



Date:	3/7/2017
LPC Docket #:	LPC-19-0271
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 100-110 Bleecker Street - University Village

Borough: Manhattan

Block: 524 **Lot:** 66

Historic District: Individual Landmark

Description: A Brutalist style residential complex designed by James Ingo Freed of I. M. Pei & Associates and built in 1964-67. Application is to install paving, lighting, fencing, and to modify the landscape.

COMMISSION FINDINGS

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

- that the southeast corner of the University Village Individual Landmark site has historically been altered as the needs of the residents have evolved, including the addition of a playground and dog park, therefore the presence of the proposed urban garden is in keeping with the developmental history and passive recreational use of the site;
- that the installation of the urban garden, featuring terraced planting beds with low wood retaining walls and compacted stone dust and mulch pathways, will be easily reversible and will not result in damage to or loss of any significant historic fabric of the buildings or site;
- that the removal of the non-historic fencing installed within the historic concrete gutter on Houston Street will eliminate a feature that detracts from this Individual Landmark and streetscape;
- that the minimal design of the new fencing surrounding the urban garden, measuring 5 feet in height and featuring widely-spaced pickets and lower mesh panels, will not obstruct the views of this Individual Landmark from the surrounding public thoroughfare, and will match the previously approved fencing on the northern edge of the site;
- that the proposed Oak Grove Path will be minimally visible from Bleecker Street and partially obscured by plantings, and therefore will not detract from the significant architectural features of this Individual Landmark;
- that the proposed paving of the Oak Grove path, matching the extant historic concrete paving in terms of color and scoring pattern, will be harmonious with surrounding walkways and the large spans of concrete historically found throughout the site;
- that the proposed LED light fixtures adjacent to the Oak Grove path will be discreetly located within an alcove at the ground level of the north tower, and therefore will not call undue attention to their presence;
- that no exposed conduits, brackets or junction boxes will be included;
- and that the proposed work will enhance the special architectural and historic character of this Individual Landmark

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Diana Chapin, Wellington Chen, Michael Devonshire, Michael Goldblum, John Gustafsson, Kim Vauss, Jeanne Lutfy, Frederick Bland

9-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, D.Chapin, W.Chen, M.Devonshire, M.Goldblum, J.Gustafsson, K.Vauss, J.Lutfy

Oppose =

Abstain =

Recuse = F.Bland

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