



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: 03/18/2025	EXPIRATION DATE: 12/17/2030	DOCKET #: LPC-25-07414	CRB CRB-25-07414
<u>ADDRESS:</u> 1000 FIFTH AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
Central Park, Scenic Landmark			
Metropolitan Museum of Art, Interior Landmark			
Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the 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, at the Public Meeting of December 17, 2024, following the Public Hearing of the same date, voted to issue a positive report for the proposed work at the subject premises, as put forth in your application completed on November 12, 2024, and as you were notified in Status Update Letter 25-04849 (LPC 25-04849), issued on December 19, 2024.

The proposal, as approved, consists of removing existing dunnage and HVAC units, ductwork, vents, catwalks, steps, ladders, railings, platforms, and a bulkhead from select locations at the roof of Wing X; removing the roofing system down to the decking, as well as the adjacent parapets at the auditorium portion of Wing X; and installing new dunnage, four (4) new cooling towers and associated piping, ductwork, mechanical units, railings, and steps, on a new flat roofing system, including new brick parapets, above the auditorium portion of Wing X, in conjunction with installing a grey-finished metal louvered screen wall at the southern end of the auditorium portion of Wing X, as shown in a digital presentation, titled "The Metropolitan Museum of Art, Restoration of the 83rd Street Entrance and North Side Chiller Plant Replacement," dated December 12, 2024, and prepared by Beyer Blinder Belle and Peterson Rich Office, including 78 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 Metropolitan Museum of Art Individual Landmark Designation Report describes 1000 Fifth Avenue as a Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo.

With regard to this proposal, the Commission found that the proposed work will not damage or eliminate any significant architectural features; that the mechanical screen will only be visible from a public thoroughfare at a distance from select locations on East 83rd Street, and will be further seasonally screened from view by foliage; that the mechanical screen will have a simple silhouette and neutral finish, and will have a discreet presence; that the minimally visible HVAC equipment and related screen will be in keeping with utilitarian rooftop accretions installed at roofscapes throughout the museum; that the new HVAC equipment is required to maintain the interior temperature and humidity levels which is a key requirement for a museum; and that the proposed work will not detract from the special architectural and historic character of the Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to the building and voted to issue a positive report.

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.

Subsequently, on February 6, 2025, February 18, 2025, and March 12, 2025, the Commission received final filing materials, including graphics packages, consisting of photographs and photomontages, dated February 17, 2025, and dated (received) March 12, 2025, and prepared by Beyer Blinder Belle and Peterson Rich Office; and final filing drawings, labeled G001.00, G002.1.00, G003.00 through G008.00, A001.00 through A010.00, D101.00 through D109.00, D201.00 through D203.00, D206.00, D301.00 through D303.00, A100.00 through A111.00, A201.00 through A203.00, A205.00, A206.00, A301.00 through A309.00, A401.00 through A406.00, A410.00, A411.00, A420.00 through A425.00, A430.00 A435.00, A500.00 through A504.00, and A600.00 through A610.00, dated January 29, 2025, and prepared by Richard W. Southwick, RA; M001.00 through M005.00, M100.00 through M107.00, M109.00, M200.00 through M207.00, M209.00, M300.00 through M303.00, M400.00, M401.00, M500.00 through M502.00, M601A.00 through M604A.00, M601B.00 through M604B.00, M601C.00 through M604C.00, M601D.00 through M604D.00, M601E.00 through M604E.00, M601F.00 through M604F.00, M601G.00 through M604G.00, FA001.00, FA401.00, FA402.00, SP001.00, SP102.00, SP106.00, SP200.00, SP202.00, SP205.00, SP206.00, SP400.00, SP500.00, P001.00, P101.00, P102.00, P201.00 through P207.00, P300.00, P301.00, P400.00, and P500.00, dated January 29, 2025; and FA201.00 through FA206.00, dated (revised) February 27, 2025, and prepared by Erik D. Bodelsea, PE; and S-000.00 through S-003.00, S-011.00 through S-018.00, S-050.00 through S-055.00, S-101.00 through S-110.00, S-112.00, S-113.00, S-200.00 through S-202.00, S-400.00, S-405.00, S-500.00, S-505.00, S-510.00 through S-513.00, S-515.00 through S-517.00, S-520.00 through S-523.00, S-525.00, S-530.00 through S-533.00, S-600.00 through S-602.00, and S-700.00 through S-703.00, dated January 29, 2025, and prepared by Eli B. Gottlieb, PE.

