



Date:	8/8/2017
LPC Docket #:	LPC-19-8887
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 1-3 Little West 12th Street

**Borough:** Manhattan

**Block:** 628      **Lot:** 1

**Historic District:** Gansevoort Market Historic District

**Description:** A neo-Grec style store and loft building designed by Peter J. Zabriskie and built in 1887 and a vernacular style warehouse designed by John G. Michel and built in 1918-19. Application is to replace storefront infill.

### COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the Gansevoort Market Historic District. The Commission further noted that Certificate of Appropriateness 11-9776 was issued on May 10, 2011, for similar work, and has since expired.

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

- that the removal of the existing storefront infill at each building will not eliminate any significant architectural features;
- that the design of the storefront infill will be in keeping with the original, expired approval, which was only partially installed;
- that the existing cast iron columns will be retained and incorporated into the overall design;
- that the use of folding doors at the storefronts will result in large openings at the storefront which will recall the historic loading bays found at these buildings;
- and that the design, materials and finish of the proposed storefront infill will be in keeping with the industrial character of the building and historic district and will allow for a consistent height and unity of design between the two storefronts which potentially will be occupied by a single tenant.

#### VOTE:

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

8-0-0

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