



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



ADVISORY REPORT

ISSUE DATE: 12/28/2023	EXPIRATION DATE: 7/11/2029	DOCKET #: LPC-23-09608	CRA CRA-23-09608
<u>ADDRESS:</u> GOVERNORS ISLAND		BOROUGH: MANHATTAN	BLOCK/LOT: 1 / 111
Building 555 Governors Island Historic District			

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

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for 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.

At the Public Meeting of July 11, 2023, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to issue a favorable report for the proposed work, as put forward in your application completed on June 13, 2023.

The proposed work consists of, at the southeast façade, removing four (4) windows at the basement and 1st floor at the central wing, removing brick, and cast stone and stucco cladding to combine and enlarge the openings, and installing a new entry door assembly within the modified opening at the 1st floor, featuring two (2) entry doors and a cast stone surround; constructing new stairs at the courtyard to provide access to the new entry doors, featuring black metal handrails, and brick and cast stone screen walls; at the southwest return at the central wing, removing a portion of the brick, cast stone, and stucco façade to create a new opening at the ground level, and installing one (1) barrier-free access door with a cast stone surround; installing a metal flood barrier set in new concrete paving fronting the new barrier-free access door, and constructing a brick and cast stone screen wall; at all facades, removing seventeen (17) windows at the basement through 4th floor, and installing seventeen (17) HVAC louver assemblies within the existing openings, featuring aluminum false muntin assemblies; removing fourteen (14) windows at the basement, and installing fourteen (14) casement window and flood vent assemblies within the existing openings; and at the north yard, installing HVAC equipment on steel dunnage, featuring mechanical screen fencing. The proposal was shown in a digital slide presentation, titled "New York Harbor School Annex," undated, and consisting of 26 slides of drawings and photos, prepared by Ciardullo Architecture +

Engineering, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Governors Island Historic District Designation Report describes building 555 as a neo-Georgian-style officers' quarters building built in 1938-40.

With regards to this proposal, a quorum of Commissioners voted to approve the overall concept of the proposal as presented, but recommended that the New York School Construction Authority ask the applicants to explore and restudy aspects of the design.

All of the Commissioners supported the proposed installation of a new entrance and stair, and a new barrier-free access entrance, finding that the work will not damage or eliminate any significant architectural features; that the work will facilitate circulation across Short Avenue from Building 550 and support the reactivation of this long-vacant building; that the large scale of the building can support the presence of new entrances along Short Avenue, which currently lacks a primary entrance, and the proposed new entrance doors, stairs, and railings will be centrally located and well-scaled to the building; that the cast stone, red brick, concrete and black ironwork at the proposed new entrances and stairs will be in keeping with the materials found at the building and throughout the historic district; that the proposed at-grade entrance will provide barrier-free access at a return façade close to the new primary entrance, and the proposed wall adjacent to this entry, needed to support a deployable barrier related to flood-mitigation, will align with the base of the building to help it recede from view.

However, a plurality of Commissioners expressed concerns about specific aspects of the proposed design and details of the new entrances, screen walls and stair.

These Commissioners expressed concerns about the materiality and details of the brick and cast stone screen walls, noting that they will call undue attention to themselves. Most of these Commissioners recommended revising the screen wall at the barrier-free access entrance to be constructed entirely in cast stone, and some Commissioners suggested that the screen wall at the base of the stair could be changed to an open railing. One Commissioner felt that the screen walls are appropriate as designed.

Additionally, these Commissioners expressed concerns about the proposed entry door surround details, noting that they would have a too subtle presence at this designed façade, with a few Commissioners recommending specific modifications to these details in order to establish more prominence at this new entry and its relationship to the façade, including: raising the height of the door headers to align with the adjacent window headers; cladding the center mullion of the new door assembly in a material other than cast stone; and revising the entry door surround details to harmonize more closely with existing door surrounds at the west façade. However, one Commissioner noted the New York State Historic Preservation Office's and U.S. Department of the Interior's requirements that the design and details of new ornamental features be differentiated from original historic details, and that the details and materiality at the entry door surrounds are appropriate as designed, while another Commissioner recommended omitting the surround entirely at the new barrier-free access door.

All of the Commissioners supported the installation of through-window flood vents, and HVAC louver and muntin assemblies, finding that the installation of flood vents is warranted by current flood zone requirements, and will aid in long term preservation of the building; and that the proposed louvers with external grilles at various windows will be configured to match the existing fenestration pattern, helping them recede from view.

