

NOTICE OF PUBLIC HEARING/MEETING

March 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, March 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 videoconference 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, Director of Community and Intergovernmental Affairs, at 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 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.

| | mber, will be posted on the agency's website PRESER\ | /ATION DEPARTMENT PUBLIC MEETING AGE | NDA | | | |
|---|---|--|---|---------------|--|--|
| 1 | | | | | | |
| - | | 817 Washington Street - Greenwich Village Historic District | | | | |
| | Action: Approved M.Ginsberg - W.Chen 9-0-0 | Manhattan - Block 644 - Lot 30 | Zoning M1-5 | CD : 2 | | |
| | | CERTIFICATE OF APPROPRIATENESS | | | | |
| | Hearing/Meeting: Closed PH: 03/04/2025 No Action | A Queen Anne style store and flats building designed by James W. Cole and built in 1886-87. Application is to modify masonry openings and install storefront infill. | | | | |
| 2 | Staff: A K | LPC-25-03477 | | | | |
| | | 156 Waverly Place - Greenwich Village Historic District | | | | |
| | Action: Approved with modifications M.Goldblum - E.Jefferson 9-0-0 | Manhattan - Block 592 - Lot 55 | Zoning R6 | CD : 2 | | |
| | | CERTIFICATE OF APPROPRIATENESS | | | | |
| | Hearing/Meeting: Closed PH: 01/28/2025 No Action | A Greek Revival style townhouse built in 1839. A addition, modify and reconstruct the rear façad replace windows, and install a stoop gate. | rear façade, excavate the cellar and rear yard, | | | |
| 3 | Staff: J U | LPC-24-08751 | | | | |
| | | 167 West 72nd Street - Upper West Side/Central Park West Historic District | | ict | | |
| | Action: Approved | Manhattan - Block 1144 - Lot 105 | Zoning C4-6A | CD : 7 | | |
| | D.Chapin - F.Bland 9-0-0 | | | | | |
| | | CERTIFICATE OF APPROPRIATENESS | | | | |
| | Hearing/Meeting: Closed PH: 03/11/2025 Read into the Record | A store and apartment building, originally built in 1909 by E. Wilbur. Application is to legalize t Landmarks Preservation Commission permit(s). | he replacement of windows | | | |

