



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



ADVISORY REPORT

ISSUE DATE: 07/8/2024	EXPIRATION DATE: 6/11/2030	DOCKET #: LPC-24-10137	CRA CRA-24-10137
ADDRESS: 171 RIVERSIDE DRIVE		BOROUGH: Manhattan	BLOCK/LOT: 1254 / 1
Riverside Park and Riverside Drive, Scenic Landmark			
Soldiers and Sailors Monument, Individual Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation,

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission, at the Public Meeting of June 11, 2024, following the Public Hearing of the same date, voted to issue a favorable report for the proposed work, as put forward in your application completed on May 16, 2024.

The proposed work consists of modifications to the Soldiers' and Sailors' Monument and the surrounding pathways and landscaping, located within Riverside Park, near Riverside Drive and 89th Street, to create barrier free access at the monument, including removing sections of the limestone balustrade assemblies at the eastern side of the monument, including a balustrade section and adjoining pier at the southernmost plaza (the Lower Terrace) level and a balustrade section at the third southernmost plaza (the Esplanade) level; constructing gray tinted concrete paths and a barrier free access ramp, within landscaping at the eastern side of the monument, which connect to the monument at the openings created by the balustrade removals, in conjunction with regrading and shifting the existing granite stair at the eastern side of the monument further eastward and inserting a granite landing between the stair, the second southernmost plaza (the Upper Terrace), the barrier free access ramp and a new pathway; replacing the granite at the relocated steps in-kind as needed; constructing a new granite staircase, connecting one of the new pathways to the Riverside Drive sidewalk; installing black painted metal railings at the new barrier free access ramp and in select locations at the existing, relocated and proposed stairs; replacing bluestone pavers at a pathway between the northern section of the monument (the Belvedere) and the staircase

leading to the third southernmost plaza (the Esplanade), in-kind, except that the new paving will include raising the level of a majority of the paving to align with the level of adjoining paving, eliminating a trip hazard, and eliminating a small portion of the paving in conjunction with installing an additional granite step at the top of the stair at the western side of the pathway to meet the new level of paving; modifying the existing pathways near the eastern side of the monument, including removing sections of paving and curbing adjoining the sides of a pathway in conjunction with relocating cannonballs installed within one of the sections to the granite cobble paving at the intersection of park paths further to the north; replacing asphalt block pavers, poured asphalt paving, and granite cobble paving at existing pathways and the Riverside Drive sidewalk, in-kind, except for adjustments associated with regrading; selectively replacing granite curbing with taller granite curbing, corresponding to areas of regrading and reshaping of the landscape edges; and installing metal landscape edging at the perimeter of a mature tree, The work was shown in a digital presentation, titled "Soldiers & Sailors Monument Reconstruction" and dated June 11, 2024, consisting of fifty-three (53) slides of photographs, drawings, and computer generated renderings, all prepared by the New York City Department of Parks and Recreation, WXY Architecture and Urban Design, ABB Landscape Architects, LERA, and McLaren Engineering Group, and presented at the Public Hearing and Meeting.

In reviewing this proposal, the Commission noted that the Soldiers' and Sailors' Individual Landmark Designation Report and the Riverside Park and Riverside Drive Scenic Landmark Designation Report describe the Soldiers' and Sailors' Monument as a monument, designed by Charles W. Stoughton and Paul E.M. Duboy and built in 1900-1902, within an English Romantic-style park built in 1873-1875 and designed by Frederick Law Olmsted, with modifications and additions to the park built in 1934-37 and designed by Clifton Lloyd and Gilmore Clarke.

With regard to this proposal, the Commission found that the work will help improve barrier free access and safety without eliminating any significant architectural or historic features of the scenic landmark; that the removal of portions of the limestone balustrades, which replaced the original marble balustrades in the mid-20th century, will not eliminate the original materials of the monument or the presence of decorative balustrades throughout the remainder of the monument; that the removal of select balustrade sections, shifting of the historic stair, and placement of new pathways will facilitate the creation of barrier free access paths which approximately align with the primary historic approach path; that the stair to be shifted will maintain its size, material and alignment with the monument; that the materials, placement and simple detailing of the new pathways, steps and handrails will have a harmonious, secondary presence, which will not detract from the prominence and formality of the monument's design; that the placement and footprint of the proposed pathways and new stair will correspond to the existing topography and avoid disturbances to existing mature trees at the site; that the regrading will not significantly change the siting of the monument and will only conceal portions of the masonry at the eastern side of the base, with sizable portions of the masonry base left visible at the western side; that the relocation of the cannonballs, which replaced a statue when the monument was built, and removal of portions of the surrounding curbing, will not detract from the monument or surrounding landscaping; that the materials and finishes of the proposed hardscape elements will be compatible with the historic materials and finish palette of the monument and surrounding parkland; and that the proposed work will not detract from the special historic and naturalistic character of the Soldiers and Sailors Monument Individual Landmark or the Riverside Park and Riverside Drive Scenic Landmark. Based on these findings, a quorum of Commissioners voted to support the application as presented.

