The current proposal is:

**Preservation Department – Item 4, LPC-22-08210**

**34 West 12th Street – Greenwich Village Historic District**

**Borough of Manhattan**

To Testify Please Join Zoom

**Webinar ID:** 868 9794 8074

**Passcode:** 501977

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EXISTING FRONT FACADE (2022)

1940's TAX PHOTO
IN THE GREENWICH VILLAGE REPORT, 34 WEST 12TH STREET IS DESIGNATED AS A LANDMARKED BUILDING IN CONJUNCTION TO BUILDING NUMBERS 36-44. PER THE TEXT, "THESE SIX DIGNIFIED TOWNHOUSES, BUILT IN LATE ITALIANATE STYLE WITH HIGH STOOPS, SEGMENTAL-ARCHED WINDOWS AND BRACKETED CORNICES, ARE THE ARCHETYPE OF THE NEW YORK "BROWNSTONE" WHICH WAS DESTINED TO BE BUILT, WITH MODIFICATIONS, OVER SUCH A LARGE PART OF THE CITY", AND ARE "BUILT IN 1869 BY FREDIRICK P. JAMES".

AS DESCRIBED IN THE TEXT, "NO. 34 WAS REMODELED AND SMOOTH-STUCCOED, REMOVING THE ARCHED CORNICES OF THE WINDOW LINTELS AND INTRODUCING A BASEMENT ENTRANCE." MEANWHILE, AS THE TEXT DESCRIBES, "NO. 38 AND 40 ARE RELATIVELY UNCHANGED."

WE ARE PROPOSING FOR 34 WEST 12TH STREET TO RESTORE THE PREVIOUSLY ESTABLISHED LANDMARKED DESIGN OF THE BUILDING CREATED BY FREDRICK P. JAMES BACK IN 1869. WE WANT TO REINTRODUCE THE DECORATIVE ARCHED WINDOWS, STUCCO FINISH, AND PREVIOUS STOOP LOCATION. THESE ELEMENTS WILL BE COPIED FROM THE "RELATIVELY UNCHANGED" TOWNHOUSES OF 38 AND 40 WEST 12TH STREET.

SYNOPSIS OF LANDMARKS DESIGNATION:

EXISTING FACADE @ 30-40 W 12TH STREET

2

302-21
06/21/2022
SC
OT
1 1/2" = 1'-0"

WEST 12TH ST
NY NY 10011

HISTORIC REFERENCES

LCP-02

SYNOPSIS OF LANDMARKS DESIGNATION:

IN THE GREENWICH VILLAGE REPORT, 34 WEST 12TH STREET IS DESIGNATED AS A LANDMARKED BUILDING IN CONJUNCTION TO BUILDING NUMBERS 34-44. PER THE TEXT, "THESE SIX DIGNIFIED TOWNHOUSES, BUILT IN LATE ITALIANATE STYLE WITH HIGH STOOPS, SEGMENTAL-ARCHED WINDOWS AND BRACKETED CORNICES, ARE THE ARCHETYPE OF THE NEW YORK "BROWNSTONE" WHICH WAS DESTINED TO BE BUILT, WITH MODIFICATIONS, OVER SUCH A LARGE PART OF THE CITY", AND ARE "BUILT IN 1869 BY FREDIRICK P. JAMES.

AS DESCRIBED IN THE TEXT, "NO. 34 WAS REMODELED AND SMOOTH-STUCCOED, REMOVING THE ARCHED CORNICES OF THE WINDOW LINTELS AND INTRODUCING A BASEMENT ENTRANCE." MEANWHILE, AS THE TEXT DESCRIBES, "NO. 38 AND 40 ARE RELATIVELY UNCHANGED." WE ARE PROPOSING FOR 34 WEST 12TH STREET TO RESTORE THE PREVIOUSLY ESTABLISHED LANDMARKED DESIGN OF THE BUILDING CREATED BY FREDIRICK P. JAMES BACK IN 1869. WE WANT TO REINTRODUCE THE DECORATIVE ARCHED WINDOWS, STUCCO FINISH, AND PREVIOUS STOOP LOCATION. THESE ELEMENTS WILL BE COPIED FROM THE "RELATIVELY UNCHANGED" TOWNHOUSES OF 38 AND 40 WEST 12TH STREET.
NEW STOOP STEPS TO BE CONSTRUCTED TO NEW BUILDING ENTRANCE IN ACCORDANCE TO GREENWICH VILLAGE HISTORIC DISTRICT LANDMARKS UPDATES. MATERIAL TO BE REINFORCED CONCRETE BLOCK STRUCTURE - FOR THE STOPS AND AROUND THE DOOR, USE BROWNSTONE CEMENT AND SAND AND BUILD IT FROM STARCH.

