



NOTICE OF PUBLIC HEARING/MEETING

**February 8, 2022**

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, February 8, 2022 at 9:30 AM, the Landmarks Preservation Commission (LPC or agency) will hold a public hearing by teleconference with respect to the properties list below, 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. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc). Members of the public should observe the meeting on the YouTube channel 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, under the "Hearings" tab <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting should contact the LPC by contacting Sasha Sealey, Community and Intergovernmental Affairs at [ssealey@lpc.nyc.gov](mailto:ssealey@lpc.nyc.gov) at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

<b>1</b>	<p>Staff: L P</p> <p>D.Chapin - J.Gustafsson      10-0-0</p> <p>Action: Approved with modifications</p> <p>M.Devonshire - W.Chen      10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-22-05801</b></p> <p><b>160 Marlborough Road - Prospect Park South Historic District</b></p> <p>Brooklyn - Block 5118 - Lot 13      <b>Zoning: R1-2</b>      <b>CD: 14</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Mediterranean style house designed by Robert Bryson and Carroll Pratt and built in 1905 with the porch enclosed c. 1951. Application is to modify window openings, replace windows and alter the roof.</p>
<b>2</b>	<p>Staff: W C</p> <p>A.HolFord Smith - D.Chapin      11-0-0</p> <p>Action: Approved with modifications</p> <p>S.Carroll - F.Bland      10-1-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-22-03231</b></p> <p><b>922 Albemarle Road - Prospect Park South Historic District</b></p> <p>Brooklyn - Block 5112 - Lot 8      <b>Zoning: R1-2</b>      <b>CD: 14</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A free-standing house designed by Benjamin Driesler and built in 1909. Application is to replace windows and install a skylight.</p>
<b>3</b>	<p>Staff: L P</p> <p>J.Lutfy - A.Shamir-Baron      11-0-0</p> <p>Action: Approved</p> <p>D.Chapin - A.HolFord Smith      11-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-22-04661</b></p> <p><b>39-38 45th Street - Sunnyside Gardens Historic District</b></p> <p>Queens - Block 155 - Lot 78      <b>Zoning: R4</b>      <b>CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A simplified Colonial Revival style rowhouse designed by Clarence Stein and Henry Wright and built in 1926. Application is to install skylights.</p>

4	<p>Staff: J C A.HolFord Smith - E.Jefferson 11-0-0 Action: Approved in part w/modifications /Denied in part S.Carroll - M.Goldblum 11-0-0 Hearing/Meeting: Closed PH: 10/29/2019 Read into the Record</p>	<p><b>LPC-19-36781</b> <b>259 Hollywood Avenue - Douglaston Historic District</b> Queens - Block 8046 - Lot 33 <b>Zoning: R1-2</b> <b>CD: 11</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> A vernacular Colonial Revival style house designed by George J. Hardway and built in 1915. Application is to legalize modifications to the porch, a window opening and driveway; legalize the installation of windows and a fence, the removal of mature trees and shutters, and the construction of a retaining wall, all without Landmarks Preservation Commission permit(s), and legalize the construction of a deck in non-compliance with Landmarks Preservation Commission permit(s).</p>
5	<p>Staff: K B F.Bland - J.Gustafsson 11-0-0 Action: Approved J.Lutfy - J.Gustafsson 11-0-0 Hearing/Meeting: Closed</p>	<p><b>LPC-22-05846</b> <b>25 East 11th Street - Greenwich Village Historic District</b> Manhattan - Block 569 - Lot 31 <b>Zoning: R7-2</b> <b>CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> A Greek Revival style rowhouse built in 1842-1845. Application is to construct rear yard and rooftop additions, and alter the façade.</p>
6	<p>Staff: A H E.Jefferson - J.Lutfy 11-0-0 Action: Approved with modifications A.HolFord Smith - W.Chen 11-0-0 Hearing/Meeting: Closed</p>	<p><b>LPC-21-06610</b> <b>541 Columbus Avenue (aka 61 West 86th Street) - Upper West Side/Central Park West Historic District</b> Manhattan - Block 1200 - Lot 1 <b>Zoning: R10A</b> <b>CD: 7</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> A Romanesque Revival style flats building designed by John G. Prague and built in 1888-1889. Application is to replace ground floor infill.</p>
7	<p>Staff: M C F.Bland - J.Lutfy 11-0-0 Action: Approved with modifications J.Gustafsson - D.Chapin 11-0-0 Hearing/Meeting: Closed</p>	<p><b>LPC-22-06084</b> <b>21 East 63rd Street - Upper East Side Historic District</b> Manhattan - Block 1378 - Lot 113 <b>Zoning: C5-1</b> <b>CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> A Beaux-Arts style rowhouse built in 1900 and designed by Buchman and Fox and altered in 1980. Application is to remove the stoop, alter the ground floor and modify the areaway walls and ironwork.</p>
8	<p>Staff: M P J.Lutfy - M.Goldblum 11-0-0 Action: Approved with modifications A.Shamir-Baron - A.HolFord Smit 11-0-0 Hearing/Meeting: Closed</p>	<p><b>LPC-22-01004</b> <b>428 West 20th Street - Chelsea Historic District</b> Manhattan - Block 717 - Lot 7502 <b>Zoning: R7B</b> <b>CD: 4</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style residence built in 1857. Application is to construct a rooftop addition.</p>

9	Staff: M C E.Jefferson - M.Goldblum      10-0-0 Action: Approved with modifications J.Lutfy - D.Chapin              7-2-1  Hearing/Meeting: Closed	<b>LPC-22-06133</b> <b>44-54 9th Avenue and 351-355 West 14th Street - Gansevoort Market Historic District</b> Manhattan - Block 738 - Lot 1, 8 <b>Zoning:</b> C6-2A <b>CD: 4</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A row of Greek Revival style rowhouses with stores built c. 1845-46 and a row of Greek Revival style town houses with stores built c. 1842-44. Application is to reconstruct facades.
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