



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



BINDING REPORT

ISSUE DATE: 12/04/25	EXPIRATION DATE: 12/4/2031	DOCKET #: LPC-25-11933	SRB SRB-25-11933
ADDRESS: 23 CHAMBERS STREET		BOROUGH: Manhattan	BLOCK/LOT: 153 / 24
<p>African Burial Ground & The Commons Historic District</p> <p>Surrogate's Court (Hall of Records), Individual Landmark</p> <p>Surrogate's Court (Hall of Records), Interior Landmark</p>			

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 restorative work at all facades, including repointing deteriorated mortar joints; at the south (Chambers Street), east (Centre Street), north (Reade Street), and west (Elk Street) facades, cleaning select areas of the facades using a low pressure water rinse and a mild chemical cleaner; repairing deteriorated granite using a patching compound; honing spalling granite using hand tools; repairing deteriorated wood window frames using a wood epoxy and repainting them gray; resetting displaced slate shingles at the mansard roof; replacing deteriorated slate shingles with new slate shingles at the mansard roof; and at the flat roof, installing metal railings, as described and shown in written specifications, dated (received) May 30, 2025, and prepared by Superstructures and NYC DCAS; written specifications, dated December 1, 2025, and prepared by Superstructures; existing condition photographs; and drawings T-001.00, G-002.00, G-003.00, A-101.00 through A-106.00, and A-301.00 through A-306.00, dated (revised) October 18, 2024, and prepared by Paul Millman, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Surrogate's Court (Hall of Records) Individual Landmark Designation Report describes 23 Chambers Street (aka 31 Chambers Street) as a Beaux-Arts style civic building, designed by John R. Thomas and Horgan & Slattery and built in 1899-1911; 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 African Burial Ground and the Commons 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(c)(1) for cleaning or removal of paint and coatings; Section 2-11(c)(3) for pointing mortar joints; Section 2-11(c)(4) for repair of natural or cast stone; Section 2-11(c)(9) for repair of wood features; and 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)(1) for non-occupiable rooftop additions on Individual Landmarks. Based on these findings, the Commission determined that the work is appropriate to the building and to the African Burial Ground and the Commons Historic District. The work, therefore, is approved.

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: façade cleaning, mortar joint cutting, mortar color, texture, and tooling, stone patching, stone honing, wood patching, and replacement slate shingles.

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.

Lisa Kersavage
Executive Director

cc: Michelle Craren, Deputy Director; Paul Millman, Superstructures Engineers + Architects



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

ISSUE DATE: 12/05/25	EXPIRATION DATE: 12/5/2031	DOCKET #: LPC-26-03152	SRB SRB-26-03152
ADDRESS: 200 CENTRAL PARK WEST Apt/Floor: 1 to 6 and roof		BOROUGH: Manhattan	BLOCK/LOT: 1130 / 1
Upper West Side/Central Park West Historic District			
American Museum of Natural History, Interior Landmark			
American Museum of Natural History, Individual Landmark			

To the Mayor, the Council, and the NYC 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 exterior work at Building 5, located at the southeastern portion of the museum complex, including replacing all of the red slate tiles roof tiles and copper flashing, in-kind, except for a limited section of the red slate tiles, which are not visible from the street and will be replaced with liquid membrane roofing, in conjunction with resetting existing skylights, replacing missing hip rolls with copper hip rolls, matching the historic rolls, at the ridges, and installing red painted copper snow guard systems (rails and pads); replacing copper vents and dormer ridge caps, in-kind and without pre-patination, as needed; selectively repairing copper gutters and leaders using pre-patinated copper for patches and replacement units in locations visible from the street and unspecified types of metal and membranes for utilitarian portions which are not visible from the street; fully replacing copper gutters and leaders at the dormers, in-kind; replacing standing seam copper roofing in-kind and with pre-patination at the perimeter of the central skylight and without pre-patination at the roof ("tunnel roof") connecting the main section of the building to the turret, in conjunction with replacing the hatch cover at the tunnel roof, in-kind; replacing copper louvers at the perimeter of the main skylight in-kind, as needed, as well as soldering seams, lifting and resetting elements, and installing pre-patinated copper

