



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: 03/1/2024	EXPIRATION DATE: 1/31/2029	DOCKET #: LPC-24-06791	CRB CRB-24-06791
<u>ADDRESS:</u> GOVERNORS ISLAND		BOROUGH: MANHATTAN	BLOCK/LOT: 1 / 111
Islandwide Lighting Master Plan Governors Island Historic District			

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.

January 31, 2023, following the Public Hearing of October 11, 2022, voted to issue a positive report for the proposed work at the subject premises, as put forth in your application completed on September 21, 2022, and as you were notified in Status Update Letter 23-01837 (LPC-23-01837), issued on February 17, 2023.

The proposal, as approved, consists of establishing a master plan for the removal of existing light fixtures and future installation of three (3) types of light poles throughout the historic district, all featuring wood poles fitted with black-finished light fixtures at varying heights, including: type “LX-01,” featuring a 20 foot pole with one (1) downlight; type “LX-03,” featuring a 30 foot pole with four (4) downlights; and type “LX-04,” featuring a 30 foot pole with two (2) downlights at staggered heights. The proposal, as initially presented, included taller wider wood poles and additional proposed locations for the installations. The proposal, as approved, was shown in a digital presentation, titled “Governors Island Site Lighting,” dated January 31, 2023, and including 45 slides. The proposal, as initially presented, was shown in a digital presentation, titled “Governors Island Site Lighting,” dated October 11, 2022, and including 32 slides. Both presentations were prepared by The Trust for Governors Island, and consisted of photographs, drawings, photomontages, renderings, and material photographs, all of which was presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Governors Island Historic District Designation Report describes the site as a portion of an island in New York Harbor containing fortifications and a range of military buildings dating from the early 19th century to the 1930s.

With regard to this proposal, the Commission found that removing the existing modern light poles will not cause the loss of any significant historic fabric, and the proposed installations will not damage any significant architectural features of the grounds or streetscapes; that the proposed light poles, featuring wood poles fitted with black-finished light fixtures at varying heights are simply designed and utilitarian in nature and connect with the island's maritime history related to the U.S. Coast Guard and Army; that the proposed light poles will utilize materials that are long-lasting to minimize maintenance needs and environmental impact; that the proposed work will establish a simple, regular, and standardized system of lighting throughout the island and historic district, and that the cumulative amount of lighting installations within the historic district will be reduced; that the placement of the new light poles throughout the historic district will be evenly spaced and correspond to pedestrian pathways, and will not overwhelm the streetscape or be obtrusive while providing safe pedestrian corridors and activity areas; that the size of the light poles will be scaled according to location and use, with smaller scale light poles used in close proximity to the smaller residential buildings, and larger light poles used elsewhere away from these buildings, and will therefore not overwhelm the wide-ranging sizes and types of buildings; and that the proposed work will support the reactivation and connectivity of the historic buildings and sites, thereby enhancing the special architectural and historic character of the Governors Island Historic District. Based on these findings, the Commission determined the work to be appropriate to the historic district and voted to issue a positive report.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of revised drawings showing the approved design. Subsequently, on February 2, 2024, the Commission received filing drawings labeled LT-501.0 through LT-503.0, LT-601.0, and LT-700, all dated June 2, 2023 (rev.), prepared by Syska Hennessy Group, Inc. and the Trust for Governors Island; and an islandwide lighting plan labeled "LPC Approved Lighting Plan – Jan 31. 2023," prepared by The Trust for Governors Island. Accordingly, the Commission staff reviewed these materials and found that the design approved by the Commission has been maintained. Based on this and the above findings, the drawings have been marked approved and Commission Binding Report 24-06791 is being issued.

The master plan sets forth a standard for light pole installations and specifically identifies drawings which describe the approved master plan in detail. If the owner wishes to move forward with a portion of the work covered by the master plan, a completed application form is filed with the Commission, indicating the specific proposed locations and stating that the work will conform to the approved master plan drawings and other documents on file with the Landmarks Preservation Commission. The staff of the Commission will review the application to ascertain that all proposed work is covered by the master plan, and will then send the owner an "Staff Binding Report." The Staff Binding Report is sent prior to the commencement of the work, and is contingent on adherence to the approved master plan.

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: William Neeley, Deputy Director; Nicole De Feo, The Trust for Governors Island



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BINDING REPORT

ISSUE DATE: 03/06/24	EXPIRATION DATE: 3/6/2030	DOCKET #: LPC-24-06792	SRB SRB-24-06792
ADDRESS: 200 CENTRAL PARK WEST Apt/Floor: ROOF		BOROUGH: MANHATTAN	BLOCK/LOT: 1130 / 1
American Museum of Natural History, Individual Landmark			

To the Mayor, the Council, and the NYC Department of Cultural Affairs,

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 roof of building 2, 2A and 2B at the southern portion of the museum complex (365 Columbus Avenue), including the in-kind replacement of the slate roof tiles, copper flashing, copper trim at skylights, repairing copper gutter with metal patching and replacing portion of copper gutter in-kind as needed; and on western roof of building 2A, temporarily removing and reinstalling copper finials in conjunction of repairing the eastern copper finial with patching and recreating a missing western copper finial in-kind, removing glass panel with copper seams at the existing skylight, and repointing brickwork, repairing granite with a patching compound, repointing granite units and installing granite capping at the chimney, as described and shown in color photos; an email dated February 12, 2024, from Michelle Noris of Norfast Engineering; a letter dated February 9, 2024, from Michelle Noris of Norfast Engineering; an undated memo, from Norfast Engineering; and drawings LPC-1 through LPC-3, dated December 22, 2023, and prepared by American Museum of Natural History; and T-001.00, A-100.00, A-200.00, A-201.00, A-205.00, A-500.00 through A-502.00, A-505.00, dated December 22, 2023, and S-550.00 through S-553.00, dated December 1, 2023, and prepared by Michelle Denise Noris, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the American Museum of Natural History Individual Landmark and the Upper West Side/Central Park West Historic District Designation Reports describe 200 Central Park West as complex of museum exhibition and support buildings, designed by Vaux and Mould;

