



NOTICE OF PUBLIC HEARING/MEETING

December 12, 2017

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, December 12, 2017 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.

RESEARCH DEPARTMENT PUBLIC MEETING AGENDA

<p>1 Staff: M H</p> <p>Action: Motion to Calendar M.Srinivasan - A.Shamir-Baron 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2602</p> <p>22 East 29th Street - aka 18-20 East 29th Street; 15-17 East 28th Street; 90-94 Madison</p> <p>Manhattan - Block 858 - Lot 17 in part Zoning CD: 5</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>A Beaux-Arts style Hotel building designed by Harry Allan Jacobs and built in 1901-04; the Beaux-Arts through-block annex designed by Charles T. Mott and built in 1906-07.</p>
<p>2 Staff: M H</p> <p>Action: Motion to Calendar M.Srinivasan - F.Bland 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2603</p> <p>95 Madison Avenue - The Emmet Building</p> <p>Manhattan - Block 858 - Lot 58 Zoning CD: 5</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>A 16-story Neo-Renaissance office building designed by Barney & Colt for Dr. Thomas Addis Emmet in 1912.</p>
<p>3 Staff: M P</p> <p>Action: Motion to Calendar M.Srinivasan - F.Bland 7-0-0 M.Devonshire, M.Goldblum (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>LP-2605</p> <p>215 East 71st Street - aka 215-217 East 71st Street - National Society of Colonial Dame</p> <p>Manhattan - Block 1426 - Lot 10 Zoning CD: 8</p> <p>ITEM PROPOSED FOR COMMISSION'S CALENDAR</p> <p>A four-story brick and stone headquarters and house museum in the Colonial Revival style, designed in 1929 by Richard Henry Dana, Jr. and completed in 1930.</p>

	of 161 West 132nd Street to 103 West 132nd Street, then southerly along the eastern property line of 103 West 132nd Street, extending southerly across West 132nd Street and southerly along the eastern property lines of 102 West 132nd Street and 103 West 131st Street to the northern curblines of West 131st Street, then westerly along the northern curblines of West 131st Street to a point on a line extending northerly from the eastern property line of 104 West 131st Street, then southerly along the eastern property line of 104 West 131st Street, then easterly along the northern property line of 103 West 130th Street, then southerly along the eastern property line of 103 West 130th Street to the southern curblines of West 130th Street, then easterly to the point of beginning.
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PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA

1	Staff: H H Action: Approved M.Srinivasan - W.Chen 9-0-0 K.Vauss (Recused) Hearing/Meeting: Closed <i>PH: 10/24/2017 No Action</i>	LPC-19-16558 423 Broadway - SoHo-Cast Iron Historic District Manhattan - Block 231 - Lot 11 Zoning M1-5B CD: 2 CERTIFICATE OF APPROPRIATENESS A modified Federal style store and dwelling built in 1822-23. Application is to modify the interior structure, construct a dormer at the rear sloped roof, excavate the cellar floor, and alter the fire escapes.
2	Staff: H H Action: Approved M.Srinivasan - D.Chapin 9-0-0 K.Vauss (Recused) Hearing/Meeting: Closed <i>PH: 10/24/2017 No Action</i>	LPC-19-16557 423 Broadway - SoHo-Cast Iron Historic District Manhattan - Block 231 - Lot 11 Zoning M1-5B CD: 2 MODIFICATION OF USE AND BULK A modified Federal style store and dwelling built in 1822-23. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a special permit for Modification of Use and Bulk pursuant to Section 74-711 of the Zoning Resolution.
3	Staff: H H Action: Approved M.Srinivasan - J.Lutfy 9-0-0 K.Vauss (Recused) Hearing/Meeting: Closed <i>PH: 10/24/2017 No Action</i>	LPC-19-16556 301 Canal Street; 419-421 Broadway - SoHo-Cast Iron Historic District Manhattan - Block 231 - Lot 1/12 Zoning M1-5B CD: 2 CERTIFICATE OF APPROPRIATENESS A taxpayer built in 1955 and a one-story restaurant and shop. Application is to demolish buildings and construct a new building on both lots.
4	Staff: V T Action: Approved M.Srinivasan - F.Bland 10-0-0 Hearing/Meeting: Closed <i>PH: 11/21/2017 No Action</i>	LPC-19-11855 3560 Broadway - (Former) Hamilton Theater - Individual Landmark Manhattan - Block 2078 - Lot 1 Zoning R8 CD: 9 CERTIFICATE OF APPROPRIATENESS A neo-Renaissance style theater designed by Thomas W. Lamb and built in 1912-13. Application is to construct additions, alter the façade, and install new window openings and entrance infill.

