

June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-10943

Central Park – Kerbs Memorial Boathous – Scenic Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

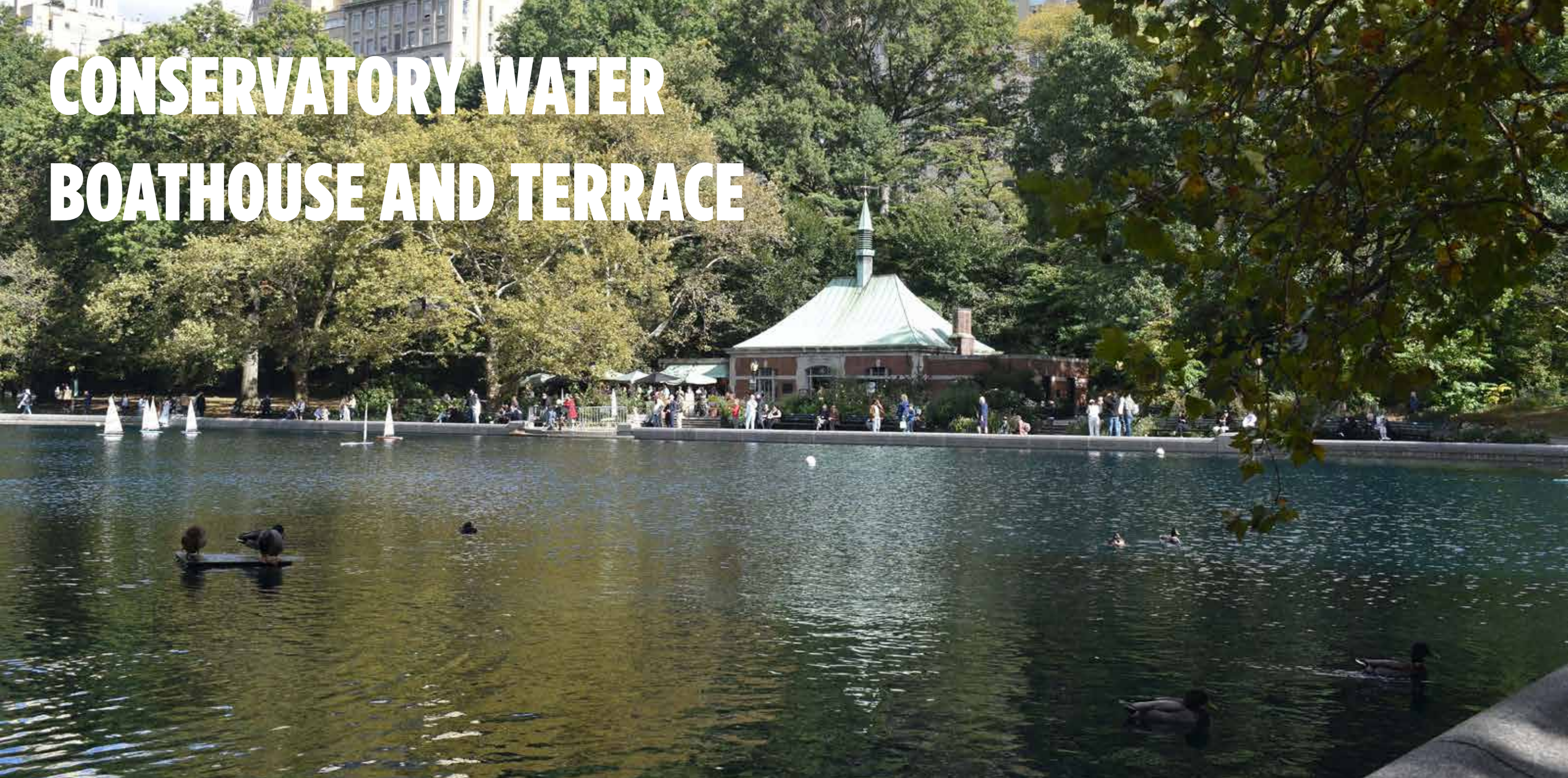
By Phone: 646-828-7666 (NY)

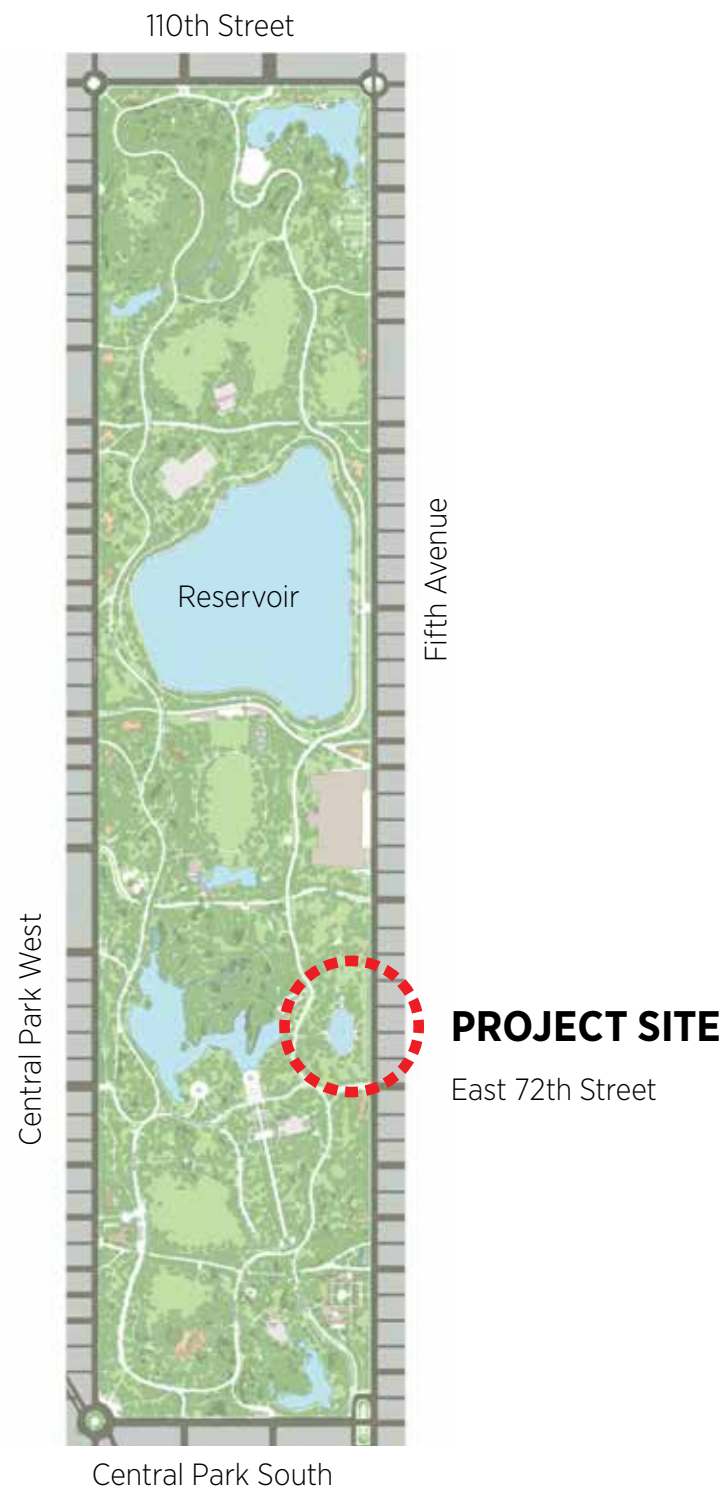
833-435-1820 (Toll-free)

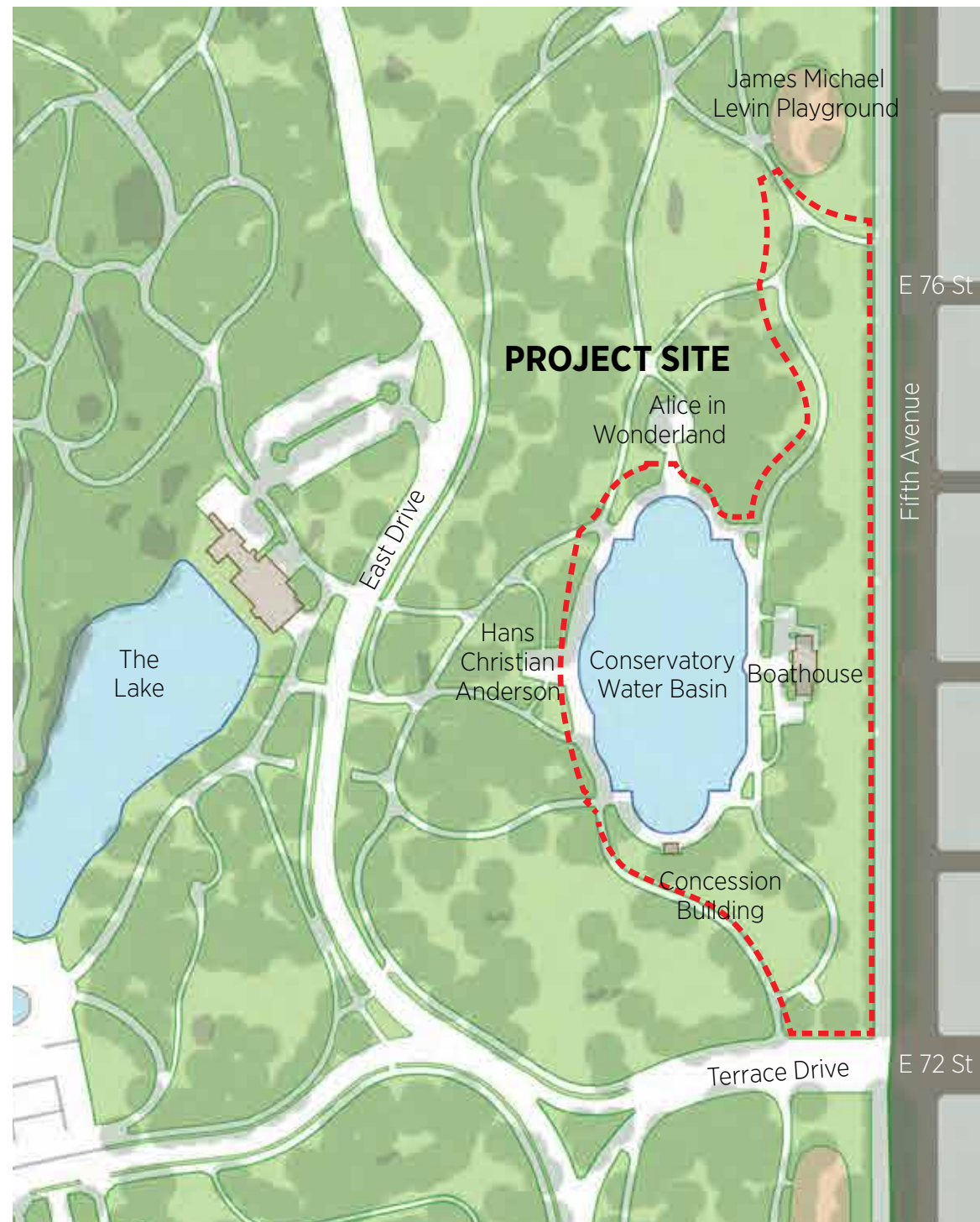
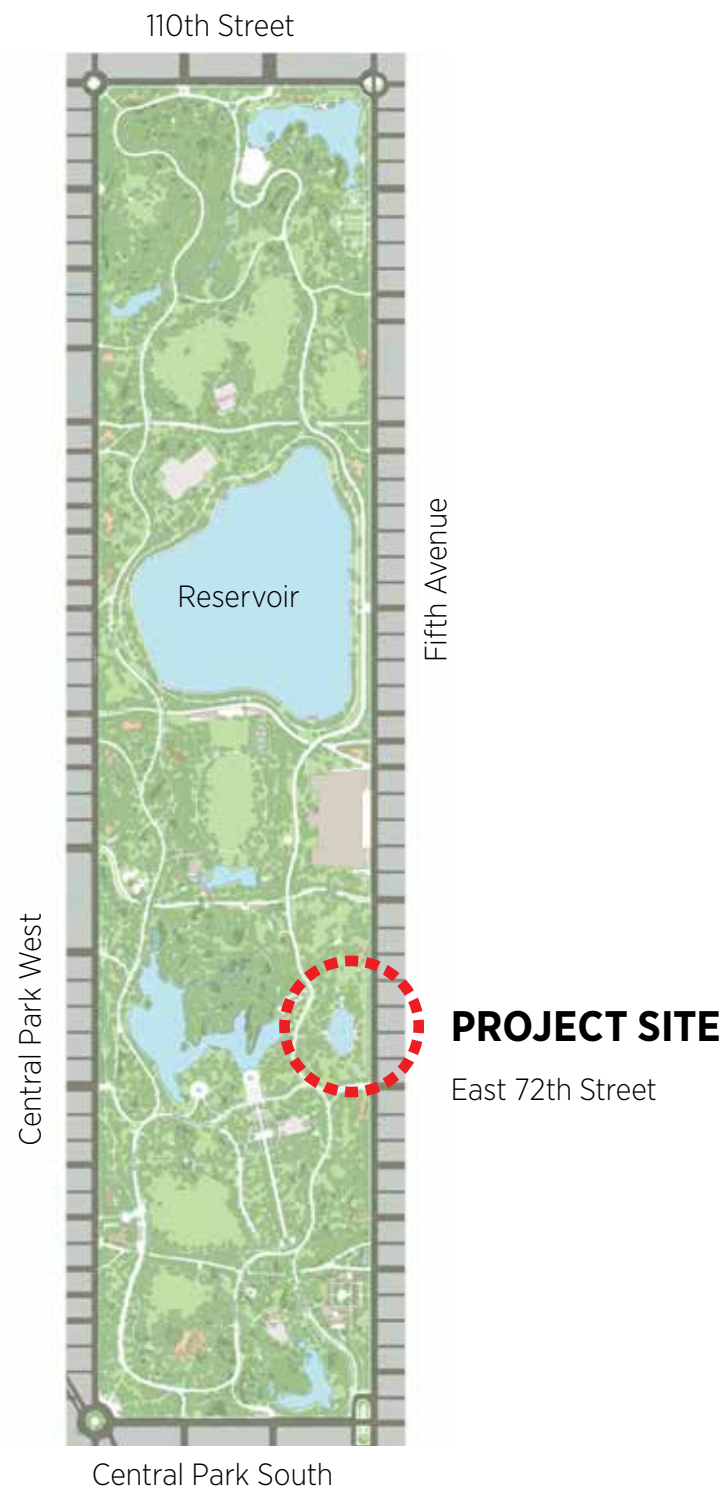
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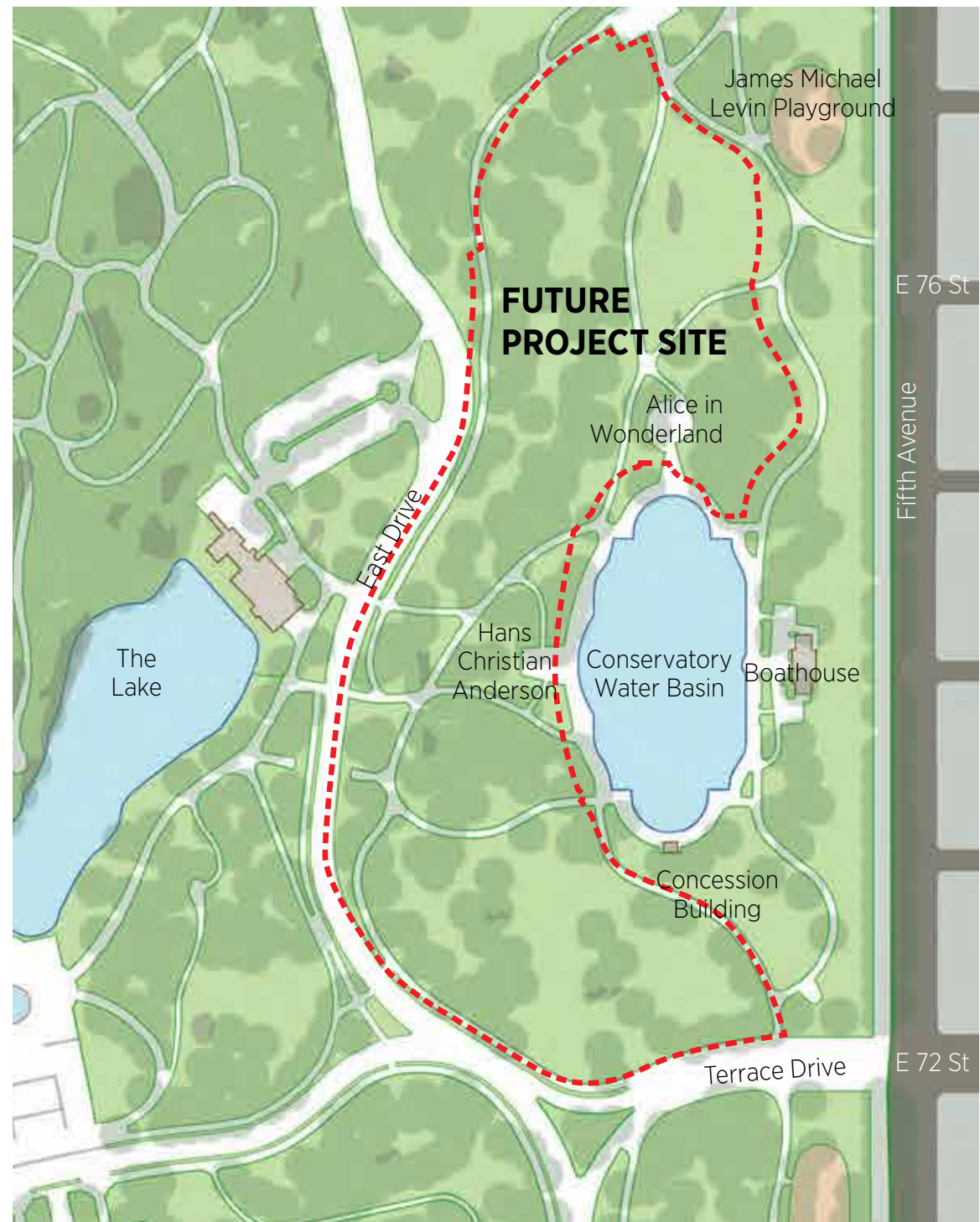
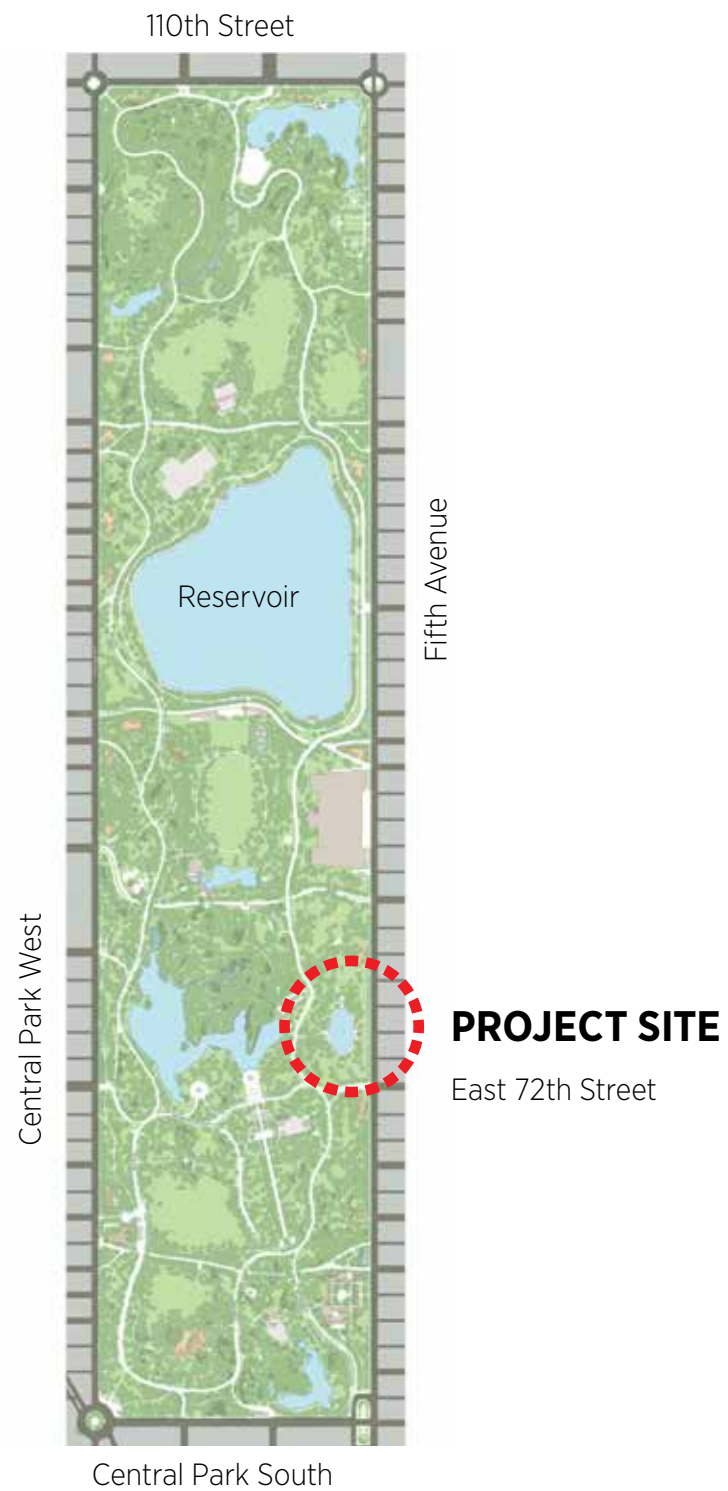
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CONSERVATORY WATER BOATHOUSE AND TERRACE









PROJECT GOALS



Rehabilitation

Restore the building exterior, basin, and landscape in a manner consistent with the historic design of the Park while thoughtfully integrating the needs and experiences of today's Park users.



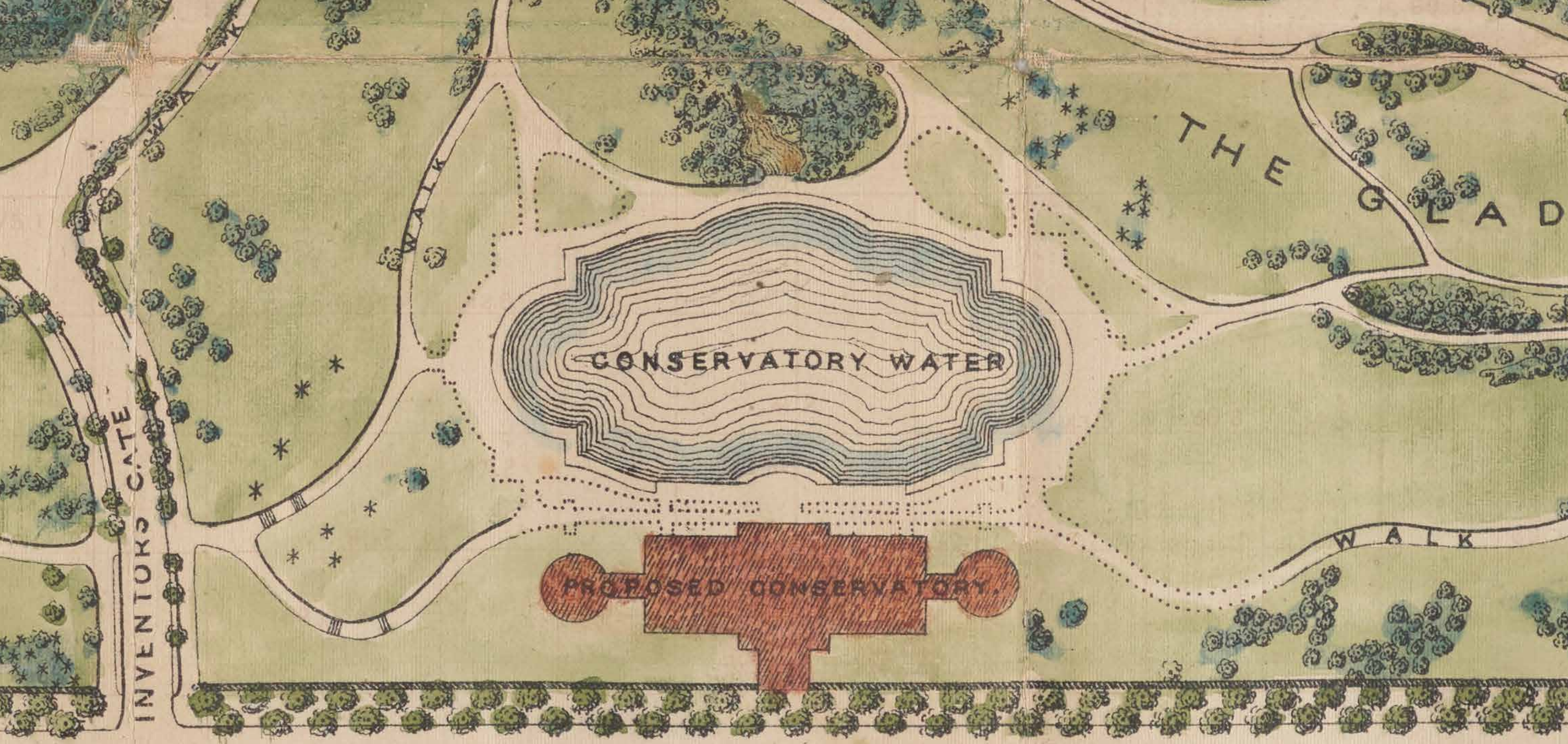
Access for All

Increase site, program, and building accessibility by upgrading restrooms, terraces, and circulation routes to meet current standards and best practices, ensuring safe, equitable, and code-compliant public access.



