



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/16/2026	EXPIRATION DATE: 11/18/2031	DOCKET #: LPC-26-06352	CRB CRB-26-06352
ADDRESS: 131 WEST 55th STREET		BOROUGH: Manhattan	BLOCK/LOT: 1008 / 15
City Center 55th Street Theater, 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, at the Public Meeting of November 18, 2025, 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 October 23, 2025, and as you were notified in Status Update Letter 26-03398 (LPC 26-03398), issued on November 18, 2025.

The proposal, as approved, consists of at the eastern bay of recessed blind windows at the West 56th Street (north) façade, installing three (3) approximately 16” by 34” louvers, featuring an architectural-style grille with a tan finish, one (1) each located at the top of the fourth, fifth, and sixth mezzanine floor blind windows, as shown in a digital presentation, titled “New York City Center – Chiller Replacement,” dated November 18, 2025 and prepared by Nandinee Phookan Architects, including nineteen (19) slides, consisting of drawings and photographs, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the City Center 55th Street Theater (formerly Mecca Temple) Individual Landmark Designation Report describes 131 West 55th Street as a Moorish style club building, designed by H.P. Knowles and built in 1922-24. The Commission also noted that the primary public entrances and designed façade are located at the West 55th Street (south) façade of this through-block building. The Commission further noted that the proposed HVAC upgrade is driven by requirements of the Environmental Protection Agency and the NYC Mechanical Code.

With regard to this proposal, the Commission found that the proposed work will not damage or eliminate any significant architectural features; that the presence of partial-height louvers at select blind windows will not diminish the cohesive design or symmetry of this large scale façade, and the high location and deep recess of the proposed louvers will reduce the visual impact of the installation; that the proposed louvers will feature narrow perimeter framing and blades and a tan finish to match the finish of the surrounding brickwork, thereby helping them to recede from view; and that the proposed work will not detract from the special architectural or historic character of this individual landmark. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district 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 December 22, 2025, the Commission received product cut sheets, existing condition photographs; and filing drawings labeled G-001.00 through G-003.00, DM-101.00, DM-102.00, A-100.00, A-101.00, A-301.00 through A-303.00, A-401.00 through A-403.00, A-501.00 through A-505.00, and A-801.00, dated January 3, 2025, and prepared by Nandinee Phookan, R.A.; drawings labeled S-001.00 through S-003.00, DM-100.00, S-100.00, S-101.00, S-102.00, and S-300.00, dated October 8, 2025, and prepared by Dominick Richard Pilla, P.E.; and drawings labeled M-000.00, M-100.00 through M-103.00, M-200.00 through M-203.00, M-300.00, M-400.00, M-500.00, M-600.00, M-601.00, M-700.00 through M-705.00, EN-100.00, EN-200.00, P-000.00, P-200.00, and P-400.00, dated December 15, 2025, and prepared by Alexander Gutkin, P.E.

Accordingly, the Commission staff reviewed these materials and noted that they show additional work, consisting of exterior work at the roof, including replacing the existing steel dunnage and a rooftop HVAC unit with a new dunnage and access platform with guardrails, one (1) rooftop unit and pump package, and associated piping; at the sixth floor of the south courtyard façade, installing one (1) through-wall louver; and at the fourth, fifth, and sixth floors of the stair tower, replacing three (3) through-wall louvers in-kind, as well as interior alterations at the fourth, fifth, and sixth floors. With regard 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(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades; and Section 2-21(g)(2) 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 26-06352 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 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 Leanne Pollock.

Angie Master
Vice Chair

cc: Emma Waterloo, Deputy Director; Joseph LePique, NYC Department of Design + Construction



