

**NYC LANDMARKS PRESERVATION COMMISSION  
PUBLIC HEARING-PUBLIC MEETING  
Tuesday, February 9, 2010**

**RESEARCH DEPARTMENT ITEMS**

<p>02/09/10 PUBLIC MEETING ITEM 1</p> <p><u>MOTION TO CALENDAR</u> PV-DC 6-0-0</p>	<p>PROPOSED FOR THE COMMISSION'S CALENDAR BOROUGH OF MANHATTAN</p> <p>LP-2407 <u>GRAMERCY HOUSE</u>, 235-237 East 22<sup>nd</sup> Street (aka 223-237 East 22<sup>nd</sup> Street; 381-387 Second Avenue), Manhattan. <i>Landmark Site:</i> Borough of Manhattan Tax Map Block 903, Lot 7502.</p>
<p>02/09/10 PUBLIC MEETING ITEM 2</p> <p><u>MOTION TO CALENDAR</u> JG-CM 6-0-0</p>	<p>PROPOSED FOR THE COMMISSION'S CALENDAR BOROUGH OF BROOKLYN</p> <p>LP-2408 <u>CONEY ISLAND THEATRE BUILDING (NOW SHORE THEATER)</u>, 1301 Surf Avenue (aka 2932-2952 Stillwell Avenue), Brooklyn. <i>Landmark Site:</i> Borough of Brooklyn Tax Map Block 7064, Lot 16</p>
<p>02/09/10 PUBLIC MEETING ITEM 3</p> <p><u>MOTION TO CALENDAR</u> CM-PV 6-0-0</p>	<p>PROPOSED FOR THE COMMISSION'S CALENDAR BOROUGH OF QUEENS</p> <p>LP-2405 <u>PROPOSED ADDISLEIGH PARK HISTORIC DISTRICT</u>, Borough of Queens <i>Boundary Description</i> The proposed Addisleigh Park Historic District consists of the properties bounded by a line beginning at the southeast corner of Merrick Boulevard and 111<sup>th</sup> Road, extending easterly along the southern curb line of 111<sup>th</sup> Road, southerly along the western curb line of 172<sup>nd</sup> Street to a point in said curb line form by its intersection with a line extending westerly from the northern property line of 172-01 Sayres Avenue, easterly across 172<sup>nd</sup> Street and along the northern property lines of 172-01 to 172-19 Sayres Avenue, across 173<sup>rd</sup> Street and along the northern property lines of 173-01 to 173-09 Sayres Avenue, northerly along the western property lines of 111-36 to 111-12 174<sup>th</sup> Street, easterly along the northern property line of 111-12 174<sup>th</sup> Street to the western curb line of 174<sup>th</sup> Street, southerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 111-23 174<sup>th</sup> Street, easterly across 174<sup>th</sup> Street and along said property line, northerly along the western property lines of 111-20 and 111-18 175<sup>th</sup> Street, easterly along the northern property line of 111-18 175<sup>th</sup> Street, southerly along the western curb line of 175<sup>th</sup> Street to a point in said curb line formed by its intersection with a line extending easterly from the northern property line of 111-28 175<sup>th</sup> Street, westerly along said property line, southerly along the eastern</p>

