



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



BINDING REPORT

ISSUE DATE: 08/29/2023	EXPIRATION DATE: 6/28/2028	DOCKET #: LPC-23-07332	CRB CRB-23-07332
<u>ADDRESS:</u> CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
North Meadow Center Central Park, Scenic 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, at the Public Meeting of June 28, 2022, following the Public Hearing of the same date, voted to issue a positive report for the proposed work at the subject premises, as put forward in your application completed on June 2, 2022, and as you were notified in Status Update Letter 22-10603, issued on July 7, 2022.

The proposal, as approved, consists of modifications to the building, known as the North Meadow Center, and the surrounding parkland, including enlarging masonry openings in select locations by removing sections of the fieldstone clad facades in conjunction with replacing one six-light window, two four-light windows and fixed wood panels at the south façade of the east wing with paired doors, featuring nine-light glazed panels over solid panels and an arched fixed panel above the doors, and replacing one six-over-six window, a four-light hopper window and arched fixed panels at the north facade with white painted wood and glass entrances, each including a nine-light door, three-light side lights, a three-light transom, two one-light transoms and fixed arched panels; replacing the white painted wood and glass window assemblies at the south facing courtyard façade in-kind, except that all twenty-four of the window assemblies will be twenty-light fixed windows, instead of eight of the assemblies being eight-light transoms above twelve-light fixed windows; and replacing three assemblies of twelve-light doors, three-light transoms and arched fixed panels at the east and west facing courtyard facades with white painted wood and glass infill, including twelve-light windows with fixed panels above and below; and, at the surrounding courtyards,

service areas, pathways and unpaved landscaping, removing modern chain link fencing at the south (front) recreational courtyard and installing 8' tall, black painted metal, chain-link fencing, corresponding in footprint to the existing sport game courts; creating a pathway and service area adjacent to the west side of the building and the west side of the north (rear) recreational courtyard by installing poured asphalt paving at an area of landscaping; creating a level service and storage area and pathway at sloped landscaping, adjacent to the east side of the building, the south façade of the east wing, and the east side of the north courtyard by constructing retaining walls, including stone clad walls at the portions adjacent to the building and concrete walls at the portions adjacent to the courtyard, in conjunction with installing asphalt paving above fill; replacing the existing paving near the southwest corner of the building in-kind, except for limited areas of expansion and reductions to the footprint and changes to the corner profiles; removing sections of asphalt pathways near the east and west sides of the building and modern metal storage enclosures near the west side of the building; installing black painted metal fencing adjacent to the proposed service and storage areas, including 3'-2" tall picket fencing at the areas adjacent to the east and south sides of the building and chain-link fencing, adjacent to the remainder of the new storage and service areas with a maximum height of 8'; installing 8' tall, black painted metal, security light poles and 8' tall, gray painted metal storage enclosures within the proposed service and storage areas; installing a new asphalt pathway within the landscaping north of the building, connecting the east service and storage yard with an asphalt pathway; and landscaping work, including, but not limited to, planting evergreen trees and shrubs adjacent to the proposed concrete retaining walls and fencing, as shown in a digital presentation, titled "NORTH MEADOW CENTER," dated June 1, 2022, and prepared by the Central Parks Conservancy, including sixty-four (64) slides, consisting of photographs, photomontages and drawings, all presented as components of the application at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that that Central Park Scenic Landmark Designation Report describes the park as an English Romantic style public park designed in 1857-1958 by Olmsted and Vaux. The Commission further noted that the North Meadow Center is a shed building constructed c. 1910, located between the North Meadow and the 97th Street Transverse.

With regard to this proposal, the Commission found that the proposed modifications to the shed building will help support its continued adaptive reuse for parks operations and public programming; that the enlargement and combination of select window openings will be harmonious with the existing pattern of punched openings at the facades in terms of placement, size and form and will not significantly alter the facades' character; that the proposed entrance infill will be in keeping with entrance infill throughout the building in terms of materials, proportions, details, and finish; that the proposed windows above fixed wood panels, replacing select entrance infill, will replicate the proportions, scale, configuration, materials and finishes of the existing windows, thereby helping to support a unified appearance at these facades; that the proposed wood panels below the windows will be simply designed and harmonious with the style of the building and will recall the presence of former entrances; that the proposed window assemblies, without transoms, at the south facing courtyard façade, will be only a slight variation from the c. 1930s assemblies, thereby maintaining the overall character and unity of the design; that the proposed site work will facilitate relocating visual obstructions, including parked vehicles and storage containers, to less prominent areas of the site and will restore a more ordered appearance to the front courtyard and at the landscaping near the front of the building; that the retaining walls will be the minimum height and footprint necessary to level the existing sloped terrain for paving; that the metal picket fencing in front of the east wing will help provide fall protection, be compatible with the building in terms of its footprint and match the existing adjoining fencing at the building in terms of materials, design and details; that the proposed chain-link fencing within the courtyard will address a safety hazard, match the existing fencing in design and height, and be symmetrically placed in relation to the existing fence, with minimal obstructions to views of the building; that the increase in paving will remain compatibly scaled with the building and will be in conjunction with removing unneeded modern pathways at the perimeter of the site,

thereby helping to consolidate the paving in less prominent areas and supporting the primacy of the landscaping; that the proposed storage enclosures, paving, retaining walls, fencing, site furniture, and lamppost security lighting at the side and rear yards will be simply detailed and properly scaled, utilizing materials and finishes which will blend with their context, and will be largely screened from view from public thoroughfares by dense evergreen plantings; and that none of the work will disrupt a significant vista or result in the loss of mature trees. Based on these findings, the Commission determined the work to be appropriate to the building and scenic landmark, and voted to issue a positive report, with the stipulations that the applicants continue to explore topographical changes and limit the presence of retaining walls and changes to the grade to the extent possible, all in consultation with the Commission staff.

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.

