



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> 04/21/23	<b>EXPIRATION DATE:</b> 4/21/2029	<b>DOCKET #:</b> LPC-23-04557	<b>SRB</b> SRB-23-04557
<b>ADDRESS:</b> 172-174 EAST 110TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1637 / 141
New York Public Library, Aguilar Branch, Individual Landmark			

To the Mayor, the Council, and the New York Public Library Associate Director, Construction & Capital Planning:

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 the rear roof consisting of constructing a Z-shaped, egress corridor addition connecting the existing door at the westernmost end of the third floor south facade with the north facade of the existing third-floor custodian apartment, and interior alterations throughout all floors. The facades of the addition will be clad with an off-white cementitious stucco ("6050 White Linen") to match the existing exposed stucco lot-line west façade. The work is shown in a 15-page presentation titled "Aguilar Branch Library Community Board 11 East Harlem Land Use, Landmarks & Planning" dated March 8, 2023 and prepared by the New York Public Library and Mitchell Giurgola Architects LLP, which contains photographs of the mockup installation, visibility study photographs, and a color sample, and on filing drawings labeled T-100.00, G-000.00, G-001.00, G-002.00, G-003.00, Z-001.00, Z-002.00, Z-003.00, EN-100.00, A-001.00, DM-100.00, DM-101.00, DM-102.00, DM-103.00, DM-104.00, DM-105.00, DM-700.00, DM-701.00, DM-702.00, DM-703.00, DM-704.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-150.00, A-200.00, A-300.00, A-310.00, A-320.00, A-400.00, A-401.00, A-402.00, A-403.00, A-404.00, A-410.00, A-500.00, A-501.00, A-502.00, A-503.00, A-504.00, A-510.00, A-511.00, A-512.00, A-513.00, A-520.00, A-600.00, A-601.00, A-602.00, A-603.00, A-610.00, A-611.00, A-612.00, A-613.00, A-614.00, A-615.00, A-616.00, A-617.00, A-618.00, A-619.00, A-620.00, A-621.00, A-630.00, A-631.00, A-650.00, A-651.00, A-652.00, A-700.00, A-701.00, A-702.00, A-703.00, A-704.00, A-800.00, A-801.00, A-802.00, A-803.00, A-

804.00, X-001.00, X-002.00, X-003.00, and X-004.00 dated (as revised on) October 18, 2022 and prepared by Carol Loewenson, R.A., and on filing drawings labeled M-001.00, DMM-100.00, DMM-101.00, DMM-102.00, DMM-103.00, DMM-104.00, DMM-105.00, DMM-400.00, M-100.00, M-101.00, M-102.00, M-103.00, M-104.00, M-105.00, M-400.00, M-501.00, M-502.00, M-503.00, M-504.00, M-505.00, M-506.00, M-551.00, M-552.00, M-600.00, P-001.00, DP-100.00, DP-102.00, DP-103.00, DP-104.00, DP-105.00, P-100.00, P-101.00, P-103.00, P-104.00, P-105.00, P-300.00, P-500.00, S-001.00, S-002.00, S-003.00, S-004.00, DMS-100.00, DMS-101.00, DMS-102.00, DMS-103.00, DMS-104.00, DMS-105.00, S-100.00, S-101.00, S-102.00, S-103.00, S-104.00, S-105.00, S-200.00, S-202.00, S-203.00, S-205.00, S-210.00, S-300.00, S-301.00, S-303.00, S-305.00, S-400.00, S-401.00, S-402.00, S-403.00, S-404.00, S-405.00, S-406.00, S-407.00, S-408.00, S-409.00, S-410.00, S-411.00, S-412.00, S-413.00, S-414.00, S-415.00, S-421.00, S-422.00, S-430.00, S-450.00, S-451.00, S-501.00, S-502.00, S-503.00 dated (as revised on) October 18, 2022 and prepared by Elias Suleiman Matar, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the New York Public Library Aguilar Branch Individual Landmark Designation Report describes 172-174 East 110th Street as a library building built in 1898-1899, and reconstructed and enlarged in a Classical Revival style by Herts & Tallant in 1904-1905. The Commission further notes that the building was renovated and restored in 1939, 1950, 1994, and 2002, and that for purposes of the New York City Energy Conservation Code, NYCECC C501.6, the property has been determined to be eligible for listing, on the State and/or National Register(s) of Historic Places. The Commission finally notes that the profile of the building steps down by a story at the rear.