Environmental Stewardship

Strengthen the environmental performance of Conservatory Water, boathouse, and its surrounding landscape by improving resource efficiency, modernizing systems, and supporting ecological health.



Bogart Map (1873)



Proposed Conservatory Water, 1862



Boaters, 1917

American and Foreign Views.

Sold only by Canvassers.



T. W. Ingersoll, Publisher.
52 E. 6th Street, St. Paul, Minn., U. S. A.

.....F 112. Saturday Afternoon in Central Park, N. Y.

Basin and Old Boathouse, 1900



Robert Moses at Kerbs Boathouse dedication, 1954



Kerbs Memorial Boathouse, 1954



Conservatory Water, 2017



BOATHOUSE







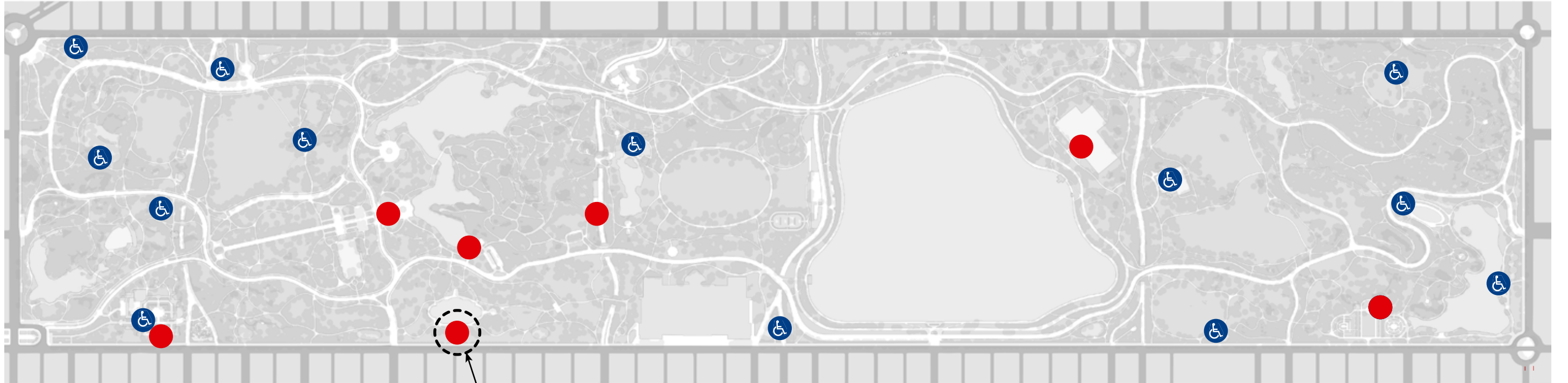




Existing storage container behind building



Existing building attachment and outdoor concession storage



Kerbs' Boathouse

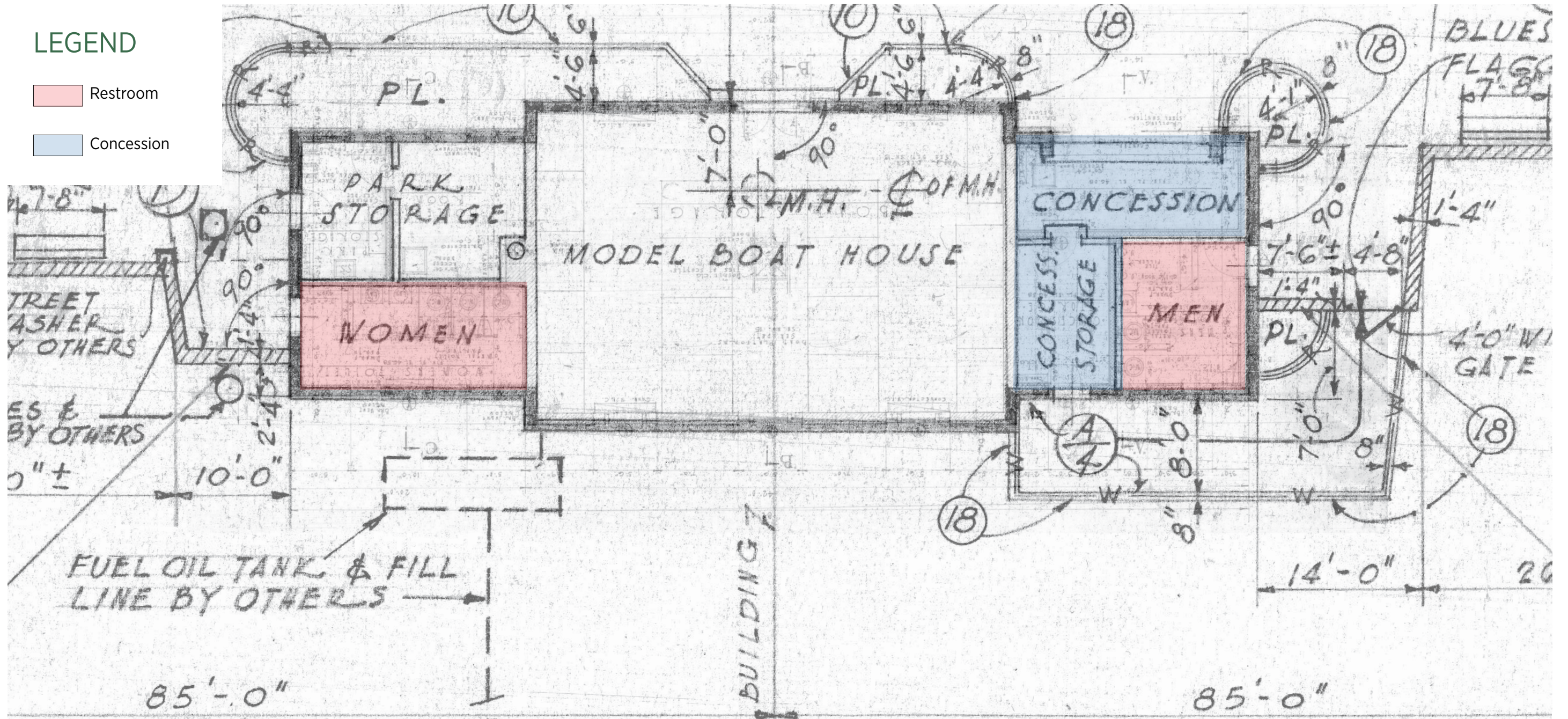
 ACCESSIBLE RESTROOM

 INACCESSIBLE RESTROOM

LEGEND

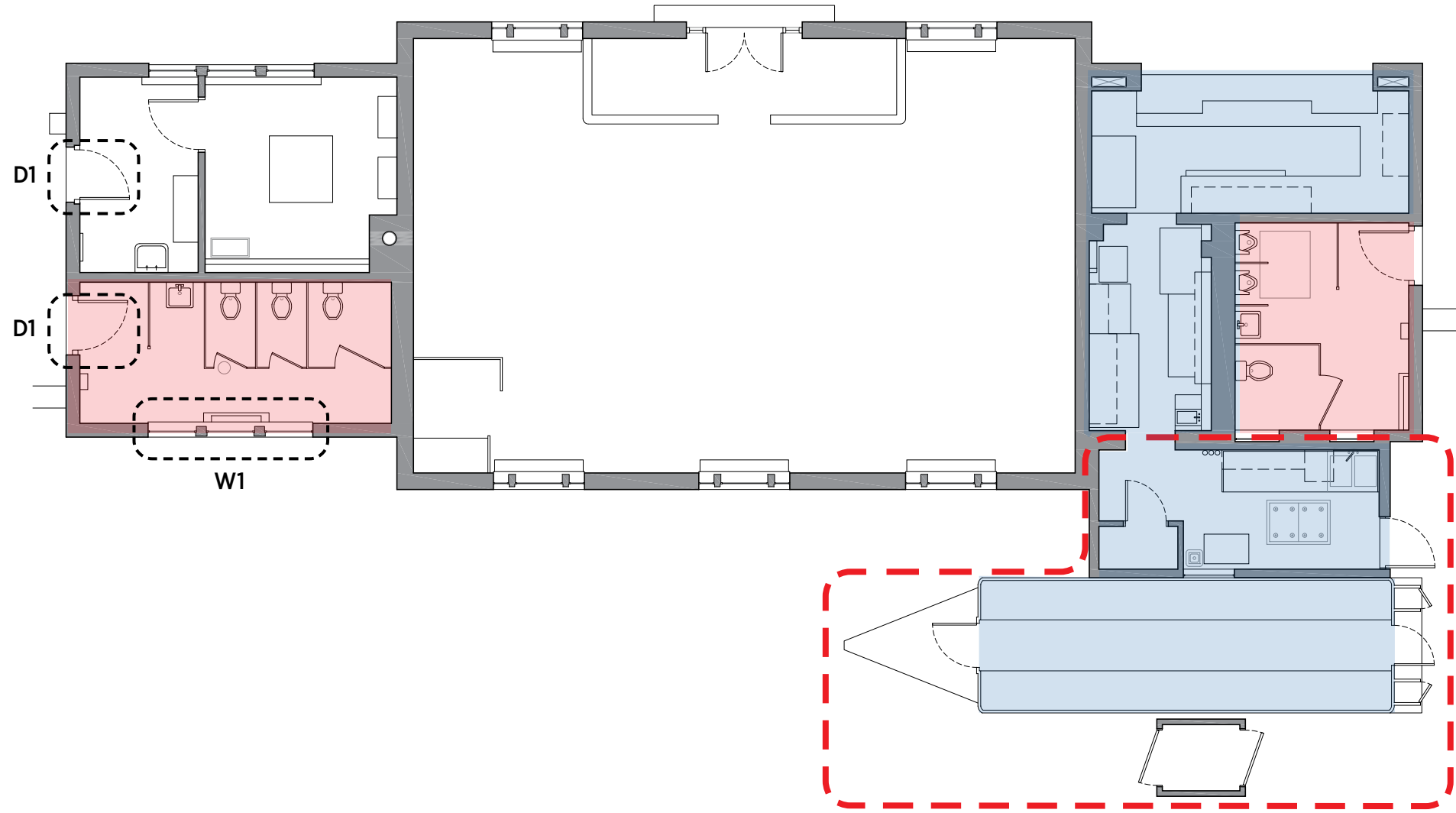
Restroom

Concession



LEGEND

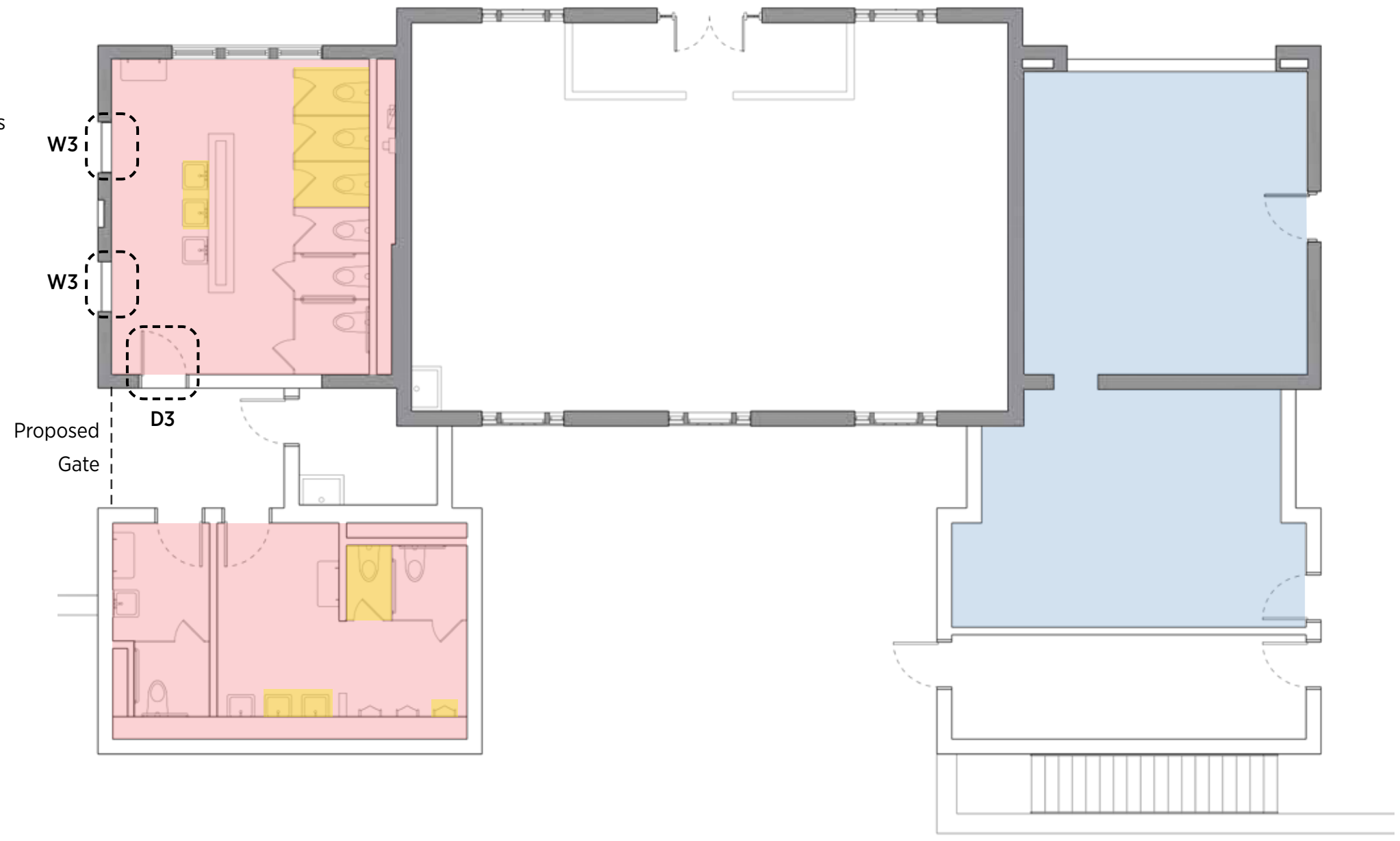
- Restroom
- Concession
- Modified Openings



**AHISTORIC
ACCESSORY
SPACE TO BE
REMOVED**

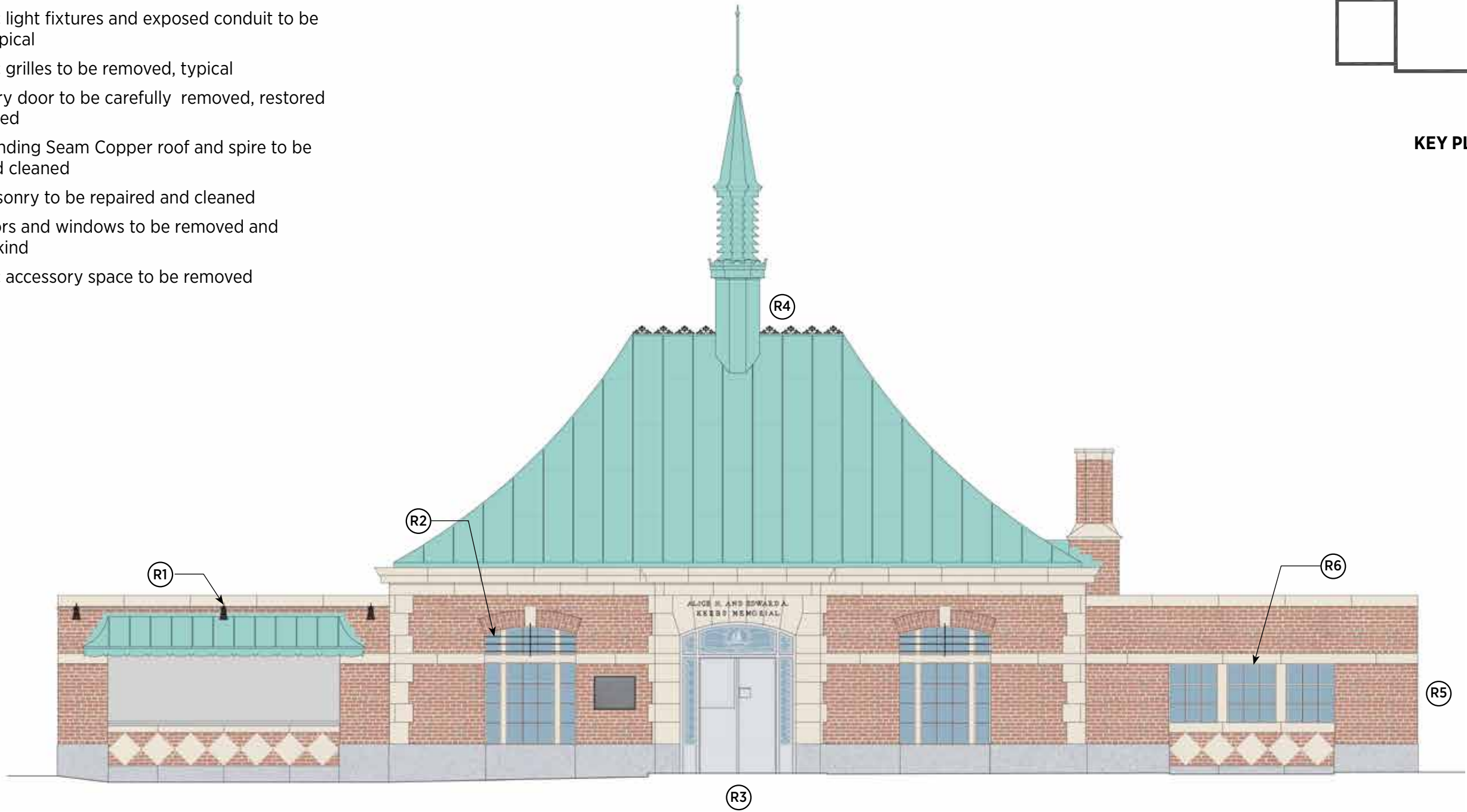
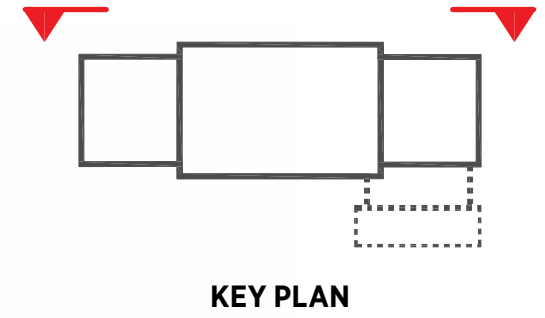
LEGEND

- Restroom
- Concession
- Modified Openings
- New Fixtures



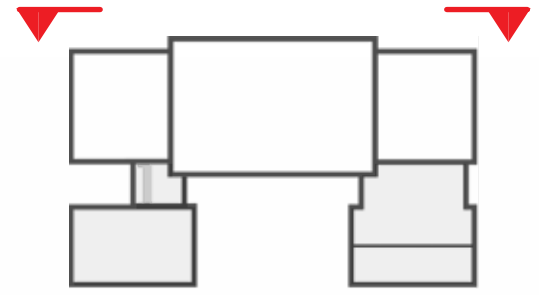
Restoration Scope

- Ⓡ1 Non-historic light fixtures and exposed conduit to be removed, typical
- Ⓡ2 Non-historic grilles to be removed, typical
- Ⓡ3 Existing entry door to be carefully removed, restored and reinstalled
- Ⓡ4 Existing Standing Seam Copper roof and spire to be repaired and cleaned
- Ⓡ5 Existing masonry to be repaired and cleaned
- Ⓡ6 Existing doors and windows to be removed and replaced in kind
- Ⓡ7 Non-historic accessory space to be removed

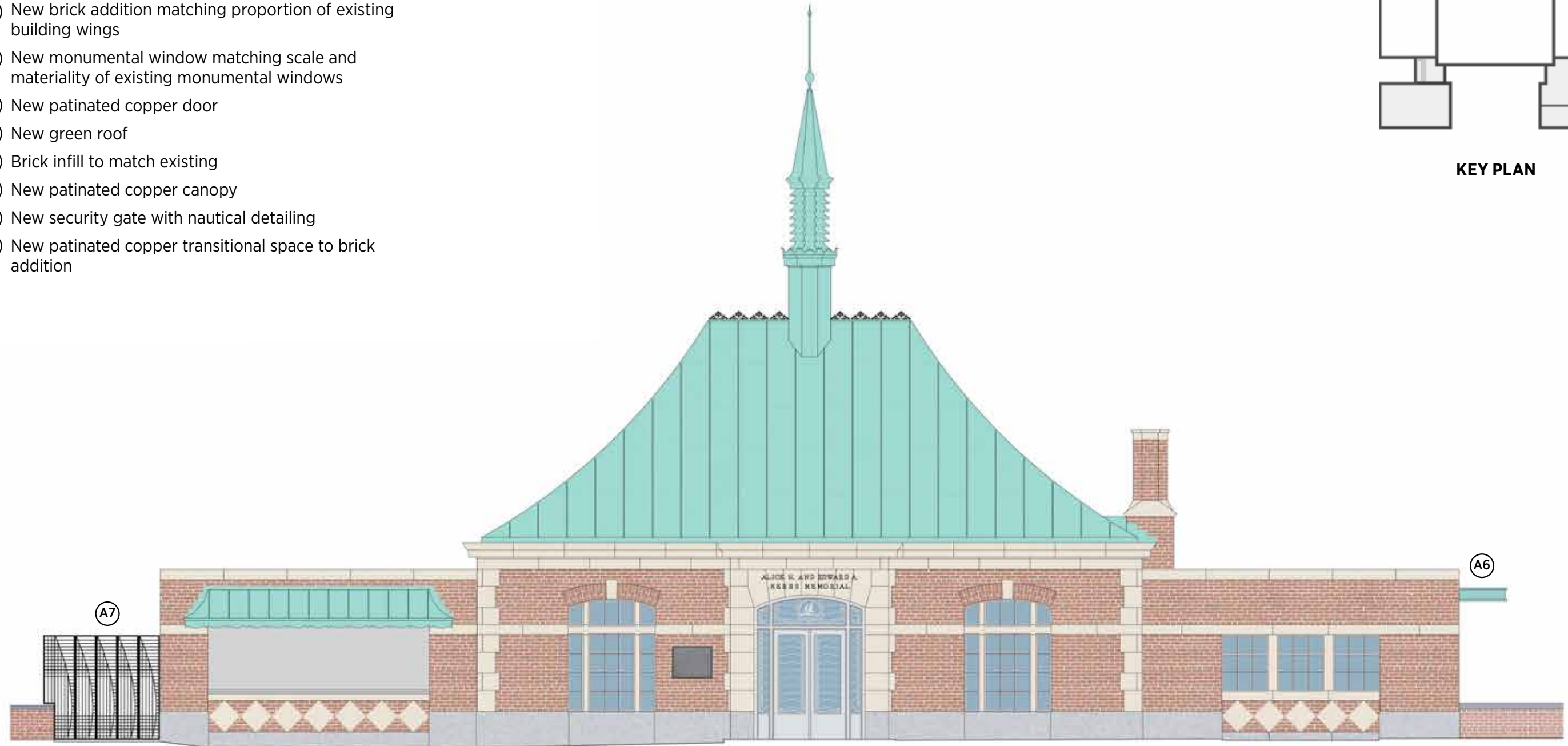


Alteration Scope

- (A1) New brick addition matching proportion of existing building wings
- (A2) New monumental window matching scale and materiality of existing monumental windows
- (A3) New patinated copper door
- (A4) New green roof
- (A5) Brick infill to match existing
- (A6) New patinated copper canopy
- (A7) New security gate with nautical detailing
- (A8) New patinated copper transitional space to brick addition