5	<p>Staff: V T</p> <p>Action: No Action M.Srinivasan - M.Goldblum 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-15377</p> <p>116 East 78th Street - Upper East Side Historic District</p> <p>Manhattan - Block 1412 - Lot 164 Zoning R8B CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A rowhouse built in the 1860s and redesigned in the neo-Georgian style by Rouse & Goldstone in 1909-10. Application is to amend Certificate of Appropriateness 12-4445 for the construction of rooftop and rear yard additions, among other work.</p>
PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA		
1	<p>Staff: M C</p> <p>M.Srinivasan - J.Gustafsson 10-0-0</p> <p>Action: Approved with modifications A.Shamir-Baron - M.Devonshire 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-18609</p> <p>122 Grosvenor Street - Douglaston Historic District</p> <p>Queens - Block 8028 - Lot 29 Zoning R1-2 CD: 11</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>An Arts and Crafts style house designed by Edward S. Child and built in 1908. Application is to construct an addition, create and modify masonry openings, excavation at the front yard, install a generator, and alter the driveway and retaining wall.</p>
2	<p>Staff: E S</p> <p>M.Srinivasan - M.Devonshire 7-0-0</p> <p>Action: Approved K.Vauss - F.Bland 7-0-0 D.Chapin, M.Goldblum, J.Gustafsson (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-15979</p> <p>73-60 Little Neck Parkway - Creedmoor Farmhouse - Individual Landmark</p> <p>Queens - Block 8401 - Lot 1 Zoning 11D CD: 13</p> <p>BINDING REPORT</p> <p>A Colonial style farmhouse with Dutch and English features, originally built c. 1750 with Greek Revival style additions built in the 19th century, and outbuildings built in the 20th century. Application is to replace the barrier-free access ramp, install HVAC-units at the roof and areaway, and alterations to the surrounding landscaping.</p>
3	<p>Staff: E B</p> <p>M.Srinivasan - J.Lutfy 10-0-0</p> <p>Action: Approved M.Goldblum - A.Shamir-Baron 10-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-18-7366</p> <p>231 Hancock Street - Bedford Historic District</p> <p>Brooklyn - Block 1833 - Lot 46 Zoning R6B CD: 3</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Renaissance Revival style flats building designed by John G. Prague and built c. 1881. Application is to construct a stair bulkhead, and install railings and a fire escape.</p>
4	<p>Staff: E S</p> <p>M.Srinivasan - K.Vauss 10-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-7456</p> <p>257 Washington Avenue - Clinton Hill Historic District</p> <p>Brooklyn - Block 1918 - Lot 20 Zoning R6B CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Gothic style church building designed by J.W. Walter and built in 1894, with an attached Gothic and Romanesque style Parish House and School building built in 1924. Application is to replace windows and doors, alter the facades and roofs, construct rooftop and rear yard additions, and perform excavation.</p>

