



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: 05/1/2023	EXPIRATION DATE: 1/24/2029	DOCKET #: LPC-23-02281	CRB CRB-23-02281
<u>ADDRESS:</u> 10 SOUTH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 2 / 1
Battery Maritime Building, Individual Landmark			

To the Mayor, the Council, and the NYC Economic Development Corporation,

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

The Landmarks Preservation Commission, at the Public Meeting of January 24, 2023, following the Public Hearing of November 15, 2022, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on October 20, 2022.

The proposal, as approved, consists of legalizing rooftop work, including the construction of elevator bulkheads and signage modifications, performed in non-compliance with and/or without Landmarks Preservation Commission permit(s), and installing grey-finished metal cladding at the rooftop additions, constructing light grey-finished sloped-roof metal pergolas with operable canvas awnings and screens and integrated lighting at the fifth-floor roof decks, installing glass railings at the fifth and sixth-floor roof decks, installing wood fencing and a gate at the third and sixth-floor roof decks; installing operable louver blade awnings with integrated lighting at the sixth-floor pergola; and installing 12" tall internally-illuminated signage ("CIPRIANI") at the ground floor marquee. The proposal, as initially presented, included decorative lifeboats and perpendicular fabric walls at the sixth-floor roof deck, metal railings at the sixth-floor roof deck, decorative wall finishes and projecting edge awnings at the sixth-floor addition, a fabric shade awning system at the sixth-floor addition, additional framing and edge awnings at the pergolas with a darker finish, decorative light fixtures, and larger signage at the ground floor marquee. The proposal, as approved, was shown in a digital presentation, titled "Battery Maritime Building, 10 South Street," dated January 10, 2023, and including twenty-four slides. The proposal, as initially presented, was shown in a digital presentation, titled "Battery Maritime Building, 10 South Street," dated November 15,

2022, and including eighty-five slides. Both presentations were prepared by Marvel Architects, and consisted of photographs, drawings, photomontages, all of which were presented as components of the application at the Public Hearing and Public Meetings.

In reviewing this proposal, the Commission noted that the Battery Maritime Building Individual Landmark Designation Report describes 10 South Street as a Beaux-Arts style marine terminal building designed by Walker & Morris and built in 1906-09. The Commission also noted that the Battery Maritime Building is the only remaining historic building from a complex of transportation related structures at the southern tip of Manhattan whose design reflected their functions; that the complex, as constructed, consisted of two matching T-shaped buildings, with rooftop structures and finials on the water side and skylights on the street side, which were connected to the elevated "El" train; that the two facades were designed to reflect the distinct functions of each side of the building; that the Whitehall Ferry Terminal was reconstructed and that the rooftop pergola was removed from the Battery Maritime Building in 1950, diminishing the visual relationship between the two buildings, although they remained connected by elevated passageways; and that the Whitehall Ferry Terminal was reconstructed in 1950, 1990 and most recently in a contemporary glass and metal design in 2007. Staff further notes that components of the previously approved rooftop bulkhead, east and west rooftop additions, railings, HVAC equipment, and signage were installed in non-compliance with Commission Binding Reports 08-7448 and 11-1630 and Miscellaneous/Amendments 11-6550 and 14-3489; and that two (2) elevator bulkheads were constructed in non-compliance with and/or without Landmarks Preservation Commission permit(s).

