



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: 02/13/25	EXPIRATION DATE: 2/13/2031	DOCKET #: LPC-24-06552	SRB SRB-24-06552
ADDRESS: 4200 7TH AVENUE		BOROUGH: BROOKLYN	BLOCK/LOT: 921 / 1
Sunset Play Center, Individual Landmark			
Sunset Play Center, Individual Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for work at and adjacent to a wall, located between the north end of the swimming pool deck and the spray shower area (former wading pool), including demolishing an approximately 35' long modern CMU section at the existing brick wall, and reconstructing the portion of the wall, featuring new brickwork and salvaged concrete copings from the previously demolished brickwork wall section and matching the previously existing brickwork wall section, except that the inner core will feature reinforced concrete, instead of brickwork; and the temporary removal and reinstallation of an adjoining concrete bench ("seat") , in conjunction with the in-kind replacement of concrete bench legs, as well as alterations at and adjacent to an adjoining wall, near the northeast corner of the pool, including temporarily removing and reinstalling a concrete drinking fountain; replacing a section of untinted concrete paving in-kind; and reconstruction of a wall ("wing wall"), including replacing the brickwork, in-kind, and reinstalling the concrete curb and copings, matching the existing wall design, except that the wall will feature a reinforced concrete core, instead of a brickwork core, as described and shown in an email, dated February 29, 2024, and prepared by Sybil Young; a historic drawing; a (revised) presentation, titled "RECONSTRUCTION OF SUNSET PARK RECREATION CENTER: Retaining Wall," dated January, 2025, consisting of photographs and drawings; drawing L-102, dated December 30, 2024; labeled G001.00, G002.00, L101.00, L102.00, L501.00,

S101.00 and S201.00, and S202.00, dated (revised) January 9, 2024, and prepared by Tenzin Getso, P.E., New York City Department of Parks and Recreation.

In reviewing this proposal, the Commission noted that the Sunset Park Play Center Designation Report describes the play center as a complex, including a bath house, pools, bleachers, filter house, perimeter walls, fencing, and paving, designed by Herbert Magoon, lead architect, and consulting architects Aymar Embury II, Henry Ahrens and others and built in 1934-1936.

With regard to this proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, 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. Furthermore, with regards to these or other aspects of the proposed work, the Commission finds that the installation of the reinforced concrete cores will help support the stability of the walls, without being visible from the exterior of the walls, resulting in any changes to the outward appearance of the walls, or altering or detracting from any significant architectural or historic features of the walls or the surrounding site. Based on these findings, the Commission determined that the work is appropriate to the site.

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

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: concrete for the bench legs, mortar (color, texture, and tooling), and bricks.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young,



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

ISSUE DATE: 02/13/25	EXPIRATION DATE: 2/13/2031	DOCKET #: LPC-25-03480	SRB SRB-25-03480
<u>ADDRESS:</u>		BOROUGH: Brooklyn	BLOCK/LOT: /
Carroll Street Bridge Carroll Street Bridge, Individual Landmark			

To the Mayor, the Council, and the Paul Schwartz, NYC Department of Transportation

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the east abutment and approach, including removing the damaged and deteriorated timber substructure and cribbing; and reconstructing the soldier pile and lagging wall system, consisting of steel and concrete, and featuring timber planking at the fascia of the concrete moment slab at the north, west and south walls and deck, all at select locations; installing navigation lights; and temporarily removing, repairing and reinstalling existing bridge steel railings, wooden gates and accessories; and resetting granite Belgian block pavers and curb, as shown on drawings labeled Sheet No. 1; G-2 through G-6, C-1, C-2, U-1, U-2, E-1, S-1 through S-13, A-1 and A-2 dated January 2025, prepared by NYC Department of Transportation and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Carroll Street Bridge Individual Landmark Designation Report describes the structure as a retractile bridge designed by the Brooklyn Department of City Works and built in 1888-89. The Commission also notes that the steel rails, and wheels, axles, and journals of the carriage trucks were replaced in 1914-15, and that most of the handrailing was replaced circa 1945-48. The Commission finally notes that the rehabilitation of the east abutment is in response to the bridge's compromised timber cribbing and structure as a result of steel pipe pile installation around the

perimeter of the abutment in conjunction with the US Environmental Protection Agency's Superfund cleanup of the Gowanus Canal.

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(c)(9) for repair of wood features; 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)(ii) for substitute materials and installation methods, including Section 2-11(d)(1)(iv)(G) for replacement of wood siding; and Section 2-19 for Sidewalks, including Section 2-19(f) for other sidewalk materials. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed work will aid in the long-term preservation of the Carroll Street Bridge, and is necessary to remediate and address structural concerns. Based on these findings, the work is approved.

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

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: timber.

