



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: 01/28/25	EXPIRATION DATE: 1/28/2031	DOCKET #: LPC-24-10446	SRB SRB-24-10446
ADDRESS: 1000 FIFTH AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 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 at the first floor transverse passageways and passageway connecting the Great Hall with the Grand Staircase, and at the second floor balconies encircling the Great Hall and the Grand Staircase, which are within the portion of the building designated as an Interior Landmark, including installing three (3) white-finished carbon monoxide detectors at the ceiling, including installing one (1) detector at each of the north and south transverse passageways, and at the passageway connecting the Great Hall with the Grand Staircase; and installing five (5) carbon monoxide detectors on posts on top of each of five (5) existing display cases at the second floor balconies, as well as interior alterations at the ground and first floors, outside the portion of the building designated as an Interior Landmark, as described and shown in a memorandum, dated March 29, 2024, and prepared by Beyer Blinder Belle; a digital presentation, titled "The Great Hall Modifications and Additions to Existing Fire Alarm System: Carbon Monoxide Detection," dated February 22, 2024, and prepared by Beyer Blinder Belle, consisting of 12 pages containing photographs, drawings, and photomontages; and drawings FA-001.00, FA-002.00, FA-100.00 through FA-109.00, FA-300.00, and FA-400.00 through FA-407.00, dated (issued) September 18, 2024, and prepared by Timothy Raymond

Costello, PE; and G-001.00, A.102, A.104, A.106, A.204, A.206, A.301 through A.303, A.405, A.500, and A.600 through A.602, dated January 10, 2025, and prepared by Richard W. Southwick, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Metropolitan Museum of Art Designation Report describes 1000 Fifth Avenue as a Beaux-Arts and Roman style museum, built in 1864-1965, and designed by Vaux and Mould, R.M. Hunt, McKim Mead and White, and others; and that the Metropolitan Museum of Art Interiors Designation Report describes the interior designated space as an entrance vestibule, the Great Hall, a passageway, corridors, the Grand Staircase, halls, balconies, and all vaults and domes above these halls and balconies, designed by Richard Morris Hunt and Richard Howland Hunt, with consulting architect George B. Post, and built in 1895-1902.

With regard to this proposal, the Commission finds that the work will not damage, eliminate, conceal, or detract from any significant architectural features; that the detectors at the first floor will be mounted at plain plaster ceilings; that the detectors at the second floor will be installed at modern elements within the Interior Landmark; that the detectors will be small in size, simply designed, and will not call undue attention to themselves; that no exposed conduit will be visible from the locations designated as an Interior Landmark; that the work is reversible in nature; and that the work is required to comply with the Building Code. Based on these findings, the Commission determined that the work is appropriate to 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 Michelle Craren.

Sarah Carroll
Chair

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



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BINDING REPORT

ISSUE DATE: 01/06/25	EXPIRATION DATE: 1/6/2031	DOCKET #: LPC-25-04481	SRB SRB-25-04481
ADDRESS: 60 CENTRE STREET		BOROUGH: Manhattan	BLOCK/LOT: 160 / 21
New York County Courthouse (New York State Supreme Court), Individual Landmark			
New York County Courthouse, Interior Landmark			

To the Mayor, the Council, and the 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.

Exterior work at the at all street facades, courtyard facades, sidewalk, stairs, and roof, including at the street facing elevations, including Dutchman repairs to cracks,, stone patching and crack injections to match existing; the large corner crack at the NW corner of the building will be repaired with a combination of smaller stones and type N mortar keyed into the corner; repointing will be performed with type N mortar to match existing at upper floors protruding stone elements, 1st floor, window wells and service entrance; at the 7th floor set back removal of the cracked terra cotta along structural members and replacement in kind to allow for the repair and flashing of the steel; other terra cotta repairs include patching and crack repairs; exposed steel will be prepared, primed and painted and flashed; excessive section loss will be addressed with localized reinforcement; expansion joints will be installed at location that the screen wall abuts the bulkhead; at the brick behind the screen walls removal of sheet metal cladding over existing coping, re-setting of the existing terra cotta coping with copper flashing, replacement of the inboard side face brick at entire screen wall; removals will be performed in alternating 7-foot intervals not to damage or de-stabilize the wall; scaled glazing will be repaired in kind and the terra cotta will be re-pointed; at the courtyard elevations repairs include parapet reconstruction, brick replacement, corner reconstruction, steel column repairs, brick repointing, along with lintel repair and installation of expansion joints where required. Sealant to be replaced at existing expansion joints;

