



Date:	5/23/2017
LPC Docket #:	LPC-19-10008
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 28 West 12th Street

**Borough:** Manhattan

**Block:** 575      **Lot:** 39

**Historic District:** Greenwich Village Historic District

**Description:** One in a pair of adjoined Anglo-Italianate style rowhouses built in 1851-1852. Application is to legalize the installation of a cornice in non-compliance with Permit for Minor Work 15-8973.

### 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 Greenwich Village Historic District. The Commission further NOTED that the cornice was removed between 1978 and 1984; that the owner of the building at the time obtained a permit to reinstall the cornice in 1984 but never did it; and that another permit was issued in 2014 for the installation of a new cornice, along with other façade work.

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

- that the cornice has been missing for decades;
- and that the presence of the cornice significantly improves the relationship of the building to its neighbor with which it once shared a cornice;

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

- that the applicant has six years to modify and replace the cornice so that it matches what was there historically.

### 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