In addition, some Commissioners recommended that the applicants and the Public Design Commission (PDC) further explore and study aspects of the proposals, including re-studying the railing design to ensure that it is minimal and does not distract from the monument; and exploring ways to further maintain the

relationship between the base of the monument and the surrounding terrain through the grading, planting, and ground cover material, while maintaining the sustainability goals of the project. Additionally, one Commissioner recommended restudying the location of the new smaller stair, while others supported its axial relationship to the entrance and suggested that the treatment around the stair could be enhanced.

Please note that additional exterior and interior restorative work throughout the monument, including, but not limited to, replacing and repairing metalwork, paving, and roofing; and repointing, patching, resetting, and replacing masonry, were noted, but not fully described, in the Public Hearing presentation for the barrier free access. A separate application for the proposed work, with supporting documentation, should be submitted to the Commission for review and comment prior to the commencement of work.

This report 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 approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dina Posner.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none



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ADVISORY REPORT

ISSUE DATE: 07/30/24	EXPIRATION DATE: 7/30/2030	DOCKET #: LPC-24-08628	SRA SRA-24-08628
ADDRESS: N/A FLATBUSH AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

work in the northeast section of the park at the Vale of Cashmere within the Lower Vale in the area surrounding the pond, including removing and resetting existing brick pavers on permeable setting bed in-kind; removing asphalt landings and installing new brick pavers on permeable setting beds in-kind; temporarily removing and resetting select granite stair treads at the north staircase to Upper Vale, re-installing marble piers on new concrete foundation, installing granite coping on the new exterior pond retaining wall, and repaving asphalt paths leading from Nellie's lawn in-kind; installing missing marble balusters, bottom rails and bottom top rails; replacing failing cementitious patches and installing select plugs for granite and marble masonry; replacing select granite and marble masonry in-kind; pinning and repairing select cracked sections of granite and marble masonry; cleaning granite and marble with a micro-abrasive system; and applying anti-graffiti coating; removal and in-kind replacement of the clay liner within the pond; the installation of 2'-10" high, black powder coated steel picket fencing along peninsula edges that border the brick path, aligning with the historic piers, offset from the path, and screened with plantings on both sides; the installation of boulders along paths and around piers; the removal of existing benches, and the installation of new benches ("Central Park Settees") in similar locations; the installation of ("B9") light poles, painted black along the pathways; the removal of a drinking fountain, and the installation of a Type 'E' (Hi-Lo) drinking fountain; the installation of new painted metal trash receptacles; the installation of catch basins, pond bubblers, submerged metal bird bath pedestals in a lily pad shape, and stainless steel planters that sit below pond waterline, as described and shown in written specifications; existing condition photographs historic photographs; and email, dated July 11, 2024, and prepared by Sybil Young; and drawings labeled G-001.00, V-101.00 through V-103.00, B-101.00 through B-103.00, L-

101.00 through L-106.00, L-201.00 through L-211.00, L-301.00 through L-304.00, L-501.00 through L-503.00, LJ-201.00, LJ-401.00, LJ-501.00, and LJ-502.00, C-001.00, C-101.00 through C-103.00, C-201.00 through C-204.00, C-401.00, C-501.00 through C-505.00, S-001.00, S-101.00, S-401.00 through S-403.00, S-501.00, S-502.00, E-001.00, E-201.00, E-202.00, P-001.00, P-201.00, P-301.00, and P-302.00, dated March 22, 2024, and prepared by NYC Parks, all submitted as components of the application.

In reviewing this proposal, the Commission noted that the Prospect Park Scenic Landmark Designation Report describes Prospect Park as a primarily naturalistic style park designed in 1866-73 by Frederick Law Olmsted and Calvert Vaux. The Commission also notes that Commission Advisory Report 23-06119 was issued January 4, 2024 for installing 2'-10" tall black painted metal picket fencing on portions of the existing granite curbing surrounding the pond.

With regard to this proposal, the Commission finds that certain work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(2)(iii) for coating masonry facades and features; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(d)(1)(iv)(D) for replacement of cast and natural stone; Section 2-11(f) for re-creation and restoration of missing façade features. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed benches and trash receptacle will be in keeping with the types of furnishings typically found within the park in terms of their placement, size, materials, and finishes.

