



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: 07/21/2023	EXPIRATION DATE: 2/28/2029	DOCKET #: LPC-23-06118	CRA CRA-23-06118
ADDRESS: PROSPECT PARK		BOROUGH: BROOKLYN	BLOCK/LOT: 1117 / 1
Upper Vale Prospect Park, Scenic Landmark			

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

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

At the Public Meeting of February 28, 2023, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to issue a report for the proposed work, as put forward in your application completed on February 2, 2023.

The proposed work consists of modification to the Upper Vale, within the northeast section of the park, including the removal of three (3) concrete fountain basins and concrete steps within the center of this section of the park, rubble stone walls at the northern and southern perimeters of the section, and select trees in various locations throughout this section of the park; the construction of a one-story multi-use building ("Northern Pavilion"), built into a hillside near the north end of this section of the park and featuring an angled footprint, granite cladding, gray painted single doors, and a horizontal band of unpainted wood windows and a wood fascia immediately below the roofline, with a wood and metal canopy, featuring planters (a green roof), and gray painted guardrails at the roof of the building, as well as the construction of an arbor, featuring metal posts, wood beams, and granite clad footings, near the south end of the section; selectively removing asphalt pathways and installing new curvilinear pathways, including a pathway dividing this section of the park into three areas/zones ("open lawn," "natural exploration area," and "pollinator garden") and a pathway with the new pathway sections featuring granite paving beneath the arbor and adjacent to the new building and poured asphalt paving throughout the remainder of the pathway sections; within the center section (natural exploration area), installing a curvilinear pathway of square wooden pavers ("black locust lumber"), engineered wood fiber

paving/ground cover, and naturalistic furnishing and play equipment, featuring sand, wood stumps and logs boulders, and a hand pump system; installing granite seating walls, retaining walls and curbing, timber curbing, and a few boulders adjacent to portions of the granite and asphalt pathways, including granite walls with wood leaning rails beneath the arbor and granite walls with a black painted metal handrail adjacent to a sloped section of pathway; the installation of 4' tall mesh fencing at the west side of the lawn area and fully encircling the meadow ("pollinator garden"), as well as installing green and black painted wood and metal benches ("Central Park Settees"), black painted metal waste receptacles, and a black painted water fountain/bottle filler adjacent to the pathways; and planting trees and other landscaping work in select locations throughout this section of the park. The proposal was shown in a digital slide presentation, titled "Upper Vale Reconstruction," dated February 28, 2023, and consisting of 51 slides of drawings and photos, prepared by the Prospect Park Alliance, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Prospect Park Scenic Landmark Designation Report describes Prospect Park as a primarily naturalistic style park designed in 1866-73 by Frederick Law Olmsted and Calvert Vaux. The Commission also noted that a playground was built within this section of the park in accordance with Olmsted and Vaux designs circa 1870; that the area was redesigned as a rose garden, with lily basins, featuring stone copings, by McKim, Mead and White in the early 20th century; and that the area was redesigned in the 1960s to feature concrete basins and stone perimeter walls.

With regards to this proposal, a quorum of Commissioners voted to approve the overall concept of the proposal as presented, but recommended that the Public Design Commission ask the applicants to explore and restudy aspects of the design.

All of the Commissioners supported redesigning this section of the park, without replicating the existing or historic designs, finding that this section of the park has changed over time, that the prior designs were not successful, that the existing design is unwelcoming, that existing tree growth divides the area into three sections, that selectively removing nonhistoric trees and shrubs will help restore views, and that providing accessibility will serve the changing needs of the public.

A plurality of Commissioners also expressed support for the majority of the landscape work as presented, finding that the open plan with the inclusion of naturalistic play equipment and meadows, will be consistent with Olmsted's intentions for this section of the park.

However, several of the Commissioners expressed concerns about specific aspects of the landscape design, including that the division of the proposed design into three zones may overly divide the areas and be inconsistent with the historically unified designs for this section of the park, and recommended that that design be refined to work as a single entity, maintaining a dialogue between the present and the past designs.

