



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

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| ISSUE DATE: 04/13/22 | EXPIRATION DATE: 4/13/2028 | DOCKET #: LPC-22-06076 | SRB SRB-22-06076 |
| ADDRESS: 2640 GRAND CONCOURSE | | BOROUGH: BRONX | BLOCK/LOT: 3155 / 1 |
| Poe Cottage, Individual Landmark | | | |

To the Mayor, the Council, and the Deputy Commissioner for Capital Projects NYC Parks & Recreation,

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

The Landmarks Preservation Commission has reviewed a proposal for reconstructing the historic wood shingle roof; rebuilding an existing gutter at the front porch in kind; replacing wood trim and wood window sills in kind; painting the exterior to match the existing paint colors; repairing the brick chimneys including repointing and replacing damaged brick in kind; and installing lightning protection including the installation of 8 lightning arrestors at the roof and copper cables mounted on 3 of the facades from the roof to the ground and painted to match the white shingles, as shown in drawings labeled G001, G101, AD101, A101, A102, A103 and A104, dated March 9, 2022, and SK1 through SK5, received at the Commission February 7, 2022, prepared by The City of New York Parks & Recreation, a 13 page proposal consisting of photographs, drawings and color and materials samples, dated January 2022, prepared by Armando Gasperin, and photographs of the existing conditions, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the designation report describes 2640 Grand Concourse, the Poe Cottage Individual Landmark, as a wooden farm cottage built in 1812 and moved to its present location in 1913.

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)(i) for painting facades and features that were originally or historically painted; 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 regard to these or other aspects of the work, the Commission finds the installation of the lightning protection will not detract from the special historic and architectural character of the landmark and will contribute to its long-term preservation; that where mounted on the white shingle siding, the copper cables will be painted white to better blend in with the facades; and that the lightning protection will be installed in such a way as to minimize its visibility. 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>

SAMPLES REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of replacement roof shingles and brick, and repointing mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to LSchaeffer@lpc.nyc.gov for review.

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; Sybil Young,



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BINDING REPORT

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| ISSUE DATE: 04/06/22 | EXPIRATION DATE: 4/6/2028 | DOCKET #: LPC-22-08490 | SRB SRB-22-08490 |
| ADDRESS: ORCHARD BEACH BATHHOUSE | | BOROUGH: BRONX | BLOCK/LOT: 5650 / 1 |
| Orchard Beach Bathhouse and Promenade, Individual Landmark | | | |

To the Mayor, the Council, and the Commissioner of 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 creating a temporary opening at the western perimeter wall at the south yard by temporarily removing an approximately 6' wide section of the wall, including brickwork and limestone coping, in conjunction with temporarily installing a door and framing within the openings, as well as the temporary installation of trailers, ramps and stairs, adjacent to the west side of the southern wing of the complex, with the work to begin on or after August 5, 2022 and the temporary door, framing, trailers and stairs to be removed and the existing bricks and limestone coping to be reinstalled with new mortar, all on or before August 5, 2023, as described and shown an email, dated April 4, 2022, and prepared by Sybil Young; existing condition photographs; and drawings, labeled 1 through 10, dated January 27, 2022, and prepared by Marvel, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Orchard Beach Bathhouse and Promenade Designation Report describes the complex as a Modern Classical style waterfront recreation complex with Beaux Arts elements designed by Aymar Embury II and landscape architects Gilmore D. Clarke and Michael Rapuano, and built in 1934-37.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations. Based on

these findings, the 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>

SAMPLES REQUESTED: Please provide the Commission's review and approval of installed sample mockups of the reinstalled brick and mortar at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to mshabrami@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young,



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BINDING REPORT

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| ISSUE DATE: 04/12/22 | EXPIRATION DATE: 4/12/2028 | DOCKET #: LPC-22-08748 | SRB SRB-22-08748 |
| ADDRESS: NYC Utility Poles | | BOROUGH: Bronx | BLOCK/LOT: / |
| Utility Poles Riverdale Historic District | | | |

To the Mayor, the Council, and the Senior Director, Mobile Telecom Franchises, NYC DoITT,

