



NOTICE OF PUBLIC HEARING/MEETING

December 10, 2019

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, December 10, 2019 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. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact LPC five (5) business days before the hearing or meeting.

<b>RESEARCH DEPARTMENT PUBLIC HEARING AGENDA</b>		
<b>1</b>	<p>Staff: T F</p> <p>Action: Motion to Rescind Landmark Designation S.Carroll - A.Shamir-Baron 10-0-0</p> <p>Hearing/Meeting: Closed <i>PM: 11/19/2019 Motion to Calendar</i></p>	<p><b>LP-1435</b></p> <p><b>Public School 31 - 425 Grand Concourse</b></p> <p>Bronx - Block 2346 - Lot 1 <b>Zoning</b> <b>CD: 1</b></p> <p><b>ITEM PROPOSED FOR PUBLIC HEARING</b></p> <p>The proposed rescission of the landmark designation, consisting of the vacant lot formerly the site of Public School No. 31. On November 8, 2013 the Department of Buildings issued an Emergency Declaration to demolish the building due to unsafe and potentially hazardous conditions.</p>
<b>RESEARCH DEPARTMENT PUBLIC MEETING AGENDA</b>		
<b>1</b>	<p>Staff: S M</p> <p>Action: Motion to Designate J.Gustafsson - M.Goldblum 11-0-0</p> <p>Hearing/Meeting: Closed <i>PH: 04/30/2019 Motion to Close PH</i> <i>PM: 03/12/2019 Motion to Calendar</i></p>	<p><b>LP- 2626</b></p> <p><b>47 West 28th Street Building, Tin Pan Alley - 47 West 28th Street</b></p> <p>Manhattan - Block 830 - Lot 11 <b>Zoning</b> <b>CD: 5</b></p> <p><b>ITEM PROPOSED FOR DESIGNATION</b></p> <p>An Italianate-style row house built c. 1852 with later commercial alterations, 47 West 28th Street was the site of numerous musicians' and sheet music publishers' offices in the 1890s-1900s, part of a block known as "Tin Pan Alley."</p>

2	<p>Staff: S M</p> <p>Action: Motion to Designate A.Shamir-Baron - M.Devonshire 11-0-0</p> <p>Hearing/Meeting: Closed <i>PH: 04/30/2019 Motion to Close PH</i> <i>PM: 03/12/2019 Motion to Calendar</i></p>	<p><b>LP-2627</b></p> <p><b>49 West 28th Street Building, Tin Pan Alley - 49 West 28th Street</b></p> <p>Manhattan - Block 830 - Lot 10                      <b>Zoning</b>                      <b>CD: 5</b></p> <p><b>ITEM PROPOSED FOR DESIGNATION</b></p> <p>An Italianate-style row house built c. 1852 with later commercial alterations, 49 West 28th Street was the site of numerous musicians’ and sheet music publishers’ offices in the 1890s-1900s, part of a block known as “Tin Pan Alley.”</p>
3	<p>Staff: S M</p> <p>Action: Motion to Designate A.HolFord Smith - S.Carroll 11-0-0</p> <p>Hearing/Meeting: Closed <i>PH: 04/30/2019 Motion to Close PH</i> <i>PM: 03/12/2019 Motion to Calendar</i></p>	<p><b>LP-2628</b></p> <p><b>51 West 28th Street Building, Tin Pan Alley - 51 West 28th Street</b></p> <p>Manhattan - Block 830 - Lot 9                      <b>Zoning</b>                      <b>CD: 5</b></p> <p><b>ITEM PROPOSED FOR DESIGNATION</b></p> <p>An Italianate-style row house built c. 1852 with later commercial alterations, 51 West 28th Street was the site of numerous musicians’ and sheet music publishers’ offices in the 1890s-1900s, part of a block known as “Tin Pan Alley.”</p>
4	<p>Staff: S M</p> <p>Action: Motion to Designate S.Carroll - J.Gustafsson 11-0-0</p> <p>Hearing/Meeting: Closed <i>PH: 04/30/2019 Motion to Close PH</i> <i>PM: 03/12/2019 Motion to Calendar</i></p>	<p><b>LP-2629</b></p> <p><b>53 West 28th Street Building, Tin Pan Alley - 53 West 28th Street</b></p> <p>Manhattan - Block 830 - Lot 8                      <b>Zoning</b>                      <b>CD: 5</b></p> <p><b>ITEM PROPOSED FOR DESIGNATION</b></p> <p>An Italianate-style row house built c. 1859 with later commercial alterations, 53 West 28th Street was the site of numerous musicians’ and sheet music publishers’ offices in the 1890s-1900s, part of a block known as “Tin Pan Alley.”</p>
5	<p>Staff: S M</p> <p>Action: Motion to Designate S.Carroll - J.Gustafsson 11-0-0</p> <p>Hearing/Meeting: Closed <i>PH: 04/30/2019 Motion to Close PH</i> <i>PM: 03/12/2019 Motion to Calendar</i></p>	<p><b>LP-2630</b></p> <p><b>55 West 28th Street Building, Tin Pan Alley - 55 West 28th Street</b></p> <p>Manhattan - Block 830 - Lot 7                      <b>Zoning</b>                      <b>CD: 5</b></p> <p><b>ITEM PROPOSED FOR DESIGNATION</b></p> <p>An Italianate-style row house built c. 1859 with later commercial alterations, 55 West 28th Street was the site of numerous musicians’ and sheet music publishers’ offices in the 1890s-1900s, part of a block known as “Tin Pan Alley.”</p>

**PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA**

1	<p>Staff: B B S.Carroll - M.Goldblum 11-0-0 Action: Approved with modifications J.Gustafsson - W.Chen 11-0-0 Hearing/Meeting: Closed</p>	<p><b>LPC-20-02728</b> <b>293 Adelphi Street - Fort Greene Historic District</b> Brooklyn - Block 2104 - Lot 14 <b>Zoning R6B CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse built c. 1854. Application is to construct a rear yard addition and stair bulkhead, and to modify the areaway and install a barrier-free access lift.</p>
2	<p>Staff: O N S.Carroll - F.Bland 11-0-0 Action: No Action Hearing/Meeting: Closed</p>	<p><b>LPC-20-01991</b> <b>825 Prospect Place - Crown Heights North Historic District</b> Brooklyn - Block 1227 - Lot 67 <b>Zoning CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> A Colonial Revival style residence designed by Axel S. Hedman and built c. 1907. Application is to construct a rooftop addition, alter and construct new facades at the rear, and replace a window at the front façade.</p>
3	<p>Staff: M G S.Carroll - J.Lutfy 11-0-0 Action: Denied M.Goldblum- A.HolFord Smith 10-1-0 Hearing/Meeting: Closed</p>	<p><b>LPC-20-03695</b> <b>249 Church Street - Tribeca East Historic District</b> Manhattan - Block 174 - Lot 7501 <b>Zoning C6-2A CD: 1</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate and Second Empire style store and loft building built in 1866-67. Application is to install flagpoles.</p>
4	<p>Staff: B B S.Carroll - J.Gustafsson 9-0-0 Action: Approved with modifications D.Chapin - E.Jefferson 9-0-0 F.Bland,M.Devonshire Recused Hearing/Meeting: Closed</p>	<p><b>LPC-20-04797</b> <b>213-215 Water Street - South Street Seaport Historic District</b> Manhattan - Block 96 - Lot 5 <b>Zoning C6-2A CD: 1</b></p> <p><b>BINDING REPORT</b> An Italianate style warehouse designed by Stephen D. Hatch and built in 1868. Application is to construct rooftop bulkheads, replace the stair platform and install a lift.</p>
5	<p>Staff: A H S.Carroll - M.Devonshire 11-0-0 Action: Approved A.Shamir-Baron - F.Bland 11-0-0 Hearing/Meeting: Closed</p>	<p><b>LPC-20-04126</b> <b>601 West 26th Street - Starrett Lehigh Building - West Chelsea Historic District</b> Manhattan - Block 672 - Lot 1 <b>Zoning M2-3 CD: 4</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> An International style warehouse building with Art Deco style details designed by Russell G. and Walter M. Cory with Yasuo Matsui and Purdy &amp; Henderson and built in 1930-1931. Application is to combine openings and install a roll-down door.</p>



