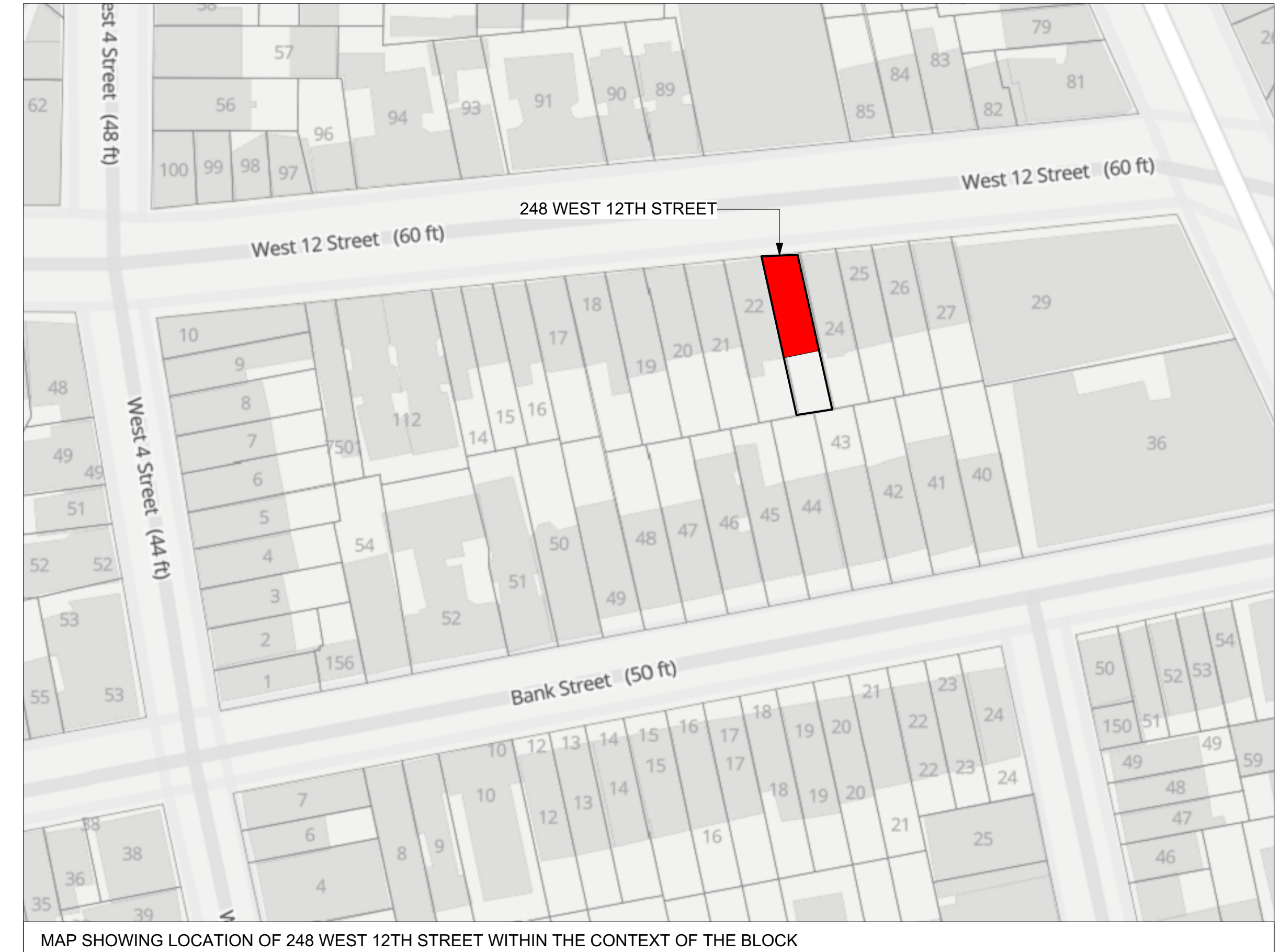


248 WEST 12TH STREET
NEW YORK, NEW YORK 10014
Tax Block: 615; Tax Lot: 23

PUBLIC HEARING APPLICATION

REPLACE EXISTING METAL CAP LINTELS AND SILLS &
EXCAVATE AT CELLAR



SHEETS IN PRESENTATION:

LPC-000 - COVER PAGE
LPC-001 - LOCATION
LPC-000 - TAX PHOTOS
LPC-200 - FRONT ELEVATIONS
LPC-500 - LINTEL & SILL DETAIL
LPC-501 - CONDITIONS ASSESSMENT
LPC-502 - LINTELS & SILLS AT 246 W12TH ST.
LPC-600 - BLOCK PHOTOS

APPLICANT :