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

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

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Nicholas Pettinati, NYC Department of Transportation



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BINDING REPORT

ISSUE DATE: 02/19/25	EXPIRATION DATE: 2/19/2031	DOCKET #: LPC-25-05673	SRB SRB-25-05673
ADDRESS: N/A BROOKLYN BRIDGE PLAZA		BOROUGH: Brooklyn	BLOCK/LOT: 25 / 12
Fulton Ferry Historic District			

To the Mayor, the Council, and the Brooklyn Bridge Park

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 south facade, including removing plain masonry and installing a metal storefront system and roll-down gate, and an existing 9' x 4' sign ("Lobster Rolls | Crab Rolls | Shrimp Rolls Luke's Voted New York's Best Lobster Roll") installed without Landmarks Preservation Commission permit(s), and removing two (2) steel awnings, and installing one (1) metal signband ("Luke's Lobster Voted New York's Best Lobster Roll"), one (1) lighting strip, and one (1) retractable canvas awning, at the east facade, removing plain masonry and installing one (1) metal door and one (1) through-wall louver, installed without Landmarks Preservation Commission permit(s), removing one (1) wood sign ("Luke's"), at the west facade, removing plain masonry and installing one (1) through-wall louver and one (1) 28" by 42" wood sign ("Luke's"), installed without Landmarks Preservation Commission permit(s), at the north facade, installing one (1) metal door and a metal storefront system and roll-down gate and one (1) 28" by 42" wood sign ("Luke's"), all installed without Landmarks Preservation Commission permit(s), and at all facades, painting exterior conduits to match the underlying masonry, as shown on undated drawings 1 through 19 (received January 22, 2025), and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Fulton Ferry Historic District Designation Report describes 11 Water Street as a boiler house built in 1936. The Commission further notes that

Commission Binding Report 08-8554 (LPC 02-0803), was issued on April 4, 2008, approved a proposal for demolishing the Purchase Building and associated boiler house, garage and brick wall; and that Miscellaneous/Amendment 20-10202 (LPC 20-10202), was issued on May 14, 2020 retaining the boiler house and incorporating it into the park to serve as a concession stand. The Commission also notes that the building is located directly beneath the individually designated Brooklyn Bridge, and adjacent to the Brooklyn tower of the bridge.

With regard to this proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-12 for Storefronts, Awnings, and Canopies, including Section 2-12(d)(3) for awnings on storefronts; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels; and that the modifications were undertaken to adapt this non-contributing building, previously approved to be demolished, to a small commercial/restaurant use; that the wood signage is neutral in color; that the conduit will be painted to match the underlying masonry; that the building is still legible as a utilitarian ancillary structure; and that the work does not detract from a historic district. Based on these findings, the Commission determined that the work is appropriate to the building and to the Fulton Ferry Historic District. The work, therefore, is approved

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Shira Ungar, Brooklyn Bridge Park



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BINDING REPORT

ISSUE DATE: 02/19/25	EXPIRATION DATE: 2/19/2031	DOCKET #: LPC-25-06660	SRB SRB-25-06660
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Look Building, 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 shroud, 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 adjacent to the Look Building Individual Landmark. The work consists of replacing one (1) grey finished telecommunications poletop antenna and transmitter box with one (1) grey finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; and temporarily removing and reinstalling any existing attachments at the new shaft, as needed, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated January 14, 2025, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop 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 adjacent to the Look Building Individual Landmark is: 21346.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop shroud and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will be at a pole set back from prominent views of the landmark and will not call attention to themselves or detract from significant architectural features of the landmark; that the replacement shaft and base will match the existing in terms of placement, material, design, and finish; and that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment. 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 Janelle Gunther.

Sarah Carroll
Chair

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



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BINDING REPORT

ISSUE DATE: 02/06/25	EXPIRATION DATE: 2/6/2031	DOCKET #: LPC-25-06894	SRB SRB-25-06894
<u>ADDRESS:</u> 1 CENTRE STREET Apt/Floor: 16th, 17th, 18th, 23rd		BOROUGH: Manhattan	BLOCK/LOT: 121 / 1
Municipal Building, Individual Landmark			

To the Mayor, the Council, and the Assistant Commissioner, NYC Department of Citywide Administrative Services,

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the east facade, including removing the existing louvers and double-hung window sashes and installing full louvers within the existing frames, finished in bronze, at six (6) windows, including two (2) at the sixteenth floor, two (2) at the seventeenth floor, and two (2) at the eighteenth floor; at the west facade, removing the existing louvers and metal panels at the lower sashes and installing new bronze finished louvers in the lower sashes at two (2) windows at the twenty-third floor; installing twelve condensing units at the twenty-sixth floor roof; and interior alterations at the cellar through twenty-sixth floors, as shown on catalog cut sheets; drawings T-000.00, G-000.00 through G-007.00, DM-101.00 through DM-110.00, A-101.00 through A-115.00, A-301.00 through A-308.00, A-501.00 through A-508.00, A-508.01, A-509.00, A-601.00, A-602.00, and A-801.00, dated (revised) January 21, 2025; drawing A-116.00, dated January 31, 2025, and prepared by Joseph M. Spina, R.A.; and drawings M-001.00, M-101.00 through M-105.00, M-201.00 through M-205.00, M-401.00, M-501.00, M-601.00, M-602.00, and M-701.00, dated (revised) January 31, 2025, and prepared by Frank F. Ulisse, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Municipal Building Individual Landmark Designation Report describes 1 Centre Street as a Beaux-Arts style skyscraper office building, designed by

William M. Kendall of McKim, Mead and White, and built from 1909-1914.

