

The current proposal is:

Preservation Department – Item 3, LPC-26-05571

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

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.



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

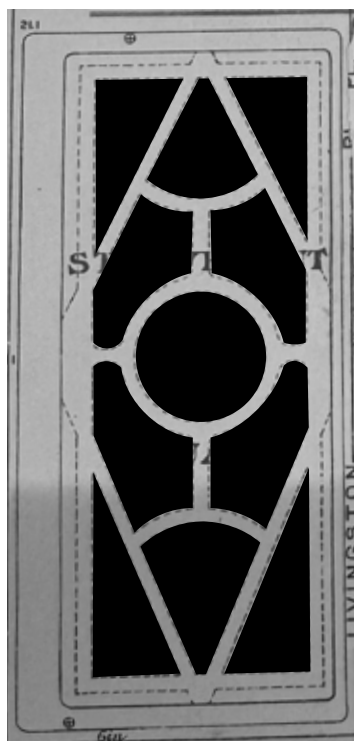
NYC Landmarks Preservation Commission Review
July 28, 2026

NYC Parks: Sybil Young, Historic Preservation Officer

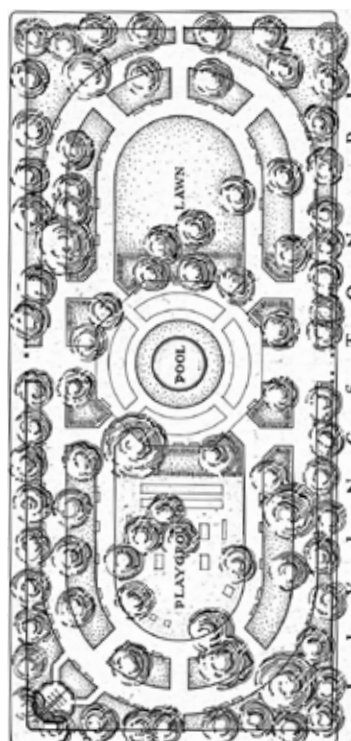
Total Budget: \$4.115M

Public Restroom Building: 600 sq. ft.

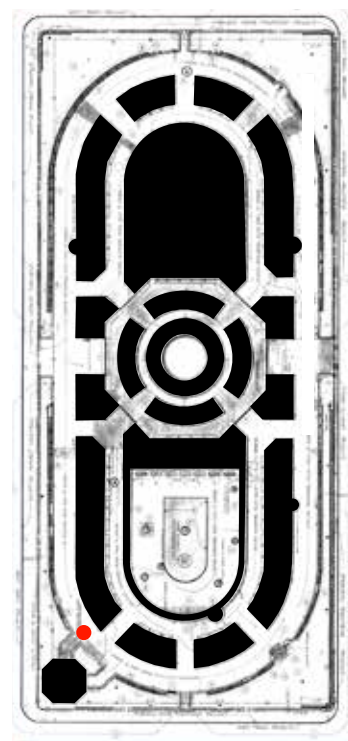
Park Size: 3.93 ac



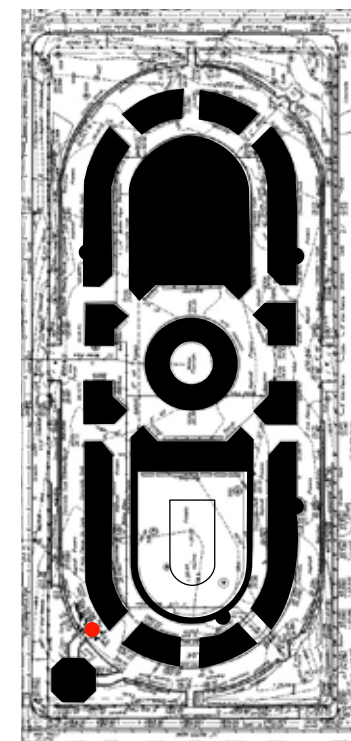
1850
In 1850 the landscape, including two fountains, was complete, and the park opened to the public.



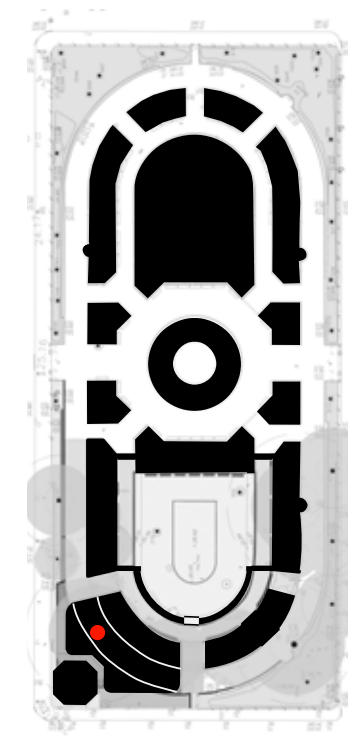
1935
General Plan of Stuyvesant Park approved by Robert Moses in 1935



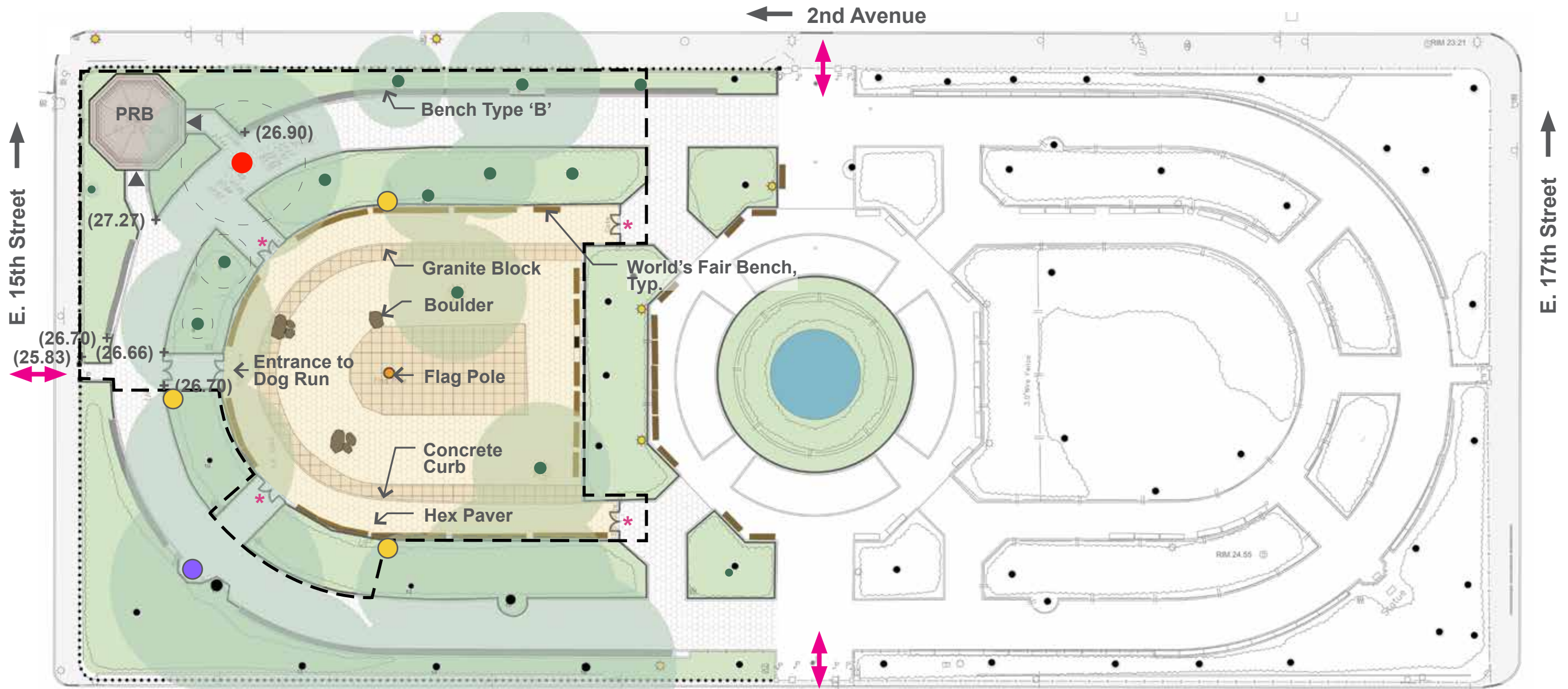
1936 -1937
The plan was modified by landscape architect Gilmore D. Clarke, and public restrooms and other amenities were built. The park reopened in 1937, looking much as it does today.



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.



LEGEND

- Project Limit
- Dog Run Area
- ↔ Park Entrance

- Building or Structure
- ▶ Building Entrance
- Hex Paver

- Granite Block
- Planted Area
- ← Traffic

- Tree
- Elm Tree
- Drinking Fountain
- Parks Lightpole
- M* Gate - No Access

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

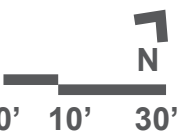
Heat Vulnerability Index
 Site is not in high HVI area(3).



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Capital Projects Division
Stuyvesant Square East | Existing Overall Site Plan

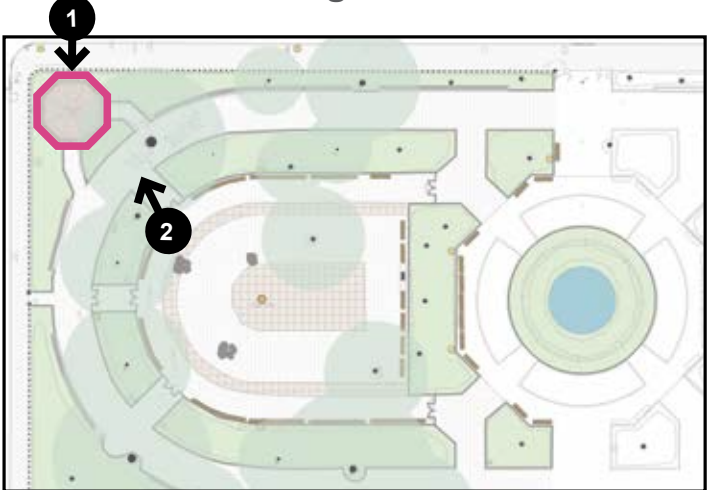




1 - Elm canopy as viewed from 2nd Avenue



2 - Elm tree in front of the public restroom building





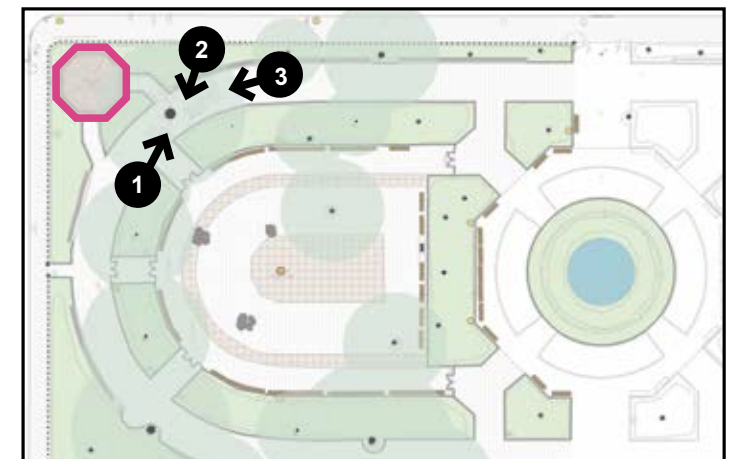
1 - Elm tree roots heaving and asphalt patches