deteriorated terra cotta can be locally repaired with patching material or replaced depending on the severity of the condition; steel windows will be scraped, primed and painted and perimeter sealant replaced; existing historic wrought iron security grills will be prepared, primed and painted in place; existing marble copings will be removed, salvaged, repaired and re-installed with new stainless-steel anchors, through-wall copper flashing and weather caps at all skyward facing joints; coping replacement, where required, will be performed in kind; at the underside of the mezzanine hallways repairing the concrete and coating of the concrete with mineral coating after repairs are completed; at the main entrance work entails replacement of the waterproofing under the main steps, and portico landing; it will entail careful removal, salvage of the granite steps, pavers and partial removal of the side wall trim; the cheek walls will remain in place and will be re-pointed; installing a cold applied reinforced polyurethane-methacrylate system waterproofing system; this membrane will also be used to waterproof the window wells and foundation walls at the building perimeter; at the monumental stairs removal of the existing railing and replacement with a new code compliant bronze railing of similar shape; at the main entrance portico landing, re-installation of the historic guardrail at the same location and a new bronze frame guardrail with clear glass set back into the building; at the three statues above the pediment, installation of scaffolding to reach each figure for further assessment; at the sub-basement replacing the waterproofing of the window wells above the sub-basement along with new drains, installation of negative side crystalline waterproofing around the perimeter of the sub-basement and basement, curtain grout injection to mitigate water infiltration through construction joints; excavating along the building's perimeter to install positive side waterproofing, negative side waterproofing to be installed in the interior; replacement of the walkways and sidewalks which will ensure water is directed away from the building's walls; installation of new piping system and drains at the interior courtyards; installation of a new drainage system at the sub-basement which include re-grading of the sub-basement slab to new drains to allow surface water to be properly collected; installation of new crystalline waterproofing will entail removing the existing terra cotta wall around the perimeter of the sub-basement foundation wall; a new furring wall consisting of steel studs and gypsum wall board will be installed after structural repairs are completed and walls and floors the sub-basement will be painted in its entirety; at the four large window wells located on the south (Pearl Street), southeast (Kent Place), north (Worth Street), and northwest (Hamill Place), facing facades of the building, removal of the existing waterproofing system down to the structural slab and installation of curtain grout at the perimeter of the window well, repairs to the concrete slab, levelling and installation of new reinforced liquid applied waterproofing system which includes installation of a reglet into the granite wall to provide a watertight base flashing installation and overburden composed of drainage mat and insulation and concrete topping slopped to drain; drains will be replaced with a 2-level promenade drains which will allow drainage at the concrete topping level and below the overburden, repointing of all granite joints, stone repairs (i.e. dutchman, resetting) and installation of sealant at the granite coping cross joints; removal, salvage and re-installation of existing security metal grills to allow for repointing of window jambs; existing metal grills to be prepared, primed and painted to match existing; at the Pearl Street Window well, replacement of concrete topping above the vault for installation of waterproofing. Work will require removal, salvaging and resetting a portion of the existing granite copings for proper waterproofing installation; at the edges of the vault removal, salvaging and re-setting of the existing fences in the same location; fences will be prepared, primed and painted to match existing; at the Kent Place Window well, replacement of existing damaged railing with new steel pipe railing; preparation, priming and painting of existing security fence at the perimeter of the widow well; removal and disposal of existing mechanical equipment no longer in use; removal and disposal of temporary roof platform; removal of the existing temporary protection and installation of new metal security screen similar to Cardinal Hayes and the other window wells; at the Worth Street Window well, removal of temporary wood frame with mesh installed over the window well knee wall and installation of a 4'-6" high steel fence with bear claw; fence will be similar to existing fence at Kent Place Window well, but it will be positioned near the edge of the

