



PROPOSED FRONT FACADE

COMMISSIONERS' COMMENTS
MAY 2, 2023 PUBLIC HEARING

- REEVALUATE STEPPED-BACK TERRACES
- ALIGN BASEMENT AND PARLOR FLOORS
- CONSIDER PROPOSED THIRD STORY OF REAR YARD ADDITION

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PROPOSED REAR FACADE

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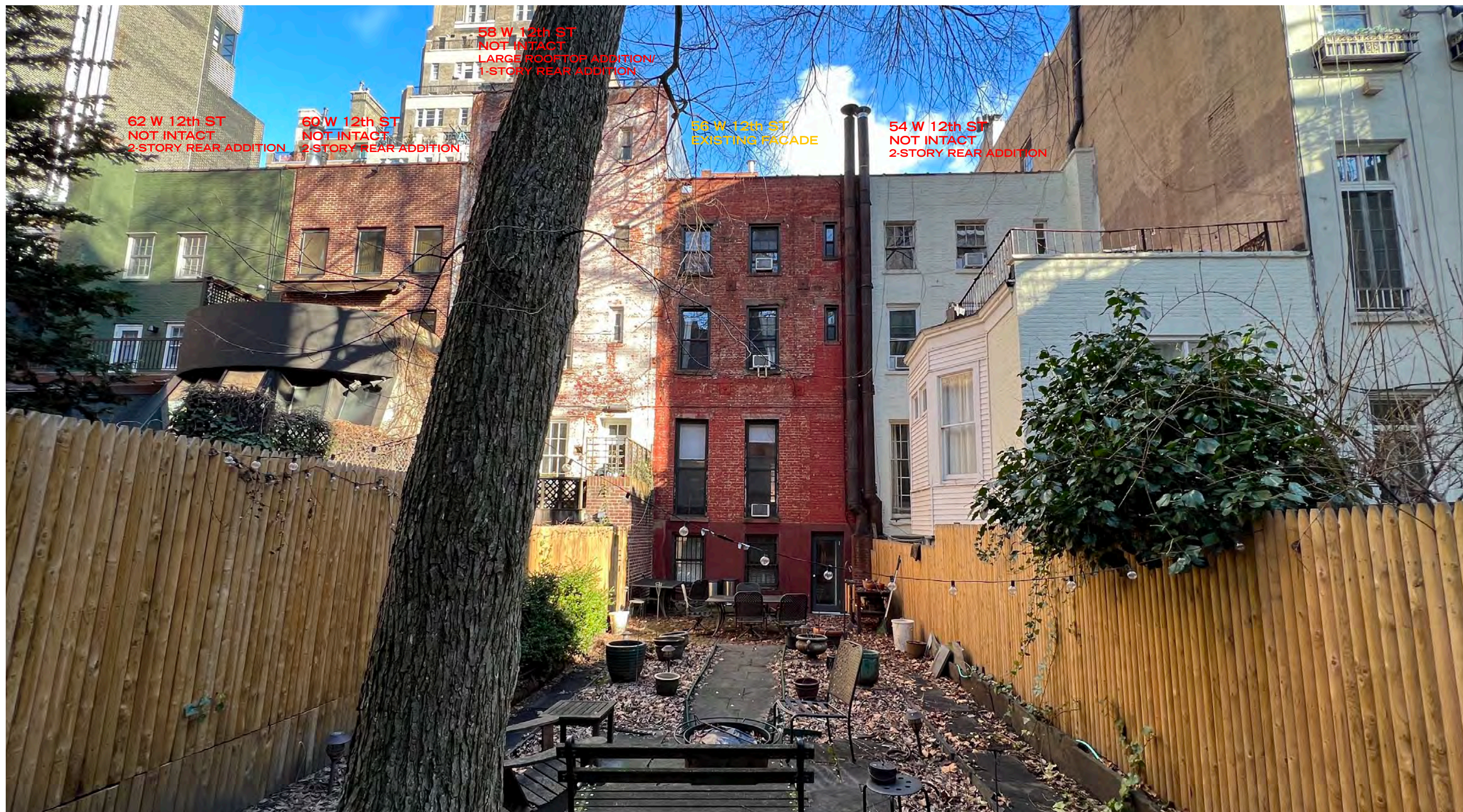
A - EXISTING REAR FACADE



**B - PREVIOUSLY PROPOSED REAR FACADE
MAY 2, 2023 SUBMISSION**



**C - PROPOSED REAR FACADE
JUNE 13, 2023 SUBMISSION**



EXISTING REAR FACADE AND NEIGHBORING BUILDINGS

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023



1: VIEW of 56 W12 FROM REAR YARD LOOKING NORTH



2: VIEW FROM REAR YARD LOOKING NORTHWEST



3: VIEW FROM REAR YARD LOOKING NORTHWEST



4: VIEW FROM REAR YARD LOOKING NORTHWEST



5: VIEW FROM REAR YARD LOOKING WEST



6: VIEW FROM REAR YARD LOOKING WEST

INTERIOR BLOCK/REAR YARD PHOTOS

REAR YARD CONTEXT PHOTOS

56 W12th STREET
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1: VIEW FROM REAR YARD LOOKING NORTHEAST



2: VIEW FROM REAR YARD LOOKING EAST



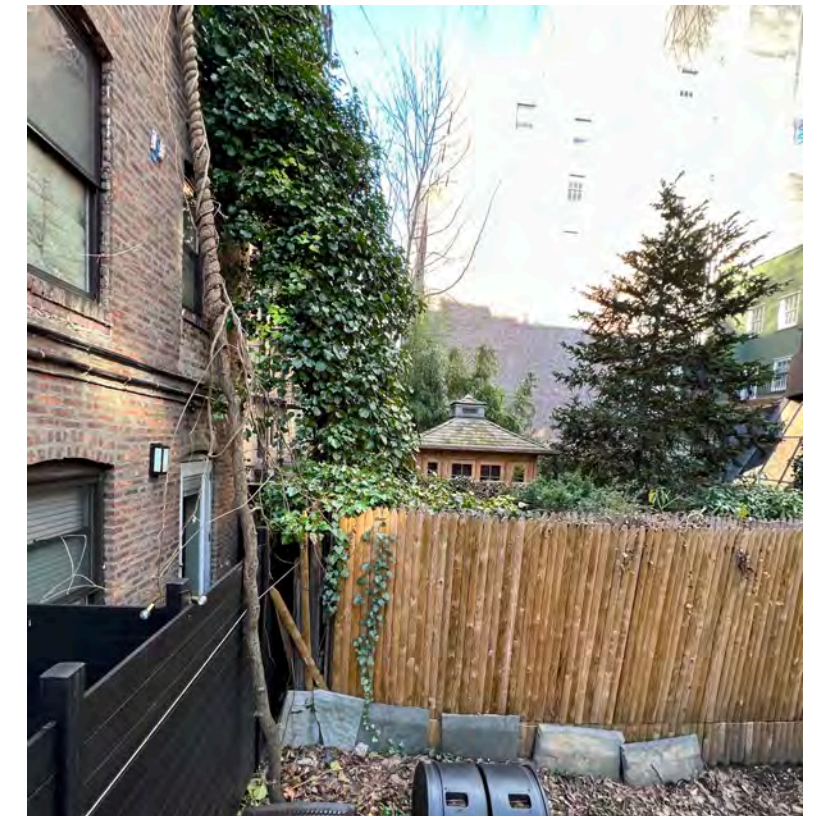
3: VIEW FROM REAR YARD LOOKING EAST



4: DETAIL VIEW FROM REAR YARD LOOKING EAST



5: VIEW FROM REAR YARD LOOKING SOUTH



6: VIEW FROM REAR YARD LOOKING WEST

INTERIOR BLOCK/REAR YARD PHOTOS

REAR YARD CONTEXT PHOTOS

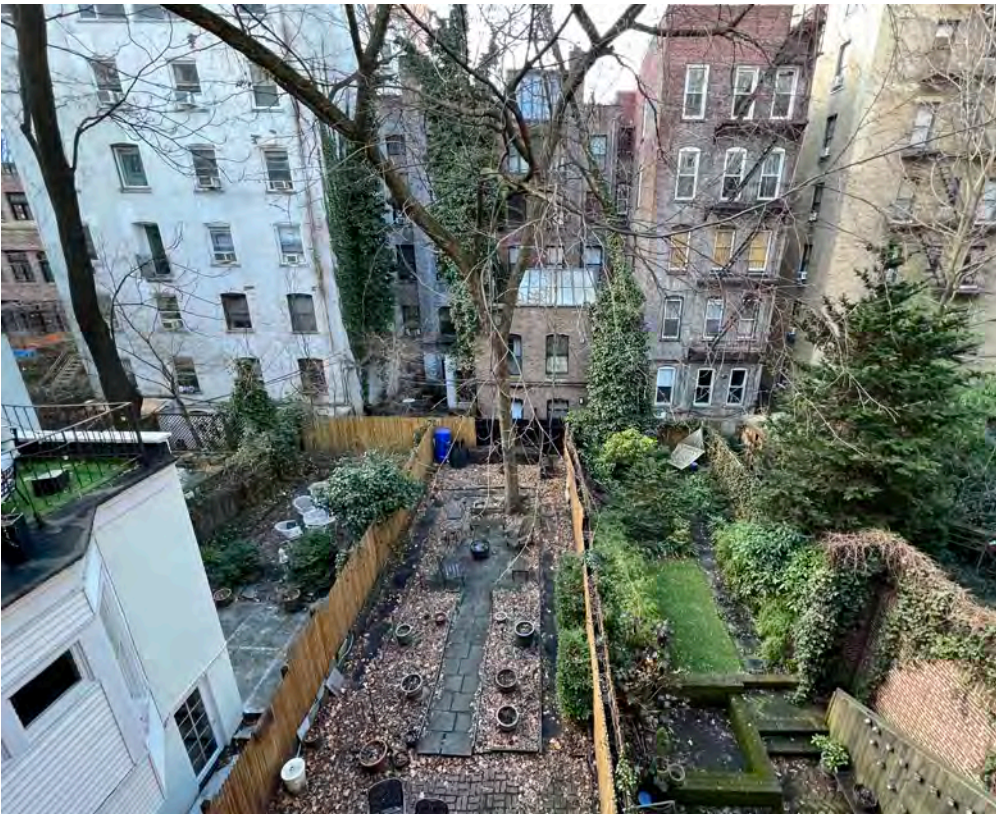
56 W12th STREET
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1: VIEW FROM 3rd FLOOR LOOKING SOUTHEAST



2: VIEW FROM 3rd FLOOR LOOKING SOUTHEAST



3: VIEW FROM 3rd FLOOR LOOKING SOUTH



4: VIEW FROM 3rd FLOOR LOOKING SOUTHWEST

INTERIOR BLOCK/REAR YARD PHOTOS



5: VIEW FROM 3rd FLOOR LOOKING SOUTHWEST



6: VIEW FROM 3rd FLOOR LOOKING WEST

REAR YARD CONTEXT PHOTOS

56 W12th STREET
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PROPOSED REAR YARD EXTENSION AND NEIGHBORING BUILDINGS - PERSPECTIVAL AERIAL VIEW