Cady, Berg and See; Trowbridge and Livingston; John Russell Pope; Charles Volz; and others, located within a park (Teddy Roosevelt Park), and built between 1874 and 1935; and that the buildings' 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 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; Section 2-11(d)(1)(iv)(B) for replacement of cast and sheet metals; Section 2-11(d)(1)(iv)(D) for replacement of cast and natural stone. 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 cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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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 Maggie Mei Kei Hui.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Michelle Noris,



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BINDING REPORT

ISSUE DATE: 03/06/24	EXPIRATION DATE: 3/6/2030	DOCKET #: LPC-24-07568	SRB SRB-24-07568
ADDRESS: 138 WEST 30TH STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 805 / 82
23rd Police Precinct ('Tenderloin') Station House, Individual Landmark			

To the Mayor, the Council, and the Commissioner of the NYPD,

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 north (front) and west (side) façades, a south (courtyard) façade, and the roof, including replacing eight (8) security cameras, as well as interior work at the first and second floors, as described and shown in written specifications and existing conditions photographs, dated October 17, 2023, and submitted the NYPD CityWide Traffic Task Force as components of the application.

In reviewing this proposal, the Commission notes that the 23rd Police Precinct ("Tenderloin") Station House Individual Landmark Designation Report describes 138 West 30th Street as a Medieval Revival style station house designed by R. Thomas Short and built in 1907-08.

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 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(4) for security cameras. 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 Richard Lowry.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Eleina White, NYPD Information Technology Bureau



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BINDING REPORT

ISSUE DATE: 03/18/24	EXPIRATION DATE: 3/18/2030	DOCKET #: LPC-24-07697	SRB SRB-24-07697
ADDRESS: NYC Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: /
NYC Streetlight Poles Sullivan-Thompson Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

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 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 a light pole located within the Sullivan-Thompson Historic District. The work consists of installing one (1) silver finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; temporarily removing and reinstalling any existing attachments at the new shaft, as needed; installing a grey-finished handhole at the sidewalk, adjacent to the 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 February 28, 2024, prepared by Judith Garcia of NYC OTI, all 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 Office of Technology and Innovation 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 Sullivan-Thompson Historic District is: 24468.

With regard to this proposal, the Commission finds that the 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 replacement shaft and base will match the existing in terms of placement, material, design, and finish; that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment; that the handhole will be small in size, simple in design, and finished to match the adjacent concrete pavers; and that any concrete sidewalks to be excavated will be replaced with new concrete 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 Janelle Gunther.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Imani Charles, NYC OTI



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BINDING REPORT

ISSUE DATE: 03/22/24	EXPIRATION DATE: 3/22/2030	DOCKET #: LPC-24-08176	SRB SRB-24-08176
ADDRESS: NYC Streetlight Poles		BOROUGH: Manhattan	BLOCK/LOT: /
NYC Streetlight Poles Weehawken Street Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

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 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 a light pole located within the Weehawken Street Historic District. The work consists of replacing one (1) silver finished telecommunications poletop antenna and transmitter box with one (1) silver finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; temporarily removing and reinstalling any existing attachments at the new shaft, as needed, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated March 15, 2024, prepared by Judith Garcia of NYC OTI, all 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 Office of Technology and Innovation 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 Weehawken Street Historic District is: 9598.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop shroud 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 replacement shaft and base will match the existing in terms of placement, material, design, and finish; and that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment. 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.

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Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Imani Charles, NYC OTI



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BINDING REPORT

ISSUE DATE: 03/26/24	EXPIRATION DATE: 3/26/2030	DOCKET #: LPC-24-08306	SRB SRB-24-08306
ADDRESS: 22 READE STREET		BOROUGH: Manhattan	BLOCK/LOT: 154 / 23
African Burial Ground & The Commons Historic District			

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

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 received a proposal for exterior work at the sidewalk along Reade Street, including replacing untinted concrete in-kind, as well as interior work only at the sub-basement and basement floors, as shown in drawings labeled 1 through 11, dated March 6, 2024; drawings labeled T002 and E001.00 through E401.00, dated March 15, 2024; and drawings labeled T000, G001, S101 through S204, dated March 20, 2024, and prepared by Rohit B. Pradhan, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the African Burial Ground and the Commons Historic District Designation Report describes 22 Reade Street as three combined buildings, designed by John B. Snook and Frederick Jenth, and built in 1859, 1860, and 1886. The Commission also notes that the proposed project area, within an existing utility vault and Con Edison facilities, is unlikely to contain potentially significant archaeological resources. However, should the project expand into soils outside of that area please submit the revised plans to the Commission for further review as areas adjacent to the project may be archaeologically sensitive.

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(f) for other sidewalk materials. Based on these findings, the Commission determined that the work is

appropriate to the building and to the African Burial Ground and the Commons Historic District. The work, therefore, is approved.

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>

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Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Joseph M LePique, NYC Department of Design + Construction