



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

ISSUE DATE: 08/16/2022	EXPIRATION DATE: 5/4/2028	DOCKET #: LPC-22-07684	CRB CRB-22-07684
<u>ADDRESS:</u> ORCHARD BEACH		BOROUGH: BRONX	BLOCK/LOT: 5650 / 1
Orchard Beach Bathhouse and Promenade 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.

May 4, 2021, following the Public Hearing of the same date, voted to issue a positive report for the proposed work at the subject premises, as put forward in your application completed on April 8, 2021, and as you were notified in Status Update Letter 20-08771, issued on May 18, 2021.

The proposal, as approved, consists of exterior alterations throughout the complex and surrounding site, including, at the entrance plaza and adjoining planting beds at the western side of the complex, replacing the existing poured asphalt paving with new hex block and poured asphalt paving, featuring a larger footprint, in conjunction with reducing the footprint of the planting beds; regrading the plaza from flat to sloping upwards towards the complex, in conjunction removing the lower steps of the granite stair, which connects the plaza to the upper promenade (viewing terrace), and constructing symmetrically placed barrier free access ramps, featuring limestone clad walls and poured concrete paving; and installing two resin composite signs, set on wood posts, each with a total height of 65", adjacent to the entrance stair and ramps; at and adjacent to the upper promenade, reducing the size of the existing planting beds by installing bluestone paving; replacing existing lampposts, featuring single globes, with lampposts, featuring paired globes, corresponding in placement to the changes to the footprint of the planting beds; and modifying the brick and limestone clad parapet of the one story center portion of the complex (the former cafeteria), adjoining the terrace, including increasing it in height by approximately 5", maintaining a 42" height from the finished floor level of the upper promenade paving, with associated adjustments to the height level of

the limestone panels at the eastern side of the parapet wall; at the east (beach) side of the complex, demolishing the southern brick clad staircase, connecting the upper promenade to the lower (east) terrace, and its replacement with a switchback, barrier free access ramp, featuring red brick clad sides, precast concrete curbing, poured concrete paving, and bronze painted metal guardrails; replacing modern metal security roll-down gates and associated housing and tracks at the one-story center portion of the complex with storefront infill, featuring glazed display windows and doors with minimal white painted metal framing, set within a rectilinear pattern, and exterior metal security roll-down gates, with associated white painted housing and tracks; replacing modern infill at two punched openings flanking the center storefront, with metal assemblies, featuring paired doors and a fixed panel above the doors, featuring a darker bronze finish at the framing and a lighter bronze finish at the infill panels; and installing 3' tall resin composite sign panels, anchored perpendicular to the brick piers at the lower level of the curved wings; at the upper loggias, creating expansion joints at the existing plaster walls at the western side of the loggias and adding bronze painted metalwork at the existing historic decorative guardrails at the upper loggias, comply with safety requirements, including adding extensions to the bottom of the guardrails and integrating supplemental rods into the design of the main sections; at the lower loggias, replacing modern infill within existing openings at the western side of the loggia, including installing new counters, featuring decorative tile cladding, and resin composite sign panels, and removing the dropped plaster ceilings, exposing the profiles of the existing structural beams; at the stairwells connecting the loggias, installing decorative multi-colored, metal and glass pendant light fixtures; and within the north waiting pavilion, enclosing the room by installing minimally framed glass partitions, inset from the walls; creating a new masonry opening at cement plaster at the north wall and installing a white painted metal ventilation grille; and installing wall mounted HVAC ductwork, metal and acrylic pendant and wall sconce light fixtures, and a glass vestibule enclosure with minimal metal framing, as well as installing five 12"x18" resin composite signs ("Authorized Personnel Only") in select locations at the lower loggia and waiting pavilions, constructing a stucco clad elevator bulkhead and installing a variety of HVAC equipment at a roof at the northwest section of the complex ("north wing"), installing HVAC equipment at select roofs throughout the remainder of the complex, and installing metal guardrails and lightening conductors at various roofs throughout the complex. The proposal was shown on one hundred and two (102) presentation slides, titled "Orchard Beach Pavilion Reconstruction," dated May 4, 2021, prepared by Marvel and the NYC Department of Parks and Recreation, submitted as components of the application, and presented at the Public Meeting and Public Hearing.

