



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: 07/25/2022	EXPIRATION DATE: 12/7/2027	DOCKET #: LPC-22-08689	CRB CRB-22-08689
<u>ADDRESS:</u> CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
Chess and Checkers House Central Park, Scenic Landmark			

To the Mayor, the Council, and the the Commissioner of 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, at the Public Meeting of December 7, 2021, following the Public Hearing of the same date, voted to issue a positive report for the proposed work at the subject premises, as put forward in your application completed on November 11, 2021, and as you were notified in Status Update Letter 22-03831, issued on December 29, 2021.

The proposed work consists of alterations at the Chess and Checkers House, within the southern section of Central Park, including the replacement of modern entrance and window infill throughout the building with new infill, featuring clear and translucent etched glazing, including one metal and glass tripartite assembly, featuring six-light paired doors, six-light fixed side panels, and eight-light and four-light transoms, all featuring clear glazing; four metal and glass tripartite assemblies, each featuring a single six-light door, two six-light fixed panels, and three four-light transoms, including two assemblies with clear glazing and two assemblies with etched glazing; one four-over-four, double-hung wood window, with etched glazing; one wood tripartite assembly, featuring one eight-over-eight, double-hung window and two four-over-four, double-hung windows, all with etched glazing; and one wood tripartite assembly, featuring one eight-over-eight, double-hung window, one four-over-four, double-hung window, and one double-hung window with a louver and a four-light sash, all with etched glazing, as well as the installation of interior partitions set behind and parallel with select windows. The work was shown in a digital slide presentation, titled "KINDERBERG/CHESS AND CHECKERS HOUSE" and dated December 7, 2021,

consisting of 66 slides of photographs and drawings, all prepared by the Central Park Conservancy and presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Central Park Scenic Landmark Designation Report describes Central Park as an English Romantic style public park designed in 1856 by Olmsted and Vaux. The Commission further noted that the Chess and Checkers House is a building, built c. 1952, within the Children's District in the southern section of the park.

With regard to this proposal, the Commission found that the replacement of the existing infill will not eliminate or damage any significant architectural features; that the combination of the proportions, materials, profiles, details, paint finish and fenestration pattern of the proposed infill will closely recall the character of the original infill and harmonize with the building design; and that the translucent etched glazing at the side and rear facades, obscuring views of bathrooms and service areas, will be a discreet presence in keeping with the treatment of comfort station windows within the park and will maintain the windows' characteristic sense of depth. Based on these findings, the Commission voted to issue a positive report, with the stipulation that the applicants continue to explore alternatives to the installation of interior sheet rock partitions adjacent to the windows to the extent possible in consultation with the Commission staff.

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 and incorporating any changes required as a result of exploring alternatives.

Subsequently, on March 24, 2022 and April 7, 2022, the Commission received filing drawings labeled G-000.00 through G-003.00, A-110.00, A-111.00, A-120.00 through A-124.00, A-210.00 through A-213.00, A-310.00 through A-312.00, A-400.00, A-401.00, A-500.00 through A-506.00, A-600.00 through A-603.00, A-606.00, and S-001.00, DM-101.00, S-121.00, S-122.00, and S-202.00, dated March 4, 2022, and prepared by Donald Friedman, P.E., and M-001.00, M-100.00, M-101.00, M-200.00, M-300.00, E-001.00, E-002.00, E-100.00, E-101.00, E-200.00, E-201.00, P-100.00, P-101.00 and P-200.00, dated (revised) March 4, 2022, and prepared by Thomas E. Newbold, P.E. Accordingly, the Commission staff reviewed these materials and noted that they include modifications to the proposed work, consisting of a reduction to the length of two of the interior partitions adjacent to the windows from 4'-6" to 3'; the installation of black painted louvers within both upper and lower double-hung sashes, instead of only the top sash on the west elevation; and the installation of louvers, instead of glazing at a portion of a transom and at one door at the southwest elevation; and additional work, consisting of repointing limestone sills and select brickwork; replacing the lead coated copper cupola, featuring aluminum louvers, in-kind; the removal of a lead coated copper vent and the installation of three (3) new lead-coated copper vents and snow guards at the slate roof; the in-kind replacement of slate roof tiles and the wood cornice; the installation of a through-wall vent, painted beige, at the concrete base of the west facade; cleaning the masonry throughout the building, utilizing a chemical detergent and low pressure water rinse; and interior alterations throughout the building. With regards to the modifications and additional work, 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)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; and Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(7) for exterior connections and vents; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(c)(2)(i) for HVAC equipment within window openings on primary facades; and Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Furthermore, with regards to these or other aspects of the work, the

Commission finds that the through-window louvers will be installed at the less prominent (rear) portion of the building and within close proximity to the previously approved through-window louver. Additionally, the Commission found that the proposed interior sheet rock partitions adjacent to the windows have been reduced to the extent possible; and that the design approved by the Commission has been maintained and the required changes were incorporated. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 22-08689 is being issued.