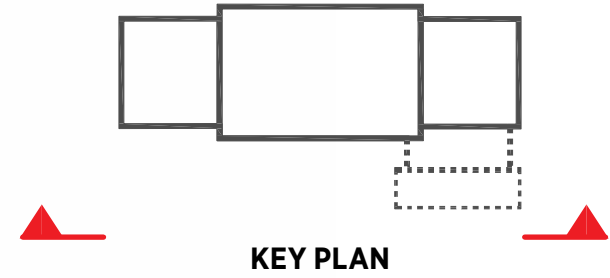


KEY PLAN



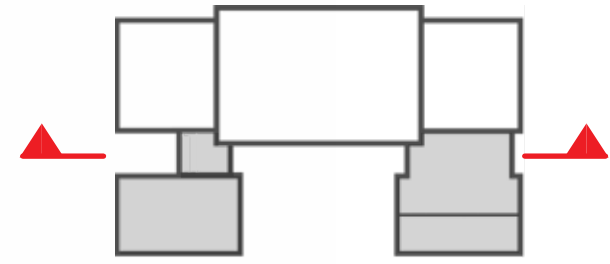
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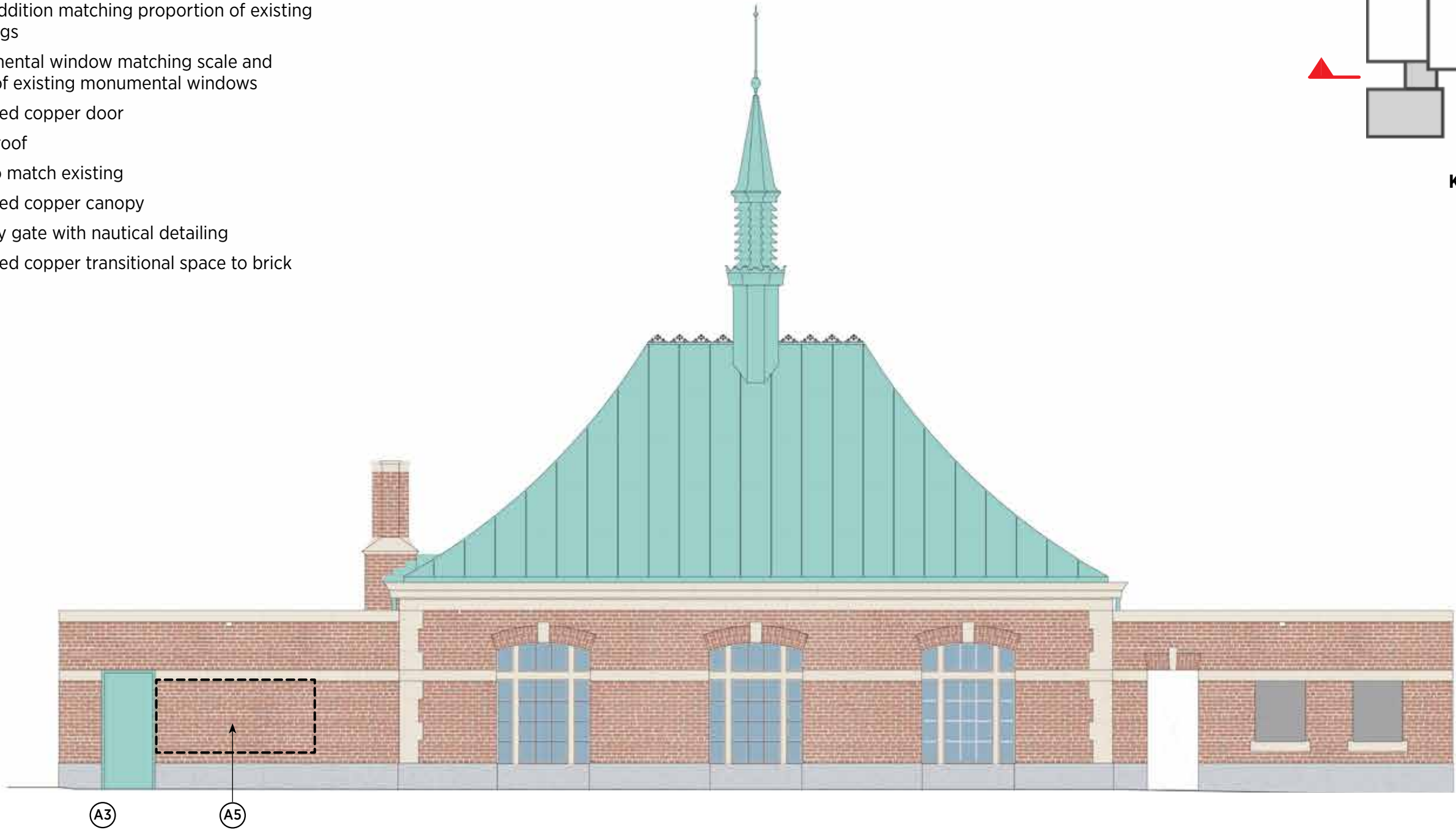


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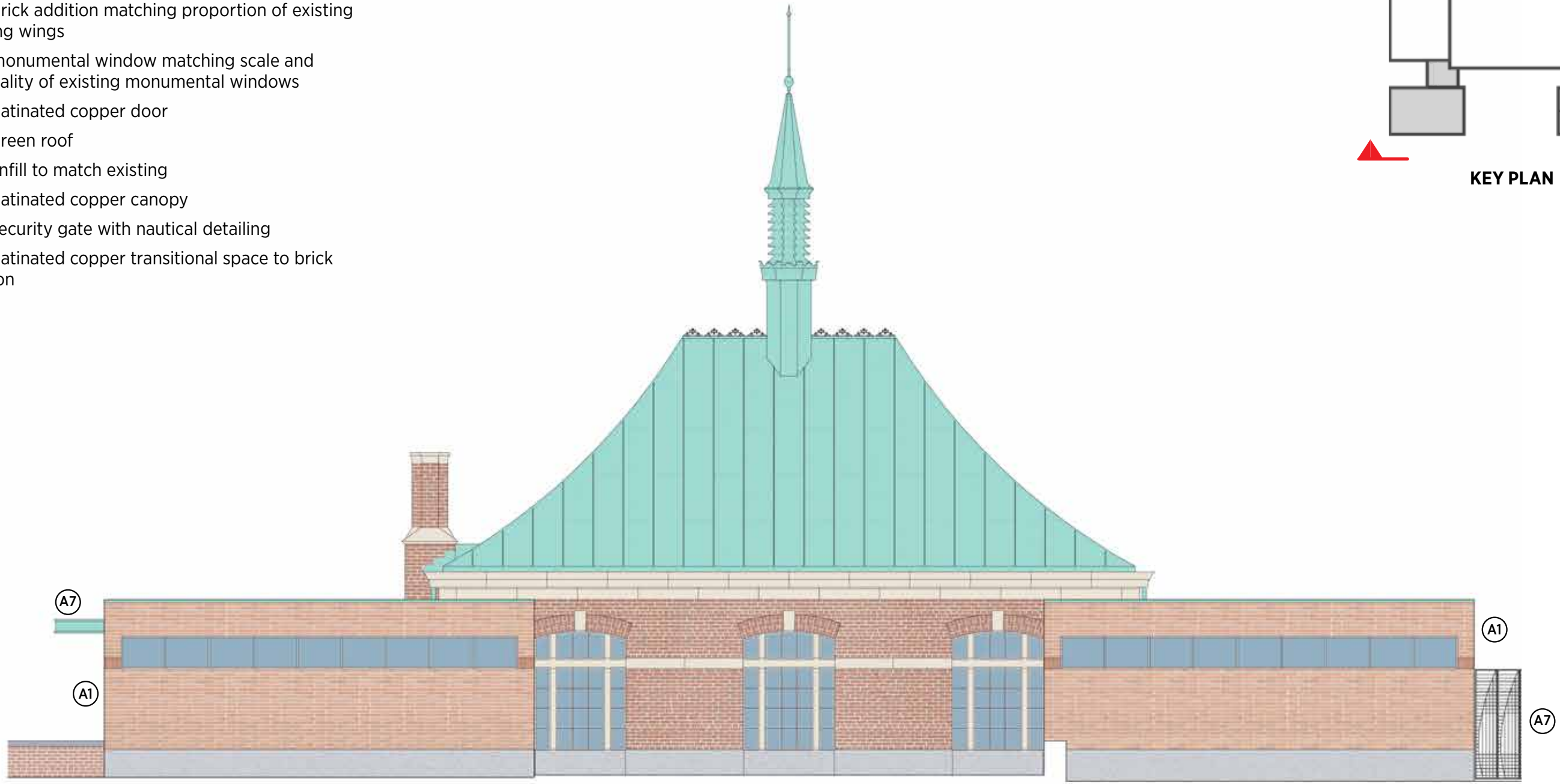
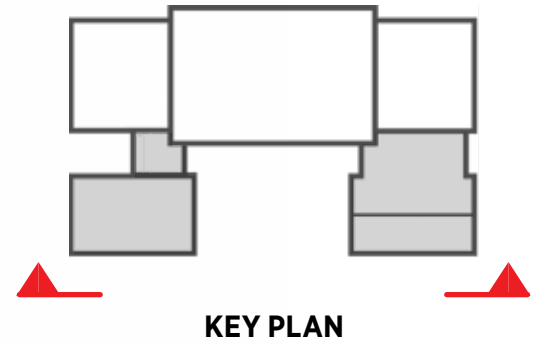


KEY PLAN



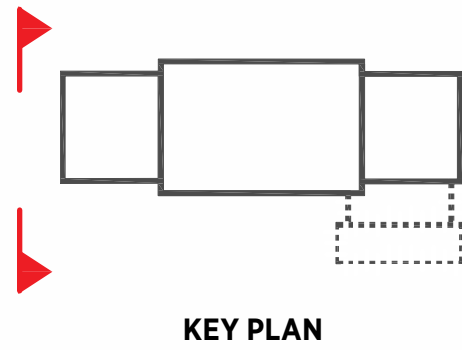
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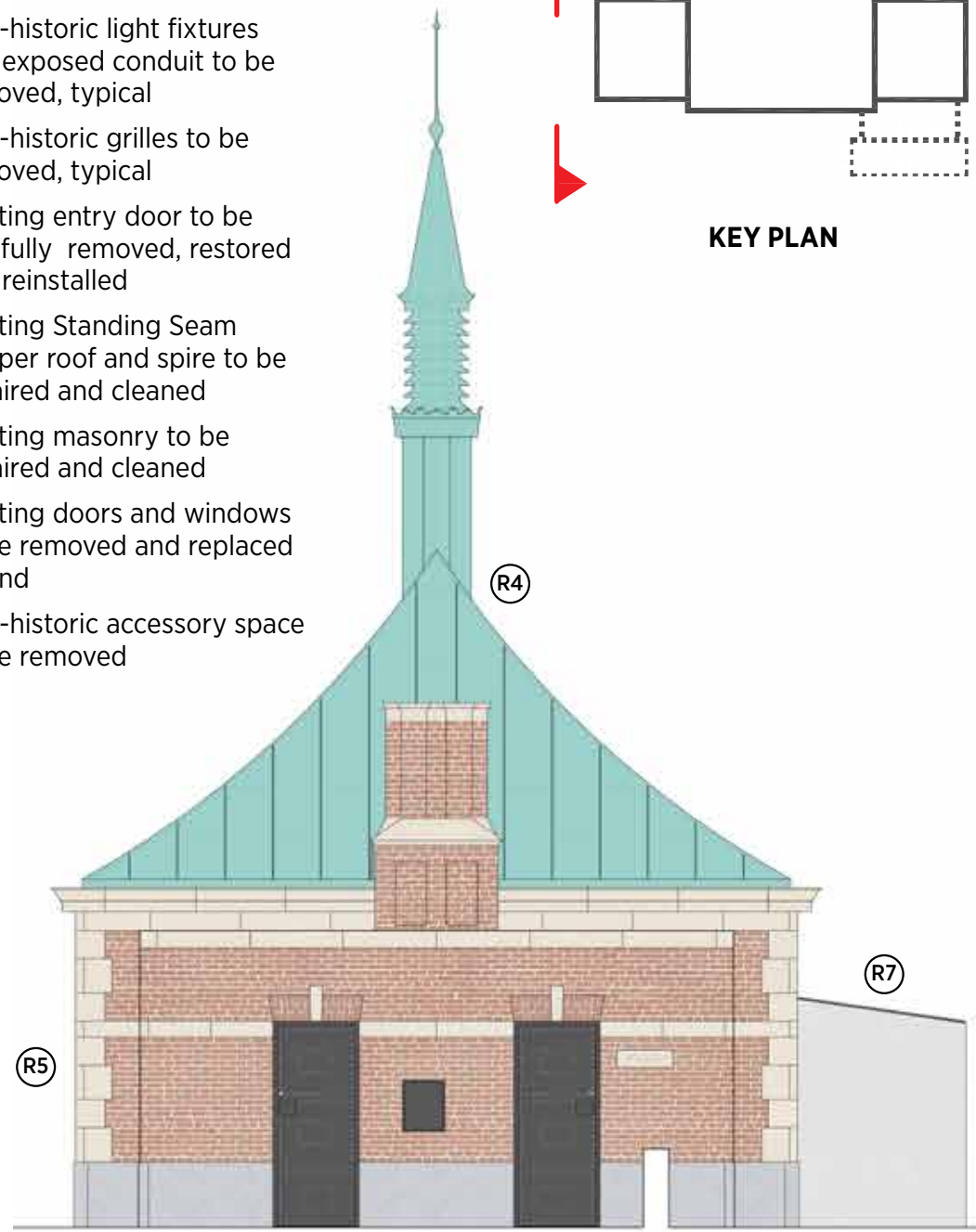
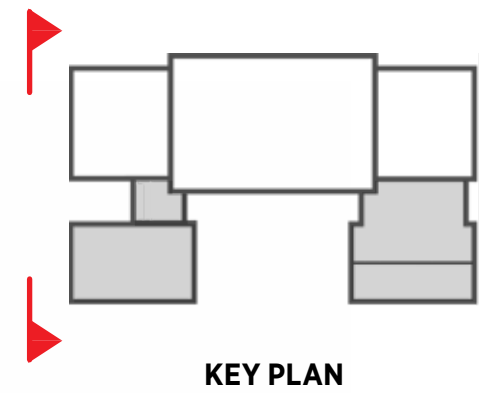
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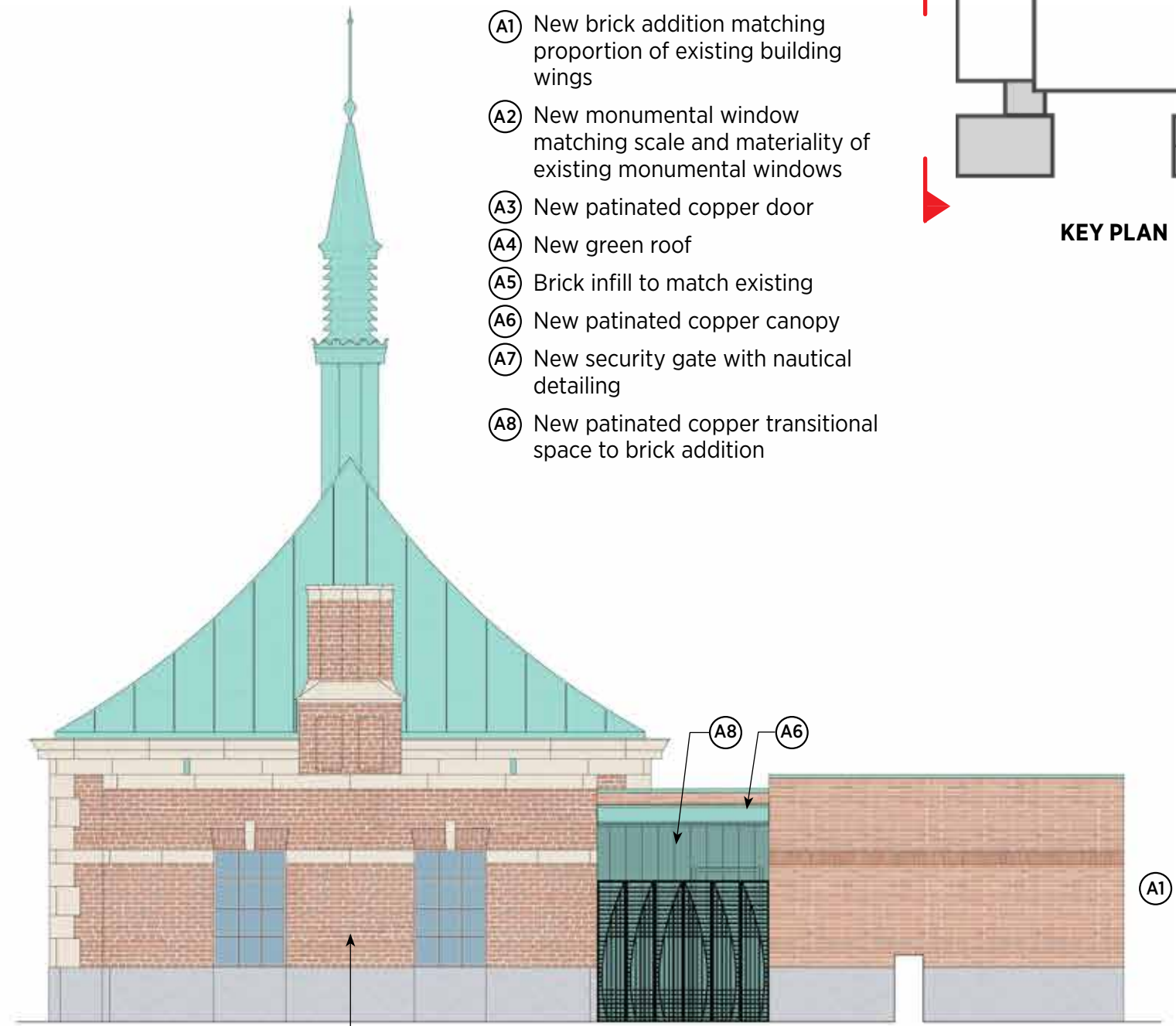


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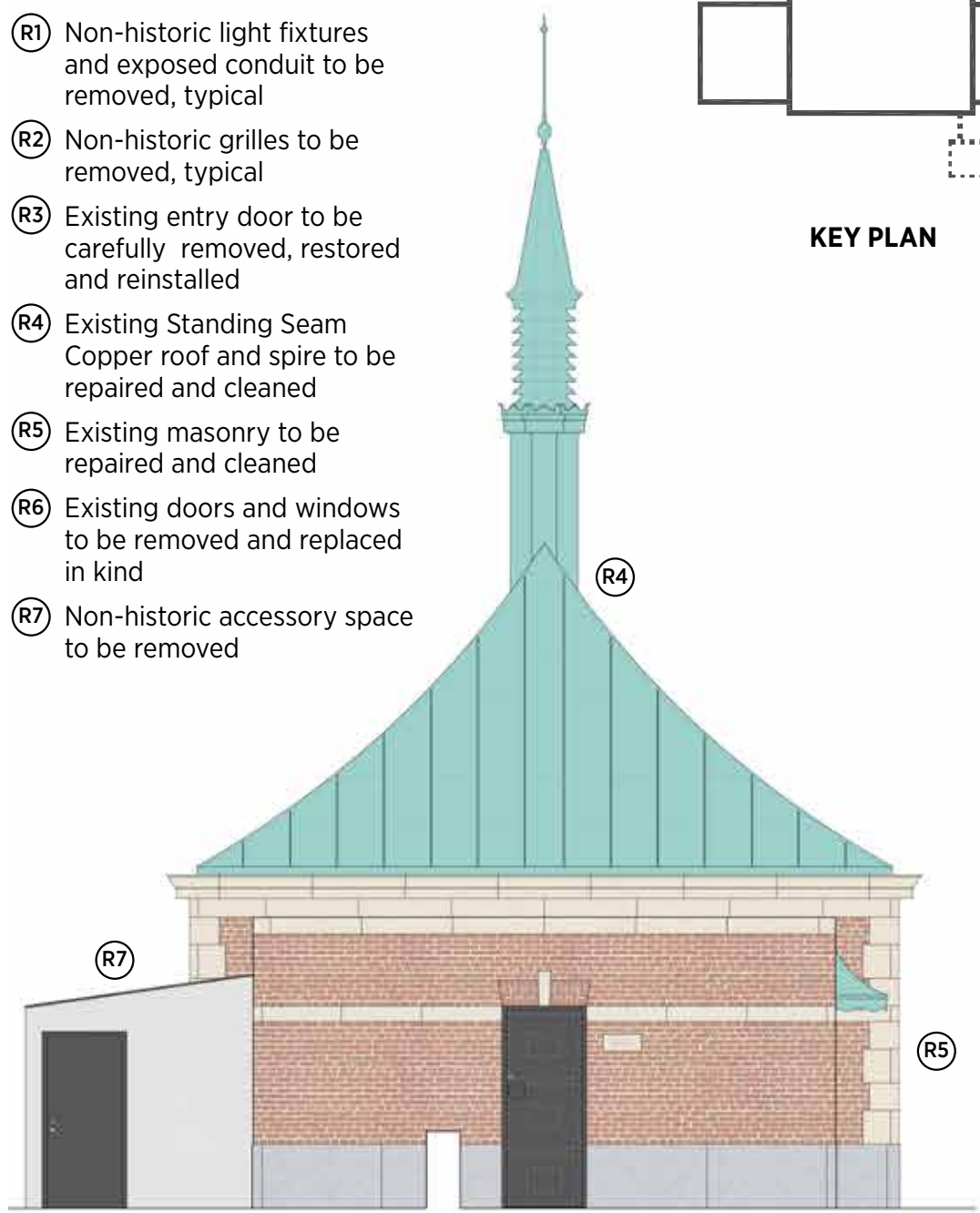
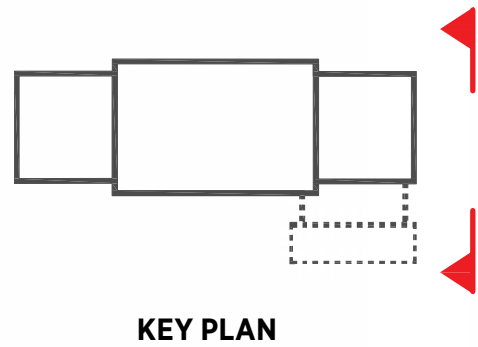
EXISTING



