



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: 11/28/2023	EXPIRATION DATE: 9/12/2029	DOCKET #: LPC-24-04505	CRB CRB-24-04505
<u>ADDRESS:</u> 137-35 NORTHERN BOULEVARD Apt/Floor: ROOF		BOROUGH: QUEENS	BLOCK/LOT: 4960 / 1
Flushing Municipal Courthouse, Individual Landmark			

To the Mayor, the Council, and the Associate Commissioner, 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, at the Public Meeting of September 12, 2023, following the Public Hearing of the same date, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on August 17, 2023, and as you were notified in Status Update Letter 23-06086, issued on October 4, 2023.

The proposal, as approved, consists of exterior work at the roof of the northern wing, including removing existing mechanical equipment and installing new mechanical equipment, featuring a matte painted finish that excludes any logos or text on the equipment facing Northern Boulevard, and raising the parapet by 3'6", featuring plain brickwork and tinted cast stone coping, matching the existing parapet; as shown in an undated digital presentation, titled "Flushing Town Hall LPC Presentation" submitted by Joseph Le Pique of the NYC Department of Design + Construction, including fourteen slides, consisting of photographs and drawings, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Flushing Municipal Courthouse Individual Landmark Designation Report describes 137-35 Northern Boulevard as a Romanesque Revival style courthouse built in 1862.

With regard to this proposal, the Commission found that the proposed mechanical equipment will be located on a modern addition to the building that is located toward the rear of the lot, and will not detract

from any significant features of this Individual Landmark; that the mechanical equipment will only be minimally visible from a limited vantage point over the primary façade across Northern Boulevard, where it will be partially screened from view by a decorative railing; that raising the parapet of the modern addition with matching brickwork and coping to meet code requirements will also aid in reducing the visibility of the mechanical equipment from the rear on Carlton Place, where it is most visible over the rear facades; and that the work will not diminish the special architectural and historic character of this Individual Landmark. Based in these findings, the Commission determined the work to be appropriate to the building and voted to issue a positive report.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design. Subsequently, on November 14, 2023, the commission received filing drawings T-001.00, A-001.00, A-061.00, A-101.00, A-102.00, A-201.00 through A-205.00, A-310.00, A-311.00 and A-312.00, dated (revised) October 26, 2023, and prepared by Alexander B. Jacobs, R.A.; and M-001.00, DM-101.00 through DM-104.00, M-101.00 through M-106.00, M-501.00 through M-503.00, M-600.00, M-601.00, M-700.00 through M-702.00, dated (revised) October 26, 2023, and prepared by Marshad Lakhani, P.E., all submitted as components of the application.

Accordingly, the Commission staff review these materials and noted that they include additional work at the terrace of the east wing, including removing an existing skylight, sealing the opening with modern roofing, replacing modern roofing with new roofing membrane, removing an existing HVAC unit and ductwork, replacing metal capping at the parapet coping with new metal capping, replacing waterproofing at the metal supports of the existing fiberglass railing, and installing a new HVAC unit, ductworks and new metal guardrails set back from the inboard side of the parapet of the southern and eastern facade, as well as scrapping and repainting existing metal stairs; at the roof of the north wing, replacing an existing hatch and exhaust vent in-kind. With regards to this additional work, the Commission found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 24-04505 is being issued.

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

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

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 Maggie

Mei Kei Hui.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Joseph LePique RA,



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

ISSUE DATE: 11/02/23	EXPIRATION DATE: 11/2/2029	DOCKET #: LPC-24-03587	SRB SRB-24-03587
<u>ADDRESS:</u> NYC Streetlight Poles		BOROUGH: Brooklyn	BLOCK/LOT: /
Streetlight Poles Borough Hall Skyscraper Historic District			

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

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

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Borough Hall Skyscraper Historic District. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at the light pole, all finished black to match the light pole; installing a grey-finished handhole at the concrete sidewalk; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated October 17, 2023, prepared by Judith Garcia of NYC OTI, all submitted as components of the application.

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

Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Borough Hall Skyscraper Historic District is: 22052.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and finished to match the surrounding untinted concrete paving; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

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

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Sonia Irizarry-Lopez, NYC OTI



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BINDING REPORT

ISSUE DATE: 11/01/23	EXPIRATION DATE: 11/1/2029	DOCKET #: LPC-24-03834	SRB SRB-24-03834
<u>ADDRESS:</u> 1000 RICHMOND TERRACE		BOROUGH: STATEN ISLAND	BLOCK/LOT: 76 / 200
Sailors' Snug Harbor - Building 'D', Individual Landmark			

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 interior alterations only at the basement level, at select locations outside of the areas designated as an Interior Landmark, as described and shown in a letter, dated October 24, 2023, and prepared by Lauren Tucker, of NYC Department of Design and Construction, Historic Preservation Office; and drawings T-001.00 through T-006.00, M-001.00, DM-102A.00, DM-102B.00, M-100.00, M102A.00, M-102B.00, M-501.00 through M-503.00, M-704.00, and M-705.00, dated August 22, 2023, and prepared by Oneil D. Gayle, PE, all submitted as components of the application.