However, these Commissioners also expressed concerns about the details and finish of the HVAC louver assemblies and grilles, noting that the proposed details and finish color combinations of the louver, grille,

and frame, will draw undue attention to these features and not harmonize with the existing frames. Some of these Commissioners recommended specific modifications to the details, including integrating the louvers into the windows frames; reducing the height of the louver blades; increasing the thickness of the outer louver frame; finishing the muntins and louvers in the same color; and preparing color combination mock-ups in consultation with LPC staff. One Commissioner recommended finishing the louvers in gray in lieu of the proposed black finish.

Finally, most Commissioners did not comment on the proposed HVAC equipment and screening. However, one Commissioner supported these installations, noting that, although the current standard for HVAC equipment and screening throughout the historic district should be revisited, the proposed equipment and screening design was consistent with this standard.

Subsequently, on November 13, 2023, the Commission received a revised proposal, including drawings labeled 01 through 07, dated (as received) November 13, 2023, prepared by Ciardullo Architecture + Engineering; a letter dated November 13, 2023, prepared by the NYC School Construction Authority; and a letter dated October 11, 2023, prepared by New York State Parks, Recreation and Historic Preservation. Accordingly, the Commission staff reviewed these materials, noting that black ironwork is proposed in front of the new entrance stairs, in lieu of the previously proposed brick and cast stone screen walls; that the materiality of the screen wall adjacent to the barrier-free access entrance and the sides of the new entrance stairs has been revised to be fully cast stone, instead of the previously proposed brick and cast stone materiality; that the height of the proposed main entrance doors and cast stone surround has been raised; that minor modifications have been made to the proposed details and finish of the HVAC louvers and muntin assemblies; and that the revised proposal is in keeping with the intent of the Commissioners' support.

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; Kelly Murphy, NYC School Construction Authority



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



ADVISORY REPORT

ISSUE DATE: 12/21/23	EXPIRATION DATE: 12/21/2029	DOCKET #: LPC-24-05096	SRA SRA-24-05096
ADDRESS: OCEAN PARKWAY SCENIC LANDMARK		BOROUGH: Queens	BLOCK/LOT: 0 / 0
Ocean Parkway, Scenic Landmark			

To the Mayor, the Council, and the Associate Commissioner, NYC Department of Design + Construction,

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

The Landmarks Preservation Commission has reviewed a proposal for replacing asphalt paving with light gray tinted precast concrete panels and curbing at select locations in the street bed along the western auxiliary road of Ocean Parkway between Parkwood and Foster Avenues and Elmwood Avenue and Avenue I; and replacing the adjoining concrete sidewalk curbing, in-kind, as described in a letter, dated December 4, 2023, prepared by Lauren Tucker; written specifications, dated (received) December 4, 2023, prepared by the NYC Department of Design and Construction; as shown on existing condition photographs; and drawings T-1, I-1, L-1, K-1, K-2, LPC-1, LPC-2, LPC-3, and GI-400 through GI-409, dated September 29, 2023, and prepared by the NYC Department of Design + Construction, Division of Infrastructure, Bureau of Design, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Ocean Parkway Designation Report describes Ocean Parkway as a parkway, designed by Frederick Law Olmsted and Calvert Vaux and built in 1874-76; and that the parkway was substantially reconstructed circa 1980, with new paving and furnishings.

With regards to the proposal, the Commission finds that the work will not alter, eliminate or conceal any of the significant historic or scenic characteristics of the parkway; that the proposed work will help address climate resiliency goals and be minor variations from the existing conditions; that the paving and curbing will be in keeping with the paving and curbing along this scenic landmark in terms of basic design; and that this work will not diminish the significant scenic and historic character of this scenic landmark.

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; Lauren Tucker, NYC DDC



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ADVISORY REPORT

ISSUE DATE: 12/12/23	EXPIRATION DATE: 12/12/2029	DOCKET #: LPC-24-05241	SRA SRA-24-05241
ADDRESS: 280 BROADWAY Apt/Floor: 1,3,5,6		BOROUGH: MANHATTAN	BLOCK/LOT: 153 / 1
African Burial Ground & The Commons Historic District Sun Building, Individual Landmark			

To the Mayor, the Council, and the Department of Citywide Administrative Services

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for 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 first, third, fifth, and sixth floors, as shown on drawings labeled G-001.00, A-300.00, A-301.00, dated February 28, 2022; A-500.00, dated (revised) August 10, 2022; A-501.01, A-601.01, A-101.01, dated (revised) October 27, 2023; A-600.00, dated (revised) April 11, 2023, and prepared by Karim Ahmed, RA, all submitted as components of the application.

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

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

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or

amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dana Litowitz.

Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Karim Ahmed, Reform Architecture PLLC