EXISTING AREAWAY CONCRETE PAD TO BE INCORPORATED UNDER STOOP FOR BASEMENT ENTRANCE.

MIX WITH CLEAR WATER

- 1 PART WHITE PORTLAND CEMENT, 1 PART TYPE S LIME, 6 PARTS SANDS

EXISTING ADJACENT STOOP

STAIR DETAIL @ STOOP

RAILING POST DETAIL

RAILING ELEVATION

EXISTING RAILING @ 36 WEST 12TH STREET

NEW CONCRETE STEPS 5 RISERS @ 6 3/8"

EXISTING RAILING @ 36 WEST 12TH STREET 1940's TAX PHOTO RAILING.

PROPOSED 3'-0" HIGH IRON RAILING

NEW METAL RAILING TO BE INSTALLED IN LIKENESS TO 36 W 12TH STREET 1940's TAX PHOTO RAILING.

NEW CURB WITH METAL RAILING TO BE INSTALLED IN LIKENESS TO 36 WEST 12TH STREET
EXISTING TINTED STUCCO TOP LAYER TO BE REPAIRED AS REQUIRED, SMOOTHED AND REPAINTED. COLOR TBD.

MATERIAL SELECTION - REAR FACADE
EXISTING CORNICE TO BE REMOVED AND REPLACED WITH NEW FIBERGLASS REINFORCED POLYESTER @ ROOF IN LIKENESS TO 36 W 12TH STREET. PAINTED BLACK.
EXISTING WINDOWS TO BE REMOVED AND REPLACED. NEW WINDOWS TO BE INSTALLED IN LIKENESS TO FACADE 38 & 40 WEST 12TH STREET.
EXISTING RAILING TO BE REMOVED. NEW RAILING TO BE INSTALLED AT ROOF.

EXISTING REAR FACADE PHOTOS

ANALYSIS OF REAR FACADE TEST PATCHES

ANALYSIS OF REAR YARD EXTENSIONS

ANALYSIS OF NEIGHBORING REAR FACADES

38 W 12TH STREET
40 W 12TH STREET
36 W 12TH STREET

WEST 12TH ST
NY NY 10011

REAR FACADE MODEL - 3D VIEW

REAR FACADE MODEL - 3D VIEW

REAR FACADE MODEL - 3D VIEW

REAR FACADE MODEL - 3D VIEW

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REAR FACADE MODEL - 3D VIEW

REAR FACADE MODEL - 3D VIEW
NEW RAILING TO BE INSTALLED IN LIKENESS TO 36 W 12TH STREET TO BE REMOVED AND REPLACED

STUDIOSC ARCHITECTURE PLLC
37 Greenpoint Ave. 5th Floor
34 W 12TH STREET
Suite E5A
Brooklyn NY 11222

929.295.0385

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63' - 4"
EL. =

PROJECT

PROPOSED SOUTH ELEVATION

REAR FACADE REFERENCE - NEIGHBORS

06/21/2022

SHEET NAME

SCALE: 1/4" = 1'-0"
CHECKED BY:
JOB:
302-21

LCP-09

WEST 12TH ST
NY NY 10011
GENERAL NOTE:
- REFER TO MECHANICAL PLANS FOR KITCHENETTE
FRONT LOAD HEAT PUMP DRYER
- ADDITIONAL FOUNDATION WALL,
WFW560CH
VENTILATION
SEE STRUCTURAL DRAWINGS
WFD560CH
62' - 6 1/2"
ELEV.
D3.1
RECREATON
MACH
BATH
SPACE
STUDIOSC ARCHITECTURE PLLC 37 Greenpoint Ave. 5th Floor
Suite E5A Brooklyn NY 11222  //  929.295.0385
EXISTING FOUDATION TO REMAIN
BUILT IN STORAGE
5' - 0"
5' - 2 1/4"
IPE NON COMBUSTABLE CLASS A 2 HR FIRE RATED 6' WOOD FENCE@ LOCATION OF GRILL
EXISTING FIREPLACE STRUCTURE TO BE REFINISHED
3.0
2.2
ROOM
OPEN TO
BELOW
23' - 3 1/2"
18' - 8 1/2"
5' - 0"
11' - 2"
GENERAL NOTE:
- REFER TO MECHANICAL PLANS FOR KITCHENETTE VENTILATION