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

SAMPLES REQUESTED: this report is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: stone cleaning, coating, patching, and replacement units.

SHOP DRAWINGS REQUESTED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of shop drawings for specific elements, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific shop drawings will be identified in a Materials Checklist: shop drawings for balusters and rails.

This report 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 approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to

Misha'el Shabrami.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young, none



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 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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ADVISORY REPORT

ISSUE DATE: 07/08/24	EXPIRATION DATE: 7/8/2030	DOCKET #: LPC-24-09702	SRA SRA-24-09702
ADDRESS: 695 PARK AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1403 / 1
Upper East Side Historic District			

To the Mayor, the Council, and the Dormitory Authority of the State of New York,

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for exterior alterations at interior courtyard facades, including selectively replacing brickwork in-kind, replacing cast stone coping stones in-kind, and removing through-wall HVAC units and installing brickwork; at multiple roofs, removing and replacing mechanical vents and ductwork and flat roofing in-kind; and interior alterations at the second, third, and fourth floors, as shown on drawings T-001, T-002, T-003, A-061 through A-068, A-101, A-103, A-105 through A-113, A-501, A-501, and A-511 through A-518, dated March 8, 2024, and prepared by Natale V. Barranco, R.A., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District Designation Report describes 681 Park Avenue (aka 695 Park Avenue) as an International Modern style college building, designed by Shreve, Lamb & Harmon and built in 1938-41; 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 finds that these installations are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement; and 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.

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

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Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Edit Leventon, Urbahn Architects



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ADVISORY REPORT

ISSUE DATE: 07/08/24	EXPIRATION DATE: 7/8/2030	DOCKET #: LPC-24-11763	SRA SRA-24-11763
ADDRESS: 171 RIVERSIDE DRIVE		BOROUGH: Manhattan	BLOCK/LOT: 1254 / 1
Riverside Park and Riverside Drive, Scenic Landmark			
Soldiers and Sailors Monument, Individual Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation,

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for restorative work at the monument's base/foundation walls, the plazas (the Lower and Upper Terraces, the Esplanade and the Belvedere), the tower, and the staircases of the Soldiers' & Sailors' Monument located within Riverside Park, near Riverside Drive and 89th Street, including throughout the base/foundation walls, the plazas, and the tower, resetting displaced masonry as needed; repairing marble, limestone and granite using consolidant, pins set within epoxy, patching compounds, and partial unit replacement, matching the existing units in terms of material; selectively replacing full marble, limestone and granite units in-kind; repointing masonry joints throughout these portions of the monument with new mortar, matching the historic mortar, as determined by a mortar analysis; installing lead joint caps at select skyward facing joints; and cleaning and removing paint and graffiti at masonry using chemical cleaners, paint strippers, low pressure water rinses, and/or low pressure micro-abrasive cleaning utilizing glass beads; at the paving of the plazas, replacing non-historic sandstone paving with brick pavers, and resetting or replacing marble paving in-kind, in conjunction with replacing the underlying concrete slabs with new concrete slabs on a gravel base, and re-compacting the underlying soil throughout; and at the stairs, resetting granite treads, risers, and adjoining cheek walls and/or selectively replacing granite units and bluestone pavers at select stair landings in-kind in conjunction with replacing the underlying concrete sub-base and foundation footings, as needed, as well as cleaning various bronze elements throughout the monument, including dedication plaques, the base of the flagpole, and elements at the tower including the door and decorative screens, utilizing low pressure water

rinses and chemical cleaners; re-patinating the bronze using chemicals in conjunction with applying a new wax finish; replacing missing glazing at the interior side of the cut out openings at the tower entrance door with clear glazing; replacing all lead sheet roofing above the colonnade at the tower in-kind; replacing lead sheet roofing at the skyward facing surface adjacent to the base of the colonnade at the tower with a roofing membrane, and restorative work at the interior of the monument tower, as described and shown in existing condition photographs; an e-mail dated July 2, 2024 and prepared by Sybil Young; a seven (7) page written narrative outlining existing conditions and proposed work; a one hundred and thirteen (113) page existing conditions evaluation report; a forty-two (42) page presentation containing existing condition photographs and written specifications; and annotated copies of the materials checklists, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Soldiers' and Sailors' Individual Landmark Designation Report and the Riverside Park and Riverside Drive Scenic Landmark Designation Report describe the Soldiers' and Sailors' Monument as a monument, designed by Charles W. Stoughton and Paul E.M. Duboy and built in 1900-1902, within an English Romantic-style park built in 1873-1875 and designed by Frederick Law Olmsted, with modifications and additions to the park built in 1934-37 and designed by Clifton Lloyd and Gilmore Clarke. The Commission also notes that the original marble balustrades were replaced with limestone balustrades prior to the designation of the monument as an individual landmark.