With regard to the 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 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(1) for non-occupiable rooftop additions on Individual Landmarks. Furthermore, with regard to these or other aspects of the work, the Commission finds that the rear/rooftop addition will not be visible over the front façade; that it will only be visible in the context of various rooftop additions over shorter surrounding buildings from the northwest along East 110th Street and Lexington Avenue; and that the stucco cladding will blend with the side façade, resulting in an unobtrusive accretion that does not call undue attention to itself. 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 James Russiello.

Sarah Carroll  
Chair

**cc:** Caroline Kane Levy, Deputy Director; Kelly Byrnes and Lori Boccadoro, Conversano Associates; David Lem, Associate Director, Construction & Capital Planning, New York Public Library; Carl Gruswitz, AIA, Senior Associate, and Bryan Bogaards, AIA, Associate, Mitchell Giurgola Architects LLP; Cory Herrala, LPC Director of Preservation, and Mark A. Silberman, LPC General Counsel



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 04/25/23	<b>EXPIRATION DATE:</b> 4/25/2029	<b>DOCKET #:</b> LPC-23-07933	<b>SRB</b> SRB-23-07933
<b><u>ADDRESS:</u></b>		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
<p>Concrete Sidewalk Replacement          Stuyvesant Heights Historic District          Greenwich Village Historic District          Greenwich Village Historic District Extension II          St. Nicholas Historic District          Jumel Terrace Historic District          Stuyvesant Square Historic District          Fieldston Historic District          Bedford Historic District          Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District          Boerum Hill Historic District          Brooklyn Academy of Music Historic District          Brooklyn Heights Historic District          Charlton-King-Vandam Historic District          Fort Greene Historic District          St. Paul's Avenue-Stapleton Heights Historic District          Vinegar Hill Historic District          Carroll Gardens Historic District          Cobble Hill Historic District          Ditmas Park Historic District          Fiske Terrace-Midwood Park Historic District          Park Slope Historic District</p>			

Park Slope Historic District Extension  
Park Slope Historic District Extension II  
Prospect Park South Historic District  
Addisleigh Park Historic District  
St. George/New Brighton Historic District  
Clinton Hill Historic District

To the Mayor, the Council, and the NYC Department of Transportation

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 concrete sidewalk replacement at various locations within historic districts in the Boroughs of Manhattan, the Bronx, Brooklyn, Queens & Staten Island. The proposed work consists of select replacement of damaged concrete sidewalk with concrete, tinted or untinted, scored to match the adjacent paving, as described in a letter dated February 28, 2023; and list of locations, "LPC-Regulated Landmark Districts-Sidewalk-Citywide-2023," prepared and submitted by Diane Altieri/NYC Department of Transportation 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. 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>

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

Caroline Pasion.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Diane Altieri, NYC Department of Transportation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 04/27/23	<b>EXPIRATION DATE:</b> 4/27/2029	<b>DOCKET #:</b> LPC-23-07953	<b>SRB</b> SRB-23-07953
<b>ADDRESS:</b> 132 WEST 10TH STREET Apt/Floor: First Floor		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 610 / 51
Greenwich Village Historic District			

To the Mayor, the Council, and the Fire Department of New York City,

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 replacing one (1) overfill alarm in-kind at the first floor of the north (West 10th Street) façade; replacing one (1) beige finished vent riser in-kind at the first floor of the north façade; installing one (1) beige finished vent riser at the areaway; replacing one (1) metal manhole cover to the existing spill containment fill box at the areaway; and interior alterations at the cellar through first floor, as shown in existing condition photographs; and drawings T-000.00, G-001.00, G-002.00, G-003.00, G-004.00, EN-001.00, GC-001.00, GC-002.00, GC-003.00, GC-004.00, GC-005.00, GC-006.00, GC-007.00, GC-008.00, GC-009.00, GC-010.00, and E-001.00, dated January 23, 2023, and prepared by Martin J. Wesolowski, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Greenwich Village Historic District Designation Report describes 132 West 10th Street, Engine Co. 18, as a transitional Romanesque Revival to Classical style firehouse designed by N. LeBrun & Sons and built in 1891; 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 Greenwich Village Historic District.

