



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: 03/10/2023	EXPIRATION DATE: 10/25/2028	DOCKET #: LPC-22-06360	CRA CRA-22-06360
ADDRESS: 68 LEXINGTON AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 881 / 6
Sixty-Ninth Regiment Armory, Individual Landmark			

To the Mayor, the Council, and the New York Army National Guard,

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, at the Public Meeting of October 25, 2022, following the Public Hearing of the same date, voted to issue a positive report for the approved work at the subject premises, as put forward in your application completed on September 29, 2022.

The proposal, as approved, consists of work at the east (front) and south (side) facades, including removing three (2) modern one-over-one double-hung green-painted windows and security grilles and adjacent brick and limestone masonry at the two outer-most bays at the east façade, and installing two (2) green-painted metal egress doors featuring attached vertical metal bars in the enlarged openings, in conjunction with replacing metal lightwell grates with untinted concrete pavers, matching the surrounding pavers; removing a modern one-over-one double-hung green-painted window and security grille and adjacent brick and limestone masonry at the center/north bay adjacent to the main steps, and installing a green-painted single-light metal barrier-free access door in the enlarged opening, in conjunction with modifying the adjacent brickwork to create a vertical stepped pattern and replacing a metal lightwell grates with untinted concrete pavers, matching the surrounding pavers; installing four (4) limestone plaques attached to plain brickwork at the parlor floor at the north and south corners of the east façade; demolishing the westernmost brick masonry stairs at the south façade and removing a pair of utilitarian metal doors, a metal transom window, and adjacent brick and limestone masonry, and installing a metal roll-down vehicular access door with interior housing and concealed tracks, a single-light metal barrier-free access door, a single-light metal sidelight, and a single-light fixed transom window in the enlarged opening, all painted green; and removing modern brick infill at the westernmost bay at the south façade

and installing a fixed green-painted multi-light metal window assembly, featuring a metal bulkhead with welded vertical bars and greyscale vinyl applied to the interior glazing at the middle portion, as shown in a digital presentation, titled “69th Regiment Armory,” dated October 25, 2020 and prepared by Jonathan Marvel, R.A., including thirty-eight 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 Sixty-Ninth Regiment Armory Individual Landmark Designation Report describes 68 Lexington Avenue as a Beaux-Arts Military style armory building designed by Hunt and Hunt and built in 1904-06. The Commission further noted that the project is subject to review by the State Office for Historic Preservation.

With regard to this proposal, the Commission found that the proposed work will not damage or remove any significant historic features of the building; that the proposed modifications to the existing openings on Lexington Avenue and East 25th Street will provide barrier-free access to the Head House and Drill House, improved vehicular access to the Drill House parade ground, and an improved means of pedestrian egress for the building; that the proposed doors and infill will be well-scaled to the facades and will not diminish the monumental character of this Individual Landmark; that the modifications to select window openings to create doors, including removing portions of plain brickwork and undecorated limestone lintels, will not remove any significant historic fabric; that the design and finish of the proposed barrier-free entrances doors and egress doors at the Lexington Avenue facade will be compatible with other infill throughout the building; that the barrier-free entrance at the Lexington Avenue façade will be enlarged to the minimum amount necessary and the simple corbelling will recall the design of the main arched entrance; that the utilitarian character of the barrier-free entrance door and vehicular door at the East 25th Street facade is in keeping with their function and location towards the rear of the building; that the commemorative limestone plaques will be symmetrically placed and will match the historic plaques in terms of material, design, and function, allowing them to harmonize with the building design; and that the work will not detract from the special historic and architectural 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, with the recommendation that the applicant work with the staff on the details of the commemorative plaques, and Commission Advisory Report 22-6360 is being issued.

PLEASE NOTE: This permit is being issued in conjunction with Staff Advisory Report 23-08012 for replacing brick infill with windows, installing rooftop HVAC equipment, and installing roof railings.

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; James Freehart, NYS Division of Military and Naval Affairs & NYARNG



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ADVISORY REPORT

ISSUE DATE: 03/27/23	EXPIRATION DATE: 3/27/2029	DOCKET #: LPC-23-07993	SRA SRA-23-07993
ADDRESS: JOYCE KILMER PARK		BOROUGH: BRONX	BLOCK/LOT: 2469 / 1
Grand Concourse Historic District			