With regard to this proposal, the Commission found that the Battery Maritime Building was originally part of a larger transportation hub that has undergone substantial change and alterations over time, and that the proposed changes are consistent with this evolution and history and reflect the new adaptive use while maintaining the original design and function of the building; that the use of non-reflective clear glazing and metal for the visible railings and pergolas in the revised proposal is consistent with rooftop features, such as skylights, that were historically found on the buildings in this complex and other transportation related buildings of this age; that the visible rooftop equipment, including elevator bulkheads, railings, and HVAC units, featuring utilitarian designs, materials, and finishes, much of which has already been installed or constructed, is visually subordinate to the elaborately designed original structure and to the approved rooftop addition; that the proposed thin metal pergola framing with retractable canvas awnings at the east and west wings and at the south portion of the roof, which were originally approved and built to be enclosed, will be simple and utilitarian in design and finished in a light gray color, allowing the restored cupolas to stand out in a more prominent position that strengthens the dominance of the restored building; that the internally illuminated white lettering, affixed to the top of the modern canopy at the main entrance, will be well-scaled to the building and indicative of its new use, and will not detract or draw attention away from the architectural features of the historic façade; that the accessories of the proposed rooftop amenities, including a kitchen and bar, pool amenities, and wood privacy fencing, although visible from multiple locations around the building, are simply designed and finished in consistent neutral tones to blend in against the rooftop additions and bulkhead, giving them a discrete presence; and that the proposal is in keeping with the spirit of the original approval, and the work will not detract from this individual landmark.

Based on these findings, the Commission determined the work to be appropriate to the building and voted to issue a positive report.

Subsequently, on March 15, 2023, the Commission received an email prepared by Gustavo Carrera of Page Ayers Crowley Architecture, outlining a proposal to complete the work in two phases, including, in Phase I, addressing all work pertaining to correcting and/or legalizing work performed in non-compliance or without LPC permits at the fifth and sixth floors of the addition and the roof and the signage at the ground

floor; and in Phase II, addressing all additional and/or new work at the sixth-floor roof deck, pergolas, and the addition, and included the project scope, timeline, and expected filing dated for each Phase; as well as Department of Buildings filing drawings for Phase I of the approved work, A-000.00 through A-607.00, dated March 8, 2023; and drawings labeled LPC-1 through LPC-9, dated April 4, 2023, and prepared by Jonathan Jova Marvel, R.A.; and drawings labeled S-001.00 and S-002.00, dated March 8, 2023, and prepared by John Patrick Arnett, P.E., all submitted as components of the application.

Accordingly, staff reviewed these materials and found that the design approved by the Commission has been maintained; and that the Department of Building filings drawings and supplemental materials related to the work at the sixth-floor roof deck, pergolas, and the addition (Phase II) will be submitted no later than May 1, 2024. Based on these and the above findings, the drawings have been marked approved, and Commission Binding Report 23-02281 is being issued.

PLEASE NOTE: This permit is issued contingent upon the Commission's review and approval of final Department of Building filing drawings and supplemental materials related to the Phase II scopes of work. No work may begin until the final Department of Buildings filing drawings have been submitted to the Landmarks Preservation Commission for review and approval prior to the issuance of the final approval letter. Once the final drawings have been received and approved, they will be marked as approved. Please submit these drawings to the Landmarks Preservation Commission staff when they become available.

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 Richard Lowry.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Gustavo Carrera, Page Ayers Cowley Architecture



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

ISSUE DATE: 05/15/2023	EXPIRATION DATE: 1/10/2029	DOCKET #: LPC-23-09456	CRB CRB-23-09456
<u>ADDRESS:</u> MORNINGSIDE PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1850 / 1
MORNINGSIDE PARK 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 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 10, 2023, 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 15, 2022, and as you were notified in Status Update Letter 23-04956 (LPC 23-04956), issued on January 13, 2023.

The proposal, as approved, consists of installing a concessions kiosk, featuring dark green painted metal cladding and windows, stainless steel counters, and 10" high white painted metal back-lit signage ("Morningside Cafe") at the asphalt hex block pavers at the roof ("roof patio") of the modern fieldhouse building ("service building") located at the southeastern portion of the park, as shown in an undated digital presentation, titled "MORNINGSIDE PARK CONCESSIONAIRE'S KIOSK," prepared by George Ranalli Architect, including thirty-three (33) slides, consisting of photographs, photomontages, line drawings, and computer generated renderings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Morningside Park Scenic Landmark Designation Report describes Morningside Park as a picturesque public park designed in 1873 and revised in 1887, by Frederick Law Olmsted, Calvert Vaux, Jacob Wrey Mould, Julius Munckwitz, and Montgomery A. Kellogg. Additionally the Commission noted that a one-story structure, with restrooms,

was constructed in this section of the park in 1903-1904 and demolished in 1952; that, by the 1940s, the south lawn was converted to include active recreation fields; and that the existing fieldhouse building was constructed in the 1956-1957 and modified in the 1980s.

