



Greenwich
Village
Society for
Historic
Preservation

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November 2, 2009

Hon. Robert Tierney, Chair
New York City Landmarks Preservation Commission
One Centre Street, 9th floor
New York, NY 10009

Re: Unpermitted Silver Towers Complex signage

Dear Chair Tierney:

I am deeply concerned about New York University's construction of no fewer than a dozen signs and sign structures on the grounds of Silver Towers following landmark designation of the complex in November 2008. The University's public claims that the new signs replace older ones notwithstanding, **these are entirely new and unpermitted intrusions into the landmarked complex.**

Signage of various types has been placed throughout the complex, including on and near the central green space in which the Picasso sculpture is located (see attached pictures). Some of the installations are as much as 5' tall or more. As you know, the visual relationship between the sculpture, towers and the open space are key features that warranted landmark designation, and any changes to or intrusions in this relationship must not occur without full oversight by the Commission and without full public review and input.

The Greenwich Village Society for Historic Preservation first reported this problem to the LPC in June 2009, and a Warning Letter was issued in August. Since then, three months later, we are not aware that any violations have been issued, while the signs clearly remain in place.

This situation is particularly deeply concerning because of the way in which changes were blatantly made to a designated property following designation by an entity—in this case, NYU—that is fully aware that such changes are impermissible without going through a review and approval process.

Anything other than a swift and clear response sends a bad message that landmark regulations can be easily flouted or ignored not only to NYU, an entity responsible for dozens of landmarked properties in New York City, but by any owner of any landmarked property.

Sincerely,



Andrew Berman
Executive Director

CC: Borough President Scott Stringer
State Senator Tom Duane
Assemblymember Deborah Glick
City Councilmember Alan Gerson
City Councilmember-elect Margaret Chin
Community Board #2
Members, Community Board #2 Landmarks Committee
Members, Borough President's Community Task Force on NYU Development
Greenwich Village Block Associations
Board, 505 LaGuardia Place
Washington Square Village Tenants Association
Municipal Art Society
New York Landmarks Conservancy
Historic Districts Council
DOCOMOMO U.S.
DOCOMOMO Tri-State Chapter
Modern Architecture Working Group
Society for the Architecture of the City



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

1 CENTRE STREET, 9TH FLOOR NORTH, NEW YORK, NY 10007

TEL: (212) 669-7951 FAX: (212) 669-7960

WARNING LETTER

Docket No. **WL10-0124**

Date: August 11, 2009

To: Tanya Acosta
Cooper Square Realty
2 Washington Square Village
New York, NY, 10012

From: Robert B. Tierney, Chair

Re: **177 Mercer Street
Manhattan, 524/66**

The Landmarks Law, N.Y. Administrative Code §§ 25-305 and 25-310, requires that the Landmarks Preservation Commission ("Commission") approve all work and issue a permit prior to any person working on a landmarked site or within a landmarked historic district. The law also requires that the property be maintained in compliance with the law. Staff of the Commission believes that the above referenced property is in violation of the Landmarks Law, with respect to the following condition(s):

Installation of signage and canine hygiene stations at various locations on the grounds of University Village (Silver Towers) without permit(s).

If you apply or have already applied to the Commission within 20 working days of the date of this letter to cure the violation, the Commission will hold off serving a Notice of Violation for the above condition(s). However, if you do not apply to the Commission within 20 working days and obtain a permit and promptly cure the violation, the Commission may serve a Notice of Violation. Service of a Notice of Violation may make you liable for a civil penalty as high as \$5,000, depending on the violation. See N.Y. Administrative Code §§ 25-317.1.b(2). Service of a second Notice of Violation for this same condition may make you liable for a civil penalty as high as \$250 per day, depending on the violation. In addition, the Landmarks Law authorizes criminal penalties for violations. See N.Y. Administrative Code § 25-317.

I urge you to avoid these penalties by taking advantage of this grace period. Please contact **the Compliance Officer at (212) 669-7951** if you have any questions.

This is the only warning letter you will receive before a Notice of Violation is served.

Send all new applications to "New Applications-Preservation Department."

NOTE: All work at or on this premises must stop immediately!

cc: Alison Leary, 10 Astor Pl., 6 Fl, NY 10003, New York University, 70 Washington Square N., New York, NY, 10012



Welcome to
SILVER TOWERS

Dogs are not permitted
on our grass areas.



Please remember:

Curb your dog at the street.

Loitering, skateboarding, or
ball playing is not allowed.

Please respect our property
and neighbors.

Dispose of your trash
responsibly and help keep
our neighborhood clean.

Most of all, please
be respectful of others.

For assistance, please call NYU Public Safety at 212.698.2222





Welcome to
SILVER TOWERS

ONE WAY



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