



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



# BINDING REPORT

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
11/19/24	11/19/2030	LPC-24-11900	SRB-24-11900
ADDRESS:		BOROUGH:	BLOCK/LOT:
65 JUMEL TERRACE		Manhattan	2109 / 106
Morris-Jumel Mansion, Individual Landmark			
Morris-Jumel Mansion, Interior Landmark			
Jumel Terrace Historic District			

To the Mayor, the Council, and the Deputy Commissioner of Capital Projects NYC Department of Parks & Recreation

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 work at all facades and the roof, including replacing damaged and deteriorated wood features in kind; installing new wood roof railings to match the historic railings; restoring windows including replacing deteriorated wood components in kind and repainting to match the existing; replacing dormer windows in kind; replacing a non-historic cellar window to match the historic; replacing deteriorated cedar shingle siding in kind; replacing the existing asphalt roofing in kind; repainting the exterior white to match the existing; replacing the existing wood roof shingles and decking in kind; patching and repointing brownstone; repointing the brick chimneys and replacing damaged brick in kind; replacing the existing masonry infill and parging below a door opening on the east facade in kind; repairing cracks in parging at the foundation wall; replacing the plaster ceiling at the portico in kind; restoring and refinishing the existing iron railings; and replacing gutters and leaders with new lead coated copper gutters and leaders, as shown in drawings labeled G001, L001, L002, AR101 through AR105, AR200 through AR203, A101 through A105, A200 through A203, A300, A301, A400, A400A, A401, A500 through A503, and A600, revised October 31, 2024, prepared by Page Ayres Cowley, RA, and photographs of the existing conditions labeled "Morris-Jumel Mansion Reconstruction," and as described in specifications, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the designation reports describe 65 Jumel Terrace, the Morris-Jumel Mansion, an Individual and Interior Landmark and located within the Jumel Terrace Historic District, as a Georgian style mansion built in 1765, and remodeled in the Napoleonic Empire style with Federal style details.

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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(6) for repair of stucco; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(c)(9) for repair of wood features; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-11(f) for re-creation and restoration of missing façade features; and Section 2-14 for Window and Doors, including Section 2-14(f)(2)(i)(A) for new windows and doors at primary facades at Individual Landmarks. Based on these findings, the Commission determined that the work is appropriate to the landmark and to the Jumel Terrace Historic District. The work, therefore, is approved.

Please note that replacement of the portico columns will be filed as a separate application.

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 REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) 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 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: roof railing shop drawings, repointing mortar color, texture, and tooling, brownstone patching, brick replacement, and roof shingles.

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 Lisa Schaeffer.

Sarah Carroll  
Chair

**cc:** Jared Knowles, Deputy Director; Danielle Monopoli, NYC Parks



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/25/24	<b>EXPIRATION DATE:</b> 11/25/2030	<b>DOCKET #:</b> LPC-25-00436	<b>REPORT #:</b> SRB-25-00436
<b>ADDRESS:</b> 895 SHORE ROAD		<b>BOROUGH:</b> Bronx	<b>BLOCK/LOT:</b> 5650 / 1
Bartow-Pell Mansion, Individual Landmark			
Bartow-Pell Mansion, Interior, Interior Landmark			

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

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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.

In reviewing this proposal, the Commission notes that the Bartow-Pell Expanded Landmark Site Individual Landmark designation report describes the Bartow-Pell Mansion as a Federal mansion completed by 1842 and that the grounds include a stone barn, walled gardens, and small memorial plot. With regards to this proposal, the Commission notes that the Department of Parks and Recreation has consulted with the Tribal Nations about the proposed work which may uncover Indigenous materials. In addition, the archaeology will adhere to the LPC 2018 Guidelines for Archaeological Work and that the project findings will be used to inform later work, therefore the Commission finds the work is appropriate. Based on these findings, the Commission determines the proposed work to be appropriate for the site of this individual landmark. The work, therefore, is approved.