PROPOSED

Restoration Scope

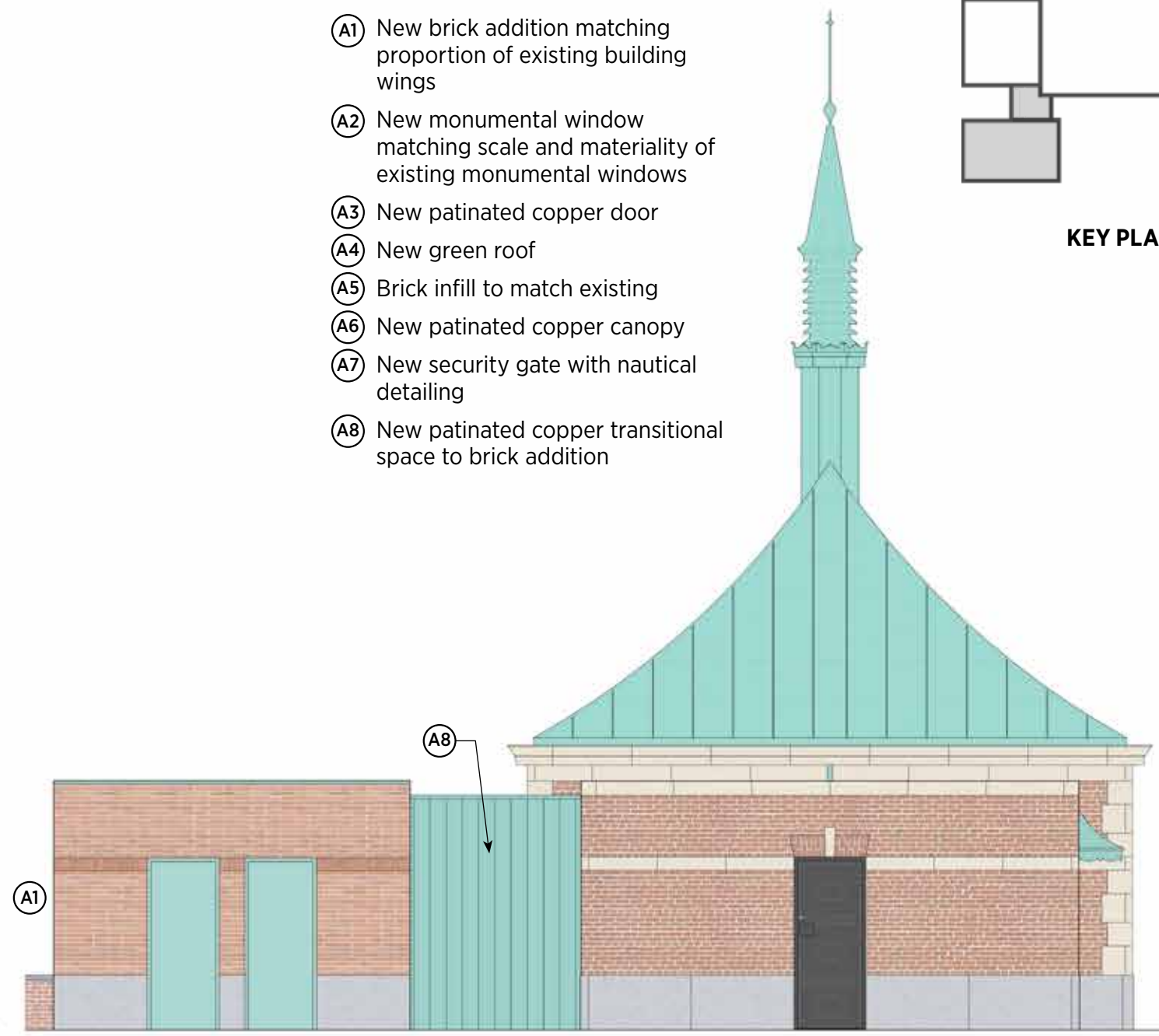
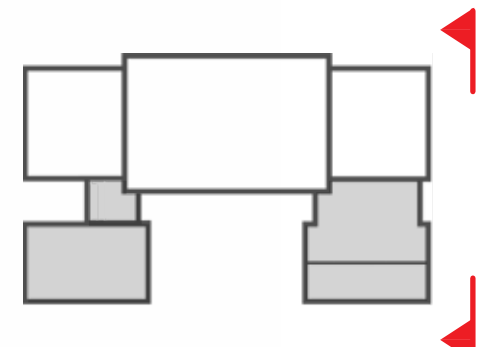
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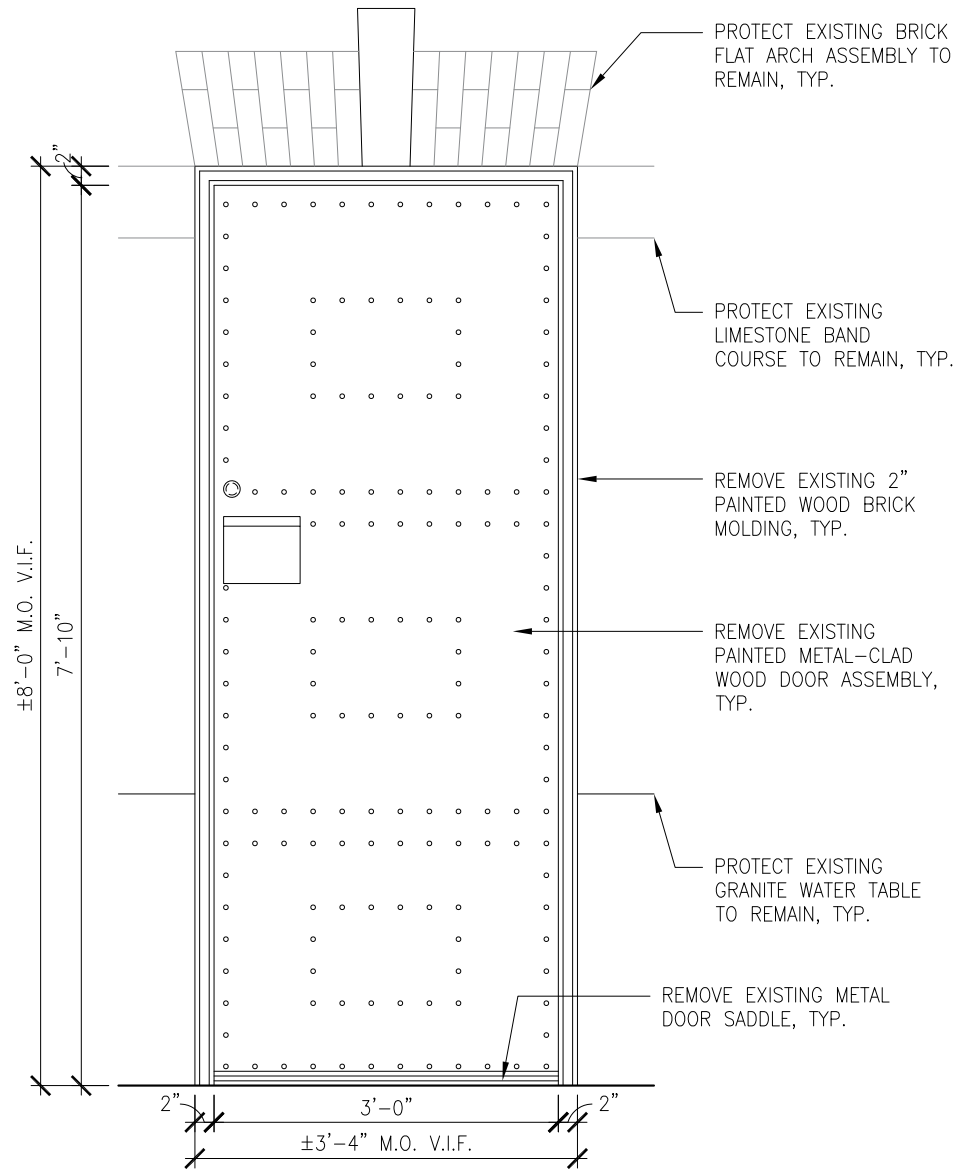
EXISTING

Alteration Scope

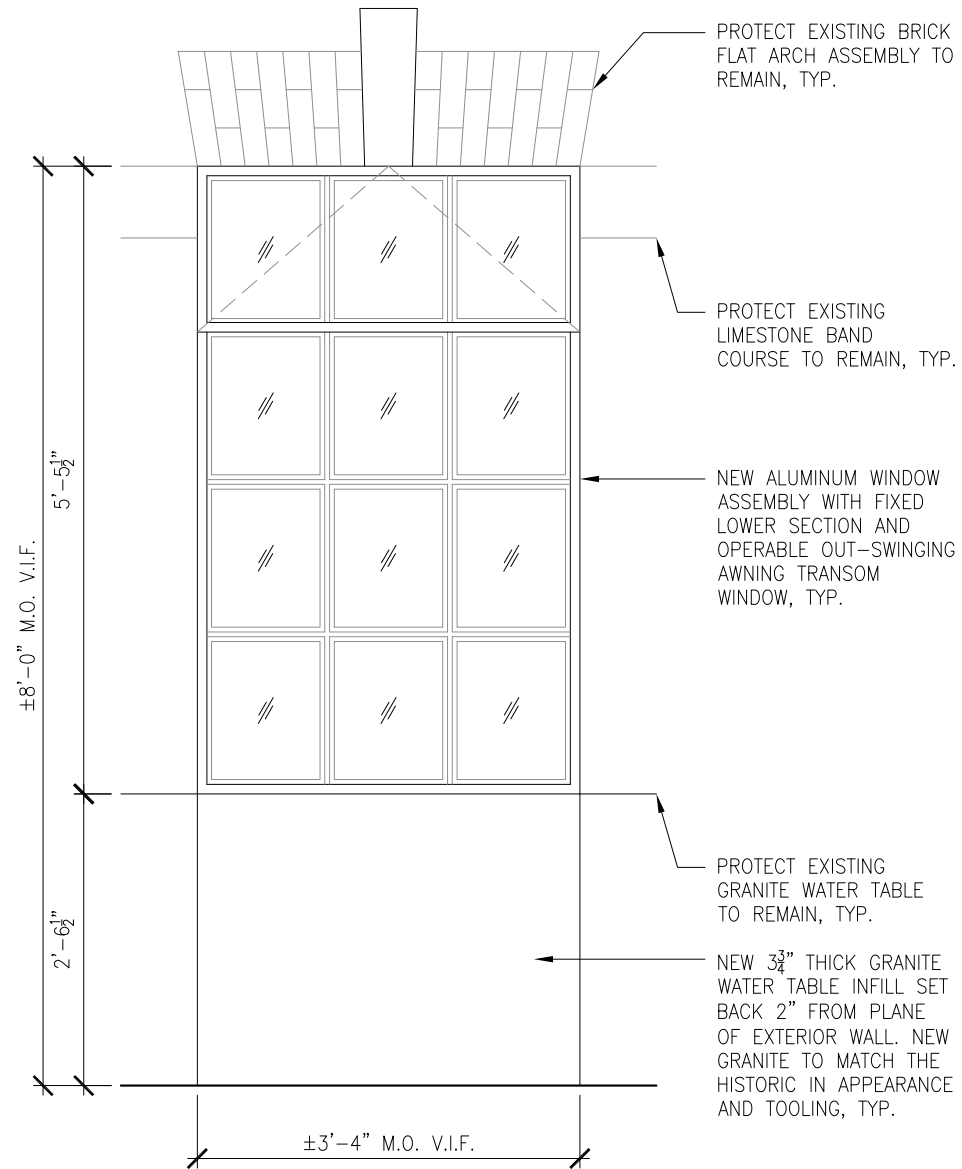
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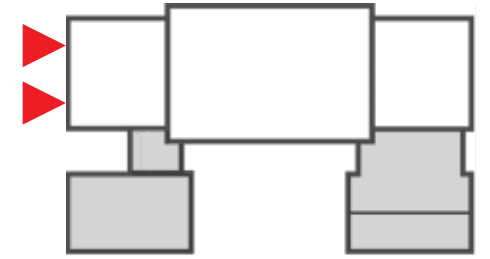
PROPOSED



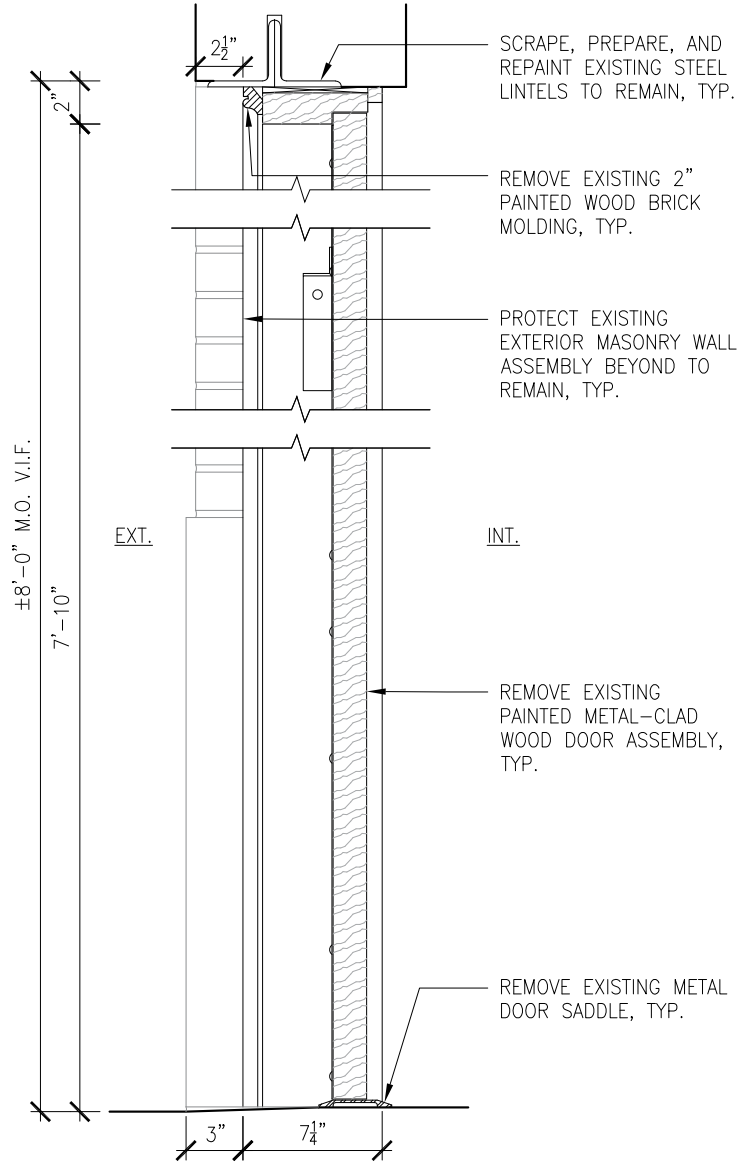
EXISTING SOUTH ELEVATION DOOR **D1**



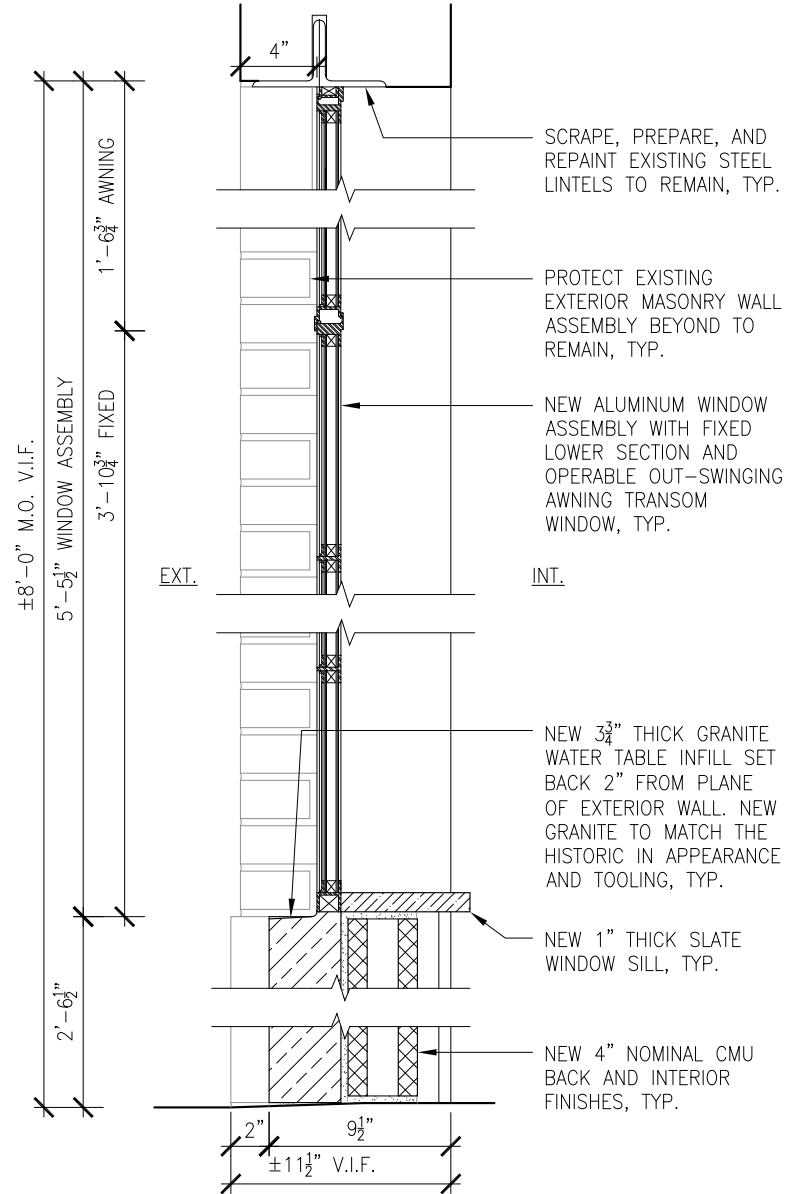
PROPOSED SOUTH ELEVATION WINDOW **W3**



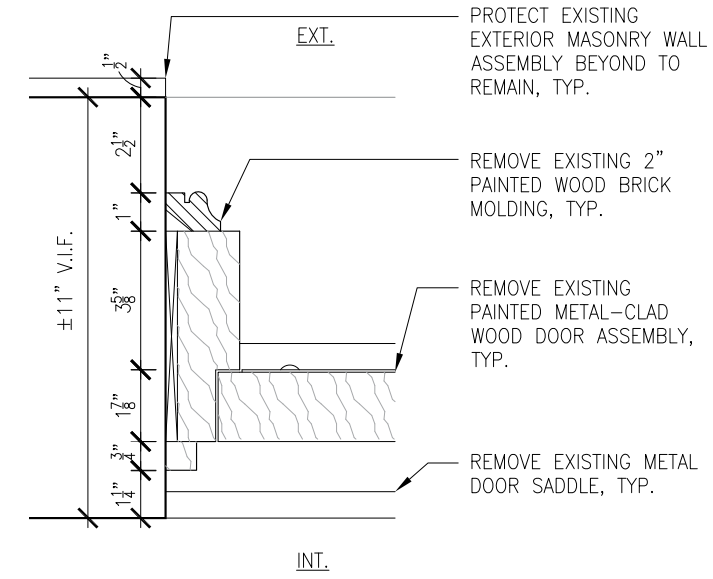
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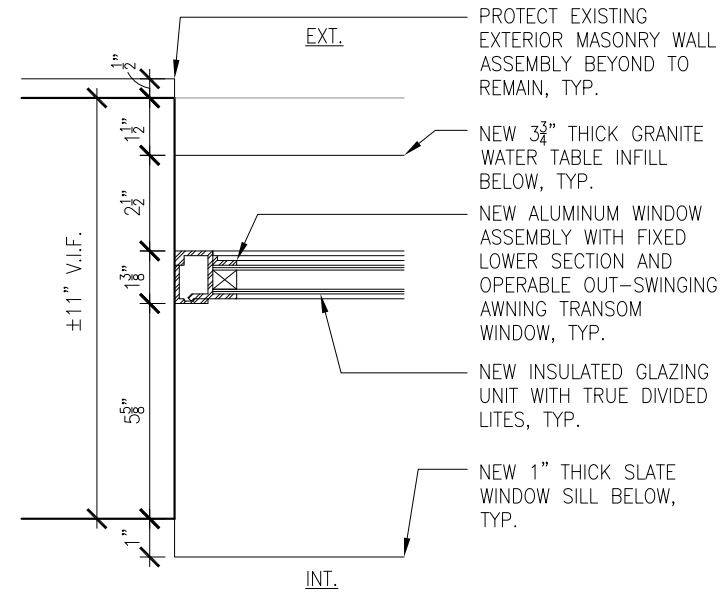
EXISTING DOOR SECTION