HPL Engineering P.C.
201 46TH STREET, 1ST FLOOR,
BROOKLYN, NY 11220
Tel: (718) 439-6600; FAX: (718)439-6688
EMAIL: INFO @ HPLENGINEERING.COM

SD DESIGN STUDIO LLC
BUILDING SOLUTIONS & SERVICES
43-04 MAIN STREET | FL 1
FLUSHING NY 11355
TEL:718-924-2750/2751
EMAIL:INFO@SDBUILDINGS.CO

WARNING: IT IS A VIOLATION OF NYS EDUCATION LAW
ARTICLES 145 & 147 FOR ANY PERSON, UNLESS
ACTING UNDER THE DIRECTION OF A LICENSED
ARCHITECT/ENGINEER, TO ALTER AN ITEM IN ANY
WAY.

PROJECT INFORMATION:	
HOUSE NUMBER	248
STREET	WEST 12TH STREET
BOROUGH	MANHATTAN
ZIP CODE	10014
BLOCK	615
LOT	23
BIN	
CB NO.	

[illegible]

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PROJECT: LPC APPLICATION
248 WEST 12TH STREET
MANHATTAN, NY 10014

DRAWING TITLE:

COVER PAGE

DATE:	04/13/2026	SEAL AND SIGNATURE:	
PROJECT NO:			
DRAWN BY:	KOS		
CHECK BY:	HPL		
DWG NO:			
FILE			

DOB EMPLOYEE STAMPS AND SIGNATURES:

DOB NOW JOB NO:

INITIAL FILING:

O	1
F	4

NYC Landmarks Preservation
Commission



Legend

-  Historic District Boundary
-  Building Footprints
-  New York City Tax Lots



Greenwich Village Historic District | LP-0489
Borough of Manhattan

Public Hearings:
December 9, 1965; December 21, 1966;
February 7, 1967; February 28, 1967

Designated: April 29, 1969

INITIAL FILING:

O 1
F 4



APPLICANT :



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WAY.

PROJECT INFORMATION:

HOUSE NUMBER	248
STREET	WEST 12TH STREET
BOROUGH	MANHATTAN
ZIP CODE	10014
BLOCK	615
LOT	23
BIN	
CB NO.	

REVISIONS

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PROJECT

LPC APPLICATION
248 WEST 12TH STREET
MANHATTAN, NY 10014

DRAWING TITLE:

HISTORIC PHOTOS

DATE: 04/13/2026

PROJECT NO.

DRAWN BY: KOS

CHECK BY: HPI

DWG NO: LPC-002

FILE

SEAL AND SIGNATURE:



DOB EMPLOYEE STAMPS AND SIGNATURES:

DOB NOW JOB NO:

INITIAL FILING:

O 1
F 4



Slurry coat :

- 1 part white Portland cement
- 2 parts type S lime
- 6 parts sand
- Mix with water

Scratch coat:

- 1 part white Portland cement
- 1 part type S lime
- 6 parts sand
- Water for mixing

Finish coat:

- 1 part white Portland cement
- 1 part type S lime
- 2–3 parts sand
- 3–4 parts crushed stone (of the same type being resurfaced)
- Dry pigments
- Water for mixing

All measurements are parts by volume. All ingredients must be combined dry then mixed with potable water. Use dry pigments (natural or synthetic stable oxide pigments) when crushed stone is not a sufficient color match.



APPLICANT :



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Tel: (718) 439-6600; FAX: (718) 439-6688
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SD DESIGN STUDIO LLC

BUILDING SOLUTIONS & SERVICES

43-04 MAIN STREET | FL 1
FLUSHING NY 11355
TEL:718-924-2750/2751
EMAIL:INFO@SDBUILDINGS.CO

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PROJECT INFORMATION:

HOUSE NUMBER	248
STREET	WEST 12TH STREET
BOROUGH	MANHATTAN
ZIP CODE	10014
BLOCK	615
LOT	23
BIN	
CB NO.	

REVISIONS

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PROJECT

LPC APPLICATION
8 WEST 12TH STREET
ANHATTAN, NY 10014

DRAWING TITLE:

FRONT ELEVATIONS

DATE: 04/13/2026	SEAL AND SIGNATURE:
PROJECT NO:	
DRAWN BY: KOS	
CHECK BY: HPL	
DWG NO: LPC-200	
FILE	

DOB EMPLOYEE STAMPS AND SIGNATURES:

DOB NOW JOB NO:

INITIAL FILING:

O 1
F 4



Slurry coat :

Apply a thin slurry coat with a brush and rub vigorously into the surface. The slurry coat consists of the following mix, by volume:

- 1 part white Portland cement
- 2 parts type S lime
- 6 parts sand
- Mix with water