The Commission has reviewed these drawings and finds that the work will have no effect on 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 Michelle Craren.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Lauren Tucker, NYC Dept. of Design + Construction



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BINDING REPORT

ISSUE DATE: 11/01/23	EXPIRATION DATE: 11/1/2029	DOCKET #: LPC-24-03835	SRB SRB-24-03835
<u>ADDRESS:</u> 1000 RICHMOND TERRACE		BOROUGH: STATEN ISLAND	BLOCK/LOT: 76 / 200
Sailors' Snug Harbor - Chapel, Individual Landmark			
Sailors' Snug Harbor - Chapel, Interior Landmark			

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 interior alterations only at the cellar level, at select locations outside of the areas designated as an Interior Landmark, as described and shown in a letter, dated October 24, 2023, and prepared by Lauren Tucker, of NYC Department of Design and Construction, Historic Preservation Office; and drawings T-001.00 through T-006.00, M-001.00, DM-103.00, M-100.00, M-103.00, M-401.00, M-501.00 through M-503.00, M-704.00, and M-705.00, dated August 22, 2023, and prepared by Oneil D. Gayle, PE, all submitted as components of the application.

The Commission has reviewed these drawings and finds that the work will have no effect on 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.

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Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Lauren Tucker, NYC Dept. of Design + Construction, Historic Preservation Office



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BINDING REPORT

ISSUE DATE: 11/28/23	EXPIRATION DATE: 11/28/2029	DOCKET #: LPC-24-04182	SRB SRB-24-04182
<u>ADDRESS:</u> NYC Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: /
Streetlight Poles Central Harlem — West 130-132nd Street Historic District			

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

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

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Central Harlem – West 130th-132nd Streets Historic District. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished silver to match the existing light pole; installing a grey-finished handhole at the concrete sidewalk; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated November 2, 2023, prepared by Judith Garcia of NYC OTI, all submitted as components of the application.

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

Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Central Harlem – West 130th-132nd Streets Historic District is: 16210.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and finished to match the surrounding untinted concrete paving; and that any concrete paving to be excavated will be replaced with new concrete paving to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

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Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Imani Charles, NYC OTI



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BINDING REPORT

ISSUE DATE: 11/14/23	EXPIRATION DATE: 11/14/2029	DOCKET #: LPC-24-04224	SRB SRB-24-04224
ADDRESS: 34-41 137TH STREET		BOROUGH: QUEENS	BLOCK/LOT: 4953 / 1
Lewis H. Latimer House, Individual Landmark			

To the Mayor, the Council, and the Deputy Commissioner, NYC Dept. of Parks and Rec.,

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 an existing ramp at the rear of the house including replacing the concrete portion of the ramp with new painted wood decking matching the existing wood portion of the ramp; removing the existing ramp railing and patching the wood where the railing is attached to the facade; and installing a new painted metal railing on the ramp matching the finish of existing railings at the front and rear porches; as shown in drawings and photographs labeled A001, A101 and A102, dated October 31, 2023, prepared by Deborah Rojas De Leon, R.A., and additional photographs of the existing conditions, and described in an email from Amy Woodin, dated November 14, 2023, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Lewis H. Latimer House Individual Landmark Designation Report describes 34-41 137th Street as a Queen Anne style house originally built ca. 1887-89 and expanded later with additions, and moved to the current location in 1988.

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)(9) for repair of wood features; and Section 2-18 for Barrier-Free Access, including Section 2-18(f)(2) for barrier-free access ramps.

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 Lisa Schaeffer.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Amy Woodin,



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BINDING REPORT

ISSUE DATE: 11/28/23	EXPIRATION DATE: 11/28/2029	DOCKET #: LPC-24-04425	SRB SRB-24-04425
<u>ADDRESS:</u> GOVERNORS ISLAND		BOROUGH: MANHATTAN	BLOCK/LOT: 1 / 111
Building 315 Governors Island Historic District			

To the Mayor, the Council, and the Trust for Governors Island

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 performing probes at select locations at the south, west, and north courtyard facades, including temporarily removing bricks, stucco, concrete, one (1) non-historic window, and slate shingles, to facilitate the design of future restorative work at the building; as described in a letter dated November 13, 2023, prepared by Higgins Quasebarth & Partners, LLC; and a letter dated November 10, 2023, prepared by Skidmore, Owings & Merrill, LLP; and as shown on existing condition photographs and plans dated November 10, 2023, prepared by Skidmore, Owings & Merrill, LLP; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Governors Island Historic District Designation Report describes Building 315 [aka Officer's Quarters: Family Housing (16th Regiment)] as a neo-Georgian-style officer's quarters building designed by the Office of the Quartermaster General (Construction Division), and built in 1938-1940; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set

forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(b)(1) for probes and other investigative work. Based on these findings, the Commission determined that the work is appropriate to the building and to the Governors Island 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>

