



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



# BINDING REPORT

<b>ISSUE DATE:</b> 12/23/2024	<b>EXPIRATION DATE:</b> 6/4/2030	<b>DOCKET #:</b> LPC-25-04918	<b>CRB</b> CRB-25-04918
<b>ADDRESS:</b> GOVERNORS ISLAND		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1 / 111
Building 140 Governors Island Historic District			

To the Mayor, the Council, and the Trust for Governors Island

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

June 4, 2024, following the Public Hearing of the same date, voted to issue a positive report for the approved work at the subject premises, as put forth in your application completed on May 8, 2024, and as you were notified in Status Update Letter 24-07729 (LPC-24-07729), issued on June 14, 2024.

The proposal, as approved, consists of, at the east facade, removing the existing concrete entry stairs and rails, and installing a dark metal and glass barrier-free access platform lift, a brick screen wall, and a new concrete entry stair with brick side walls, black metal handrails, and a modified landing to accommodate the new platform lift; and installing black metal pin-mounted signage letters adjacent to the existing entry; at the Carder Road façade, removing the central window, removing brick and a non-historic louver to lower the sill, and installing one (1) new white multi-lite aluminum-clad wood and glass entry door within the modified arch-headed opening; and installing metal pin-mounted signage letters adjacent to the new entry door, and a metal bracket sign, and a black metal armature at the brick pier adjacent to the new entry door; at the west façade, installing one (1) through-window HVAC transom louver at the existing entry door assembly; at the south-facing portion of the roof, installing seven (7) HVAC goosenecks, and two (2) HVAC vent terminations, all painted in a dark gray finish to match the existing roof shingles; at the yard fronting the Carder Road facade, installing new sloped concrete paving to provide access to the new central entry bay; and establishing a master plan for temporary seasonal installations at the north and east portions of the site, including portable event structures, tents, seating, planters, and shade structures; as

shown in a digital presentation, titled “BLDG 140 Governors Island Adaptive Reuse,” dated June 4, 2024, and prepared by SHoP Architecture Interiors, including 94 slides, consisting of photographs, drawings, photomontages, renderings, and details, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Governors Island Historic District Designation Report describes Building 140 as a Romanesque Revival-style storehouse/arsenal building built in 1875 and altered in 1938; and that the building’s style, scale, materials, and details, are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission found that the proposed work will not damage or eliminate any significant architectural features; that the scale of the building can support the presence of a new entrance along Carder Road, and the proposed new entrance door will be centrally located and well-scaled to the long façade; that the proposed modification of a window to a door will entail removal of only a minimal amount of historic fabric, and that the proposed door will feature divided lights that approximate the dimensions and details of the adjacent windows; that the new entrance will include a low concrete entry platform with shallow ramps and no railings, allowing barrier-free access to the first-floor level in the least intrusive manner possible; that the proposed east entrance modifications will accommodate barrier-free access to the raised east portion of the first floor of the building, and will feature concrete steps, brick curbs, and metal handrails that are in keeping with the materiality and details of the historic entrance; that the proposed platform lift at the east entrance will be located south of the entrance stairs to recede from view when seen from the principal ferry pedestrian access path, will have a dark finish to match the adjacent ironwork, and will be stored in the down position to minimize its visual presence; that the proposed exhaust vents at the south portion of the roof will not be visible from primary northern or western vantage points at the ferry pier and pedestrian access paths, and will be finished dark gray to match the existing roof to help these features recede from when seen in conjunction with the roof from southern vantage points; that the proposed pin-mounted and bracket signs will be located adjacent to the entrances and are well-scaled to the building and will be mounted through plain masonry; that the establishment of a master plan for temporary installations around the site will ensure a cohesive design and facilitate the seasonal installation of certain features as needed; that the presence of temporary installations and portable event structures at the specified locations at the east and north portions of the site will not detract from the buildings of the surrounding landscape and will support the adaptive reuse of the building; that the proposed installations, including tents, seating and planters will be installed on a seasonal basis for less than one year, and will not cause damage to significant protected architectural features of the site; that an acceptable plan and time schedule for the dismantling of the seasonal installations will be submitted to the Commission as a component of future applications; and that the proposed work will support the reactivation of this long-vacant building and site and will enhance the Governors Island Historic District. Based on these findings, the Commission determined the work to be appropriate to the building and the historic district and voted to issue a positive report with the stipulation that the proposed rooftop HVAC installations be reduced or relocated to minimize these features' impact on the long roof structure when viewed from southern and western vantage points, to the extent that is feasible; that the proposed transom louver at the west entry door opening be painted in a dark finish to approximate the glass it is replacing; and that the proposed seasonal shade structures at the north of the building be further developed to minimize these features' impact on the building when viewed from the ferry approach; in consultation with staff.