	<p>Staff: M C</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-20-04506</b></p> <p><b>81 Beaver Street - William Ulmer Brewery - Individual Landmark</b></p> <p>Brooklyn - Block 3135 - Lot 27 <b>Zoning M1-1 CD: 4</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An American Round Arch style brewery complex with a Romanesque Revival style office building, designed by Theobald Engelhardt and Frederick Wunder and built in phases between 1872 and 1890. Application is to construct a rooftop addition and mechanical equipment, replace windows and doors, modify masonry openings, install a barrier-free access ramp and stair platform and establish a Master Plan governing the future installation of signage.</p>
	<p>Staff: C P</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-19-09416</b></p> <p><b>1879 Putnam Avenue - Ridgewood South Historic District</b></p> <p>Queens - Block 3471 - Lot 38 <b>Zoning R6B CD: 5</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Renaissance and Romanesque Revival style flats building designed by G.X. Mathews and built in 1911. Application is to replace windows installed in non-compliance with Landmarks Preservation Commission permit(s).</p>
<b>PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA</b>		
1	<p>Staff: A H</p> <p>Action: Approved</p> <p>M.Devonshire - E.Jefferson 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-19-41402</b></p> <p><b>69 Greene Avenue - Fort Greene Historic District</b></p> <p>Brooklyn - Block 2121 - Lot 45 <b>Zoning R6B CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An Italianate style rowhouse built circa 1860. Application is to amend the Commission approval of June 2, 2015, to reconstruct front and rear facades, construct a rooftop addition, and excavate the rear yard.</p>
2	<p>Staff: J C</p> <p>Action: Approved with modifications</p> <p>F.Bland - D.Chapin 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-19-17112</b></p> <p><b>173 7th Avenue South - Greenwich Village Historic District</b></p> <p>Manhattan - Block 613 - Lot 62 <b>Zoning C2-6 CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A restaurant building built in the 1960s. Application is to legalize painting the façade and installing signage without Landmarks Preservation Commission permit(s), to install additional signage and establish a Master Plan for the installation of painted</p>
3	<p>Staff: M P</p> <p>Action: Approved with modifications</p> <p>E.Jefferson - A.HolFord Smith 11-0-0</p> <p>Hearing/Meeting: Closed</p> <p>PM: 10/08/2019 No Action</p>	<p><b>LPC-19-34243</b></p> <p><b>317 West 11th Street - Greenwich Village Historic District</b></p> <p>Manhattan - Block 634 - Lot 34 <b>Zoning R6 CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A house built c. 1845. Application is to construct a rooftop addition.</p>

4	<p>Staff: M P</p> <p>Action: Approved with modifications D.Chapin - J.Lutfy 11-0-0</p> <p>Hearing/Meeting: Closed PM: 10/08/2019 No Action</p>	<p><b>LPC-20-00544</b></p> <p><b>319 West 11th Street - Greenwich Village Historic District</b></p> <p>Manhattan - Block 634 - Lot 34 <span style="float: right;">Zoning R6 CD: 2</span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A house built c. 1845. Application is to modify the front façade and front areaway, reconstruct the rear façade and rear addition, construct a rooftop addition, and perform excavation.</p>
5	<p>Staff: M S</p> <p>Action: Approved S.Carroll - W.Chen 8-0-0</p> <p>Hearing/Meeting: Closed PH: 05/14/2019 No Action</p>	<p><b>LPC-19-32370</b></p> <p><b>181-183 Madison Avenue - Madison Belmont Building - Individual and Interior Landmark</b></p> <p>Manhattan - Block 863 - Lot 60 <span style="float: right;">Zoning C5-2 CD: 5</span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A transitional style building combining neo-Renaissance with early modern designs, designed by Warren &amp; Wetmore, with ironwork by Edgar Brandt and built in 1924-25. Application is to modify storefronts.</p>
6	<p>Staff: M S</p> <p>Action: Approved J.Gustafsson - F.Bland 10-0-0</p> <p>Hearing/Meeting: Closed PH: 10/29/2019 No Action</p>	<p><b>LPC-20-02270</b></p> <p><b>418 West 20th Street - Chelsea Historic District</b></p> <p>Manhattan - Block 717 - Lot 53 <span style="float: right;">Zoning R8B CD: 4</span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Greek Revival style rowhouse built in 1839-40. Application is to construct rear yard addition, excavate the rear yard and alter the rear façade.</p>
7	<p>Staff: L P</p> <p>Action: No Action M.Goldblum - J.Gustafsson A.HolFord Smith (Recused) 9-0-0</p> <p>Hearing/Meeting: Closed PH: 10/29/2019 No Action PM: 11/12/2019 No Action</p>	<p><b>LPC-20-02527</b></p> <p><b>261 11th Avenue, aka 261-279 11th Avenue, 220-238 12th Avenue, 601-651 West 27th Street, and 600-654 West 28th Street - West Chelsea Historic District</b></p> <p>Manhattan - Block 673 - Lot 1 <span style="float: right;">Zoning M2-3 CD: 4</span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A complex of American Round Arch style warehouse buildings designed by George B. Mallory and Otto M. Beck and built in 1890-91. Application is to construct rooftop additions; replace windows; create and modify window openings; install storefront infill, canopies, lighting, barrier-free access ramps, flood vents, and street tree pits; and establish a master plan governing the future installation of signage.</p>



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