



PROPOSED FRONT FACADE

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PROPOSED FACADE

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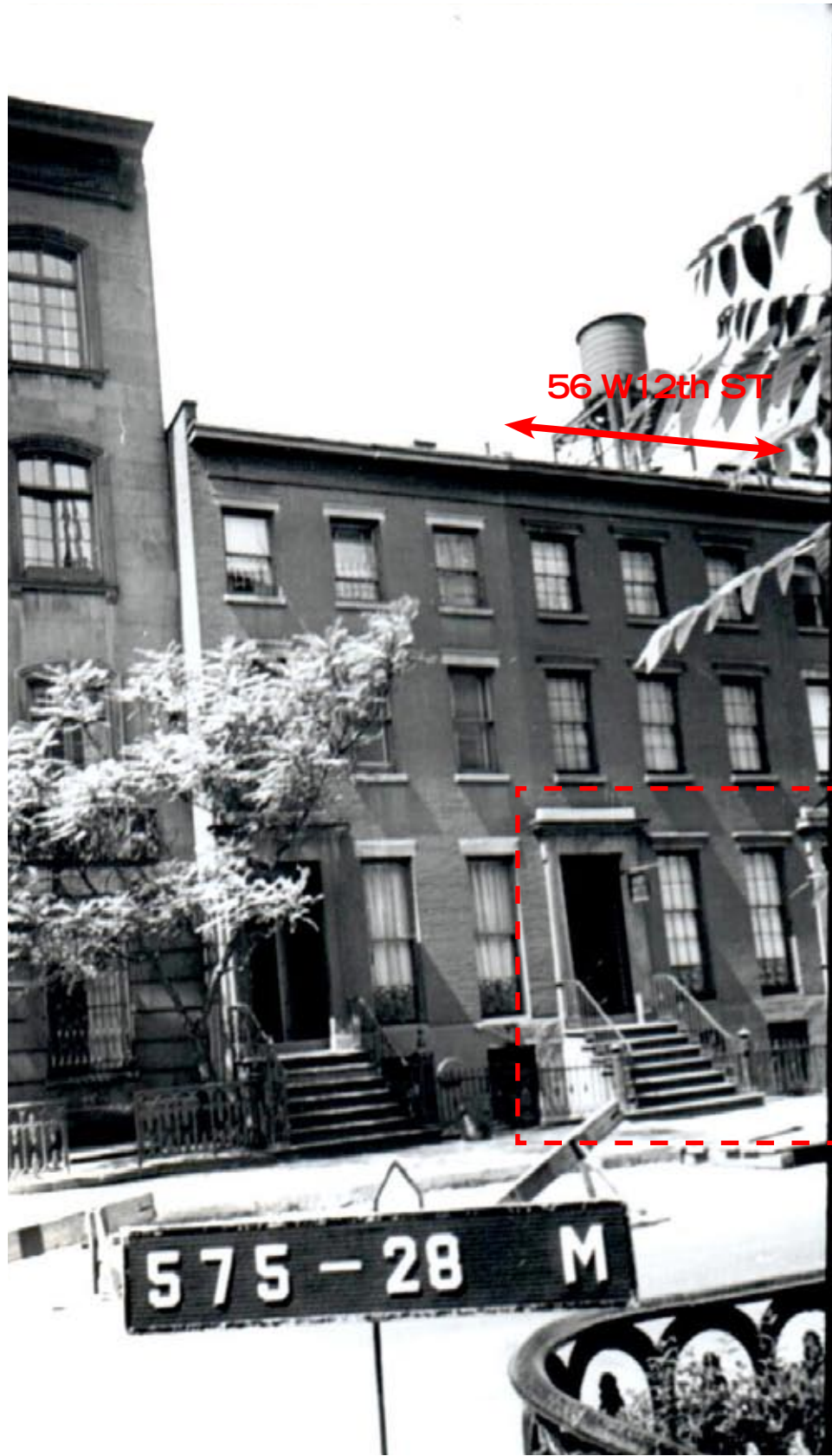
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A - 1940 TAX ID PHOTO

Tax ID Photo of 56 W 12th Street is no longer in existence per NYC Records and Information Services



B - EXISTING FRONT FACADE



C - PROPOSED FRONT ELEVATION

HISTORIC, EXISTING AND PROPOSED FRONT FACADE

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



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

56 W12th ST



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

56 W12th ST

EXISTING PARTIAL BLOCK

56 W12th STREET

LANDMARKS PRESERVATION COMMISSION - MARCH 24, 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 - MARCH 24, 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 - MARCH 24, 2023



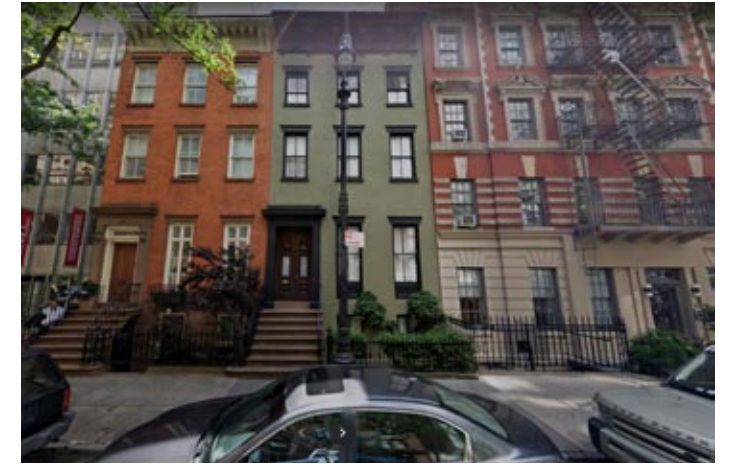
W12th STREET LOOKING WEST



W12th STREET LOOKING EAST



56 W12th ST AND NEIGHBORING BUILDINGS



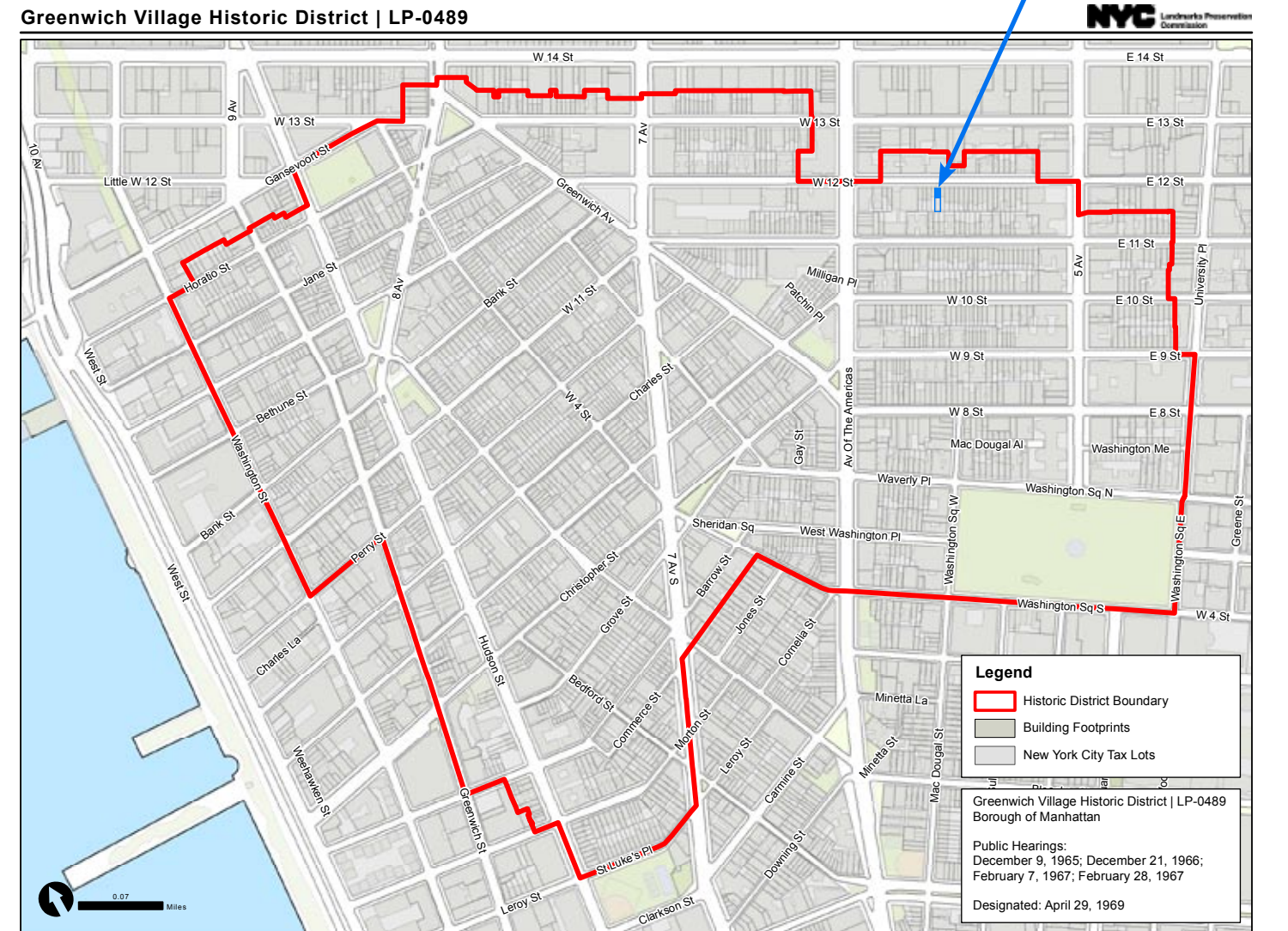
78 AND 80 W12th



VIEW ACROSS STREET LOOKING EAST



VIEW ACROSS STREET LOOKING WEST



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.20.2019

HISTORIC DISTRICT MAP AND CONTEXT PHOTOS
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



- GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY
- PROJECT SITE - 56 W 12TH STREET
- BUILDINGS

- ROWHOUSE CONTEXT PHOTOS - SEE PAGE 8
- ROOFTOP ADDITION CONTEXT PHOTOS - SEE PAGE 15
- STOOP CONTEXT PHOTOS - SEE PAGES 30-31

CONTEXT PHOTO KEY
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



1A: ROWHOUSES ADJACENT TO 56 W12th STREET



1B: VIEW LOOKING EAST DOWN W12th STREET



2: ROW HOUSES ON W12th STREET



3: ROWHOUSES ON W11th STREET



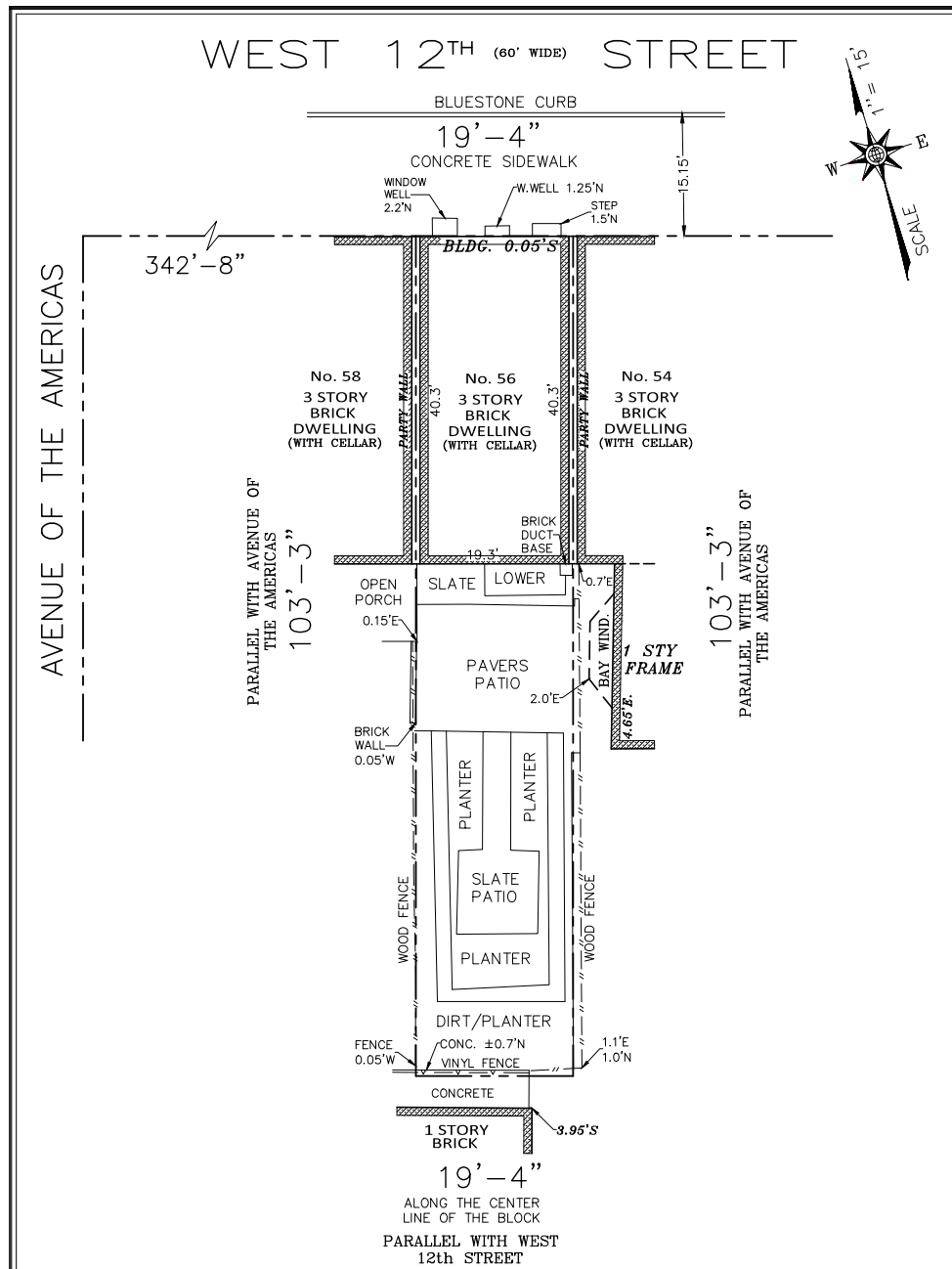
4: ROWHOUSES ON W11th STREET



5: ROWHOUSES ON W11th STREET

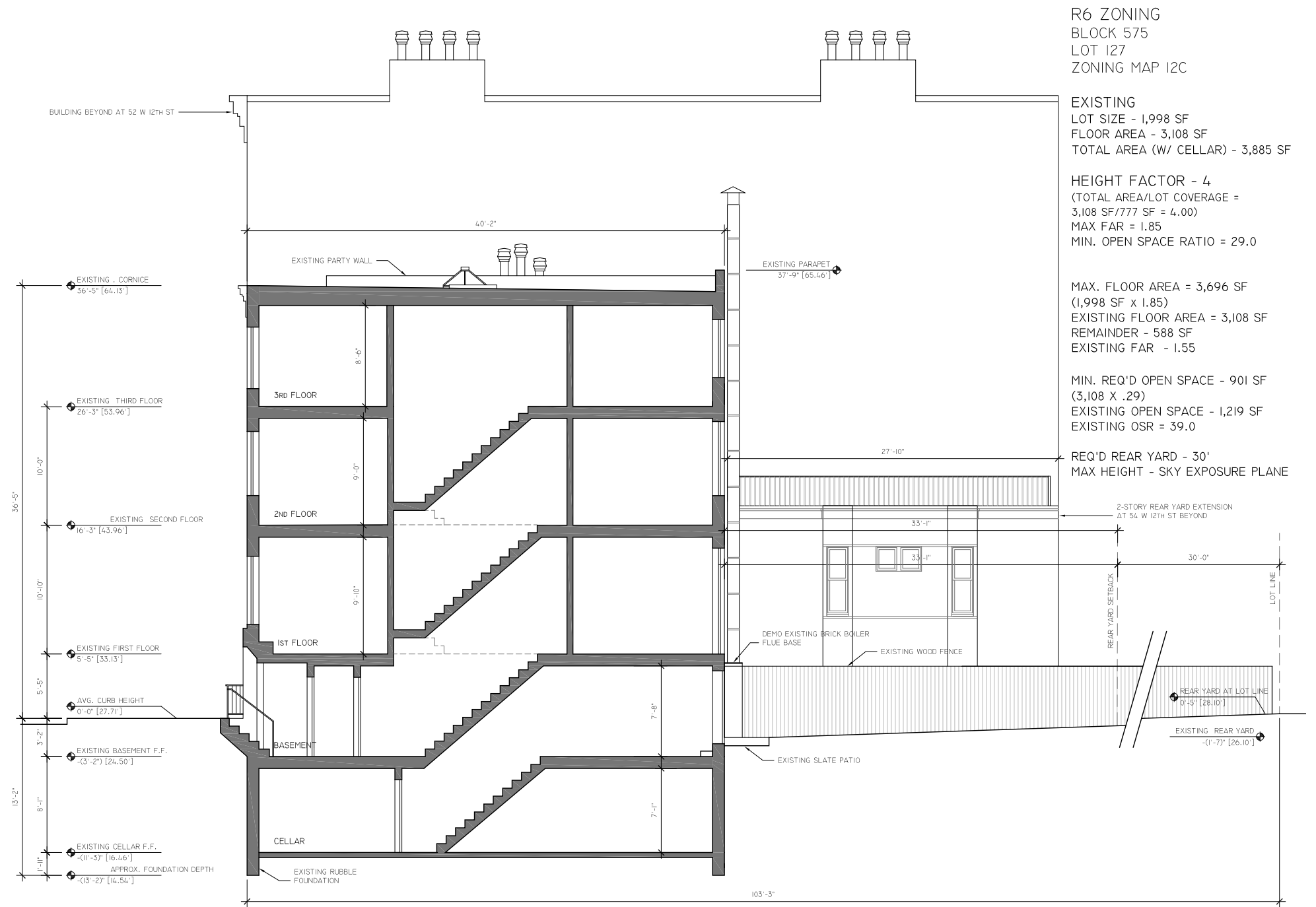
TYPICAL ROWHOUSE PRECEDENTS WITHIN GREENWICH VILLAGE HISTORIC DISTRICT
SEE PHOTO KEY ON PAGE 7

HISTORIC DISTRICT CONTEXT PHOTOS
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



No. 56 W. 12th STREET BOROUGH OF MANHATTAN & COUNTY OF NEW YORK CITY AND STATE OF NEW YORK.		Tax Map SECT.:	BLOCK: 575	LOT(S): 127
FILED MAP		FILED MAP	BLOCK:	LOT(S):
TITLE SURVEY				
DATE OF SURVEY: MARCH 6th 2020				
DATE OF UPDATE:				
CERTIFIED TO:				
1.				
2.				
3.				
4.				
SURVEY ORDERED BY:				
		SOUTHERN COUNTIES MAPPING, LLC 46 CEDAR ROAD, WESTBURY NEW YORK, 11590 Phone (516) 333-3555 Fax (516) 333-3055 		
		SURVEYED BY: ARKADIUSZ JUSIEGA, P.L.S. NEW YORK STATE LICENSE NO. 050569 scsurveyors2020@gmail.com		

EXISTING SURVEY
PER SOUTHERN COUNTIES MAPPING, LLC 03/06/2020



R6 ZONING
BLOCK 575
LOT 127
ZONING MAP 12C

EXISTING
LOT SIZE - 1,998 SF
FLOOR AREA - 3,108 SF
TOTAL AREA (W/ CELLAR) - 3,885 SF

HEIGHT FACTOR - 4
(TOTAL AREA/LOT COVERAGE = 3,108 SF/777 SF = 4.00)
MAX FAR = 1.85
MIN. OPEN SPACE RATIO = 29.0

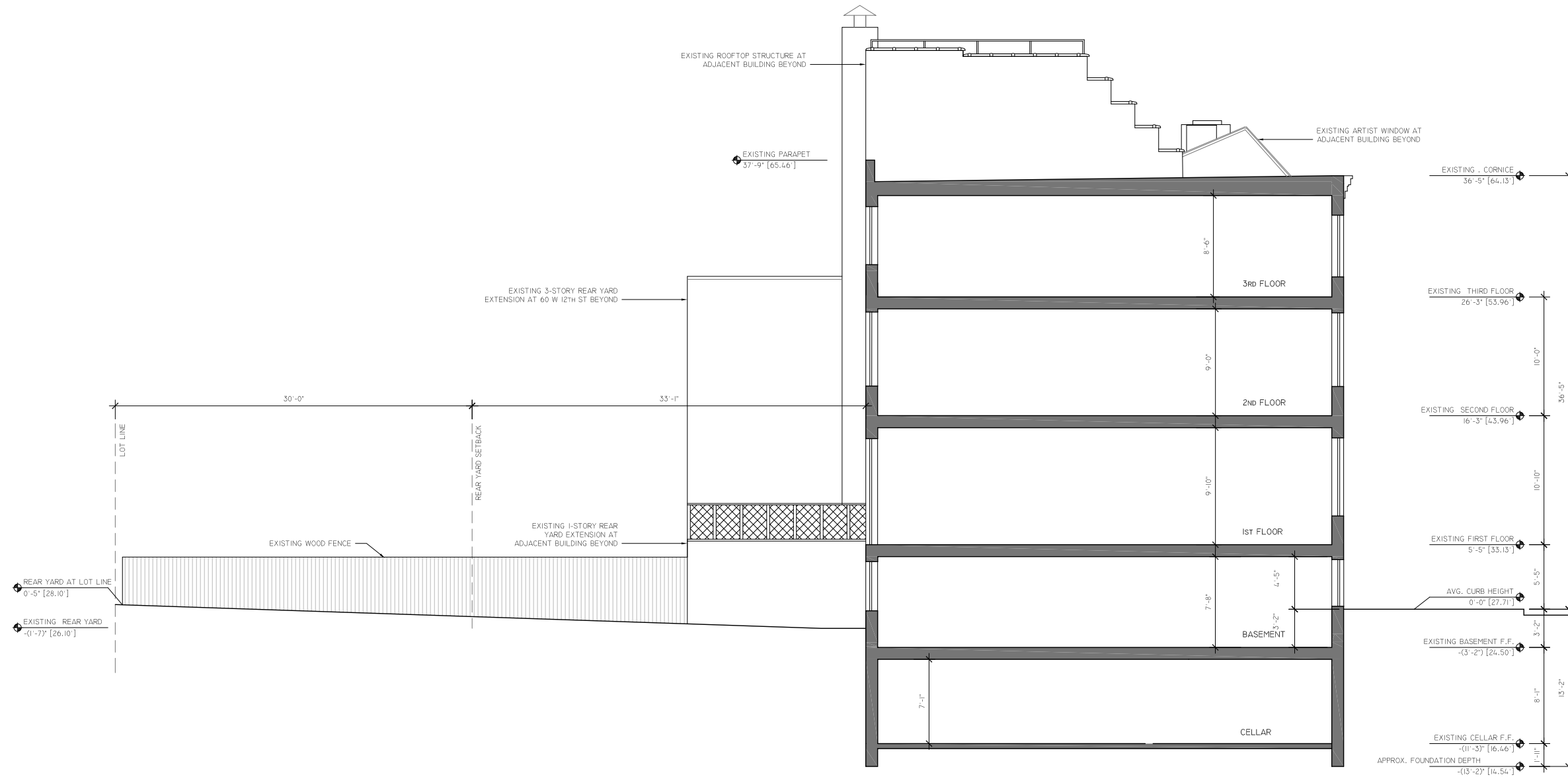
MAX. FLOOR AREA = 3,696 SF
(1,998 SF x 1.85)
EXISTING FLOOR AREA = 3,108 SF
REMAINDER - 588 SF
EXISTING FAR - 1.55

MIN. REQ'D OPEN SPACE - 901 SF
(3,108 X .29)
EXISTING OPEN SPACE - 1,219 SF
EXISTING OSR = 39.0

REQ'D REAR YARD - 30'
MAX HEIGHT - SKY EXPOSURE PLANE

EXISTING SECTION A

EXISTING SURVEY AND BUILDING SECTION
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023

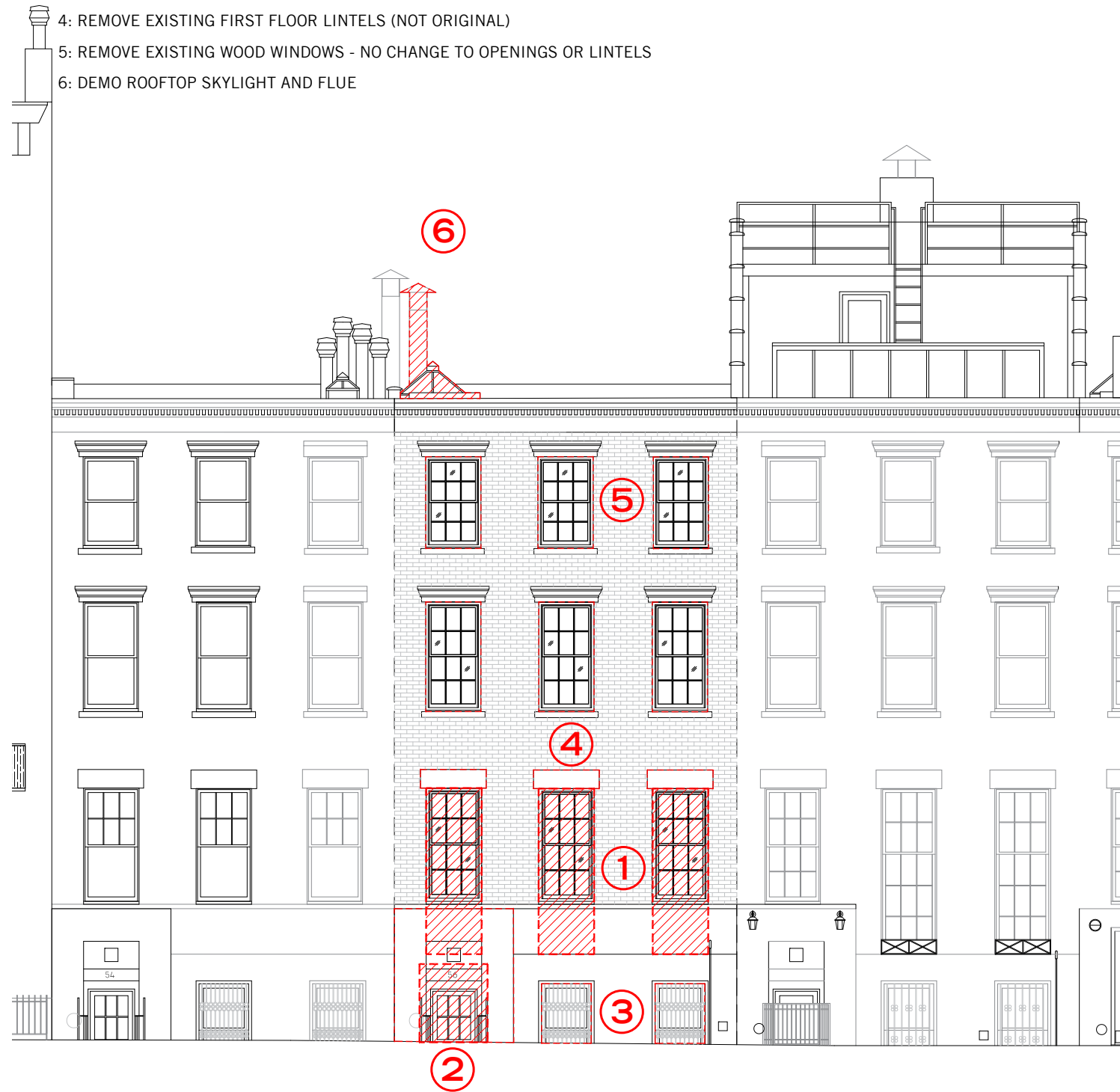


EXISTING SECTION B

EXISTING BUILDING SECTION
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023

