



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/12/2025	EXPIRATION DATE: 7/22/2031	DOCKET #: LPC-25-12069	CRB CRB-25-12069
<u>ADDRESS:</u> 1 WEST KINGSBRIDGE ROAD		BOROUGH: Bronx	BLOCK/LOT: 3247 / 10
Kingsbridge Armory (Eighth Regiment Armory), Individual Landmark			

To the Mayor, the Council, and the NYC Economic Development Corporation

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 July 22, 2025, following the Public Hearing of the same date, voted to issue a positive report, with stipulations, for the proposed work at the subject premises, as put forth in your application completed on June 26, 2025.

The proposal, as approved, consists of demolishing the two (2) existing mid-twentieth century National Guard buildings and one (1) stair addition on the northern portion of the property, infilling the narrow sunken areaway adjacent to the north façade of the Armory building, and constructing a new two-part mixed-use building along West 195th Street, that abuts the Armory building at the ground floor via an elevated platform and then is setback from the Armory façade by approximately 20-feet for the rest of the building height, with an elevated connecting bridge on columns linking the two segments, all of which is comprised of a (westernmost) 15-story segment set in from the northwest corner to expose the Armory with additional setbacks and recesses, one (1) elevator bulkhead and two (2) stair bulkheads at the roof, all clad in ombre brick (variegated in color ranging from gray-brown to light and dark reddish orange relating to the color of the Armory brick); punched window openings with asymmetrical paired aluminum windows of varying widths above a metal spandrel panel, all with a grey finish; linked by an elevated brick, metal and glass connector “bridge” at the 3rd and 4th floors to a 16-story eastern segment set in from the northeast corner and including additional setbacks and recesses, with one (1) elevator bulkhead and two (2) stair bulkheads at the roof, all clad in ombre brick, an easternmost (3) story chamfered corner pavilion featuring brick cladding, and asymmetrical paired windows with a gray finish; and at the ground floor of all building segments, bays of large storefront openings featuring dark metal infill with large fixed glass display windows with vertical mullions below louvers and with either no transom, single transoms, or double transoms at various bays depending on the grade, and three (3) metal garage doors; and at the Jerome Avenue façade, to the south of the 3-story pavilion, a solid brick mechanical equipment enclosure.

The proposal also consists of exterior work at the Armory building, including throughout the building, removing iron window grilles at all locations, except for the ground level of the West Kingsbridge Road façade where they will be retained; replacing historic and non-historic multi-light double-hung wood windows in a variety of configurations, including two-over-two, four-over-four, nine-over-nine, six-over-six, and some with multi-light transoms, with multi-light fixed simulated double-hung aluminum windows with or without transoms, in configurations to match the historic fenestration and with profiled aluminum panning at brick molds, all with a gray finish; at the drill hall (drum) roof, replacing the existing non-historic bitumen roofing system with approximately 8-inches of added insulation and a liquid-applied roofing system with a gray finish, and cladding the ribbing with copper sheet metal to match existing; at the east and west ends of the drum roof, removing non-historic monumental infill and installing new multi-light metal and glass double-skin curtain walls with a gray finish and replacing the metal fascia panels with new painted sheet metal panels matching the historic detailing but with dimensional adjustments to account for the added roof insulation; at the monitor clerestory, replacing existing non-historic multi-light windows with multi-light fixed aluminum windows matching the historic 6-light or 9-light configurations and with a gray finish; at the monitor roof, installing seven (7) multi-light metal skylights at the center portions of each slope; and installing solar panels at the south-facing roof slope; at the West Kingsbridge Road façade, at the ground floor, at the portion of the façade east of the central entrance, creating one (1) new masonry opening and installing metal and glass doors below transoms with dimensional metal letter signage mounted to the glass; creating one (1) new masonry opening and installing solid metal doors with a dark red finish; and restoring one (1) historic wood door and pinning the restored historic iron gates in an open position; at the main central entrance and flanking door, repairing the historic copper and wood doors respectively and fixing them in an open position within the entrance vestibules and pinning the restored historic iron gates in an open position on the exterior and installing new metal and glass infill in the existing openings; at the portion of the façade west of the central entrance, restoring one (1) historic wood door and pinning the restored historic iron gates in an open position; creating one (1) new masonry opening and installing solid metal doors with a dark red finish; creating one (1) new masonry opening and installing metal and glass doors below transoms, dimensional metal letter signage mounted to the glass, and a metal and glass marquee; at the level of the upper arched windows, installing two (2) projecting fabric stretch banner signs above each of the corner entrances (total of four (4) signs); at the head house, installing a roof-mounted metal picket railing behind the crenelated parapet; at the head house towers, installing two (2) fabric banners mounted flat against the brickwork; and installing one (1) approximately 26'-2" feet long ground-mounted free-standing glass sign with dimensional metal lettering on a concrete base at a portion of the site to the east of the main central entrance; at the Jerome Avenue façade, at the ground floor, replacing the infill at two (2) existing arch-headed openings with new metal and glass doors with sidelights and arched transoms and pinning the historic iron gates in an open position; combining punched window openings and enlarging them in height to the terra cotta band to create four (4) large openings and installing new metal and glass infill featuring, at two (2) openings, four (4) sets of paired doors below transoms and at two (2) openings installing 4-part display windows below transoms; and installing signage consisting of, at the ground floor, metal dimensional letters applied to glass at transoms above doors at four (4) locations, four (4) approximately 6-feet by 3-feet digital screen signs mounted within metal frames in areas of plain masonry; and digital screens at the interior of two (2) display windows; and above the ground floor, two (2) projecting fabric stretch banner signs at masonry above each of the corner entrances (total of four (4) signs); and five (5) cloth banner signs at the interior of the monumental window at the end of the drill hall roof; at the Reservoir Avenue façade, at the ground floor, infilling one (1) garage door opening with brickwork to match existing; enlarging two (2) existing masonry openings and installing one (1) metal and glass roll-down garage door and one (1) metal and glass assembly featuring four (4) display windows and one (1) paired door all below transoms; at the north and south corners of the façade, creating two (2) new masonry openings and installing metal and glass doors below transoms and metal and glass marquees; and installing signage consisting of, at the ground floor, metal dimensional letters applied to glass at transoms above doors at three (3) ground floor locations, and above the ground floor, two (2) projecting fabric stretch banner signs at masonry above each of the corner entrances (total of four (4) signs); and five (5) cloth banner signs at the interior of the monumental window at the end of the drill hall roof; at the West 195th Street (north) façade, at the ground floor, infilling existing window openings with masonry; and creating new openings to facilitate access to underground