property line of 111-28 175<sup>th</sup> Street, westerly along the southern property line of 111-24 175<sup>th</sup> Street, southwesterly along the southeastern property line of 111-29 174<sup>th</sup> Street, westerly along the southern property line of 111-29 174<sup>th</sup> Street and across 174<sup>th</sup> Street to the western curb line of 174<sup>th</sup> Street, southerly along said curb line, crossing Sayres Avenue and continuing along the western curb line of Marne Place to a point in said curb line formed by the intersection of a line extending westerly from the northern property line of 174-05 Adelaide Road, easterly across Marne Place and long the northern property lines of 174-05 to 174-21 Adelaide Road, northerly along the western property line of 174-27 Adelaide Road, easterly along the northern property line of 174-27 Adelaide Road, southerly along the western curb line of 175<sup>th</sup> Street (crossing Adelaide Road) to a point in said curb line formed by its intersection with a line extending westerly from the northern property line of 112-39 175<sup>th</sup> Street, easterly across 175<sup>th</sup> Street and along said property line, northerly along the western property lines of 112-50 to 112-28 175<sup>th</sup> Place, easterly along the angled northern property line of 112-28 175<sup>th</sup> Place, across 175<sup>th</sup> Place and continuing easterly along the northern property line of 112-37 175<sup>th</sup> Place, southerly along the eastern property lines of 112-37 to 112-49 175<sup>th</sup> Place, easterly along the northern property line of 112-26 176<sup>th</sup> Street to the western curb line of 176<sup>th</sup> Street, southerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 112-31 176<sup>th</sup> Street, easterly across 176<sup>th</sup> Street and along said property line, northerly along the western property lines of 112-24 to 112-04 177<sup>th</sup> Street, easterly along the northern property line of 112-04 177<sup>th</sup> Street and across 177<sup>th</sup> Street to its eastern curb line, northerly along said curb line, easterly along the southern curb line of 112<sup>th</sup> Avenue, southerly along the eastern property lines of 112-03 and 112-07 177<sup>th</sup> Street, easterly along the northern property line of 112-08 178<sup>th</sup> Street, across 178<sup>th</sup> Street to its eastern curb line, northerly along said curb line, easterly along the southern curb line of 112<sup>th</sup> Avenue, southerly along the eastern property line of 112-07 178<sup>th</sup> Street, easterly along the northern property line of 112-06 178<sup>th</sup> Place, across 178<sup>th</sup> Place and the northern property line of 112-05 178<sup>th</sup> Place, southerly along the eastern property lines of 112-05 and 112-09 178<sup>th</sup> Place, easterly along the northern property line of 112-14 179<sup>th</sup> Street, across 179<sup>th</sup> Street to its eastern curb line, northerly along said curb line to a point formed by its intersection with a line extending westerly from the northern property line of 112-11 179<sup>th</sup> Street, easterly along said property line, southerly along the eastern property lines of 112-11 179<sup>th</sup> Street to 112-55 179<sup>th</sup> Street, easterly along the northern property lines of 179-11 and 179-17 Murdock Avenue to the western curb line of 180<sup>th</sup> Street, southerly along said curb line and across Murdock Avenue to the southwest corner of Murdock Avenue and 180<sup>th</sup> Street, easterly across 180<sup>th</sup> Street and along the southern curb line of Murdock Avenue, southerly along the eastern property lines of 114-01 to 115-09 180<sup>th</sup> Street, westerly along the southern property line of 115-09 180<sup>th</sup> Street to the eastern curb line of 180<sup>th</sup> Street, northerly along said curb line to a point

