



NOTICE OF PUBLIC HEARING/MEETING

May 6, 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, May 6, 2025, at 9:30 AM, a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference 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 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 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 MEETING AGENDA

1	<p>Staff: M P</p> <p>Action: Motion to Designate F.Bland - W.Chen 7-0-0</p> <p>Hearing/Meeting: Closed PH: 02/25/2025 Motion to Close Public PM: 12/10/2024 Motion to Calendar</p>	<p>LP-2684</p> <p>Modulightor Building Apartment Duplex - 246 East 58th Street</p> <p>Manhattan - Block 1331 - Lot 128 Zoning CD: 6</p> <p>ITEM PROPOSED FOR DESIGNATION</p> <p>The proposed designation of the Modulightor Building Apartment Duplex, a late modern work by Paul Rudolph built between 1989 and 1994, consisting of the entire third and fourth floors, including the entrance hall, north and south living rooms, kitchen, balconies, and bedrooms, as well as the historic fixtures and components of these interlocking double-height spaces, which may include but are not limited to the floor surfaces, wall surfaces, ceiling surfaces, lighting fixtures, and attached furnishings.</p>
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PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA

1	<p>Staff: A K</p> <p>Action: Approved with modifications W.Chen - F.Bland 8-0-0</p> <p>Hearing/Meeting: Closed PH: 01/14/2025 No Action</p>	<p>LPC-25-01278</p> <p>167 West 85th Street - Upper West Side/Central Park West Historic District</p> <p>Manhattan - Block 1216 - Lot 104 Zoning C2-7A, R8B, a CD: 7</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Romanesque Revival style row house built in 1889-90. Application is to construct a rear yard addition.</p>
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PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

1	<p>Staff: D P</p> <p>F.Bland - M.Ginsberg 8-0-0</p> <p>Action: Positive Report D.Chapin - F.Bland 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-07995</p> <p>Central Park - Scenic Landmark</p> <p>Manhattan - Block 1111 - Lot 1 Zoning Park CD:</p> <p>ADVISORY REPORT</p> <p>An English Romantic style public park designed by Frederick Law Olmsted and Calvert Vaux and built in in 1857-1858. Application is to remove a masonry plinth in the perimeter wall, install a statue and ironwork, and replace paving.</p>
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2	<p>Staff: M P F.Bland - D.Chapin 8-0-0 Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-09619 Governors Island - Building 19 - Governors Island Historic District Manhattan - Block 1 - Lot 111 Zoning R3-2 CD: 1</p> <p>BINDING REPORT A Victorian Vernacular style officer's quarters designed by the Office of the Quartermaster General and built in 1891, and altered in 1902. Application is to modify entrances, and install windows, decks, a barrier-free access ramp, steps, an entry canopy, and site features.</p>
3	<p>Staff: T S S.Chu - E.Jefferson 8-0-0 Action: Approved M.Ginsberg - W.Chen 8-0-0 Hearing/Meeting: Closed</p>	<p>LPC-25-09295 432 Lafayette Street - 432 Lafayette Street Building - Individual Landmark - NoHo Historic District Manhattan - Block 545 - Lot 38 Zoning M1-5/R9A CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS A Greek Revival style townhouse attributed to Seth Greer and built in 1832-33. Application is to install a barrier-free access lift and modify a cellar window opening.</p>
4	<p>Staff: M C M.Ginsberg - D.Chapin 7-0-0 Action: Approved E.Jefferson - M.Ginsberg 7-0-0 M.Goldblum (Recused) Hearing/Meeting: Closed</p>	<p>LPC-25-05495 98 Thompson Street - Sullivan-Thompson Historic District Manhattan - Block 502 - Lot 6 Zoning R7-2 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS A Renaissance Revival style tenement building designed by Bernstein & Bernstein and built in 1904. Application is to install decorative floral garlands and legalize the removal of bluestone curbing without Landmarks Preservation Commission permit(s).</p>
5	<p>Staff: A K E.Jefferson - M.Ginsberg 8-0-0 Action: No Action Hearing/Meeting: Closed</p>	<p>LPC-25-05585 83 Horatio Street - Greenwich Village Historic District Manhattan - Block 643 - Lot 71 Zoning R6 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS A Greek Revival style rowhouse built in 1852-53. Application is to construct a rooftop addition and excavate the cellar and rear yard.</p>
6	<p>Staff: L S M.Goldblum - E.Jefferson 9-0-0 Action: Approved J.Lutfy - S.Chu 8-0-1 Hearing/Meeting: Closed</p>	<p>LPC-25-09572 20 7th Avenue - Greenwich Village Historic District Manhattan - Block 617 - Lot 55 Zoning C2-6 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS A contemporary institutional building designed by Arthur A. Schiller and Albert Ledner and built in 1962-63. Application is to install signage in the areaway.</p>

