



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
 TEL: 212 669-7700 FAX: 212 669-7780



ADVISORY REPORT

ISSUE DATE: 01/8/2020	EXPIRATION DATE: 12/10/2025	DOCKET #: LPC-20-04168	CRA CRA-20-04168
ADDRESS: CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Lasker Pool & Rink/Harlem Meer Central Park, Scenic Landmark			

To the Mayor, the Council, and the Commissioner of the New York City Department of Parks & 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.

At the Public Meeting of December 10, 2019, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to issue a report for the proposed work at the subject site, as put forward in your application completed on November 14, 2019.

The proposed work consists of demolishing the existing Louis D. Lasker Memorial Pool and Rink facility in the northeast section of the park, including the building, the pool/rink, and surrounding amphitheater seating, walls, fencing, staircases, gates, railings, and miscellaneous decorative elements and furnishings; and the construction of a new facility in the same area the park, including a new building ("the pavilion"), featuring a main level built into a western side of an existing hill, with a stacked fieldstone-clad facade; a curved assembly of pivoting glass doors; and a roof, with a wood deck viewing area and mesh railing at the western edge and plantings ("Green Roof") at the remainder, and a smaller second floor, extending above the hill, enclosing an elevator, featuring curved glass walls, metal and wood roofing and plantings ("Green Roof"); an in-ground concrete pool/rink, featuring an oval footprint; wood and concrete decking, including a portion with waterjets (splash pad); granite paving (accent strips); fencing, featuring a non-uniform pattern of black painted metal posts and mesh infill; and a mechanical well, built into the existing hill, in conjunction with modifying an existing partially below-grade waterway to be an at-grade, naturalistic waterway ("a stream") by selectively excavating and re-grading portions of the site and replacing existing waterway framing elements with new below-grade framing elements, as well as

replacing vegetation and constructing curvilinear asphalt pathways within the landscaping surrounding the facility; and the construction of new structures over a portion of the Harlem Meer, including a curving wooden boardwalk, with removable (seasonal) deck panels, featuring wood and/or simulated ice, metal framed stainless cable mesh railings, and a curved wood and galvanized painted steel pergola with a slatted roof, as shown in an undated digital presentation, titled "RE-ENVISIONING THE POOL AND RINK AT THE HARLEM MEER," with 92 pages, consisting of drawings and photographs and a model and all prepared by Central Park Conservancy presented at the Public Hearing, and Meeting. Additionally, an updated preliminary list of material specifications was submitted to the Commission on January 3, 2020.

In reviewing this proposal, the Commission noted that the existing facility was designed in 1963 by Fordyce & Hamby Associates and constructed within the northern section of Central Park, an English Romantic style public park designed in 1856 by Olmsted and Vaux. The Commission further noted that an interconnected waterway system, set within a naturalistic landscaping, was part of the original design of the northern section of Central Park, which included a surface level stream, connecting the Ravine and Harlem Meer; and that in the 1960s, the stream was diverted below ground in conjunction with the construction of the existing rink/pool and associated building. The Commission finally noted that Binding Commission Report 07-2866 was issued on October 24, 2006 for removing fencing, turnstiles, and staircases; installing paving; constructing staircases; installing infill and security gates; and replacing parapets and railings; and Commission Report 87-0005 (LPC 87-0179) was issued on May 20, 1987 for the construction of a new building (Dana Discovery Center) and to restore the Harlem Meer.