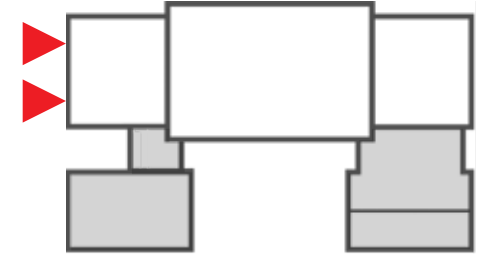
PROPOSED WINDOW SECTION



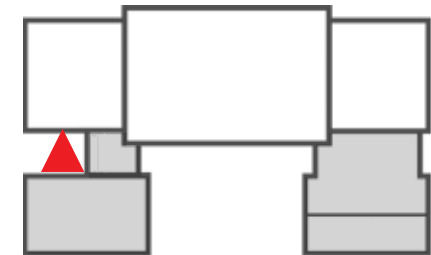
EXISTING JAMB SECTION



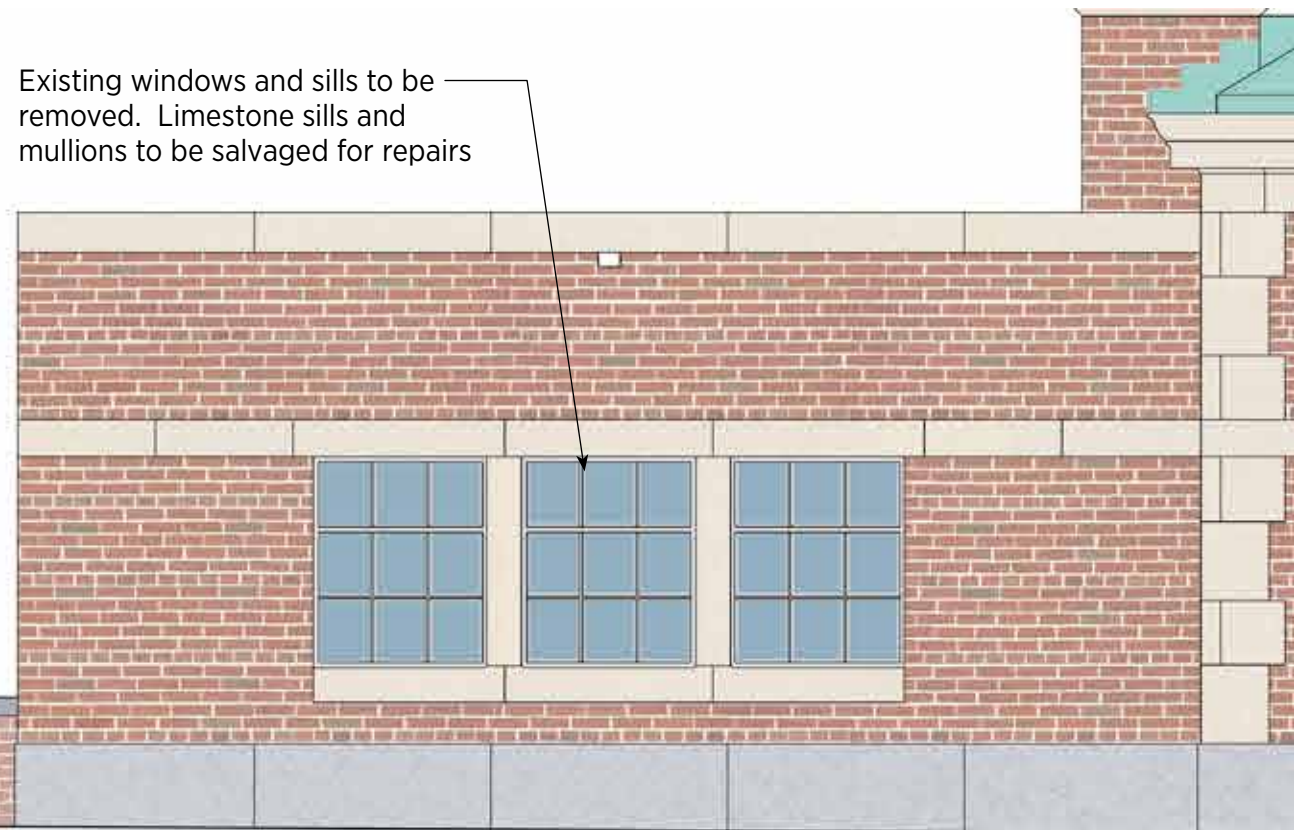
PROPOSED JAMB SECTION



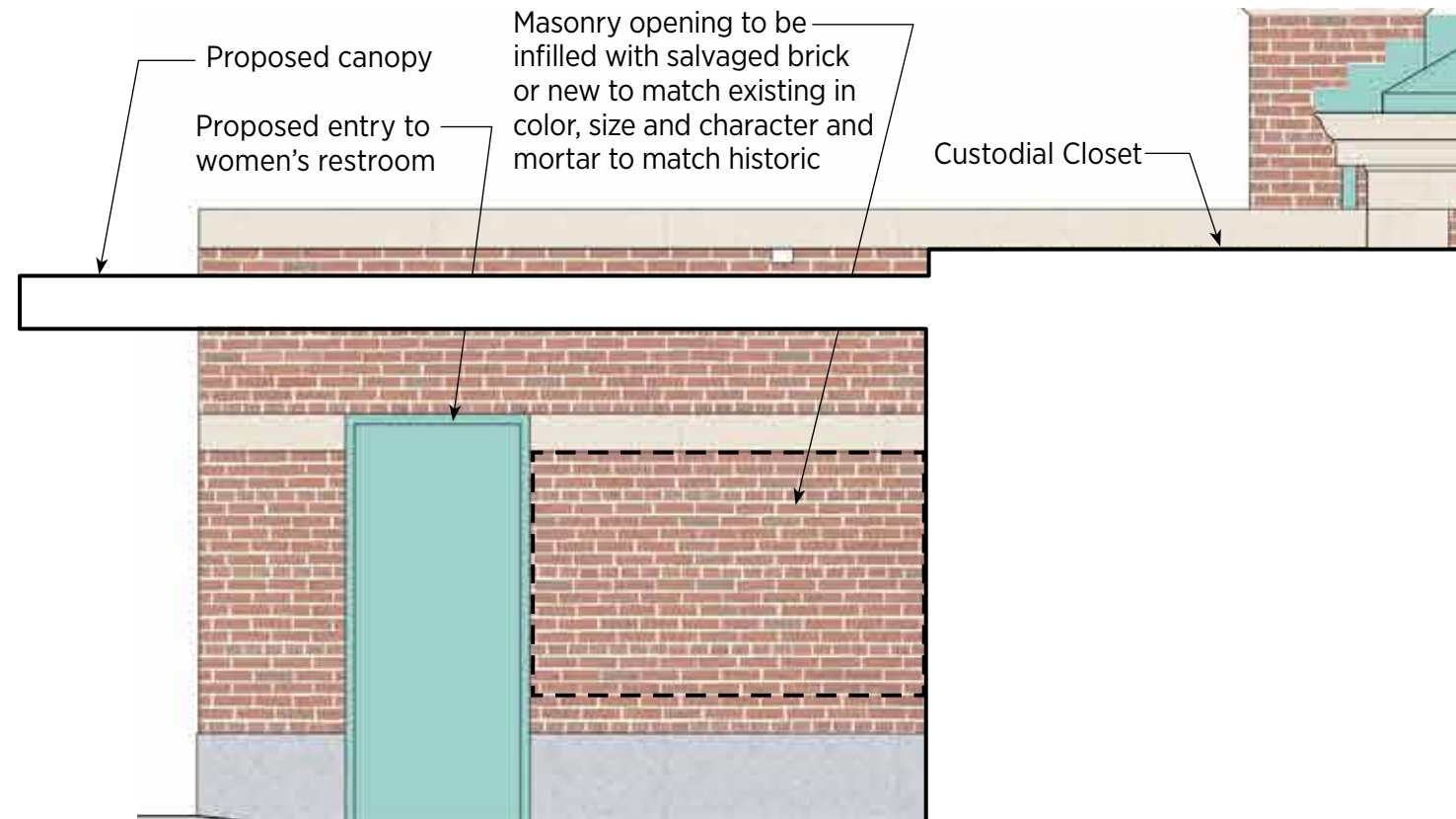
KEY PLAN



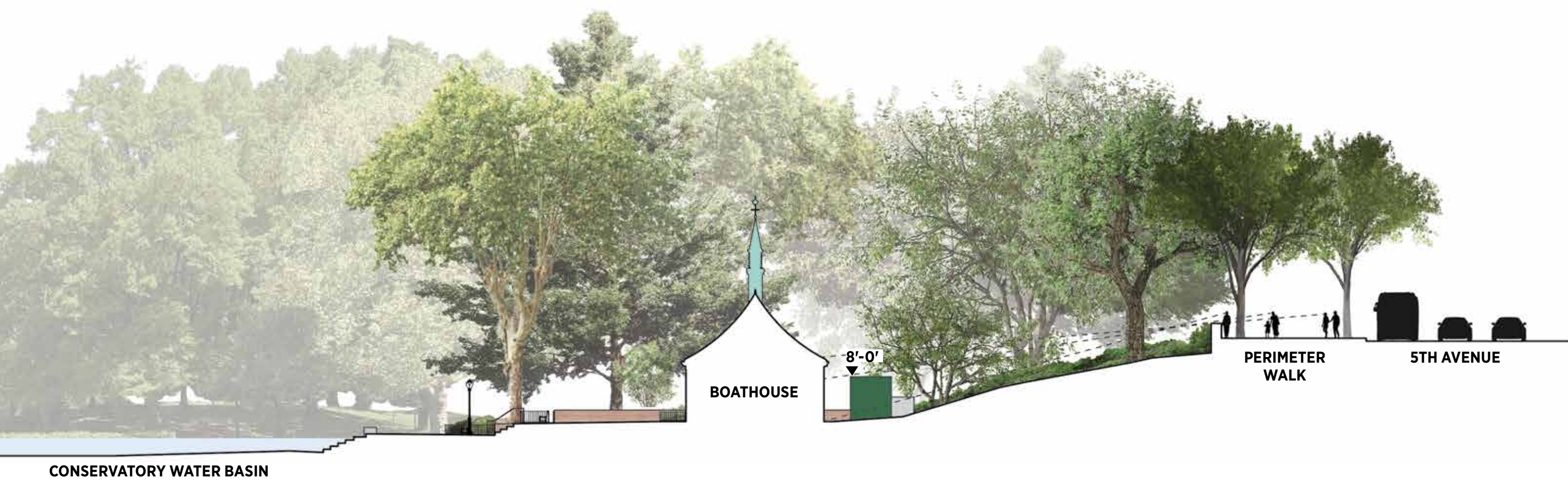
KEY PLAN



EXISTING SOUTH WING EAST ELEVATION



PROPOSED SOUTH WING EAST ELEVATION



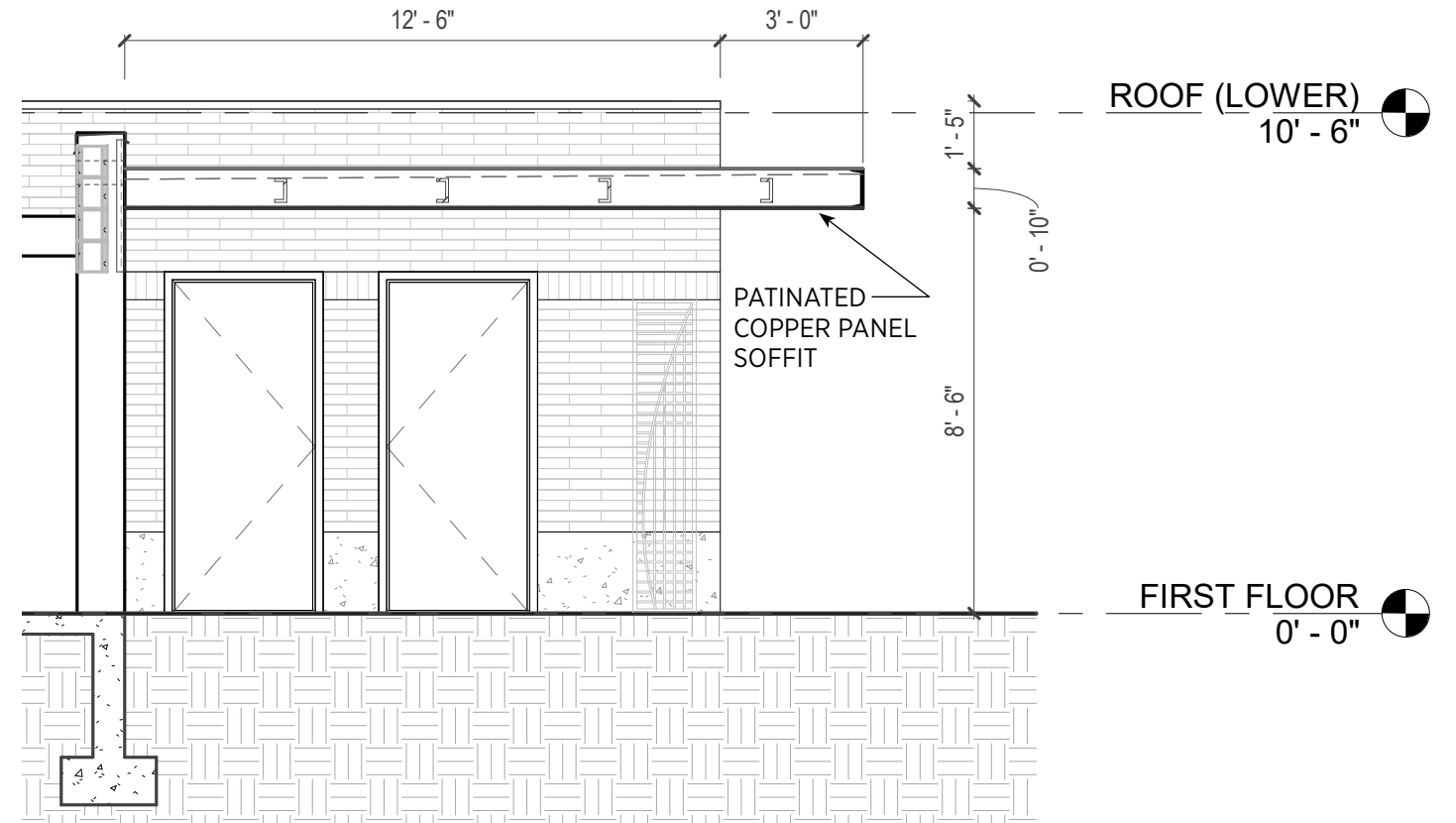




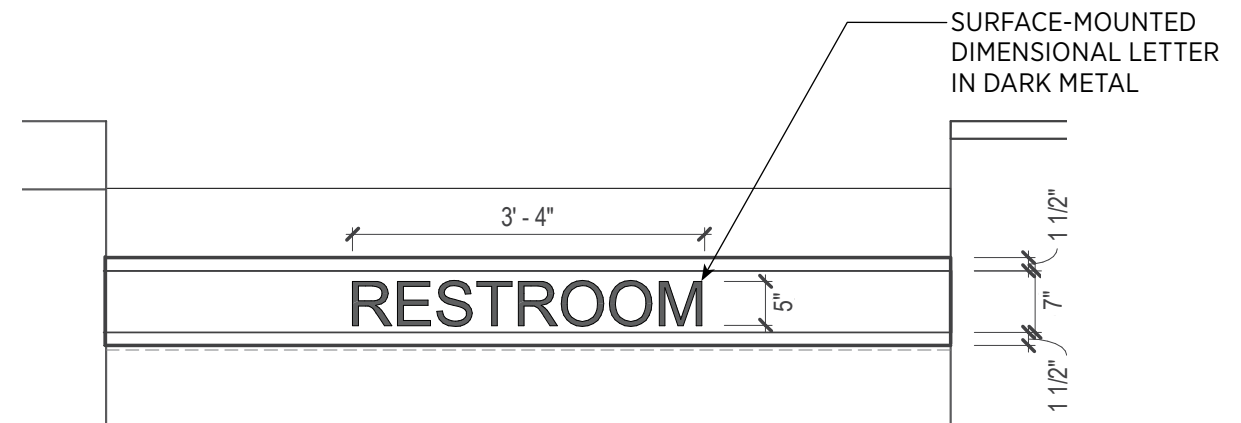




PROPOSED CANOPY RENDERING



CANOPY LONG SECTION (N-S)

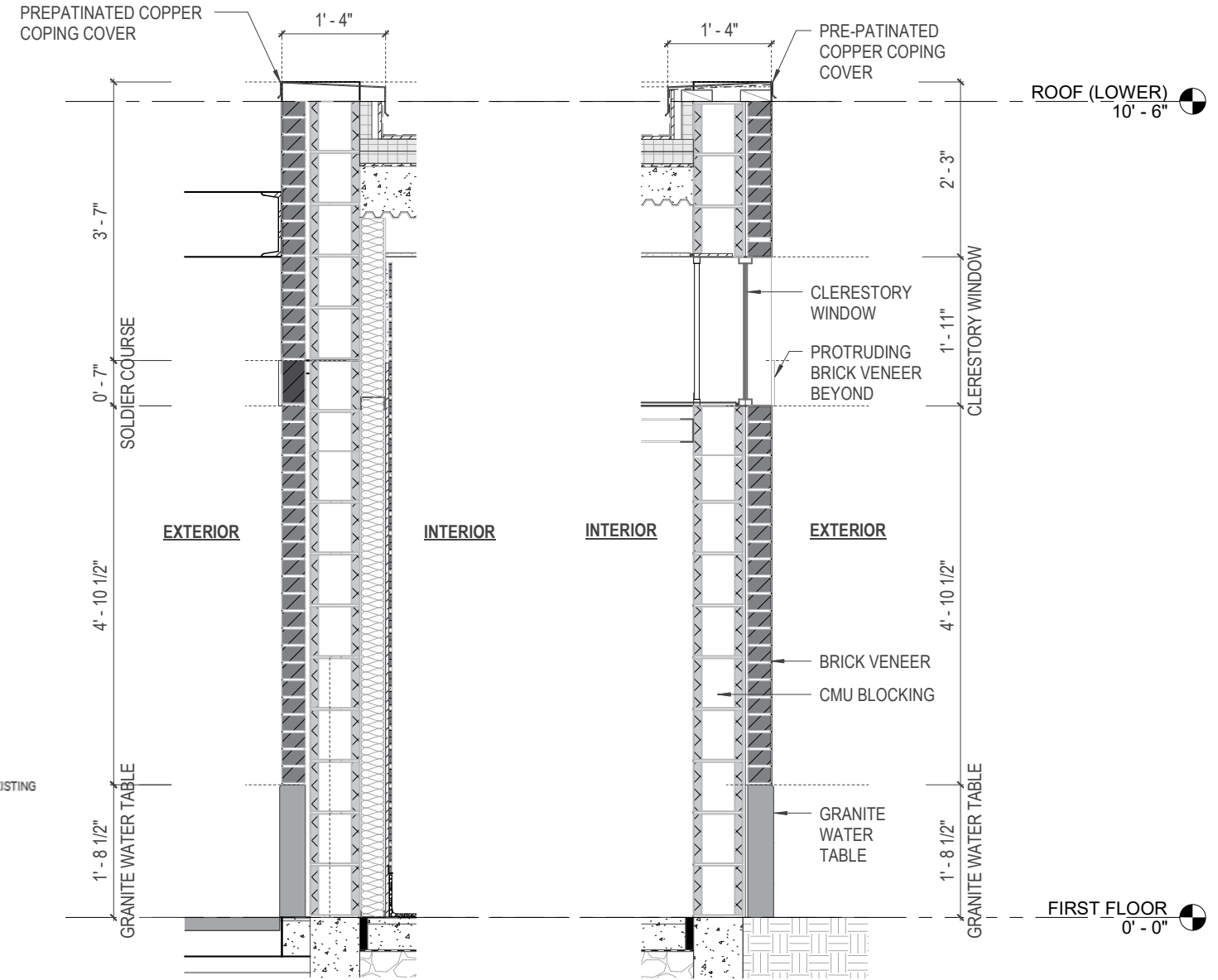


CANOPY SIGNAGE DETAIL



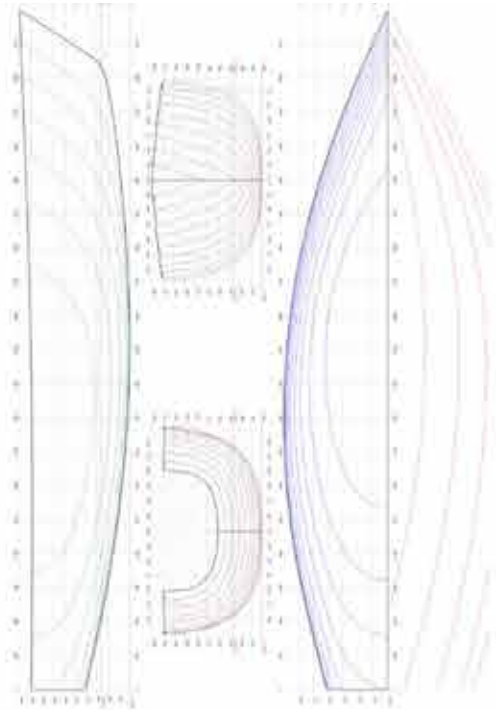
PROPOSED NORTH ELEVATION RENDERING

- ← **RUNNING BOND**
W/ EMPEROR BRICK
- ← **SOLDIER COURSE**
W/ STANDARD BRICK
- ← **RUNNING BOND**
W/ EMPEROR BRICK
- *ALL NEW BRICK TO MATCH EXISTING
BRICK IN TONE / COLOR

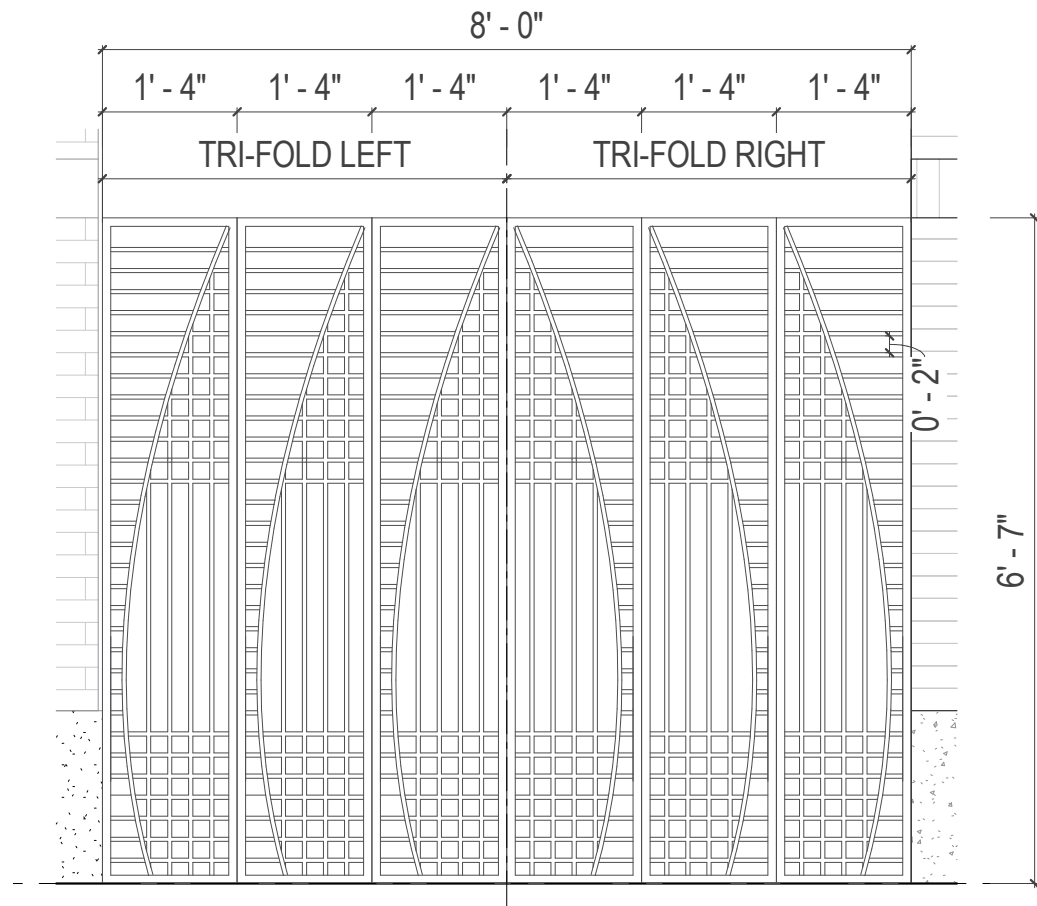


NEW ADDITION FACADE
(TYPICAL SECTION)

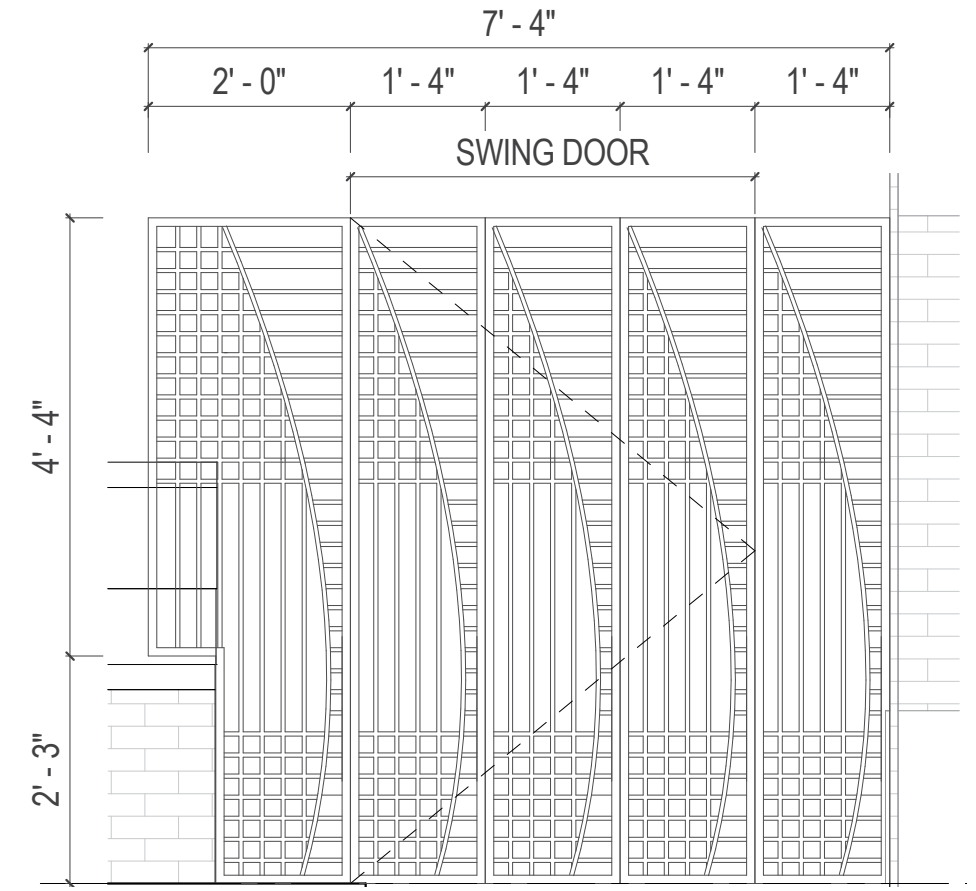
NEW ADDITION FACADE
(CLERESTORY SECTION)



MODEL BOAT HULL INSPIRATION



RESTROOM TRIFOLD GATE ELEVATION



CONCESSION SWING GATE ELEVATION



EXISTING CONDITION - INTERIOR OF WOMEN'S RESTROOM EXPOSED, VISIBLE FENCING AT BACK



PROPOSED GATE AT RESTROOM VESTIBULE



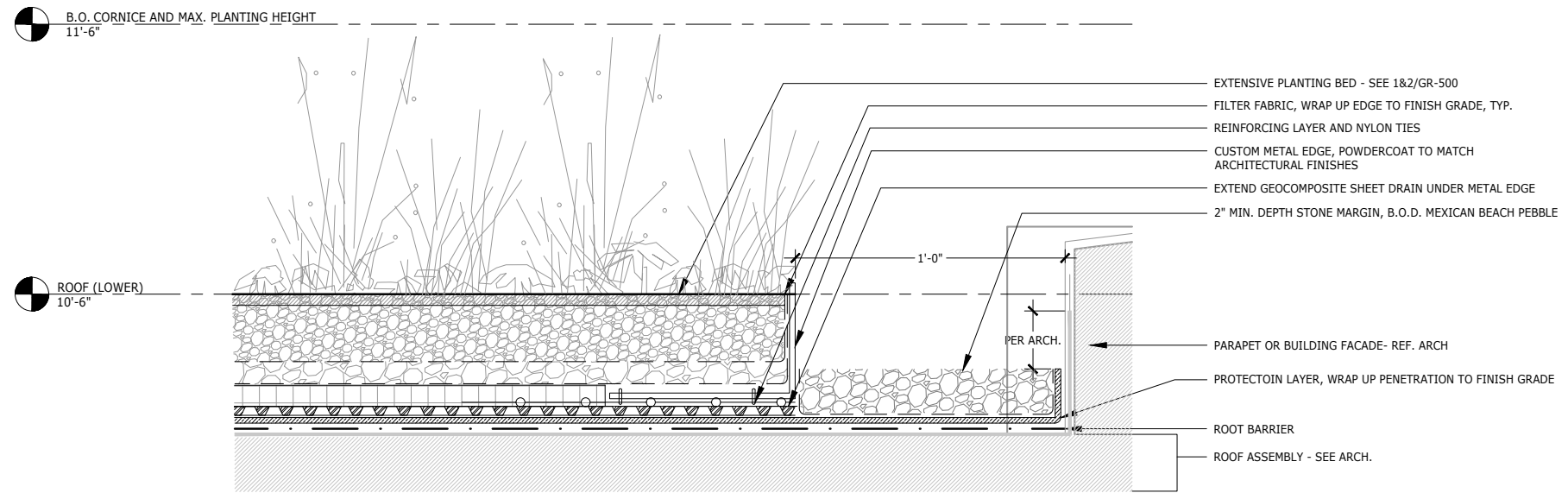
EXISTING CONDITION - WOOD PICKET FENCE, EXPOSED STORAGE CONTAINERS AND EQUIPMENT



PROPOSED CONCESSION GATE



Precedent Image | Rittenhouse Claridge Lobby roof retrofit, Philadelphia, PA
 Low lying planting profile, sedum and shade loving perennials



PROPOSED PARAPET SECTION AT GREEN ROOFS



Anodized Aluminum

Proposed for frame and mullion finish for proposed monumental windows to match existing window and door frame and mullions



Textured Bendheim Glazing

Proposed at restroom windows where privacy is required. Interior pane will be textured and exterior clear. Textured glazing matching that used at Landmarks Preservation Commission approved renovation in Central Park at Delacorte Public Restroom.



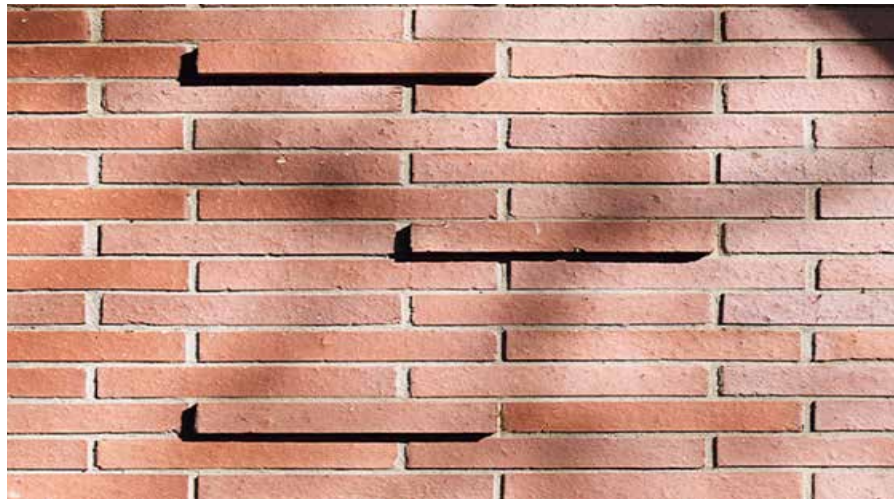
Black Beauty Benjamin Moore Paint

Proposed Finish at new gates. Black finish for metal gates has precedent at several grilles and gates throughout Central Park.



