

March 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-05571

**250 2nd Avenue – Stuyvesant Square Park – Stuyvesant Square
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 754 2576

Passcode: 011326

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



Parks

Manhattan Public Restroom Building

Stuyvesant Square East (M086)

E.15th Street bet. 2nd Avenue and Nathan D Perlman Place
in the Borough of Manhattan

NYC Landmarks Preservation Commission Review
March 24, 2026

NYC Parks: Sybil Young, Historic Preservation Officer

Total Budget: \$4.115M

Public Restroom Building: 600 sq. ft.

Park Size: 3.93 ac

Goals

- Modify restrooms to ensure compliance with ADA requirements.
- Perform structural and non-structural repairs to the interior and exterior of the building.
- Electrify building systems and remove gas service and gas boiler.
- Address the non-ADA-compliant path condition directly in front of the restroom
- Improve the dog area by upgrading benches, stabilizing pavement, and maximizing the space for safe and active dog play.
- Respect the historic features of the park in historic district.





City



Neighborhood



Site



NYC Parks

W X Y

Capital Projects Division
Stuyvesant Square East | Project Location

1660

In the 1660s, this site was part of Peter Stuyvesant's Great Bouwerie which extended from 23rd Street to the north, Sixth Street to the south, Fourth Avenue to the west, and Avenue C to the east.



1850

In 1850 the landscape, including two fountains, was complete, and the park opened to the public.



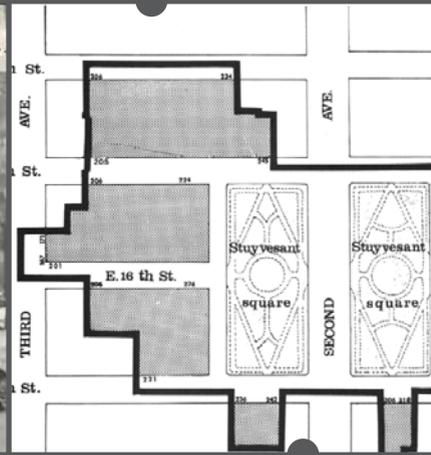
1975

In 1975, the greater neighborhood gained landmark status, recognizing the historical significance of the park and surrounding buildings.



2006 - 2016

Renovations between 2006 and 2016 added new benches and restored the decorative cast-iron fence around the site.



1836

In 1836, Peter Gerard Stuyvesant and his wife Helen ('Hellen') Rutherford reserved four acres of the family farm and sold it for five dollars to the City of New York as a public park.

Originally to be called Holland Square, the site remained vacant until an 1839

1937

The 19th-century plan was modified by landscape architect Gilmore D. Clarke, and public restrooms and other amenities were built. The park reopened in 1937, looking much as it does today.

1982

Further restoration efforts in 1982 addressed the reconstruction of the two 1884 fountains, the preservation of the cast-iron fence, and the recreation of the original bluestone sidewalks.

2024

Current reconstruction & accessibility project.

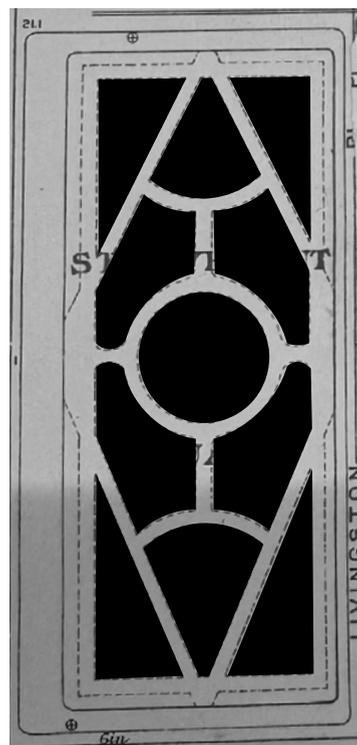


NYC Parks

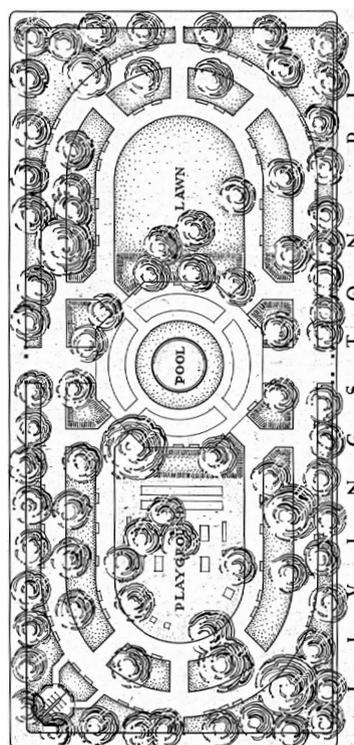
W X Y

Capital Projects Division

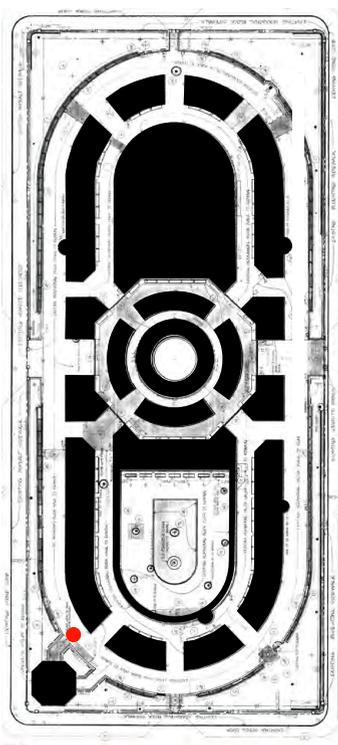
Stuyvesant Square East | History of Stuyvesant Square Park



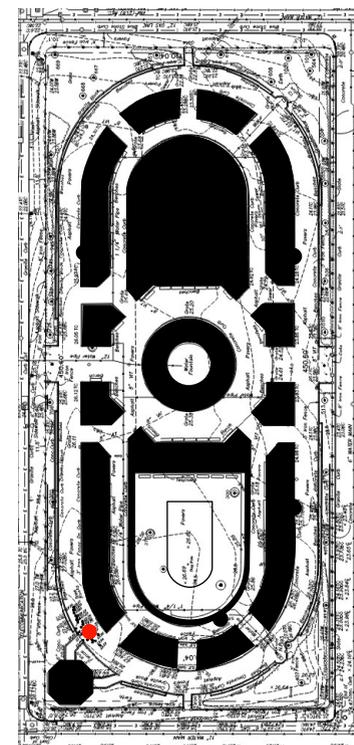
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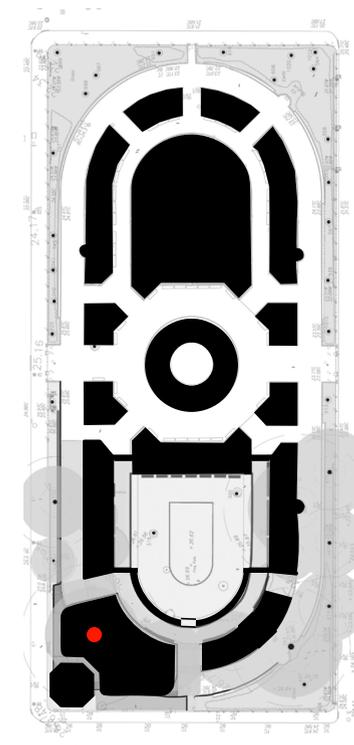
1935
General Plan of Stuyvesant Park approved by Rober Moses in 1935



1936 -1937
The plan was modified by landscape architect Gilmore D. Clarke, and public restrooms and other amenities were built. The park reopened in 1937, looking much as it does today.



Since 1940s - TODAY
In 1975, the greater neighborhood gained landmark status, recognizing the historical significance of the park and surrounding buildings.

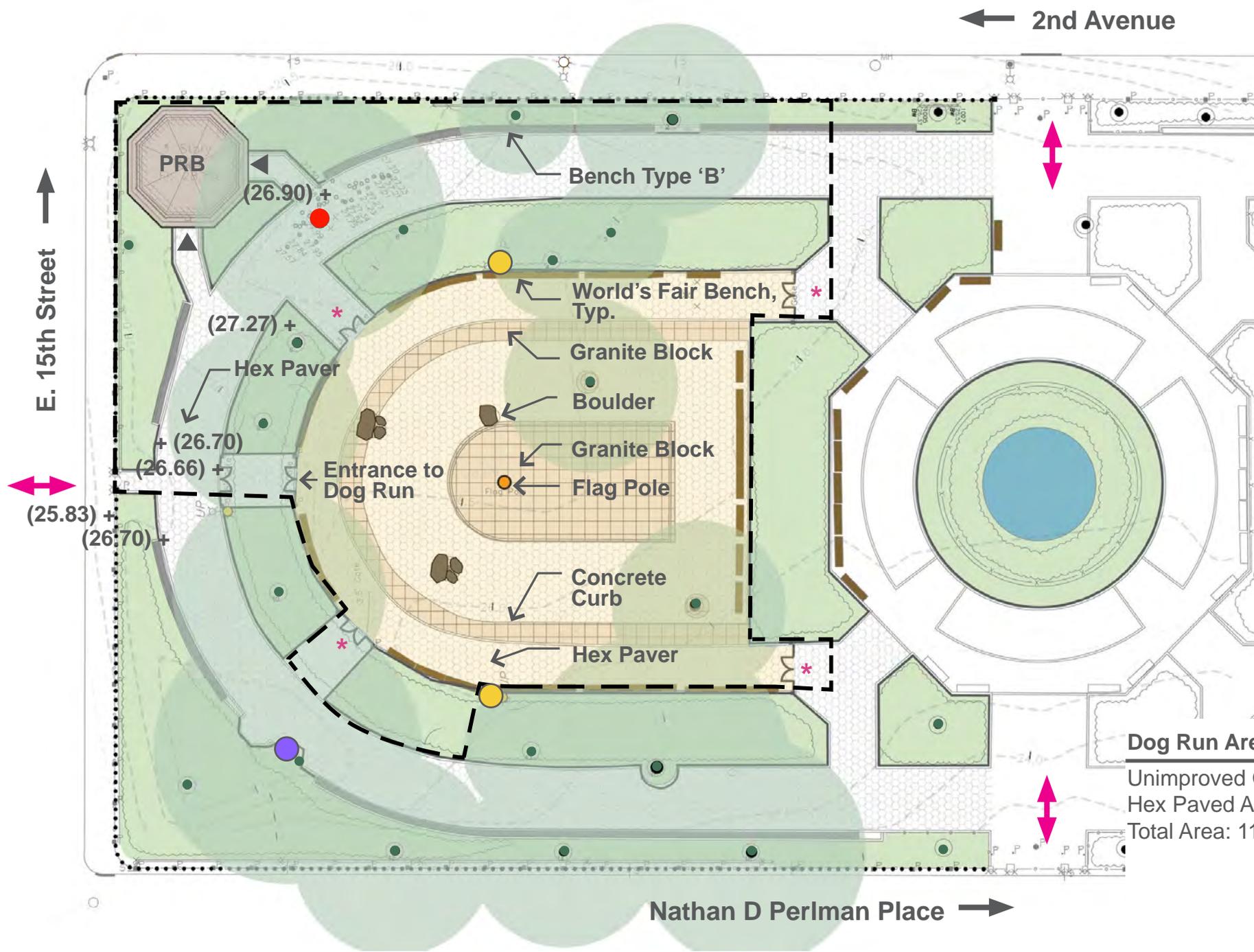


PROPOSED
The proposed plan reconfigures the landscape area near the public restroom building to introduce an ADA-compliant path and platform. This approach prioritizes ADA access and preservation of the existing elm tree while respecting the historic layout of the park.



W X Y

Capital Projects Division
Stuyvesant Square East | History of Stuyvesant Square Park (East) Plan



LEGEND

- Project Limit
- Dog Run Area
- Park Entrance
- Building or Structure
- Building Entrance
- Hex Paver
- Granite Block
- Planted Area
- Tree
- Elm Tree
- Parks Lightpole
- Traffic
- Gate - No Access
- Drinking Fountain

Dog Run Area:
 Unimproved Granite Block: 3,000 SF
 Hex Paved Area: 8,700 SF
 Total Area: 11,700 SF

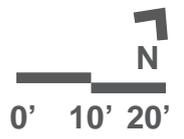
Park Tree Canopy Information
 75.3% Parkland Canopy Cover
 4.8% Canopy Change 2010-2017

Heat Vulnerability Index
 Site is not in high HVI area(3).



W X Y

Capital Projects Division
Stuyvesant Square East | Existing Site Plan Diagram



← 2nd Avenue

LEGEND



GATE WITH MESH TO DOG RUN AREA



EXISTING FENCES (x = HEIGHT)



HISTORICAL FENCE



MEDIUM FENCES
FENCES 3.5'- 5' HT. (x = HEIGHT)



MESH FENCING

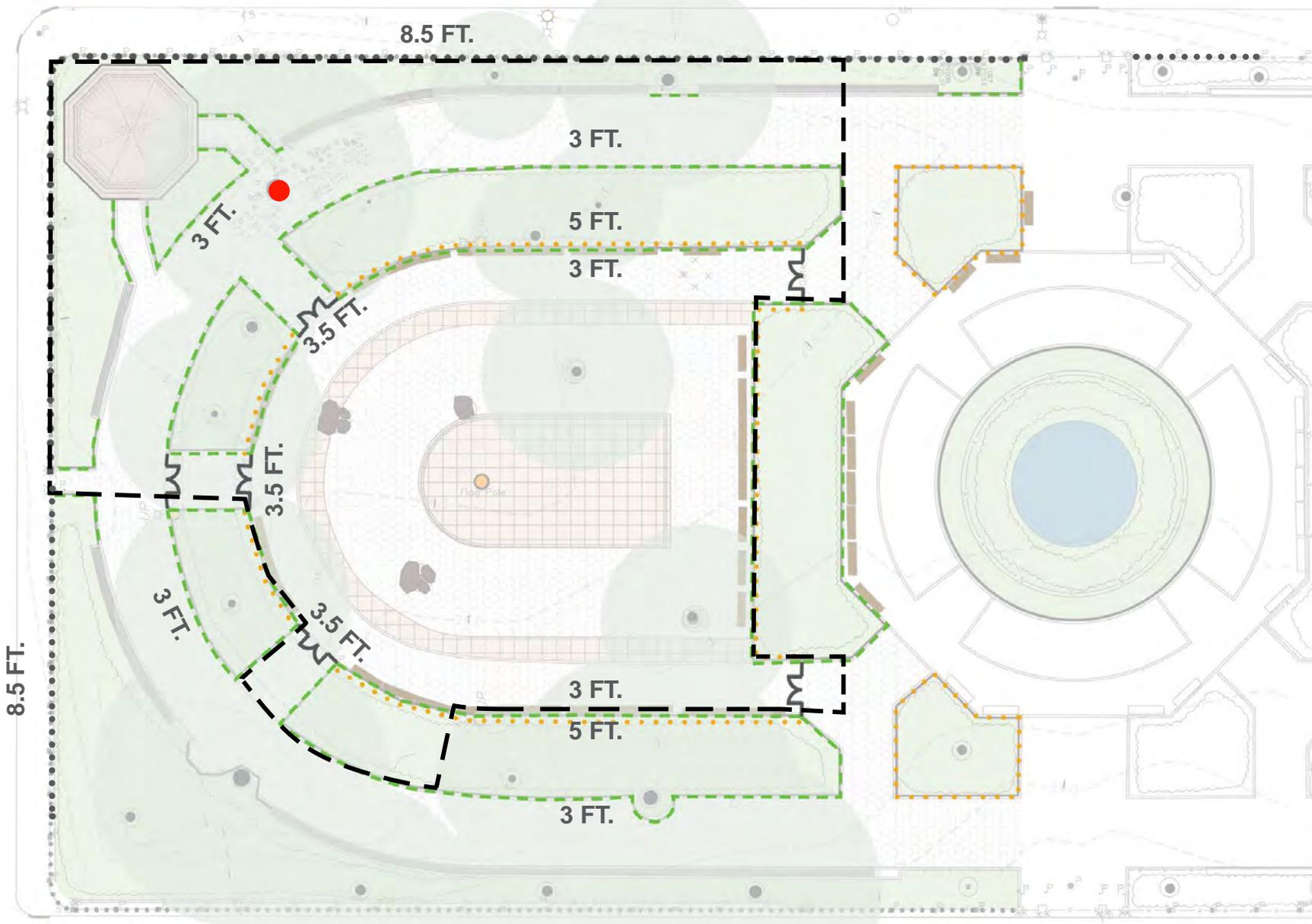


LOW FENCES / HANDRAILS
FENCES 3' HT. (x = HEIGHT)



PIPE RAIL WITH MESH

↑ E. 15th Street



8.5 FT.

8.5 FT.

3 FT.

5 FT.

3 FT.

3.5 FT.

3.5 FT.

3 FT.

3.5 FT.

3 FT.

5 FT.

3 FT.

→ Nathan D Perlman Place

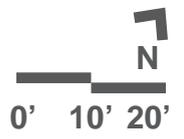


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Stuyvesant Square East | Existing Fence Diagram



Public Restroom entrance provides no pedestrian lighting, typ.