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

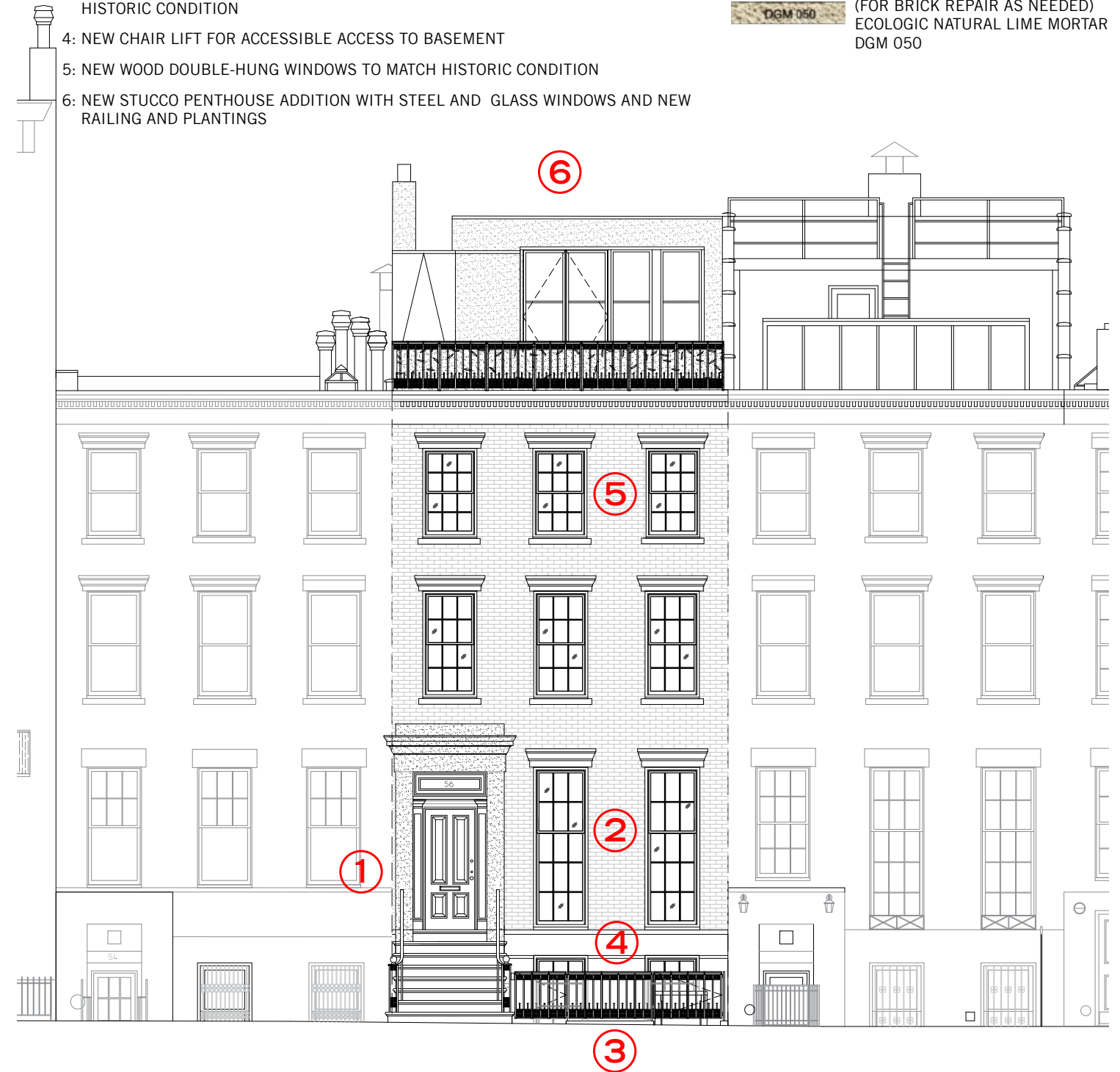


EXISTING /DEMO FRONT ELEVATION

PROPOSED SCOPE

- 1: NEW STEPS, ENTRY AND FRONT DOOR TO MATCH HISTORIC CONDITION AND OTHER ORIGINAL DOORWAYS ON BLOCK
- 2: NEW FULL-HEIGHT PARLOR WINDOWS AND NEW STONE LINTELS TO MATCH HISTORIC CONDITION
- 3: NEW RAILING, GATE, RUSTICATED BASE AND BASEMENT WINDOWS TO MATCH HISTORIC CONDITION
- 4: NEW CHAIR LIFT FOR ACCESSIBLE ACCESS TO BASEMENT
- 5: NEW WOOD DOUBLE-HUNG WINDOWS TO MATCH HISTORIC CONDITION
- 6: NEW STUCCO PENTHOUSE ADDITION WITH STEEL AND GLASS WINDOWS AND NEW RAILING AND PLANTINGS

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

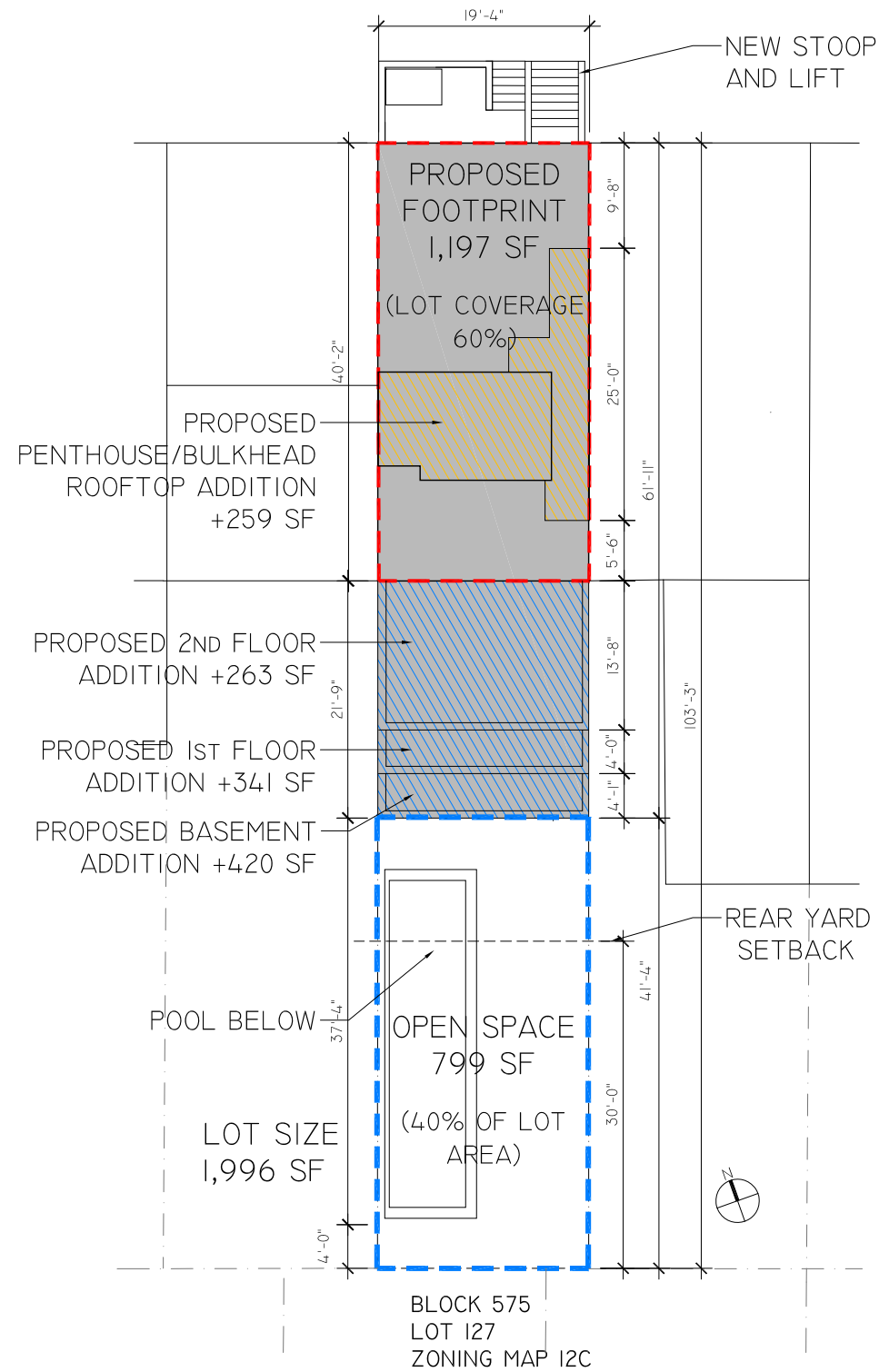


PROPOSED FRONT ELEVATION

DEMO AND PROPOSED FRONT ELEVATION

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023

W 12TH STREET

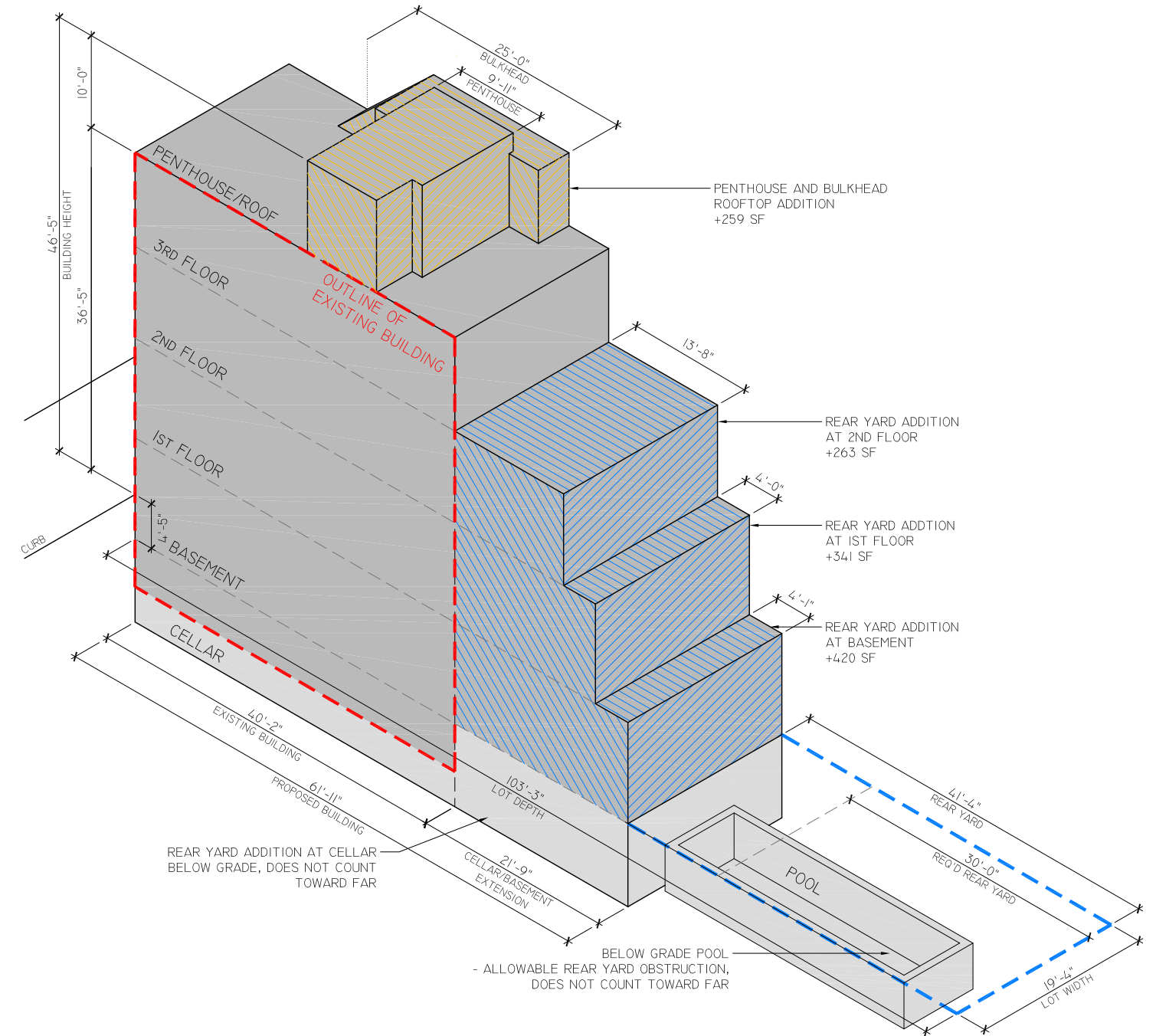


EXISTING
 LOT SIZE - 1,996 SF
 FLOOR AREA - 3,108 SF
 TOTAL AREA (INCL. CELLAR) - 3,885 SF

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 - MARCH 24, 2023

- OUTLINE OF ORIGINAL BUILDING
- EXISTING FLOOR AREA
- ADDITIONAL/PROPOSED FLOOR AREA
- CELLAR/BELOW GRADE
- OPEN SPACE

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

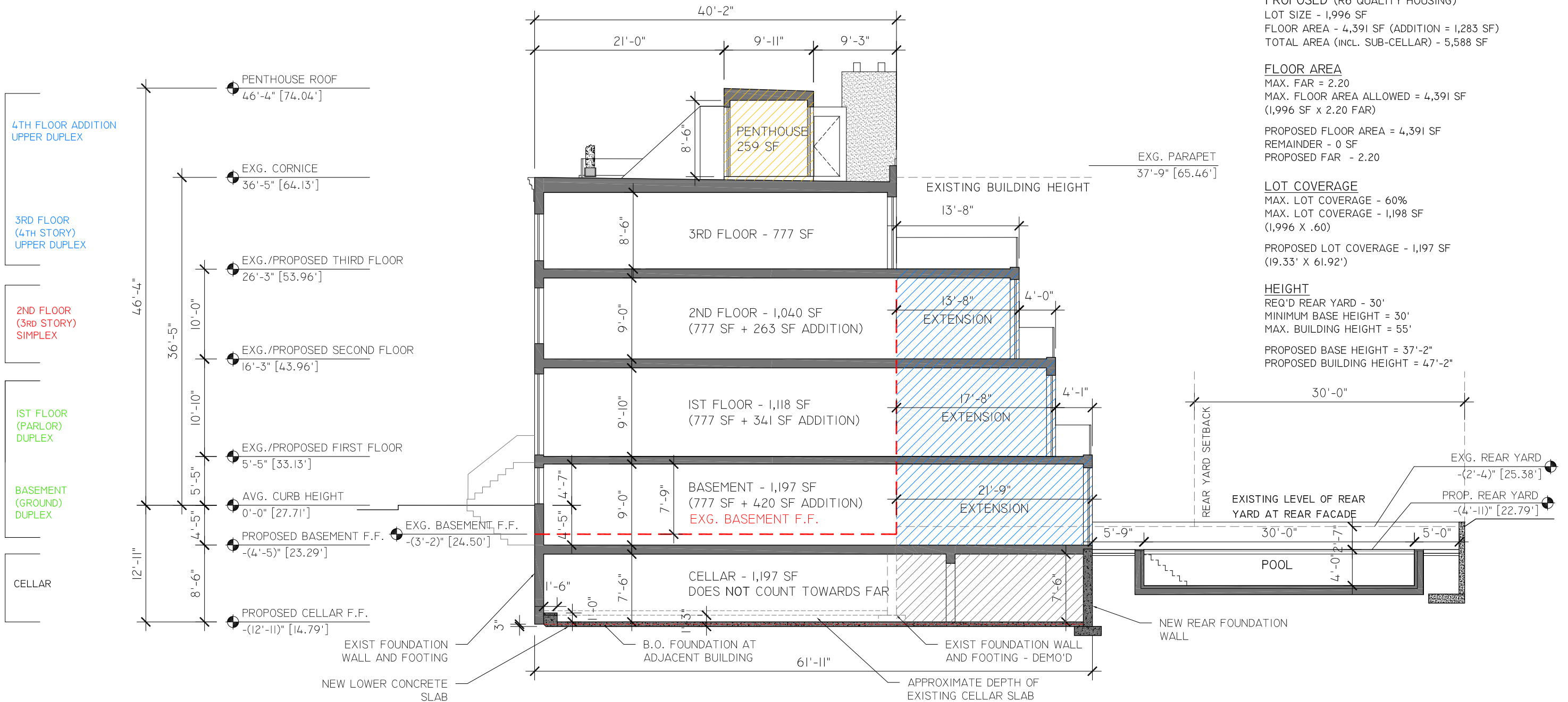
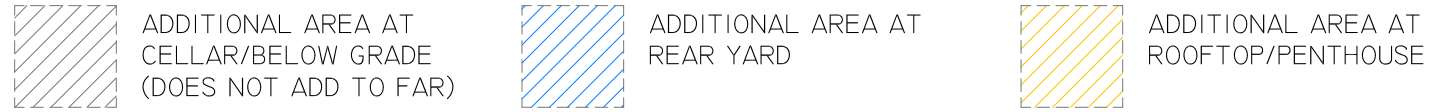
PROPOSED (R6 QUALITY HOUSING)
 LOT SIZE - 1,996 SF
 FLOOR AREA - 4,391 SF (ADDITION = 1,283 SF)
 TOTAL AREA (INCL. SUB-CELLAR) - 5,588 SF

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

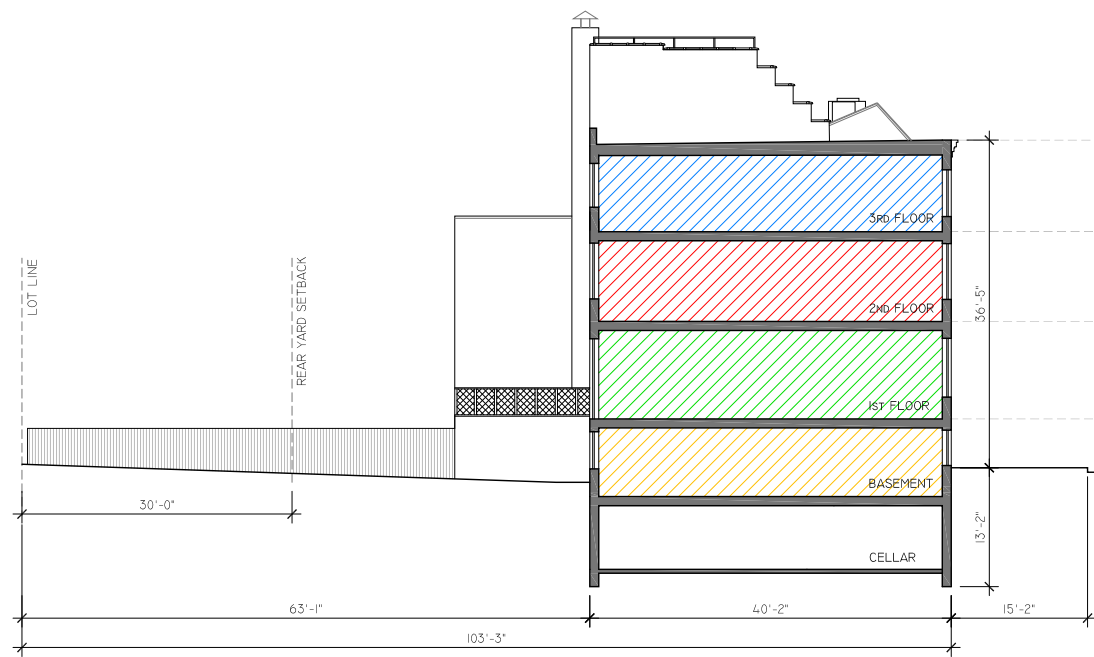
LOT COVERAGE
 MAX. LOT COVERAGE - 60%
 MAX. LOT COVERAGE - 1,198 SF
 (1,996 X .60)
 PROPOSED LOT COVERAGE - 1,197 SF
 (19.33' X 61.92')

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

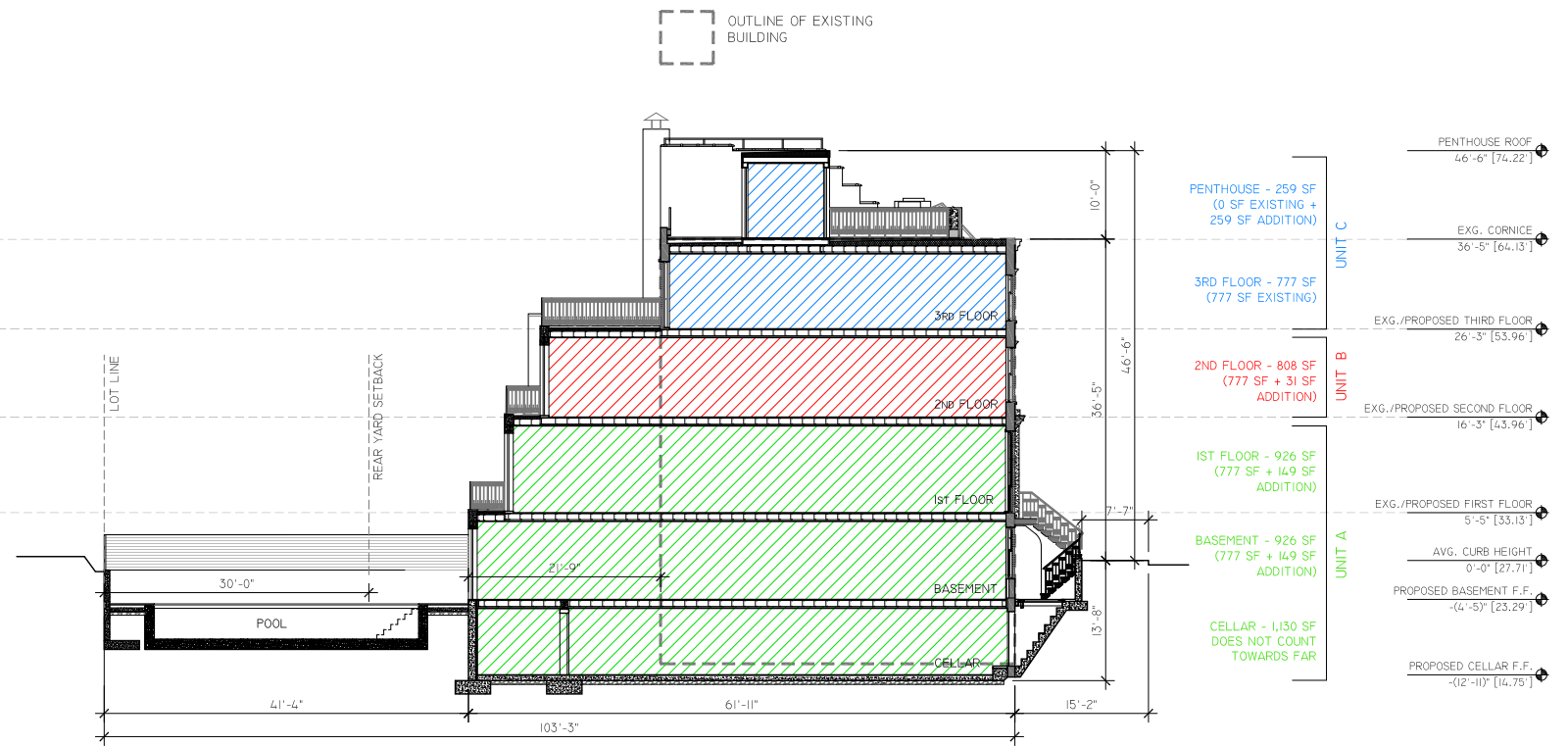


ZONING DIAGRAM - PROPOSED SECTION A

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



EXISTING SECTION



PROPOSED SECTION

SECTION COMPARISON - RESIDENTIAL UNITS
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



BIRDS EYE VIEW LOOKING NORTH




BIRDS EYE VIEW LOOKING NORTH



BIRDS EYE VIEW LOOKING SOUTH



VIEW LOOKING EAST


 MID-BLOCK ROW HOUSES (3-4 STORIES)

AERIAL VIEWS - ROOFTOP ADDITIONS WITHIN BLOCK

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



BIRDS EYE VIEW LOOKING SOUTH

 MID-BLOCK ROW HOUSES (3-4 STORIES)

56 W12

AERIAL VIEW - BLOCK MASSING




56 W12th STREET



LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



 PROJECT SITE - 56 W 12TH STREET
 GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY

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

 EXISTING PENTHOUSE ADDITIONS WITHIN BLOCK
 OTHER ROOFTOP STRUCTURES WITHIN BLOCK
 INSTITUTIONAL BUILDINGS

 LPC PRECEDENTS (WITHIN BLOCK)
 LPC PRECEDENTS (ADJACENT BLOCKS)
 3B NUMBER OF STORIES (3 + BASEMENT)

BLOCK ANALYSIS - ROOFTOP ADDITIONS
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



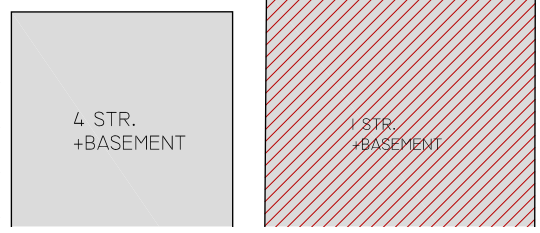
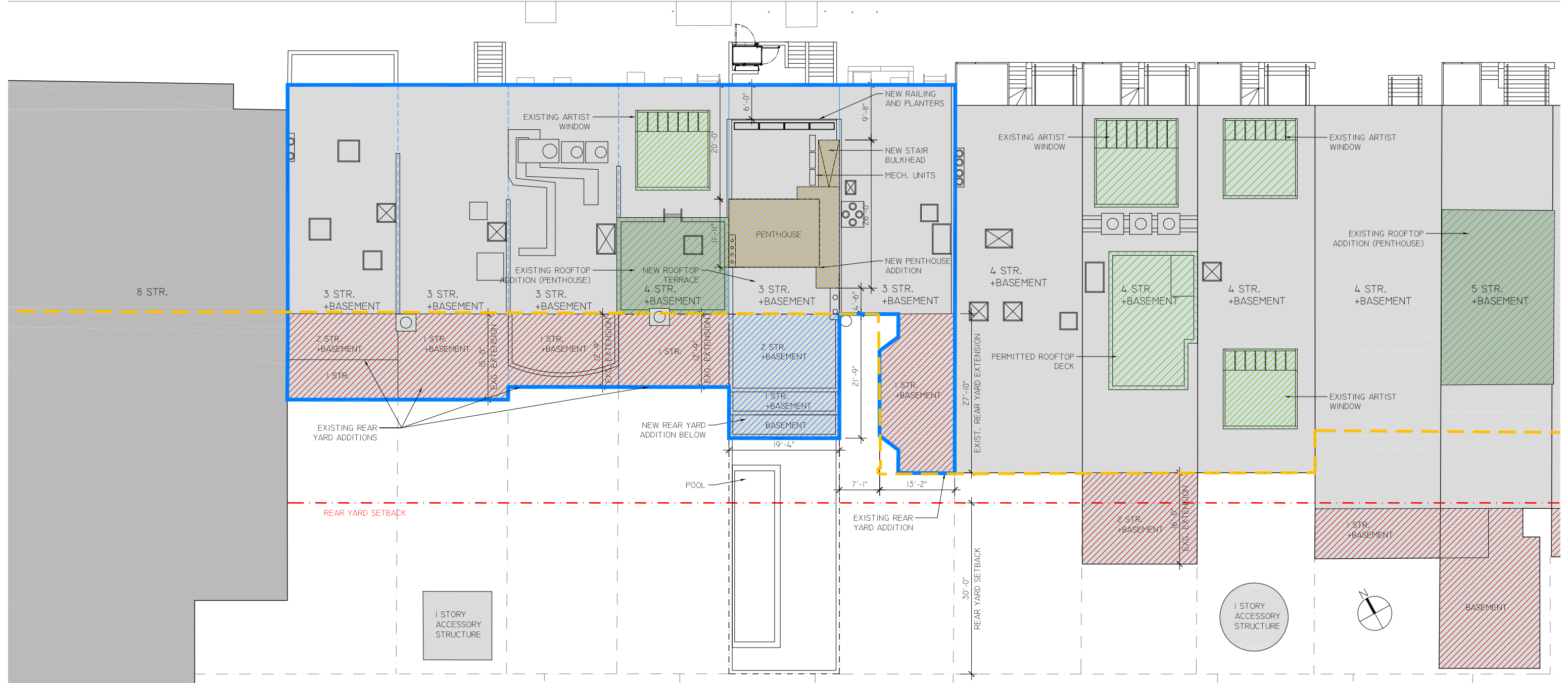
- PROJECT SITE - 56 W 12TH STREET
- GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY
- HISTORIC OUTLINE OF REAR ROOF LINES PER SANBORN MAP

- 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)

