



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
TEL: 212 669-7700



# BINDING REPORT

<b>ISSUE DATE:</b> 05/21/25	<b>EXPIRATION DATE:</b> 5/21/2031	<b>DOCKET #:</b> LPC-24-10366	<b>SRB</b> SRB-24-10366
<b>ADDRESS:</b> 45 MONROE PLACE		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> 237 / 1
Brooklyn Heights 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 exterior work at the parking lot, courtyard, sidewalk, and rear facades, including resurfacing the rear parking lot and walkway and repairing the drainage system; removing four (4) wall mounted lights, patching the stone penetrations with patching compound as needed, and installing three (3) pole lights at the parking lot and two (2) pole lights at the north courtyard; refurbishing the existing pole lights to match the historic configuration; refurbishing and repainting all fences and gates black to match existing; replacing access control systems for vehicle and pedestrian gates; installing a shed on a new concrete pad at the north courtyard; resurfacing rear cellar access stairs and refurbishing the handrail; removing and replacing the cellar access door in-kind; replacing the existing concrete sidewalk with new concrete sidewalks tinted and scored to match existing; replacing two (2) existing street pole lights with two (2) Pedestrian Type 'B' poles with Riverside luminaires to match historic configuration; and as described in written specifications prepared by NYC Department of Design & Construction, dated September 6, 2024, and as described in a letter dated September 26, 2024, prepared by Ben Waters, and as shown on photographs, and as shown on drawings labeled T-000.00, A-100.00, A-200.00, A-700.00, A-701.00, A-702.00, A-703.00, all dated (issued for LPC) March 27, 2025, prepared by Craig L. Tooman, R.A., and as shown on drawings labeled C-001.00, C-002.00, C-100.00, C-101.00, C-200.00, C-301.00, C-501.00, C-502.00, C-503.00, all dated (issued for LPC) April 11, 2025, prepared by Michele E. O'Connor, P.E., and as shown on drawings labeled BPP-

001.00, BPP-101.00, BPP-102.00, BPP-103.00, BPP-201.00, BPP-202.00, BPP-203.00, BPP-301.00, BPP-302.00, all dated November 27, 2024, prepared by Michele E. O'Connor, P.E., and as shown on drawings labeled L-101.00, L-501.00, L-502.00, all dated (issued for LPC) April 11, 2025, prepared by Michael Szura R.L.A., and as shown on drawings labeled E-001.00, E-100.00, E-101.00, E-200.00 all dated (issued for LPC) April 15, 2025, prepared by Giorgios Aspras, P.E., and submitted as components of the application.

In reviewing this proposal, the Commission notes that 45 Monroe Place is a Classical Revival style courthouse; 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 historic district. The Commission further notes that a Phase IA Archaeological Documentary Study prepared by Chrysalis Archaeological Contractors and dated July 2022 was submitted as part of this application and that the applicant has stated that, as per the report's recommendation, Phase IB testing will be done as a component of this project. The work plan for this testing should be submitted to the Archaeology Department for review and approval before the work occurs and it and all subsequent archaeology that may be needed shall be completed in compliance with the Guidelines for Archaeological Work in New York City.

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)(4) for repair of natural or cast stone; Section 2-14 for Window and Doors, including Section 2-14(h)(1) for new windows and doors at secondary nonvisible or minimally visible facades; Section 2-16(c) for Excavation Work; Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; 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>

**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: stone patching.

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  
253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 05/02/25	<b>EXPIRATION DATE:</b> 5/2/2031	<b>DOCKET #:</b> LPC-25-07651	<b>SRB</b> SRB-25-07651
<b><u>ADDRESS:</u></b> N/A OLD GRAVESEND CEMETERY		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> 7146 / 1
Old Gravesend Cemetery, Individual Landmark			