Mature trees provide dense shade, but have restricted room to grow

2nd Avenue

LEGEND

 Major Tree Root Zones to Avoid

 Tree roots heaving pavement

 Pedestrian Traffic

 Elm Tree

 Bench to be removed due to the proposed design and proximity to tree root zone

E. 15th Street

ADA Compliant Park Entrance

Asphalt Block - Heaving

The gates limit pedestrian circulation

Steps into Public Restroom not ADA compliant, typ.

5' Wide Park Entrance

Nathan D Perlman Place

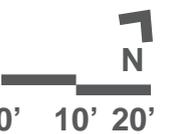


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Stuyvesant Square East | Site Analysis Diagram

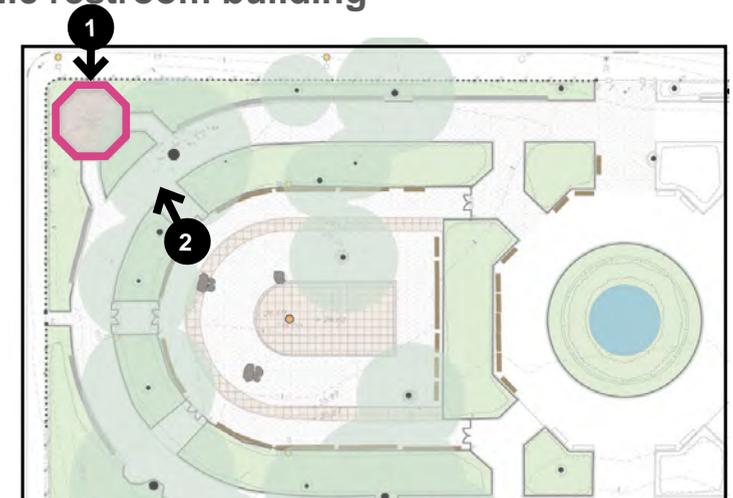




1 -Elm canopy as viewed from 2nd Avenue



2 - Elm tree in front of the public restroom building





1 - Elm tree roots heaving and asphalt patches



2 - Elm tree roots heaving and safety barrier in front of Men's entrance to PRB



3 - Elm tree roots heaving into the walkway

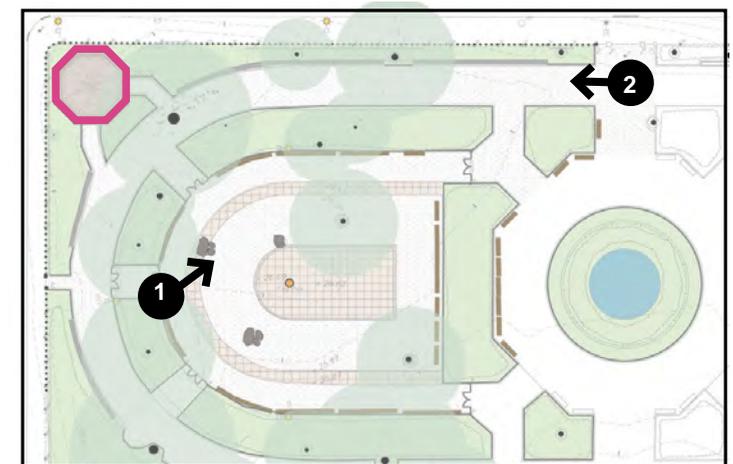


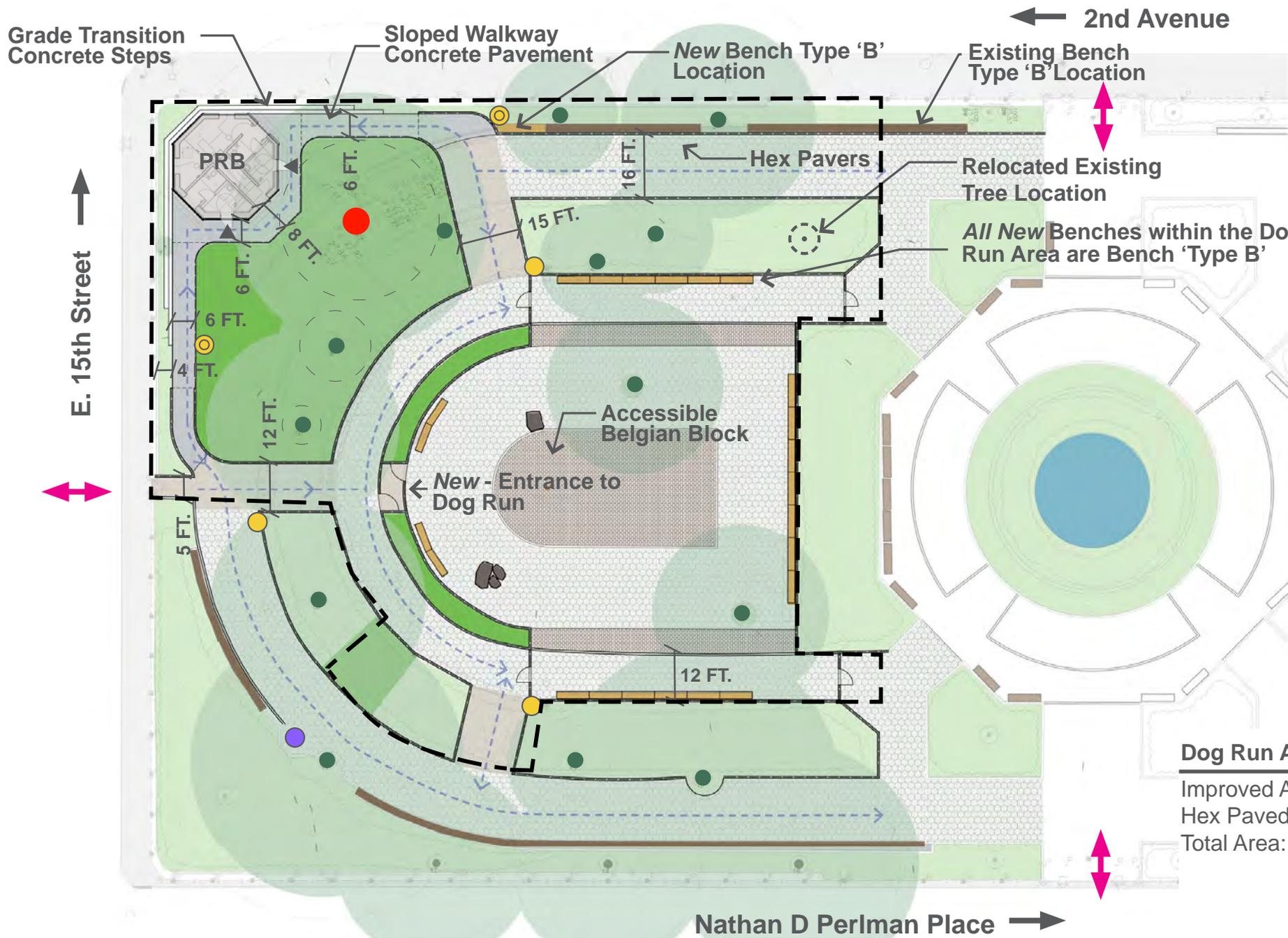


1 - Dog run gate near E. 15th Street entrance



2 - Near entrance gate on 2nd Ave.





Dog Run Area:
 Improved Accessible Belgian Block: 2,400 SF
 Hex Paved Area: 6,900 SF
 Total Area: 9,300 SF

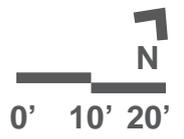
LEGEND

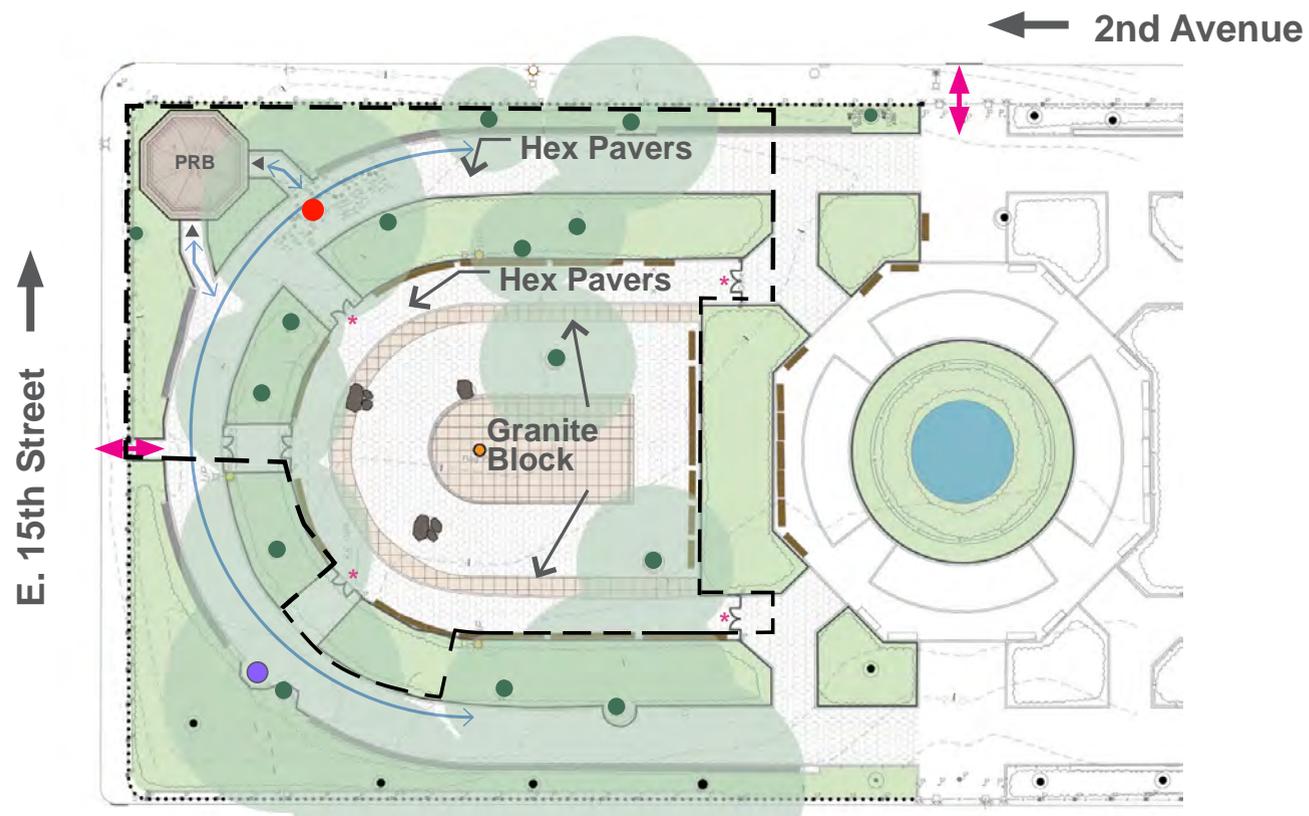
- Project Limit
- Park Entrance
- Building or Structure
- Building Entrance
- Hex Paver
- Granite Block
- Hex Pavers
- Concrete Pavement
- Accessible Belgian Block
- Planted Area
- New - Planted Area
- Tree
- Elm Tree
- Drinking Fountain
- Parks Lightpole
- New - Lightpole
- Traffic
- Public Pedestrian Circulation