103.25 SF ROOF MECH.
512.82 SF ROOF GARDEN
STAIRS
R @ 0'-7 1/4"
OPEN TO BELOW
18' - 11"
13' - 8 3/4"
1' - 5" 15' - 7" 1' - 11"

E1 E1 E1 E1
3.0 3.0 3.0

PER F.C. 504.4.1
6' - 0"

HOSE BIB, SEE PLUMB. DRAWINGS

NYC B.B. 2019-010:
C. AREAS EXEMPT FROM SUSTAINABLE ROOFING ZONE: 1. AREAS REQUIRED TO BE SET ASIDE FOR SETBACKS OR ACCESS PURSUANT TO NEW YORK CITY FIRE CODE. 2. AREAS REQUIRED BY FIRE CODE SECTION 504.4 AND 512.3.1 THAT MUST BE KEPT CLEAR ARE EXCLUDED FROM THE SUSTAINABLE ROOFING ZONE.

EXISTING CORNICE TO BE REMOVED AND REPLACED
42" HIGH GUARDRAIL

PER F.C. 504.4.1
6' - 0"

FUTURE LOCATIONS OF MECHANICAL EQUIPMENT. TO BE LOCATED AS CLOSE TO STAIRS BULKHEAD TO MINIMIZE VISIBILITY FROM STREET FACE / REAR YARD
SCREENING TO BE ADDED TO MIDIGATE VISIBILITY ON ROOF.

PROPOSED C-JOIST DECKING WITH DROP FOR INSULATION. SEE STRUCTURAL DRAWINGS FOR DETAILS.

53' - 10 3/4"
20' - 7" 2"
17' - 0 1/2"
10' - 3 1/8"
1' - 3 7/8"

F.D F.D F.D F.D

ROOF FAN, MAX HEIGHT 15", TYP.

708.12.1.2 SMOKE VENT DIMENSIONS
THE EFFECTIVE VENTING AREA SHALL NOT BE LESS THAN 3 1/2 PERCENT OF THE MAXIMUM SHAFT AREA AT ANY FLOOR, BUT IN NO EVENT LESS THAN 72 SQUARE INCHES.

MIN SMOKE VENT AREA = 102 SF STAIR SHAFT X .035 = 3.57 SF
PROVIDED SMOKE VENT AREA = 2'0" X 2'0" = 4 SF

708.12.1.3.1 SMOKE VENTS LOCATED ABOVE THE ROOF LINE
WHERE A CLOSED SHAFT OR SMOKE VENT DUCT PENETRATES THROUGH THE ROOF OF THE BUILDING, THE VENT SHALL BE LOCATED AS FOLLOWS:
THE VENT SHALL BE LOCATED AT LEAST 8 INCHES (203 MM) ABOVE A NONCOMBUSTIBLE ROOF ASSEMBLY OR AT LEAST 36 INCHES (914 MM) ABOVE A COMBUSTIBLE ROOF ASSEMBLY.
THE VENT SHALL BE LOCATED AT LEAST 10 FEET (3048 MM) FROM ANY WINDOW, DOOR, EXTERIOR STAIRWAY, OR INTERIOR LOT LINE. THE VENT MAY BE LOCATED NO LESS THAN 5 FEET (1524 MM) FROM ANY WINDOW OR DOOR PROVIDED THAT THE VENT IS LOCATED AT A POINT HIGHER THAN THE TOP OF SUCH WINDOW OR DOOR.
WHERE THE VENT IS CONSTRUCTED AS A WINDOW OR LOUVER, THE SILL OF THE WINDOW OR LOUVER SHALL BE LOCATED AT LEAST 36 INCHES (914 MM) ABOVE THE ROOF ASSEMBLY.

TOTAL ROOF AREA = 53'-10 3/4" X 20'-9" = 1118 SF
ALLOWABLE OBSTRUCTION AREA = ROOF / 3 = 1118 / 3 =372.6 SF
PROPOSED OBSTRUCTION AREA = 293 SF
EXISTING INTERIOR WALLS TO BE REMOVED; INCLUDING ASSOCIATED ELECTRICAL WIRING AND PIPING. TYP.

REMOVE EXISTING DOOR AND ALL RELATED HARDWARE, TYP.

REMOVE EXISTING PLUMBING FIXTURES; INCLUDING ASSOCIATED PIPING. TYP.

REMOVE EXISTING CASEWORK. TYP.

REMOVE EXISTING STAIRS. TYP.

REMOVE EXISTING STAIRS. TYP.

REMOVE EXISTING WALL FINISHES, TYP.