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Sarah Carroll
Chair

cc: William Neeley, Deputy Director; Julie Rosen, Higgins Quasebarth & Partners



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BINDING REPORT

ISSUE DATE: 11/28/23	EXPIRATION DATE: 11/28/2029	DOCKET #: LPC-24-04426	SRB SRB-24-04426
<u>ADDRESS:</u> GOVERNORS ISLAND		BOROUGH: MANHATTAN	BLOCK/LOT: 1 / 111
Building 330 Governors Island Historic District			

To the Mayor, the Council, and the Trust for Governors Island

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 performing probes at select locations at the north and south facades, including temporarily removing wood trim, one (1) six-over-six double-hung window, stucco, and concrete; as described in a letter dated November 13, 2023, prepared by Higgins Quasebarth & Partners, LLC; and a letter dated November 10, 2023, prepared by Skidmore, Owings & Merrill, LLP; and as shown on existing condition photographs and plans dated November 10, 2023, prepared by Skidmore, Owings & Merrill, LLP; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Governors Island Historic District Designation Report describes Building 330 (aka the War Department Theater) as a neo-Georgian-style theater designed by the Office of the Quartermaster General (Construction Division), and built in 1937-1939; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

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

probes and other investigative work. Based on these findings, the Commission determined that the work is appropriate to the building and to the Governors Island 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>

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Sarah Carroll
Chair

cc: William Neeley, Deputy Director; Julie Rosen, Higgins Quasebarth & Partners



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BINDING REPORT

ISSUE DATE: 11/28/23	EXPIRATION DATE: 11/28/2029	DOCKET #: LPC-24-04427	SRB SRB-24-04427
<u>ADDRESS:</u> GOVERNORS ISLAND		BOROUGH: MANHATTAN	BLOCK/LOT: 1 / 111
Building 400 Governors Island Historic District			

To the Mayor, the Council, and the Trust for Governors Island

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 performing probes at select locations at all facades, including temporarily removing brick, one (1) metal window security grille, cast stone, stucco, concrete, state roofing tiles, and one (1) non-historic window; as described in a letter dated November 13, 2023, prepared by Higgins Quasebarth & Partners, LLC; and a letter dated November 10, 2023, prepared by Skidmore, Owings & Merrill, LLP; and as shown on existing condition photographs and plans dated November 10, 2023, prepared by Skidmore, Owings & Merrill, LLP; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Governors Island Historic District Designation Report describes Building 400 (aka the 16th Infantry Regimental Barracks) as a neo-Georgian-style theater designed by McKim, Mead & White, built in 1929-1930, and altered c. 1950s, and 1967-1968, designed by Roberts and Schaefer Company, Inc.; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement,

and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(b)(1) for probes and other investigative work. Based on these findings, the Commission determined that the work is appropriate to the building and to the Governors Island 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 Marcello Pacheco.

Sarah Carroll
Chair

cc: William Neeley, Deputy Director; Julie Rosen, Higgins Quasebarth & Partners



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: 11/21/23	EXPIRATION DATE: 11/21/2029	DOCKET #: LPC-24-04679	SRB SRB-24-04679
<u>ADDRESS:</u> JUMEL TERRACE		BOROUGH: Manhattan	BLOCK/LOT: /
Street Lampposts Jumel Terrace 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 work throughout the Jumel Terrace Historic District, including replacing seven (7) cobra-head street lampposts with seven (7) bishop's crook street lampposts, as shown in an undated digital presentation, titled "Jumel Terrace Historic Lighting Manhattan" consisting of 10 pages of photographs, drawings, and product specifications, prepared by NYC DOT; and as shown on drawing "M", dated August 3, 2017, prepared by NYC DOT, all submitted as components of the application.

The Commission notes that the bishop's crook post was installed throughout the city beginning in the early 20th century; and that these posts remained in place into the 1960s.

The Commission finds that the new bishop's crook lamppost reproduces almost exactly the historic bishop's crook posts; that it is harmonious in scale, materials, design, and color with the character of the district; that the installation will strengthen the historic character of the street and district; and that the replacement of the existing posts with bishop's crook posts in the same location will result in no effect on any other protected features of the district. Based on these findings, the Commission determines the

proposed work to be appropriate to the Jumel Terrace Historic District. The work, therefore, is approved.

PLEASE NOTE: The approved drawings additionally show the replacement of four (4) street lampposts outside of the boundaries of the historic district.

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