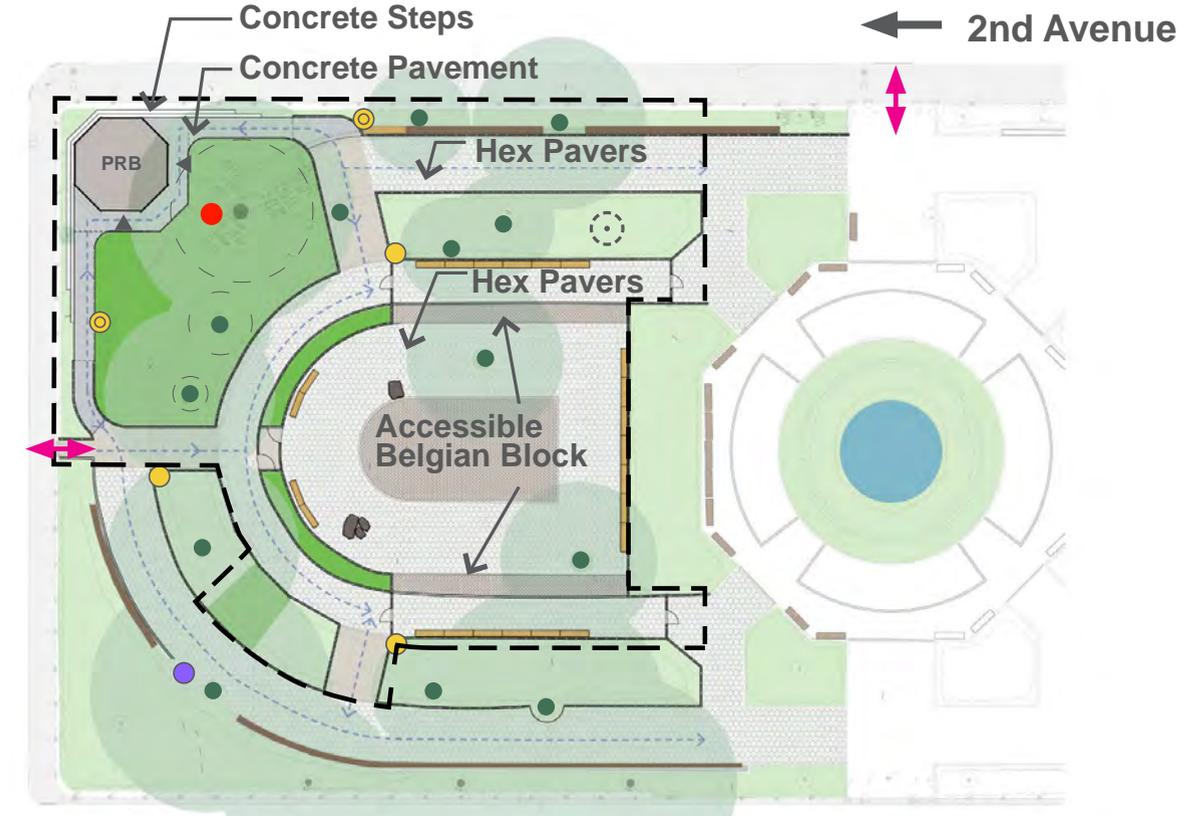
W X Y

Capital Projects Division
Stuyvesant Square East | Proposed Site Plan





Existing



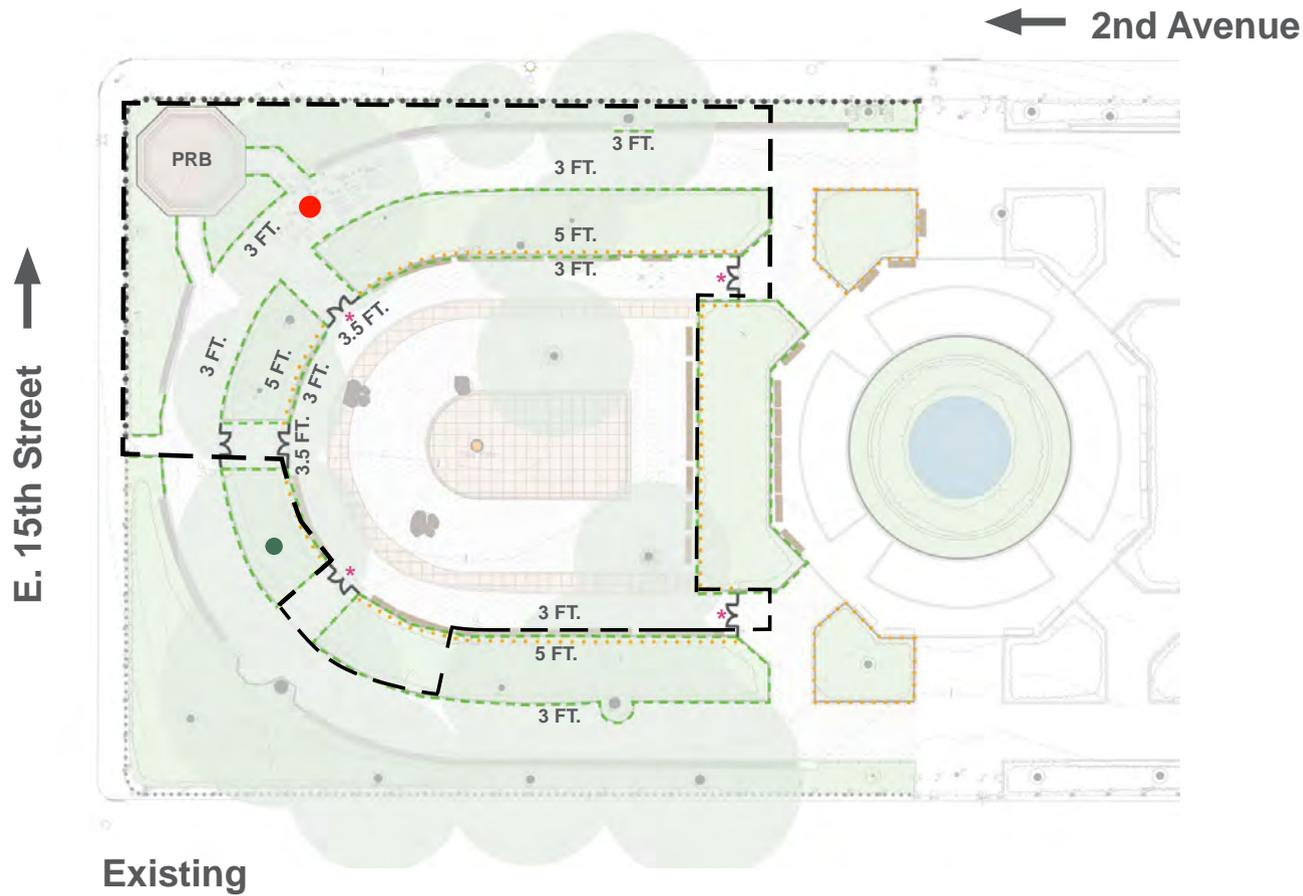
Proposed

LEGEND

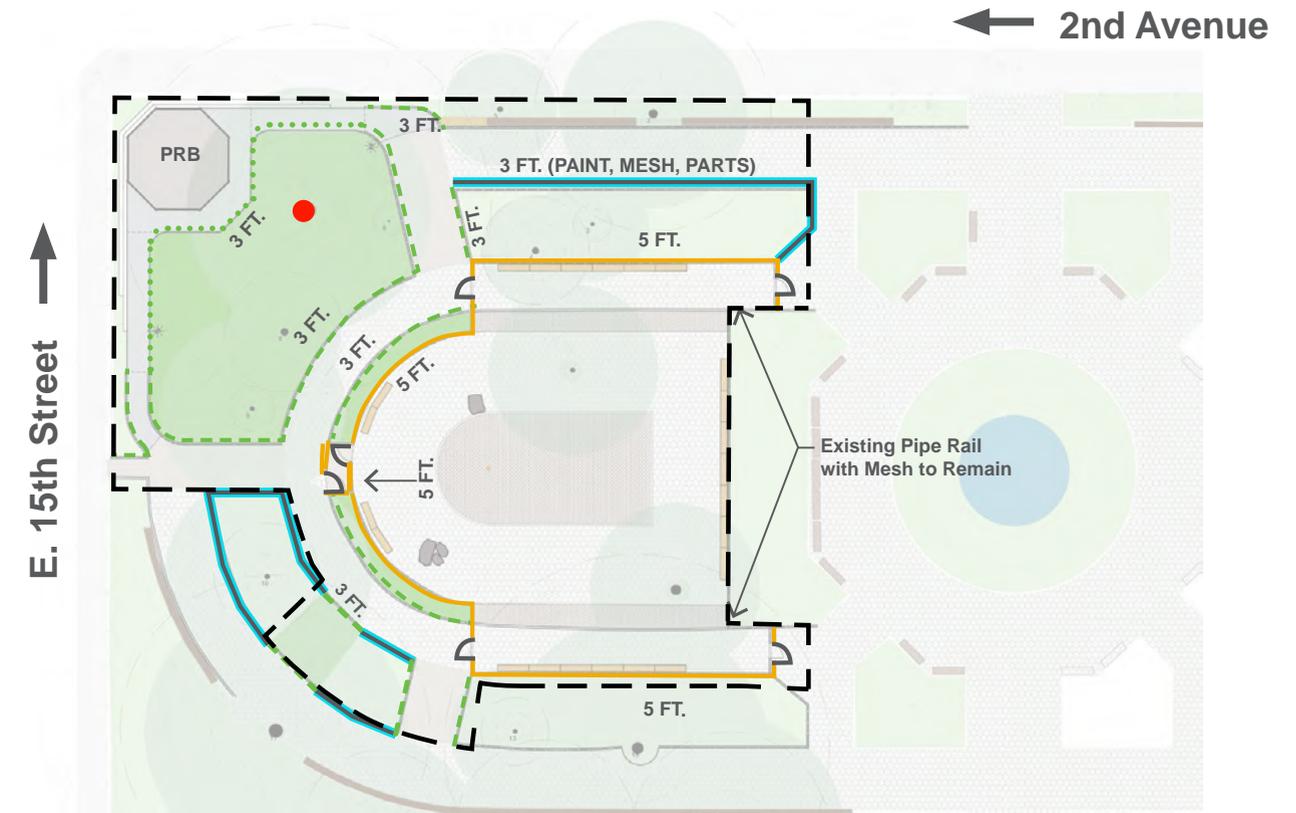
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- Parks Lightpole
- New - Lightpole
- Traffic
- Public Pedestrian Circulation

Pavement





Existing



Proposed

LEGEND

- Project Limit
- GATE WITH MESH TO DOG RUN AREA
- EXISTING FENCES (x = HEIGHT)
- HISTORICAL FENCE (x')
- MEDIUM FENCES FENCES 3.5'- 5' HT. (x = HEIGHT)
- PARKS STANDARD DOG RUN FENCE (x')
- LOW FENCES / HANDRAILS FENCES 3' HT. (x = HEIGHT)
- PIPE RAIL WITH MESH (x')
- PIPE RAIL (x')
- MODIFY EXISTING (x' (Paint and/or Re-Mesh/Lower))
- PIPE RAIL

Site Furnishing



3ft. Tall Pipe Rail Fence Type 'C' with Finial



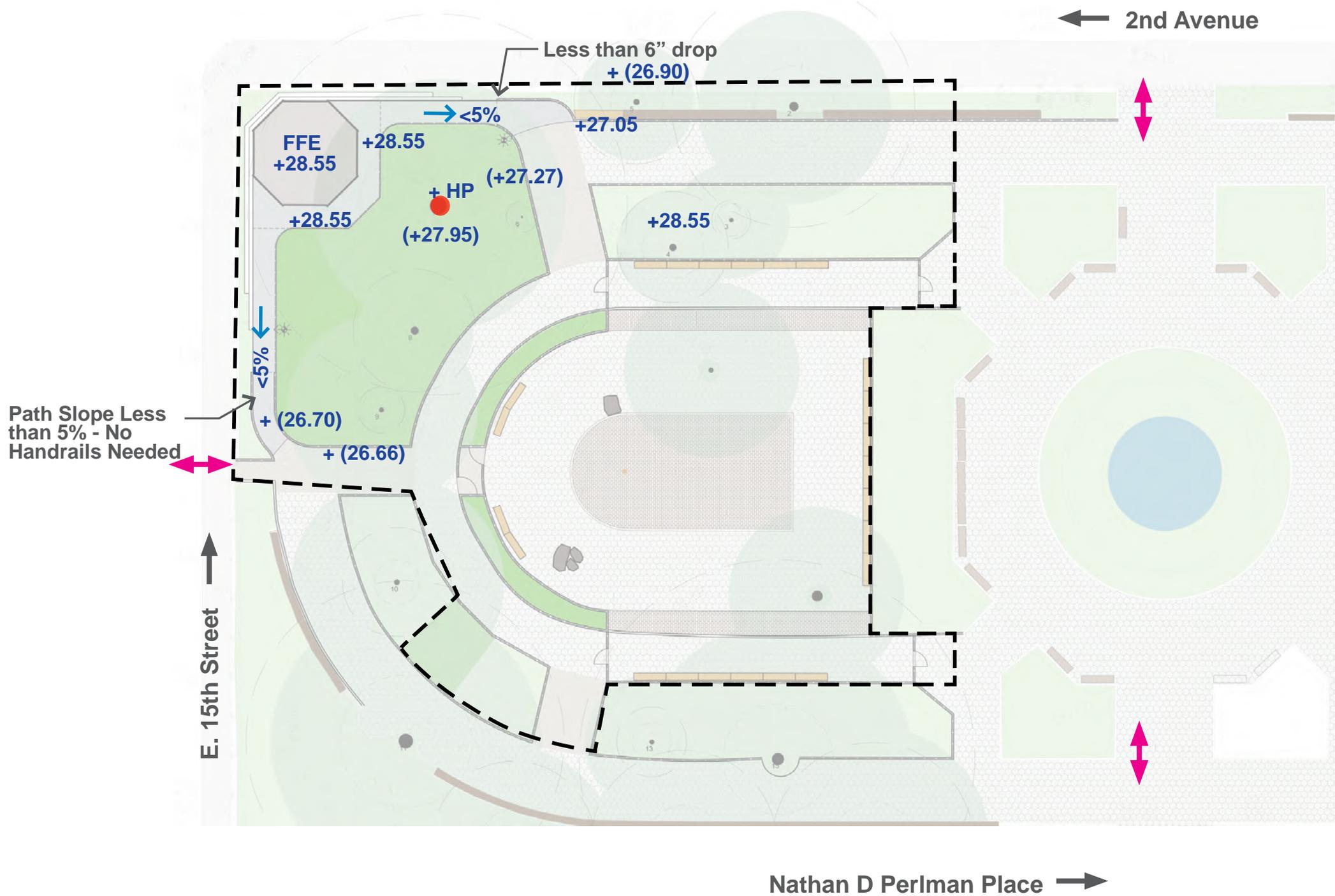
5ft. Tall Dog Run Fence with Finial



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Stuyvesant Square East | Existing and Proposed Fence Diagram



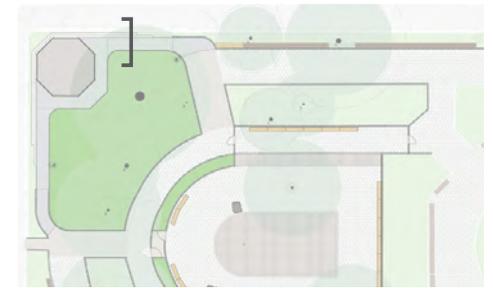
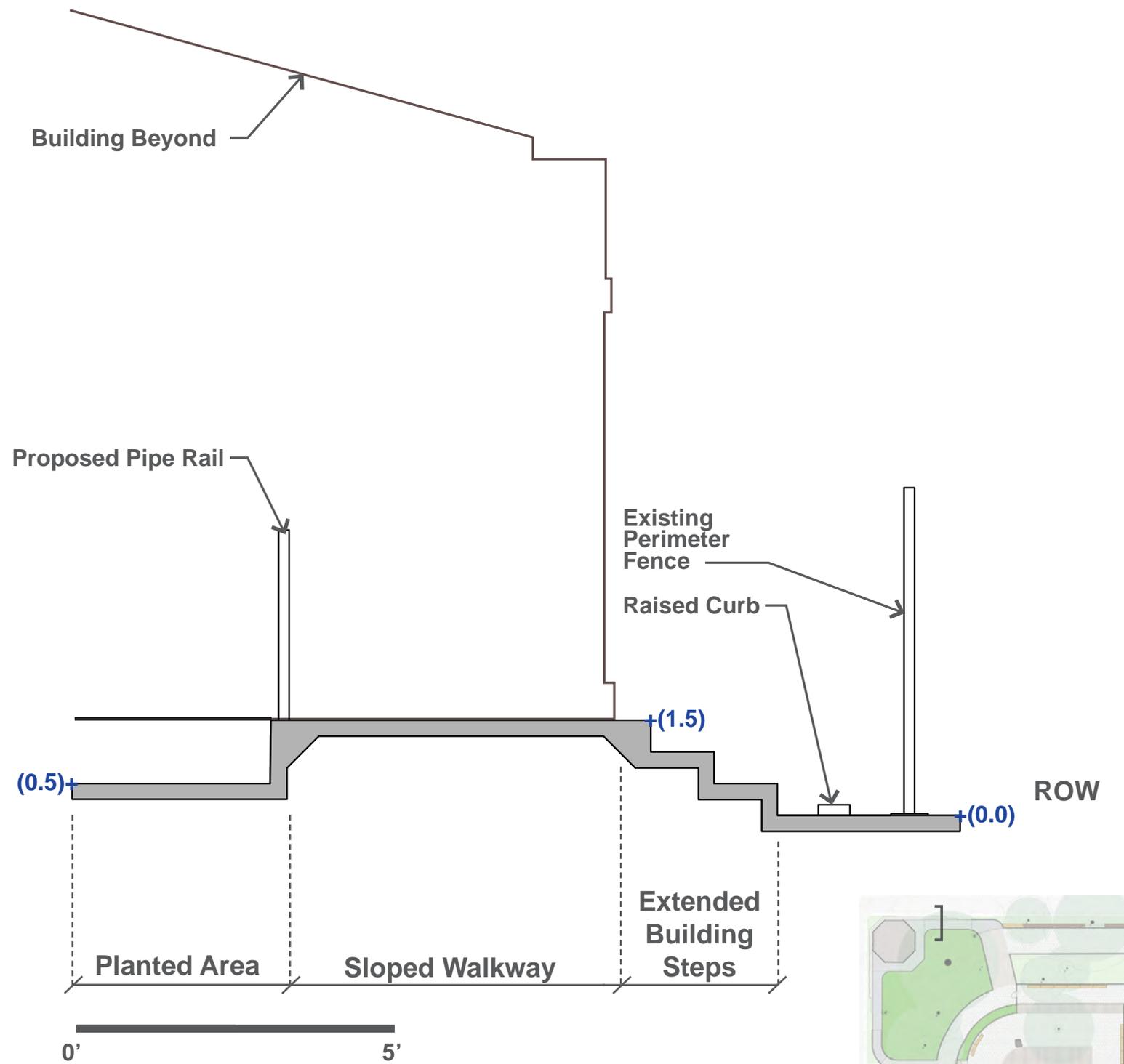
LEGEND