With regard to this proposal, the Commission found that the existing pool/rink and associated building are not original to the park or significant later alterations and do not possess significant architectural features or relate well to the surrounding naturalistic landscaping; that the demolition of these existing structures will facilitate returning a surface level stream between the Ravine and the Harlem Meer, restoring continuity to the waterway system, a significant, naturalistic feature of this scenic landmark; that the new stream will closely recall the historic stream in terms of its general location, connections to the larger water bodies, naturalistic shorelines, and curvilinear footprint; that the placement of the stream, slightly west of the original stream location, will facilitate maintaining a pool/rink within this section of the park, without detracting from the stream's relationship to the adjoining waterbodies or the surrounding historic landscaping; that the presence of a pool/rink, with a supporting building and associated structures, will be in keeping with the historic provisions for active recreation facilities present within the park; that the specific siting of these installations will largely align with areas previously altered by the construction of the existing structures and will be consistent with the early development of this portion of the park as an area for active recreation, including ice skating; that the new building will be set into the side of an existing hill, with only a small portion of this structure extending higher than the hill, thereby helping to limit views of the building, within the context of the surrounding historic landscaping; that the gently curved footprints of the rink/pool, building, pergola and boardwalk will help these installations to harmonize with the surrounding naturalistic landscaping; that the presence of the building overhang and pergola will recall, in a contemporary way, the historic wood shelters and structures found in select locations throughout the park; that the boardwalk will only occupy a small percentage at the edge of the Harlem Meer and will enhance public use of this section of the park by permitting greater access to the water's edge and facilitating a return of ice skating, a historic recreational use, at this waterbody; that the dark finish, thin wire mesh and irregularly oriented and widely spaced posts of the perimeter fencing will help it to remain a discreet presence and minimize obstructions to views of the surrounding landscaping; that the simple design and detailing of the building, pergola, fencing, railings, boardwalk and deck paving will help the individual elements and overall complex to remain unified and secondary in relation to the surrounding historic landscaping; that the masonry, wood and metal materials and predominantly brown and gray finish palette for the complex will be in keeping with the materials and finish palette commonly used at structures throughout the park and not draw undue attention to the complex; that the proposed

asphalt pathways will be consistent with the existing surrounding pathway system in terms of material, finish, width, spacing and curvilinear footprint; that the cumulative effect of the work will not result in increasing the amount of paving; that the removal of trees will be limited to the minimum number necessary and not result in a significant reduction of the overall number of mature trees within this portion of the park; that the work will not eliminate any significant landscape features or disrupt any extant prominent vistas and will help to reestablish prominent views of the landscaping in keeping with the historic design of this section of the park; that the cumulative effect of the site work will help return a more naturalistic topography to the area, which is characteristic of this section of the park, while also improving drainage, barrier free access, and the protection of ecologically sensitive areas; and that the proposed work will support and enhance the significant historic and naturalistic character of the Central Park Scenic Landmark.

SAMPLES REQUESTED: The submission of samples of wall sections for the stacked wall and samples of the proposed fieldstone, granite, cable mesh and concrete tint for review and advisement by the Commission staff is requested section drawings and clear, color digital photographs of all samples may be sent to mshabrami@lpc.nyc.gov for review, or contact staff to schedule a site visit.

Please note that the archaeological sensitivity of the project area was assessed by Hunter Research, including archaeological testing, as described in their letter report dated June 7, 2019, which was submitted as part of this application. The Commission concurs that the project as approved is unlikely to impact significant archaeological resources and that an Unanticipated Discovery Plan should be created for the project (see LPC's 2018 Guidelines for Archaeological Work in New York City, page 67).

PLEASE ALSO 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.

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; Chris Nolan, Central Park Administrator, & Grey Alam, Central Park Conservancy



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: 01/10/2020	EXPIRATION DATE: 12/10/2025	DOCKET #: LPC-20-06003	CRB CRB-20-06003
ADDRESS: 213-215 WATER STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 96 / 5
South Street Seaport Historic District			

To the Mayor, the Council, and the New York City Economic Development Corp:

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, at the Public Meeting of December 10, 2019, following the Public Hearing of the same date, voted to grant a report for the proposed work at the subject premises, as put forth in your application completed on November 14, 2019, and as you were notified in Status Update Letter 20-00145, issued on December 10, 2019.

The proposal, as approved, consists of removing (1) one rooftop elevator bulkhead and installing one (1) stucco-clad elevator bulkhead and one (1) stucco-clad stair bulkhead; and at the Water Street facade, removing the metal stair platform, and installing a new metal stair platform and railings that extends further into the sidewalk to accommodate a wheelchair lift; as shown in a digital presentation, titled "Rehabilitation of the Thompson Warehouse 213-215 Water Street," dated December 10, 2019 and prepared by Beyer Blinder Belle, including 16 slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the South Street Seaport Historic District Designation Report describes 213-215 Water Street as an Italianate style warehouse designed by Stephen D. Hatch and built in 1868; 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 historic district.