In reviewing this proposal, the Commission noted that the Orchard Beach Bathhouse and Promenade Individual Landmark 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 found that, in conjunction with the restoration of the complex, the proposed alterations will help to return public access to this individual landmark and reactivate the complex, without eliminating or damaging any significant architectural features; that the construction of the ramps, regrading of the entrance plaza, and modifications to the size of the planting beds at the upper promenade (viewing terrace) will help improve circulation and barrier free access, while maintaining the overall ceremonial ordering of the historic pedestrian circulation; that the materials and finishes of the ramps will match materials and finishes at adjoining portions of the complex; that the construction of the paired ramps and associated modifications to the entrance plaza and stairs will form a unified composition, which will maintain the basic organization, symmetry, and formality of this historic entrance; that the curving switchback footprint and supporting arches of the single east (beach side) ramp will be evocative of the curving forms throughout the complex, minimize obstructions to views of the lower loggia, and create a sense of lightness, which will help the ramp remain a subordinate presence; that, within the context of the monumental complex, the replacement of the stairs at only one side of the

viewing terrace with a ramp will not diminish the overall sense of symmetry of the complex; that the simple detailing of the beach side ramp and railings will be compatible with the Modern Classical style of the complex; that the increase in height to the parapet, adjoining the viewing terrace, the increase in height and framing elements at the upper loggia railings, and the replacement of single globe lampposts with double globe lampposts will be discreet modifications that will help address safety hazards; that the proposed storefronts will closely replicate the historic infill in terms of materials, predominance of glazing, and simplicity of detailing, and its rectilinear pattern will be in keeping with the historic grid pattern; that the exterior roll-gate housing beneath the canopy will be simply designed, painted to blend with its context, and discreet in placement; that the design of the lower loggia counters will closely replicate the historic counters, with only minor adjustments to create barrier free access; that the raising of the ceiling at the lower loggia will help facilitate maintenance, without detracting from the overall composition of the loggia; that the proposed glass partitions and vestibule at the inboard side of the unglazed openings at the waiting pavilion will be a discreet presence when seen from outside of the pavilion; that, within the pavilion, the minimal framing and simple detailing of the partitions and vestibule will help support the primacy of the historic elements; that the louver and ductwork within the pavilion will be simply detailed, painted to blend with their context and installed at plain masonry, helping them to remain a subordinate presence; that all of the proposed light fixtures throughout the complex will either closely recall the historic fixtures or be simply designed and well scaled to their context; that the expansion joints at the plain cement plaster at the upper loggias will address existing disrepair and be largely screened in views by the columns; that the signage will be simply designed and well-integrated into the overall design of the complex in terms of its placement, number and size; that the rooftop HVAC equipment will be installed at the least prominent rooftop locations at the complex and less visible alternative locations, below the roof level, are not available due to the risk of flooding; that the amount and size of the HVAC equipment will be commensurate with the size and functions of the complex; that the elevator bulkhead and rooftop HVAC equipment, when seen from public areas, will be primarily seen against a background of the taller and simply designed west facades of the loggias and will be seasonally screened from view by foliage of existing trees; that the bulkhead and rooftop HVAC equipment will be simply designed and finished to blend with their context; that the rooftop railing and lightening conductors will be small in relation to the complex and feature simple designs and thin profiles, thereby helping them to recede from view; and that the cumulative effect of the proposed work will help restore the function of the complex and enhance the visitor's experience of this Individual Landmark. Based on these findings, the Commission determined the proposed work to be appropriate to this Individual Landmark, and voted to approve it with the stipulation that the applicants continue to work with the Commission staff to explore ways to mask or minimize the appearance of the HVAC equipment and rooftop railings and to refine the details and materiality of the counters at the lower loggias.

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 and incorporating the required changes.

Subsequently on February 24, 2022, March 31, 2022, June 29, 2022, August 8, 2022, August 9, 2022, August 11, 2022, August 12, 2022, August 15, 2022, and August 16, 2022, the staff received an unnumbered title sheet; drawings G000.00, G-005.00, G-010.00, G-060.00, G-062.00, and A-440.00, revision dated February 18, 2022 and prepared by Jonathon Jova Marvel, RA; drawings G-011.00, G-012.00, G-015.00, G-020.00, G-021.00, G-023.00, G-030.00 through G-033.00, G-040.00, G-061.00, G-063.00, G-064.00, DM-010.00, DM-020.00, DM-050.00, DM-100.00 through DM-114.00, DM-300.00 through DM-308.00, A-010.00, A-050.00, A-100.00 through A-114.00, A-200.00 through A-207.00, A-209.00, A-210.00, A-300.00 through A-308.00, A-330.00 through A-341.00, A-361.00 through A-373.00, A-380.00 through A-387.00, A-400.00 through A-408.00, A-420.00 through A-426.00, A-430.00, A-431.00, A-432.00, A-435.00, A-441.00, A-442.00, A-450.00, A-460.00 through A-463.00, A-500.00, A-