56 W12th STREET

LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023



PREVIOUS SUBMISSION MAY 2, 2023

PROPOSED REAR YARD EXTENSION AND NEIGHBORING BUILDINGS - PERSPECTIVAL AERIAL VIEW

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023

W 12TH STREET

64

62

60

58

56

54

52

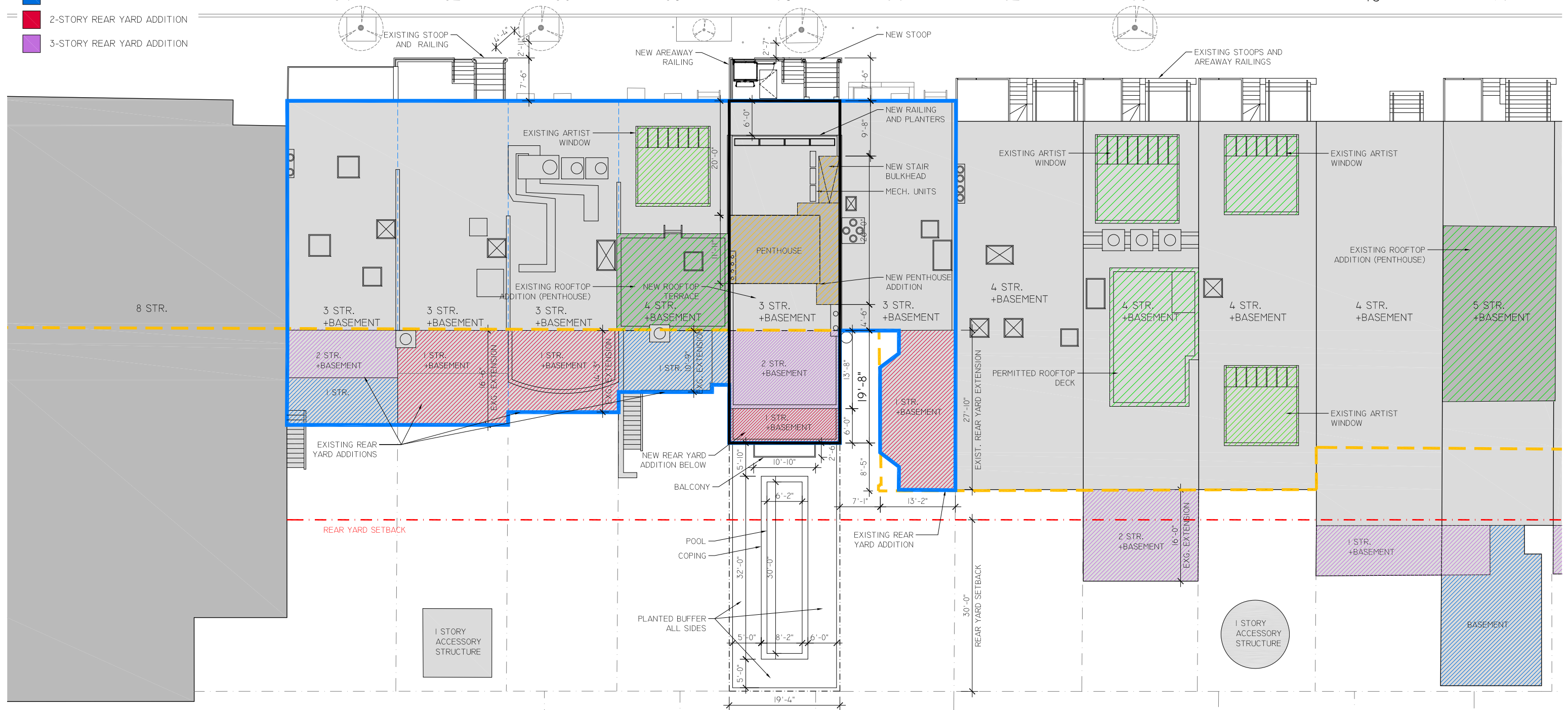
50

48

46

44

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



REAR YARD SETBACK

1 STORY
ACCESSORY
STRUCTURE

POOL
COPING

PLANTED BUFFER
ALL SIDES

1 STR.
+BASEMENT

8 STR.

1 STORY
ACCESSORY
STRUCTURE

BASEMENT

9 STR.
+BASEMENT

4 STR.
+BASEMENT

- MID-BLOCK ROW HOUSES
3-4 STORIES)
- TOWN HOUSES
(4-6 STORIES)
- MULTI-FAMILY APARTMENT
BUILDINGS (6+ STORIES)
- EXISTING ROOFTOP
ADDITIONS
- EXISTING REAR YARD
ADDITIONS
- NUMBER OF STORIES
(3 + BASEMENT)
- PROPOSED ROOFTOP
ADDITION
- PROPOSED REAR YARD
ADDITION

SITE PLAN DETAIL - NEIGHBORING REAR YARD ADDITIONS

56 W12th STREET

LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023

64 62 60 58 56 54 52 50 48 46 44

-
- Architectural site plan showing property boundaries, setbacks, and building footprints. The plan includes various annotations and dimensions for building additions and setbacks.
- Key Features and Annotations:**
- EXISTING STOOP AND RAILING** (Top Left)
 - NEW AREAWAY RAILING** (Top Center)
 - NEW STOOP** (Top Center)
 - EXISTING STOOPS AND AREAWAY RAILINGS** (Top Right)
 - EXISTING ARTIST WINDOW** (Multiple locations)
 - NEW RAILING AND PLANTERS** (Top Center)
 - NEW STAIR BULKHEAD** (Top Center)
 - MECH. UNITS** (Top Center)
 - PENTHOUSE** (Top Center)
 - NEW PENTHOUSE ADDITION** (Top Center)
 - EXISTING ROOFTOP ADDITION (PENTHOUSE)** (Top Center)
 - NEW ROOFTOP TERRACE** (Top Center)
 - 3 STR. + BASEMENT** (Multiple locations)
 - 4 STR. + BASEMENT** (Multiple locations)
 - 5 STR. + BASEMENT** (Right side)
 - EXISTING REAR YARD ADDITIONS** (Bottom Left)
 - NEW REAR YARD ADDITION BELOW** (Bottom Center)
 - POOL** (Bottom Center)
 - COPING** (Bottom Center)
 - EXISTING REAR YARD ADDITION** (Bottom Center)
 - PERMITTED ROOFTOP DECK** (Bottom Center)
 - EXIST. REAR YARD EXTENSION** (Bottom Center)
 - REAR YARD SETBACK** (Bottom Center)
 - 1 STORY ACCESSORY STRUCTURE** (Bottom Left)
 - 1 STORY ACCESSORY STRUCTURE** (Bottom Right)
 - BASEMENT** (Bottom Right)
- Dimensions:**
- 7'-6"
 - 2'-11"
 - 2'-7"
 - 6'-0"
 - 9'-8"
 - 20'-0"
 - 11'-11"
 - 10'-9"
 - 13'-8"
 - 17'-8"
 - 21'-9"
 - 4'-1"
 - 6'-4"
 - 7'-1"
 - 13'-2"
 - 30'-0"
 - 32'-0"
 - 30'-0"
 - 8'-5"
 - 9'-9"
 - 19'-4"
 - 27'-10"
 - 16'-0"
 - 4'-9"
 - 4'-6"
 - 4'-1"
 - 1'-6"
 - 1'-8"
 - 1'-10"
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 - 1'-97"
 - 1'-98"
 - 1'-99"
 - 1'-100"

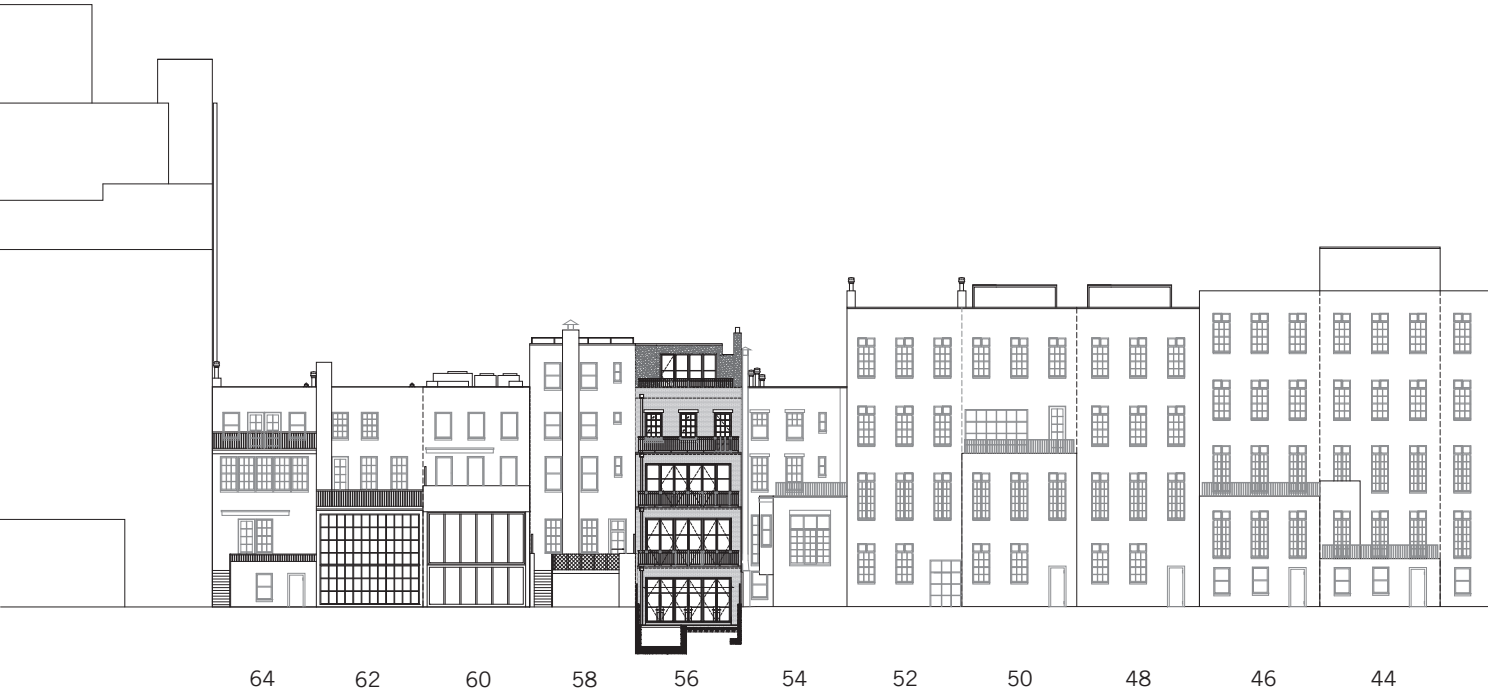
- 8 STR.

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023

9
PREVIOUS SUBMISSION MAY 2, 2023



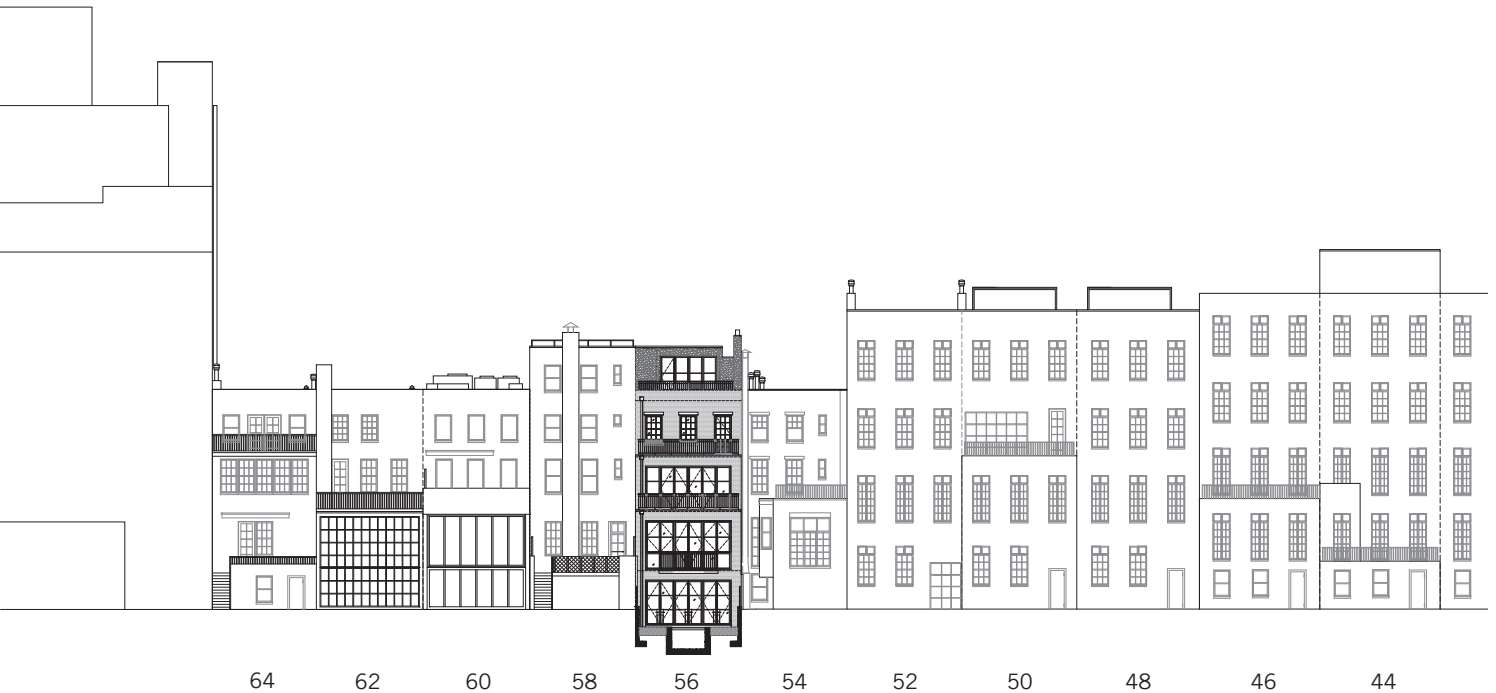
EXISTING
PREVIOUS SUBMISSION MAY 2, 2023