Accordingly, the Commission staff reviewed these materials and noted that they include additional work, consisting of constructing a one-story rooftop addition by infilling one level of a courtyard at Wing X to create a new third floor adjacent to the auditorium, in conjunction with installing nine (9) skylights, metal steps, two (2) HVAC units, six (6) exhaust fans, and two (2) gooseneck vents at the new flat roof; constructing a one-story addition by infilling one level of a courtyard at Wing CC to create a new third floor with a flat roof, featuring six (6) skylights, a louvered air intake, and an exhaust vent, in conjunction with cladding the modern brick and concrete masonry unit-clad walls at the third floor mezzanine and

fourth floor of the east and north-facing facades of the lightwell, and a portion of the curtain wall at the north-facing façade of the third floor mezzanine in a grey-finished standing seam metal cladding; constructing a one-story rooftop addition by infilling a lightwell at Wing C with a new flat roof; installing two (2) HVAC units at a fourth floor roof of wing CC, in conjunction with installing associated wall-mounted ductwork extending from the third floor to the fourth floor roof at the south-facing courtyard facade; repairing the stucco cladding at the west-facing side of the gable at the roof of Wing E, by removing areas of loose stucco, and installing new cementitious stucco; modifying a masonry opening at the north-facing façade of Wing E, by removing a modern door and plain stucco-clad masonry, and installing a new grey-finished metal door at the roof level of the Wing X, and new stucco-clad back-up masonry above the door; and interior alterations at the cellar through fifth floors of Wings W, CC, X, and D, all outside the areas designated as an Interior Landmark.

With regard to this additional work, the Commission found 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(c)(6) for repair of stucco; Section 2-14 for Window and Doors, including Section 2-14(h)(2-4) for new windows and doors in new or modified openings 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; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regard to these and other aspects of the work, the Commission found that the courtyards and lightwell to be infilled do not contain any significant architectural features; that the infilling of the courtyards and lightwell will be limited to one story above the existing floor level; that the metal cladding will be in keeping with materials found at utilitarian secondary facades throughout the complex; and that the work will not be visible from any public thoroughfares. Additionally, the Commission found that the design approved by the Commission has been maintained. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 25-07414 is being issued.

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 Michelle Craren.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Rebekah Seely, The Metropolitan Museum of Art



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: 03/13/25	EXPIRATION DATE: 3/13/2031	DOCKET #: LPC-25-03637	SRB SRB-25-03637
ADDRESS: 2 EASTERN PARKWAY		BOROUGH: Brooklyn	BLOCK/LOT: 1183 / 2
Brooklyn Public Library, Central Building, Individual Landmark			

To the Mayor, the Council, and the Chair of the Board of Trustees, Brooklyn Public Library,

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 all facades and the roof, including stone cleaning and repointing; stone patching and crack repair; stone Dutchman repairs; granite replacement; replacing limestone coping stones in kind; stucco replacement; installing roof railings; and window restoration including patching holes in, and applying a protective coating to framing members, as shown in drawings and photographs labeled T001, T002, T003, A101, A102, A201 through A208, A301 through A307, A921 and A922, issued September 13, 2024, prepared by David May, RA and photographs of the existing conditions, and described in specifications prepared by Superstructures, dated September 2024, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Brooklyn Public Library, Central Building Individual Landmark Designation Report describes the building as a limestone-clad Modern Classical structure designed by Alfred Morton Githens and Francis Keally with Art Deco detailing by sculptors Thomas Hudson Jones and C. Paul Jennewein, and constructed in 1935-41.

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)(1) for cleaning or removal of paint and coatings; 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)(6) for repair of stucco; 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(d)(1)(iv)(D) for replacement of cast and natural stone; and Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district. Based on these findings, the Commission determined that the work is appropriate to the landmark. 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>

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 at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: façade cleaning; mortar color, texture, and tooling; stone patching; cast metal repair; bronze window frame patching, stucco color, texture, and finish; stone replacement units;

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; Shirin S Semnani, Walter T. Gorman, P.E., P.C.



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: 03/14/25	EXPIRATION DATE: 3/14/2031	DOCKET #: LPC-25-04048	SRB SRB-25-04048
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Street Plan of New Amsterdam and Colonial New York, Individual Landmark			

To the Mayor, the Council, and the Office of Technology & 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 Street Plan of New Amsterdam and Colonial New York Individual Landmark. The work consists of replacing one (1) grey finished telecommunications poletop antenna and transmitter box with one (1) grey finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; and 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 October 21, 2024, 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 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 Street Plan of New Amsterdam and Colonial New York is: 11695.