-  Park Entrance
-  + HP High Point
-  + (26.0) Existing Elevation
-  + 26.0 Proposed Elevation
-  FFE Finish Floor Elevation
-  Slope
-  Elm Tree

Path Slope Less than 5% - No Handrails Needed



Existing Concrete Steps up to Building



Key Plan
NTS



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Stuyvesant Square East | Extended Building Steps Section



ROW

Sloped
Walkway
Entrance

Low Planted Area

Public Restroom
Building Beyond

Existing Elm Tree

Sloped
Walkway
Entrance

Planted
Area
Beyond

ROW

+26.70

+27.20

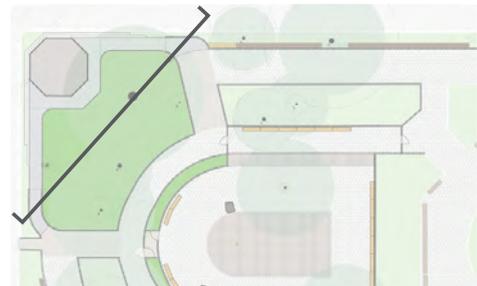
0' 5' 10'



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Stuyvesant Square East | Proposed Section



Key Plan
NTS





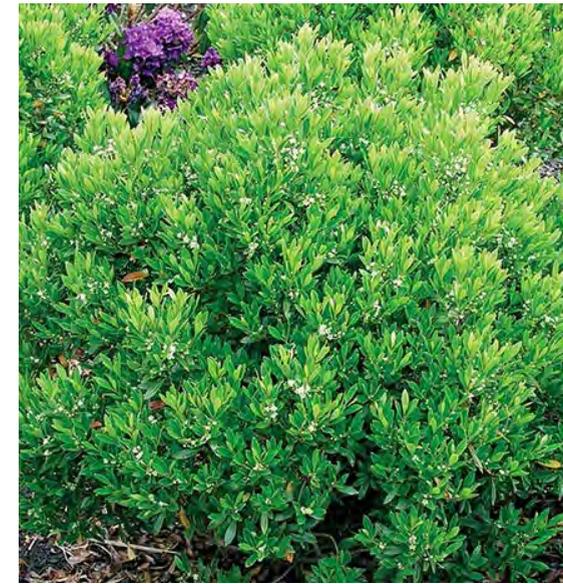
Christmas fern *
Polystichum acrostichoides



Creeping Lily Turf *
Liriope spicata



Sum and Substance Hosta
Hosta x 'Sum and Substance'



Inkberry *
Ilex glabra 'Shamrock'



Pennsylvania Sedge *
Carex pensylvanica



Variegated Sedge
Carex morrowii 'Ice Dance'



Plantain Lily
Hosta 'Blue Angel'



Allegheny Spurge *
Pachysandra procumbens

Evergreen *



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Stuyvesant Square East | Planting Palette



W X Y

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Stuyvesant Square East | Perspective View Comparison

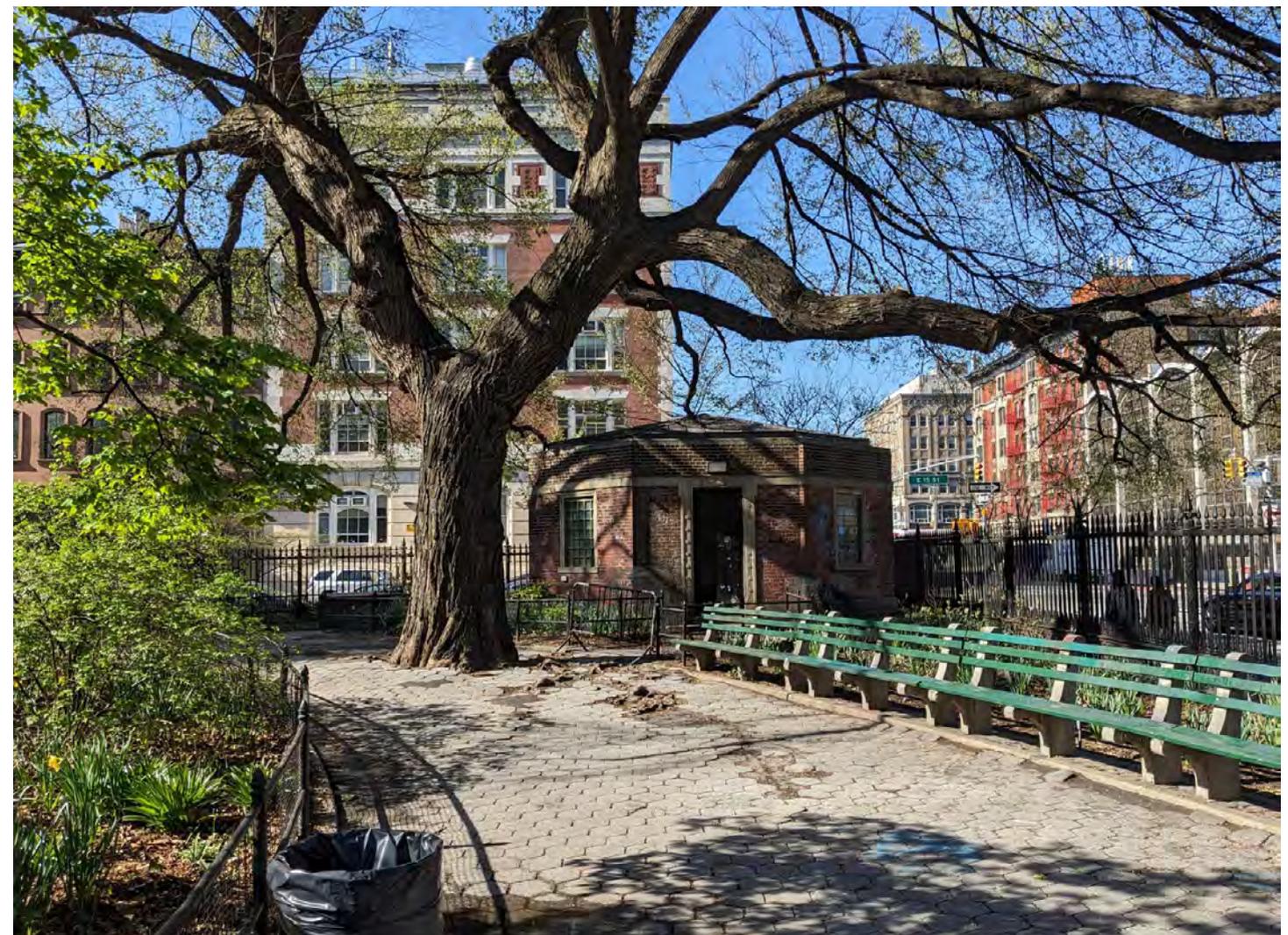


W X Y

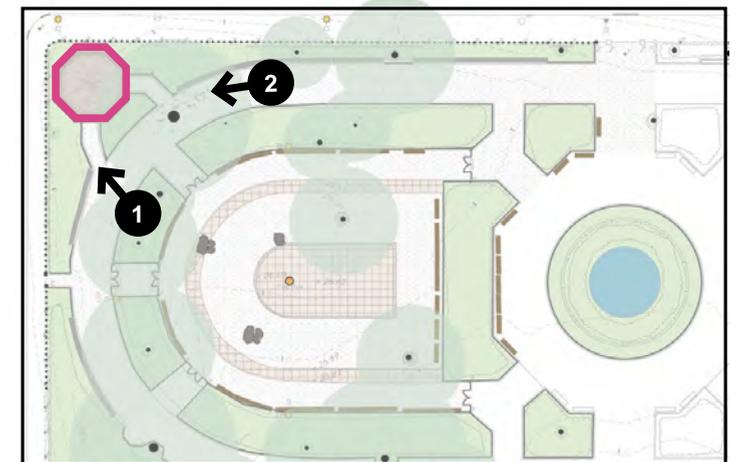
Capital Projects Division
Stuyvesant Square East | Perspective View Comparison

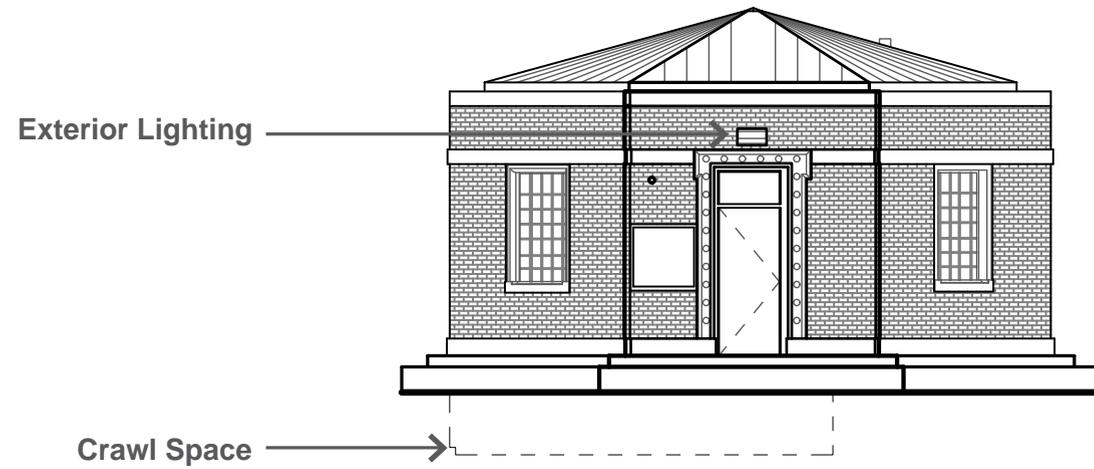


1 - East facade

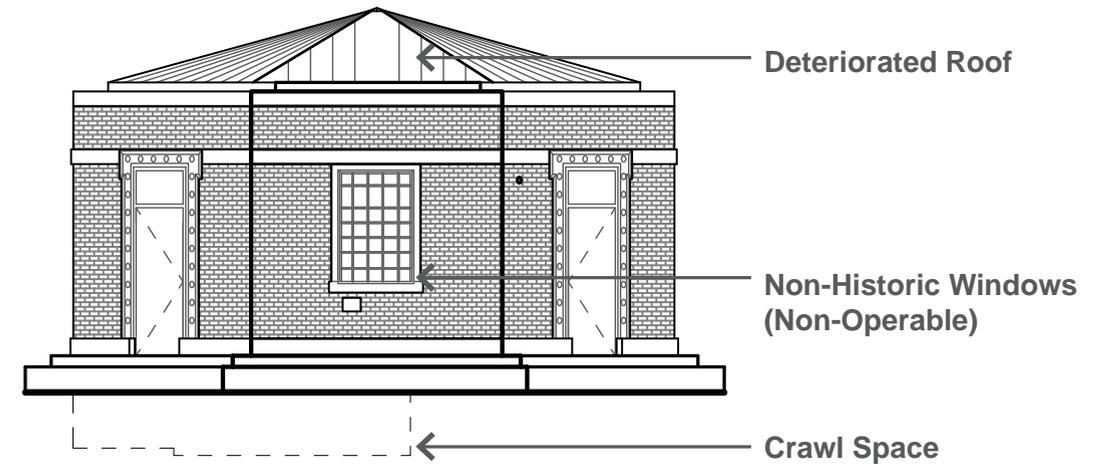


2 - View looking South towards public restroom building

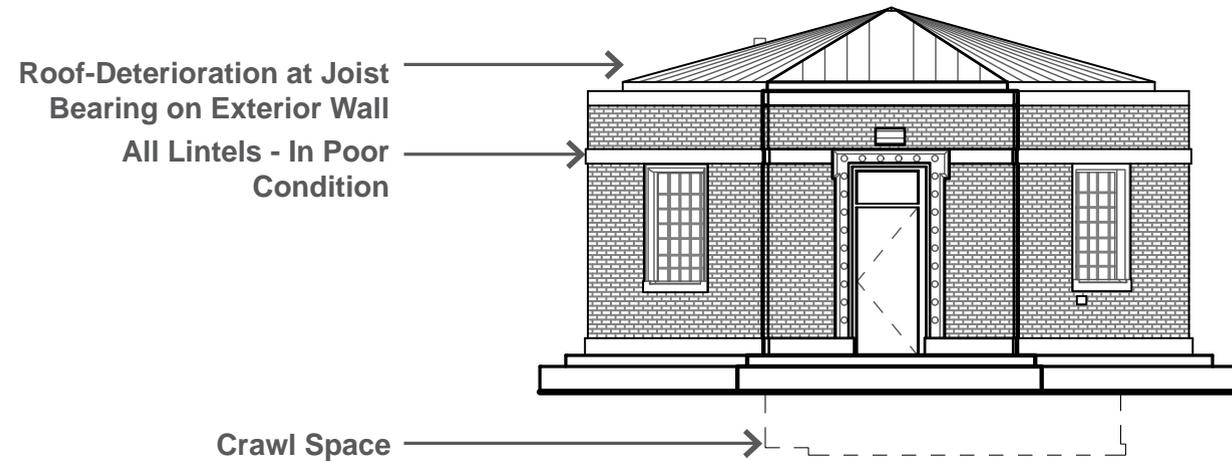




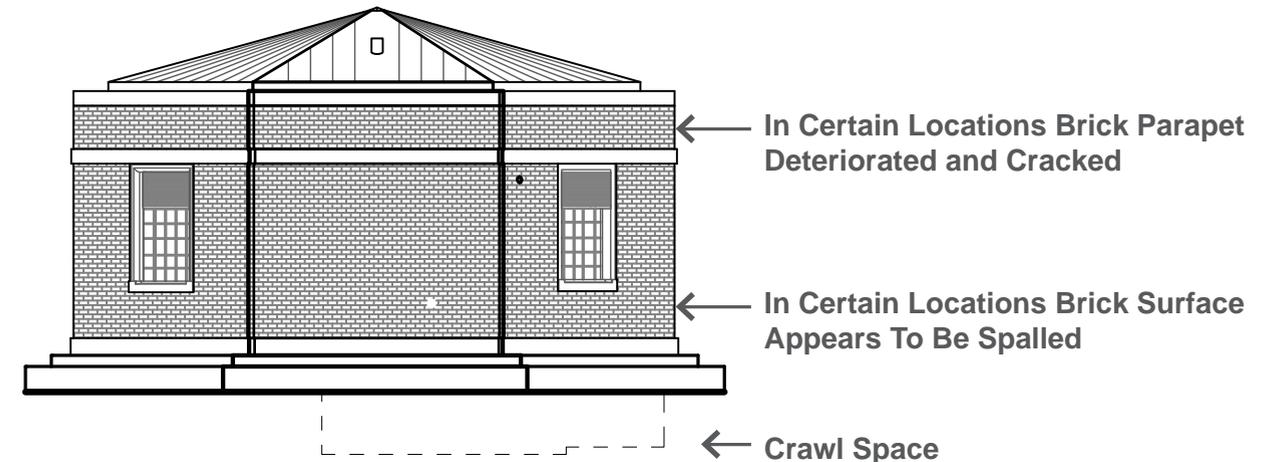
East Facade (Women's Room)