PROPOSED



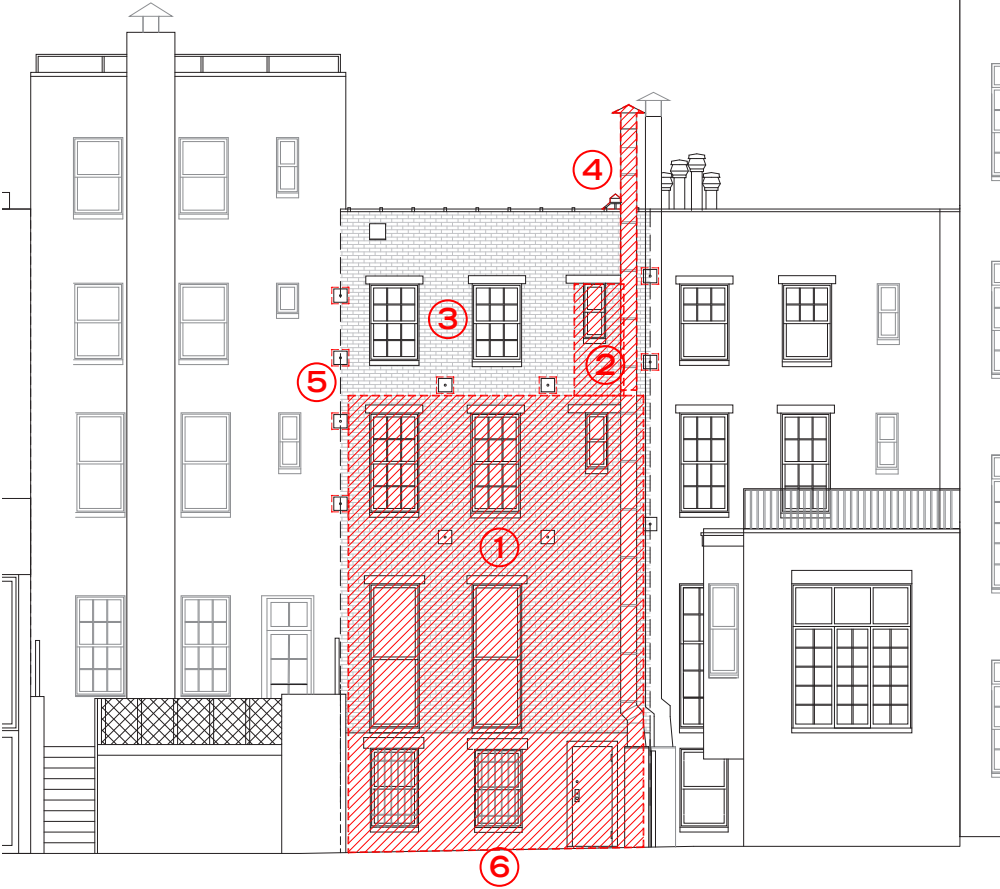
EXISTING
PROPOSED SUBMISSION JUNE 13, 2023



PROPOSED

EXISTING AND PROPOSED REAR ELEVATIONS
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023

- 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 ALUMINUM 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 W/ 5' PLANTED BUFFER
 - 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 OPENINGS TO MATCH HISTORIC CONDITION
 - 7: NEW STUCCO PENTHOUSE WITH STEEL AND GLASS WINDOWS

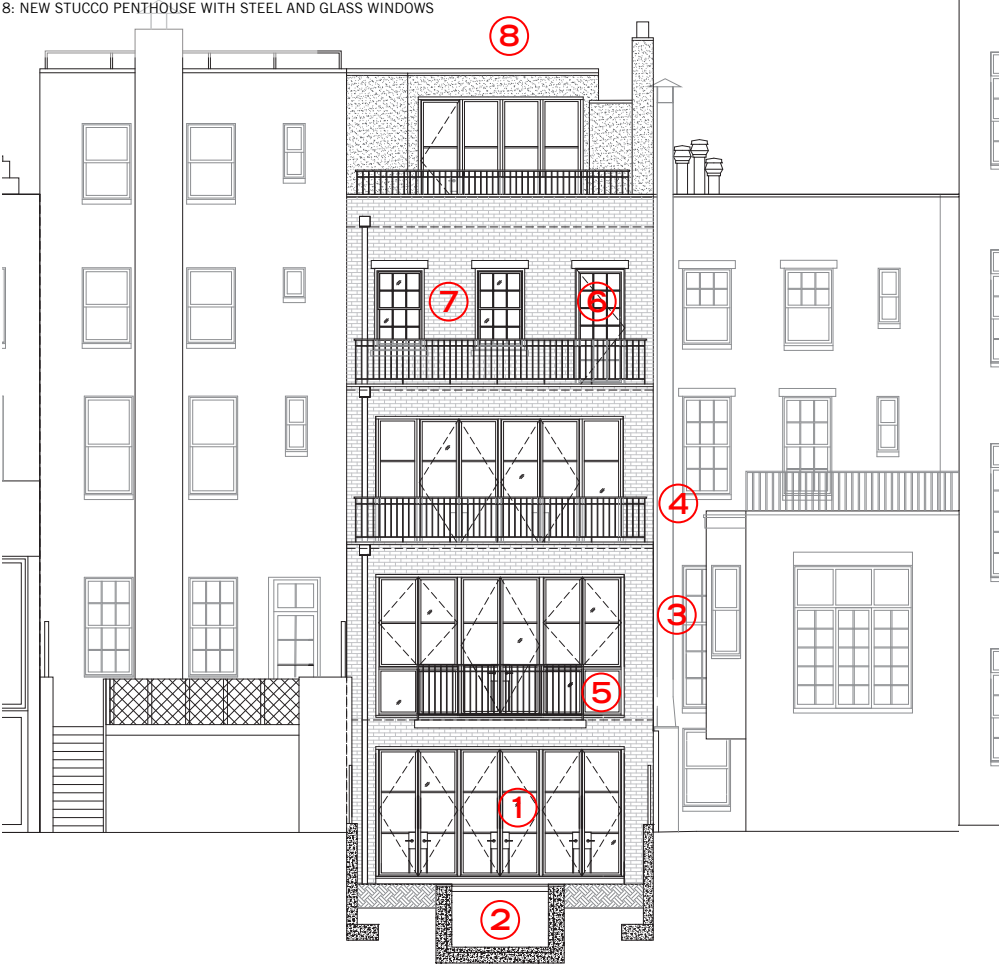
-  PENTHOUSE STUCCO
DRYVIT CCP3 CEMENT PLASTER
456 "OYSTER SHELL"
-  MORTAR
(FOR NEW BRICK FACADE)
ECOLOGIC NATURAL LIME MORTAR
DGM 050



PREVIOUSLY PROPOSED REAR ELEVATION
MAY 2, 2023 SUBMISSION

- 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 W/ 5' PLANTED BUFFER
 - 3: NEW BRICK TO MATCH EXISTING
 - 4: NEW PAINTED STEEL RAILINGS (TYPICAL ALL FLOORS)
 - 5: NEW JULIETTE BALCONY
 - 6: NEW WOOD PATIO DOOR IN EXPANDED OPENING AT EXISTING 3RD FLOOR FACADE
 - 7: NEW WOOD DOUBLE-HUNG WINDOWS IN EXISTING OPENINGS TO MATCH HISTORIC CONDITION
 - 8: NEW STUCCO PENTHOUSE WITH STEEL AND GLASS WINDOWS

-  PENTHOUSE STUCCO
DRYVIT CCP3 CEMENT PLASTER
456 "OYSTER SHELL"
-  MORTAR
(FOR NEW BRICK FACADE)
ECOLOGIC NATURAL LIME MORTAR
DGM 050



PROPOSED REAR ELEVATION
JUNE 13, 2023 SUBMISSION

- 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)

BLOCK ANALYSIS - REAR YARD ADDITIONS

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023





BIRDS EYE VIEW LOOKING SOUTH



MID-BLOCK ROW HOUSES (3-4 STORIES)

AERIAL VIEW - BLOCK MASSING

56 W12th STREET

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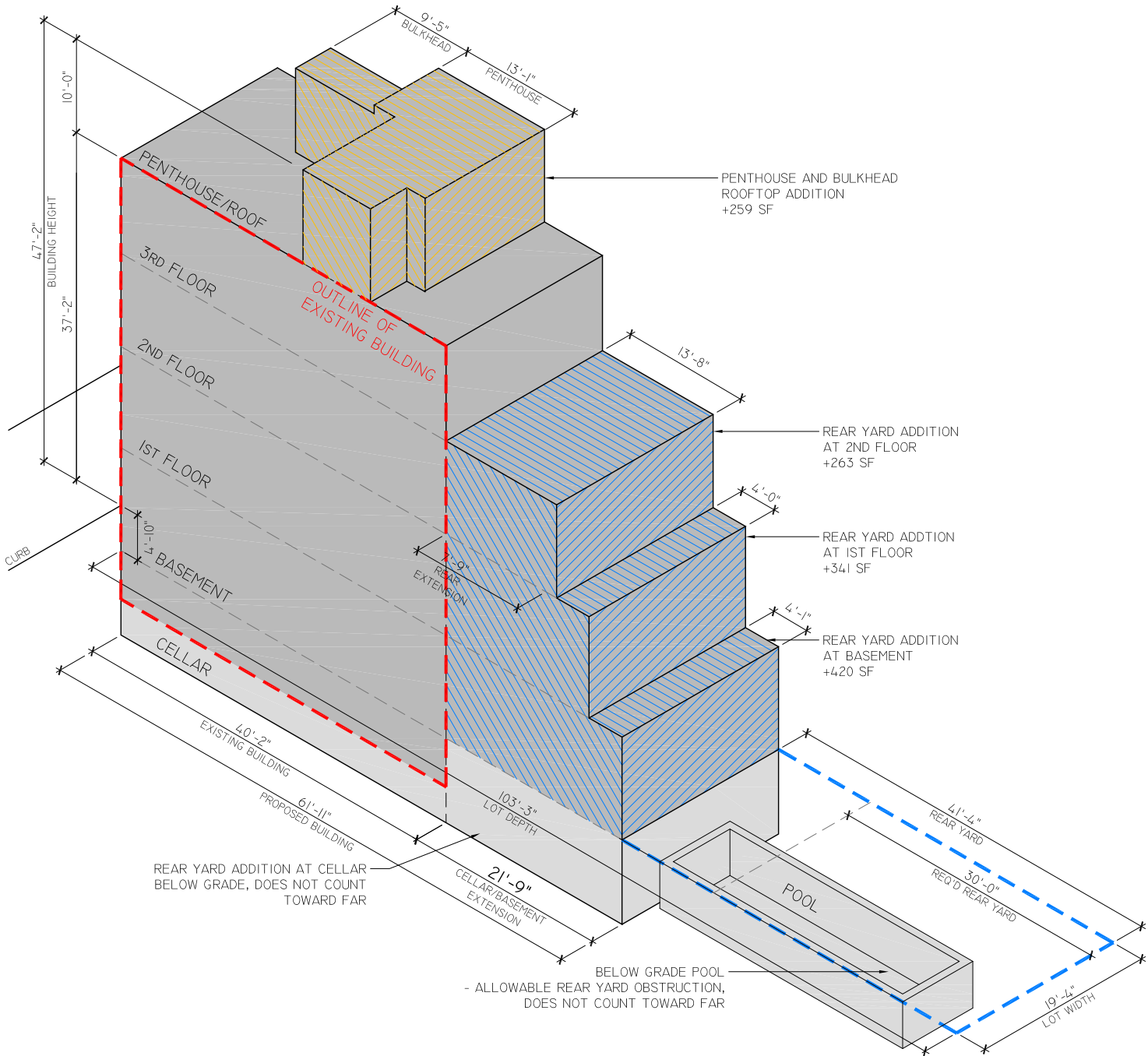
PREVIOUS SUBMISSION MAY 2, 2023

