



NOTICE OF PUBLIC HEARING/MEETING

March 11, 2025

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, March 11, 2025 at 9:30 AM, a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC’s website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. 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. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC’s YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) 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, on the Monday before the public hearing.

RESEARCH DEPARTMENT PUBLIC HEARING AGENDA

1	Staff: L B J.Lutfy - M.Goldblum 6-0-0 Action: Motion to Close Public Hearing  Hearing/Meeting: Closed <i>PM: 12/17/2024 Motion to Calendar</i>	<b>LP-2685</b> <b>- (Former) Whitney Museum of American Art - 945 Madison Avenue</b> Manhattan - Block 1389 - Lot 50 <b>Zoning</b> <b>CD: 8</b>  <b>ITEM PROPOSED FOR PUBLIC HEARING</b> A Brutalist-style museum building designed by Marcel Breuer and Associates and built between 1964 and 1966.
2	Staff: L B J.Lutfy - M.Goldblum 6-0-0 Action: Motion to Close Public Hearing  Hearing/Meeting: Closed <i>PM: 12/17/2024 Motion to Calendar</i>	<b>LP-2686</b> <b>- (Former) Whitney Museum of American Art Interior - 945 Madison Avenue</b> Manhattan - Block 1389 - Lot 50 <b>Zoning</b> <b>CD: 8</b>  <b>ITEM PROPOSED FOR PUBLIC HEARING</b> The interior of the (Former) Whitney Museum, a Brutalist-style building designed by Marcel Breuer and Associates and built between 1964 and 1966, consisting of portions of the lower level facing Madison Avenue; the first-floor lobby, coat check, and entrance vestibule; and the main stairwell from the lower level through the fifth floor, which may include, but is not limited to the floor surfaces, wall surfaces, ceiling surfaces, lighting fixtures, and attached furnishings.

PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA

1	Staff: R Z  Action: Approved F.Bland - D.Chapin 6-0-0  Hearing/Meeting: Closed <i>PH: 12/17/2024 No Action</i>	<b>LPC-25-04842</b> <b>221 Waverly Avenue - Clinton Hill Historic District</b> Brooklyn - Block 1917 - Lot 22 <b>Zoning</b> R6B <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A vacant lot. Application is to construct a new building.
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2	<p>Staff: R Z</p> <p>Action: Approved F.Bland - J.Lutfy 6-0-0</p> <p>Hearing/Meeting: Closed PH: 12/17/2024 No Action</p>	<p><b>LPC-25-04843</b></p> <p><b>223 Waverly Avenue - Clinton Hill Historic District</b></p> <p>Brooklyn - Block 1917 - Lot 21 <b>Zoning R6B</b> <b>CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A vacant lot. Application is to construct a new building.</p>
3	<p>Staff: A K</p> <p>Action: Approved with modifications M.Goldblum - J.Lutfy 7-0-0</p> <p>Hearing/Meeting: Closed PH: 02/25/2025 No Action</p>	<p><b>LPC-25-04391</b></p> <p><b>74 MacDougal Street - MacDougal-Sullivan Gardens Historic District</b></p> <p>Manhattan - Block 526 - Lot 44 <b>Zoning R7-2</b> <b>CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Greek Revival style house built in 1844 and later altered with neo-Federal style elements in 1920 by Francis Y. Joannes and Maxwell Hyde. Application is to construct a rooftop addition and modify openings at the rear façade.</p>
4	<p>Staff: L S</p> <p>Action: Approved M.Goldblum - M.Ginsberg 7-0-0</p> <p>Hearing/Meeting: Closed PH: 01/28/2025 No Action</p>	<p><b>LPC-25-05231</b></p> <p><b>122-128 West 3rd Street - South Village Historic District</b></p> <p>Manhattan - Block 543 - Lot 15 <b>Zoning R7-2</b> <b>CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An American Round Arch style stable building designed by Benjamin E. Lowe and built in 1889, with a 1900 extension on Minetta Lane designed by William Van Doren. Application is to construct rooftop additions, demolish the rear of the building to create a courtyard with new rear facades and connector, reconstruct lot-line walls and floor slabs, alter the ground floors and install new infill, and enlarge existing windows and create new window openings.</p>
<b>PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA</b>		
1	<p>Staff: L S</p> <p>M.Goldblum - M.Ginsberg 7-0-0</p> <p>Action: Approved D.Chapin - F.Bland 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-02691</b></p> <p><b>111 Arleigh Road - Douglaston Historic District</b></p> <p>Queens - Block 8041 - Lot 52 <b>Zoning R1-2</b> <b>CD: 11</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Colonial Revival style house designed by Frederick Wallick and built in 1912. Application is to construct an entrance hood and replace windows.</p>
2	<p>Staff: M G</p> <p>W.Chen - F.Bland 6-0-0</p> <p>Action: Approved J.Lutfy - M.Goldblum 6-0-0 M.Ginsberg (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-07290</b></p> <p><b>207 West 151st Street - Harlem River Houses - Individual Landmark</b></p> <p>Manhattan - Block 2037 - Lot 11 <b>Zoning R7-2</b> <b>CD: 10</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A housing project consisting of three groups of buildings and surrounding sites designed by Archibald Manning Brown and built in 1936-1937. Application is to install artwork and interpretive signage.</p>