patches; installing uncoated lead caps at the vertical and horizontal joints on the granite turret roof, skyward facing joints at bandcourses and other projecting elements throughout the facades, and at dormer coping stones; cleaning the granite at the east facade utilizing a micro-abrasive cleaning system (Rotec Vortex), chemical cleanings, and/or low pressure water rinses; resetting and/or repairing granite at select locations at the facades and turret roof utilizing partial in-kind unit replacement, or a patching compound; selectively replacing brickwork at facades in-kind; repointing the masonry mortar joints in-kind at select portions of the facades and turret roof; replacing sealant in-kind at expansion joints between facades; resetting the masonry finial at the east-facing dormer; installing eight (8) brown finished, through-wall louvers at the granite at the base of the conical roof; and replacing light fixtures at the turret roof in-kind, as well as interior alterations throughout building 5, as described and shown in product specification sheets; an undated letter, a letter dated October 15, 2025, and a letter dated November 12, 2025 and prepared by Norfast Engineering PLLC; written specifications for materials and methods; drawings labeled LPC-1, LPC-02, and LPC-03 containing existing condition photographs; and drawings labeled T-001, A-140, A-230, A-231, A-232, A-233, A-234, A-520, A-521, A-522, A-523, A-524, A-525, A-526, A-530, S-570.00, S-571.00, S-572.00, S-573.00, P-114.00, P-510.00, P-511.00, and E-100.00, dated November 12, 2025, and prepared by Michelle Denise Noris, P.E., all submitted as components of the application.

In reviewing this proposal, the Commission notes that the American Museum of Natural History Individual Landmark and the Upper West Side/Central Park West Historic District Designation Reports describe 365 Columbus Avenue as a complex of museum exhibition and support buildings, designed by Vaux and Mould; Cady, Berg and See; Trowbridge and Livingston; John Russell Pope; Charles Volz; and others, located within a park, and built between 1874 and 1935. The Commission also notes that Staff Binding Report 24-06792 was issued on March 6, 2024 and Miscellaneous/Amendment 25-03483 was issued on November 19, 2024, approving replacing copper elements at the roof of buildings 2, 2A, 2B, 3, 4, and 1A at the southern portion of the museum complex (365 Columbus Avenue) with new copper, without pre-patination at new elements and with pre-patination at patch/partial repairs, as well as other restorative work.

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 2-11 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(c)(3) for pointing mortar joints, Section 2-11(c)(7) for repair of ornamental sheet metal, Section 2-11(c)(8) for repair of cast and wrought iron and other cast or extruded ornamental metals, Section 2-11(f) for re-creation and restoration of missing façade features, Section 2-11(c)(1) for cleaning or removal of paint and coatings, and Section 2-11(c)(4) for repair of natural or cast stone; 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. Furthermore, with regard to these or other aspects of the work, the Commission finds that the replacement of slate with a liquid membrane is limited to a portion of the roof not visible from public thoroughfares and will assist with waterproofing at this location; that the new louvers at the turret will help provide needed ventilation to the upper portion of the turret with a minimum removal of historic fabric; that the louvers will be installed at plain masonry, small in size, finished to match the masonry, and only minimally visible from public thoroughfares; and that the replacement light fixtures will be simply designed, feature a neutral finish, and be minimally visible from a public thoroughfare, if visible at all; and that the work will not damage or detract from any significant architectural features. Based on these findings, the Commission determined that the work is appropriate to the complex and to the Upper West Side/Central Park West Historic District. The work, therefore, is approved.

PLEASE NOTE: Routine maintenance, including replacing sealant in-kind at window perimeters, replacing glazing in-kind, and repainting window grilles black, matching the existing finish, are also noted in the approved materials.

