



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



ADVISORY REPORT

ISSUE DATE: 12/08/22	EXPIRATION DATE: 12/8/2028	DOCKET #: LPC-23-04088	SRA SRA-23-04088
<u>ADDRESS:</u> Ocean Parkway		BOROUGH: Brooklyn	BLOCK/LOT: 0 / 0
Green Infrastructure Ocean Parkway, Scenic Landmark			

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

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 replacing asphalt paving with light gray tinted precast concrete panels and curbing at select locations in the street bed along the western auxiliary road of Ocean Parkway between Avenue F and Lawrence Avenue; and replacing the adjoining concrete sidewalk curbing, in-kind, as described in a letter, dated October 21, 2022, prepared by Andres Tovar Zambrano; an email, dated December 6, 2022, prepared by Andres Tovar Zambrano; written specifications, dated (received) November 7, 2022, prepared by the NYC Department of Design and Construction; as shown on existing condition photographs; and drawings T-1, I-1, L-1, K-1, K-2, LPC-1 through LPC-5, and GI-400 through GI-409, dated October 10, 2022, and prepared by Bernadette M. Callahan, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Ocean Parkway Designation Report describes Ocean Parkway as a parkway, designed by Frederick Law Olmsted and Calvert Vaux and built in 1874-76; and that the parkway was substantially reconstructed circa 1980, with new paving and furnishings.

With regards to the proposal, the Commission finds that the work will not alter, eliminate or conceal any of the significant historic or scenic characteristics of the parkway; that the proposed work will help address climate resiliency goals and be minor variations from the existing conditions; that the paving and curbing will be in keeping with the paving and curbing along this scenic landmark in terms of basic design; and that this work will not diminish the significant scenic and historic character of this scenic landmark.

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; Andres Tovar Zambrano, NYC DDC



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ADVISORY REPORT

ISSUE DATE: 12/23/22	EXPIRATION DATE: 12/23/2028	DOCKET #: LPC-23-04338	SRA SRA-23-04338
<u>ADDRESS:</u> RIVERSIDE PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1254 / 1
Riverside Park Riverside Park and Riverside Drive, Scenic Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for work at a portion of Riverside Park, surrounding the skate park and basketball and handball courts, between West 107th Street and West 112th Street. The work includes eliminating a pathway at the southern portion of the site, enlarging tree pits near the center of the site, and slightly narrowing existing pathways in select locations throughout the site, in conjunction with correspondingly expanding landscaped areas, by removing asphalt paving; replacing asphalt paving in-kind throughout the remainder of the site; replacing modern metal fencing, adjacent to the western side of the site with 4'-0" tall black painted metal, picket fencing, installed 3'-0" to the east of the existing fencing to be replaced; reconstructing a staircase ("112th Street step ramp") including constructing a new concrete foundation; replacing the bluestone risers, treads, and landings with new and salvaged bluestone units, matching the existing, except that the new steps will feature a single thermal finished bluestone unit at the edge of each step, functioning as both the riser and a portion of the tread ("bluestone riser"), instead of the risers and treads having completely separate units; repointing the granite cheek walls; and installing a 3'-6" tall black-painted metal handrail at the center of the steps and a 1'-0" tall black painted metal guardrail, mounted at the granite coping at the western cheek wall and at the upper landing; painting markings on the asphalt paving at select locations for pickleball courts; replacing one (1) drinking fountain, adjacent to a pathway at the northern portion of the site, with a grey painted metal drinking fountain/bottle filler; and installing new wood and concrete benches throughout the site, as described and shown in an photograph showing an example of topical stripping; an undated letter describing the scope of work; an e-mail dated November 23, 2022; drawings labeled L201.00 and

V101.00; and a presentation titled "Riverside Park West 107th to West 112th Street Paving, Fence and Stairs," including twenty-one (21) slides consisting of existing condition photographs, site plans, and drawings, and dated November 2, 2022, all prepared by Margaret Bracken, Landscape Architect, NYC Parks, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Riverside Park and Riverside Drive Scenic Landmark Designation Report describes Riverside Park as an English Romantic-style park built in 1873-1875 and designed by Frederick Law Olmsted, with modifications and additions built in 1934-1937 and designed by Clifton Lloyd and Gilmore Clarke.

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; and Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-18 for Barrier-Free Access, including Section 2-18(e)(1) for handrail alterations. Furthermore, with regard to these or other aspects of the work, the Commission finds that the work will not result in the removal of any original features or significant later alterations within the park; that the removal of the pathway within a plaza between the courts and skate park will not eliminate an original park pathway or detract from the simple composition of this plaza; that the work will not diminish a significant vista or eliminate any significant characteristics or features of the circulation system of the Scenic Landmark; that the replacement of asphalt paving will be in keeping with the existing paving throughout this portion of the park in terms of material, details, and finish; that the narrowing of the pathways, enlargement of the tree pits, and shifts of the placement of fencing will help support the health and longevity of trees and other plantings; that the change to the design details of the steps, including the incorporation of thermal finished units at the edge of each step, will be consistent with modifications to other stairs within the park and will help address a safety hazard, without detracting from the overall appearance of the stairs; that the new handrails and guardrails will be in keeping with other handrails and guardrails throughout the park in terms of placement, material, design, details, and finish; that the fence will match other fences within this area of the park in terms of material, design, details, and finish and will align in height and placement with the fences to the north and south; that the paint markings on modern paving, associated with pickleball courts, between the existing courts and skate park, will be consistent with the character of this section of the park; that the new water fountain/bottle filler will be simply designed, neutral in finish, and in keeping with other installations of this type throughout the park in terms of size, material, and placement; that the proposed benches will be typical of furnishings used throughout Riverside Park in terms of materials, design, details, and finishes, and will be harmonious with the character of this portion of the park; and that the proposed work will not detract from the historic character of the Riverside Park and Riverside Drive Scenic Landmark. Based on these findings, the Commission has determined that the work is appropriate to the site.

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>

interior alterations only at the <# FLOOR>.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dina Posner.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; MARGARET BRACKEN, NYC Parks