wall; the surrounding area will be landscaped with shrubs and trees; at the Hamill Place Window well, installation of bronze handrails required per code; at the Cardinal Hayes Place Service Entrance, removal of existing steel railing and replacement with new code compliant bronze railings; at the 12 small window wells around the building; removal and resetting existing stone copings, repair of the masonry walls, waterproofing installation at the walls, new ADA compliant grating and drain replacement; window well historic security grilles will be prepared, primed and painted; perimeter sealant at windows will be replaced; at the buildings 56 roofs, 46 flat roofs, batten seams flat roofs, and copper roofs, comprehensive roofing replacement and repairs; at all 46 flat roofs, removal and replacement of existing flat roofs with SBS roofing system, except for 5 roofs at stone cornices which will be replaced with reinforced liquid applied membrane, including replacement of existing penetrations and base flashings with liquid applied reinforced flashing, installation of vacuum insulated panels combined with polyiso insulation, replacement of existing copper through wall counter flashings at walls; raising of bulkhead door sills to allow installation of new copper sill pan and proper flashing installation; replacement of sheet metal fascia at mezzanine roofs with new copper fascia; installation of new permanent tie-off points at mezzanine roofs; replacement of existing copper skylights with new aluminum energy efficient skylights on new curbs; skylights will be green patina color to match existing; curbs will be raised at a minimum of 8-inches above roof level to allow for proper flashing height; replacement of all roof drains and installation of new reinforced liquid applied flashing; installation of overflow scuppers and respective flashings; refurbishing of existing roof stairs including preparation and paint with anti-corrosive paint; replacement of existing deteriorated roof ladders with new OSHA compliant galvanized ladders; the existing non-compliant guardrail at Roof #02 will be replaced with a new NYC BC and OSHA compliant guardrail; the new guardrail will be set back 24 inches from the parapet wall and while approximately 10-inches higher than the existing, it will be minimally visible and blend in with the surroundings; design of railing is similar to existing and will be attached to the existing granite parapet wall; the existing non-compliant guardrails on the six 5th floor level roofs #04, #06, #09, #13, #17, and #20 located within the interior lightwells, will be replaced with new parapet-mounted guardrails; new parapet mounted guardrails were added to roofs #03, 03a, and 03b along the east façade facing interior courtyard, 7th floor roofs #05, #08, #11, #14, #16, and #19 and on the bulkhead roofs #07, #10, #15, and #18 at the portion of the roof facing the interior lightwells; at the courtyard, replacement of deteriorated parapets at the courtyard down to window lintel level and replace with new three-wythe solid brick masonry parapets, including new flashing, cleaning and coating of all exposed embedded steel, installation of new anchorage and reinforcement; replacement parapets to match existing in terms of height, face brick color, texture, bond and coursing; coping will be removed, salvaged, cleaned and reinstalled with new anchors, through-wall copper flashing and T-caps at all skyward facing joints; copings at granite parapets at the street facing elevations will be removed, cleaned, stored and reinstalled with new anchors and through-wall copper flashing; and T-caps at all skyward facing joints; street facing parapets at the 7th floor will be partially reconstructed to maintain historic terra cotta; work includes replacement of inboard face brick, removal of existing aluminum coping over existing terra cotta copings, repairs and resetting of terra cotta copings with through-wall copper flashing and replacement one row of terra cotta to expose steel framing for repairs; at the ten (10) skylights on the flat roofs, replacing with new aluminum energy efficient skylights on higher curbs. deterioration of the interior due to water infiltration will be repaired and entire wall painted; existing deteriorated glass frame laylight underneath skylight at roof #3 to be replaced; new skylights will be green patina color to match existing; at roof #11, 7th floor replacement of the existing chillers with a new system on new raised steel dunnage; at the existing copper standing seam roof, removing the existing roofing system down to concrete substrate and installation of new copper batten seam roofing with waterproofing membrane and underlayment; as part of the roofing replacement, copper ladders, perimeter copper guardrails and built-in copper gutters are included; drains at copper gutter will be replaced; new copper to be green patina; at the four (4) skylights above stairs A, B, C, and D removal and replacement with new energy efficient