With regard to this proposal, the Commission finds that the work will not alter or eliminate any portion of, or otherwise permanently affect, the curblin or roadbed, which is a significant feature of this individual landmark; 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 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 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 Janelle Gunther.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Sonia Irizarry-Lopez, Office of Technology & Innovation



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: 03/12/25	EXPIRATION DATE: 3/12/2031	DOCKET #: LPC-25-06738	SRB SRB-25-06738
ADDRESS: N/A ST ALBANS PARK		BOROUGH: Queens	BLOCK/LOT: 10286 / 10
Addisleigh Park Historic District			

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 Landmarks Preservation Commission has reviewed a proposal for exterior work within the park and at the surrounding sidewalks and roadbed, including, within the park, temporarily removing and reinstalling concrete and wood benches and a modern metal plaque within the paving, in conjunction with temporarily excavating and backfilling soil and the installation of new piping, and subsurface storage structures within the park and at the streetbed; the installation of metal manhole and catch basin covers within landscaping, an asphalt pathway and the roadbed; at the sidewalk on the east side of 173rd Street, between 111th Street and Sayres Avenue, the in-kind replacement of untinted concrete paving and curbing in-kind; at the parking lane of the roadbed, the replacement of asphalt paving, with a dark grey-toned pre-cast porous concrete pavement system; at the sidewalk at the northwest and northeast corners of 173rd Street and Sayres Avenue, the in-kind replacement of two (2) untinted concrete pedestrian ramps with rubber detectable warning strips; and at the sidewalk at the south side of Sayres Avenue, aligning with the southern end of 173rd Street, the replacement of concrete paving and curbing with a new untinted concrete pedestrian ramp with rubber detectable warning strip and concrete curbs, and temporarily removing and reinstalling Department of Transportation sign posts, as well as replacing asphalt roadbed paving in-kind, in conjunction with painting traffic markings on the new paving, as described and shown in a memo, dated February 7, 2025, and a letter, dated January 5, 2025, and prepared by Adam Blumstein, PE; existing condition photographs; and drawings labeled G001 through G003, V101 through V103, S001 through

S010, B100, B101, C100 through C102, C200 through C207, C300, C301, and C500 through C509, dated January, 2025, and prepared by Tyler B. Carbon, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Addisleigh Park Historic District Designation Report describes St. Albans Memorial Park (aka St. Albans Park) as a park that was acquired by NYC Parks 1914 and named St. Albans Memorial Park in 1932.

With regard to this 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; Section 2-16(c) for Excavation Work; Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(f) for other sidewalk materials. Furthermore, with regards to these or other aspects of the proposed work, the Commission finds that the installation of the proposed precast porous concrete paving system will help alleviate flooding; that the paving system will be simply detailed and blend with the surrounding asphalt paving in color, helping it to be a discreet presence within the streetscape; that the proposed pedestrian ramps and manhole and catch basin will be simply designed and typical in terms of placement, size, materials, and finishes; and that none of the work will eliminate or damage any significant historic or architectural features of the park, streetscapes or historic district. Based on these findings, the Commission determined that the work is appropriate to the park, streetscapes and historic district.

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 Misha'el Shabrami.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Adam R Blumstein, Arcadis



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: 03/18/25	EXPIRATION DATE: 3/18/2031	DOCKET #: LPC-25-07777	SRB SRB-25-07777
<u>ADDRESS:</u>		BOROUGH: MANHATTAN	BLOCK/LOT: 1895 / 1
Stationary On-Street Containers Morningside Heights Historic District Hamilton Heights/Sugar Hill Northwest Historic District Hamilton Heights/Sugar Hill Northeast Historic District Hamilton Heights/Sugar Hill Historic District Extension Hamilton Heights/Sugar Hill Historic District Hamilton Heights Historic District Extension Hamilton Heights Historic District			

To the Mayor, the Council, and the NYC Department of Sanitation

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 to implement a pilot program, consisting of the temporary installation of stationary on-street trash containers and/or rigid receptacles and white flexible pedestrian posts, at select locations on roadbeds within historic districts under the Manhattan Community District 09 Pilot Program, as described in written specifications and correspondence, including proposed repairs and acceptable plan and time schedule for the dismantling of the installation; and as shown on existing condition photographs; list and maps of locations; and drawings, prepared by NYC Department of Sanitation and submitted as components of the application.

In reviewing the proposal, the Commission notes that the stationary on-street containers and rigid receptacles will be located on asphalt paving at the roadbeds within the Hamilton Heights Historic District, Hamilton Heights Historic District Extension, Hamilton Heights/Sugar Hill Historic District, Hamilton Heights/Sugar Hill Historic District Extension, Hamilton Heights/Sugar Hill Northeast Historic District, Hamilton Heights/Sugar Hill Northwest Historic District and Morningside Heights Historic District and shall otherwise conform to NYC Department of Transportation siting guidelines. The Commission also notes that the pilot program underwent environmental review to assess any significant adverse impacts to the environment, and that the environmental review resulted in a negative declaration.

