



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 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 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			
1	Staff: J R Action: No Action S.Chu - E.Jefferson 8-0-0 Hearing/Meeting: Closed PH: 12/02/2025 No Action	LPC-26-03280 138-154 St. Felix Street, aka 11-21 Hanson Place - Brooklyn Academy of Music Historic District Brooklyn - Block 2111 - Lot 45 Zoning C-64, DB CD: 2 CERTIFICATE OF APPROPRIATENESS 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.	
2	Staff: D P Action: Approved E.Jefferson - M.Goldblum 8-0-0 Hearing/Meeting: Closed PH: 01/06/2026 Read into the Record	LPC-26-05562 109 Waverly Place - Greenwich Village Historic District Manhattan - Block 553 - Lot 34 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A Greek Revival style rowhouse built in 1840. Application is to install a stoop gate.	
3	Staff: A K Action: Approved S.Chu - S.Wilder 8-0-0 Hearing/Meeting: Closed PH: 05/06/2025 No Action	LPC-25-05585 83 Horatio Street - Greenwich Village Historic District Manhattan - Block 643 - Lot 71 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A Greek Revival style rowhouse built in 1852-53. Application is to construct a rooftop addition and excavate the cellar and rear yard.	

4	Staff: A K Action: Approved S.Wilder - S.Chu 8-0-0 Hearing/Meeting: Closed PH: 11/25/2025 No Action	LPC-26-02343 48 Commerce Street - Greenwich Village Historic District Manhattan - Block 584 - Lot 23 Zoning R6 CD: 2 CERTIFICATE OF APPROPRIATENESS 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.
5	Staff: A K Action: Approved M.Goldblum - E.Jefferson 6-1-0 M.Ginsberg (Recused) Hearing/Meeting: Closed PH: 12/09/2025 No Action	LPC-26-03891 26-30 West 67th Street - Upper West Side/Central Park West Historic District Manhattan - Block 1119 - Lot 43 Zoning C4-7 CD: 7 CERTIFICATE OF APPROPRIATENESS 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.
PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA		
1	Staff: B B E.Jefferson - M.Goldblum 8-0-0 Action: Approved with modifications M.Ginsberg - W.Chen 7-1-0 Hearing/Meeting: Closed	LPC-26-02247 112-113 South Street - South Street Seaport Historic District Manhattan - Block 97 - Lot 3, 4 Zoning C6-2A CD: 1 CERTIFICATE OF APPROPRIATENESS A pair of Federal style store buildings built in 1818-19. Application is to construct rooftop dormers.
2	Staff: J U M.Goldblum - E.Jefferson 8-0-0 Action: Approved S.Chu - S.Wilder 8-0-0 Hearing/Meeting: Closed	LPC-26-04550 432 Hudson Street - Greenwich Village Historic District Manhattan - Block 583 - Lot 7 Zoning C1-6 CD: 2 CERTIFICATE OF APPROPRIATENESS 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.
3	Staff: F M S.Wilder - S.Chu 7-0-0 Action: Approved W.Chen - F.Mahan 7-0-0 Hearing/Meeting: Closed	LPC-26-04689 140 West 4th Street - South Village Historic District Manhattan - Block 543 - Lot 47 Zoning R7-2 CD: 2 CERTIFICATE OF APPROPRIATENESS A Renaissance Revival style tenement building with commercial basement, designed by Michael Bernstein and built in 1901. Application is to install a stoop gate.

<p>Staff: R L</p> <p>Action: Laid over</p> <p>Hearing/Meeting:</p>	<p>LPC-25-10051</p> <p>4500 Arthur Kill Road - Kreischer House Individual Landmark - Individual Landmark</p> <p>Staten Island - Block 7465 - Lot 115 Zoning M1-1 CD: 3</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A Stick style residence designed by Palliser & 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>LPC-26-01129</p> <p>317 Jefferson Avenue - Bedford Historic District</p> <p>Brooklyn - Block 1829 - Lot 56 Zoning R6B CD: 3</p> <p>CERTIFICATE OF APPROPRIATENESS</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>LPC-26-05841</p> <p>1185 Park Avenue - Expanded Carnegie Hill Historic District</p> <p>Manhattan - Block 1522 - Lot 1 Zoning R8B, R10, P1 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A neo-Gothic style apartment house designed by Schwartz & 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>LPC-26-04808</p> <p>254 West 88th Street - Riverside - West End Historic District</p> <p>Manhattan - Block 1235 - Lot 7503 Zoning R10A CD: 7</p> <p>CERTIFICATE OF APPROPRIATENESS</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>LPC-26-05758</p> <p>426 West 144th Street - Hamilton Heights Historic District</p> <p>Manhattan - Block 2050 - Lot 61 Zoning R6A CD: 9</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>A French Second Empire style townhouse designed by Neville & Bagge and built in 1897. Application to construct a rear yard deck.</p>



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Kreyòl Ayisyen (Haitian Creole)

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(Yiddish) יידיש

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Française (French)

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ودرا Urdu

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