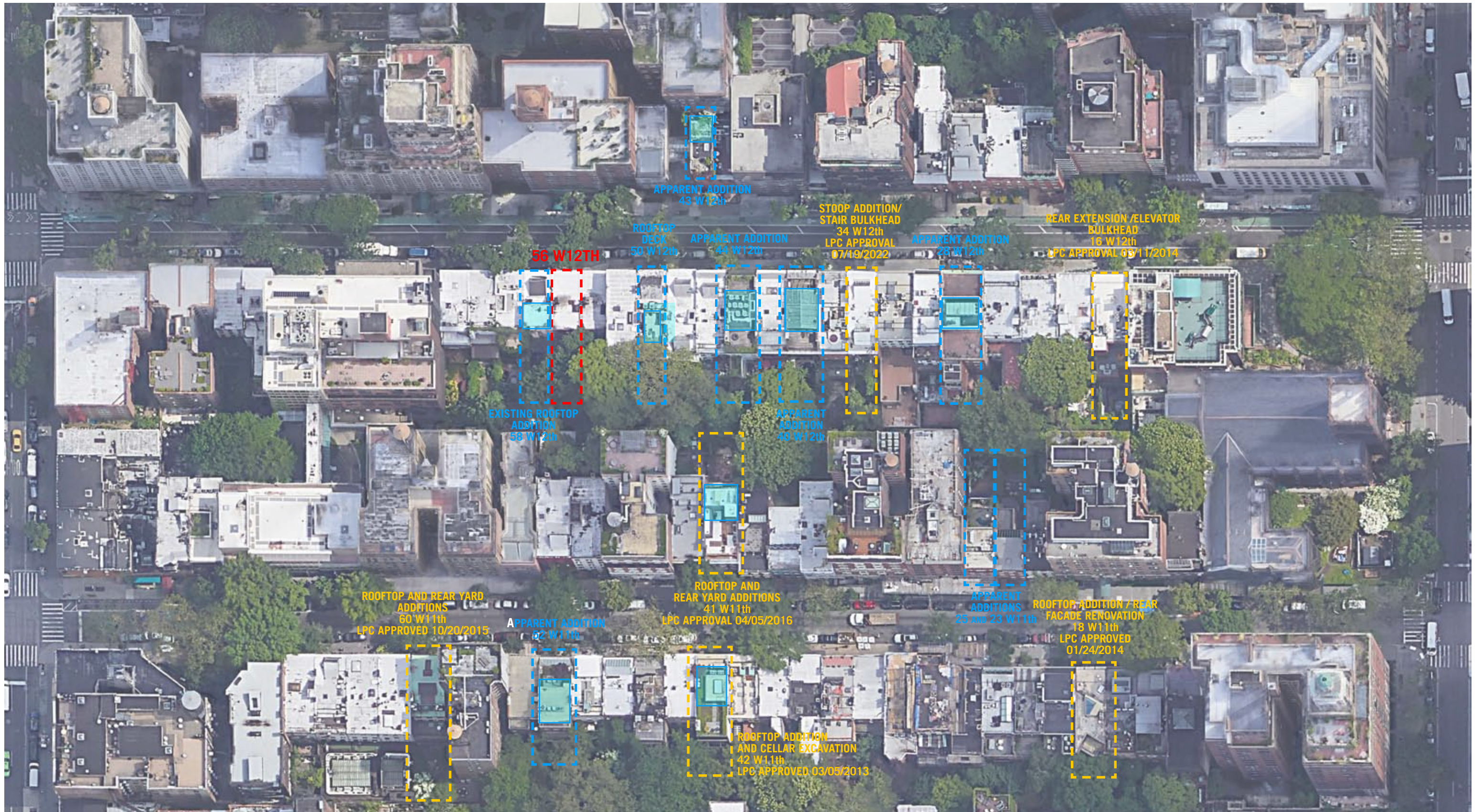
BLOCK ANALYSIS - REAR YARD ADDITIONS
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023
18

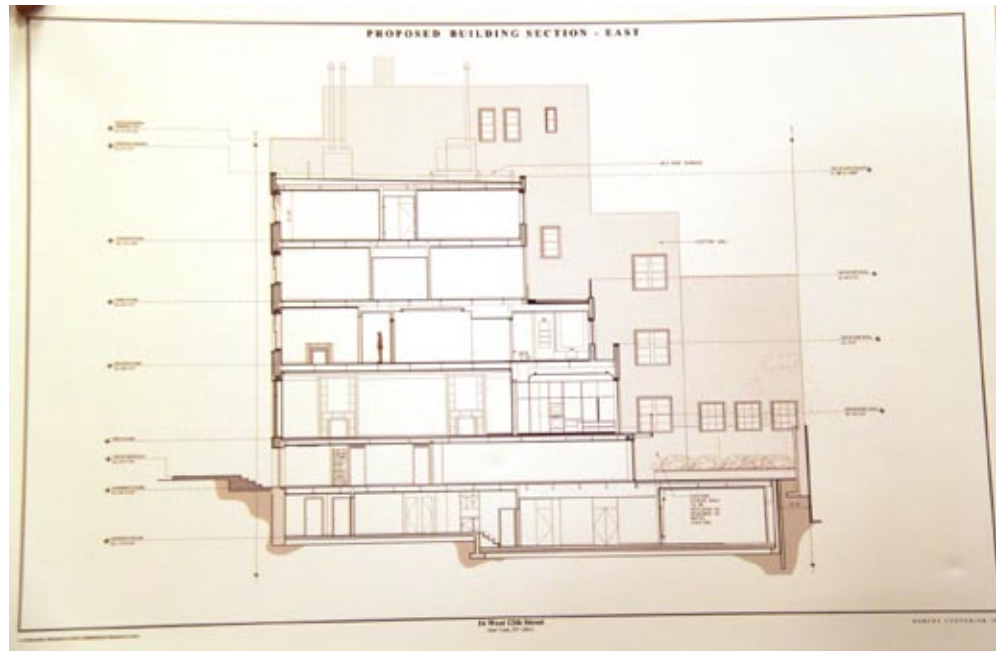


- MID-BLOCK ROW HOUSES (3-4 STORIES)
- EXISTING ROOFTOP ADDITIONS
- TOWN HOUSES (4-6 STORIES)
- EXISTING REAR YARD ADDITIONS
- MULTI-FAMILY APARTMENT BUILDINGS (6+ STORIES)
- NUMBER OF STORIES (3 + BASEMENT)
- PROPOSED ROOFTOP ADDITION
- PROPOSED REAR YARD ADDITION

SITE PLAN DETAIL - NEIGHBORING ROOFTOP STRUCTURES AND REAR YARD ADDITIONS

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023





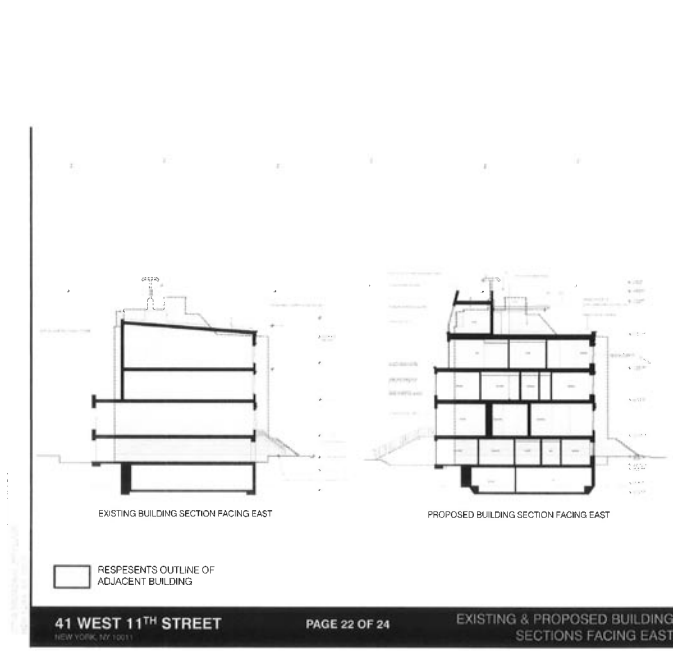
1: 16 WEST 12th STREET
CELLAR EXTENSION AND ELEVATOR BULKHEAD
APPROVED MARCH 2014



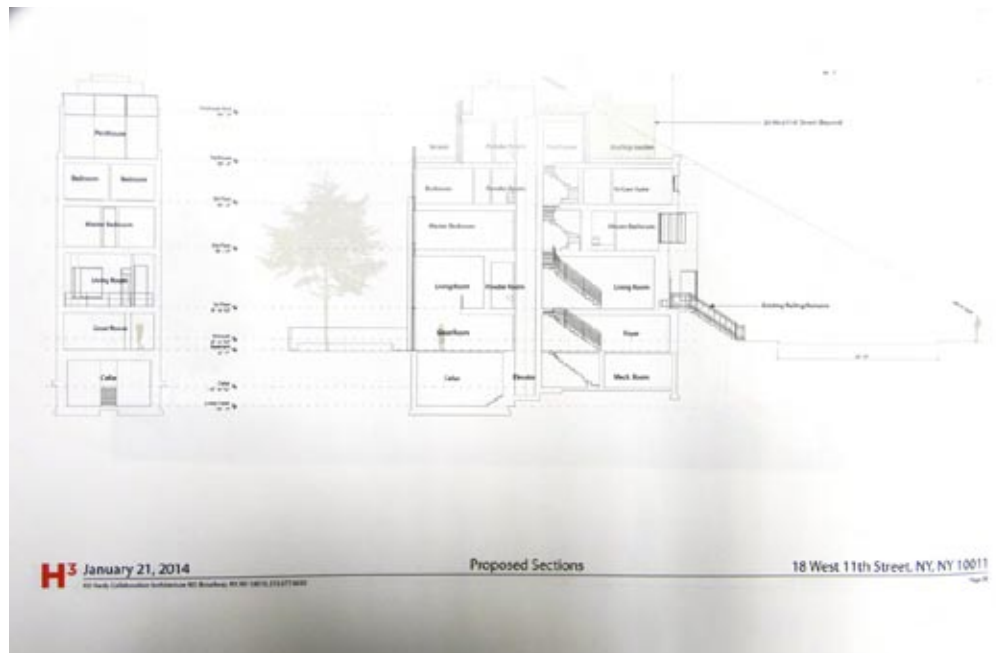
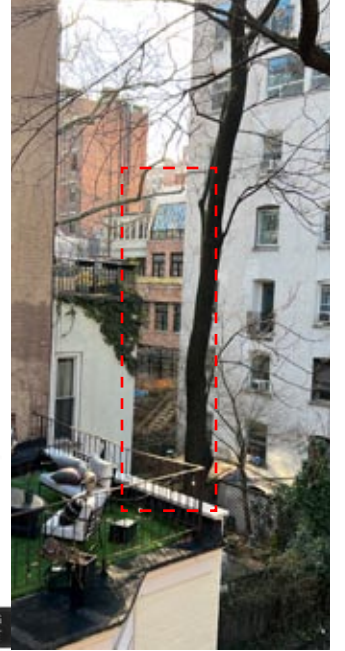
1 PROPOSED FRONT FACADE - 3D VIEW



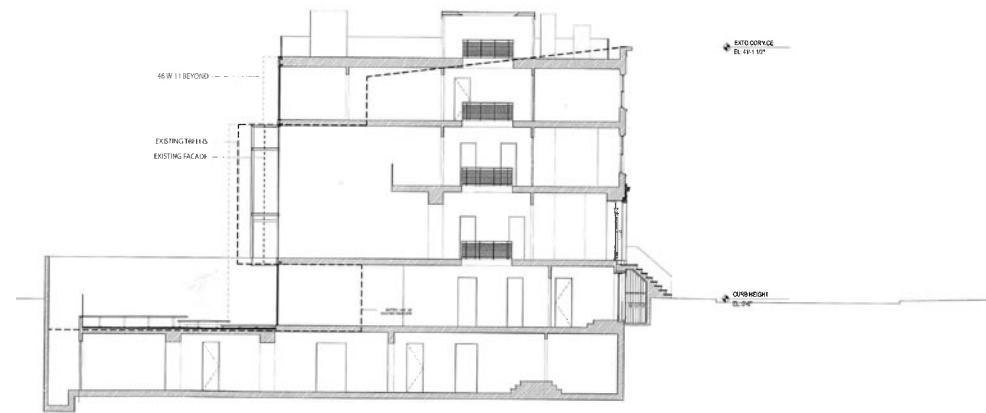
2 EXISTING FACADE @ 34-36 W 12TH STREET DETAIL



3: 41 WEST 11th STREET
ROOF AND REAR YARD ADDITION - APPROVED JANUARY 2015
REAR YARD CELLAR EXTENSION - APPROVED MARCH 2013



4: 18 WEST 11th STREET
ROOF ADDITION AND NEW REAR FACADE
APPROVED JANUARY 2014



5: 42 WEST 11th STREET
ROOFTOP AND REAR YARD ADDITION
APPROVED MARCH 2013



EXISTING REAR PERSPECTIVE 2



PROPOSED REAR PERSPECTIVE 2

6: 60 WEST 11th STREET
ROOF AND REAR YARD ADDITION
APPROVED OCTOBER 2013

LPC APPROVED ROOFTOP AND REAR ADDITION PRECEDENTS - WITHIN BLOCK AND ADJACENT BLOCKS
SEE KEY ON PAGE 16

LPC APPROVED PRECEDENTS
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



1: 52 WEST 11th STREET - VISIBLE PLANTING AND RAILING



2: 22 WEST 11th STREET



3: 144 WEST 11th STREET



4: 138 WEST 11th STREET



5: 132 WEST 11th STREET



6: 157 WEST 12th STREET - VISIBLE PLANTING

ROOFTOP ADDITION PRECEDENTS WITHIN GREENWICH VILLAGE HISTORIC DISTRICT
SEE PHOTO KEY ON PAGE 7

ROOFTOP ADDITION PRECEDENTS
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 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 - MARCH 24, 2023



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

ROOFTOP MOCKUP PHOTO KEY PLAN
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 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 - MARCH 24, 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

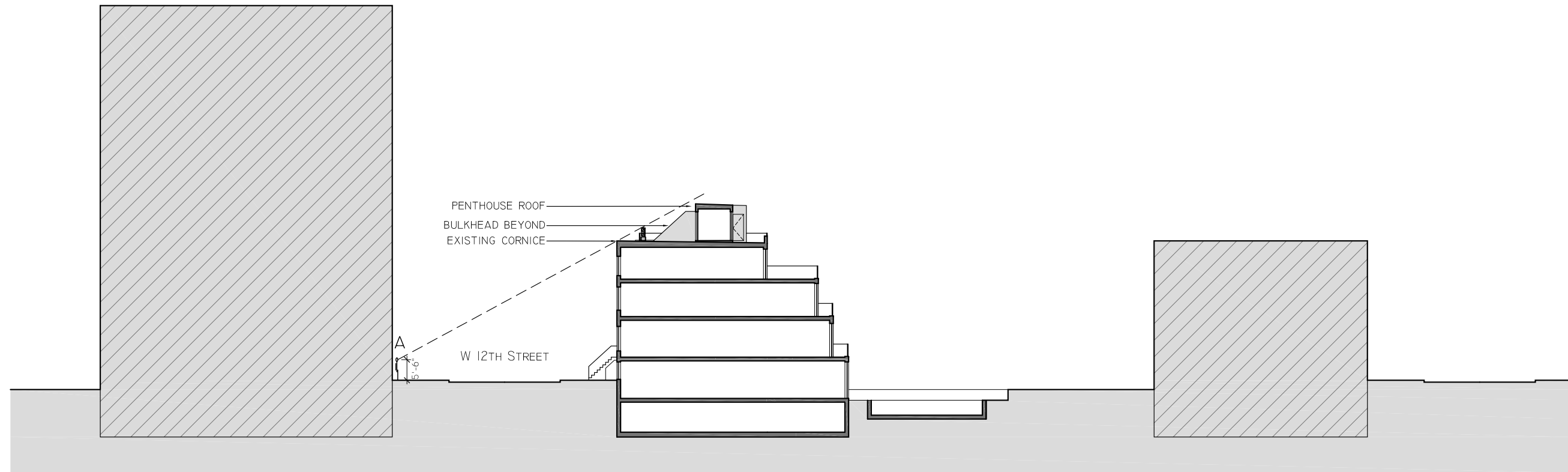
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ROOFTOP ADDITION MOCKUP PHOTOS - STREET VIEWS
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023

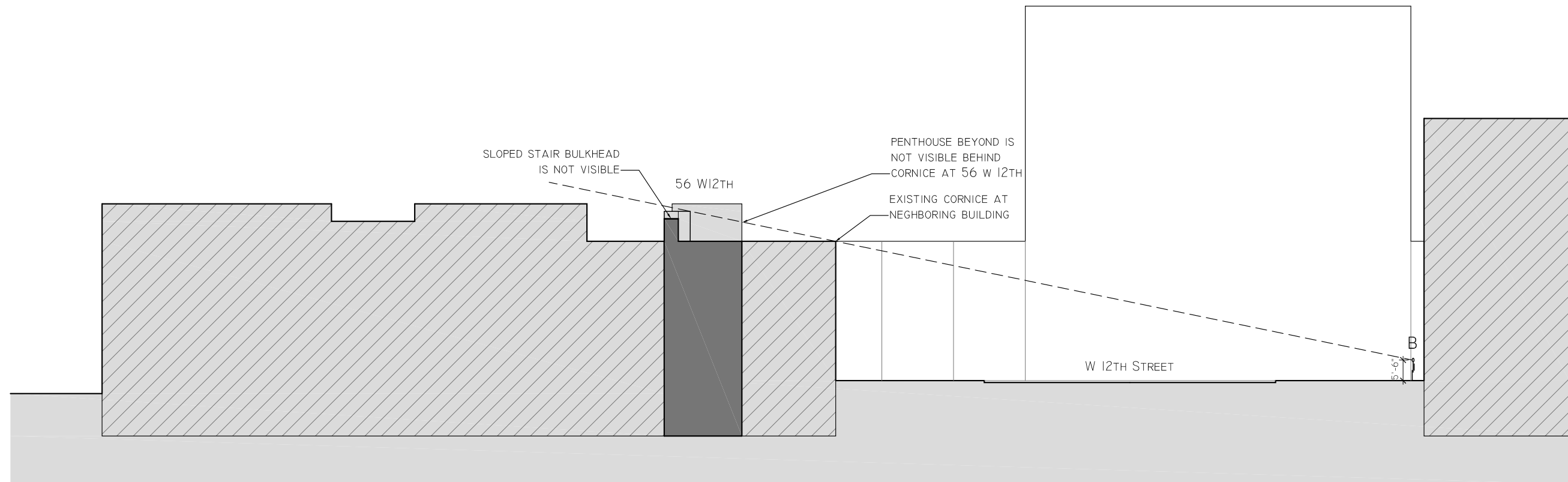


- PROJECT SITE - 56 W 12TH STREET
- GREENWICH VILLAGE HISTORIC DISTRICT BOUNDARY
- NEARBY TALLER BUILDINGS IMPACTING PENTHOUSE VISIBILITY
- ROW HOUSES AND OTHER LOW BUILDINGS (1-4 STORIES)
- TALLER ROW HOUSES AND APT. BUILDINGS (5-6 STORIES)
- TALL BUILDINGS (7+ STORIES)
- ROOFTOP ADDITION VISIBILITY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

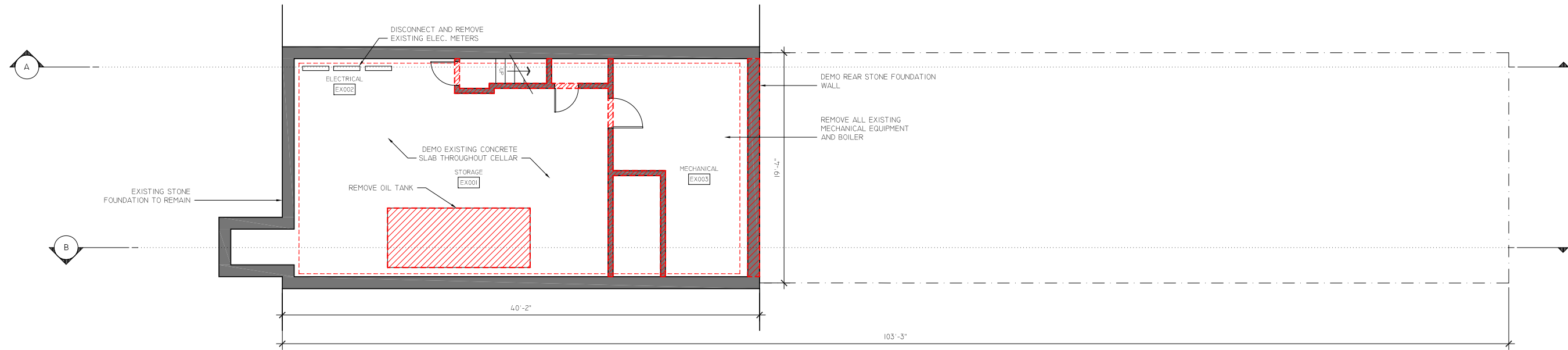
SITE PLAN - EXTENT OF PENTHOUSE VISIBILITY
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023
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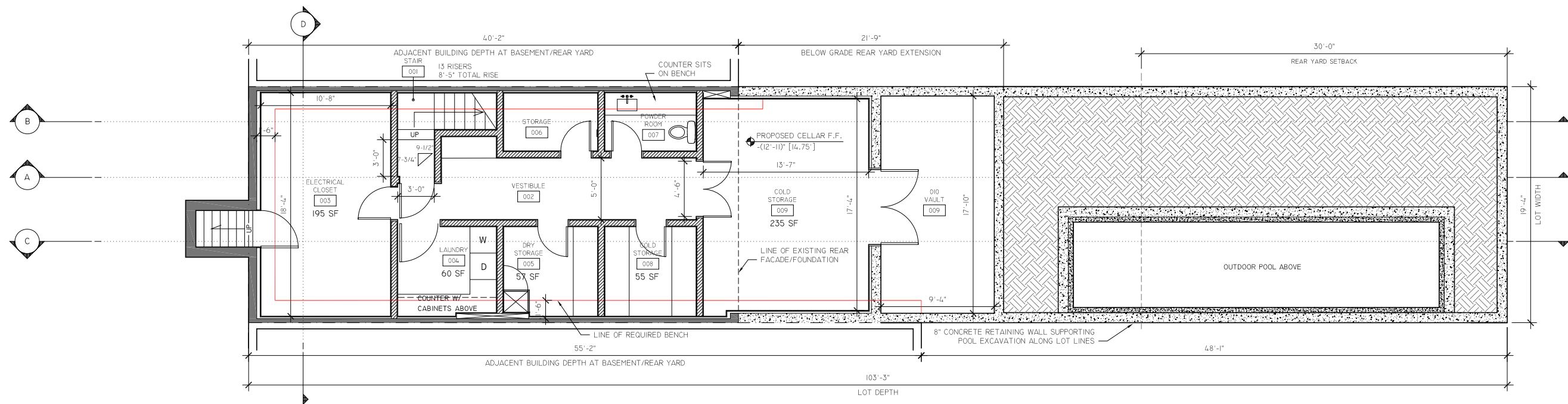
SITE SECTION A