| 1 | Staff: J G | LPC-25-06592 |
|---|-------------------------------|---|
| | M.Goldblum - M.Ginsberg 9-0-0 | 27 Strong Place - Cobble Hill Historic District |
| | Action: Approved | Brooklyn - Block 324 - Lot 15 Zoning R6 CD: 6 |
| | F.Bland - D.Chapin 9-0-0 | |
| | | CERTIFICATE OF APPROPRIATENESS |
| | Hearing/Meeting: Closed | A late-nineteeth century rowhouse. Application is to replace entrance doors, construct |
| | | roof and rear yard additions, and reconstruct the rear façade. |
| 2 | Staff: TS | LPC-25-05217 |
| | M.Ginsberg - W.Chen 9-0-0 | 168 Pacific Street - Cobble Hill Historic District |
| | Action: Approved | |
| | J.Lutfy - A.Master 9-0-0 | Brooklyn - Block 292 - Lot 13 Zoning R6 CD: 6 |
| | J.Lutiy - A.iwastei 3-0-0 | |
| | | CERTIFICATE OF APPROPRIATENESS A Greek Revival style house built c. 1835-36. Application is to construct rear yard and |
| | Hearing/Meeting: Closed | rooftop additions and to replace windows. |
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| 3 | Staff: R C | LPC-25-03773 |
| | F.Bland - D.Chapin 8-0-0 | 220 Court Street - Cobble Hill Historic District |
| | Action: Approved | Brooklyn - Block 307 - Lot 31 Zoning R6 C1-3 CD: 6 |
| | A.Master - E.Jefferson 8-0-0 | |
| | | CERTIFICATE OF APPROPRIATENESS |
| | | A rowhouse built in the early 1850s. Application is to construct a rear yard addition. |
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| 4 | Staff: L W | LPC-24-09716 |
| | F.Bland - D.Chapin 8-0-0 | 112-24 177th Street - Addisleigh Park Historic District |
| | Action: No Action | Queens - Block 10299 - Lot 48 Zoning R2 CD: 12 |
| | | Queens - block 10255 - Lot 45 |
| | | CERTIFICATE OF APPROPRIATENESS |
| | Hearing/Meeting: Closed | A vacant lot. Application is to construct a new building. |
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| 5 | Staff: L W | LPC-24-09715 |
| | F.Bland - D.Chapin 8-0-0 | 112-28 177th Street - Addisleigh Park Historic District |
| | Action: No Action | Queens - Block 10299 - Lot 48 Zoning R2 CD: 12 |
| | | |
| | | CERTIFICATE OF APPROPRIATENESS |
| | Hearing/Meeting: Closed | A vacant lot. Application is to construct a new building. |
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| 6 | Staff: M S | | LPC-25-06514 | | | |
|---|---|-------|---|---|-------------------|--|
| | J.Lutfy - A.Master | 9-0-0 | 357 Bleecker Street - Greenwich Village Historic Dis | trict | | |
| | Action: Approved M.Ginsberg - F.Bland | 7-1-1 | Manhattan - Block 620 - Lot 45 | Zoning C1-6 | CD : 2 | |
| | | | CERTIFICATE OF APPROPRIATENESS | _ | | |
| | Hearing/Meeting: Closed | | A rowhouse built in 1829-30. Application is to constrear yard addition. | ruct an interconnected | l rooftop and | |
| 7 | Staff: J G | | LPC-24-11872 | | | |
| | W.Chen - F.Bland | 9-0-0 | 33 Bethune Street - Greenwich Village Historic Distr | rict | | |
| | Action: Approved | | Manhattan - Block 635 - Lot 15 | Zoning R6 | CD : 2 | |
| | A.Master - E.Jefferson | 9-0-0 | | | | |
| | | | CERTIFICATE OF APPROPRIATENESS | | | |
| Hearing/Meeting: Closed A loft building | | | A loft building designed by Gustavus Isaacs and built entrance infill. | oft building designed by Gustavus Isaacs and built in 1886. Application is to replace rance infill. | | |
| 8 | Staff: E M | | LPC-25-04027 | | | |
| | E.Jefferson - M.Goldblum | 9-0-0 | 122-124 Fifth Avenue (aka 3-7 West 17th Street) - L | adies' Mile Historic Di | strict | |
| | Action: Approved | | Manhattan - Block 819 - Lot 39 | Zoning C6-4A/C6- | -4M CD : 5 | |
| | D.Chapin - F.Bland | 9-0-0 | | | | |
| | | | CERTIFICATE OF APPROPRIATENESS | | | |
| | Hearing/Meeting: Closed | | | building designed by Robert Maynicke and built storefront and service entrance infill and install a | | |
| 9 | Staff: R W | | LPC-25-07306 | | | |
| | W.Chen - M.Ginsberg | 8-0-0 | 6 East 74th Street - Upper East Side Historic District | | | |
| | Action: Approved | | Manhattan - Block 1388 - Lot 66 | Zoning R8B | CD : 8 | |
| | J.Lutfy - A.Master | 8-0-0 | | | | |
| | | | CERTIFICATE OF APPROPRIATENESS | | | |
| | Hearing/Meeting: Closed | | An Italianate style rowhouse built in c. 1871 and modified with eclectic style details in 1898 and 1928. Application is to enlarge rooftop and rear yard additions and modify windows at the rear façade. | | | |
| 10 | Staff: C P | | LPC-25-07916 | | | |
| | W.Chen - J.Lutfy | 7-0-0 | 1014 Fifth Avenue - Metropolitan Museum Historic | District | | |
| | Action: Approved | | Manhattan - Block 1494 - Lot 72 | Zoning R10 | CD : 8 | |
| | F.Bland - D.Chapin | 7-0-0 | | | | |
| | | | MISCELLANEOUS - AMENDMENT | | | |
| | Hearing/Meeting: Closed A Beaux-Arts style townhouse designed by Welch, Smith & Provot ar 1907. Application is to amend Certificate of Appropriateness 24-088 approved rear yard addition. | | | | | |

| Staff: F M | LPC-25-00834 | | |
|--|---|-------------------------------------|--------------|
| 94 Bank Street - Greenwich Village Historic District | | | |
| Action: Laid over | Manhattan - Block 634 - Lot 58 | Zoning C1-6 | CD: 3 |
| CERTIFICATE OF APPROPRIATENESS | | | |
| Hearing/Meeting: | A Greek Revival style rowhouse built in 1838-39. Application is to construct rear yard additions, and excavate the rear yard. | | |
| Staff: J R LPC-25-07613 | | | |
| | 155 Warren Street and 14 Verandah Place - Cobble Hill Historic District | | |
| | 155 Warren Street and 14 Verandah Place - Cobble | e Hill Historic District | |
| Action: Laid over | 155 Warren Street and 14 Verandah Place - Cobble Brooklyn - Block 301 - Lot 44 | e Hill Historic District Zoning R6 | CD: 4 |
| Action: Laid over | | | CD: 4 |



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Urdu ودرا

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