parking from West 195th Street; at the east and west corners, creating two (2) new masonry openings and installing metal and glass doors below transoms and a metal and glass marquee at the westernmost entrance; at the abutment with the new building, creating eight (8) new masonry openings and installing solid metal doors with a dark red finish; infilling one (1) door opening with new brickwork and creating one (1) new opening and installing four (4) pairs of metal and glass doors below transoms and a metal and glass marquee; and salvaging the historic iron gates and reinstalling them flanking the new opening; at the drum roof, enlarging ten (10) existing louver openings and installing curved louvers finished to match the roofing material; and at the monitor clerestory, installing through-window louvers with applied multi-light muntin grids and a gray finish at twelve (12) windows; and site work on the Armory property, including re-grading the western portion of the site to raise the elevation at the south western and north eastern corners of the building to above the terra cotta banding and constructing granite-clad steps and landings adjacent to the new doors; at Reservoir Avenue, constructing two (2) barrier-free access ramps with switchbacks and railings and one (1) driveway to the new garage doors; removing the historic iron picket fence around the perimeter of the site, salvaging select portions and modifying them to create gates, and installing them at the east and west ends of the abutment between the Armory and the new building; salvaging ballistic-shaped bollards and reinstalling them in different locations on-site; installing hardscape elements, including a metal market canopy shade structure, brick and stone paving, wood and brick benches and seating walls, and a water-play plaza, as shown in a digital presentation, titled “Kingsbridge Armory Redevelopment,” dated July 22, 2025, and prepared by NYC/EDC, 8th Regiment Partners LLC, SCAPE, Aufgang, and fxcollaborative, including 131 slides, consisting of photographs, drawings, renderings, 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 Kingsbridge Armory (Eighth Regiment Armory) Individual Landmark Designation Report describes 1 West Kingsbridge Road as a Medieval Romanesque style armory building designed by Pilcher & Tachau and built in 1912-1917. The Commission also noted that the Kingsbridge Armory occupies a full city block adjacent to an elevated subway line, and that building’s primary designed facades are located along West Kingsbridge Road, Reservoir Avenue, and Jerome Avenue with typical loading and functional uses located at Reservoir Avenue, and with a simpler secondary façade at West 195th Street. Finally, the Commission noted that there is a scope of restorative work, including but not limited to recreating missing turret elements and a finial, which will be reviewed at staff level.

