



NOTICE OF PUBLIC HEARING

September 22, 2015

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, September 22, 2015 at 9:00 am, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

RESEARCH DEPARTMENT PUBLIC MEETING AGENDA

Staff: T N

Action: Motion to Designate

M.Srinivasan - F.Bland 8-0-0

Hearing/Meeting: Closed

LP-2571

Mount Morris Park Historic District Extension - Mount Morris Park Historic District Ext

Manhattan - Block - Lot **Zoning:** **Community District 10**

ITEM PROPOSED FOR DESIGNATION

Proposed Mount Morris Park Historic District Extension
 Borough of Manhattan
 LP-2571

Boundary Description:

Area 1 of the proposed Mount Morris Park Historic District Extension consists of the property bounded by a line beginning at the intersection of the western curblineline of Lenox Avenue and the northern curblineline of West 118th Street, extending westerly along the northern curblineline of West 118th Street to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 118th Street, southerly along said property line to the southern property line of 102 West 118th Street, westerly along said property line and along the southern property lines of 104 West 118th Street through 158 West 118th Street to the western property line of 158 West 118th Street, northerly along said property line to the southern curblineline of West 118th Street, easterly along said property line to a point formed by its intersection with a line extending southerly from the western property line of 157 West 118th Street, northerly along said property line, the western property line of 158 West 119th Street, and across the roadbed to the northern curblineline of West 119th Street, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 157 West 119th Street, northerly along said property line to the southern property line of 166 West 120th Street, westerly along said property line to the western property line of 166 West 120th Street, northerly along said property line and across the roadbed to the northern curblineline of West 120th Street, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 159 West 120th Street, northerly along said property line and the western property line of 164 West 121st Street to the southern curblineline of West 121st Street, easterly along said curblineline to a point formed by its intersection with a line extending southerly from the western property line of 159 West 121st Street, across the roadbed and along said property line to the northern property line of 159 West 121st Street, easterly along said property line to the western property line of 164 West 122nd Street, northerly along said property line and across the roadbed to the northern curblineline of West 122nd Street, westerly along said curblineline to a point formed by its intersection with a line extending southerly from the western

property line of 165 West 122nd Street, northerly along said property line and along the western property line of 168 West 123rd Street to the southern curbline of West 123rd Street, easterly along said curbline to a point formed by its intersection with a line extending southerly from the western property line of 111 West 123rd Street, northerly along said property line, easterly along the northern property lines of 111 through 107 West 123rd Street, southerly along the eastern property line of 107 West 123rd Street and across the roadbed to the southern curbline of West 123rd Street, easterly along said curbline to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 123rd Street, southerly along said property line and along the eastern property line of 103 West 122nd Street to the center of the roadbed of West 122nd Street, westerly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the eastern property line of 147 West 121st Street southerly along said property line to the center of the roadbed of West 121st Street, easterly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the eastern property line of 102 West 121st Street, southerly along said property line to the southern property line of 102 West 121st Street, westerly along said property line to the eastern property line of 103 West 120th Street, southerly along said property line to the center of the roadbed of 120th Street, easterly along the center of said roadbed to a point formed by its intersection with a line extending northerly from the western property line of 199 Lenox Avenue, southerly along the western property lines of 199 to 181 Lenox Avenue to the center of the roadbed of West 119th Street, easterly along the center of said roadbed to the center of the roadbed of Lenox Avenue, southerly along said roadbed to a point formed by its intersection with a line extending easterly from the northern curbline of West 118th Street, westerly along said curbline to the point of the beginning.

Area 2 of the proposed Mount Morris Park Historic District Extension consists of the property bounded by a line beginning at the southwest corner of Fifth Avenue and West 120th Street, westerly along the southern curbline of West 120th Street, southerly along the western property line of 1490-1500 Fifth Avenue (aka 2 West 120th Street), easterly along the southern property line of 1490-1500 Fifth Avenue (aka 2 West 120th Street) to the western curbline of Fifth Avenue, northerly along said curbline to the point of the beginning.

Community District 10

ITEM PROPOSED FOR DESIGNATION



NOTICE OF PUBLIC HEARING

September 22, 2015

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, September 22, 2015 at 9:30 AM, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