510.00, A-520.00, A-521.00, A-550.00, A-600.00, A-601.00, A-602.00, A-610.00, A-611.00, A-630.00, A-631.00, A-700.00 A-701.00, A-705.00, A-710.00, A-711.00, A-715.00, A-716.00, A-720.00, A-725.00, A-730.00, A-760 and A-765.00, dated/revision dated December 17, 2021 and prepared by Jonathan Jova Marvel, RA; drawings FA-001.00, FA-300.00, FA-600.00 through FA-610.00, and FA-800.00, revision dated March 22, 2022 and prepared by Hillary Lobo, PE; drawings FP-001.00, FP-002.00, FP-003.00, FP-004, FP-005, FP-300.00, FP-400.00 through FP-409.00, FP-700.00, FP-800.00 through FP-802.00, M-001.00 through M-004.00, M-300.00, M-301.00, M-400.00, M-401.00, M-403.00, M-404.00, M-405.00, M-410.00, M-415.00, M-500.00, M-502.00, M-503.00, M-504.00, M-509.00, M-514.00, M-701.00, M-703.00, M-704.00, M-800.00, M-801.00, M-900.00, M-901.00, M-902.00, P-001.00, P-002.00, P-003.00, P-004, P-005, P-202.00, P-204.00, P-205.00, P-206.00, P-208.00 through P-216.00, P-300.00, P-301.00, P-350.00 through P-353.00, P-400.00 through P-415.00, P-701.00 and P800.00 revision dated March 22, 2022 and prepared by Alan Tunstead, PE; drawings FO-201.00 through FO-205.00, FO-401.00 through FO-405.00, FO-701.00, FO-702.00, S-000.00, S-001.00, S-002.00, S-003.00, S-010.00, S-011.00, S-101.00, S-102.00, S-201.00 through S-205.00, S-211.00 through S-215.00, S-221.00 through S-225.00, S-231.00 through S-234.00, S-401.00 through S-405.00, S-411.00 through S-415.00, S-421.00 through S-425.00, S-431.00 through S-434.00, S-501.00, S-502.00, S-601.00, S-602.00, S-701.00 through S-708.00, S-711.00, S-712.00, S-713.00, S-801.00, S-802.00, and S-901.00, revision dated March 22, 2022 and prepared by Robert Seth Wolfe, PE; drawings G-005.00, G-040.00, C-130.00, C-140.00, C-141.00, C-500.00, G-005.00, G-040.00, C-100.00, C-110.00, C-111.00, C-120.00, C-121.00, C-130.00, C-140.00, C-141.00, and C-500.00, revision dated March 18, 2022 and prepared by Stephan E. Beavan, PE; and unsigned drawings E-001 through E-006, E-100, E-101, E-102, E-103, E-201, E-202, E-300, E-401 through E-410, E-500, E-502 through E-511, E-513, E-515, E-700, E-800, E-801, and E-802, revision dated April 28, 2022 and prepared by Marvel Architects and the NYC Department of Parks and Recreation, as well as an undated, 29 page study document, titled "Orchard Beach Pavilion Reconstruction LPC Review Items"; an undated, eight page document, titled "Orchard Beach Pavilion Reconstruction LPC Review Security Cameras; a manual, titled "Orchard Beach Pavilion Reconstruction Project Manual" and dated April 28, 2022; an undated, 24 page conditions report, titled "6 Existing Conditions Envelope"; existing condition photographs; and an email, dated August 16, 2022; memos, issue dated August 8, 2022; August 11, 2022; August 12, 2022; August 13, 2022, and August 16, 2022.