With regard to this proposal, the Commission found that the two existing National Guard buildings and the stair addition at the northeast corner of the site are not original to the Armory building and are not features for which the site was designated, therefore, demolishing these buildings will not detract from the special historic and architectural character of the Individual Landmark; that the proposed new residential building will be located on the rear portion of the Individual Landmark lot, which fronts on West 195th Street, and therefore the primary reading and views of the historic building as seen from the south, west, and east will not be diminished or blocked, and the new building is well-scaled to the Armory and will only be partially visible in conjunction with the primary designed facades from longer viewpoints; that the new building will provide a setback from the Armory building above the ground floor and will incorporate angled ends and a gap in the center that preserves views and a reading of the Armory building’s massing, and the varied forms and composition of its massing will break down the scale of the new building in deference to the Armory building; that the design and materials of the new building, featuring ombre red and gray brickwork, gray metal paneling, and gray aluminum windows, entrances and storefronts, and simple, repetitive detailing, is referential to the color palette of the Armory while maintaining a level of articulation which will set the new buildings apart from the Armory as a clearly contemporary development without competing with the significant architectural features of the historic building; that the removal of corrugated plastic infill at the east and west ends of the drill hall and replacement of the roofing and fascia will not eliminate any significant historic fabric, and will restore the transparency of these monumental window assemblies; that the proportions and fenestration pattern of the proposed glazing system will be a simplified version of the multi-light fenestration seen in historic photographs and will relate to the interior truss structure; that the dimensional increase for added insulation at the barrel

roof of the drill hall is necessary to address energy code requirements, will retain the curved shape of the roof and legibility of the copper-clad ribs, and will require only minimal adjustments to the metal fascia at the gable ends, and that these changes will not be perceptible from the public thoroughfare; that the proposed skylights at the monitor roof will relate to the interior truss structure and allow light into the massive interior space, that the solar panels at the south slope of the monitor roof will be closely mounted to the roof, and that these installations will only be minimally and seasonably visible from longer views to the south, thereby preserving the profile of the roof slope; that the lower portion of the Reservoir Avenue façade has a variety of large-scale utilitarian openings that were added over time, therefore the proposed modifications to these openings and additional openings are in keeping with this façade's development; that the number and size of the new openings throughout the building base, featuring either simple aluminum and glass infill or flat metal doors with a dark red finish, and glass and metal marquees above select openings, will not overwhelm or diminish the solidity at the base while facilitating safe egress throughout the site, and the infill will read as contemporary insertions, supporting the adaptive reuse of the building for modern needs; that the lintels of these new openings and the marquees will fall below historic building elements, such as the terra cotta band and the corbeled brickwork at the projecting turrets, therefore they will not obscure or detract from these significant features; that the historic ironwork at doors, and select historic doors, will be fixed in open positions, preserving these significant features; that the proposed multi-light aluminum simulated double-hung and fixed windows and transoms will recall the historic wood windows in terms of configuration and finish, and will allow for increased sound proofing and energy efficiency, and will not detract from the special character of the building and regular pattern of masonry openings; that the proposed metal picket railings at the head house will be simple in design and consistent with the presence of ironwork found throughout the historic building; that the mechanical interventions will be limited to the north side of the Armory and will be largely concealed by the new building, the enlarged louvers at the drill hall roof will be curved to retain the roof profile, and the clerestory louvers will feature muntins to simulate the multi-light windows, therefore these interventions will not call undue attention to themselves; that the proposed banner signs at the interior of the drill hall windows and at the head house are in keeping with the building's military architecture and history and will not damage the historic building; that the projecting fabric blade signs mounted at areas of flat masonry will only be installed at the corners of the Armory above the entrances, will relate to the heights of existing window openings, and will not project farther than the adjacent turrets, thereby helping them to fit within the context of the significant architectural features without detracting from those features; that the free-standing sign on West Kingsbridge Road is well-placed within the landscape and will not obscure any significant architectural features of the building; that the installation of digital signage with both static and changing information at the Jerome Avenue façade, consisting of four (4) poster boxes with digital screens and two (2) digital screens at the inside of infill glass, are modern versions of signage typically found at buildings used for entertainment purposes and public gatherings, will be of a modest scale, and will not call undue attention to themselves; that the proposed metal dimensional lettering mounted to glass infill will be minimal and well-scaled to the modern infill; that the overall signage program and number of signage types will not overwhelm this large building as a whole when seen from public thoroughfares and will support its adaptive reuse; that the removal of the simple historic perimeter picket fence will facilitate access to the Individual Landmark, and limited portions of the fence will be relocated and reused on-site, thereby retaining some historic fabric; that the proposed landscape and hardscape plan, including retaining mature trees, creating plazas, and installing paving, barrier-free access ramps, raised planters, and other street furniture, will facilitate use of the outdoor areas as community gathering spaces, will support the adaptive reuse of the building and site, and will not detract from this monumental building; that the metal shade structure, ramps, seating, and built-in elements will be modern, low-scale installations that will not obscure views of the historic building or significant features; and that the cumulative effect of the proposed work will result in an adaptive reuse for this long vacant Armory building and is supportive of its long-term preservation without detracting from the Individual Landmark.

