



Date:	5/23/2017
LPC Docket #:	LPC-19-7201
LPC Action:	Approved with modifications
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 416 West 13th Street

Borough: Manhattan

Block: 645 **Lot:** 29

Historic District: Gansevoort Market Historic District

Description: A neo-Classical style factory building designed by Trowbridge & Livingston and built in 1901-1902. Application is to construct a rooftop addition, elevator bulkheads, and a covered walkway at the roof.

COMMISSION FINDINGS

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

- that the work will not alter or eliminate any significant architectural features of the building or historic district;
- that the proposed one-story rooftop addition is modest in size and will be visible from West 13th Street looking east and from the Highline looking east in the context of other rooftop additions and taller contemporary buildings;
- that the metal materials of the addition will be in keeping with the materials and finishes of the rooftop additions found throughout this historic district;
- that the irregular massing of the addition, featuring large north facing skylights, will evoke industrial skylights, which were added to buildings in this district over time;
- that the simple massing and typical materials of the elevator bulkhead will help it to further harmonize with the building and historic district;
- that the bulkhead, will be seen within the context of varied streetscapes, including a variety of rooftop accretions and some taller background buildings;
- and that the covered walkway will not be visible from a public thoroughfare.

However, in voting to grant this approval, the Commission required:

- that the applicant work with staff to reduce the visibility from West 13th Street by either lowering the addition's height, or by setting it back further;
- and that the bulkhead be clad with standing seam metal or other material, to make it consistent with other visible bulkheads.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Jeanne Lutfy

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, J.Lutfy

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