

LANDMARKS PRESERVATION COMMISSION
NOTICE OF PUBLIC HEARING

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 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **October 31, 2006**, at 9:30A.M. in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

RESEARCH DEPARTMENT
PUBLIC MEETING

<p>Item 1. LP-2215</p> <p><u>MOTION TO CALENDAR</u> PV-LR 8-0-0</p>	<p>ITEM PROPOSED FOR CALENDARING</p> <p><u>70 LEFFERTS PLACE</u>, 70 Lefferts Place, Borough of Brooklyn. <i>Landmark Site:</i> Borough of Brooklyn Tax Map Block 2019, Lot 16</p>
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PRESERVATION DEPARTMENT

<p>Item 1. Staff:ZP Hearing:10/31/2006</p> <p>CM, TP 8-0-0 Closed</p> <p>SB, TP 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 05-6378 - Block 210, lot 20- 300 Canal Street, aka 63 Lispenard Street - Tribeca East Historic District An Italianate style store and loft building designed by Trench & Snook and built in 1851-52. Application is to install a storefront.</p>
<p>Item 2. Staff:TH Hearing:10/31/2006</p> <p>PV, TP 8-0-0 Closed</p> <p>LR, CM 8-0-0 Approved in part Denied in part</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 05-7795 - Block 150, lot 6- 66-68 Reade Street - Tribeca South Historic District An Italianate style store and loft building designed by Samuel A. Warner and built in 1856-57. Application is to construct a rooftop addition and install new storefront infill. Zoned C6-2A</p>

<p>Item 3. Staff:ZP Hearing:10/31/2006</p> <p>TP, PV 8-0-0 Closed</p> <p>SB, PV 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 06-8666 - Block 474, lot 33- 50-52 Mercer Street - SoHo- Cast Iron Historic District A Classical style warehouse building built by H. W. Smith and Sons in 1869-1870. Application is to remove the fire escape, and enlarge an elevator bulkhead and chimney.</p>
<p>1:00p.m. - 1:45p.m.</p>	<p>LUNCH</p>
<p>Item 4. Staff:TH Hearing:10/31/2006</p> <p>TP, MP 7-0-0 Closed</p> <p>LR, TP 7-0-0 Approved</p>	<p>MODIFICATION OF USE AND BULK BOROUGH OF MANHATTAN 05-8455 - Block 500, lot 11- 120-126 Wooster Street - SoHo-Cast Iron Historic District A store and warehouse building designed by Richard Berger and built in 1894. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5A</p>
<p>Item 5. Staff:JD Hearing:10/31/2006</p> <p>PV, CM 8-0-0 Closed</p> <p>No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 07-1892 - Block 574, lot 67- 45 West 10th Street - Greenwich Village Historic District An apartment building built in 1959. Application is to alter the entrance.</p>
<p>Item 6. Staff:LS Hearing:10/31/2006</p> <p>TP, PV 8-0-0 Closed</p> <p>SB, MP 8-0-0 Approved with Modifications</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 07-1923 - Block 588, lot 11- 28 Grove Street - Greenwich Village Historic District A transitional Greek Revival/Italianate style building built in 1851-52. Application is to construct a rear yard addition. Zoned R6</p>
<p>Item 7. Staff:JK Hearing:10/31/2006</p> <p>PV, TP 8-0-0 Closed</p> <p>SB, LR 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 07-0629 - Block 627, lot 5- 36-40 Gansevoort Street - Gansevoort Market Historic District A five-story building designed by Morris Adjmi and built in 2005-2006. Application is to install a rooftop garden. Zoned M1-5</p>
<p>Item 8. Staff:JD Hearing:10/31/2006</p> <p>LAID OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 07-1272 - Block 828, lot 64- 28 West 27th Street - Madison Square North Historic District A Beaux-Arts style office and loft building designed by Neville & Bagge and built in 1908-09. Application is to install new storefront infill.</p>

<p>Item 9. Staff:RR-P Hearing:10/31/2006</p> <p>LAI D OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 07-2414 - Block 848, lot 4- 125 Fifth Avenue - Ladies' Mile Historic District A neo-Gothic style dwelling built circa 1850-51, and altered circa 1921-23, by Irving Margon. Application is to replace the windows.</p>
<p>Item 10. Staff:JS Hearing:10/31/2006</p> <p>PV, TP 8-0-0 Closed</p> <p>No Action</p>	<p>MODIFICATION OF USE AND BULK BOROUGH OF MANHATTAN 07-1521 - Block 866, lot 76- 401 Fifth Avenue - Tiffany & Company Building - Individual Landmark An Italian neo-Renaissance style commercial building designed by McKim, Mead & White and built in 1903-06. Application is to amend MOU 06-0986, which permitted the transfer of development rights from the Tiffany Building to a receiving site across Fifth Avenue, pursuant to Section 74-79 of the Zoning Resolution by modifying the design of the new building on the receiving site. Zoned C5-3(MID)/C5-2</p>
<p>Item 11. Staff:ZP Hearing:10/31/2006</p> <p>PV, CM 8-0-0 Closed</p> <p>LR, MP 8-0-0 Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 07-2330 - Block 216, lot 31- 46 Henry Street - Brooklyn Heights Historic District An eclectic style apartment house built c.1861-1879. Application is to install storefront infill.</p>
<p>Item 12. Staff:LS Hearing:10/31/2006</p> <p>LAI D OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 07-2216 - Block 237, lot 43- 100 Clark Street - Brooklyn Heights Historic District A Greek Revival style house built in 1852, and later altered. Application is to construct a rear addition and alter window openings and replace windows. Zoned R7-1 (LH-1)</p>
<p>Item 13. Staff:RR-P Hearing:10/31/2006</p> <p>LAI D OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 07-1037 - Block 2089, lot 49- 230 Carlton Avenue - Fort Green Historic District An Anglo-Italianate style rowhouse built in 1863. Application is to construct a rear yard addition. Zoned R6</p>
<p>Item 14. Staff:RFP Hearing:10/31/2006</p> <p>LAI D OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 06-4033 - Block 385, lot 44- 162 Hoyt Street - Boerum Hill Historic District A Greek Revival style rowhouse with neo-Grec style additions built in 1852. Application is to construct a rear yard addition. Zoned R-6</p>

