



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: 12/13/2024	EXPIRATION DATE: 5/2/2029	DOCKET #: LPC-25-04802	CRA CRA-25-04802
ADDRESS: 200 CONVENT AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1957 / 200
City College, City University of New York (CUNY), North Campus, Individual Landmark			

To the Mayor, the Council, and the DASNY:

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, at the Public Meeting of March 5, 2019, following the Public Hearing of the same date, voted to issue a positive report to install a door and alter the facades at the subject premises, as put forward in your application completed on February 7, 2019, and as you were informed in Status Update Letter 19-33564 (LPC 19-33564), issued on March 7, 2019. Subsequently, at the Public Meeting of May 2, 2023, following the Public Hearing of the same date, the Commission voted to issue a positive report to alter the east façade and areaway to create a barrier-free entrance, at the subject premises, as put forward in your application completed on April 6, 2023.

The proposal, as approved at the Public Meeting of March 5, 2019, consists of, at the northern-most masonry openings of the first through third floors at the Convent Avenue facade and at the easternmost masonry opening at the ground floor of the north (side) facade, removing four (4) one-over-one, double-hung, windows and installing recessed cast stone infill within each of the openings; and, at the ground floor level of the south (side) facade, removing a modern ramp and guard rails and replacing an existing, modern entrance assembly, featuring a single door and fixed panels, with a new entrance assembly, featuring paired, paneled wood and glass doors, stained medium brown, in conjunction with enlarging the masonry opening and replacing the surround by removing adjoining portions of terra cotta and schist blocks and installing a decorative cast stone panel above the door and quoined cast stone surround around the doors and panel, as well as slightly raising the grade level of the immediately adjoining portion of a plaza by adding fill beneath the existing pavers. This work was shown in a digital slide presentation, titled "Wingate Hall Interior Renovation & Accessibility Alterations," dated March 5, 2019, and prepared by

elemental architecture llc, including nineteen (19) slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

The proposal, as approved at the Public Meeting of May 2, 2023, consists of, at the ground floor level of the Convent Avenue (east) facade, replacing three (3) one-over-one, double-hung windows, with paired, paneled wood and glass doors and a pointed arched, multi-light transom, all stained medium brown, in conjunction with enlarging the masonry opening and replacing the surround by removing adjoining portions of terra cotta and schist blocks and installing a terra cotta door surround, featuring a pointed arch, ribbing and quoins; removing a portion of the granite and schist areaway wall, aligning with the new entrance; constructing granite steps, granite cheek walls, and a concrete paved ramp, which interconnect, extend through the areaway and link the entrance to the sidewalk; and installing steel railings at the steps and cast aluminum lampposts, and steel guardrails at the cheek walls, adjacent to the steps, with all of the metalwork painted black, as well as omitting the previously approved alterations to the masonry opening and replacement of the entrance infill at the ground floor level of the south (side) facade, as shown in a digital presentation, titled “wingate hall - accessible entrance at convent avenue the city college of new york,” dated May 2, 2023, and prepared by elemental architecture llc, including thirty-three (33) slides, consisting of photographs, drawings, and photomontages, all presented as components of the application at the Public Hearing and Public Meeting.

In reviewing these proposals, the Commission noted that the City College, City University of New York (CUNY), North Campus Individual Landmark Designation Report describes 200 Convent Avenue as an English Collegiate Gothic style university building (Wingate Hall) designed by George B. Post and built in 1897-1906.

With regard to the proposal approved at the Public Meeting of March 5, 2019, the Commission found that there are a variety of grade changes throughout this portion of the campus, and that the proposed work will provide barrier-free access to the gymnasium building in the least obtrusive manner possible; that the existing door opening, ramp, and infill are not historic, and therefore the proposed enlargement of the door will involve the removal of only a limited quantity of historic masonry; that the size of the expanded opening will retain the same general shape and pattern as existing door openings on the building; that the proposed infill, featuring paired wood doors and a cast stone blind transom, will recall the Collegiate Gothic Style doors and decorative features found at buildings throughout the campus; that the minor regrading of the paving immediately adjacent to the new entrance will match the surrounding paved plaza, and will be well-integrated into the existing topography; that the cast stone infill will be set deeply within the arrowslit window openings, and will match the aesthetic characteristics of the historic terra cotta window surrounds; that the presence of cast stone infill will be in keeping with similar historic conditions at blind arrowslit windows found at the buildings throughout the campus; and that the proposed work will not detract from the special architectural and historic character of this Individual Landmark. Based on these findings, the Commission determined the work to be appropriate to the building and voted to issue a positive report.

