



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

<b>ISSUE DATE:</b> 07/05/16	<b>EXPIRATION DATE:</b> 11/10/2021	<b>DOCKET #:</b> LPC-18-7812	<b>COFA</b> COFA-19-0042
<b>ADDRESS:</b> 340 WEST 12TH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 640 / 50
Greenwich Village Historic District			

**Display This Permit While Work Is In Progress**

ISSUED TO:

**Todd Cohen**  
**340 West 12th Realty, LLC**  
**419 Lafayette Street, 5th Floor**  
**New York, NY 10003**

**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 November 10, 2015, following the Public Hearing of the same date, voted to approve certain work at the subject premises, as put forward in your application completed on October 15, 2015, and as you were notified in Status Update Letter 17-8795 issued on November 10, 2015.

The proposal, as approved, consists of excavating approximately 12'6" below the existing grade of the rear yard and back building, and the construction of a full lot below grade rear yard addition; and maintaining an area for plantings along the western lot line of the rear yard. The proposal was shown on presentation slides labeled T-100.00, "Photos," A-700.00 through A-703.00, A-100.00 through A-102.00, SOE-100.01, SOE-101.00, SOE-110.00, SOE-200.01, SOE-201.01, SOE-300.00 and S-100.01 dated November 10, 2015, prepared by AtelierNY Architecture and Bond Engineering, and submitted as components of the application and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Greenwich Village Historic District designation report describes 340 West 12th Street as an Italianate style rowhouse built in 1859-60; 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 Greenwich Village Historic District. The Commission further noted that Certificate of Appropriateness 16-5247 issued on November 24, 2014 (LPC 16-4550), for the installation of a stoop;

excavation of the areaway; alterations to the attic to create a rooftop terrace; raising and leveling the roof; and alterations to the rear façade and back building.

With regard to this proposal, the Commission found that only a small courtyard at the center of the rear yard remains unbuilt; that the existing courtyard is paved over, and therefore the proposed excavation and repaving will not result in the loss of green space; that the proposed work will not cause the removal of any significant historic fabric or architectural features of the building or the rear yard; and that the proposed excavation and underpinning will be done in compliance with Department of Buildings regulations under the supervision of a licensed professional engineer or registered architect to protect the building's façades and the adjacent buildings. Based on these findings, the Commission determined the work to be appropriate to the building and the Greenwich Village Historic District and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of signed and sealed Department of Buildings filing drawings be submitted for review and approval by the staff of the Commission. Subsequently, on June 29, 2016, the staff received drawings labeled T-001.01, Z-001.01, D-100.01, A-100.01, and A-700.01 dated June 8, 2016, prepared by Jonathan Miller, R.A., and SOE-100.01, SOE-101.00, SOE-150.00, SOE-200.01, SOE-201.01 and SOE-300.01 dated June 13, 2016, prepared by Brian O'Connor, P.E. Accordingly, the staff reviewed these drawings and determined 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 Landmarks Preservation Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to the Department of Buildings' TPPN 10/88 governing in-ground construction adjacent to historic buildings. It is the applicant's obligation at the time of applying for their DOB permit to inform DOB that the TPPN applies.

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 Carly Bond.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Jonathan Taylor, Higgins Quasebarth & Partners, LLC

cc: Jared Knowles, Director of Preservation/LPC