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



3 - Elm tree roots heaving into the walkway

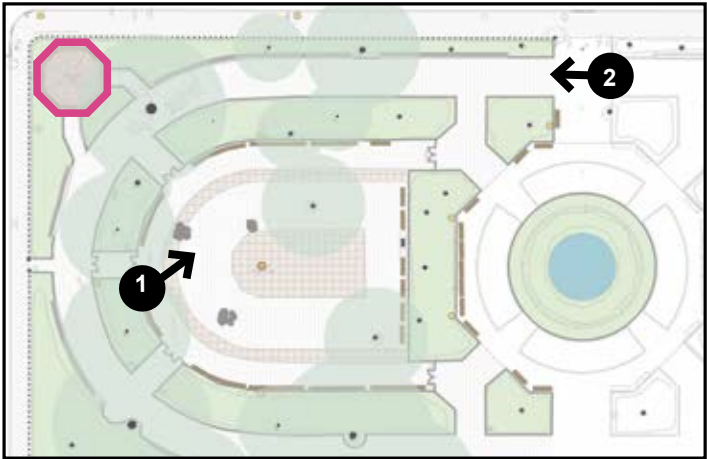


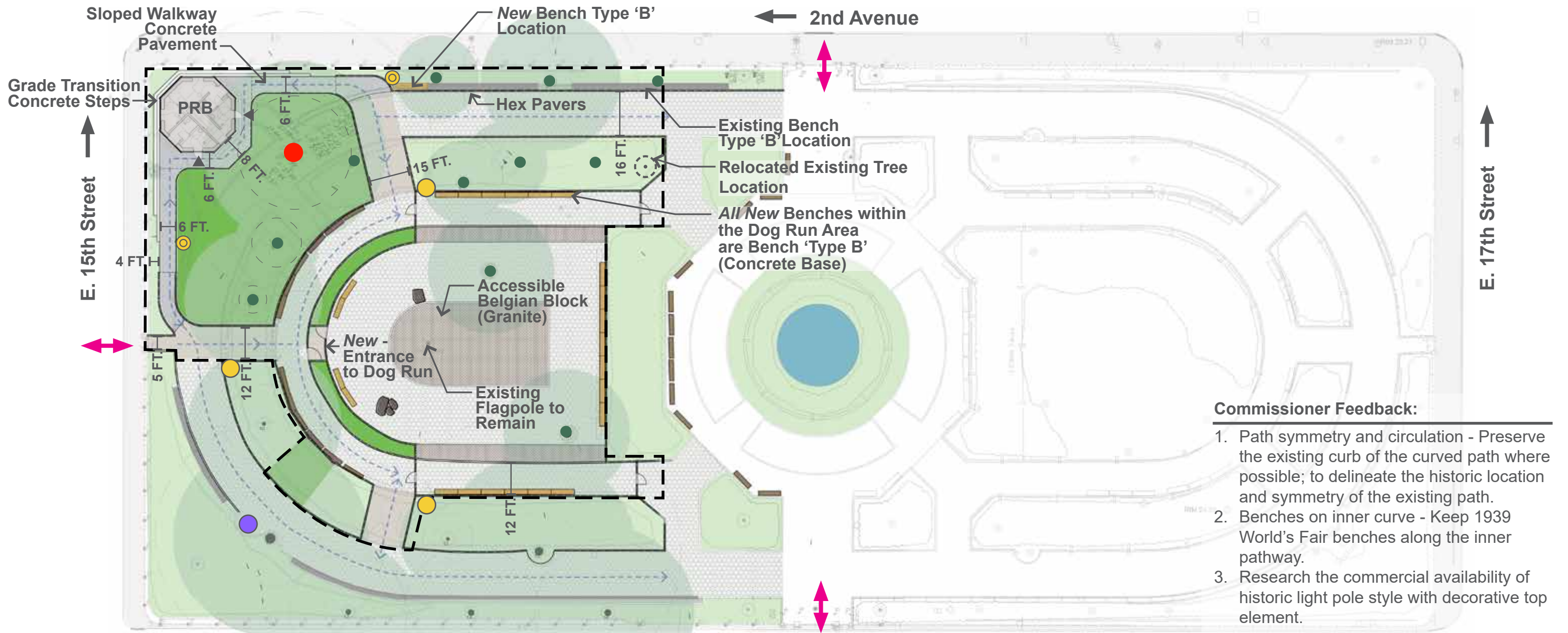


1 - Dog run gate near E. 15th Street entrance



2 - View from entrance gate on 2nd Ave.





LEGEND

- Project Limit
- Park Entrance
- Building Entrance



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- Building or Structure
- Hex Paver
- New - Hex Pavers
- Concrete Pavement
- Accessible Belgian Block (Granite)
- Planted Area

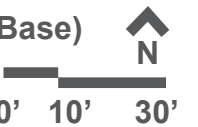
Nathan D Perlman Place

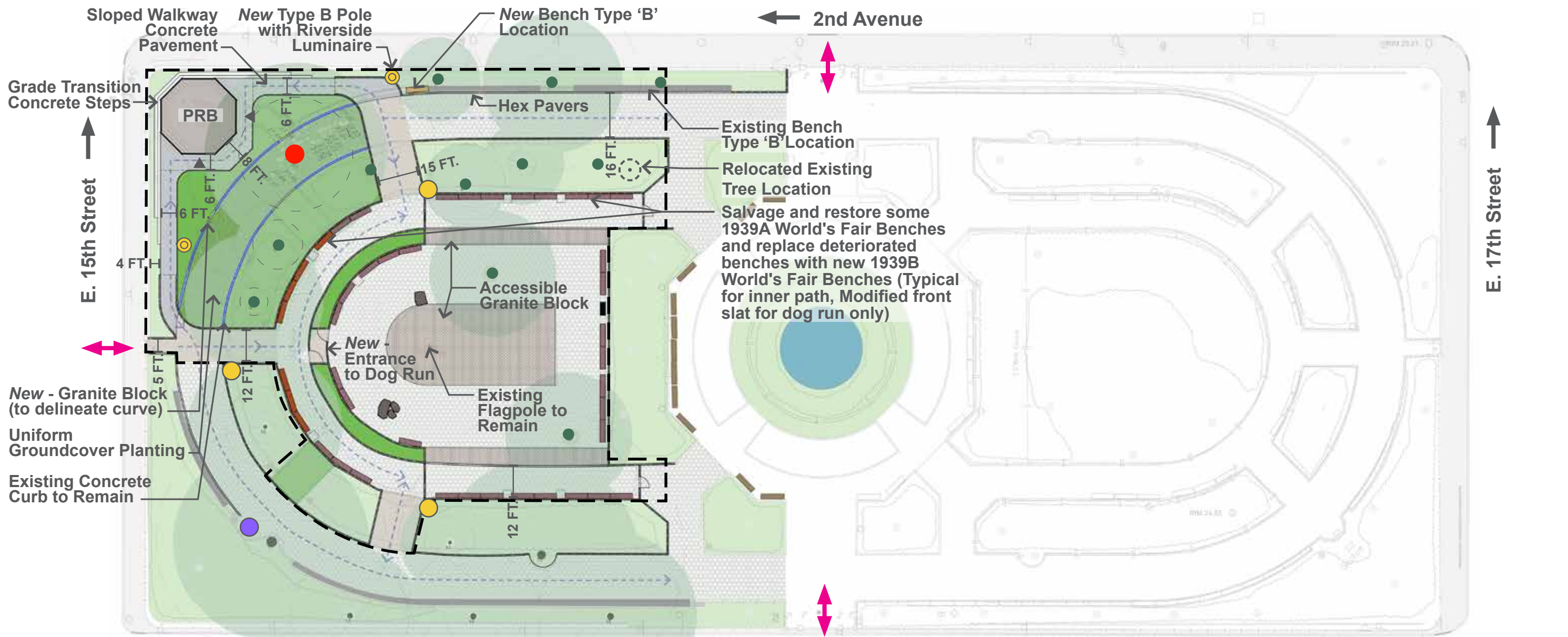
- New - Planted Area
- Tree
- Elm Tree
- Traffic
- Drinking Fountain
- Parks Lightpole
- New - Lightpole
- Public Pedestrian Circulation

- 1939 Worlds Fair Bench ('39 WF)
- New - 1939 Worlds Fair Bench ('39 WF)
- Type B Bench (Concrete Base)
- New - Type B Bench (Concrete Base)

Capital Projects Division

Stuyvesant Square East | Design Reviewed at Previous LPC Public Hearing - 03/24/26





LEGEND

- Project Limit
- Park Entrance
- Building Entrance
- Building or Structure
- Hex Paver
- New - Hex Pavers
- Concrete Pavement
- Accessible Belgian Block (Granite)
- Planted Area
- New - Planted Area
- Tree
- Elm Tree
- Traffic
- Drinking Fountain
- Parks Lightpole
- New - Lightpole
- Public Pedestrian Circulation
- 1939A Worlds Fair Bench
- 1939A Worlds Fair Bench - Salvage and Restore
- New - 1939B Worlds Fair Bench
- Type B Bench (Concrete Base)
- New - Type B Bench (Concrete Base)

Capital Projects Division

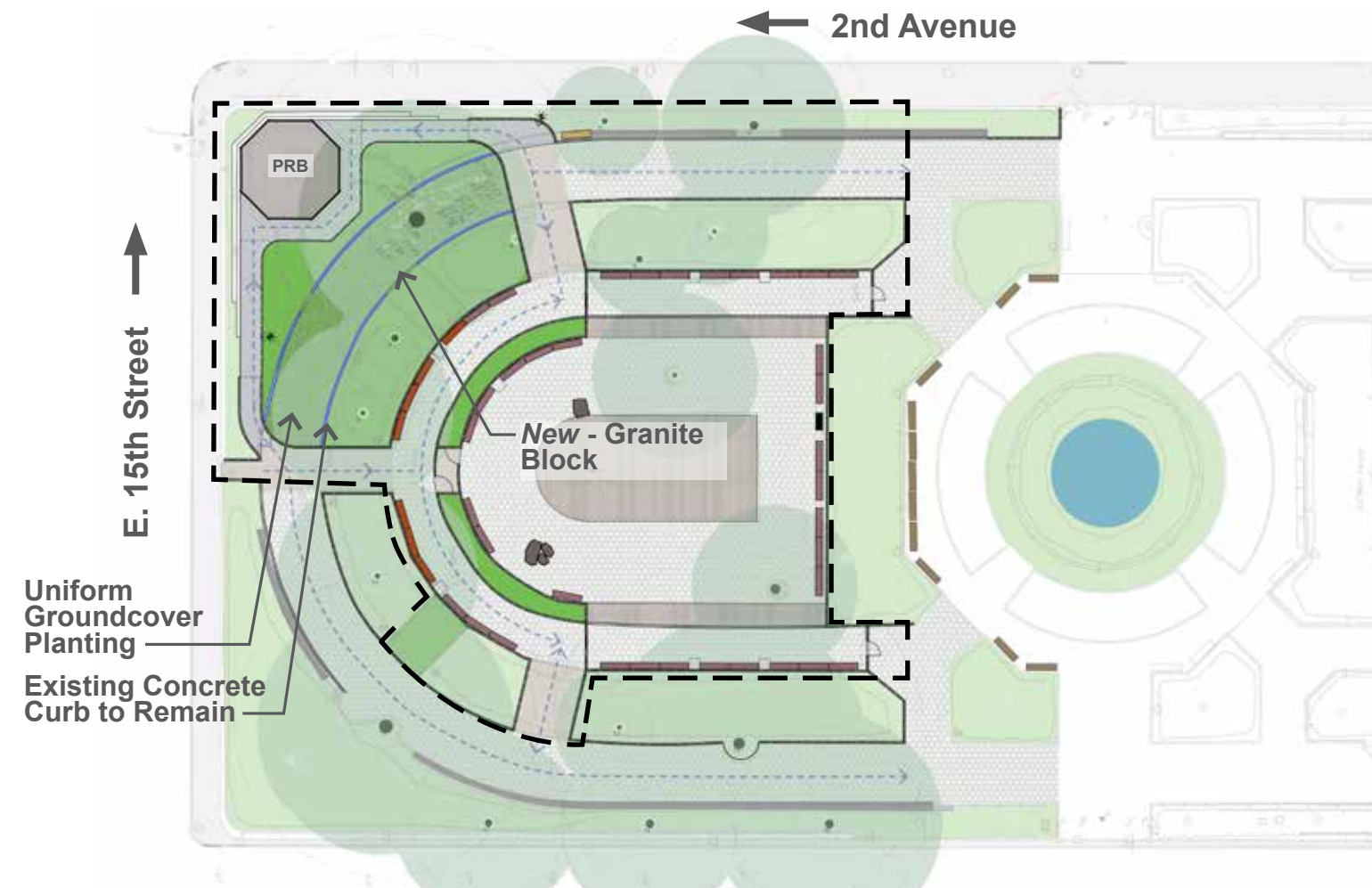
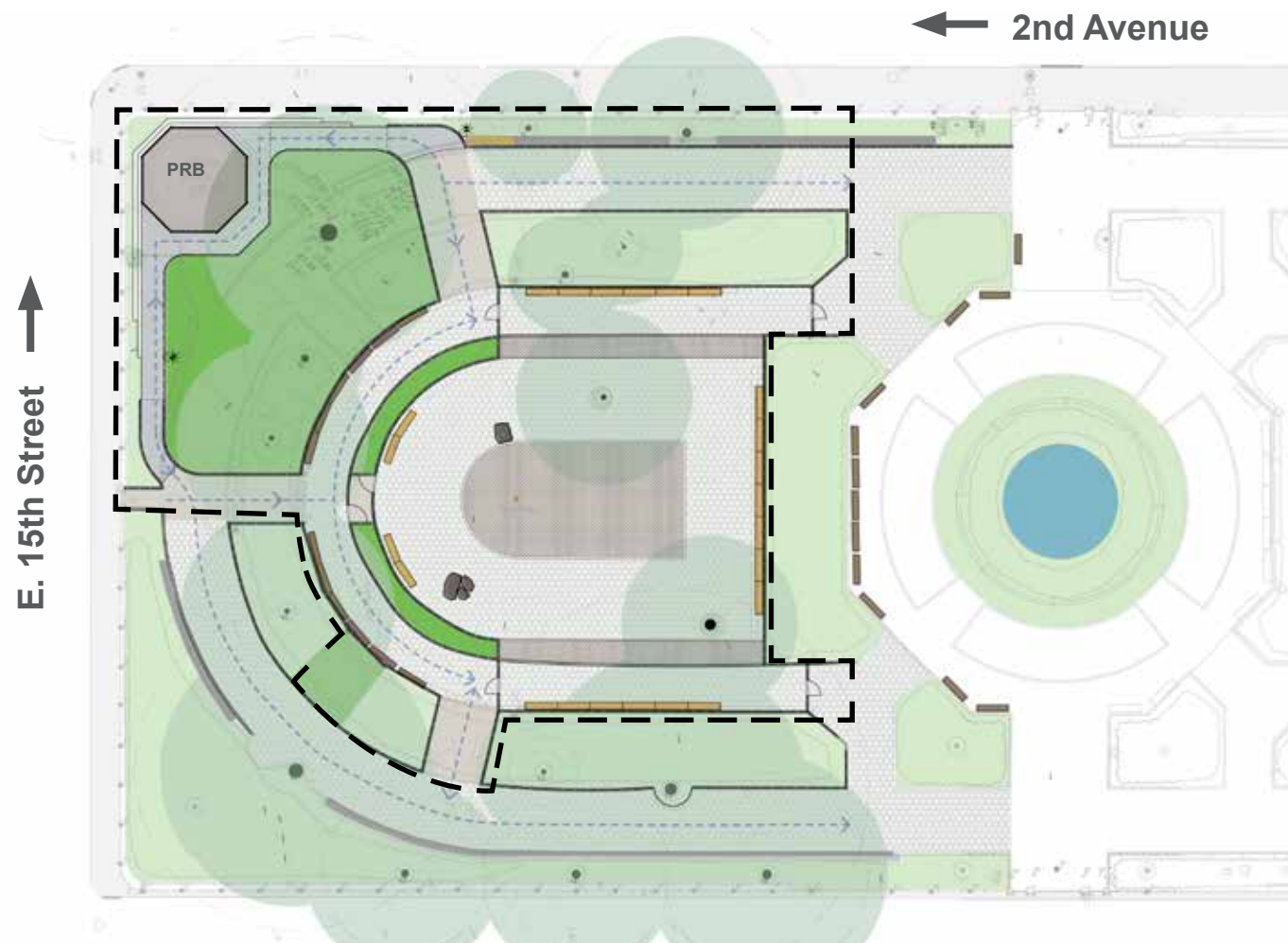
Stuyvesant Square East | Proposed Site Plan