Deer Isle Granite

Proposed for water table at proposed monumental windows to match existing granite water table



Emperor Brick

Proposed for new brick addition with color and texture to match existing brick

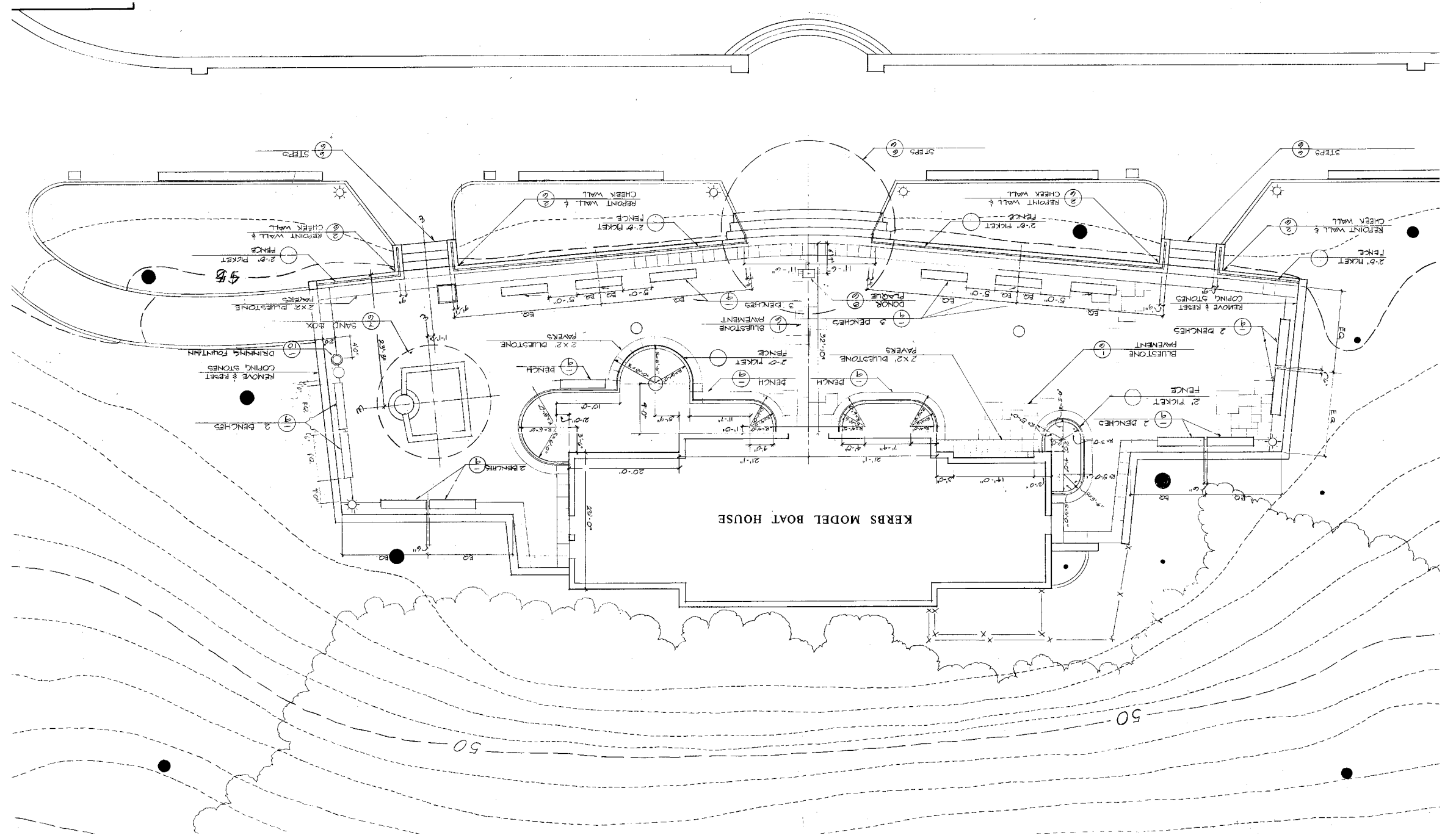


Patinated Copper




Patinated copper proposed for new transitional spaces to brick additions to match existing standing seam roof. New doors to have custom paint finish to match.

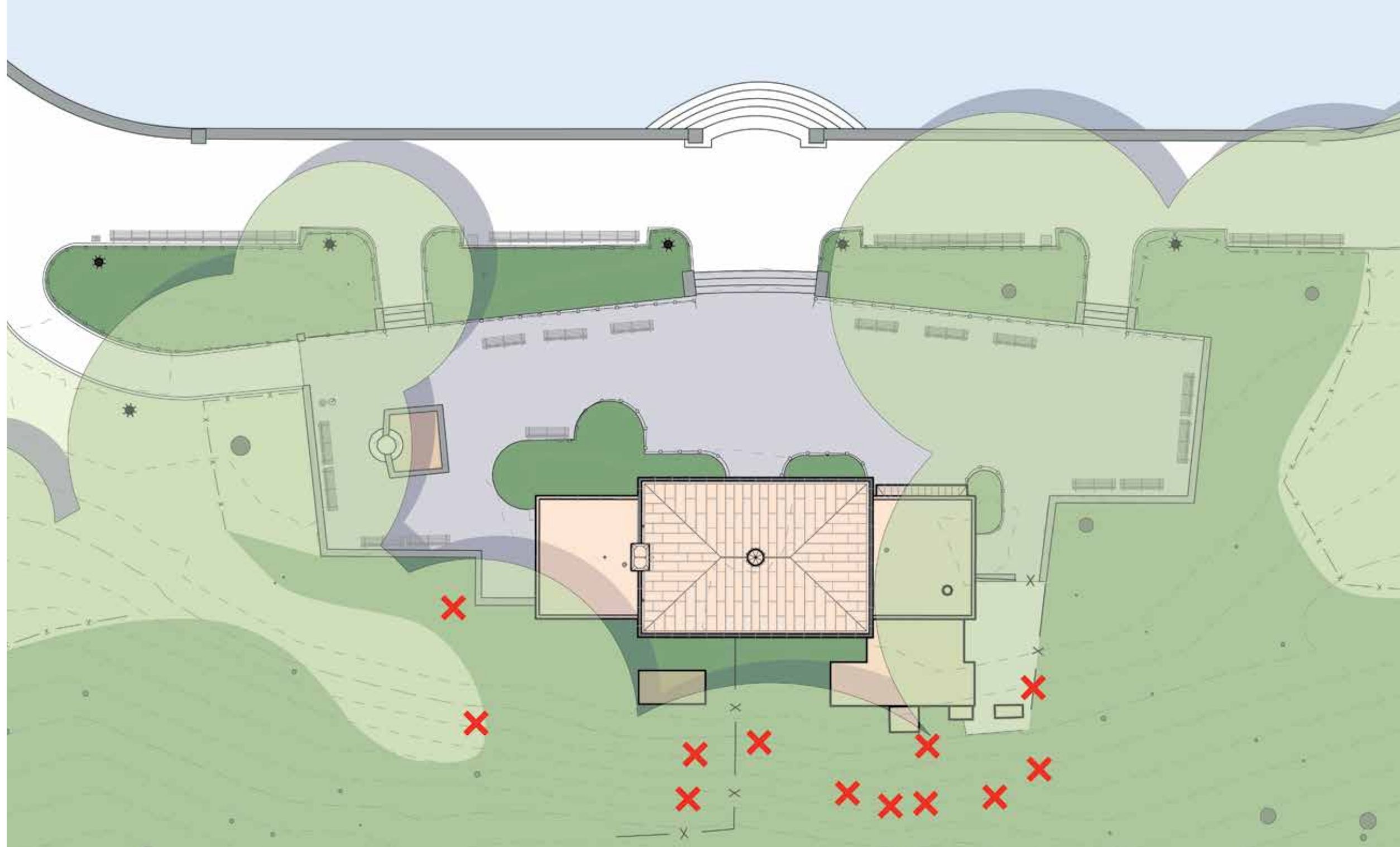
TERRACE











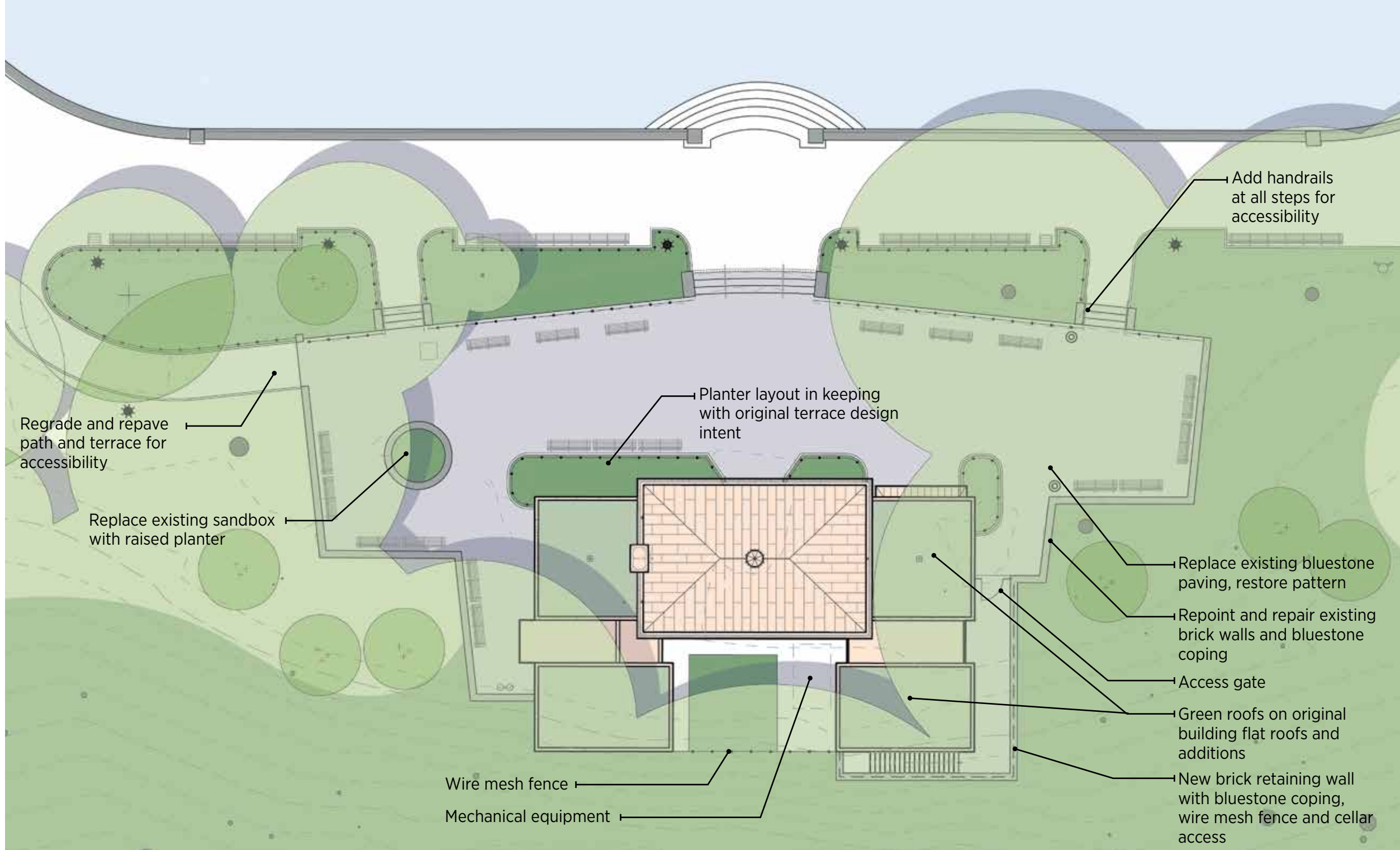
LEGEND

-  Drinking Fountain
-  Light Pole
-  Benches
-  Lawn
-  Planting Area
-  Bluestone
-  Terrace Wall
-  Guard Rail
-  Tree to be Removed

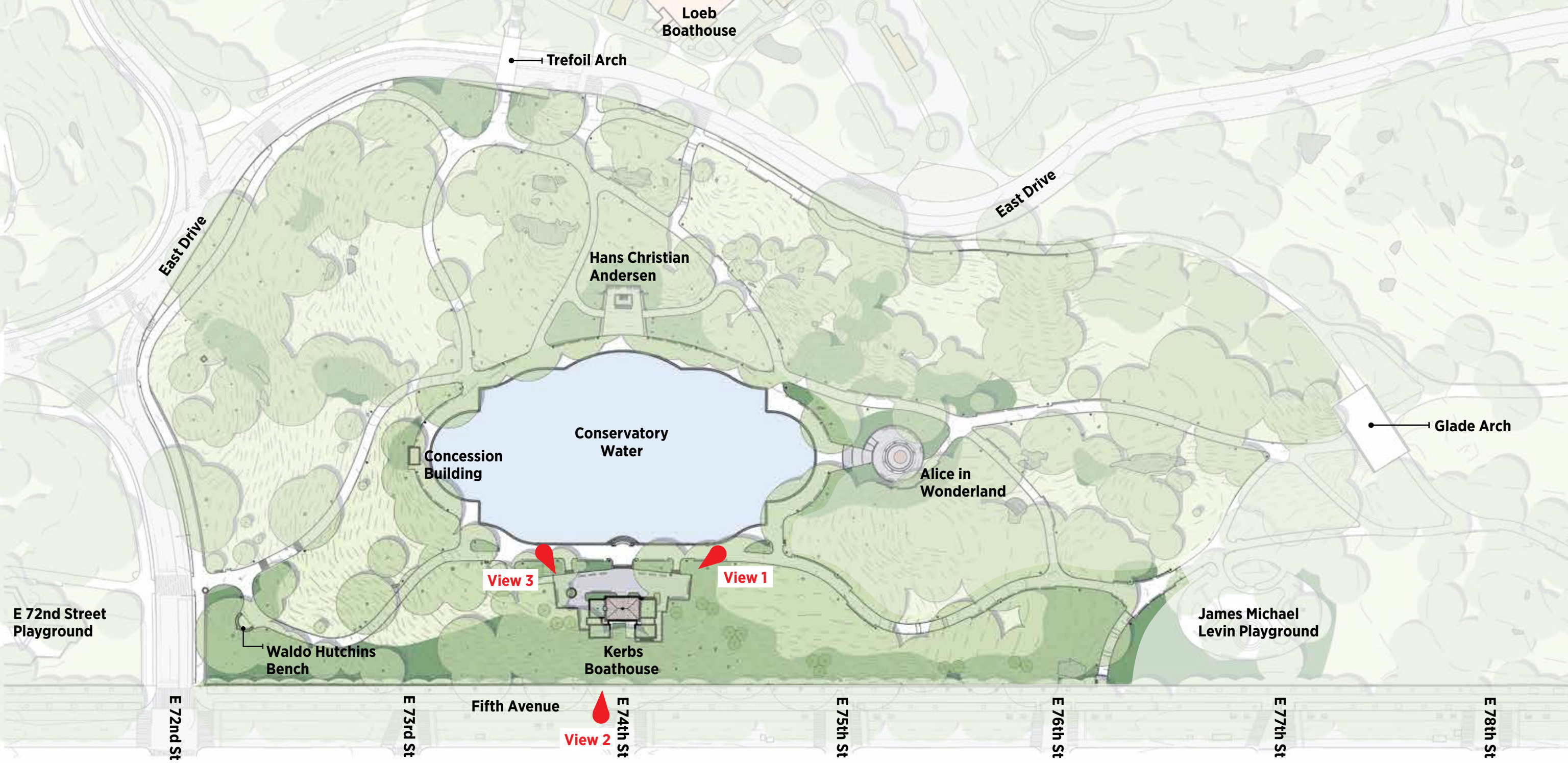


LEGEND

-  Drinking Fountain
-  Light Pole
-  Benches
-  Lawn
-  Planting Area
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-  Guard Rail
-  Proposed Tree



VIEWS





















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APPENDIX



Existing copper roof staining



Metal Staining at the cast iron cresting and extending downward



Tar applied at the Boathouse's copper cricket flashing seams (Red Arrows) and at the copper chimney step flashing (Yellow Arrows).



Overall view of the fluid-applied membrane roof assembly at the south wing



Damaged copper leader strap at the south wing flat roof



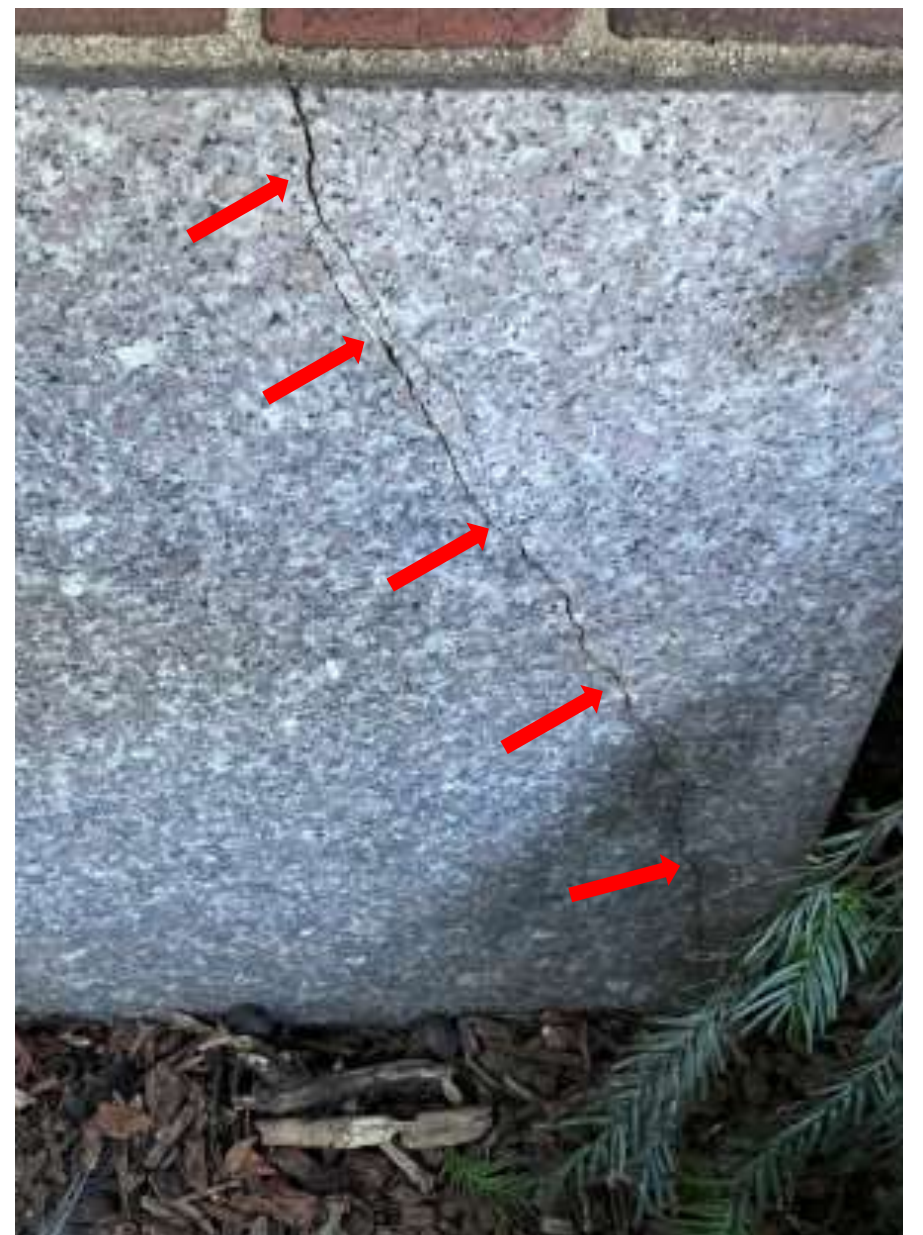
Missing leader section at the north wing flat roof



Open mortar joints and brick displacement



Cracked brick caused by corrosion of a steel window guard assembly



Crack at the granite water table at the southwest corner



EXISTING WINDOW TYPE **W1**



BACK OF HOUSE WINDOWS TO BE REMOVED. EXISTING WINDOW TYPE **W2**



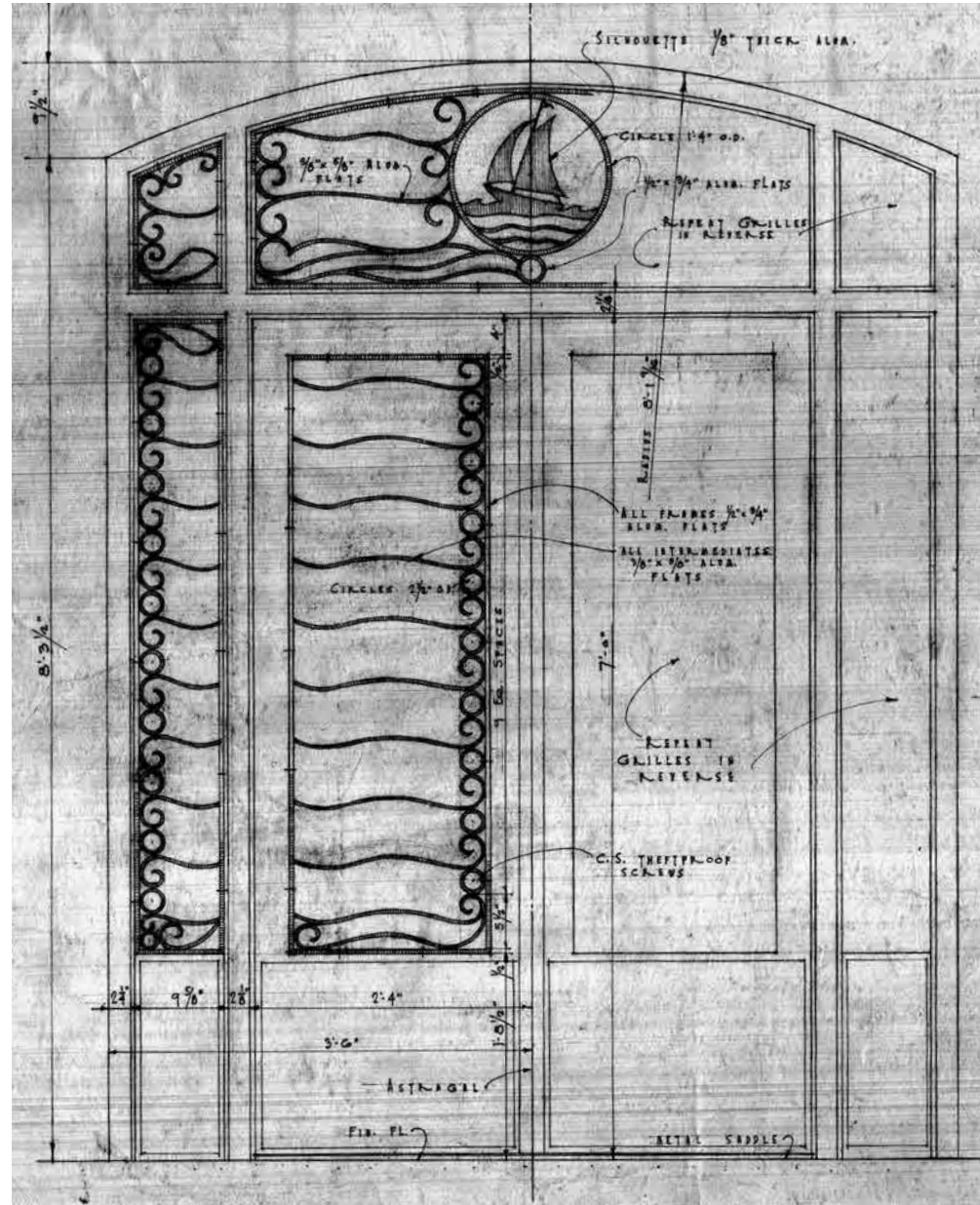
EXISTING DOOR TYPE **D1**



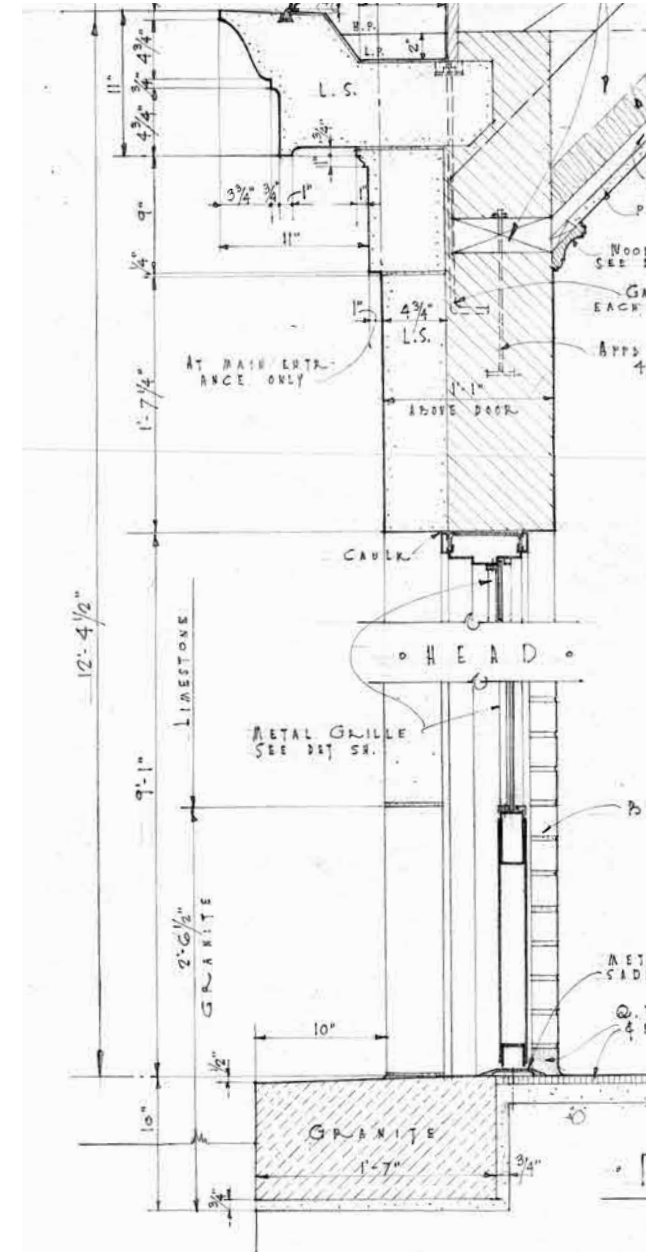
EXISTING DOOR TYPE **D2**



Hidden historic detail elements to be salvaged, reused and used as amold to recast missing detail elements