Based on these findings, the Commission determined the work to be appropriate to the building and site, and voted to issue a positive report, with the stipulations that the applicant work with staff regarding the new masonry openings at the ground floor, specifically concerning their depth, placement, and detailing, and on the infill materials and how the infill meets the ground, and to study opening heights relative to the turrets; that the applicant further explore the relationship of the new building to the Armory, including the

possibility of making the two new building wings symmetrical and increasing views from the north to the Armory through the new building wings, which may include reconsidering the height, width, placement, and design of the central connecting bridge; and that the final materials, details, and articulation of the new building and site work be examined for their compatibility with the Armory, working with Commission staff. On this basis, this Design Intent Only Commission Binding Report 25-07414 is being issued.

The Commission notes that the applicant is applying to the City Planning Commission (CPC) for a variety of actions to facilitate the project. This Design Intent Only Commission Binding Report is being issued to permit the CPC to take action. The final Commission Binding Report will be issued after submission, review and approval by the staff of the final filing drawings incorporating the required stipulations and any other adjustments required by other reviewing agencies, prior to the commencement of construction.

PLEASE NOTE: The presentation, which was approved by the Commission, has been marked as “approved” by the Commission. However, this permit is issued contingent upon the Commission's review and approval of the final Department of Building filing set of drawings incorporating the required changes. **NO WORK MAY BEGIN UNTIL THE FINAL DEPARTMENT OF BUILDINGS FILING DRAWINGS HAVE BEEN APPROVED BY THE COMMISSION.** Once the final filing drawings have been received and approved, they will be marked as approved by the Commission. Please submit these drawings to the Commission staff as soon as they become available.

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 Leanne Pollock.

Sarah Carroll
Chair

cc: Caroline Kane Levy, Deputy Director; Sarah Sher, Higgins Quasebarth & Partners



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/06/25	EXPIRATION DATE: 8/6/2031	DOCKET #: LPC-25-09145	SRB SRB-25-09145
ADDRESS: 210 JORALEMON STREET Apt/Floor: Roof		BOROUGH: Brooklyn	BLOCK/LOT: 266 / 7501
Brooklyn Municipal Building Borough Hall Skyscraper 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 exterior work at the roof, including coating 100% of the copper tile roof with a green elastomeric coating (Polaroof AC); replacing deteriorated copper roofing tiles with new copper roofing tiles; replacing roofing membrane at the eleventh and fifteenth floor setback roofs, in conjunction with repairing the underlying concrete decking using new reinforced concrete; replacing drains; installing flashing as needed at parapet and party walls; and repairing areas of deteriorated limestone using a patching compound; as described and shown in written specifications, dated February 28, 2024, prepared by NYC DCAS; letters, dated April 22, June 2, and July 25, 2025, and prepared by Paul Millman; existing condition photographs; and drawings T-001.00, G-001.00 through G-004.00, A-101.00 through A-104.00, and A-501.00 through A-511.00, dated February 25, 2025, and prepared by Paul Millman, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Borough Hall Skyscraper Historic District Designation Report describes 210 Joralemon Street as a neo-Classical style civic building, designed by McKenzie, Voorhees & Gmelin, and built in 1923-26; 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 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)(4) for repair of natural or cast stone; Section 2-11(c)(10) for repair of other materials; and 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 over 70% of the existing historic roofing material has previously been coated; that the proposed coating will match the patinated finish of the existing copper roof; that water infiltration is occurring at the roof due to its deteriorated condition; and that the application of a waterproofing, elastomeric coating will help to prevent water infiltration, thereby aiding in the long term preservation of the building. Based on these findings, the Commission determined that the work is appropriate to the building and to the Borough Hall Skyscraper 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 Marie Guarino.

