



Date:	3/6/2018
LPC Docket #:	LPC-19-21900
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

Address: 4-6 Washington Place, aka 707 Broadway and 270-274 Mercer Street

Borough: Manhattan

Block: 546 **Lot:** 31

Historic District: NoHo Historic District

Description: 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. Application is to install rooftop mechanical equipment.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details contribute to the architectural and historic character of the NoHo Historic District.

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

- 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.

VOTE:

Present: Meenakshi Srinivasan, Adi Shamir-Baron, Wellington Chen, Michael Devonshire, Michael Goldblum, Kim Vauss, Jeanne Lutfy, Anne HolFord Smith

8-0-0

In Favor = M.Srinivasan, A.Shamir-Baron, W.Chen, M.Devonshire, M.Goldblum, K.Vauss, J.Lutfy, A.HolFord Smith

Oppose =

Abstain =

Recuse =

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