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0' 10' 30'

N



Previously Reviewed Plan

Commissioner Feedback:

Path symmetry - Preserve the existing curb of the curved path where possible; to delineate the historic location and symmetry of the existing path.

Revised Plan

Reponse:

1. Retain the existing concrete curb and remove the asphalt hex paver paving.
2. Fill curb gaps with granite blocks for continuity.
3. Use uniform groundcover planting to define the former path alignment.





Historic Path (Lower)



For Reference – Planting in Context

Pennsylvania Sedge *
Carex pensylvanica

Elm Planting Bed (Higher)



Christmas fern *
Polystichum acrostichoides

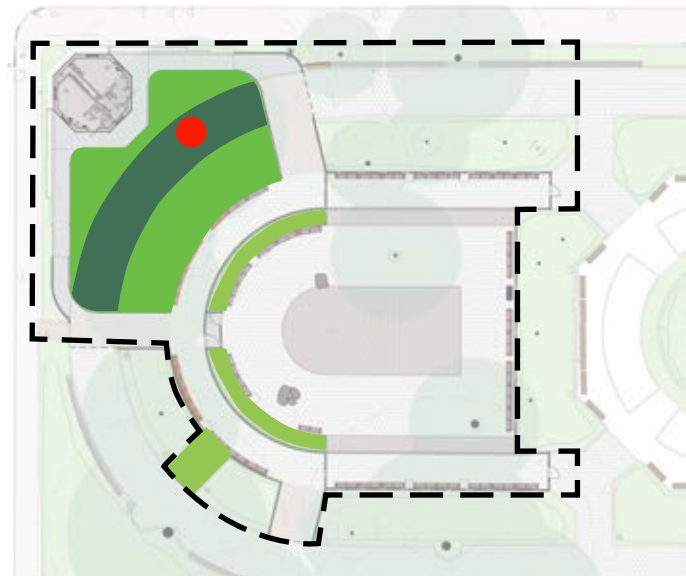


Sum And Substance Hosta
Hosta x 'Sum and Substance'



Inkberry *
Ilex glabra 'Shamrock'

* Indicates Evergreen



Revised Plan - Proposed Planting Location

Other Planting Beds



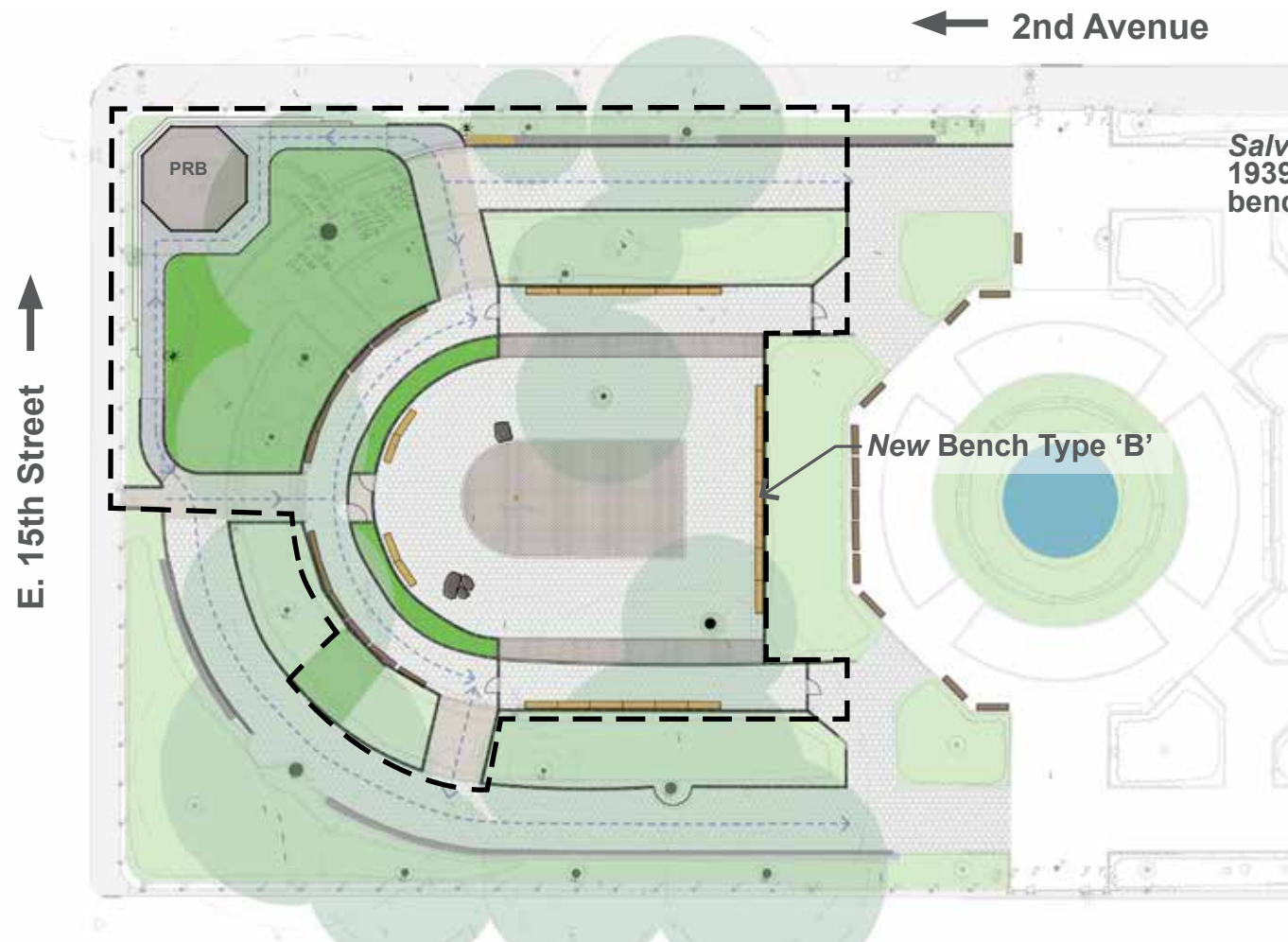
Allegheny Spurge *
Pachysandra procumbens



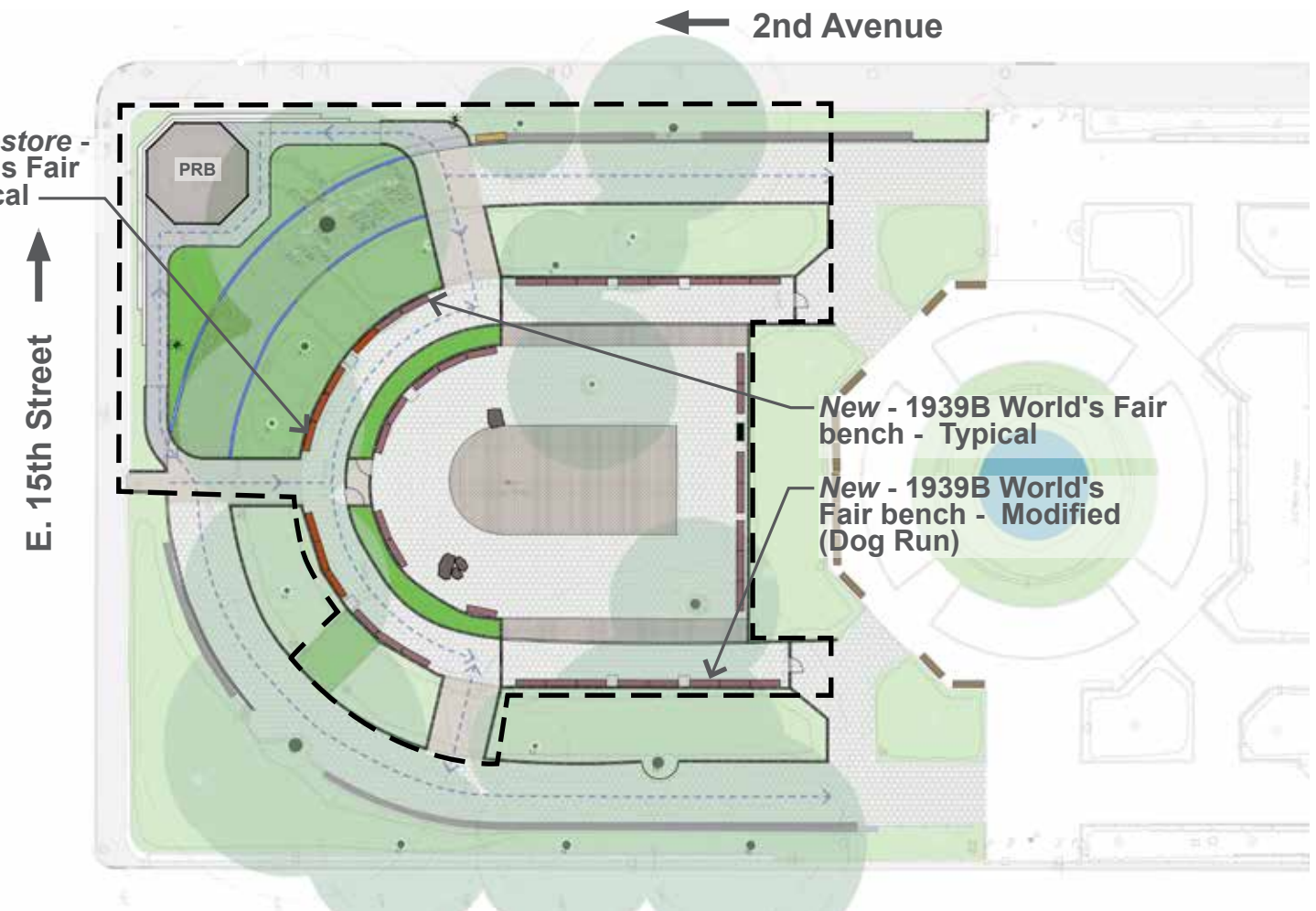
Plantain Lily
Hosta 'Blue Angel'



Variegated Sedge
Carex morrowii 'Ice Dance'



Salvage + Restore -
1939A World's Fair
bench - Typical



Previously Reviewed Plan

Commissioner Feedback:

1. Benches on Inner Curve – Replace the previously proposed Bench Type B (concrete base) in the dog run with 1939 World's Fair benches along the inner pathway.