formed by its intersection with a line extending easterly from the southern property line of 114-84 180<sup>th</sup> Street, westerly along the southern property line of 114-84 180<sup>th</sup> Street, southerly along the eastern property lines of 114-87 to 115-33 179<sup>th</sup> Street, westerly along the southern property line of 115-33 179<sup>th</sup> Street, and across 179<sup>th</sup> Street to the northwest corner of 179<sup>th</sup> Street and Linden Boulevard, northwesterly along the northeastern curb line of Linden Boulevard, northerly along the eastern curb line of 178<sup>th</sup> Place to a point formed by its intersection with a line extending easterly from the southern property line of 114-74 178<sup>th</sup> Place, westerly across 178<sup>th</sup> place and along the southern property lines of 114-74 178<sup>th</sup> Place, 178-12 and 178-02 114<sup>th</sup> Road and across 178<sup>th</sup> Street to the northwest corner of 178<sup>th</sup> Street and Linden Boulevard, northwesterly along the northeastern curb line of Linden Boulevard to the southeast corner of Linden Boulevard and 114<sup>th</sup> Road, northerly across 114<sup>th</sup> Road to the northern curb line of 114<sup>th</sup> Road, easterly along said curb line to a point formed by its intersection with a line extending southerly from the western property line of 177-15 114<sup>th</sup> Road, northerly along said property line, westerly along the southern property line of 114-52 178<sup>th</sup> Street, southwestwesterly along the southeastern property line of 177-05 Linden Boulevard (aka 177-05 to 177-13 Linden Boulevard) to the northeastern curb line of Linden Boulevard, northwesterly along said curb line, northerly along the eastern curb line of 177<sup>th</sup> Street to a point formed by its intersection with a line extending easterly from the southern property line of 114-34 177<sup>th</sup> Street, westerly across 177<sup>th</sup> Street and along said property line, southerly along a portion of the eastern property line of 114-34 177<sup>th</sup> Street, westerly along a portion of the southern property line of 114-34 177<sup>th</sup> Street, northerly along the western property lines of 114-34 to 114-20 177<sup>th</sup> Street, westerly along the southern property line of 114-15 176<sup>th</sup> Street and across 176<sup>th</sup> Street to the western curb line of 176<sup>th</sup> Street, southerly along said curb line and across Linden Boulevard to the southern curb line of Linden Boulevard, easterly along said curb line (following its southward curve) to the southwest corner of Linden Boulevard and 177<sup>th</sup> Street, southerly along the western curb line of 177<sup>th</sup> Street to a point formed by its intersection with a line extending easterly from the southern property line of 176-16 Linden Boulevard, westerly along said property line, southerly along the eastern property lines of 114-45 (aka 114-45 to 114-49) to 114-83 176<sup>th</sup> Street to the northern curb line of 115<sup>th</sup> Avenue, westerly along said curb line, across 176<sup>th</sup> Street and 175<sup>th</sup> Place to a point formed by its intersection with a line extending southerly from the western property line of 114-78 175<sup>th</sup> Place, northerly along the western property lines of 114-78 to 114-34 175<sup>th</sup> Place and across Linden Boulevard to the northern curb line of Linden Boulevard, westerly along said curb line, across 175<sup>th</sup> Street, 174<sup>th</sup> Street, Murdock Avenue, and Marne Place, to a point formed by its intersection with a line extending southerly from the western property line of 172-01 Linden Boulevard, northerly along said property line, westerly along the southern property line of St. Alban's Memorial Park to the eastern curb line of Merrick Boulevard, and

	northerly along said curb line to the point of the beginning.
02/09/10 PUBLIC HEARING ITEM 1  <u>MOTION TO CLOSE HEARING</u> RECORD KEPT OPEN  SB-CM 8-0-0	PUBLIC HEARING BOROUGH OF QUEENS  LP-2393 <u>(Former) JAMAICA SAVINGS BANK</u> , 146-21 Jamaica Avenue, (aka 146-19 to 146-21 Jamaica Avenue; 90-32 to 90-44 Sutphin Boulevard), Queens. <i>Landmark Site:</i> Borough of Queens, Tax Map Block 9676, Lot 37
02/09/10 PUBLIC HEARING ITEM 2  <u>MOTION TO CLOSE HEARING</u> RW-DC 8-0-0	PUBLIC HEARING BOROUGH OF QUEENS  LP-2394 <u>GRACE EPISCOPAL CHURCH MEMORIAL HALL</u> , 155-24 90 <sup>th</sup> Avenue, Queens. <i>Landmark Site:</i> Borough of Queens Tax Map Block 9754, Lot 7
02/09/10 PUBLIC HEARING ITEM 3  <u>MOTION TO CLOSE HEARING</u> MP-RW 9-0-0	PUBLIC HEARING BOROUGH OF QUEENS  LP-2404 <u>QUEENS GENERAL COURT BUILDING</u> , 88-11 Sutphin Boulevard (aka 88-01 to 88-33 Sutphin Boulevard; 147-02 to 147-28 88 <sup>th</sup> Avenue; 147-01 89 <sup>th</sup> Avenue; 88-02 to 88-34 148 <sup>th</sup> Street), Queens. <i>Landmark Site:</i> Borough of Queens Tax Map Block 9691, Lot 1
02/09/10 PUBLIC MEETING ITEM 4  <u>MOTION TO DESIGNATE</u> MP-CM 9-0-0	ITEM PROPOSED FOR DESIGNATION BOROUGH OF MANHATTAN  LP-2379 <u>(Former) YALE CLUB of NEW YORK CITY BUILDING (now PENN CLUB of NEW YORK)</u> , 30-32 West 44 <sup>th</sup> Street, Manhattan. <i>Landmark Site:</i> Borough of Manhattan Tax Map Block 1259, Lot 54
02/09/10 PUBLIC MEETING ITEM 5  <u>MOTION TO DESIGNATE</u> RW-RT 9-0-0	ITEM PROPOSED FOR DESIGNATION BOROUGH OF MANHATTAN  LP-2350 <u>143 ALLEN STREET HOUSE</u> , 143 Allen Street, Manhattan. <i>Landmark Site:</i> Borough of Manhattan Tax Map Block 415, Lot 23

