



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> 11/26/2019	<b>EXPIRATION DATE:</b> 6/25/2025	<b>DOCKET #:</b> LPC-20-02391	<b>CRB</b> CRB-20-02391
<b>ADDRESS:</b> 142 GRAND STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 473 / 47
SoHo-Cast Iron Historic District Extension			

To the Mayor, the Council, and the Deputy Commissioner of the Department of New York City 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, at the Public Meeting of June 25, 2019, following the Public Hearing of the same date, voted to approve a proposal to replace a fence and paving and install site furnishings at the subject premises, as put forward in your application completed on May 30, 2019.

The proposed work consists of modifying an existing empty lot at the northwest corner of Lafayette and Grand Streets by removing gravel and the installation of permeable concrete pavers, featuring gray toned finishes and set in a herringbone pattern, an area of synthetic turf, concrete curbing, and GFRC furnishings ("pebble seating") with select areas left as unpaved planting beds and existing areas of concrete paving and manhole covers left undisturbed; the removal of a modern perimeter fence and double gates and the installation of 5' high steel picket perimeter fencing and double gates, all aligning with the perimeter of the site, except the gates at the corner, which will be diagonal; the installation of wood and metal benches, Type B iron lightpoles, trash receptacles, and a drinking fountain within the site; and the installation of sign plaques on the perimeter fencing. The proposal was shown in an dated digital slide presentation, titled "Grand & Lafayette Streets DEP Site," dated (revised) July 24, 2019, and consisting of 34 slides of drawings and photos, prepared by the NYC Parks, as well as samples of the permeable paver, all presented at the Public Hearing and Meeting.

The Commission noted that the SoHo-Cast Iron Historic District describes 142 Grand Street as a parking

lot. The Commission also noted this vacant lot, which is now a right-of-way to the City of New York's water supply system, was formerly a parking lot that was created when several nineteenth-century buildings were demolished between 1958 and 1966; and that the lot currently is and will continue to be an active DEP site, which requires maintaining existing manholes and access for large vehicles through the site, as well as restricting below-grade work and above-grade construction.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission approved the proposal with modifications finding that the work will not eliminate any significant features of the site or historic district; that the proposed fencing will align with the front facades of neighboring buildings, thereby helping to maintain an alignment with the streetwall, a significant characteristic of this historic district; that the metal material, dark painted finish and simple picket design of the fence will be compatible with the character of the historic district, which includes metalwork used in a variety of ways, including at fire escapes, loading platforms and railings; that the predominance of paving, as well as the size, regular repeating pattern, gray tones, and smooth finish of the pavers, will relate to the industrial character of the historic district and recall the historic street bed paving of the historic district in a contemporary way; that the design of the components, including planting beds, site furnishings, pavers and artificial turf will not call undue attention to the area nor detract from the significant historic features of the neighboring buildings or streetscape; and that the proposed signs will be equivalent to signage found throughout the adjoining streetscapes in terms of basic placement and type. Based on these findings, the Commission determined that the work is appropriate to the site and to the SoHo-Cast Iron Historic District Extension. The work, therefore, is approved. However, in voting to approve this proposal, the Commission stipulated that the applicants work with staff to develop an appropriate amount and type of greenery at the back of the site and along the adjoining buildings, as well as on the interpretation of the history of the site and other things, such as artwork, that would be appropriate.

Subsequently on July 24, 2019, September 5, 2019 and November 1, 2019, the Commission received the final filing drawings and photograph sheets numbered 2-34, plus a cover page, including revised Sheet 21, labeled "Grand & Lafayette Streets DEP Site," illustrating more trees at the back of the site; a memo, dated June 25, 2019, outlining a plan for providing a planted buffer and varying tree species to be used, as well as for the future installation of signage and temporary artwork, and an email, dated November 1, 2019, including information about future signage, all prepared by the NYC Department of Parks and Recreation.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained and that the required stipulations are being addressed. Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Commission Binding Report 20-02391 is being issued.

**ADDITIONAL DRAWINGS REQUIRED:** This report is being issued contingent upon the Commission's review and approval of a detailed plan for future signage and temporary rotational art exhibits on the site through collaboration, prior to the commencement of work. Digital copies of these materials should be sent to [mshabrami@lpc.nyc.gov](mailto:mshabrami@lpc.nyc.gov) for review.