Revised Plan

Reponse:

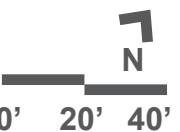
1. Revise proposed bench type to be 1939B World's Fair (Typical for inner walking path, Modified for dog run)
2. Salvage and restore some 1939A World's Fair Benches and replace deteriorated benches with new 1939B World's Fair Benches (Typical for inner path, Modified front slat for dog run only)
3. Modified front wood seat slat at the dog run area to address paw safety concerns. (1939B World's fair Bench - Modified)

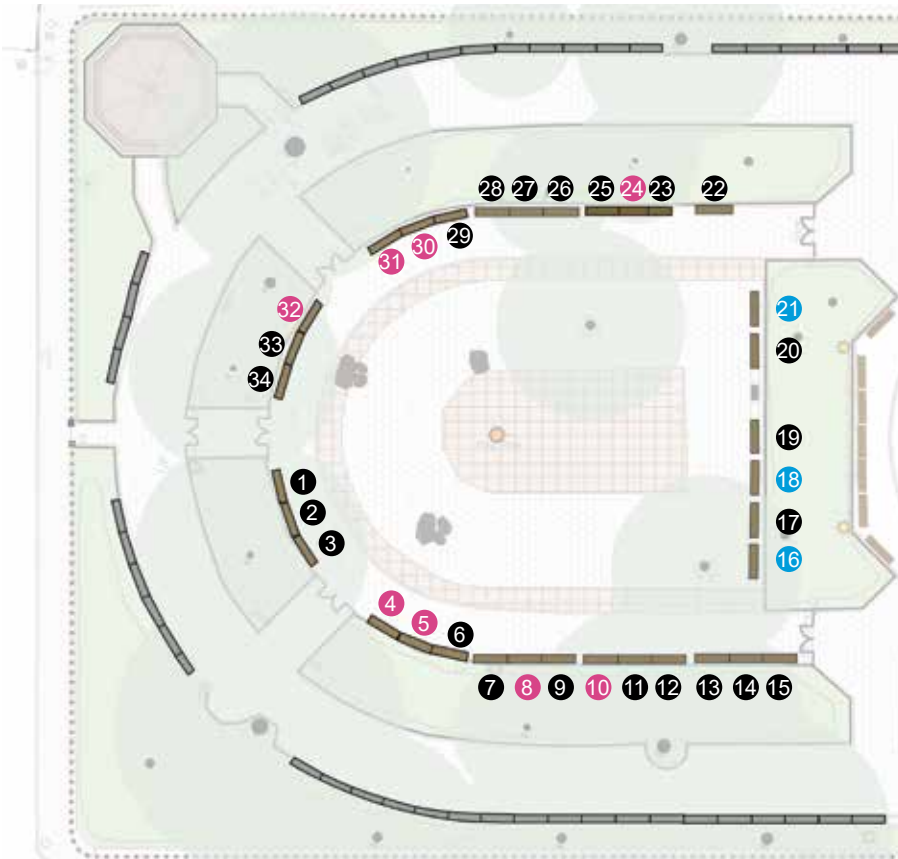


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Capital Projects Division

Stuyvesant Square East | 2 - Benches on inner curve - Comparison Slide

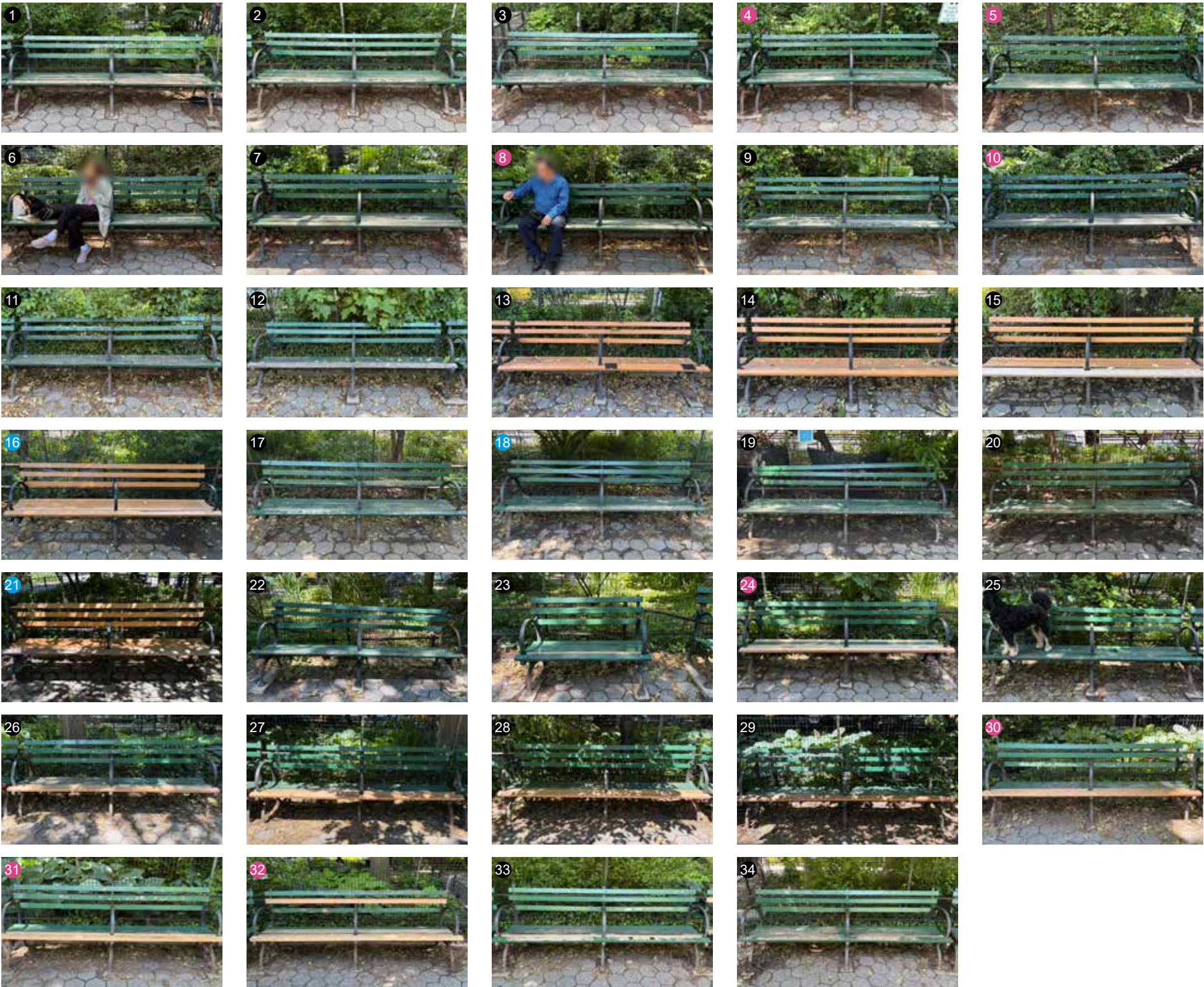




Existing Condition Plan

LEGEND

- Project Limit
 - 1939A (no x-bracing)
QTY: 23
 - 1939A (X-bracing with rods)
QTY: 8
 - 1939B (current design)
QTY: 3
- 1939A World's Fair Bench (original design).**
 Installed anytime between 1936 and 1980s
- 1939B World's Fair Bench (current design).**
 Installed anytime between 1980s and present



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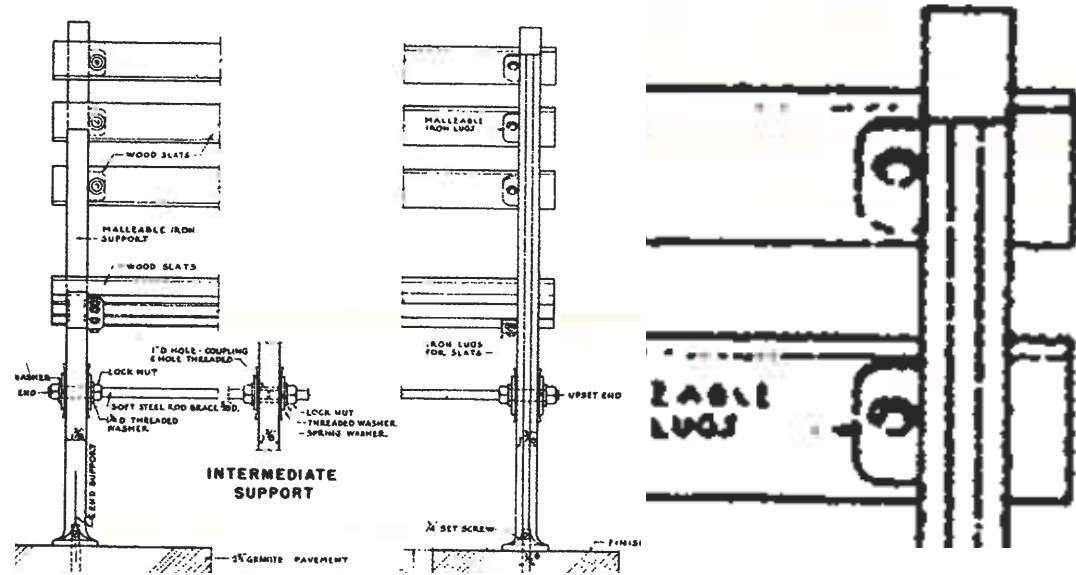
Capital Projects Division

Stuyvesant Square East | 2 - Benches on inner curve - World's Fair Bench Inventory

**1939A World's Fair Bench
(Original Design)**

1936 - 1980s

- One sided tabs with bolt holes on bench casting.
- Some benches have rods in the back to form "X" bracing (increased support stability)
- Installed anytime between 1936 and 1980s



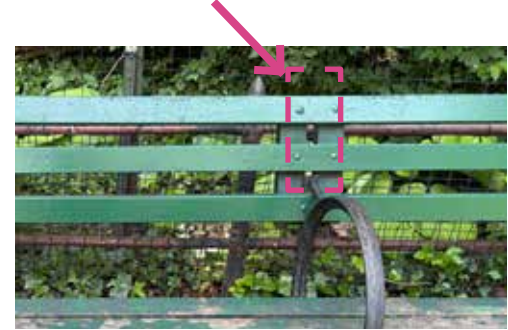
Existing Bench Condition Issues



Corrosion on metal



Structural Failure

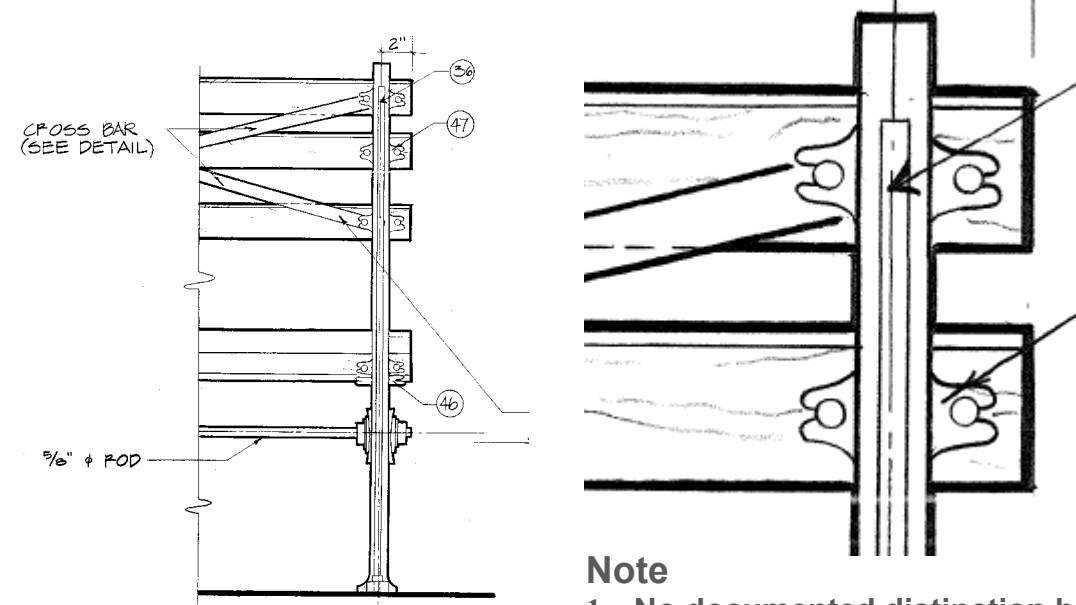


Broken Armrest

**1939B World's Fair Bench
(Current Standard Design)**

1980s - Present

- Back support tabs changed to double-sided scalloped tabs with two bolts for a stronger and adjustable connection.
- Rear "X" bracing using a flat metal brace for improved strength and surface connection.
- Installed 1980's-present



Note

1. No documented distinction between the "1936" and "1939" World's Fair bench designs
2. The original bench design was used from the 1930s through the 1980s

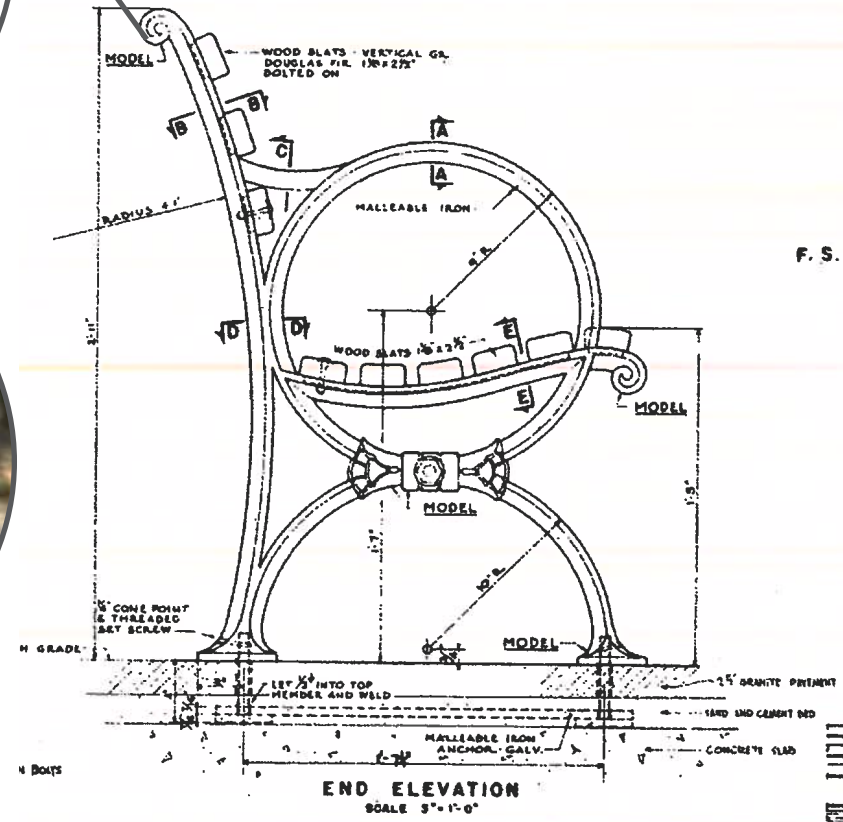
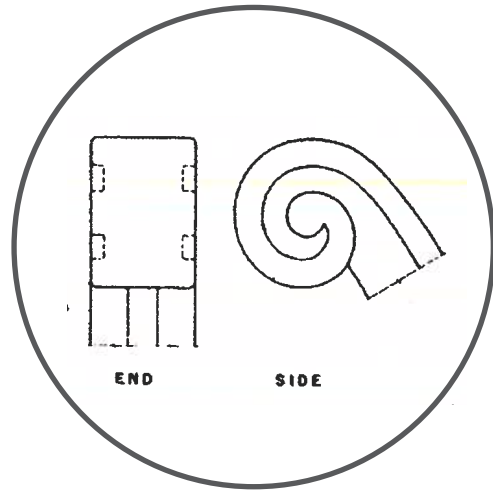