Accordingly, the Commission staff reviewed these materials and noted that they include changes to the scope of work, consisting of omitting the rooftop guardrails; utilizing terra cotta, instead of terrazzo, for the cladding at the counters at the lower loggia, as well as to incorporate stealth access doors into select counters; and installing extensions at the tops of the guardrails at the upper loggia, instead of at the bottom of the guardrails; and expanding the work to include modifying the guardrails at the two porticos at the west side of the complex, matching the alterations to the guardrails at the upper loggias; temporarily removing and reinstalling the guardrails at the upper loggias and porticos; increasing the height of the cheek wall at the remaining stair at the east side of the complex by adding brickwork and reinstalling the existing coping stones on the new brickwork; installing perforated metal screens in front of the rooftop HVAC equipment at the roof at the northwest section of the complex; applying a new layer of stucco and concealed stainless steel lath over the plaster walls at the western side of the upper loggias, in conjunction with the approved creation of the expansion joints; cleaning, repairing and applying a pigmented mineral coating at the concrete, exposed by the removal of the plaster ceiling at the lower loggia; replacing the limestone panels, which anchor the tie rods, with thinner reinforced cast stone replacement units and concealed anchorages for the marquee; replacing metal tie rods with new metal tie rods, corresponding to the shifting of the anchorage points as part of the parapet reconstruction; and installing bronze painted metal handrails, featuring integrated downlights, at the paired ramps and granite stair at the western side of the complex, as well as additional details for the counters at the lower loggias.

With regard to certain aspects of the changes and additional work, 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)(2)(iii) for coating masonry facades and features; Section 2-11(c)(10) for repair of other materials; and 2-11(c)(6) for repair of stucco; and Section 2-20(b) for Health, Safety, and Utility Equipment. Furthermore, with regard to these or other aspects of the work, the Commission finds that the terra cotta at the counters will replicate the historic counter material; that the proportions of the counter design will closely replicate the historic design while also maintaining barrier free access; that the details of the proposed counters at the lower loggia have been refined; that the stealth doors will be discreetly integrated into a limited number of counters and will help support the efficient use of the concessionaire spaces; that the placement of the extensions to the top of the guardrails, instead of the bottoms, will not diminish the harmonious relationship between the historic guardrails and proposed extensions; that the modifications to the railings at the porticos and the wall at the stair will address safety hazards and maintain compatible proportional and scale relationships with the complex; that the proposed screens will help mask and minimize the appearance of the HVAC equipment; that the cast stone will match the limestone in terms of color, texture, profiles, and details; that the replacement of the limestone panels with cast stone will discreetly facilitate providing sufficient structural support for the marquee. Additionally, the Commission finds that the design approved by the Commission has been maintained and that the required changes and refinements have been incorporated. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 22-07684 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.

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 stucco; expansion joints; concrete cleaning, patching, and coatings; terra cotta, limestone, cast stone, bluestone and brickwork; and pointing mortar, all at locations of work, as well as finish samples for the mechanical screens and finish specifications or samples for the paving, all 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.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 signage, lampposts, pendant and wall mounted light fixtures, and the paired door, with fixed panel assemblies, as dimensioned drawings of the individual rooftop HVAC units, all prior to the commencement of work. Digital copies of all shop drawings may be sent to MShabrami@lpc.nyc.gov for review.

PLEASE NOTE: As the approved 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 also note that this report is issued in conjunction with Staff Binding Report 23-01596, approving restorative work, miscellaneous exterior alterations, and interior alterations throughout the complex.

Please be advised that notations about the installation of terrazzo at the lower loggia counters and

illustrations of the installation of triple globe lampposts at the site were include in the submitted filing drawings in error, as confirmed in a memo dated August 12, 2022, and are not included in the approved scope of work.

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 Bernadette Artus.

Sarah Carroll
Chair

cc: Cory Herrala, Director of Preservation; Sybil Young,



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

ISSUE DATE: 08/12/22	EXPIRATION DATE: 8/12/2028	DOCKET #: LPC-22-10910	SRB SRB-22-10910
<u>ADDRESS:</u> GOVERNORS ISLAND		BOROUGH: MANHATTAN	BLOCK/LOT: 1 / 10
The Admiral's House Governors Island Historic District The Admiral's House, Individual Landmark			

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

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.