aluminum skylights with patina green color to match the existing copper roof; interior work repairs include repairs of deteriorated interior finishes due to water infiltration and re-painting of the walls; the existing deteriorated glass frames of laylight underneath skylights will be replaced in kind; repairing of all punctures and tears in the copper sheet metal with copper patches and installation of a monolithic fluid-applied membrane to the entire pediment roof #01, including at the batten seam panels and at the perimeter gutter and vertical flashings on roof #25. The membrane will be green patina copper color; at the ridge skylights on roof #01 and 25, repairing in place by encapsulating the skylights with clear liquid applied waterproofing coating, replacement of sealant and installation reinforced liquid flashing (color to match patina copper) at all joints followed by the clear liquid waterproofing coating. Replacement of all roof drains at Roof #1 and #25, at existing granite copings at the pediment roof (roof #01 will be repointed and T-caps will be installed at sky joints; at the polygon skylight on the dome roof #25, replacement of the skylight copper sill cap and flashing with in kind; at the pediment skylight, 7th floor fire staircases, judge's chambers and public spaces removal of spalled and deteriorated plaster, patching and repainting entire wall/ceiling; interior repairs to the rotunda mural artwork which is attached to the plaster will be required after water infiltration is repaired, any work done on the rotunda mural will require separate approval from Landmarks Preservation Commission; at the courtyards, removal and replacement of slab-on-grade, as part of the slab regrading, to address the deterioration and to accommodate for new drains and slopes to minimize the water ponding and water infiltration into the sub-basement; replacement of existing cistern concrete slab and concrete encasements of existing beam at cistern; additionally, the existing slab and concrete encasements will be removed and replaced; at the foundation walls, positive side and negative side waterproofing at the foundation walls to address water infiltration, the negative side waterproofing requires removal of the terra cotta wall to expose the existing concrete foundation and installation of crystalline waterproofing and identify any locations curtain grout injection and installation of sealing strips at cold joints; positive side waterproofing involves excavation of a width of 8 feet and a depth of 5 feet to expose the foundation wall and installation of cold applied reinforced polyurethane-methacrylate system, this membrane will also be used to waterproof the main entrance steps and window wells; at various locations throughout the building, spalling at the underside of the existing structural slab, partial depth repairs will be performed at the localized deteriorations; at select locations of the existing slab, full depth slab repair will be implemented to replace the deteriorated slab; at the Kent Place window well the existing concrete beam encasements are to be removed to expose extent of corrosion along existing steel beams; existing steel beams shall be cleaned and repaired, and the concrete stair and concrete slab at the landings will be demolished and replaced in kind; removal and replacement of existing steel beam concrete encasements throughout the building will be removed and replaced in kind; reinforcement and replacement of existing steel beams with new WT6x20 beams or steel plates to recreate the make of the existing steel beams where applicable; at locations of serious section loss, the existing beam will be replaced in kind; at Worth street entry, the deteriorated slab area at the top of the existing ramp will be replaced; new chillers are to replace the existing roof MEP units on new steel dunnage at the roof, the dunnage shall be accessible via ships ladder to platform consisting of bar grating between the new units; all steel shall be hot dipped galvanized; at the vault structures, removing or repairing cracked or delaminated concrete encasement from the steel beams, cleaning and painting the steel and restoring the fireproofing; at the Pearl Street Vault, above the main service switchgear providing waterproofing at the window well which will mitigate the water infiltration at this space; at the foundations, trenching and excavation for the installation of the new drainage piping following the radial structure as much as possible to avoid cutting the mat foundation reinforcement; at roof #11, replacing of two existing chillers with two new modular chillers upon a new platform reconnected to existing piping at the point of installation; the new units will be mounted on steel dunnage which will allow for roof maintenance, and will not be visible from the street; at the sub-basement, installation of new drains and regrading of the sub-basement slab to the new drains; new sewage ejector pits and submersible pumps will be installed in the sub-basement to discharge