W X Y

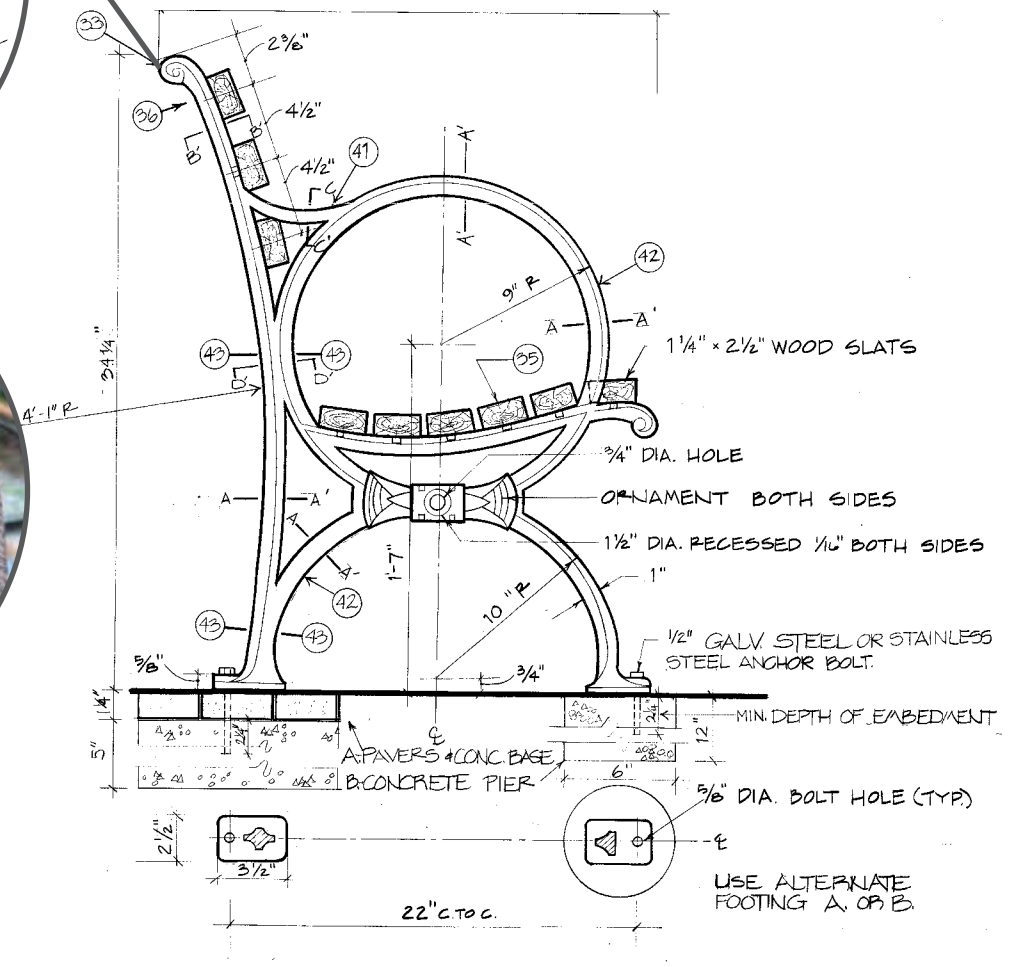
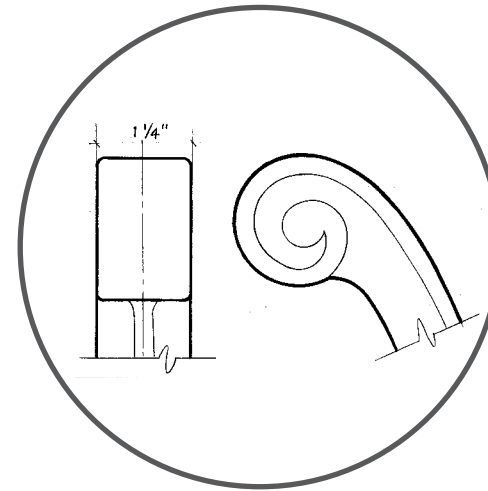
Capital Projects Division

Stuyvesant Square East | 2 - Benches on inner curve - World's Fair Bench Inventory - Background

**1939A World's Fair Bench
(Original Design)**



**1939B World's Fair Bench
(Current Standard Design)**



Note

- 1. The primary visual characteristics, including the bench profile and rounded armrests, remained essentially unchanged.**



NYC Parks

WXY

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Stuyvesant Square East | 2 - *Benches on inner curve* - World's Fair Bench Inventory - Background



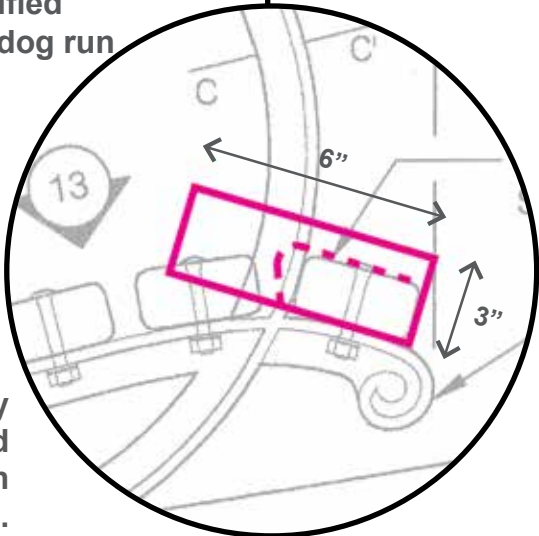
Existing Condition



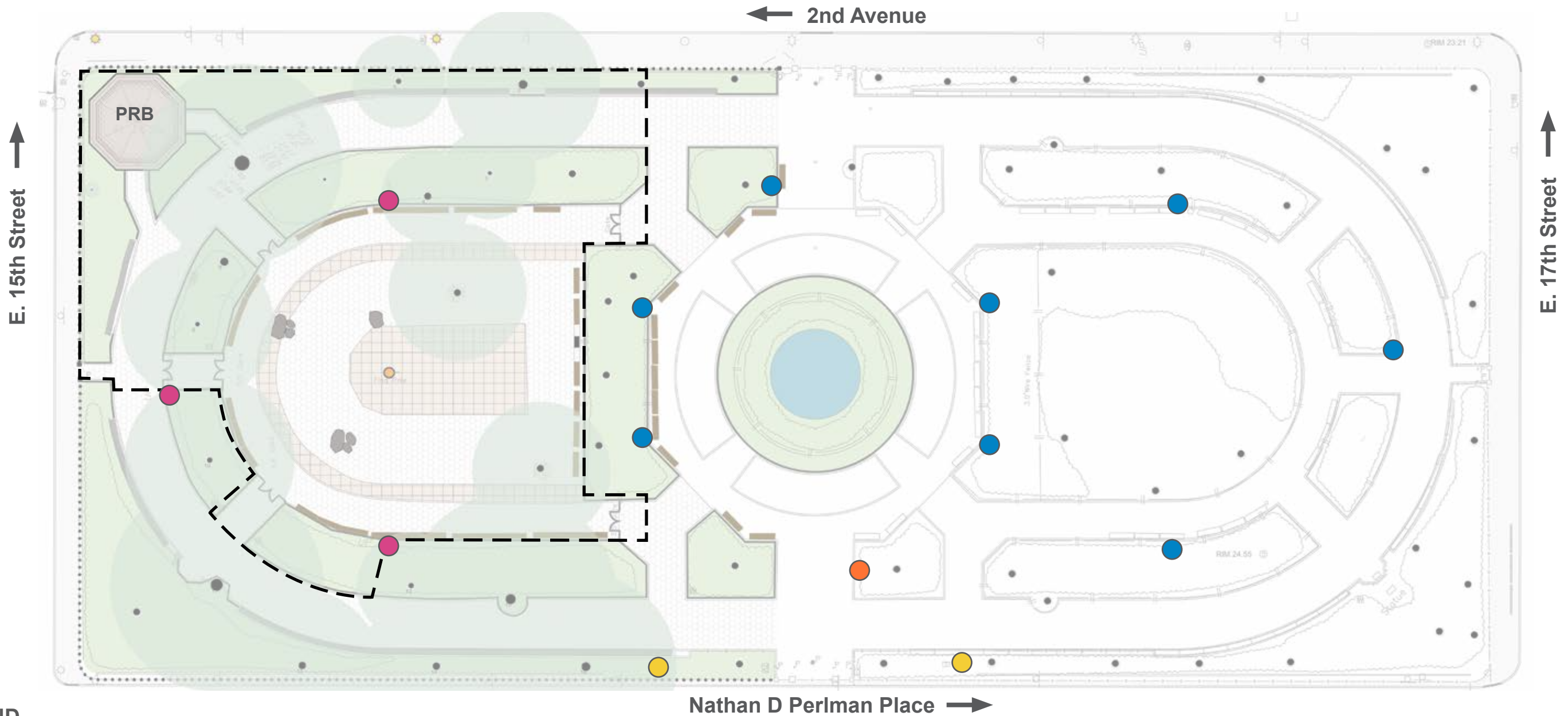
Current Bench Profile
- "1939B World's Fair - Typical"
has Parks standard front slat



Proposed Bench Profile
"1939B World's Fair - Modified"
has modified front slat for dog run



Strategy
Use a 6" × 3" wood slat and
mill it into a curved piece with
a notch to minimize the gap.



LEGEND

--- Project Limit



Type 1 - E pole with 2085
Luminaire - 12' Ht., QTY: 3



Type 2 - B pole with 2085
Luminaire - 12' Ht., QTY: 8



Type 3 - B pole with Riverside
Luminaire - 12' Ht., QTY: 2



Type 4 - B pole with 2085
Luminaire - 8' Ht., QTY: 1

Commissioner Feedback:

Research the commercial availability of historic
light pole style with decorative top element.

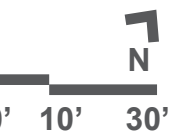


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Stuyvesant Square East | 3 - Research Availability of Historic Light Pole - Existing Light Pole Inventory





Type 1
E pole with 2085 Luminaire, 12' Ht.

Source:
<https://www.splicetoday.com/writing/lampposts-from-a-to-g>



Type 2
B pole with 2085 Luminaire, 12' Ht.



Type 3
B pole with Riverside Luminaire, 12' Ht.

Selection proposed for
(2) new light poles



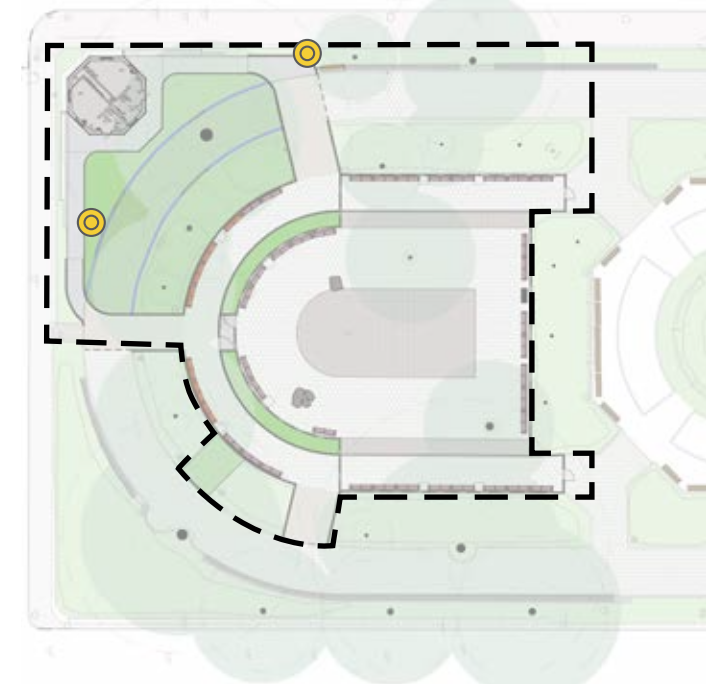
Type 4
B pole with 2085 Luminaire, 8' Ht.