Scratch coat:

The first scratch coat must be pressed into the slurry coat while the slurry is still moist. Each scratch coat must be scored before initial drying to provide a key for following coats. No coat should exceed 3/8 inch in thickness. Allow 2-4 hours between scratch coat applications. The scratch coat consists of the following mix, by volume:

- 1 part white Portland cement
- 1 part type S lime
- 6 parts sand
- Water for mixing

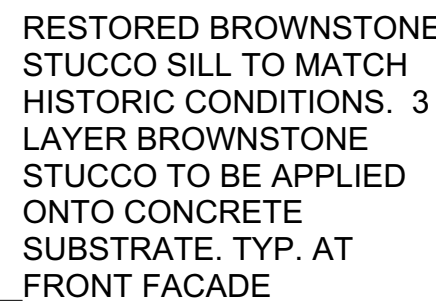
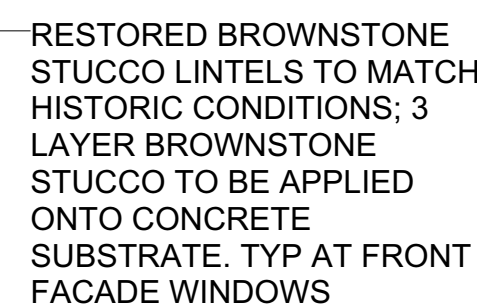
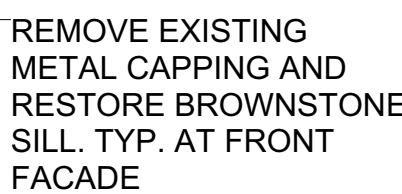
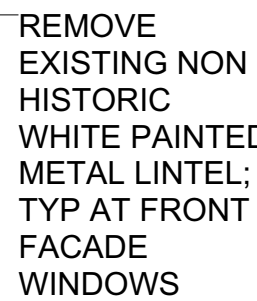
Finish coat:

The finish coat is applied once the patch has been built up to the required thickness. This final coat is the only coat formulated to match the color and texture of the stone being repaired. The finish coat consists of the

- 1 part white Portland cement
- 1 part type S lime
- 2-3 parts sand
- 3-4 parts crushed stone (of the same type being resurfaced)
- Dry pigments
- Water for mixing

All measurements are parts by volume. All ingredients must be combined dry then mixed with potable water. Use dry pigments (natural or synthetic stable oxide pigments) when crushed stone is not a sufficient color match.

NOTE: DETAIL SHOPS CAN BE PROVIDED TO LPC POST APPROVAL UNDER SHOPS/ SAMPLES APPLICATION



APPLICANT



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WAY.

PROJECT INFORMATION:

HOUSE NUMBER	248
STREET	WEST 12TH STREET
BOROUGH	MANHATTAN
ZIP CODE	10014
BLOCK	615
LOT	23
BIN	
CB NO.	

REVISIONS

[illegible]

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PROJECT

LPC APPLICATION
248 WEST 12TH STREET
MANHATTAN, NY 10014

DRAWING TITLE:

SILLS & LINTEL DETAILS

DATE:	04/13/2026
PROJECT NO:	
DRAWN BY:	KOS
CHECK BY:	HPL
DWG NO:	LPC-500

SEAL AND SIGNATURE:



DOB EMPLOYEE STAMPS AND SIGNATURES:

DOB NOW JOB NO:

INITIAL FILING:

O 1
F 4



SAMPLE DETAIL PHOTO OF METAL CAPPED SILL AT THE 2ND FLOOR WINDOW



SAMPLE DETAIL PHOTO OF METAL CAPPED SILL AT THE 1ST FLOOR WINDOW



SAMPLE DETAIL PHOTO OF METAL CAPPED SILL AT THE 1ST FLOOR WINDOW



SAMPLE DETAIL PHOTO OF METAL CAPPED SILL AT THE 1ST FLOOR WINDOW

CONDITIONS ASSESSMENT : SILLS

A VISUAL ASSESSMENT OF THE METAL CAPPED SILLS AT 248 W12TH STREET INDICATE MODERATE DETERIORATION CONSISTENT WITH LONG TERN EXPOSURE TO THE ELEMENTS AND DEFERRED MAINTENANCE. THERE IS ALSO EVIDENCE OF PEELING AND DELAMINATING PAINT/ COATING WITH CONDITIONS APPEARING WORSE ON THE 1ST FLOOR.

NO EVIDENCE OF PREEXISTING BROWNSTONE UNDEREATH METAL CAPS.

