



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: 09/10/2002 | EXPIRATION DATE: 06/25/2008 | DOCKET #: 03-1262 | COFA #: COFA 03-1720 |
| ADDRESS 61 GROVE STREET | | BOROUGH: MANHATTAN | BLOCK/LOT: 591/51 |
| HISTORIC DISTRICT GREENWICH VILLAGE | | | |

Display This Permit While Work Is In Progress

ISSUED TO:

**Norton Nesis
 DBA 311 Realty
 140 W. 86th Street
 4A
 New York, NY 10024**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of June 25, 2002, following the Public Meeting 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 May 30, 2002. This permit will expire on June 25, 2008.

The work, as approved, consists of removing the existing modern metal and glass infill at the ground floor facades; exposing and restoring the original masonry piers and sign band; scraping, priming and painting the masonry piers a dark brown color; installing wood and glass storefront infill on a small granite sill, with a decorative wood bulkhead and side panels and a wood and glass single leaf door with wood panel sidelight; and installing two flat wood signs within the existing signband "Grove Pharmacy", located at each of the storefronts. Other work shown on the drawings includes the installation of a two gooseneck lights at each sign approved under previous Landmarks Preservation Commission permits, as shown in presentation boards 1, 2 and 3, dated June 2002 and current condition photographs, prepared by Russell Blue, R.A., submitted as components of the application, and presented at the Public Hearing and Public Meeting.

In reviewing the application, the Commission noted that the Greenwich Village Historic District designation report describes 61 Grove Street, as apartment building designed by Franklin Baylies; and that the building's scale and materials are among the features that contribute to the special architectural and historic character of the Greenwich Village Historic District. The Commission also noted that there are storefronts on both the 7th Avenue South and Grove Street facades.

With regard to this proposal, the Commission found that the removal of the existing modern infill will eliminate material which detracts from the significant architectural features of the building; that exposing the original historic masonry piers will restore to view significant historic features of the facade; that the design, materials

and finish of the proposed storefront infill and signage will be in keeping with the special architectural and historic character of the building and the historic district; and that the proposed storefront will enhance the architectural character of the building. Based on these findings, the Commission determined that the work is appropriate to the building and to the historic district, and voted to approve this application.

However, in voting to grant this approval, the Landmarks Preservation Commission made its determination subject to the condition that two sets of final signed and sealed drawings showing the approved proposal, which shall be filed with the Department of Buildings, be submitted to the Landmarks Preservation Commission for review and approval.

Subsequently, on August 26, 2002, the Commission received two sets of a final stamped and signed drawing labeled A-1, dated July 20, 2002, prepared by Russell Blue, R.A. The Landmark Preservation Commission staff reviewed the submitted drawings and found that the proposal approved by the Commission has been maintained. Therefore, these drawings are being marked approved by the Commission with a perforated seal, and this Certificate of Appropriateness is being issued.

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 approval. The work is limited to what is contained in the perforated documents. 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 fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Kim Valente.

Sherida E. Paulsen
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Russell Blue, Blue Prints**

cc: Blue Prints; Brian Hogg, Director of Preservation; Jennifer Field, First Deputy Director of Preservation