To the Mayor, the Council, and the New York City Department of Parks & Recreation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for temporarily removing select deteriorated brownstone and marble headstones; setting the brownstone headstones into brownstone-tinted concrete enclosures and the marble headstones into white or untinted concrete enclosures to match the stone; and reinstalling the headstones and enclosures in the original headstone locations, in conjunction with repairing the deteriorated brownstone and marble headstones utilizing cementitious injection grout as needed, and cleaning throughout the headstones utilizing chemical cleaners and low-pressure water rinses, as described and shown in existing conditions photographs; annotated site plans; written correspondence, dated (received) April 15, 2025; and a written conservation treatment proposal, dated (received) February 12, 2025, and prepared by the New York City Parks Citywide Monuments Conservation Program, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Old Gravesend Cemetery (including the Van Sicklen Family Cemetery) Individual Landmark Designation Report describes the Old Gravesend Cemetery as a burial ground, dating from the 1650s, originally located in the common ground at the center of one of the four quadrants forming the Gravesend town center; and that it includes the graves of families significant to the early history and formation of the town of Gravesend and of Brooklyn. The Commission also notes that Staff Binding Report 24-05072 (LPC 24-05072) was issued on January 3, 2024, for

temporarily removing two (2) brownstone headstones, setting them into concrete enclosures, and reinstalling the headstones and enclosures in the original locations at the subject premises.

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, including 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; and Section 2-11(c)(4) for repair of natural or cast stone. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed work will not alter or damage significant historic fabric and is reversible in nature; that the size of the concrete enclosure will be based on the size of the individual headstone, thereby protecting the headstone from deterioration due to mechanical and chemical exposure; that the softness of the setting mortar will be a sacrificial material over time, and will not preclude the removal of the headstones from the enclosures in the future; and that the work will support the long-term preservation of the headstones. Based on these findings, the Commission determines the proposed work to be appropriate to the Old Gravesend Cemetery Individual Landmark. The work, therefore, is approved.

The Commission notes that the project area is within a cemetery and, therefore, has the potential to contain human remains; and that the proposal includes a protocol for what will happen should human remains be found during this work.

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 report 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: brownstone-tinted concrete enclosures; white or untinted concrete enclosures.

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 Ryan Zeek.

Sarah Carroll  
Chair

**cc:** Emma Waterloo, Deputy Director; Jennifer Lantzas, NYC Parks



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253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 05/06/25	<b>EXPIRATION DATE:</b> 5/6/2031	<b>DOCKET #:</b> LPC-25-09043	<b>SRB</b> SRB-25-09043
<b><u>ADDRESS:</u></b> 1000 FIFTH AVENUE		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 1111 / 1
Central Park, Scenic Landmark			
Metropolitan Museum of Art, Interior Landmark			
Metropolitan Museum of Art, Individual Landmark			

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

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for work at the returns and floors of the entrances to the coat check at the southeastern wall of the Great Hall, which is within the portion of the building designated as an Interior Landmark, including repairing deteriorated terrazzo flooring utilizing new epoxy terrazzo and grout, as necessary, in conjunction with polishing and re-sealing the terrazzo; and cleaning limestone walls utilizing detergents (Vulpex Soap from Conservation Resources International, LLC; Prosoco Enviro Klean 2010 All Surface Cleaner, or equivalent), a gel cleaner (Prosoco 942 Limestone & Marble Cleaner), and/or a peelable cleaner (Prosoco Consolideck Wax & Cure Remover), as necessary, as well as interior alterations at the first floor, at locations outside the boundaries of the designated Interior Landmark, as described and shown in a memorandum, dated (revised) April 23, 2025, and prepared by Beyer Blinder Belle Architects & Planners LLP; and existing conditions photographs, dated (received) April 24, 2025, and submitted by Rebekah Seely, of the Metropolitan Museum of Art; written specifications, dated November 17, 2024 and November 27, 2024; and drawings G-001 through G-004, D-100, A-100, A-101, A-200 through A-202, A-600, A-601, A-700, and A740, dated November 27, 2024; and A-741, dated November 5, 2024, 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 Individual Landmark and Interior Landmark Designation Reports describe 1000 Fifth Avenue as a Beaux-Arts and Roman style museum building built in 1864-1965 and designed by Vaux and Mould, R.M. Hunt, McKim Mead and White, and others; with designated interior spaces including 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 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; and Section 2-11(c)(10) for repair of other materials. Based on these findings, the Commission determined that the work is appropriate to the building. 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>

**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: cleaning, and terrazzo repair.

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





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 05/01/25	<b>EXPIRATION DATE:</b> 5/1/2031	<b>DOCKET #:</b> LPC-25-10517	<b>SRB</b> SRB-25-10517
<b>ADDRESS:</b> 89 SOUTH STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 73 / 10
South Street Seaport Historic District			

To the Mayor, the Council, and the NYC Economic Development Corp:

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 structural work at the roof structure, as shown on drawing S-515, dated March 10, 2025, and prepared by Craig Schwitter, P.E.; and submitted as a component of the application.

