

NOTICE OF PUBLIC HEARING/MEETING

**December 17, 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, December 17, 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

1	Staff: L B  Action: Motion to Calendar J.Lutfy - F.Bland	9-0-0	<b>LP-2685</b>  - (Former) Whitney Museum of American Art - 945 Madison Avenue  Manhattan - Block 1389 - Lot 50	Zoning	CD: 8
<b>ITEM PROPOSED FOR COMMISSION'S CALENDAR</b>					

2	Staff: L B  Action: Motion to Calendar J.Lutfy - F.Bland	9-0-0	<b>LP-2686</b>  - (Former) Whitney Museum of American Art Interior - 945 Madison Avenue  Manhattan - Block 1389 - Lot 50	Zoning	CD: 8
<b>ITEM PROPOSED FOR COMMISSION'S CALENDAR</b>					

PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA

1	Staff: L P  M.Ginsberg - W.Chen	9-0-0	<b>LPC-25-04851</b>  <b>249 West 45th Street - Imperial Theater - Interior Landmark</b>  Manhattan - Block 1017 - Lot 10	Zoning	C6-5, MID	CD: 5
<b>CERTIFICATE OF APPROPRIATENESS</b>						

An Adamesque style theater interior designed by Herbert J. Krapp and built in 1923. Application is to remove sound and light lock walls, install doors, add seating, and replace a tech booth and light fixtures at the designated interior auditorium.

2	Staff: M C J.Lutfy - A.Master 9-0-0 Action: Approved in part/No action M.Ginsberg - W.Chen  Hearing/Meeting: Closed	<b>LPC-25-05060</b> <b>43 West 22nd Street - Ladies' Mile Historic District</b> Manhattan - Block 824 - Lot 15 <b>Zoning C6-4M CD: 5</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Art Deco style factory building designed by Cory and Cory and built in 1925-26. Application is to alter ground floor infill and construct a rooftop addition.
3	Staff: M C J.Lutfy - A.Master 9-0-0 Action: Approved in part/No action M.Ginsberg - F.Bland 8-1-0  Hearing/Meeting: Closed	<b>LPC-25-03802</b> <b>50 West 23rd Street - aka 37 West 22nd Street - Ladies' Mile Historic District</b> Manhattan - Block 824 - Lot 15 <b>Zoning C6-4M CD: 5</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A 20th Century Industrial style factory building designed by Cory & Cory and built in 1954. Application is to alter facades, create a courtyard, and construct a rooftop addition.
4	Staff: R Z E.Jefferson - M.Goldblum 9-0-0 Action: Approved W.Chen - M.Ginsberg 9-0-0  Hearing/Meeting: Closed	<b>LPC-25-01050</b> <b>915 Broadway - Ladies' Mile Historic District</b> Manhattan - Block 849 - Lot 70 <b>Zoning M1-5M CD: 5</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A Modern eclectic style store, loft, and office building designed by Joseph Martine and built in 1925-26. Application is to install wall-mounted flues.
5	Staff: L P D.Chapin - J.Lutfy 8-0-0 Action: Approved A.Master - E.Jefferson 7-1-0 M.Goldblum (Recused)  Hearing/Meeting: Closed	<b>LPC-25-04728</b> <b>30 Rockefeller Plaza - Rockefeller Center - Individual and Interior Landmark</b> Manhattan - Block 1265 - Lot 7501 <b>Zoning C5-2.5, C5-3, CD: 5</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A commercial skyscraper connected to a western tower extension, designed by a consortium of architects known as the Associated Architects and built in 1931-33 as part of an Art Deco style office, commercial and entertainment complex. Application is to replace neon signage using substitute materials and install new signage.
6	Staff: L W M.Goldblum - E.Jefferson 8-0-0 Action: Approved D.Chapin - F.Bland 7-1-0  Hearing/Meeting: Closed	<b>LPC-25-00158</b> <b>322 West 72nd Street - West End - Collegiate Historic District Extension</b> Manhattan - Block 1183 - Lot 42 <b>Zoning R10A CD: 7</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A Colonial Revival style apartment building with Art Deco style details designed by George & Edward Blum and built in 1924-25. Application is to replace windows.