PLEASE NOTE: Work at the site, surrounding the building, reviewed under Commission Advisory Report 22-04729, issued on January 12, 2022, is shown on the approved drawings.

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>

The approved documents, and Department of Buildings filing drawings where applicable, are marked approved by the Commission, with the date of the approval indicated.

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 of slate roofing and pointing work at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to mshabrami@lpc.nyc.gov for review, or contact staff to schedule a site visit.

SHOP DRAWINGS REQUIRED: Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) 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 shop drawings for doors, windows, louvers and the cornice, prior to the commencement of work. Digital copies of all shop drawings may be sent to mshabrami@lpc.nyc.gov for review.

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; Denise Keaveney,



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: 07/13/22	EXPIRATION DATE: 7/13/2028	DOCKET #: LPC-22-08853	SRB SRB-22-08853
ADDRESS: 100 OLD SLIP		BOROUGH: MANHATTAN	BLOCK/LOT: 34 / 37
First Precinct Police Station, Individual Landmark			

To the Mayor, the Council, and the Deputy Inspector, New York City Police Department,

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 proposed for removing three (3) antennas from window assemblies at the fifth floor, including one (1) antenna at each of the north, east, and west facades, in conjunction with temporarily removing six (6) pairs of one-over-one, double-hung window sashes to facilitate the in-kind replacement of the wood mullions to which the antennas are mounted; and interior alterations at the fifth floor, as shown in existing conditions photographs, dated (received) June 30, 2022; and drawings T-001.00, ANT-001.00 through ANT-007.00, LPC-001.00 through LPC-013.00, dated (revised) June 29, 2022, and prepared by Farid Ghaemi, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the First Precinct Police Station Individual Landmark Designation Report describes 100 Old Slip as a neo-Italian Renaissance style police station, designed by Hunt & Hunt, and built in 1909-11.

With regard to the proposal, the Commission finds that certain aspects of the work are in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement. Furthermore, with regard to these or other aspects of the work, the Commission finds that the window sashes will be promptly reinstalled upon completion of

the replacement of the mullions. Based on these findings, the Commission determined that the work is appropriate to the building. 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>

PLEASE NOTE: This permit contains a compliance date of JULY 31, 2023 for the reinstallation of the window sashes. Once the sashes have been reinstalled in compliance with this permit, promptly submit photographs documenting the finished work to mcraren@lpc.nyc.gov

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; Linda Montemarano, Construction Permit Services



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BINDING REPORT

ISSUE DATE: 07/18/22	EXPIRATION DATE: 7/18/2028	DOCKET #: LPC-23-00045	SRB SRB-23-00045
ADDRESS: american museum of natural history		BOROUGH: Manhattan	BLOCK/LOT: 1130 / 1
American Museum of Natural History Upper West Side/Central Park West Historic District American Museum of Natural History, Interior Landmark American Museum of Natural History, Individual Landmark			

To the Mayor, the Council, and the Commissioner of the NYC 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 has reviewed a proposal for exterior work at a courtyard at the southwest section of the site, including replacing two manhole covers in-kind and associated below-grade mechanical work, as described and shown in drawings T-001.00, G-001.00 through G-005.00, D-001.00, C-001.00 through C-003.00, E-001.00 through E-004.00 and EN-01.00, dated June 2022, and prepared by Gloria Maria Gutierrez, P.E.; and an undated 5 page photographic report from Gannet Fleming; all submitted as components of the application.

to "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 style, scale, materials, and details of several of the buildings 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 will be within a utilitarian courtyard and will not alter or detract from any significant architectural features; and that none of the work will be visible from a public thoroughfare. Based on these findings, the work 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 Maggie Mei Kei Hui.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Joseph LePique,



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BINDING REPORT

ISSUE DATE: 07/06/22	EXPIRATION DATE: 7/6/2028	DOCKET #: LPC-23-00103	SRB SRB-23-00103
ADDRESS: 22 READE STREET Apt/Floor: 5th Fl.		BOROUGH: MANHATTAN	BLOCK/LOT: 154 / 23
African Burial Ground & The Commons Historic District			

To the Mayor, the Council, and the Commissioner of the Dept. 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.

interior alterations only at the fifth floor, as described and shown in emails, dated May 18, 2022, June 29, 2022, and July 1, 2022, and prepared by Thomas Ryan; an email, dated June 30, 2022; and drawings G-001.00, A-500.00, and A-501.00, dated June 1, 2022, and prepared by Karim Ahmed, R.A., all submitted as components of the application.

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: Caroline Kane Levy, Deputy Director; Thomas Ryan, NYC Department of Buildings