water from new floor and area drains; new piping will run along the ceiling at the sub-basement; the drains in window wells, courtyards and throughout the roofs will be replaced and reconnected to existing piping; at the roof, replacement of all roof drains and extending the vents on the roof to proper height; at roof #25, removing and replacing the heat trace and removing abandoned equipment; at roof #11 replacement and modifications to existing branch panel board, branch circuits and feeders; at the building perimeter, excavating for the installation of waterproofing; this process involves digging to a width of 8 feet and a depth of 5 feet; excavation will be conducted on a controlled manner and with erosions and sediment controls in place; at the walkways, sidewalks and curbs, replacement pavement within the property line will be adjusted to ensure it meets accessibility requirements; this may involve levelling uneven surfaces and creating gentle slopes compliant with the Americans with Disabilities Act guidelines; making sure that surface runoff water drains properly will also be incorporated into the design to enhance pedestrian safety; the construction of new sidewalks and curbs will adhere to the standards and specifications set forth by the New York City Department of Transportation (NYCDOT); this includes ensuring proper dimensions, slopes, materials, and surface finishes to enhance pedestrian safety and accessibility. NYCDOT standard pedestrian ramps will be installed at the sidewalk quadrants providing with safe and accessible access to the sidewalk and plaza areas; in addition, sidewalk and curb materials, finishes and special patterns will meet the guidelines set forth by the Public Design Commission(PDC); the existing four solar rays and sunburst bluestone pattern will be replaced in kind; the medallion is in good condition and will be reset in the same location with new granite and bluestone pavement; the existing bluestone and granite pavement are in poor condition; the project proposes to increase the thickness of the replacement pavement to provide a longer material life expectancy; the current concrete scoring runs in cardinal directions and the squares are 2' by 2'; the proposed concrete scoring is parallel with the courthouse's staircase and expanded to a 5' by 5' grid; this change better aligns with the pedestrian traffic flow and responds to the surrounding design at Federal Plaza; at the plaza, reducing the tree pits to two and aligned with the new sidewalk grid; new trees are proposed to be planted in the empty tree pits; the planting palette includes ornamental trees, such as serviceberry and eastern redbud, shrubs, such as knock-out roses, and perennials, such as lily turf, to provide seasonal color for the Wedding Garden in front of the courthouse; proposed trees, such as honey locust and cornelian cherry, are used on-site and at surrounding plazas, which can provide a more holistic planting scheme; the existing 1939 World's Fair benches are severely weathered and shall be refurbished, or replaced if necessary, and relocated to provide 3' by 3' clearances for wheelchair users; the bike racks along Worth Street are proposed to be replaced with City Rack bike racks per NYCDOT standard; the drinking fountain will be replaced with the Hi-Lo drinking fountain, which is ADA-compliant for accessibility; at the planters at Worth and Centre Street removing the temporary snow fences and installing post and chain fences, which are used at City Hall Park, are proposed to replace the temporary snow fences; at the sidewalk along Pearl Street, reducing the planter width near the staircase to provide an 8'-0" clear path; as described in a letter dated November 1, 2024, prepared by Lauana Lins Rodrigues, and as shown on photographs, and as shown on drawings labeled T-001.00, G-001.00, G-002.00, G-003.00, C-100.00, C-110.00, C-120.00, C-130.00, C-131.00, C-140.00, C-150.00, C-200.00, C-300.00, C-301.00, L-101.00, L-102.00, L-201.00, L-501.00, A-100.00 through A-105.00, A-110.00, A-120.00, A-121.00, A-122.00, A-201.00 through A-212.00, A-220.00 through A-226.00, A-230.00, A-300.00 through A-303.00, A-400.00, A-401.00, A-410.00, A-411.00, A-412.00, A-500.00 through A-504.00, S-001.00, DM-100.00 through DM-103.00, S-100.00 through S-104.00, S-110.00 through S-115.00, S-200.00, S-201.00, S-400.00, S-410.00 through S-421.00, M-001.00, DMM-100.00, M-201.00, M-301.00, P-001.00, P-100.00 through P-105.00, E-001.00, E-101.00, E-102.00, and e-103.00, all dated October 25, 2024, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the New York County Courthouse (New York State Supreme Court) Individual Landmark Designation Report describes 60 Centre Street as a neo-Classical

style courthouse designed by Guy Lowell and built in 1919-1927. The Commission also notes that the plaza on the corner of Centre Street and Worth street was approved under Staff Advisory Report LPC-99-3054.

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(c)(5) for repair of fired clay and ceramic unit masonry; 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)(B) for replacement of cast and sheet metals; Section 2-11(d)(1)(iv)(D) for replacement of cast and natural stone; Section 2-11(d)(1)(iv)(I) for replacement of roofing material; Section 2-19 for Sidewalks, including Section 2-19(f) for other sidewalk materials; Based on these findings, the Commission determined that the work is appropriate to the building. The work, therefore, is approved, contingent upon receipt of final signed and sealed filing drawings.