SITE SECTION B



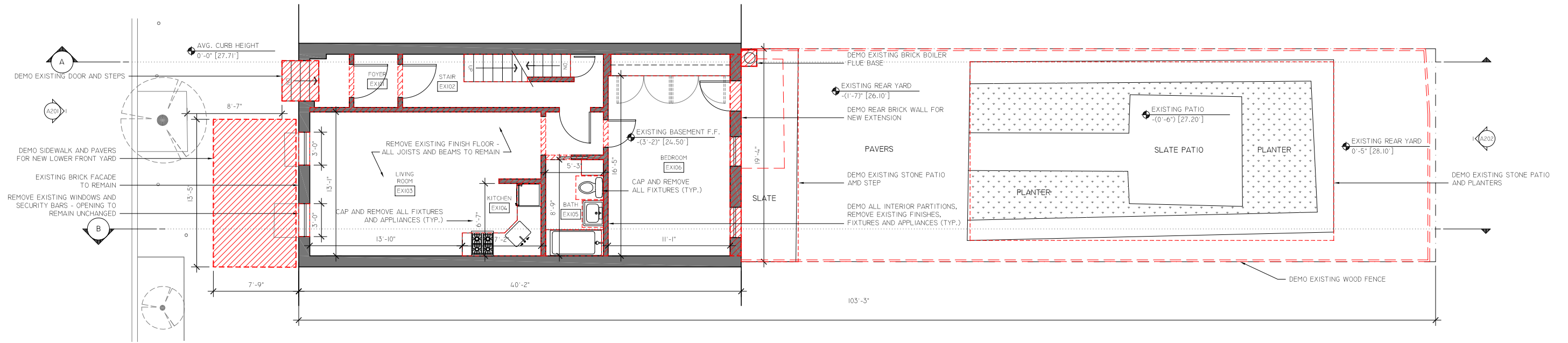
EXISTING CELLAR PLAN



PROPOSED CELLAR PLAN

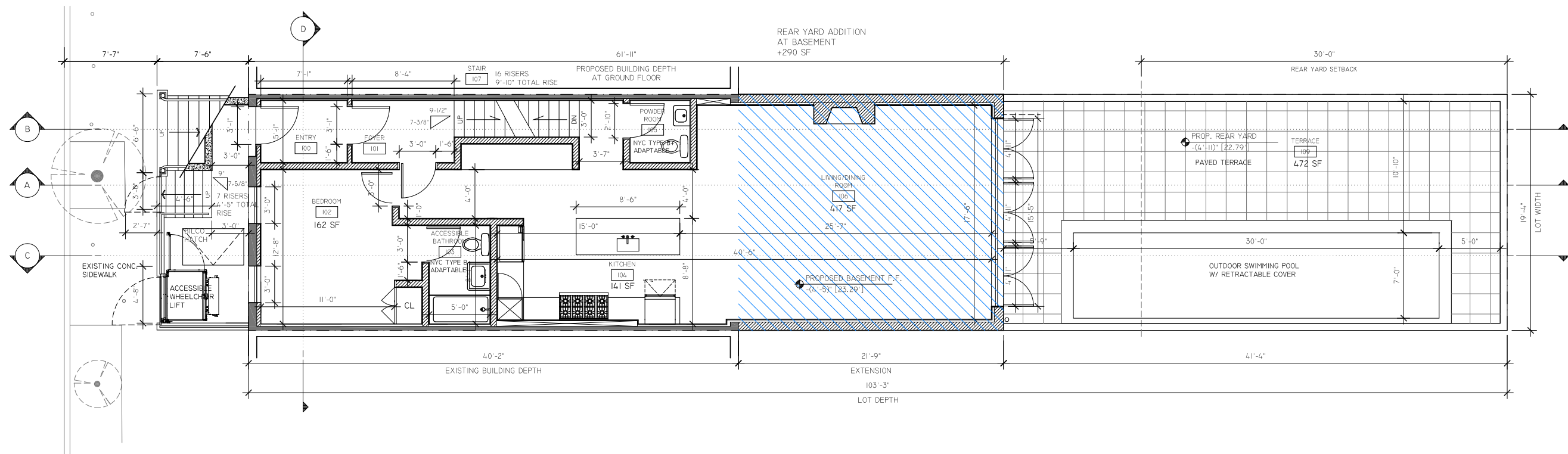
EXISTING AND PROPOSED PLANS

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



EXISTING BASEMENT PLAN

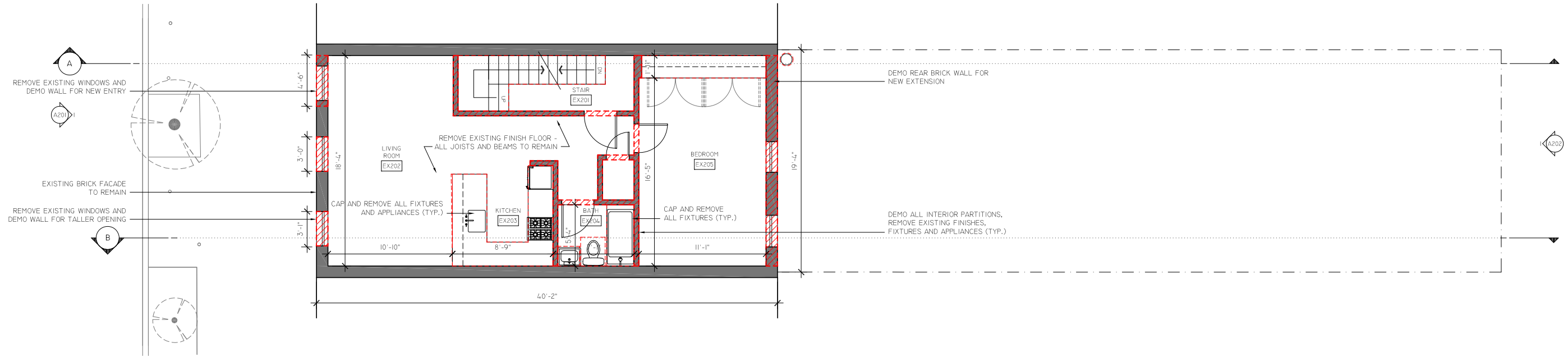
 ADDITIONAL/PROPOSED FLOOR AREA



PROPOSED BASEMENT PLAN

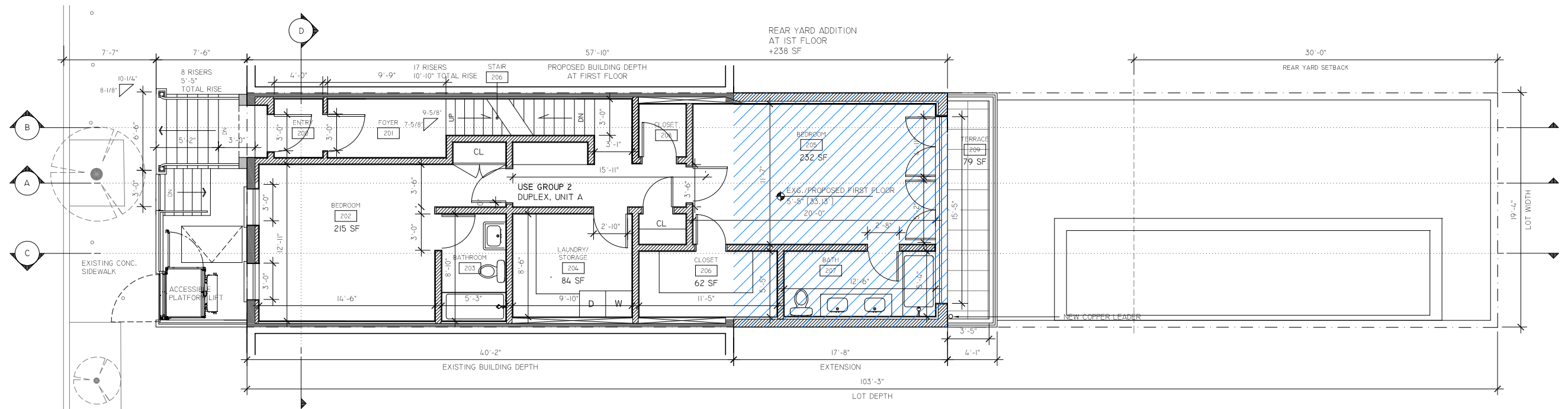
EXISTING AND PROPOSED PLANS

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



EXISTING 1ST FLOOR PLAN

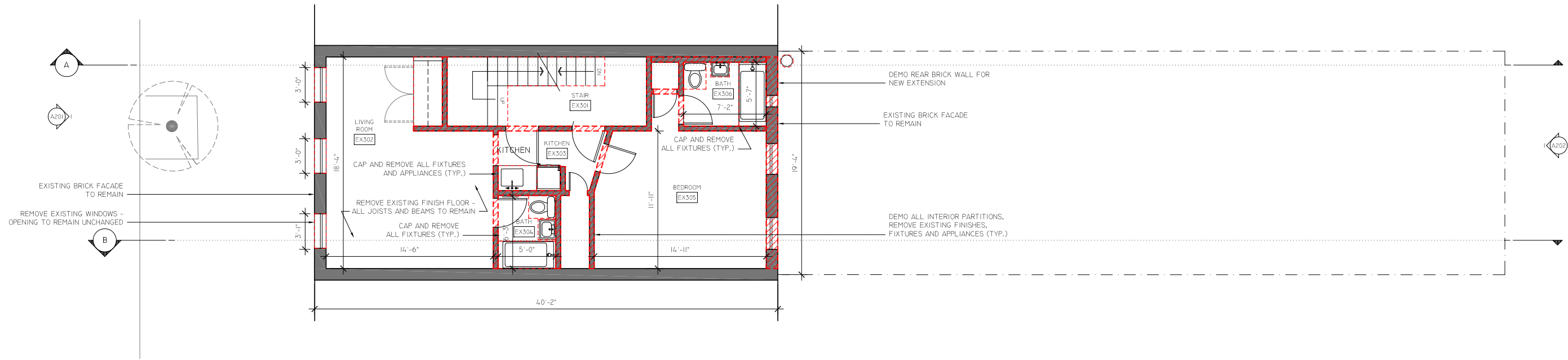
 ADDITIONAL/PROPOSED FLOOR AREA



PROPOSED 1ST FLOOR PLAN

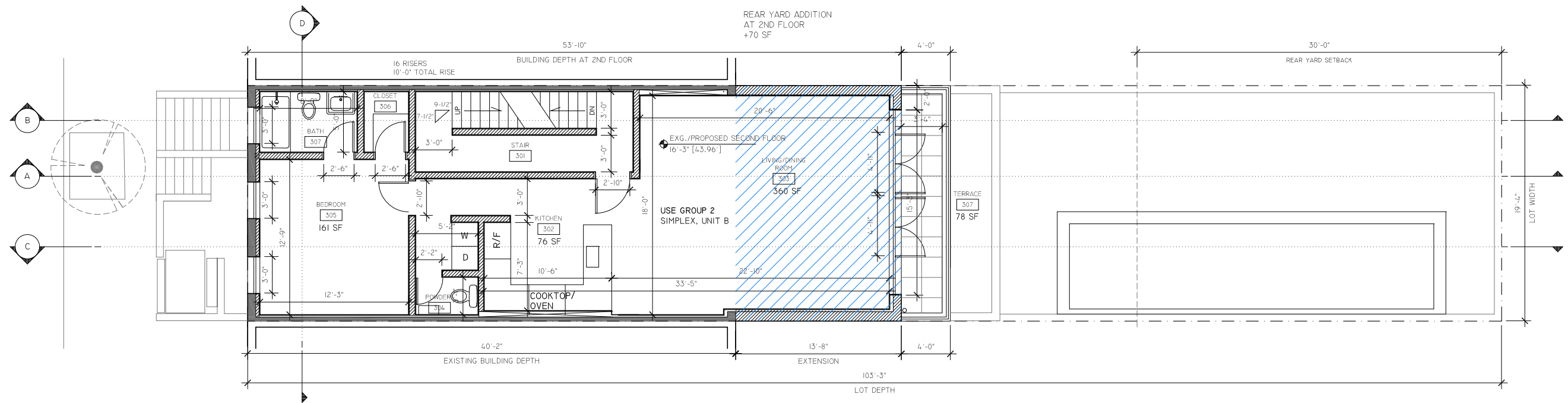
EXISTING AND PROPOSED PLANS

56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



EXISTING 2ND FLOOR PLAN

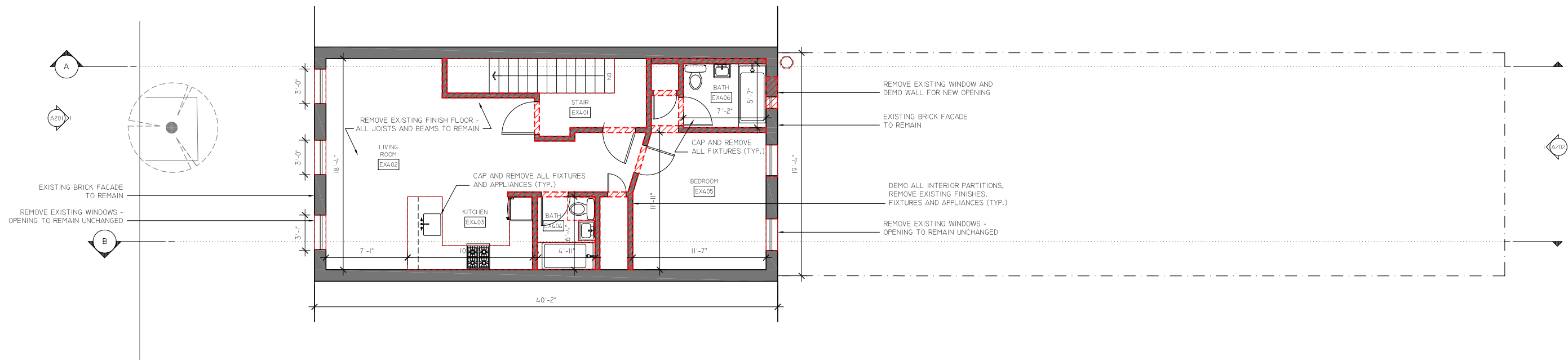
 ADDITIONAL/PROPOSED FLOOR AREA



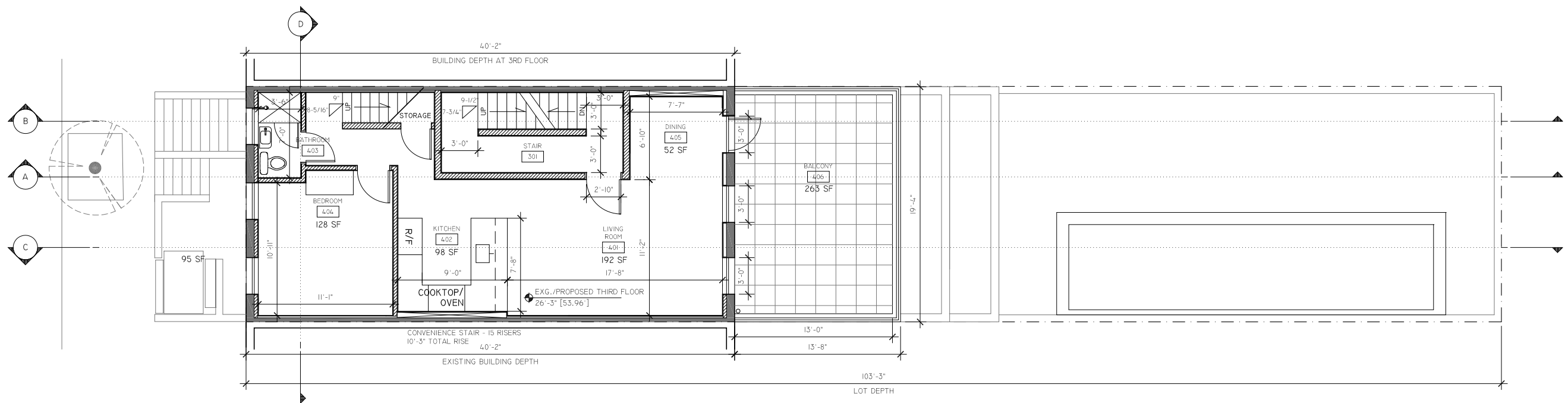
PROPOSED 2ND FLOOR PLAN

EXISTING AND PROPOSED PLANS

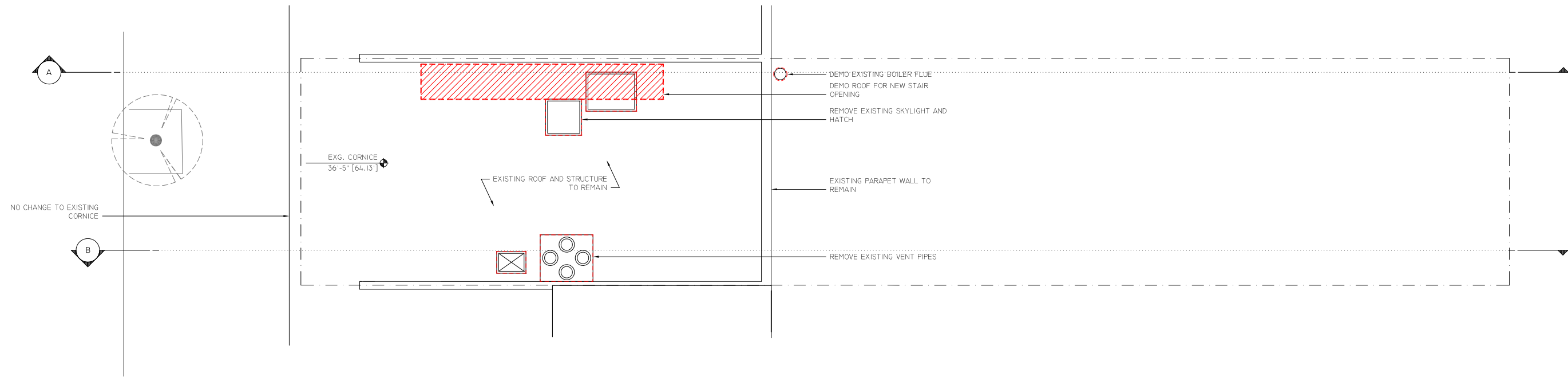
56 W12th STREET
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EXISTING 3RD FLOOR PLAN

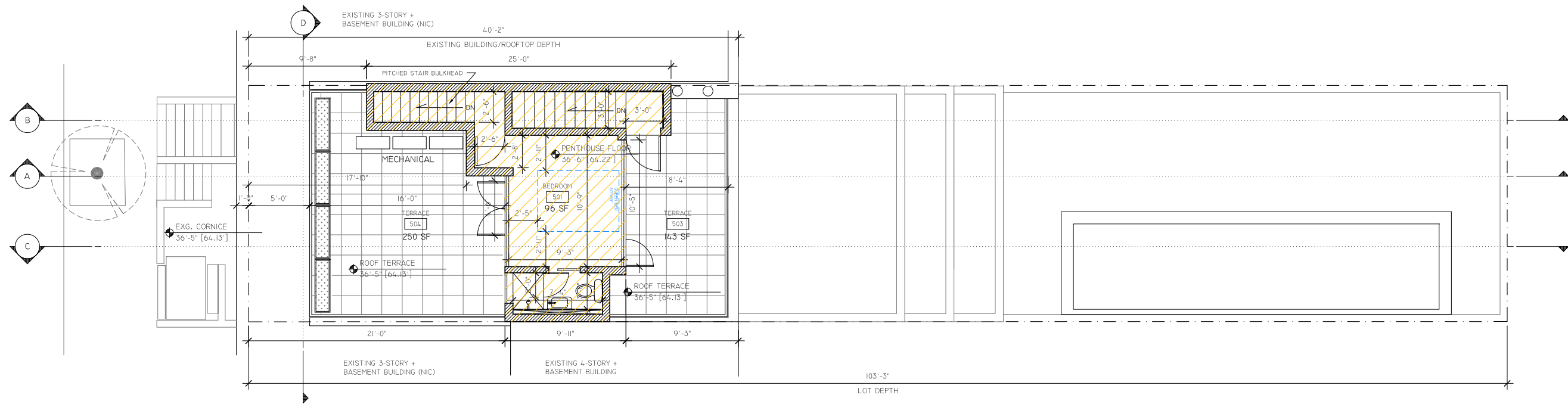


PROPOSED 3RD FLOOR PLAN



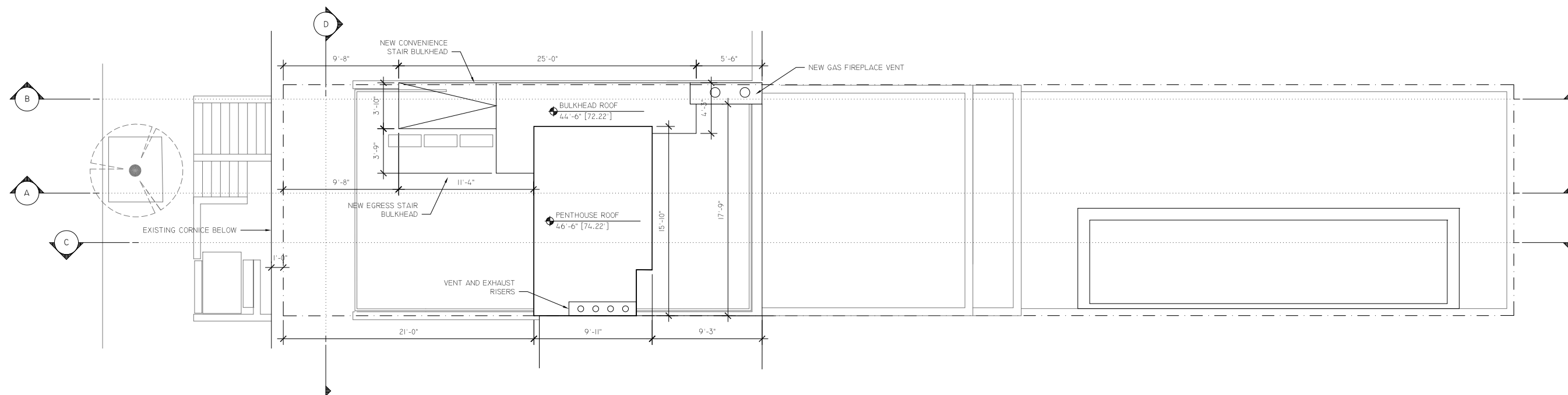
EXISTING ROOF PLAN

 ADDITIONAL/PROPOSED FLOOR AREA



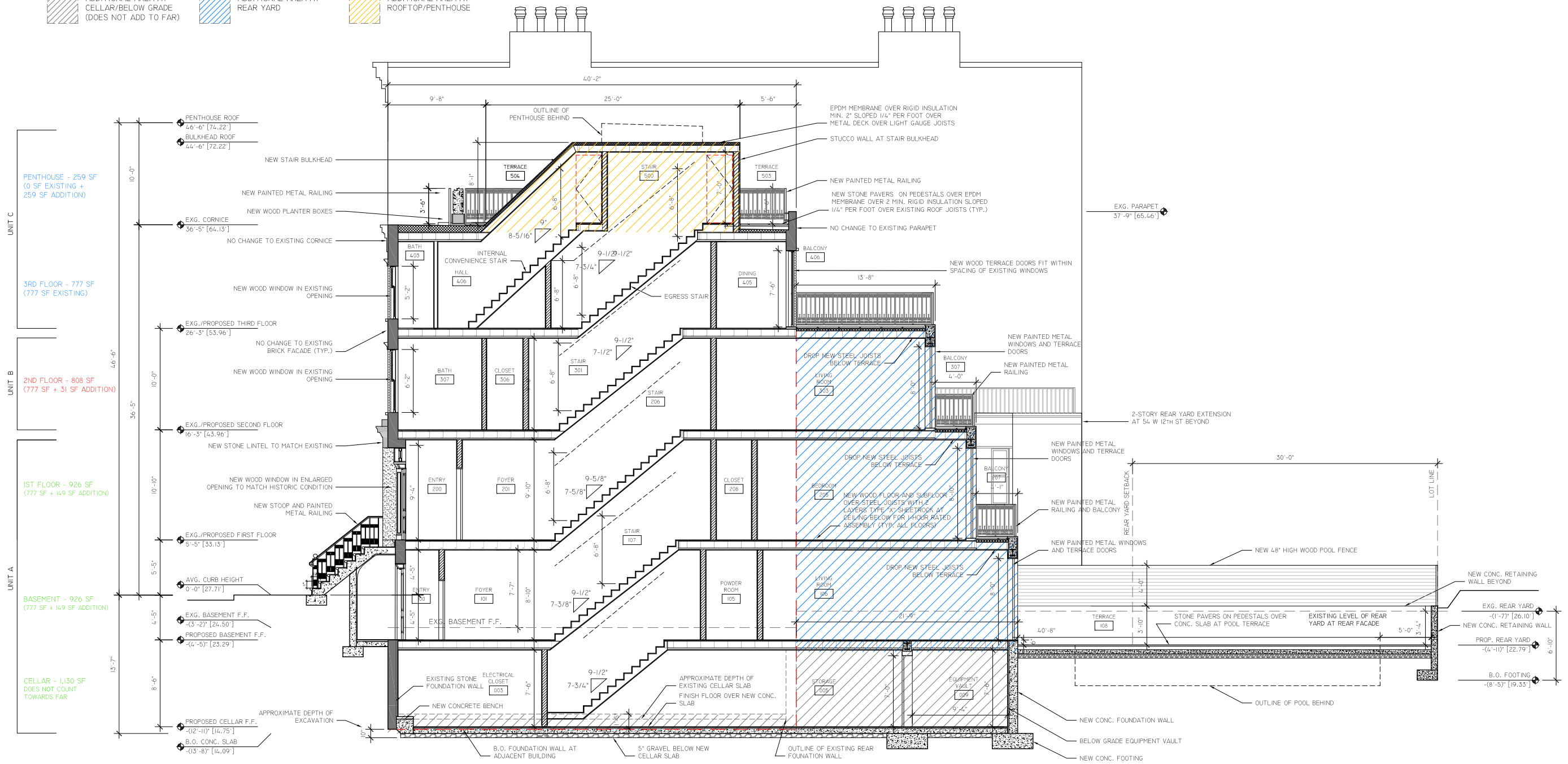
PENTHOUSE ADDITION--UPPER DUPLEX

PROPOSED PENTHOUSE PLAN

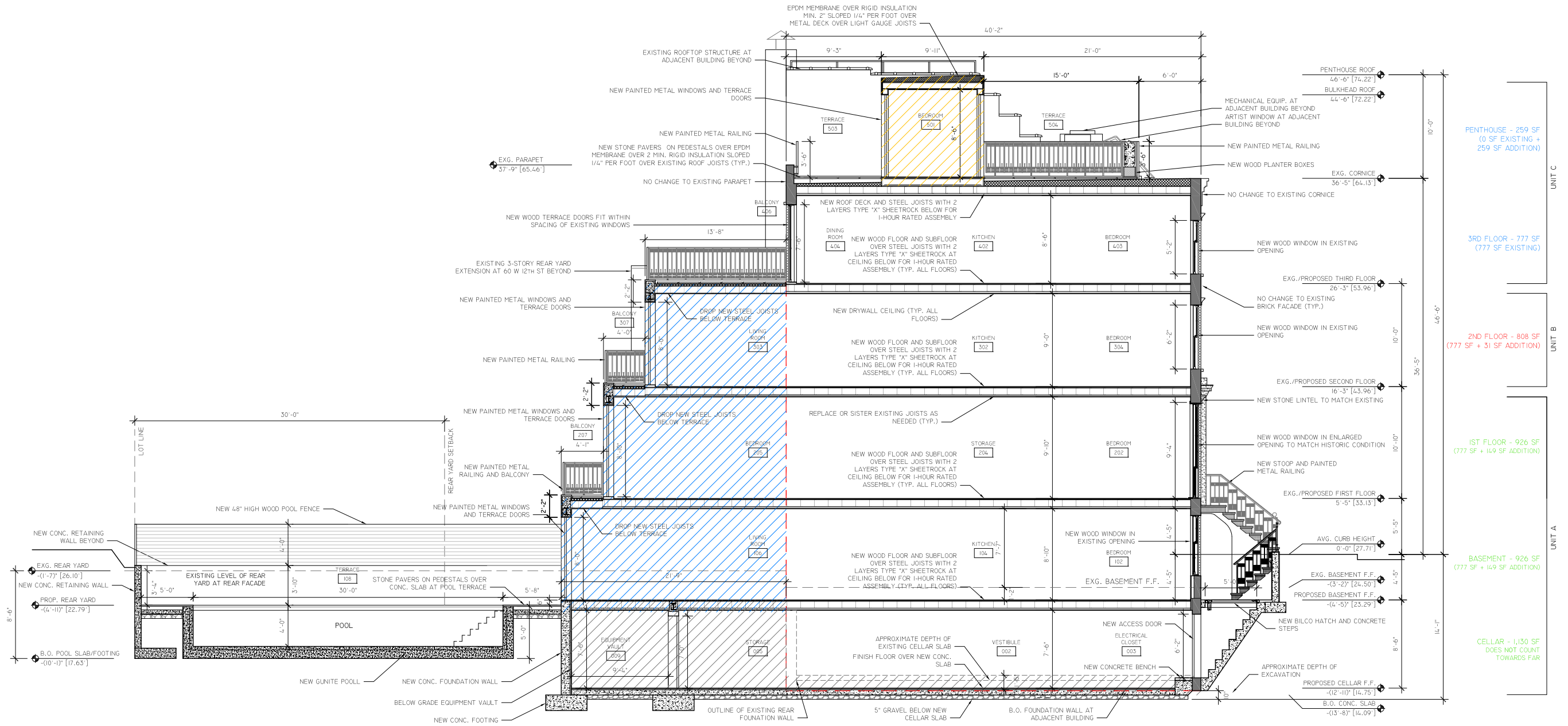


PROPOSED PENTHOUSE ROOF PLAN

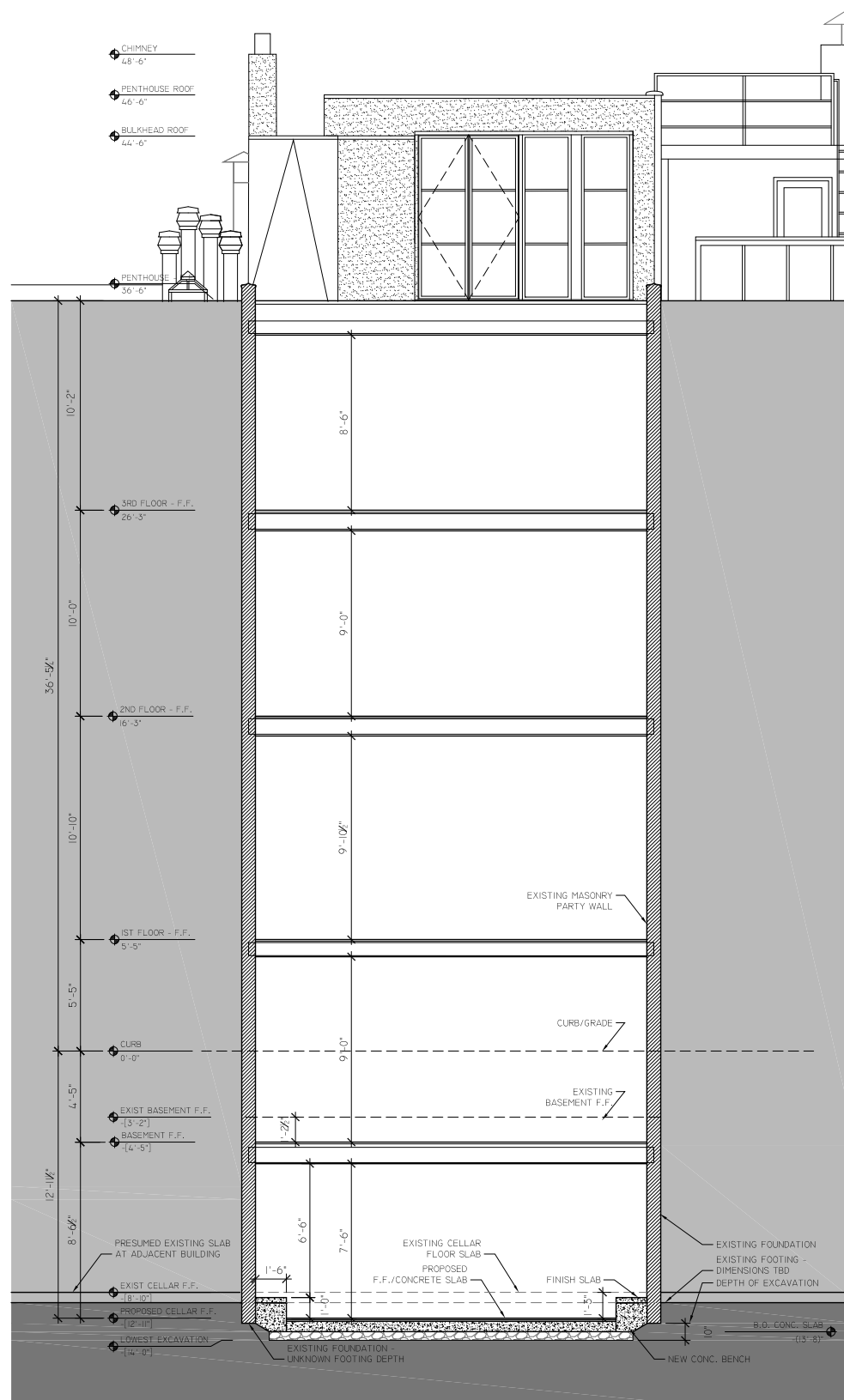
-  ADDITIONAL AREA AT CELLAR/BELOW GRADE (DOES NOT ADD TO FAR)
-  ADDITIONAL AREA AT REAR YARD
-  ADDITIONAL AREA AT ROOFTOP/PENTHOUSE



PROPOSED SECTION B
 56 W12th STREET
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PROPOSED SECTION B
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023
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PROPOSED SECTION C
 56 W12th STREET
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FRONT ELEVATION
EXISTING