With regard to this proposal, the Commission finds that the proposed work will cause no damage to protected architectural features of the property or historic paving; that the installations will be located on asphalt roadbeds; and that the shape, size and finish of the proposed stationary on-street containers and flexible pedestrian posts will not detract from the significant architectural features of the districts or their distinct sense of place. Based on these findings, the Commission determined that the work is appropriate to the streetscapes and to the Hamilton Heights Historic District, Hamilton Heights Historic District Extension, Hamilton Heights/Sugar Hill Historic District, Hamilton Heights/Sugar Hill Historic District Extension, Hamilton Heights/Sugar Hill Northeast Historic District, Hamilton Heights/Sugar Hill Northwest Historic District and Morningside Heights Historic District. The work, therefore, is approved.

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 Caroline Pasion.

Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Ingrid Franz, DSNY



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: 03/04/25	EXPIRATION DATE: 3/4/2031	DOCKET #: LPC-25-08071	SRB SRB-25-08071
ADDRESS: 1000 FIFTH AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
Central Park, Scenic Landmark			
Metropolitan Museum of Art, Interior Landmark			
Metropolitan Museum of Art, Individual Landmark			

To the Mayor, the Council, and the 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 reviewed a proposal for the temporary installation of tents at the main east (Fifth Avenue) entrance of the museum, which will be installed on April 29, 2025, and removed on May 7, 2025, as described and shown in a narrative description and installation and removal schedule, dated (received) February 25, 2025, and submitted by Rebekah Seely, of the Metropolitan Museum of Art; a letter, dated February 11, 2025, and prepared by Andrew Formichella, of A. Form Architecture & Associates, DPC; and drawings 1, dated (revised) March 11, 2024; 2, dated (revised) March 26, 2018; 3, dated (revised) March 20, 2018; 4, 6, and 8 through 11, dated (revised) April 18, 2018; 5 and 7, dated (revised) February 12, 2014; 12, dated April 13, 2018; 13, dated (revised) April 11, 2017; 14 and 15, dated (revised) March 4, 2014; 15 (2), dated January 23, 2017; and 16, dated April 20, 2017, and prepared by Arena Americas, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Metropolitan Museum of Art Designation Report describes 1000 Fifth Avenue as a Beaux-Arts and Roman style museum, built in 1864-1965 and designed by Vaux and Mould; R.M. Hunt; McKim, Mead, and White; and others.

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. 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 Michelle Craren.

Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Rebekah Seely, The Metropolitan Museum of Art



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: 03/14/25	EXPIRATION DATE: 3/14/2031	DOCKET #: LPC-25-08118	SRB SRB-25-08118
ADDRESS: 1118 GRAND CONCOURSE		BOROUGH: Bronx	BLOCK/LOT: 2462 / 39
Grand Concourse Historic District			

To the Mayor, the Council, and the Assistant Commissioner, 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 restorative work at all facades, including repointing deteriorated brick and glass block joints; selectively replacing brickwork; selectively replacing glass blocks; caulking skyward facing and existing expansion joints; repairing and replacing stucco using new stucco; repairing select steel lintels by scraping and repainting them, replacing concealed flashing and anchors, in conjunction with replacing the adjoining brickwork; repairing steel corner columns by scraping and repainting them, replacing concealed flashing and anchors, in conjunction with replacing the adjoining brickwork; repairing deteriorated granite and limestone units using a patching compound; at the marquee at the west (Grand Concourse) facade, removing rust from steel elements and applying a rust inhibiting coating; and replacing black finished bird netting, in-kind, as described and shown in a letter, dated January 30, 2025, prepared by Paul Millman, P.E.; written specifications, dated April 29, 2019, prepared by NYC DCAS and Superstructures Engineers + Architects; existing condition photographs; and drawings T001.00, G001.00 through G004.00, A101.00, A102.00, A300.00 through A311.00, dated January 28, 2025, and prepared by Paul Millman, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Grand Concourse Historic District Designation

Report describes 1118 Grand Concourse (aka 1118-1120 Grand Concourse; 1109 Carroll Place) as a contemporary style courthouse, designed by Rafael Viñoly, and built in 1990-99.