THERE WERE SIGNIFICANT TRENDS IN EARLY 20TH CENTURY NYC OF REPLACING OR CAPPING ORIGINAL BROWNSTONE LINTELS & SILLS. LOOKING AT THE REST OF THE BLOCK, IT IS LIKELY THAT THE ORIGINAL LINTELS AND SILLS WERE BROWNSTONE HERE WITH THE METAL CAPS LIKELY INSTALLED BETWEEN 1899 -1940.



PHOTO SHOWING EXISTING METAL CAPPING AT FRONT WINDOW LINTELS. CAPPING TO BE REMOVED AND ORIGINAL BROWNSTONE LINTELS TO BE RESTORED. TYP.



DETAIL PHOTO OF METAL CAPPING AT 1ST FLOOR WINDOW



DETAIL PHOTO OF METAL CAPPING AT 1ST FLOOR WINDOW



SAMPLE DETAIL PHOTO OF METAL CAPPING AT THE PARLOR FLOOR WINDOW



SAMPLE DETAIL PHOTO OF METAL CAPPING AT THE PARLOR FLOOR WINDOW



SAMPLE DETAIL PHOTO OF METAL CAPPING AT ENTRY DOOR

CONDITIONS ASSESSMENT : LINTELS

A VISUAL ASSESSMENT OF THE METAL CAPPED LINTELS AT 248 W12TH STREET INDICATE SEVERE DETERIORATION CONSISTENT WITH LONG TERN EXPOSURE TO THE ELEMENTS AND DEFERRED MAINTENANCE. SIGNIFICANT CORROSION AND RUST STAINING IS VISIBLE PARTICULARLY ON THE METAL CAPPED LINTEL CAPS AT THE LOWER FLOORS. THERE IS ALSO EVIDENCE OF PEELING AND DELAMINATING PAINT/ COATING ON THE LINTELS WITH CONDITIONS APPEARING WORSE ON THE PARLOR AND 1ST FLOOR.

APPLICANT :



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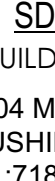
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PROJECT INFORMATION:	
HOUSE NUMBER	248
STREET	WEST 12TH STREET
BOROUGH	MANHATTAN
ZIP CODE	10014
BLOCK	615
LOT	23
BIN	
CB NO.	
REVISIONS:	
REV. NO.	DATE
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PROJECT: LPC APPLICATION 248 WEST 12TH STREET MANHATTAN, NY 10014	
DRAWING TITLE: SILLS & LINTEL CONDITIONS ASSESSMENT	
DATE: 04/13/2026	SEAL AND SIGNATURE:
PROJECT NO:	
DRAWN BY: KOS	
CHECK BY: HPL	
DWG NO: LPC-501	
FILE	DOB EMPLOYEE STAMPS AND SIGNATURES:
DOB NOW JOB NO:	
INITIAL FILING: O 1 F 4	



**LIST OF TOWNHOUSES WITH
BROWNSTONE LINTELS AND SILLS
ON BLOCK:**

- 240 WEST 12TH STREET
- 242 WEST 12TH STREET
- 244 WEST 12TH STREET
- 246 WEST 12TH STREET
- 250 WEST 12TH STREET
- 252 WEST 12TH STREET
- 254 WEST 12TH STREET
- 256 WEST 12TH STREET
- 260 WEST 12TH STREET
- 262 WEST 12TH STREET
- 266 WEST 12TH STREET
- 237 WEST 12TH STREET
- 239 WEST 12TH STREET
- 241 WEST 12TH STREET
- 243 WEST 12TH STREET
- 277 WEST 12TH STREET
- 279 WEST 12TH STREET

APPLICANT :	
	
HPL Engineering P.C.	
201 46th STREET, 1st FLOOR, BROOKLYN, NY 11220	
Tel: (718) 439-6600; FAX: (718)439-6688	
EMAIL: INFO @ HPLENGINEERING.COM	
SD DESIGN STUDIO LLC	
BUILDING SOLUTIONS & SERVICES	
43-04 MAIN STREET FL 1	
FLUSHING NY 11355	
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PROJECT INFORMATION:	
HOUSE NUMBER	248
STREET	WEST 12TH STREET
BOROUGH	MANHATTAN
ZIP CODE	10014
BLOCK	615
LOT	23
BIN	
CB NO.	
REVISIONS:	
REV. NO.	DATE
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PROJECT:	
LPC APPLICATION	
248 WEST 12TH STREET	
MANHATTAN, NY 10014	
DRAWING TITLE:	
BLOCK PHOTOS	
DATE: 04/13/2026	SEAL AND SIGNATURE:
PROJECT NO:	
DRAWN BY: KOS	
CHECK BY: HPL	
DWG NO: LPC-600	
FILE	
DOB EMPLOYEE STAMPS AND SIGNATURES:	
DOB NOW JOB NO:	
INITIAL FILING:	
O E 4	