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 2-17 for Front, Side, and Rear Yards,

including Section 2-17(a)(5) for access hatches; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(2) for fire alarm bells; and Section 2-20(c)(7) for exterior connections and vents. Based on these findings, this Staff Binding Report is being issued.

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 Stephanie Kraut.

Sarah Carroll  
Chair

**cc:** Jared Knowles, Deputy Director; Joseph LePique RA, NYC Department of Design + Construction





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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# BINDING REPORT

<b>ISSUE DATE:</b> 04/04/23	<b>EXPIRATION DATE:</b> 4/4/2029	<b>DOCKET #:</b> LPC-23-08485	<b>SRB</b> SRB-23-08485
<b>ADDRESS:</b> 95 SOUTH STREET Apt/Floor: 1ST FLOOR		<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 interior alterations only at the first floor, as shown on drawings T-001.01, T-002 through T-006, EN-001, A-101, A-102, A-130, A-150, A-201, A-202, A-203, A-401 through A-404, and A-603, dated March 7, 2023, and prepared by Max Lee, P.E., and drawings M-001, M-002, M-003, EN-001, M-101, M-501, M-600, P-001, EN-001, P-101, P-401, P-501, P-502, P-503, P-601, SP-001, SP-101, SP-401, SP-501, and SP-601, dated March 14, 2023, and prepared by Liangkai Xia, P.E., all 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.

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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; Max Lee, Project Tactical Solutions



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# BINDING REPORT

<b>ISSUE DATE:</b> 04/05/23	<b>EXPIRATION DATE:</b> 4/5/2029	<b>DOCKET #:</b> LPC-23-08675	<b>SRB</b> SRB-23-08675
<b>ADDRESS:</b> 302 GROSVENOR STREET		<b>BOROUGH:</b> QUEENS	<b>BLOCK/LOT:</b> 8036 / 1
Douglaston Historic District			

To the Mayor, the Council, and the NYC 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.

The Landmarks Preservation Commission has reviewed a proposal for work at the East Drive and Grosvenor Street sidewalks, including replacing concrete paving, tinted "Winter Beige," in-kind, except that portions of the new paving, which align with nearby mature trees, will be narrowed and/or set slightly further away from the trees, with a corresponding curvature to the footprint of the paving, as described and shown in an undated presentation, titled "Trees & Sidewalks, Landmark Repairs-Fiscal Year 2023," prepared by NYC Parks, and consisting of six pages, including written text, photographs and drawings, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Douglaston Historic District designation report states that 302 Grosvenor Street (aka 31-01 East Drive; 240-08 Grosvenor Street) is a ranch style free-standing house built in 1951. The Commission also notes that Notice of Violation 07-0439 was issued on April 5, 2007 for the "installation of satellite dishes at roof without permit(s)."

With regards to the proposed work, the Commission finds that the work is in accordance with Section 12-06 for the Implementation Rules for the Douglaston Historic District. Furthermore, the Commission finds that the relevant work complies with the District Master Plan, including Section 7(b)(2)(iii) for driveways, paths and other paving. Based on these findings, the Commission determined that the work is appropriate to the streetscape and to the Douglaston Historic District. The work, therefore, is approved.

PLEASE NOTE: Notice of Violation 07-0439 remains in effect. Failure to resolve this matter may result in the issuance of a summons originating from the Office of Administrative Trials and Hearings in accordance with Title 63 of the Rules of the City of New York, Sections 2-04 and 11-02. A second summons requires a court appearance and a civil fine may be imposed.