7	Staff: M C M.Ginsberg - D.Chapin  Action: Approved J.Lutfy - E.Jefferson  W.Chen, F.Bland (Recused)  Hearing/Meeting: Closed	6-0-0  6-0-0	<b>LPC-25-05196</b> <b>1000 Fifth Avenue - Metropolitan Museum of Art Individual and Interior Landmark - Individual and Interior Landmark</b>  Manhattan - Block 1111 - Lot 1  <b>BINDING REPORT</b>  A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to install entrance infill and signage.			
8	Staff: M C M.Ginsberg - D.Chapin  Action: Approved J.Lutfy - D.Chapin  W.Chen, F.Bland (Recused)  Hearing/Meeting: Closed	6-0-0  6-0-0	<b>LPC-25-04849</b> <b>1000 Fifth Avenue - Metropolitan Museum of Art Individual and Interior Landmark - Individual and Interior Landmark</b>  Manhattan - Block 1111 - Lot 1  <b>BINDING REPORT</b>  A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to install rooftop HVAC equipment and screening.			
9	Staff: R Z  D.Chapin - J.Lutfy  Action: No Action  Hearing/Meeting: Closed	8-0-0	<b>LPC-25-04842</b> <b>221 Waverly Avenue - Clinton Hill Historic District</b>  Brooklyn - Block 1917 - Lot 22  <b>CERTIFICATE OF APPROPRIATENESS</b>  A vacant lot. Application is to construct a new building.			
10	Staff: R Z  D.Chapin - J.Lutfy  Action: No Action  Hearing/Meeting: Closed	8-0-0	<b>LPC-25-04843</b> <b>223 Waverly Avenue - Clinton Hill Historic District</b>  Brooklyn - Block 1917 - Lot 21  <b>CERTIFICATE OF APPROPRIATENESS</b>  A vacant lot. Application is to construct a new building.			
11	Staff: T S  W.Chen - M.Ginsberg  Action: Approved with modifications E.Jefferson - M.Goldblum  Hearing/Meeting: Closed	8-0-0  8-0-0	<b>LPC-25-03002</b> <b>281 Adelphi Street - Fort Greene Historic District</b>  Brooklyn - Block 2104 - Lot 20  <b>CERTIFICATE OF APPROPRIATENESS</b>  An Italianate style rowhouse built c. 1871. Application is to construct a rear yard addition.			

12	Staff: L W J.Lutfy - E.Jefferson Action: Approved F.Bland - W.Chen  Hearing/Meeting: Closed	<b>LPC-25-04456</b> <b>50 Garden Place - Brooklyn Heights Historic District</b> Brooklyn - Block 261 - Lot 51 <b>Zoning R6</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Eclectic style rowhouse built in 1861-79. Application is to lower the areaway, install ironwork, and modify window openings and infill.
13	Staff: A K E.Jefferson - W.Chen Action: Approved M.Ginsberg - W.Chen  Hearing/Meeting: Closed	<b>LPC-25-02910</b> <b>395 Clermont Avenue - Fort Greene Historic District</b> Brooklyn - Block 1959 - Lot 24 <b>Zoning R6B</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse built c. 1869. Application is to replace windows and construct a rear yard addition.
14	Staff: J U E.Jefferson - M.Ginsberg Action: Approved J.Lutfy - E.Jefferson  Hearing/Meeting: Closed	<b>LPC-25-03814</b> <b>183 Dean Street - Boerum Hill Historic District</b> Brooklyn - Block 189 - Lot 47 <b>Zoning R6B</b> <b>CD: 2</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> A late Italianate style rowhouse built in 1868-69. Application is to construct a rear yard addition and modify the front areaway.
	Staff: D L  Action: Laid over  Hearing/Meeting:	<b>LPC-25-00512</b> <b>43 Sterling Place - Park Slope Historic District Extension II</b> Brooklyn - Block 941 - Lot 60 <b>Zoning R6B</b> <b>CD: 6</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> An Italianate style rowhouse with alterations built c. 1880. Application is to legalize the replacement of bluestone sidewalk paving without Landmarks Preservation Commission permit(s).
	Staff: B B  Action: Laid over  Hearing/Meeting:	<b>LPC-24-05804</b> <b>272-274 Canal Street - Tribeca East Historic District</b> Manhattan - Block 196 - Lot 11 <b>Zoning M1-5</b> <b>CD: 1</b>  <b>CERTIFICATE OF APPROPRIATENESS</b> Two Utilitarian and neo-Grec style store and loft buildings, one designed by John B. Snook and built in 1885 and the other designed by Alfred B. Ogden and built in 1883. Application is to install storefront infill and remove an interior party wall at the first through fourth floors.



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