Sarah Carroll
Chair

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

Issued: 08/06/25
DOCKET #: LPC-25-09145



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/11/25	EXPIRATION DATE: 8/11/2031	DOCKET #: LPC-25-10349	SRB SRB-25-10349
ADDRESS: 274 BROADWAY Apt/Floor: 1		BOROUGH: Manhattan	BLOCK/LOT: 153 / 1
African Burial Ground & The Commons Historic District Sun Building, Individual Landmark			

To the Mayor, the Council, and the NYC Dept. 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 exterior work at the Chambers Street, Broadway, and Reade Street storefronts, including installing three (3) security cameras at the second-westernmost and two easternmost Chambers Street storefront bays, three (3) security cameras at the second-northernmost and second-southernmost Broadway storefront bays, all mounted to existing signage channels at the cornices; and installing two (2) security cameras, mounted to skyward-facing portions of the non-historic cornice above the modified garage entries at the Reade Street facade, adjacent to the modified easternmost and third-easternmost window bays at the 1st floor; all in a beige finish to match the existing marble and cast iron facade; as described in written specifications dated July 23, 2025, prepared by Motorola Solutions; and as shown on drawings labeled A-100, A-200, A-201, A-202, A-210, all dated July 25, 2025 (rev.), prepared by Joseph M. Spina, R.A.; and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Sun Building Individual Landmark Designation Report describes 280 Broadway (aka the A.T. Steward Store/Sun Building) as an Italian Renaissance Revival-style department store built in phases between 1846 and 1884.

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 Commission determined that the work is appropriate to this Individual 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>

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: Caroline Kane Levy, Deputy Director; Descire Mori, LiRo Architects + Planners, P.C.



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/11/25	EXPIRATION DATE: 8/11/2031	DOCKET #: LPC-25-11871	SRB SRB-25-11871
ADDRESS: N/A PROSPECT PARK PICNIC HOUSE		BOROUGH: Brooklyn	BLOCK/LOT: 1117 / 1
Prospect Park, Scenic Landmark			

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 the temporary installation of signage at and adjacent to the storefront at the north facade, including a flat wood sign panel on the metal panel at the security roll-gate housing and a metal menu box at the stucco clad infill, immediately east of the storefront infill, both to be removed by January 24, 2026, as well as repairing the stucco surrounding the storefront with a patching grout, as described and shown in annotated existing condition photographs; an annotated Materials Checklist response; an email, dated July 25, 2025; and a rendering, dated January 6, 2025 and prepared by the New York City Department of Parks and Recreation, all submitted as components of the application. The sign and menu box have already been installed.

In reviewing this proposal, the Commission notes that the Prospect Park Designation Report describes Prospect Park as a primarily naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux; and that the Picnic House was constructed in 1928, replacing a series of late-19th century structures, and was renovated in 1984 and 2005.

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)(6) for repair of stucco; and Section 2-05 for Temporary Installations. Based on these findings, the proposed work is determined appropriate to the building and Prospect Park Scenic Landmark.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s):
<http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

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: stucco patch repair.

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; Chris Syrett, none

Issued: 08/11/25
DOCKET #: LPC-25-11871



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/13/25	EXPIRATION DATE: 8/13/2031	DOCKET #: LPC-26-00855	SRB SRB-26-00855
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Metropolitan Club Building, Individual Landmark			

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 a telecommunications poletop antenna and associated transmitter box mounted on an existing light pole, 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 adjacent to the Metropolitan Club Building Individual Landmark. The work consists of installing one (1) gray finished telecommunications poletop whip antenna and transmitter box at the light pole; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated July 22, 2025, 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 adjacent to the Knickerbocker Hotel Individual Landmark is: 28892.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the antenna and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; and that any concrete paving to be excavated will be replaced with new concrete paving 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 Robert Watkins.

Sarah Carroll
Chair

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



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/04/25	EXPIRATION DATE: 8/4/2031	DOCKET #: LPC-26-00907	SRB SRB-26-00907
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Other, Microtrenching Gansevoort Market 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 work located along the north side of Gansevoort Street, east of Washington Street, including excavating a 1'-4" wide trench at the sidewalk, in conjunction with excavating concrete pavers where the concrete will be replaced to match the pre-existing tint and scoring; and installing a grey-finished handhole at the sidewalk, for the installation of telecommunications conduit, as shown in a site plan and an existing conditions photograph, dated (received) July 23, 2025, both submitted as components of the application by Judith Garcia, of the NYC Office of Technology and Innovation.

In reviewing this proposal, the Commission notes that areas of microtrenching are proposed throughout New York City's historic districts; and that the Office of Technology and Innovation applications for such work have been divided into multiple phases. The Commission also notes that the proposed project area is unlikely to contain potentially significant archaeological resources. The Commission further notes that the area of work is located within the Gansevoort Market Historic District.

With regard to this proposal, the Commission finds 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.

