



NOTICE OF PUBLIC PUBLIC HEARING/MEETING

October 31, 2017

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, October 31, 2017 at 9:30 AM, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. 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. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

RESEARCH DEPARTMENT PUBLIC MEETING AGENDA

1	<p>Staff: J B</p> <p>Action: Motion to Calendar</p> <p>M.Srinivasan - F.Bland 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2599</p> <p>Proposed Boerum Hill Historic District Extension - Proposed Boerum Hill Historic District Extension</p> <p>Brooklyn - Block - Lot CD: 2</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>PROPOSED BOERUM HILL HISTORIC DISTRICT EXTENSION BOUNDARY DESCRIPTION</p> <p>AREA I</p> <p>Area I of the proposed Boerum Hill Historic District Extension consists of the property bounded by a line beginning on the southern curblineline of Dean Street at a point on a line extending northerly from a portion of the western property line of 86 Dean Street, then extending southerly along the western property line of 86 Dean Street, southerly along the western property line of 90 Bergen Street to the southern curblineline of Bergen Street easterly to a point on a line extending northerly from the western property line of 90 Bergen Street, then extending southerly along the western property line of 90 Bergen street ,easterly along the southern property line of 90 Bergen Street to 134 Bergen street, northerly along the eastern property line of 134 Bergen Street to the centerline of Bergen Street easterly along said centerline to its intersection with the centerline of Hoyt Street, then along said centerline of Hoyt street to a point formed by its intersection with a line extending easterly from the southern curblineline of Dean Street, then following the curblineline of Dean Street to the point extending northerly from the western property line of 86 Dean Street.</p> <p>AREA II</p> <p>Area II of the proposed Boerum Hill Historic District Extension consists of the property bounded by a line beginning on the eastern curblineline of Nevins Street at a point on a line extending westerly from the northern property line of 245 Bergen Street, then extending southerly along the curblineline of Nevins Street to a point on a line extending westerly along the southern property lines of 258 Wyckoff then extending westerly along the southern property line of 258 Wyckoff to to 196 Wyckoff aka 169 Bond Street, the extending northerly along the centerline of Bond Street to the intersection of a line extending westerly from the northern property line of 143 Bond Street, then easterly along the northern property line of 143 Bond, southerly along a portion of the eastern property line of 143 Bond, then easterly along the northern property line of 199 Bergen Street to the point at the beginning.</p>
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		<p>AREA III</p> <p>Area III of the proposed Boerum Hill Historic District Extension consists of the property bounded by a line beginning on the southern curblin e of Atlantic Avenue at a point on a line extending northerly from the eastern property line of 428 Atlantic Avenue then following southerly the eastern property line of 428 Atlantic Avenue, then westerly along the southern property line of 428 Atlantic Avenue to 426 Atlantic Avenue, northerly along a portion of the western property line of 426 Atlantic Avenue, then westerly along the southern property line of 424 Atlantic Avenue to 414 Atlantic Avenue, then southerly along a portion of the eastern property line of 414 Atlantic Avenue, then westerly to the intersection of the centerline of Bond Street, then southerly along the centerline of Bond Street to the intersection of the center line of Pacific Street, then following westerly along the centerline of Pacific Street to the intersection of a line extending northerly from the eastern property line of 358 Pacific Street, then southerly along the eastern property line of 358 Pacific Street, then westerly along the southern property line of 358 Pacific Street, northerly along the western property line of 358 Pacific Street to the southern curblin e of Pacific Street, then westerly to the intersection of a line extending southerly from the western property line of 351 Pacific Street, following the western property line of 351 Pacific Street to the southern property line of 368 Atlantic Avenue, then westerly along the southern property line of 368 Atlantic Avenue to the eastern curblin e of Hoyt Street, then northerly along the western property line of 348 Atlantic Avenue to the intersection of the southern curblin e of Atlantic Avenue, then westerly along the southern curblin e of Atlantic Avenue to the intersection of a line extending southerly from the western property line of 365 Atlantic Avenue, then northerly along the western property line of 365 Atlantic Avenue, then westerly along the northern property line of 365 Atlantic Avenue, northerly along a portion of the western property line of 367 Atlantic Avenue then easterly along the northern property line of 367 Atlantic Avenue, then southerly along a portion of the eastern property line of 367 Atlantic Avenue, then easterly along the northern property line of 369 Atlantic Avenue to 389 Atlantic Ave, southerly along the eastern property line of 389 Atlantic Avenue to the southern curblin e of Atlantic Avenue easterly to the point at the beginning.</p>
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2	<p>Staff: S M</p> <p>Action: Motion to Designate M.Srinivasan - M.Goldblum 9-0-0 J.Lutfy (Recused)</p> <p>Hearing/Meeting: Closed PH: 10/17/2017 Motion to Close Public Hearing PM: 09/19/2017 Motion to Calendar</p>	<p>LP-2594</p> <p>827-831 Broadway - 827-831 Broadway Buildings Manhattan - Block 564 - Lot 17 and 19 in part CD: 2</p> <p>ITEM PROPOSED FOR DESIGNATION</p> <p>The proposed designation of a pair of Civil War-era Broadway commercial buildings designed by Griffith Thomas that gained cultural significance after World War II for its association with Willem de Kooning and other influential New York Artists.</p>
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PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA

1	<p>Staff: A H</p> <p>Action: Approved M. Srinivasan – M. Devonshire 10-0-0 Hearing/Meeting: Closed PH: 05/16/2017 No Action</p>	<p>LPC-18-1695</p> <p>316 Grosvenor Street - Douglaston Historic District Queens - Block 8036 - Lot 10 Zoning R1-2 CD: 11</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Arts and Crafts style free-standing house with Colonial Revival details designed by Edward A. Maclean and built in 1910 and a garage which was built contemporary with the house. Application is to construct an addition and retaining walls and perform excavation.</p>
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PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

1	<p>Staff: L S</p> <p>Action: Approved M.Srinivasan - M.Devonshire 10-0-0</p> <p>Action: Approved with modifications W.Chen - D.Chapin 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-12359</p> <p>51 MacDougal Street - Charlton-King-Vandam Historic District</p> <p>Manhattan - Block 520 - Lot 79 Zoning R7-2, C CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Greek Revival style rowhouse built in 1846-47 and later modified. Application is to construct rooftop and rear yard additions, create new window openings, and apply a brick veneer to the side elevation.</p>
2	<p>Staff: A H</p> <p>M.Srinivasan - F.Bland 10-0-0</p> <p>Action: Approved K.Vauss - M.Goldblum 8-2-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-16796</p> <p>224 West 4th Street - Greenwich Village Historic District</p> <p>Manhattan - Block 619 - Lot 74 Zoning C4-5 R CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A commercial building designed by Phelps Barnum and built in 1932. Application is to install a barrier-free access ramp.</p>
3	<p>Staff: S K</p> <p>M.Srinivasan - M.Goldblum 10-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-17136</p> <p>71 Fifth Avenue - Ladies' Mile Historic District</p> <p>Manhattan - Block 842 - Lot 42 Zoning C6-4M CD: 5</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An early 20th century commercial style store and loft building designed by Charles Vilz and built in 1906-1907. Application is to alter the ground floor and install entrance infill, and construct rooftop bulkheads.</p>
4	<p>Staff: S K</p> <p>M.Srinivasan - W.Chen 10-0-0</p> <p>Action: Approved J.Lutfy - J.Gustafsson 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-13541</p> <p>944 Park Avenue - Park Avenue Historic District</p> <p>Manhattan - Block 1493 - Lot 7504 Zoning R10 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Art Deco style apartment building designed by George F. Pelham and built in 1929-1930. Application is to modify window openings at the rear façade.</p>
5	<p>Staff: E B</p> <p>M.Srinivasan - A.Shamir-Baron 10-0-0</p> <p>Action: Approved F.Bland - K.Vauss 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-09621</p> <p>9 East 67th Street - Upper East Side Historic District</p> <p>Manhattan - Block 1382 - Lot 9 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-French Renaissance style townhouse designed by Thom & Wilson built c. 1881-1882, and altered by Hiss and Weekes in 1912. Application is to replace windows.</p>
6	<p>Staff: J R</p> <p>M.Srinivasan - D.Chapin 10-0-0</p> <p>Action: Approved with modifications W.Chen - M.Devonshire 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-13323</p> <p>133-137 East 73rd Street (aka 1024-1030 Lexington Avenue) - Upper East Side Historic District</p> <p>Manhattan - Block 1408 - Lot 16 Zoning C1-8X CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Georgian style residence designed by William H. Birkmire and built in 1899-1900 and a neo-Italian Renaissance style building designed by Charles Stegmayer and built in 1898-1899. Application is to construct a rooftop addition, alter the rear façade, and alter the stoop.</p>