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/05/26	EXPIRATION DATE: 1/5/2032	DOCKET #: LPC-25-09534	SRB SRB-25-09534
ADDRESS: N/A PROSPECT PARK PICNIC HOUSE		BOROUGH: Brooklyn	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for work at the Picnic House, located within the northwest section of Prospect Park, including at the east (front) façade and adjoining staircase, the in-kind replacement of select cast stone; recaulking skyward facing joints between cast stone and concrete at the stair landing (balcony); at the north (side) facade, temporarily removing and reinstalling a conduit, storm windows, screens and an assembly of six-over-six double-hung windows and three-light transoms at the westernmost bay of the first floor level and a three-over-three window at the basement level, as well as the cast stone sill and select brickwork below the assembly, in conjunction with replacing a damaged wood transom bar at the first floor, painted white, and a black painted window brickmold at the basement level, in-kind, and restorative work at the structural steel, which will be temporarily exposed by the removal of the window assemblies; painting existing portions of the conduits in front of the masonry brown; and cleaning of select areas of cast stone at a band course with a low-pressure water rinses and a light chemical cleanser; and at the main roof and chimney, replacing decorative portions of cast stone coping at the southern chimney, in-kind; removing select terra cotta tiles adjacent to two chimneys and installing two (2) metal crickets; replacing existing roof membrane in-kind at a former cricket location; and installing lead-coated copper flashing at a cricket, as well as planting evergreen shrubs adjacent to the north façade, screening views of the lower HVAC units at the facade, as described and shown in existing condition photographs; photomontages, cut sheets and written statements, dated August 5, 2025; a memo,

dated December 8, 2025, and prepared by Sybil Young; and an 11 page digital presentation titled "Reconstruction of the Prospect Park Picnic House," dated (revised) April 10, 2025, and prepared by the City of New York Department of Parks and Recreation; and drawings labeled T-000.00, G-001.00, G-002.00, I-101.00, D-101.00, D-102.00, A-103.00, A-101.00, A-102.00, A-201.00, A-203.00, and A-302.00 through A-304.00, dated (revised) September 9, 2025, and prepared by David Ho Keun Yum, R.A., and L-101.00, and L-102.00, dated, 2025, and prepared by Christian Zimmerman, R.L.A., all submitted as components of this application.

In reviewing this proposal, the Commission notes that the Prospect Park Scenic Landmark Designation Report describes Prospect Park as an English-Romantic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux and constructed after 1866. The Commission also notes that the Picnic House is a multi-use building, designed by J. Sarsfield Kennedy and built in 1927; that exterior wall mounted HVAC units were installed at the building in the late 20th century; and that the applicant has committed to replacing the wall mounted HVAC units and conduit with an alternative system by 2030, as stated and described in a the submitted memo, dated December 8, 2025.

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)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-11(d)(1)(iv)(I) for replacement of roofing material. Furthermore, with regards to these or other aspects of the proposed work, the Commission finds that only a small percentage of the terra cotta roof tiles will be replaced by a cricket and this replacement will not eliminate a significant architectural feature or be more than minimally visible from a public thoroughfare; that the proposed crickets will be simply designed and typical in placement, size, and material, and will help protect the building from damage due to water infiltration and ice damming; and that the painting of the conduit and planting of the hedges will help the existing wall mounted HVAC units and conduits to be a more discreet presence until a long term correction plan is finalized, approved by the Commission and implemented. Based on these findings, the Commission determines the proposed work is appropriate to the building and the Prospect 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>

SHOP DRAWINGS AND/OR SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6), 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 shop drawings for specific elements and installed sample mockups at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific shop drawings and samples will be identified in a Materials Checklist: transom bar and brick mold shop drawings and samples of mortar joint cutting, mortar (color, texture, and tooling), cast stone replacement units, brick replacement at primary facades, and caulking.

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.

Lisa Kersavage
Executive Director

cc: Bernadette Artus, Deputy Director; Christopher Syrett, none



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/02/26	EXPIRATION DATE: 1/2/2032	DOCKET #: LPC-26-01878	SRB SRB-26-01878
ADDRESS: N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Rockefeller Center, Individual Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna 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 adjacent to the Rockefeller Center Individual Landmark. The work consists of installing one (1) telecommunications poletop whip antenna and transmitter box at an existing light pole, all finished dark brown to match the existing light pole, in conjunction with replacing the existing banner brackets with new load limiting banner brackets at the existing locations; installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating concrete paving where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 15, 2025, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antennas and transmitter boxes 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 installation. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number adjacent to the Rockefeller Center Individual Landmark is: 28828.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop antenna 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 adjacent concrete pavers; and that any concrete sidewalks to be excavated will be replaced with new concrete 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 black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

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

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

Lisa Kersavage
Executive Director

cc: Michelle Craren, Deputy Director; Imani Charles, Office of Technology and Innovation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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BINDING REPORT