<p>1 Staff: T S M.Srinivasan - W.Chen 7-0-0 Action: Approved J.Gustafsson - A.Shamir-Baron 7-0-0 K.Vauss (Recused) Hearing/Meeting: Closed</p>	<p>15-0125 82-15 35th Avenue - Jackson Heights Historic District Queens - Block 1443 - Lot 33 Zoning: R7-1 Community District 3 CERTIFICATE OF APPROPRIATENESS A neo-Georgian style apartment building, designed by Seelig & Finkelstein, and built in 1937. Application is to legalize the construction of a barrier free access ramp and an entrance door, in non-compliance with Certificate of Appropriateness 10-1258.</p>
<p>2 Staff: E B M.Srinivasan - K.Vauss 9-0-0 Action: Approved J.Gustafsson - R.Washington 9-0-0 Hearing/Meeting: Closed</p>	<p>17-2220 161 State Street - Brooklyn Heights Historic District Brooklyn - Block 270 - Lot 10 Zoning: R6 Community District 2 CERTIFICATE OF APPROPRIATENESS A Greek Revival style brick house built in 1841. Application is to construct a rear yard addition.</p>
<p>3 Staff: H P M.Srinivasan - D.Chapin 9-0-0 Action: No Action Hearing/Meeting: Closed</p>	<p>15-8112 1375 Dean Street - George B. and Susan Elkins House - Individual Landmark - Crown He Brooklyn - Block 1209 - Lot 62 Zoning: R6 Community District 8 CERTIFICATE OF APPROPRIATENESS A transitional Greek Revival/Italianate style freestanding house built c. 1855-69. Application is to construct rooftop, side yard, and rear yard additions, alter the front garden and paving, and excavate the rear yard.</p>

4	<p>Staff: M S</p> <p>M.Srinivasan - J.Gustafsson 9-0-0</p> <p>Action: Approved with modifications</p> <p>M.Devonshire - F.Bland 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>17-4184</p> <p>211 Fenimore Street - Prospect Lefferts Gardens Historic District</p> <p>Brooklyn - Block 5038 - Lot 76 Zoning: R2 Community District 9</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Colonial Revival style house built in 1906 by Axel Hedman. Application is to alter the façade and reconstruct the garage.</p>
5	<p>Staff: M C</p> <p>M.Srinivasan - K.Vauss 9-0-0</p> <p>Action: Approved with modifications</p> <p>R.Washington - F.Bland 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>17-4913</p> <p>130 Beekman Street, aka 227-231 Water Street - South Street Seaport Historic District</p> <p>Manhattan - Block 97 - Lot 7502 Zoning: C6-2A Community District 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A complex of three buildings built in 1798, 1801, and 1827. Application is to replace the entry door and install a canopy.</p>
6	<p>Staff: E B</p> <p>M.Srinivasan - W.Chen 9-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>16-1442</p> <p>115 South Street - South Street Seaport Historic District</p> <p>Manhattan - Block 97 - Lot 2 Zoning: C6-2A Community District 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Greek Revival style building built in 1840 and altered in the 1880s. Application is to construct rooftop additions and install a fire escape at the rear façade.</p>
7	<p>Staff: D D</p> <p>M.Srinivasan - M.Devonshire 9-0-0</p> <p>Action: No Action</p> <p>K.Vauss (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>17-3138</p> <p>60 Hudson Street - Western Union Building - Individual and Interior Landmark</p> <p>Manhattan - Block 144 - Lot 40 Zoning: C6-2A Community District 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Dutch and German Expressionist/Art Deco style communications building designed by Voorhees, Gmelin and Walker and built 1928-1930. Application is to amend Certificate of Appropriateness 06-5630 governing the future installation of mechanical equipment and louvers, and window replacement.</p>
8	<p>Staff: M W</p> <p>M.Srinivasan - D.Chapin 9-0-0</p> <p>Action: Approved with modifications</p> <p>F.Bland - W.Chen 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>17-4189</p> <p>6 Varick Street - Tribeca West Historic District</p> <p>Manhattan - Block 189 - Lot 7501 Zoning: C6-2A Community District 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Grec/Queen Anne style warehouse built in 1881-1882 and altered made in 1914, 1923, and 1934. Application is to alter storefronts, entry door and windows, install loading platform and ramps, and install a canopy.</p>

