



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



ADVISORY REPORT

ISSUE DATE: 11/14/23	EXPIRATION DATE: 11/14/2029	DOCKET #: LPC-23-11913	SRA SRA-23-11913
<u>ADDRESS:</u> 259 CONVENT AVENUE Apt/Floor: ROOF		BOROUGH: MANHATTAN	BLOCK/LOT: 1957 / 105
City College, City University of New York (CUNY), North Campus, Individual Landmark			

To the Mayor, the Council, and the Dormitory Authority of the State of New York:

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed the proposal for at the main roof and adjoining parapets, including removing and replacing slate shingles and copper flashing throughout the roof in-kind; repairing and replacing the underlayments and roof decking beneath the shingles, at the gutters, installing a fluid applied membrane over existing lead-coated copper flat seam sheet metal; selectively repointing and repairing terra cotta and schist at the parapets with lime rich mortar and patching compounds; installing sealant at joints between GFRC units at the parapets; and installing snow guards and a fall protection system, featuring anchor posts and cables, at the roof, as described in a letter, dated June 9, 2023; and in an email, dated November 6, 2023, both prepared by Alenya Becker; in an undated written response to the Materials Checklist, received October 10, 2023; and a schematic design report, dated September 1, 2021, and prepared by SuperStructures; and as shown on drawings T-001, G-001, G-002, G-003, A-101 through A-109, and A-501 through A-514, dated May 16, 2023, and prepared by Paul Millman, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the City College, City University of New York (CUNY), North Campus Designation Report described 259 Convent Avenue, also known as the Shepard Hall or the Main Building, as an English Perpendicular Gothic style college building designed by George B. Post and constructed c. 1906.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement,

and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-11(d)(1)(iv)(I) for replacement of roofing material; and Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(1) for non-occupiable rooftop additions on Individual Landmarks. Based on these findings, the Commission determined that the work is appropriate to the building.

SAMPLES REQUESTED: 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 with a request for 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 samples requested will be identified in a Materials Checklist. Review instructions in the subsection cited above before preparing samples.

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

PLEASE NOTE: Routine maintenance, including replacing roofing membranes in-kind at flat roofs of the building and the in-kind replacement of roof drains is noted in the submitted materials.

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 Brian Blazak.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Paul Millman PE, Superstructures Eng. + Arch.



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1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007
TEL: 212 669-7700 FAX: 212 669-7780



ADVISORY REPORT

ISSUE DATE: 11/28/23	EXPIRATION DATE: 11/28/2029	DOCKET #: LPC-24-03721	SRA SRA-24-03721
<u>ADDRESS:</u> 1589 AMSTERDAM AVENUE Apt/Floor: 002-003		<u>BOROUGH:</u> MANHATTAN	<u>BLOCK/LOT:</u> 1957 / 200
City College, City University of New York (CUNY), North Campus, Individual Landmark			

To the Mayor, the Council, and the Dormitory Authority of the State of New York:

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for exterior work at the second and third floors of the north and south facing courtyard facades at the wings of 1589 Amsterdam Avenue (Townsend Hall), including replacing single-light sashes with six (6) through window louvers with a bronze finish, as well as interior alterations throughout the building, as shown on existing condition photographs, and drawings T-001, EN-001, A-001, A-011, A-012, A-013, A-101 through A-104, A-111, A-112, A-113, A-121 through A-124, A-401, A-501, and A-601, dated October 13, 2023, and prepared by Ajay Ghei, R.A.; and drawings M-001, M-002, M-101, M-501, and M-601, dated October 13, 2023, and prepared by Joseph Mizrahi, P.E.; all submitted as components of the application.

In reviewing this proposal, the Commission notes that the City College, City University of New York (CUNY), North Campus Designation Report described 1589 Amsterdam Avenue, also known as Townsend Harris Hall, as an English Collegiate Gothic-style college building designed by George B. Post and constructed c. 1906.

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 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(c)(2)(i) for HVAC equipment within window openings on primary facades. Based on these findings, the Commission determined that the work is appropriate to the building.

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 Brian Blazak.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Dave Jagnarine, Municipal Building Consultants



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ADVISORY REPORT

ISSUE DATE: 11/27/23	EXPIRATION DATE: 11/27/2029	DOCKET #: LPC-24-04214	SRA SRA-24-04214
ADDRESS: CENTRAL PARK		BOROUGH: MANHATTAN	BLOCK/LOT: 1111 / 1
CENTRAL PARK CAROUSEL Central Park, Scenic Landmark			

To the Mayor, the Council, and the NYC Department of Parks and Recreation,

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The proposal consists of restorative work at a carousel, located south of the 65th Street Transverse Road and west of Center Drive, including selectively removing and reinstalling or replacing slate tiles at the roof in-kind; and repairing wood molding at the existing ticket window using off-white painted in-kind unit replacement, as well as installing copper mesh screening over the gutters and straightening and reforming existing conductor boxes using hand tools to return their original profiles, as described and shown in existing condition photographs; e-mails dated November 6, 2023 and November 16, 2023 and prepared by Sybil Young; a product specification sheet; drawings labeled 13, 23, and 33, dated October 9, 2023, and a drawing labeled 1, dated October 29, 2023, and prepared by Nicholson & Galloway, Inc., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Central Park Carousel was built in 1908, and installed in 1951 within an English Romantic style public park designed by Olmsted and Vaux in 1856.

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(d)(1)(i) for in-kind material replacement, Section 2-11(d)(1)(iv)(I) for replacement of roofing material, and Section 2-11(c)(9) for repair of wood features. Based on these findings, the Commission determined that the work is appropriate to the building and to the Central Park Scenic Landmark.

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All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dina Posner.

Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Sybil Young, NYC Parks