



NOTICE OF PUBLIC HEARING/MEETING

February 25, 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, February 25, 2025 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 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, Community and Intergovernmental Affairs Coordinator, 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](http://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.

RESEARCH DEPARTMENT PUBLIC HEARING AGENDA

<b>1</b>	<p>Staff: M P</p> <p>Approximate Time: 9:30 am - 10:00 am</p> <p>Be Here by: 9:30 am</p> <p><i>PM: 12/10/2024 Motion to Calendar</i></p>	<p><b>LP-2684</b></p> <p><b>Modulightor Building Apartment Duplex - 246 East 58th Street</b></p> <p>Manhattan - Block 1331 - Lot 128 <span style="float: right;"><b>CD: 4</b></span></p> <p><b>ITEM PROPOSED FOR PUBLIC HEARING</b></p> <p>The proposed designation of the Modulightor Building Apartment Duplex, a late modern work by Paul Rudolph built between 1989 and 1994, consisting of the entire third and fourth floors, including the entrance hall, north and south living rooms, kitchen, balconies, bedrooms and bathrooms, as well as the historic fixtures and components of these interlocking double-height spaces, which may include but are not limited to the floor surfaces, wall surfaces, ceiling surfaces, lighting fixtures, and attached furnishings.</p>
----------	--	---

PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

<b>1</b>	<p>Staff: J U</p> <p>Approximate Time: 10:00 am - 10:20 am</p> <p>Be Here by: 9:30 am</p>	<p><b>LPC-25-05428</b></p> <p><b>260 Clinton Avenue - Clinton Hill Historic District</b></p> <p>Brooklyn - Block 1915 - Lot 50 <span style="float: right;"><b>Zoning R6B</b> <b>CD: 2</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A French Second Empire style rowhouse designed by Frederick T. &amp; Catherine Griffings and built between 1874-1878. Application is to install a parlor floor entrance, stoop, and railings.</p>
<b>2</b>	<p>Staff: F M</p> <p>Approximate Time: 10:20 am - 10:40 am</p> <p>Be Here by: 9:30 am</p>	<p><b>LPC-25-07011</b></p> <p><b>348 MacDonough Street - Stuyvesant Heights Historic District</b></p> <p>Brooklyn - Block 1675 - Lot 30 <span style="float: right;"><b>Zoning R6B</b> <b>CD: 3</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An Italianate style rowhouse built in 1873. Application is to legalize the construction of a rooftop bulkhead without Landmarks Preservation Commission permit(s).</p>

3	<p>Staff: A K</p> <p>Approximate Time: 10:40 am - 11:00 am</p> <p>Be Here by: 9:40 am</p>	<p><b>LPC-25-04579</b>  <b>186 8th Avenue - Park Slope Historic District</b>  Brooklyn - Block 1074 - Lot 40 <span style="float: right;"><b>Zoning R7B</b>      <b>CD: 6</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b>  A French Renaissance style rowhouse built in 1897-98. Application is to construct a rear yard addition.</p>
4	<p>Staff: M S</p> <p>Approximate Time: 11:00 am - 11:20 am</p> <p>Be Here by: 10:00 am</p>	<p><b>LPC-25-04172</b>  <b>92 Prospect Place - Park Slope Historic District Extension II</b>  Brooklyn - Block 939 - Lot 7503 <span style="float: right;"><b>Zoning R6B</b>      <b>CD: 6</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b>  An Italianate style rowhouse. Application is to construct a rear yard addition.</p>
5	<p>Staff: R C</p> <p>Approximate Time: 11:20 am - 12:00 pm</p> <p>Be Here by: 10:20 am</p>	<p><b>LPC-25-04975</b>  <b>28 7th Avenue - Park Slope Historic District</b>  Brooklyn - Block 945 - Lot 40 <span style="float: right;"><b>Zoning R6A</b>      <b>CD: 6</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b>  An empty lot, formerly a transitional French Second Empire/Neo-Grec style rowhouse built in 1873 and demolished in 2023. Application is to construct a new building.</p>
6	<p>Staff: M C</p> <p>Approximate Time: 12:00 pm - 12:20 pm</p> <p>Be Here by: 11:00 am</p>	<p><b>LPC-25-04543</b>  <b>186 Underhill Avenue - Prospect Heights Historic District</b>  Brooklyn - Block 1171 - Lot 56 <span style="float: right;"><b>Zoning R8X</b>      <b>CD: 8</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b>  A Renaissance Revival style store and flats building built c. 1915. Application is to install signage.</p>
7	<p>Staff: R W</p> <p>Approximate Time: 12:20 pm - 12:40 pm</p> <p>Be Here by: 11:20 am</p>	<p><b>LPC-25-05485</b>  <b>273 Park Place - Prospect Heights Historic District</b>  Brooklyn - Block 1159 - Lot 88 <span style="float: right;"><b>Zoning R6B</b>      <b>CD: 8</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b>  A Renaissance Revival/Romanesque Revival style rowhouse designed by William H. Reynolds and built in c. 1898. Application is to construct rooftop and rear yard additions, modify a bay window, and relocate a stained glass window.</p>
8	<p>Staff: R C</p> <p>Approximate Time: 12:40 pm - 1:00 pm</p> <p>Be Here by: 11:40 am</p>	<p><b>LPC-25-03997</b>  <b>482 East 18th Street - Ditmas Park Historic District</b>  Brooklyn - Block 5181 - Lot 26 <span style="float: right;"><b>Zoning R1-2</b>      <b>CD: 14</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b>  A Colonial Revival style free-standing house designed by Benjamin Dreisler and built in 1899. Application is to install skylights on the roof.</p>