ISSUE DATE: 01/29/26	EXPIRATION DATE: 1/29/2032	DOCKET #: LPC-26-02345	SRB SRB-26-02345
ADDRESS: N/A LYONS POOL BATHHOUSE		BOROUGH: Staten Island	BLOCK/LOT: 487 / 99
Tompkinsville (Joseph H. Lyons) Pool Bath House, First Floor Interior, Interior Landmark			
Tompkinsville (Joseph H. Lyons) Pool, Individual Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for the installation of fire/life safety equipment within portions of the designated Interior Landmark, including, at the telephone alcove ("corridor"), removing a non-historic wall-mounted signboard and installing one (1) approximately 19"x17"x7" fire alarm control panel (FACP) and two (2) 24"x4"x4" flanking junction boxes ("troughs"), all with a red finish, at plain concrete wall cladding; and at the clerestory level of the main rotunda, installing one (1) approximately 6"x10"x5" beam detector transmitter and one (1) corresponding approximately 9"x8" beam detector receiver, both with a white/light finish mounted at plain painted concrete, at the top of the columns; installing on (1) approximately 5"x4"x1" monitor module at plain concrete at a section of the wall behind one of the columns; and installing conduits within an existing trough/cove and behind a column; and, at the lower (ground) level of the main rotunda, removing a non-historic wall-mounted sign panel and installing (1) approximately 6"x4"x2" manual pull station, one (1) approximately 6"x3"x2" horn/strobe, both with a red finish, as well as associated conduit with a red/brown finish, all mounted at plain brickwork adjoining the main entrance, as described and shown in two (2) undated letters; an e-mail dated January 27, 2026; product specification sheets; annotated copies of the materials checklists; and a sixteen (16) page document containing photographs, drawings, and product information, all prepared by NYC Parks, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Tompkinsville (Joseph H. Lyons) Pool Individual and Interior Landmark Designation Reports describe 6 Victory Boulevard as an Art Moderne style pool complex, designed by Joseph L. Hautman, Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham, and built in 1934-36.

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 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(2) for fire alarm bells, and Section 2-20(b) for Health, Safety, and Utility Equipment. Based on these findings, the Commission determined that the work is appropriate to this individual and interior 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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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.

Lisa Kersavage
Executive Director

cc: Edith Bellinghausen, Deputy Director; Eric Boorstyn, NYC Parks



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/23/26	EXPIRATION DATE: 1/23/2032	DOCKET #: LPC-26-03606	SRB SRB-26-03606
ADDRESS: N/A FLATBUSH AVENUE		BOROUGH: Brooklyn	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			

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

This report is issued pursuant to 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 former tollbooth, located near the eastern edge of Prospect Park, north of the Willink Entrance and east of the carousel, including replacing woodwork at baseboards, soffits and moldings in-kind as needed; repainting the wood board and batten cladding and the woodwork at the soffit and roof trim green and the door, shutters, window and door framing, base boards, fascias, and moldings above the fascias a darker green; the installation of concealed strip lighting at the perimeter of the soffit; the replacement of a missing vent cap at the pipe at the roof with a red painted metal, conical shaped cap; repainting the metalwork at the roof red; and the installation of a 2” tall, gray tinted ("Scofield Cool Gray 1266") concrete base at the bottom of the building, in conjunction with replacing the concrete paving beneath and surrounding the building with asphalt paving and moving the tollbooth slightly eastward, eliminating the overlapping of its footprint with a section of a pathway, as described and shown on a (revised) presentation labeled "Restoration of the Prospect Park Lefferts Tollbooth," dated December 4, 2025, and prepared by NYC Parks; a memo, dated October 6, 2025; product cut sheets; an annotated materials checklist; and sections of a project manual, with material and method specifications, dated December 4, 2025, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Prospect Park Scenic Landmark Designation

Report describes that park as a primarily naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux; and that the existing toll booth building ("Tollhouse"), built in or before 1877, was relocated from the intersection of Hawthorne Street and Flatbush Avenue to Prospect Park before the designation of the scenic landmark.

With regard to this proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; and Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regard to these or other aspects of the work, the Commission finds that the light fixtures will be small in size and only minimally visible from limited vantage points beneath the roof overhang; that the presence of the light fixtures will not detract from any decorative or otherwise significant features of the building due to their placement or proximity; that the slight shifting of the building, which is not in its original location, will not detract from the building or surrounding landscaping; that moving the building out of a pathway occasionally used by vehicles will help protect it from damage due to vehicular accidents; that the concrete base will help protect the woodwork of the building from damage due to exposure to moisture and will be simply designed, small in size, finished a neutral color, and installed far below eye level, helping it remain a discreet presence; that removal of the concrete paving will not eliminate any historic features; that the new asphalt paving will match the surrounding paving in terms of material, pattern and finish, helping the modern paving to be a simple and uniform secondary presence; and that none of this work will result in the loss of any mature trees or detract from any significant vistas. Based on these findings, the Commission determined that the work is appropriate to the building and to the Prospect Park Scenic 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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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.