Subsequently on February 9, 2022, June 8, 2023, July 18, 2023, August 8, 2023, August 14, 2023, August 24, 2023 and August 28, 2023, the Commission received emails, dated August 8, 2023, August 14, 2023, August 24, 2023 and August 28, 2023 from Harriet Provine; written materials and methods specifications, dated October 7, 2022 (07 30 00 Steep Slope Roofing, 02 03 42 Selective Removal and Salvage of Historic Masonry, and 04 03 01 13 Selective Removal & Salvage of Historic Masonry); two undated sheets, titled "Proposed Exterior Buildings Lighting" and "Proposed Site Security Lighting" including photos and drawings; an undated sheet, with snow guard drawings, prepared by Berger; a one page memo, titled "Renovation of the North Meadow Center LPC Scope of Work Narrative," dated June 8, 2023, and prepared by the Central Park Conservancy; two undated marked product information sheets for HID Signo Readers; a one page document, titled "LPC Response Matrix" and dated revised July 18, 2023; existing condition and historic photographs, a one page memo, titled "Renovation of the North Meadow Center LPC Approval Follow Up re: Retaining Wall Height," dated June 30, 2022, and prepared by the Central Park Conservancy; a title sheet drawing (T-001.00) and a drawing list sheet (G-001), dated June 2, 2023; drawings R-100, R-201, R-211, R-212, R-300, G-002.00 through G-006.00, D-101.00 through D-108.00, D-120.00, A-000.00, A-001.00, A-003.00, A-004.00, A-101.00 through A-104.00, A-111.00, A-112.00, A-121.00, A-122.00, A-201.00, A-211.00, A-301.00, A-302.00, A-401.00, A-411.00, A-501.00 through A-508.00, A-600.00, A-501.00, A-601.00, A-610.00 through A-616.00, A-801.00, A-802.00, IA-101.00, IA-102.00, IA-400.00, IA-401.00, IA-421.00 through IA-429.00, IA-500.00, IA-501.00, IA-502.00, IA-504.00, IA-505.00, IA-520.00, IA-600.00, and IA-601.00, revision dated June 2, 2023 and prepared by Edwin Charles Basler, RA; drawings T-001.00, S-001.00, S-100.00, S-101.00, S-102.00, S-200.00, FO-201.00, and FO-202.00, revision dated June 2, 2023 and prepared by Donald Friedman, PE; drawings C-001.00, C-101.00 through C-104.00, C-201.00 through C-205.00, C-501.00 through C-510.00, and FO-100.00, revision dated June 23, 2023 and prepared by Perkins Eastman; drawings L-101, L-201, and L-301 through L-305, revision dated June 26, 2023 and prepared by Perkins Eastman; drawings M-001.00, M-100.00, M-200.00, M-201.00, M-300.00, DM-100.00, DM-101.00, M-400.00, DM-401.00, M-500.00, M-501.00, P-001.00, P-002.00, P-200, P-201, P-300.00, P-301.00, P-400.00, P-401.00, P-402.00, P-403.00, FA-001.00, FA-300.00, FA-400, and FA-401, revision dated July 10, 2023 and prepared by Marc W. Feldman, PE; drawings E-001, E-100.00, E-200.00, E-201.00, E-210.00, E-300.00, E-400.00, E-401.00, E-500.00 through E-503.00, E-600.00, E-601.00, ED-500.00, and ED-501.00, revision dated March 31, 2023 and prepared by Marc W. Feldman, PE; drawing E-101.00, revision dated October 7, 2023 and prepared by Marc W. Feldman, PE; and AV-001, AV-100, AV-300, AV-401, AV-402, AV-501, SC-001, SC-100, SC-200, SC-201, SC-300, SC-401, SC-402, TC-001, TC-101, TC-200, TC-201, TC-300, TC-401, TC-402, TC-501 and TC-502, revision dated March 31, 2023 and prepared by Perkins Eastman.

Accordingly, the Commission staff reviewed these materials and noted that they include a modification to the previously approved scope of work, including increasing the maximum height of the chain-link

perimeter fencing from 8' to approximately 8'-3", and additional work, consisting of replacing white painted wood and glass entrance assemblies, including one assembly, featuring a multi-light door, three-light side lights, a three-light transom, two one-light transoms, and fixed arched panels at the north façade; three assemblies, each featuring a multi-light door, a three-light transom and a fixed arched panel at the south and east facades; and one assembly featuring a pair of multi-light doors and an arched fixed panel at a south façade, in-kind, except that the replacement doors will feature a nine-light configuration, matching the historic configuration, instead of the existing twelve-light configuration; replacing white painted wood, twelve-light, paired doors at east and west façades (breezeway) in-kind; replacing white painted wood and glass windows and associated fixed arched panels in-kind, including twenty-nine six-over-six, double-hung windows at the east west and north facades; four pairs of eight-light casement windows at the north façade; and four four-light hopper windows at the north and east facades; replacing a black painted metal roll-down shutter and a clear anodized assembly of single-light sliding windows ("transaction window") at an east facing façade, adjacent to the breezeway, in-kind; applying a translucent gray scale film at select windows throughout the facades; replacing modern metal security/safety grilles at the south facing courtyard façade windows with unpainted stainless steel mesh grilles; removing non-historic site furnishings (benches, games tables, bicycle racks, etc.), light fixtures, anchors, conduits and miscellaneous utilitarian equipment from various locations throughout the exterior of the building and adjoining paving; replacing white painted wood louvers at the pediment at the south façade in-kind; replacing a modern clock at the pediment with a circular shaped, surface mounted clock, designed to closely replicate the historic clock which previously existed in this location; removing paint from cast iron piers at the south facing courtyard façade and from woodwork at brackets, fascias, the underside of the open eaves and rafter tails, utilizing chemical paint removers, and repainting the metalwork and woodwork white; installing white painted light fixtures at the fascias, immediately below the eaves, throughout the facades; installing square surface mounted light fixtures ("Beta Fixtures") in select locations at the facades adjoining the breezeways; installing security cameras in select locations throughout the facades; and restorative masonry work in select locations throughout the facades, chimneys, retaining walls, and masonry posts, including selectively repointing masonry with a lime rich mortar; repairing damaged brick, schist, brownstone, and bluestone, utilized partial unit replacement, patching compounds, and pinning; selectively removing loose portions of brownstone and bluestone and retooling the surfaces of the masonry with hand tools; selectively replacing historic brickwork, schist, and bluestone and modern replacement masonry with brickwork, schist, and bluestone, matching the historic masonry for each location; removing adhesive from bricks and schist, utilizing heat and chemical solvents; and cleaning brick, schist, brownstone and bluestone throughout the facades, chimneys and posts, utilizing chemical cleansers and low pressure water rinses and/or micro-abrasion, as well as replacing the precast concrete coping at the entrance piers at the south courtyard in-kind and resetting bluestone coping at the retaining walls; removing loose parging, utilizing hand tools, and reapplying parging at the masonry walls, surrounding the below-grade stairs at the east and west sides of the building and at the inboard sides of perimeter walls, adjacent to the south courtyard; installing precast concrete coping/curbing and 4' tall chain-link fencing at the retaining walls adjacent to the stairs at the east and west sides of the building; shifting a historic black painted metal fence post, adjacent to the east side of the building, to align with the edge of the new pathway at this side of the building; temporarily removing and reinstalling black painted metal picket fencing at the south courtyard in conjunction with replacing missing and damaged metalwork in-kind, repairing sections by straightening pickets, and repainting the reinstalled sections black; selectively replacing slate shingles, flashing, underlayments and framing at the main roof, in-kind; replacing metal rooftop vents, fans, drip edges, gutters, leaders and snow guards in-kind, except for minor dimensional and profiles changes; temporarily excavating and backfilling soil near the east side of the building in conjunction with replacing roofing membranes at a below-grade mechanical room; replacing a sloped roofing membrane at the vault, adjacent to the west side of the building, in-kind; replacing asphalt paving in select locations at the courtyards and breezeway and nearby pathways in-kind; installing card readers on pedestal at asphalt paving, adjacent to existing and proposed entrances at north, south and east facades; installing a below grade utility box

(Telecom Box), with a flush mounted metal cover, at asphalt paving within the breezeway; installing a metal utility cabinet (“Spectrum Vault”) at one of the concrete walls surrounding the cellar entrance stair at the west side of the building; replacing asphalt paving with stone screen paving and timber curbing and temporarily removing and reinstalling metal benches at a pathway near the east side of the north courtyard; resetting and repointing granite block paving at the edges of the curving path near the south side of the building; installing concrete wheel stops, metal bicycle racks, electric vehicular recharging equipment (charging stations, charging plugs, aeration tubes, and clean outs), a fuel cabinet, bollards, and concrete equipment pads within the service and storage yards; installing wood and concrete benches, metal bicycle racks, concrete and metal game tables, metal bottle fillers and drinking fountains, metal basketball goals, and concrete and metal footings/sockets for removable pickle ball posts in select locations within the courtyards; and installing concrete wheel stops, metal bicycle racks, electric vehicular recharging equipment (charging stations, charging plugs, aeration tubes, clean outs, etc.), a fuel cabinet, bollards, and concrete equipment pads in select locations within the service and storage yards, as well as interior alterations throughout the building.