With regard to this proposal, the Commission found that the proposed work will not damage or destroy

any significant architectural or historic features of the building; that the proposed bulkhead will only be visible over the primary façade from a distance through Titanic Memorial Park, and will be seen in context with other rooftop accretions along the block; that the bulkhead will be clad in grey painted stucco, helping it to recede from view; that the replacement of the non-historic metal stair platform at the front façade with a similar new metal stair platform, including adding a railing and extending it further into the sidewalk, which are necessary for code compliance, will remain utilitarian in appearance; that the installation of the proposed lift will provide barrier-free access to the building without damaging, concealing, or eliminating any significant architectural features and will be reversible; that the simple design and black finish of the proposed lift will harmonize with the new metal stair platform; that Water Street is a pedestrian way, which decreases the visual impact of the sidewalk; that when not in use, the proposed lift will be positioned at the base of the areaway stairs, further minimizing the visibility of this installation; and that the proposed work will not detract from the special architectural and historic character of the building or the South Street Seaport Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to approve it with the stipulation that the bulkhead be given a light finish.

The Commission authorized the issuance of a Certificate of Appropriateness upon receipt, review and approval of two or more sets of signed and sealed Department of Building filing drawings showing the approved design. Subsequently, on December 16, 2019, the Commission received filing drawings labeled T-100, G-001, G-002, G-101, G-102, Z-100, LS-001, LS-100, AD-100, AD-101, AD-200, AD-201, A-100 through A-103, A-200, A-201, A-202, A-300, A-310, A-400, A-401, A-402, A-500 through A-504, A-600, A-601, A-700, A-701, A-702, A-710, and A-720, dated November 26, 2019, prepared by Richard W. Southwick, R.A..

Accordingly, staff reviewed these materials and noted that they include additional work, consisting of, at the ground floor of the Front Street facade, reversing the operation of two (2) double doors from in-swing to out-swing; and at the rear (southern) facade, removing and replacing one (1) wood door and transom at the first floor; removing masonry infill and installing four (4) two-over-two double-hung wood windows at the first, third, fourth, and fifth floors, and one (1) through-window louver at the second floor. With regard to this additional work, staff found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-14 for Window and Doors, including Section 2-14(f)(1)(iv) for configuration change; and Section 2-14(h)(2-4) for new windows and doors in new or modified openings at secondary nonvisible or minimally visible facades. Additionally, staff found that the design approved by the Commission has been maintained and that the finish of the bulkhead will be "Pantone Cool Grey 2C". Based on these and the above findings, the drawings have been marked approved with a perforated seal, and Certificate of Appropriateness 20-06003 is being issued.

The Commission notes, for purposes of the New York City Energy Conservation Code, NYCECC C501.6, that the property is a contributing building in the South Street Seaport Historic District, which is listed on the State and/or National Register(s) of Historic Places.

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 Brian Blazak.



Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Andrea Sforza AIA, Beyer Blinder Belle



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

ISSUE DATE: 01/21/20	EXPIRATION DATE: 1/21/2026	DOCKET #: LPC-20-06326	SRA SRA-20-06326
ADDRESS: PROSPECT PARK		BOROUGH: BROOKLYN	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			

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

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

The Landmarks Preservation Commission reviewed a proposal for work at and surrounding a maintenance building ("Maintenance Building #2") within the existing maintenance yard, within a section of Prospect Park near 7th Street and Prospect Park West, including the removal of the existing overfill alarm and emergency shut off switch from a building facade, and repairing associated holes at brickwork by installing new brickwork; repointing the new and select surrounding brickwork at the piers; the installation of mechanical equipment, including a new emergency pump stop and fire suppression manual release, at plain brickwork at the buildings eastern facade; and the replacement of the existing fuel dispenser island and associated equipment, including the removal of the vent risers, a remote fill port pad, a concrete pad ("fuel island") and the existing underground storage tank ("UST"), and the installation of a new motor fuel dispenser island and associated equipment, including remote fill ports, a fire suppression system, light fixtures, piping, manhole covers, bollards, and underground storage tanks, as well as associated below-grade mechanical and electrical work, shown and described in a written scope of work and a 14-page booklet titled "Tank and Fuel Island Replacement at Prospect Park Garage," dated December 16, 2019, and prepared by the New York City Department of Design and Construction; and drawings T-000.00, G-001.00 through G-004.00, EN-001.00O, T-001.00 through OT-009.00, FP-001.00 and E-001.00, dated (revised) October 4, 2019, and prepared by Martin J Wesolowski, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Prospect Park Scenic Landmark Designation Report describes Prospect Park as a primarily naturalistic style park designed in 1865 by Frederick Law

Olmsted and Calvert Vaux. The Commission further notes that the maintenance building was constructed c. 1920.