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: mortar joint cutting, mortar color, texture, and tooling, stone patching, brick unit patch repair, wrought metal repair, sheet metal replacement units, brick replacement at visible secondary facades, stone replacement units, caulking, sealants.

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; Joseph LePique, NYC Department of Design + Construction



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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TEL: 212 669-7700 FAX: 212 669-7780



BINDING REPORT

ISSUE DATE: 01/06/25	EXPIRATION DATE: 1/6/2031	DOCKET #: LPC-25-04928	SRB SRB-25-04928
<u>ADDRESS:</u> N/A		<u>BOROUGH:</u> Brooklyn	<u>BLOCK/LOT:</u> /
Lampposts Prospect Park, Scenic Landmark			

To the Mayor, the Council, and the 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 an existing light pole, 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 Prospect Park Scenic Landmark. The work consists of installing one (1) silver finished telecommunications poletop antenna and shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; and installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating asphalt pavers where the pavers will be replaced to match the pre-existing pavers, as needed, as described and shown in existing conditions photographs, locator map, poletop manager print out, and a letter, dated October 30, 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 Prospect Park Scenic Landmark is: 22209.

With regard to this proposal, the Commission finds that the 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 pole; 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 handhole will be small in size, simple in design, and finished to match the adjacent asphalt pavers; and that any asphalt sidewalks to be excavated will be replaced with new asphalt pavers to match the dimensions and finish of the adjacent asphalt 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; Sonia Irizarry-Lopez, Office of Technology & Innovation



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BINDING REPORT

ISSUE DATE: 01/07/25	EXPIRATION DATE: 1/7/2031	DOCKET #: LPC-25-05114	SRB SRB-25-05114
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Other, Interim Streetscape Treatments and Furnishings Gansevoort Market Historic District			

To the Mayor, the Council, and the Manhattan Borough Commissioner, 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 temporary streetscape installations along West 14th Street between 9th and 10th Avenues, consisting of black painted steel and wood decking and seating areas, metal planters, granite blocks, gray concrete bollards, and black rubber bollards, all freestanding and unanchored, installed in the roadbed, and to be installed beginning April 14, 2025 and removed by April 14, 2026, as described and shown in a letter, dated January 6, 2025, prepared by Nicholas Pettinati; a letter, dated November 1, 2024, prepared by NYC DOT; and an undated presentation, titled "14th St. Streetscape Improvements" consisting on 22 pages of photographs and drawings; and catalog cut sheets, 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 2-05 for Temporary Installations. 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 Marie Guarino.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Nicholas Pettinati, NYC Department of Transportation



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: 01/24/25	EXPIRATION DATE: 1/24/2031	DOCKET #: LPC-25-05199	SRB SRB-25-05199
<u>ADDRESS:</u> N/A		BOROUGH: Brooklyn	BLOCK/LOT: /
Sidewalks - Multiple Bedford Historic District Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District			

To the Mayor, the Council, and the Department of NYC 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 sidewalk work at select locations in the Bedford/Stuyvesant Historic District Extension, including removing limited sections of concrete paving and replacing it with blue-grey tinted concrete paving at the sidewalk of 306 Macon Street and 503 Halsey Street; enlarging a tree pit by removing concrete paving and the replacement of blue-grey tinted concrete paving in-kind at the sidewalks of 306 Macon Street and 503 Halsey Street; enlarging a tree pit by removing concrete paving and the replacement of untinted concrete paving in-kind at the sidewalk of 125 Chauncey Avenue; enlarging two (2) tree pits by removing concrete paving and the replacement of untinted concrete with blue-grey tinted concrete paving; removing limited sections of concrete paving, resetting select bluestone paving, and the replacement of concrete paving with bluestone paving at the sidewalk of 2 Verona Place; enlarging a tree pit by removing concrete paving and replacing concrete paving with bluestone pavers, as well as temporarily removing the tree pit guard and re-setting it at the sidewalk of 351 Decatur Street; enlarging a tree pit by removing select bluestone paving, re-setting select bluestone paving, and the replacement of concrete paving with bluestone paving at the sidewalk of 19 Decatur Street; enlarging a tree pit by removing select bluestone paving, and selectively trimming and re-setting select bluestone paving at the sidewalks of 176 MacDonough Street and 327 Macon Street;

