



NOTICE OF PUBLIC HEARING/MEETING

January 14, 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, January 14, 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 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.

PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA		
1	Staff: M C Action: Approved J.Lutfy - S.Chu 7-0-0 M.Goldblum (Recused) Hearing/Meeting: Closed PH: 09/17/2024 No Action	LPC-24-08211 407 West 246th Street - Fieldston Historic District Bronx - Block 5819 - Lot 2115 Zoning R1-2 CD: 8 CERTIFICATE OF APPROPRIATENESS A Georgian Revival style house designed by Dwight James Baum and built in 1917-18. Application is to construct a rooftop addition, modify an entrance vestibule and garage roof, and replace railings.
2	Staff: M G Action: Approved in part/No action D.Chapin - M.Ginsberg 7-0-0 J.Lutfy (Recused) Hearing/Meeting: Closed PH: 10/22/2024 No Action	LPC-24-08215 164 Hancock Street - Bedford Historic District Brooklyn - Block 1838 - Lot 10, 11 Zoning R6B CD: 3 CERTIFICATE OF APPROPRIATENESS A parking area and a garage building. Application is to demolish the garage and construct a new building.
3	Staff: R W Action: Approved M.Ginsberg - D.Chapin 8-0-0 Hearing/Meeting: Closed PH: 12/10/2024 No Action	LPC-25-04036 244 Waverly Place - Greenwich Village Historic District Manhattan - Block 614 - Lot 25 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A pair of Romanesque Revival style rowhouses designed by William B. Tuthill and built in 1886. Application is to combine the buildings, modify the front and side facades, lower the areaway, reconstruct the rear façades, construct a rooftop addition, and excavate the cellar.
PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA		

1	Staff: T S D.Chapin - J.Lutfy 8-0-0 Action: Approved A.Master - E.Jefferson 8-0-0 Hearing/Meeting: Closed	LPC-25-04953 14 Sterling Place - Park Slope Historic District Extension II Brooklyn - Block 944 - Lot 13 Zoning R6B CD: 6 CERTIFICATE OF APPROPRIATENESS A Neo-Grec style flats building designed by Louis Bonnert and built in 1889. Application is to construct a rooftop bulkhead and a rear yard addition.
2	Staff: L P A.Master - S.Chu 8-0-0 Action: Approved E.Jefferson - M.Goldblum 8-0-0 Hearing/Meeting: Closed	LPC-25-01044 39-69 45th Street - Sunnyside Gardens Historic District Queens - Block 154 - Lot 19 Zoning R4, PC CD: 2 CERTIFICATE OF APPROPRIATENESS A Colonial Revival style rowhouse designed by Clarence Stein and Henry Wright and built in 1926. Application is to legalize the installation of skylights without Landmarks Preservation Commission permit(s).
3	Staff: M C E.Jefferson - M.Goldblum 8-0-0 Action: Approved with modifications J.Lutfy - D.Chapin 8-0-0 Hearing/Meeting: Closed	LPC-25-04620 66 Perry Street - Greenwich Village Historic District Manhattan - Block 621 - Lot 52 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A late Italianate style rowhouse designed by Robert Mook and built in 1866. Application is to install a stoop gate.
4	Staff: E F A.Master - F.Bland 8-0-0 Action: Approved with modifications M.Goldblum - M.Ginsberg 8-0-0 Hearing/Meeting: Closed	LPC-25-03554 34 West 12th Street - Greenwich Village Historic District Manhattan - Block 575 - Lot 37 Zoning R6 CD: 2 MISCELLANEOUS - AMENDMENT A late Italianate style rowhouse built in 1860 and altered by the 1940s. Application is to legalize alterations to and reconstruction of the rear façade in non-compliance with Certificate of Appropriateness 23-01170.
5	Staff: A K D.Chapin - M.Ginsberg 8-0-0 Action: No Action Hearing/Meeting: Closed	LPC-25-01278 167 West 85th Street - Upper West Side/Central Park West Historic District Manhattan - Block 1216 - Lot 104 Zoning C2-7A, R8B, a CD: 7 CERTIFICATE OF APPROPRIATENESS A Romanesque Revival style row house built in 1889-90. Application is to construct a rear yard addition.

6	<p>Staff: J G</p> <p>S.Chu - J.Lutfy 8-0-0</p> <p>Action: Approved with modifications</p> <p>M.Ginsberg - M.Goldblum 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-05924</p> <p>43 East 70th Street - Upper East Side Historic District</p> <p>Manhattan - Block 1385 - Lot 28 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Regency Revival style house designed by Mott B. Schmidt and built in 1928-29. Application is to construct a rooftop addition and to alter the entrance and stoop.</p>
7	<p>Staff: M P</p> <p>D.Chapin - J.Lutfy 8-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-25-05644</p> <p>694-696 Madison Avenue - Upper East Side Historic District</p> <p>Manhattan - Block 1377 - Lot 16 Zoning C1-5 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>Two neo-Grec style residences designed by J.H. Valentine and built in 1878-79. Application is to construct a rear addition, remove the party wall, replace storefront infill and install interior partitions, and install awnings and illuminated signage.</p>
	<p>Staff: R C</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-25-04975</p> <p>28 7th Avenue - Park Slope Historic District</p> <p>Brooklyn - Block 945 - Lot 40 Zoning R6A CD: 6</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>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>



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)

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繁體中文 (Traditional Chinese)

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简体中文 (Simplified Chinese)

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বাঙালি (Bengali)

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Kreyòl Ayisyen (Haitian Creole)

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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. מיר וועלן אייך צושטעלן שפראך הילף סערוויסעס, ווי אויך אויסטייטשונג און איבערזעצונג, אומזיסט אויפן שפראך וואס איר רעדט.

Française (French)

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Русский (Russian)

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العربي / Arabic

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Polskie (Polish)

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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 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