<p>Item 15. Staff:JK Hearing:10/31/2006</p> <p>TP, CM 10-0-0 Closed</p> <p>SB, JG 9-1(SB)-0 Approved</p>	<p>BINDING REPORT BOROUGH OF STATEN ISLAND 07-1803 - Block 955, lot 1- 460 Brielle Avenue - NYC Farm Colony-Seaview Hospital A dormitory building designed by Raymond F. Almirall, constructed in 1913, and an addition designed by Adolph Mertin built in 1932. Application is to alter window and door openings and landscape features.</p>
<p>Item 16. Staff:BA Hearing:10/31/2006</p> <p>LAID OVER</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF QUEENS 07-0675 - Block 8035, lot 62- 331 Grosvenor Street, aka 331 Grosvenor Road, 240-27 31st Avenue - Douglaston Historic District A freestanding Colonial Revival style house designed by Philip Resnyk and built in 1936. Application is to replace a garage.</p>

PUBLIC MEETING ITEMS

<p>PM Item 1. Staff: LS Hearing:10/24/2006</p> <p>TP, CM 10-0-0</p> <p>Denied</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF QUEENS 06-7380 - Block 8023, lot 29- 28-02 Marinette Street - Douglaston Historic District A ranch style house built in 1962. Application is to legalize facade alterations completed in non-compliance with Certificate of Appropriateness 02-6822.</p>
<p>PM Item 2. Staff: TC Hearing:10/24/2006</p> <p>CM, TP 10-0-0</p> <p>No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 07-2022 - Block 43, lot 8 - 73 Gold Street - Vinegar Hill Historic District A Greek Revival style townhouse built circa 1841-50. Application is to construct a rooftop bulkhead.</p>
<p>PM Item 3. Staff: JS Hearing:10/24/2006</p> <p>PV, CM 9-0-0</p> <p>No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 07-2366 - Block 258, lot 137- 54 State Street - Brooklyn Heights Historic District An apartment building built in the late 19th century. Application is to alter the front and rear facades, front areaway, and construct a rooftop bulkhead.</p>

<p>PM Item 4 Staff: RR-P Hearing: 03/29/2005, 06/21/2005,10/18/2005,01/17/2 006, 03/14/2006</p> <p>PV, TP 8-1(LR)-0</p> <p>Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 05-5155- Block 211, lot 22- 20 Henry Street - Brooklyn Heights Historic District A factory building built in 1896- 1908 and an adjacent garden. Application is to construct a new nine-story building with penthouse within the garden portion of the lot, and to install mechanical equipment on the roof of the factory building. Zoned R-8</p>
<p>PM Item 5. Staff: RFP Hearing:10/24/2006</p> <p>TP, RT 7-0-1(PV)</p> <p>Approved with Modifications</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 07-0224 - Block 1218, lot 269- 119 West 87th Street - Upper West Side/Central Park West Historic District A neo-Grec style rowhouse designed by Increase M. Grenell and constructed in 1884. Application is to construct rooftop and rear additions. Zoned R7-2</p>
<p>PM Item 6. Staff: RFP Hearing:10/24/2006</p> <p>CM, PV 7-0-0</p> <p>No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 06-6776 - Block 1218, lot 29, 32, 33, 34- 101 West 87th Street, aka 560-568 Columbus Avenue - Upper West Side/Central Park West Historic District A Modern style apartment building designed by Judith Edelman and built in 1984-87. Application is to construct rooftop and rear additions. Zoned C1-9</p>
<p>PM Item 7. Staff: JD Hearing:10/24/2006</p> <p>RT, PV 7-0-0</p> <p>Approved</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 07-0662 - Block 1904, lot 32- 189 Lenox Avenue - Mount Morris Park Historic District A Queen Anne style rowhouse designed by Silas M. Styles and built in 1886-87. Application is to install a new storefront.</p>
<p>PM Item 8. Staff: JD Hearing:10/24/2006</p> <p>PV, LR 7-0-0</p> <p>No Action</p>	<p>CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 06-8256 - Block 2063, lot 35- 771 St. Nicholas Avenue - Hamilton Heights/Sugar Hill Historic District A Classical Revival style rowhouse designed by Frederick P. Dinkelberg and built in 1894-95. Application is to construct rear yard and rooftop additions, to create a front areaway, and to alter the main entrance and a window openings. Zoned R7-2</p>