



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: 07/06/18	EXPIRATION DATE: 3/6/2024	DOCKET #: LPC-19-24980	COFA COFA-19-24980
ADDRESS: 2-6 WASHINGTON PLACE		BOROUGH: MANHATTAN	BLOCK/LOT: 546 / 31
NoHo Historic District			

Display This Permit While Work Is In Progress

ISSUED TO:

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

**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 March 6, 2018, 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 February 8, 2018, and as you were notified in Status Update Letter 19-21900 (LPC 19-21900), issued on March 12, 2018.

The proposal, as approved, consists of the installation of mechanical equipment at the western portion of the roof, as shown in a digital presentation, titled "NYU Meyer Complex New York University," dated February 28, 2018, including eleven (11) slides, consisting of photographs, drawings, photomontages, prepared by EYP Architecture & Engineering, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the NoHo Historic District Designation Report describes 2-6 Washington Place (aka 270-274 Mercer Street) as a Beaux-Arts style store and loft building, designed by Henri Fouchaux, built in 1903-04, and combined and redesigned as a Modern style educational facility by Wank Adams Slavin Architects in 1971; and that the building's style, scale, materials, and details, are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that the installation of the mechanical equipment will not remove, obscure, or destroy any significant architectural features of the roof or building; that the equipment will only be seen from public thoroughfares at oblique angles, and within the context of existing rooftop accretions; that the equipment will be set back from the facades, and not exceed the height of existing rooftop mechanical equipment at this building, thereby remaining a subordinate element within the streetscape; that the mechanical units will be the smallest equipment available to adequately serve the building, which has been adaptively reused as institutional laboratories; that the installations will have a simple silhouette and beige finish to blend with existing rooftop accretions, thereby helping these installations maintain a discrete presence when viewed from public thoroughfares; and that the proposed work will not detract from the special architectural and historic character of the NoHo Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve the application.

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.

Subsequently, on April 24, 2018, the Commission received two sets of the required filing drawings labeled T-000.00, G-001.00, G-002.00, G-010.00, DM-102.00, A-110.00, A-120.00, A-400.00, A-401.00, A-410.00, A-420.00, A-430.00, A-440.00, A-501.00, A-502.00, A-503.00, A-621.00, dated April 13th, 2018, prepared by Jeffrey Zutz, R.A.; S-001.00 through S-003.00, S-101.00, through S-104.00, S-200.00, S-201.00, S-300.00; S-301.00, S-302.00, S-303.00, S-401.00, S-402.00, S-403.00, S-404.00, dated April 13th 2018, prepared by Robert Otani, P.E.; DM-108.00,

M-001.00, M-002.00, M-101.00 through M-104.00, M-110.00, M-111.00, M-200.00, M-201.00, M-210.00, M-300.00, M-301.00, M-401.00 through M-404.00, M-501.00 through M-506.00, M-601.00 through M-606.00, M-801.00 through M-805.00, M-806.00, P-001.00, P-200.00, P-201.00, P-202.00, P-211.00, P-212.00, P-213.00, P-601.00, P-701.00, P-901.00, P-902.00 through P-905.00, P-906.00, FP-001.00, FP-002.00, FP-003.00, FP-301.00, FP-302.00, EN-001.00 through EN-003.00, dated April 13th, 2018, prepared by David Pinto, P.E.; M-001.00, M-002.00, M-101.00, M-071.00, M-081.00, M-161.00, M-210.00, M-211.00, M-221.00, M231.00, M-251.00, M-261.00, M-271.00, M-281.00, M-291.00, M-292.00, M-501.00 through M-506.00, M-601.00 through M-608.00, M-721.00, M-741.00, M-801.00 through M-808.00, P-001.00, P-211.00, P-221.00, P-231.00, P-241.00, P-251.00, P-261.00, P-271.00, P-501.00, P-601.00, P-701.00, P-901.00 through P-904.00, SP-001.00 through SP-003.00, SP-311.00, SP-321.00, SP-331.00, SP-351.00, SP-361.00, SP-392, dated April 11, 2018, prepared by David Pinto, P.E.; G-000.00, LS-010.00, LS-100.00, LS-111.00, LS-121.00, LS-131.00, LS-151.00, LS-161.00, G-001.00 through G-003.00, A-065.00, A-071.00, A-075.00, A-087.00, A-111.00, A-121.00, A-131.00, A-151.00, A-161.00, A-165.00, A-171.00, A-371.00, A-511.00, A-512.00, A-571.00 through A-573.00, A-601.00, A-602.00, A-621.00 through A-624.00, A-631.00 through A-634.00, A-651.00 through A-655.00, A-661.00, A662.00, A-670.00, A-701.00 through A-704.00, A-811.00, A-821.00, A-831.00, A-851.00, A-861.00, A-865.00, A-871.00, A-872.00, A-901.00, A-902.00, A-911.00, A-921.00, A-931.00, A-951.00, A-961.00, AF-911.00, AF-921.00, AF-931.00, AF-951.00, AF-961.00, dated April 11, 2018, prepared by Omar Renteria, R.A.; and S-001.00, S-101.00, S-102.00, S-104.00 through S-106.00, S-500.00 through S-502.00, dated April 11, 2018, prepared by Joseph Tortorella, P.E.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained, and that the drawings additionally show interior alterations at the cellar through 11th floors, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical, plumbing, electrical, and HVAC work. Based on this and the above findings, the drawings have been marked

approved with a perforated seal, and Certificate of Appropriateness 19-24980 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 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.

Frederick Bland
Vice Chair

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jose Amarillo, NYU

cc: Edith Bellinghausen, Deputy Director; Jose Amarillo, NYU