



Date:	3/6/2018
LPC Docket #:	LPC-19-09479
LPC Action:	Approved
Action required by other agencies:	
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 90 Grove Street

Borough: Manhattan

Block: 592 **Lot:** 45

Historic District: Greenwich Village Historic District

Description: A Federal style house built in 1827 and remodeled by Carrere and Hastings in 1893. Application is to legalize the removal of a cornice and paint from the façade without Landmarks Preservation Commission permit(s).

COMMISSION FINDINGS

The Commission NOTED 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.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED the proposal, finding:

- 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.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Wellington Chen, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith, Michael Devonshire, Michael Goldblum

7-2-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, W.Chen, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose = M.Devonshire, M.Goldblum

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law