



# NOTICE OF PUBLIC HEARING/MEETING

**January 6, 2026**

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 6, 2026, at 9:30 AM, a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference 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 Elizabeth Le, Community and Intergovernmental Affairs Associate, at [ele@lpc.nyc.gov](mailto:ele@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](https://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>	Staff: M P S.Chu - S.Wilder 7-0-0 Action: Approved with modifications M.Goldblum - W.Chen 6-1-0 M.Ginsberg (Recused) Hearing/Meeting: Closed	<b>LPC-26-03586</b> <b>1130 Grand Concourse - Grand Concourse Historic District</b> Bronx - Block 2462 - Lot 42 <b>Zoning R8/C1-4 CD: 4</b> <b>CERTIFICATE OF APPROPRIATENESS</b> A Classical Revival style institutional building designed by Leo Stillman and built in 1925-26. Application is to alter the façade and stairs, install signage and construct a rear yard mechanical addition.
<b>2</b>	Staff: D P F.Mahan - W.Chen 8-0-0 Action: Approved with modifications M.Ginsberg - F.Mahan 8-0-0 Hearing/Meeting: Closed	<b>LPC-26-04038</b> <b>362 Clinton Street - Cobble Hill Historic District</b> Brooklyn - Block 324 - Lot 55 <b>Zoning R6 CD: 6</b> <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse built in 1843. Application is to construct a rear yard addition.
<b>3</b>	Staff: L W M.Goldblum - E.Jefferson 8-0-0 Action: Approved S.Wilder - M.Ginsberg 8-0-0 Hearing/Meeting: Closed	<b>LPC-25-11523</b> <b>1219 Dean Street - Crown Heights North Historic District</b> Brooklyn - Block 1207 - Lot 61 <b>Zoning R6 CD: 8</b> <b>CERTIFICATE OF APPROPRIATENESS</b> A Romanesque Revival style rowhouse with Renaissance Revival style details, designed by Albert E. White and built c. 1891. Application is to legalize replacement of stained glass windows without Landmarks Preservation Commission permit(s).

4	<p>Staff: M G</p> <p>W.Chen - F.Mahan 8-0-0</p> <p>Action: Approved with modifications</p> <p>S.Chu - S.Wilder 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-26-04636</b></p> <p><b>628 Carlton Avenue - Prospect Heights Historic District</b></p> <p>Brooklyn - Block 1157 - Lot 32 <b>Zoning R7A, R6B, C2- CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An Anglo-Italianate style rowhouse designed by William Flanagan and built in 1871. Application is to construct a bay window and a rooftop addition.</p>
5	<p>Staff: M G</p> <p>S.Wilder - S.Chu 8-0-0</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-25-10880</b></p> <p><b>40 Hampton Place - Crown Heights North Historic District</b></p> <p>Brooklyn - Block 1251 - Lot 66 <b>Zoning R6 CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Colonial Revival style two-family duplex designed by William Debus and built c. 1907. Application is to construct a rear yard addition.</p>
6	<p>Staff: R W</p> <p>M.Goldblum - E.Jefferson 8-0-0</p> <p>Action: Approved with modifications</p> <p>S.Chu - S.Wilder 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-26-04779</b></p> <p><b>139 Franklin Street - Tribeca West Historic District</b></p> <p>Manhattan - Block 179 - Lot 66 <b>Zoning C6-2A, TMU CD: 1</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An Early Twentieth-Century Commercial style warehouse with neo-Renaissance style elements designed by Maynicke and Franke and built in 1909. Application is to replace entrance and storefront infill, modify a loading dock and canopy, demolish a rear extension, modify the rear façade, and construct a rooftop addition.</p>
7	<p>Staff: D P</p> <p>Action: Read into the Record</p> <p>Hearing/Meeting:</p>	<p><b>LPC-26-05562</b></p> <p><b>109 Waverly Place - Greenwich Village Historic District</b></p> <p>Manhattan - Block 553 - Lot 34 <b>Zoning R6 CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Greek Revival style rowhouse built in 1840. Application is to install a stoop gate.</p>
8	<p>Staff: J R</p> <p>S.Wilder - S.Chu 8-0-0</p> <p>Action: Approved</p> <p>W.Chen - F.Mahan 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-26-03172</b></p> <p><b>111 West 57th Street - Steinway &amp; Sons Reception Room and Hallway, First Floor Interior - Individual and Interior Landmark</b></p> <p>Manhattan - Block 1010 - Lot 7507 <b>Zoning C5-3, C5-1, M CD: 5</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A neo-Georgian style reception room and hallway designed by Warren and Wetmore and built in 1924-1925. Application is to remove a curved display window vitrine.</p>

