



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: 05/26/21	EXPIRATION DATE: 2/23/2027	DOCKET #: LPC-21-09000	COFA COFA-21-09000
ADDRESS: 334 WEST 12TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 640 / 53
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Lauren Park
334 W12 LLC
334 West 12th St
New York, NY 10014



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of February 23, 2021, 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 January 28, 2021, and as you were notified in Status Update Letter 21-02744 (LPC 21-02744), issued on March 4, 2021.

The proposal, as approved, consists of installing a fiberglass cornice with a black finish, as shown in a digital presentation, titled “334 West 12th Street New York, NY 10014” , dated December 24, 2020, and prepared by William Green Architecture including three (3) slides, consisting of photographs and drawings, 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 334 West 12th Street as a transitional Greek Revival/Italianate style residence built between 1853 and 1854; 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, historically, cornices on rowhouses have served as decorative terminal elements as well as features that protect façades from the weather, and the proposed cornice will be in keeping with that tradition; that the proposed cornice will be located four stories above the sidewalk, and therefore the fiberglass material with a painted finish will be consistent with the appearance of traditional painted wood and metal cornices found in the streetscape; that the rhythm of proposed brackets relates to the rhythm of the historic cornice found at the two adjacent buildings in the row; that the subtle change in the design of the brackets will differentiate the proposed cornice from the historic cornices, acknowledging the presence of the additional floor added to the building prior to designation; that the cornice will be painted and the joints will be placed adjacent to the projecting brackets, thereby minimizing the visible differences in the non-traditional material and method of installation; and that the proposed work will support the long term preservation of the building and the special architectural and historic character of the building and 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 in consultation with staff on the details of the cornice.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required changes. Subsequently, on May 11, 2011 the Commission received DOB filing drawings, labeled T-001, G-001, G-002, G-030, and A-200, dated May 4, 2021, prepared by William Gordon Green, R.A. Accordingly, the Commission staff reviewed these materials, noting that the cornice has been modified to eliminate the frieze on either side of the end brackets to match a typical historic condition, and found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved and Certificate of Appropriateness 21-09000 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. 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 Brian Blazak.

Sarah Carroll
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS PERMIT HAVE BEEN PROVIDED TO:

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William Green, William Green Architecture PLLC

cc: Jared Knowles, Deputy Director; William Green, William Green Architecture PLLC