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: samples for cleaning (Rotec Vortex), repointing, granite partial unit replacement, granite patching, and copper pre-patination; and shop drawings and/or physical mock-ups for copper dormer ridge caps and hip rolls.

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 Dina Posner.

Lisa Kersavage
Executive Director

cc: Bernadette Artus, Deputy Director; Michelle D Noris, Norfast Engineering PLLC



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



BINDING REPORT

ISSUE DATE: 12/04/25	EXPIRATION DATE: 12/4/2031	DOCKET #: LPC-26-04412	SRB SRB-26-04412
ADDRESS: 1086 SIMPSON STREET		BOROUGH: Bronx	BLOCK/LOT: 2727 / 17
62nd Police Precinct Station House, Individual Landmark			

To the Mayor, the Council, and the Commissioner of NYPD,

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 alterations at the north and south (side) facades and the east (rear) facade, including installing three (3) security cameras; as well as interior alterations at the first floor, as described and shown in written specifications and existing conditions photographs, dated November 12, 2025, and submitted by the NYPD as components of the application

In reviewing this proposal, the Commission notes that the 62nd Police Precinct Station House Individual Landmark Designation Report describes 1086 Simpson Street as a Neo-Renaissance style police building designed by Hazzard, Erskine & Blagden, and built in 1912-14.

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 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>

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Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; VINCENT ARIAS, NYPD



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 253 BROADWAY 12TH FLOOR NEW YORK NY 10007
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BINDING REPORT

ISSUE DATE: 12/08/25	EXPIRATION DATE: 12/8/2031	DOCKET #: LPC-26-04682	SRB SRB-26-04682
ADDRESS: 1122 FRANKLIN AVENUE Apt/Floor: Roof		BOROUGH: Bronx	BLOCK/LOT: 2613 / 1
Second Battery Armory, Individual Landmark			

To the Mayor, the Council, and the Assistant Commissioner/NYC Department of Homeless 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.

exterior work at the sloped and flat roofs, including replacing and installing aluminum coping with a matte red finish ("Colonial Red"); replacing and installing additional exhaust fans; and replacing roofing, flashing and gutter systems, as described in written specifications dated April 14, 2023, prepared by Mott MacDonald; email correspondence; and thermography report dated August 5, 2021, prepared by Jersey Infrared Consultants; and as shown on existing condition and annotated photographs; finish sample; and drawings labeled T-001.00, G-001.00, A-101.00, A-201.00, A-301.00, A-302.00 and A-303.00 all dated October 21, 2025, prepared by Anthony F. Pedro, P.E. and submitted as components of the application.

In reviewing this proposal, the Commission notes that the Second Battery Armory Individual Landmark Designation Report describes 1122 Franklin Avenue as an armory with Gothic elements designed by Charles C. Haight and built in 1908-11.

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 Second Battery Armory 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>

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: paint.

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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Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; Dale Haney, Mott MacDonald



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



BINDING REPORT

ISSUE DATE: 12/15/25	EXPIRATION DATE: 12/15/2031	DOCKET #: LPC-26-05293	SRB SRB-26-05293
ADDRESS: 20 EVANS ROAD Apt/Floor: Unit B		BOROUGH: Manhattan	BLOCK/LOT: 1 / 10
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.

The Landmarks Preservation Commission has reviewed a proposal for installing two (2) security cameras in a white finish at the porch ceiling, as shown in markup photographs dated November 18, 2025, and November 19, 2025, and camera specification photographs dated December 2, 2025, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Governors Island Historic District Designation Report describes 20 Nolan Park as a Victorian/Colonial Revival-style Officer's Quarters designed by the Quartermaster General Corps, built in 1902, and altered in 1936-38, and after 1986; 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 2-20 for Health, Safety, and Utility Equipment, including Section 2-20(c)(4) for security cameras. 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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Lisa Kersavage
Executive Director

