



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



ADVISORY REPORT

ISSUE DATE: 12/24/25	EXPIRATION DATE: 12/24/2031	DOCKET #: LPC-26-05370	SRA SRA-26-05370
ADDRESS: 20 WEST DRIVE		BOROUGH: Brooklyn	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for work at the northeast portion of the Long Meadow, including the installation of a green painted electrical cabinet within landscaping, and planting dense evergreen trees immediately around the enclosure, as described and shown in a one page undated memo; a 19 page presentation titled "Northeast Pavilion, Upper Vale, and Lower Vale Electrical Cabinet", dated November 20, 2025, and prepared by of the Prospect Parks Alliance; and an annotated Materials Checklist, all submitted as components of the application.

In reviewing this proposal, the Commission noted that the Prospect Park Scenic Landmark Designation Report describes Prospect Park as a primarily naturalistic style park designed in 1866-73 by Frederick Law Olmsted and Calvert Vaux.

With regard to the proposal, the Commission finds that the placement of the cabinet away from prominent areas of the park and the planting of evergreen trees around the cabinet will be consistent with the placement and screening of other mechanical equipment within the park and will help the cabinet remain a discreet presence; that the simple form and dark finish of the cabinet will further help it to blend with its context and visually recede into the background if seen through the trees; and that this work will not detract from any significant historic vistas or the historic and naturalistic character of the park. Based on these findings, the Commission determined that the work is appropriate to the scenic landmark.

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

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

Lisa Kersavage
Executive Director

cc: Bernadette Artus, Deputy Director; Eric Boorstyn, none

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ADVISORY REPORT

ISSUE DATE: 12/15/25	EXPIRATION DATE: 12/15/2031	DOCKET #: LPC-26-05649	SRA SRA-26-05649
ADDRESS: 695 PARK AVENUE Apt/Floor: 7th Floor roof area		BOROUGH: Manhattan	BLOCK/LOT: 1403 / 1
Upper East Side Historic District			

To the Mayor, the Council, and the CUNY:

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

The Landmarks Preservation Commission has reviewed a proposal for exterior alterations at the 7th floor roof at the southern section of the building, including removing HVAC units and installing new HVAC units, as well as interior alterations at the fifth floor, as shown on drawings LPC-00 through LPC-03, dated October 31, 2025, and prepared by Juan Carlos Matiz, R.A.; and drawings M-001, M-101, M-102, M-201, M-202, M-203, M-301 through M-304, M-401, and M-501, dated December 8, 2025, and prepared by Riza Susel, P.E.; all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District Designation Report describes 681 Park Avenue (aka 101 East 68th Street, 100 East 69th Street, 126 East 69th Street, 930 Lexington Avenue) as an International Modern style college building, designed by Shreve, Lamb & Harmon and built in 1938-41; 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 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 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; Based on these findings, the Commission determined that the work is appropriate to the building and to the Upper East Side Historic District.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rules 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 Brian Blazak.

Lisa Kersavage
Executive Director

cc: Bernadette Artus, Deputy Director; Juan Carlos Matiz, Matiz Architecture & Design

Issued: 12/15/25

Docket #LPC-26-05649