restorative work at all facades and entry porticos, including replacing select brickwork in kind; mortar joint repointing; restoring glass panes at select existing multi-lite wood windows; and restoring twenty-six (26) wood shutters at existing windows; repairing cracked and spalling sections of bluestone steps and landings at the south facade using a restoration mortar, and replacing deteriorated bluestone treads and pavers beyond repair in kind; waterproofing repairs at the base of the columns at the west entry portico; resurfacing the brownstone water table at the north facade using a brownstone-tinted cement and lime-based mortar; reconstructing select portions of the ashlar retaining walls at the south yard with new and reset stone copings; and recaulking brick stair and retaining wall joints; waterproofing repairs and maintenance at the roof; and interior alterations at the basement through attic levels; as shown on existing condition photographs and drawings labeled G-001.00, A-001.00, G-001.00, DM-100.00 through DM-103.00, A-100.00 through A-108.00, A-200.00 through A-203.00, and A-600.00, all dated July 29, 2022 (rev.), prepared by Alexander Charles Gorlin, R.A.; drawing labeled S-100.00 dated April 26, 2022 (rev.), prepared by Ysrael A. Seinuk, P.E.; and drawings labeled P-001.00, P-002.00, P-100.00 through P-103.00, P-200.00, and P-300.00, all dated April 26, 2022 (rev.), prepared by Dmitriy Morozov, P.E.; and submitted as components of the application.

In reviewing this proposal, the Commission notes that The Admiral's House Individual Landmark Designation Report describes Building 1, The Admiral's House (formerly Commanding General's Quarters), as a Federal-style manor house with an extension added in 1886, designed by Martin E. Thompson, and built in 1840; 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 Governors Island 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 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-11(f) for re-creation and restoration of missing façade features; and Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas. Based on these findings, the Commission determined that the work is appropriate to the building and to this Individual Landmark. The work, therefore, is approved.

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 new brick and ashlar masonry; pointing mortar; joint tooling method(s); brownstone resurfacing mortar; replacement bluestone; and bluestone patching; 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 marpacheco@lpc.nyc.gov for review, or contact staff to schedule a site visit.

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 Marcello Pacheco.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Nicole De Feo, The Trust for Governors Island



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

ISSUE DATE: 08/02/22	EXPIRATION DATE: 8/2/2028	DOCKET #: LPC-23-00965	SRB SRB-23-00965
<u>ADDRESS:</u> NYC Streetlight Poles		BOROUGH: Bronx	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark Morris Avenue Historic District			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

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 associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Morris Avenue Historic District. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light 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 July 28, 2022, 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 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 Morris Avenue Historic District is: 24953.

With regard to this proposal, the Commission finds that the small size, 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 poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; 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 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 Abbie Hurlbut.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Imani Charles, NYC OTI



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BINDING REPORT

ISSUE DATE: 08/03/22	EXPIRATION DATE: 8/3/2028	DOCKET #: LPC-23-01061	SRB SRB-23-01061
<u>ADDRESS:</u> NYC Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: 0 / 0
Streetlight Poles Historic Street Lampposts, Individual Landmark Greenwich Village Historic District			

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

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 associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Greenwich Village Historic District. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light 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 1, 2022, 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 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 Greenwich Village Historic District is: 24740.

With regard to this proposal, the Commission finds that the small size, 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 poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; 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 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 Abbie Hurlbut.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Kristina Martinez, NYC OTI



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

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
08/08/22	8/8/2028	LPC-23-01195	SRB-23-01195

To the Mayor, the Council, and the Director of Mobile Telecom Franchises & Special Projects,

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, shroud, and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at light poles located within the Ocean Parkway Scenic Landmark. The work consists of installing one (1) telecommunications poletop antenna and transmitter box at an existing light pole, as well as installing conduit mounted to the metal shaft of the light pole, all finished light gray to match the existing light 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 4, 2022, 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 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 Ocean Parkway Scenic Landmark is: 25264.

With regard to this proposal, the Commission finds that the small size, 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 poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the conduit run will be the thinnest possible diameter and will be finished to blend with the light pole shaft, so as not to call undue attention to itself; 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 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 Abbie Hurlbut.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Kristina Martinez, NYC OTI



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

ISSUE DATE: 08/08/22	EXPIRATION DATE: 8/8/2028	DOCKET #: LPC-23-01230	SRB SRB-23-01230
<u>ADDRESS:</u> NYC Streetlight Poles		BOROUGH: BROOKLYN	BLOCK/LOT: /
Streetlight poles Cobble Hill Historic District			

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

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 Cobble Hill 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 August 4, 2022, 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 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 Cobble Hill Historic District is: 25561.