7	<p>Staff: A K J.Lutfy - S.Chu 9-0-0 Action: Approved in part/No action M.Goldblum - M.Ginsberg 8-1-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-07909 11 Bond Street - NoHo Historic District Manhattan - Block 529 - Lot 15 Zoning M1-5/R7X, S CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS A Colonial Revival style animal hospital building designed by Elisha H. Janes & August W. Cordes and built in 1913. Application is to install signage, mechanical equipment, and a rooftop terrace structure.</p>
8	<p>Staff: M S S.Chu - M.Goldblum 8-0-0 Action: Approved with modifications M.Ginsberg - W.Chen 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-02912 913 Broadway - Ladies' Mile Historic District Manhattan - Block 849 - Lot 68 Zoning M1-5M CD: 5</p> <p>CERTIFICATE OF APPROPRIATENESS An altered neo-Grec style commercial building designed by Charles Wright and built in 1874. Application is to construct a rooftop addition.</p>
9	<p>Staff: A H W.Chen - F.Bland 8-0-0 Action: Approved S.Chu - M.Goldblum 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-08773 1466 Broadway - Knickerbocker Hotel - Individual Landmark Manhattan - Block 994 - Lot 7502 Zoning C6-7 CD: 5</p> <p>CERTIFICATE OF APPROPRIATENESS A Beaux Arts style hotel building designed by Marvin and Davis with Bruce Price, built in 1906 and altered by Charles A. Platt in 1920-1921, with a Romanesque Revival style annex designed by Philip C. Brown and built in 1894. Application is to replace terra cotta with a substitute material.</p>
10	<p>Staff: R Z M.Ginsberg - W.Chen 8-0-0 Action: Approved F.Bland - D.Chapin 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-05782 54 East 66th Street - Upper East Side Historic District Manhattan - Block 1380 - Lot 45 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS A neo-Grec style rowhouse designed by J. H. Valentine and built in 1877-78. Application is to construct rear yard and rooftop additions, reconstruct the top floor at the rear façade, and raise the roof.</p>
11	<p>Staff: M S F.Bland - J.Lutfy 8-0-0 Action: Positive Report D.Chapin - F.Bland 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-08170 20 West Drive, Prospect Park - Scenic Landmark Brooklyn - Block 1117 - Lot 1 Zoning Park CD:</p> <p>ADVISORY REPORT A primarily naturalistic style park designed by Frederick Law Olmsted and Calvert Vaux in 1866-73. Application is to install wayfinding signage.</p>