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



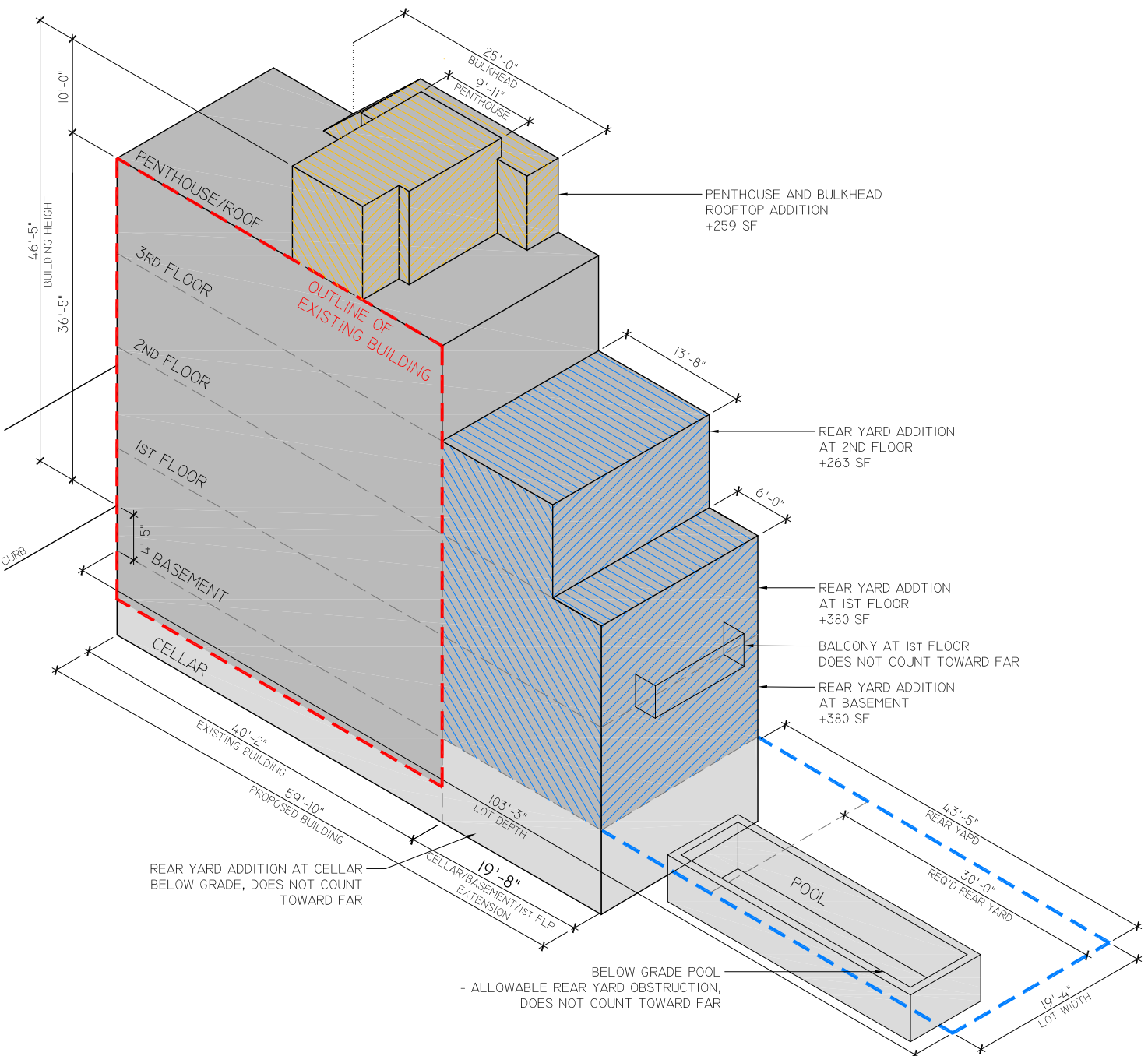
PROPOSED SUBMISSION JUNE 13, 2023

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) - 5,548 SF

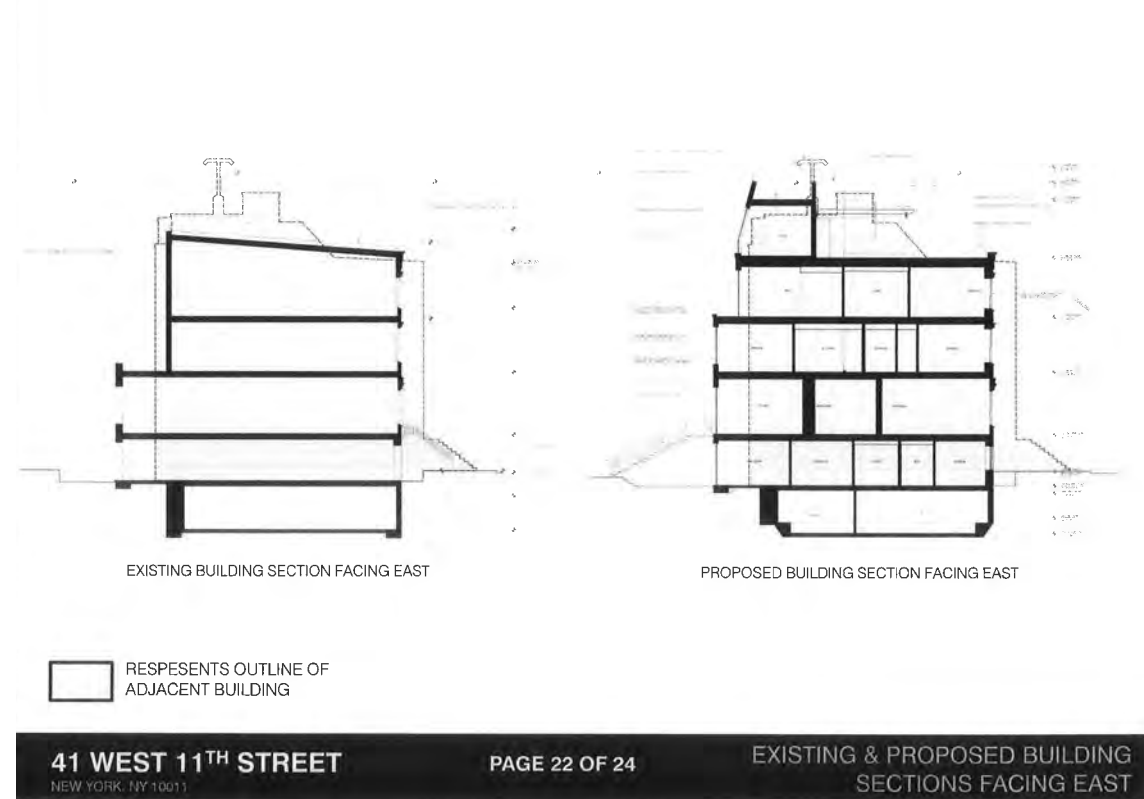
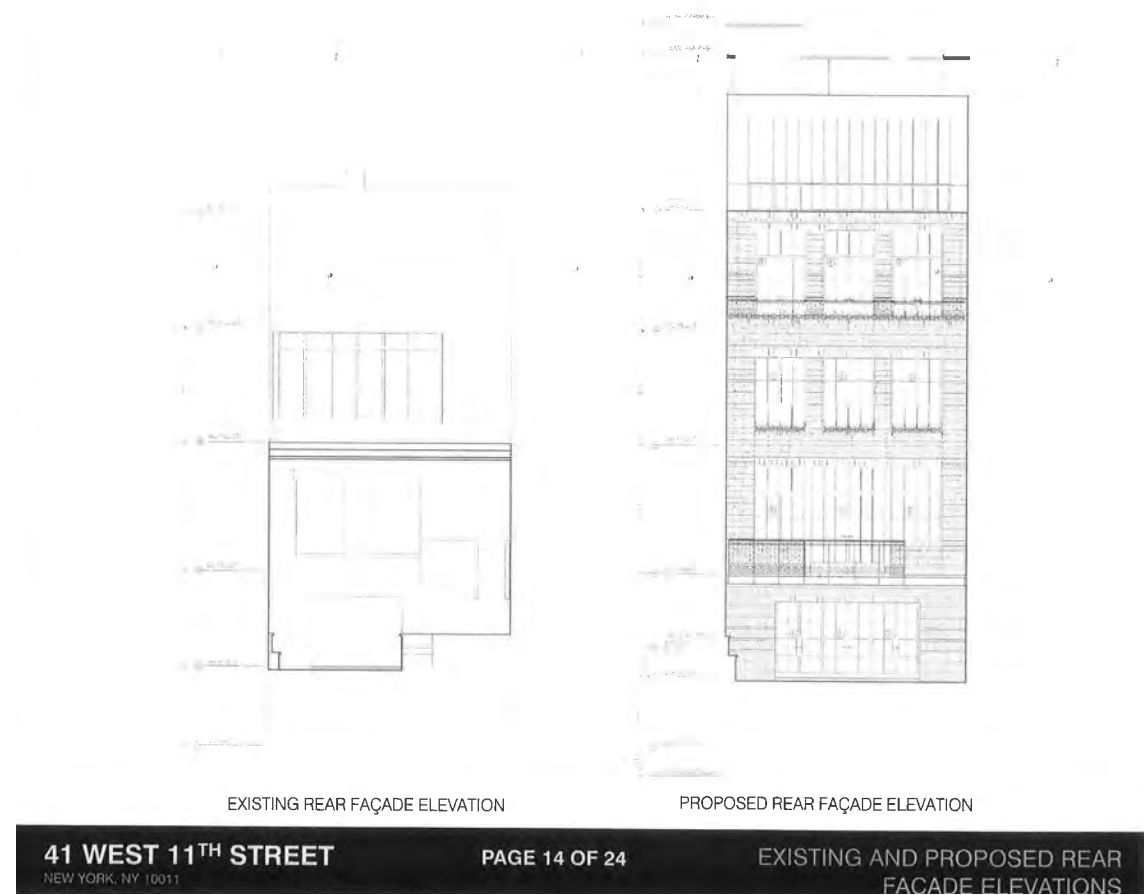
FLOOR AREA RATIO
MAX. FLOOR AREA = 4,391 SF
(1,996 SF x 2.20)
PROPOSED FLOOR AREA = 4,391 SF
REMAINDER - 0 SF
PROPOSED FAR - 2.20

LOT COVERAGE
MAX. LOT COVERAGE - 1,198 SF
(1,996 X .60)
PROPOSED LOT COVERAGE - 1,157 SF



PROPOSED ADDITIONAL BULK - ZONING PLAN AND DIAGRAM

56 W12th STREET
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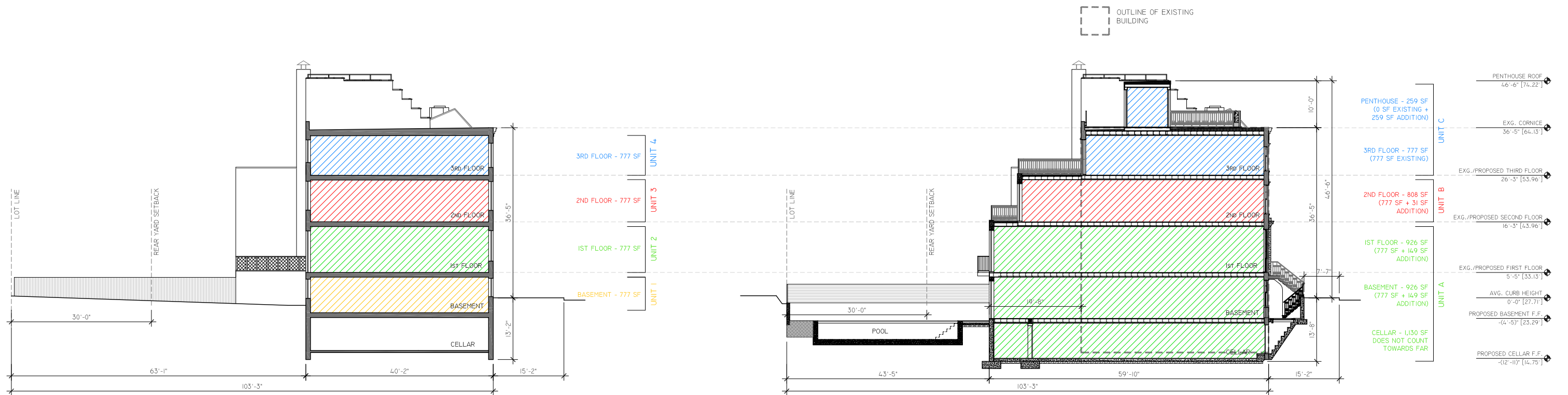


41 WEST 11th STREET - LPC SUBMISSION
 ROOF AND REAR YARD ADDITION - APPROVED JANUARY 2015
 REAR YARD CELLAR EXTENSION - APPROVED MARCH 2013



EXISTING PHOTO OF REAR FACADE

LPC APPROVED PRECEDENT - 41 W 11th STREET
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023



SECTION COMPARISON - RESIDENTIAL UNITS
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - JUNE 13, 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. CELLAR) - 5,548 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 - 1,157 SF
(19.33' X 59.84')

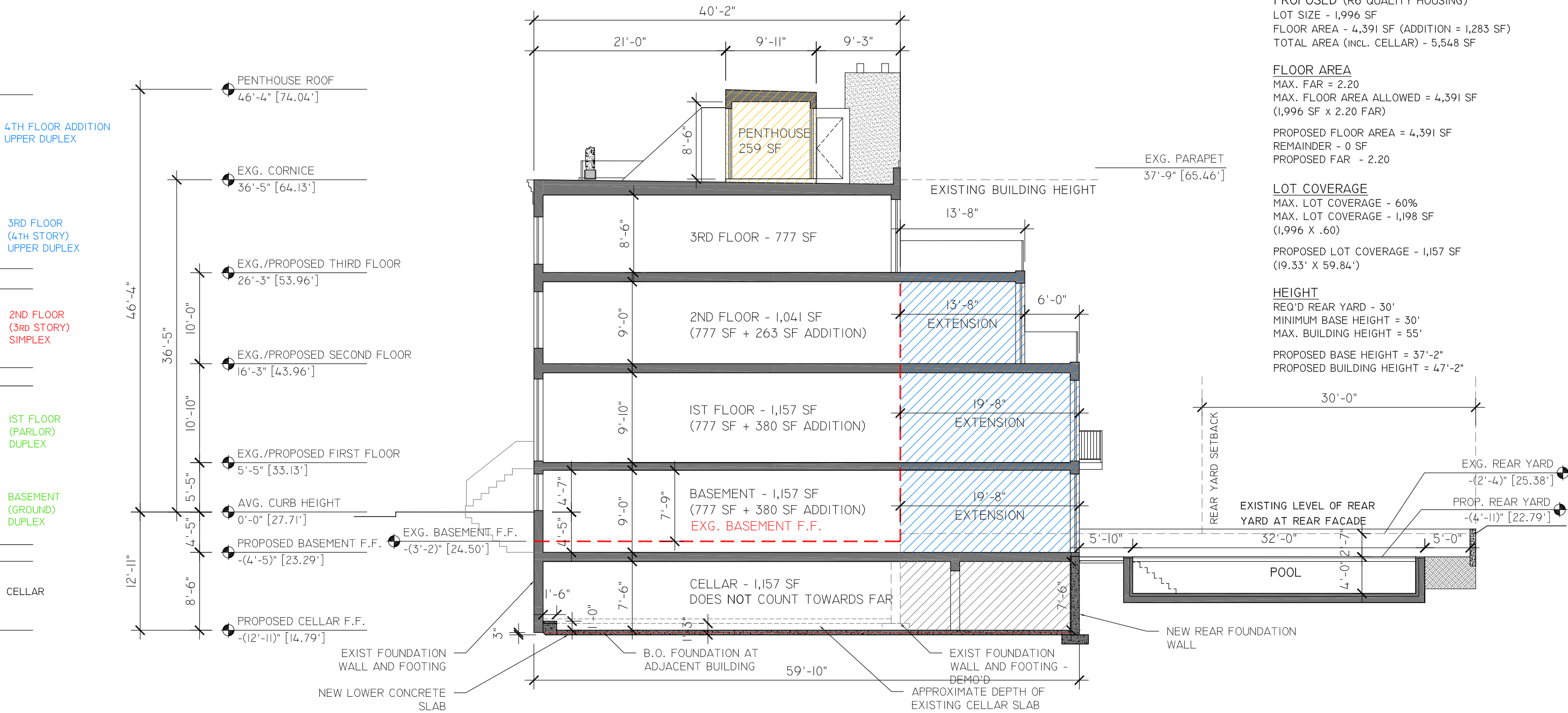
HEIGHT
REQ'D REAR YARD - 30'
MINIMUM BASE HEIGHT = 30'
MAX. BUILDING HEIGHT = 55'