This report is issued on the basis of the building and/or site conditions described in the application and disclosed during the review process. By accepting this report, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic architectural fabric is discovered. The Commission reserves the right to amend or revoke this report, 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.

The approved documents, and Department of Buildings filing drawings where applicable, are marked as approved by the Commission, with the date of the approval indicated. The work is limited to what is contained in the approved documents and referenced in the approval. Other work or amendments to this filing must be reviewed and approved separately. A copy of this report must be prominently displayed at the site while work is in progress. Please direct inquiries to Amanda Sutphin.

Sarah Carroll  
Chair

PLEASE NOTE: APPROVED DOCUMENTS, DEPARTMENT OF BUILDINGS FILING DRAWINGS WHERE APPLICABLE, AND A COPY OF THIS REPORT HAVE BEEN PROVIDED TO:

**cc:** Lisa Kersavage, Executive Director; Taylor Aikin, MBB Architects; Sybil Young, DPR



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/26/24	<b>EXPIRATION DATE:</b> 11/26/2030	<b>DOCKET #:</b> LPC-25-03350	<b>SRB</b> SRB-25-03350
<b>ADDRESS:</b> 95 SOUTH STREET Apt/Floor: 1st & 2nd Fl		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 73 / 10
South Street Seaport Historic District			

To the Mayor, the Council, and the NYC EDC:

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 work at the open interior corridor at the ground floor adjacent to Buildings D/E, F and G, as shown on drawings G-001, G-002, G-003, G-101, G-102, A-101, A-102, A-200, A-201, A-202, A-211, A-300, and A-301, dated November 7, 2024, and prepared by William S. Mandara, R.A.; and submitted as components of the application.

With regard to this proposal, the Commission finds that the work will have no effect on significant protected features of the building. The work, therefore, is approved.

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 Brian Blazak.

Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; George Giaquinto, Seaport Entertainment Group, Inc.



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/08/24	<b>EXPIRATION DATE:</b> 11/8/2030	<b>DOCKET #:</b> LPC-25-04059	<b>SRB</b> SRB-25-04059
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Lampposts Upper West Side/Central Park West Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 telecommunications poletop antennas and shroud, and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Upper West Side/Central Park West Historic District. The work consists of replacing one (1) grey finished telecommunications poletop antenna and transmitter box with one (1) grey finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; temporarily removing and reinstalling any existing attachments at the new shaft, as needed, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated October 21, 2024, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes

that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Upper West Side/Central Park West Historic District is: 21591.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop shroud and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement shaft and base will match the existing in terms of placement, material, design, and finish; and that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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 Janelle Gunther.

Sarah Carroll  
Chair

**cc:** Emma Waterloo, Deputy Director; Sonia Irizarry-Lopez, Office of Technology & Innovation



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/19/24	<b>EXPIRATION DATE:</b> 11/19/2030	<b>DOCKET #:</b> LPC-25-04806	<b>SRB</b> SRB-25-04806
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> /
Sidewalks - Multiple Brooklyn Academy of Music Historic District Betsy Head Play Center, Individual Landmark			

To the Mayor, the Council, and the NYC DDC

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 the installation of pedestrian ramps at multiple locations within the Brooklyn Academy of Music Historic District, and the Betsy Head Play Center Individual Landmark.

The proposed work within the Brooklyn Academy of Music Historic District includes upgrading the southeast corner of Lafayette Avenue and Ashland Place pedestrian ramp to conform to ADA requirements. The curb and crosswalk materials will be replaced-in-kind with granite and asphalt respectively and the sidewalk material will be changed from granite and bluestone to pigmented concrete and bluestone. Within the Betsy Head Play Center Individual Landmark (LP-2240), the work includes upgrading the southeast and southwest corners of Amboy and Dumont Streets to install pedestrian ramps to conform to ADA requirements. The curb will be changed from concrete to granite, the sidewalk will be changed from unpigmented concrete to pigmented concrete, and the crosswalk will be replaced-in-kind with asphalt, as described in a letter dated November 13, 2024, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on drawings included in "Project ID : HWP20MKC", prepared by the NYC Department of Design & Construction, 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 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. 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 cited Rule section(s):  
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Fred Metzger.