3	<p>Staff: R C  D.Chapin - F.Bland 7-0-0  Action: Approved  W.Chen - F.Bland 7-0-0    Hearing/Meeting: Closed</p>	<p><b>LPC-24-07287</b>  <b>232 West 11th Street - Greenwich Village Historic District</b>  Manhattan - Block 613 - Lot 17 <b>Zoning R6</b> <b>CD: 2</b>    <b>CERTIFICATE OF APPROPRIATENESS</b>  A Queen Anne style church building designed by Laurence B. Valk and built in 1818. Application is to install a garbage enclosure.</p>
4	<p>Staff: J R  W.Chen - J.Lutfy 6-0-0  Action: Approved  M.Goldblum - W.Chen 6-0-0    Hearing/Meeting: Closed</p>	<p><b>LPC-25-03434</b>  <b>333 West 22nd Street - Chelsea Historic District Extension</b>  Manhattan - Block 746 - Lot 18 <b>Zoning R7B</b> <b>CD: 4</b>    <b>CERTIFICATE OF APPROPRIATENESS</b>  An altered mansion house built in 1836. Application is to alter the entrance.</p>
5	<p>Staff: J G  J.Lutfy - M.Ginsberg 6-0-0  Action: Approved  J.Lutfy - D.Chapin 6-0-0    Hearing/Meeting: Closed</p>	<p><b>LPC-25-05599</b>  <b>41 West 17th Street - Ladies' Mile Historic District</b>  Manhattan - Block 819 - Lot 15 <b>Zoning C6-4A</b> <b>CD: 5</b>    <b>CERTIFICATE OF APPROPRIATENESS</b>  A vacant lot. Application is to legalize the installation of vehicular lifts and attendant booth without Landmarks Preservation Commission permit(s).</p>
6	<p>Staff: J U    Action: Read into the Record    Hearing/Meeting:</p>	<p><b>LPC-24-08751</b>  <b>167 West 72nd Street - Upper West Side/Central Park West Historic District</b>  Manhattan - Block 1144 - Lot 105 <b>Zoning C4-6A</b> <b>CD: 7</b>    <b>CERTIFICATE OF APPROPRIATENESS</b>  A store and apartment building, originally built as a rowhouse in 1883-84 and modified in 1909 by E. Wilbur. Application is to legalize the replacement of windows without Landmarks Preservation Commission permit(s).</p>
	<p>Staff: R W    Action: Laid over    Hearing/Meeting:</p>	<p><b>LPC-24-07605</b>  <b>301 Macon Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District</b>  Brooklyn - Block 1847 - Lot 61 <b>Zoning R6B</b> <b>CD: 3</b>    <b>CERTIFICATE OF APPROPRIATENESS</b>  An Italianate style rowhouse built c. 1872-1873. Application is to modify the areaway and install a stairwell and cellar entrance.</p>

<p>Staff: R Z</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-25-04976</b></p> <p><b>3 Hart Street - Willoughby-Hart Historic District</b></p> <p>Brooklyn - Block 1766 - Lot 90 <span style="float: right;"><b>Zoning R6B</b></span> <span style="float: right;"><b>CD: 3</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A neo-Grec style rowhouse designed by Isaac D. Reynolds and built in 1884. Application is to alter the front façade and roof.</p>
<p>Staff: J R</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-25-07613</b></p> <p><b>155 Warren Street and 14 Verandah Place - Cobble Hill Historic District</b></p> <p>Brooklyn - Block 301 - Lot 44 <span style="float: right;"><b>Zoning R6</b></span> <span style="float: right;"><b>CD: 4</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Greek Revival style rowhouse built in 1838, and a one-story garage building built in 1926. Application is to replace windows on the rowhouse and redesign the garage.</p>
<p>Staff: C P</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-25-04392</b></p> <p><b>465 6th Avenue, aka 101 West 11th Street - Greenwich Village Historic District</b></p> <p>Manhattan - Block 607 - Lot 47 <span style="float: right;"><b>Zoning C1-6</b></span> <span style="float: right;"><b>CD: 2</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Greek Revival style rowhouse designed by William Hurry and built in 1842 and later altered with an additional story. Application is to legalize the replacement of storefront infill and installation of signage without Landmarks Preservation Commission permit(s).</p>
<p>Staff: T S</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-24-02314</b></p> <p><b>182 West 4th Street - Greenwich Village Historic District Extension II</b></p> <p>Manhattan - Block 590 - Lot 73 <span style="float: right;"><b>Zoning R6-C 1-5</b></span> <span style="float: right;"><b>CD: 2</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An altered neo-Grec style tenement building with a commercial ground floor, designed by Thom &amp; Wilson and built in 1883-94. Application is to legalize alterations to storefronts and the installation of signage without Landmarks Preservation Commission permit(s).</p>



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العربي / Arabic

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Urdu ودرا

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