

#### NOTICE OF PUBLIC HEARING/MEETING

### September 12, 2023

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 12, 2023, 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 (<a href="https://www.nyc.gov/site/lpc/hearings/hearings.page">https://www.nyc.gov/site/lpc/hearings/hearings.page</a>) 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 <a href="mailto:gcala@lpc.nyc.gov">gcala@lpc.nyc.gov</a> 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 <a href="mailto:www.youtube.com/nyclpc">www.youtube.com/nyclpc</a> 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. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination

	PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA							
1	Staff: KB	LPC-23-07040  101 East 63rd Street - Upper East Side Historic District						
	Action: Approved	Manhattan - Block 1398 - Lot 5	Zoning R8B	<b>CD</b> : 8				
	J.Lutfy - F.Bland 8-0-0							
		CERTIFICATE OF APPROPRIATENESS						
	Hearing/Meeting: Closed	A Modern style residence and garage designed by Paul Rudolph and built in 1966.						
	PH: 02/28/2023 No Action	Application is to modify the entrance.						
	PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA							
1	Staff: M H	LPC-23-01667						
	A.Master - E.Jefferson 9-0-0	287 Carroll Street - Carroll Gardens Historic District						
	Action: Approved with modifications	Brooklyn - Block 443 - Lot 59	Zoning R6B	<b>CD</b> : 6				
	M.Ginsberg - W.Chen 9-0-0							
		CERTIFICATE OF APPROPRIATENESS						
	Hearing/Meeting: Closed	A rowhouse designed by William J. Bedell and built in window openings to install integral sun shades and co	• •					
		willidow openings to install integral sull shades and co	onstruct a rear yaru	addition.				
2	Staff: W C	LPC-22-11107						
	A.HolFord Smith - M.Goldblum 8-0-0	35-25 77th Street - Jackson Heights Historic District						
	Action: Approved with modifications	Queens - Block 1277 - Lot 58	Zoning R7-1	<b>CD</b> : 3				
	F.Bland - J.Lutfy 7-1-0							
		CERTIFICATE OF APPROPRIATENESS						
	Hearing/Meeting: Closed	A neo-Georgian style apartment building designed by Joshua Tabatchnik and built in 1936. Application is to establish a master plan governing the future installation of windows.						