	Approximate Time: 1:00 pm - 1:30 pm	<b>LUNCH</b>  Lunch Time
<b>9</b>	Staff: L W  Approximate Time: 1:30 pm - 1:50 pm  Be Here by: 12:30 pm	<b>LPC-25-05359</b> <b>21-20 45th Avenue - Hunters Point Historic District</b> Queens - Block 77 - Lot 50 <span style="float: right;"><b>Zoning</b> R6B, LIC <b>CD: 2</b></span>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse designed by Spencer Root and John Rust and built in 1872. Application is to construct a rear yard addition.
<b>10</b>	Staff: F M  Approximate Time: 1:50 pm - 2:30 pm  Be Here by: 12:50 pm	<b>LPC-24-05964</b> <b>112-114 Chambers Street - Tribeca South Historic District Extension</b> Manhattan - Block 136 - Lot 25 <span style="float: right;"><b>Zoning</b> C6-3A <b>CD: 1</b></span>  <b>CERTIFICATE OF APPROPRIATENESS</b> Two Italianate store and loft buildings built in 1854 and 1857. Application is to combine buildings, install storefront infill, remove a fire-escape and shutters, and construct a rooftop addition.
<b>11</b>	Staff: A K  Approximate Time: 2:30 pm - 3:10 pm  Be Here by: 1:30 pm	<b>LPC-25-04391</b> <b>74 MacDougal Street - MacDougal-Sullivan Gardens Historic District</b> Manhattan - Block 526 - Lot 44 <span style="float: right;"><b>Zoning</b> R7-2 <b>CD: 2</b></span>  <b>CERTIFICATE OF APPROPRIATENESS</b> A Greek Revival style house built in 1844 and later altered with neo-Federal style elements in 1920 by Francis Y. Joannes and Maxwell Hyde. Application is to construct a rooftop addition and modify openings at the rear façade.
<b>12</b>	Staff: M C  Approximate Time: 3:10 pm - 3:30 pm  Be Here by: 2:10 pm	<b>LPC-25-06756</b> <b>400 Madison Avenue - 400 Madison Avenue Building - Individual Landmark</b> Manhattan - Block 1283 - Lot 17 <span style="float: right;"><b>Zoning</b> C5-3 <b>CD: 5</b></span>  <b>CERTIFICATE OF APPROPRIATENESS</b> A neo-Gothic style skyscraper designed by H. Craig Severance, Inc. and built in 1928-29. Application is to replace storefront infill and install signage.
<b>13</b>	Staff: M S  Approximate Time: 3:30 pm - 3:50 pm  Be Here by: 2:30 pm	<b>LPC-25-05481</b> <b>640 Park Avenue, aka 65-75 East 66th Street - Upper East Side Historic District</b> Manhattan - Block 1381 - Lot 35 <span style="float: right;"><b>Zoning</b> R10, R8B <b>CD: 8</b></span>  <b>CERTIFICATE OF APPROPRIATENESS</b> A neo-Italian Renaissance style apartment building designed by J. E. R. Carpenter and built in 1913-14. Application is to replace windows.