REAR ELEVATION



FRONT ELEVATION
PROPOSED



REAR ELEVATION

EXISTING AND PROPOSED ELEVATIONS

56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023

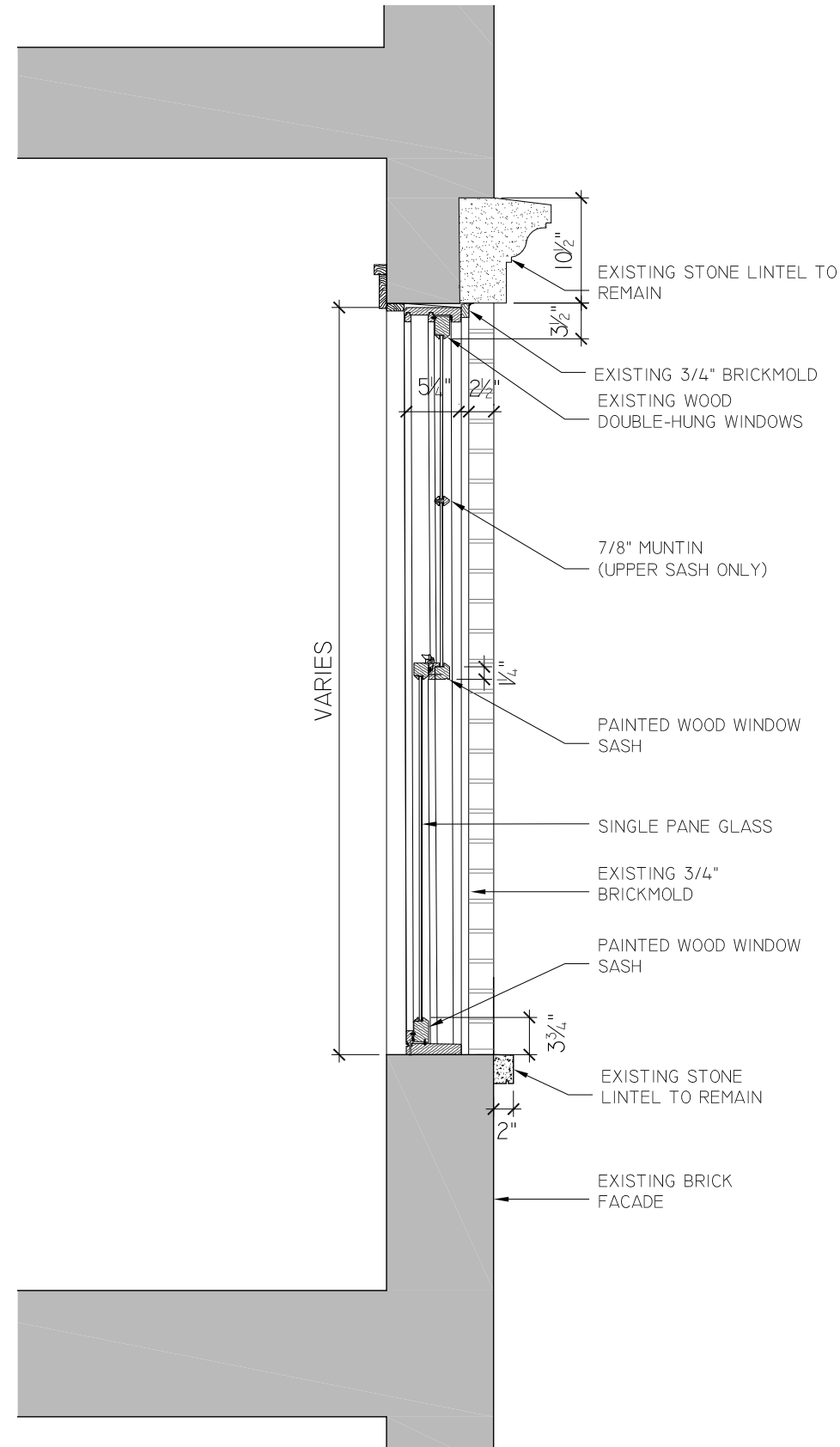
TYPICAL FRONT WINDOWS



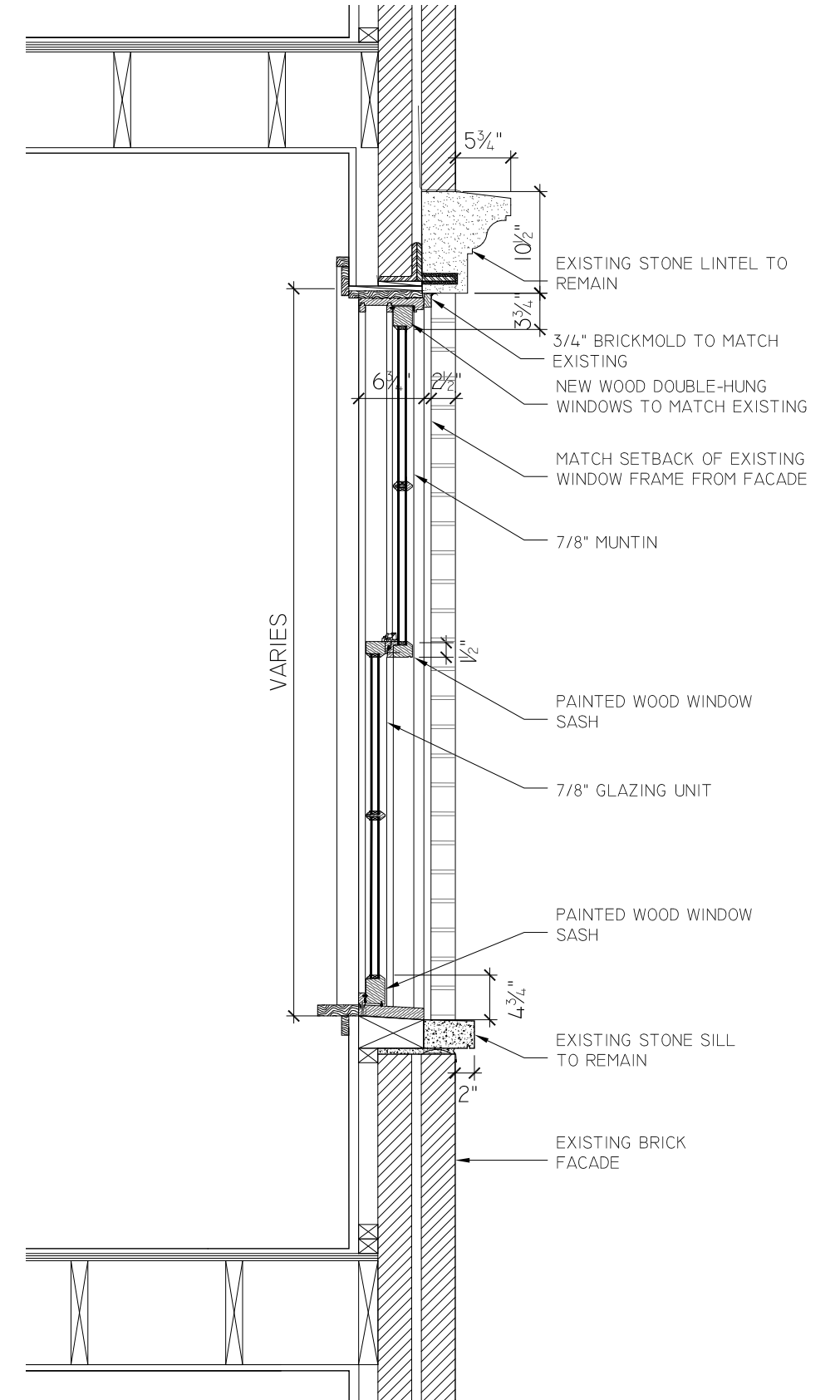
PROPOSED WOOD WINDOW COLOR
BENJAMIN MOORE CW-10 CAPITOL WHITE



EXISTING FRONT FACADE WOOD WINDOW



A: EXISTING WOOD WINDOW DETAIL SECTION

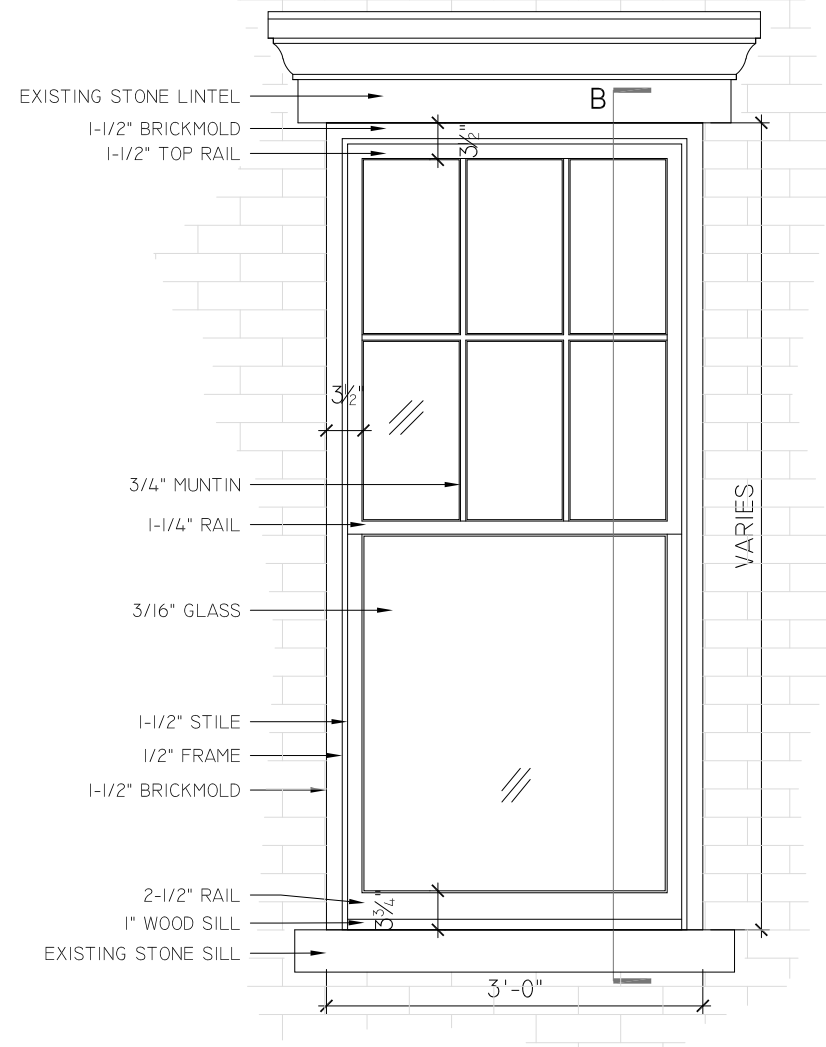


B: PROPOSED WOOD WINDOW DETAIL SECTION

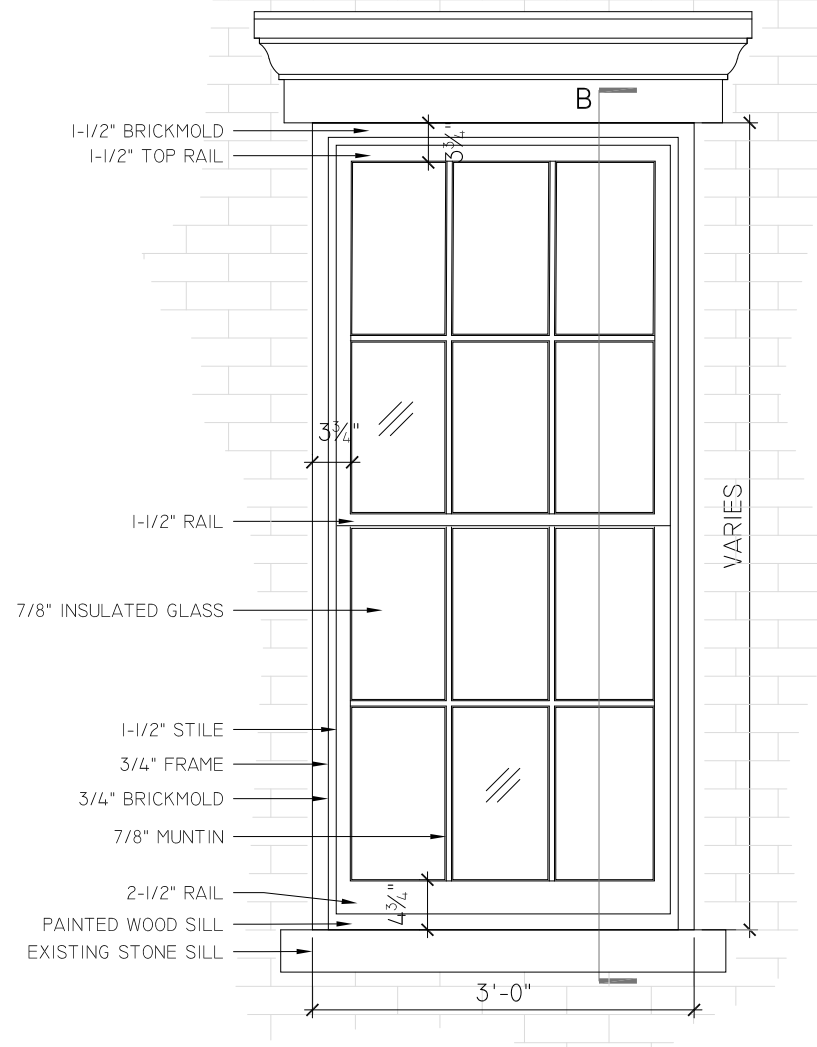
NOTE:
ALL WOOD WINDOWS ARE TO BE DOUBLE-HUNG TRUE DIVIDED LIGHTS TO MATCH EXISTING WITH INSULATED GLASS UNITS

TYPICAL WOOD WINDOW DETAILS
56 W12th STREET
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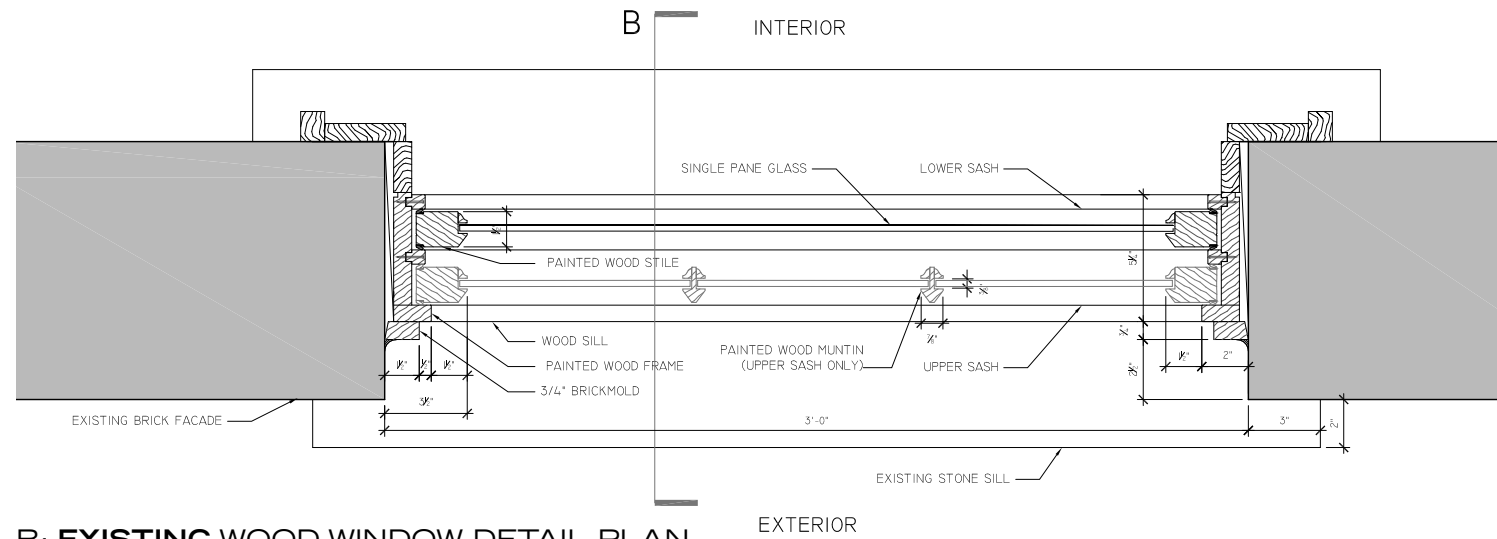
TYPICAL FRONT WINDOWS



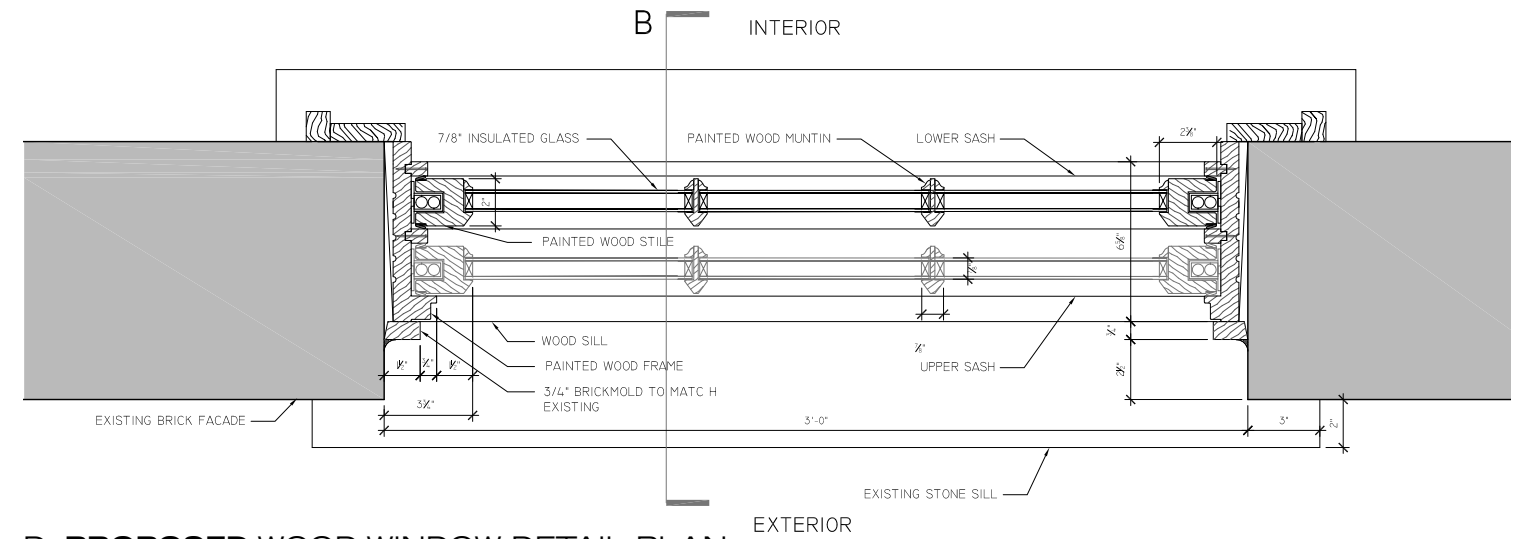
A: EXISTING WOOD WINDOW DETAIL ELEVATION



C: PROPOSED WOOD WINDOW DETAIL ELEVATION



B: EXISTING WOOD WINDOW DETAIL PLAN

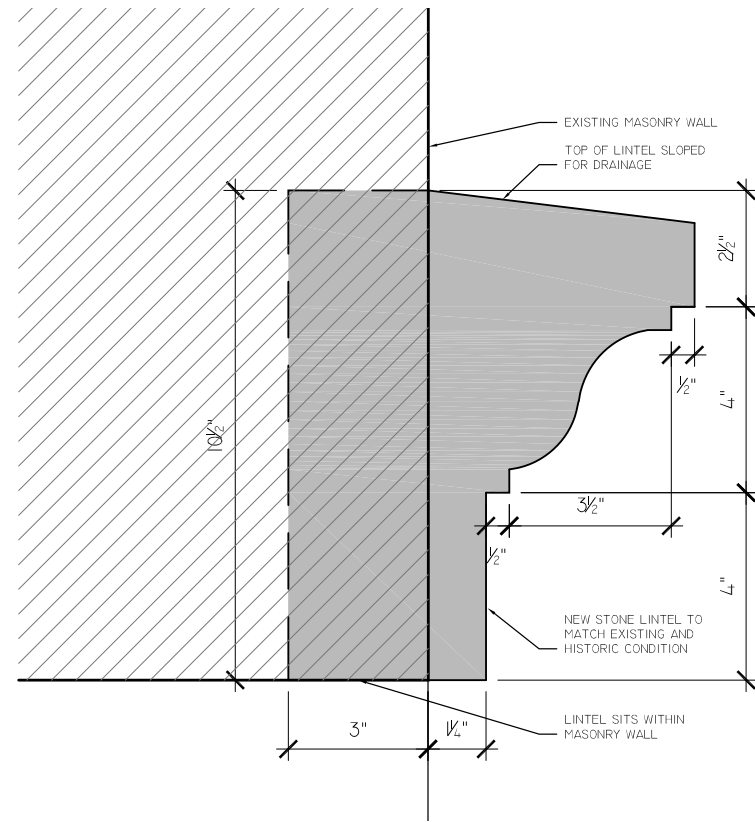


D: PROPOSED WOOD WINDOW DETAIL PLAN

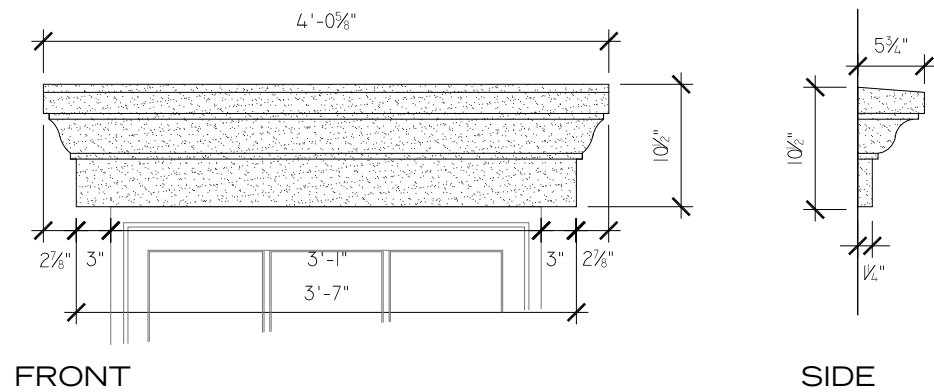
TYPICAL WOOD WINDOW DETAILS

56 W12th STREET
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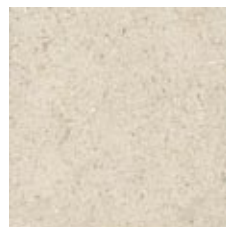
TYPICAL FRONT WINDOWS AND STONE LINTELS - PARLOR FLOOR



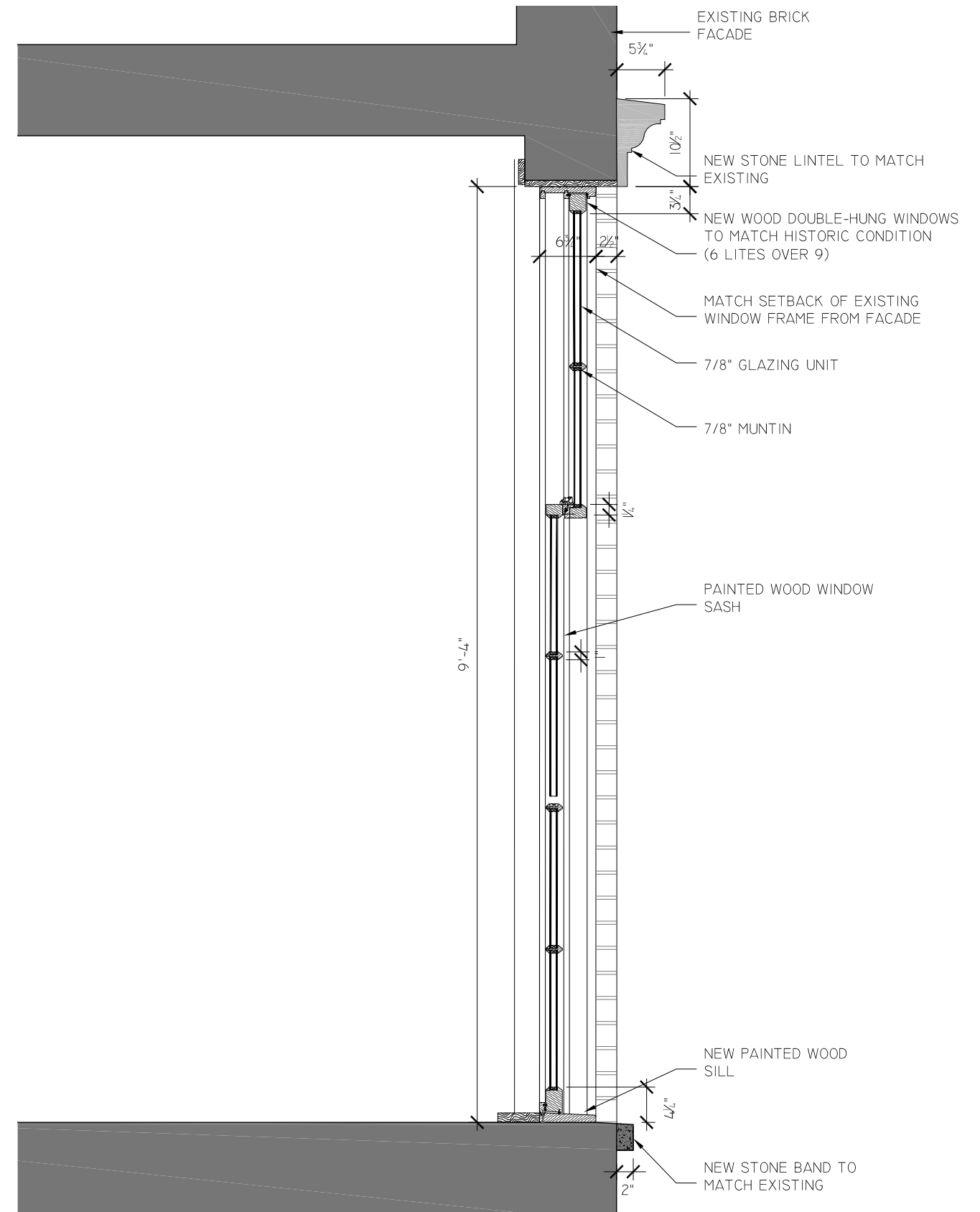
A: PROPOSED PARLOR FLOOR STONE LINTELS - DETAIL SECTION



B: PROPOSED PARLOR FLOOR STONE LINTELS - ELEVATIONS



PROPOSED STONE LINTELS TO MATCH EXISTING SINEMA HONED LIMESTONE FROM STONE SOURCE SAMPLE TO BE APPROVED BY LPC



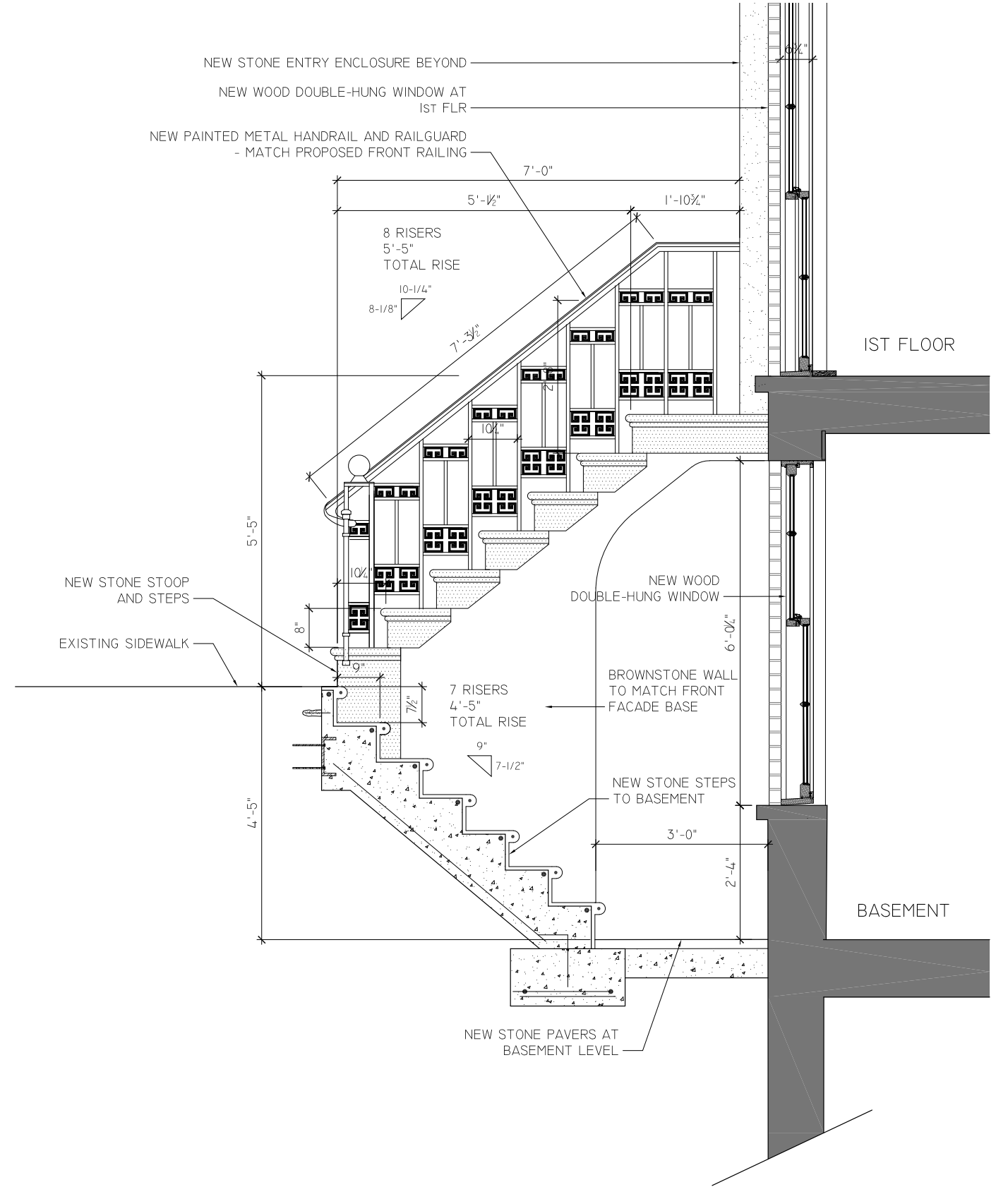
C: PROPOSED PARLOR FLOOR WOOD WINDOW DETAIL SECTION

TYPICAL WOOD WINDOW DETAILS

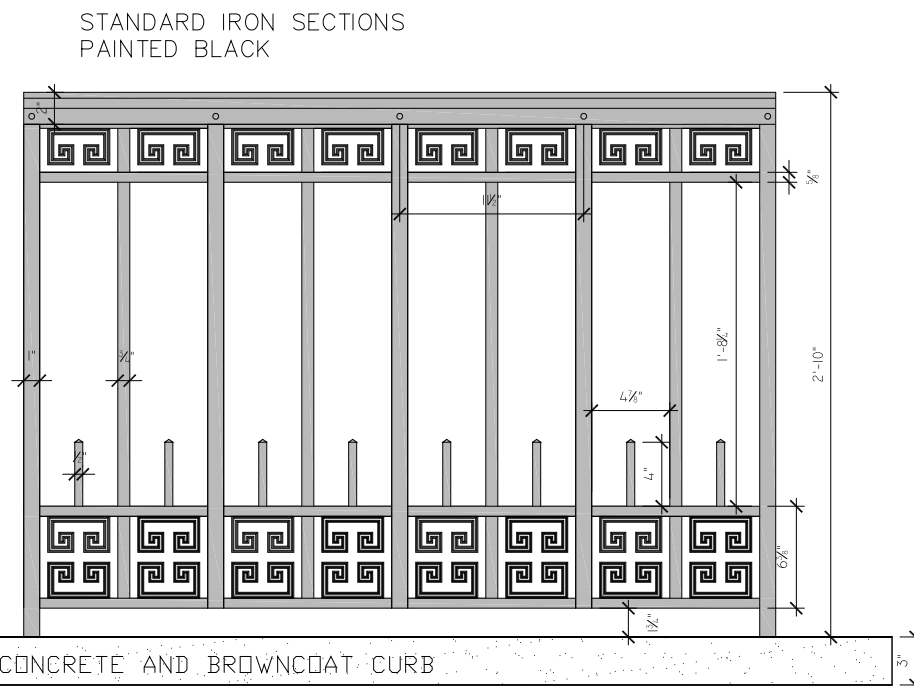
56 W12th STREET
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LPC APPROVED RAILING PRECEDENT (2007) - 22 GRAMERCY PARK SOUTH