With regard to the proposal, as approved at the Public Meeting of May 2, 2023, the Commission found that the proposed work will provide barrier-free access at a new primary entrance to the building; that the removal of the tripartite one-over-one windows and limited sections of masonry will not eliminate or damage any unique or otherwise significant architectural features; that the presence of a new prominent Gothic Revival style entrance, centered at the base of a street facing façade, will be compatible with the style and hierarchical organization of the building and consistent with the placement of entrances at other buildings within the complex; that the scale and level of ornamentation of the entrance will be compatible with the composition of the façade; that the new entrance will not exceed the height of the band course

above the base, thereby supporting the prominence of the historic assembly of windows and terra cotta at the upper floors; that the materials, finishes, and details of the terra cotta surround and wood infill, will closely recall such aspects of other entrances at this building and others within the complex; that the removal of a small section of the areaway wall will provide needed access to the ramp without diminishing the overall sense of solidity and uniformity of the wall; that the granite ramp, steel railings and cast aluminum lampposts will harmonize with the materials and details of the façade and the site; and that the proposed work will not detract from the special architectural and historic character of this building within this Individual Landmark complex. Based on these findings, the Commission determined the work to be appropriate to the building and voted to issue a positive report.

The Commission authorized the issuance of an Advisory Commission Report upon receipt and review of the signed and sealed Department of Building (DoB) filing drawings showing the design that was reviewed by the Commission.

Subsequently, on November 13, 2024, the Commission received DOB filings drawings labeled T-001, Z-001, PH-001, A-001, A-002, A-010 through A-013, A-020, A-021, A-022, A-100, A-101, A-110 through A-128, A-130, A-131, A-132, A-140, A-141, A-150, A-151, A-152, A-200, A-201, A-202, A-300, A-310, A-311, A-400 through A-403, A-500, A-600, A-610, and A-620, dated October 1, 2024, and prepared by Craig Stein, R.A. Alterations to the south façade, approved as part of the work approved on March 5, 2019 and, subsequently, omitted from the proposed scope of work as part of the May 2, 2023 proposal, was not included in the filing drawings.

Accordingly, the Commission staff reviewed these materials and found that they include additional work, consisting of installing HVAC units at the roof as well as interior alterations at the cellar through fourth floors. With regard to this additional work, the Commission found that 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(g)(1) for installation of HVAC and other mechanical equipment on rooftops and terraces; and that the designs approved by the Commission have been maintained. Based on these and the above findings, the Commission determined the work to be appropriate to the individual landmark and voted to issue a positive report for the proposals. On this basis, Commission Advisory Report 25-04802 is being issued.

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 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, sample mockups for the required repair, prior to the commencement of work, is requested. A new docket number will be provided by the Commission staff, and the following specific samples will be identified in a Materials Checklist: cast stone units and terra cotta units.

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; Carl Stein, Elemental Architecture



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ADVISORY REPORT

ISSUE DATE: 12/04/24	EXPIRATION DATE: 12/4/2030	DOCKET #: LPC-25-05172	SRA SRA-25-05172
ADDRESS: 104-02 CENTRAL PK-NEAR Fifth AVENUE		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
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 Landmarks Preservation Commission has reviewed a proposal for work within the park, near East 105th Street and Fifth Avenue, and within the Conservatory Garden, including at the central fountain, installing four (4) circular light fixtures with a 11.25" diameter and bronze finish at the concrete basin, adjacent to, and at the perimeter of, the central pedestal; and at the semi-circular pergola to the west of the central fountain, installing fourteen (14) bronze finished light fixtures with bronze painted metal extension poles (total height of 2'-8"), on footings within the planting bed adjacent to the inboard side of the semi-circle, and aligning with the vertical members of the pergola, as described and shown in a seventeen (17) page document containing existing condition photographs, drawings, and product specifications; a letter dated November 18, 2024; and an annotated copy of the materials checklist, all prepared by Diane Jackier Kestenbaum, and submitted as components of the application.

