



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 04/08/16	EXPIRATION DATE: 3/15/2022	DOCKET #: LPC-18-3642	COFA COFA-18-4388
ADDRESS: 100 WEST 12TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 607 / 38
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Regina Sztrykler
Mark Twain Owners Corp
100 West 12th Street
New York, NY 10011



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 15, 2016 following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forward in your application completed on February 18, 2016, and as you were informed in Status Update Letter 18-3298 (LPC 18-0804), issued on March 15, 2016.

The proposal, as approved, consists of exterior work at the northern (West 12th Street) entrance, including replacing modern granite and concrete parging at the entrance surround with new brickwork, matching the surrounding conditions; replacing modern granite cladding at the column and eastern facade with blackened steel cladding; replacing modern stone paving at the base of the entrance with new black finished porcelain tile pavers; replacing metal and glass infill at the northern and eastern facades, included within the entrance with frameless glass infill, featuring paired doors, a transom and a sidelight at the primary northern entry and a single door with a metal signage ("doctor's office") at the secondary eastern entry; replacing the existing canvas canopy with a narrower black canvas clad, flat topped canopy, featuring two (2) downlights at the southern end and two (2) metal poles at the northern end, anchored to the concrete sidewalk; replacing the existing concrete ramp, curbing, and metal picket railings with a wider concrete ramp and two (2) black painted metal pipe railings at the east side of the entrance; and installing pin-mounted metal number ("100") at the north side of the steel clad column. The work was shown on a digital presentation of 17 slides labeled

"Mark Twain Lobby & Hallway," dated March 15, 2016 and consisting of historic and existing conditions photographs, drawings, and renderings, all prepared by Buro Koray Duman and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 100 West 12th Street as an apartment house designed by Horace Ginsbern & Associates and built in 1956; and that the building's scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that none of the work will result in the loss of, or damage to any significant features of the building or site; that the rectilinear and block forms and simple detailing of the installations will recall, in a contemporary manner, the simple block forms and detailing of the building's design, further helping to unify the installations with the building, without drawing undue attention to the work; that the materials of the installation, including the brickwork veneer, blackened steel cladding, tile and concrete paving, blackened steel railings, and clear glass infill, and their finishes will be harmonious with the building's original material and finish palettes; that the presence and placement of the proposed canopy will help reinforce the prominence of the primary entrance and be in keeping with typical use of canopies at apartment buildings of this size and age; that the size of the proposed canopy will be well scaled to the entrance; that the proposed ramp will provide barrier-free access to this main entrance and be simply designed and well integrated into the composition of the entrance in terms of its placement; that the metal address numbers and two light fixtures at the underside of the canopy will be small in size and simply detailed, helping them remain a discreet presence; and that these alterations at a limited central portion of the northern façade will be perceived primarily within the context of this wide modern building and will not detract from the neighboring rowhouses, streetscape or historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of final filing drawings showing the approved design.

Subsequently, on March 24, 2016, the Landmarks Preservation Commission received final drawings T-000.00, T-001.00, T-100.00, A-100.00, A-110.00, A-300.00, and A-700.00, dated (revised) March 23, 2016; and T-020.00, T-021.00, T-101.00, D-100.00, D-101.00, A-101.00, A-111.00, A-400.00, A-401.00, A-600.00, A601.00, A-602.00, A-710.00, A-910.00, and A-950.00, dated (revised) December 7, 2015 and prepared by Murat Koray Duman, RA, all submitted as components of the application.

Accordingly, staff reviewed the drawings and found that they include additional work, including interior alterations at the first floor level, including the demolition and construction of nonbearing partitions and finishes. With regard to the additional work, the Commission finds that the work will have no effect on a significant protected feature of the building. Additionally, the Commission finds that the proposal approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 18-4388 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of brickwork and a mock-up of the brick cladding installation prior to the commencement of work. Please contact Abbie Hurlbut once samples are available for review. This permit is also contingent on the understanding that the masonry work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

This permit is issued on the basis of the building and site conditions described in the application and

disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of the approval. The work is limited to what is contained in the perforated document. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fine. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Abbie Hurlbut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Leticia Gonzalez, Jenny Flores Expediting

cc: Bernadette Artus, Deputy Director of Preservation/LPC