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, NYC Parks



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

<b>ISSUE DATE:</b> 11/12/19	<b>EXPIRATION DATE:</b> 11/12/2025	<b>DOCKET #:</b> LPC-20-04655	<b>SRA</b> SRA-20-04655
<b>ADDRESS:</b> 2 EASTERN PARKWAY Apt/Floor: Cllr-Bsmt		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 1183 / 2
Brooklyn Public Library, Central Building, Individual Landmark			

To the Mayor, the Council, and the Executive Vice President, Finance and Administration, Brooklyn Public Library:

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 interior alterations only at the cellar and basement at the premises (aka 10 Grand Army Plaza, 415 Flatbush Avenue), related to the construction of an auditorium stage and an HVAC enclosure at the portion of the premises known as "The Dweck Cultural Center," including but not limited to structural work, as described in drawings labeled T-001.00, T-002.00, A-100.00 and A-700.00, all dated October 17, 2019, prepared by Peter Zuspan, R.A., and submitted as components of the application.

The Commission has reviewed this proposal and these drawings and finds that the work will have no effect on the 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 Katherine Redd.



Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Luisa Estrella, J. Callahan Consulting



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# BINDING REPORT

<b>ISSUE DATE:</b> 11/07/19	<b>EXPIRATION DATE:</b> 11/7/2025	<b>DOCKET #:</b> LPC-19-20130	<b>SRB</b> SRB-19-20130
<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 Assoc. Commissioner of the NYC Dept. of Design & Construction:

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 restorative work at the East 110th Street (north) façade, including cleaning, repointing, removing ferrous masonry anchors, and patching cracked and spalled decoratively carved limestone; patching using Dutchman repairs at four (4) decoratively carved limestone horizontal console-volutes at the pilaster bases; replacing in-kind the upper section of one highly deteriorated volute limestone unit adjacent to the entry, retaining the bottom portion and installing the replacement carved unit with stainless steel anchors; installing two (2) 11'-4" tall cast-iron light posts with a black factory-applied finish surmounted by 18"-diameter LED globes at the pilaster bases that recreate the missing historic light posts; removing non-historic paired entry doors and installing new paneled and glazed wood paired doors, painted brown to match the dark bronze entry surround; installing a 3'-8" tall stainless steel ADA push-button bollard adjacent to the entry; installing a small globe light fixture centrally at the entry soffit; and work at the entry, including removing three (3) concrete stairs and two (2) non-historic granite stairs and installing new precast concrete stairs matching the color of the limestone facade; rebuilding the non-historic entry ramp to comply with ADA requirements, removing a non-historic metal railing set in a granite-clad curb at the concrete ramp; installing a simple bronze handrail, featuring integrated LED light fixtures, with a factory-applied medium bronze finish (Linetec Non-Stock Medium Bronze ANO-302 AE); removing the upper sash at one (1) one-over-one double-hung window at the courtyard south façade that is not visible from any public thoroughfare, and installing one (1) through-window louver; and interior alterations at the cellar and basement level as shown and

described in a scope of work document titled "Aguilar Branch Library Exterior Renovation" dated November 30, 2018 and prepared by New York City Department of Design and Construction In.House Design Studio, and as shown in existing and historic photographs, a historic elevation drawing, and product cut sheets, and on drawings labeled G-001.00, G-002.00, D-101.00, D-102.00, A-104.00, M-001.00, M-100.00, M-700.00 dated June 28, 2018, drawings labeled G-100.00, A-000.00, A-101.00, A-102.00, A-401.00, D-100.00, D-103.00, D-104.00, D-105.00, BPP-100.00, BPP-101.00, BPP-500.00, BPP-501.00, S-001.00, S-100.00, S-300.00, S-301.00, S-302.00, S-303.00, S-401.00, E-001.00, E-100.00, E-101.00, E-102.00, FA-100.00 dated January 26, 2018, a drawing labeled A-100.00 dated May 29, 2018, and drawings labeled A-103.00 and A-901.00 dated (as revised on) August 12, 2019 and prepared by Eric Boorstyn, R.A., and 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 late Romanesque Revival/Art Nouveau-inspired style library building designed by Herts & Tallant and 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 the existing ramp and doors were installed in 1994.

