



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: 04/21/17	EXPIRATION DATE: 3/7/2023	DOCKET #: LPC-19-0271	COFA COFA-19-00271
ADDRESS: 100-110 BLEECKER STREET		BOROUGH: Manhattan	BLOCK/LOT: 524 / 66
University Village			
University Village now called Silver Towers I & II and 505 LaGuardia Place, Individual Landmark			

Display This Permit While Work Is In Progress

ISSUED TO:

German Roa
 NYU
 10 Astor Place
 6th Floor
 New York, NY 10003



Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of March 7, 2017, following the Public Hearing of the same date, voted to approve a proposal to install paving, lighting, fencing, and to modify the landscape at the subject premises, as put forward in your application completed on February 8th, 2017.

The proposal, as approved, consists of the construction of an "urban garden" on Houston Street, including the removal of the existing steel fencing installed within the existing historic concrete gutter, and patching of any concrete damaged in the removal of the fencing, as required; installation new black-painted steel fencing, measuring 5 feet in height, on the northern side of the gutter; installation of three (3) rows of planting beds, featuring black locust wood retaining walls measuring 18 inches in height; installation of new perimeter grass lawn, wood chip mulch, and a compacted stone dust path at the northern entrance of the urban garden; at the northern edge of the north tower, the installation of a concrete paved pathway; installation of LED light fixtures, concealed within the alcove at the ground level of the north tower adjacent to the new path; and installation of black-painted steel fencing measuring 2 feet in height on the eastern edge of the Oak Grove. The proposal was shown on twenty-six (26) presentation slides dated March 7, 2017, prepared by Rachel Belsky from New York University, Napach Design Group, and Nina Kramer Landscape Architecture, submitted as components of the application, and presented at the Public Hearing and Public

Meeting.

In reviewing this proposal, the Commission noted that the designation report describes University Village as a Brutalist style residential complex designed by James Ingo Freed of I. M. Pei & Associates and built in 1964-67.

With regard to this proposal, the Commission found 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. Based on these findings, the Commission determined the proposed work to be appropriate to the University Village Individual Landmark, and voted to approve it.

However, in voting to approve this proposal, the Commission required that two complete sets of shop drawings be submitted for review and approval by the staff of the Commission. Subsequently, on March 7, 2017, the staff received drawings and photographs labeled 1 through 26, dated March 7, 2017, and prepared by Rachel Belsky from New York University, Napach Design Group, and Nina Kramer Landscape Architecture. Accordingly, the staff reviewed these drawings and found that the proposal approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission with a perforated seal, and Certificate of Appropriateness 19-00271 is being issued.

PLEASE NOTE: This permit is contingent upon the Commission's review and approval of installed sample mockups of concrete gutter patching and concrete flags, prior to the commencement of work. Samples should be installed adjacent to clean, original surface being repaired; allowed to cure; and cleaned of residue. Submit clear, color digital photographs of all samples to Karina Bishop at kbishop@lpc.nyc.gov for review, or to schedule a site visit. This permit is also contingent on the understanding that the work will be performed by hand and when the temperature remains a constant 45 degrees Fahrenheit or above for a 72 hour period from the commencement of the work.

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 Karina Bishop.

Meenakshi Srinivasan
Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Rachel Belsky, NYU Bobst Library

cc: Caroline Kane Levy, Deputy Director; Rachel Belsky, NYU Bobst Library