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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

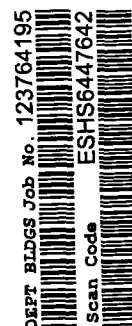
CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 07/08/19	EXPIRATION DATE: 6/25/2025	DOCKET #: LPC-20-00121	COFA COFA-20-00121
ADDRESS: 190 BOWERY		BOROUGH: MANHATTAN	BLOCK/LOT: 492 / 38
Germania Bank Building, Individual Landmark			



ISSUED TO:

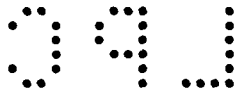
Ross Fleming
190 Bowery Owner, LLC
390 Park Avenue, 3rd Floor
New York, NY 10022



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, 2019, 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 forward in your application completed on May 30, 2019, and as you were notified in Status Update Letter 19-39820 (LPC-19-39820), issued on June 26, 2019.

The proposal, as approved, consists of establishing a 6 (six) year Master Plan governing the future installation of painted murals located at the water tank at the roof, using the four (4) designs presented. The proposal was shown in an undated digital presentation, titled "190 Bowery Manhattan Germania Bank Building Proposed Shepard Fairey Mural Masterplan at Water Tank," prepared by Jacqueline Peu-Duvallon, Historic Preservation Consulting, LLC, including 27 slides, consisting of photographs, renderings, and drawings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the (Former) Germania Bank Building Designation Report describes 190 Bowery as a Beaux-Arts style bank building, designed by Robert Maynicke, and built in 1898-99.



With regard to this proposal, the Commission found that the installation of artwork at the water tank at this building will celebrate the legacy of artistic culture on the Bowery and in the Lower East Side in the latter part of the 20th century; that the artwork will not be used to advertise a product or tenant of the building; that the water tank on which the murals are to be painted is not an original architectural feature, and is periodically rebuilt with new wood as part of routine maintenance; that the artwork will be contained by the form of the water tower and disassociated from the facades, and will be easily reversible; that the proposed Master Plan will be valid for a period of six (6) years, using the four (4) designs presented, and the applicant will document every mural approved under the Master Plan; and that the murals will not detract from the special architectural and historic character of this Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to this Individual Landmark, 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 July 3, 2019, the Landmarks Preservation Commission received two sets of the required final filing drawings, labeled T-000.00, T-001.00, G-001.00, A-100.00, A-200.00, A-201.00, A-202.00, A-201.01, A-202.01, A-201.02, A-202.02, A-201.03, and A-202.03, dated (revised) July 2, 2019, and prepared by Angel Ayon, R.A. Accordingly, the staff of the Commission reviewed the submitted materials and found that three (3) inches of exposed wood will be retained at the top and bottom of the water tank; and that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-00121 is being issued.

This Master Plan sets a standard for future murals and specifically identifies the four (4) designs which are approved under this Master Plan. If the owner wishes to move forward with a portion of the work covered by the Master Plan, a completed application form must be filed with the Commission indicating the specific location of the new mural, colors, and graphic content, and stating that the work will conform to the approved Master Plan drawings and other documents on file with the Landmarks Preservation Commission. The staff of the Preservation Department will review the application to ascertain that all proposed work is covered by the Master Plan, and will then send the owner an Authorization to Proceed. The Authorization to Proceed is sent prior to the commencement of the work and will be contingent on adherence to the approved Master Plan.

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 Marie Guarino.

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Sarah Carroll

Sarah Carroll
Chair

07.08.19

PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:
Jacqueline Peu-Duvallon, JPD Historic Preservation Consulting

cc: Jared Knowles, Deputy Director; Jacqueline Peu-Duvallon, JPD Historic Preservation Consulting