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)(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)(D) for replacement of cast and natural stone; Section 2-11(f) for re-creation and restoration of missing façade features; Section 2-18 for Barrier-Free Access, including Section 2-18(d)(2) for access actuators on free standing posts; Section 2-18(d)(1) for access actuators on building facades; Section 2-18(e)(1) for handrail alterations; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(c)(2)(ii) for HVAC equipment within window openings on secondary facades. Based on these findings, the Commission determined that the work is appropriate to the Individual Landmark. The work, therefore, 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>

**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 of masonry cleaning, joint cutting, pointing mortar, limestone patching, and Dutchmen repair sample mockups, and shop drawings for the limestone volute replacement unit prior to the commencement of work at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to JRussello@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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; Joseph LePique R.A., Chief, Historic Preservation Office, Public Buildings Division, New York City Department of Design + Construction; Risa Honic, Vice President for Capital Planning, New York Public Library; Eric Boorstyn, Associate Commissioner, Michael Giltenane, New York Public Libraries Program Director, Mandy LeBoeuf, R.A., Senior Architect, and Jenny Gillette, R.A. Deputy Director, Public Buildings Division In-House Design Studio, New York City Department of Design + Construction





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# BINDING REPORT

<b>ISSUE DATE:</b> 11/26/19	<b>EXPIRATION DATE:</b> 11/26/2025	<b>DOCKET #:</b> LPC-19-38902	<b>SRB</b> SRB-19-38902
<b>ADDRESS:</b> FIRST HOUSES		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 430 / 10
29-41 AVENUE A; 114-138 EAST 3RD STREET First Houses, Individual Landmark			

To the Mayor, the Council, and the Commissioner of the New York City Department of Housing Preservation and Development,

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 restorative work throughout all of the facades of buildings within the complex, known as buildings 1, 1A, 2, 2A, 3, 4, 5, 6, 7, and 8, including rebuilding brick parapets in-kind; selectively repointing masonry and replacing brickwork, precast concrete coping stones, metal lintels, and wood and slate sills in-kind, all at select locations; temporarily removing and reinstalling green painted cast iron columns at all of the entrance porticos, in conjunction with replacing the portico roofs, copper cornices, and plaster soffits in-kind; restoring the cast iron columns at the porticos by cleaning, using a chemical paint remover and low pressure water rinse, repairing the damaged units using a metal patching compound, and painting the columns green, matching the existing color; replacing damaged cast iron columns in-kind; temporarily removing and reinstalling green painted metal railings and resecuring the railings to the cast iron columns, only at existing penetrations, and anchored to plain brickwork at the facades, as needed; replacing existing deteriorated railings with new green painted railings, anchored at plain brickwork and concrete; selectively removing and reinstalling existing modern soffit mounted light fixtures, in conjunction with the soffit replacement, and replacing the remaining fixtures at the soffits in-kind; reconstructing historic beige ("sand") tinted concrete entrance stairs and landings at the porticos in-kind, in conjunction with installing new concrete

footings and applying a dampproofing coating to the below-grade brick foundation walls, as well as replacing beige tinted concrete pathway paving, featuring simple scoring patterns, and curbs in-kind, as needed within ten (10) feet of the base of the existing portico stairs; replacing brickwork in-kind at the facades beneath the porticos (below-grade entrances to basement); replacing nearby asphalt pathway paving in-kind as needed; and exterior alterations at the roofs of the buildings and rooftop stair bulkheads, including temporarily removing and reinstalling skylights, in conjunction with replacing flat roofing membranes and associated flashing in-kind; removing mechanical equipment; and installing grey painted metal railings at the inboard side of selected parapets that will not exceed a height of 4'-3" from the roof, as described and shown in current condition photos; a five (5) page document titled "Proposed Parapet Wall Guardrail Visibility Test," featuring photos of a mock-up, dated June 25, 2019, and prepared by Raman and Oundjian Engineering and Inspection Services; a thirteen (13) page mortar analysis and brick matching report, dated September 13, 2019, and prepared by Jablonski Building Conservation; and drawings T-001.00, G-001.00, G-002.00, G-003.00, G-006.00, DM-011.00, DM-021.00, DM-031.00, DM-041.00, DM-051.00, DM-061.00, DM-071.00, DM-081.00, DM-200.00, A-011.00, A-012.00, A-013.00, A-021.00, A-022.00, A-023.00, A-031.00, A-032.00, A-033.00, A-041.00, A-042.00, A-043.00, A-051.00, A-052.00, A-053.00, A-061.00, A-062.00, A-063.00, A-071.00, A-072.00, A-073.00, A-081.00, A-082.00, A-083.00, A-201.00 through A-206.00, A-301.00 through A-304.00, and A-401.00 through A-410.00, dated (revised) November 8, 2019, and prepared by Andrzej Borowczak, RA, all submitted as components of the application. Staff of the Commission conducted a site visit on July 24, 2019.