The Commission authorized the issuance of a Commission Binding Report upon receipt, review and approval of signed and sealed Department of Building filing drawings showing the approved design and incorporating the required change.

Subsequently, on November 15, 2024, the Commission received filing drawings labeled T-000.00, G-002.00 through G-005.00, G-010.00, G-030.00, G-031.00, G-040.00, G-041.00, Z-100.00, A-000.00, A-006.00, A-055.00, A-066.00, A-070.00, A-071.00, A-083.00, A-100.00 through A-104.00, A-300.00, A-301.00, A-350.00, A-351.00, A-415.00 through A-417.00, A-500.00, and A-503.00, all dated September 27, 2024 (rev.), prepared by Gregg A. Pasquarelli, R.A.; drawings labeled G-020.00, DM-110.00, DM-111.00, A-065.00, A-080.00, A-081.00, A-200.00, A-201.00, A-420.00, A-501.00, A-601.00, A-602.00, HP-201.00 through HP-203.00, LT-100, LT-101, LT-200, TA-207.00, and TA-208.00, all dated August 23, 2024, prepared by SHoP; drawings labeled L-000, L-001, L-100, L-101, L-200, L-201, L-300, L-301, L-400, L-401, L-500 through L-503, L-700 through L-706, and L-900 through L-912, all dated September 27, 2024 (rev.), prepared by Simon David, R.L.A.; and a drawing labeled A-101, dated August 30, 2024, prepared by Jan Hird Pokorny Associates; and as described in written specifications labeled "BUILDING 140 VOLUME 2: PRODUCT DATA & CUT SHEETS," dated August 23, 2024, prepared by SHoP Architects; and a letter dated September 6, 2024, prepared by Robert McFee, P.E.

Accordingly, the Commission staff reviewed these materials, noting that the proposed transom louver finish at the west entry door assembly has been revised to a dark gray; that the height of the proposed seasonal shade structures at the north of the building has been lowered to align with the bottom of the brick corbelling at the north façade, thereby minimizing these features' impact on the building; that a mechanical engineer's report has been submitted noting that any reduction or relocation of the south-facing rooftop HVAC installations will not be feasible; and that the drawings include additional work consisting of restorative work at all facades, including cleaning the masonry facades using a low-pressure water wash and restoration cleaner; replacing select brickwork and cast stone window sills in kind; brick and stone joint repointing; repainting the existing brick corbelling, roof soffits, and exposed rafters yellow to match the historic condition; repainting the existing medallions at the west façade blue and yellow to match the historic condition; window perimeter recaulking; and replacing metal gutters and downspouts; and exterior work at all facades, including removing twenty-two (22) non-historic windows, and installing twenty-one (21) new six-over-six double-hung aluminum-clad wood window assemblies with multi-lite arch-headed transoms; and one (1) six-over-three unequal sash double-hung aluminum-clad wood window assembly with a multi-lite arch-headed transom; all within existing openings, painted white; installing flood barrier anchors at select locations adjacent to ground floor entrances and access pathways at the Carder Road, west, and north facades; removing the non-historic entry door assemblies at the west, north, and east entries, and installing new multi-lite aluminum-clad wood and glass door assemblies within the existing openings, featuring paired entry doors flanked by side lites, and multi-lite transoms, all painted white; installing light fixtures above the west, north, and east entries, and at the soffit along the Carder Road façade and access pathway; installing barrier-free access door actuators and security cameras at all entries; removing non-historic windows at the north façade and installing new brick and stone infill within the openings to restore the masonry base; removing one (1) basement access door at the east facade, removing brick to widen the opening, and installing one (1) new metal barrier-free access door in a taupe finish within the modified opening; at the north yard, constructing concrete retaining walls, steps, curbs, and planting areas; modifying and regrading existing concrete paving at the north basement access pathway, and east and west entries; and installing new concrete and stone paving, gravel and planting areas, and stone steps at the east portion of the site. With regard to this additional work, the Commission found that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(2)(i) for painting facades and features that were originally or historically painted; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(d)(1)(i) for in-kind material replacement; and Section 2-11(f) for re-creation and restoration of missing façade features; Section 2-14 for Window and Doors,

