



NOTICE OF PUBLIC HEARING/MEETING

May 7, 2024

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 7, 2024 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 Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or 212-602-7254 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.

PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA

<p>1 Staff: M S</p> <p>Action: Approved D.Chapin - A.Master 10-0-0</p> <p>Hearing/Meeting: Closed <i>PH: 04/16/2024 Motion to Close Public</i> <i>PM: 02/13/2024 Motion to Calendar</i></p>	<p>RL-Rule Citywide</p> <p>- Block - Lot Zoning CD:</p> <p>PUBLIC MEETING ON PROPOSED RULES PURSUANT TO CITY ADMINISTRATIVE PROCEDURES ACT</p> <p>Proposed amendments to Chapter 2 of Title 63 of the Rules of the City of New York, consisting of amendments to existing rules, including amendments relating to roadway and sidewalk cafes.</p>
<p>2 Staff: L W</p> <p>Action: Approved with modifications M.Ginsberg - W.Chen 10-0-0</p> <p>Hearing/Meeting: Closed <i>PH: 01/30/2024 No Action</i></p>	<p>LPC-24-04256</p> <p>675 Hudson Street - Gansevoort Market Historic District</p> <p>Manhattan - Block 629 - Lot 1 Zoning M1-5 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A vernacular/neo-Grec style factory building built in 1849, enlarged in 1854-60 and altered c. 1884. Application is to modify masonry openings, replace storefronts and repaint a portion of the ground floor, establish a master plan for the installation of painted signage, install marquees, replace storefront cornices, sills, and lintels, install rooftop mechanical equipment and enlarge bulkheads, and remove an interior floor.</p>

PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

<p>1</p>	<p>Staff: J U E.Jefferson - D.Chapin 9-0-0 Action: Approved S.Chu - A.Master 8-1-0 J.Lutfy (Recused) Hearing/Meeting: Closed</p>	<p>LPC-24-04645 66 Downing Street - Clinton Hill Historic District Brooklyn - Block 1982 - Lot 59 Zoning R6B CD: 2 CERTIFICATE OF APPROPRIATENESS An Italianate style rowhouse built c. 1871. Application is to construct rooftop and rear yard additions.</p>
<p>2</p>	<p>Staff: C P E.Jefferson - A.Master 10-0-0 Action: Approved M.Goldblum - W.Chen 10-0-0 Hearing/Meeting: Closed</p>	<p>LPC-24-08873 1100 Albemarle Road, aka 101-113 Stratford Road - Prospect Park South Historic District Brooklyn - Block 5115 - Lot 1 Zoning R1-2 CD: 14 CERTIFICATE OF APPROPRIATENESS A neo-Georgian style house designed by H.R. Ferguson and built in 1909-1910. Application is to construct porches, alter façades and openings, connect the garage to the house, and replace paving at the driveway.</p>
<p>3</p>	<p>Staff: K B D.Chapin - M.Goldblum 10-0-0 Action: No Action Hearing/Meeting: Closed</p>	<p>LPC-24-08399 301 Canal, 419-421 Broadway, and 423 Broadway - SoHo-Cast Iron Historic District Manhattan - Block 231 - Lot 1 Zoning M1-5/R9X CD: 1 CERTIFICATE OF APPROPRIATENESS A taxpayer built in 1955, a restaurant and shop, and a modified Federal style store and dwelling built in 1822-23. Application is to demolish two of the buildings and construct a new building at the corner; and to construct an addition, install a storefront and signage, and modify the fire escape at 423 Broadway.</p>
<p>4</p>	<p>Staff: J G A.Master - S.Chu 10-0-0 Action: Approved J.Lutfy - F.Bland 9-1-0 Hearing/Meeting: Closed</p>	<p>LPC-24-05697 40 Wooster Street - SoHo-Cast Iron Historic District Manhattan - Block 475 - Lot 34 Zoning M1-5/R7X, S CD: 2 CERTIFICATE OF APPROPRIATENESS A store building designed by Buchman & Deisler and built in 1895-96. Application is to remove a fire escape and construct a rooftop addition.</p>
<p>5</p>	<p>Staff: D L J.Lutfy - W.Chen 10-0-0 Action: Approved A.Master - E.Jefferson 10-0-0 Hearing/Meeting: Closed</p>	<p>LPC-24-07947 650 Park Avenue - Upper East Side Historic District Manhattan - Block 1381 - Lot 38 Zoning R10, R8B, PI CD: 8 CERTIFICATE OF APPROPRIATENESS An apartment building designed by John M. Kokkins and built in 1962-63. Application is to alter the facade at the two-story base, replace canopies, install a lift, and alter planters.</p>

