

LPC



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 NO EFFECT

|                                                                |                                      |                                  |                               |
|----------------------------------------------------------------|--------------------------------------|----------------------------------|-------------------------------|
| <b>ISSUE DATE:</b><br>02/12/19                                 | <b>EXPIRATION DATE:</b><br>2/12/2023 | <b>DOCKET #:</b><br>LPC-19-28996 | <b>CNE</b><br>CNE-19-28996    |
| <b>ADDRESS:</b><br>148 SPRING STREET Apt/Floor: Bas, 1-3, Roof |                                      | <b>BOROUGH:</b><br>MANHATTAN     | <b>BLOCK/LOT:</b><br>487 / 27 |
| SoHo-Cast Iron Historic District                               |                                      |                                  |                               |



ISSUED TO:

**Carlos Lopez**  
**Vornado Office Management**  
**888 7th Avenue**  
**New York, NY 10019**



Pursuant to Section 25-306 of the Administrative Code of the City of New York, the Landmarks Preservation Commission hereby approves certain alterations to the subject premises as proposed in your application completed on February 07, 2019.

The approved work consists of exterior work at the roof, including installing five (5) HVAC units on existing steel dunnage, not visible from any public thoroughfare; and interior alterations at the basement through third floor, including the demolition and construction of nonbearing partitions and finishes, as well as mechanical and HVAC work; as shown on existing condition photographs, and on drawings labeled M-200.00 and "Roof Section", all dated January 17, 2019, prepared by Alfonso Delia, R.A., and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any Rule section(s) cited in this permit: <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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 Dena Tasse Winter.

*Sarah Carroll*

Sarah Carroll  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:**  
Elena Ryabinina, Archetype Consultants

cc: Jared Knowles, Deputy Director; Elena Ryabinina, Archetype Consultants