North Facade (Mechanical Room)



West Facade (Men's Room)

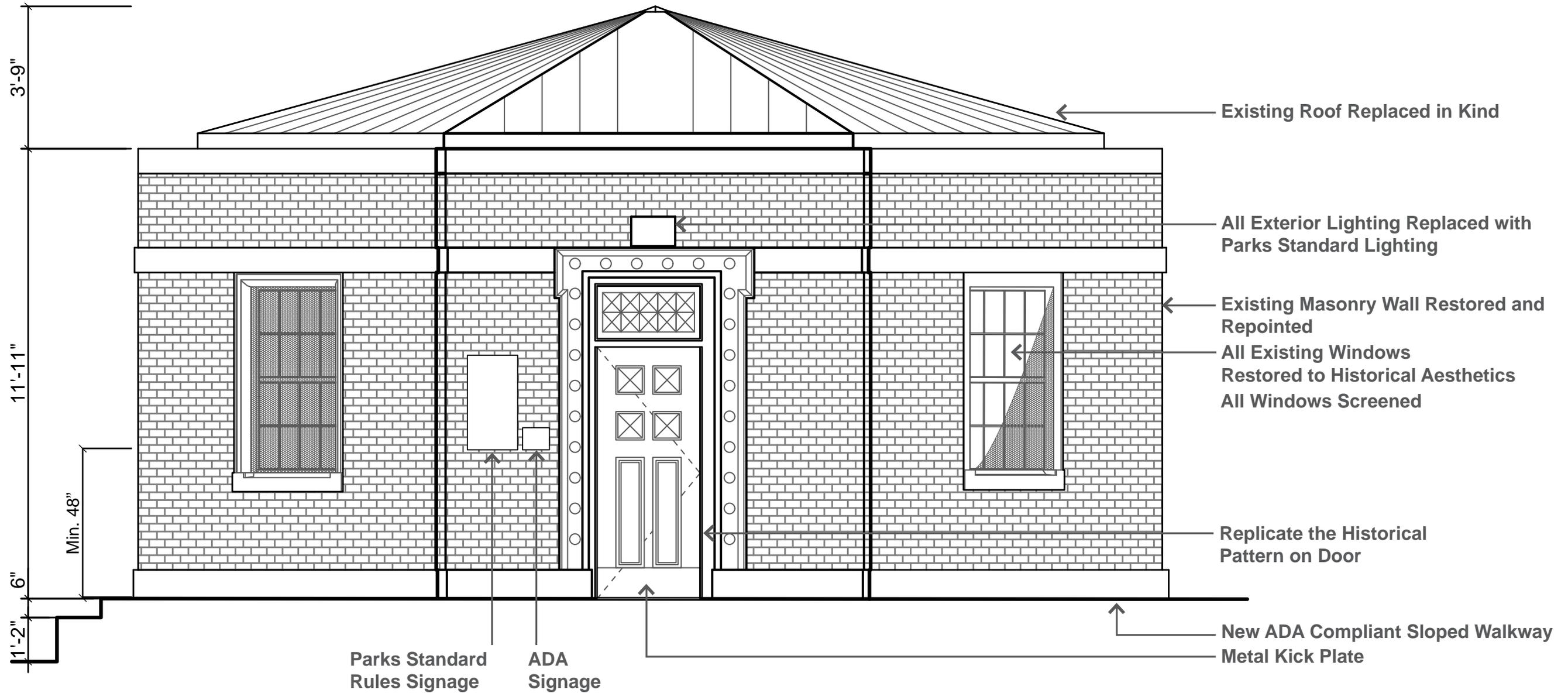


South Facade



W X Y

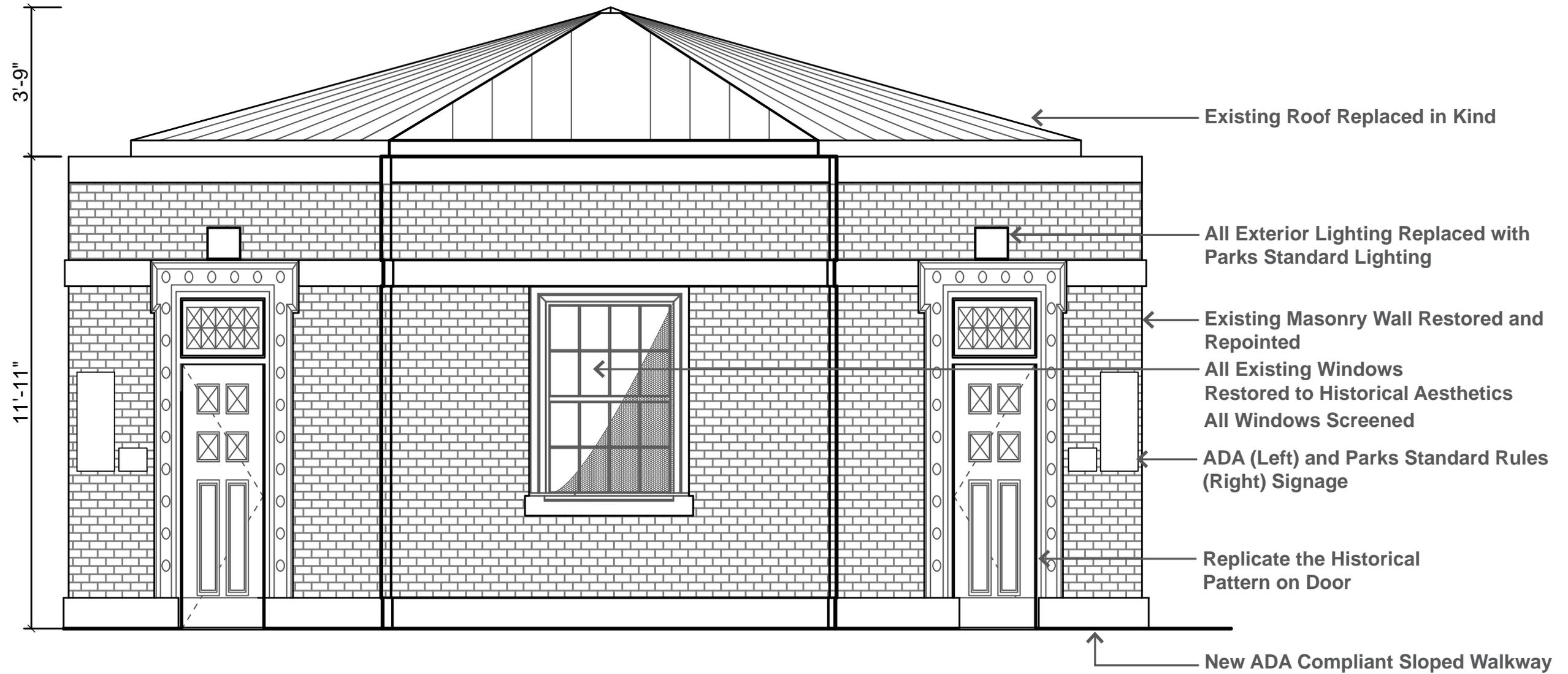
Capital Projects Division
Stuyvesant Square East | Existing Elevations



W X Y

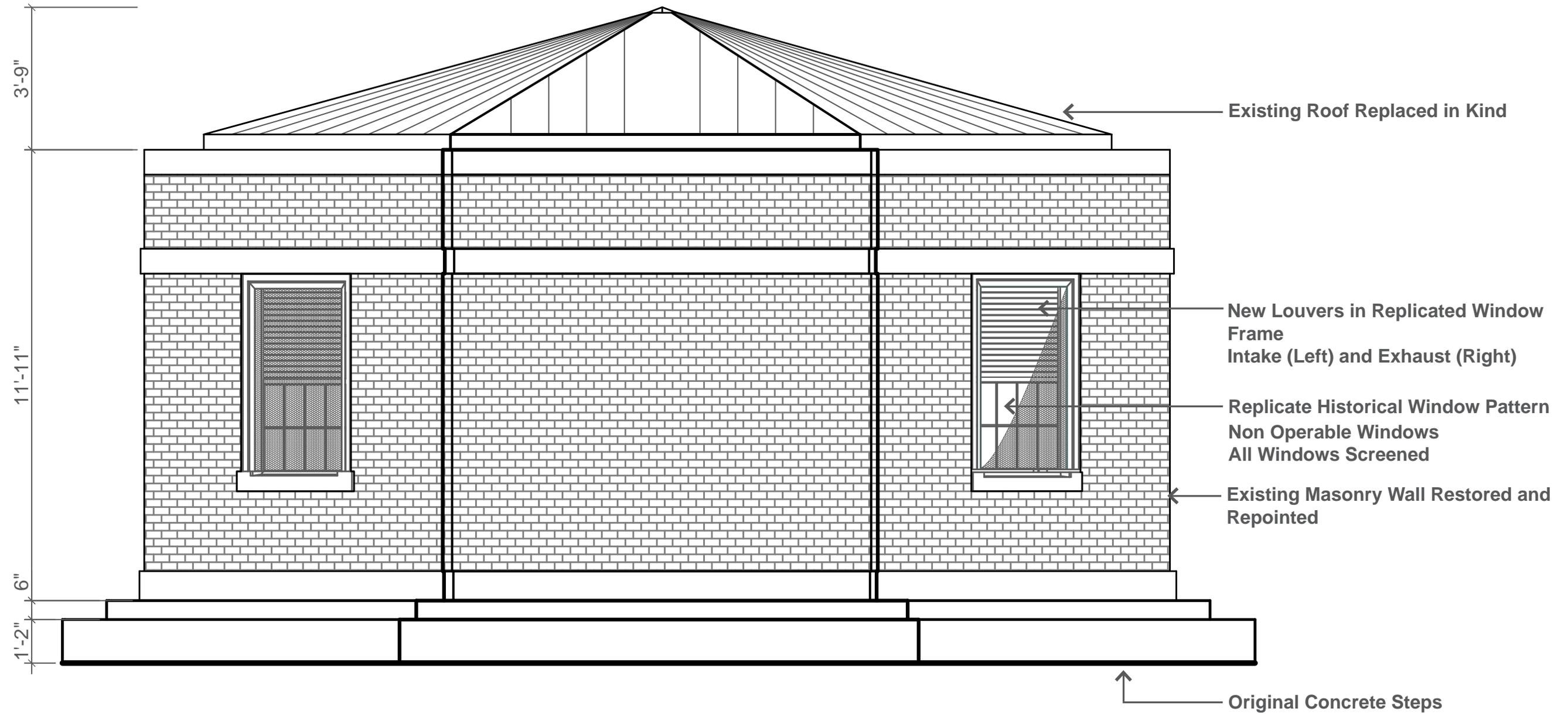
Capital Projects Division
Stuyvesant Square East | Proposed Elevation- East Facade (Women's Room)





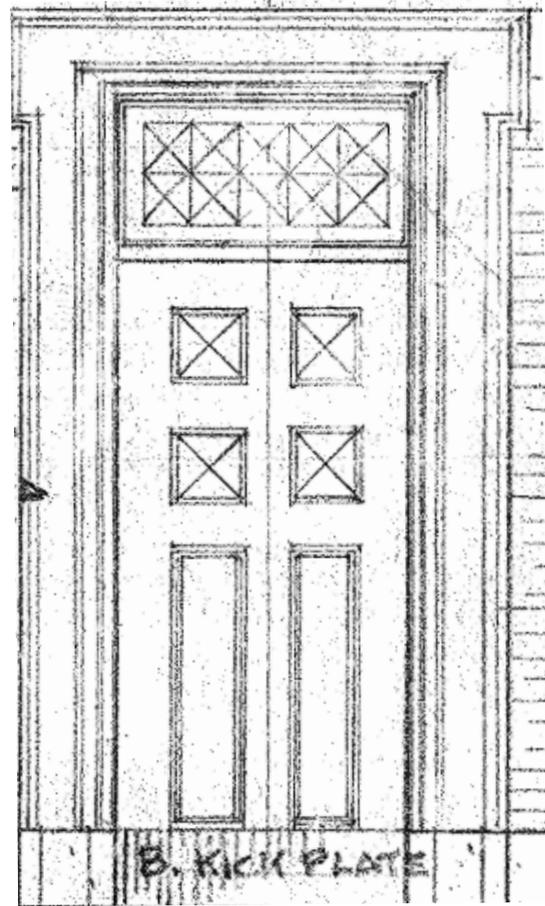
W X Y

Capital Projects Division
 Stuyvesant Square East | Proposed Elevation - North Facade

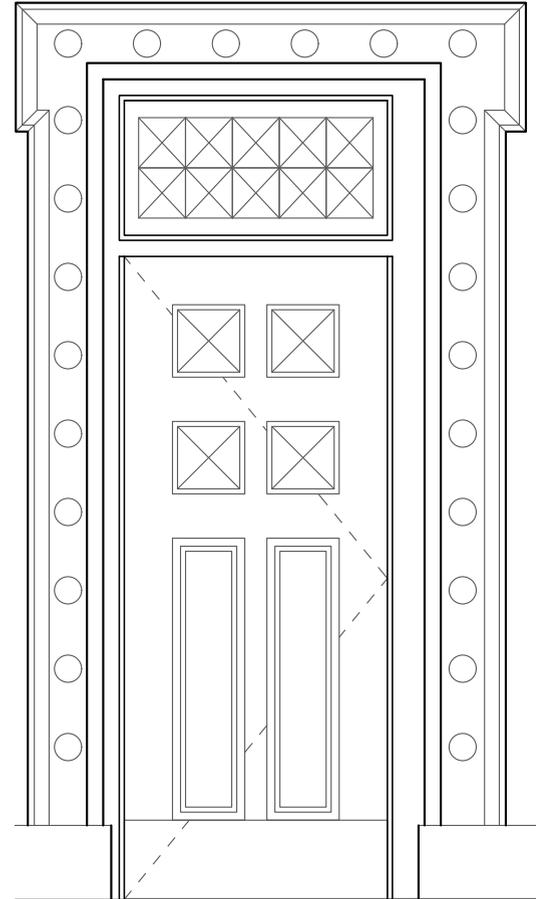


W X Y

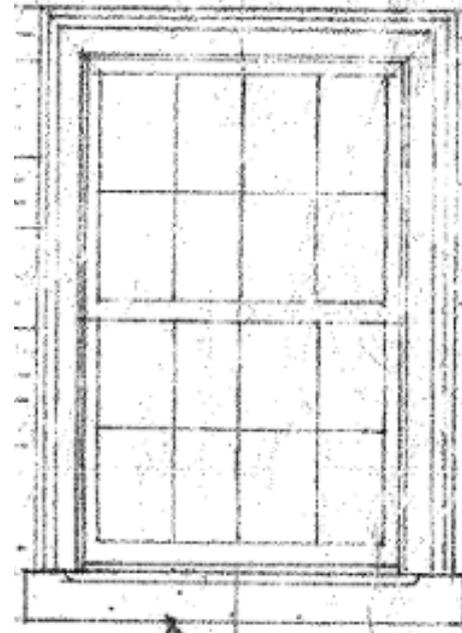
Capital Projects Division
 Stuyvesant Square East | Proposed Elevation - South Facade