7	<p>Staff: A J</p> <p>M.Srinivasan - K.Vauss 9-0-0</p> <p>Action: No Action</p> <p>F.Bland (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-17545</p> <p>292-314 Kent Avenue - Havemeyers & Elder Filter, Pan & Finishing House - Individual Landmark</p> <p>Brooklyn - Block 2414 - Lot 25 Zoning C6-2 CD: 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>Three American round-arch style industrial buildings designed by Theodore A. Havemeyer and others and built in 1881-1884. Application is to construct a addition and modify masonry openings.</p>
8	<p>Staff: A J</p> <p>M.Srinivasan - A.Shamir Baron 10-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-17-8049</p> <p>82 John Street - DUMBO Historic District</p> <p>Brooklyn - Block 20 - Lot 21 Zoning M1-4/ CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A garage building (82 John Street) with an unknown construction date and an American Round Arch factory building (18 Bridge Street) designed by Edward N. Stone and constructed 1902. Application is to demolish the garage and construct a new building and excavate; and install a canopy at 18 Bridge Street.</p>
9	<p>Staff: A J</p> <p>M.Srinivasan - J.Lutfy 10-0-0</p> <p>Action: Approved</p> <p>J.Gustafsson - F.Bland 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-17533</p> <p>24-02 19th Street - Astoria Park Pool and Play Center - Individual Landmark</p> <p>Queens - Block 898 - Lot 1 Zoning Parkland CD: 1</p> <p>BINDING REPORT</p> <p>An Art Moderne style pool complex designed by John Matthews Hatton, Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham built in 1934-36. Application is to modify the wading pool, playground, and comfort station and install stairs and pathways, fencing and site furnishings.</p>
	<p>Staff: E B</p> <p>Laid over</p>	<p>LPC-19-17197</p> <p>58 Bank Street - Victor Schwartz, Victor Schwartz Architect - Greenwich Village Historic District</p> <p>Manhattan - Block 623 - Lot 35 Zoning R6 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Greek Revival style house built in the mid 1840s and later altered with a fourth floor and an Italianate cornice. Application is to construct rooftop and rear yard additions, and excavate the rear yard.</p>
	<p>Staff: V T</p> <p>Laid over</p>	<p>LPC-19-11855</p> <p>3560 Broadway - (Former) Hamilton Theater - Individual Landmark</p> <p>Manhattan - Block 2078 - Lot 1 Zoning R8 CD: 9</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Renaissance style theater designed by Thomas W. Lamb and built in 1912-13. Application is to construct additions, alter the façade, and install new window openings and entrance infill.</p>

<p>Staff: E S</p> <p>Laid over</p>	<p>LPC-19-5793 1015 Grand Concourse - Grand Concourse Historic District Bronx - Block 2471 - Lot 36 Zoning R8 CD: 4</p> <p>CERTIFICATE OF APPROPRIATENESS A Moderne style building designed by H. Herbert Lilien and built in 1941. Application is to legalize alterations to the secondary facades in non-compliance with Certificate of no Effect 17-8326.</p>
<p>Staff: K B</p> <p>Laid over</p>	<p>LPC-19-17501 462 Broadway - SoHo-Cast Iron Historic District Manhattan - Block 473 - Lot 1 Zoning M1-5B CD: 2</p> <p>MODIFICATION OF USE AND BULK A French Renaissance Revival style store and loft building designed by John Correja and built in 1879-80. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to a Modification of Use pursuant to Section 74-711 of the Zoning Resolution.</p>
<p>Staff: M S</p> <p>Laid over</p>	<p>LPC-19--10675 109 East 35th Street - Murray Hill Historic District Manhattan - Block 891 - Lot 8 Zoning C, 1-4 CD: 6</p> <p>CERTIFICATE OF APPROPRIATENESS An Italianate style row house built in 1853-54. Application is to construct rooftop and rear yard additions, excavate the rear yard and replace a window.</p>
<p>Staff: J R</p> <p>Withdrawn</p>	<p>LPC-19-8933 6 West 24th Street - Ladies' Mile Historic District Manhattan - Block 852 - Lot 52 Zoning M1-6 CD: 5</p> <p>CERTIFICATE OF APPROPRIATENESS A stable originally built in 1860 and redesigned in the Craftsman style by Maynicke & Franke in 1909. Application is to legalize the installation of sign and light fixtures without Landmarks Preservation Commission permit(s).</p>
<p>Staff: V T</p> <p>Laid over</p>	<p>LPC-19-17404 21-25 Fulton Street - South Street Seaport Historic District Manhattan - Block 96 - Lot 5 Zoning C6-2A CD: 1</p> <p>CERTIFICATE OF APPROPRIATENESS Three Greek Revival style store buildings built in 1845-46. Application is to install a barrier-free access lift and platform.</p>

<p>Staff: A J</p> <p>Laid over</p>	<p>LPC-19-17672</p> <p>9-13 East 75th Street - Upper East Side Historic District</p> <p>Manhattan - Block 1390 - Lot 10, 12 Zoning CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>rowhouse built in 1887-89 and redesigned in the neo-Federal style by Henry Polhemus in 1923; and a rowhouse built in 1887-89 and redesigned by Elias K. Herzog in 1951. Application is to redesign the façade of 9 East 75th Street, modify masonry openings at 11 East 75th Street; and to alter the areaways and rear facades, remove party walls, construct rooftop additions, excavate the cellars and yards, and create green walls in the rear yards.</p>
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