



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



# ADVISORY REPORT

<b>ISSUE DATE:</b> 06/6/2025	<b>EXPIRATION DATE:</b> 5/20/2031	<b>DOCKET #:</b> LPC-25-06032	<b>CRA</b> CRA-25-06032
<b><u>ADDRESS:</u></b> N/A VERDI SQUARE		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 1164 / 32
Verdi Square, Scenic 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, at the Public Meeting of May 20, 2025, following the Public Hearing of the same date, voted to issue a favorable report for the proposed work, as put forward in your application completed on April 24, 2025.

The proposed work consists of replacing a path within the park, including cutting the granite curbing at two entrances, including one (1) at the west side and one (1) at the north side, and lowering the cut sections to align with the level of the adjoining paving, outside of the park; removing a temporary access mat and loose gravel path; slightly re-grading the underlying soil; and installing a path, connecting the two entrances, consisting of a black finished plastic grid, filled with gravel, as well as installing black finished metal wickets at the edges of the new path. The work was shown in a digital presentation, titled "Verdi Square Accessible Path" and dated May 20, 2025, consisting of thirty (30) slides of photographs, drawings, and renderings, all prepared by the New York City Department of Parks and Recreation, and presented at the Public Hearing and Meeting.

In reviewing this proposal, the Commission noted that the Verdi Square Scenic Landmark Designation Report describes Verdi Square as a triangular public park built in 1887.

With regard to this proposal, the Commission found that the proposed work will not eliminate or significantly affect any significant landscape feature; that the presence of the proposed path, including its placement and size, will be a modest alteration which will provide barrier free access to the park; that the gravel filled plastic grid paving and metal wickets will be compatible with the landscaping of the site; that the cutting and lowering of sections of the curbing will maintain the historic material at the site and will provide barrier free access to the park; and that the proposed work will not detract from the significant historic character of the scenic landmark. Based on these findings, the Commission determined the work to be appropriate to the scenic landmark and voted to issue a favorable report.

Additionally, the Commission staff noted additional work, shown on the presentation, including the installation of a 38"H x 46" W x 19" D, black finished metal equipment enclosure (RPZ) and a 27" H x 28" W x 32" D cast concrete equipment enclosure (quick coupler), both on proposed concrete pads and surrounded by evergreen plantings, in the northeast corner of the park, as well as replacing asphalt hex pavers in-kind and temporarily excavating and backfilling soil in conjunction with below-grade plumbing work at the sidewalks, adjoining the northern portion of the park.

With regards to this additional work, 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 2-16(c) for Excavation Work; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(b) for Health, Safety, and Utility Equipment; and Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement. Furthermore, with regard to these or other aspects of the work, the Commission finds that the equipment will be located approximately 30 feet away from the statue in the park and will be installed at an existing planted area and screened from view by evergreen plantings, therefore preventing the installation from damaging or detracting from any significant landscape or architectural features. Based on these and the above findings, the Commission has determined that the work is appropriate to the scenic landmark, and Commission Advisory Report 25-06032 is being issued.

PLEASE NOTE: As the reviewed work consists of subsurface work, the applicant is required to strictly adhere to all Department of Buildings' requirements for in-ground construction at, and adjacent to, historic buildings, including, when required, TPPN 10/88 monitoring.

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 Dina Posner.

Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none



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# ADVISORY REPORT

<b>ISSUE DATE:</b> 06/27/25	<b>EXPIRATION DATE:</b> 6/27/2031	<b>DOCKET #:</b> LPC-25-09984	<b>SRA</b> SRA-25-09984
<b>ADDRESS:</b> 180 LENOX AVENUE Apt/Floor: 001		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 1718 / 1
Mount Morris Park Historic District			

To the Mayor, the Council, and the New York City Housing Authority,

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 exterior work at the non-visible rear (north) facade, including installing a through-wall duct and exhaust fan, and interior alterations at the first floor, as shown on drawings labeled T-001.00, A-001.00, and M-001.00, dated June 23, 2025, and M-002.00, dated May 28, 2025, all prepared by Mohammad Billah, PE, and submitted as components of the application.

In reviewing this proposal, the Commission notes that 95 West 119th Street (aka 180-184 Lenox Avenue), is an apartment building, designed by George Fred Pelham, and built in 1899; 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 Mount Morris Park 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(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades.

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 Roberto Ciliberto.

Sarah Carroll  
Chair

**cc:** Caroline Kane Levy, Deputy Director; Mokhtar Salim, IBC DESIGN & CONSULTING LLC