Sarah Carroll  
Chair

**cc:** Jared Knowles, Deputy Director; Lauren Tucker, NYC DDC



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/19/24	<b>EXPIRATION DATE:</b> 11/19/2030	<b>DOCKET #:</b> LPC-25-04807	<b>SRB</b> SRB-25-04807
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Sidewalks - Multiple Street Plan of New Amsterdam and Colonial New York, Individual Landmark Metropolitan Museum Historic District Central Park, Scenic Landmark			

To the Mayor, the Council, and the NYC DDC

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 the installation of pedestrian ramps at multiple locations within the Street Plan of New Amsterdam and Colonial New York Individual Landmark, the Central Park Scenic Landmark, and the Metropolitan Museum Historic Districts.

The proposed work within the Street Plan of New Amsterdam and Colonial New York Individual Landmark includes upgrading the pedestrian ramps at all four corners of William Street and Exchange Place to conform to ADA requirements. The existing granite, bluestone, and steel faced concrete curbs will be changed to granite. The existing concrete sidewalk will be replaced with pigmented concrete sidewalk and the existing pigmented concrete sidewalk will be replaced-in-kind. The crosswalk materials will be replaced-in-kind with asphalt. The proposed work adjacent to the Central Park Scenic Landmark includes upgrading the pedestrian ramp at the northwest corner E 80th Street and 5th Avenue to conform to ADA requirements. The curb will be changed from steel faced concrete to granite, the sidewalk will be changed from bluestone to pigmented concrete and the crosswalk will be replaced-in-kind with asphalt.

The proposed work within the Metropolitan Museum Historic District includes upgrading the pedestrian ramps at the northeast and southeast corners of E 80th Street and 5th Avenue to conform to ADA requirements. The existing granite curbs will be replaced-in-kind. The existing pigmented concrete sidewalk will be replaced-in-kind. The crosswalk materials will be replaced-in-kind with asphalt, as described in a letter dated November 13, 2024, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on a drawings included in "Project ID : HWP20MKC", prepared by the NYC Department of Design & Construction, 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 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. 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 cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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 Fred Metzger.

Sarah Carroll  
Chair

**cc:** Jared Knowles, Deputy Director; Lauren Tucker, NYC DDC



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/18/24	<b>EXPIRATION DATE:</b> 11/18/2030	<b>DOCKET #:</b> LPC-25-04848	<b>SRB</b> SRB-25-04848
<b>ADDRESS:</b> 1000 FIFTH AVENUE		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 1111 / 1
Central Park, Scenic Landmark			
Metropolitan Museum of Art, Interior Landmark			
Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the Department of Cultural Affairs,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 interior alterations only at the basement, first floor, and mezzanine level of Wings CC and W, at locations outside of the areas designated as an Interior Landmark, including but not limited to structural work, as described and shown in a memorandum, dated September 23, 2024, and prepared by Henry Miller, of Beyer Blinder Belle Architects; and drawings

FA001.00, FA102.00, FA-103.00, P001.00, P101.00, P102.00, P201.00, P202.00, P400.00, SP001.00, SP101.00, SP103.00, SP201.00, SP203.00, SP400.00, SP500.00, M001.00 through M-003.00, M110.00 through M113.00, M210.00 through M213.00, M300.00 through M302.00, M400.00, and M500.00 through M502.00, dated September 20, 2024, and prepared by Erik D. Bodelsea, PE; S-001.00, S-101.00 through S-103.00, S-111.00, S-112.00, S-501.00, and S-502.00, dated September 24, 2024, and prepared by Justin Den Herder, PE; and G-001.00 through G-004.00, LS-100.00, DM-101.00 through DM-103.00, A-101.00 through A-104.00, A-111.00, A-121.00, A-201.00, A-202.00, A-301.00, A-203.00, A-401.00, A-501.00, A-701.00 through A-703.00, and A-801.00, dated September 24, 2024, and prepared by Richard W. Southwick, RA, all submitted as components of the application.