PROPOSED SECTION SHOWING STAIR HANDRAIL AND RAILGUARD



PROPOSED IRON RAILING DETAIL

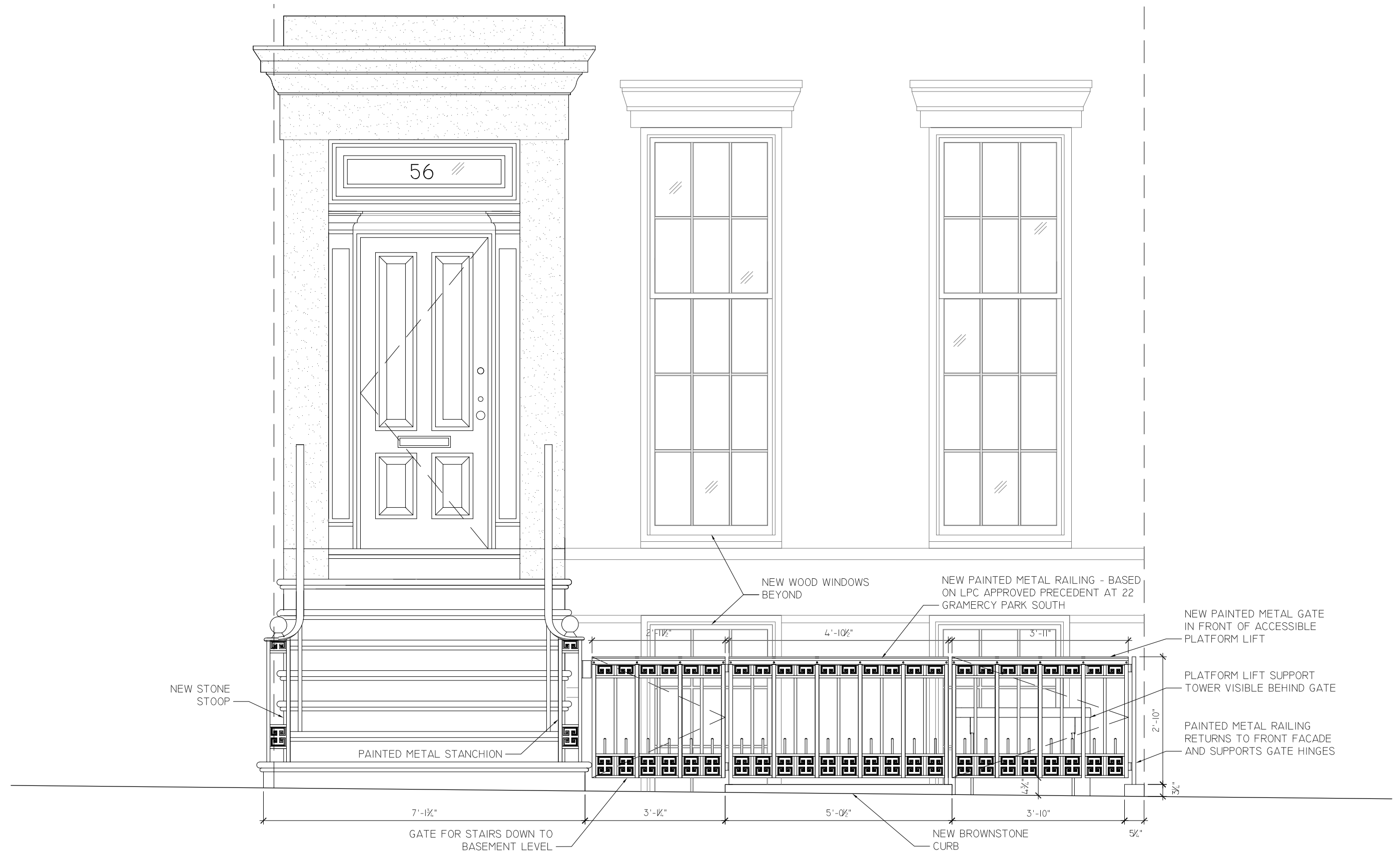


RAL 9005
Jet Black

PROPOSED RAILING COLOR
RAL 9005 JET BLACK - GLOSS

PROPOSED FRONT RAILING DETAILS

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PROPOSED ELEVATION SHOWING FRONT RAILING AND GATES

PROPOSED FRONT RAILING DETAILS

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**AREA OF PROPOSED WORK
STOOP, RAILING, BASEMENT STAIRS AND ACCESSIBLE LIFT**

EXISTING FRONT AREAWAY LOOKING EAST

EXISTING FRONT AREAWAY/SIDEWALK PHOTOS



EXISTING ENTRY AND STEPS



**AREA OF PROPOSED WORK
STOOP, RAILING, BASEMENT STAIRS AND ACCESSIBLE LIFT**

EXISTING FRONT AREAWAY LOOKING WEST

PROPOSED STOOP AND FRONT RAILING
56 W12th STREET
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58 W12th ST

60 W12th ST

62 W12th ST



1940 TAX ID PHOTO - ADJACENT BUILDINGS
58 W12th St - 62 W12th St



EXISTING PHOTOS SHOWING ORIGINAL STOOPS (PER DESIGNATION DEPORT)
78 and 80 W 12th St

PROPOSED STOOP PRECEDENTS

56 W12th STREET
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1: 62 WEST 12th STREET



2: 78 WEST 12th STREET



3: 80 WEST 12th STREET



4: 31 WEST 12th STREET



5: 19 WEST 12th STREET



6: 22 WEST 12th STREET

STOOP PRECEDENTS ON WEST 12th ST BETWEEN 5TH AND 6TH AVENUES
SEE PHOTO KEY ON PAGE 7

PROPOSED STOOP PRECEDENTS

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7: 22 WEST 11th STREET



8: 24 WEST 11th STREET



9: 38 WEST 11th STREET



10: 44 WEST 11th STREET - LOOKING WEST



11: 54 WEST 11th STREET - LOOKING EAST



12: 41 WEST 11th STREET - UNDER CONSTRUCTION

STOOP PRECEDENTS WITHIN GREENWICH VILLAGE HISTORIC DISTRICT
SEE PHOTO KEY ON PAGE 7

PROPOSED STOOP PRECEDENTS

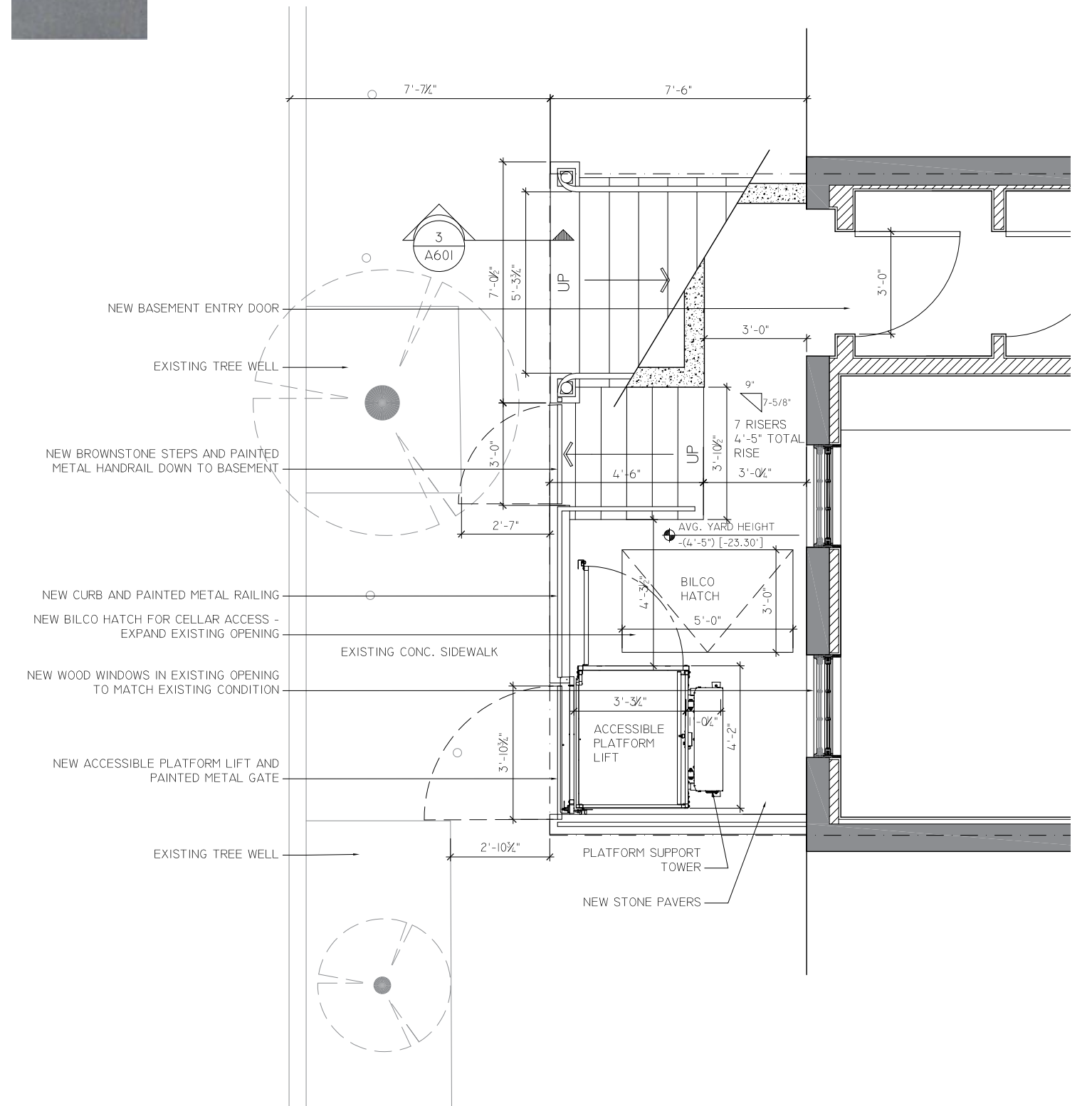
56 W12th STREET
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PROPOSED FRONT ELEVATION DETAIL



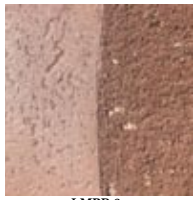
PROPOSED STONE PAVERS (AT BASEMENT LEVEL)
 NATURAL BLUESTONE - 24"x24"
 SAMPLE TO BE APPROVED BY LPC



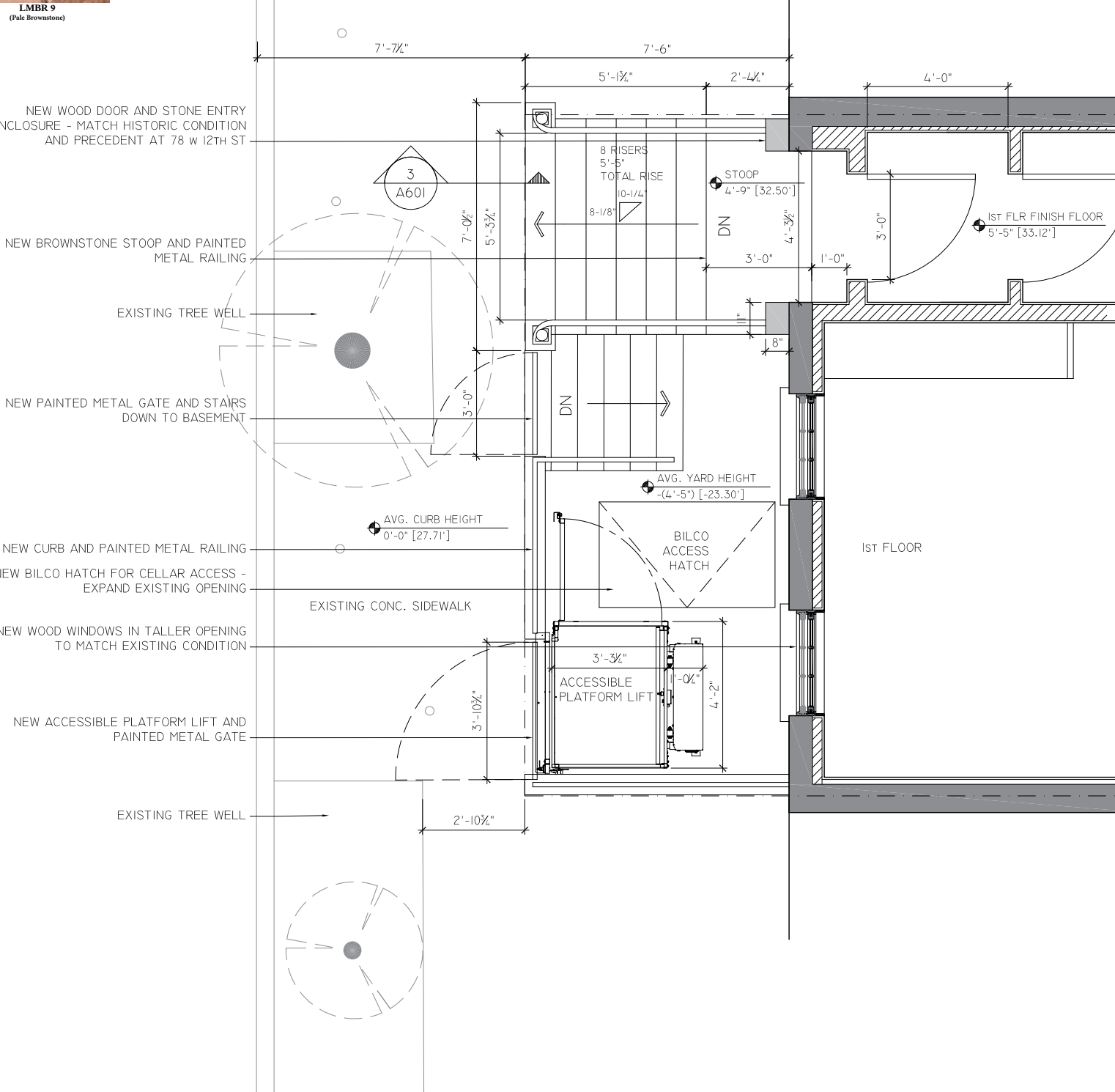
PROPOSED STOOP PLAN - BASEMENT

PROPOSED STOOP DETAILS

56 W12th STREET
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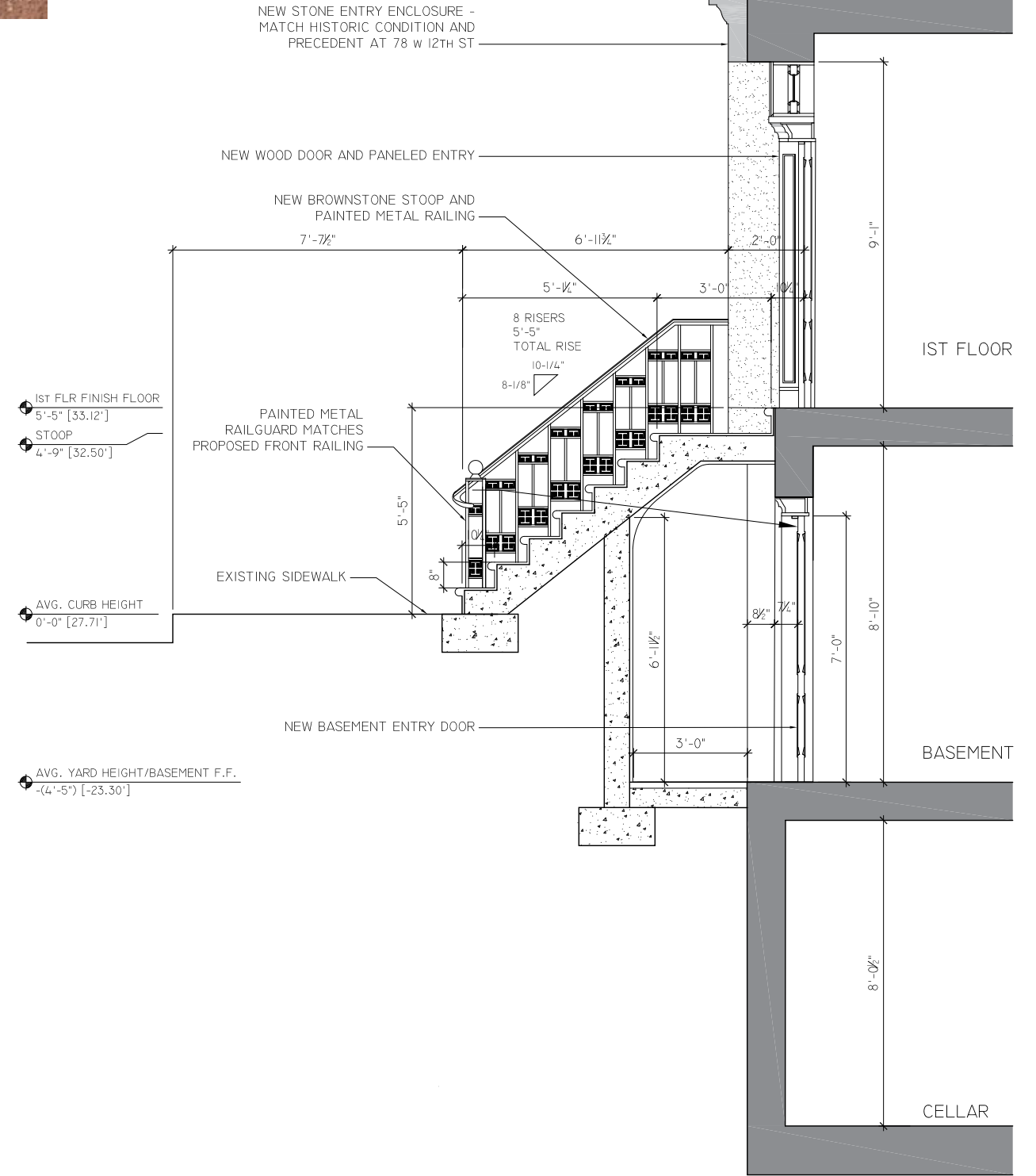
PROPOSED STOOP AND RUSTICATED BASE FINISH
LMBR9 "PALE BROWNSTONE"
SAINT-ASTIER LITHOMEX REPAIR MORTAR
SAMPLE TO BE APPROVED BY LPC



PROPOSED STOOP PLAN - FIRST FLOOR



PROPOSED STEP AND TREAD FINISH
LMBR9 "PALE BROWNSTONE"
SAINT-ASTIER LITHOSTEP REPAIR MORTAR
SAMPLE TO BE APPROVED BY LPC



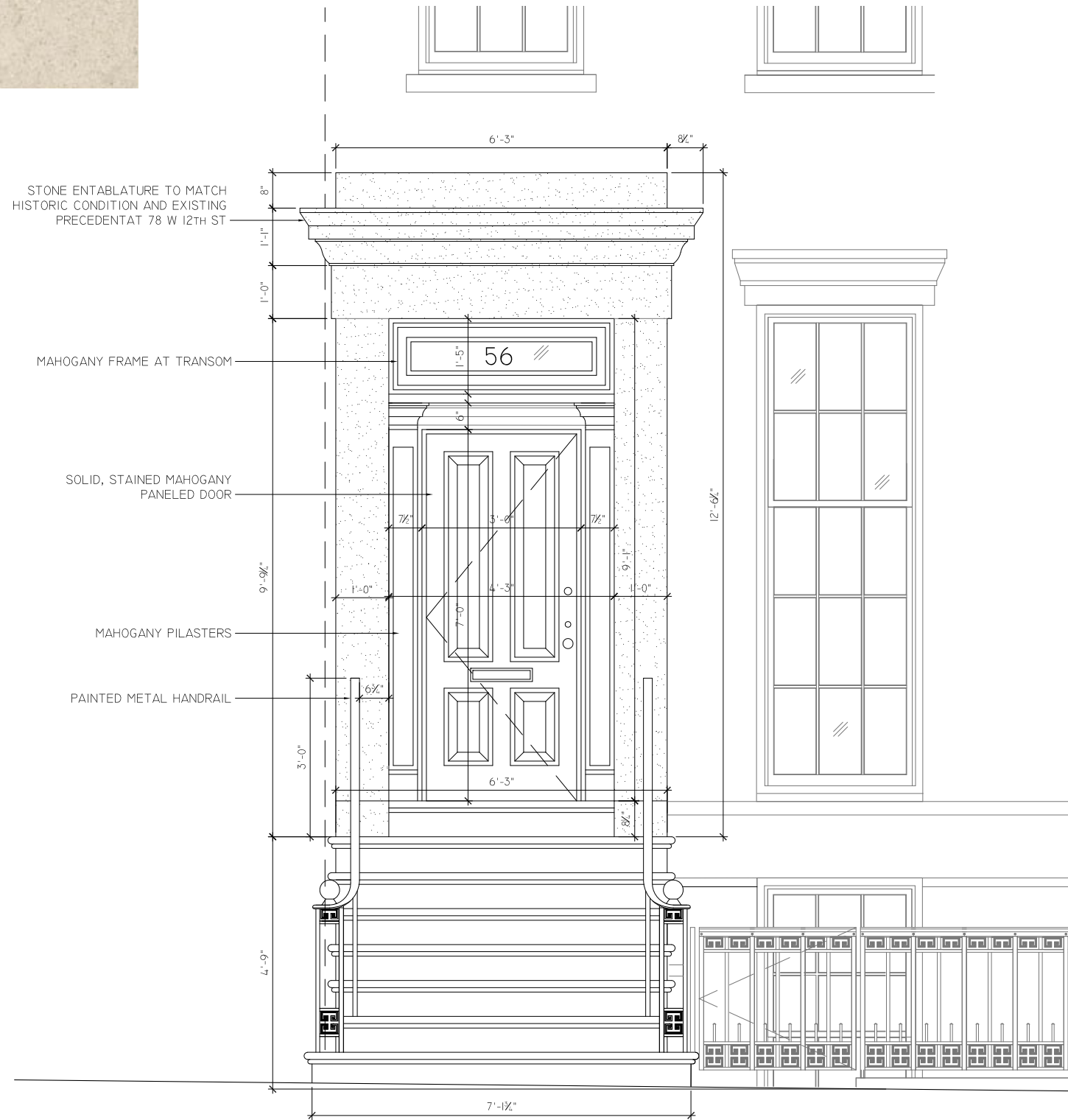
PROPOSED STOOP SECTION

PROPOSED STOOP DETAILS

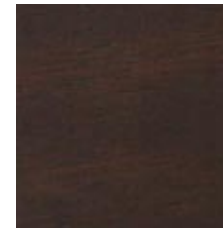
56 W12th STREET
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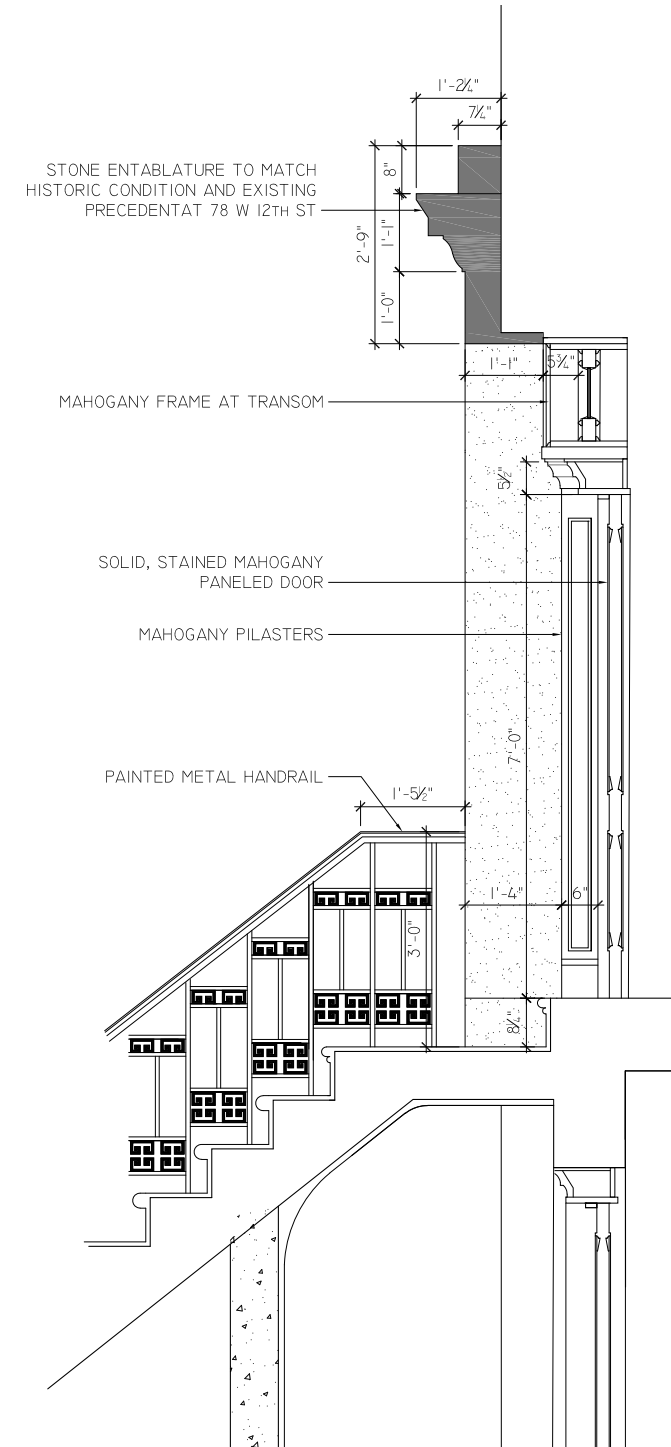
PROPOSED STONE ENCLOSURE
 SINEMA HONED LIMESTONE FROM STONE SOURCE
 SAMPLE TO BE APPROVED BY LPC



NEW STONE ENTRY ENCLOSURE AND WOOD FRONT DOOR - ELEVATION



PROPOSED DOOR FINISH
 MAHOGANY DOOR WITH VARATHANE CLASSIC STAIN IN "JACOBAN"
 WITH VARATHANE PREMIUM DIAMOND OUTDOOR FINISH IN GLOSS



NEW STONE ENTRY ENCLOSURE AND WOOD FRONT DOOR - SECTION

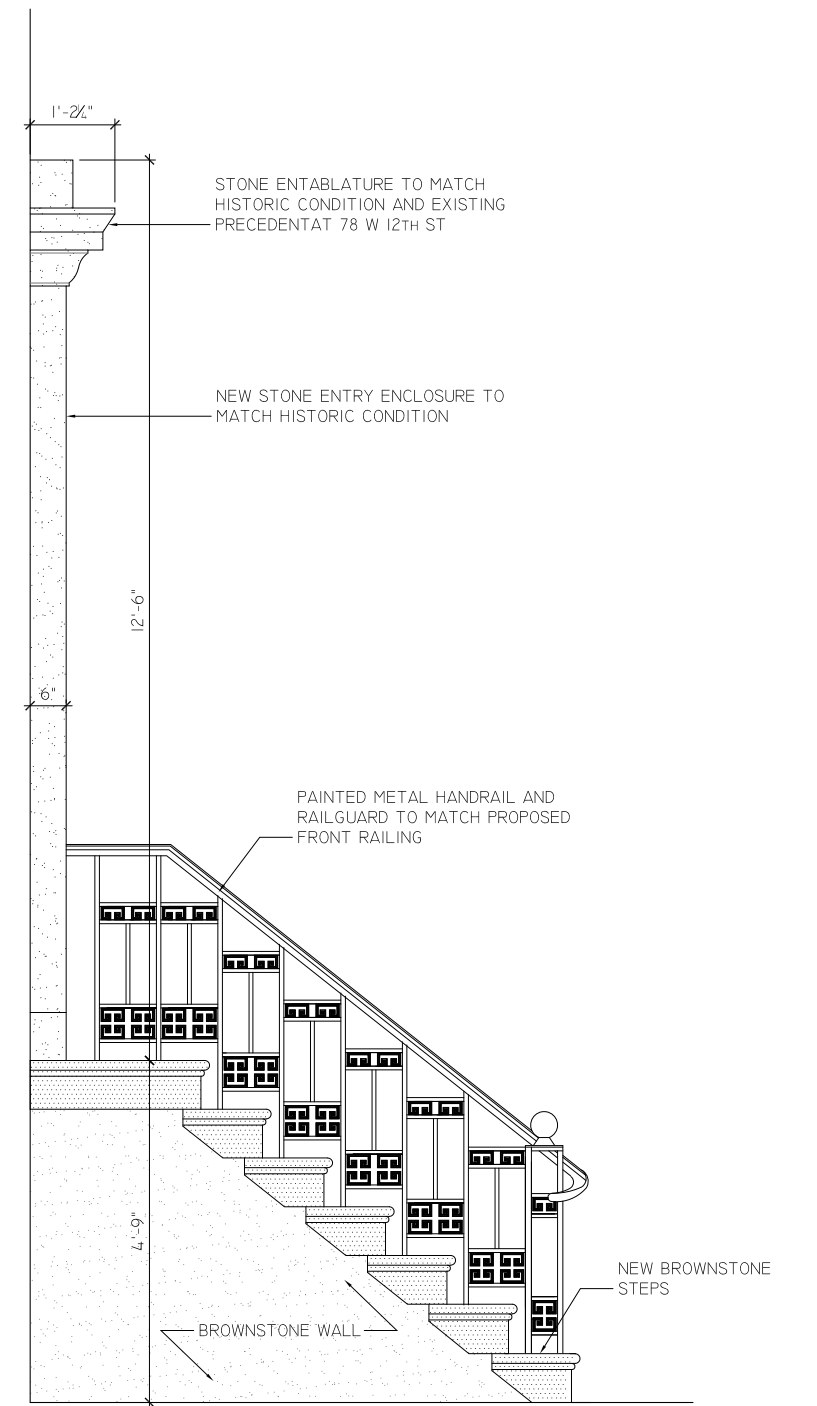
ENTRY DETAILS
 56 W12th STREET
 LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023



