

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

ADVISORY REPORT

ISSUE DATE: 11/4/2024	EXPIRATION DATE: 10/8/2030	DOCKET #: LPC-25-01251	CRA CRA-25-01251
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Other, Swedish Cottage, Central Park Central Park, Scenic Landmark			

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

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

The Landmarks Preservation Commission, at the Public Meeting of October 8, 2024, following the Public Hearing of the same date, voted to issue a positive report for the proposed work, as put forward in your application completed on September 11, 2024.

The proposal consists of the installation of two flagpoles with a brown finish and set into granite bases located within a planting bed at the north elevation of the Swedish Cottage. The proposal was shown in a digital presentation titled "Proposal For New Flag Poles" dated October 8, 2024, prepared by the Historic House Trust of NYC, and consisting of nine slides, featuring photographs, line drawings, and a photo montage, all of which were presented as components of the application at the Public Hearing and Public Meeting; and in drawings labeled G001 and A410, dated October 29, 2024, prepared by John G. Waite, RA.

In reviewing this proposal, the Commission noted that the Central Park Scenic Landmark Designation Report describes the park as an English Romantic style public park designed in 1858 by Frederick Law Olmstead and Calvert Vaux. The Commission further noted that the Swedish Cottage was constructed in Sweden for the 1876 Philadelphia Exposition in Fairmont Park, and moved to its current site within Central Park.

With regard to this proposal, the Commission found that the installation of the flagpoles will not cause

damage to the building or the site; that the size, scale and placement of the proposed flagpoles, located within a planting bed in front of the Swedish Cottage, are in keeping with the scale and proportions of the building, and will not obscure or detract from significant architectural features; that the granite base of the flagpoles is in keeping with materials and natural features found throughout the park including Belgian block pavers, and that the dark brown finish of the poles will recede against the dark finish of the building; and that the location and presence of the flagpoles next to the building and in an area well screened by trees will not detract from the special character of the Central Park Scenic Landmark. 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. Therefore, Commission Advisory Report 25-01251 is being issued.)

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

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

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Amy Woodin, Historic House Trust

ISSUE DATE: 11/18/2024	EXPIRATION DATE: 10/29/2030	DOCKET #: LPC-25-01988	CRA CRA-25-01988
<u>ADDRESS:</u> N/A MANHATTAN AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1850 / 1
Morningside Park Scenic Landmark, Scenic Landmark			

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

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

The Landmarks Preservation Commission, at the Public Meeting of October 29, 2024, following the Public Hearing of the same date, voted to issue a positive advisory report for the proposed work at the subject premises, as put forward in your application completed on October 9, 2024.

The proposal consists of the rebuilding and modifying the design of the stepped granite block cheek walls, located at a stair in the northwestern section of the park, near West 122nd Street and Morningside Drive, with the reconstructed walls, featuring a progression of sloped profiles, as well as concrete cores, concealed by salvaged granite block cladding and roughhewn granite coping stones; replacing remnants of masonry and/or poured concrete swales at the sides of the cheek walls with granite block swales; and replacing a modern metal railing with two metal railings, painted black, anchored at the steps, and set inboard of the granite block cheek walls, as shown in a 19 page digital presentation, labeled "Morningside Park 114th, 116th and 122nd Street Staircases Reconstruction"; dated October 29, 2024; prepared by NYC Parks; submitted as a components of the application; and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Morningside Park Scenic Landmark Designation Report describes the park as a picturesque public park designed in 1873, with design revisions made in 1887, by Frederick Law Olmsted and Calvert Vaux, and architectural site features designed by Jacob Wrey Mould, Julius Munckwitz, Calvert Vaux, and Montgomery A. Kellogg. The Commission also noted that some stairs within the park historically featured bluestone steps and carefully cut rockwork flanking the steps; that many of the steps and flanking walls were subsequently altered and much of the rockwork edging has been re-worked over the years; and that the original design of the existing cheek walls of this stair is not fully known.

With regard to this proposal, the Commission found that the design of the existing rebuilt walls, featuring a stepped profile and simple pattern of stacked granite blocks, is not a significant later alteration; that the change from the stepped profile at the walls to a more gradual and informal sloped profile will not detract from any of the unifying features of the stair or this section of the park; that the height of the walls, closely following the adjoining sloping topography, will support the historic prominence of the surrounding landscape; that the proposed coping stones and concealed concrete cores will help improve drainage and address existing disrepair; that the reused granite blocks as stacked and mortared masonry cladding will be consistent with stone historically used within this section of the park in terms of their masonry type and

rough hewn surfaces; and that the proposed metal railings will be simply designed and in keeping with other railings within the park in terms of placement, material, finish and details. Based on these findings, a quorum of Commissioners voted to support the application as presented.

In addition, some of the Commissioners recommended that the applicants and the Public Design Commission further explore installing a single railing, instead of paired railings, in consultation with the Commission staff.

Subsequently, on November 15, 2024, the Commission received a 36 page presentation, titled "Morningside Park 114th, 116th and 122nd Street Staircases Reconstruction" and dated September 9, 2024, which included restorative work and alterations at and near staircases, pathways, and a plaza, near Morningside Avenue, West 114th Street and West 116th Street, including resetting and replacing in-kind select bluestone treads at the stairs; removing modern metal railings; installing , black painted metal handrails at the sides of all of the stairs and at the center of the wider stairs; resetting boulders, functioning as cheekwalls, in conjunction with installing concealed drainage equipment; repointing the masonry at the cheekwalls, as needed; the replacement of asphalt pavement at pathways; and grey tinted concrete landings at stairs in-kind; the installation of black painted metal lampposts at asphalt paving and within landscaping, adjacent to stairs; the construction of a granite block swale, adjacent to a pathway; and resetting metal lampposts and their stone pedestals; stone pavers, copings, and a pier; and a stone bench, as well as installing a dome shaped metal grate cover over a drop inlet within a naturalistic stormwater basin ("bird bath").