With regard to this proposal, the Commission found that this section of the park has been altered over time to feature active recreational fields and a fieldhouse building, therefore the proposed work will be consistent with the evolution of this section of the park and will not alter an intact composition of original features; that the placement of the concession kiosk relates to the grade of the site, thereby facilitating barrier free access in the least intrusive manner; that the kiosk's simple design and form and green metal cladding are typical of accessory structures found within the park and allow it to have a harmonious, secondary presence; that the kiosk will be small in size in relation to the surrounding mature trees, with one of its shorter sides façade oriented towards the fields, helping it to be subordinate within views of the surrounding landscaping; that the signage will be modest in size and well scaled to the kiosk, with only back-lighting of the lettering; and that the proposed work will not reduce the amount of landscaping or mature trees or detract from the special naturalistic and historic character of the Morningside Park Scenic Landmark. Based on these findings, the Commission determined the work to be appropriate to the scenic landmark and voted to issue a positive report.

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.

Subsequently, on April 11, 2023, April 21, 2023, and April 28, 2023, the Commission received product specification sheets; e-mails dated April 20, 2023 and April 27, 2023 and prepared by George Ranalli; a cover sheet and drawings labeled T-1, T-2, T-3, T-3, D-1, D-2, D-3, D-4, D-5, A-1, A-2, A-3, A-4, A-5, A-6, A-7, A-8, A-9, A-10, A-11, A-12, A-14, A-15, A-16, A-17, A-18, and A-19, dated April 27, 2023, and prepared by George Ranalli, R.A.; drawings labeled S-001.00, S-002.00, and S-003.00, dated April 20, 2023, and prepared by Francesco Giovenale Mo, P.E.; and drawings labeled M001.00, M002.00, M061.00, M101.00, M501.00, M502.00, P001.00, P002.00, P020.00, P061.00, P101.00, P102.00, P303.00, P304.00, and P401.00, dated March 10, 2023, and prepared by Anthony J. Alduino, P.E.

Accordingly, staff reviewed the materials and noted that they include additional work, including temporarily removing and storing the asphalt hex block pavers at the approved location for the kiosk; and installing five (5) trash receptacles at the roof of the fieldhouse; one (1) drinking fountain and bottle filler at plain brickwork at the original west facade of the building, behind the 1980s arcaded facade; and one (1) wall-mounted HVAC unit, screened from view by evergreen plantings, at plain brickwork at the south (side) facade of the building, as well as interior alterations within 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 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(e) for wall-mounted HVAC and other mechanical equipment. Furthermore, with regard to these or other aspects of the work, the Commission finds that the removal of the existing utilitarian pavers at the location of the kiosk will facilitate creating a level base for the kiosk installation and connections between the kiosk and mechanical equipment without eliminating or damaging significant architectural features of the park or building; that the drinking fountain/bottle filler and trash receptacles will be in keeping with typical utilitarian amenities found within parks in terms of placement, design, and size; and that none of this work will detract from the special historic and picturesque character of the park. Based on these findings, the drawings have been marked as approved and Commission Binding Report 23-09456 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 NOTE: Unanchored, moveable furnishings, including tables, chairs, and planters, are shown on the approved drawings.