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

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a

copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Brian Blazak.

Sarah Carroll  
Chair

**cc:** Bernadette Artus, Deputy Director; KELVIN E MCNEILL, RIZZO-BROOKBRIDGE



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253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 05/15/25	<b>EXPIRATION DATE:</b> 5/15/2031	<b>DOCKET #:</b> LPC-25-10608	<b>SRB</b> SRB-25-10608
<b>ADDRESS:</b> GOVERNORS ISLAND		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1 / 111
Governors Island Historic District			

To the Mayor, the Council, and the Trust for Governors Island

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 excavation of test pits at select locations throughout the historic district; as shown on existing condition photographs and drawings labeled C-002.00, and C-400.00 through C-407.00, all dated December 6, 2024; and a 9-slide digital presentation labeled "GOVERNORS ISLAND 27KV SUBSTATION"; all prepared by The Trust for Governors Island; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Governors Island Historic District Designation Report describes the sites as portions of an island in New York Harbor containing fortifications and a range of military buildings dating from the early 19th century to the 1930s.

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. Based on these findings, the Commission determined that the work is appropriate to the Governors Island 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>

PLEASE NOTE: The Commission is in receipt of the, “Archaeological Research and Work Plan for the Electrical Substation Test Pits in the Governors Island Historic District, New York, New York,” prepared by Linda Stone, MA, RPA, and dated April 11, 2025, and submitted as a component of this application. The LPC concurs with the work plan and notes that it adheres to the Guidelines for Archaeological Work for New York City.

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 Marcello Pacheco.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Hillary Zhao, The Trust for Governors Island



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253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 05/07/25	<b>EXPIRATION DATE:</b> 5/7/2031	<b>DOCKET #:</b> LPC-25-10697	<b>SRB</b> SRB-25-10697
<b>ADDRESS:</b> 2 LAFAYETTE STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 155 / 1
African Burial Ground & The Commons Historic District			

To the Mayor, the Council, and the Associate Commissioner of 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 exterior work including masonry restoration and replacement, roof replacement, sidewalk replacement, lintel and window sill replacement, ramp replacement, new metal railings, and the installation of rooftop mechanical equipment, as shown in drawings labeled T000, T001, EN001, A100 through A103, A200 through A204, A300, A301, A700, A701, A705 through A710, A714 through A717, and A900, issued April 28, 2025, prepared by Craig Tooman, RA, S001, S101, and S501, issued April 17, 2025, prepared by Thomas Reynolds, PE, and M001, M100, M200, M300, M301, M302, M303, M400, P001, P100, P101, P200, P201, P202, P300, and P400, issued April 17, 2025, prepared by Christopher Mias, PE, and submitted as components of the application.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on the significant protected features of the African Burial Ground and the Commons Historic District. 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 Lisa Schaeffer.

Sarah Carroll  
Chair

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



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# BINDING REPORT

<b>ISSUE DATE:</b> 05/19/25	<b>EXPIRATION DATE:</b> 5/19/2031	<b>DOCKET #:</b> LPC-25-10957	<b>SRB</b> SRB-25-10957
<b><u>ADDRESS:</u></b> 25-10 COURT SQUARE		<b>BOROUGH:</b> Queens	<b>BLOCK/LOT:</b> 83 / 1
New York State Supreme Court, Queens County, Long, Individual 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.