**PESERVATION DEPARTMENT ITEMS**

<p>Item: 1. Staff: LS Hearing: 11/24/2009, 02/09/2010</p> <p>JG, RW 9-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF QUEENS 10-3290 - Block 8023, lot 16 - 330 Knollwood Avenue - Douglaston Historic District A Colonial Revival style house built in 1941. Application is to legalize work completed in non-compliance with Certificate of Appropriateness 05-7300 and Permit for Minor Work 06-3342, and to legalize the installation of brick piers flanking the front entrance path without Landmarks Preservation Commission permits.</p>
<p>Item: 2 Staff: CCP Hearing: 01/19/2010, 02/09/2010</p> <p>RT, RG 9-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-7885 - Block 1124, lot 27- 115 Central Park West - Majestic Apartments-Upper West Side/Central Park West Historic District – Individual Landmark An Art Deco style towered apartment building designed by Irwin S. Chanin and built in 1930-31. Application is to amend Certificate of Appropriateness 91-0008 for a window master plan.</p>
<p>Item: 3 Staff: EG Hearing: 01/19/2010, 02/09/2010</p> <p>MP, RW 9-0-0 Closed Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-5093 - Block 1207, lot 77- 20-30 West 94<sup>th</sup> Street – Upper West Side/Central Park West Historic District A row of six Queen Anne style houses, with Romanesque Revival and neo-Grec style elements, designed by Increase M. Grenell and built in 1888. Application is to demolish existing rear yard additions and to construct rooftop and rear yard additions. Zoned R7-2</p>
<p>Item: 4 . Staff: JS Hearing: 04/21/2009, 02/09/2010</p> <p>SB, PV 8-0-0 Closed Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 08-8278 – Block 1205, lot 29- 315 Central Park West - Upper West Side/Central Park West Historic District A neo-Renaissance style apartment building designed by Schwartz and Gross and built in 1912-13. Application is to construct a barrier-free access ramp.</p>
<p>Item: 5. Staff: KV Hearing: 9/22/2009, 02/09/2010</p> <p>CM, RT 8-0-0 Closed Approved w/Modifications</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-6120 - Block 1121, lot 8 - 61 West 68th Street - Upper West Side/Central Park West Historic District A Renaissance Revival/Queen Anne style rowhouse designed by Francis A. Minuth, and built in 1891-1892. Application is to legalize the construction of a one-story rooftop addion without Landmarks Preservation Commission permits. Zoned R8B</p>

<p>Item: 6. Staff: JS Hearing: 9/26/2006, 02/09/2010</p> <p>RW, MP 9-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-7301 – Block 1145, lot 1 175 West 73<sup>rd</sup> Street – Upper West Side/Central Park West Historic District A neo-Renaissance style apartment building designed by Herman M. Sohn and built in 1925. Application is to legalize the removal of the neon sign and amend Certificate of Appropriateness 07-5356 for a storefront Master Plan.</p>
<p>Item: 7. Staff: CCP Hearing: 9/11/2007, 02/09/2010</p> <p>RT, PV 8-0-0 Closed No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-5131 – Block 474, lot 33- 477 Broadway – SoHo-Cast Iron Historic District A Classical style warehouse building designed by H.W. Smith and Sons and built in 1869-1870. Application is to amend a previous approval for rooftop bulkheads.</p>
<p>Item: 8. Staff: JS Hearing: 11/10/2009, 02/09/2010</p> <p>CM, SB 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1449 - Block 522, lot 8- 628 Broadway – NoHo Historic District An office building designed by H.J. Schwarzmans &amp; Co. and built in 1882-83. Application is to alter storefront infill installed in non-compliance with Certificate of No Effect 06-5427.</p>
<p>Item: 9. Staff: LS Hearing: 12/15/2009, 02/09/2010</p> <p>RT, MP 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-9482 – Block 588, lot 1- 86 Bedford Street – Greenwich Village Historic District A house and stable built in 1831 and altered in the 20th century. Application is to reconstruct and raise the height of the rear portion of the building.</p>
<p>1:00pm-1:45pm</p>	<p>LUNCH</p>
<p>Item: 10. Staff: LCS Hearing: 1/22/08, 02/09/2010</p> <p>RT, SB 8-0-0 Closed No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 08-3403 – Block 632, lot 1- 685 Washington Street- Greenwich Village Historic District Extension A one-story building built in 1937. Application is to demolish the building and construct a seven-story building with a two-story penthouse. Zoned C6-1</p>