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

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 Michelle Craren.

Sarah Carroll  
Chair

**cc:** Emma Waterloo, Deputy Director; Rebekah Seely, The Metropolitan Museum of Art

Issued: 11/18/24  
DOCKET #: LPC-25-04848



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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# BINDING REPORT

<b>ISSUE DATE:</b> 11/22/24	<b>EXPIRATION DATE:</b> 11/22/2030	<b>DOCKET #:</b> LPC-25-04929	<b>SRB</b> SRB-25-04929
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Lampposts St. Paul's Chapel and Graveyard, Individual Landmark			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 telecommunications poletop antennas and shroud, and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located adjacent to the St. Paul's Chapel and Graveyard Individual Landmark. The work consists of replacing one (1) grey finished telecommunications poletop antenna and transmitter box in-kind, in conjunction with replacing the pole shaft and base, in-kind; and temporarily removing and reinstalling any existing attachments at the new shaft, as needed, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated November 6, 2024, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The

Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number adjacent to the St. Paul's Chapel and Graveyard Individual Landmark is: 5095.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement shaft and base will match the existing in terms of placement, material, design, and finish; and that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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.

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Sarah Carroll  
Chair

**cc:** Emma Waterloo, Deputy Director; Imani Charles, Office of Technology and Innovation



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



# BINDING REPORT

<b>ISSUE DATE:</b> 11/20/24	<b>EXPIRATION DATE:</b> 11/20/2030	<b>DOCKET #:</b> LPC-25-04973	<b>SRB</b> SRB-25-04973
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Lampposts Greenwich Village Historic District			

To the Mayor, the Council, and the NYC Office of Technology & Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 telecommunications poletop antennas and shroud, and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Greenwich Village Historic District. The work consists of replacing one (1) grey-finished 4G telecommunications poletop antenna and mid-pole shroud, with one (1) grey finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the base of the pole, in-kind, and extending the height of the pole by approximately 6'; installing a grey-finished handhole at the sidewalk adjacent to the pole; and excavating hexagonal asphalt pavers where the pavers will be, in-kind, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated November 15, 2024, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box installations are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been



divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Greenwich Village Historic District is: 13504.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop equipment shroud and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement base and new pole section will match the existing in terms of placement, material, design, and finish; that the handhole will be small in size, simple in design, and finished to match the adjacent concrete pavers; and that any sidewalks to be excavated will be replaced with new hexagonal asphalt pavers to match the existing paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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 Michelle Craren.

Sarah Carroll  
Chair

**cc:** Emma Waterloo, Deputy Director; Imani Charles, Office of Technology and Innovation



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/26/24	<b>EXPIRATION DATE:</b> 11/26/2030	<b>DOCKET #:</b> LPC-25-05229	<b>SRB</b> SRB-25-05229
<b><u>ADDRESS:</u></b> 851 GRAND CONCOURSE Apt/Floor: 9th Floor		<b>BOROUGH:</b> Bronx	<b>BLOCK/LOT:</b> 2468 / 1
Bronx County Courthouse, Individual Landmark Grand Concourse Historic District			

To the Mayor, the Council, and the Assistant Commissioner, NYC Department of Citywide Administrative Services,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain 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 documenting existing interior conditions at the ninth floor, pursuant to a Department of Buildings application for a Certificate of Occupancy, as shown on drawing G-000.00, dated (revised) December 20, 2024; drawing A-110.00, dated October 23, 2024; and drawing A-401.00, dated October 25, 2024, and prepared by Joseph M. Spina, R.A. No alterations to the property are proposed under this application.

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 Marie Guarino.

Sarah Carroll  
Chair

**cc:** Edith Bellinghausen, Deputy Director; Descire Mori, LiRo Architects + Planners, P.C.