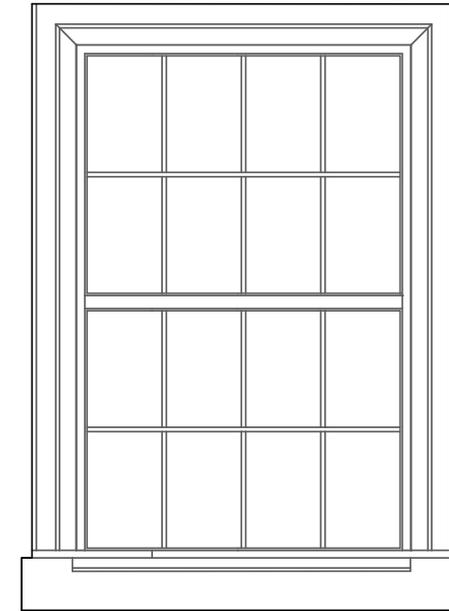
Historical Door - Wood,
Hammered Wire Glass, &
Metal Grille



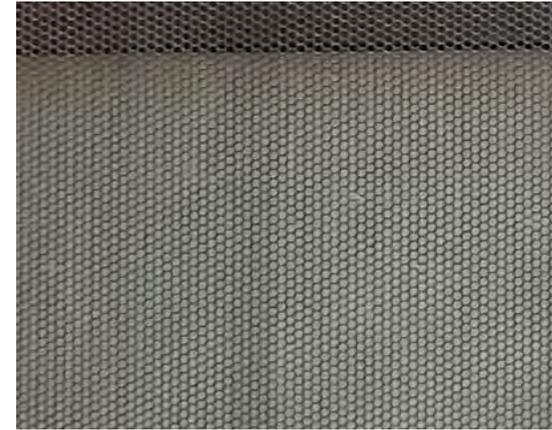
Proposed Door - Insulated Metal
Door with Historic Pattern &
Metal Grille



Historic Window - Wood &
Hammered Wire Glass



Proposed Window - Match
Historical Aesthetics - 8 on 8
Metal Frame



Parks Standard Metal Metal Security Screen installed at Sara D. Roosevelt Park- Multiple Views



W X Y

Capital Projects Division
Stuyvesant Square East | Material - Security Screen



Granite Block (Existing)



Bench Type 'B', American White Oak painted Central Park Green



World's Fair Bench w/ Arms, American White Oak painted Central Park Green.



Accessible Belgian Block (Proposed)



3ft. Tall Pipe Rail Fence Type 'C' with Finial



5ft. Tall Dog Run Fence with Finial



Type B Pedestrian Pole, 2085 Luminaire



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Capital Projects Division
Stuyvesant Square East | Perspective Renderings

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Appendix





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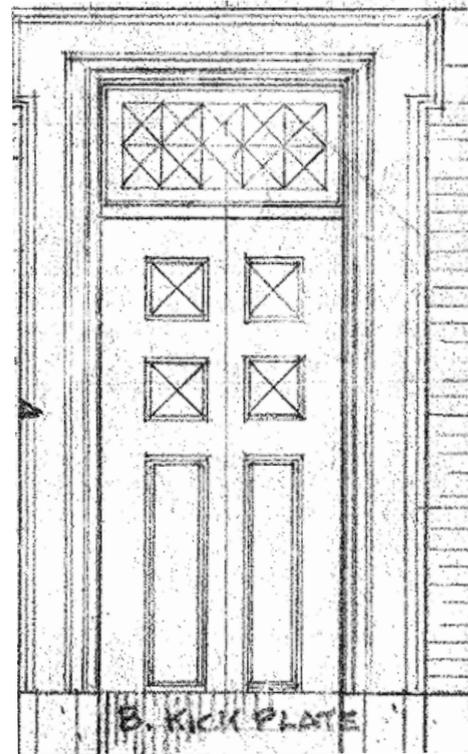
Capital Projects Division
Stuyvesant Square East | Perspective Renderings



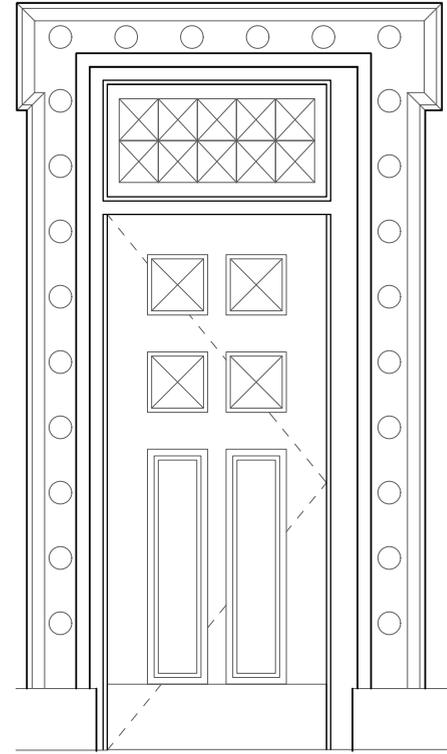
Stationary Louver - Staff Level Review



ADA Sign - Parks Standard Type - Aluminum Etched W/ Infill



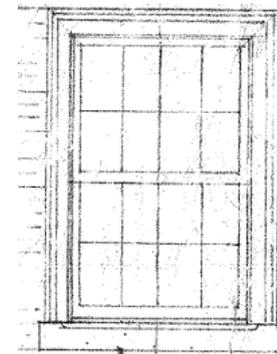
Historical Door - Wood, Hammered Wire Glass, & Metal Grille



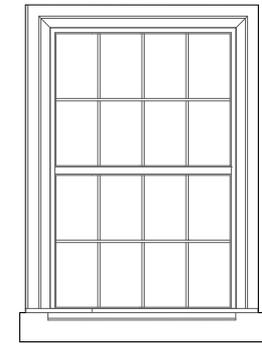
Proposed Door - Insulated Metal Door with Historic Pattern & Metal Grille



Exterior Lighting - Parks Standard



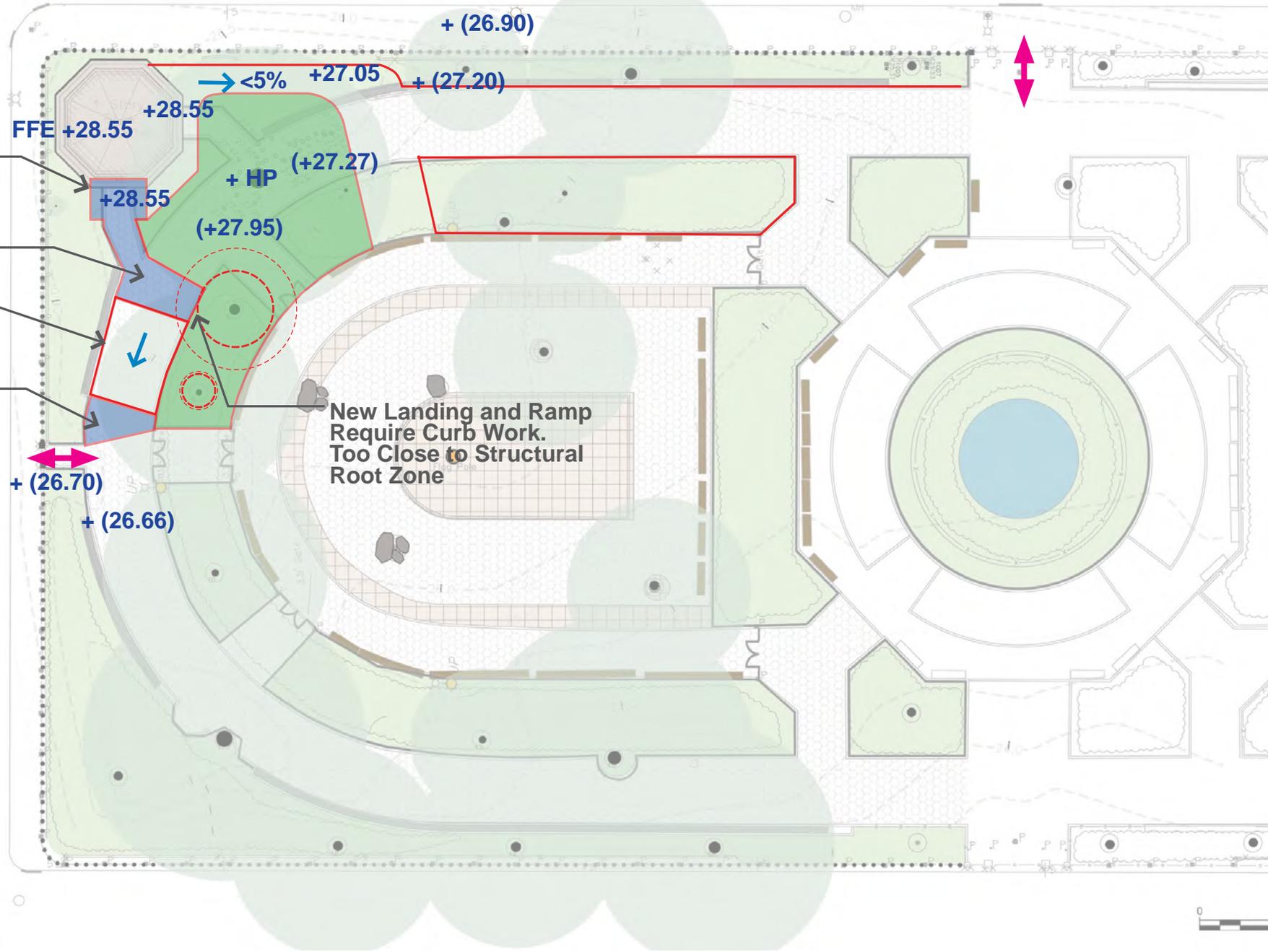
Historic Window - Wood & Hammered Wire Glass



Proposed Window - Restored to Historical Aesthetics - 8 on 8 Metal Frame

← 2nd Avenue

LEGEND



Arrival Space Conflicts with PRB Entry/Exit

Awkward Landing Required

Ramp with Handrails Required (>5%)

Awkward Landing Required

↑ E. 15th Street

-  Park Entrance
-  + HP High Point
-  + (26.0) Existing Elevation
-  + 26.0 Proposed Elevation
-  FFE Finish Floor Elevation
-  Slope
-  Flat Landing
-  Sloped Surface

- The existing Elm forced a redesign of the western path, to stay consistent, the eastern-side PRB path was adjusted to match the newly configured north path.
- Raising the path elevation required fill, so we shifted the alignment away from existing trees to reduce impacts.
- The path is ADA-compliant; however, it would need to be designed as a ramp with handrails (slope >5%) and include required top and bottom landings.
- Requiring excavation within the CRZ for new curbs and pavement will impact the existing tree.



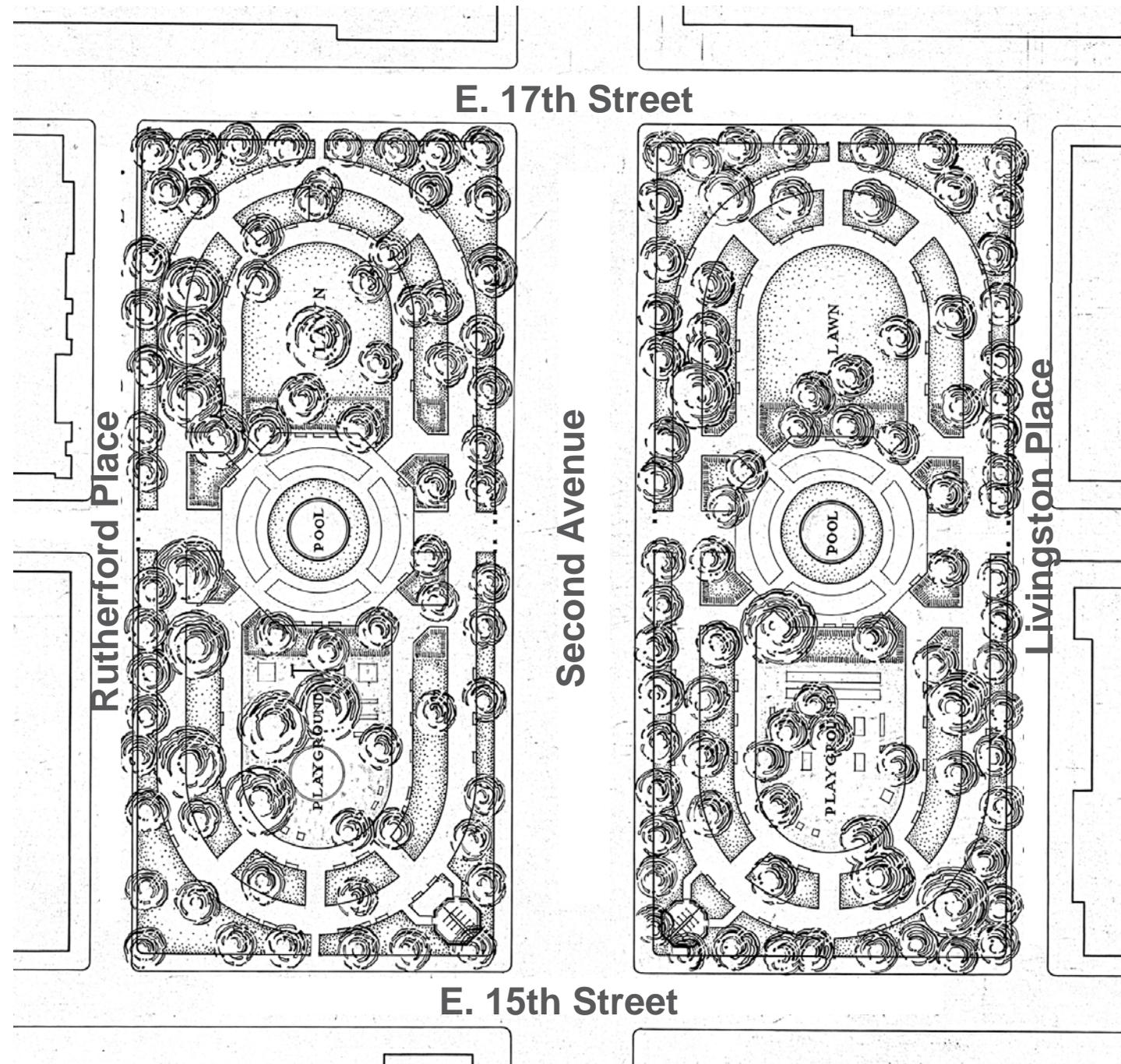
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Stuyvesant Square East | Study: Re-using Existing Pathway Layout