With regard to this additional work, 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(c)(3) for pointing mortar joints; and Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-18 for Barrier-Free Access, including Section 2-18(e)(1) for handrail alterations. Furthermore, with regards to these or other aspects of the work, the Commission finds that the proposed lampposts and swale will be typical in terms of placement and in keeping with lampposts and swales found throughout the park in terms of design, size, materials and finishes; and that the proposed grate will be simply designed, small in size and neutral in finish, helping it remain a discreet presence. Based on these findings, the Commission determined this additional work to also be appropriate to the 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>

SAMPLES REQUESTED: 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, the Commission's review of installed sample mockups at locations requiring repair, prior to the commencement of work, is requested. A new docket number will be provided by the Commission staff, and the following specific samples will be identified in a Materials Checklist: granite and repointing mortar.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none

Issued: 11/18/2024
DOCKET #: LPC-25-01988

ISSUE DATE: 11/27/24	EXPIRATION DATE: 11/27/2030	DOCKET #: LPC-25-00421	SRA SRA-25-00421
<u>ADDRESS:</u> 1589 AMSTERDAM AVENUE Apt/Floor: Roof		BOROUGH: Manhattan	BLOCK/LOT: 1957 / 200
City College, City University of New York (CUNY), North Campus, Individual Landmark			

To the Mayor, the Council, and the Dormitory Authority of the State of New York:

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

The Landmarks Preservation Commission has reviewed the proposal for exterior work at the roofs of 1589 Amsterdam Avenue (Townsend Hall), including replacing slate shingles at the main sloped roofs and leaded coated copper roofing at dormer roofs and sidewalls in-kind, as well as removing and replacing lead-coated copper flashing, gutter liners and ridge rolls, copper scuppers and downspouts at various locations throughout the roofing, in-kind, as well as installing a metal guardrail at the roof of a rooftop bulkhead, as described in letters, dated November 4, 2024, and November 15, 2025, and drawings, including existing condition photographs, labeled LPC-000.00, LPC-001.00, LPC-050.00, LPC-051.00, LPC-052.00, LPC-101.00, LPC-102.00, LPC-111.00, LPC-112.00, and LPC-501.00, through LPC-508.00, dated November 15, 2024, and prepared by Joana Jennifer Fernandez, RA, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the City College, City University of New York (CUNY), North Campus Designation Report described 1589 Amsterdam Avenue, also known as Townsend Harris Hall, as an English Collegiate Gothic-style college building designed by George B. Post and constructed c. 1906. The Commission further notes that the existing slate shingles are replacement shingles from c. 1993.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-

kind material replacement; and Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district. Based on these findings, the Commission determined that the work is appropriate to the building.

SAMPLES REQUESTED: 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, sample mockups for the required repair, prior to the commencement of work, is requested. A new docket number will be provided by the Commission staff, and the following specific samples will be identified in a Materials Checklist: slate roofing.

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

PLEASE NOTE: Routine maintenance, including replacing roofing membranes and flashing in-kind at flat roofs of the building, is shown on the reviewed 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 Brian Blazak.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Francine L Romania, CITY WIDE EXPEDITING INC.

ISSUE DATE: 11/26/24	EXPIRATION DATE: 11/26/2030	DOCKET #: LPC-25-04226	SRA SRA-25-04226
ADDRESS: 20 WEST DRIVE		BOROUGH: Brooklyn	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			

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

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

The Landmarks Preservation Commission reviewed a proposal for alterations within a playground ("3rd Street Playground"), near Prospect Park West and 3rd Street, including the removal of modern installations, including, fencing, benches, a drinking fountain, and play equipment, and the installation of concrete, asphalt, and flagstone paving; play equipment; boulders; 3' tall metal fencing; wood and metal benches; a bottle filler; trash receptacles; and wood decking around the tree pits; as well as installing a dark finished, vinyl coated metal mesh at the metal picket fencing at the perimeter of the playground and installing a new black painted metal cabinet (RPZ enclosure) in the landscape to the west of the playground, as described and shown in a 32 page presentation, including existing and proposed condition site plans; historic photographs; existing condition photographs; and renderings; titled "Third Street Playground"; dated October 25, 2024; and prepared by the Prospect Park Alliance as components of the application.

The Commission notes that Prospect Park as a primarily naturalistic style park designed in 1866-73 by Frederick Law Olmsted and Calvert Vaux. The Commission also notes that a playground was first built within this section of the park in the early 20th century; and that the play equipment within the playground was replaced in the late 20th century and early 21st century.

With regard to this proposal, the Commission found that the cabinet will be simply designed, finished to blend with its context, and be largely screened from view by plantings; that, except for the enclosure, all of the proposed installations will be installed within an existing playground; that the installations within the playground will be in keeping with the variety of installations typically found at playgrounds throughout the park in terms of their materials, finishes and size; that the proposed mesh will be installed at modern fencing, simply designed, and dark in finish and will feature thin wires, helping the mesh to remain a discreet presence which will not detract from views of the landscape; that the installations not detract from any significant architectural or landscape features or vistas; and that the work will support the special architectural and historic character of the Prospect Park Scenic Landmark. Based on these findings, the proposed work was determined to be appropriate to the Prospect Park Scenic Landmark.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none

Issued: 11/26/24
DOCKET #: LPC-25-04226