



Date:	9/25/2018
LPC Docket #:	LPC-19-26959
LPC Action:	Approved with modifications
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 246 West 12th Street

Borough: Manhattan

Block: 615 **Lot:** 24

Historic District: Greenwich Village Historic District

Description: A rowhouse designed by Reuben R. Wood and built in 1852. Application is to replace windows, lintels and a door, modify the areaway, construct a rooftop addition, modify a rear yard addition, and perform excavation.

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 WITH MODIFICATIONS, finding:

- that although the metal lintel caps and sills are a historic alteration to the building, they are in a deteriorated condition and are not unique or integral to a material period redesign of the façade;
- that the removal of the metal capping and recreation of masonry lintels and sills, utilizing brownstone-colored stucco, will return the façade closer to its original appearance;
- that the installation of small built-in planters at the areaway will be consistent with the variety of moveable, small areaway planters found throughout this streetscape and historic district;
- that the work at the roof and rear façade and addition will not eliminate significant features of the building;
- that the rear yard and rear façade are not visible from a public thoroughfare;
- that the proposed alterations to the rear yard addition, featuring large window and door openings, and new brick cladding and a realigned facade, will more closely align with the depths of additions at adjacent buildings and will not diminish a central greenspace;
- that the excavation at the cellar and rear yard for a below-grade addition will be designed and built in compliance with Department of Buildings regulations under the supervision of a licensed engineer to protect the building and the adjacent buildings;
- that portions of the proposed rooftop work, including the raised roof level, steel railings, flue extensions, mechanical equipment, and hot tub, will not be visible from a public thoroughfare and will be in keeping with similar installations found at rooftops in this historic district;
- and that the proposed work will not detract from the special architectural and historic character of the building and the Greenwich Village Historic District.

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

- that the applicant work with staff to revise the lintel profiles to match the original stone profiles;
- that the front door be repaired or replaced with more period appropriate doors and surround;
- that the extent of the rear yard excavation be set back from the rear property line by at least 5 feet;
- and that the visibility of the rooftop bulkhead, railings, and flue extensions be significantly reduced or eliminated.

VOTE:

Present: Frederick Bland, Diana Chapin, Wellington Chen, Michael Devonshire, John Gustafsson, Kim Vauss, Jeanne Lutfy

7-0-0

In Favor = F.Bland, D.Chapin, W.Chen, M.Devonshire, J.Gustafsson, K.Vauss, J.Lutfy

Oppose =

Abstain =

Recuse =



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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