Lisa Kersavage
Executive Director

cc: Bernadette Artus, Deputy Director; Eric Boorstyn, none



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/26/26	EXPIRATION DATE: 1/26/2032	DOCKET #: LPC-26-05252	SRB SRB-26-05252
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
<p>Sidewalks - Multiple</p> <p>SoHo-Cast Iron Historic District Extension</p> <p>Charlton-King-Vandam Historic District</p> <p>Gramercy Park Historic District</p> <p>Greenwich Village Historic District</p> <p>Ladies' Mile Historic District</p> <p>Metropolitan Museum Historic District</p> <p>NoHo East Historic District</p> <p>African Burial Ground & The Commons Historic District</p> <p>SoHo-Cast Iron Historic District</p> <p>Tribeca West Historic District</p> <p>South Village Historic District</p> <p>St. Mark's Historic District</p> <p>St. Nicholas Historic District</p> <p>Tribeca East Historic District</p> <p>Tribeca North Historic District</p> <p>Tribeca South Historic District</p> <p>NoHo Historic District</p>			

To the Mayor, the Council, and the Deputy Commissioner Leon Heyward/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 the replacement of existing concrete sidewalk for corner pedestrian ramp upgrades at various locations in the African Burial Ground & The Commons, Charlton-King-Vandam, Gramercy Park, Greenwich Village, Ladies' Mile, Metropolitan Museum, NoHo East, NoHo, SoHo-Cast Iron, South Village, St. Mark's, St. Nicholas, Tribeca East, Tribeca North, Tribeca South and Tribeca West Historic Districts and SoHo-Cast Iron Historic District Extension. The proposed work consists of select removal of existing concrete sidewalk, and the installation of concrete, tinted or untinted, scored to match the adjacent paving; and in-kind replacement and/or resetting of concrete, granite and bluestone curbs, limited to corner quadrant pedestrian ramps, as described in location list and a letter dated October 29, 2025, prepared by Kessia De Leo of the NYC Department of Transportation.

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 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 Caroline Pasion.

Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; Kessia De Leo, NYC DOT



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/26/26	EXPIRATION DATE: 1/26/2032	DOCKET #: LPC-26-05253	SRB SRB-26-05253
ADDRESS: N/A		BOROUGH: Queens	BLOCK/LOT: /
Sidewalks - Multiple Douglaston Historic District Addisleigh Park Historic District			

To the Mayor, the Council, and the Deputy Commissioner Leon Heyward/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 the replacement of existing concrete sidewalk for corner pedestrian ramp upgrades at various locations in the Addisleigh Park and Douglaston Historic Districts. The proposed work consists of select removal of existing concrete sidewalk, and the installation of concrete, tinted or untinted, scored to match the adjacent paving, in the Addisleigh Park Historic District; and the installation of "Winter Beige"-tinted concrete and in-kind replacement and/or resetting of cobblestone curbs in the Douglaston Historic District, limited to corner quadrant pedestrian ramps, as described in location list and a letter dated December 8, 2025, prepared by Kessia De Leo of the NYC Department of Transportation.

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 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 Caroline Pasion.

Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; Kessia De Leo, NYC DOT



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/29/26	EXPIRATION DATE: 1/29/2032	DOCKET #: LPC-26-05269	SRB SRB-26-05269
ADDRESS: N/A		BOROUGH: Brooklyn	BLOCK/LOT: /
Other, Pedestal Bedford Stuyvesant/Expanded Stuyvesant Heights 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 work located along the north side of Macon Street, east of Marcus Garvey Boulevard, and the east side of Marcus Garvey Boulevard, north of Macon Street, including the installation of a 40" high, beige finished telecommunications pedestal and a metal vault cover, and replacing the adjacent section of untinted concrete sidewalk, in-kind, at the curbside of the concrete sidewalk facing Macon Street; excavating a 4'-0" wide trench at the sidewalk facing Macon Street, in conjunction with excavating concrete pavers where the concrete will be replaced to match the pre-existing tint and scoring; and installing three (3) grey-finished grade level boxes ("GLB") at the sidewalks, including two (2) GLBs at the sidewalk facing Marcus Garvey Boulevard, and one (1) GLB at the sidewalk facing Macon Street, all for the installation of telecommunications conduit, as shown in a site plan and existing conditions photographs, dated (received) January 28, 2026, both submitted as components of the application by Judith Garcia, of the NYC Office of Technology and Innovation, all submitted as components of the application.