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(d)(1)(i) for in-kind material replacement; and Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(2) for fire alarm bells. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed work will not cause the removal of any original features or any significant later alterations of this scenic landmark; that the work will not diminish a significant vista; that the work, if visible from any public areas of the park, will only be minimally visible from such locations through tall fencing and dense planting; and that the proposed work will not detract from the significant historic and naturalistic character of the Prospect Park Scenic Landmark. Based on these findings, the proposed work is determined appropriate to the Prospect Park Scenic Landmark.

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>

SAMPLES REQUESTED: The Commission would like to review and advise upon installed sample mockups of 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.

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.

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; Joseph LePique, NYC Department of Design & Construction



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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ADVISORY REPORT

ISSUE DATE: 01/29/20	EXPIRATION DATE: 1/29/2026	DOCKET #: LPC-20-07313	SRA SRA-20-07313
ADDRESS: 1030 86TH STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 6418 / 1
Historic Street Lampposts, Individual Landmark			

To the Mayor, the Council, and the Commissioner of the New York City Department of Parks & 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 reviewed a proposal for installing mechanical equipment on a non-designated building, as shown in drawings labeled M001, M002, M003, EN001, EN002 and EN003, dated January 22, 2020, prepared by Gregory Mortman, PE, and submitted as components of the application.

In reviewing this application, the staff finds that the proposed work will have no impact on the Historic Street Lampposts Individual Landmark located on the same block and lot.

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; Lloyd Noel,



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BINDING REPORT

ISSUE DATE: 01/07/20	EXPIRATION DATE: 1/7/2026	DOCKET #: LPC-20-03903	SRB SRB-20-03903
ADDRESS: Various Locations		BOROUGH: Brooklyn	BLOCK/LOT: 0 / 0
Various Locations, Sidewalks Boerum Hill Historic District Wallabout Historic District Vinegar Hill Historic District Clinton Hill Historic District Brooklyn Heights Historic District Boerum Hill Historic District Extension			

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 alterations at sidewalks at multiple locations within the Wallabout Historic District (82 Vanderbilt Avenue); the Vinegar Hill Historic District (75 Gold Street, 237 Front Street, 239 Front Street, and 245 Front Street); the Brooklyn Heights Historic District (5 Columbia Place and 75 Joralemon Street); the Clinton Hill Historic District (34 Cambridge Place, 46 Downing Street, 60 Cambridge Place, 100 Gates Avenue, 121 Cambridge Place, 121 St. James Place, 128 Cambridge Place, 134 Gates Avenue, 141 St. James Place, 152 Gates Avenue, 163 Greene Avenue, 217 Lafayette Avenue, 285 Dekalb Avenue, 321 Washington Avenue, 353 Washington Avenue, 391 Grand Avenue, 419 Clinton Avenue, 447 Waverly Avenue, 468 Waverly Avenue, 472 Washington

Avenue, and 482 Washington Avenue); the Boerum Hill Historic District (135 Bergen Street, 142 Bond Street, 167 Hoyt Street, 171 Wyckoff Street, 179 Bergen Street, 183 Wyckoff Street, 220 Dean Street, 382 Pacific Street, 415 Pacific Street, and 440 Pacific Street); and the Boerum Hill Historic District Extension (158 Nevis Street), including enlarging existing tree pits by removing displaced and damaged bluestone and concrete paving; resetting sound bluestone pavers in a bed of sand with hand-tight joints; replacing sections of concrete and bluestone paving, in-kind; and replacing concrete at select locations with new or salvaged bluestone paving, as shown in existing conditions photographs; sidewalk plans; and written statements dated (received) September 6, 2019, and prepared by Jose Portuhondo of the New York City Department of Parks and Recreation, all submitted as components of the application.

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 2-19 for Sidewalks, including Section 2-19(b)(1) for repairing and resetting existing bluestone sidewalks; Section 2-19(b)(2) for new bluestone sidewalks; and Section 2-19(c) for replacement of existing non-bluestone sidewalk. Based on these findings, the Commission determined the work to be appropriate to the sites and the historic districts. Therefore, 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 Abbie Hurlbut.



Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Jose Portuhondo, NYC Parks



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BINDING REPORT

ISSUE DATE: 01/14/20	EXPIRATION DATE: 1/14/2026	DOCKET #: LPC-20-06778	SRB SRB-20-06778
<u>ADDRESS:</u>		BOROUGH: Manhattan	BLOCK/LOT: /
Streetlight Poles Historic Street Lampposts, Individual Landmark Central Park, Scenic Landmark South Street Seaport Historic District			

To the Mayor, the Council, and the Director, 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 Central Park Scenic Landmark and South Street Seaport Historic District. The work consists of installing two (2) telecommunications poletop antennas and transmitter boxes at existing light poles, as well as installing conduit mounted to the metal shaft of the light pole, all finished either green or gray to match the existing light poles; excavating concrete pavers where the concrete will be replaced to match the pre-existing tint and scoring; and excavating and backfilling soil, as described and shown in existing conditions photographs, a locator map, poletop manager print out, manhole cover diagram, and a letter, dated January 9, 2020, prepared by Brett Sikoff 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 two (2) 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. The Approved poletop identification numbers within the Central Park Scenic Landmark and South Street Seaport Historic District are: 12662 and 21319.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the proposed poletop antennas and transmitter boxes 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; that any concrete sidewalks to be excavated will be replaced with new concrete to match the tint and scoring of the adjacent concrete paving; and that the removed soil will be reused to refill the excavated areas. Based on these findings, the proposed work is determined to be appropriate to this scenic landmark. 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.

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Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Judith Garcia, NYC DoITT



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BINDING REPORT

ISSUE DATE: 01/24/20	EXPIRATION DATE: 1/24/2026	DOCKET #: LPC-20-06998	SRB SRB-20-06998
ADDRESS: 200 HICKS STREET		BOROUGH: BROOKLYN	BLOCK/LOT: 241 / 1
Telecom Sidewalk Pedestal Brooklyn Heights Historic District			

To the Mayor, the Council, and the Commissioner, 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 the installation of a 40 inch tall, beige-finished telecommunications pedestal and a grey-finished metal vault cover; and for replacing the adjacent section of untinted concrete sidewalk paving in-kind, as described and shown in written specifications, dated January 15, 2020, and prepared by Andrew M. Manshel, Assistance Commissioner, Franchise Administration, NYC DoITT; annotated photographs, dated (received) January 17, 2020; and drawing "251PedDetail," dated January 3, 2020, and prepared by Alfred Tse, all submitted by Paul J. Scotto, of Verizon of New York, Inc., as components of the application.

In reviewing this proposal, the Commission finds that the proposed installation is located adjacent to 200 Hicks Street, a neo-Classical style apartment building, built in 1911 and located within the Brooklyn Heights Historic District. The Commission further notes that a Master Plan was approved for the citywide installation of telecommunications pedestals at concrete or unpaved portions of the sidewalk pursuant to Advisory Staff Report 18-3366 issued on March 16, 2016 (LPC 17-6300).

With regard to this proposal, the Commission has reviewed these materials and finds that the proposed work is in accordance with the previously approved Master Plan. Therefore, you are authorized to proceed

with the work at this time as described above.

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; Paul J. Scotto, Verizon of New York Inc.



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: 01/24/20	EXPIRATION DATE: 1/24/2026	DOCKET #: LPC-20-07064	SRB SRB-20-07064
ADDRESS: 31 CHAMBERS STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 153 / 24
African Burial Ground & The Commons Historic District			
Surrogate's Court (Hall of Records), Interior Landmark			
Surrogate's Court (Hall of Records), Individual Landmark			

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

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 Chambers Street facade including, at the first floor, installing temporary art work at the three (3) entrance arches featuring three (3) metal circular battery-powered dials supported by suspension bars resting on neoprene pads on the stone ledges at the top of the piers and pressure clamped onto the inside face of the arch, beginning April 20, 2020 and installed for a period of 1 year; as shown on existing conditions photographs and rendering dated (as received) January 21, 2020, prepared by the NYC Mayor's Office of Sustainability; as described by a load calculation report dated January 9, 2020, prepared by Silman and a letter dated January 15, 2020, prepared by Janet Zweig; and as shown on drawings labeled (by LPC Staff) sheets 1-3 all dated January 14, 2020, prepared by Nathaniel Ezra Oppenheimer, P.E., and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Surrogate's Court (Hall of Records) Individual Landmark Designation Report describes 31 Chambers Street as a Beaux-Arts style civic building designed by John R. Thomas and Horgan & Slattery and built in 1899-1911. The Commission further notes that the

building is within the area designated as the African Burial Ground and the Commons Historic District and that certain interior public spaces and courtrooms are designated as an Interior Landmark.

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. Furthermore, with regard to these or other aspects of the work, the Commission finds that the work will not involve any archaeological or sub-surface excavation; and that otherwise, the proposed work will not have any effect on the significant features of the African Burial Ground Historic District. 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 Leanne Pollock.



Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Kate Gouin, Mayor's Office of Sustainability