6	Staff: M P W.Chen - D.Chapin 10-0-0 Action: No Action Hearing/Meeting: Closed	LPC-24-05668 41 East 74th Street - Upper East Side Historic District Manhattan - Block 1389 - Lot 127 Zoning R8B CD: 8 CERTIFICATE OF APPROPRIATENESS A rowhouse built in 1879, and altered with classical details by Gurdon S. Parker in 1941. Application is to alter and redesign the façade, install a stoop and construct rooftop and rear yard additions.
7	Staff: E F M.Goldblum - D.Chapin 9-0-0 Action: Approved M.Ginsberg - W.Chen 9-0-0 Hearing/Meeting: Closed	LPC-24-07956 1115 Fifth Avenue - Expanded Carnegie Hill Historic District Manhattan - Block 1504 - Lot 69 Zoning R10-R8B CD: 8 CERTIFICATE OF APPROPRIATENESS A neo-Renaissance style apartment building designed by J.E.R. Carpenter and built in 1925-26. Application is to replace the curtain wall of the penthouse, and install windows.
8	Staff: L S E.Jefferson - D.Chapin 8-0-0 Action: No Action Hearing/Meeting: Closed	LPC-24-03527 233-03 Bay Street - Douglaston Historic District Queens - Block 8055 - Lot 10 Zoning R1-1 CD: 11 CERTIFICATE OF APPROPRIATENESS A Colonial Revival style house built c. 1915. Application is to construct an addition and legalize the installation of a shed and fence.
	Staff: E F Action: Laid over Hearing/Meeting:	LPC-24-08093 175 Fifth Avenue - Flatiron Building - Individual Landmark - Ladies' Mile Historic District Manhattan - Block 851 - Lot 1 Zoning C6-4M CD: 5 MODIFICATION OF USE AND BULK A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 15-20(b) of the Zoning Resolution.
	Staff: J R Action: Laid over Hearing/Meeting:	LPC-24-08053 153-159 Sullivan Street - Sullivan-Thompson Historic District Manhattan - Block 517 - Lot 11 Zoning R7-2 CD: 2 CERTIFICATE OF APPROPRIATENESS A Romanesque Revival style church building designed by Arthur Crooks and built in 1886-1888. Application is to install HVAC equipment and planters, relocate and replace statuary, and install signage.

<p>Staff: E F</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-24-05316</p> <p>767 Washington Street - Greenwich Village Historic District</p> <p>Manhattan - Block 640 - Lot 40 Zoning C1-6A CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter the rear yard extension, and excavate the cellar.</p>
<p>Staff: E F</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-24-08057</p> <p>175 Fifth Avenue - Flatiron Building - Individual Landmark - Ladies' Mile Historic District</p> <p>Manhattan - Block 851 - Lot 1 Zoning C6-4M CD: 5</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.</p>
<p>Staff: E F</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-24-08552</p> <p>70-74 Gansevoort Street - Gansevoort Market Historic District</p> <p>Manhattan - Block 643 - Lot 43 Zoning M1-5 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An office and commercial building completed in 2021 and designed by BSKS Architects. Application is to install signage and alter the canopies.</p>



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Polskie (Polish)

UWAGA: Jeśli masz trudności ze zrozumieniem języka angielskiego i potrzebujesz pomocy językowej, zadzwoń do nas pod numer telefonu 212-669-7817 lub wyślij wiadomość e-mail na adres access@lpc.nyc.gov. Zapewnimy Ci wsparcie w języku, w którym się porozumiewasz (usługa obejmuje tłumaczenie ustne i pisemne). Nie ponosisz żadnych kosztów.

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Kreyòl Ayisyen (Haitian Creole)

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Русский (Russian)

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Urdu ودرى

توجه: اگر آپ کو انگریزى کو سمجھنے میں مشکل ہے اور زبان یک مدد یک نصیبو تو، براہ کرم ہم ی 7817-669-212 پر یا ای میل access@lpc.nyc.gov سے رسا حاصل کریں۔ ہم آپ کو زبان یک مدد یک خدمات فراہم کریں گے، بشمول تفسی اور ترجمہ سمیت، آپ یک زبان م ی آپ کو یک یکو تبیہ قیمت کے۔