



NOTICE OF PUBLIC HEARING/MEETING

November 25, 2025

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, November 25, 2025, 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 HEARING AGENDA		
1	Staff: A K Approximate Time: - Be Here by:	LPC-26-04225 48 Willow Place - Brooklyn Heights Historic District Brooklyn - Block 259 - Lot 57 Zoning:R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A house designed by Joseph Merz and built in 1965. Application is to construct a rooftop addition and install railings.
2	Staff: J U Approximate Time: - Be Here by:	LPC-26-03163 26 Verandah Place - Cobble Hill Historic District Brooklyn - Block 301 - Lot 16 Zoning:R6 CD: 6 CERTIFICATE OF APPROPRIATENESS A residence/carriage house built c. 1857-1862 and enlarged in 1978. