



Date:	2/2/2016
LPC Docket #:	17-7528
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 19-21 Grove Street

Borough: Manhattan

Block: 588 **Lot:** 79

Historic District: Greenwich Village Historic District

Description: A pair of apartment houses designed by Bruno Berger and built in 1891. Application is to alter the building's base.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the 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 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.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson

7-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson

Oppose =

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