



NOTICE OF PUBLIC HEARING/MEETING

May 21, 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 21, 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.

RESEARCH DEPARTMENT PUBLIC MEETING AGENDA

1	<p>Staff: S E</p> <p>Action: Motion to Calendar S.Carroll - W.Chen 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2683</p> <p>- Willoughby-Hart Historic District -</p> <p>Brooklyn - Block - Lot Zoning CD: 3</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>The proposed Willoughby-Hart Historic District consists of the properties bounded by a line beginning at the northwest corner of the property line of 445 Willoughby Avenue, and extending easterly along the northern property lines of 445 through 507 Willoughby Avenue, southerly along the eastern property line of 507 Willoughby Avenue, across Willoughby Avenue and along the eastern property lines of 510 Willoughby Avenue and 75 Hart Street to the northern curblines of Hart Street, westerly along said curblines to a point on a line extending northerly from the eastern property line of 72 Hart Street, southerly along said line and the eastern property line of 72 Hart Street, westerly along the southern property lines of 72 through 12 Hart Street, northerly along a portion of the western property line of 12 Hart Street, westerly along the southern property lines of 10 through 2 Hart Street, to the eastern curblines of Nostrand Avenue, northerly along said curblines, across Hart Street and along the eastern curblines of Nostrand Avenue to a point on a line extending westerly from the northern property line of 1 Hart Street, easterly along said line and the northern property lines of 1 through 9 Hart Street, northerly along the western property lines of 11 Hart Street and 446 Willoughby Avenue, across Willoughby Avenue and along the western property line of 445 Willoughby Avenue to the point of beginning.</p>
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RESEARCH DEPARTMENT PUBLIC HEARING AGENDA

8	<p>Staff: E F</p> <p>J.Lutfy - A.Master 7-0-0</p> <p>Action: Approved</p> <p>M.Ginsberg - J.Lutfy 6-0-1</p> <p>M. Goldblum Hearing/Meeting: Closed</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>
9	<p>Staff: E F</p> <p>J.Lutfy - A.Master 7-0-0</p> <p>Action: Approved</p> <p>M.Ginsberg - A.Master 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-24-08093</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>MODIFICATION OF USE AND BULK</p> <p>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.</p>
10	<p>Staff: C P</p> <p>A.Master - M.Ginsberg 7-0-0</p> <p>Action: Approved</p> <p>E.Jefferson - D.Chapin 6-1-0</p> <p>MG Hearing/Meeting: Closed</p>	<p>LPC-24-09247</p> <p>49 East 67th Street - Upper East Side Historic District</p> <p>Manhattan - Block 1382 - Lot 32 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A rowhouse designed by J.H. Valentine and built in 1878 and later altered in the neo-Federal style in 1919 by Sterner & Wolfe. Application is to replace a door.</p>
11	<p>Staff: B B</p> <p>J.Lutfy - A.Master 7-0-0</p> <p>Action: Approved with modifications</p> <p>D.Chapin - M.Goldblum 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-24-04501</p> <p>5 East 63rd Street - Upper East Side Historic District</p> <p>Manhattan - Block 1378 - Lot 7 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Classical style townhouse designed by Heins and LaFarge and constructed in 1900, and altered and converted to a multiple dwelling by Harry Hurwitt in 1942. Application is to install cornices, replace a stair bulkhead, and remove a studio window and a portion of the roof to create a terrace.</p>
12	<p>Staff: R Z</p> <p>E.Jefferson - D.Chapin 6-0-0</p> <p>Action: Approved with modifications</p> <p>J.Lutfy - M.Ginsberg 6-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-24-02524</p> <p>817 Fifth Avenue - Upper East Side Historic District</p> <p>Manhattan - Block 1377 - Lot 7501 Zoning R10 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Italian Renaissance style apartment building designed by George B. Post & Sons and built in 1924-25. Application is to establish a Master Plan governing the future installation of windows.</p>

<p>Staff: J U</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-23-07671</p> <p>43 St. Nicholas Place - Hamilton Heights/Sugar Hill Northwest Historic District</p> <p>Manhattan - Block 2067 - Lot 30 Zoning R6A CD: 9</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Northern Renaissance style rowhouse designed by Clarence True and built in 1894-95. Application is to modify masonry openings and areaway fencing, replace infill, and construct a rooftop stair bulkhead.</p>
<p>Staff: M S</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-24-05576</p> <p>415-417 West 22nd Street - Chelsea Historic District Extension</p> <p>Manhattan - Block 720 - Lot 39, 40 Zoning R7B CD: 4</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>Two Anglo-Italianate style rowhouses built in 1856. Application is to construct rooftop and rear yard additions, install a cornice and balcony, replace entry infill and fencing, and remove portions of floors and the party wall.</p>



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)

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繁體中文 (Traditional Chinese)

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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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العربى Arabic

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Urdu ودرى

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