PROPOSED BASE HEIGHT = 37'-2"
PROPOSED BUILDING HEIGHT = 47'-2"

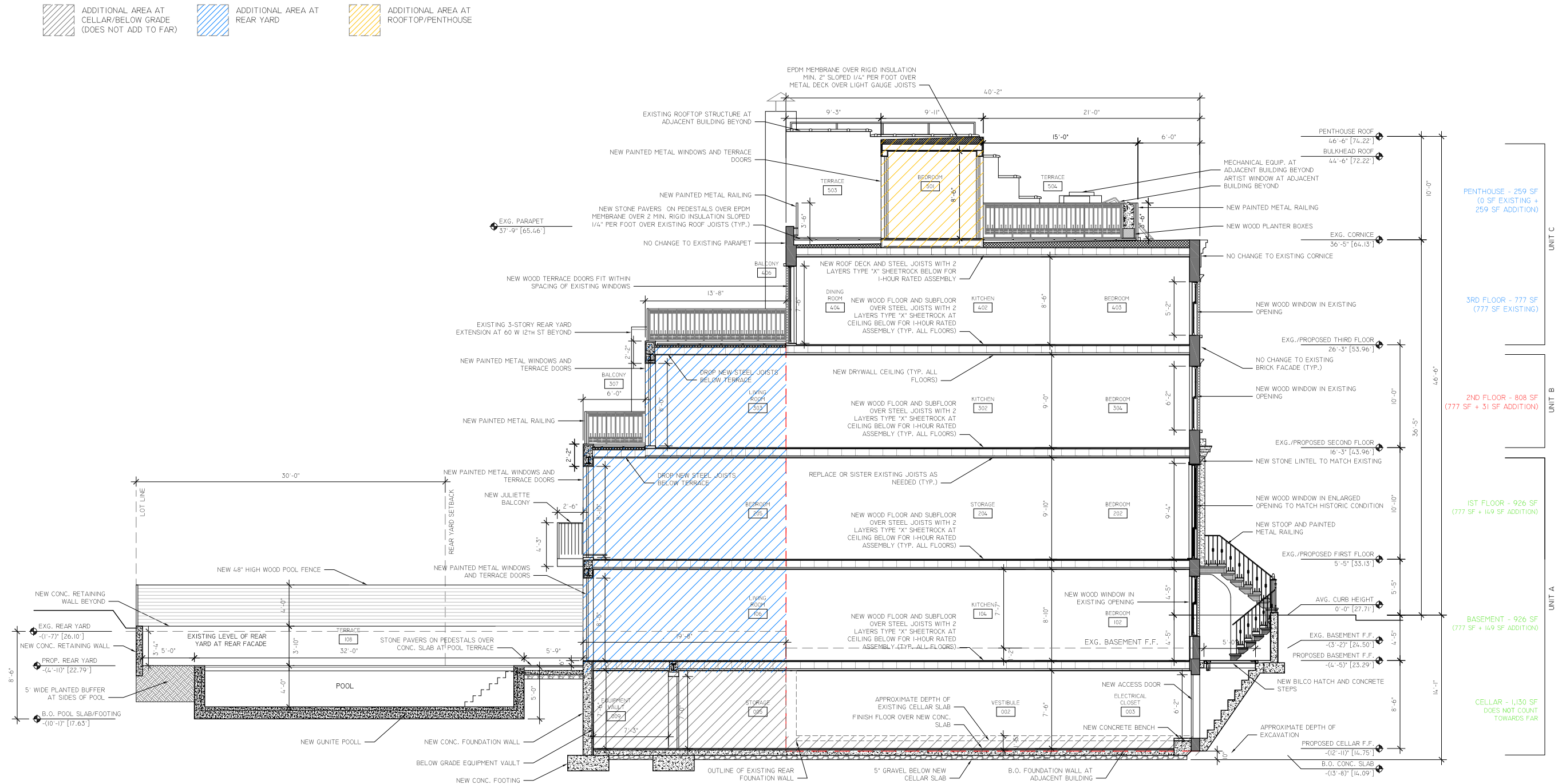
ADDITIONAL AREA AT CELLAR/BELOW GRADE (DOES NOT ADD TO FAR)