78 W 12th STREET - STONE ENTRY ENCLOSURE PRECEDENT



1940 TAX ID PHOTO - 54 AND 56 W 12th STREET

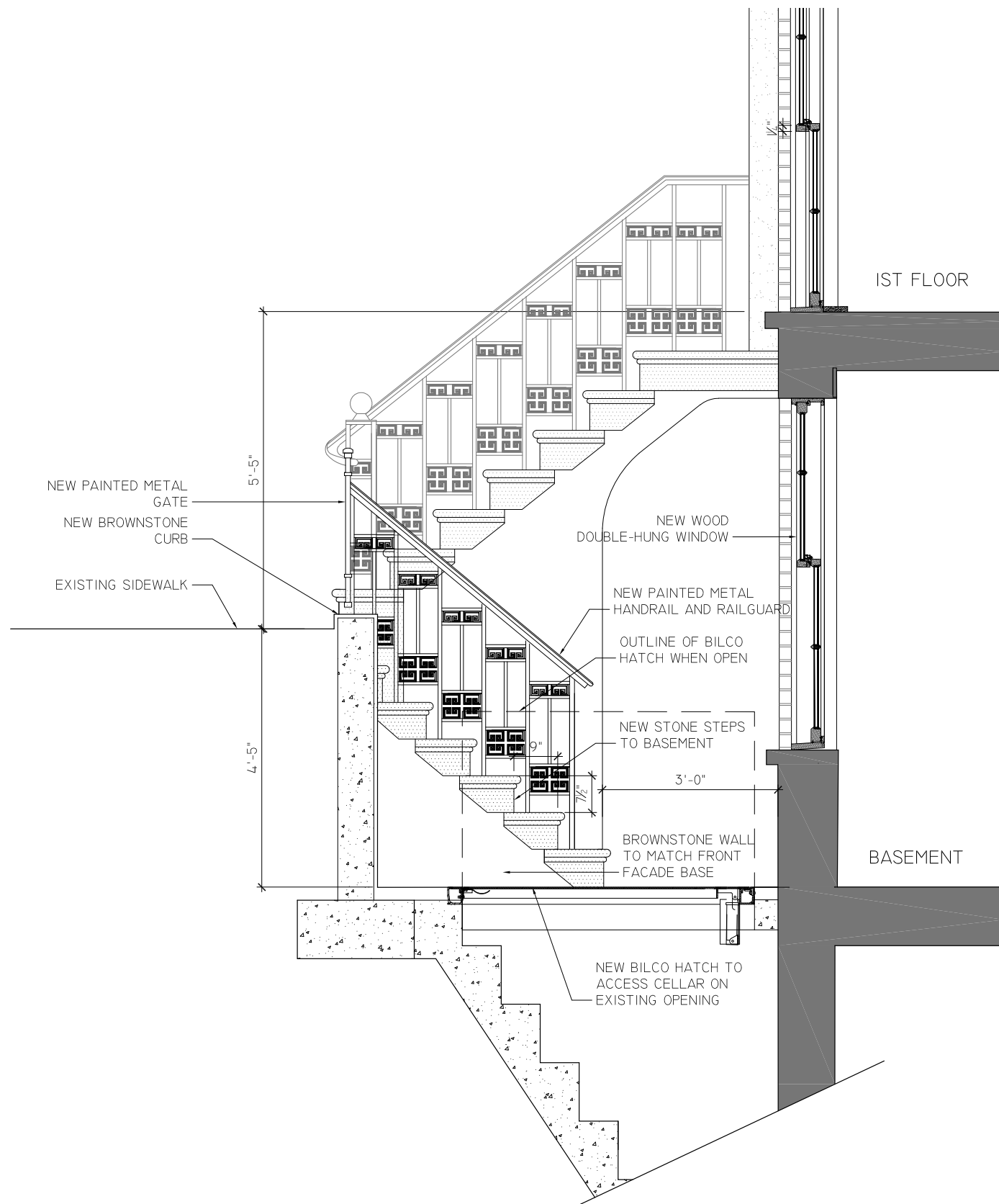


NEW STONE ENTRY ENCLOSURE - SIDE ELEVATION

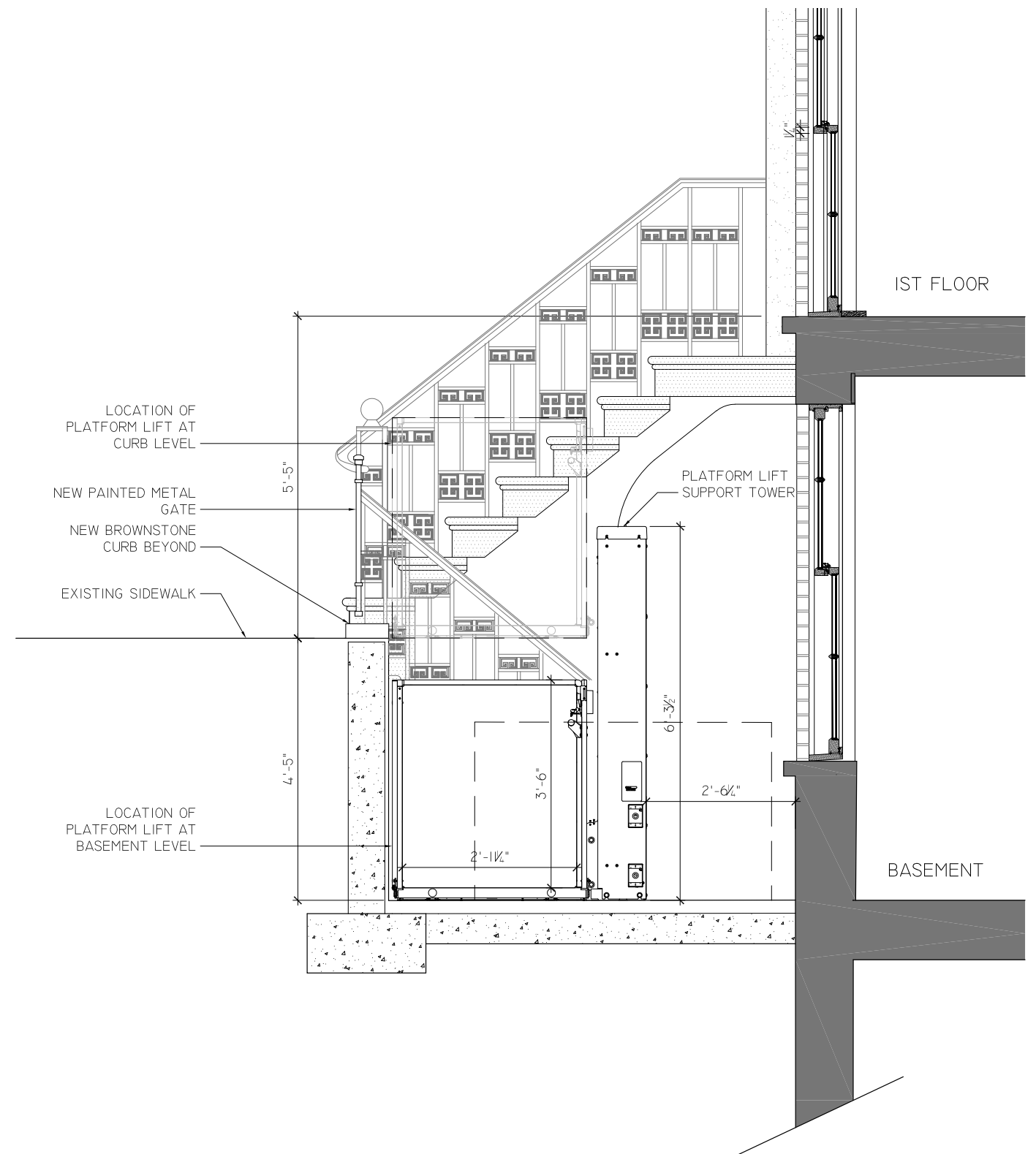
ENTRY DETAILS

56 W12th STREET

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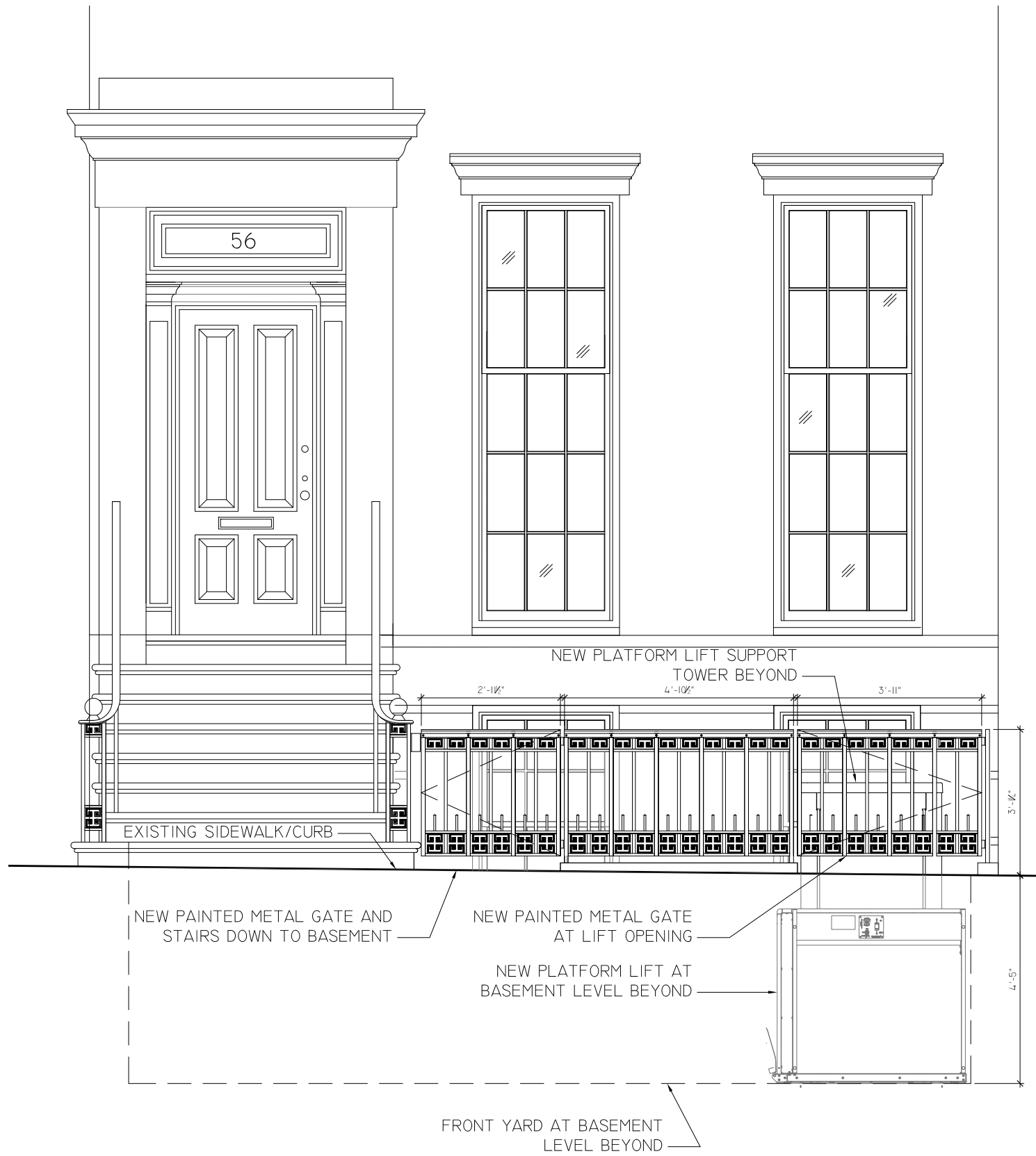
PROPOSED SECTION THROUGH FRONT YARD AT BASEMENT LEVEL



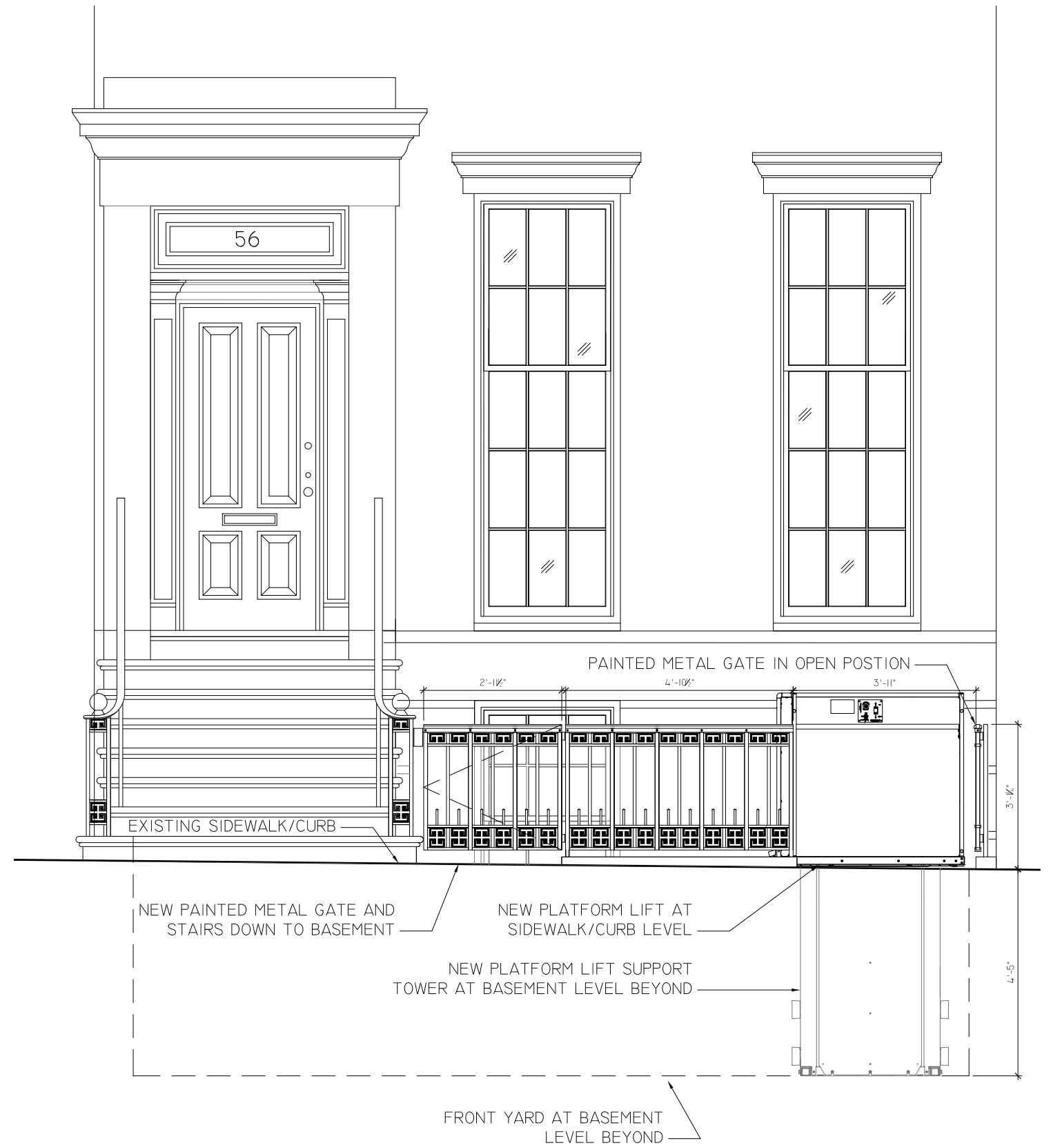
PROPOSED SECTION THROUGH PLATFORM LIFT

PROPOSED PLATFORM LIFT DETAILS

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PROPOSED FRONT ELEVATION SHOWING PLATFORM LIFT IN DOWN POSITION (BASEMENT LEVEL)



PROPOSED FRONT ELEVATION SHOWING PLATFORM LIFT IN UP POSITION (CURB LEVEL)

PROPOSED PLATFORM LIFT DETAILS

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EXAMPLE OF PROPOSED PLATFORM LIFT AND FINISH COLOR

Application Specific Drawings

Unenclosed 90/Adjacent Platform with platform gate (VPL-3300B), no pit

Technical Data/Specifications

Rated load

- 750 lbs max

Input power source

- DC battery powered unit: 110-120 volt - 3 Amp 60 Hz battery charger

Drive

- DC battery powered unit: 1/2 hp motor, 1750 rpm, 24 VDC, continuous duty
 Intermediate reduction: Dual 4L style Poly-V belts and pulleys, 3.94:1 pulley reduction
 Final drive: 1" dia. ACME screw w/bronze nut and bronze safety back up nut

Motor controller

- DC battery powered unit: 24 VDC relay control

Speed

- DC battery powered unit: 10 ft per minute maximum

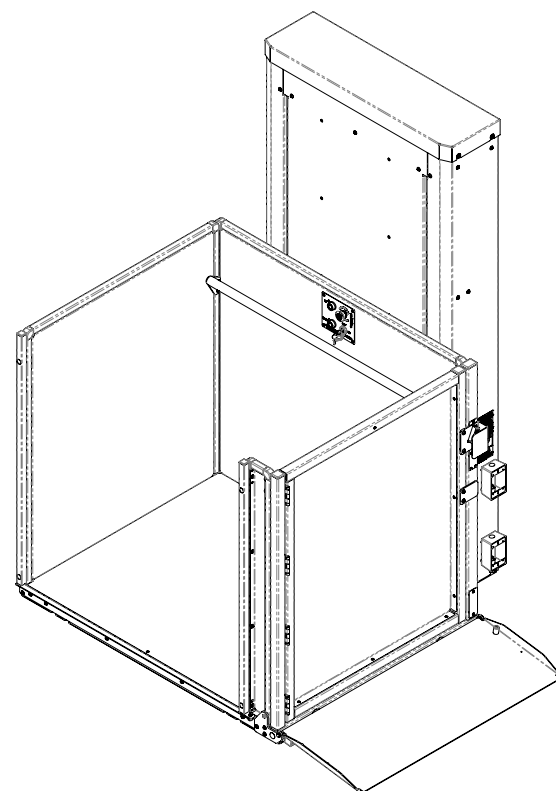
For complete technical specifications, please see ILS-01100 "VPL-3300B Series Commercial Vertical Platform Lift Technical Specification."

Performance Standards

USA Food & Drug Administration: Class II, 510(K) Exempt, File No. 890.3930 Product Code: PCE

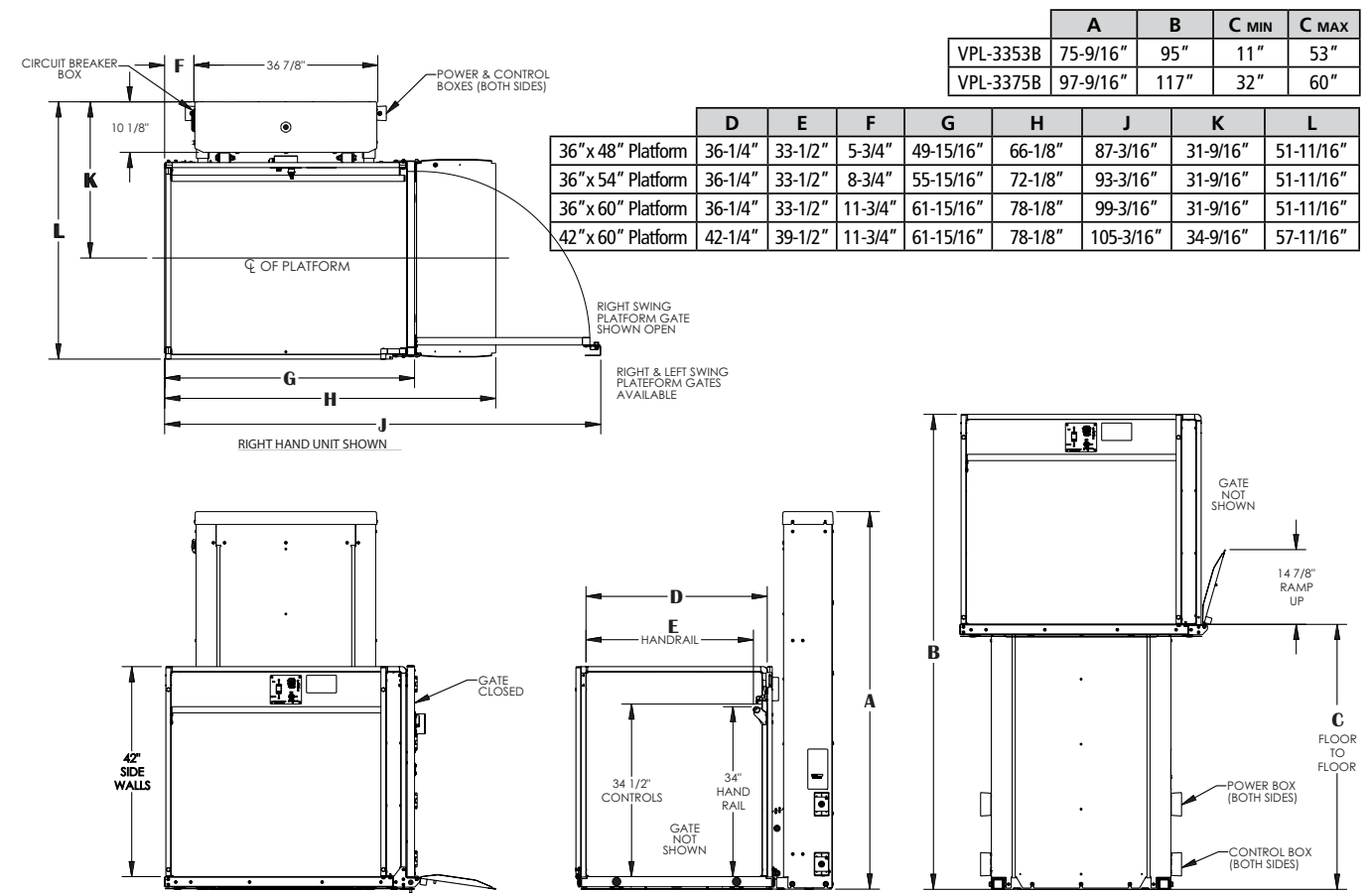
ASME A18.1 (Section 2) Safety Standards for Platform Lifts and Stairway Chairlifts
 CSA B355 Lifts for Persons with Physical Disabilities
 CSA B44.1/ASME A17.5 Elevator and Escalator Equipment

bruno.com/cvpl | 1-800-848-3056
 ILS-01104 - Rev. 3 • Sheet 1 of 3



18 Unenclosed 90/Adjacent Platform with platform gate (VPL-3300B), no pit

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 ILS-01104 - Rev. 3 • Sheet 2 of 3





EXISTING REAR FACADE



PROPOSED REAR ELEVATION

EXISTING AND PROPOSED REAR FACADE
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EXISTING REAR FACADE AND NEIGHBORING BUILDINGS

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PROPOSED PERSPECTIVE - AERIAL VIEW



PROPOSED PERSPECTIVE LOOKING NORTHEAST

REAR YARD RENDERED PERSPECTIVES

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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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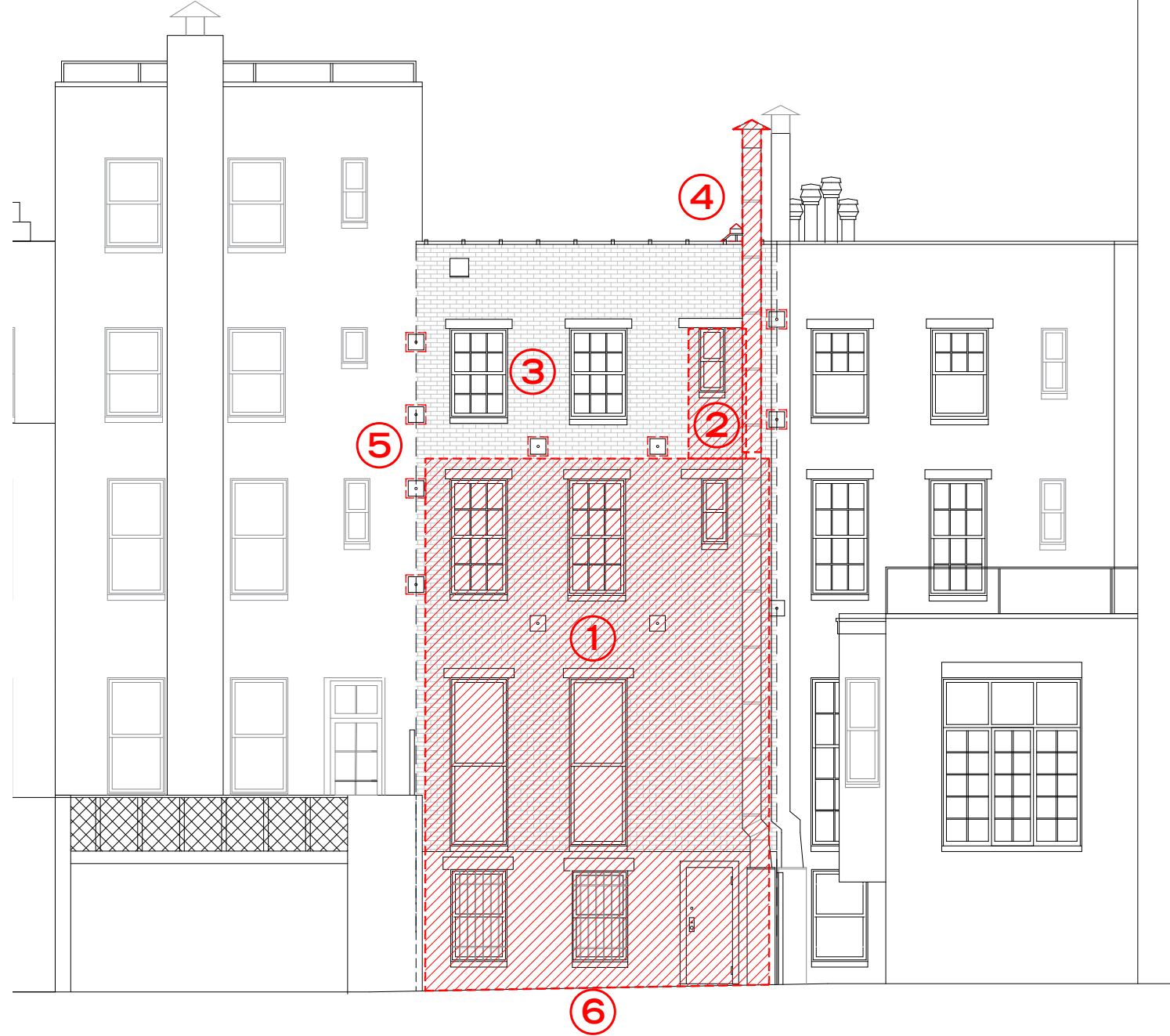
- PROJECT SITE - 56 W 12TH STREET
- CURRENTLY EXISTING MID-BLOCK ROW HOUSES 3-4 STORIES
- OUTLINE OF REAR ROOF LINES - 1910

SANBORN FIRE INSURANCE MAP (1910) AND EXISTING MID-BLOCK ROW HOUSES

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DEMOLITION SCOPE


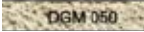
- 1: DEMO REAR FACADE BELOW 3RD FLOOR FOR NEW REAR YARD ADDITION
- 2: DEMO LARGER OPENING FOR NEW 3RD FLOOR PATIO DOOR (RESTORE ORIGINAL OPENING WIDTH)
- 3: REMOVE EXISTING ALUIMINUM WINDOWS - NO CHANGE TO OPENING WIDTH, EXISTING LINTELS TO REMAIN
- 4: DEMO SKYLIGHT AND BOILER FLUE
- 5: REMOVE MASONRY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