In reviewing this proposal, the Commission notes that the First Houses Individual Landmark Designation Report describes 29 Avenue A, 31 Avenue A, 33-35 Avenue A, 37 Avenue A, 39-41 Avenue A, 136-138 East 3rd Street, 130 East 3rd Street, 126 East 3rd Street, 118 East 3rd Street, and 114 East 3rd Street as a public housing project consisting of eight buildings arranged around a landscaped courtyard designed by Frederick L. Ackerman and built in 1935-36.

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)(3) for pointing mortar joints; Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(d)(1)(iv)(A) for replacement of cast iron; and Section 2-11(d)(1)(iv)(D) for replacement of cast and natural stone; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(b) for installation of new ironwork; and 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 none of the work at the porticos, including the replacement of the light fixtures, will eliminate any significant features. Based on these findings, the Commission determined that the work is appropriate to the Individual Landmark. The work, therefore, 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>

**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 shop drawings of replacement columns and cornices, as well as installed sample mockups of replacement

brick, slate, precast concrete, and wood units; and repointing at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to JWiesner-Chianese@lpc.nyc.gov for review, or contact staff to schedule a site visit.

PLEASE NOTE: This permit describes work filed under the following Department of Building BIN and Application numbers: 29 Avenue A (1077959, 123805418); 31 Avenue A (1077958, 123805427); 33-35 Avenue A (1077956, 123805436); 37 Avenue A (1077955, 123805445); 39-41 Avenue A (1077953, 123805454); 136-138 East 3rd Street (1077952, 123805463); 130 East 3rd Street (1077949, 123805472); 126 East 3rd Street (1077948, 123805481); 118 East 3rd Street (1077945, 123805490); and 114 East 3rd Street (1077944, 123805506).

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 Julianne W Chianese.



Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; Andrzej Borowczak, RO Engineers and Architects PC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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# BINDING REPORT

<b>ISSUE DATE:</b> 11/20/19	<b>EXPIRATION DATE:</b> 11/20/2025	<b>DOCKET #:</b> LPC-20-05034	<b>SRB</b> SRB-20-05034
<b>ADDRESS:</b> 1 CENTRE STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 121 / 1
Municipal Building, Individual Landmark			

To the Mayor, the Council, and the Associate Commissioner, NYC Department of Design & Construction,

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 seventh floor at the east facade, including replacing the glazing at the upper sash of two (2) bronze finished, one-over-one, double-hung windows with bronze finished metal louvers, as well as installing interior partitions, set back 18", behind six (6) windows at the seventh floor, and additional interior alterations at the fourth, sixth, and seventh floors, as shown in a paint sample; drawings GN-101.00, DM-101.00, DM-801.00, A-101.00, A-201.00, A-301.00, A-701.00, A-702.00, A-801.00, A-802.00, and A-901.00, dated (revised) October 21, 2019, and prepared by Albert Aronov, R.A.; drawings S-001.00, S-100.00, S-101.00, and S-200.00, dated (revised) October 31, 2019, and prepared by Jeffrey H. Smilow, P.E.; and drawings TT-002.00, TT-107.00, TT-400.00, TT-401.00, TT-501.00, TT-502.00, M-001.00, M-002.00, M-100.00, M-200.00, M-201.00, M-550.00, M-600.00, M-601.00, M-700.00 through M-703.00, M-800.00, E-001.00, E-104.00, E-107.00, E-108.00, E-500.00, E-501.00, E-600.00, FA-107.00, P-001.00, P-206.00, P-207.00, F-001.00, F-307.00, F-700.00, F-900.00, SP-001.00, SP-002.00, SP-207.00, EN-001.00, EN-002.00, EN-003.00, and EN-100.00, dated (revised) October 31, 2019, and prepared by Joseph Delpozzo, P.E., all submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(c)(2)(i) for HVAC

equipment within window openings on primary facades. 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 Marie Guarino.



Sarah Carroll  
Chair

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