cc: Caroline Kane Levy, Deputy Director; Ian Murphy, Billion Oyster Project



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BINDING REPORT

ISSUE DATE: 12/02/25	EXPIRATION DATE: 12/2/2031	DOCKET #: LPC-26-05522	SRB SRB-26-05522
ADDRESS: N/A		BOROUGH: Brooklyn	BLOCK/LOT: /
<p>Sidewalks - Multiple</p> <p>Park Slope Historic District Extension II</p> <p>Park Slope Historic District Extension</p> <p>Park Slope Historic District</p> <p>Greenpoint Historic District</p> <p>Fort Greene Historic District</p> <p>Cobble Hill Historic District</p> <p>Clinton Hill Historic District</p> <p>Brooklyn Heights Historic District</p> <p>Brooklyn Academy of Music Historic District</p> <p>Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District</p> <p>Bedford Historic District</p>			

To the Mayor, the Council, and the Leon Heyward, Deputy Commissioner/NYC Department of Transportation

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 replacement of existing concrete sidewalk for corner pedestrian ramp upgrades at various locations in the Bedford, Bedford Stuyvesant/Expanded Stuyvesant Heights Historic District, Brooklyn Academy of Music, Brooklyn Heights, Clinton Hill, Cobble Hill, Fort Greene, Greenpoint, Park Slope, Park Slope Historic District Extension and Park Slope Historic District Extension II Historic Districts. The proposed work consists of select removal of existing concrete sidewalk, and the installation of concrete, tinted or untinted, scored to match the adjacent paving; and in-kind replacement and/or resetting of concrete, granite and bluestone curbs, limited to corner quadrant pedestrian ramps, as described in location list and a letter dated October 29, 2025, prepared by Kessia De Leo of the NYC Department of Transportation.

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(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>

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Lisa Kersavage
Executive Director

cc: Jared Knowles, Deputy Director; Kessia De Leo, NYC DOT



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



BINDING REPORT

ISSUE DATE: 12/24/25	EXPIRATION DATE: 12/24/2031	DOCKET #: LPC-26-05722	SRB SRB-26-05722
<u>ADDRESS:</u> 131 WEST 55th STREET Apt/Floor: 1		BOROUGH: Manhattan	BLOCK/LOT: 1008 / 15
City Center 55th Street Theater, Individual Landmark			

To the Mayor, the Council, and the New York City 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 exterior work including, at portions of the West 55th Street (south) sidewalk located on the designated Individual Landmark site, removing one (1) metal barrier-free access ramp and railing from the westernmost door; installing one (1) barrier-free access door actuator on a free-standing metal bollard with a bronze finish; removing loose electrical cables and painting the existing junction box and conduit to match the granite column base; and replacing and re-sloping the existing concrete sidewalk so that it's flush with the top of the step at the westernmost entrance bay only; and retaining remnants of the existing granite steps even where flush with the re-sloped sidewalk, as shown on historic and existing conditions photographs and drawings in a presentation set titled "Sidewalk Upgrade for the ADA/Accessibility Improvements at the Main Entrance" dated December 12, 2025, prepared by Matiz Architecture & Design, and submitted as components of this application.

In reviewing this proposal, the Commission notes that the City Center 55th Street Theater/ formerly Mecca Temple Individual Landmark Designation Report describes 130 West 56th Street (aka 131 West 55th Street) as a Moorish-inspired theater building designed by H.P. Knowles and built in 1922-24.

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 2-18 for Barrier-Free Access, including

Section 2-18(b) for entrance alterations; and Section 2-18(d)(2) for access actuators on free standing posts; and Section 2-19 for Sidewalks, including Section 2-19(c) for replacement of existing non-bluestone sidewalk. Based on these findings, the Commission determined that the work is appropriate to the City Center 55th Street Theater/formerly Mecca Temple Individual Landmark building. 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>.

PLEASE NOTE: Concrete sidewalk replacement at the West 55th Street sidewalk is shown on the approved drawings, but is located outside of the boundaries designated as a New York City Individual Landmark and therefore no Landmarks Preservation Commission permit is required.

