



# BINDING REPORT

<b>ISSUE DATE:</b> 02/16/2022	<b>EXPIRATION DATE:</b> 8/13/2025	<b>DOCKET #:</b> LPC-22-03733	<b>CRB</b> CRB-22-03733
<b>ADDRESS:</b> GOVERNORS ISLAND		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1 / 10
Building 20 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, at the Public Meeting of August 13, 2019, following the Public Meeting and Public Hearing of May 7, 2019, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on April 11, 2019, and as you were notified in Status Update Letter 19-38182 (LPC-19-38182), issued on August 15, 2019.

The proposal, as approved, consists of demolishing the existing garage building, and installing a concrete path extending from Evans Road to a new barrier-free access ramp located adjacent to the south façade of 20 Nolan Park (Building 20), featuring concrete paving and a metal guardrail with integral downlighting and painted aluminum vertical metal pickets; alterations at the front yard and front (east) façade, including removing brick pathways, non-historic porch stairs, columns, guardrails, and vestibule, and restoring a centered brick pathway to a centered wood porch stair and handrails; restoring paired wood columns and paneled bases, wood guardrails, and the latticed brick porch skirt; installing two (2) window openings flanking a new central entrance with paired doors, and sloping portions of the porch decking to provide barrier-free access to the restored entry; and installing screened HVAC equipment at the rear yard adjacent to the west facade. The proposal, as initially presented, included a longer concrete path; a large gap between the ramp and the porch; vertical metal pickets in a Corten steel finish at the ramp; and larger HVAC equipment and screening. The proposal, as approved, was shown in a digital presentation, titled “20 Nolan Park, Governors Island Restoration/Rehabilitation,” dated August 13, 2019, and including 13

slides. The proposal, as initially presented, was shown in a digital presentation, titled “20 Nolan Park, Governors Island Restoration/Rehabilitation,” dated May 7, 2019, and including 29 slides. Both presentations were prepared by Jaklitsch/Gardner Architects, P.C., and consisted of photographs, drawings, renderings, and details, all of which was presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Governors Island Historic District Designation Report describes 20 Nolan Park as a Victorian/Colonial Revival style Officer's Quarters designed by Quartermaster General Corps and built in 1902, and altered in 1936-38, and after 1986; 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.

With regard to this proposal, the Commission found that the existing garage abutting the house was constructed in the mid-20th century and is not a significant architectural or historic feature of the wood frame Victorian/Colonial Revival style house, therefore its demolition will restore the house to its original appearance and volume; that the proposed modification to the existing brick pathways to create one path to the newly centered stair, will restore the pathway back to its original location, and will feature materials found within Nolan Park; that the proposed alterations at the main entrance, including enlarging the front door to paired wood multi-light doors, will restore the entrance to its historic location, and that the new entrance doors will be simply designed, well scaled to the opening and in keeping with the variety of entrance doors found at buildings within Nolan Park; that the proposed work at the porch will restore this feature to its historic condition, while maintaining a harmonious relationship with later alterations to the house; that the proposed mechanical units will be located in the yard at the west façade, obscured by wood screening, painted light gray, and therefore will not call undue attention to themselves; that the proposed installation of new pathways from Evans Road at the west side of the building will provide access to the barrier-free ramp, and will be in keeping with the design and materials of the other service-level pathways and driveways at Evans Road; that the installation of the proposed ramp will allow for barrier-free access at the primary public entrance to the building without damaging or altering any significant features of the building or porch; that the simple straight run and location of the ramp, immediately adjacent to the porch, will minimize the impact of the ramp to the landscape and the primary façade; that the simple concrete and white painted picket railing will be in keeping with the materials found in the historic district, and the color of pickets will harmonize with the color palette of this building; and that the work will not detract from the special architectural or historic character of this building or the historic district. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to issue a positive report with the stipulation that the proposed metal pickets at the new barrier-free access ramp terminate at the floor of the ramp.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change. Subsequently, on October 20, 2021, the Commission received filing drawings labeled T-100.00, G-100.00, G-101.00, Z-100.00, A-001.00, SP-001.00, SP-002.00, DM-100.00 through DM-107.00, A-100.00 through A-113.00, A-200.00 through A-203.00, A-300.00, A-301.00, A-310.00, A-311.00, A-500.00, A-510.00, A-511.00, A-540.00, A-550.00, A-551.00, A-560.00, A-570.00, and A-601.00, all dated July 2, 2021, prepared by Stephan Williams Jaklitsch, R.A.; M-001.00, M-002.00, M-101.00, M-201.00 through M-204.00, M-301.00 through M-305.00, M-401.00, M-402.00, M-501.00, P-001.00, P-201.00 through P-203.00, P-300.00 through P-311.00, P-501.00, P-502.00, FA-001.00, FA-201.00, FA-202.00, FA-300.00 through FA-303.00, FA-401.00, SP-001.00, SP-002.00, SP-201.00 through SP-203.00, SP-300.00 through SP-304.00, and SP-501.00, all dated September 17, 2021, prepared by Desmond Michael Greene, P.E. Accordingly, the Commission staff reviewed these materials, noting that the metal pickets at the barrier-free access ramp have been shortened to terminate at the floor of the ramp;

