



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> 03/09/18	<b>EXPIRATION DATE:</b> 3/6/2024	<b>DOCKET #:</b> LPC-19-09479	<b>COFA</b> COFA-19-09479
<b>ADDRESS:</b> 90 GROVE STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 592 / 45
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

**Howard Read**  
**90 Grove Street**  
**New York, NY 10014**

**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 March 6, 2018, following the Public Hearing and Public Meeting of January 23, 2018, voted to grant a Certificate of Appropriateness for the proposed work at the subject premises, as put forth in your application completed on December 28, 2017.

The proposal, as approved, consists of legalizing the removal of cornice elements and paint from the front façade without a Landmarks Preservation Commission permit. The proposal was shown in a digital photo presentation, slides 1 through 7, prepared by Howard Read and submitted as a component of the application and presented at the Public Hearing and Public Meeting.

In reviewing the proposal, the Commission noted that the Greenwich Village Historic District Designation Report describes 90 Grove Street as a Federal style house built in 1827 and remodeled by Carrere and Hastings in 1893; 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 Notice of Violation 12-0370 was issued for "removal of cornice and paint without permit(s)."

With regard to this proposal, the Commission found that the wood elements were in a state of disrepair; that

the elements were lesser components of the 1893 redesign, which were not integral to the expression of the conversion of the building to an artist studio; that the paint removal was undertaken in a gentle manner without causing damage to the façade and, in the long term, will help prevent the entrapment of moisture and aid in the preservation the masonry; that the paint was a lesser component of the 1893 redesign, and its removal has not diminished the unified appearance of the façade, obscured the building's conversion into an artist's studio, or detracted from the more prominent and significant features, particularly, the studio window and skylight; that the exact original color of the paint is not definitely known, as it was described as pale yellow in an early publication, but appeared white in the later color photographs of the building; and that the removal of the paint revealed an aspect of the building's original design, the historic brickwork, while maintaining a unified finish palette. Based on these findings, the Commission determined the work to be appropriate to the building and to the Greenwich Village Historic District and voted to approve this application and Notice of Violation 12-0370 is, hereby, rescinded.

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 Katie Rice.

Meenakshi Srinivasan  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Howard Read

**cc:** Bernadette Artus, Deputy Director; Howard Read,