



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

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|---|--------------------------------------|----------------------------------|-------------------------------|
| ISSUE DATE: 04/15/19 | EXPIRATION DATE: 9/25/2024 | DOCKET #: LPC-19-34207 | COFA COFA-19-34207 |
| ADDRESS: 246 WEST 12TH STREET | | BOROUGH: MANHATTAN | BLOCK/LOT: 615 / 24 |
| Greenwich Village Historic District | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

Peegen Rubenstein, Trustee
Morawetz Family Trust
30 Dogwood Lane
Westport, CT 06880

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 September 25, 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 forth in your application completed on completed on August 30, 2018, and as you were notified in Status Update Letter 19-26959 (LPC 19-26959), issued on September 27, 2018.

The proposal, as approved, consists of the removal of the existing metal lintel caps and sills throughout the front facade and the installation of brownstone-stucco lintels and sills; the construction of new built-in brownstone-stucco-finished planter-boxes flanking the steps at the front areaway wall; reconstructing and raising the roof, and incorporating sloped skylights at the front and rear edges; the construction of a new one-story brick-clad stair bulkhead at the eastern side of the roof; the modification of the existing two-story rear addition by reconstructing the south facade in a new uniform plane, squared with the party walls, featuring brick cladding and large openings containing steel-and-glass window-and-door assemblies at both stories; the excavation of the cellar and rear yard to accommodate a new below-grade cellar addition; and the installation of new rooftop mechanical equipment including air-conditioners, railings, fencing and a hot tub, as well as extending chimneys and flues, as shown in a digital presentation, titled "246 West 12 Street (NY)," dated August 6, 2018, and prepared by Timothy Li, R.A., including sixty (60) slides, consisting of historic and current-condition photographs, historic maps, block plans, photographs of a rooftop mock-up,

manufacturers' product literature, drawings, and a copy of Landmarks Preservation Commission Certificate of No Effect No. 231, issued on September 19, 1969, for alterations at the rear facade, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 246 West 12th Street as a rowhouse, designed by Reuben R. Wood and built in 1852, and that the building's style, 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 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.

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 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.

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 changes.

Subsequently, on March 6, 2019, the Commission received filing drawings labeled A-001.00 through A-021.00, incorporating photographs, specifications, shop drawings and manufacturer's product information, Z-001.00 through Z-006.00, G-001.00, DM-001.00, DM-002.00, A-001.00/cellar-1st fl, A-002.00/2nd fl-roof, A-101.00, A-102.00A, A-102B.00, A-102C.00, A-103.00, A-104.00, A-201.00, A-202.00, P-001.00, EN-100.00 through EN-103.00, M-001.00, M-002.00 and M-003.00, all dated March 5, 2019, and prepared by Timothy Li, R.A., and SOE-101.00 through SOE-105.00, S-001.00, S-101.00, S-102.00, S-201.00 through S-204.00, S-301.00 through S-304.00, all dated October 22, 2018, and prepared by Jing Wang, P.E. In addition, staff received photographs of revised rooftop mock-up installations, provided by Jacqueline Peu-Duvallon/Jacqueline Peu-Duvallon Historic Preservation Consulting, LLC.

Accordingly, staff reviewed these materials and noted that they include required changes to the scope of work, including modifying the profiles of the stucco lintels; modifying the configuration and details of the

new paired wood entry doors and surround; setting back the rear-yard excavation five feet from the rear property line; and modifying the design and installations of the rooftop addition and mechanical equipment, including sloping back the front facade of the stair bulkhead, and selectively angling back and capping flues; angling back the roof railing; and further setting-back the fencing and gate behind this railing, as well as additional changes to the scope of work, including, at the front facade and stoop, removing the paint from masonry and repointing brick joints; resurfacing the previously-resurfaced brownstone stoop, basement level of the facade and steps below the stoop with new stucco finished to match the underlying historic stone; replacing the existing one-over-one double-hung windows at the first floor with new paired, three-light wood casement windows surmounted by two-light wood transoms, and replacing the existing one-over-one double-hung windows at the second and third floors with new six-over-six double-hung wood windows; painting the new and existing doors and windows and existing historic ironwork and cornice black; and installing one new intercom and one new sconce light fixture at the basement-level facade adjacent to the basement entry, one new intercom, one new pendant light fixture and one new security camera at the main entry reveal and one new security camera at the brickwork at the first floor level; at the front areaway, removing the existing cellar hatch and infilling the resulting opening with masonry paved in bluestone; replacing the existing concrete paving with new bluestone paving; excavating beneath the stoop approximately one foot and installing a new brownstone-stucco finished masonry step and new bluestone paving without replacing or modifying the existing historic gate; at the rear facade and rear extension, creating a new large masonry opening at the second floor by removing the existing windows, door and portions of the masonry facade around these openings; installing a new glass window-and-door assembly in the new opening; replacing the existing one-over-one double-hung windows at the third floor at the rear facade with new casement windows, and installing new sconce light fixtures and security cameras; at the roof, eliminating the installation of the hot tub, reconfiguring the locations of the rooftop air conditioners, and installing new sconce light fixtures and new security cameras at the new stair bulkhead; at the rear yard, installing a six-foot fiber-cement-board perimeter fence and masonry paving and walls, incorporating a window assembly at the rear wall, a walkable center-skylight, railings and stairs, as well as repairing existing historic metalwork at the front facade, stoop, windows and areaway; replacing in-kind the existing dark blue-grey tinted concrete sidewalk paving; and interior alterations at the cellar through the third floor, including the demolition and construction of stairs, nonbearing partitions and finishes, and plumbing, electrical, mechanical and structural work.

With regard to this additional work, staff found that the modified and additional work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(6) for repair of stucco; and Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-14 for Window and Doors, including Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings; Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district; Section 2-16(c) for Excavation Work; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas and Section 2-17(c)(1)(ii)(A) for rear yard fences; Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Additionally, staff found that the design approved by the Commission has been maintained and that the required changes have been incorporated. Based on these and the above

findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-34207 is being issued.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to adhere strictly to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of new components and finishes at the areaway and under-the-stoop locations; paint removal; joint-raking and pointing methods; pointing mortar; and brownstone-stucco profiles and finish coats at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to Katherine Redd for review, or contact staff to schedule a site visit.

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 Katherine Redd.

Sarah Carroll
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jacqueline Peu-Duvallon, Jacqueline Peu-Duvallon Historic Preservation Consulting, LLC

cc: Caroline Kane Levy, Deputy Director; Jacqueline Peu-Duvallon, Jacqueline Peu-Duvallon Historic Preservation Consulting, LLC; Leanne Pollock, Landmarks Preservationist/LPC