With regard to this additional work, the Commission staff finds that the design approved by the Commission has been maintained. Additionally, the Commission staff finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; 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(c)(4) for repair of natural or cast stone; Section 2-11(c)(5) for repair of fired clay and ceramic unit masonry; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(c)(10) for repair of other materials; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-11(d)(1)(iv)(I) for replacement of roofing material; Section 2-14 for Window and Doors, including Section 2-14(d) for exterior add-ons; and Section 2-14(f)(2)(v) for new windows and doors at primary facades at buildings in Scenic Landmarks; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; Section 2-20(c)(4) for security cameras; and Section 2-20(c)(10) for window security bars; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regard to these or other aspects of the work, the Commission staff finds that the in-kind replacement of the sliding window assembly and shutter will provide needed transparency, operability and security associated with its use as a transaction window, thereby helping to maintain support for the adaptive reuse of the building; that the replacement sliding window assembly and shutter will be installed within a simply designed facade, which does not feature other windows, and will only be visible from within the breezeway and in limited oblique views from areas near the building, thereby not detracting from the building's fenestration pattern and helping the assembly to remain a discreet presence; that the installation of the precast concrete coping/curbing and chain-link fencing at the walls adjacent to the concrete stair will help protect the building from water infiltration and improve security and these installations will be compatible with the surrounding service and storage yard in terms of materials, dimensions and design, helping them to be a harmonious presence; that shifting the historic fence post will be a minor adjustment which will help improve circulation at the site, without detracting from the building, overall fencing assembly, or surrounding landscaping; that the proposed furnishings and equipment within the courtyards and service/storage yards will be in keeping with the types of installations found at active recreation and service/storage areas within the park and partially screened from view from outside the yards by fencing and evergreen plantings; and that the spacing and limited size of the furnishing and equipment within the yards will help them remain a subordinate presence in relation to the building and surrounding landscaping. Additionally, the Commission staff finds that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been

marked approved by the Landmarks Preservation Commission, and Binding Commission Report 23-07332 is being issued.

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 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 replacement brick, schist, bluestone, precast concrete and slate; repointing mortar; parging; masonry cleaning; and masonry retooling and patching, as well as finishes for all site furnishings not proposed to be painted black or white, all 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 shabrami@lpc.nyc.gov for review, or contact staff to schedule a site visit.

SHOP DRAWINGS OR EQUIVALENT REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 shop drawings or equivalent fully dimensioned drawings, along with material and finish specifications for the clock, electric vehicle charging equipment, and security camera equipment, as well as marked photos and/or elevation drawings, documenting the exact locations of the proposed light fixtures at the facades adjacent to the breezeway and the security cameras throughout the facades, all prior to the commencement of work. Digital copies of all drawings may be sent to mshabrami@lpc.nyc.gov for review.

Please note that work alternates, noted on the drawings, including fully repointing the facades and replacing the weathervane, are not proposed under this application, and that the installation of 16' tall fencing at the retaining walls adjacent to the concrete stair at the east side of the building was indicated on drawing A104.00 in error and is not proposed, as confirmed in emails from Harriet Provine, dated August 8, 2023 and August 24, 2023.

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 Bernadette Artus.

Sarah Carroll
Chair

cc: Cory Herrala, Director of Preservation; Harriet Provine,



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



BINDING REPORT

ISSUE DATE: 08/11/2023	EXPIRATION DATE: 11/23/2027	DOCKET #: LPC-23-09307	CRB CRB-23-09307
ADDRESS: 95 PROSPECT PARK WEST		BOROUGH: BROOKLYN	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			
Litchfield Villa, 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, at the Public Meeting of November 23, 2021, following the Public Hearing and Public Meeting of September 28, 2021, voted to issue a positive report for the proposed work at the subject premises, as put forward in your application completed on September 2, 2021, and as you were notified in Status Update Letter 22-01205 (LPC 22-01205), issued on December 16, 2021.

The proposal, as approved, consists of replacing an altered historic raised terrace, adjacent to the west (front) façade of the northern portion of the building, with a barrier free access ramp and associated modifications to the historic main entrance to the building, including removing existing modern plywood barriers and soil above the surrounding grade level and constructing a switch back ramp, featuring granite paving, a cast stone wall at the center of the ramp, and salvaged brownstone walls (former retaining walls for the terrace that are currently in storage) at the perimeter of the ramp, in conjunction with modifying the existing main entrance to the building by removing one of two granite steps adjacent to the threshold, shifting the placement of the brownstone steps and cheek walls at the stair away from the façade, as well as regularizing the tread depths by adjusting the placement of the individual steps; increasing the overall height of the stair by adding two cast stone steps and corresponding sections of cast stone cheek walls adjacent to the top of the stoop; and replacing the existing brownstone landing with a granite landing,

featuring a larger footprint and aligning in height with the top of the ramp and remaining granite step, as well as installing black painted metal railings and guard rails at the ramp and stoop and installing two 25' tall, black painted metal flagpoles near the main entrance of the building. The proposal was shown in a digital presentation, dated November 23, 2021 and including forty-one (41) slides, and a digital presentation, dated September 21, 2021 and including twenty (20) slides. Both presentations were titled "Litchfield Vila Grounds Main Entrance Ramps," prepared by the Prospect Park Alliance, and consisted of photographs, drawings, and photomontages.

In reviewing this proposal, the Commission noted that the Litchfield Villa Individual Landmark Designation Report describes 95 Prospect Park West as an Italianate style mansion, designed by Alexander J. Davis built c. 1850; and that the Prospect Park Scenic Landmark Designation Report describes the park, in which the mansion is situated, as a primarily naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux.

With regard to this proposal, the Commission found that the work will help provide direct barrier free access through the main entrance, without eliminating or damaging any significant architectural features; that the placement of the ramp within the footprint of the former historic raised terrace will relate well to the massing and compositional organization of the building; that the installation will utilize the existing historic brownstone wall components in their historic locations as part of the new assembly to the extent possible; that the replacement of the brownstone landing and modifications to the granite steps will be subtle changes which will be compatible with the design of the stair and building; that the proposed cast stone and granite will match the historic brownstone and granite at the building stair and entrance in finish and texture, thereby maintaining a unified composition; that the smooth surfaces and simple detailing of the cast stone walls will remain subordinate to the historic tooled brownstone walls; that the flagpoles are in keeping with the common types of markers used throughout the park and will help to identify the current use of this former residence as an administrative office building; that the flagpoles will be simply designed; and that the proposed railings and guard rail will be simply designed and typical in terms of placement, material, size and finish. Based on these findings, the Commission determined the work to be appropriate to the building and the scenic landmark and voted to issue a positive report with the stipulation that, in consultation with the Commission staff, the applicants revise the profile of the cast stone wall, within the ramp, to be straight, with no sloping, and to align with the base of the building; and that the applicants explore opportunities to add landscaping in front of the wall, and to explore other locations in front of the building for the flagpoles.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of digital signed and sealed Department of Building filing drawings showing the approved design and incorporating the required changes.