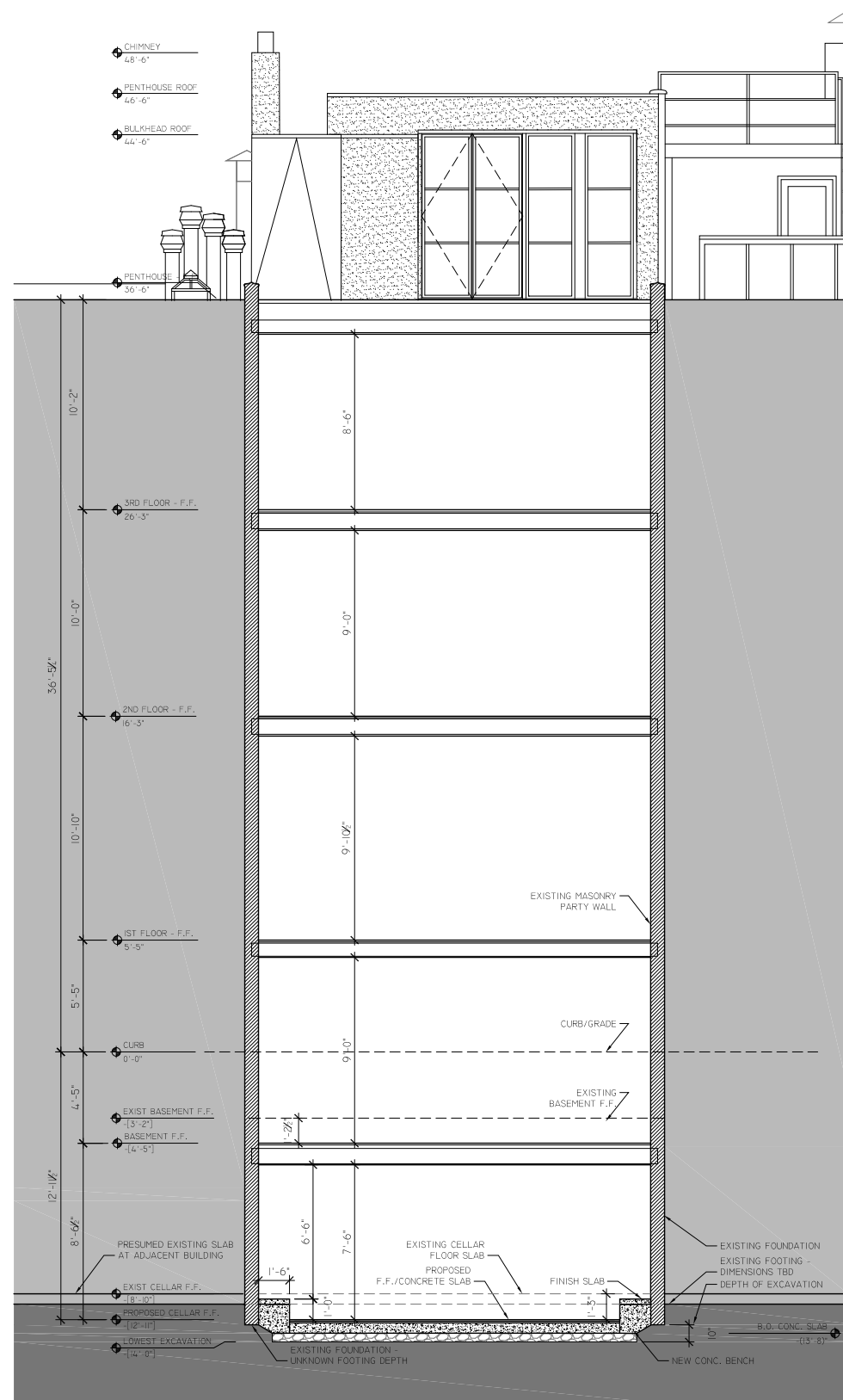
ADDITIONAL AREA AT REAR YARD

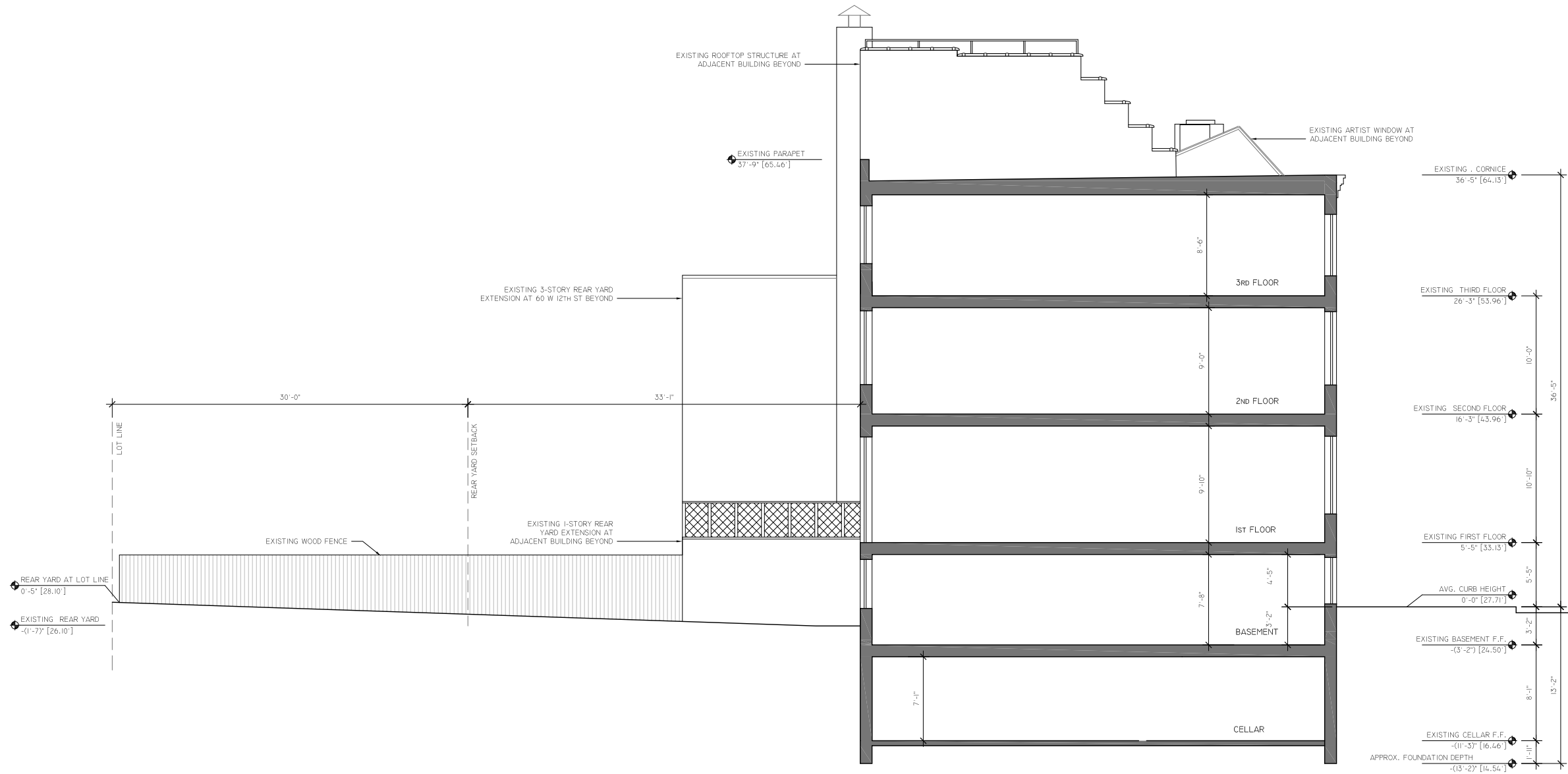
ADDITIONAL AREA AT ROOFTOP/PENTHOUSE



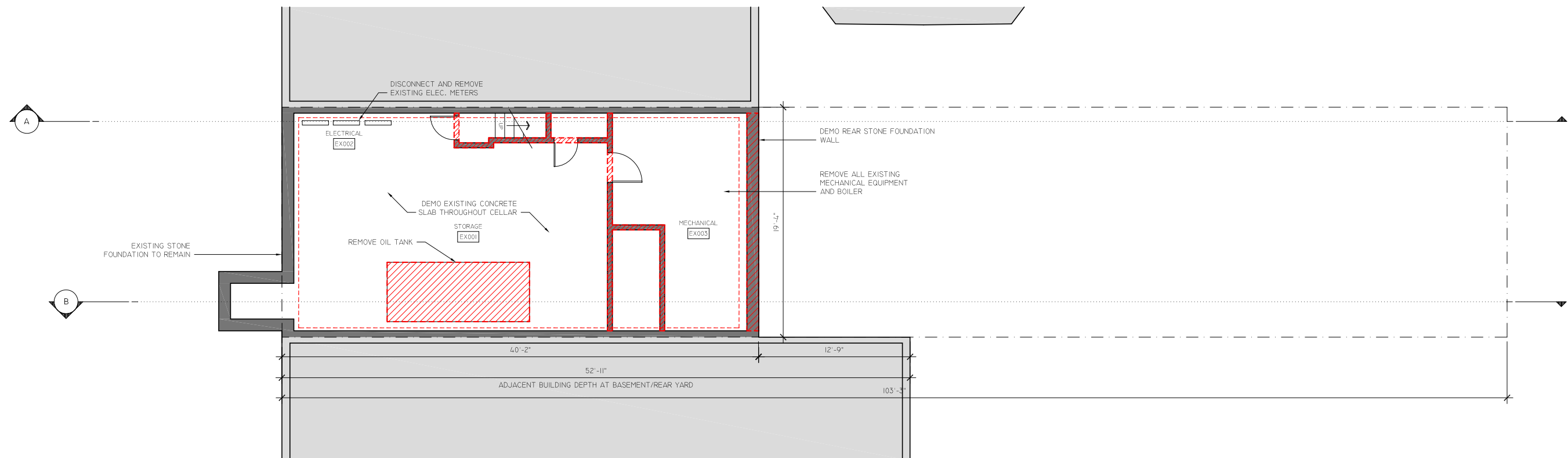
ZONING DIAGRAM - PROPOSED SECTION A
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023



