



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: 07/26/22	EXPIRATION DATE: 7/26/2028	DOCKET #: LPC-23-00158	SRA SRA-23-00158
<u>ADDRESS:</u> 68 WEST 91ST STREET		BOROUGH: MANHATTAN	BLOCK/LOT: 1204 / 56
Upper West Side/Central Park West Historic District			

To the Mayor, the Council, and the Director/Capital Projects, New York City Housing Authority,

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 installing black painted metal railings around the perimeter of the roof, set back 13' from the front facade; replacing terra cotta coping stones, in-kind, at the roof; replacing skylights and access hatches at the roof; and replacing gutters and leaders at the rear facade, as described in a letter, dated (revised) July 19, 2022, prepared by STV; and as shown on drawings LPC-101.00 through LPC-501.00, and LPC-502.00, dated (revised) July 23, 2022, and prepared by Robert A. Parocchia, R.A., all 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 2-11 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; and Section 2-15 for Rooftop and Rear Yard Additions or Enlargements, including Section 2-15(d)(2) for non-occupiable rooftop additions on buildings in a historic district.

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: Jared Knowles, Deputy Director; Seok Jung, STV Incorporated



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ADVISORY REPORT

ISSUE DATE: 07/29/22	EXPIRATION DATE: 7/29/2028	DOCKET #: LPC-23-00545	SRA SRA-23-00545
<u>ADDRESS:</u> riverside park		BOROUGH: Manhattan	BLOCK/LOT: 1254 / 1
Riverside Park, 78th Street Step Ramp Riverside Park and Riverside Drive, Scenic Landmark Soldiers and Sailors Monument, Individual Landmark			

To the Mayor, the Council, and the Deputy Commissioner, New York City Department of Parks & 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 Landmarks Preservation Commission has reviewed a proposal for work at the sloped staircase (step ramp) at West 78th Street, in Riverside Park. The work includes removing and replacing deteriorated bluestone pavers at the treads and landings in-kind; replacing asphalt paving at the base and top of the ramp in-kind; installing simple black-painted steel handrails at the center of the steps to meet ADA compliance requirements, as described and shown in an email dated July 28, 2022, from Margaret Bracken of NYC Parks; color photos; an undated written specifications dated received July 18, 2022; and an undated presentation dated received July 18, 2022, titled "Riverside Park West 78th Street Step Ramp Reconstruction," including 18 slides, consisting of existing condition photographs, site plans, all prepared by Margaret Bracken, Landscape Architect, NYC Parks, and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Riverside Park and Riverside Drive Scenic Landmark Designation Report describes Riverside Park as an English Romantic-style park built in 1873-75 and designed by Frederick Law Olmsted, with modifications and additions built in 1934-37 and designed by Clifton Lloyd and Gilmore Clarke; and that the step ramp at West 83rd Street was constructed as part of the 1930s park development.

With regard to this proposal, the Commission finds that the proposed work will not result in the removal of any significant historic fabric; that the work will not increase the amount of paving within the park; that the new bluestone pavers will match the existing pavers in terms of size, placement, and finish; that the replacement asphalt paving will match the existing paving; that the new handrails will be Code compliant and are typical of other railings used throughout Riverside Park; and that the proposed work will not detract from the historic character of the Riverside Park and Riverside Drive Scenic Landmark. Based on these findings, the Commission determined that the work is appropriate to the site. The work, therefore, is approved.

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Sarah Carroll
Chair

cc: Bernadette Artus, Deputy Director; Margaret Bracken,