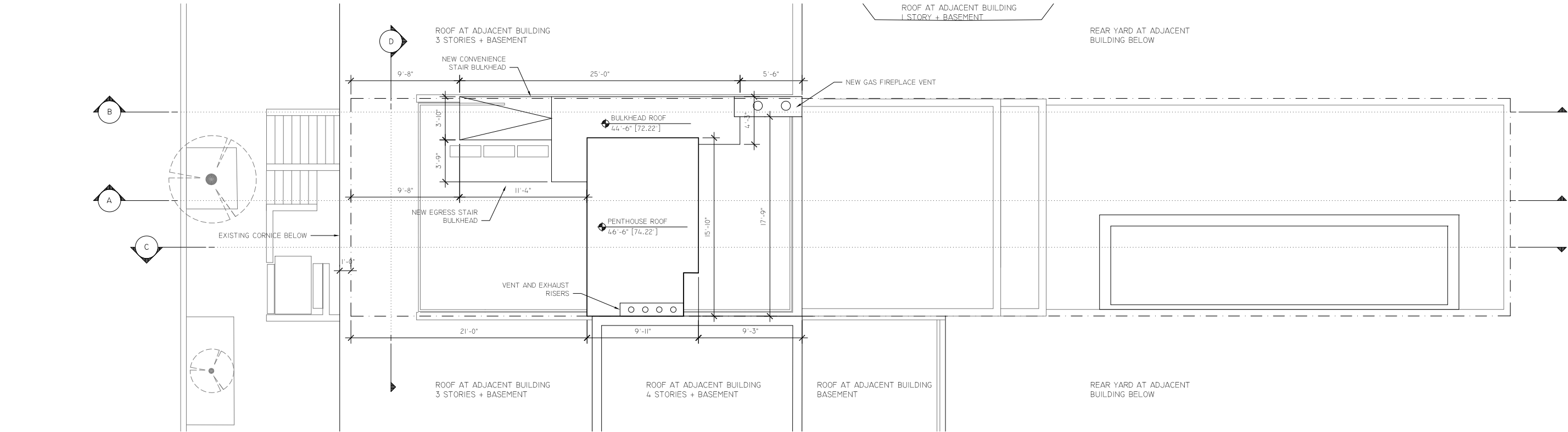
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ADDITIONAL/PROPOSED FLOOR AREA





PROPOSED PENTHOUSE ROOF PLAN

EXISTING AND PROPOSED PLANS

56 W12th STREET  
LANDMARKS PRESERVATION COMMISSION - MAY 2, 2023



**May 2, 2023**  
Public Hearing

The current proposal is:

**Preservation Department – Item 4, LPC-23-05732**

**56 West 12th Street – Greenwich Village Historic District**  
**Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 837 7340 3401

**Passcode:** 307406

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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