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(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(6) for repair of stucco; Section 2-11(d)(1)(i) for in-kind material replacement. Furthermore, with regard to these or other aspects of the work, the Commission finds that the bird netting will help protect the building from deterioration caused by bird nesting and guano; and that the netting will be simply designed, without any prominent framing and with a widely spaced weave, maintaining the visibility of the marquee and further helping the installation to recede from view. Based on these findings, the Commission determined that the work is appropriate to the building and to the Grand Concourse Historic District. 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 at locations requiring repair, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific samples will be identified in a Materials Checklist: mortar joint cutting, mortar color, texture, and tooling, limestone patching, granite patching, glass block replacement, brick replacement at primary facades, brick replacement at visible secondary facades, stucco color, texture, and finish, and caulking.

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 Marie Guarino.

Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Paul Millman, Superstructures Engineers + Architects



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: 03/06/25	EXPIRATION DATE: 3/6/2031	DOCKET #: LPC-25-08159	SRB SRB-25-08159
<u>ADDRESS:</u> 37-01 BOWNE STREET		BOROUGH: Queens	BLOCK/LOT: 5013 / 6
Bowne House, Individual Landmark			

To the Mayor, the Council, and the Therese Braddick

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 work is described in an archaeological work plan prepared by Chrysalis Archaeological Consultants to archaeologically monitor geo-testing work to determine groundwater and soil conditions and dated February 24, 2025.

In reviewing this proposal, the Commission notes that the Bowne House Individual Landmark designation report describes the Bowne House as an English Colonial house dating to 1661.

With regards to this proposal, the Commission finds that the Department of Parks and Recreation will consult with the Tribal Nations about this work if any Indigenous materials are found and that the work will adhere to the LPC 2018 Guidelines for Archaeological Work in New York City, therefore the Commission finds the work is appropriate for the site of this individual landmark.

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 Amanda Sutphin.

Sarah Carroll
Chair

cc: Lisa Kersavage, Executive Director; Lauren Tucker, NYC DDC



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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TEL: 212 669-7700 FAX: 212 669-7780



BINDING REPORT

ISSUE DATE: 03/18/25	EXPIRATION DATE: 3/18/2031	DOCKET #: LPC-25-08225	SRB SRB-25-08225
ADDRESS: GOVERNORS ISLAND		BOROUGH: MANHATTAN	BLOCK/LOT: 1 / 111
Seasonal Installations 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.

The Landmarks Preservation Commission has reviewed a proposal for temporary seasonal installations from April 1, 2025 through November 30, 2025, including at the grounds between Clayton Road, Hay Road, Colonel's Row, and Liggett Terrace, concessions containers, seating areas, and temporary activations; temporary public art installations at the grounds ("Hay Park") between Clayton and Hay Roads, the Parade Grounds, and Nolan Park; temporary climate installations and activations throughout the Island; temporary planting areas at the Parade Grounds; and a bike rental concession tent located near Building 515; as described in a letter dated February 28, 2025; and as shown on a 19-slide digital presentation titled "GOVERNORS ISLAND; 2025 LPC Seasonal Permit Application"; all prepared by The Trust for Governors Island.

In reviewing this proposal, the Commission notes that the Governors Island Historic District Designation Report describes the sites as portions 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 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. Based on

these findings, the work is approved. Based on these findings, the Commission determined that the work is appropriate to the building and to the Governors Island 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>

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



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: 03/13/25	EXPIRATION DATE: 3/13/2031	DOCKET #: LPC-25-08377	SRB SRB-25-08377
<u>ADDRESS:</u> 851 GRAND CONCOURSE		BOROUGH: Bronx	BLOCK/LOT: 2468 / 1
Bronx County Courthouse, Individual Landmark Grand Concourse Historic District			

To the Mayor, the Council, and the Assistant Commissioner, 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 installing eleven (11) condensing units, including three (3) at the ninth floor roof, and eight (8) at the main roof; installing two (2) exhaust fans at the ninth floor mezzanine roof; installing a ship ladder and metal guardrails at the ninth floor roof; and interior alterations at the first through ninth floors, as shown on catalog cut sheets; drawings T001.00 through T005.00, PH100.00 through PH104.00, DM100.00 through DM106.00, DM200.00, A002.00 through A005.00, A100.00 through A112.00, A200.00, A400.00, A501.00, A701.00, A901.00, A902.00, A910.00, A-911.00, A912.00, and A920.00, dated (revised) February 19, 2025, and prepared by Mashiyat Ashraf, R.A.; and drawings M001.00, M101.00 through M107.00, M201.00 through M207.00, M401.00, M402.00, and M801.00 through M805.00, dated (revised) February 3, 2025, and prepared by Kenny C. Pimenta, P.E., 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 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(1) for non-occupiable rooftop additions on Individual Landmarks; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other

Mechanical Equipment, including Section 2-21(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces. 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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Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Descire Descire Mori, LiRo Architects + Planners, P.C.