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; Deric Kliti, NYC Parks



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# BINDING REPORT

<b>ISSUE DATE:</b> 04/25/23	<b>EXPIRATION DATE:</b> 4/25/2029	<b>DOCKET #:</b> LPC-23-08891	<b>SRB</b> SRB-23-08891
<b><u>ADDRESS:</u></b>		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> /
<p>Corner Pedestrian Ramps (Brooklyn, Manhattan, Queens, Staten Island and the Bronx)</p> <p>Park Slope Historic District</p> <p>Bedford Historic District</p> <p>Expanded Carnegie Hill Historic District</p> <p>DUMBO Historic District</p> <p>Douglaston Historic District</p> <p>Crown Heights North Historic District II</p> <p>Charlton-King-Vandam Historic District</p> <p>African Burial Ground &amp; The Commons Historic District</p> <p>Stuyvesant Heights Historic District</p> <p>Gramercy Park Historic District</p> <p>Park Slope Historic District Extension</p> <p>Grand Concourse Historic District</p> <p>Fort Greene Historic District</p> <p>Fiske Terrace-Midwood Park Historic District</p> <p>Cobble Hill Historic District</p> <p>Clinton Hill Historic District</p> <p>Brooklyn Heights Historic District</p> <p>Brooklyn Academy of Music Historic District</p> <p>Boerum Hill Historic District Extension</p> <p>Boerum Hill Historic District</p> <p>Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District</p>			

Park Slope Historic District Extension II  
SoHo-Cast Iron Historic District  
Upper East Side Historic District Extension  
Upper East Side Historic District  
Tribeca West Historic District  
Tribeca South Historic District  
Tribeca North Historic District  
Tribeca East Historic District  
Stuyvesant Square Historic District  
St. Paul's Avenue-Stapleton Heights Historic District  
Fulton Ferry Historic District  
SoHo-Cast Iron Historic District Extension  
Upper West Side/Central Park West Historic District  
Riverside-West End Historic District Extension II  
Ridgewood South Historic District  
NoHo Historic District Extension  
NoHo Historic District  
Morningside Heights Historic District  
Metropolitan Museum Historic District  
Ladies' Mile Historic District  
Greenwich Village Historic District Extension II  
Greenwich Village Historic District  
Stone Street Historic District

To the Mayor, the Council, and the NYC Department of Transportation

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 intersections located within historic districts in the Boroughs of Brooklyn, Manhattan, Queens, Staten Island and the Bronx. The proposed work consists of select removal of existing concrete sidewalk, and the installation of concrete, tinted or untinted, scored to match the adjacent paving, limited to corner quadrant pedestrian ramps, as described in a letter dated March 24, 2023; and as shown on location list "Pedestrian Ramp LPC Permit Location List 03-22-23" and email correspondence, prepared and submitted by Diane Altieri of the New York City Department of Transportation 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(g)(1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission determined that the work is appropriate to the historic districts. The work, therefore, 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>

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Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Diane Altieri, NYC Department of Transportation



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# BINDING REPORT

<b>ISSUE DATE:</b> 04/10/23	<b>EXPIRATION DATE:</b> 4/10/2029	<b>DOCKET #:</b> LPC-23-08980	<b>SRB</b> SRB-23-08980
<b>ADDRESS:</b> 11 FULTON STREET Apt/Floor: 1		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 96 / 1
South Street Seaport Historic District			

To the Mayor, the Council, and the NYC Economic Development Corporation,

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 the western-most bay of the ground floor of the South Street (south) facade, including removing an existing multi-light fixed display window and installing one (1) pair of metal and glass double doors with a black finish; and interior alterations at the first floor, as shown on drawings T-000, T-001, G-001, G-004, G-005, G-006, G-009, A-010, A-020, A-030 through A-035, A-050, A-051, A-052, A-060, A-061, A-150 through A-153, A-200 through A-203, A-205, A-400 through A-403, A-500 through A-503, A-600 through A-603, A-640 through A-644, A-700 through A-723, A-750 through A-753, A-900 through A-915, A-1000 through A-1009, and EN-001 through EN-005, and EN-101 through EN-105, dated March 22, 2023, and prepared by Joshua Heitler, R.A.; and drawings P-001 through P-004, P-101 through P-104, P-201 through P-207, P-301, P-302, P-401, P-402, P-403, P-501, P-502, M-001, M-002, M-003, M-101, M-201 through M-206, M-300 through M-303, M-401, M-402, M-403, M-501, M-502, M-503, FA-001 through FA-004, FA-091, FA-101, SP/SD-001, SP/SD-002, SP/SD-003, SP/SD-101, SP/SD-200, SP/SD-201, SP/SD-202, SP/SD-203, SP/SD-301, SP/SD-302, SP/SD-401, and SP/SD-402, dated March 22, 2023, and prepared by Alex B. Schwartz, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that 11 Fulton Street is a contemporary market building designed by Benjamin Thompson and Associates and built in 1983.