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: Emma Waterloo, Deputy Director; Judith M Garcia, Office of Technology and Innovation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/25/25	EXPIRATION DATE: 8/25/2031	DOCKET #: LPC-26-01076	SRB SRB-26-01076
<u>ADDRESS:</u> N/A		BOROUGH: Brooklyn	BLOCK/LOT: /
Sidewalks - Multiple Prospect Park, Scenic Landmark			

To the Mayor, the Council, and the Deputy Commissioner/NYC Department of Transportation, Sidewalk Program

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 work at the eastern side of Vanderbilt Avenue and western side of Plaza Street East between Vanderbilt Avenue and Eastern Parkway, including replacing concrete paving at the sidewalk with blue gray tinted concrete paving, scored in a standard rectilinear pattern; and replacing granite Belgian Block with grass ribbons between the sidewalk and stone curb, as described in and as shown on an undated presentation, titled “State of Good Repair | Parks,” consisting of nine pages and including written text, annotated photographs and drawings, prepared by NYC Department of Transportation and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Prospect Park Designation Report describes Prospect Park as a primarily naturalistic style park designed in 1865 by Frederick Law Olmsted and Calvert Vaux. The Commission also notes that the western side of Plaza Street West historically featured a central paved pathway, flanked by verges, and street trees. The Commission finally notes that Staff Advisory Report 20-10305 (LPC-20-10305) was issued on July 22, 2020 for work at the eastern side of Plaza Street West between Flatbush Avenue and Union Street, including replacing concrete sidewalk; replacing granite cobbles with grass ribbons at the sidewalk; replacing concrete and wood (“Borough President”) benches; replacing black painted metal refuse receptacles; and installing unpainted steel circular bicycle racks at the concrete paving, as well as work at and adjacent to pathways within the southeastern section of the park, between the East Drive, within the park, and Parkside Avenue, including replacing existing asphalt hex block pavers with poured asphalt paving; replacing a concrete and wood (“Borough President”) bench, within landscaping adjacent to a pathway, with a black painted metal and wood bench (Central Park settee), as well as associated landscaping work, for Prospect Park Alliance.

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 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk. Furthermore, with regard to these or other aspects of the work, the Commission finds that the work will not eliminate any significant architectural or landscape features and will not increase the overall amount of paving within the park or at Plaza Street East; that the proposed work at Plaza Street East will return this sidewalk closer to its original design; that the proposed concrete paving will match the adjoining paving and be in keeping with typical sidewalk paving throughout the perimeter of the park in terms of material, finish and scoring pattern; and that the cumulative effect of the proposed work will support the significant historic and naturalistic character of the Prospect Park Scenic Landmark. Based on these findings, the Commission determined that the work is appropriate to the Prospect Park Scenic 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>

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; Chase Buckman, Department of Transportation - Sidewalk Program



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/18/25	EXPIRATION DATE: 8/18/2031	DOCKET #: LPC-26-01341	SRB SRB-26-01341
ADDRESS: N/A BARTOW-PELL MANSION MUSEUM		BOROUGH: Bronx	BLOCK/LOT: 5650 / 1
Bartow-Pell Mansion, Individual Landmark			
Bartow-Pell Mansion, Interior, Interior Landmark			

To the Mayor, the Council, and the Commissioner, NYC Dept. of Parks & Rec.:

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 two artworks on the grounds of the Bartow-Pell Mansion on the lawn to the south of the mansion, one of which will require excavating four holes approximately one foot in diameter and 14 inches deep, from August 2025 to August 2026; and filling in the holes with soil and topping with grass seed following the removal of the artworks, as shown and described in annotated photographs of the existing conditions, photographs of the artwork, a summary of the project, a letter from Elizabeth Masella, dated July 30, 2025, and a letter from the artist, Graciela Cassel, dated July 23, 2025.

In reviewing this proposal, the Commission notes that the designation report describes 895 Shore Road, the Bartow-Pell Mansion, as a Greek Revival style mansion built in 1836-42, surrounded by landscaping and green space.

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.

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 Lisa Schaeffer.

Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; Chris Syrett, NYC Parks

Issued: 08/18/25
DOCKET #: LPC-26-01341



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 08/07/25	EXPIRATION DATE: 8/7/2031	DOCKET #: LPC-26-01361	SRB SRB-26-01361
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Expanded Carnegie Hill 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 a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, 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 Expanded Carnegie Hill Historic District. The work consists of installing one (1) grey 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 August 1, 2025, 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 Expanded Carnegie Hill Historic District is: 28823.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop antenna, 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; 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; Sonia Irizarry-Lopez, Office of Technology & Innovation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/13/25	EXPIRATION DATE: 8/13/2031	DOCKET #: LPC-26-01362	SRB SRB-26-01362
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts NoHo 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 a telecommunications poletop antenna and associated transmitter box mounted on an existing light pole, 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 NoHo Historic District. The work consists of installing one (1) dark gray finished telecommunications poletop whip antenna and transmitter box at the light pole; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 4, 2025, 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 Upper East Side Historic District is: 28902.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the antenna and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; and that any concrete paving to be excavated will be replaced with new concrete paving 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 Robert Watkins.