Reponse:

1. No historic light poles will be removed; only two new poles are proposed.
2. Custom replica poles are beyond the project budget.
3. Proposed Type B poles are outside the main circulation path and are not expected to impact the site character.

Note

1. 2085 luminaires are post-1964, no historic luminaires are existing



Revised Plan - Proposed Light Pole Location

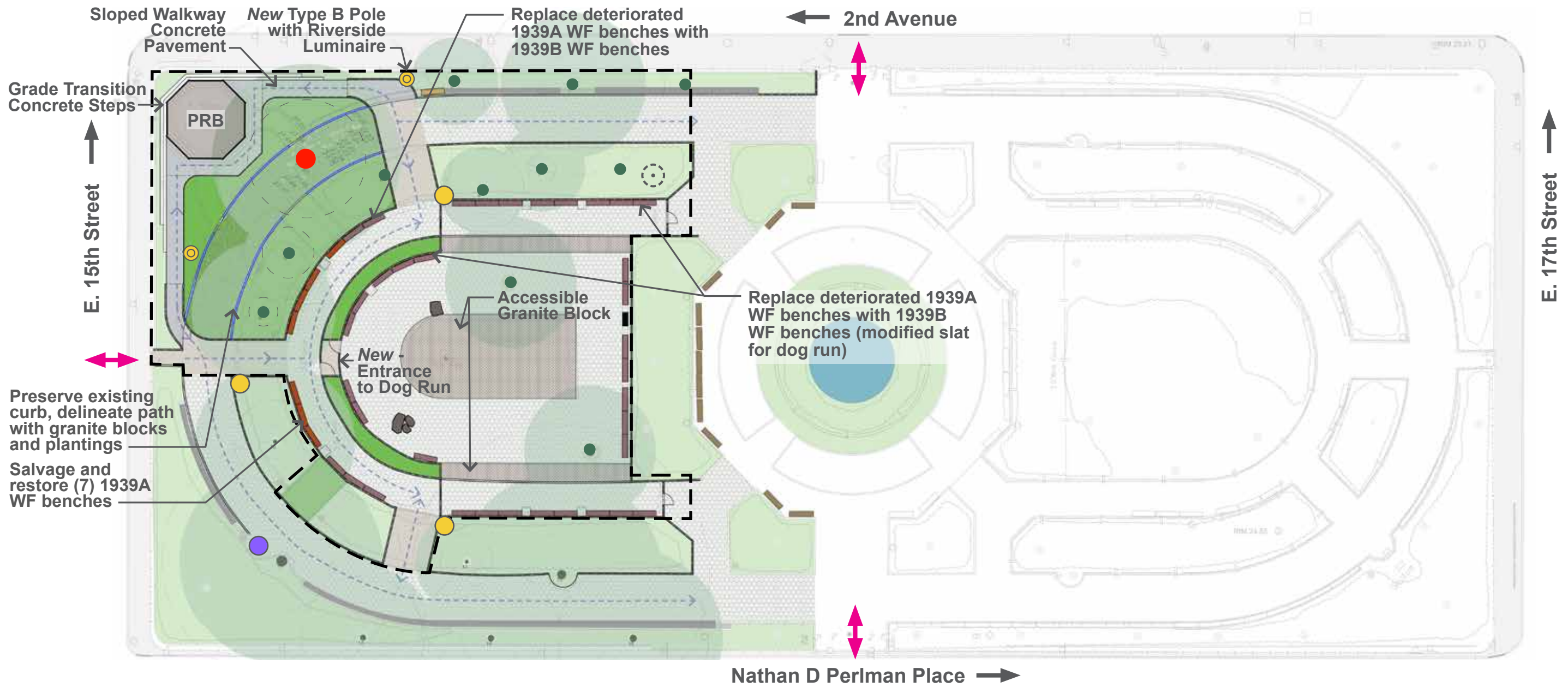


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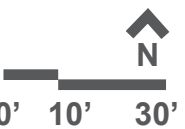
Stuyvesant Square East | 3 - Research Availability of Historic Light Pole - Existing Light Pole Types and Proposed Selection



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Capital Projects Division
Stuyvesant Square East | Proposed Site Plan



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Appendix



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.



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

1850

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

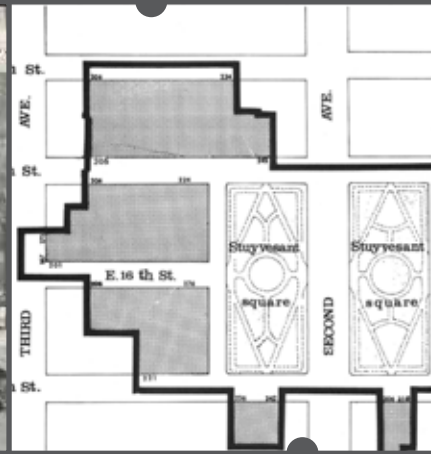


1937

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.

1975

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



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.



2006 - 2016

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

2024

Current reconstruction & accessibility project.

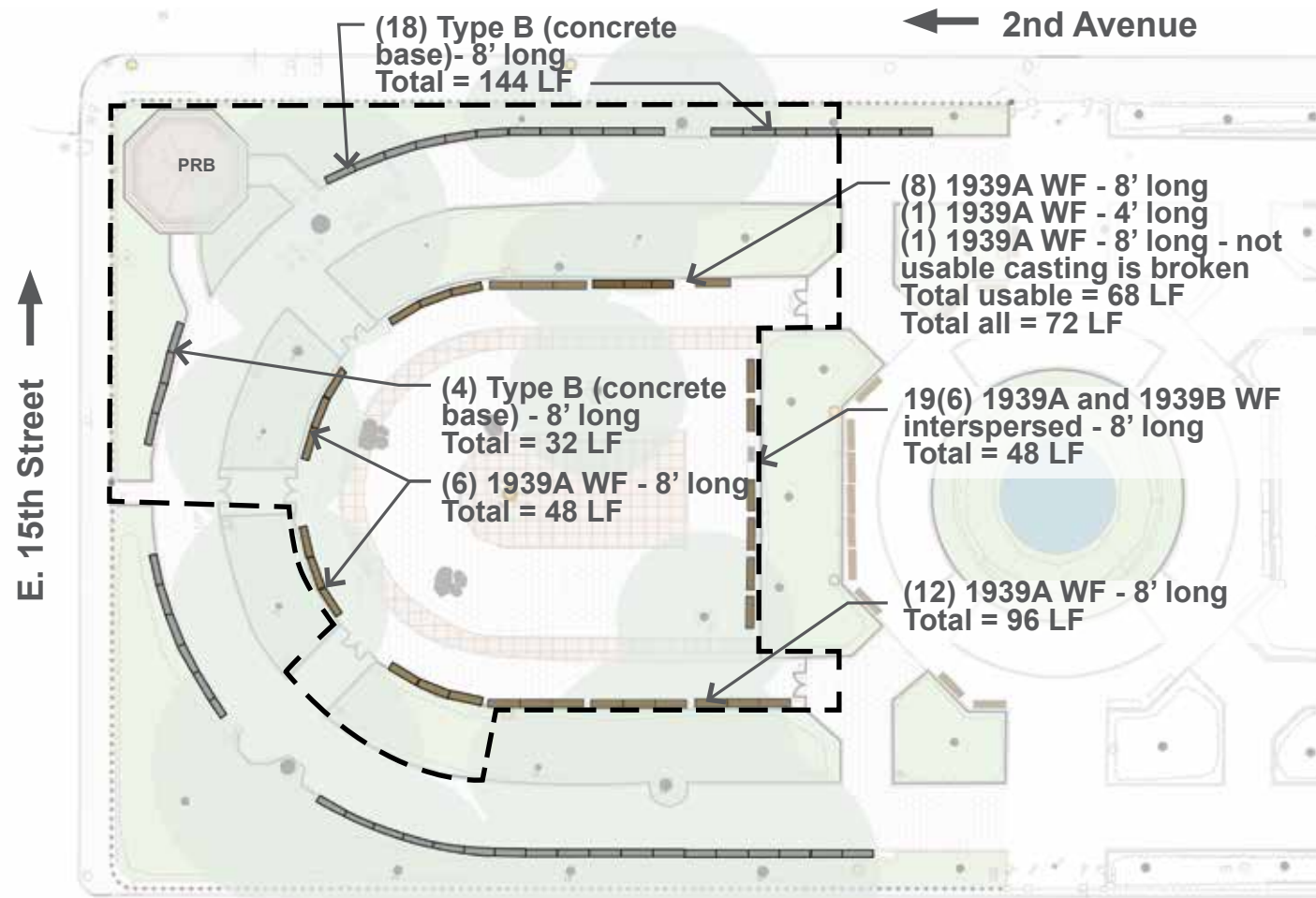


NYC Parks

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Capital Projects Division

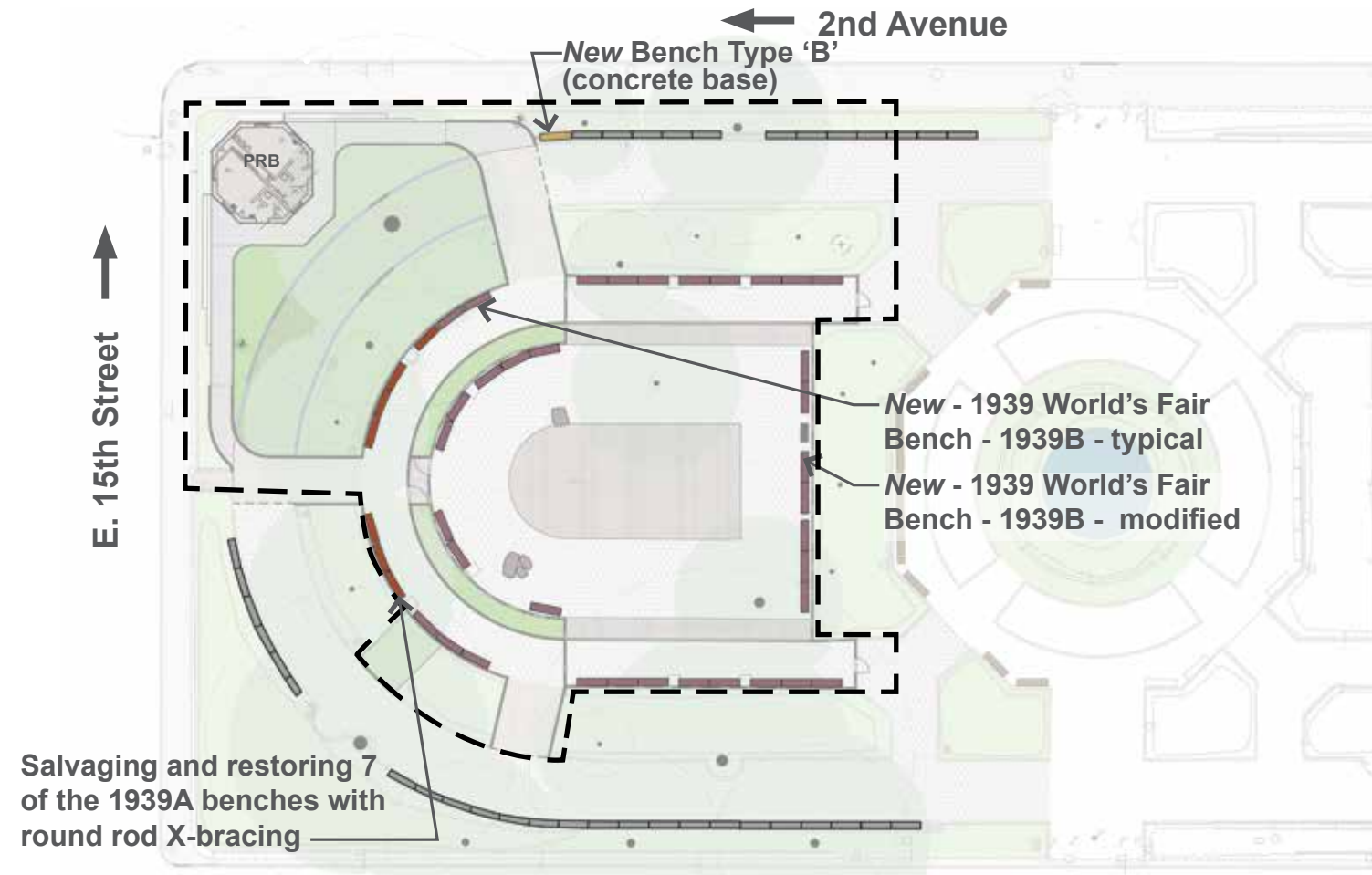
Stuyvesant Square East | History of Stuyvesant Square Park



Existing Condition Plan

Existing Bench Length Count:

Bench Type 'B' (concrete base)	1939A World's Fair Bench: 268 LF (within project limits, specifically, within exist. dog run)
• (22) 8' long: 176 LF	• (33) 8' long: 264 LF
	• (1) 4' long: 4 LF