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



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

ISSUE DATE: 05/09/23	EXPIRATION DATE: 5/9/2029	DOCKET #: LPC-23-05204	SRB SRB-23-05204
<u>ADDRESS:</u> 52 CHAMBERS STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 122 / 1
New York County Courthouse (Tweed Courthouse), Individual Landmark			

To the Mayor, the Council, and the New York City DCAS,

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.

installing bird deterrent systems at the ground and top floor windows at the south (rear) and east and west (courtyard) facades, including a gray metal mesh netting system ("Permanet") fixed to limited adjoining areas of plain masonry, as described and shown in written specifications and existing conditions photographs, and an e-mail, dated October 27, 2022, and prepared by Morkos Mickail of DCAS, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the New York County Courthouse (Tweed Courthouse) Individual Landmark Designation Report describes 52 Chambers Street as an Anglo-Italianate style courthouse, designed by Thomas Little, John Kellum, and Leopold Eidlitz and built in 1861-81; 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 African Burial Ground and the Commons Historic District.

With regard to the proposal, the Commission finds that the installations will help prevent bird deaths from flying into windows; that the installations will be barely perceptible from public thoroughfares; that the proposed work will not detract from the special architectural and historic character of the building. Based on these findings, the Commission determined the work to be appropriate to the New York County Courthouse (Tweed Courthouse) Individual Landmark. Therefore, 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 Richard Lowry.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Morkos Mickail, New York City DCAS



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BINDING REPORT

ISSUE DATE: 05/08/23	EXPIRATION DATE: 5/8/2029	DOCKET #: LPC-23-07935	SRB SRB-23-07935
<u>ADDRESS:</u> CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Mineral Springs 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 has reviewed a proposal for exterior alterations at the southeastern façade of a concession and restroom building, located near the northern end of the Sheep Meadow, including removing modern wood and glass infill, including four bi-fold doors, a pier, a single swing door, and a side-light, and installing five metal and glass bi-fold doors, each featuring three small horizontal lights, above a larger single light and, painted black; the in-kind replacement of 10" tall pin-mounted non-illuminated metal signage ("LE PAIN QUOTIDIEN") at plain brickwork above the storefront; the removal of one large menu board at plain brickwork located immediately southwest of the storefront opening and the installation of a new 45" x 35" nonilluminated wood menu board; repairing and selectively replacing in-kind wood eaves, wood trim, and metal gutters; and repointing select brickwork, including the in-kind replacement of non-historic roof membrane, as described and shown in existing condition photographs; photos of paint samples; photomontages; catalogue cut sheets; a written statement dated, February 27, 2023, and prepared by Joy Gutierrez of the City of New York Department of Parks and Recreation; an email, dated May 3, 2023, and prepared by Sybil Young; and drawings labeled T-001.00 through A-003.00, A-110.00, A-201.00 and A-501.00, dated (revised) February 10, 2023, and prepared by Mariella Boselli, R.A., all submitted as components of this application.

In reviewing this proposal, the Commission notes that the Central Park Designation Report describes the Central Park Scenic Landmark as an English Romantic style public park designed in 1856 by Frederick Law Olmsted and Calvert Vaux; that the Mineral Springs building is a concession and restroom building built c. 1959 and located near the northern end of Sheep Meadow. The Commission also notes that Commission Binding Report 10-7613 (LPC 10-7036) was issued on April 1, 2010, approving modifications to the building, including enlarging a masonry opening; replacing infill within the enlarged and existing openings; installing signage, fencing, planters, HVAC equipment, compost bins and a trellis; selectively replacing woodwork; and repainting woodwork and metalwork.

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 2-13 for Signage, including Section 2-13(c)(3,4,6) for signage at sign bands; and Section 2-13(f)(3) for menu boxes; Section 2-12 for Storefronts, Awnings, and Canopies, including Section 2-12(c) for storefront infill; and Section 2-12(c)(3)(i) for operable display windows and doors; and 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; Section 2-11(c)(9) for repair of wood features; and Section 2-11(d)(1)(iv)(H) for replacement of painted wood and sheet metal. Furthermore, with regards to these or other aspects of the work, the Commission finds that the proposed infill, which will be similar to the previously approved doors in terms of design and details, will be simply designed, compatible with the age of the building in terms of materials, and harmonious with the fenestration of the building's multi-light windows. Based on these findings, the Commission determines the proposed work is appropriate 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>

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 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.