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 2-12 for Storefronts, Awnings, and Canopies, including Section 2-12(c)(7) for entrances and doors. Based on these findings, the Commission determined that the work is appropriate to the building and to the South Street Seaport Historic District. The work, therefore, 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 Brian Blazak.

Sarah Carroll  
Chair

**cc:** Bernadette Artus, Deputy Director; Joshua Heitler, Heitler Houstoun Architects



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> 04/11/23	<b>EXPIRATION DATE:</b> 4/11/2029	<b>DOCKET #:</b> LPC-23-09263	<b>SRB</b> SRB-23-09263
<b>ADDRESS:</b> 160 HENRY STREET		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 236 / 1
Brooklyn Heights 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 the installation of a 40 inch tall, beige-finished telecommunications pedestal and a grey-finished fiberglass vault cover; and for replacing the adjacent section of dark gray tinted concrete sidewalk paving in-kind, as described and shown in a written narrative, dated April 4, 2023, and prepared by Brett Sikoff; an annotated photograph; and a drawing, dated April 3, 2023, and prepared by Anthony Venetian, all submitted by Paul J. Scotto, of Verizon of New York, Inc., as components of the application.

In reviewing this proposal, the Commission notes that 160 Henry Street (aka 158-168 Henry Street; 85-91 Pierrepont Street; and 21-27 Love Lane) is an apartment building built in 1923; 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 Brooklyn Heights Historic District. The Commission further notes that a Master Plan was approved for the citywide installation of telecommunications pedestals at concrete or unpaved portions of the sidewalk pursuant to Advisory Staff Report 18-3366 (LPC 17-6300), issued on March 16, 2016.

With regard to this proposal, the Commission has reviewed these materials and finds that the proposed work is in accordance with the previously approved Master Plan. Therefore, you are authorized to proceed with the work at this time as described above.

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 Winnie Chau.

Sarah Carroll  
Chair

**cc:** Caroline Kane Levy, Deputy Director; Paul Scotto, Verizon of New York Inc.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 04/21/23	<b>EXPIRATION DATE:</b> 4/21/2029	<b>DOCKET #:</b> LPC-23-09513	<b>SRB</b> SRB-23-09513
<b>ADDRESS:</b> 476 FIFTH AVENUE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1257 / 1
<p>New York Public Library (Stephen A. Schwarzman Building) Interiors, Main Reading Room and Catalog Room, Interior Landmark</p> <p>New York Public Library, Interior Landmark</p> <p>New York Public Library, Individual Landmark</p>			

To the Mayor, the Council, and the VP, NYPL,

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, within non-designated areas of the 1st and 2nd floors; as shown on drawings labeled T-001.02, DM-001.01, A-101.01, A-201.01, A-401.01, A-501.01, dated February 10, 2023, prepared by Thomas Hughes, R.A.; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the New York Public Library Individual and Interior Landmark designation reports describe 476 Fifth Avenue as a monumental Beaux-Arts style civic structure and interiors designed by Carrere & Hastings, and built in 1898-1911.

With regard to this proposal, the Commission finds that the proposed work will occur outside of the designated portions of the interior, and therefore will have no effect on significant architectural features of this Interior Landmark. Based on these findings, the Commission determines the proposed work to be appropriate to this Individual and Interior Landmark. 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 Karina Bishop.

Sarah Carroll  
Chair

**cc:** Edith Bellinghausen, Deputy Director; Kelly Byrnes, Conversano Associates