



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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PERMIT

CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 03/29/16	EXPIRATION DATE: 2/2/2022	DOCKET #: LPC-18-2045	COFA COFA-18-3893
ADDRESS: 19-21 GROVE STREET		BOROUGH: Manhattan	BLOCK/LOT: 588 / 79
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Thomas Brodsky
Twenty-One Grove Street Assoc. LP
 c/o NY Urban
400 West 59th Street, 3rd Fl
New York, NY 10019



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 2, 2016, 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 forward in your application completed on January 7, 2016, and as you were informed in Status Update Letter 18-1785 (LPC 17-7528), issued on February 2, 2016.

The proposed work, as approved, consists of exterior alterations at the building's base at the south (Grove Street) façade, including removing the modern brick cladding, entrance canopy, entrance infill, three through-the-wall HVAC units and louvers, and light fixtures; installing new brownstone tinted cast stone cladding, featuring rusticated band courses, decorative window hoods, and an entrance portico at the primary entrance, based on the historic design; relocating an existing historic flat arch with a keystone mask from above the easternmost bay to above the primary entrance at the second easternmost bay; installing a recessed brownstone tinted stucco panel below the western flat arch; installing new light brown painted, wood and glass entrance infill, featuring a door, sidelight, and transom; and install three new brown finished light fixtures, including two adjacent to the primary entrance and one at the basement level entrance.. The work was shown in a digital slide presentation, consisting of 10 slides numbered 1 to 10 by staff; dated (presented) February 2, 2016; and including a drawings and photographs, all prepared by Rick Kramer Architects, 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 19-21 Grove Street as a pair of apartment houses designed by Bruno Berger and built in 1891; that the buildings were altered and combined into one building in the mid-20th century; and that the building's 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 the work is restorative in nature; that the removal of the existing modern brick cladding, entrance infill, and awning will not cause the removal of any original historic fabric, nor will it eliminate features of a significant later alteration; that although the building was originally built as two buildings, with separate entrances, maintaining a single entrance in its existing location is necessitated by the combination and reorganization of the buildings that was done in the mid-20th century and will help maintain existing barrier free access into the building; that the proposed cladding will closely replicate the historic brownstone in terms of color, texture and details; that the proportions, profiles, and compositional organization of the ornamental elements will help to unify the design and recall the character of the historic base; that the historic flat arches with keystone masks will be retained and incorporated into the proposed design; that the relocation of the easternmost historic flat arch from above the windows to above the entrance will return the historic relationship between the flat arch and a building entrance; that the proposed recessed stucco panel beneath the westernmost flat arch will provide visual cues to the location of the original building entrance and is well-integrated into the design; that the proposed door and sidelight will be sympathetic to the type of entrance infill historically found on buildings of this age and style; and that the proposed light fixtures will be simple in design, typical in terms of placement, and well-scaled to the façade. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two sets of signed and sealed Department of Building filing drawings showing the approved design.

Subsequently, on February 16, 2016, March 8, 2016, and March 23, 2016, the Commission received final materials, including written specifications, dated February 24, 2016; existing conditions photographs; drawings T-100.00, A-100.00, A-300.00, A-400.00, dated October 14, 2015; and drawing A-200.00, dated February 17, 2016, and prepared by Koko Uyo, RA.

Staff reviewed the drawings and found that they include additional work at the south (Grove Street) facade, including replacing deteriorated brickwork with new brickwork at select locations; patching select areas of deteriorated brownstone window lintels and sills; and scraping and repainting the fire escapes and cornice light brown.

With regard to the additional work, staff found that the proposed replacement brick will match the historic brick in terms of color, size, texture and bonding pattern; that the proposed brownstone patching will match the historic brownstone in terms of color, profiles, texture, details, and finish and will be compatible with the masonry in terms of composition; that the proposed finishes are in keeping with finishes historically found at buildings of this type, style, and age; and that the overall design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approve with a perforated seal, and Certificate of Appropriateness 18-3893 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of samples of the brick, mortar, and patching samples, as well as shop drawings or mock-ups of the cast stone prior to the commencement of work. Please contact the Commission's staff once samples and drawings are available for

review. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Emma Waterloo.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Seth Roye, Rick Kramer Architects

cc: B. Artus, Deputy Director of Preservation/LPC