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 storefront infill, prior to the commencement of work. Digital copies of all shop drawings may be sent to mshabrami@lpc.nyc.gov for review.

PLEASE NOTE: Routine maintenance, including the in-kind replacement of a flat roofing system, 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; Sybil Young,



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

ISSUE DATE: 05/02/23	EXPIRATION DATE: 5/2/2029	DOCKET #: LPC-23-08337	SRB SRB-23-08337
<u>ADDRESS:</u> DORRANCE BROOKS SQUARE		BOROUGH: MANHATTAN	BLOCK/LOT: 1960 / 69
Painted Pedestrian Space Dorrance Brooks Square Historic District			

To the Mayor, the Council, and the Manhattan Borough Commissioner/NYC Department of Transportation

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

The Landmarks Preservation Commission has reviewed a proposal for upgrading pedestrian safety and accessibility along Edgecombe Avenue between West 136th and 137th Streets within the Dorrance Brooks Square Historic District. The proposed work consists of installing a painted pedestrian space and white flexible delineators at the roadway adjacent to the eastern edge of Dorrance Brooks Square Park, as described in an undated letter; and as shown on existing condition photographs and drawings labeled 1 through 9; and drawing MD-1057_3, last dated February 24, 2023, prepared by NYC Department of Transportation.

In reviewing this proposal, the Commission notes that the Dorrance Brooks Square Historic District Designation Report describes 31-45 Edgecombe Avenue (aka 570 St. Nicholas Avenue, 336 West 137th Street) and Dorrance Brooks Square (aka Dorrance Brooks Square Park) as an open triangular space park built by City of New York Parks Department in 1908-1925.

With regard to the proposal, the Commission finds that the proposed work will provide a formal pedestrian connection to the existing crosswalk and provide a sidewalk edge along the west side of Edgecombe Avenue; and that the work will not impact the significant protected features of the historic district. Based

on these findings, the Commission determined that the work is appropriate to the Dorrance Brooks Square 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 Caroline Pasion.

Sarah Carroll
Chair

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



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BINDING REPORT

ISSUE DATE: 05/04/23	EXPIRATION DATE: 5/4/2029	DOCKET #: LPC-23-09609	SRB SRB-23-09609
<u>ADDRESS:</u> WASHINGTON BRIDGE		BOROUGH: BRONX	BLOCK/LOT: 24000 / 9986
Washington Bridge Washington Bridge, Individual Landmark			

To the Mayor, the Council, and the Senior Borough Planner, 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 creating a two-way bicycle lane by installing a 2' wide concrete jersey barrier located 10' south of the north sidewalk, between the innermost lane and the outer two (2) vehicular lanes; and installing associated thermoplastic markings on the asphalt roadbed, as shown in a digital presentation, titled "Washington Bridge Street Improvement Project" consisting of 27 pages of photos and drawings; and drawing MD-2525_02, dated (received) April 17, 2023, and prepared by NYC DOT, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Washington Bridge Designation Report describes the Washington Bridge as a steel arch bridge, designed by Charles C. Schneider, Wilhelm Hildenbrand, and the Union Bridge Company, and built in 1886-89.

With regard to this proposal, the Commission finds that the proposed installation at the roadway and bridge structure will be non-permanent and reversible; that the proposed work will not result in damage to or loss of any significant historic fabric or protected architectural features of the structure; and that the work will not detract from or visually impact the special architectural and historic character of the Washington Bridge. Based on these findings, the Commission determined that the work is appropriate to

the Individual Landmark. The work, therefore, is approved.

Please note that the approved drawings also show work occurring off of the landmark site.

