



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

ISSUE DATE: 01/09/17	EXPIRATION DATE: 7/19/2022	DOCKET #: LPC-19-2042	COFA COFA-19-6853
ADDRESS: 30 GROVE STREET		BOROUGH: Manhattan	BLOCK/LOT: 588 / 12
Greenwich Village Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

Peter Chryssos
30 Grove Street, LLC
P.O. Box 810
Katonah, NY 10536

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 July 19, 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 forth in your application completed on June 21, 2016, and as you were notified in Status Update Letter 19-0741 (LPC 178333), issued on July 19, 2016.

The proposal, as approved, consists of removing the metal entry stairs and areaway fence, and installing a new metal winding stairs and new decorative iron railings and fence to replicate historic ironwork at adjacent properties, all with a black finish; and within the areaway, installing new bluestone pavers, bluestone stairs leading to the basement entry, and a new brick cheek wall with bluestone coping, inset with one (1) wood paneled planter, finished black, and one (1) metal mail box, finished black, as shown in a digital presentation, titled "30 Grove St, LLC," dated (revised) July 19, 2016 and prepared by Brian E. Boyle, R.A., including 6 slides, consisting of photographs, drawings, material and finish samples, and renderings, all presented 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 30 Grove Street as a Transitional Greek Revival / Italianate style townhouse built in 1851-

1852; 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.

With regard to this proposal, the Commission found that the existing metal stair and areaway fence are badly deteriorated and are not original to the building, and therefore their removal will not result in the loss of any significant historic fabric; that the building is one of a row of six Greek Revival style rowhouses, three of which currently feature their historic ironwork, and therefore the installation of new replicated historic ironwork with a black finish along the areaway will restore a missing historic feature and help to unify the row and streetscape; that installation of new iron railings with a black finish at the entry stairs replicating the historic ironwork at the areaway will create a harmonious composition at the façade, and will unify all the ironwork at the building in terms of design and finish; that rebuilding the entry stairs to feature a modified curve will remain in keeping with the existing metal stairs and other metal stairs found at buildings within the district; and that the proposed large mailbox will be discreetly located beneath the entry stairs, adjacent to the basement entrance door and recessed areaway stairs, and therefore will not call undue attention to itself. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the bluestone steps at the entry stairs be eliminated and replaced with metal treads.

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

Subsequently, on December 20, 2016 and January 6, 2016, the Commission received filing drawings labeled A-010.02 and A-400.00, revised December 2, 2016 and prepared by Brian E. Boyle, R.A., and a product sheet, and memo dated January 6, 2016, and prepared by Brian E. Boyle. Accordingly, staff reviewed these materials and found that the required change to the entry stair steps has been incorporated, and that the design approved by the Commission has been maintained; and staff noted that they include additional work, including installing a security camera finished to match the brick masonry at the easternmost corner lintel level at the 1st floor at the Grove Street facade; and installing a wood trash enclosure, finished black, at the areaway at the east lot line. With regard to this additional work, staff found that the camera will be small in size, simply designed, and painted to blend with their surrounding conditions; that the camera will be installed at plain masonry, with a minimum of penetrations with no exposed conduits, brackets or junction boxes will be included; that the installation of the garbage enclosure will not result in damage to or the removal of architectural fabric from the building's façade, areaway fence or wall; that the garbage enclosure will not be physically attached to the building, areaway fence or wall; that the enclosure will be attached to the areaway paving, but not through historic paving material; that the garbage enclosure will be of a simple design and neutral material and will not call undue attention to the installation; that the garbage enclosure will be partially concealed by the areaway fence or walls, and will not exceed the areaway enclosure in height; that the enclosure will be limited in footprint and height to the dimensions of the garbage receptacles it contains, and that the proposed size does not detract from the overall areaway spacing and configuration; and that the installation will not detract from the special architectural and historic character of the building, streetscape, or historic district. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 19-6853 is being issued.

Please note that the filing drawings include work approved under Certificate of Appropriateness 15-1716 (LPC 150850), which was issued on December 4, 2013, for excavating the rear yard; and work approved under Certificate of Appropriateness 13-7944 (LPC 138233), which was issued on November 16, 2012, for constructing a one-story rooftop and two-story rear yard additions and altering ironwork.

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 James Russiello.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Brian E. Boyle, AIA

cc: Jared Knowles, LPC Director of Preservation; Cory S. Herrala, LPC Director of Technical Affairs,
Sustainability and Resiliency