Subsequently, on May 9, 2023 and June 12, 2023, the Commission received an undated title sheet (T-001.00); drawings T-002.00, G-001.00, G-002.00, L-101.00, L-102.00, L-103.00, L-201.00, L-202.00, L-203.00, L-204.00, L-205.00, L-206.00, L-301.00, L-302.00, L-401.00, L-501.00, A-201.00, A-401.00, A-402.00, A-403.00, A-501.00 and A-502.00, dated February 24, 2023 and prepared by David Ho Keun Yum, RA; V-101.00, dated July 28, 2022 and prepared by James D. Sens, LLS; drawing B-101.00, dated January 12, 2022 and prepared by Peter H. Howell, PE; drawings S-100.00, S-101.00, S-200.00 and S-300.00, dated February 21, 2023 and prepared by Marie Theresa Ennis, PE; an undated, four page document, titled "MATERIAL CHECKLIST: 95 PROSPECT PARK WEST, BROOKLYN, BLOCK 1117 LOT 1 - DOCKET# LPC-23-09307"; four undated sheets, including photographs and condition notes; a four page memo (finish analysis) dated October 29, 2021 and prepared by the Prospect Park Alliance; an undated, one page memo, titled Litchfield Villa Main Entrance Ramp; written restoration specifications, dated January 2023; an undated elevation drawing, with notes regarding the proposed ramp and restorative

work at a stair and piers; and a letter, dated March 8, 2023, from Svetlana Ragulina, Senior Landscape Architect, on behalf of the Prospect Park Alliance, regarding changes to the proposed cast stone wall and the exploration of opportunities to add landscaping in front of the wall and other locations in front of the building for the flagpoles.

Accordingly, staff reviewed the materials and noted that they include modifications to the proposed work, including changing the profile of the cast stone wall, within the ramp, to be straight, instead of sloped, and to align with the base of the building, as well as expanding the scope of work to include temporarily removing and reinstalling the extant brownstone walls and pier at the former raised terrace; installing a rigid foam barrier between the proposed ramp and existing retaining walls at the terrace; temporarily removing and reinstalling two decorative cast iron urns at the pedestals at the base of the stair, in conjunction with cleaning with chemical cleansers and hand and power tools, repainting the urns to match the existing light green color, and installing metal anchorages and welded collars at the base of the urns; cleaning the granite entrance surround and adjoining step and brownstone at the terrace walls and stair with a chemical detergent and low pressure water rinses; restoring brownstone in select locations at the terrace walls and stair, utilizing patching with a cementitious stucco, partial unit replacement with brownstone, concealed pinning and helical ties, removal of flaking brownstone and retooling with hand tools, and injecting epoxy adhesive within hairline cracks; repointing the brownstone throughout the walls and stair; installing lead joint covers at the skyward facing joints of the brownstone walls; removing paint from the existing circa 1930s main entrance wood infill with a chemical paint remover and repainting the door an off white color in conjunction with repairing the woodwork by selectively replacing missing and damaged woodwork in-kind and reversing the swing of the door by resetting of the door and associated replacement of wood trim and hardware; replacing the metal threshold in-kind; and at the paved area, adjacent to the west (front) façade of the building, removing signage and replacing the poured asphalt paving in-kind, except for limited regrading and changes to the placement of the paint markings on the paving associated with the vehicular restrictions for the parking area, as well as replacing a section of concrete curbing, framing a planting area at the west and east of the building, with a new section of concrete curbing at the north side of the building; temporarily installing an asphalt pathway within landscaping west of the house during construction; landscaping work; and interior alterations at the first floor of the building.

With regard to this additional work, the Commission staff finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations; Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(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(c)(4) for repair of natural or cast stone; Section 2-11(c)(9) for repair of wood features; and Section 2-11(d)(1)(i) for in-kind material replacement. Furthermore, with regard to these or other aspects of the work, the Commission finds that the installation of the rigid foam barrier and lead joint covers will help protect the walls from damage due to moisture; that the rigid foam barrier will be largely concealed from view; that the lead joint covers will be small in size and simply designed and feature a neutral finish; that alternative means of stabilizing and securing the urns without installing the exposed collars would require attachments which could damage the urns; that the collars will be simply designed, small in relation to the urns, finished to blend with their context, and installed at the simply designed bases, helping them remain a secondary presence; that the limited use of epoxy injections at hairline cracks at the freestanding walls will not cause damage associated with the entrapment of moisture in the masonry; that the replacement curbing will maintain a subordinate placement in relation to the building and site and will remain simple in form and compatible with the remaining curbing in footprint; and that none of this work will detract from the special historic and picturesque character of the park. Additionally, staff found that the design approved by the Commission

has been maintained and that the required changes have been incorporated. Based on these and the above findings, the drawings have been marked as approved and Commission Binding Report 23-09307 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.

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 of the proposed cast stone and granite, brownstone patching, partial unit replacement (brownstone), retooling, and repointing, all at locations for the proposed work, prior to the commencement of the work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to MShabrami@lpc.nyc.gov for review or contact staff to schedule a site visit.

PLEASE NOTE: This report is issued contingent upon the reinstallation of the existing historic cast iron urns and brownstone walls and pier within six months of their removal from their historic locations and upon the removal of the temporary asphalt path within the landscaping at the south side of the house before or concurrent with the completion of the remainder of the work.

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 Bernadette Artus.

Sarah Carroll
Chair

cc: Cory Herrala, Director of Preservation; Sybil Young, Preservation Officer,



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



BINDING REPORT

ISSUE DATE: 08/10/2023	EXPIRATION DATE: 1/25/2028	DOCKET #: LPC-23-10688	CRB CRB-23-10688
<u>ADDRESS:</u> CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Delacorte Theater Central Park, Scenic 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, at the Public Meeting of January 25, 2022 following the Public Hearing of the same date, voted to issue a positive report for the proposed work at the subject premises, as put forward in your application completed on December 30, 2021, and as you were notified in Status Update Letter 22-04971, issued on April 25, 2022.

The proposal, as approved, consists of modifications to the open air theater building (Delacorte Theater) at the southwest edge of the Great Lawn, within Central Park, and the immediate surrounding parkland, including replacing the existing wood cladding at the curved outer wall and southwest and southeast facades of the theater with unpainted, textured wood cladding, featuring vertical slats of varied dimensions, in conjunction with canting the upper portion of the curved wall outward and increasing the wall by 2' in height, and, at the ground level, incorporating 6' 3" tall, recessed wood numerals (gate numbers), a 1' 6" tall, black/brown painted metal horizontal sign band immediately beneath the marquee, paired wood doors, a niche, and brown/black painted metal ticket and concessionaries window assemblies, featuring fixed windows above smaller sliding windows, and security roll-down gates with concealed housing, as well as removable wood panels for longer term closures of the openings, year round and seasonal metal signage at the sign band, seasonal metal signage panels at the wood cladding adjacent to the ticket and concessionaire windows, and a bluestone curb at the base of the facades; replacing the existing wood and metal marquee at the curved outer wall and portions of the southwest and southeast facades with

