



## NOTICE OF PUBLIC HEARING/MEETING

**September 9, 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, September 9, 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](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](https://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 HEARING AGENDA

<b>1</b>	Staff: R Z  Approximate Time: -  Be Here by:	<b>LPC-25-11686</b> <b>355 Knollwood Avenue - Douglaston Historic District</b> Queens - Block 8017 - Lot 38 <b>Zoning: R1-2</b> <b>CD: 11</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A contemporary style free-standing house built in 1955. Application is to alter the facades, install a balcony and railings, and replace roofing and decking.
<b>2</b>	Staff: L S  Approximate Time: -  Be Here by:	<b>LPC-25-06304</b> <b>2 Hylan Boulevard - Alice Austen House - Individual Landmark</b> Staten Island - Block 2830 - Lot 49 <b>Zoning: PARK</b> <b>CD: 1</b>  <b>BINDING REPORT</b> A Gothic Revival style house originally built as a Dutch Colonial style house c. 1700 and enlarged and remodeled in the 19th century. Application is to construct an elevated barrier-free access walkway and stairs.
<b>3</b>	Staff: J U  Approximate Time: -  Be Here by:	<b>LPC-25-11597</b> <b>212 Adelphi Street - Fort Greene Historic District</b> Brooklyn - Block 2090 - Lot 40 <b>Zoning: R6B</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse designed by Thomas Fagan and built c. 1866. Application is to modify window openings at the rear façade.

4	Staff: R Z  Approximate Time: -  Be Here by:	<b>LPC-25-12671</b> <b>426 Clermont Avenue - Fort Greene Historic District</b> Brooklyn - Block 1958 - Lot 45 <b>Zoning: R6B</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse built c. 1860. Application is to construct a rear yard addition, modify an opening, and install HVAC equipment, screening, and railings.
5	Staff: J U  Approximate Time: -  Be Here by:	<b>LPC-25-11387</b> <b>428 Clermont Avenue - Fort Greene Historic District</b> Brooklyn - Block 1958 - Lot 46 <b>Zoning: R6B</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse designed by John Doherty and built c. 1860. Application is to enlarge and modify an existing rear yard addition.
6	Staff: F M  Approximate Time: -  Be Here by:	<b>LPC-26-01274</b> <b>198 Greene Street - Clinton Hill Historic District</b> Brooklyn - Block 1964 - Lot 37 <b>Zoning: R6B</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse built c. 1870. Application is to create a new window opening.
7	Staff: J G  Approximate Time: -  Be Here by:	<b>LPC-26-01004</b> <b>33 Joralemon Street - Brooklyn Heights Historic District</b> Brooklyn - Block 252 - Lot 59 <b>Zoning: R6</b> <b>CD: 2</b>  <b>MISCELLANEOUS - AMENDMENT</b> A new building under construction. Application is to amend Certificate of Appropriateness 24-00936 to modify the plane of the rear façade and excavate the rear yard.
8	Staff: F M  Approximate Time: -  Be Here by:	<b>LPC-21-10447</b> <b>132 Kane Street - Cobble Hill Historic District</b> Brooklyn - Block 321 - Lot 40 <b>Zoning: R6</b> <b>CD: 6</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A rowhouse built c. 1850. Application is to construct an areaway and install curbing and ironwork.
9	Staff: D L  Approximate Time: -  Be Here by:	<b>LPC-25-11397</b> <b>96 Bank Street - Greenwich Village Historic District</b> Manhattan - Block 634 - Lot 57 <b>Zoning: C1-6</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A Greek Revival style rowhouse built in 1839. Application is to alter and re-clad the rear yard addition.

<b>10</b>	Staff: R C  Approximate Time: -  Be Here by:	<b>LPC-26-00505</b> <b>364-366 Broadway - Tribeca East Historic District</b> Manhattan - Block 172 - Lot 1 <b>Zoning: C6-4A CD: 1</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A Beaux-Arts style office building designed by Frederick C. Browne and built in 1908-1909. Application is to construct a rooftop addition.
<b>11</b>	Staff: R W  Approximate Time: -  Be Here by:	<b>LPC-26-01553</b> <b>524 Broadway - SoHo-Cast Iron Historic District</b> Manhattan - Block 483 - Lot 17 <b>Zoning: M1-5/R9X, S CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A store and loft building designed by Arthur H. Bowditch and built in 1901-1903. Application is to modify the entrance canopy and install signage.
<b>12</b>	Staff: M G  Approximate Time: -  Be Here by:	<b>LPC-26-00814</b> <b>392 West Broadway - SoHo-Cast Iron Historic District Extension</b> Manhattan - Block 488 - Lot 25 <b>Zoning: M1-5/R7X CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style store and loft building designed by John H. Whitenack and built in 1872-73. Application is to establish a Master Plan governing the future installation of painted wall signs.
<b>13</b>	Staff: M P  Approximate Time: -  Be Here by:	<b>LPC-25-12746</b> <b>208 West 10th Street - Greenwich Village Historic District</b> Manhattan - Block 619 - Lot 56 <b>Zoning: C1-6 CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An apartment house designed by Charles B. Meyers and built in 1911. Application is to modify the base of the building and install a new storefront.



ATTENTION: If you have difficulty understanding English and need language assistance, please call us 212-669-7817 or email [access@lpc.nyc.gov](mailto: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 escríbanos a [access@lpc.nyc.gov](mailto: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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简体中文 (Simplified Chinese)

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বাঙালি (Bengali)

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Kreyòl Ayisyen (Haitian Creole)

ATANSYON: Si ou gen difikilte pou ou konprann Anglè, epi ou bezwen asistans nan lang lan, tanpri rele nou nan numewo telefòn sa, 212-669-7817. Oswa ou kapab voye yon imèl al [jwenn@access.lpc.nyc.gov](mailto:jwenn@access.lpc.nyc.gov). Nou va ofri ou sèvis asistans nan langaj ou an, sèvis tankou entèpretasyon avek tradiksyon kap vini gratis pou ou nan lang ke ou pale a.

(Yiddish) יידיש

אכטונג: אויב עס איז איי שווער צו פארשטיין ענגליש און דארפט האבן הילף ביטע רופט אונדז אויף 212-669-7817 אדער אימעיילט [access@lpc.nyc.gov](mailto: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](mailto:access@lpc.nyc.gov). Мы предоставим Вам услуги языковой помощи, в том числе – устный и письменный перевод, на Вашем родном языке и совершенно бесплатно.

## العربية/Arabic

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## Polskie (Polish)

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## Urdu ودرا

توجہ: اگر آپ کو انگریزی کو سمجھنے میں مشکل ہے اور زبان کی مدد کی ضرورت ہو تو، براہ کرم ہمیں 212-669-7817 پر یا ای میل [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov) سے رسالہ حاصل کریں۔ ہم آپ کو زبان کی مدد کی خدمات فراہم کریں گے، بشمول شفوی اور ترجمہ سمیت، آپ کی زبان میں آپ کو بھیجے ہوئے رسالے کی قیمت کے