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; Nicholas Pettinati, NYC DOT



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: 05/19/23	EXPIRATION DATE: 5/19/2029	DOCKET #: LPC-23-09848	SRB SRB-23-09848
<u>ADDRESS:</u> 4881 BROADWAY		BOROUGH: MANHATTAN	BLOCK/LOT: 2241 / 35
Dyckman Farmhouse Dyckman House, Individual Landmark			

To the Mayor, the Council, and the 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 Commission has reviewed a proposal for the temporary excavation of one or two test pits, measuring 4 feet by 4 feet and five feet deep, and three borings, using a 2-inch diameter spilt spoon sampler to a depth of 10-30 feet, and associated archaeological work, all in various locations throughout the site, as described and shown on drawings labeled, "subsurface Investigation Plan: BL-100," undated and prepared by MRS Engineers and Surveyors and, "Archaeological Work Plan for Boring and Test Pit Monitoring and Review of the Bolton Collection at the New-York Historical Society Related to Planned Improvements at Dyckman Farmhouse, New York, NY," prepared by Linda Stone and dated March 27, 2023, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Dyckman House Individual Landmark Designation Report describes 4881 Broadway as a Dutch Colonial style farmhouse built circa 1785.

With regards to this proposal, the Commission finds that the archaeology will adhere to the LPC 2018 Guidelines for Archaeological Work and that the project findings will be used to inform later work. Based on these findings, the Commission determined the proposed work to be appropriate for the site of this individual landmark. The work, therefore, is approved.

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Sarah Carroll
Chair

cc: Lisa Kersavage, Executive Director; Amy Woodin, Historic House Trust of NYC



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BINDING REPORT

ISSUE DATE: 05/09/23	EXPIRATION DATE: 5/9/2029	DOCKET #: LPC-23-10110	SRB SRB-23-10110
<u>ADDRESS:</u> 22 READE STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 154 / 23
African Burial Ground & The Commons Historic District			

To the Mayor, the Council, and the City of New York, DCAS,

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 received a proposal for interior work only at the sub-basement and basement floors, as described and shown in an email, dated April 27, 2023; existing conditions photographs, and drawings labeled 1 through 4, dated April 27, 2023, and submitted by Arshad Rizvi as components of the application.

The Commission notes that the proposed project area is unlikely to contain potentially significant archaeological resources. However, should the project expand please submit the revised plans to the Commission for further review as areas near the project may be archaeologically sensitive.

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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 Richard Lowry.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Arshad Rizvi, M & J Engineering



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: 05/04/23	EXPIRATION DATE: 5/4/2029	DOCKET #: LPC-23-10182	SRB SRB-23-10182
<u>ADDRESS:</u>		BOROUGH: Manhattan	BLOCK/LOT: /
Washington Bridge Washington Bridge, Individual Landmark			

To the Mayor, the Council, and the Manhattan Borough Commissioner, NYC Department of Transportation,

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

The Landmarks Preservation Commission has reviewed a proposal for creating a two-way bicycle lane by installing a 2' wide concrete jersey barrier located 10' south of the north sidewalk, between the innermost lane and the outer two (2) vehicular lanes; installing associated thermoplastic markings on the asphalt roadbed; and removing a concrete jersey barrier adjacent to the sidewalk at the westernmost portion of the bridge, adjacent to McNally Plaza, as shown in a digital presentation, titled "Washington Bridge Street Improvement Project" consisting of 27 pages of photos and drawings; and drawing MD-2525_01, dated (received) April 17, 2023, and prepared by NYC DOT, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Washington Bridge Designation Report describes the Washington Bridge as a steel arch bridge, designed by Charles C. Schneider, Wilhelm Hildenbrand, and the Union Bridge Company, and built in 1886-89.

With regard to this proposal, the Commission finds that the proposed installation at the roadway and bridge structure will be non-permanent and reversible; that the proposed work will not result in damage to or loss of any significant historic fabric or protected architectural features of the structure; and that the

work will not detract from or visually impact the special architectural and historic character of the Washington Bridge. Based on these findings, the Commission determined that the work is appropriate to the Individual Landmark. The work, therefore, is approved.

Please note that the approved drawings also show work occurring off of the landmark site.

