



NOTICE OF PUBLIC HEARING/MEETING

February 28, 2023

Notice is hereby given that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) on Tuesday, February 28, 2023, at 9:30 AM, the Landmarks Preservation Commission (LPC or agency) will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel www.youtube.com/nyclpc. Members of the public should observe the meeting on the YouTube channel and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting should contact the LPC by contacting Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or 212-602-7254 at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

RESEARCH DEPARTMENT PUBLIC HEARING AGENDA

1	<p>Staff: M H W.Chen - A.HolFord Smith 10-0-0 Action: Motion to Close Public Hearing</p> <p>Hearing/Meeting: Closed PM: 11/01/2022 Motion to Calendar</p>	<p>LP-2665 - Linden Street Historic District - Brooklyn - Block - Lot Zoning CD: 4</p> <p>ITEM PROPOSED FOR PUBLIC HEARING The proposed Linden Street Historic District consists of the 32 properties bounded by a line beginning at the northwest corner of Bushwick Avenue and Linden Street, continuing northwesterly along the southwestern curb line of Bushwick Avenue to a point on a line extending northeasterly from the northwestern property line of 55 Linden Street (aka 1020-1026 Bushwick Avenue), southwesterly along said line and the northwestern property lines of 55 Linden Street (aka 1020-1026 Bushwick Avenue) through 15 Linden Street; southeasterly along the southwestern property line of 15 Linden Street and a line extending southeasterly to the northwestern curb line of Linden Street; southwesterly along the northwestern curb line of Linden Street to a point on a line extending northwesterly from the southwestern property line of 14 Linden Street; southeasterly along said line and the southwestern property line of 14 Linden Street; northeasterly along the southeastern property lines of 14 through 34 Linden Street; northwesterly along the northeastern property line of 34 Linden Street and a line extending northwesterly to the northwestern curb line of Linden Street; northeasterly along the northwestern curb line of Linden Street to the place of beginning.</p>
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PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

1	<p>Staff: R L A.HolFord Smith - D.Chapin 10-0-0 Action: Approved with modifications S.Carroll - F.Bland 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-05553 30 Tompkins Place - Cobble Hill Historic District Brooklyn - Block 325 - Lot 56 Zoning R6 CD: 6</p> <p>CERTIFICATE OF APPROPRIATENESS A rowhouse built in the late 19th century. Application is to construct rooftop and rear yard additions and excavate the cellar.</p>
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2	<p>Staff: R L</p> <p>D.Chapin - W.Chen 10-0-0</p> <p>Action: Approved in part w/modifications /No action in part</p> <p>M.Goldblum - M.Ginsberg 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-01924</p> <p>17 Prospect Park West - Park Slope Historic District</p> <p>Brooklyn - Block 1068 - Lot 44 Zoning R8X CD: 6</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Neo-Classical style residence designed by Montrose W. Morris and built in 1899. Application is to modify the roof and create a roof terrace, install rooftop mechanical units, and create a new entrance..</p>
3	<p>Staff: M P</p> <p>M.Goldblum - S.Chu 9-0-0</p> <p>Action: Approved with modifications</p> <p>A.HolFord Smith - M.Ginsberg 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-07268</p> <p>857 St. Marks Avenue - Crown Heights North Historic District</p> <p>Brooklyn - Block 1222 - Lot 70 Zoning R6 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Romanesque Revival style rowhouse and an associated stable building, designed by Montrose Morris and built c. 1892. Application is to replace roofing.</p>
4	<p>Staff: M S</p> <p>F.Bland - E.Jefferson 10-0-0</p> <p>Action: Positive Report</p> <p>D.Chapin - F.Bland 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-06119</p> <p>Prospect Park - Lower Vale, Vale of Cashmere - Scenic Landmark</p> <p>Brooklyn - Block 1117 - Lot 1 Zoning Parkland CD:</p> <p>ADVISORY REPORT</p> <p>A naturalistic park, designed by Frederick Law Olmsted and Calvert Vaux and built in 1866-1873. Application is to install fencing.</p>
5	<p>Staff: M S</p> <p>A.HolFord Smith - E.Jefferson 9-0-0</p> <p>Action: Report</p> <p>S.Carroll - M.Ginsberg 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-06118</p> <p>Prospect Park - Upper Vale, Vale of Cashmere - Scenic Landmark</p> <p>Brooklyn - Block 1117 - Lot 1 Zoning Park CD:</p> <p>ADVISORY REPORT</p> <p>A naturalistic park, designed by Frederick Law Olmsted and Calvert Vaux and built in 1866-1873. Application is to construct a new building, arbor and retaining/seating walls, reconfigure pathways, replace paving, and install fencing, play equipment and furnishings.</p>
6	<p>Staff: D P</p> <p>D.Chapin - A.HolFord Smith 9-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-22-10864</p> <p>319 38th Road, aka 319 Hillside Avenue - Douglaston Historic District</p> <p>Queens - Block 8068 - Lot 31 Zoning R1-2 CD: 11</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Post-Modern style free-standing house designed by Hsu Associates and built in 1995. Application is to demolish the existing house, construct a new house, regrade the site, and install retaining walls, a guard rail and paving.</p>