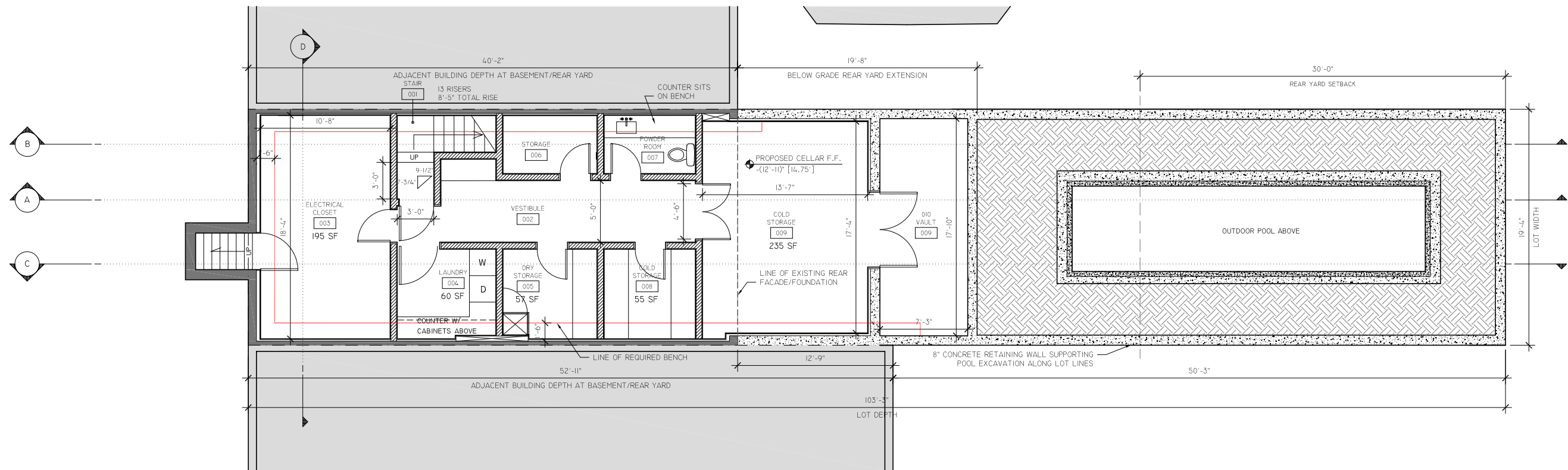




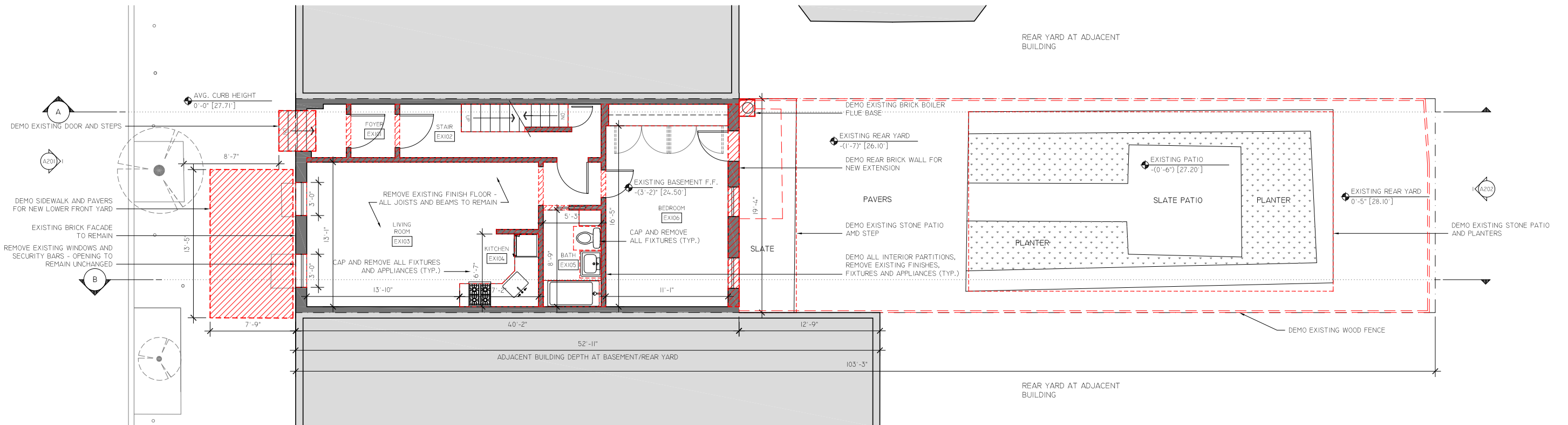
EXISTING SECTION B



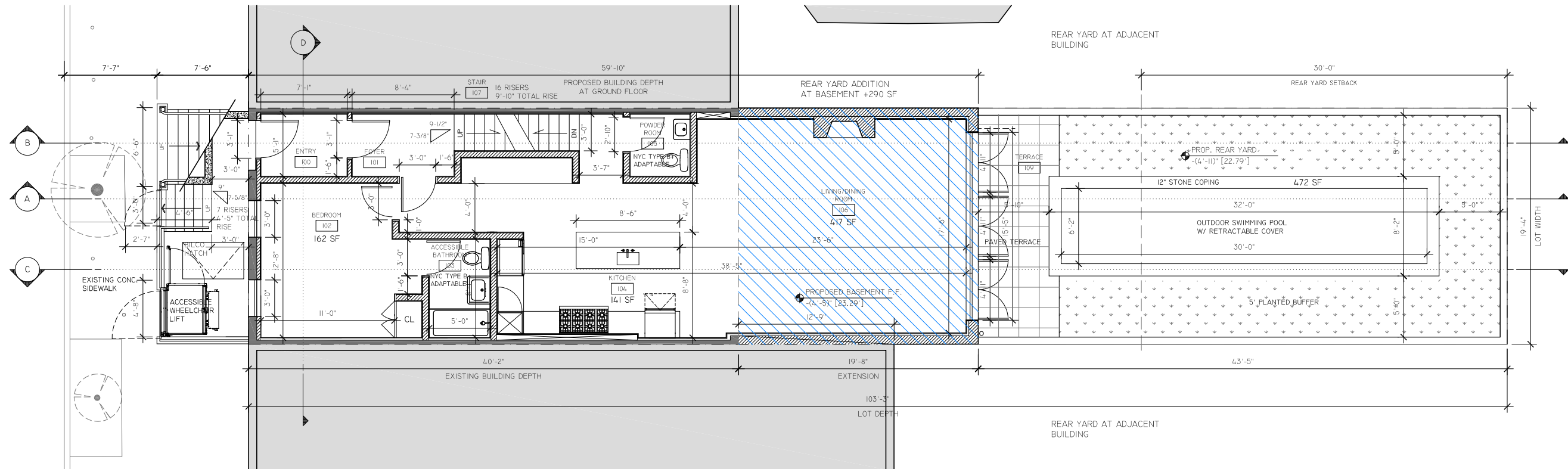
EXISTING CELLAR PLAN



PROPOSED CELLAR PLAN



EXISTING BASEMENT PLAN

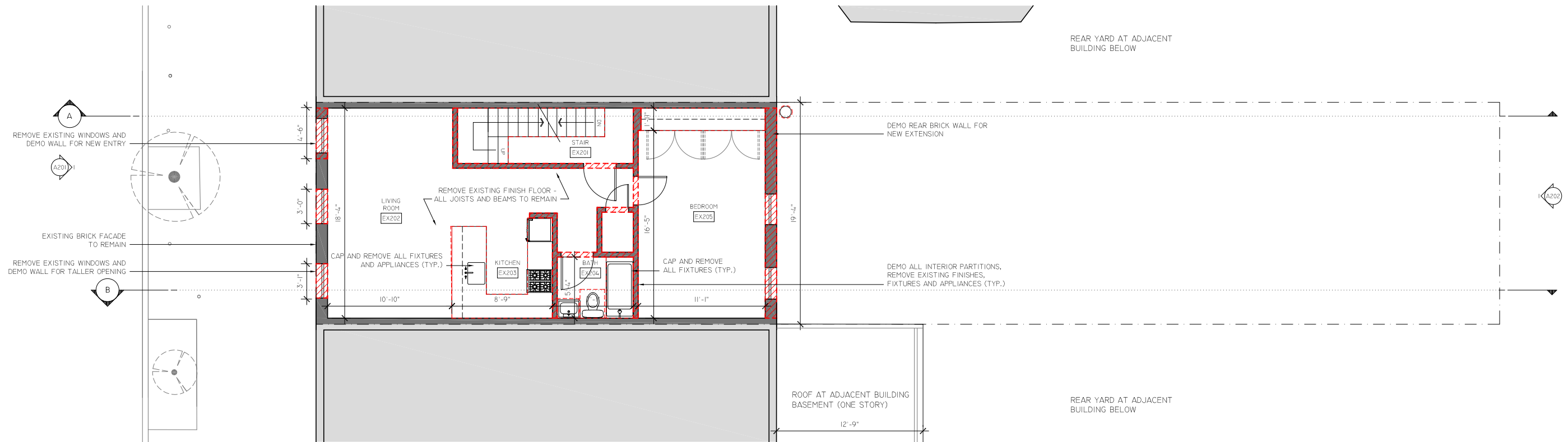


PROPOSED BASEMENT PLAN

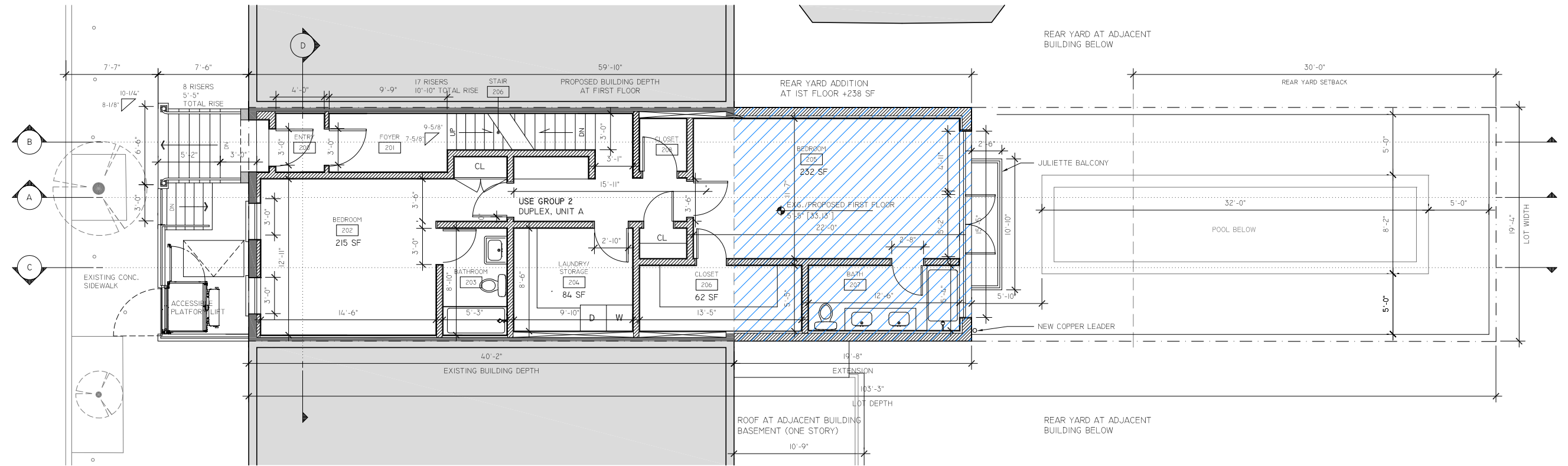


EXISTING AND PROPOSED PLANS

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023



EXISTING 1ST FLOOR PLAN

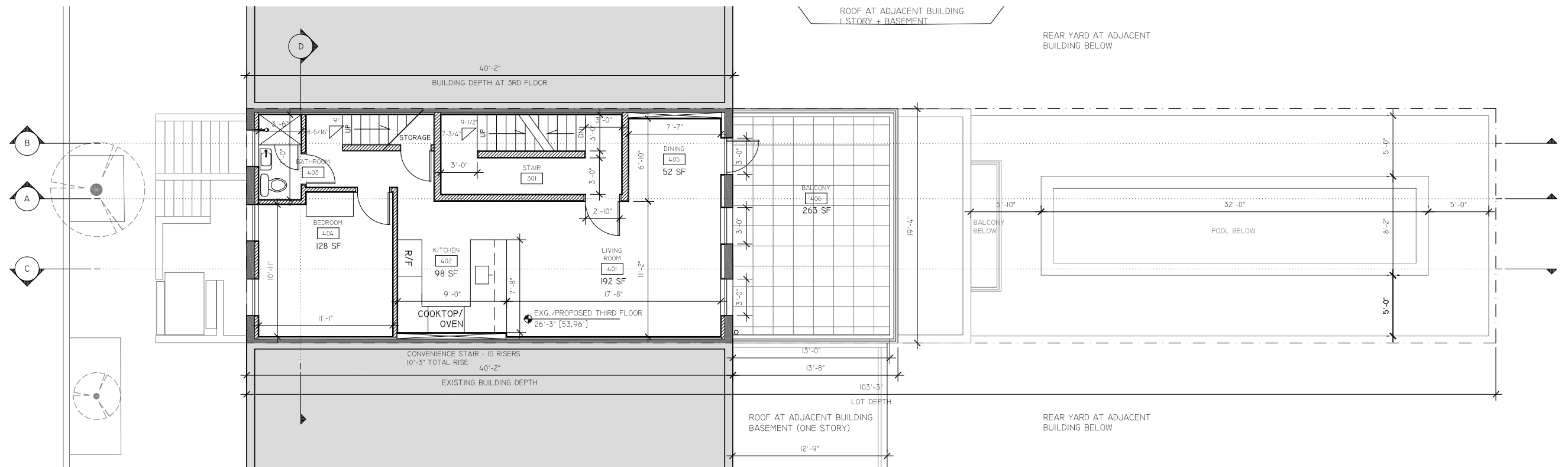
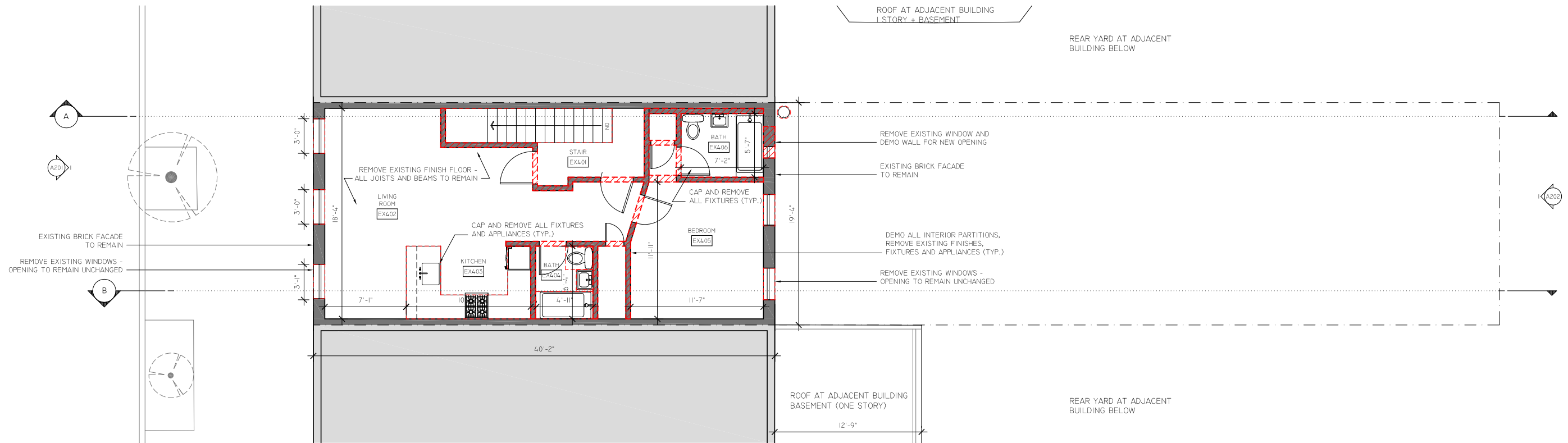


PROPOSED 1ST FLOOR PLAN



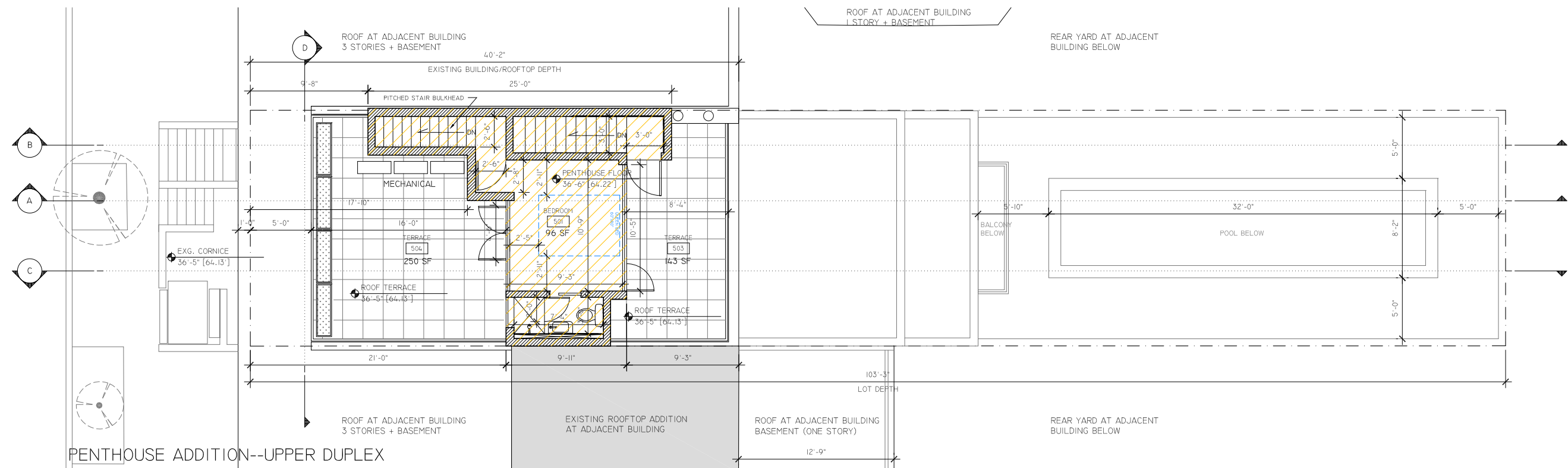
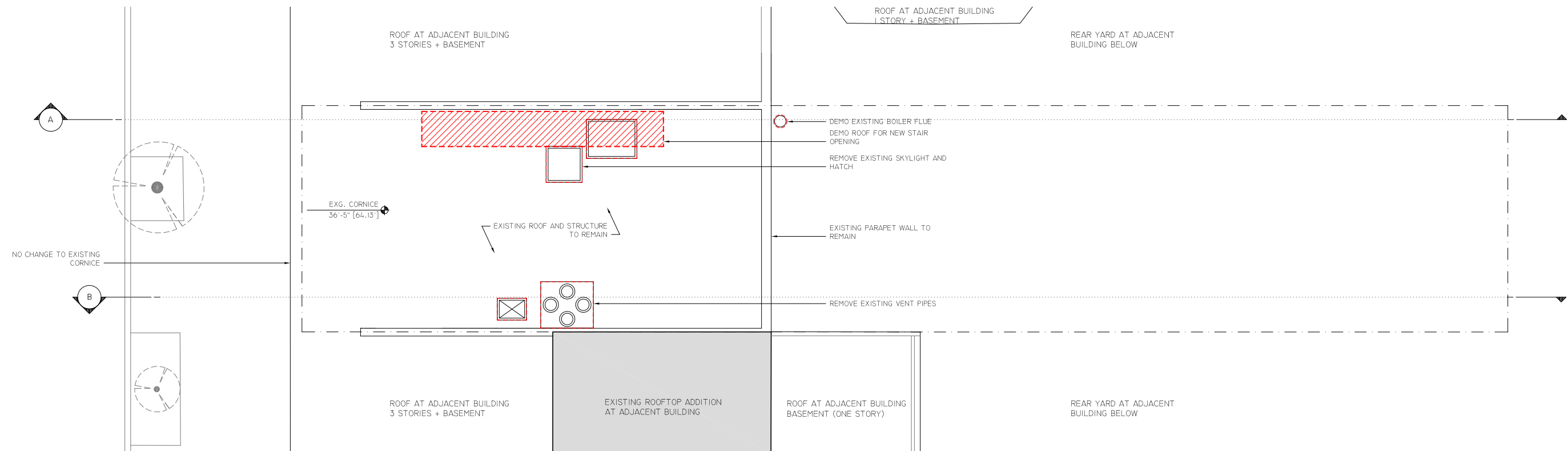
EXISTING AND PROPOSED PLANS