To the Mayor, the Council, and the NYC Department of 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 proposed work consists of the installation of freestanding stainless steel restroom enclosure ("Portland Loo") prototype measuring 8'-10" tall x 6'-4" wide x 10'-8" long and featuring gray painted metal cladding; a primarily rectangular footprint, with one curved end; horizontal louvers along the top and bottom of the walls; single doors at the short ends of the enclosure; signage at the roofline ("PUBLIC RESTROOM"); an exterior hand washing station; and a flat roof with solar panels and skylights, as well as installing associated dark green finished metal mechanical equipment (electrical and RPZ) cabinets, within close proximity to the enclosure, as described and shown in a written statement, titled "NYC Parks-Portland Loo" and dated February 28, 2023; an email, dated March 27, 2023; and prepared by Sybil Young, and eight presentation sheets, labeled "Citywide Portland Loo Pilot Submission for Design Approval," and dated February 28, 2023, all prepared by the New York City Department of Parks and Recreation. The specific location of the installation will be filed separately.

In reviewing this proposal, the Commission notes that an application (LPC 23-08009) for a Commission Binding Report has been submitted to the Commission for the placement of one of the prototypes within Joyce Kilmer Park in the Grand Concourse Historic District.

With regard to the design aspect of the proposed installation, staff found that the enclosure(s) and cabinet(s) will be installed without eliminating or damaging any significant architectural features; that the installations will help address public health and hygiene needs and enhance the public's experience of city parks and other public spaces; that the installations will be appropriately sized for their purposes and

easily removeable; that the simple design and form and neutral finish of the enclosure and cabinets will help these installations to remain a subordinate presence within a wide variety of contexts; and that the signage will be simply designed and well scaled to the enclosure and will provide necessary wayfinding information without drawing undue attention to itself.

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: 03/10/23	EXPIRATION DATE: 3/10/2029	DOCKET #: LPC-23-08012	SRA SRA-23-08012
ADDRESS: 68 LEXINGTON AVENUE		BOROUGH: MANHATTAN	BLOCK/LOT: 881 / 6
Sixty-Ninth Regiment Armory, Individual Landmark			

To the Mayor, the Council, and the Branch Chief of the New York Army National Guard,

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 approved work consists of exterior work at the north and south (front) facades, including replacing modern brick infill with fifteen (15) one-over-one double-hung, green-painted wood windows; and installing HVAC equipment on dunnage at the Head House and Annex roofs; removing roof railings at the Head House roof and installing new grey-finished metal railings along the roof perimeter, set 36” further back from position of the original railings, as well as interior work at the first and second floors; as described and shown in written specifications, existing conditions photographs, and drawings labeled LPC-000.00 through LPC-112, dated October 27, 2022; and drawings labeled A-111 through A-302, dated December 15, 2022, and prepared by Jonathan Jova Marvel, R.A.; and drawings labeled M-152 through M-601, dated December 15, 2022, and prepared by Joseph F. Masiello, P.E., all submitted as components of this application.

In reviewing this proposal, the Commission notes that the Sixty-Ninth Regiment Armory Individual Landmark Designation Report describes 68 Lexington Avenue as a Beaux-Arts Military style armory building designed by Hunt and Hunt and built in 1904-06. The Commission further notes that the project is subject to review by the State Office for Historic Preservation.

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 2-14 for Window and Doors, including Section 2-14(f)(2)(iv)(C) for new windows and doors at primary facades at other buildings; 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, Staff Advisory Report 23-08012 is being issued.

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>

PLEASE NOTE: This permit is being issued in conjunction with Commission Advisory Report 22-06360 for modifying openings, installing windows, doors, and plaques, and replacing stairs with a ramp.

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; James Freehart, NYS Division of Military and Naval Affairs & NYARNG



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ADVISORY REPORT

ISSUE DATE: 03/20/23	EXPIRATION DATE: 3/20/2029	DOCKET #: LPC-23-08243	SRA SRA-23-08243
ADDRESS: 681 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 documenting existing exterior conditions at the roof, including the installation of a generator and related flues, as described in a letter, dated May 16, 2023, and prepared by Andrew B. Dubel, PE; and shown on existing conditions photographs; and drawings LPC-1, dated March 17, 2023, and prepared by Pamela A. Smith, RA; and P-201.00 and P-301.00, dated November 29, 2022, and prepared by Andrew B. Dubel, PE, all submitted as components of the application. No alterations to the property are proposed under this application.

In reviewing this proposal, the Commission notes that the Upper East Side Historic District Designation Report describes 681 Park Avenue (aka 695 Park Avenue) as an International Modern style college building, designed by Shreve, Lamp & Harmon and built in 1938-41; and that the building's style, scale, materials, and details are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that these installations are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces.

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.

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Sarah Carroll
Chair

cc: Edith Bellinghausen, Deputy Director; Linda Montemarano, Construction Permit Services