a marquee, featuring standing seam zinc roofing, 15" tall, painted metal signage letters set at the outward edge of the roofing, uprights at the inward edge, and unpainted wood soffits, with integrated downlights; replacing the existing bluestone paving adjacent to the west side of the building with a slightly larger assembly of bluestone paving, corresponding in footprint with the curvature of the marquee and with the reduction to unpaved landscaping; replacing six existing lighting towers, measuring 60' 2-1/2" and 36' 6" tall, and associated metal bridges with six 60' 2-1/2" tall, dark gray painted metal lighting towers, featuring paired horizontal poles for the attachment of 15' tall, seasonal stretch banners, and associated dark gray painted metal bridges; replacing the existing plastic seats, wood decking, metal railings, concrete and wood stairs, and concrete ramp with plastic seats, modified wood decking (Kebony), concrete and wood ramps and stair assemblies, and metal railings, corresponding to spacing and circulation changes throughout the theater, in conjunction with installing lifts in select locations; and at the portion of the site to the north, south and east of the theater, replacing the existing modern wood and metal gates and fencing with 5' tall, unpainted wood, sliding gate assemblies, immediately adjacent to the north and south sides of the theater (exterior theater entrances), and unpainted wood gates and fencing, featuring 7' 6" and 5' tall, closely spaced slats. The work was shown in a digital slide presentation, titled "DELACORTE THEATER" and dated December 25, 2022, consisting of 75 slides of photographs, photomontages, and drawings, all prepared by the ennead architects, and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Central Park Scenic Landmark Designation Report describes Central Park as an English Romantic style public park designed in 1857-1958 by Olmsted and Vaux. The Commission further noted that the Delacorte Theater is an open-air theater, built at the southwest edge of the Great Lawn, within Central Park, in 1962; and that Staff Advisory Report 98-4535 was issued on March 6, 1998, approving the replacement of decking and seating, modifications to a ramp, and painting railings and stairs.

With regard to this proposal, the Commission found that the proposed work will not eliminate or damage any significant historic architectural or landscape features; that the work will occur within a section of the park which has been significantly changed over time, including the removal of the reservoir, construction of the theater, and pathway reconfiguration, therefore this work will not alter or disrupt an intact composition of original features or design; that the theater has been substantially rebuilt over the years, therefore there is no significant original material remaining; that the cladding, infill, marquee, fencing and decking at and around the theater will be simply designed and feature materials and finishes which will blend with surrounding landscaping, thereby helping them harmonize with their context and remain a secondary presence; that the angling back of the outer wall of the theater will be a subtle change to the form of the building which will help support upgrades to the accessibility of the theater by facilitating the relocation of seating; that the vertical orientation, slight projections, variations in pattern and narrow width of the cladding's slats will help the structure to relate well to the scale and form of the surrounding trees and natural environment and recede from view; that the marquee will be consistent with types of appendages typically found at theater buildings in terms of placement and compatibly scaled with the building; that the replacement lighting towers will feature simply designed open framing and safety cages and a dark finish and will not exceed the maximum height of the existing towers or the surrounding tree canopy, helping them to remain a subordinate presence within views of the surrounding landscape; that the reorganization of the seating, widening of aisles and installation of new barrier free access ramps, lifts and stairs will improve accessibility and enhance the visitor's experience, without significantly changing the appearance of the theater from the surrounding landscape; that the signage at the building will be non-illuminated, limited in size, and placed at and below the marquee and will feature a neutral color palette, except for a limited amount of seasonal signage, without color restrictions, below the marquee; that the seasonal banners will be consistent with the types of wayfinding signage found throughout the park in terms of placement and types of signs, and, except within close proximity to the building, will only be seen through the dense foliage of the surrounding landscaping during the performance season; that the

replacement fencing assembly, featuring wider spacing at the taller pickets and no top rail, will be well scaled to the building and compatible with the surrounding parkland, while also maintaining existing security and screening for the theater service areas; and that the replacement paving, with footprint adjustments associated with aligning with the marquee, will be compatible with adjoining paving in terms of material, pattern and finish, and will not result in a significant reduction in the footprint of the surrounding landscaping. Based on these findings, the Commission determined the work to be appropriate to the building and scenic landmark, and voted to issue a positive report, with the stipulation that, in consultation with the Commission staff, the applicant continue to explore alternatives to the amount and placement of signage at the canopy and re-study the color of the seating to achieve a single, more neutral color.

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 changes.

Subsequently, on May 15, 2023; June 16, 2023; and August 9, 2023, the Commission received a five page memo, dated April 24, 2023 and prepared by Rosalind Barbour; a one page letter, dated May 11, 2023, from Julie Rosen; an email, dated August 9, 2023, from Julie Rosen; a 102 page document, titled "Delacorte Theater LPC Supplemental Information to: DOB Filing Set" and dated May 2, 2023; drawings T-001.00, G-001.00, G-010.00, G-020.00, G-100.00, G-101.00, G-200.00, G-201.00, LS-000.00, LS-101.00, LS-102.00, DM-001.00, DM-002.00, DM-003.00, DM-200.00, DM-201.00, A-000.00, A-101.00, A-102.00, A-103.00, A-160.00, A-200.00, A-220.00, A-300.00, A-301.00, A-302.00, A-310.00 through A-317.00, A-320.00, A-321.00, A-322.00, A-400.00, A-401.00, A-402.00, A-410.00 through A-417.00, A-430.00, A-500.00 through A-505.00, A-510.00, A-900.00, and A901.00, revision dated February 15, 2023 and prepared by Molly McGowan, RA; drawings C-001, C-200, C-300, C-400, C-501, C-502, C-503, P-001, P-200, P-300, and P-503, revision dated October 21, 2022 and prepared by Christopher Vitolano, PE; drawings L-001, L-101, L-102, L-501 and L-502, revision dated October 21, 2022 and prepared by Michael Szura, RLA; drawings FO-000.00, FO-001.00, FO-002.00, FO-100.00, FO-102.00, F-301.00, F-302.00, FO-501.00, S-000.00, S-001.00, S-002.00, S-101.00, S-102.00, S-103A.00, S-103B.00, S-104.00, S-105.00, S-201.00, S-210.00, S-211.00, S-401.00, S-402.00, S-403.00, S-404.00, S-410.00, S-502.00, S-503.00, S-504.00, S-505.00, S-506.00, S-510.00, and S-700.00, revision dated February 15, 2023 and prepared by Nathaniel Ezra Oppenheimer, PE;

M-001.00, M-101.00, M-102.00, M-103.00, M-201.00, M-202.00, M-203.00, M-301.00, M-302.00, M-303.00, M-501.00, M-601.00, M-701.00, M-801.00, P-001.00, P-101.00, P-200.00, P-201.00, P-202.00, P-301.00, P-501.00, P-701.00, FP-001.00, FP-201.00, FP-202.00, FP-203.00, FP-501.00, and FP-701.00 revision dated February 15, 2023 and prepared by Steven J. Kenah, PE; and signage drawings SG-000 through SG-040, SG-100, SG-101, SG-102, SG-110, SG-111, SG-120, SG-121, and SG-122, revision dated February 10, 2023; signage drawing SG-041, December 15, 2022.