In reviewing this proposal, the Commission finds that the proposed installation is located adjacent to 425 Marcus Garvey Boulevard (aka 425-427 Marcus Garvey Boulevard; 341-349 Macon Street), an altered Renaissance Revival style building, built c. 1873, and located within the Bedford Stuyvesant/Expanded

Stuyvesant Heights Historic District. The Commission also notes that Advisory Staff Report 18-3366 (LPC 17-6300), was issued on March 16, 2016, approving a Master Plan, consisting of specific standards for the city-wide installation of telecommunications pedestals at concrete or unpaved portions of the sidewalk. The Commission further notes that areas of microtrenching are proposed throughout New York City's historic districts; and that the Office of Technology and Innovation applications for such work have been divided into multiple phases. The Commission finally notes that the proposed project area is unlikely to contain potentially significant archaeological resources.

With regard to this proposal, the Commission finds that certain aspects of the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-02 for work in conformance with an approved master plan. With regard to these or other aspects of the work, the Commission finds that the GLB will be small in size, simple in design, and finished to match the adjacent concrete pavers; and that any concrete sidewalks to be excavated will be replaced with new concrete to match the tint and scoring of the adjacent concrete paving. Based on these findings, the Commission determined that the work is appropriate to the designated landmark and/or has no effect on its significant protected features. 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 Janelle Gunther.

Lisa Kersavage
Executive Director

cc: Michelle Craren, Deputy Director; Judith M Garcia, Office of Technology and Innovation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/27/26	EXPIRATION DATE: 1/27/2032	DOCKET #: LPC-26-05873	SRB SRB-26-05873
ADDRESS: N/A CENTRAL PARK BALLFIELDS CAFE		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
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 alterations at and near a commercial concession building (“Heckscher Ballfields Cafe”), located in the southwest quadrant of the park, between the Heckscher Ballfields and 65th Street Transverse, including installing three (3) HVAC units and associated concrete platforms, within a service yard, located between the north (rear) side of the building and the southern perimeter wall of the 65th Street Transverse, as well as interior alterations at the first floor of the building, as described and shown in existing conditions photographs; a memo, dated December 2025; an annotated Materials Checklist; and drawings labeled A-001, A-002, A-010, A-100, A-101, A-102, A-200, A-300, and A-301, dated December 18, 2025, and prepared by John Sickels Eagle, R.A., all submitted as components of the 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 1857-58 by Frederick Law Olmsted and Calvert Vaux. The Commission also notes that Commission Report 85-0010 was issued on November 15, 1984, approving the construction of a concession building on the site of a previously existing building (“Ballplayers’ House”), which was designed by Calvert Vaux, built in or before 1870, and demolished in 1969.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21 (h)(2) for HVAC and other mechanical equipment in yards and areaways fronting 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>

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 Lacy Williams.

Lisa Kersavage
Executive Director

cc: Emma Waterloo, Deputy Director; Eric Boorstyn, none



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/12/26	EXPIRATION DATE: 1/12/2032	DOCKET #: LPC-26-06060	SRB SRB-26-06060
ADDRESS: 1000 FIFTH AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
Central Park, Scenic Landmark Metropolitan Museum of Art, Interior Landmark Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the Department of Cultural Affairs,

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 roof, including at the P wing roof, removing eleven (11) HVAC units, two (2) emergency generators, and associated steel dunnage, metal equipment platforms and steps, and metal screen walls throughout the upper roof, and installing eight (8) larger HVAC units, two new (2) emergency generators, in conjunction with installing new metal equipment platforms and steps, and metal stepovers; replacing the existing screen wall with a new 1'-6" taller light gray (RAL 7030 Stone Gray, or approved equivalent) finished metal screen wall; and constructing a one-story metal-clad addition at a select portion of the lower roof, featuring a metal door and two (2) through-wall louvers, and a metal gutter and rain leader at the west-facing façade, in conjunction with removing a roof drain; and at the R wing roof, including removing HVAC piping and an exhaust fan; removing conduit at the west-facing façade of the U-wing and sealing the holes; and installing HVAC ductwork and roof drains, HVAC ductwork, and HVAC piping and associated steel dunnage, as well as interior alterations at the cellar through fourth floors, at locations outside of the areas designated as an Interior Landmark, as described and shown in a letter, dated November 19, 2025, and prepared by Rebekah Seely of The Metropolitan Museum of Art; in memos, dated November 19, 2025; and January 8,