including Section 2-14(f)(1)(ii) for material change; and Section 2-14(f)(2)(iv)(C) for new windows and doors at primary facades at other buildings; Section 2-16(c) for Excavation Work; Section 2-17 for Front, Side, and Rear Yards, including Section 2-17(a)(2) for areaway paving, steps, or planted areas; Section 2-18 for Barrier-Free Access, including Section 2-18(c)(2) for door and door surround alterations; and Section 2-18(d)(1) for access actuators on building facades; Section 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(b) for Health, Safety, and Utility Equipment; Section 2-20(c)(3) for light fixtures and intercom panels; Section 2-20(c)(4) for security cameras; and Section 2-20(c)(12) for detachable flood protection barriers. Additionally, the Commission found that the design approved by the Commission has been maintained and that the required changes have been incorporated. Based on these and the above findings, the drawings have been marked approved and Commission Binding Report 25-04918 (LPC-25-04918) is being issued.

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

**SHOP DRAWINGS AND/OR SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(6) and 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 shop drawings for specific elements and/or installed sample mockups at locations of the proposed work, prior to the commencement of work. A new docket number will be provided by the Commission staff, and the following required specific shop drawings and/or samples will be identified in a Materials Checklist: final site plan with an acceptable plan and time schedule for the dismantling of the seasonal installations; facade cleaning; mortar joint cutting; mortar color, texture, and tooling; brick replacement at primary facades; and stone replacement units (sills).

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

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

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

Sarah Carroll  
Chair

**cc:** William Neeley, Deputy Director; Isaiah J King, SHoP Architects



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# BINDING REPORT

<b>ISSUE DATE:</b> 12/11/24	<b>EXPIRATION DATE:</b> 12/11/2030	<b>DOCKET #:</b> LPC-24-11462	<b>SRB</b> SRB-24-11462
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Lampposts New York Life Insurance Company 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 telecommunications poletop antennas and shroud, and an 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 New York Life Insurance Company Building Individual Landmark. The work consists of installing one (1) silver 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 sidewalk 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 June 12, 2024, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple

phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number adjacent to the New York Life Insurance Company Building Individual Landmark is: 24960.

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 pole is located mid-block, setback from the avenues to the east and west of the site, therefore the installation will not detract from prominent views of the building; and that the installation will not overwhelm or diminish this large landmark. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

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

Sarah Carroll  
Chair

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



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# BINDING REPORT

<b>ISSUE DATE:</b> 12/26/24	<b>EXPIRATION DATE:</b> 12/26/2030	<b>DOCKET #:</b> LPC-25-00422	<b>SRB</b> SRB-25-00422
<b>ADDRESS:</b> GOVERNORS ISLAND		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/LOT:</b> 1 / 111
Building 301 Governors Island Historic District			

To the Mayor, the Council, and the Trust for Governors Island

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

exterior work at the roofs at the north, west, and east wings of the building, and flat portions of the roof at the historic building, including bituminous roofing replacement, and associated waterproofing repairs; and at the central sloped portions of the roof at the historic building, removing and replacing non-historic simulated slate asphalt roofing shingles in kind, and associated waterproofing repairs; as described in letters dated July 2, 2024, and December 6, 2024; and as shown on drawings labeled G-000A, G-001A, DM-105.00, A-105.00, A-131.00 through A-134.00, A-260.00, and A-511.00 through A-513.00, all dated June 26, 2024; and drawings labeled A-022.00 and A-105.00, both dated November 12, 2024 (rev.); all prepared by Ayon Studio Architecture Preservation, P.C.