and additionally noted that the drawings include modifications to the to the approved scope of work to provide required egress, including excavating a portion of the yard adjacent to and beneath the new ramp, and installing a concrete access stair and landing to the cellar, featuring a metal handrail and gray-finished concrete retaining walls; removing one (1) window at the cellar, patching and removing portions of the masonry foundation wall to lower the sill, and installing one (1) entry door within the new opening to provide access to the new stair and landing; installing one (1) light fixture adjacent to the new entry door; and shifting the ramp south to facilitate the installation of the new access stair below; and at the front (east) façade, installing two (2) single entry doors in lieu of one (1) paired entry door. Staff further noted that the drawings show additional work, including installing two (2) eight-over-eight double-hung wood windows within the new window openings at the front (east) facade; removing storm windows and replacing all existing multi-lite wood double-hung and casement windows in kind; restorative work at all facades, including removing and replacing select metal gutters, leaders, and downspouts in kind; restoring deteriorated and missing wood dentils, scrolls, trim, and select areas of wood siding; repainting all facades yellow with white trim; installing three (3) attic vents above the south, west, and north facades; and select brick repointing; at the south façade, installing one (1) through-window fresh air intake HVAC louver at the basement; removing one (1) window, removing portions of the wood siding and wall to restore the opening, and installing one (1) eight-over-eight double-hung wood window within the restored opening; and removing and relocating gas piping; at the rear (west) façade, installing one (1) light fixture above the entry door; removing existing HVAC exhaust vents, and restoring wood siding; at the north façade, installing one (1) through-window fresh air intake HVAC louver at the cellar; at the roof, brick chimney repointing; removing and replacing select asphalt shingles in kind; at the front, side, and rear yards, site curb and brick walkway repairs; installing stone pavers; and interior alterations at the cellar through 3rd floor.

With regards to this additional work, the Commission found that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(d)(1)(iv)(I) for replacement of roofing material; and Section 2-14 for Window and Doors, including Section 2-14(f)(2)(ii)(B) for new windows and doors at primary facades at small residential and commercial buildings; Section 2-14(g)(1) for new windows and doors at secondary visible facades; and Section 2-14(g)(2)(i-ii) for new windows and doors at new or modified openings at secondary visible facades; Section 2-16(c) for Excavation Work; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; and Section 2-20(c)(9) for certain HVAC equipment; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(2) for through-wall HVAC equipment on visible secondary facades. Furthermore, with regards to these or other aspects of the work, the Commission finds that the new cellar access stair will provide egress as required by code; and that the two (2) single entry doors will maintain the visual characteristics of a unified entry at the center of the restored porch and front (east) facade. Additionally, the Commission found that the design approved by the Commission has been maintained and that the required change has been incorporated. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 22-03733 (LPC-22-03733) is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related

Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of brick, paint, pointing mortar, joint cutting method(s), and cellar level concrete stair and retaining wall finish, at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to [marpacheco@lpc.nyc.gov](mailto:marpacheco@lpc.nyc.gov) for review, or contact staff to schedule a site visit.

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 Marcello Pacheco.

Sarah Carroll  
Chair

cc: Edith Bellinghausen, Deputy Director; Stephan Jaklitsch, Jaklitsch/Gardener Architects, P.C.