2026, and prepared by Beyer Blinder Belle Architects & Planners LLP; and on drawings labeled G-001.00 through G-003.00, DM-101.00, DM-102.00, DM-301.00 through DM-303.00, A-100.00 through A-102.00, A-301.00 through A-303.00, A-310.00, A-401.00, A-403.00, and A-404.00, dated November 15, 2025, and prepared by Elizabeth Robin Leber, R.A.; S-000.00, S-001.00, S-050.00 through S-052.00, S-060.00, S-100.00, S-101.00, S-110.00, S-150.00, S-200.00, S-201.00, S-210.00, S-500.00 through S-502.00, and S-505.00, dated November 15, 2025, and prepared by Christina Chei-Kwan Chu-Garcia, P.E.; and M-001.00, M-010.00, MD-100.00 through MD-102.00, MD-109.00, MD-302.00, MD-303.00, M-101.00, M-102.00, M-109.00, M-300.00 through M-307.00, M-400.00, M-401.00, M-500.00, M-501.00, M-600.00 through M-602.00, FS-001.00 through FS-003.00, FSD-101.00, FSD-102.00, FSD-109.00, FSD-302.00, FSD-303.00, FS-101.00, FS-102.00, FS-109.00, FS-302.00, FS-303.00, FS-400.00, FS-401.00, FS-500.00, FS-600.00, FS-601.00, FP-001.00, FPD-101.00, FPD-102.00, FPD-106.00, FP-101.00, FP-102.00, FP-106.00, FP-400.00, FP-500.00, FP-600.00, FA-001.00, FA-100.00, FA-101.00, FA-400.00, P-001.00, P-002.00, PD-109.00, P-101.00, P-108.00, P-109.00, P-400.00, P-500.00, and P-600.00, dated November 15, 2025, and prepared by Erik D. Bodelsen, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Metropolitan Museum of Art Designation Report describes 1000 Fifth Avenue as a Beaux-Arts and Roman style museum, built in 1864-1965, and designed by Vaux and Mould, R.M. Hunt, McKim Mead and White, and others.

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 2-14 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 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(1) for non-occupiable rooftop additions on Individual Landmarks; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades; and Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. With regard to these or other aspects of the work, the Commission finds that none of the work alter, damage, or conceal significant architectural features; that the enlarged mechanical screen will only result in a minimal increase in visibility when seen at limited vantage points from select locations on East 81st Street and will be further screened from view by foliage; that the minimally visible HVAC equipment and related screen will be in keeping with utilitarian rooftop accretions installed at roofscapes throughout the museum; and that the new HVAC equipment is required to maintain the interior temperature and humidity levels which is a key requirement for a museum. 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.

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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.

Lisa Kersavage
Executive Director

cc: Michelle Craren, Deputy Director; Rebekah Seely, The Metropolitan Museum of Art



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/26/26	EXPIRATION DATE: 1/26/2032	DOCKET #: LPC-26-06346	SRB SRB-26-06346
ADDRESS: N/A KINGSLAND HOMESTEAD		BOROUGH: Queens	BLOCK/LOT: 5012 / 60
The Weeping Beech Tree, Individual Landmark			
Kingsland Homestead, Individual Landmark			

To the Mayor, the Council, and the Associate Commissioner of 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 exterior work at the house and site, including partial waterproofing of portions of the exterior cellar wall under the porch and adjacent to an existing ramp; installing a concrete pad and two condensing units in front of the west facade of the setback side wing, and planting bushes to screen the units; painting the non-historic cellar hopper windows gray to match the surrounding stucco; and interior alterations, as shown in drawings and photographs labeled LPC00 through LPC13, dated January 7, 2026, prepared by Verona Carpenter Architects, and described in a letters from Joseph LePique, RA, dated December 22, 2025, and Jennifer Carpenter, RA, dated January 14, 2026, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the designation report states that the Kingsland Estate is an example of the indigenous "Long Island Half-House" form, built circa 1785, and threatened by demolition, the house was moved to its current site in 1968. The Commission further notes that the cellar was built in 1968 when the house was moved to its current location.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with