In reviewing this proposal, the Commission notes that the Governors Island Historic District Designation Report describes Building 301 as a neo-Georgian style public school building designed by Eric Kibbon, built in 1934, and altered in 1956-60; and that the building's style, scale, materials, and details, are among the features that contribute to the special architectural and historic character of the historic district.

With regard to this proposal, the Commission finds that 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)(iv)(I) for replacement of roofing material. Based on these findings, the Commission determined that the work is appropriate to the building and to the Governors Island Historic District. The work, therefore, is approved.

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

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

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

Sarah Carroll  
Chair

**cc:** William Neeley, Deputy Director; Jon Buono, AYON Studio





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# BINDING REPORT

<b>ISSUE DATE:</b> 12/09/24	<b>EXPIRATION DATE:</b> 12/9/2030	<b>DOCKET #:</b> LPC-25-03921	<b>SRB</b> SRB-25-03921
<b>ADDRESS:</b> 779 RIVERSIDE DRIVE		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> 2134 / 7502
Audubon Park Historic District			

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

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The staff of the Commission received a request to review exterior work at the Riverside Oval, including installing a 38" high x 46" wide, black painted metal enclosure for an RPZ (Reduced Pressure Zone) backflow device and water meter, and an associated concrete pad, along with planting evergreen shrubs, within the landscaping west of the fountain, and the installation of two (2) approximately 3' tall, black painted metal hydrants within landscaping north of the fountain, as described and shown on existing condition photographs, and on an undated 19 page presentation titled "RIVERSIDE OVAL WATER SERVICE INSTALLATION" and prepared by NYC Parks, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Audubon Park Historic District Designation Report describes the park, known as the Riverside Oval and/or the Charles and Murray Gordon Memorial Park, and the fountain within it were part of a series of fountain installations along a portion of Riverside Drive; and that the fountain within this park is the only extant fountain from the series.

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 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(b) for Health, Safety, and Utility Equipment. Furthermore, with regard to these or other aspects of the work, the Commission finds that the proposed enclosure and

pad will be simple in size and form, typical in size for their purpose, and screened by evergreen plantings; that the enclosure will be finished to blend with its context and, given the requirements for the proper functioning of the fountain, placed in the most discreet location feasible; that the enclosure and evergreens will not be immediately adjacent to the fountain and will only obstruct views of the fountain from one direction, allowing the fountain to remain a highly visible and prominent feature within the park. Based on these findings, the Commission determined that the work is appropriate to the park and the 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 Misha'el Shabrami.

Sarah Carroll  
Chair

cc: Bernadette Artus, Deputy Director; Therese Braddick, none



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
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# BINDING REPORT

<b>ISSUE DATE:</b> 12/09/24	<b>EXPIRATION DATE:</b> 12/9/2030	<b>DOCKET #:</b> LPC-25-05563	<b>SRB</b> SRB-25-05563
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/LOT:</b> /
Crosswalks - Multiple Prospect Lefferts Gardens Historic District Park Slope Historic District Extension Park Slope Historic District Fiske Terrace-Midwood Park Historic District Crown Heights North Historic District III Clinton Hill Historic District Cobble Hill Historic District			

To the Mayor, the Council, and the New York City Department of Design & Construction

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple locations within the Cobble Hill Historic District, Park Slope Historic District, Park Slope Historic District Extension, Clinton Hill Historic District, Crown Heights North III Historic District, Prospect Lefferts Garden Historic District, Fiske Terrace – Midwood Park Historic District

The proposed work within the historic districts includes, upgrading the pedestrian ramps; replacing deteriorated curbs; replacing sidewalks; and replacing crosswalk materials; as described in a letter dated

December 5, 2024, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on a drawings included in “Project ID : HWP2021LM”, prepared by the NYC Department of Design & Construction, and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. 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 Fred Metzger.