Staff notes that the owners of 131 West 55th Street/130 West 56th Street have committed themselves to maintaining 131 West 55th Street/130 West 56th Street in a sound, first-class condition in perpetuity as a condition of a restrictive declaration entered into pursuant to a previously approved modification of use or bulk. The restrictive declaration is binding on all heirs, assigns and subsequent owners of the building. The declaration requires the owner to hire a qualified preservation professional whose credentials are approved by the LPC to undertake comprehensive inspections every five years of the building's exterior and any portions of the interior which, if not properly maintained, would cause the building to deteriorate. The owner is legally required to expeditiously perform all work identified in the inspection as being necessary to maintain the building in a sound, first-class condition.

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.

Lisa Kersavage
Executive Director

cc: Emma Waterloo, Deputy Director; Juan Carlos Matiz, Matiz Architecture & Design



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



BINDING REPORT

ISSUE DATE: 12/11/25	EXPIRATION DATE: 12/11/2031	DOCKET #: LPC-26-05723	SRB SRB-26-05723
<u>ADDRESS:</u> 131 WEST 55th STREET Apt/Floor: 1		BOROUGH: Manhattan	BLOCK/LOT: 1008 / 15
City Center 55th Street Theater, Individual Landmark			

To the Mayor, the Council, and the New York City 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 exterior work at select locations at the easternmost recessed service entrance at the West 56th Street (north) facade, including replacing one (1) area of untinted concrete paving between the sidewalk and the access gate and one (1) area of untinted concrete paving within the semi-enclosed rear alley in-kind with standard scoring and slightly sloped, as shown in a six (6) page exhibit titled "New York City Center - Rear Alley Updates," dated November 26, 2025, and prepared by Matiz Architecture & Design, and submitted as components of this application.

In reviewing this proposal, the Commission notes that the City Center 55th Street Theater/formerly Mecca Temple Individual Landmark Designation Report describes 130 West 56th Street (aka 131 West 55th Street) as a Moorish style club building designed by H.P. Knowles and built in 1922-24.

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. Based on these findings, the Commission determined that the work is appropriate to the 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 Leanne Pollock.

Lisa Kersavage
Executive Director

cc: Emma Waterloo, Deputy Director; Juan Carlos Matiz, Matiz Architecture & Design



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

ISSUE DATE: 12/24/25	EXPIRATION DATE: 12/24/2031	DOCKET #: LPC-26-06388	SRB SRB-26-06388
ADDRESS: 1 CENTRE STREET		BOROUGH: Manhattan	BLOCK/LOT: 121 / 1
Municipal Building, Individual Landmark			

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 interior alterations only at the twenty-first floor, as shown on drawings T001, DM100, A100, and A101, dated December 19, 2025, prepared by Edward F. Zevallos, R.A., and submitted as components of the application.

The Commission has reviewed the application and these drawings and finds that the work will have no effect on significant protected features of the building.

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; Edward Zevallos, Dept. of Citywide Administrative Services



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



BINDING REPORT

ISSUE DATE: 12/30/25	EXPIRATION DATE: 12/30/2031	DOCKET #: LPC-26-06479	SRB SRB-26-06479
<u>ADDRESS:</u> 89 SOUTH STREET Apt/Floor: 1, 2		BOROUGH: Manhattan	BLOCK/LOT: 73 / 10
South Street Seaport Historic District			

To the Mayor, the Council, and the NYC ECONOMIC DEVELOPMENT CORP:

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 interior alterations only at the first and second floors, as shown on drawings A-000, A-001, DM-101, DM-102, , dated December 19, 2025, prepared by William S. Mandara, R.A.; and drawings S-001 and S-100, dated December 19, 2025, prepared by Craig Schwitter, P.E.; and submitted as components of the application.

With regard to this proposal, the Commission finds that the work will have no effect on significant protected features of the building. The work, therefore, 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.

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.

Lisa Kersavage
Executive Director

cc: Bernadette Artus, Deputy Director; KELVIN E MCNEILL, CODEGREEN