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; Imani Charles, NYC OTI



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 08/16/22	EXPIRATION DATE: 8/16/2028	DOCKET #: LPC-23-01596	SRB SRB-23-01596
ADDRESS: ORCHARD BEACH		BOROUGH: BRONX	BLOCK/LOT: 5650 / 1
Orchard Beach Bathhouse and Promenade, 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 replacement of the deteriorated monumental concrete columns at the upper loggias and adjoining concrete beams and roof slabs with new concrete columns, beams and roof slabs; the replacement of terra cotta wainscoting throughout the loggias in-kind; the replacement of terrazzo flooring throughout the upper loggias, waiting rooms and porticos in-kind; and restorative work in select locations throughout the complex, including removing modern masonry, metal and wood infill from masonry openings and modern metal and concrete cladding from historic masonry and metalwork; removing modern fan room enclosures, CMU walls at the base of two stairs, security roll-down gates and associated tracks and housing, and miscellaneous modern, utilitarian equipment and fixtures; cleaning and removing graffiti, paint, and coatings at masonry and woodwork, using chemical cleanser, chemical paint and coating removers, biocides, poultices, low pressure water rinses, and/or micro abrasion cleaning systems, as needed; cleaning and removing graffiti, corrosion, paint, and coatings at metalwork, using controlled airborne abrasive blasting, chemical cleansers and paint removers, hand tools, and water rinses; repainting metalwork (white at the grilles at the waiting rooms; the round louvers at the upper loggias; the columns at the lower level, adjacent to the former cafeteria entrance; and the historic guardrails; navy blue at the decorative grilles at the lower level, adjacent to the former cafeteria entrance); repainting woodwork at the benches (color: tbd); resetting displaced masonry units, returning them to their historic and stable condition; repairing masonry, utilizing partial unit replacement, patching compounds, grout injections and concealed pins, staples and anchors; localized cutting (redressing) masonry exhibiting extensive material

loss and/or noticeable surface disfiguration with hand tools; repairing glazing failures at terra cotta with glaze repair coatings; repairing metalwork, including replacing missing components with new metalwork, reshaping and planishing misshapen units, welding and brazing cracks and gaps, resealing loose and detaching metalwork, and replacing missing sections with metal filler, polymer patching systems, patching compounds, and metal patches; replacing missing and deteriorated limestone, terra cotta, bluestone, terrazzo and brickwork in-kind; replacing missing and deteriorated woodwork at benches in-kind; temporarily removing and reinstalling limestone, granite, terra cotta, brickwork, precast concrete, tin glazed pottery (faience), and metalwork in select locations in association with the restorative work and probes; and temporarily removing and reinstalling historic features, including decorative metal gates and grilles, concrete and wood benches, terra cotta fountains, light fixtures, and a metal telephone booth sign, as well as repointing masonry throughout the complex with a lime rich mortar; replacing the limestone faces at the two clocks at the east facades and replacing missing and damaged metal components with new metal replacement units; removing remnants of a telephone booth in the south waiting pavilion; at the side of the northern masonry stairs, adjacent to the central east façade, replacing a through-wall louver with a new flush-mounted louver, painted to match the surrounding brickwork; restoring a circular masonry opening by infilling a portion of an altered opening with brickwork, in conjunction with installing a navy blue painted metal, single-light circular window and decorative metal grille within the restored opening; and installing profiled metal cladding and recessed downlights at the existing marquee; at portions of the northwest section of the complex, replacing metal window assemblies, featuring two-light and three-light casement windows and single-light awning windows, with new navy blue painted fixed and hopper windows, matching the existing windows in terms of configuration, including eleven assemblies at a west façade, facing the mall, one assembly at a west façade, adjacent to the north historic ramp, one assembly at a north façade and one assembly at an east façade; replacing metal service doors at the east and west facades with navy blue painted metal service doors; replacing a louver within a non-historic masonry opening at a west façade, facing the mall, with a smaller louver and metal clad CMU, both painted navy blue; replacing modern CMU and glass block at the former concessionaires' counters at the east facing façade, adjacent to the existing north ramp, with new metal clad CMU and louvers; and applying a corrosion inhibitor coating to a cast in place concrete marquee over the concessionaires' counters; at north and west side facades, below the porticos, replacing existing metal service doors and a fixed panel with navy blue painted metal paired doors and louvers, in conjunction with reducing masonry opening sizes by installing cement stucco clad masonry within portions of the openings; at the loggias, replacing existing metal doors with metal doors at the lower loggias, painted to match the surrounding brickwork, and stainless steel doors at the upper loggias; replacing missing countertops, which were identified on historic drawings as featuring Monel metal, at the upper loggias with stainless steel countertops; and replacing glazed terra cotta and modern replacement cladding at the walls of the concessionaires' service areas, behind the counters, with glazed concrete masonry units; installing white painted doors at the concessionaires' service areas; at the spiral stairs, linking the loggias, installing bronze painted railings, with integral lighting; resetting bluestone and granite pavers at the upper terrace and concrete pavers at the lower (east) terrace; installing security cameras, power outlets, plumbing fixtures, egress lighting, downlights, lightning protection equipment, fire detection, fire suppression, and fire alarm equipment, as well as safety and exit signage, in various locations throughout the complex; installing a vegetated green roof system at the main roofs of the complex; installing a drainage mat and filter fabric within nonfunctioning (non-drinking) terra cotta fountains, converting them to planters; and interior alterations throughout the complex, as described and shown in an unnumbered title sheet; drawings G000.00, G-005.00, G-010.00, G-060.00, G-062.00, and A-440.00, revision dated February 18, 2022 and prepared by Jonathon Jova Marvel, RA; drawings G-011.00, G-012.00, G-015.00, G-020.00, G-021.00, G-023.00, G-030.00 through G-033.00, G-040.00, G-061.00, G-063.00, G-064.00, DM-010.00, DM-020.00, DM-050.00, DM-100.00 through DM-114.00, DM-300.00 through DM-308.00, A-010.00, A-050.00, A-100.00