12	Staff: M S Action: Read into the Record Hearing/Meeting:	LPC-25-05785 300 Lafayette Avenue - Clinton Hill Historic District Brooklyn - Block 1947 - Lot 23 Zoning R6B CD: 2 CERTIFICATE OF APPROPRIATENESS An Italianate style house built c. 1873. Application is to legalize repaving the front areaway without Landmarks Preservation Commission permit(s) and construct a rear yard addition .
13	Staff: A K Action: Read into the Record Hearing/Meeting:	LPC-25-08411 956 Park Place - Crown Heights North Historic District II Brooklyn - Block 1242 - Lot 47 Zoning R6 CD: 8 CERTIFICATE OF APPROPRIATENESS A Romanesque Revival style rowhouse designed by Axel S. Hedman and built c. 1897. Application is to remove a bay window and construct a rear yard addition.
	Staff: J G Action: Laid over Hearing/Meeting:	LPC-25-07704 157 East 78th Street - 157 East 78th Street House - Individual Landmark Manhattan - Block 1413 - Lot 24 Zoning R8B; C1-8X CD: 8 CERTIFICATE OF APPROPRIATENESS A vernacular rowhouse with Italianate style influences built in 1861 and later altered. Application is to replace windows, alter the front facade, and construct a rear yard addition.
	Staff: R C Action: Laid over Hearing/Meeting:	LPC-25-09556 92 Prince Street - SoHo-Cast Iron Historic District Manhattan - Block 498 - Lot 1 Zoning M1-5/R9X CD: 2 CERTIFICATE OF APPROPRIATENESS A commercial building designed by Allanbrook Benic Czajka Architects and built pursuant to Certificate of Appropriateness 00-1382. Application is to reclad the building, and install storefront infill, signage and banners.



ATTENTION: If you have difficulty understanding English and need language assistance, please call us 212-669-7817 or email access@lpc.nyc.gov. We will provide you with language assistance services, including interpretation and translation, at no cost to you in the language you speak.

Español (Spanish)

ATENCIÓN: si tiene dificultades para comprender el inglés y necesita ayuda con el idioma, llámenos al 212-669-7817 o escribanos a access@lpc.nyc.gov. Le brindaremos servicios de ayuda del idioma, incluidas interpretación y traducción, a ningún costo en el idioma que habla.

繁體中文 (Traditional Chinese)

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বাঙালি (Bengali)

অনুগ্রহ করে লিখুন: আপনাকে যত্ন সহকারে ইংরেজি বুঝতে অসুবিধা বোধ করেন এবং ভাষায় সাহায্যের প্রয়োজন বোধ করেন, তখন অনুগ্রহ করে আমাদের 212-669-7817 নম্বরে কল করুন অথবা access@lpc.nyc.gov এ ইমেল করুন। আপনাকে বিধি ভাষায় সাহায্যের বাক্যও খেঁচ ছাড়াই আমরা আপনার কল ভাষায় পল্লেরষা প্রদান করব, অনুবাদ এবং বিভাজিত পল্লেরষা সহকারে।

Kreyòl Ayisyen (Haitian Creole)

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(Yiddish) יידיש

אכטונג: אויב עס איז איי שווער צו פארשטיין ענגליש און דארפט האבן הילף ביטע רופט אונדז אויף 212-669-7817 אדער אימעילט access@lpc.nyc.gov. ווי אויך אויסטייטשונג און איבערזעצונג, אומזיסט אויפן שפראך וואס איר רעדט.

Française (French)

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한국어 (Korean)

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Русский (Russian)

ВНИМАНИЕ: Если у Вас возникают трудности в понимании английского языка и Вам необходима языковая помощь, звоните нам по телефону 212-669-7817 или пишите нам на email access@lpc.nyc.gov. Мы предоставим Вам услуги языковой помощи, в том числе – устный и письменный перевод, на Вашем родном языке и совершенно бесплатно.

العربى Arabic

برجاء الانتباه: إذا كان لديك صعوبة في فهم النص الإنجليزي وتحتاج إلى مساعدة لغوية، يرجى الاتصال بنا على الرقم (7817-212-669) أو على الـ إلكترونيك بـ access@lpc.nyc.gov.. وسوف نرودك بخدمـة المساعدة اللغوية بما فيها الترجمة الشفوية والتحريرية مجاناً إلى اللغة الـ التي تتحدث بها.

Polskie (Polish)

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ودرا Urdu

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