Accordingly, the Commission staff reviewed these materials and noted that they include modifications to the proposed work, consisting of changing the proposed mixed of colors for the seats to a single green color; at the marquee, installing two signs ("Delacorte Theater") year round and two signs ("Public Free Shakespeare in the Park") only during the performance seasons, instead of installing three of each sign year round; lowering the placement of the seasonal banners by 6' 0-1/2" and reducing their height to 11', with associated changes to the placement of the banner poles; mitering sections of the underside of the canopy in conjunction with installing painted metal wayfinding signage; changing the species of the woodwork for the facade cladding from cedar to redwood; changing the proposed grandstand decking from modified wood decking (Kebony) to oak; slightly adjusting the placement and dimensions of the openings for the ticket and concessionaires' windows, as well as incorporating the installation of slate countertops;

installing bi-fold ticket and concessionaire window assemblies, instead of fixed and sliding window assemblies; eliminating the proposed niche and recessed wood numerals (gate numbers); slightly changing the pattern of the proposed bluestone pavers and expanding the replacement of paving to include replacing fieldstone and poured asphalt paving at pathways between the theater and a nearby building, with bluestone pavers; modifying the cladding at the southwest and southeast facades by omitting select wood slats, creating integrated wood louvers; changing the proposed stair and ramp assemblies at the south side of the building to feature different footprints and dimensions and associated changes to the design of the railings; installing a lift and a concrete ramp near the west side of the stage and a concrete ramp at the east side of the stage, instead of three lifts adjacent to the stage; increasing the height of the gate assemblies to 7' 6", as well as modifying their design to feature smaller integrated swing gates; and changing the design of the fencing to increasing the height of the shorter slats from 5' to 5'-10", resulting in the wider spacing between slats at the top 2' of the fencing, instead of the top 2'-6", as well as additional work, including installing 4'-6" tall performance related metal sign panels at the wood cladding of the curved outer wall, adjacent to the exterior entranceways during the performance season; installing year round metal and high density urethane donor recognition and wayfinding signage at metal infill and wood cladding within the ticketing and concessionaire window openings and at woodwork at the southwest and southeast facades, as well as in various locations at the ramps, stairs, grandstand, the inboard side of the service yard fencing, and metal cladding of a subsidiary building for support services ("shack") within the service yard; replacing the existing wood clad control booth at the top of the grandstand with a wood clad control booth, featuring an overhang at its eastern side; installing mechanical equipment and wood screen walls at the roof of the control booth; installing freestanding, black/brown painted medium density fiberboard walls ("masking walls"), with a maximum height of 23' adjacent to the east and south sides of the stage; installing brown painted security cameras, electric heaters and fire alarm strobes at select locations at the underside of the marquee; installing utilitarian equipment (card readers, door operators, intercom paging devices, sprinklers, and data and power outlets) at the woodwork cladding at the southwest and southeast facades; installing black painted metal pipe rail fencing, electrical outlets, and granite borders and curbing at the perimeter of the bluestone paving, as well as replacing existing pipe rail fencing, in-kind; replacing an asphalt ramp/pathway, between the bluestone paving and another asphalt pathway, in-kind; installing 14' tall, black painted light poles, asphalt paving, a generator and power and data outlets at the service yard, as well as light fixtures mounted to the inboard sides of the fencing; and interior alterations throughout the building. Additionally, the materials include supplemental documentation with refinements for the approved light fixtures and signage colors and written confirmation that the seasonal installations will be installed no earlier than 6 weeks prior to the first performance and removed no later than 6 weeks after the final performance.

With regard to the modifications and additional work, the Commission staff finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement; 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)(4) for security cameras; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces and Section 2-21 (h)(2) for HVAC and other mechanical equipment in yards and areaways fronting secondary facades. Furthermore, with regards to these or other aspects of the work, the Commission finds that the additional signage will be typical of signage found at theaters in terms of placement and materials; that the cumulative effect of the amount and size of the proposed signage will not overwhelm or detract from any significant features of the scenic landmark; that the change to the approved cladding and ticket and concessionaire windows, the replacement of the control booth, and the creation of integrated louvers will be consistent with the intent of the overall redesign and supportive of its cohesiveness; that the modifications to the footprint of the

paving, the replacement of the fieldstone and asphalt paving with bluestone paving, and the addition of granite curbing and borders will maintain a unified composition of paving that is consistent with the approved redesign in terms of material and basic pattern, without significantly increasing the amount of paving; that the proposed pipe rail fencing will be in keeping with typical fencing found within this section of the park in terms of its placement, material, height, design and finish; that the increase in solidity near the top of the wood fencing and increased height of the gates will not obstruct any significant views of the surrounding parkland; that, except for the light poles, all of the proposed installations within the service yard will be largely screened from view from public areas of the park by fencing; that the light poles will be simply designed and painted a dark color, helping them to blend with the surrounding tree canopy and remain a discreet presence within views from the surrounding parkland; that the ramps, lift, and fiberboard walls will be simply designed, neutral in finish, well scaled to the site, and installed within the area defined as the theater zone by the surrounding fencing; and that the proposed work will not detract from the significant historic and naturalistic character of the scenic landmark. Additionally, the Commission staff finds that the design approved by the Commission has been maintained and the required changes have been incorporated. Based on these and the above findings, the drawings have been marked approved by the Landmarks Preservation Commission, and Binding Commission Report 23-10688 is being issued.

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

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 shop drawings for the barrier free access lift prior to the commencement of work. Digital copies of all shop drawings may be sent to mshabrami@lpc.nyc.gov for review.

PLEASE NOTE: The placement of unanchored, movable signage, measuring 6' 8" x 9" x 2", with a support brace, is shown on the approved drawings.

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; Julie Rosen,



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



BINDING REPORT

ISSUE DATE: 08/17/23	EXPIRATION DATE: 8/17/2029	DOCKET #: LPC-22-04341	SRB SRB-22-04341
ADDRESS: 3016 WEBSTER AVENUE		BOROUGH: BRONX	BLOCK/LOT: 3325 / 5
52nd Police Precinct Station House, Individual Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for work at an athletic field, known as Frisch Field, including temporary excavation and backfilling soil, in conjunction with upgrading a subsurface plumbing, irrigation and drainage systems; the installation of a 1'-8" wide x 2'-8" long x 3'-9" high mechanical enclosure ("RPZ chamber") with a concrete base, metal screening, both in a green ("sage") finish, a new t-ball baseball diamond and an additional hooded backstop at the field; installing steel bleachers; constructing a practice bullpen; adding concrete paving at the field; and the installation of new fitness equipment, as well as a tan colored safety surface beneath and cedar RPL benches ("World's Fair"); replacing the drinking fountain with an ADA accessible dark grey painted bottle filler and the installation of an additional ADA bottle filter; re-meshing and repainting the 17' tall chain link fencing along Botanical Square North, the south and east sides of the lot; and the removal and in-kind replacement of 17' tall chain-link fencing and 10' tall double-gate along Webster Avenue; the installation of a new 8' high chain-link gate, painted black at the south of the site; and removing two field stone retaining walls adjacent to an athletic field; and reconstructing one field stone wall, in-kind, as described and shown an undated two page document, titled "Scope of Work," and in a 24 page presentation, dated June 4, 2023, and prepared by NYC Parks.

In reviewing this proposal, the Commission notes that the 52nd Police Precinct Station House Individual Landmark Designation Report describes 3016 Webster Avenue, as a neo-Italian Renaissance style

building, designed by Stoughton & Stoughton and built in 1904-06. The Commission also notes that Moshula Parkway intersects the designated site, separating the station house on the eastern portion of the site and an athletic field, known as Frisch Field, established at the western portion of the designated site in the 1890s, with modifications in the 20th century.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-11(d)(1)(iv)(D) for replacement of cast and natural stone; Section 2-11(c)(3) for pointing mortar joints. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed alterations, which will be at an existing athletic field and only seen in context with the station house will not detract from any of the significant architectural features of the Individual landmark. Based on these findings, the Commission determines the proposed work to be appropriate to the site.