9	<p>Staff: M C</p> <p>M.Srinivasan - K.Vauss 9-0-0</p> <p>Action: Approved</p> <p>M.Devonshire - D.Chapin 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>17-3951</p> <p>13 Worth Street - Tribeca West Historic District</p> <p>Manhattan - Block 179 - Lot 6 Zoning: C6-2A Community District 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A utilitarian style store and loft building designed by William Field & Son and built in 1873, and altered in 1878-79. Application is to construct a rooftop addition.</p>
10	<p>Staff: V T</p> <p>M.Srinivasan - W.Chen 8-0-0</p> <p>Action: Approved with modifications</p> <p>W.Chen - A.Shamir-Baron 8-0-0</p> <p>K.Vauss (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>16-6612</p> <p>287 Broadway - 287 Broadway Building - Individual Landmark</p> <p>Manhattan - Block 149 - Lot 29 Zoning: C6-4A Community District 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Italianate and French Second Empire style building designed by John B. Snook and built in 1871-72. Application is to alter the facades, install new storefronts and construct rooftop bulkheads.</p>
11	<p>Staff: S C</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>17-5090</p> <p>398 West Broadway - SoHo-Cast Iron Historic District Extension</p> <p>Manhattan - Block 488 - Lot 23 Zoning: M1-5A Community District 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A dwelling built in c. 1829 with later alterations. Application is to install awnings and planter boxes.</p>
12	<p>Staff: E W</p> <p>M.Srinivasan - F.Bland 9-0-0</p> <p>Action: Approved with modifications</p> <p>R.Washington - M.Devonshire 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>17-2190</p> <p>32 Dominick Street - 32 Dominick Street House - Individual Landmark</p> <p>Manhattan - Block 578 - Lot 64 Zoning: M1-6 Community District 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Federal style rowhouse built c. 1826. Application is to demolish a rear yard addition, construct a rear yard addition and alter a dormer.</p>
13	<p>Staff: C P</p> <p>M.Srinivasan - J.Gustafsson 9-0-0</p> <p>Action: Approved</p> <p>D.Chapin - M.Devonshire 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>16-8362</p> <p>14 Christopher Street, aka 20 Gay Street - Greenwich Village Historic District</p> <p>Manhattan - Block 593 - Lot 45 Zoning: R6 Community District 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A loft building designed by Frederick C. Zobel and built in 1896-97 and later converted to an apartment house. Application is to legalize the replacement of storefront infill, alterations to windows, and installation of awnings, signage and menu box without Landmarks Preservation Commission permit(s).</p>

<p>14 Staff: C B M.Srinivasan - R.Washington 9-0-0 Action: Approved with modifications K.Vauss - W.Chen 9-0-0 Hearing/Meeting: Closed</p>	<p>17-5584 235 West 44th Street - Broadhurst Theater - Individual Landmark Manhattan - Block 1016 - Lot 1 Zoning: C6-5 Community District 5</p> <p>CERTIFICATE OF APPROPRIATENESS A neo-Classical style theater designed by Herbert J. Krapp and built in 1917-18. Application is to install LED signage.</p>
<p>15 Staff: E W M.Srinivasan - A.Shamir-Baron 8-0-0 Action: Approved with modifications F.Bland - D.Chapin 8-0-0 K.Vauss (Recused) Hearing/Meeting: Closed</p>	<p>16-9175 58-60 9th Avenue - Gansevoort Market Historic District Manhattan - Block 738 - Lot 78 Zoning: C6-2A Community District 5</p> <p>CERTIFICATE OF APPROPRIATENESS A pair of Greek Revival style rowhouses built in 1841-42. Application is to enlarge a rooftop addition, construct bulkheads, raise a parapet, and install lintels.</p>
<p>16 Staff: M W M.Srinivasan - J.Gustafsson 9-0-0 Action: Approved M.Devonshire - R.Washington 8-1-0 Hearing/Meeting: Closed</p>	<p>17-0663 44 West 77th Street - Central Park West - West 76th Street Historic District Manhattan - Block 1129 - Lot 55 Zoning: R-10A Community District 7</p> <p>CERTIFICATE OF APPROPRIATENESS A neo-Gothic style studio building designed by Harde & Short and built in 1907-09. Application is to replace windows.</p>
<p>17 Staff: T S M.Srinivasan - W.Chen 9-0-0 Action: Approved K.Vauss - F.Bland 7-2-0 Hearing/Meeting: Closed</p>	<p>16-4279 41 West 76th Street - Central Park West - West 76th Street Historic District Manhattan - Block 1129 - Lot 9 Zoning: R8B Community District 7</p> <p>CERTIFICATE OF APPROPRIATENESS A Romanesque Revival style rowhouse, designed by G. A. Schillinger, and built in 1891-93. Application is to construct a rooftop addition and modify the rear façade and rear ell, alter the areaway and paint the façade.</p>
<p>18 Staff: M O M.Srinivasan - D.Chapin 9-0-0 Action: Approved with modifications A.Shamir-Baron - J.Gustafsson 9-0-0 Hearing/Meeting: Closed</p>	<p>17-1185 324-326 West 108th Street - Riverside - West End Historic District Extension II Manhattan - Block 1892 - Lot 60 Zoning: R8B Community District 7</p> <p>CERTIFICATE OF APPROPRIATENESS Two Renaissance Revival style rowhouses designed by Janes & Leo and built in 1898-99. Application is to construct rooftop and rear yard additions and bulkheads, replace windows, doors and ironwork, and alter openings.</p>

<p>19 Staff: K B M.Srinivasan - F.Bland 9-0-0 Action: Approved D.Chapin - W.Chen 9-0-0 Hearing/Meeting: Closed</p>	<p>17-4002 320 West 101st Street - Riverside - West End Historic District Extension II Manhattan - Block 1889 - Lot 28 Zoning: R8B Community District 7</p> <p>CERTIFICATE OF APPROPRIATENESS A Beaux Arts style rowhouse designed by George F. Pelham and built in 1900-01. Application is to construct a rear yard addition and rooftop bulkhead, and modify masonry openings.</p>
<p>20 Staff: O B M.Srinivasan - M.Devonshire 9-0-0 Action: Approved R.Washington - K.Vauss 9-0-0 Hearing/Meeting: Closed</p>	<p>17-5110 706 Madison Avenue - Upper East Side Historic District Manhattan - Block 1377 - Lot 58 Zoning: C5-1 Community District 8</p> <p>CERTIFICATE OF APPROPRIATENESS A neo-Federal style building designed by Merwin Shrady and built in 1940, a neo-Federal style bank building designed by Frank Easton Newman and built in 1921, and an empty lot with a brick wall. Application is to replace the sidewalk.</p>
<p>Staff: S C Action: Laid over Hearing/Meeting:</p>	<p>17-4755 828 Greene Avenue - Antioch Baptist Church and Church House - Individual Landmark Brooklyn - Block 1620 - Lot 25 Zoning: R6B Community District 3</p> <p>CERTIFICATE OF APPROPRIATENESS A Queen Anne/Romanesque Revival style church and church house, designed by Lansing C. Holden and built in 1887-92. Application is to install a ramp and construct an elevator shaft.</p>
<p>Staff: E W Action: Laid over Hearing/Meeting:</p>	<p>17-4063 129 Pierrepoint Street - Brooklyn Heights Historic District Brooklyn - Block 238 - Lot 1 Zoning: C6-4 Community District 2</p> <p>CERTIFICATE OF APPROPRIATENESS A clubhouse building designed by Frank Freeman and built in 1906. Application is to alter the facades and areaway, replace storefront infill, and install cooling towers at the roof.</p>
<p>Staff: E W Action: Laid over Hearing/Meeting:</p>	<p>17-4061 122 Pierrepoint Street - Brooklyn Heights Historic District Brooklyn - Block 243 - Lot 44 Zoning: R7-1 Community District 2</p> <p>CERTIFICATE OF APPROPRIATENESS An Anglo-Italianate style rowhouse built in 1860. Application is to install a barrier-free access lift.</p>

<p>Staff: V T</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>17-3769</p> <p>906 Prospect Place - Crown Heights North Historic District II</p> <p>Brooklyn - Block 12 - Lot 17 Zoning: R6 Community District 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An altered garage designed by James O. Carpenter and built c. 1897. Application is to demolish the existing building and construct a new building.</p>
<p>Staff: V T</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>17-2897</p> <p>275 Madison Avenue - 275 Madison Avenue Building - Individual Landmark</p> <p>Manhattan - Block 869 - Lot 54 Zoning: C5-3, C5-2.5 Community District 6</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Art Deco style skyscraper designed by Kenneth Franzheim and built in 1930-31. Application is to replace a door.</p>
<p>Staff: A J</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>17-5065</p> <p>40 West 96th Street - Upper West Side/Central Park West Historic District</p> <p>Manhattan - Block 1209 - Lot 48 Zoning: R9 Community District 7</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Renaissance Revival style rowhouse designed by George F. Pelham and built in 1897. Application is to construct a rear yard addition and excavate at the rear yard.</p>
<p>Staff: H P</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>15-8209</p> <p>248 Lafayette Street, aka 87 Crosby Street - SoHo-Cast Iron Historic District Extension</p> <p>Manhattan - Block 496 - Lot 5 Zoning: M1-5B Community District 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Renaissance Revival style store and loft building designed by C. Abbott French and built in 1900. Application is to install storefront infill and an accessible lift.</p>
<p>Staff: H P</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>17-5028</p> <p>248 Lafayette Street, aka 87 Crosby Street - SoHo-Cast Iron Historic District Extension</p> <p>Manhattan - Block 496 - Lot 5 Zoning: M1-5B Community District 2</p> <p>MODIFICATION OF USE AND BULK</p> <p>A Renaissance Revival style store and loft building designed by C. Abbott French and built in 1900. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for Special Permit pursuant to Section 74-711 of the Zoning Resolution for a Modification of Use.</p>

<p>Staff: G G</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>16-7980</p> <p>848 Carroll Street - Park Slope Historic District</p> <p>Brooklyn - Block 1072 - Lot 14 Zoning: R7B Community District 6</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A rowhouse designed by William B. Greenman and built in 1905. Application is to replace windows and alter the rear façade.</p>
<p>Staff: E W</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>17-0719</p> <p>355 West Broadway - SoHo-Cast Iron Historic District</p> <p>Manhattan - Block 475 - Lot 9 Zoning: M1-5A Community District 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A loft building built c. 1880 and altered in 1958. Application is to construct rooftop and rear yard additions.</p>