

**NOTICE OF PUBLIC HEARING/MEETING**
**January 13, 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 13, 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 MEETING AGENDA |  |       |  |                        |              |
|---|--|-------|--|------------------------|--------------|
| <b>1</b>                                      | Staff: J R<br><br>Action: No Action<br>S.Chu - E.Jefferson<br><br>Hearing/Meeting: Closed<br>PH: 12/02/2025 No Action                | 8-0-0 | <b>LPC-26-03280</b><br><br><b>138-154 St. Felix Street, aka 11-21 Hanson Place - Brooklyn Academy of Music Historic District</b><br><br>Brooklyn - Block 2111 - Lot 45   | <b>Zoning</b> C-64, DB | <b>CD:</b> 2 |
|   |  |       | <b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A neo-Gothic style church building designed by Halsey, McCormack & Helmer and built in 1929-1930. Application is to alter and demolish portions of the building, remove, replace and relocate doors and stained-glass windows, and construct a tower. |                        |              |
| <b>2</b>                                      | Staff: D P<br><br>Action: Approved<br>E.Jefferson - M.Goldblum<br><br>Hearing/Meeting: Closed<br>PH: 01/06/2026 Read into the Record | 8-0-0 | <b>LPC-26-05562</b><br><br><b>109 Waverly Place - Greenwich Village Historic District</b><br><br>Manhattan - Block 553 - Lot 34  | <b>Zoning</b> R6       | <b>CD:</b> 2 |
|   |  |       | <b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A Greek Revival style rowhouse built in 1840. Application is to install a stoop gate.   |                        |              |
| <b>3</b>                                      | Staff: A K<br><br>Action: Approved<br>S.Chu - S.Wilder<br><br>Hearing/Meeting: Closed<br>PH: 05/06/2025 No Action                    | 8-0-0 | <b>LPC-25-05585</b><br><br><b>83 Horatio Street - Greenwich Village Historic District</b><br><br>Manhattan - Block 643 - Lot 71  | <b>Zoning</b> R6       | <b>CD:</b> 2 |
|   |  |       | <b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A Greek Revival style rowhouse built in 1852-53. Application is to construct a rooftop addition and excavate the cellar and rear yard.  |                        |              |

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| 4  | Staff: A K<br><br>Action: Approved<br>S.Wilder - S.Chu<br><br>Hearing/Meeting: Closed<br>PH: 11/25/2025 No Action                                 | 8-0-0              | <b>LPC-26-02343</b><br><br><b>48 Commerce Street - Greenwich Village Historic District</b><br><br>Manhattan - Block 584 - Lot 23<br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A house built in 1844 and altered later in the nineteenth century. Application is to alter the front and rear facades, modify and create window openings, construct a stair bulkhead, install railings, and replace areaway ironwork. | <b>Zoning</b> R6    | <b>CD:</b> 2 |
| 5  | Staff: A K<br><br>Action: Approved<br>M.Goldblum - E.Jefferson<br>M.Ginsberg (Recused)<br><br>Hearing/Meeting: Closed<br>PH: 12/09/2025 No Action | 6-1-0              | <b>LPC-26-03891</b><br><br><b>26-30 West 67th Street - Upper West Side/Central Park West Historic District</b><br><br>Manhattan - Block 1119 - Lot 43<br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A Modern style office building designed by Kohn, Pedersen Fox Associates and built 1978-79. Application is to demolish the building and construct a new building.  | <b>Zoning</b> C4-7  | <b>CD:</b> 7 |
| <b>PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA</b> |   |                    |  |                     |              |
| 1  | Staff: B B<br><br>E.Jefferson - M.Goldblum<br><br>Action: Approved with modifications<br>M.Ginsberg - W.Chen<br><br>Hearing/Meeting: Closed       | 8-0-0<br><br>7-1-0 | <b>LPC-26-02247</b><br><br><b>112-113 South Street - South Street Seaport Historic District</b><br><br>Manhattan - Block 97 - Lot 3, 4<br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A pair of Federal style store buildings built in 1818-19. Application is to construct rooftop dormers.  | <b>Zoning</b> C6-2A | <b>CD:</b> 1 |
| 2  | Staff: J U<br><br>M.Goldblum - E.Jefferson<br><br>Action: Approved<br>S.Chu - S.Wilder<br><br>Hearing/Meeting: Closed                             | 8-0-0<br><br>8-0-0 | <b>LPC-26-04550</b><br><br><b>432 Hudson Street - Greenwich Village Historic District</b><br><br>Manhattan - Block 583 - Lot 7<br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A late Greek Revival style rowhouse with commercial ground floor built in 1845. Application is to alter the ground floor, reconstruct the rear façade, and construct a rear yard addition.  | <b>Zoning</b> C1-6  | <b>CD:</b> 2 |
| 3  | Staff: F M<br><br>S.Wilder - S.Chu<br><br>Action: Approved<br>W.Chen - F.Mahan<br><br>Hearing/Meeting: Closed                                     | 7-0-0<br><br>7-0-0 | <b>LPC-26-04689</b><br><br><b>140 West 4th Street - South Village Historic District</b><br><br>Manhattan - Block 543 - Lot 47<br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br><br>A Renaissance Revival style tenement building with commercial basement, designed by Michael Bernstein and built in 1901. Application is to install a stoop gate.   | <b>Zoning</b> R7-2  | <b>CD:</b> 2 |

