



Date:	7/26/2016
LPC Docket #:	18-5880
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 44 West 12th Street

Borough: Manhattan

Block: 575 **Lot:** 32

Historic District: Greenwich Village Historic District

Description: An Italianate style town house built in 1860. Application is to reconstruct the front façade.

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.

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

- that the replacement of the existing stucco and portions of the underlying masonry is warranted by the advanced state of disrepair;
- that although the proposed work will not include recreating profiles and details which were lost prior to the mid 20th century, the proposal to replicate the smooth stucco finish and associated profiles and details which have existed at the building since the mid 20th century will maintain a unified design and characteristics which reflect a significant period of historic development within this the historic district;
- that the existing façade lacks sufficient sound and secure brownstone to support extensive resurfacing without the use of a lathe or equivalent intervention;
- that the fiberglass lathe and stainless steel anchors will help to securely attach the proposed stucco to the underlying masonry, without causing damage due to corrosion or changing the outward appearance of the façade;
- that none of the proposed work will preclude the possible restoration of the historic details in the future;
- and that the proposed work will not diminish the special architectural and historic character of the building, streetscape or historic district.

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

- that, as the existing stucco is being removed, the applicants provide more detailed information about the specific underlying conditions to the Commission staff;
- and that the applicants work with the staff to finalize specifications and details for the repair or replacement of the underlying masonry and the attachment of the lathe.

VOTE:

Present: Meenakshi Srinivasan, Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson

7-0-0

In Favor = M.Srinivasan, F.Bland, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson

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