14	<p>Staff: E F</p> <p>Approximate Time: 3:50 pm - End</p> <p>Be Here by: 2:50 pm</p>	<p><b>LPC-25-05250</b></p> <p><b>2878 Broadway - Morningside Heights Historic District</b></p> <p>Manhattan - Block 1883 - Lot 59 <span style="float: right;"><b>Zoning C1-4</b>      <b>CD: 9</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A French Renaissance Revival style apartment building designed by Neville &amp; Bagge and built in 1907-08. Application is to install signage.</p>
----	---	--



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)

注意：如果您不熟悉英語，需要語言方面的協助，請透過以下方式聯絡我們：致電212-669-7817 或發電子郵件給 [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov)。我們將以您熟悉的語言免費為您提供語言協助服務（包括口譯和筆譯）。

#### 简体中文 (Simplified Chinese)

注意：如果您不熟悉英語，需要語言方面的幫助，請通過以下方式联系我们：致電212-669-7817或發郵件至[access@lpc.nyc.gov](mailto:access@lpc.nyc.gov)。我們將以您熟悉的語言免費為您提供語言協助服務（包括口譯和筆譯）。

#### বাঙালি (Bengali)

অনুগ্রহ করে দিন: আপনি যদি ইংরাজি বুঝতে অসুবিধা বোধ করেন এবং ভাষার জন্য সাহায্যের প্রয়োজন বোধ করেন, তবে অনুগ্রহ করে আমাদের 212-669-7817 নম্বরে কল করুন অথবা [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov) এ ইমেল করুন। আপনার বলা ভাষার সাপেক্ষে কোনও খরচ ছাড়াই আমরা আপনাকে ভাষার পরিষেবা প্রদান করবো, অনুবাদ এবং দোভাষী পরিষেবা সহকারে।

#### 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@lpc.nyc.gov](mailto:jwenn@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.

#### יידיש (Yiddish)

אכטונג: אויב עס איז איי שווער צו פארשטיין ענגליש און דארפט האבן הילף ביטע רופט אונדז אויף 212-669-7817 אדער אימעילט [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov). מיר וועלן אייך צושטעלן שפראך הילף סערוויסעס, ווי אויך אויסטייטשונג און איבערזעצונג, אומזיסט אויפן שפראך וואס איר רעדט.

#### Française (French)

ATTENTION : Si vous avez de la difficulté à comprendre l'anglais et avez besoin d'aide linguistique, veuillez nous appeler par téléphone au 212-669-7817 ou par courriel à [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov). Nous vous fournirons des services d'aide linguistique dans la langue que vous parlez, gratuitement, y compris l'interprétation et la traduction.

#### 한국어 (Korean)

알려드립니다: 만일 영어를 이해하시는데 어려움이 있어 언어 지원이 필요하신 경우 212-669-7817으로 전화주시거나 [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov) 으로 이메일을 보내주시길 바랍니다. 귀하가 사용하시는 모국어에 대해서 통역 및 번역을 포함한 언어 지원 서비스를 무료로 제공합니다.

#### 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.

---

العربي / Arabic

برجاء الانتباه: إذا كان لديك صعوبة في فهم النص الإنجليزي وتحتاج إلى مساعدة لغوية، يُرجى الاتصال بنا على الرقم (7817-669-212) أو على البريد الإلكتروني [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov). وسوف نزودك بخدمة المساعدة اللغوية بما فيها الترجمة الشفوية والتحريرية مجاناً إلى اللغة التي تتحدث بها.

Polskie (Polish)

UWAGA: Jeśli masz trudności ze zrozumieniem języka angielskiego I potrzebujesz pomocy językowej, zadzwoń do nas pod numer telefonu 212-669-7817 lub wyślij wiadomość e-mail na adres [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov). Zapewnimy Ci wsparcie w języku .w którym się porozumiewasz (usługa obejmuje tłumaczenie ustne I pisemne). Nie ponosisz żadnych kosztów

Urdu ودرا

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