



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

<b>ISSUE DATE:</b> 01/26/24	<b>EXPIRATION DATE:</b> 1/26/2030	<b>DOCKET #:</b> LPC-24-04441	<b>SRB</b> SRB-24-04441
<b>ADDRESS:</b> 35 WEST 67TH STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1120 / 9
Upper West Side/Central Park West Historic District			

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

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 entryway of the West 67th Street (south) facade, including replacing two (2) modern light fixtures at the stone surround with 18-1/2" tall, bronze finished metal and glass light fixtures, connecting to the existing conduit to remain, as shown on existing condition photographs and an illustration of the light fixture, and as described in an email, dated November 13, 2023, and prepared by Robert F. Panepinto, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Upper West Side/Central Park West Historic District Designation Report describes 35 West 67th Street as a Northern Renaissance Revival style building designed by John E. Scharsmith and built in 1904-05; and that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the historic district. The Commission also notes that the existing light fixtures and conduits were installed prior to the designation of the historic district.

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 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(3) for light fixtures and intercom panels. Based on these findings, the Commission determined that the work is appropriate to the building and to the Upper West

Side/Central Park West Historic District. 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 Brian Blazak.

Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; Robert F. Panepinto, New York Power Authority



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# BINDING REPORT

<b>ISSUE DATE:</b> 01/03/24	<b>EXPIRATION DATE:</b> 1/3/2030	<b>DOCKET #:</b> LPC-24-05072	<b>SRB</b> SRB-24-05072
<b>ADDRESS:</b> GRAVESEND CEMETERY		<b>BOROUGH:</b> BROOKLYN	<b>BLOCK/LOT:</b> 7146 / 1
Old Gravesend Cemetery, Individual Landmark			

To the Mayor, the Council, and the New York City Department of Parks & Recreation,

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

The Landmarks Preservation Commission has reviewed a proposal for temporarily removing two (2) deteriorated brownstone headstones (headstones GR93 and GR151), setting them into brownstone-tinted concrete enclosures, and installing the headstones and enclosures in their original locations, which will be installed in December 2023 and removed in December 2024, in conjunction with repairing the deteriorated brownstone headstones utilizing cementitious injection grout at select locations; and cleaning throughout the headstones utilizing chemical cleaners and low-pressure water rinses, as described and shown in a written conservation treatment proposal, dated (received) December 19, 2023, and prepared by the New York City Parks Citywide Monuments Conservation Program; and existing conditions photographs, all submitted as components of the application. The repair and cleaning of the headstones has already been completed.

In reviewing this proposal, the Commission notes that the Old Gravesend Cemetery (including the Van Sicklen Family Cemetery) Individual Landmark Designation Report describes the Old Gravesend Cemetery as a burial ground, dating from the 1650s, originally located in the common ground at the center of one of the four quadrants forming the Gravesend town center; and that it includes the graves of families significant to the early history and formation of the town of Gravesend and of Brooklyn.

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, including Section 2-05 for Temporary Installations; and Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; and Section 2-11(c)(4) for repair of natural or cast stone. Based on these findings, the Commission determines the proposed work to be appropriate to the Old Gravesend Cemetery Individual Landmark. The work, therefore, is approved.

PLEASE NOTE: This work includes excavation to a depth of 18 inches for the headstone foundation and that the project includes an unexpected discovery plan should any human remains be found.

PLEASE ALSO NOTE: This report is being issued contingent upon the Commission's review of documentation of the efficacy of the enclosures as a conservation treatment for the temporary installation period; and that a subsequent application will be promptly filed upon completion of the temporary installation period proposing next steps in the long-term conservation program for these and other brownstone headstones in the cemetery. Promptly contact the Commission staff once these materials are available.

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 Ryan Zeek.

Sarah Carroll  
Chair

cc: Emma Waterloo, Deputy Director; Jennifer Lantzas, New York City Department of Parks & Recreation; A. Sutphin, Director of Archaeology



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# BINDING REPORT

<b>ISSUE DATE:</b> 01/09/24	<b>EXPIRATION DATE:</b> 1/9/2030	<b>DOCKET #:</b> LPC-24-05954	<b>SRB</b> SRB-24-05954
<b>ADDRESS:</b> 170 EAST 121ST STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1769 / 45
The Harlem 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 interior alterations only at the second and third floors, as shown on drawings T-000.01, A-001.01, A-101.01, A-501.01, A-901.01, and A-902.00, dated (revised) October 30, 2023, and prepared by John Zychowicz Jr., R.A.; and drawings S-001.00, S-101.00, S-201.00, and S-202.00, dated November 30, 2023, and prepared by Panagiotis Koklanos, P.E., all submitted as components of the application.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on the significant protected features of the building.

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; Lourdes Castro, The Liro Group



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# BINDING REPORT

<b>ISSUE DATE:</b> 01/25/24	<b>EXPIRATION DATE:</b> 1/25/2030	<b>DOCKET #:</b> LPC-24-06239	<b>SRB</b> SRB-24-06239
<b>ADDRESS:</b> 22 READE STREET		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 154 / 23
African Burial Ground & The Commons Historic District			

To the Mayor, the Council, and the Commissioner of the Department of Design and Construction,

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 shown in drawings labeled T000, U001 through U003, M001 through M201, MD101, MD201, P001 through P402, and PD101 through PD201, dated November 28, 2023, and prepared by Rohit B. Pradhan, P.E., all submitted 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.

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; Joseph LePique RA, NYC Department of Design + Construction





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# BINDING REPORT

<b>ISSUE DATE:</b> 01/26/24	<b>EXPIRATION DATE:</b> 1/26/2030	<b>DOCKET #:</b> LPC-24-06541	<b>SRB</b> SRB-24-06541
<b>ADDRESS:</b> Multiple Intersections		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> /
Pedestrian Ramps Brooklyn Heights Historic District			

To the Mayor, the Council, and the NYC Department of Design & Construction,

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 the installation of pedestrian ramps at multiple intersections located within historic districts in the Borough of Brooklyn. The proposed work consists of select removal of concrete sidewalk and the installation of concrete, tinted or untinted, scored to match the adjacent paving, and/or, resetting existing paving and curb, and/or replacing existing curb with concrete or granite curb, limited to corner quadrant pedestrian ramps, in conjunction with installing white finished plastic detectable warning units, as described in a letter, dated January 25, 2024, and prepared by Lauren Tucker of Department of Design and Construction; and as shown in a 5 pages report titled "PROJECT ID HWP2020TA", consist of existing condition photographs and drawings, dated September 25, 2023, and prepared by NYC Department of Design and Construction, 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 2-19 for Sidewalks, including Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission determined that the work is appropriate to the historic districts. 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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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 Maggie Mei Kei Hui.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker,