



NOTICE OF PUBLIC HEARING/MEETING

July 25, 2023

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, July 25, 2023, 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 Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or 212-602-7254 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. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status. . Please see additional information on safety protocols below the itemized agenda.

PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA

1	Staff: J R Action: Approved W.Chen - S.Chu 9-0-0 Hearing/Meeting: Closed <i>PH: 06/27/2023 No Action</i>	LPC-23-04861 140 West 81st Street - Upper West Side/Central Park West Historic District Manhattan - Block 1211 - Lot 50 Zoning R8B CD: 7 CERTIFICATE OF APPROPRIATENESS A Romanesque Revival style church building designed by John F. Capen and built in 1893. Application is to apply a coating on the masonry façade.
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PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

1	Staff: R W J.Lutfy - A.Master 9-0-0 Action: Approved with modifications F.Bland - J.Lutfy 9-0-0 Hearing/Meeting: Closed	LPC-23-10508 36 Perry Street - Greenwich Village Historic District Manhattan - Block 612 - Lot 13 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A Greek Revival style rowhouse built in 1845. Application is to construct rooftop and rear yard additions, and alter the rear façade.
2	Staff: M G A.Master - S.Chu 9-0-0 Action: Approved M.Ginsberg - W.Chen 9-0-0 Hearing/Meeting: Closed	LPC-23-08265 154 West 73rd Street - Upper West Side/Central Park West Historic District Manhattan - Block 1144 - Lot 54 Zoning R8B CD: 7 CERTIFICATE OF APPROPRIATENESS A neo-Grec style rowhouse with Queen Anne style elements designed by Martin V. B. Ferdon and built in 1882-83. Application is to construct rooftop and rear yard additions and excavate the rear yard.

<p>3</p>	<p>Staff: M C E.Jefferson - S.Chu 9-0-0 Action: Approved with modifications M.Goldblum - E.Jefferson 9-0-0 Hearing/Meeting: Closed</p>	<p>LPC-23-11727 985 Fifth Avenue - Metropolitan Museum Historic District Manhattan - Block 1491 - Lot 4 Zoning R10 CD: 8 CERTIFICATE OF APPROPRIATENESS An apartment building designed by Wechsler & Schimenti and built in 1969-70. Application is to demolish the existing building and construct a new building.</p>
<p>4</p>	<p>Staff: R Z M.Ginsberg - S.Chu 9-0-0 Action: Approved with modifications E.Jefferson - S.Chu 9-0-0 Hearing/Meeting: Closed</p>	<p>LPC-23-11675 10 East 76th Street - Upper East Side Historic District Manhattan - Block 1390 - Lot 64 Zoning R8B CD: 8 CERTIFICATE OF APPROPRIATENESS A rowhouse designed by John G. Prague and built in 1881-82 and altered in the Beaux-Arts style by Schwartz & Gross in 1907-08. Application is to replace areaway ironwork installed without Landmarks Preservation Commission permit(s), replace windows, alter the rear facade, and construct a rear yard addition and rooftop bulkheads.</p>
<p>5</p>	<p>Staff: B B M.Goldblum - E.Jefferson 9-0-0 Action: No Action Hearing/Meeting: Closed</p>	<p>LPC-23-11878 163-165 East 78th Street - 163-165 East 78th Street House - Individual Landmark Manhattan - Block 1413 - Lot 26 Zoning R8B CD: 8 CERTIFICATE OF APPROPRIATENESS A pair of vernacular rowhouses with Italianate style influences built in 1861 and later combined and enlarged. Application is to modify an entry, alter the penthouse, construct rear yard and rooftop additions, and excavate to lower the cellar floor.</p>
<p>6</p>	<p>Staff: H R S.Chu - A.Master 9-0-0 Action: Approved J.Lutfy - A.Master 9-0-0 Hearing/Meeting: Closed</p>	<p>LPC-23-11738 57-34 Catalpa Avenue - Ridgewood South Historic District Queens - Block 3466 - Lot 25 Zoning C4-3A CD: 5 CERTIFICATE OF APPROPRIATENESS A Renaissance/Romanesque Revival style model tenement building designed by Louis Berger and Company and built in 1909. Application is to alter the façade and install a storefront and ramp.</p>
<p>7</p>	<p>Staff: R C A.Master - J.Lutfy 9-0-0 Action: Approved with modifications A.Master - J.Lutfy 9-0-0 Hearing/Meeting: Closed</p>	<p>LPC-23-08090 37-45 87th Street - Jackson Heights Historic District Queens - Block 1475 - Lot 55 Zoning r5 CD: 3 CERTIFICATE OF APPROPRIATENESS An Anglo-American Garden Home style semi-detached house designed by C.F. McAvoy and built in 1924. Application is to legalize the construction of a side addition and to modify a retaining wall and fence installed without Landmarks Preservation Commission permit(s).</p>

8	Staff: M P M.Ginsberg - W.Chen 9-0-0 Action: No Action Hearing/Meeting: Closed	LPC-23-09526 41 Willow Street - Brooklyn Heights Historic District Brooklyn - Block 220 - Lot 9 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS An altered rowhouse built before 1900 and a freestanding garage. Application is to modify the façade and install a bay window, construct a rear yard addition, excavate in the rear yard, install fencing and enlarge and alter the garage.
	Staff: M S Action: Laid over Hearing/Meeting:	LPC-23-07645 137-141 Duane Street, aka 62-66 Thomas Street - Tribeca East Historic District Manhattan - Block 147 - Lot 7509 Zoning C6-2A CD: 1 CERTIFICATE OF APPROPRIATENESS A Gothic Revival/Early 20th Century Commercial style store and loft building, altered from a combination of three 19th and early 20th century buildings by Joseph J. Furman in 1934-1935. Application is to legalize the removal of leaded glass transoms and the installation of signage without Landmarks Preservation Commission permit(s).
	Staff: M P Action: Laid over Hearing/Meeting:	LPC-23-00202 1 Bond Street - Robbins & Appleton Building - NoHo Historic District Manhattan - Block 529 - Lot 7504 Zoning M1-5B CD: 2 CERTIFICATE OF APPROPRIATENESS A French Second Empire style factory building designed by Stephen Decatur Hatch and built in 1879-80. Application is to create new window openings.
	Staff: M H Action: Laid over Hearing/Meeting:	LPC-23-01667 287 Carroll Street - Carroll Gardens Historic District Brooklyn - Block 443 - Lot 59 Zoning R6B CD: 6 CERTIFICATE OF APPROPRIATENESS A rowhouse designed by William J. Bedell and built in 1874. Application is to modify window openings to install integral sun shades and construct a rear yard addition.
	Staff: D P Action: Laid over Hearing/Meeting: PH: 02/28/2023 No Action	LPC-22-10864 319 38th Road, aka 319 Hillside Avenue - Douglaston Historic District Queens - Block 8068 - Lot 31 Zoning R1-2 CD: 11 CERTIFICATE OF APPROPRIATENESS A Post-Modern style free-standing house designed by Hsu Associates and built in 1995. Application is to demolish the existing house, construct a new house and garage, regrade the site, and install retaining walls and paving.

<p>Staff: L P</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-23-02961</p> <p>39-10 47th Street - Sunnyside Gardens Historic District</p> <p>Queens - Block 149 - Lot 42 Zoning R4 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Colonial Revival style rowhouse designed by Clarence Stein, Henry Wright and Frederick Ackerman and built in 1925. Application is to legalize coating the rear façade without Landmarks Preservation Commission permit(s).</p>
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Please do not attend this meeting if: ▪ You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath). ▪ You have tested positive for COVID-19 within the past 10 days. ▪ You have been in close contact (within 6 feet for at least 10 minutes over a 24- hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated).

ATTENTION: If you have difficulty understanding English and need language assistance, please call us 212-669-7817 or email 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. 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。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或发邮件至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）。

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. Zapewnimy Ci wsparcie w języku, w którym się porozumiewasz (usługa obejmuje tłumaczenie ustne i pisemne). Nie ponosisz żadnych kosztów.

বাঙালি (Bengali)

অনুগ্রহ করে লিখুন: আপলন যলি ইংরেজি বুঝা অসুলবধা ববোধ করেন এবং ভাষাে িনষ সাহায্যে প্রর া িন ববোধ করেন, েরব অনুগ্রহ করে আমািে 212-669-7817 নম্বরে কি করুন অথবা access@lpc.nyc.gov এ ইরমি করুন। আপনাে বিা ভাষাে সারপরে বকানও খেচ ছাড়াই আমো আপনারক ভাষাে পলেরষবা প্রিন কেববা, অনুবাি এবং বিাভাষী পলেরষবা 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. 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.

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. Nous vous fournirons des services d'aide linguistique dans la langue que vous parlez, gratuitement, y compris l'interprétation et la traduction.

한국어 (Korean)

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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@ipc.nyc.gov. Мы предоставим Вам услуги языковой помощи, в том числе – устный и письменный перевод, на Вашем родном языке и совершенно бесплатно.

العربى Arabic

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

Urdu ودرى

توجه: اگر آپ کو انگریزى کو سمجھنے میں مشکل ہے اور زبان یک مدد یک نصیبو تو، براہ کرم ہم ی 7817-669-212 پر یا ای میل access@lpc.nyc.gov سے رسا حاصل کریں۔ ہم آپ کو زبان یک مدد یک خدمات فراہم کریں گے، بشمول تفسی اور ترجمہ سمیت، آپ یک زبان م ی آپ کو یک یکو تبیہ قیمت کے۔