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



# BINDING REPORT

<b>ISSUE DATE:</b> 02/25/2022	<b>EXPIRATION DATE:</b> 2/1/2028	<b>DOCKET #:</b> LPC-22-05047	<b>CRB</b> CRB-22-05047
<b><u>ADDRESS:</u></b>		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> /
Harlem Heritage Markers Jumel Terrace 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, at the Public Meeting of February 1, 2022, following the Public Hearing of the same date, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on January 6, 2022.

The proposal, as approved, consists of installing two (2) historical marker signs, featuring a galvanized steel pole and painted cast aluminum sign, at concrete sidewalks near the northwest corner of Jumel Terrace and Sylvan Terrace, and midblock on West 162nd Street between St. Nicholas Avenue and Edgecombe Avenue, as shown in a digital presentation, titled “Signs of the Times; Harlem Heritage Markers,” dated January 2022 and prepared by Karen D. Taylor, While We Are Still Here, including 13 slides, consisting of maps, photographs, renderings and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the two sites are located on concrete sidewalks within the Jumel Terrace Historic District. The Commission also noted that because the area encompassing this historic marker project is much larger than the two installations proposed for the historic district, the Commission’s binding review is limited to placement of the signs and impact on the streetscape.

With regard to this proposal, the Commission found that the proposed historical marker signs, featuring a galvanized steel pole and painted cast aluminum sign, will be installed at areas of plain concrete sidewalk and therefore, will not cause removal or damage to significant historic paving; that the placement of the proposed historical marker signs will be in close proximity to the row house residences of the individuals being commemorated on the signs; that the two proposed signs, located near the northwest corner of Jumel Terrace and Sylvan Terrace and midblock on West 162nd Street between St. Nicholas Avenue and Edgecombe Avenue, will be seen in context with an existing street light pole, traffic signs, fire alarm box and trees, and therefore, will not call undue attention to themselves; and that the proposed work will not detract from the special architectural and historic character of the Jumel Terrace Historic District. Based on these findings, the Commission determined the work to be appropriate to the sites and the historic district and voted to issue a positive report. Therefore, Commission Binding Report 22-05047 is being issued.

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

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

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

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Nicholas Pettinati, NYC Department of Transportation; Cory Herrala, Director of Preservation/LPC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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# BINDING REPORT

<b>ISSUE DATE:</b> 02/09/22	<b>EXPIRATION DATE:</b> 2/9/2028	<b>DOCKET #:</b> LPC-21-07115	<b>SRB</b> SRB-21-07115
<b>ADDRESS:</b> 3-5 WESTCHESTER SQUARE		<b>BOROUGH:</b> BRONX	<b>BLOCK/LOT:</b> 3981 / 2, 1
Van Schaick Free Reading Room/Huntington Free Library, Individual Landmark			

To the Mayor, the Council, and the Deputy Commissioner of the NYC Department of Design and 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 to subdivide the existing Lot 2 into two lots, consisting of Lot 2, which contains the designated Individual Landmark library building and its perimeter basement light well at 9 Westchester Square, and Lot 1, which contains an undesignated annex building (The former "New Library Storage Building") at 3-5 Westchester Square, as described in an email dated November 17, 2021 and prepared by Jacqui Abel, Project Manager, Libraries, Public Buildings, at the NYC Department of Design and Construction, as shown in a DOF tax map, and on a filing drawing labeled R-000 dated June 5, 2016 and prepared by the NYC Department of Design and Construction, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Van Schaick Free Reading Room/Huntington Free Library and Reading Room Individual Landmark Designation Report describes 9 Westchester Square as a freestanding library building with Gothic Revival and Romanesque style features designed by Frederick Clarke Withers and built in 1882-1883, with a rear addition designed by William and James Henderson and built in 1890. The Commission also notes that Certificate of No Effect 18-1924 (LPC 18-1464) was issued on February 5, 2016 for demolishing the single-story connector block (termed "New Passage") at the south facade that connected the 1930 annex, which is located off of the individual landmark site, and that Certificate of No Effect 18-7298 (LPC 18-7177) was issued on June 15, 2016 for

the subdividing the property into two tax lots, consisting of the individual landmark site (Lot 2) and the detached 1930 addition building at 3-5 Westchester Square (Lot 1), and that these actions were not undertaken before the permits expired.