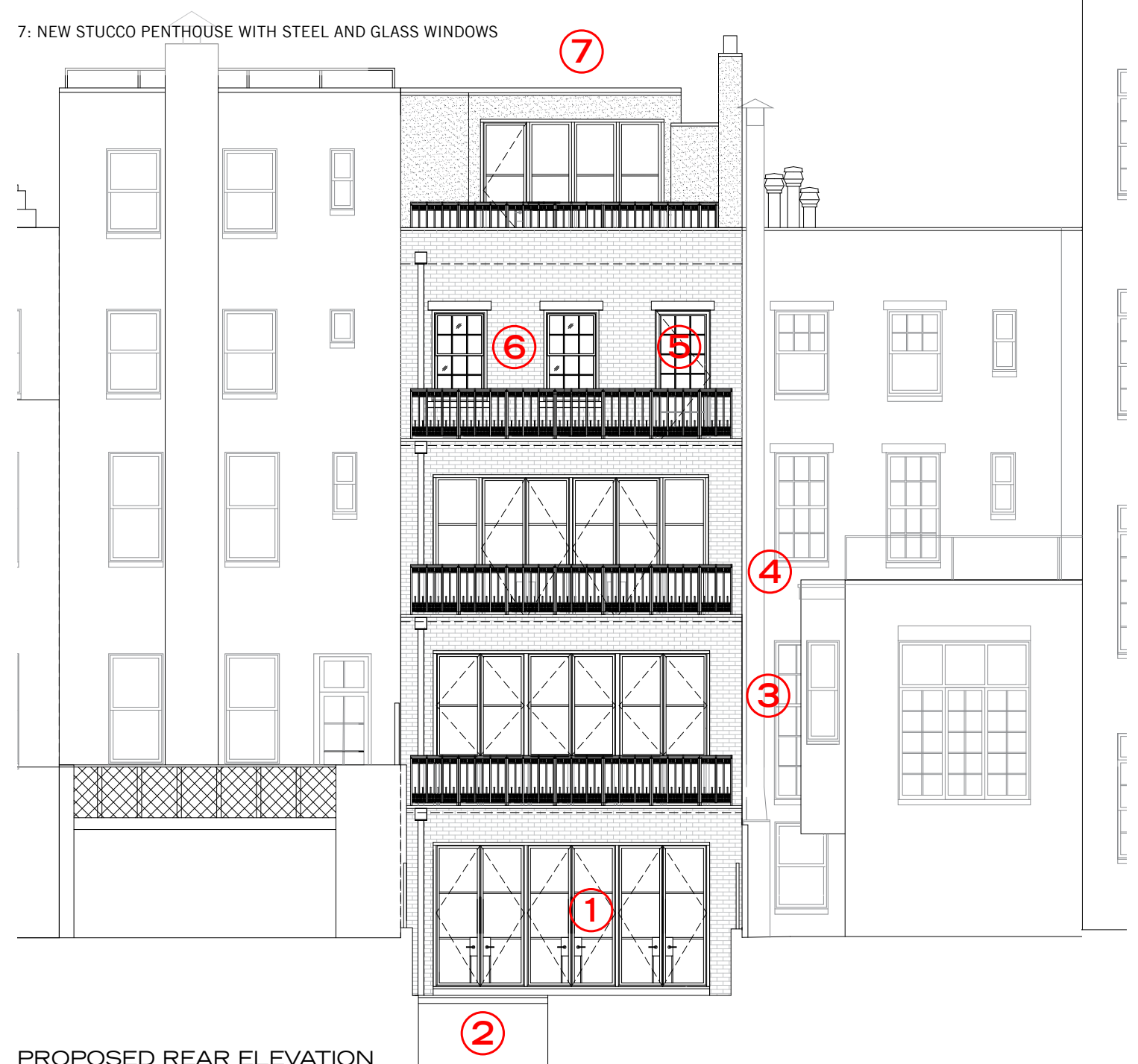


EXISTING /DEMO REAR ELEVATION

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

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

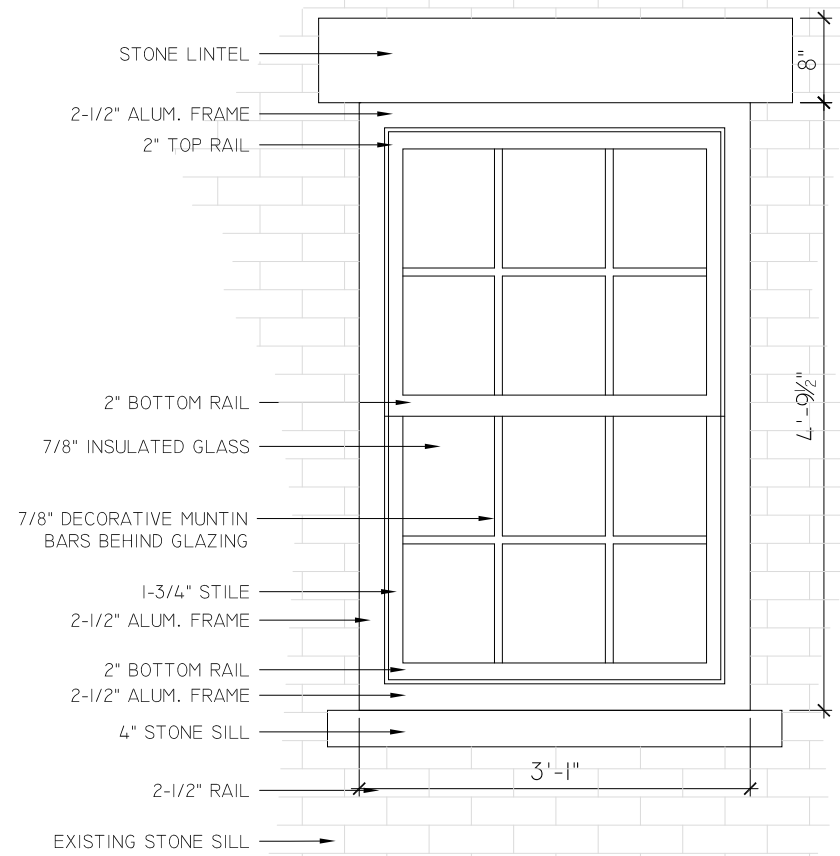


PROPOSED REAR ELEVATION

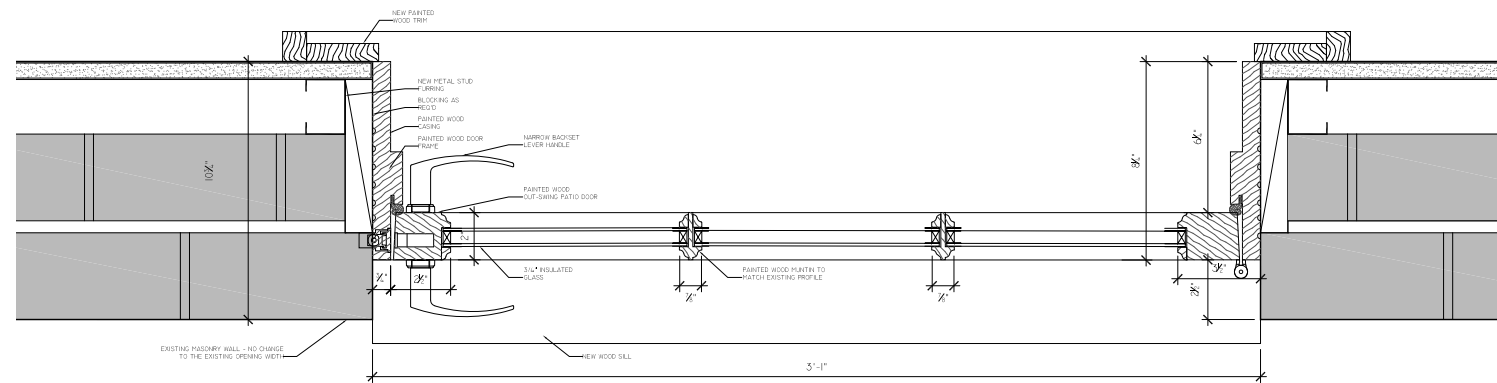
DEMO AND PROPOSED REAR ELEVATION

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TYPICAL REAR WINDOWS - 3rd FLOOR

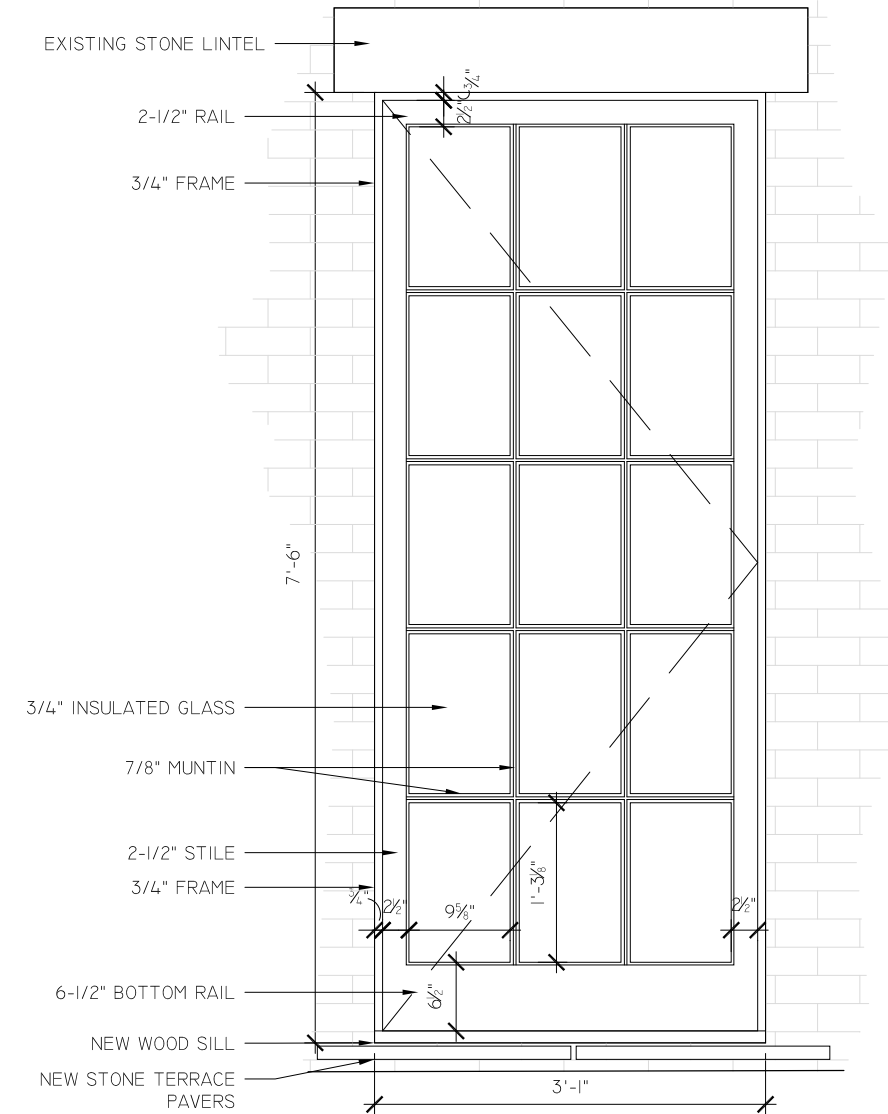


A: EXISTING ALUMINUM WINDOW DETAIL ELEVATION

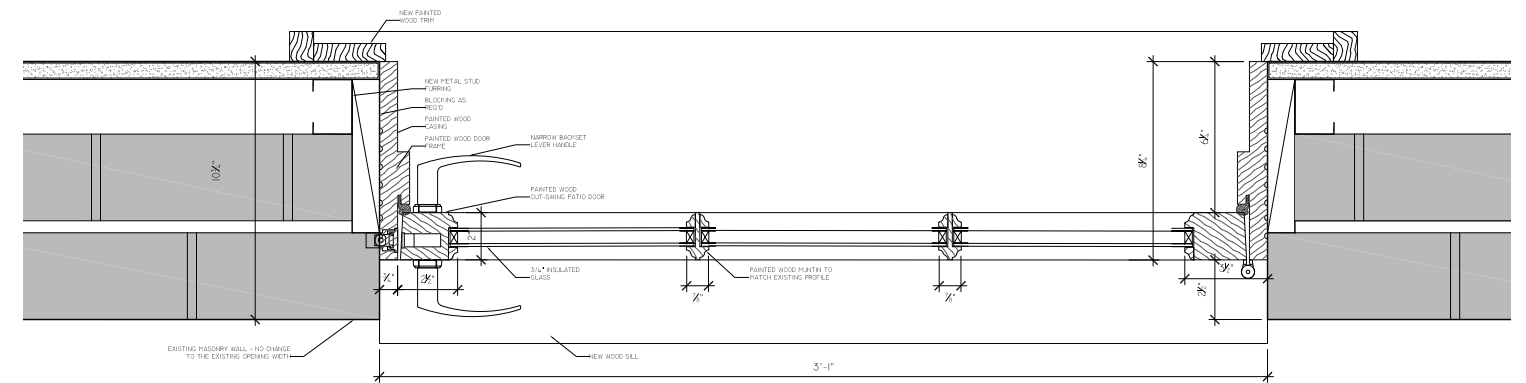


B: EXISTING ALUMINUM WINDOW DETAIL PLAN

PROPOSED WOOD PATIO DOOR COLOR
BENJAMIN MOORE CW-10 CAPITOL WHITE



C: PROPOSED WOOD PATIO DOOR DETAIL ELEVATION



D: PROPOSED WOOD PATIO DOOR DETAIL PLAN

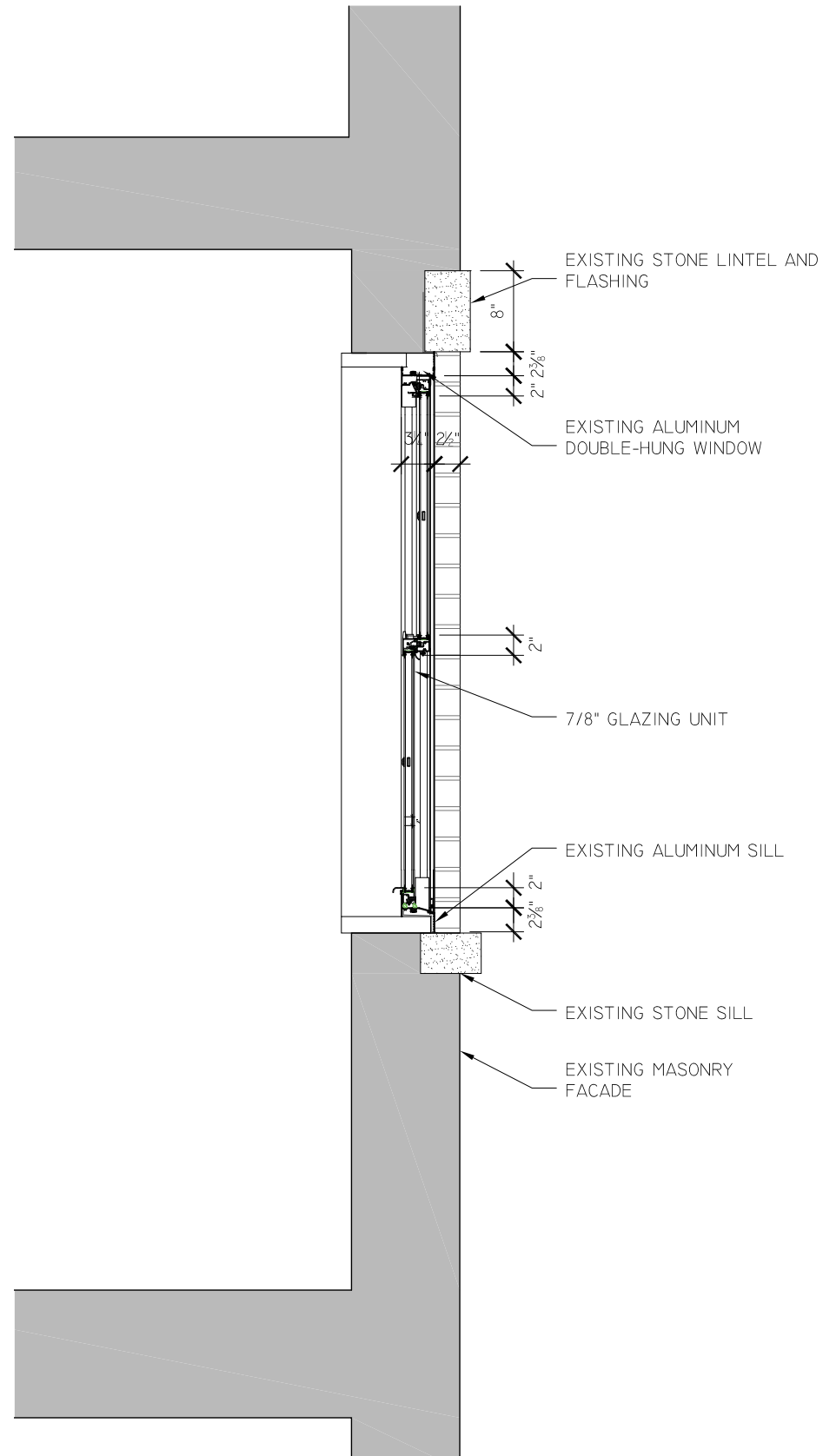
TYPICAL 3rd FLOOR WOOD PATIO DOOR DETAILS

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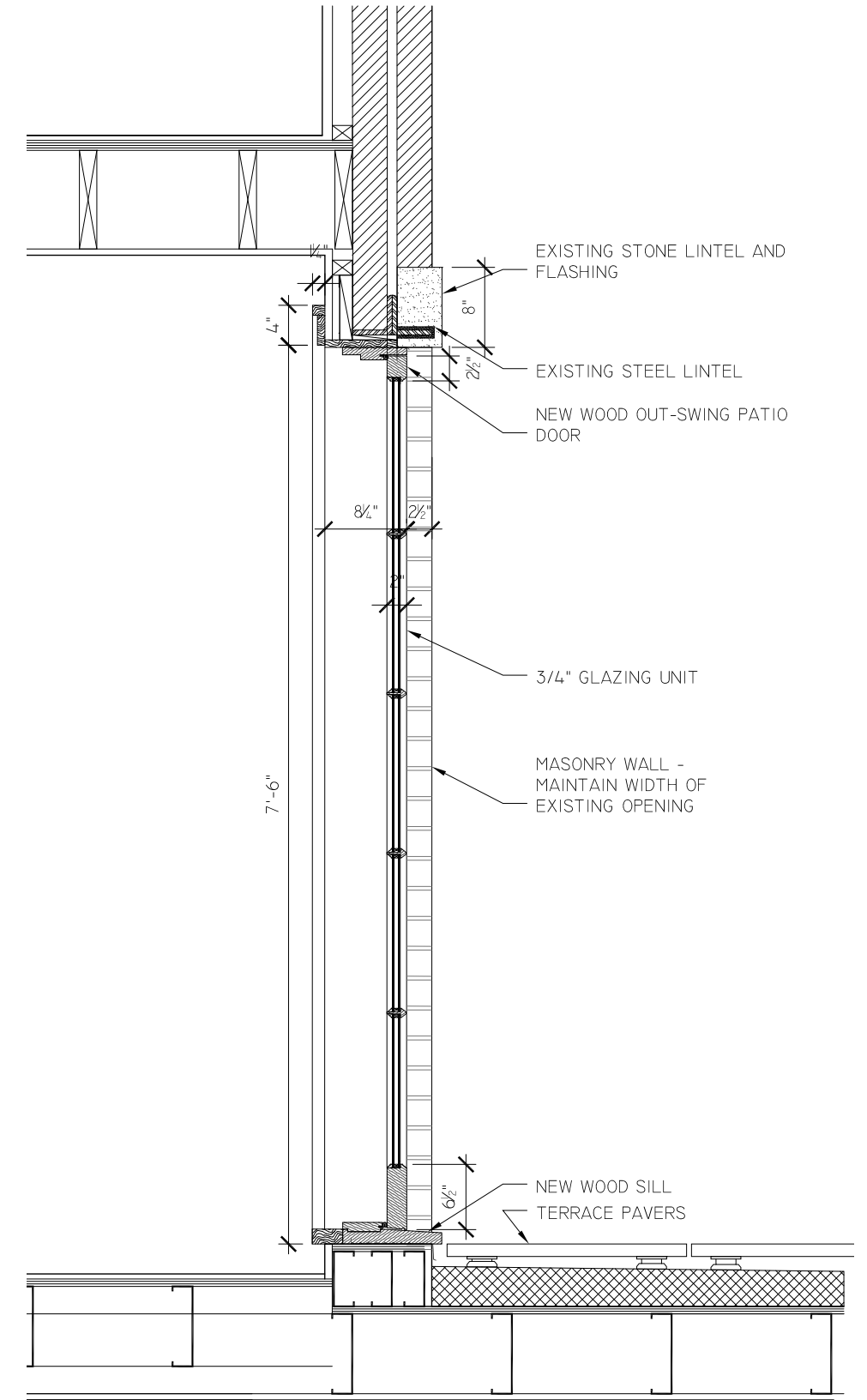
TYPICAL REAR WINDOWS - 3rd FLOOR



56 W12th - EXISTING ALUMINUM WINDOWS



A: EXISTING ALUMINUM WINDOW DETAIL SECTION

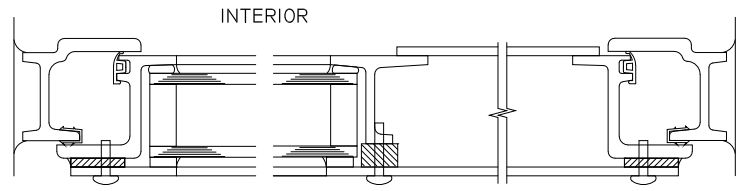


B: PROPOSED WOOD WINDOW DETAIL SECTION

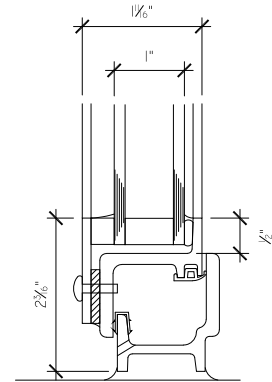
NOTE:
ALL WOOD PATIO DOORS ARE TO BE TRUE DIVIDED LIGHTS TO
MATCH EXISTING WINDOWS WITH INSULATED GLASS UNITS

TYPICAL 3rd FLOOR WOOD PATIO DOOR DETAILS
56 W12th STREET
LANDMARKS PRESERVATION COMMISSION - MARCH 24, 2023

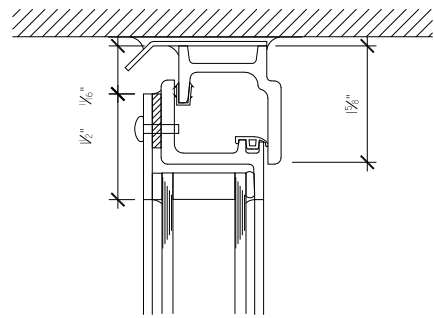
TYPICAL STEEL WINDOWS - REAR FACADE



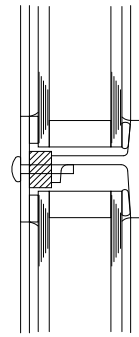
TYPE "A" JAMB AT LEVER BOX



TYPE "C"
OUT-SWING CASEMENT WINDOWS
W-20 THERMALLY ENHANCED
PROFILES
1" THICK GLAZING UNITS

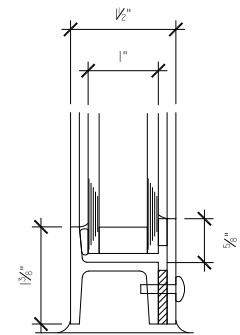
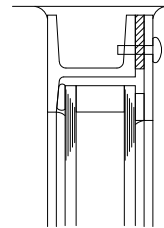


TYPE "A" HEAD

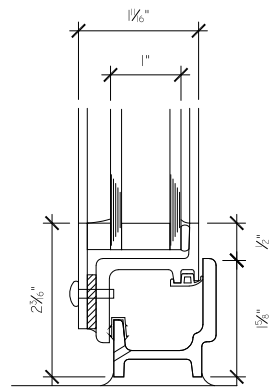


TYPE "A" MUNTIN

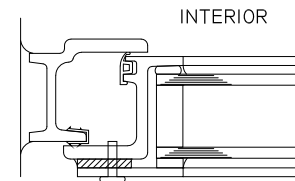
TYPE "B" - HEAD



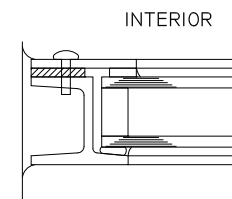
TYPE "B" SILL
FIXED WINDOWS
W-20 THERMALLY
ENHANCED PROFILES
1" THICK GLAZING UNITS



TYPE "A" SILL
OUT-SWING TERRACE DOORS
W-20 THERMALLY ENHANCED
PROFILES
1" THICK GLAZING UNITS



TYPE "A" JAMB



TYPE "B" JAMB



TYPICAL OUT-SWING WINDOW/DOOR FRAME



TYPICAL FIXED PROFILE



PROPOSED STEEL WINDOW COLOR
RAL 9004 SIGNAL BLACK - GLOSS

RAL 9004
Signal Black

TYPICAL STEEL WINDOW DETAILS

56 W12th STREET
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WEST TWELFTH STREET South Side (Betw. Fifth & Sixth Aves.)

#48-52
cont. by removing console brackets between the houses, thus making them discontinuous, as we see them today. All the windows are segmental-arched with double-hung sash, which displays the heavy central muntin and lighter horizontal ones so typical of the Italianate town house. These houses are identical except for certain details, such as the door at No. 52, which has a segmental masonry arch, but was remodeled to omit the inner arch of wood and the flanking columns. The ironwork is uniform at Nos. 50 and 52, consisting of simple wrought iron railings of a later date, which replace the cast iron Italianate stoop and balcony railings still seen at No. 52.

#54-64 These six handsome Greek Revival brick town houses were built as an investment in 1843 by Daniel A. Baldwin, an attorney at 74 Nassau Street. This fine row retains its original dentiled roof cornice which connects all the houses, originally three stories high above basements. A recent alteration did away with the stoops and front doorways at first floor level and replaced them with basement entrances. These doorways were presumably similar to those at Nos. 78 and 80 West Twelfth Street, also part of Mr. Baldwin's original row of sixteen houses which originally covered the sites of Nos. 54-84. The new entrances were set a few steps below the street and the basement fronts were smooth-stuccoed up to windowsill level of the second floor windows. Only No. 64 retains its original, floor-length parlor windows and rusticated basement wall. While new wrought iron balconies are to be found at its full length second floor windows, the ironwork around the areaway is the original. An openwork Federal style newel of an older house has been installed at the corner nearest the front door.

#66
(#66-72) The new look for 1930 was strikingly evoked in this very original building with auditorium and classrooms, designed by the noted Viennese architect, Joseph Urban, for the New School for Social Research. A brick cantilevered front projects out over the polished black stone entrance to the auditorium. The accent above is horizontal, with wide bands of brickwork between continuous steel sash which are returned to setbacks on either side. The brickwork alternates between bands of light-colored brick and those of black, giving a striated surface effect to the entire front. This design was severe even for its day. It set a new mode for a horizontal expression which was destined to reappear in so many subsequent office buildings, few of which ever achieved the clarity of design expressed in this prototype building.

#76
(#74-76) The Jacob M. Kaplan Building, an addition to the New School, designed in 1955 by Mayer, Whittlesey & Glass, and opened in 1960, is carried through to West Eleventh Street. It is built of curtain-wall construction with emphasis on the vertical. It has a simple first floor with revolving door and large plate glass windows, permitting one to look into the lobby and central courtyard beyond it.

#78 & 80 These two brick Greek Revival houses were also once a part of the row of sixteen three-story houses (see also Nos. 54-64 remaining), built in 1843 for Daniel A. Baldwin. No. 78 retains its original stoop, doorway, and stone basement. The dignified stone doorframe has a crossetted (or "eared") top and sloping (or "battered") side frames surmounted by a heavy sheetmetal cornice of a later date. The modern front door and transom are of glass and iron in a simple rectangular design. The stoop has its original iron railings with baluster-type cast iron newels of a later date. Simple balconies have been added at the parlor floor in front of the French doors, altered from floor-length double-hung windows such as are still to be seen at No. 64. The windows at the top floor have been raised in height, and the lintels over all the windows have simple cornices. The later modillioned roof cornice has a paneled fascia, framed at each end by a pair of brackets.

No. 80 has retained its original, simply decorated handrailings at the stoop. The circular, cast iron newel posts, surmounted by urns, harmonize well with the handrails. The simple Greek Revival stone doorway is most nearly the prototype for the entire row, but has lost the "ears" and molding of its frame, retained at No. 78. It has an arched double door of the Italianate period. The first floor windows have been shortened by the insertion of wood panels at floor level. The third floor