enlarging a tree pit by removing concrete paving and a portion of one (1) bluestone paver, resetting bluestone paving, and replacing concrete paving with bluestone pavers at the sidewalk of 357 Decatur Street; enlarging a tree pit by removing select bluestone paving, as well as removing concrete paving, and the installation of bluestone paving at the sidewalk of 13 Decatur Street; expanding the size of a tree pit by removing limited sections of concrete paving, resetting bluestone paving and the replacement of concrete paving with bluestone paving at the sidewalk of 305 Macon Street; and enlarging a tree pit by removing select bluestone pavers, resetting bluestone pavers, and the replacement of concrete paving with bluestone pavers at the sidewalk of 242 Jefferson Avenue, as described and shown in a fifty-six (56) page document, containing an undated memo from Benjamin Mertz, written specifications, existing condition photographs, and line drawings, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the properties are within historic district where certain paving materials and/or the locations of certain sidewalk paving are among the significant features of the 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 2-19 for Sidewalks, including Section 2-19(h) for installation or expansion of tree pits, sidewalk planting areas, or bioswales; Section 2-19(b)(2) for new bluestone sidewalks; and 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 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 Misha'el Shabrami.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Joshua Quattrociocchi, NYC Parks



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: 01/07/25	EXPIRATION DATE: 1/7/2031	DOCKET #: LPC-25-05765	SRB SRB-25-05765
ADDRESS: 340 STUYVESANT AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 1670 / 42
Bedford Stuyvesant/Expanded Stuyvesant Heights 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 Commission has reviewed a proposal for sidewalk work, including, at the Stuyvesant Avenue sidewalk, the removal of one (1) modern metal tree pit guard; enlarging the tree pit by removing concrete paving; and the replacement of select concrete pavers with blue-gray tinted concrete paving; and, at the Macon Street sidewalk, the removal of granite blocks, concrete paving and broken bluestone pavers from two (2) tree pits; enlarging three (3) tree pits by removing a portion of bluestone paving and concrete paving; re-setting select bluestone pavers; and the in-kind replacement of select bluestone pavers, as described and shown in a (revised) 34 page presentation, dated "fiscal year 2024," and prepared by Deric Kilti, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District Designation Report describes 340 Stuyvesant Avenue (aka 472 Macon Street) as a neo-Grec style rowhouse designed by Isaac D. Reynolds and built c. 1876; 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 Bedford Stuyvesant/Expanded Stuyvesant Heights 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 2-19 for Sidewalks, including Section 2-

19(h) for installation or expansion of tree pits, sidewalk planting areas, or bioswales; Section 2-19(b)(1) for repairing and resetting existing bluestone sidewalks; Section 2-19(b)(2) for new bluestone sidewalks; and Section 2-19(c) for replacement of existing non-bluestone sidewalk. Based on these findings, the Commission determined that the work is appropriate to the streetscape and to the Bedford Stuyvesant/Expanded Stuyvesant Heights 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 Misha'el Shabrami.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Deric Kliti,



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: 01/23/25	EXPIRATION DATE: 1/23/2031	DOCKET #: LPC-25-05834	SRB SRB-25-05834
ADDRESS: N/A CITY HALL PARK		BOROUGH: Manhattan	BLOCK/LOT: 122 / 1
African Burial Ground & The Commons 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 proposal, as approved, consists of replacing concrete paving in-kind in conjunction with temporarily excavating and backfilling with soil beneath a modern newsstand at the Broadway sidewalk, adjacent to the west side of City Hall Park, as described and shown in an undated memo; and an undated, one page memo; photographs; an annotated materials checklist; and an undated plan drawing, prepared by Fantastica, all submitted as components of the application.

In reviewing this proposal, the Commission notes that The African Burial Ground and the Commons Historic District Designation Report describes this portion of lower Manhattan within the historic district as having undergone intense public use since the mid-seventeenth century, resulting in the overlay of many significant historic improvements and resources-both above ground and below-all of which document the changing nature of the important area long devoted to communal, public, and civic purposes; and that, within the district, the African Burial Ground is historically significant in that it is one of the few preserved eighteenth-century African burial grounds in the Americas, and that it reflects that New York City had one of the largest urban populations of Africans in the American colonies.

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 2-16(c) for Excavation Work; and Section

2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk.