the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(2)(ii) for painting non-original or altered features or facades; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21 (h)(1) for HVAC and other mechanical equipment in yards and areaways fronting primary facades. Furthermore, with regard to these or other aspects of the work, the Commission finds that while the condensing units will be placed at a setback of the primary facade, the house is oriented in such a way that the primary west facade faces an enclosed playground, and the proposed location of the units will not be visible from public thoroughfares; that all penetrations required for the units will be through the non-historic cellar walls; and that the locations of the cellar wall waterproofing work are not visible from public thoroughfares. 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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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.

Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; Joseph LePique, NYC Department of Design + Construction



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/09/26	EXPIRATION DATE: 1/9/2032	DOCKET #: LPC-26-06518	SRB SRB-26-06518
ADDRESS: 251 ALEXANDER AVENUE		BOROUGH: Bronx	BLOCK/LOT: 2314 / 30
Mott Haven Historic District			

To the Mayor, the Council, and the NYPD Commissioner,

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 roof, including replacing HVAC with new HVAC equipment, as described and shown in written specifications, existing conditions photographs, and drawings labeled T-001.00 and LM-001.00 through LM-004.00, dated December 26, 2025, and submitted by the NYPD Facilities Management Division as components of the application.

In reviewing this proposal, the Commission notes that the Mott Haven Designation Report describes 251-257 Alexander Avenue as an Italian Renaissance style station house and garage, designed by Thomas E. O'Brien and built 1922-1924; 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 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Based on these findings, the work is approved.

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

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Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; Kartik K Chanda, .



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/26/26	EXPIRATION DATE: 1/26/2032	DOCKET #: LPC-26-06681	SRB SRB-26-06681
ADDRESS: N/A BROOKLYN MUSEUM		BOROUGH: Brooklyn	BLOCK/LOT: 1183 / 26
Brooklyn Institute of Arts and Sciences (Brooklyn Museum of Art), Individual Landmark			

To the Mayor, the Council, and the Department of Cultural Affairs,

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 at the basement through third floors, as described and shown in a letter, dated January 16, 2026, and prepared by Erik Bodelsen of Kohler Ronan LLC; and drawings labeled M001.00 through M003.00, MD100.00, MD101.00, M200.00 through M202.00, M300.00, M400.00, M500.00, M600.00, and M601.00, dated (revised) October 17, 2025, prepared by Erik D. Bodelsen, P.E., all submitted as components of the application.

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.

Lisa Kersavage
Executive Director

cc: Michelle Craren, Deputy Director; Natalia Baidurishvili, NYCCode LLC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
 TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 01/13/26	EXPIRATION DATE: 1/13/2032	DOCKET #: LPC-26-06752	SRB SRB-26-06752
ADDRESS: 22 READE STREET		BOROUGH: Manhattan	BLOCK/LOT: 154 / 23
African Burial Ground & The Commons Historic District			

To the Mayor, the Council, and the 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 roof, including replacing flat roofing and associated flashing and drains; replacing gutters and leaders; removing abandoned conduit; repainting steel bulkhead doors, railings, and ladders; repairing deteriorated stucco at bulkheads with new stucco; selectively replacing brickwork at chimneys and parapet walls; repointing deteriorated mortar joints; and installing a sealant at skyward facing joints only, as described and shown in a letter, dated January 8, 2026, prepared by Paul Millman; written specifications, dated December 26, 2025, prepared by Superstructures and NYC DCAS; existing condition photographs; and drawings T-001.00, G-001.00, G-002.00, G-003.00, A-101.00 through A-104.00, and A-501.00 through A-515.00, dated December 26, 2025, and prepared by Paul Millman, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the African Burial Ground and the Commons Historic District Designation Report describes 22 Reade Street as three combined buildings, designed by John B. Snook and Frederick Jenth, and built in 1859, 1860, and 1886.

With regard to this proposal, the Commission finds that the work will not involve any archaeological or sub-surface excavation; and that the proposed work will not have any effect on the significant features of

the African Burial Ground 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 Marie Guarino.

Lisa Kersavage
Executive Director

cc: Michelle Craren, Deputy Director; Paul Millman, Superstructures Engineers + Architects