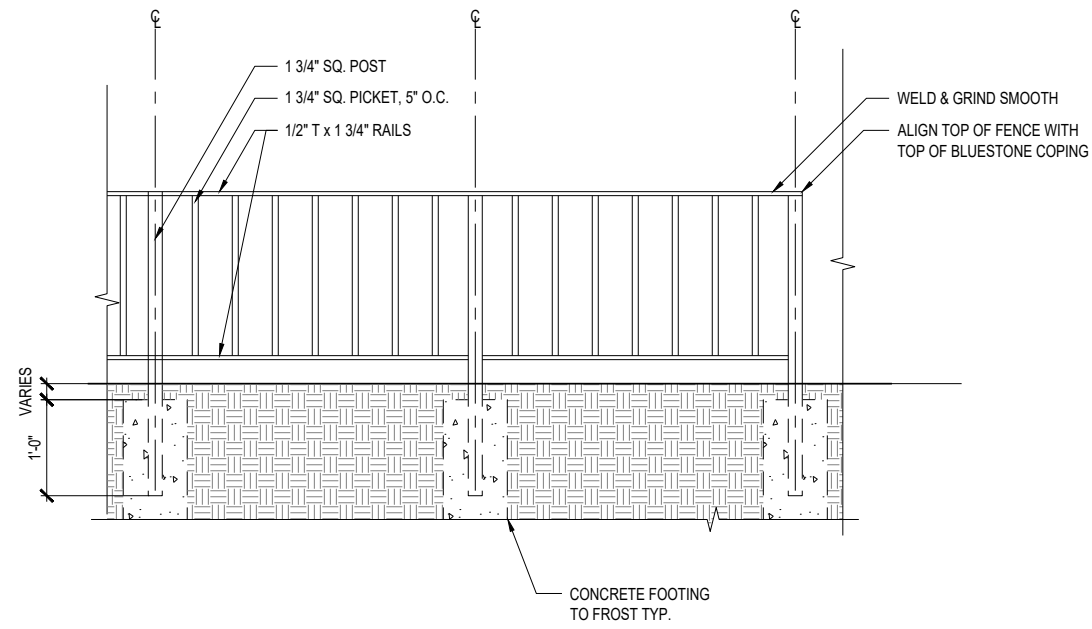


1954 HISTORIC ENTRY DOOR ELEVATION - DOOR TO BE FULLY RESTORED



DOOR SECTION

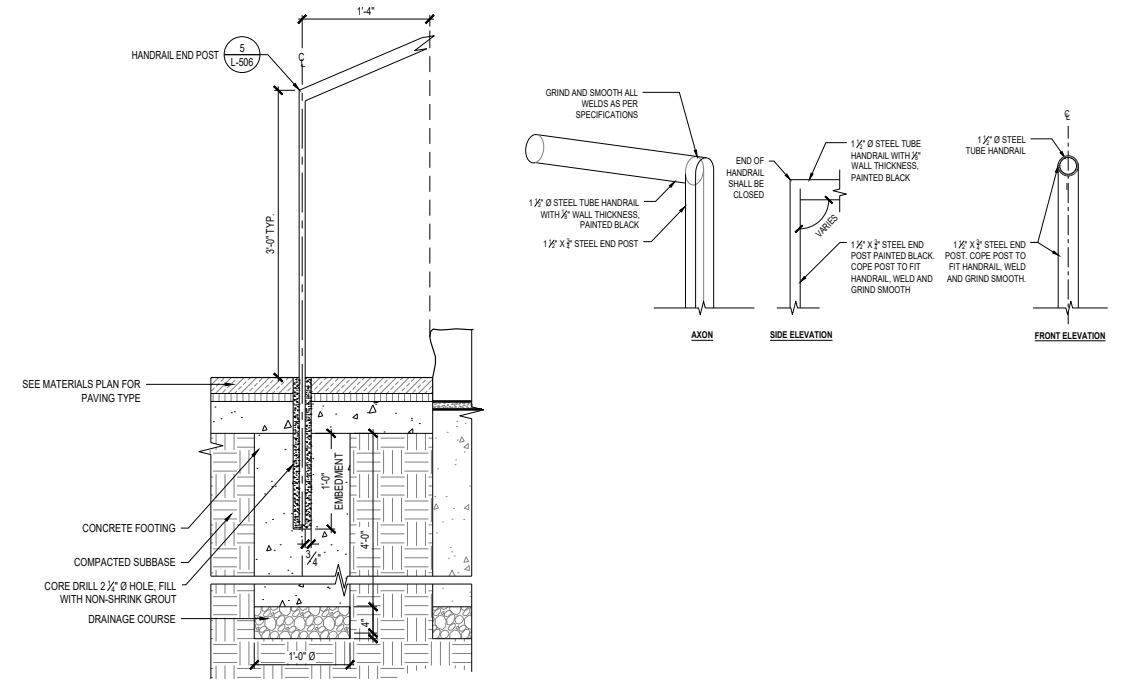




Planter Rail Detail



Existing Planter Rail

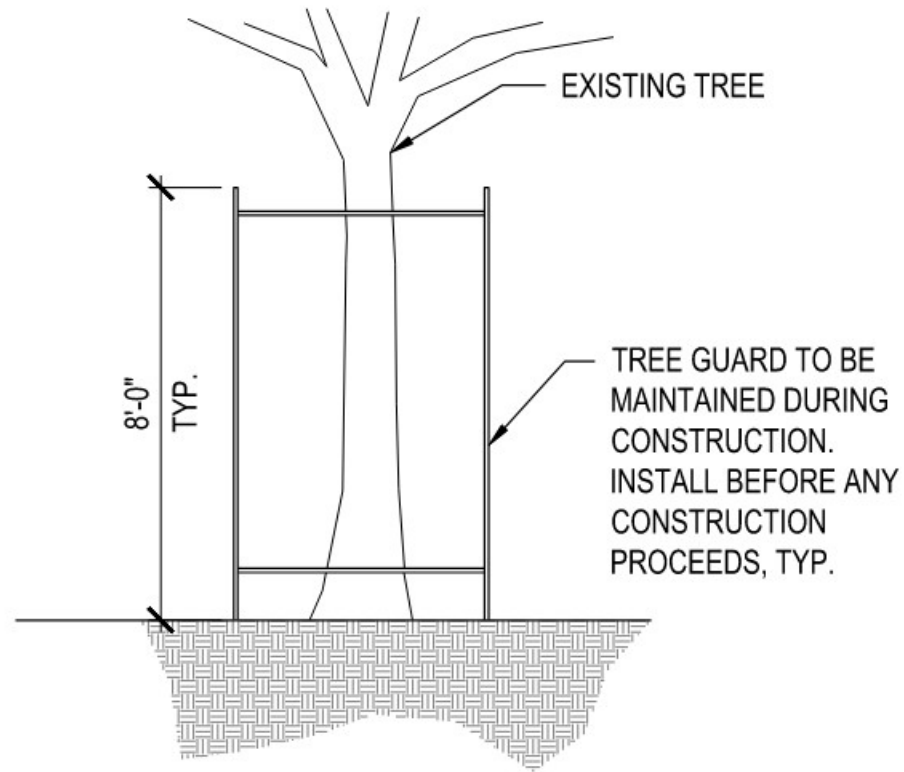


CPC Standard Stair Handrail Detail

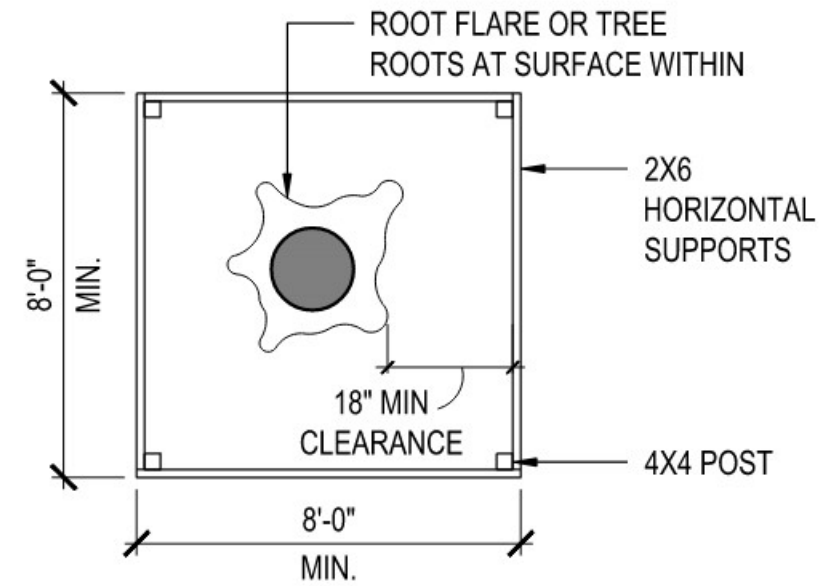


Precedent Photo of CPC Handrail at Stairs





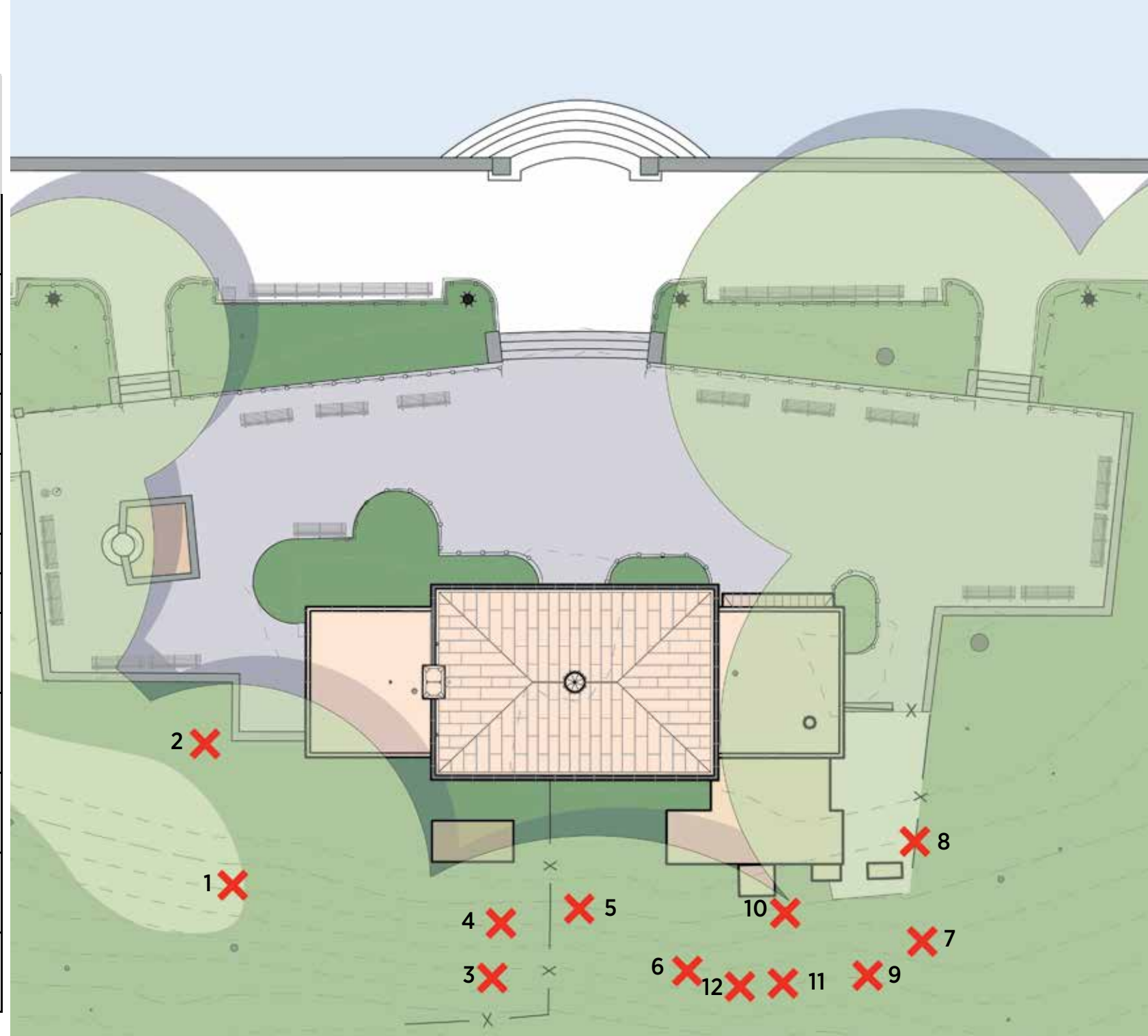
SECTION / ELEVATION



PLAN

2 TEMPORARY WOODEN TREE GUARD
 1/4" = 1'-0"

	SPECIES	LOWER HUDSON PRISM TIER 1-4 INVASIVE SPECIES	DIAMETER (in)	AGE CLASS	HEALTH + VIGOR	STRUCTURE + FORM	OVERALL CONDITION	DISORDERS + DEFECTS, COMMENTS, AND OBSERVATIONS
1	eastern white pine <i>Pinus strobus</i>	---	11.7	Young	Good	Fair	Good	Moderate self-correcting lean in lower trunk;
2	eastern redbud <i>Cercis canadensis</i>	---	6.0	Mature	Fair	Fair	Fair	
3	crabapple <i>Malus spp.</i>	---	6.2	Mature	Fair	Poor	Fair	Main trunks twisted and compressed against one another;
4	white mulberry <i>Morus alba</i>	INVASIVE	8.4	Young	Good	Fair	Fair	Buttress roots moderately severely exposed by erosion;
5	American elm <i>Ulmus americana</i>	---	9.6	Young	Good	Fair	Fair	1 moderately severe weak crotch in lower trunk;
6	crabapple <i>Malus spp.</i>	---	7.1	Mature	Fair	Fair	Fair	
7	crabapple <i>Malus spp.</i>	---	7.9	Mature	Poor	Fair	Poor	Poor vigor;
8	white mulberry <i>Morus alba</i>	INVASIVE	4.2	Young	Fair	Poor	Poor	Roots moderately severely restricted by fence; Moderately severe lean in main trunk; Moderately severely suppressed;
9	eastern white pine <i>Pinus strobus</i>	---	6.3	Young	Fair	Fair	Fair	Fair live crown ratio; Moderately suppressed;
10	American elm <i>Ulmus americana</i>	---	12.9	Mature	Good	Poor	Poor	Severe lean over building; 1 moderately severe weak crotch in lower trunk; Moderately suppressed;
11	eastern white pine <i>Pinus strobus</i>	---	13.9	Young	Good	Good	Good	
12	eastern white pine <i>Pinus strobus</i>	---	9.5	Young	Good	Fair	Fair	



CONSERVATORY WATER BASIN AND LANDSCAPE IMPROVEMENTS





Key Plan



Basin coping, east of Basin looking north towards Alice



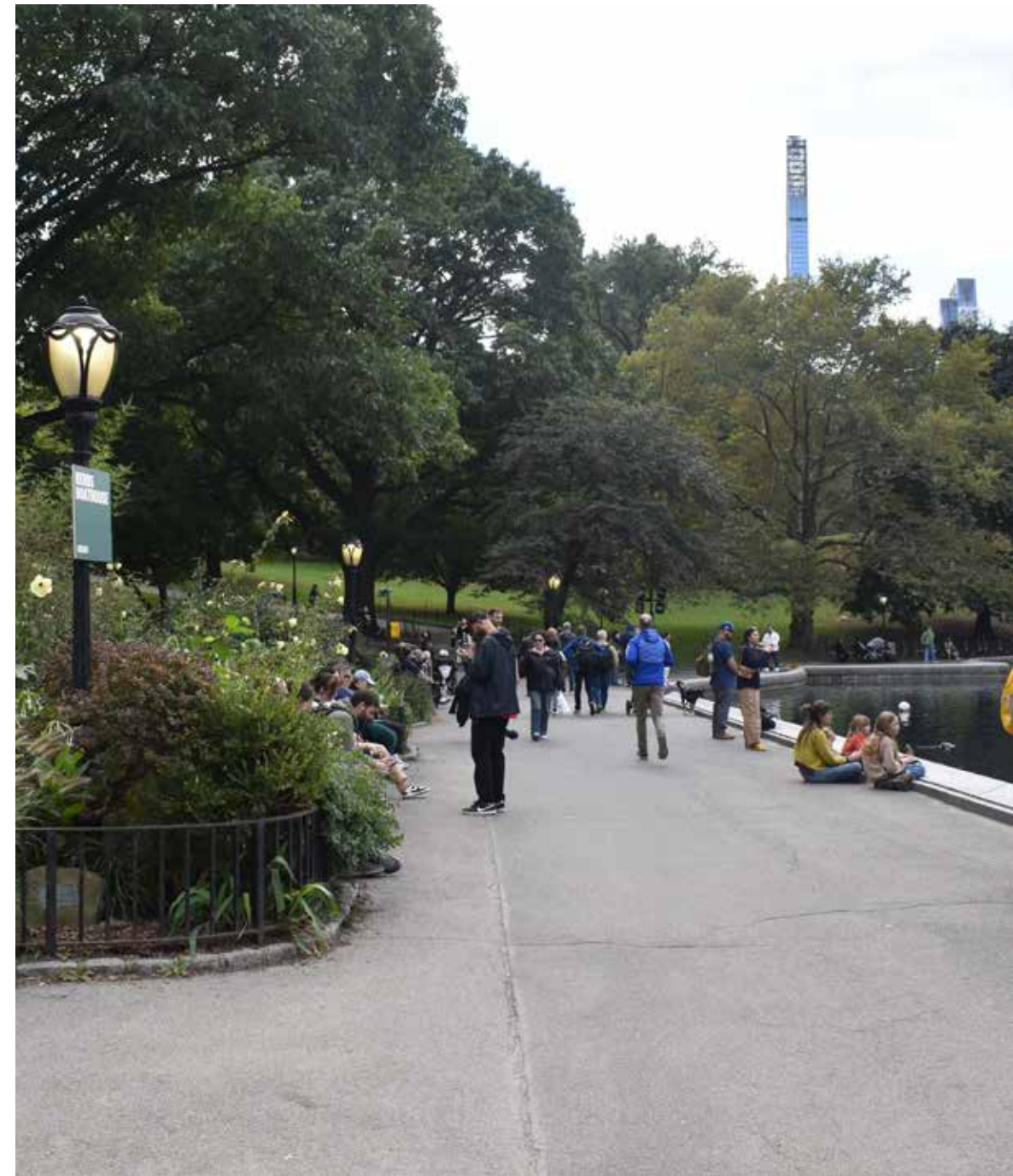
Walking path and coping at Basin perimeter, west of Basin looking south towards concession



Key Plan



Seating and lighting at Basin perimeter, south of basin looking northeast towards Boathouse



Walking path, seating and lighting at Basin perimeter, east of Basin looking south



Key Plan



Existing perimeter wall, looking north towards Alice in Wonderland



Northwest corner of Basin, looking southeast towards Boathouse



Conservatory Water Basin Floor, Existing Condition (Winter 2024)