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 telecommunications poletop antennas, and an associated transmitter box and meter mounted on an existing utility pole. The work will occur at a utility pole located within the Riverdale Historic District. The work consists of installing three (3) telecommunications poletop antennas, and a transmitter box and meter, as well as installing conduit mounted on the wood shaft of an existing utility pole, all finished grey-brown to match the existing utility pole, as described and shown in existing conditions photographs, locator map, poletop manager print out, and a letter, dated March 25, 2022, prepared by Judith Garcia of NYC DoITT, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter boxes are proposed to be mounted on light and utility poles throughout New York City's historic districts; that the Department of Information Technology and Telecommunications 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

Approved poletop identification number within the Riverdale Historic District is: 26788.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the antennas, transmitter box, and meter will help them to be discreet installations at the upper portions of the light pole; that the installation on an existing utility pole will not result in damage to or demolition of any significant landscape improvement; and that the installations will not call attention to themselves and will not detract from the streetscape. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work 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 Michelle Craren.

Sarah Carroll
Chair

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



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BINDING REPORT

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| ISSUE DATE: 04/04/22 | EXPIRATION DATE: 4/4/2028 | DOCKET #: LPC-22-08966 | SRB SRB-22-08966 |
| ADDRESS: NYC Streetlight Poles | | BOROUGH: BROOKLYN | BLOCK/LOT: / |
| Streetlight Poles DUMBO Historic District | | | |

To the Mayor, the Council, and the Deputy Director, Mobile Telecom Franchises, NYC DoITT,

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 DUMBO Historic District. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished grey 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 March 30, 2022, prepared by Judith Garcia of NYC DoITT, and 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 Department of Information Technology and Telecommunications 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 DUMBO Historic District is: 22043.

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 Michelle Craren.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Kristina Martinez, NYC DOITT



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BINDING REPORT

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| ISSUE DATE: 04/19/22 | EXPIRATION DATE: 4/19/2028 | DOCKET #: LPC-22-09005 | SRB SRB-22-09005 |
| ADDRESS: GRACIE MANSION | | BOROUGH: MANHATTAN | BLOCK/LOT: 1592 / 1 |
| Gracie Mansion, Individual Landmark | | | |

To the Mayor, the Council, and the Deputy Commissioner for Capital Projects, NYC Parks

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 sump pump and related piping, grate, drain, and electrical box adjacent to the north side of the landmark site, including a below grade penetration into the foundation wall of the landmark, as shown in drawings and photographs labeled "Gracie Mansion Drainage at Ramp and Service Entry," dated April 2022, a floor plan labeled "Gracie Mansion Floor Plan With Proposed Drainage and Electrical Features" received at the Commission April 13, 2022, and a large scale detail plan of the area of the proposed work labeled "Proposed Above-Ground Elements Gracie Mansion Drainage at Service Entry Ramp," dated April 12, 2022, all prepared by the New York City Department of Parks and Recreation, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Gracie Mansion Individual Landmark Designation Report describes Gracie Mansion as a free-standing Federal style house attributed to Ezra Weeks, and built in 1799-1801, with additions in 1809; and that the Susan E. Wagner Wing and kitchen hyphen were added in 1966 and are not on the landmark site.

With regard to this proposal, the Commission finds that most of the work will occur off of the landmark site; that the only work to occur on the landmark site, a penetration through the foundation wall on the north elevation, will be below grade and not visible from the exterior; that no significant architectural features will be damaged by the installation; and that the proposed work will not detract from the special

historic and architectural character of the landmark. Based on these findings, the Commission determined that the work is appropriate to the landmark. 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 Lisa Schaeffer.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Sybil Young,



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BINDING REPORT

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| ISSUE DATE: 04/14/22 | EXPIRATION DATE: 4/14/2028 | DOCKET #: LPC-22-09275 | SRB SRB-22-09275 |
| ADDRESS: city hall park | | BOROUGH: Manhattan | BLOCK/LOT: 122 / 1 |
| City Hall Park African Burial Ground & The Commons Historic District City Hall, Individual Landmark | | | |

To the Mayor, the Council, and the Commissioner, NYC Department of Parks & Recreation:

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

The Landmarks Preservation Commission has reviewed a proposal for work at the southern portion of City Hall Park, including the temporary installation of seven (7) free-standing sculptures, located at six (6) locations along the central paved walkway and one (1) parterre; and to be installed in the week of June 1, 2022, and removed in the week of December 12, 2022; as shown in renderings, photographs, site plans, and written statements, all dated April 5, 2022, prepared by Elizabeth Masella, City of New York Department of Parks & Recreation, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the African Burial Ground and the Commons Historic District Designation reports describe City Hall Park, formerly known as the southern portion of the Commons, as a landscaped park designed in 1870, and later altered by Robert Moses in 1935.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, including Section 2-05 for Temporary Installations. Based on these findings, the Commission determines the proposed work to be appropriate to City Hall Park and to the African Burial Ground and the Commons Historic District.

In issuing this report, the Commission stipulates that should artifacts, human remains, or other cultural material be encountered during the course of work, work should stop immediately pending Commission notification and review. If artifacts or other cultural material are encountered, contact Amanda Sutphin at (212) 669-7823.

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 Dena Tasse Winter.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Elizabeth Masella, NYC Parks



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BINDING REPORT

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| ISSUE DATE: 04/15/22 | EXPIRATION DATE: 4/15/2028 | DOCKET #: LPC-22-09423 | SRB SRB-22-09423 |
| ADDRESS: 1000 FIFTH AVENUE | | BOROUGH: MANHATTAN | BLOCK/LOT: 1111 / 1 |
| Metropolitan Museum of Art, Individual Landmark | | | |

To the Mayor, the Council, and the Commissioner, NYC 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 reviewed a proposal for the temporary installation of tents at the main east (Fifth Avenue) entrance of the museum, which will be installed on April 25, 2022, and removed on May 3, 2022, as described and shown in narrative descriptions, dated March 30, 2022, and prepared by Andrew Formichella; and (received) April 11, 2022, and prepared by Rebekah Seely, of the Metropolitan Museum of Art; an installation and removal schedule, dated (received) April 11, 2022; and drawings 1, dated (revised) March 18, 2022; 2, dated (revised) March 26, 2018; 3, dated (revised) March 20, 2018; 4, 6, 8 through 11, dated (revised) April 18, 2018; 5, 7, dated (revised) February 12, 2014; 12, dated April 13, 2018; 13, dated (revised) April 11, 2017; 14, dated (revised) March 14, 2014; 15, dated March 11, 2022; 16, dated (revised) January 23, 2017; and 17, dated April 20, 2017, and prepared by Arena Americas, 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 the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-05 for Temporary Installations. Based on these findings, the 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>

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; Rebekah Seely, The Metropolitan Museum of Art



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BINDING REPORT

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| ISSUE DATE: 04/21/22 | EXPIRATION DATE: 4/21/2028 | DOCKET #: LPC-22-09668 | SRB SRB-22-09668 |
| ADDRESS: 47 EAST 65TH STREET | | BOROUGH: MANHATTAN | BLOCK/LOT: 1380 / 30 |
| Upper East Side Historic District | | | |
| Sara Delano Roosevelt Memorial House, Individual Landmark | | | |

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

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

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the rear yard, including installing a 4' composite fence atop the existing brick wall at the eastern property line; as shown on existing condition photographs; as described in a letter, dated March 29, 2022, prepared by Merritt Engineer & Consulting; and as shown on drawing SK-001, dated September 1, 2021, prepared by Christopher J. Krepcio, P.E.; and submitted as components of the application.

In reviewing the proposal, the Commission notes that the Sara Roosevelt Memorial House Designation Report describes 47-49 East 65th Street as a neo-Georgian style residence, designed by Charles A. Platt and built in 1907-08 as a double house, and joined internally in 1942; 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 Upper East Side 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 2-17 for Front, Side, and Rear Yards, including Section 2-17(c)(1)(ii)(A) for rear yard fences.

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 2-17 for Front, Side, and Rear Yards, including Section 2-17(c)(1)(ii)(A) for rear yard fences. Based on these findings, the Commission determined that the work is appropriate to the building and to the Upper East Side Historic District. The work, therefore, is approved.

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

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

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

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Anoush Hovhannessian, Merritt Engineering Consultant, DPC