5	<p>Staff: K B</p> <p>M.Srinivasan - D.Chapin 9-0-0</p> <p>Action: Approved</p> <p>M.Devonshire - F.Bland 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-18829</p> <p>33 Peck Slip - South Street Seaport Historic District</p> <p>Manhattan - Block 107 - Lot 38 Zoning C6-2A CD: 1</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A commercial building built in 1856. Application is to install flagpoles.</p>
6	<p>Staff: E B</p> <p>M.Srinivasan - M.Goldblum 8-0-0</p> <p>Action: Approved with modifications</p> <p>J.Gustafsson - D.Chapin 8-0-0</p> <p>M.Devonshire (Recused)</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-19352</p> <p>89 South Street - Pier 17 - South Street Seaport Historic District</p> <p>Manhattan - Block 73 - Lot 10 Zoning C4-6 CD: 1</p> <p>BINDING REPORT</p> <p>A modern pier and retail structure approved by the Landmarks Preservation Commission in 2014 and revised in 2015. Application is to establish a master plan governing the future installation of seasonal structures.</p>
7	<p>Staff: V T</p> <p>M.Srinivasan - K.Vauss 8-0-0</p> <p>Action: Approved with modifications</p> <p>D.Chapin - M.Goldblum 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-17922</p> <p>349 West 22nd Street - Chelsea Historic District Extension</p> <p>Manhattan - Block 746 - Lot 11 Zoning R7B CD: 4</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Greek Revival style rowhouse built in 1841. Application is to construct a rear yard addition and to paint windows, and install a door.</p>
8	<p>Staff: A J</p> <p>M.Srinivasan - W.Chen 9-0-0</p> <p>Action: Approved</p> <p>A.Shamir-Baron - F.Bland 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-10006</p> <p>70 West 71st Street - Upper West Side/Central Park West Historic District</p> <p>Manhattan - Block 1123 - Lot 61 Zoning C1-8A CD: 7</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>Neo-Grec style rowhouses designed by Christian Blinn and built in 1878. Application is to legalize the installation of awnings and wall at the areaway without Landmarks Preservation Commission permit(s).</p>
9	<p>Staff: A J</p> <p>M.Srinivasan - J.Gustafsson 9-0-0</p> <p>Action: Denied</p> <p>D.Chapin - F.Bland 9-0-0</p> <p>Hearing/Meeting: Closed</p>	<p>LPC-19-13292</p> <p>100 West 72nd Street - Upper West Side/Central Park West Historic District</p> <p>Manhattan - Block 1143 - Lot 7503 Zoning C4-6A CD: 7</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Renaissance Revival style store building designed by McKim, Mead & White and built in 1892-1893. Application is to legalize the replacement of windows installed without Landmarks Preservation Commission permits.</p>

<p>10 Staff: S K M.Srinivasan - M.Goldblum 9-0-0 Action: Approved J.Lutfy - W.Chen 9-0-0 Hearing/Meeting: Closed</p>	<p>LPC-19-10682 214 Riverside Drive - Riverside - West End Historic District Manhattan - Block 1252 - Lot 75 Zoning R10A, CD: 7 CERTIFICATE OF APPROPRIATENESS A Beaux-Arts style apartment building designed by Stein, Cohen & Roth and built in 1900-1902. Application is to replace windows.</p>
<p>11 Staff: M S M.Srinivasan - K.Vauss 7-0-0 Action: No Action F.Bland (Recused) Hearing/Meeting: Closed</p>	<p>LPC-19-16856 828-850 Madison Avenue - The Westbury Hotel - Upper East Side Historic District Manhattan - Block 1384 - Lot 7502 Zoning C5-1 CD: 8 CERTIFICATE OF APPROPRIATENESS A neo-Renaissance style hotel building designed by George B. Pelham and built in 1925-26. Application is to modify the façade and install new storefronts.</p>
<p>Staff: J C Action: Laid over Hearing/Meeting:</p>	<p>LPC-19-18077 75 Varick Street - Holland Plaza Building (now 1 Hudson Square) - Individual Landmark Manhattan - Block 226 - Lot 1 Zoning M1-6 CD: 2 CERTIFICATE OF APPROPRIATENESS A Modern-Classical style manufacturing building designed by Ely Jacques Kahn and built in 1929-1930. Application is to construct a rooftop addition and modify masonry openings.</p>
<p>Staff: S K Action: Laid over Hearing/Meeting:</p>	<p>LPC-19-7916 354-356 Convent Avenue - Hamilton Heights Historic District Manhattan - Block 2059 - Lot 150 Zoning R6A CD: 9 CERTIFICATE OF APPROPRIATENESS An Italianate style rowhouse built in 1889. Application is to construct an elevator bulkhead and modify window openings.</p>
<p>Staff: K R Action: Laid over Hearing/Meeting:</p>	<p>LPC-19-8555 291 St. Pauls Avenue - St. Paul's Avenue-Stapleton Heights Historic District Staten Island - Block 517 - Lot 49 Zoning R3X CD: 1 CERTIFICATE OF APPROPRIATENESS A neo-Colonial free-standing house designed by Otto Loeffler and built in 1917-1918. Application is to legalize the construction of a wall at the front yard and curbing at an entrance path without Landmarks Preservation Commission permit(s).</p>