Some of the Commissioners also found that the proposed fencing of the meadow would diminish the historic axial experience, while one Commissioner noted that maintaining the meadow may not be feasible without fencing, and one Commissioner recommended not planting any new trees in locations which would further divide the spaces, thereby preserving views and vistas.

Additionally, some of the Commissioners noted that the proposed arbor was not fully designed and had questions about its height and materials palette and recommended that the design of the arbor be lighter and not feature a mix of materials, and one Commissioner recommended that the proposed fencing be made more consistent in design with the fencing to be used within the adjoining Lower Vale.

All of Commissioners had concerns about aspects of the proposed building's design, with a few of the Commissioners also recommending restudying its placement.

Most of the Commissioners found the design of the building to be too heavy, with some specifically finding the building's design intrusive and suggesting that the building have a more picturesque and simpler design, that the angularity of the canopy be redesigned to feature a gentle arc, and that the orange color be toned down, helping the design to relate better to the surrounding landscaping and to soften the presence of the structure.

A few of the Commissioners indicated that the design should more closely follow one of the two common design approaches of existing structures in the park by either blending more into the landscape as a discreet element or by featuring a more timely, contemporary design, which would strongly contrast with the landscape.

Some of the Commissioners also found the upper and lower halves of the structure stylistically divergent and rigidly stacked and recommended a looser approach, with a more artistic and integrated design.

Additionally, one of the Commissioners recommended that the canopy feature all timber, rather than a mix of materials.

Finally, some of the Commissioners recommended that the building be set further back into the landscaping and/or that alternative nearby locations for the building be considered, while other Commissioners found its placement in the hillside appropriate.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young, ; Amanda Sutphin, Archaeology/LPC



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 1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
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ADVISORY REPORT

ISSUE DATE: 07/21/23	EXPIRATION DATE: 7/21/2029	DOCKET #: LPC-23-11948	SRA SRA-23-11948
<u>ADDRESS:</u> CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Central Park, Scenic Landmark			

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

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

The Landmarks Preservation Commission has reviewed a proposal for installing a salvaged, historic granite horse trough, within landscaping, immediately east of the southern end of West Drive, within the park, as described and shown in a presentation labeled "Relocation of a Horse Trough Central Park", including existing condition photographs; photomontages; a written statement dated June 24, 2023, and prepared by Sybil Young of the City of New York Department of Parks and Recreation; an email, dated May 3, 2023, and prepared by Sybil Young, all submitted as components of this application.

In reviewing this proposal, the Commission notes that the Central Park Designation Report describes the Central Park Scenic Landmark as an English Romantic style public park designed in 1857-58 by Frederick Law Olmsted and Calvert Vaux. The Commission also notes that the original siting of the historic granite trough to be installed is not currently known.

With regard to this proposal, the Commission finds that the basic design, material, age, and finish of the trough will be in keeping with the types of horse troughs historically found within the park; and that that its presence and placement, adjacent to a main roadway, will not detract from any significant architectural or historic features of the park. Based on these findings, the Commission determines the proposed work is appropriate to the Central Park Scenic Landmark.

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: This report is being issued in conjunction with Staff Binding Report 24-00505, issued July 19, 2023, approving the removal of the horse trough from the sidewalk at 233 Butler Street in Brooklyn, New York.

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

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

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young,



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ADVISORY REPORT

ISSUE DATE: 07/24/23	EXPIRATION DATE: 7/24/2029	DOCKET #: LPC-24-00589	SRA SRA-24-00589
ADDRESS: 695 PARK AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 1403 / 1
Upper East Side Historic District			

To the Mayor, the Council, and the Dormitory Authority of the State of New York:

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

The Landmarks Preservation Commission has reviewed a proposal for interior alterations at the cellar and basement, as shown on drawings T-001, M-001, M-101, M-201, M-202, M-301, M-401, T-001, P-001 and P-101, dated July 14, 2023, prepared by Andrew Bruce Dubel, P.E., and submitted as components of the application.

The Commission has reviewed these drawings and finds that the work will have no effect on the significant, protected features of the building.

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: Bernadette Artus, Deputy Director; Kristin Johnson, Construction Permit Services Corp.