EXISTING FIREPLACE TO BE CLEANED AND REFINISHED

EXISTING EXTENSION TO BE REMOVED

EXISTING REAR YARD TO BE REMOVED AND REPLACED

EXISTING WOOD FLOOR JOISTS TO REMAIN, REMOVE EXISTING SUB FLOORING AND CEILING FINISHES. FLOOR TO MOVE DOWN 1 FOOT FROM EXISTING ELEVATION. SEE STRUCTURAL DRAWINGS.

REMOVE EXISTING CEILING FINISHES INCLUDING ALL TRIMS, LIGHT FIXTURES, CONDUITS; TYP.

REMOVE EXISTING WINDOWS AND SILLS AND ALL RELATED MATERIAL HARDWARE; TYP. REFER TO D-102

EXISTING WINDOW GUARDS TO REMAIN

EXTERIOR WALL TO REMAIN, REFER TO D-102 FOR MORE DETAIL

EXISTING ELEVATED FLOOR TO BE REMOVED TO LEVEL FLOOR 2'-0" OPEN TO BELOW

EXISTING INTERIOR WALLS TO BE REMOVED; INCLUDING ASSOCIATED ELECTRICAL WIRING AND PIPING. TYP.

REMOVE EXISTING DOOR AND ALL RELATED HARDWARE, TYP.

REMOVE EXISTING PLUMBING FIXTURES; INCLUDING ASSOCIATED PIPING. TYP.

REMOVE EXISTING STAIRS. TYP.

EXISTING FIREPLACE TO BE CLEANED AND REFINISHED

EXISTING STAIRS TO BE RECONFIGURED FROM SIDEWALK TO MANEUVER BELOW PROPOSED STOOP ABOVE

REMOVE EXISTING STANDPIPE AND REPLACE AT NEW LOCATION

REMOVE EXISTING RAILING AND EXTERIOR WALL.
EXISTING INTERIOR WALLS TO BE REMOVED; INCLUDING ASSOCIATED ELECTRICAL WIRING AND PIPING. TYP.

REMOVE EXISTING DOOR AND ALL RELATED HARDWARE, TYP.

REMOVE EXISTING PLUMBING FIXTURES; INCLUDING ASSOCIATED PIPING. TYP.

REMOVE EXISTING STAIRS. TYP.

REMOVE EXISTING WALL FINISHES, TYP.

EXISTING FIREPLACE TO BE CLEANED AND REFINISHED

EXISTING EXTENSION TO BE REMOVED

EXISTING FIREPLACE TO BE CLEANED AND REFINISHED

EXISTING WOOD FLOOR JOISTS TO REMAIN, REMOVE EXISTING SUB FLOORING AND CEILING FINISHES

REMOVE EXISTING CEILING FINISHES INCLUDING ALL TRIMS, LIGHT FIXTURES, CONDUITS; TYP.

REMOVE EXISTING WINDOWS AND SILLS AND ALL RELATED MATERIAL HARDWARE; TYP. REFER TO D-102

EXISTING FIRE ESCAPE TO BE REMOVED

EXTERIOR WALL TO REMAIN, REFER TO D-102 FOR MORE DETAIL
EXISTING STAIRS TO BE REMOVED

EXISTING SKYLIGHTS, TYP.

EXISTING MECHANICAL EQUIPMENT, TYP.

FLOOR STRUCTURE; RE-FRAME WITH C-JOISTS.

NEW FLOOR; SEE STRUCTURAL DRAWINGS

EXISTING ROOF EXTENSION

EXISTING WINDOWS AND SILLS AND ALL RELATED MATERIAL HARDWARE; TYP. REFER TO D-102

EXISTING ROOF STRUCTURE; RE-FRAME WITH C-JOISTS.

NEW FLOOR; SEE STRUCTURAL DRAWINGS

WEST 12TH ST
NY NY 10011

34 WEST 12TH

DOB CONSULTANT
M C STRUCTURAL ENGINEERING PLLC
116-55 QUEENS BLVD, SUITE 205
FOREST HILLS, NY 11375

MECHANICAL ENGINEER

JOB:

SCALE:

DRAWN BY:

CHECKED BY:

DATE:

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PROJECT

APPLICANT OF RECORD
STEPHEN CONTE
37 GREENPOINT AVE SUITE 502
BROOKLYN NY, 11222

DOB NOW JOB #: M00670993-I1

ISSUES

REVISIONS

SEAL

SHEET NAME

REMOVAL PLANS

D-102.00
The current proposal is:
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Borough of Manhattan

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