W X Y

Capital Projects Division

Stuyvesant Square East | Stuyvesant Square Park Plan - 1935



W X Y

Capital Projects Division
Stuyvesant Square East | Stuyvesant Square Park Plan - 2024



1 - View from across E. 15th Street



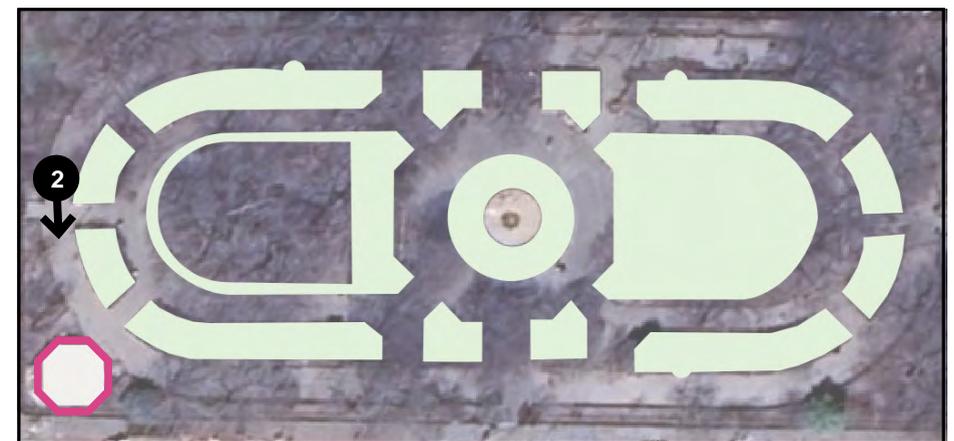
2 - Interior of Park facing southeast



W X Y

Capital Projects Division

Stuyvesant Square East | Existing Conditions - West





1 - Interior near E. 15th Street entrance facing north



2 - Interior near Second Avenue entrance facing west

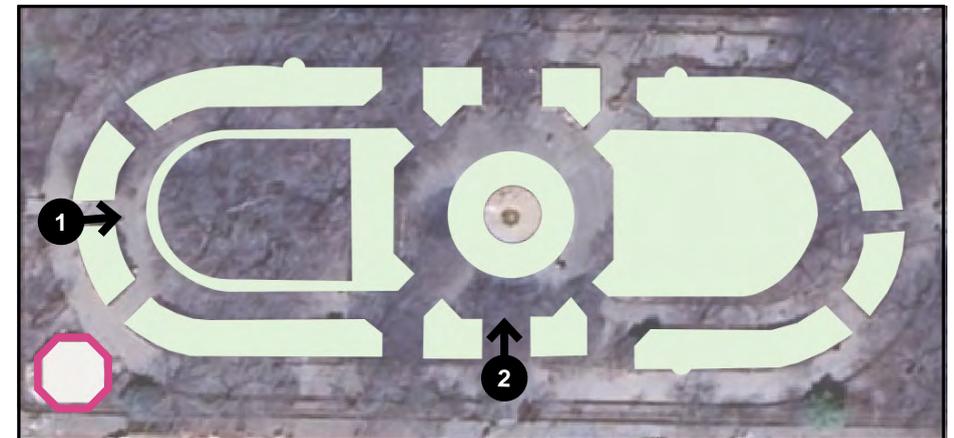


NYC Parks

W X Y

Capital Projects Division

Stuyvesant Square East | Existing Conditions - West

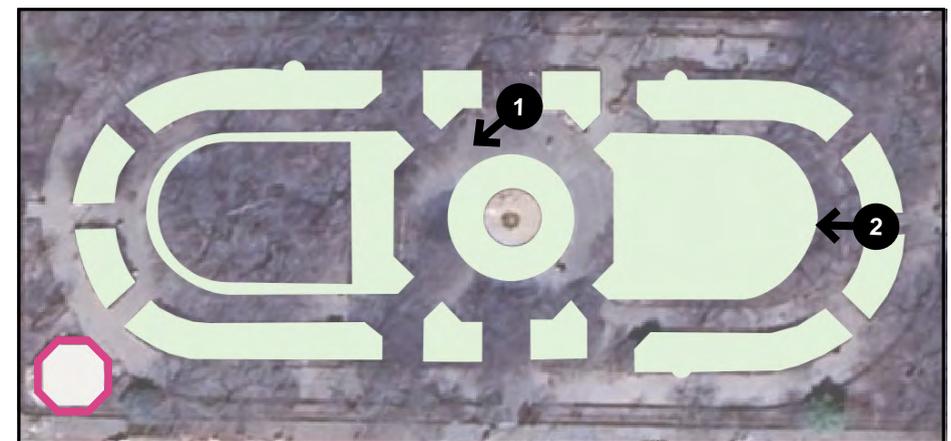




1 - Interior near Rutherford Pl. entrance facing southeast

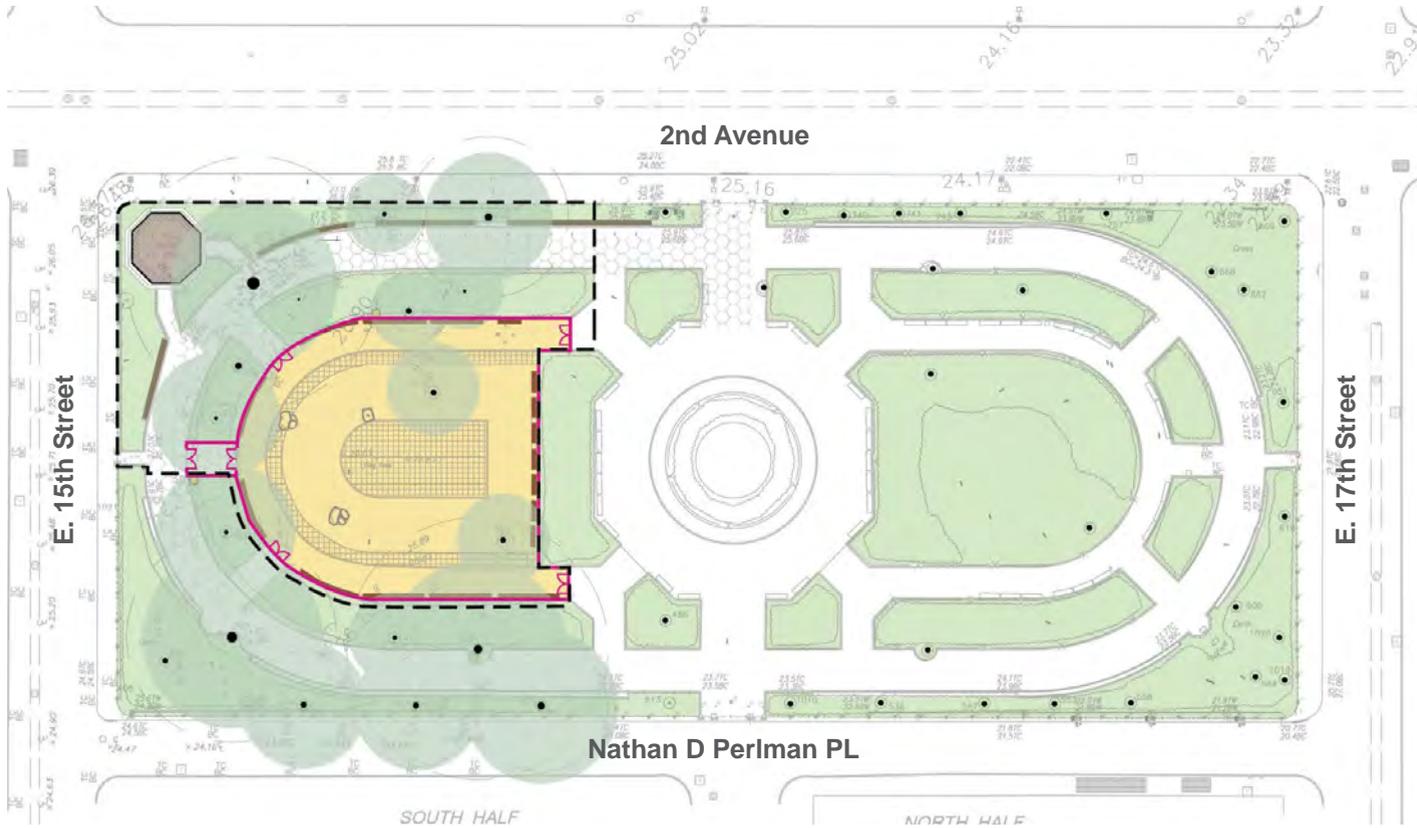


2 - Interior near E.17th Street entrance facing south



W X Y

Capital Projects Division
 Stuyvesant Square East | Existing Conditions - West

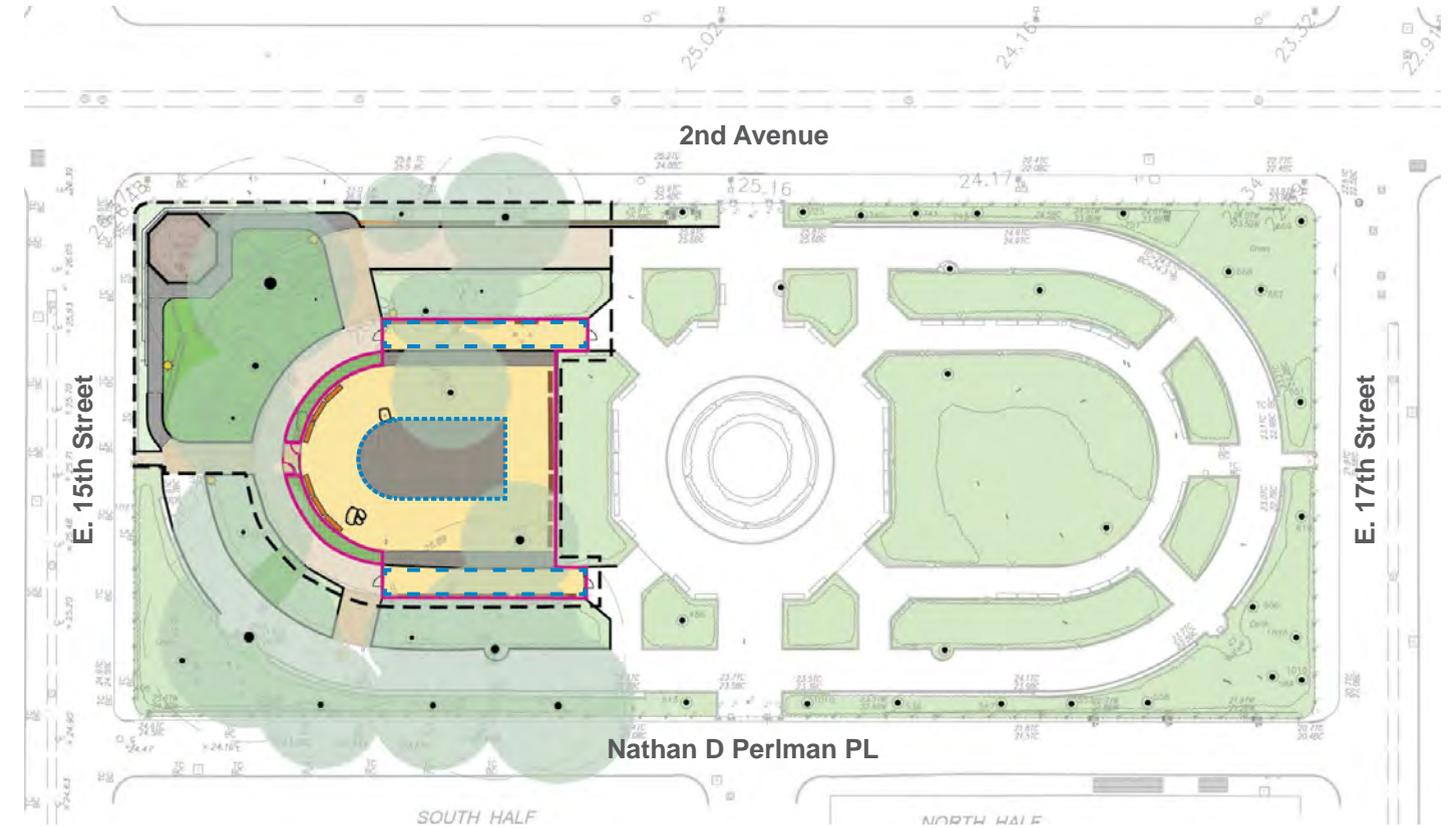


Existing Fence

Dog Run Area = 11,680 SF

LEGEND

- — —** Project Limit **- - - -** Park's Inner Pathway (Inside of Dog Run)
- Fencing **⋯** New - Accessible Belgian Block (Center)
- Dog Run Area



Relocated Fence

Dog Run Area (Interior Fence Line) = 9,340 SF

Park's Inner Pathway (Inside of Dog Run) = 1,870 SF

New - Accessible Belgian Block (Center) - 1,647 SF

Reduce Size = 20%

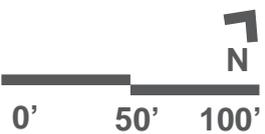


NYC Parks

W X Y

Capital Projects Division

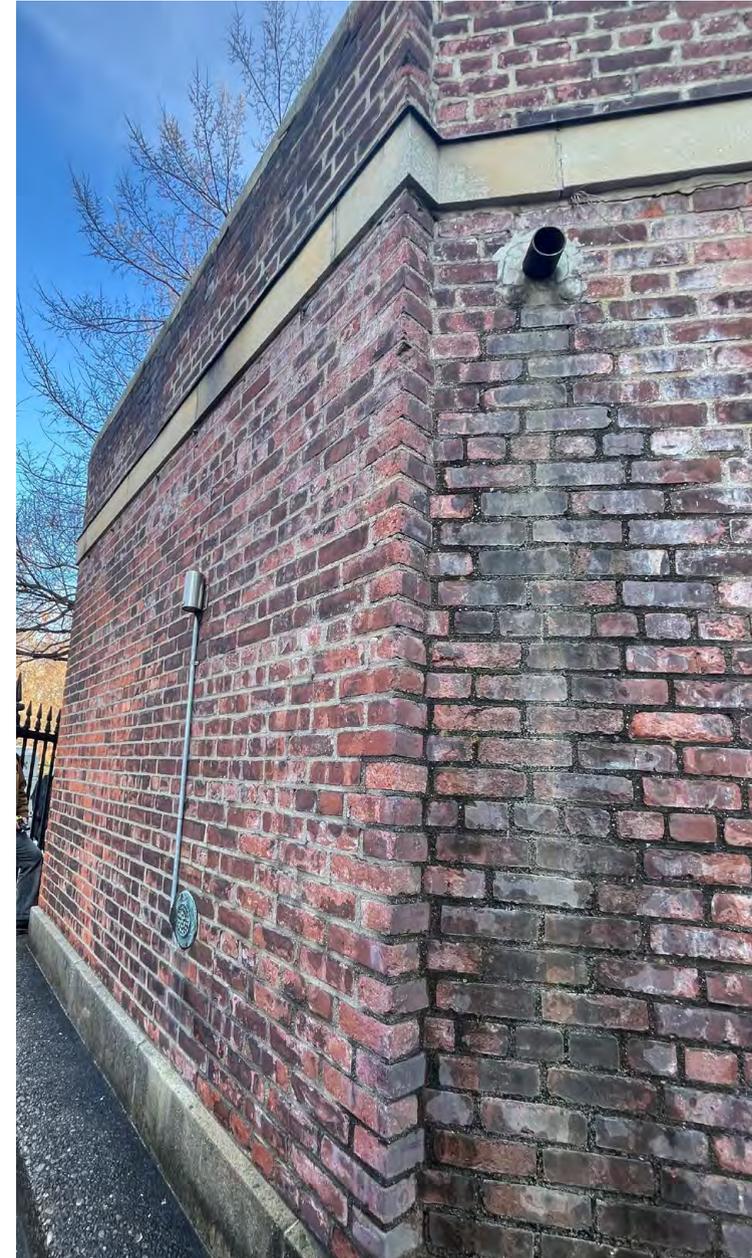
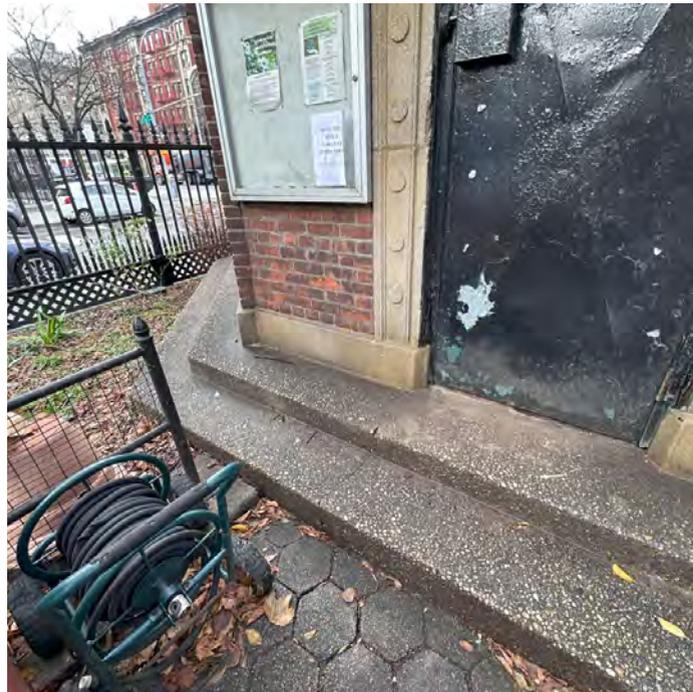
Stuyvesant Square East | Design Concept - Comparison