Sarah Carroll
Chair

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



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/07/25	EXPIRATION DATE: 8/7/2031	DOCKET #: LPC-26-01508	SRB SRB-26-01508
<u>ADDRESS:</u> N/A		BOROUGH: Brooklyn	BLOCK/LOT: /
Lampposts Brooklyn Heights Historic District			

To the Mayor, the Council, and the Felicia Tunnah

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 saw cut 2' by 2' squares from seven (7) bluestone sidewalk slabs in order to install the foundations for seven (7) Bishop's Crook lightpoles and 18"-x-24" penetrations for the installation of flush-mounted electric boxes, all located within the Brooklyn Heights Historic District; and installing bluestone tinted concrete at these slabs where patching may be required, as described in a letter dated August 6, 2025; and as described in a meeting on August 6, 2025 with DOT and LPC Staff; and as shown on existing condition and annotated photographs; and drawings labeled Sheet 2 of 7 and Sheet 3 of 7 dated March 8, 2023; and undated drawings labeled Sheet 1 of 7 and Sheet 4 of 7 through Sheet 7 of 7, prepared by NYC Department of Transportation and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Bishop's Crook post was installed throughout the city beginning in the early-20th century; and that these posts remained in place into the 1960s. The Commission also notes that Staff Advisory Report 11-3901 (LPC-11-3365) was issued on November 3, 2010 for replacing two hundred seventy-two (272) standard lamp posts at various locations with one hundred thirty-four (134) "Bishop's Crook" poles, 101 "M" poles, 35 "M" poles with traffic signals and 2 Bishop's Head fixtures, all located within the Brooklyn Heights Historic District; and that these seven locations have been submitted separately as they require penetrations into select areas of bluestone sidewalk.

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 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk. Furthermore, with regard to

these or other aspects of the work, the Commission finds that only a limited amount of bluestone will be removed and that these areas will be obscured when the lightpoles are installed; that the penetrations within bluestone slabs are required to provide uniform lighting levels at the street and adjacent sidewalks; and that the proposed work will strengthen the historic character of the streetscape within this historic district. Based on these findings, the Commission determined that the work is appropriate to the Brooklyn Heights 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.

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Sarah Carroll
Chair

cc: Jared Knowles, Deputy Director; Nicholas Pettinati, NYC Department of Transportation

Issued: 08/07/25
DOCKET #: LPC-26-01508



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/13/25	EXPIRATION DATE: 8/13/2031	DOCKET #: LPC-26-01571	SRB SRB-26-01571
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Knickerbocker Hotel, Individual Landmark			

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 a telecommunications poletop antenna and associated transmitter box mounted on an existing light pole, 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 adjacent to the Knickerbocker Hotel Individual Landmark. The work consists of replacing an existing gray finished light pole shaft with a shorter light pole shaft; installing one (1) gray finished telecommunications poletop whip antenna and transmitter box at the new light pole; replacing the base, in-kind; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 7, 2025, 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 adjacent to the Knickerbocker Hotel Individual Landmark is: 28888.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the antenna and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement shaft will match the existing in terms of placement, material, and finish; that the replacement 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; and that any concrete paving to be excavated will be replaced with new concrete paving 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.

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Sarah Carroll
Chair

cc: Emma Waterloo, Deputy Director; Imani Charles, Office of Technology and Innovation

Issued: 08/13/25
DOCKET #: LPC-26-01571



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/11/25	EXPIRATION DATE: 8/11/2031	DOCKET #: LPC-26-01594	SRB SRB-26-01594
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Madison Square North 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 a telecommunications poletop antenna and associated transmitter box mounted on an existing light pole, 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 Madison Square North Historic District. The work consists of installing one (1) gray finished telecommunications poletop whip antenna and transmitter box at the light pole, in conjunction with replacing the pole base, in-kind; and excavating and replacing concrete paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated August 7, 2025, 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 Madison Square North Historic District is: 28905.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement base will match the existing in terms of placement, material, design, and finish; and that any concrete paving to be excavated will be replaced with new concrete paving 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, Office of Technology and Innovation

Issued: 08/11/25
DOCKET #: LPC-26-01594



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/15/25	EXPIRATION DATE: 8/15/2031	DOCKET #: LPC-26-01661	SRB SRB-26-01661
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Metropolitan Museum 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 a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, 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 Metropolitan Museum Historic District. The work consists of installing one (1) grey 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 August 11, 2025, 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 Metropolitan Museum Historic District is: 28867.