In reviewing this proposal, the Commission noted that the Conservancy Garden, is a garden designed in 1937 by Gilmore D. Clarke, within the northeastern section of Central Park, an English Romantic style public park designed in 1856 by Olmsted and Vaux.

With regard to this proposal, the Commission finds that the work will not damage or eliminate any significant historic, architectural features; that the proposed light fixtures will be simply designed, small in size in relation to their context, and finished to blend with their context; and that the placement and spacing of the light fixtures will be compatible with their context, thereby, not drawing undue attention to the fixtures. Based on these findings, the Commission determined that the work is appropriate to the site

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; Diane Jackier, Central Park Conservancy



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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ADVISORY REPORT

ISSUE DATE: 12/20/24	EXPIRATION DATE: 12/20/2030	DOCKET #: LPC-25-05451	SRA SRA-25-05451
ADDRESS: 190 86th ST TRANSVERSE		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
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 Landmarks Preservation Commission has reviewed a proposal for work within the parking lot, located south of the 86th Street Transverse Road, and between the Central Park Police Station and the 86th Street Shops Building, within Central Park, including removing Compressed Natural Gas (CNG) station equipment and modern metal fencing in conjunction with patching the poured asphalt paving with asphalt, as needed; installing one (1) Electric Vehicle (EV) charger at asphalt paving; and installing conduit extending from the charger to the stack stone retaining wall at the south of the parking lot, and terminating at plain masonry on the east facade of the shops building, as described and shown in annotated copies of the materials checklist; a product specification sheet; and a nine (9) page document containing drawings, existing condition photographs, and written specifications, all submitted as components of the application.

In reviewing this proposal, the Commission notes that Central Park is an English Romantic style public park designed by Olmsted and Vaux in 1856. The Commission also notes that the 86th Street Transverse Road is a historic transverse roadway, extending between the east and west sides of the park and sunken below the main level of the park for most of its length; and that the 86th Street Shops Buildings was designed by Calvert Vaux and built in the mid 19th century.

With regard to this proposal, the Commission finds that the proposed work will not alter, damage, or destroy any significant historic, architectural, or landscape features within the park; that the conduit will only be attached to the building at a simply designed portion of a side facade; and that this work at a utilitarian service area, below the primary grade level of the park, will not diminish or detract from any

significant historic vistas. Based on these findings, the Commission has determined that the work is appropriate to the 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; Therese Braddick, none



THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
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ADVISORY REPORT

ISSUE DATE: 12/24/24	EXPIRATION DATE: 12/24/2030	DOCKET #: LPC-25-06166	SRA SRA-25-06166
ADDRESS: 106-51 EAST DRIVE		BOROUGH: Manhattan	BLOCK/LOT: 1111 / 1
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 Landmarks Preservation Commission has reviewed a proposal for work at the Davis Center at the Harlem Meer (formerly the Louis D. Lasker Memorial Pool and Rink) within the northeastern section of the park, including the temporary installation of decking that will sit in the new pool basin for nine months of the year to support green synthetic turf in the fall and spring seasons, and an ice rink in the winter. The decking, which is not anchored or physically connected to the pool basin, will be removed in the summer (and stored off-site) when the pool is open to the public. Once installed, it will not be visible from any public thoroughfare, and is a removable system not anchored to any historic fabric. The temporary installation will remain in place beginning on or after January 6, 2025, for use during the specified months until December 31, 2025, as described and shown in a specification sheet; and a letter dated December 23, 2024 and prepared by Diane Jackier Kestenbaum, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the scenic landmark designation report describes Central Park as an English Romantic style public park designed by Olmsted and Vaux in 1856. The Commission also notes that Commission Advisory Report 20-04168 (LPC 20-04168) was issued on January 8, 2020, for a proposal to demolish the existing Lasker Pool and Rink facility and construct a new facility in the same area of the park, including a new building with a green roof, an in-ground concrete pool/rink, new pathways, and landscape elements.

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 Commission has determined that the work is appropriate to the scenic landmark.

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