Sarah Carroll  
Chair

**cc:** Jared Knowles, Deputy Director; Lauren Tucker, NYC DDC



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# BINDING REPORT

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
12/09/24	12/9/2030	LPC-25-05564	SRB-25-05564
<u>ADDRESS:</u>		BOROUGH:	BLOCK/LOT:
N/A		Queens	/
Crosswalks - Multiple Sunnyside Gardens Historic District Jackson Heights Historic District Douglaston Historic District Central Ridgewood Historic District			

To the Mayor, the Council, and the New York City Department of Design & Construction

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple locations within the Sunnyside Gardens Historic District, Jackson Heights Historic District, Central Ridgewood Historic District, and Douglaston Historic District.

The proposed work within the historic districts includes, upgrading the pedestrian ramps; replacing deteriorated curbs; replacing deteriorated sidewalks; and replacing crosswalk materials; as described in a letter dated December 5, 2024, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on a drawings included in "Project ID : HWP2021LM", prepared by the NYC Department of Design & Construction, and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set

forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. 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 Fred Metzger.

Sarah Carroll  
Chair

**cc:** Jared Knowles, Deputy Director; Lauren Tucker, NYC DDC



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



# BINDING REPORT

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
12/09/24	12/9/2030	LPC-25-05565	SRB-25-05565
<u>ADDRESS:</u>		BOROUGH:	BLOCK/LOT:
N/A		Manhattan	/
Crosswalks - Multiple Tribeca North Historic District South Street Seaport Historic District NoHo Historic District Upper West Side/Central Park West Historic District Upper East Side Historic District Stuyvesant Square Historic District Greenwich Village Historic District Central Park, Scenic Landmark			

To the Mayor, the Council, and the New York City Department of Design & Construction

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple locations within the Central Park Scenic Landmark, Upper East Side Historic District, Upper West Side / Central Park West Historic District, Stuyvesant Square Historic District, Greenwich Village Historic District, NoHo Historic District, Tribeca North Historic District, South Street Seaport Historic District.

The proposed work within the historic districts includes, upgrading the pedestrian ramps; replacing deteriorated curbs; replacing deteriorated sidewalks; and replacing crosswalk materials; as described in a letter dated December 5, 2024, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on a drawings included in "Project ID : HWP2021LM", prepared by the NYC Department of Design & Construction, and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. 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.

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



# BINDING REPORT

<b>ISSUE DATE:</b> 12/16/24	<b>EXPIRATION DATE:</b> 12/16/2030	<b>DOCKET #:</b> LPC-25-05814	<b>SRB</b> SRB-25-05814
<b><u>ADDRESS:</u></b> N/A		<b>BOROUGH:</b> Manhattan	<b>BLOCK/LOT:</b> /
Crosswalks - Multiple West End-Collegiate Historic District Extension Upper West Side/Central Park West Historic District Upper East Side Historic District The New York Society Library, Individual Landmark Riverside-West End Historic District Extension I Riverside Park and Riverside Drive, Scenic Landmark Park Avenue Historic District Metropolitan Museum Historic District City and Suburban Homes Company, Avenue A (York Avenue) Estate, Individual Landmark Central Park, Scenic Landmark			

To the Mayor, the Council, and the NYC Department of Design & Construction

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple locations within the Riverside Park and Riverside Drive Scenic Landmark, Riverside-West End

Historic District Extension I, West End-Collegiate Historic District Extension, Upper West Side / Central Park West Historic District, Central Park Scenic Landmark, Metropolitan Museum Historic District, John S. and Catharine C. Rogers House Individual Landmark, Park Avenue Historic District, Upper East Side Historic District, and The City and Suburban Homes Company, Avenue A (York Avenue) Estate.

The proposed work within the historic districts includes, upgrading the pedestrian ramps; replacing deteriorated curbs; replacing deteriorated sidewalks; and replacing crosswalk materials; as described in a letter dated December 12, 2024, prepared by Lauren Tucker, and as shown on existing condition photographs; and shown on drawings included in “Project ID: HWM100SNC”, prepared by the NYC Department of Design & Construction, and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. 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 Fred Metzger.

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