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; Sonia Irizarry-Lopez, Office of Technology & Innovation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/21/25	EXPIRATION DATE: 8/21/2031	DOCKET #: LPC-26-01741	SRB SRB-26-01741
ADDRESS: N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Metropolitan Museum 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 a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, 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 Metropolitan Museum Historic District. The work consists of installing one (1) grey 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 August 13, 2025, 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 Metropolitan Museum Historic District is: 28814.

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.

Lisa Kersavage
Executive Director

cc: Emma Waterloo, Deputy Director; Imani Charles, Office of Technology and Innovation



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/20/25	EXPIRATION DATE: 8/20/2031	DOCKET #: LPC-26-01768	SRB SRB-26-01768
ADDRESS: N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts Central Park, Scenic 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 a telecommunications poletop antenna, and associated equipment shroud mounted on an existing light pole, 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 Central Park Scenic Landmark. The work consists of installing one (1) black-finished telecommunications poletop whip antenna and mid-pole equipment shroud; temporarily removing and reinstalling any existing attachments, as needed; and installing a grey-finished handhole at the sidewalk, adjacent to the pole, as described and shown in a letter, dated August 4, 2025, and prepared by Matthew Claro, of Verizon Wireless; existing conditions photographs, a locator map, drawings, and a manhole cover diagram, dated (received) August 14, 2025, and submitted by Judith Garcia of NYC OTI, all submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antennas and transmitter boxes 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 Central Park Scenic Landmark is: 28817.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting

height of the proposed poletop antenna and equipment shroud will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment; and that the handhole will be small in size, simple in design, and finished to match the adjacent granite Belgian block pavers. Based on these findings, the proposed work is determined to be appropriate to this scenic landmark. 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 Michelle Craren.

Lisa Kersavage
Executive Director

cc: Cory Herrala, Director of Preservation; Imani Charles, Office of Technology and Innovation

Issued: 08/20/25
DOCKET #: LPC-26-01768



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/21/25	EXPIRATION DATE: 8/21/2031	DOCKET #: LPC-26-01864	SRB SRB-26-01864
ADDRESS: N/A BROOKLYN MUSEUM Apt/Floor: OSP, CEL		BOROUGH: Brooklyn	BLOCK/LOT: 1183 / 26
Brooklyn Institute of Arts and Sciences (Brooklyn 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 has reviewed a proposal for the temporary installation of a boiler and associated piping and fencing in the parking lot, adjacent to the north (rear) facade of Wing H, to be installed from November 2025 through November 2026; and interior alterations at the cellar level, as described and shown in written correspondence, dated (received) August 20, 2025, and prepared by Marina Bartke, of NYCCODE, LLC; existing conditions photographs, dated (received) August 20, 2025; and drawings M-900.00 through M-904.00 and M-900 through M-903.00 (2) dated July 31, 2025, and prepared by Daniel Alejandro Gordon, PE, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Brooklyn Institute of Arts and Sciences (Brooklyn Museum) Individual Landmark Designation Report describes 200 Eastern Parkway as an Eclectic-Roman style museum building designed by McKim, Mead & White and built in 1894-1924 and altered in 1936, with later alterations and additions.

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 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.

Lisa Kersavage
Executive Director

cc: Cory Herrala, Director of Preservation; Laurie Cumbo, NYC Cultural Affairs

Issued: 08/21/25
DOCKET #: LPC-26-01864



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
253 BROADWAY 12TH FLOOR NEW YORK NY 10007
TEL: 212 669-7700



BINDING REPORT

ISSUE DATE: 08/19/25	EXPIRATION DATE: 8/19/2031	DOCKET #: LPC-26-01880	SRB SRB-26-01880
<u>ADDRESS:</u> N/A		BOROUGH: Manhattan	BLOCK/LOT: /
Lampposts 67-69 East 79th Street Building (George and Rives House), Individual Landmark			

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 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 adjacent to the 67-69 East 79th Street Building Individual Landmark. The work consists of installing one (1) gray finished telecommunications poletop whip antenna and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating concrete pavers where the concrete will be replaced to match the pre-existing tint and scoring, as needed, as described and shown in existing conditions photographs, locator map, poletop manager print out, and a letter, dated August 15, 2025, 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 adjacent to the 67-69 East 79th Street Building Individual Landmark is: 28863.

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 Individual Landmark; that the replacement shaft and base will match the existing in terms of placement, material, design, and finish; 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 the Individual Landmark site. 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 Abbie Hurlbut.

Lisa Kersavage
Executive Director

cc: Edith Bellinghausen, Deputy Director; Sonia Irizarry-Lopez, Office of Technology & Innovation