



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 12/22/17	EXPIRATION DATE: 5/23/2023	DOCKET #: LPC-19-8060	COFA COFA-19-08060
ADDRESS: 28 WEST 12TH STREET		BOROUGH: Manhattan	BLOCK/LOT: 575 / 39
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Hampson Sisler
28 West 12th Street LLC
28 West 12th Street
New York, NY 10011

NOT ORIGINAL
COMPUTER-GENERATED COPY

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of May 23, 2017, 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 forth in your application completed on April 27, 2017.

The proposal, as approved, consists of legalizing the installation of a bracketed wood cornice with a black finish at the West 12th Street façade, installed in non-compliance with Permit for Minor Work 15-8973; as shown in a digital presentation, titled "28 West 12th Street", dated May 23, 2017 and prepared by Heidi Wheeler, including eleven slides, consisting of photographs and drawings, all presented as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District designation report describes 28 West 12th Street as one of a pair of Anglo-Italianate style rowhouses built in 1851-52; and that the building's style, scale, materials and details are among the features contributing to the special architectural and historic character of the Greenwich Village Historic District. The Commission further notes that Notice of Violation 16-0064 was issued July 16, 2015 for "Removal of cornice without permit(s)".

With regard to this proposal, the Commission found 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. Based on these findings, the Commission voted to approve the application with the stipulation that the applicant has six years to modify and replace the cornice so that it matches what was there historically.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change. Subsequently, on September 5, 2017, the Commission received drawing LM-003.00, dated June 1, 2016 and prepared by Nasir Jamal Khanzada, PE.

Accordingly, staff reviewed these materials and noted that the cornice has been reconfigured to better match the historic configuration; and that the work has been completed. With regard to this proposal, the Commission finds, that the work is restorative in nature; that the work did not result in damage to or loss of any significant historic fabric; that the work has returned this element to a condition more in keeping with its original appearance; and that the work supports the special architectural and historic character of the building and historic district. Based on the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-8060 is being issued.

PLEASE NOTE: Notice of Violation 16-0064 is hereby rescinded by the issuance of this Certificate of Appropriateness.

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 Stephanie Kraut.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Heidi Wheeler

cc: Cory Herrala, Director of Technical Affairs, Sustainability, and Resiliency; Heidi Wheeler, ; Katie Rice, Enforcement Officer