



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

<b>ISSUE DATE:</b> 07/26/16	<b>EXPIRATION DATE:</b> 7/26/2022	<b>DOCKET #:</b> LPC-18-5880	<b>COFA</b> COFA-19-1041
<b>ADDRESS:</b> 44 WEST 12TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 575 / 32
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Carole Ferrara**  
**West 12th St. Tenants Corp**  
**80 East 11th Street, Suite 405**  
**New York, NY 10003**

**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 July 26, 2016 following the Public Hearing of the same date, voted to grant a Certificate of Appropriateness for the proposed work to reconstruct the front facade at the subject premises, as put forward in your application completed on June 30, 2016.

The proposal, as approved, consists of replacing all of the stucco cladding and select backup brickwork and deteriorated underlying brownstone cladding and associated back-up masonry throughout the northern (West 12th Street) facade with a new stucco cladding system and brickwork, featuring a fiberglass lathe attached to the underlying masonry with stainless steel anchors, as well as installing new back-up masonry, as needed. The work was shown on a digital presentation of three slides labeled A-001.01, A-002.00, and A-501.00, dated July 14, 2016 and consisting of historic and existing conditions photographs and drawings, all submitted by Thomas A. Fenniman Architect as a component of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 44 West 12th Street as an Italianate style town house, built in 1860; and that the building's style, scale, materials, details, and siting are among the features that contribute to the special architectural and historic character of the historic district. The Commission also noted that Certificate of No Effect 15-

8225 was issued on May 29, 2014, approving restorative work, including repairing damaged stucco cladding over brownstone at select locations.

With regard to this proposal, the Commission found 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 facade; 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. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation 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. Therefore, Certificate of Appropriateness 19-1041 is being issued with these specific requirements.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of documentation of the existing conditions, exposed by the removal of the stucco; specifications and details for the repair and/or replacement of underlying masonry; and samples of the stucco cladding prior to the commencement of related work. Please contact Abbie Hurlbut once the documentation and samples are available for review. This permit is also contingent on the understanding that the 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.

Please also note: This proposal was presented at the Public Hearing and Public Meeting in conjunction with a proposal to reconstruct the front facade at 48 West 12th Street, which was approved by Certificate of Appropriateness 19-1040 (LPC 18-5881), issued on July 26, 2016.

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:**  
Kate Groob, Thomas Fenniman Architects

**cc:** Bernadette Artus, Deputy Director of Preservation/LPC