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 field stone and mortar 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 mshabrami@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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, NYC Parks



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



BINDING REPORT

ISSUE DATE: 08/21/23	EXPIRATION DATE: 8/21/2029	DOCKET #: LPC-23-11346	SRB SRB-23-11346
ADDRESS: Central Park		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
Wollman Rink Central Park, Scenic Landmark			

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

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

exterior work at the Wollman Ice Rink, within the Central Park Scenic Landmark, including replacing the existing chimney exhaust enclosure at the observation deck with a metal enclosure, painted forest green and screened by plantings; and related boiler replacement at the cellar and ground floor, as described and shown in a letter, dated July 6, 2023, and prepared by Joy Gutierrez, existing condition photographs, a revised presentation, dated August 16, 2023, drawings labeled M-010.00, M-011.00, M-020.00, M-030.00, M-200.00 through M-202.00, and M-300.00; and P-010.00, P-011.00 and P-200.00, dated April 14, 2023, and prepared by Krit Samanyaphon, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Wollman Rink complex is comprised of a seasonal ice-skating rink, which is removed in warmer months and used for alternative recreational purposes; an adjoining paved observation deck ("Skater's Deck"); and an associated concessionaire building, all built circa 1950 and altered in the 1980s, within an English Romantic style public park designed in 1856 by Olmsted and Vaux. The Commission also noted that there has been a boiler in this location at the Wollman rink since the 1980's.

With regard to this proposal, the Commission finds that the work will not damage, eliminate or conceal

any historic features of the site; that the work is required due to code requirements, and in support of health and safety and environmental upgrades; and that the green paint and plantings will help the enclosure to blend with the landscape and recede from view. 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 Misha'el Shabrami.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young,



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



BINDING REPORT

ISSUE DATE: 08/22/23	EXPIRATION DATE: 8/22/2029	DOCKET #: LPC-23-11696	SRB SRB-23-11696
ADDRESS: 2 LAFAYETTE STREET Apt/Floor: 3rd Floor		BOROUGH: MANHATTAN	BLOCK/LOT: 155 / 1
African Burial Ground & The Commons Historic District			

To the Mayor, the Council, and the Chief Engineer of the NYC Department of Citywide Administrative Services:

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

The Landmarks Preservation Commission has reviewed a proposal for exterior alterations at the light court west facade at the 3rd floor that is not visible from any public thoroughfare, including replacing two (2) existing through-window condenser units, as described in an email dated August 21, 2023, and prepared by Louis P. Arena, P.E., of New York Engineering Associates, P.C., and as shown in existing condition photographs and on drawings labeled M-001.00, M-002.00, M-003.00, M-004.00, EN-001.00, EN-002.00 dated (as issued on) April 6, 2023 and dated (as stamped NYC DOB approved) on June 2, 2023 and prepared by Louise P. Arena, P.E., and submitted as components of the application.

With regard to this proposal, the Commission finds that the work will not involve any archaeological or sub-surface excavation; and that the proposed work will not have any effect on the significant features of the African Burial Ground 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 James Russiello.

Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Louis P. Arena, Professional Engineer, New York Engineering Associates P.C.; Sean Nassy, Facilities Property Management, SafeHorizon; and Joseph Wagner, Chief Engineer, NYC Department of Citywide Administrative Services



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



BINDING REPORT

ISSUE DATE: 08/04/23	EXPIRATION DATE: 8/4/2029	DOCKET #: LPC-23-12001	SRB SRB-23-12001
ADDRESS: 22 READE STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 154 / 23
African Burial Ground & The Commons Historic District			

To the Mayor, the Council, and the Department of Citywide Administrative Services

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the roof, including installing one (1) wall-mounted HVAC unit at the stairway bulkhead, and related interior alterations at the second through sixth floor, as shown in existing condition photographs and drawings labeled M-001, M-101, M-102, and M-201, dated March 20, 2023; M-103, M-104, and M-301, dated May 24, 2023, and prepared by Robert R. Scarlett, PE, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the African Burial Ground and The Commons Historic District Designation Report describes 22 Reade Street as three combined buildings, designed by John B. Snook and Frederick Jenth, and built in 1859, 1860, and 1886.

With regard to this proposal, the Commission finds that the work will not involve any archaeological or sub-surface excavation; and that otherwise, the proposed work will not have any effect on the significant features of the African Burial Ground and The Commons 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 Dana Litowitz.

Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Robert Scarlett, Scarlett Consulting Engineering



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



BINDING REPORT

ISSUE DATE: 08/28/23	EXPIRATION DATE: 8/28/2029	DOCKET #: LPC-23-12426	SRB SRB-23-12426
ADDRESS: 419 WAVERLY AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1962 / 10
Clinton Hill Historic District			

To the Mayor, the Council, and the New York City Department of Education,

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 two (2) wall-mounted HVAC units and support brackets at the east-facing facade at the taller two-story portion of the building fronting Waverly Avenue, as described and shown in existing condition photographs, dated (received) August 24, 2023; and drawings MH-001.00 and MH-002.00, dated July 24, 2023, and prepared by Hui Zeng, PE all submitted as components of the application. The installation of HVAC units and supports brackets has already been completed.

In reviewing this proposal, the Commission notes that the Clinton Hill Historic District Designation Report describes 419 Waverly Avenue (aka 426-458 Washington Avenue) as a school built in 1957; 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 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(e) for wall-mounted HVAC and other mechanical equipment. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):

<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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

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

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Hui Zeng, ABC Engineering



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



BINDING REPORT

ISSUE DATE: 08/21/23	EXPIRATION DATE: 8/21/2029	DOCKET #: LPC-23-12431	SRB SRB-23-12431
ADDRESS: 419 WAVERLY AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 1962 / 10
Clinton Hill Historic District			

To the Mayor, the Council, and the New York City Department of Education,

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 two (2) wall-mounted HVAC units and support brackets at the west-facing parapet at the taller one-story portion of the building fronting Washington Avenue, as described and shown in existing condition photographs, dated (received) June 29, 2023, and July 25, 2023; and drawings MH-001.00 and MH-002.00, dated July 24, 2023, and prepared by Hui Zeng, PE all submitted as components of the application. The installation of HVAC units and supports brackets has already been completed.

In reviewing this proposal, the Commission notes that the Clinton Hill Historic District Designation Report describes 419 Waverly Avenue (aka 426-458 Washington Avenue) as a school built in 1957; 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 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(e) for wall-mounted HVAC and other mechanical equipment. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):

<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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

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

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Hui Zeng, ABC Engineering PLLC



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



BINDING REPORT

ISSUE DATE: 08/04/23	EXPIRATION DATE: 8/4/2029	DOCKET #: LPC-24-00207	SRB SRB-24-00207
ADDRESS: 834 SURF AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 8697 / 4
The Cyclone, Individual Landmark			

To the Mayor, the Council, and 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 replacing a previously removed sign ("ASTROLAND") at the existing steel structure at the peak of the roller coaster with a nonilluminated 6' long x 4' tall x 2" thick blue sign panel, featuring octagonal sequins with pin-mounted aluminum 1" deep letter with white and aqua faces and dark blue sides ("LUNA PARK") and a red border around the periphery of the sign, as described and shown in a 9 page presentation labeled "LUNA PARK," including existing condition photographs, historic photographs, and sign drawings, dated June 30, 2023, and prepared by NYC Parks; and a letter dated June 30, 2023 and prepared by Joy Gutierrez, all submitted as components of the applications.

In reviewing this proposal, the Commission notes that The Cyclone Designation Report describes 834 Surf Avenue as a roller coaster, designed by Vernon Keenan and built in 1927. The Commission also notes that a sign ("Astroland") was installed at the top of the coaster lift hill circa 1975 and was subsequently stolen.