With regard to the proposal to subdivide the lot, the Commission found that the work will have no effect on significant protected features of the Individual Landmark. Please note that the Individual Landmark site on a portion of Lot 2 will remain under the jurisdiction of the Landmarks Preservation Commission. Furthermore, approval of this application to subdivide the lot does not implicitly or explicitly imply that the Commission will approve any particular construction on these two lots.

PLEASE NOTE: This permit is being issued in conjunction with Certificate of No Effect 22-06891 (LPC 22-06891) issued for the demolition of the pedestrian bridge connecting the designated library Individual Landmark with the undesigned annex building, and the restoration of the Individual Landmark.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Adam Maiser, Project Supervisor, and Jun Suh, Project Director, Code, LLC; Mark A. Silberman, Esq. LPC General Counsel; Thomas Foley, Deputy Commissioner, and Joseph LePique R.A., Chief, Public Buildings Division Historic Preservation Office, New York City Department of Design & Construction; and Angel Henandez, President, and Thomas X. Casey, Treasurer, Huntington Free Library and Reading Room





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# BINDING REPORT

<b>ISSUE DATE:</b> 02/07/22	<b>EXPIRATION DATE:</b> 2/7/2028	<b>DOCKET #:</b> LPC-22-04881	<b>SRB</b> SRB-22-04881
<b>ADDRESS:</b> 24-02 19TH STREET		<b>BOROUGH:</b> QUEENS	<b>BLOCK/LOT:</b> 898 / 1
Astoria Park Pool and Play Center, Individual Landmark			

To the Mayor, the Council, and the Commissioner of the NYC 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 work at the northern end of the designated site of the Astoria Park Pool and Play Center, known as the Great Lawn, and the immediate surrounding pathways and landscaping, consisting of the removal of an existing reduced pressure zone device ("RPZ"), benches and light poles; the installation of a new RPZ, painted grey ("charcoal"), within landscaping near the eastern perimeter fencing and surrounded by evergreen plantings, as well as one (1) metal bollard with an electrical receptacle, in a black paint finish; black painted steel and recycled plastic lumber picnic tables; black painted metal refuse bins; a painted metal water fountain; a black painted water bottle filler, fourteen (14) green and black painted, wood and metal ("1939 World's Fair") benches; twenty-three (23) black painted, light poles, featuring "Flushing Meadows" luminaires; and concrete and terrazzo inlaid game tables with wood and concrete benches, painted green in various locations throughout the site; and replacing the existing concrete and asphalt paving, in-kind, in conjunction with the replacement of below-grade conduits in select locations beneath the pathways around the great lawn, as described and shown in a 27 page digital presentation, dated (revised) January 6, 2022; drawings 1 through 4, dated September 21, 2020; drawings labeled G-001.00, A001.00, A002.00, DM100.00, DM200.00, DM400.00, A100.00, A200.00, A400.00, A401.00, A500.00, A600.00, C-101.00 through C-111.00, S-001.00, DMS-100.00, DMS-101.00, S-100.00, S-101.00, S-200.00, S-300.00, S-301.00, E-001.00, E-010.00 through E-012.00, E-020.00, E-030.00, E-031.00, E-040.00, E-041.00, E-050.00, E-090.00 through E-093.00, E-100.00 through E-103.00, E-201.00, E-202.00, M-011.00, M-091.00 M-101.00, M-102.00, M-501.00, P-

001.00, P-002.00, P-091.00 through M-093.00, P-101.00 through P-104.00, and P-501.00 through P-503.00, dated April 8, 2021, and prepared by Michael John Hults, P.E.; color photographs showing the existing conditions; and a cut sheet, dated December 23, 2021, all prepared by the City of New York Department of Parks and Recreation and submitted as components of this application.

In reviewing this proposal, the Commission notes that the Astoria Park Pool and Play Center Designation Report describes 24-02 19th Street as an Art Moderne style pool complex designed by John Matthews Hatton, Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham, built in 1934-36.