Revised Plan

Proposed Bench Length Count:

Bench Type 'B' (concrete base)	World's Fair Bench
• Existing to remain, (12) 8' long: 96 LF	Inside of Dog Run - 1939B - modified
• New, (1) 8' long: 8 LF	• New, (31) 8' long: 248 LF
	Outside of Dog Run - 1939B - typical
	• New - Salvaging and Restoring, (7) 8' long: 56 LF
	• New, (5) 8' long: 40 LF

Total: 104 LF

Total: 344 LF

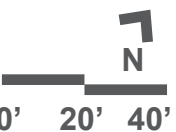


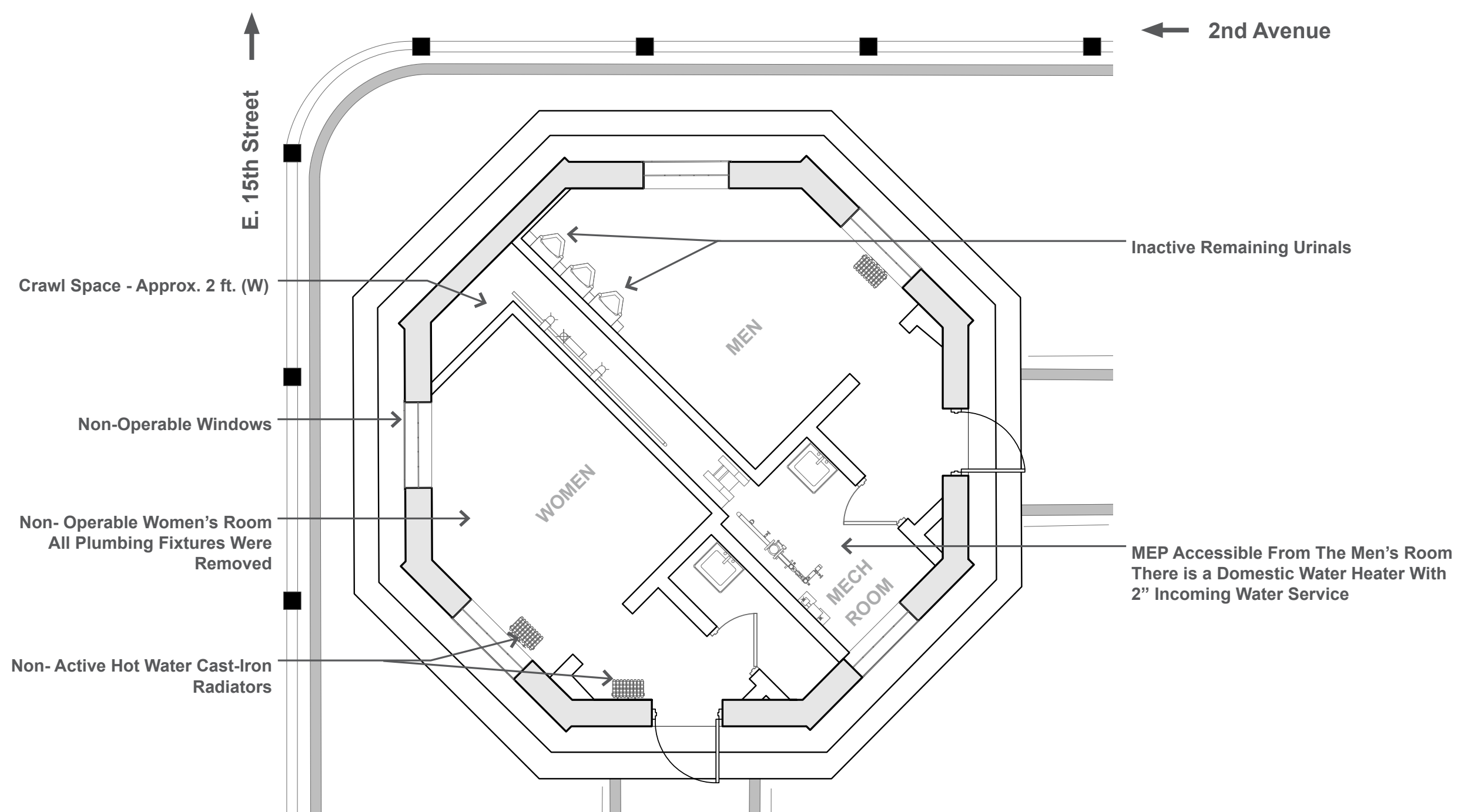
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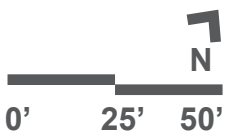
Stuyvesant Square East | 2 - Benches on inner curve - Comparison Slide - Existing to Revised Proposed Benches

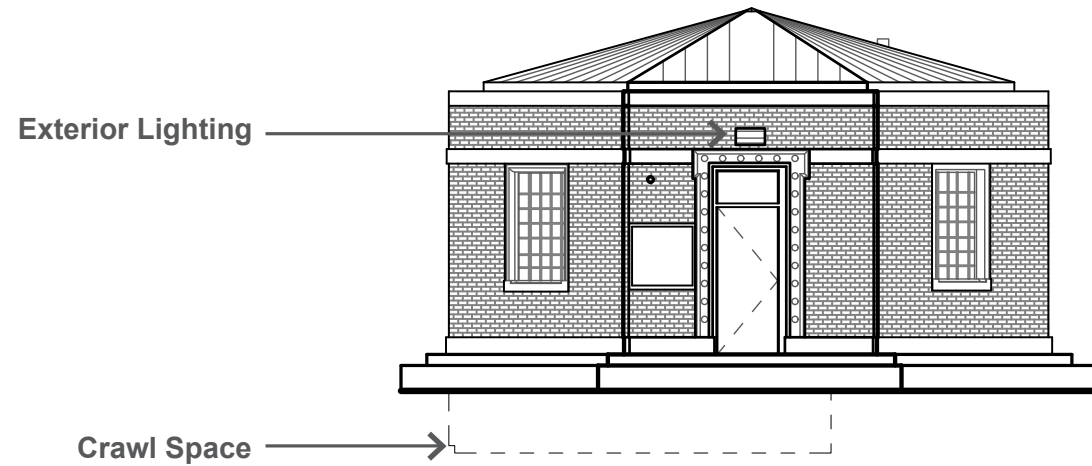




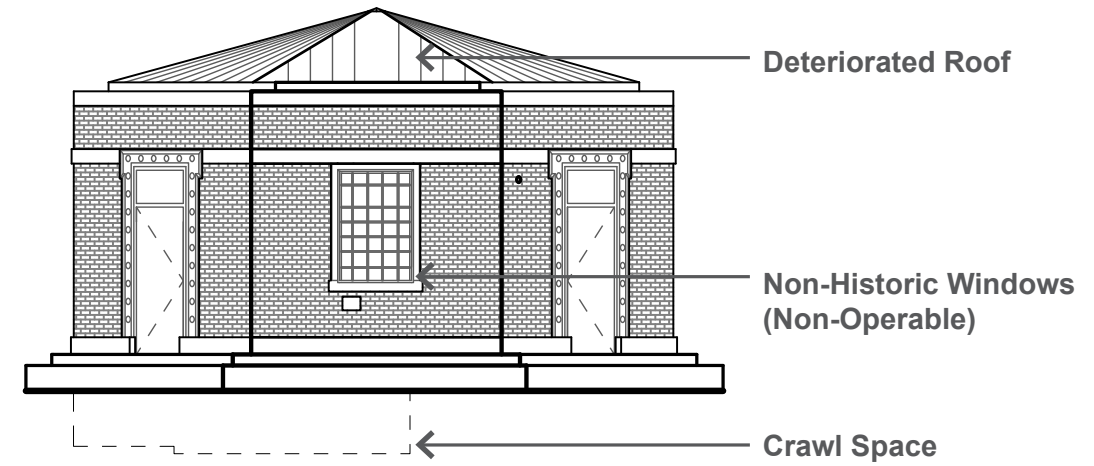
W X Y

Capital Projects Division
Stuyvesant Square East | Existing Floor Plan

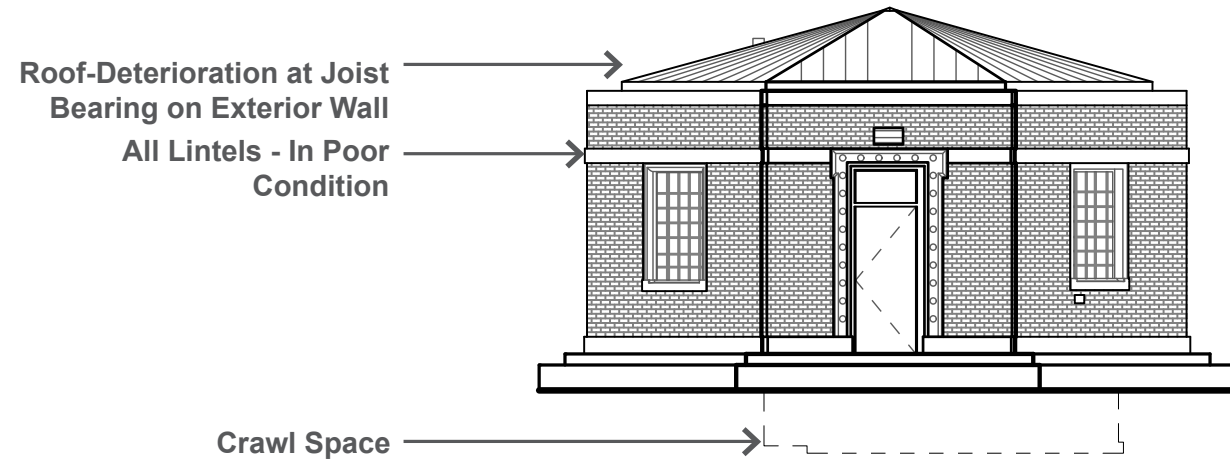




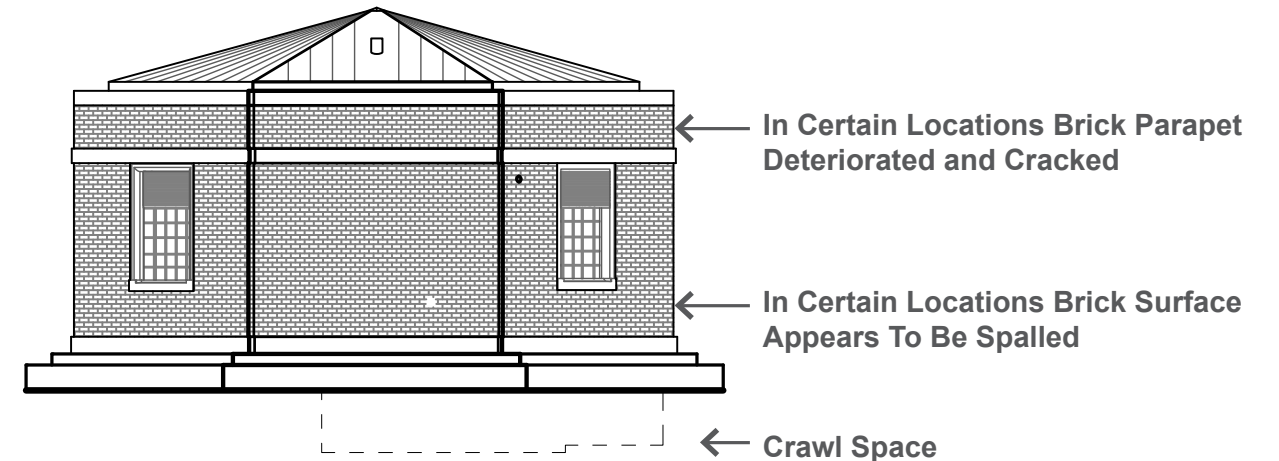
East Facade (Women's Room)



North Facade (Mechanical Room)



