

NOTICE OF PUBLIC HEARING/MEETING

**June 25, 2024**

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, June 25, 2024 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 [gcalal@lpc.nyc.gov](mailto:gcalal@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.

RESEARCH DEPARTMENT PUBLIC MEETING AGENDA

<b>1</b>	<p>Staff: S E</p> <p>Action: Motion to Designate J.Lutfy - D.Chapin</p> <p>Hearing/Meeting: Closed PH: 06/11/2024 Motion to Close Public PM: 05/21/2024 Motion to Calendar</p>	<p><b>LP-2683</b></p> <p><b>Willoughby-Hart Historic District -</b></p> <p>Brooklyn - Block - Lot</p> <p><b>Zoning</b></p> <p><b>CD: 3</b></p> <p><b>ITEM PROPOSED FOR DESIGNATION</b></p> <p>The proposed Willoughby-Hart Historic District consists of the properties bounded by a line beginning at the northwest corner of the property line of 445 Willoughby Avenue, and extending easterly along the northern property lines of 445 through 507 Willoughby Avenue, southerly along the eastern property line of 507 Willoughby Avenue, across Willoughby Avenue and along the eastern property lines of 510 Willoughby Avenue and 75 Hart Street to the northern curbline of Hart Street, westerly along said curbline to a point on a line extending northerly from the eastern property line of 72 Hart Street, southerly along said line and the eastern property line of 72 Hart Street, westerly along the southern property lines of 72 through 12 Hart Street, northerly along a portion of the western property line of 12 Hart Street, westerly along the southern property lines of 10 through 2 Hart Street, to the eastern curbline of Nostrand Avenue, northerly along said curbline, across Hart Street and along the eastern curbline of Nostrand Avenue to a point on a line extending westerly from the northern property line of 1 Hart Street, easterly along said line and the northern property lines of 1 through 9 Hart Street, northerly along the western property lines of 11 Hart Street and 446 Willoughby Avenue, across Willoughby Avenue and along the western property line of 445 Willoughby Avenue to the point of beginning.</p>
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2	<p>Staff: L B</p> <p>Action: Motion to Designate W.Chen - S.Chu</p> <p>Hearing/Meeting: Closed PH: 05/14/2024 Motion to Close Public PM: 12/19/2023 Motion to Calendar</p>	<p>8-0-0</p> <p><b>LP-2679</b></p> <p><b>1 Wall Street Banking Room Interior - 1 Wall Street</b></p> <p>Manhattan - Block 23 - Lot 7501 (aka 7) in part</p> <p><b>Zoning</b></p> <p><b>CD: 1</b></p> <p><b>ITEM PROPOSED FOR DESIGNATION</b></p> <p>The former banking hall and reception room of the Irving Trust Company at 1 Wall Street, designed in the Art Deco style by Ralph Walker in 1931 and featuring elaborate mosaic tile wall and ceiling finishes designed by Hildreth Meière, consisting of the building's northernmost room, and its fixtures and interior components, which may include but are not limited to the historic wall surfaces, ceiling surfaces, floor surfaces, columns, vestibule, lighting fixtures, attached furnishings, doors, windows, decorative metalwork, and attached decorative elements.</p>
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#### PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA

1	<p>Staff: A K</p> <p>Action: Approved A.Master - E.Jefferson</p> <p>Hearing/Meeting: Closed PH: 03/26/2024 No Action</p>	<p>8-0-0</p> <p><b>LPC-24-06015</b></p> <p><b>138 Prince Street - SoHo-Cast Iron Historic District</b></p> <p>Manhattan - Block 501 - Lot 12</p> <p><b>Zoning</b> M15, R7X    <b>CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A modified Romanesque style warehouse designed by Henry M. Congdon and built in 1879, with a later extension built in 1894. Application is to install signage and privacy film.</p>
2	<p>Staff: B B</p> <p>Action: Approved with modifications S.Chu - A.Master</p> <p>Hearing/Meeting: Closed PH: 04/09/2024 No Action</p>	<p>8-0-0</p> <p><b>LPC-24-04987</b></p> <p><b>276 West 11th Street - Greenwich Village Historic District</b></p> <p>Manhattan - Block 622 - Lot 39</p> <p><b>Zoning</b> R6    <b>CD: 2</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A rowhouse built in 1852 and altered with eclectic Federal style elements in 1924. Application is to remove historic elements, install a stoop, modify masonry openings and install new infill, remove studio skylights, construct a rooftop addition, and alter the rear façade.</p>

#### PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

1	<p>Staff: L W</p> <p>M.Ginsberg - W.Chen</p> <p>Action: No Action</p> <p>Hearing/Meeting: Closed</p>	<p>8-0-0</p> <p><b>LPC-24-08735</b></p> <p><b>219 East 5th Street - East Village/Lower East Side Historic District</b></p> <p>Manhattan - Block 461 - Lot 47</p> <p><b>Zoning</b> R8B    <b>CD: 3</b></p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>An Italianate style apartment building, built c. 1862-63, with a back building. Application is to construct a rooftop addition at the back building.</p>
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2	Staff: A H D.Chapin - E.Jefferson Action: Approved S.Chu - M.Ginsberg  Hearing/Meeting: Closed	<b>LPC-24-10303</b> <b>374 Lexington Avenue - Chanin Building - Individual Landmark</b> Manhattan - Block 1296 - Lot 14 <b>Zoning C5-3 C5-2.5 CD: 5</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Art Deco style skyscraper designed by Sloan & Robertson and built in 1927-1929. Application is to establish a master plan governing the future replacement of terra cotta with a substitute material.
3	Staff: J R A.Master - M.Ginsberg Action: Approved with modifications D.Chapin - M.Ginsberg  Hearing/Meeting: Closed	<b>LPC-24-04790</b> <b>243 East 48th Street - Turtle Bay Gardens Historic District</b> Manhattan - Block 1322 - Lot 19 <b>Zoning R8B CD: 6</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A rowhouse built in 1860-1861 and altered in 1920-1923 by Edward Clarence Dean and William Lawrence Bottomley in the early 19th Century English Regency Terrace style. Application is to construct a rear yard addition, alter the rear façade and garden walls and excavate at the rear yard.
4	Staff: R C W.Chen - J.Lutfy Action: Approved with modifications E.Jefferson - A.Master  Hearing/Meeting: Closed	<b>LPC-24-08232</b> <b>256 West 75th Street - West End - Collegiate Historic District Extension</b> Manhattan - Block 1166 - Lot 161 <b>Zoning R10A CD: 7</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A Queen Anne style rowhouse designed by William J. Merritt and built in 1885-1886. Application is to legalize and modify the installation of doors and cladding of the stoop without Landmarks Preservation Commission permit(s), and to legalize the installation of windows and modifications to the rear façade in non-compliance with Certificate of Appropriateness 20-06470.
5	Staff: T S D.Chapin - S.Chu Action: Approved M.Ginsberg - A.Master  Hearing/Meeting: Closed	<b>LPC-24-06970</b> <b>321 Washington Avenue - Clinton Hill Historic District</b> Brooklyn - Block 1932 - Lot 16 <b>Zoning R6B CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A Romanesque Revival style rowhouse built in 1890. Application is to alter window openings and modify the areaway.
6	Staff: J G D.Chapin - E.Jefferson Action: No Action/No in-person Quorum  Hearing/Meeting: Closed	<b>LPC-24-01096</b> <b>345 Hoyt Street - Carroll Gardens Historic District</b> Brooklyn - Block 444 - Lot 1 <b>Zoning R6B CD: 6</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A store and residence built in 1883, with a garage likely built in the early 20th century. Application is to alter the façades and areaway, install an oriel window, create new window openings, alter the garage building, and install a fence and a trash enclosure.

7	<p>Staff: A K D.Chapin - S.Chu 7-0-0 Action: No Action/No in-person Quorum  Hearing/Meeting: Closed</p>	<p><b>LPC-24-08699</b> <b>839 President Street - Park Slope Historic District</b> Brooklyn - Block 1065 - Lot 61  <b>CERTIFICATE OF APPROPRIATENESS</b> A late neo-Grec style rowhouse built in 1884-85. Application is to construct a rooftop addition and install rooftop HVAC equipment and railings.</p>	
	<p>Staff: E M  Action: Laid over  Hearing/Meeting:</p>	<p><b>LPC-24-06569</b> <b>229 Waverly Avenue - Clinton Hill Historic District</b> Brooklyn - Block 1917 - Lot 18  <b>CERTIFICATE OF APPROPRIATENESS</b> A vacant lot. Application is to construct a new building.</p>	



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