through A-114.00, A-200.00 through A-207.00, A-209.00, A-210.00, A-300.00 through A-308.00, A-330.00 through A-341.00, A-361.00 through A-373.00, A-380.00 through A-387.00, A-400.00 through A-408.00, A-420.00 through A-426.00, A-430.00, A-431.00, A-432.00, A-435.00, A-441.00, A-442.00, A-450.00, A-460.00 through A-463.00, A-500.00, A-510.00, A-520.00, A-521.00, A-550.00, A-600.00, A-601.00, A-602.00, A-610.00, A-611.00, A-630.00, A-631.00, A-700.00 A-701.00, A-705.00, A-710.00, A-711.00, A-715.00, A-716.00, A-720.00, A-725.00, A-730.00, A-760 and A-765.00, dated/revision dated December 17, 2021 and prepared by Jonathan Jova Marvel, RA; drawings FA-001.00, FA-300.00, FA-600.00 through FA-610.00, and FA-800.00, revision dated March 22, 2022 and prepared by Hillary Lobo, PE; drawings FP-001.00, FP-002.00, FP-003.00, FP-004, FP-005, FP-300.00, FP-400.00 through FP-409.00, FP-700.00, FP-800.00 through FP-802.00, M-001.00 through M-004.00, M-300.00, M-301.00, M-400.00, M-401.00, M-403.00, M-404.00, M-405.00, M-410.00, M-415.00, M-500.00, M-502.00, M-503.00, M-504.00, M-509.00, M-514.00, M-701.00, M-703.00, M-704.00, M-800.00, M-801.00, M-900.00, M-901.00, M-902.00, P-001.00, P-002.00, P-003.00, P-004, P-005, P-202.00, P-204.00, P-205.00, P-206.00, P-208.00 through P-216.00, P-300.00, P-301.00, P-350.00 through P-353.00, P-400.00 through P-415.00, P-701.00 and P800.00 revision dated March 22, 2022 and prepared by Alan Tunstead, PE; drawings FO-201.00 through FO-205.00, FO-401.00 through FO-405.00, FO-701.00, FO-702.00, S-000.00, S-001.00, S-002.00, S-003.00, S-010.00, S-011.00, S-101.00, S-102.00, S-201.00 through S-205.00, S-211.00 through S-215.00, S-221.00 through S-225.00, S-231.00 through S-234.00, S-401.00 through S-405.00, S-411.00 through S-415.00, S-421.00 through S-425.00, S-431.00 through S-434.00, S-501.00, S-502.00, S-601.00, S-602.00, S-701.00 through S-708.00, S-711.00, S-712.00, S-713.00, S-801.00, S-802.00, and S-901.00, revision dated March 22, 2022 and prepared by Robert Seth Wolfe, PE; drawings G-005.00, G-040.00, C-130.00, C-140.00, C-141.00, C-500.00, G-005.00, G-040.00, C-100.00, C-110.00, C-111.00, C-120.00, C-121.00, C-130.00, C-140.00, C-141.00, and C-500.00, revision dated March 18, 2022 and prepared by Stephan E. Beavan, PE; and unsigned drawings E-001 through E-006, E-100, E-101, E-102, E-103, E-201, E-202, E-300, E-401 through E-410, E-500, E-502 through E-511, E-513, E-515, E-700, E-800, E-801, and E-802, revision dated April 28, 2022 and prepared by Marvel Architects and the NYC Department of Parks and Recreation, as well as an undated, 29 page study document, titled "Orchard Beach Pavilion Reconstruction LPC Review Items"; an undated, eight page document, titled "Orchard Beach Pavilion Reconstruction LPC Review Security Cameras; a manual, titled "Orchard Beach Pavilion Reconstruction Project Manual" and dated April 28, 2022; an undated, 24 page conditions report, titled "6 Existing Conditions Envelope"; existing condition photographs; and an email, dated August 16, 2022; memos, issue dated August 8, 2022; August 11, 2022; August 12, 2022; August 13, 2022, and August 16, 2022, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Orchard Beach Bathhouse and Promenade Individual Landmark 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 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(b)(1) for probes and other investigative work; Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(2)(iii) for coating masonry facades and features; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(5) for repair of fired clay and ceramic unit masonry; Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals; Section 2-11(d)(1)(i) for in-kind material replacement; and