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; Nicholas Pettinati, NYC DOT



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1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



BINDING REPORT

ISSUE DATE: 05/18/23	EXPIRATION DATE: 5/18/2029	DOCKET #: LPC-23-10693	SRB SRB-23-10693
<u>ADDRESS:</u> 10 GRAND ARMY PLAZA		BOROUGH: BROOKLYN	BLOCK/LOT: 1183 / 2
Brooklyn Public Library, Central Building, Individual Landmark			

To the Mayor, the Council, and the Chair of the Board of Trustees, Brooklyn Public Library,

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 front facade, including installing a temporary vinyl artwork over the facade to be removed no later than January 2024, as described and shown in a document labeled "Supporting Permit Information," a Waiver For Works Of Visual Art Installed At Building signed by the artist, photographs of the existing conditions, and a photo montage of the proposed installation, all submitted by the applicant as components of the application.

In reviewing this proposal, the Commission notes that the Brooklyn Public Library, Central Building Individual Landmark Designation Report describes the building as a limestone-clad Modern Classical structure designed by Alfred Morton Githens and Francis Keally with Art Deco detailing by sculptors Thomas Hudson Jones and C. Paul Jennewein, and constructed in 1935-41.

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 these findings, the Commission determined that the work is appropriate to the 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>

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Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Scott Mirkin,



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: 05/19/23	EXPIRATION DATE: 5/19/2029	DOCKET #: LPC-23-10818	SRB SRB-23-10818
<u>ADDRESS:</u> 851 GRAND CONCOURSE		BOROUGH: BRONX	BLOCK/LOT: 2468 / 1
Grand Concourse Historic District Bronx County Courthouse, 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 fourth floor at the west facing facade at the interior courtyard, including removing two (2) louvers, enlarging the masonry openings vertically, and installing two (2) new louvers; removing one (1) eight-over-eight, double-hung window and two (2) louvers from existing masonry openings, modifying the openings by removing and installing brickwork as needed to create two (2) larger masonry openings, and installing two (2) louvers within the new openings; and interior alterations at the fourth floor, as shown on existing condition photographs; a catalog cut sheet; drawings T-000.00, T-002.00, T-003.00, T-004.00, T-005.00, EX-104M.00, DA-140.00, A-441M.00, and A-442M.00, dated September 19, 2022, and prepared by John Zychowicz, R.A.; and drawings M-103.00, M-601.00, and M-502.00, dated September 19, 2022, and prepared by Michael A. Smith, R.A., all submitted as components of the application.

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 2-14 for Window and Doors, including Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and

other Mechanical Equipment, including Section 2-21(c)(2)(ii) for HVAC equipment within window openings on secondary facades; and Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades. 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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Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Jacqueline Ras, Liro Architects + Planner



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BINDING REPORT

ISSUE DATE: 05/30/23	EXPIRATION DATE: 5/30/2029	DOCKET #: LPC-23-11181	SRB SRB-23-11181
ADDRESS: 150-03 JAMAICA AVENUE		BOROUGH: QUEENS	BLOCK/LOT: 9682 / 1
Rufus King House, Interior Landmark			
Rufus King House, Individual Landmark			

To the Mayor, the Council, and the Commissioner, 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.

exterior work at all facades, including cleaning with a low-pressure water wash, scraping the existing paint to a sound layer, and repainting the house to match the existing colors which are based on a paint analysis prepared in conjunction with Staff Binding Report 01-6892 (LPC 01-5444), issued June 6, 2001 and Miscellaneous/Amendment 03-7755 (LPC 03-7514) issued June 16, 2003, as described in a memo dated May 11, 2023, prepared by Amy Woodin, and shown in photographs of the existing conditions, and submitted as components of the application.

In reviewing this proposal, the Commission noted that the Rufus King Mansion Individual Landmark Designation Report describes the Rufus King Mansion as a Colonial style residence, built circa 1730-1755, with additions added in 1806, 1810 and circa 1830s.

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(c)(2)(i) for painting facades and features that were originally or historically painted. Based on these findings, the Commission determined that the work is appropriate to

the 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>

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Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Amy Woodin,