9	<p>Staff: D P</p> <p>S.Wilder - E.Jefferson 8-0-0</p> <p>Action: Approved</p> <p>M.Ginsberg - S.Wilder 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-24-11041</b></p> <p><b>45 Tudor City Place - Tudor City Historic District</b></p> <p>Manhattan - Block 1335 - Lot 22 <b>Zoning R10, C1-5 CD: 6</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Tudor Revival style apartment hotel designed by Fred F. French Company and built in 1926-1927. Application is to establish a master plan governing the future installation of windows and louvers.</p>
10	<p>Staff: M S</p> <p>M.Ginsberg - S.Wilder 8-0-0</p> <p>Action: Approved with modifications</p> <p>F.Mahan - M.Ginsberg 8-0-0</p> <p>Hearing/Meeting: Closed</p>	<p><b>LPC-26-03782</b></p> <p><b>133 East 95th Street - Expanded Carnegie Hill Historic District</b></p> <p>Manhattan - Block 1524 - Lot 112 <b>Zoning R8B CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A rowhouse originally built in 1889-90, and later altered in the Neo-Federal style by Clinton, Russell &amp; Clinton in 1932. Application is to construct a rear yard addition.</p>
	<p>Staff: J G</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-26-05841</b></p> <p><b>1185 Park Avenue - Expanded Carnegie Hill Historic District</b></p> <p>Manhattan - Block 1522 - Lot 1 <b>Zoning R8B, R10, P1 CD: 8</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A neo-Gothic style apartment house designed by Schwartz &amp; Gross and built in 1928-29. Application is to modify and create masonry openings and install louvers.</p>
	<p>Staff: F M</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-25-07016</b></p> <p><b>41-43 Mercer Street - SoHo-Cast Iron Historic District</b></p> <p>Manhattan - Block 474 - Lot 19 <b>Zoning M1-5/R7X CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A store and storehouse building designed by Henry Fernbach and built in 1868, and a one-story garage. Application is to demolish the garage (no. 41) and construct a new building, remove the party wall and combine the buildings, and replace storefront infill and construct rooftop and rear yard additions at no 43.</p>
	<p>Staff: M P</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p><b>LPC-26-05390</b></p> <p><b>309 Clayton Road - Governors Island Historic District</b></p> <p>Manhattan - Block 1 - Lot 10 <b>Zoning R3-2, C4-1, GI CD: 1</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A chapel built c. 1942. Application is to construct a deck, modify openings, and install canopy poles for seasonal installations.</p>

Staff: F M	<b>LPC-26-01550</b>
Action: Laid over	<b>22 East 10th Street - Greenwich Village Historic District</b>
	Manhattan - Block 567 - Lot 17 <b>Zoning</b> C1-7/R7-2 <b>CD: 2</b>
Hearing/Meeting:	<b>CERTIFICATE OF APPROPRIATENESS</b>
	A rowhouse built in 1844. Application is to alter the front façade, construct rooftop and rear yard additions, and excavate the rear yard.



ATTENTION: If you have difficulty understanding English and need language assistance, please call us 212-669-7817 or email [access@lpc.nyc.gov](mailto: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 escribanos a [access@lpc.nyc.gov](mailto: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](mailto: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](mailto:access@lpc.nyc.gov)。我们将以您熟悉的语言免费为您提供语言协助服务（包括口译和笔译）。

#### বাঙালি (Bengali)

অনুগ্রহ করে লিখুন: আপনাকে ইংরেজি বুঝতে অসুবিধা বোধ করেন এবং ভাষায় সাহায্যের প্রয়োজন বোধ করেন, তবে অনুগ্রহ করে আমাদের 212-669-7817 নম্বরে কল করুন অথবা [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov) এ ইমেল করুন। আপনাকে আপনার ভাষায় সাহায্যের বাক্যও খেঁচ ছাড়াই আমরা আপনার ভাষায় পলেরষবা প্রদান করব, অনুবাদ এবং বিভাজিত 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 access@lpc.nyc.gov](mailto:jwenn access@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.

#### (Yiddish) יידיש

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](mailto:access@lpc.nyc.gov). ווי אויך אויסטייטשונג און איבערזעצונג, אומזיסט אויפן שפראך וואס איר רעדט.

#### 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](mailto: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)

알려드립니다: 만일 영어를 이해하시는데 어려움이 있어 언어 지원이 필요하신 경우 212-669-7817으로 전화주시거나 [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov) 으로 이메일을 보내주시길 바랍니다. 귀하가 사용하시는 모국어에 대해서 통역 및 번역을 포함한 언어 지원 서비스를 무료로 제공합니다.

#### 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@lpc.nyc.gov](mailto:access@lpc.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 الإنجلي وتحتاج إلى مساعدة لغوية، يرج الاتصال بنا على الرقم (7817-212-669) أو على الريد الإلكتروني [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov).. وسوف نرودك بالخدمة المساعدة اللغوية بما فيها الترجمة الشفوية والتحريرية مجاناً إلى اللغة اليت تتحدث بها.

## 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](mailto:access@lpc.nyc.gov). Zapewnimy Ci wsparcie w języku .w którym się porozumiewasz (usługa obejmuje tłumaczenie ustne I pisemne). Nie ponosisz żadnych kosztów

## ودرا Urdu

توجه: اگر آپ کو انگریزی کو سمجھنے میں مشکل ہے اور زبان کی مدد کی ضرورت ہو تو، براہ کرم ہم ی 7817-669-212 پر یا ای میل [access@lpc.nyc.gov](mailto:access@lpc.nyc.gov) سے رسا لب حاصل کریں۔ ہم آپ کو زبان کی مدد کی خدمات فراہم کریں گے، بشمول نفس ی اور ترجمہ سمیت، آپ کی زبان م ی آپ کو بگ ی کو لب بھی قیمت کے