3	Staff: W C	LPC-22-11105			
	J.Lutfy - F.Bland 8-0-0	35-24 78th Street - Jackson Heights Historic District			
	Action: Approved with modifications	Queens - Block 1277 - Lot 12	Zoning R7-1	<b>CD</b> : 3	
	E.Jefferson - A.HolFord Smith 7-1-0		_		
		CERTIFICATE OF APPROPRIATENESS			
	Hearing/Meeting: Closed	A neo-Georgian style apartment building designed by Philip Birnbaum and built in 1938.			
		Application is to establish a master plan governing the future installation of windows.			
4	Staff: R L	LPC-23-07926			
-	M.Goldblum - M.Ginsberg 8-0-0	34-30 88th Street - Jackson Heights Historic District			
	Action: Approved	Queens - Block 1448 - Lot 21		<b>CD</b> : 3	
	A.Master - J.Lutfy 8-0-0	Queens - block 1446 - Lot 21	<b>Zoning</b> R5	CD. 5	
	, minuscer sizuti,	CERTIFICATE OF ARREST PRINCIPLE			
		CERTIFICATE OF APPROPRIATENESS			
	Hearing/Meeting: Closed	An Anglo-American Garden Home/Neo-Georgian style rowhouse designed by Varrone and built in 1925 - 1926. Application is to construct a rear dormer.			
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5	Staff: M H	LPC-23-06086			
	M.Ginsberg - A.HolFord Smith 8-0-0	137-35 Northern Boulevard - Flushing Municipa	ll Courthouse - Individual L	andmark	
	Action: Approved	Queens - Block 4960 - Lot 1	<b>Zoning</b> R6, C2-2	<b>CD</b> : 7	
	M.Goldblum - A.HolFord Smith 8-0-0				
		BINDING REPORT			
	Hearing/Meeting: Closed	A Romanesque Revival style courthouse built in	1862. Application is to inst	all	
		mechanical equipment on the roof and raise the	e parapet.		
6	Staff: M C	LPC-23-07848			
	E.Jefferson - A.Master 8-0-0	233-41 38th Drive - Douglaston Historic District			
	Action: Approved	Oueens - Block 8059 - Lot 25		<b>CD</b> : 11	
	J.Lutfy - F.Bland 8-0-0	Queens - block 8059 - Lot 25	Zoning R1-2	CD. II	
		CERTIFICATE OF APPROPRIATENESS			
	Hearing/Mosting, Classed	A freestanding house designed by Arnold S. Mor	ntag and huilt c 2000 Appl	application is to	
	Hearing/Meeting: Closed	construct a garage.			
7 Staff: L P LPC-23-03141					
	M.Ginsberg - F.Bland 8-0-0	209 Flagg Place - Ernest Flagg House - Individual Landmark			
	Action: No Action	Staten Island - Block 891 - Lot 1	Zoning R1-1	<b>CD</b> : 2	
		CERTIFICATE OF APPROPRIATENESS			
	Hearing/Meeting: Closed	An estate including a Dutch Colonial Revival style mansion designed by Ernest Flagg and			
		built in 1898 altered in 1907, with Palladian-inspired details; and related accessory buildings. Application is to alter facades, modify roof lines and window openings, install			
		new windows, and replace roofing.	1007 mies and window ope	63, mstan	
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8	Staff: B B		LPC-23-10705			
	W.Chen - M.Ginsberg 8-0	)-0	South Street Seaport, Multiple Locations - South Street Seaport Historic District			
	Action: No Action		Manhattan - Block Mult Lot Mult.	Zoning	<b>CD</b> : 1	
			BINDING REPORT			
	Hearing/Meeting: Closed		A maritime and mercantile historic district with buildings ranging in date from the late 18th through early 20th centuries. Application is to establish a Master Plan governing the future installation of landscaping, light poles, plaques and wayfinding signage.			
9	Staff: L P		LPC-24-01361			
	W.Chen - M.Ginsberg 6-0	)-0	104-110 Greene Street - SoHo-Cast Iron Historic District			
	Action: Approved		Manhattan - Block 499 - Lot 7	Zoning M1-5A	<b>CD</b> : 2	
	A.Master - J.Lutfy 6-0	)-0				
			CERTIFICATE OF APPROPRIATENESS			
	Hearing/Meeting: Closed		A store and office building with classical details designed by William Dilthey and built in 1908. Application is to replace ground floor infill and install interior partitions.			
10	Staff: L P		LPC-22-00874			
	E.Jefferson - A.Master 6-0	)-0	51 Downing Street, aka 49-51 Downing Street - Greenwich Village Historic District Extension II			
	Action: No Action		Manhattan - Block 528 - Lot 82	Zoning R6	<b>CD</b> : 2	
			CERTIFICATE OF APPROPRIATENESS			
	Hearing/Meeting: Closed		A Romanesque Revival style stable and residence designed by Werner & Windolph a built in 1896 with major alterations completed in 1986-1988. Application is to constra a rooftop addition, replace ground floor infill, replace windows, and alter the rear façade.			
11	11 Staff: H R LPC-23-10373					
	W.Chen - J.Lutfy 6-0	)-0	135 West 131st Street - Central Harlem – West 130-132nd Street Historic District		District	
	Action: Approved with modification	ıs	Manhattan - Block 1916 - Lot 17	Zoning R7-2	<b>CD</b> : 10	
	J.Lutfy - M.Ginsberg 6-0	)-0				
			CERTIFICATE OF APPROPRIATENESS			
	Hearing/Meeting: Closed		A neo-Grec/Queen Anne style rowhouse designed by Jacob H. Valentine and bui 1888. Application is to alter the areaway, install a ramp, and construct a roofto bulkhead.			



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 escríbanos 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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# 简体中文(Simplified Chinese)

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## Polskie (Polish)

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# Русский (Russian)

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العريك Arabic العريك العريك ( ) العريك العراق العريك ( ) أو عبل ال ييد برجاء النتباه: إذا كان لديك صعوبة في المساعدة العالم العربية مجانا إلى اللغة ال ويتتحدث بها. والليكيو معانا إلى اللغة ال ويتتحدث بها.

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