



NOTICE OF PUBLIC HEARING/MEETING

January 28, 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 28, 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](mailto: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](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.

PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA			
<b>1</b>	<p>Staff: L P</p> <p>D.Chapin - S.Chu 7-0-0</p> <p>Action: Approved</p> <p>M.Ginsberg - D.Chapin 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-05588</b></p> <p><b>111 Hicks Street - Brooklyn Heights Historic District</b></p> <p>Brooklyn - Block 231 - Lot 19 <span style="float: right;"><b>Zoning R7-1</b></span> <span style="float: right;"><b>CD: 2</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An apartment/hotel building designed by Emery Roth and built in 1930. Application is to replace windows.</p>	
<b>2</b>	<p>Staff: A K</p> <p>S.Chu - A.Master 7-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-03477</b></p> <p><b>156 Waverly Place - Greenwich Village Historic District</b></p> <p>Manhattan - Block 592 - Lot 55 <span style="float: right;"><b>Zoning R6</b></span> <span style="float: right;"><b>CD: 2</b></span></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Greek Revival style townhouse built in 1839. Application is to construct a rooftop addition, modify and reconstruct the rear façade, excavate the cellar and rear yard, replace windows, and legalize the installation of a stoop gate without Landmarks Preservation Commission permit(s).</p>	
<b>3</b>	<p>Staff: E B</p> <p>A.Master - E.Jefferson 7-0-0</p> <p>Action: Approved</p> <p>D.Chapin - M.Ginsberg 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-24-09748</b></p> <p><b>30-32 Howard Street - SoHo-Cast Iron Historic District</b></p> <p>Manhattan - Block 232 - Lot 21 <span style="float: right;"><b>Zoning M1/5R9X</b></span> <span style="float: right;"><b>CD: 2</b></span></p> <p><b>MISCELLANEOUS - AMENDMENT</b></p> <p>A neo-Grec style building designed by J. B. Snook and built in 1868. Application is to legalize the removal of shutter pintels and installation of a stucco system at the rear façade in non-compliance with Certificate of Appropriateness 17-3541.</p>	

4	<p>Staff: R C</p> <p>E.Jefferson - M.Goldblum 7-0-0</p> <p>Action: Approved</p> <p>S.Chu - A.Master 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-05551</b></p> <p><b>788 Broadway - Grace Church - Individual Landmark</b></p> <p>Manhattan - Block 557 - Lot 1 <b>Zoning C6-1 CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A French Gothic Revival style church building designed by James Renwick Jr. and built in 1843-1845, with later expansions and alterations. Application is to use substitute materials for masonry restoration.</p>
5	<p>Staff: C P</p> <p>M.Goldblum - M.Ginsberg 7-0-0</p> <p>Action: Approved</p> <p>A.Master - E.Jefferson 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-24-11114</b></p> <p><b>32 Morton Street, aka 38-40 Seventh Avenue South and 59-61 Bedford Street - Greenwich Village Historic District</b></p> <p>Manhattan - Block 583 - Lot 29 <b>Zoning C2-6 CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A loft building designed by Hobart B. Upjohn, built in 1920-29 and altered in 1957. Application is to install rooftop mechanical equipment.</p>
6	<p>Staff: E F</p> <p>M.Ginsberg - D.Chapin 7-0-0</p> <p>Action: Approved</p> <p>E.Jefferson - M.Goldblum 7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-04686</b></p> <p><b>55 Bethune Street, aka 155 Bank Street - Bell Telephone Laboratories Complex - Individual Landmark</b></p> <p>Manhattan - Block 639 - Lot 1 <b>Zoning C6-3 CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A neo-Classical style office and factory building designed by McKenzie, Voorhees &amp; Gmelin and built in 1924-26, part of a complex of buildings altered in 1968-70 by Richard Meier for conversion into artists' residential and work studio units and related spaces. Application is to replace special windows.</p>
7	<p>Staff: L S</p> <p>A.Master - S.Chu 8-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-05231</b></p> <p><b>122-128 West 3rd Street - South Village Historic District</b></p> <p>Manhattan - Block 543 - Lot 15 <b>Zoning R7-2 CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An American Round Arch style stable building designed by Benjamin E. Lowe and built in 1889, with a 1900 extension on Minetta Lane designed by William Van Doren. Application is to construct rooftop additions, demolish the rear of the building to create a courtyard with new rear facades and connector, reconstruct lot-line walls and floor slabs, alter the ground floors and install new infill, and enlarge existing windows and create new window openings.</p>
8	<p>Staff: E F</p> <p>J.Lutfy - S.Chu 8-0-0</p> <p>Action: Approved in part/No action</p> <p>M.Ginsberg - D.Chapin 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-06122</b></p> <p><b>945 Madison Avenue - Upper East Side Historic District</b></p> <p>Manhattan - Block 1389 - Lot 50 <b>Zoning C5-1, R8B, M CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Modern style museum building designed by Marcel Breuer &amp; Associates and built in 1964-1966. Application is to construct a rooftop bulkhead and install signage and lighting.</p>

9	<p>Staff: D P</p> <p>M.Goldblum - M.Ginsberg      7-0-0</p> <p>Action: Approved</p> <p>J.Lutfy - S.Chu                      7-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-03390</b></p> <p><b>21 East 74th Street - Upper East Side Historic District</b></p> <p>Manhattan - Block 1389 - Lot 7501                      <b>Zoning C5-1, R8B, M    CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A neo-Italian Renaissance style apartment building designed by Schwartz &amp; Gross and built in 1924-1925. Application is to replace a solarium.</p>
	<p>Staff: R C</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-25-04975</b></p> <p><b>28 7th Avenue - Park Slope Historic District</b></p> <p>Brooklyn - Block 945 - Lot 40                      <b>Zoning R6A                      CD: 6</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></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>
	<p>Staff: E M</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-25-04653</b></p> <p><b>74 Hudson Street - Tribeca West Historic District</b></p> <p>Manhattan - Block 179 - Lot 13                      <b>Zoning C6-2A                      CD: 1</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A parking lot. Application is to construct a new building.</p>



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Kreyòl Ayisyen (Haitian Creole)

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Русский (Russian)

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Polskie (Polish)

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Urdu ودرا

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