With regard to this proposal, the Commission finds that the proposed replacement signage will be in keeping with signage sometimes found at roller coasters of this age and with signage which has existed at this specific roller coaster for more than three decades in terms of basic placement, size, and material; and that the installation of this replacement signage will not detract from any significant historic features of the roller coaster.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young, NYC Parks



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



BINDING REPORT

ISSUE DATE: 08/15/23	EXPIRATION DATE: 8/15/2029	DOCKET #: LPC-24-00211	SRB SRB-24-00211
ADDRESS: CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Loeb Boathouse Central Park, Scenic 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 proposal, as approved, consists of replacing existing HVAC equipment at the main roof, as well as interior work at the ground floor, as described and shown in existing condition photographs; product specification sheets; an e-mail dated July 31, 2023 and prepared by Sybil Young; a letter dated June 30, 2023 and prepared by Joy Gutierrez; drawings labeled SK-0, SK-1, and SK-2, dated July 25, 2023 and prepared by NYC Parks; and drawings labeled EN-101.00, EN-102.00, M-101.00, M-102.00, M-201.00, M-202.00, M-301.00, M-302.00, and M-401.00, dated June 28, 2023, and prepared by Jeremy Latterman, P.E., all submitted as components of this application.

In reviewing this proposal, the Commission notes that the Loeb Boathouse is a boathouse, built during the 1950s, to replace an earlier boathouse, destroyed by fire, within an English Romantic style public park designed by Olmsted and Vaux in 1856. The Commission also notes that Commission Report (LPC 82-117) was issued on April 28, 1982, approved reconstruction of the boathouse; and that Commission Report 84-054 was issued on June 29, 1984, approved changes to the proposed design of the boathouse.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating,

Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(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 Central Park Scenic 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>

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young, NYC Parks



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



BINDING REPORT

ISSUE DATE: 08/08/23	EXPIRATION DATE: 8/8/2029	DOCKET #: LPC-24-01262	SRB SRB-24-01262
<u>ADDRESS:</u>		BOROUGH: Manhattan	BLOCK/LOT: 0 / 0
NYC Streetlight Poles Historic Street Lampposts, Individual Landmark Upper East Side Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

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

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and 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 Upper East Side 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 pattern, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 7, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes

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

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 pattern 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; Imani Charles, NYC OTI



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



BINDING REPORT

ISSUE DATE: 08/16/23	EXPIRATION DATE: 8/16/2029	DOCKET #: LPC-24-01414	SRB SRB-24-01414
ADDRESS: Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: /
NYC Streetlight Poles Tribeca West Historic District Historic Street Lampposts, Individual Landmark			

To the Mayor, the Council, and the Office of Technology and Innovation,

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

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and 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 a light pole located within the Tribeca West 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 grey to match the existing light pole; 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 August 10, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple

phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Tribeca West Historic District is: 13004.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antennas and transmitter boxes 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; ; 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 scenic landmark and these historic districts. 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 Winnie Chau.

Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Imani Charles, NYC OTI



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



BINDING REPORT

ISSUE DATE: 08/15/23	EXPIRATION DATE: 8/15/2029	DOCKET #: LPC-24-01451	SRB SRB-24-01451
ADDRESS: Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: /
NYC Streetlight Poles Ladies' Mile Historic District			

To the Mayor, the Council, and the NYC 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 shroud, and associated transmitter box 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 Ladies' Mile Historic District. The work consists of installing one (1) telecommunications poletop antenna, and transmitter box at an existing light pole, all finished grey to match the existing light pole; installing a grey-finished handhole the sidewalk; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 10, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter 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 Ladies' Mile Historic District is: 27584.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the antenna and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and will be finished to match the sidewalk; 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 archival-quality color 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, NYC OTI



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



BINDING REPORT

ISSUE DATE: 08/24/23	EXPIRATION DATE: 8/24/2029	DOCKET #: LPC-24-01772	SRB SRB-24-01772
ADDRESS: 1000 FIFTH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Metropolitan Museum of Art, Interior Landmark			
Central Park, Scenic Landmark			
Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the NYC 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 a temporary art installation ("Scratching the Back") at the east (Fifth Avenue) façade, which will be installed on September 7, 2023, and removed on May 21, 2024, consisting of installing four (4) cast-aluminum sculptures, featuring various powder-coated finishes, at four (4) facade niches at the first floor, adjacent to the main entrance, utilizing metal rods at existing penetrations at the skyward facing surfaces of the pedestals at each of the niches; installing 14.75"x9" beige-finished metal signs, featuring black and maroon lettering at mortar joints at plain masonry, utilizing stainless steel anchors, at four (4) select locations at the east façade, including two (2) locations at the first floor adjacent to the main entrance, and two (2) locations at the basement level at the base of the stairs; sealing the holes left after the removal of the signs with patching and pointing mortars; and sealing the penetrations at the pedestals and bases after removal of the sculptures and rods, utilizing cap nuts and washers, as described and shown in a letter, dated August 21, 2023, and prepared by Rebekah Seely; a narrative description of work, dated (received) August 21, 2023; an artist waiver, executed January 23, 2022 and January 24, 2022; and a supplemental rendering, photograph, signage, and lighting package, dated (received) August 21, 2023, and prepared by the

Metropolitan Museum of Art, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Metropolitan Museum of Art Designation Report describes 1000 Fifth Avenue as a Beaux-Arts and Roman style museum, built in 1864-1965, and designed by Vaux and Mould, R.M. Hunt, McKim Mead and White, and others.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations; and 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. Furthermore, with regard to these or other aspects of the work, the Commission finds that the penetrations at the bases will be small in size and will not be visible from public thoroughfares; that the cap nuts and washers will be small in size and set nearly flush with the pedestals, helping them to remain a discreet presence; and that the cap nuts and washers will help prevent damage to the stone due to water infiltration. Based on these findings, the Commission determined that the work is appropriate to the building.

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

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

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

Sarah Carroll
Chair

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



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



BINDING REPORT

ISSUE DATE: 08/28/23	EXPIRATION DATE: 8/28/2029	DOCKET #: LPC-24-01919	SRB SRB-24-01919
ADDRESS: 1000 FIFTH AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Metropolitan Museum of Art, Interior Landmark			
Central Park, Scenic Landmark			
Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the NYC 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 temporary modifications to a sign at the southern (81st Street) secondary entrance at the ground floor of the east (Fifth Avenue) facade, in anticipation of the submission of an application for a permanent installation, to be installed September 6, 2023, consisting of installing a red-finished metal composite sign panel, featuring white lettering, at an existing dark brown-finished metal sign above the entrance, as described and shown in a memorandum, dated August 21, 2023, and submitted by Rebekah Seely; and a presentation, titled "81st Street Entrance, Exterior Signage Adjustments," dated August 1, 2023, and prepared by The Metropolitan Museum of Art, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Metropolitan Museum of Art Designation Report describes the building as a Beaux-Arts and Roman style museum, built in 1864-1965 and designed by Vaux and Mould; R.M. Hunt; McKim, Mead, and White; and others. The Commission also notes that Commission Advisory Report 15-9400 (LPC 15-4845) was issued on June 25, 2014, approving the installation of signage.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations. Based on this findings, the Commission determined the work to be appropriate to the Metropolitan Museum of Art Individual Landmark and the Central Park Scenic 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>

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, Metropolitan Museum of Art