7	<p>Staff: B B</p> <p>E.Jefferson - F.Bland 8-0-0</p> <p>Action: Approved</p> <p>D.Chapin - A.Master 8-0-0</p> <p>M.Goldblum (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-06232</p> <p>875 Washington Street - Gansevoort Market Historic District</p> <p>Manhattan - Block 646 - Lot 27 Zoning CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Queen Anne style market building designed by John Jordan and constructed in 1887. Application is to replace storefront infill and install signage.</p>
8	<p>Staff: M P</p> <p>A.HolFord Smith - M.Ginsberg 9-0-0</p> <p>Action: Approved with modifications</p> <p>E.Jefferson - A.HolFord Smith 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-06536</p> <p>413 West 14th Street - Gansevoort Market Historic District</p> <p>Manhattan - Block 712 - Lot 21 Zoning M1-5 CD: 4</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Arts and Crafts style market building designed by James S. Maher and built in 1914. Application is to install a marquee and signage.</p>
9	<p>Staff: M P</p> <p>A.HolFord Smith - M.Ginsberg 9-0-0</p> <p>Action: Approved with modifications</p> <p>E.Jefferson - A.HolFord Smith 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-06537</p> <p>421 West 14th Street - Gansevoort Market Historic District</p> <p>Manhattan - Block 712 - Lot 14 Zoning M1-5 CD: 4</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Arts and Crafts style market building designed by James S. Maher and built in 1914. Application is to install a marquee and signage.</p>
10	<p>Staff: S K</p> <p>M.Goldblum - D.Chapin 9-0-0</p> <p>Action: Approved with modifications</p> <p>A.HolFord Smith - M.Goldblum 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-04768</p> <p>428 West 22nd Street - Chelsea Historic District</p> <p>Manhattan - Block 719 - Lot 59 Zoning R7B CD: 4</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Greek Revival style rowhouse built in 1843. Application is to construct rooftop and rear yard additions.</p>
11	<p>Staff: M C</p> <p>D.Chapin - E.Jefferson 8-0-0</p> <p>Action: Approved</p> <p>M.Goldblum - E.Jefferson 8-0-0</p> <p>F.Bland (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-05900</p> <p>828 Madison Avenue - Upper East Side Historic District</p> <p>Manhattan - Block 1384 - Lot 7502 Zoning C5-1 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Neo-Renaissance style hotel building designed by George F. Pelham and built in 1925-26. Application is to modify a masonry opening, install new infill and replace windows.</p>

12	<p>Staff: M G</p> <p>M.Ginsberg - A.Master 9-0-0</p> <p>Action: Approved</p> <p>D.Chapin - A.Master 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-04980</p> <p>117 East 72nd Street - Upper East Side Historic District Extension</p> <p>Manhattan - Block 1407 - Lot 8 Zoning R10A CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Colonial Revival style apartment building designed by Kenneth M. Murchison and built in 1927-28. Application is to enlarge a penthouse.</p>
13	<p>Staff: K B</p> <p>A.HolFord Smith - E.Jefferson 9-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-23-07040</p> <p>101 East 63rd Street - Upper East Side Historic District</p> <p>Manhattan - Block 1398 - Lot 5 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Modern style residence and garage designed by Paul Rudolph and built in 1966. Application is to modify the entrance.</p>
	<p>Staff: T S</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-23-05155</p> <p>188 Spring Street - Sullivan-Thompson Historic District</p> <p>Manhattan - Block 489 - Lot 22 Zoning R7-2 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An altered Federal style rowhouse built c. 1824. Application is to alter the front façade, construct rear yard and rooftop additions, and excavate the cellar.</p>
	<p>Staff: W C</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-23-02712</p> <p>427 140th Street - Mott Haven East Historic District</p> <p>Bronx - Block 2285 - Lot 75 Zoning R6 CD: 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Romanesque Revival/Renaissance Revival style rowhouse designed by Walter H.C. Hornum and built in 1897-1900. Application is to construct rear yard and rooftop additions, construct a new connecting building on a portion of the lot, create barrier free access, and excavate a portion of the rear yard.</p>



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