With regard to this proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings, Section 2-11(c)(3) for pointing mortar joints, Section 2-11(c)(4) for repair of natural or cast stone, Section 2-11(d)(1)(i) for in-kind material replacement, Section 2-11(d)(1)(iv)(B) for replacement of cast and sheet metals, Section 2-11(d)(1)(iv)(I) for replacement of roofing material, and Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; and Section 2-16(c) for Excavation Work. Furthermore, with regard to these or other aspects of the work, the Commission finds that the selective replacement of limestone elements at the balustrades with limestone replacement units, as opposed to marble replacement units, will not eliminate any historic fabric which was in place at the time of designation and will maintain a unified appearance of the balustrades in keeping with the intent of the original design. Based on these findings, the Commission has determined that the work is appropriate to the site.

ADDITIONAL INFORMATION AND SPECIFICATIONS REQUIRED AND SAMPLES REQUESTED:

This report is issued contingent upon the submission of finalized material and method specifications for all exterior restorative work, as well as the results of the mortar analysis and cleaning tests, for review and comment by the Commission prior to the commencement of the related work. Additionally, the presentation of installed sample mockups for review and comment by the Commission at locations requiring restoration prior to the commencement of work, is requested. A new docket number will be provided by the Commission staff, and the following specific samples will be identified in a Materials Checklist: brick pavers and mortar; brick paver coursing; limestone, marble, and granite, patching and replacement; and repointing.

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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.

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Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none



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ADVISORY REPORT

ISSUE DATE: 07/17/24	EXPIRATION DATE: 7/17/2030	DOCKET #: LPC-24-11948	SRA SRA-24-11948
ADDRESS: N/A DANA DISCOVERY CENTER		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
Central Park, Scenic Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation,

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing at and above grade operational equipment associated with redirecting the flow of water at portions of the above and below grade interconnected water system within the section of the park located north of the 97th Street Transverse, including within landscaped portions of the park adjoining East 106th Street and Fifth Avenue, installing two (2) in-ground cast iron manhole covers, five (5) in-ground aluminum hatch doors, one (1) wall-mounted brushed stainless steel cabinet at plain brickwork on the west (back) facade of the existing concession kiosk, and two (2) green painted aluminum cabinets (one (1) RPZ enclosure and one (1) electrical equipment enclosure) on concrete pads; within landscaped portions of the park adjoining Central Park North and Adam Clayton Powell Jr. Boulevard, installing one (1) in-ground aluminum hatch door, one (1) in-ground cast iron manhole cover, and one (1) green painted aluminum electrical cabinet on a concrete pad; and within landscaped portions of the park adjoining Central Park West between West 100th Street and West 101st Street, installing (2) in-ground aluminum hatch doors, and two (2) green painted aluminum cabinets (one (1) RPZ enclosure and one (1) electrical equipment enclosure) on concrete pads, as well as installing one (1) cast iron manhole cover at plain poured asphalt paving adjoining West 100th Street, lifting and resetting boulders and installing tube shaped erosion control devices ("coir logs") at the perimeter of a naturalistic body of water near West 100th Street, known as the Pool, and the temporary excavation and backfilling of select landscaped areas above below-grade portions of the water system in conjunction with below-grade mechanical, electrical, and plumbing work associated with redirecting the flow of the water, as described and shown in existing condition photographs; a letter dated June 2024; and a nineteen (19) page presentation containing annotated maps, line drawings, and

existing condition photographs, and prepared by the Central Park Conservancy, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Central Park Designation Report describes the Central Park Scenic Landmark as an English Romantic style public park designed in 1857-58 by Frederick Law Olmsted and Calvert Vaux.

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 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(b) for Health, Safety, and Utility Equipment. Based on these findings, the Commission has determined that the work is appropriate to the scenic landmark.

PLEASE NOTE: The Commission notes that the proposed project area may contain potentially significant archaeological resources. Therefore, an Archaeological Work plan detailing what archaeological work will occur should be submitted to the Archaeology Department for review and approval before works begins. And furthermore, that the applicant will adhere to the Guidelines for Archaeological Work in New York City throughout the process which will include the submission of a final archaeological report to the LPC for approval and may include a curation plan for any artifacts that may be recovered.

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Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Diane Jackier, Central Park Conservancy