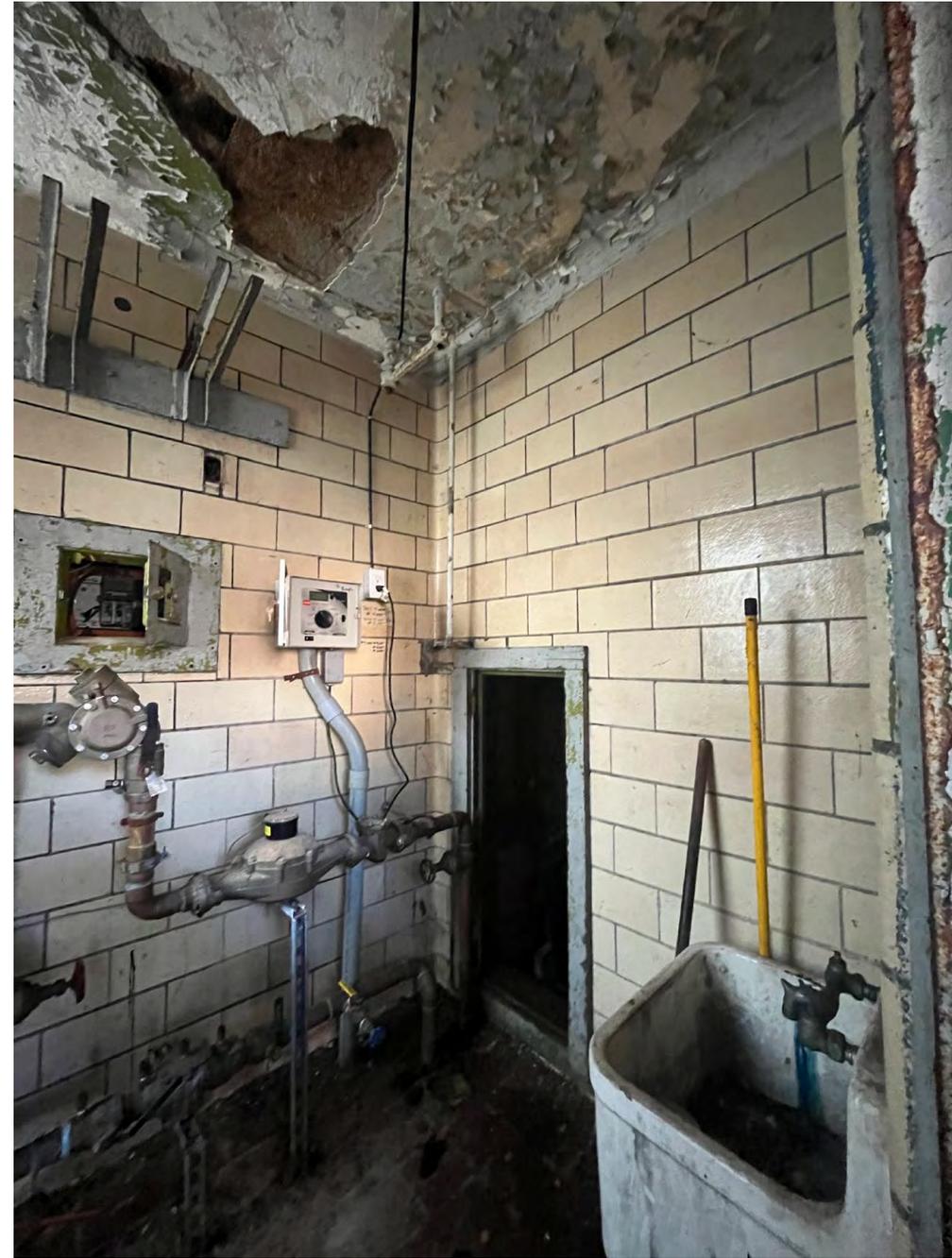
W X Y

Capital Projects Division
Stuyvesant Square East | Existing Conditions - Not ADA Compliant



W X Y

Capital Projects Division
Stuyvesant Square East | Existing Conditions - Exterior



W X Y

Capital Projects Division
Stuyvesant Square East | Existing Conditions - Interior

E. 15th Street

← 2nd Avenue

Crawl Space - Approx. 2 ft. (W)

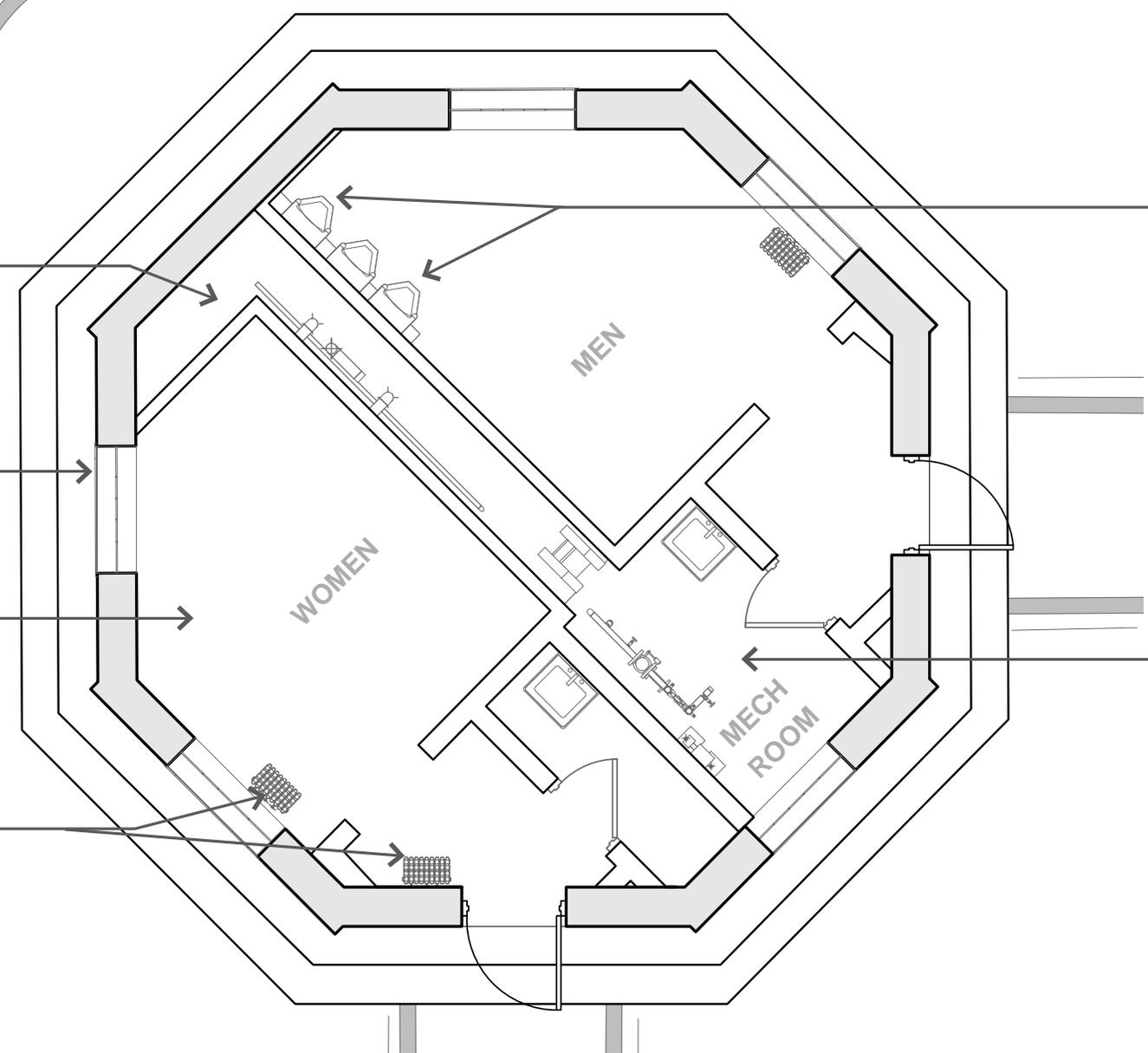
Non-Operable Windows

Non-Operable Women's Room
All Plumbing Fixtures Were
Removed

Non-Active Hot Water Cast-Iron
Radiators

Inactive Remaining Urinals

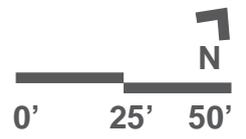
MEP Accessible From The Men's Room
There is a Domestic Water Heater With
2" Incoming Water Service



NYC Parks

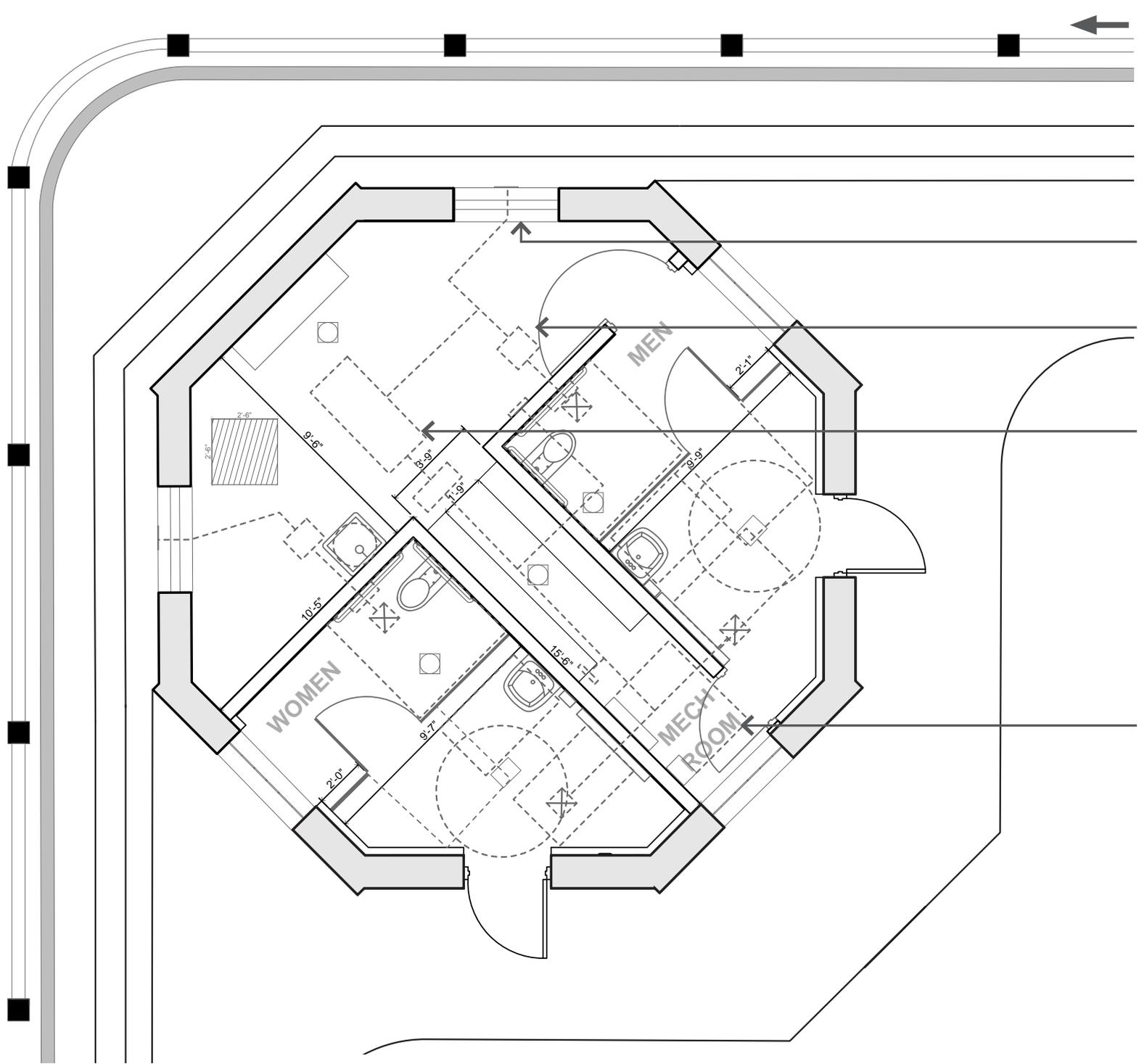
W X Y

Capital Projects Division
Stuyvesant Square East | Existing Floor Plan



E. 15th Street

2nd Avenue



Proposed Intake Through New Louvers

Outside Air Fans (Ceiling Mounted) and Heating Equipment

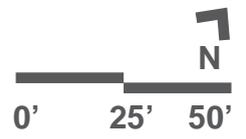
Ceiling Hung Outside Air Fan With Inline Electric Duct Heater

Electric Service Zone (includes Service End Box, Cabinet and Meter)



W X Y

Capital Projects Division
Stuyvesant Square East | Proposed Floor Plan





+(26.70)

<6" Finished Grade

Planted Area Beyond

Existing Elm Tree

Sloped Walkway
Beyond

Public Restroom
Building Beyond

Lower Step

Upper Step



Key Plan
NTS

N



NYC Parks

W X Y

Capital Projects Division
Stuyvesant Square East | Proposed Section

March 24, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-05571

**250 2nd Avenue – Stuyvesant Square Park – Stuyvesant Square
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 754 2576

Passcode: 011326

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.