With regard to this proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, including Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(9) for certain HVAC equipment; and Section 2-16(c) for Excavation Work. Furthermore, with regard to these or other aspects of the work, the Commission finds that the benches, game tables, picnic tables, lampposts, refuse bins, drinking fountain and bottle filler will be in keeping with the types of furnishings typically found throughout the designated site in terms of placement, size, materials and finishes and will be simply designed; that the RPZ unit and bollard will be placed at a distance from the pool complex, limited in height, simply designed, and finished to blend with their context, helping them remain a discreet presence; that the limited width of the bollard will further help it to remain a minimal presence; that the RPZ unit will replace an existing unit and be screened from view by dense evergreen plantings; that the concrete and asphalt paving will be in keeping with paving found throughout the designated site; and that none of the proposed work will eliminate or damage any significant architectural features. 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>

The Commission notes that the, “Astoria Park IA Archaeological Assessment,” completed by Dr. Joan Geismar in 2017 found that the proposed project area is unlikely to contain potentially significant archaeological resources. However, should the project expand to the northern third of the park, then please submit those plans to the Commission for further review as that area was found to be archaeologically sensitive.

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.

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

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

Misha'el Shabrami.

Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young,



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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# BINDING REPORT

<b>ISSUE DATE:</b> 02/10/22	<b>EXPIRATION DATE:</b> 2/10/2028	<b>DOCKET #:</b> LPC-22-07120	<b>SRB</b> SRB-22-07120
<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 Corporation:

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

The Landmarks Preservation Commission has reviewed a proposal for modifications to the eastern portion of perimeter fencing at the pier to accommodate an opening that leads to a new gangway, located outside the boundaries of the historic district; as shown on drawings G-00 through G-03, S-10, S-11, S-12, S-20, S-21, and S-50, dated September 23, 2021, prepared by BlueShore Engineering; and submitted as components of the application.

In reviewing this proposal, the Commission notes that 89 South Street is a modern pier and retail structure built in 2015.

With regard to this proposal, the Commission finds that the work is consistent with the maritime use of piers; attaches to the pier minimally; and it is only seen at close proximity from the very east side of the pier walkway or from the river; will have no adverse effect on any historic features; and is appropriate to the site and the South Street Seaport Historic District. Based on these findings, the work 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: Jared Knowles, Deputy Director; George Giaquinto, Seaport Development Management



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 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007  
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# BINDING REPORT

<b>ISSUE DATE:</b> 02/18/22	<b>EXPIRATION DATE:</b> 2/18/2028	<b>DOCKET #:</b> LPC-22-07259	<b>SRB</b> SRB-22-07259
<b>ADDRESS:</b> 476 FIFTH AVENUE		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1257 / 1
New York Public Library, Interior Landmark			
New York Public Library, Individual Landmark			

To the Mayor, the Council, and the Vice President, NYPL

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

The Landmarks Preservation Commission has reviewed a proposal for interior alterations only, within non-designated areas of the first floor; as shown on drawings labeled T-001, G-000 through G-004, DM-001, DM-002, A-101, A-102, A-201, A-202, A-301, A-302, A-400 through A-402, A\_501, A-502, A-601, A-602, A-701, A-702, A-703, A-801, A-850, A-901, A-951 through A-955 dated February 3, 2022, prepared by Thomas Hughes, R.A.; M-001 through M-003, M-100 through M-103, M-200 through M-203, M-500, M-501, M-600, M-601, dated February 3, 2022, prepared by Talya Santillan, P.E., P-001, P-100, P-200, P-201, P-202, P-300 dated February 3, 2022, prepared by Talya Santillan, and submitted as components of the application.

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

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

appropriate to this Individual and Interior Landmark. The work, therefore, is approved.

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

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

Sarah Carroll  
Chair

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



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



# BINDING REPORT

<b>ISSUE DATE:</b> 02/25/22	<b>EXPIRATION DATE:</b> 2/25/2028	<b>DOCKET #:</b> LPC-22-07664	<b>SRB</b> SRB-22-07664
<b>ADDRESS:</b> Streetlight Poles		<b>BOROUGH:</b> Queens	<b>BLOCK/LOT:</b> 0 / 0
NYC Streetlight Poles Jackson Heights Historic District Historic Street Lampposts, Individual Landmark			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

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 associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Jackson Heights Historic District. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light pole; and excavating concrete paving 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 February 23, 2022, prepared by Judith Garcia of NYC DoITT, 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 Department of Information Technology and Telecommunications 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. The Approved poletop identification number within the Jackson Heights Historic District is: 24168.

With regard to this proposal, the Commission finds that the small size, 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 poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; and that any concrete paving to be excavated will be replaced with new concrete paving 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 Abbie Hurlbut.

Sarah Carroll  
Chair

cc: Edith Bellinghausen, Deputy Director; Kristina Martinez, NYC DoITT