



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: 02/08/18	EXPIRATION DATE: 1/16/2024	DOCKET #: LPC-19-21691	COFA COFA-19-21691
ADDRESS: 160 WEST 12TH STREET Apt/Floor: 11th fl.		BOROUGH: Manhattan	BLOCK/LOT: 607 / 7503
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

John Gilbert III, President
The Greenwich Lane
140 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 January 16, 2018, 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 December 20, 2017, and as you were informed in Status Update Letter 19-16158 (LPC 19-16158), issued January 17, 2018.

The proposed work, as approved, includes installing two pergolas constructed of aluminum frames with a dark finish and wood slats on an 11th floor terrace at the corner of 7th Avenue and West 12th Street; and installing wood trellises around four door and window openings on the terrace, as shown in drawings, photographs and photo montages labeled "Greenwich Lane 160 W 12th St, PH3," dated November 27, 2017, prepared by Architecture AF, submitted as components of the application and presented at the Public Hearing.

In reviewing this proposal, the Commission noted that 116 West 12th Street is a hospital building designed by Eggers & Higgins and built in 1946; and that the scale, materials and details of the building are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District.

With regard to this proposal, the Commission found that the materials and colors of the proposed pergolas and trellises are harmonious with the building's color palette of red brick and black windows and doors; that pergolas and trellises on terrace setbacks of large apartment buildings are common features in this historic district; that because pergolas on terraces are common in this district, their presence on this apartment building will not call undue attention to itself; that the proposed trellises around four door openings are simple in design and will only be partially visible because of the terrace setback; and that the proposed pergolas and trellises will not detract from the special historic and architectural character of the building or the historic district. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve this application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two signed and sealed copies of the final drawings for the approved work.

Subsequently, the staff of the Commission received drawings G000, G001, A101, A301 and A302, prepared by Andrew Herbert, RA. The Commission reviewed the drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the LPC with a perforated seal and Certificate of Appropriateness 19-21691 is being issued.

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 Lisa Schaeffer.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Andrew Herbert, Architecture AF

cc: Jared Knowles, Director; Andrew Herbert, Architecture AF