<p>Item: 11. Staff: MS Hearing: 10/20/2009, 01/12/2010, 02/09/2010</p> <p>CM, MP 8-0-0 Closed Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-2511 - Block 698, lot 18 - 515-521 West 26th Street - West Chelsea Historic District A vernacular style factory building designed by Abraham Ratner and built in 1921; a daylight factory building designed by Rouse &amp; Goldstone and built in 1911; and a daylight factory building with Arts and Crafts style elements designed by Harris H. Uris and built in 1913-14. Application is to construct rooftop additions. Zoned M1-5</p>
<p>Item: 12. Staff: TS Hearing: 10/20/2009, 12/08/2009, 02/09/2010</p> <p>SB, CM 6-0-0 Closed Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1976 - Block 822, lot 1 - 49 West 20th Street - Church of The Holy Communion-Individual Landmark Ladies' Mile Historic District A Gothic Revival style church, designed by Richard Upjohn, and built in 1844-46; the Gothic Revival style Sisters House built in 1850; the Gothic Revival style Chapel built in 1879; and the Rectory built in 1844. Application is for the installation of signage, landscape alterations at the yard, and the legalization of the installation of asphalt roofing.</p>
<p>Item: 13. Staff: GG Hearing: 01/19/2010, 02/09/2010</p> <p>RT, RW 7-0-0 Closed Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-4366 - Block 1397, lot 4 – 565 Park Avenue - Upper East Side Historic District A neo-Renaissance style apartment building designed by Robert T. Lyons and built in 1912-13. Application is to construct a rooftop addition. Zoned R10</p>
<p>Item: 14. Staff: SCH Hearing: 01/19/2010, 02/09/2010</p> <p>RG, PV 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-3899 - Block 1152, lot 7502 – 645 Vanderbilt Avenue, aka 229-237 Prospect Place – Prospect Heights Historic District An Arts and Crafts style flats building with commercial ground floor, designed by William H. Ludwig and built in 1916. Application is to modify storefront infill and install a flue.</p>
<p>Item: 15. Staff: KV Hearing: 05/05/2009, 07/28/2009, 02/09/2010</p> <p>CM, PV 7-0-0 Closed Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 09-6644 - Block 35, lot 10- 9 Old Fulton Street - Fulton Ferry Historic District A vacant lot. Application is to construct a four story building with a one-story penthouse. Zoned M2-1</p>
<p>Item: 16. Staff: GG Hearing: 03/25/2008, 09/16/2008, 02/09/2010</p> <p>SB, CM 6-0-0 Closed Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-2543 -Block 31, Lot 1- 201 Water Street – DUMBO Historic District A Daylight Factory style factory building designed by Frank H. Quinby and built in 1913; and a vernacular style factory building built c. 1900. Application is to amend a previous approval to alter ground floor openings and install storefront infill.</p>

<p>Item: 17.  Staff: SCH  Hearing: 01/05/2010, 02/09/2010</p> <p>RW, RT 7-0-0  No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS  BOROUGH OF BROOKLYN  10-3682- Block 1945, lot 15-  343 Waverly Avenue – Clinton Hill Historic District  An Italianate style rowhouse built c.1869. Application is to legalize the installation of a security gate without Landmarks Preservation Commission permits.</p>
<p>Item: 18.  Staff: CB  Hearing: 01/19/2010, 02/09/2010</p> <p>CM, DC 7-0-0  No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS  BOROUGH OF BROOKLYN  10-4142 - Block 1315, lot 59 -  269 Sterling Street – Prospect Lefferts Gardens Historic District  A neo-Renaissance style rowhouse designed by Benjamin Driesler and built in 1909. Application is to legalize the installation of ironwork without Landmarks Preservation Commission permits.</p>