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| 4 | Staff: F M<br>S.Wilder - S.Chu<br>Action: Approved<br>A.Master - M.Ginsberg<br><br>Hearing/Meeting: Closed | <b>LPC-26-04688</b><br><b>142 West 4th Street - South Village Historic District</b><br>Manhattan - Block 543 - Lot 45<br><b>Zoning R7-2</b> <b>CD: 2</b><br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br>A Renaissance Revival style tenement building with commercial basement, designed by Michael Bernstein and built in 1901. Application is to install a stoop gate.  |
| 5 | Staff: L P<br>F.Mahan - W.Chen<br><br>Action: No Action<br><br>Hearing/Meeting: Closed                     | <b>LPC-26-02405</b><br><b>130-132 West 18th Street - 130-132 West 18th Street Stables Building - Individual Landmark</b><br>Manhattan - Block 793 - Lot 56<br><b>Zoning C6-2A</b> <b>CD: 4</b><br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br>Two Round-Arched Utilitarian style carriage houses with Renaissance Revival and Romanesque Revival style details built in 1864-65 and combined in 1907. Application is to install storefront infill and construct a rooftop addition.   |
| 6 | Staff: M P<br>S.Wilder - S.Chu<br>Action: Approved<br>S.Chu - S.Wilder<br><br>Hearing/Meeting: Closed      | <b>LPC-26-03028</b><br><b>109-113 East 73rd Street - Upper East Side Historic District</b><br>Manhattan - Block 1408 - Lot 7, 8<br><b>Zoning R8B</b> <b>CD: 8</b><br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br>A neo-Italian Renaissance style rowhouse (no. 109) designed by Hunt & Hunt, and built in 1911-12; a rowhouse (no. 111) with Renaissance-style details, designed by Gurdon S. Parker and built in 1922; and a rowhouse (no. 113) originally designed by George B. Post & Sons, built in 1906-08, and altered in 1962 by Brown, Lawford & Forbes. Application is to modify floor levels and combine no. 109 with nos. 111-113, replace an entry door and windows, and construct rooftop and rear yard additions. |
|   | Staff: R L<br><br>Action: Laid over<br><br>Hearing/Meeting:  | <b>LPC-26-01097</b><br><b>106 West 81st Street - Upper West Side/Central Park West Historic District</b><br>Manhattan - Block 1211 - Lot 137<br><b>Zoning R8B/C1-8A/E</b> <b>CD: 7</b><br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br>A neo-Grec style rowhouse designed by Eli Martin and built in 1885-86. Application is to reconstruct the rear façade, and construct rooftop and rear yard additions.  |
|   | Staff: R L<br><br>Action: Laid over<br><br>Hearing/Meeting:  | <b>LPC-26-04358</b><br><b>114 Fort Greene Place - Brooklyn Academy of Music Historic District</b><br>Brooklyn - Block 2112 - Lot 43<br><b>Zoning R6B</b> <b>CD: 2</b><br><br><b>CERTIFICATE OF APPROPRIATENESS</b><br>An Italianate style rowhouse built in 1855. Application is to construct rooftop and rear yard additions, reconstruct the rear façade and enlarge window openings.  |

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|  | <p>Staff: R L</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p> | <p><b>LPC-25-10051</b></p> <p><b>4500 Arthur Kill Road - Kreischer House Individual Landmark - Individual Landmark</b></p> <p>Staten Island - Block 7465 - Lot 115</p> <p><b>Zoning</b> M1-1      <b>CD:</b> 3</p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Stick style residence designed by Palliser &amp; Palliser and built c. 1888. Application is to install a service ramp and a barrier-free access lift and construct an event structure and related landscape elements on the landmark site.</p>  |
|  | <p>Staff: L W</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p> | <p><b>LPC-26-01129</b></p> <p><b>317 Jefferson Avenue - Bedford Historic District</b></p> <p>Brooklyn - Block 1829 - Lot 56</p> <p><b>Zoning</b> R6B      <b>CD:</b> 3</p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A neo-Grec style rowhouse designed by William Taylor and built c. 1882. Application is to alter the front and rear façades, and construct a rooftop bulkhead and 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</p> <p><b>Zoning</b> R8B, R10, P1    <b>CD:</b> 8</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: D P</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p> | <p><b>LPC-26-04808</b></p> <p><b>254 West 88th Street - Riverside - West End Historic District</b></p> <p>Manhattan - Block 1235 - Lot 7503</p> <p><b>Zoning</b> R10A      <b>CD:</b> 7</p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A Renaissance Revival style rowhouse designed by Nelson M. Whipple and built in 1884, and altered in 1934. Application is to legalize the reconstruction of the top floor of the rear façade and alterations to the front façade extension completed in non-compliance with Certificate of No Effect 24-10035.</p> |
|  | <p>Staff: J G</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p> | <p><b>LPC-26-05758</b></p> <p><b>426 West 144th Street - Hamilton Heights Historic District</b></p> <p>Manhattan - Block 2050 - Lot 61</p> <p><b>Zoning</b> R6A      <b>CD:</b> 9</p> <p><b>CERTIFICATE OF APPROPRIATENESS</b></p> <p>A French Second Empire style townhouse designed by Neville &amp; Bagge and built in 1897. Application to construct a rear yard deck.</p>   |



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## Arabic

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## Urdu

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