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023

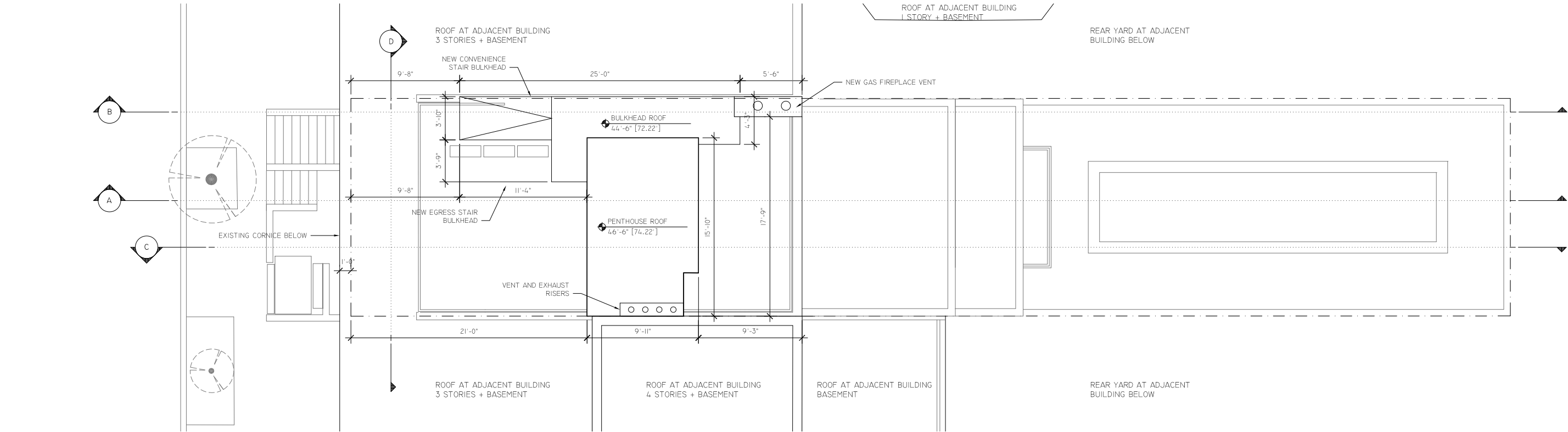


EXISTING AND PROPOSED PLANS

56 W12th STREET
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ADDITIONAL/PROPOSED FLOOR AREA



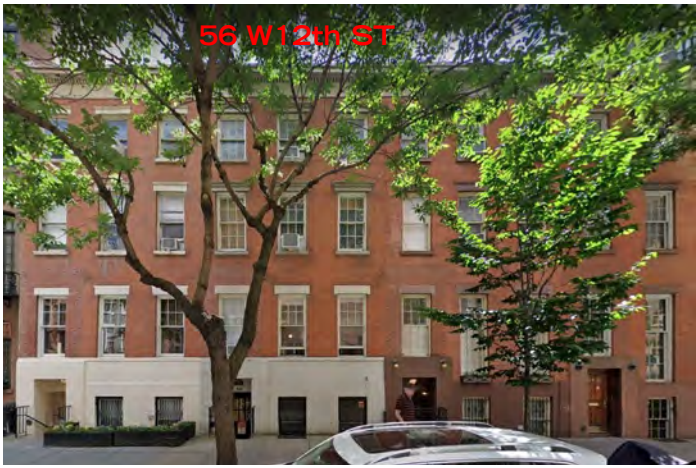
PROPOSED PENTHOUSE ROOF PLAN



W12th STREET LOOKING WEST



W12th STREET LOOKING EAST



56 W12th ST AND NEIGHBORING BUILDINGS



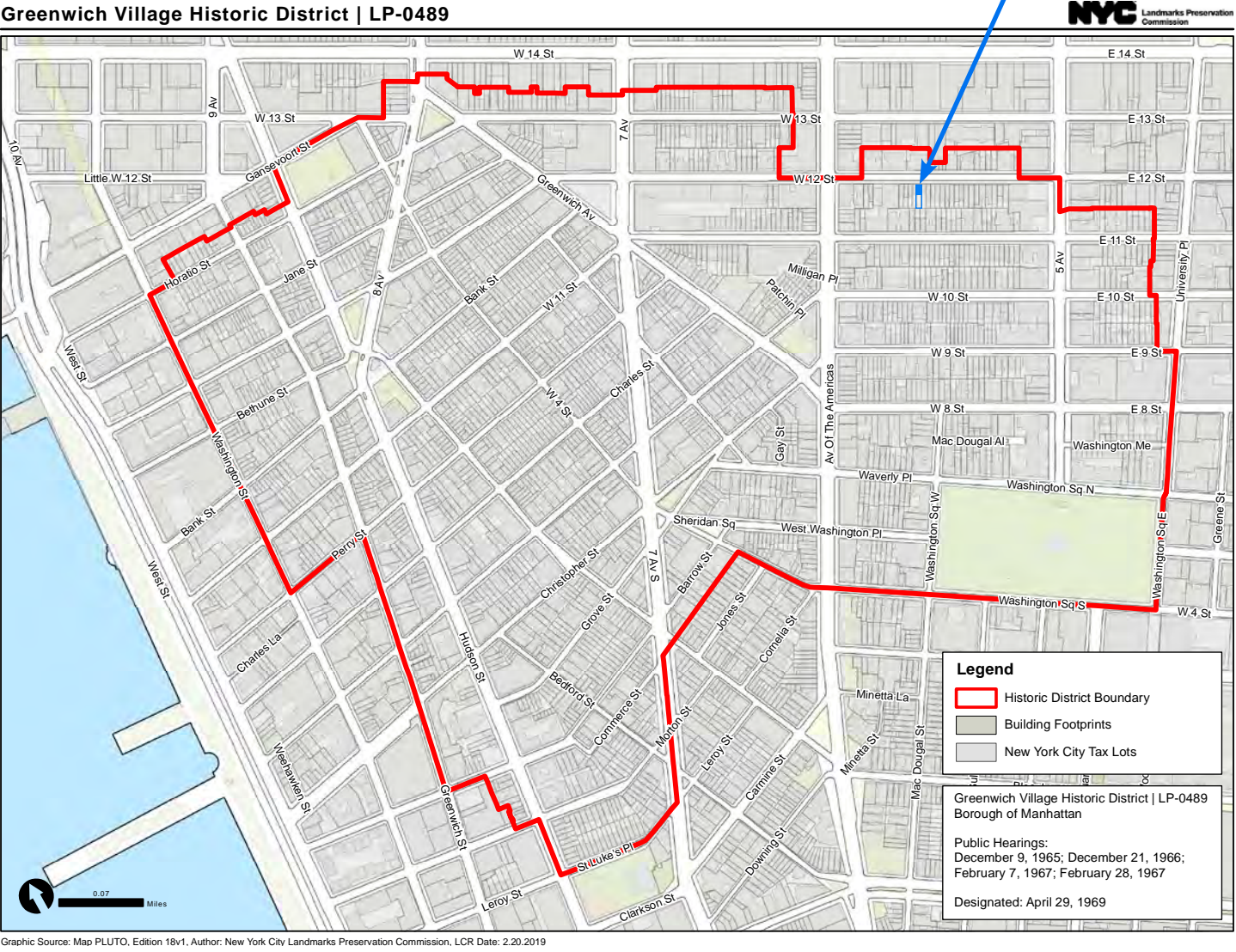
78 AND 80 W12th



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 - JUNE 13, 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 - JUNE 13, 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 - JUNE 13, 2023



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 - JUNE 13, 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

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 - JUNE 13, 2023

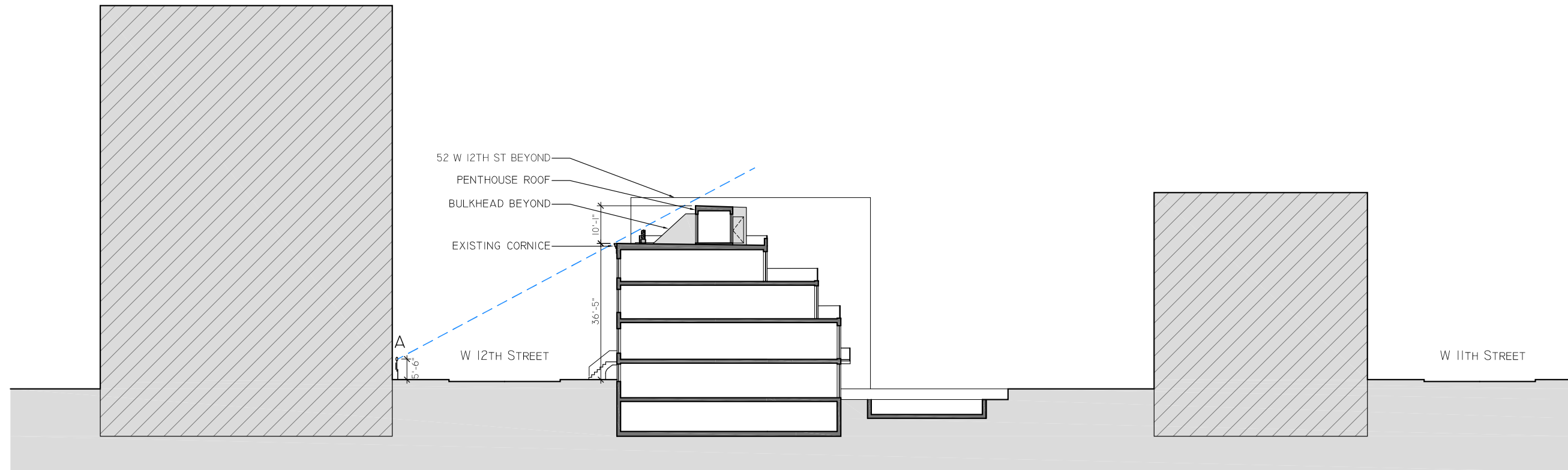


- | | | |
|---|--|---|
|  PROJECT SITE - 56 W 12TH STREET |  ROW HOUSES AND OTHER LOW BUILDINGS (1-4 STORIES) |  PHOTO LOCATIONS |
|  GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY |  TALLER ROW HOUSES AND APT. BUILDINGS (5-6 STORIES) | |
|  NEARBY TALLER BUILDINGS IMPACTING PENTHOUSE VISIBILITY |  TALL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

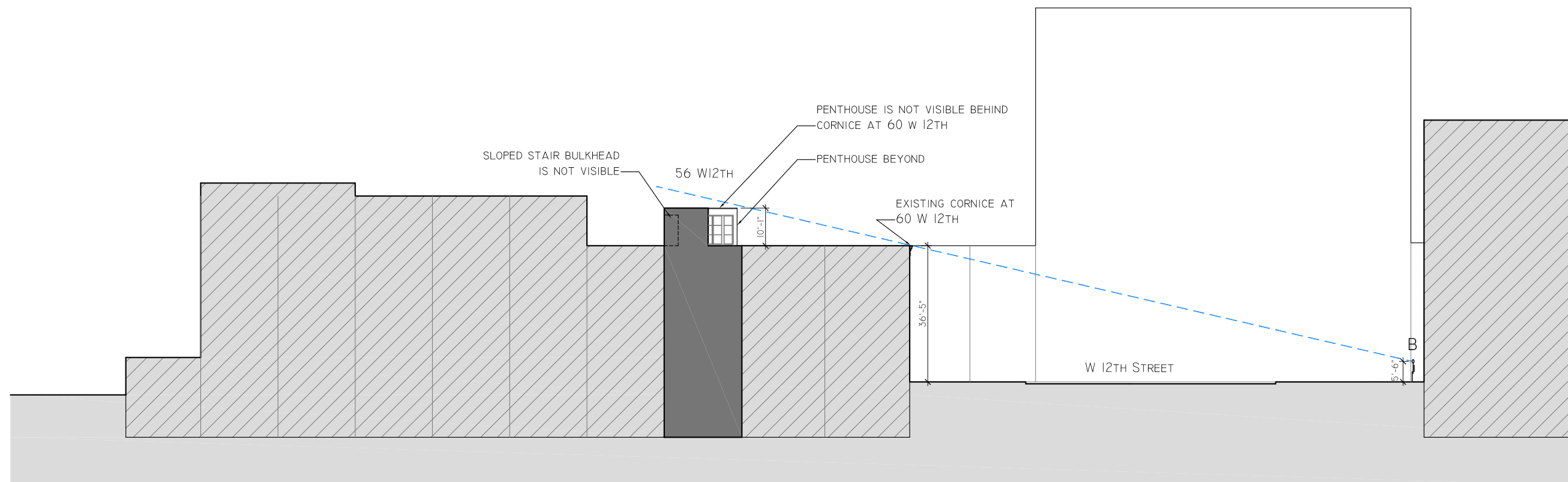
ROOFTOP MOCKUP PHOTO KEY PLAN
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023



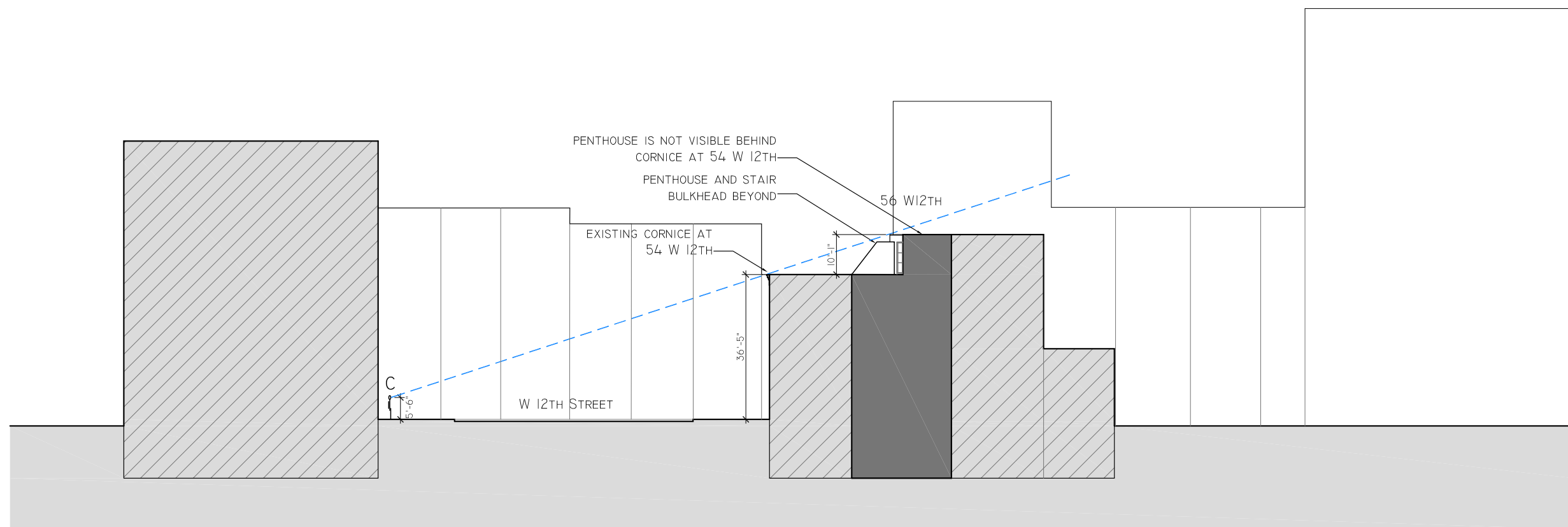
- | | | |
|--|--|--|
| PROJECT SITE - 56 W 12TH STREET | ROW HOUSES AND OTHER LOW BUILDINGS (1-4 STORIES) | ROOFTOP ADDITION VISIBILITY NOT VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY |
| GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY | TALLER ROW HOUSES AND APT. BUILDINGS (5-6 STORIES) | |
| NEARBY TALLER BUILDINGS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

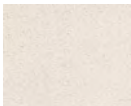


EXISTING / DEMO FRONT ELEVATION

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 ELEVATIONS

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - JUNE 13, 2023