Masonry Block Walls

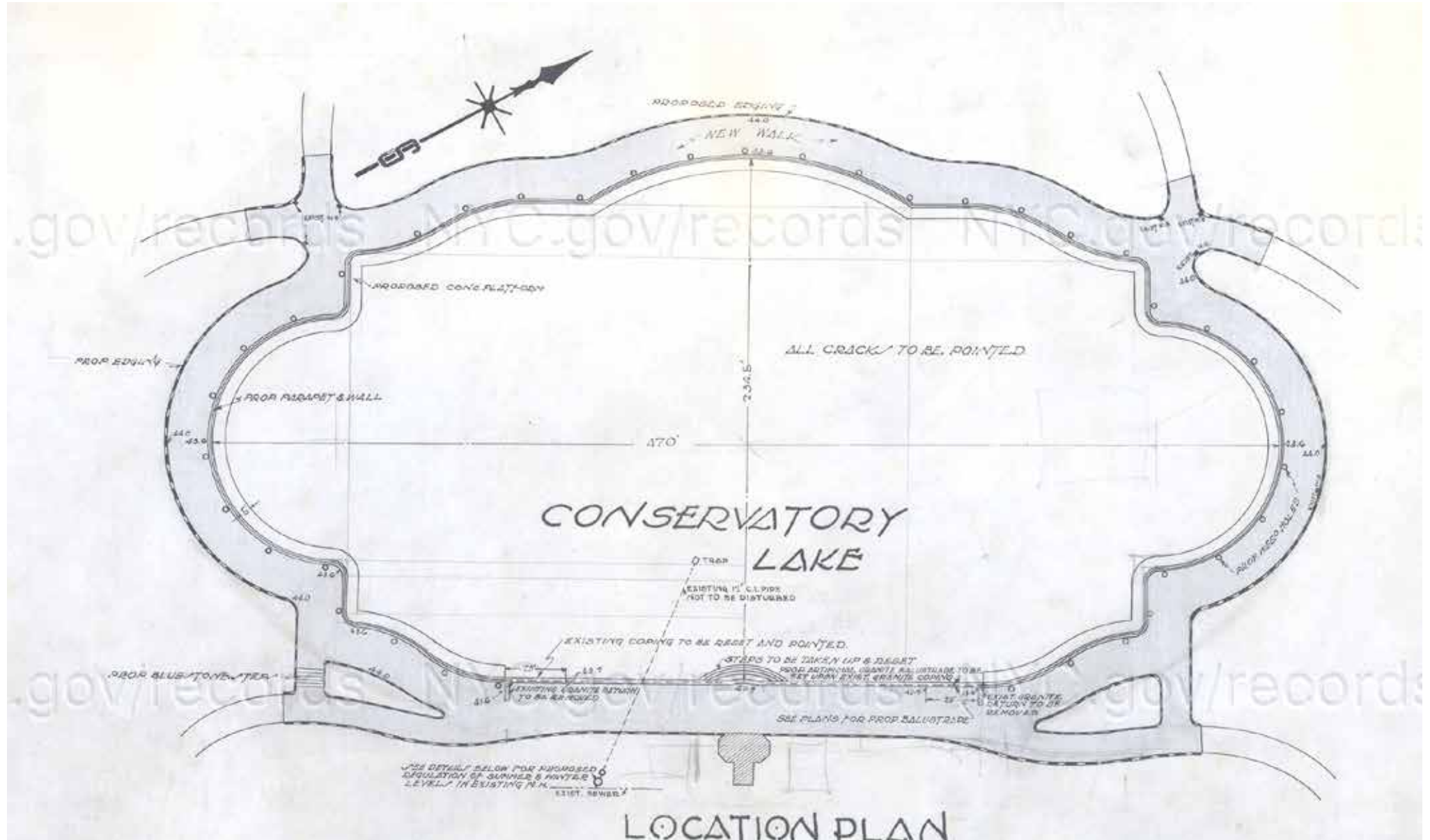


Early 20th Century Concrete Walls



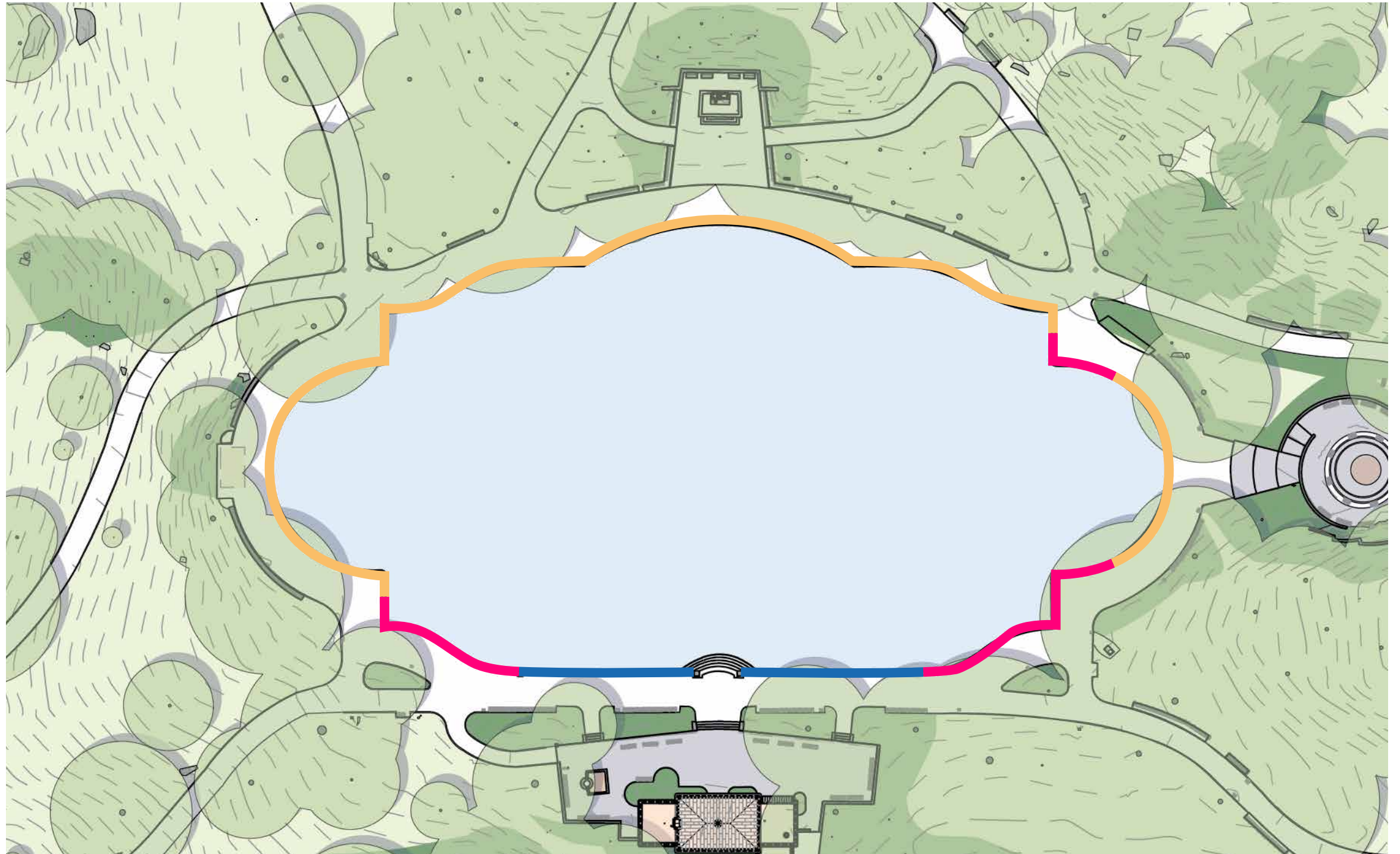
CPC Replacement Concrete Walls





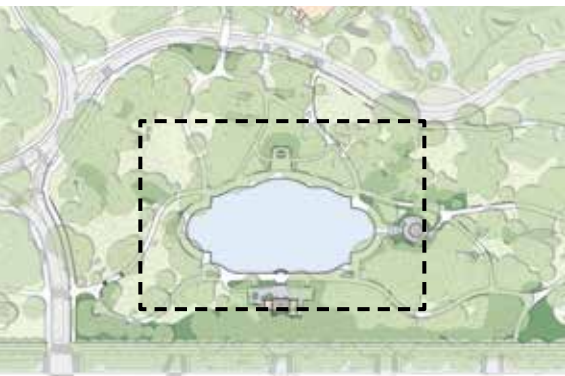
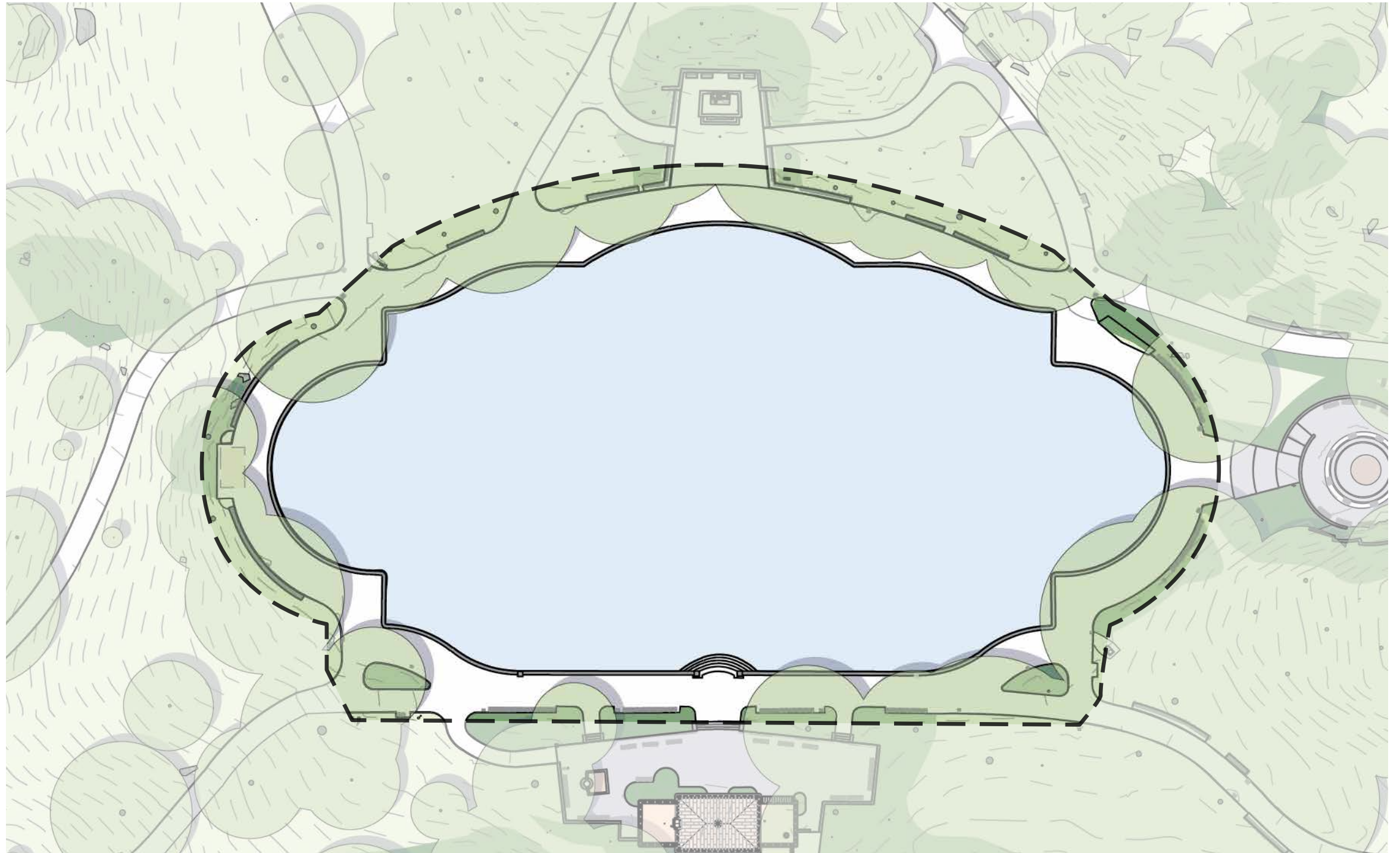
LEGEND

- Early 20th Century Walls
- Masonry block walls
- CPC Replacement Concrete Walls





LEGEND

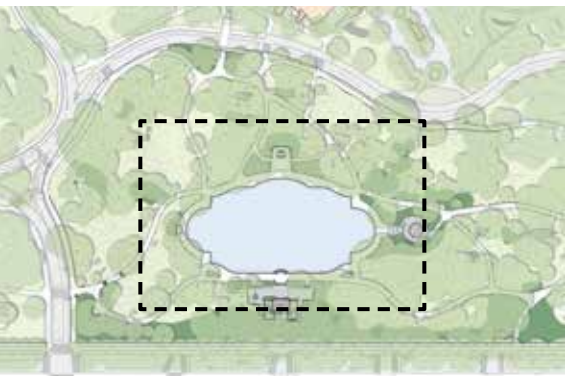
- Site Boundary
- Light Pole
- Benches
mix of World's Fair and
Wood and Concrete



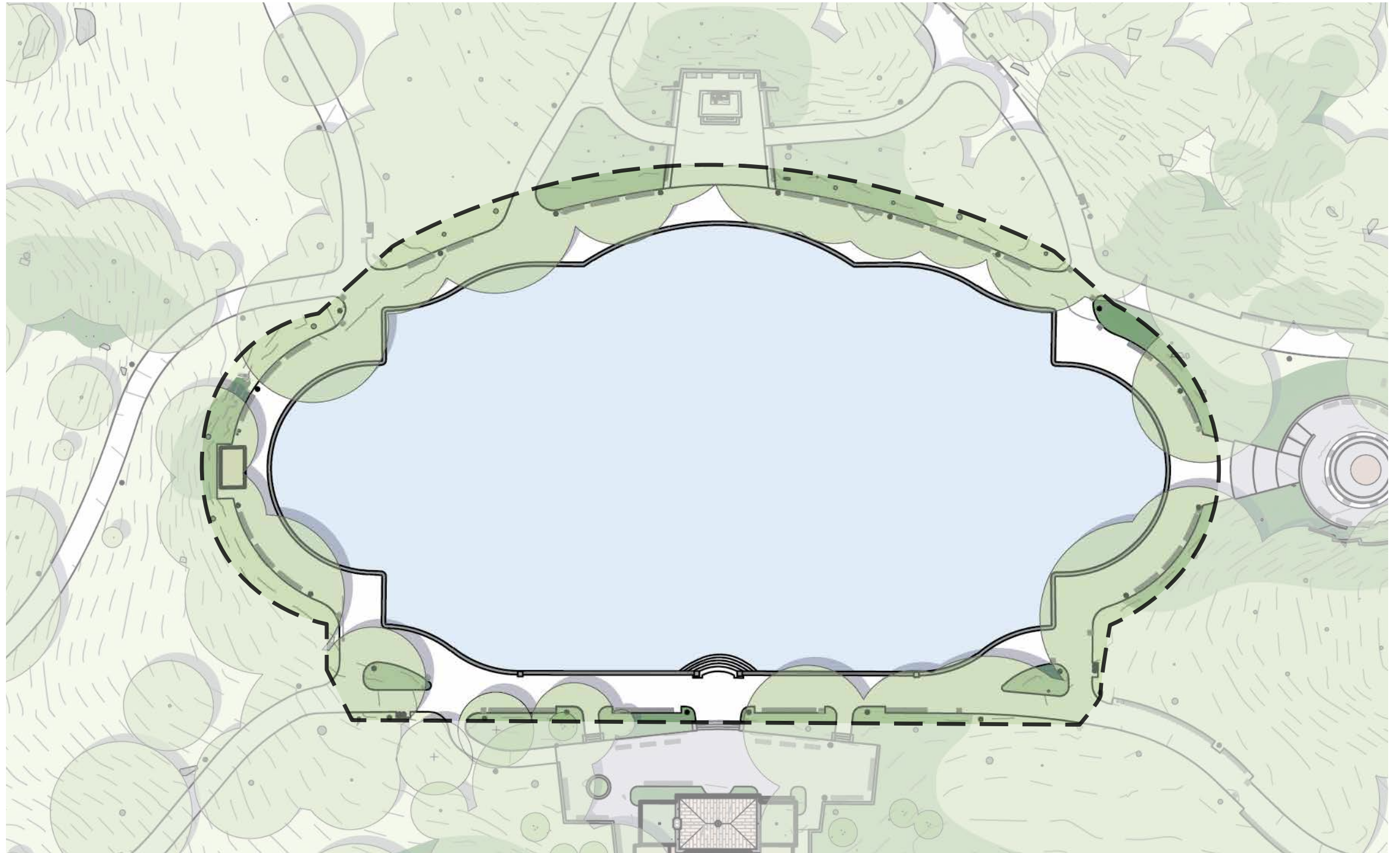
Key Plan

LEGEND




-  Site Boundary
-  Light Pole
-  Benches
-  World's Fair

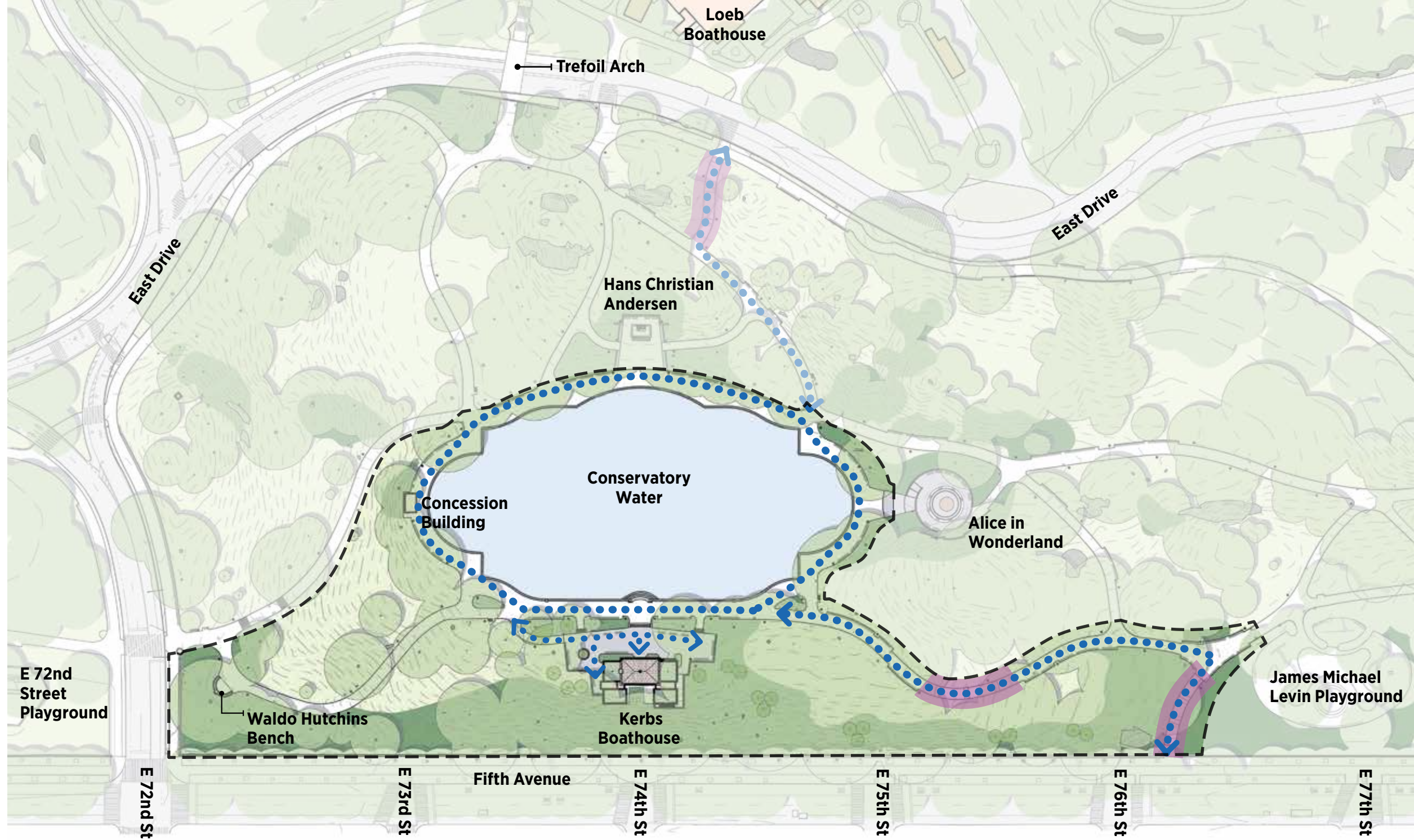


Key Plan



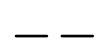


LEGEND

-  Site Boundary
-  Accessible Route
-  Accessible Path with Handrails



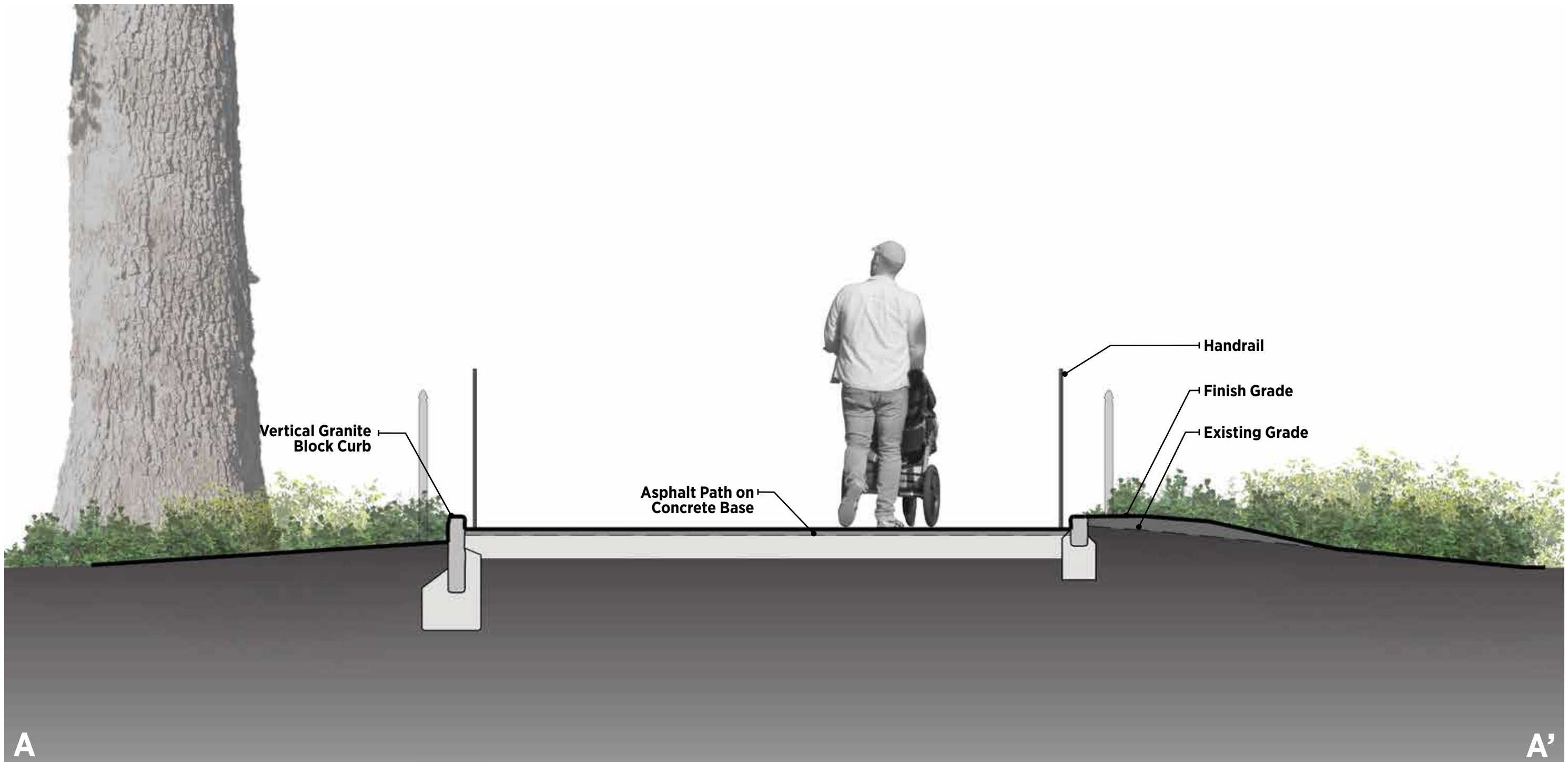
LEGEND

-  Site Boundary
-  Proposed Path
-  Existing Path



Key Plan







Asphalt Paving with Sloping Granite Block Curb



Asphalt Paving with Vertical Granite Block Curb



Granite Block Pavers



Bluestone Paving



Landing at Accessible Path
Rectangular Asphalt Block Paver



Handrail at Accessible Path
Round Steel, Painted Black Finish



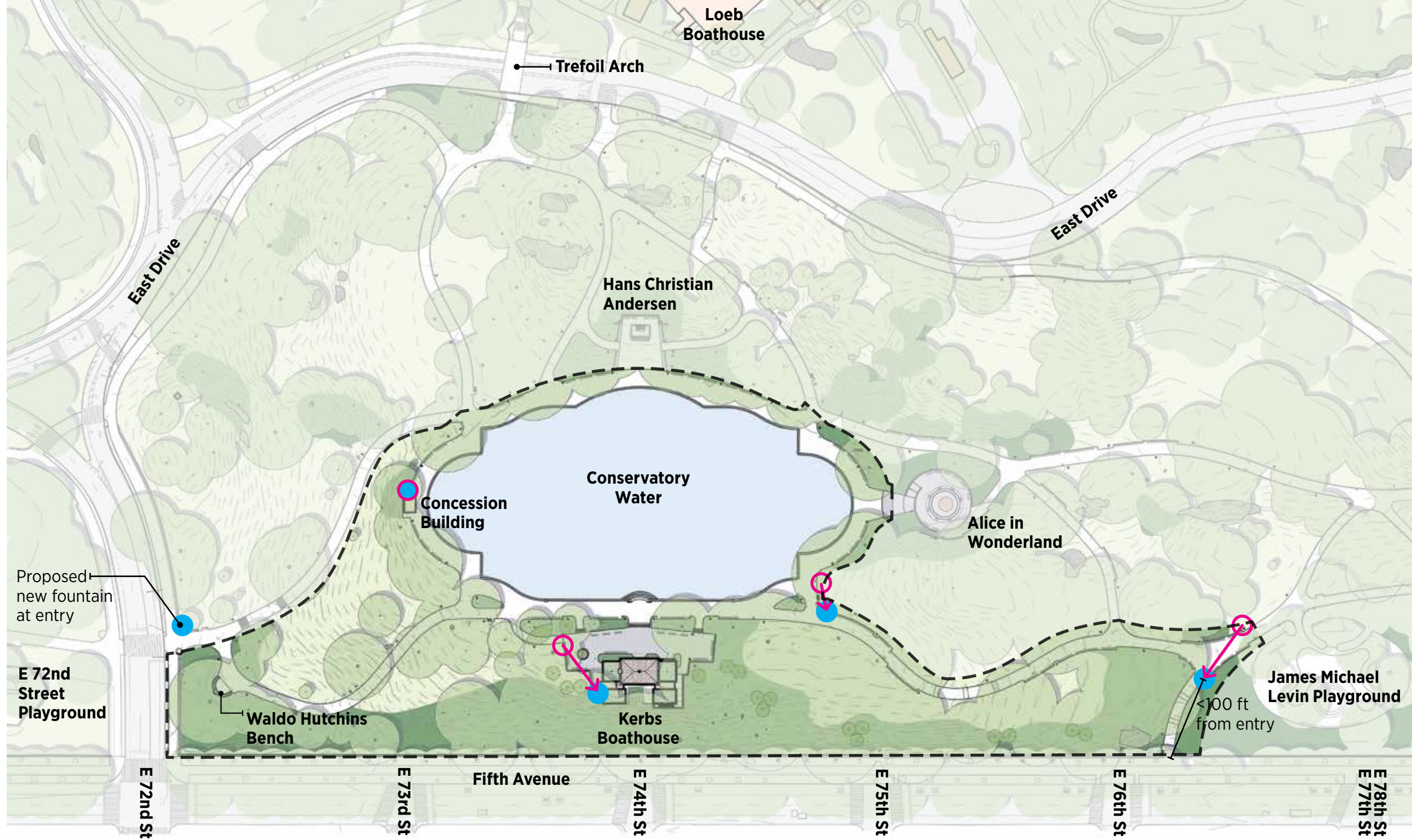
Central Park Settee Benches



World's Fair Benches

LEGEND

- Existing drinking fountains (4)
- Proposed drinking fountains (5)



June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-10943

Central Park – Kerbs Memorial Boathous – Scenic Landmark Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

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.