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>

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

The Commission notes that the proposed project area is unlikely to contain potentially significant archaeological resources. However, should the project expand please submit the revised plans to the Commission for further review as areas near the project may be archaeologically sensitive.

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; Therese Braddick, none; Amanda Sutphin, Director of Archaeology/LPC



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
01/10/25	1/10/2031	LPC-25-06328	SRB-25-06328
<u>ADDRESS:</u>		BOROUGH:	BLOCK/LOT:
N/A		Manhattan	/
Sidewalks - Multiple Jumel Terrace Historic District St. Nicholas Historic District Manhattan Avenue Historic District Metropolitan Museum Historic District Stuyvesant Square Historic District Gramercy Park Historic District Chelsea Historic District Extension Chelsea Historic District South Village Historic District Greenwich Village Historic District Extension II Greenwich Village Historic District Extension Greenwich Village Historic District Charlton-King-Vandam Historic District St. Mark's Historic District St. Mark's Historic District Extension			

To the Mayor, the Council, and the Deputy Commissioner, 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 Borough of Manhattan. The proposed work consists of select replacement of damaged concrete sidewalk with tinted or untinted concrete, scored to match the adjacent paving; as described in letter dated December 10, 2024; and list of locations, both prepared and submitted by Diane Altieri/NYC Department of Transportation 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. 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: Edith Bellinghausen, Deputy Director; Diane Altieri, NYCDOT



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

ISSUE DATE: 01/07/25	EXPIRATION DATE: 1/7/2031	DOCKET #: LPC-25-06363	SRB SRB-25-06363
ADDRESS: 210 JORALEMON STREET Apt/Floor: 14		BOROUGH: Brooklyn	BLOCK/LOT: 266 / 7501
Brooklyn Municipal Building Borough Hall Skyscraper 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 exterior work at the fourteenth floor, including installing two (2) through-wall louvers at the east facade; removing one (1) double-hung window and two (2) through-wall louvers from the north facade and installing three (3) through-wall louvers within modified openings; removing one (1) double-hung window and two (2) through-wall louvers from the west facade and installing three (3) through-wall louvers within modified openings; and removing three (3) through-wall louvers from the south facade and installing two (2) through-wall louvers and one (1) metal door within modified openings, all hidden behind a tall parapet wall, as shown on drawings G-600.00, G-604, G-605, and G-606, dated December 19, 2024, and prepared by Roberto Villa, R.A., 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 2-14 for Window and Doors, including Section 2-14(h)(1)(ii) for filling in window and door openings at secondary nonvisible or minimally visible facades; Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-21 for Installation of Heating, Ventilation,

Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary 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 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 Marie Guarino.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Roberto Vila, Stantec Architecture



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: 01/10/25	EXPIRATION DATE: 1/10/2031	DOCKET #: LPC-25-06425	SRB SRB-25-06425
<u>ADDRESS:</u> N/A		BOROUGH: Queens	BLOCK/LOT: /
Crosswalks - Multiple Douglaston Historic District			

To the Mayor, the Council, and the 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 the installation of pedestrian ramps at multiple locations within the Douglaston Historic District.

The proposed work within the historic district includes, upgrading the pedestrian ramps; replacing deteriorated curbs; replacing deteriorated sidewalks; and replacing crosswalk materials; as described in a letter dated January 8, 2025, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on drawings included in "Project ID: HWP2021LM", 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



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: 01/21/25	EXPIRATION DATE: 1/21/2031	DOCKET #: LPC-25-06711	SRB SRB-25-06711
ADDRESS: 790 BUSHWICK AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 3241 / 18
Brooklyn Public Library, DeKalb Branch, Individual Landmark			

To the Mayor, the Council, and the Chair of the Board of Trustees, Brooklyn Public Library,

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 roof and rear yard, including replacing existing air-conditioning units, as shown in drawings labeled M001, M100, M101, M301, and EN001, issued January 7, 2025, prepared by Obaid Mian, PE, and photographs of the existing conditions, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the DeKalb Branch of the Brooklyn Public Library Designation Report describes 790 Bushwick Avenue as a Classical Revival style library building designed by William B. Tubby and built in 1904-05.

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(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces; and Section 2-21 (h)(2) for HVAC and other mechanical equipment in yards and areaways fronting secondary 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 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 Lisa Schaeffer.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; JUANCARLOS SALGADO, Brooklyn Public Library