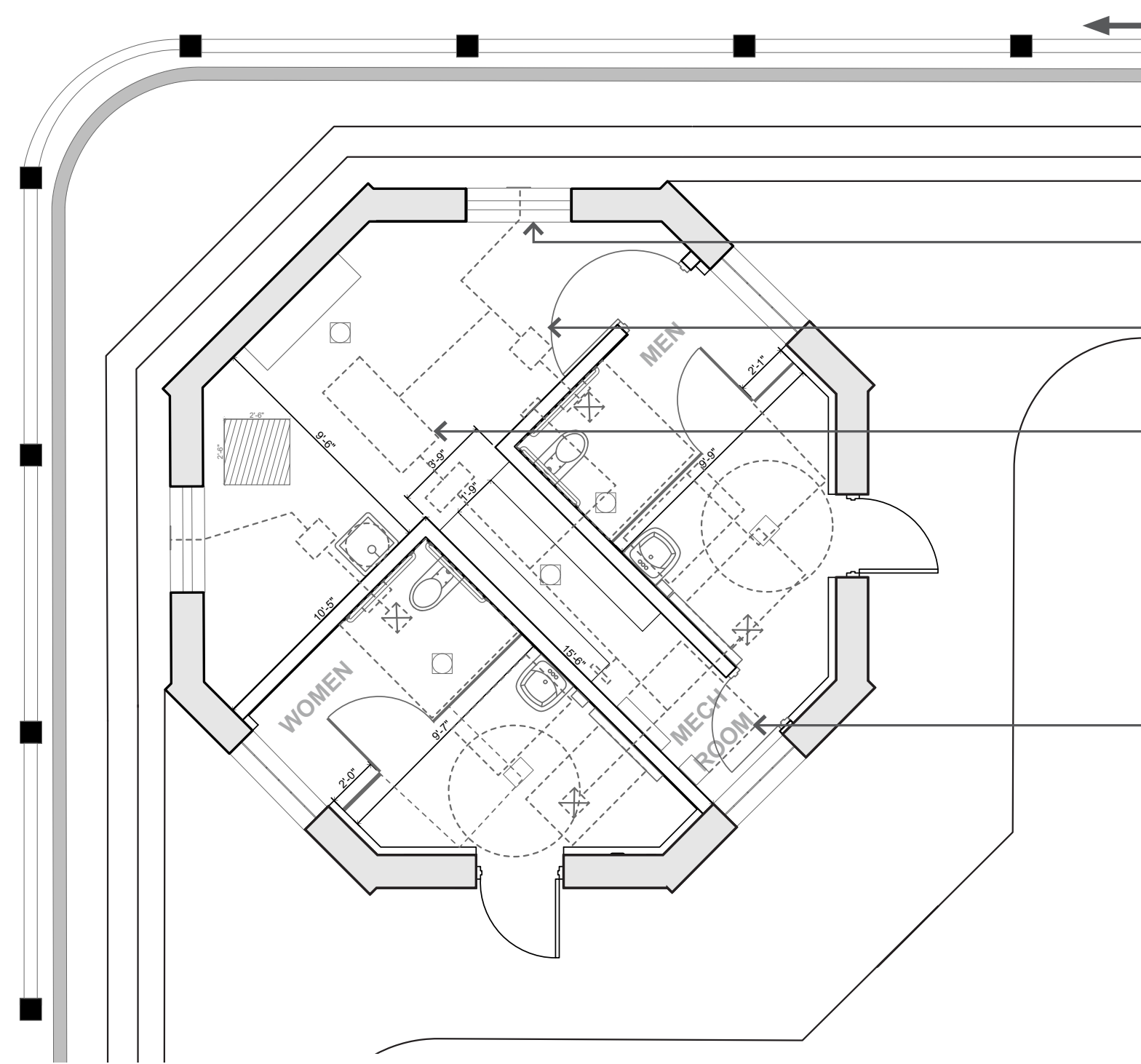
West Facade (Men's Room)



South Facade

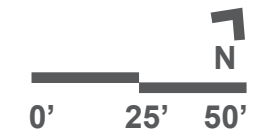
E. 15th Street

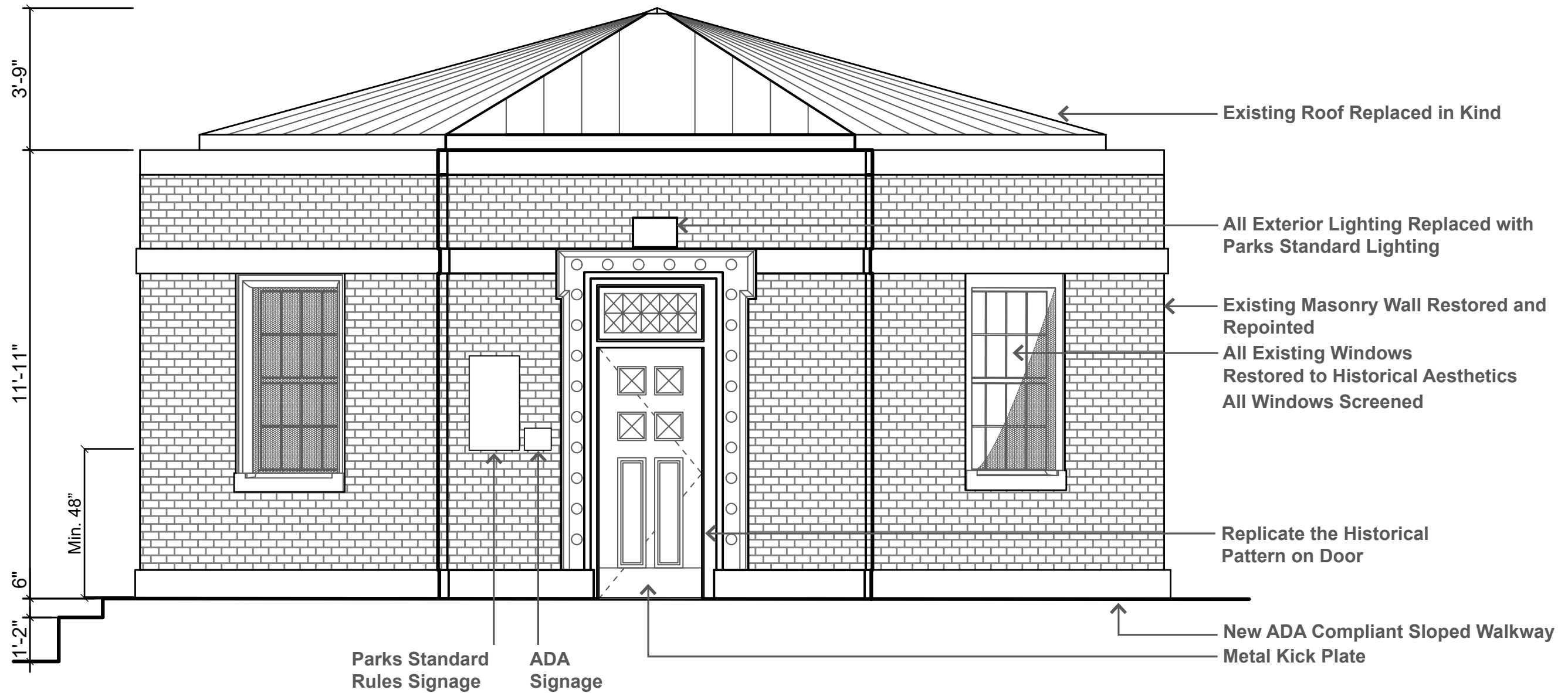
2nd Avenue

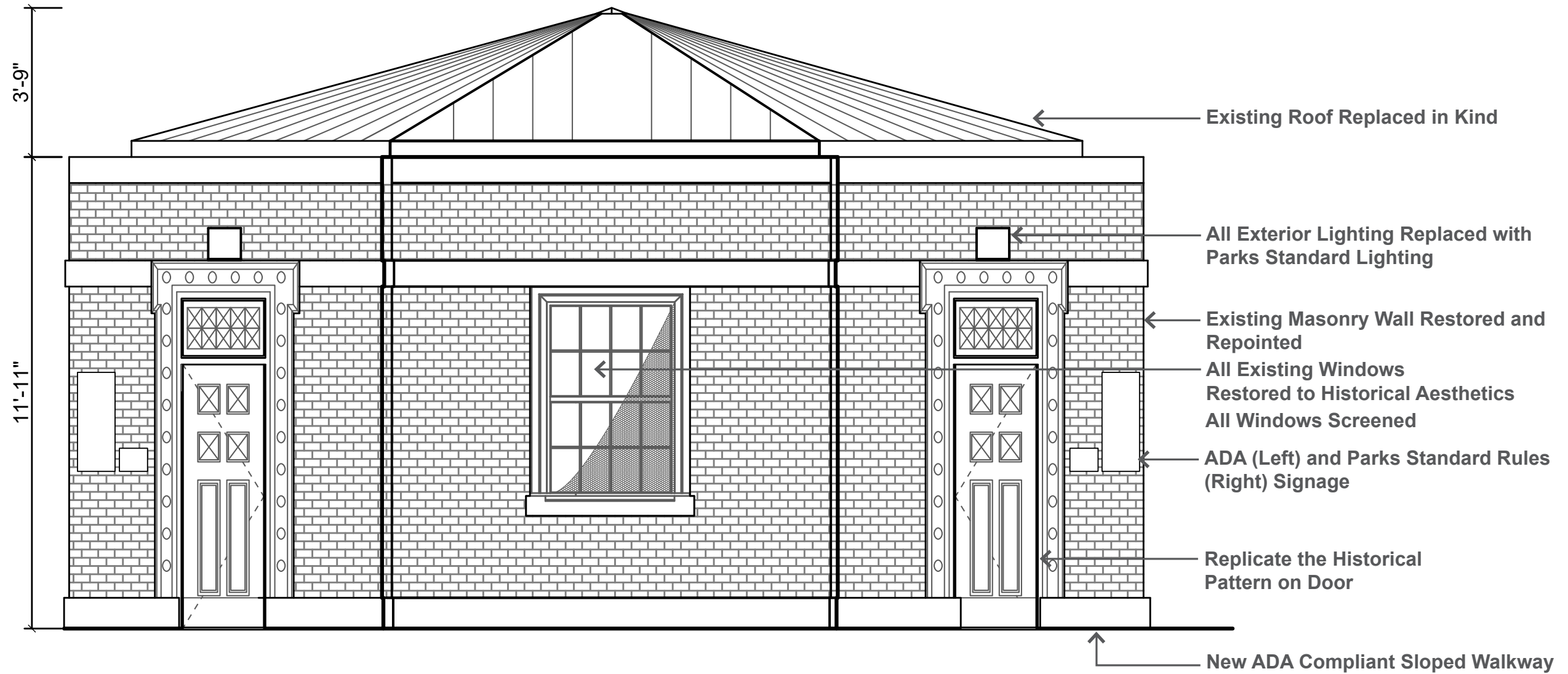


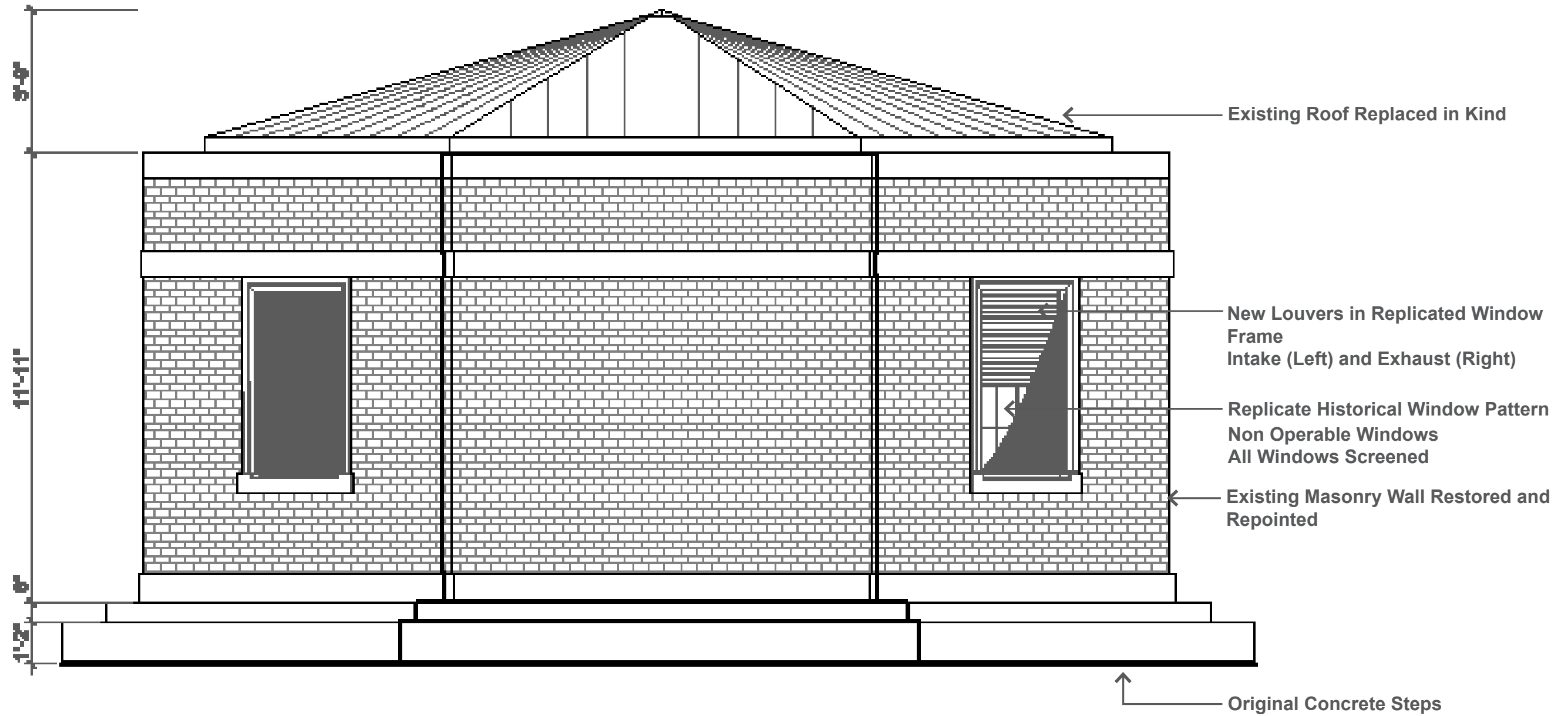
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Capital Projects Division
Stuyvesant Square East | Proposed Floor Plan











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