Section 2-11(f) for re-creation and restoration of missing façade features; Section 2-14 for Window and Doors, including Section 2-14(f)(1)(iii) for operation change; Section 2-14(f)(2)(i)(A) for new windows and doors at primary facades at Individual Landmarks; Section 2-14(g)(2)(i-ii) for new windows and doors at new or modified openings at secondary visible facades and Section 2-14(h)(1) for new windows and doors 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; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(2) for fire alarm bells; Section 2-20(c)(3) for light fixtures and intercom panels; and Section 2-20(c)(4) for security cameras. Furthermore, with regard to these or other aspects of the work, the Commission finds that the removal of the telephone booth remnants will not eliminate an intact historic feature or detract from the waiting pavilion; that the proposed alterations to the former concessionaires' counters, adjacent to the existing ramp at the north side of the complex, and associated marquees will be at an altered features of a secondary facade and will not eliminate any remaining significant architectural features or be more than minimally visible from publicly accessible areas of the complex; that the glazed CMU will only be installed at utilitarian walls of concessionaire service areas, which are only seen from publicly accessible areas through the individual bays at the loggias and behind the counters and the glazed CMU will be finished to replicate the pattern, texture and finish of the historic terra cotta tiles; that the proposed louver and panel at the lower portion of a west façade, adjacent to the mall ("the north wing") will be installed in an existing non-historic masonry opening at a simply designed portion of the complex, used for service functions, and will be simply designed, flush mounted and painted to match the finish of the surrounding windows, helping them remain a discreet presence; and that the cumulative effect of the proposed work will support the long term preservation of the complex. Based on these findings, the Commission determined that the work is appropriate to this individual landmark. The work, therefore, is approved.

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 masonry cleaning; paint, graffiti and coating removal from masonry; limestone, terra cotta, terrazzo and concrete repairs; epoxy for masonry repairs; replacement limestone, terra cotta, terrazzo, bluestone, concrete, cast stone and brickwork; coatings; pointing mortar, and paint finishes, all 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.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 fully dimensioned detailed drawings for the concrete columns, beams and roof and for replacement windows, as well as dimensioned illustrations of all proposed power outlets; plumbing fixtures; egress lighting; downlights; fire detection, fire suppression, fire alarm, and lightning protection equipment; and safety and exit signage throughout the exterior of the complex and within the north waiting pavilion, as well as annotated photographs, elevation drawings and/or equivalent documentation, documenting the specific locations of the equipment and signage, and a copy of the historic finish and material analysis report, completed in 2013, all prior to the commencement of work. Digital copies of all materials may be sent to MShabrami@lpc.nyc.gov for review.

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>

Please note that this report is issued in conjunction with Commission Binding Report 22-07684, approving exterior alterations throughout the complex, including constructing ramps and an elevator bulkhead; modifying stairs, a parapet, guardrails and planting beds; applying stucco, in conjunction with creating expansion joints; cleaning, repairing and coating concrete; replacing infill, tie rods, lampposts, paving, and security roll-down gates; installing screens, partitions, counters, HVAC equipment, signage, light fixtures, guard rails, hand rails and lightning rods; and regrading work.

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 Bernadette Artus.

Sarah Carroll
Chair

cc: Cory Herrala, Director of Preservation; Sybil Young,