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(c)(2)(i) for HVAC equipment within window openings on primary facades; and Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. 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>

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

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Descire Mori, LiRo Architects + Planners, P.C.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 02/12/25	EXPIRATION DATE: 2/12/2031	DOCKET #: LPC-25-07398	SRB SRB-25-07398
ADDRESS: N/A VAN CORTLANDT HOUSE MUSEUM		BOROUGH: Bronx	BLOCK/LOT: 5900 / 150
Van Cortlandt Mansion, Interior Landmark			
Van Cortlandt Mansion, Individual Landmark			

To the Mayor, the Council, and the Therese Braddick

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 work is described in a scope of work prepared by the Department of Parks, undated and the Phase IB Archaeological Monitoring Plan for the Geotechnical Soil Borings and Permeability Test Pits as part of the overall Van Cortlandt House Museum Project prepared by Chrysalis Archaeological Consultants and dated January 30, 2025.

In reviewing this proposal, the Commission notes that the Van Cortlandt Mansion Individual Landmark designation report describes the Van Cortlandt Mansion as a Georgian style manor built in 1784.

With regards to this proposal, the Commission finds that the Department of Parks and Recreation will consult with the Tribal Nations about this work and if any Indigenous materials are found as a result of it and that the work will adhere to the LPC 2018 Guidelines for Archaeological Work in New York City and that the project findings will be used to inform later work, therefore the Commission finds the work is appropriate for the site of this individual landmark. The work, therefore, is approved.

PLEASE NOTE: As the approved work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic

buildings, including, when required, TPPN 10/88 monitoring.

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

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Sarah Carroll
Chair

cc: Lisa Kersavage, Executive Director; Therese Braddick, NYC DPR



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BINDING REPORT

ISSUE DATE: 02/14/25	EXPIRATION DATE: 2/14/2031	DOCKET #: LPC-25-07650	SRB SRB-25-07650
ADDRESS: 2274 CHURCH AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 5103 / 58
Flatbush District No. 1 School, later Public School 90, Individual Landmark			

To the Mayor, the Council, and the Deputy Commissioner of Parks and Recreation,

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the vacant site, including landscaping the property, constructing metal fencing, and constructing memorials, as shown in existing conditions photographs and drawings labeled 1 through 31, dated February 12, 2025, and submitted the NYC Department of Parks and Recreation as components of the application.

In reviewing this proposal, the Commission notes that the Flatbush District No. 1 School Individual Landmark Designation Report describes 2274-2286 Church Avenue (aka 2192-2210 Bedford Avenue) as a Rundbogenstil/Round-arched style school and built c. 1890-94. The Commission also notes that the landmark site consists only of the land on which the building was situated. The Commission further notes that the building was demolished by the City in 2016, pursuant to orders from the Department of Buildings due to unsafe conditions, and that the site is now a vacant lot. Finally, the Commission notes that the project design team includes an archaeologist who will work with the community to develop a workplan that adheres to the Commission's Guidelines for Archaeological Work in New York City and includes the management of any human remains discovered at the site.

With regard to this proposal, and because the individual building is no longer present on the site, the Commission finds that the proposed work will have no effect on any exterior architectural features. 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.

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Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Therese Braddick, none; A. Sutphin, Director of Archaeology/LPC



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BINDING REPORT

ISSUE DATE: 02/27/25	EXPIRATION DATE: 2/27/2031	DOCKET #: LPC-25-08119	SRB SRB-25-08119
<u>ADDRESS:</u> 253 BROADWAY Apt/Floor: Roof / 16th Floor		BOROUGH: Manhattan	BLOCK/LOT: 134 / 7501
(Former) Home Life Insurance Company Building (incorporating the former Postal Telegraph Building), Individual Landmark			

To the Mayor, the Council, and the Assistant Commissioner, NYC Department of Citywide Administrative Services,

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

The Landmarks Preservation Commission has reviewed a proposal for replacing the roofing slab at the hipped roof at the fifteenth floor, in conjunction with replacing the bitumen roofing membrane, as shown on existing condition photographs; drawings DM-108.03, A-108.03, and A-109.00, dated (revised) February 12, 2025, and prepared by Jeffrey Arnold Murphy, R.A.; drawing S-106.01, dated (revised) June 21, 2023; and drawing S-424.00, dated October 21, 2014, and prepared by Richard Zottola, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the (Former) Home Life Insurance Company Building (incorporating the former Postal Telegraph Building) Designation Report describes 256-257 Broadway as a neo-Renaissance style skyscraper, designed by Pierre L. LeBrun, and built in 1892-94; and describes 253 Broadway as a neo-Renaissance style skyscraper, designed by George Edward Harding & Gooch, built in 1892-94, and altered in 1936 by Ely Jacques Kahn and in 1963-69 by Sapolsky & Slobodie.

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. Based on these findings, the Commission determined that the work is appropriate to this Individual Landmark. The work, therefore, is approved.

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

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

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

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Dirk Pause, MBB Architects