The Landmarks Preservation Commission has reviewed a proposal for interior alterations at the basement through attic floors, as shown on drawings labeled A-001.00, A-002.00, D-101.00 through D-106.00, A-101.00 through A-113.00, A-401.00 through A-403.00, A-501.00 through A-509.00 and A-601.00, dated (100% CD/LPC Submission) May 6, 2025, prepared by Ricardo Zurita, R.A., and as shown on drawings labeled EN-001.00, M-001.00 through M-003.00, M-101.00 through M-106, M-200.00, M-300.00, M-400.00 and M-401.00, dated (1005 CD/LPC Submission) May 6, 2025, prepared by Vinod Palal, P.E., all submitted as components of the application.

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

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

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Sarah Carroll  
Chair

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





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# BINDING REPORT

<b>ISSUE DATE:</b> 05/14/25	<b>EXPIRATION DATE:</b> 5/14/2031	<b>DOCKET #:</b> LPC-25-11017	<b>SRB</b> SRB-25-11017
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Lampposts Upper East Side Historic District			

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 a telecommunications poletop antenna, and associated equipment shroud 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 Upper East Side Historic District. The work consists of installing one (1) black-finished telecommunications poletop antenna and mid-pole equipment shroud, in conjunction with installing conduit at the upper portion of the shaft; temporarily removing and reinstalling any existing attachments at the new shaft, as needed; installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating concrete pavers where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated May 9, 2025, 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 antennas and transmitter boxes are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes

that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Upper East Side Historic District is: 13092.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop antenna, equipment shroud, and conduit will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment; that the handhole will be small in size, simple in design, and finished to match the adjacent concrete pavers; and that any concrete sidewalks to be excavated will be replaced with new concrete to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

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

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

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

Sarah Carroll  
Chair

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



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
TEL: 212 669-7700



# BINDING REPORT

<b>ISSUE DATE:</b> 05/21/25	<b>EXPIRATION DATE:</b> 5/21/2031	<b>DOCKET #:</b> LPC-25-11214	<b>SRB</b> SRB-25-11214
<b><u>ADDRESS:</u></b> N/A SOL COLDMAN RECREATION CENTER		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> 582 / 1
Red Hook Play Center (Sol Goldman Pool), Individual Landmark			

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

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for interior alterations at the Red Hook Recreation Center, including temporary shoring only at the cellar, basement, and ground floor of the Pool Filter Plant, Pool Tunnels, and western portion of the Recreation Center, as described and shown on existing condition photographs; in a letter titled "Red Hook Recreation Center, Temporary Shoring Proposal," and drawings labeled A-001.00 through A-003.00, A-100.00, A-150.00, and A-200.00 through A-600.00, dated May 7, 2025, and prepared by Jefferson M. Sa, P.E., and S9-110, and S9-121, dated October 24, 2024, an prepared by Patrick Hooples, P.E., all submitted as components of the application.

The Commission has reviewed the application and approved drawings and finds that the work will have no effect on the significant and protected features of the individual 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 Misha'el Shabrami.

Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; Chris Syrett, none



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
253 BROADWAY 12TH FLOOR NEW YORK NY 10007  
TEL: 212 669-7700



# BINDING REPORT

<b>ISSUE DATE:</b> 05/27/25	<b>EXPIRATION DATE:</b> 5/27/2031	<b>DOCKET #:</b> LPC-25-11286	<b>SRB</b> SRB-25-11286
<b>ADDRESS:</b> 88-01 SUTPHIN BOULEVARD		<b>BOROUGH:</b> Queens	<b>BLOCK/LOT:</b> 9691 / 1
Queens General Court House, Individual Landmark			

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 installing nine (9) security cameras at the ground floor, including five (5) at the west facade, three (3) at the east facade, and one (1) at the south facing return of the north courtyard; and interior alterations at the ground floor, as shown on existing condition photographs; catalog cut sheets; and an annotated floor plan, all submitted by Guillermo Pineda as components of the application.

In reviewing this proposal, the Commission notes that the Queens General Courthouse Individual Landmark Designation Report describes 88-11 Sutphin Boulevard as a Modern Classic style courthouse, designed by Alfred H. Eccles and William Welles Knowles, and built in 1937-39.

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 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(4) for security cameras. Based on these findings, the Commission determined that the work is appropriate to this 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 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; Guillermo Pineda, Mayor's Office of Criminal Justice