



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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# ADVISORY REPORT

<b>ISSUE DATE:</b> 06/26/23	<b>EXPIRATION DATE:</b> 6/26/2029	<b>DOCKET #:</b> LPC-23-06883	<b>SRA</b> SRA-23-06883
<b><u>ADDRESS:</u></b> RIVERSIDE PARK		<b><u>BOROUGH:</u></b> MANHATTAN	<b><u>BLOCK/LOT:</u></b> 1254 / 1
Riverside Park Riverside Park and Riverside Drive, Scenic Landmark Soldiers and Sailors Monument, Individual Landmark			

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

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 work at staircases ("105th Street step ramps"), extending north and south from a terrace, which approximately aligns with West 105th and West 106th Streets, including replacing deteriorated bluestone pavers/treads and granite treads/risers in-kind; and installing simply designed, black painted metalwork, including handrails at the center of the steps and guardrails on top of the granite coping at the cheek walls, as well as structural repairs concealed below the steps, as needed, as described and shown in historic and existing condition photographs; e-mails dated January 26, 2023, February 9, 2023, and June 6, 2023 and prepared by Sybil Young; an undated letter prepared by City of New York Parks & Recreation; and a presentation titled "Riverside Park 105th Street Staircase Reconstruction" including fifteen slides, consisting of existing condition photographs, site plans, drawings, and materials specifications, dated January 2023, and prepared by Eunji Beddoe, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Riverside Park and Riverside Drive Scenic Landmark Designation Report describes Riverside Park as an English Romantic-style park built in 1873-75 and designed by Frederick Law Olmsted, with modifications and additions built in 1934-37 and designed by Clifton Lloyd and Gilmore Clarke. The Commission also notes that historic ornate bronze guardrails which existed at the staircases, known as the 105th Street step ramps, were removed prior to the

designation of the scenic landmark.

With regard to this this proposal, the Commission finds that certain aspects of the proposed 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 Recreation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-18 for Barrier-Free Access, including Section 2-18(e)(1) for handrail alterations. Based on these findings, the Commission determined that the in-kind replacement of the masonry, the installation of the black painted metal handrails, the concealed structural work, and the installation of guardrails are appropriate to the staircases and scenic landmark.

However, the Commission finds that the historic guardrails that were removed prior to the designation of the scenic landmark were significant architectural features of the staircases and scenic landmark; and that the proposed guardrails will not replicate or closely recall the historic guardrails in terms of material, design or details. Therefore, the Commission staff recommends that ornate bronze guardrails, replicating the historic guardrails, be installed instead of the simply designed, black painted metal guardrails.

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 Dina Posner.

Sarah Carroll  
Chair

**cc:** Bernadette Artus, Deputy Director; Sybil Young, NYC Parks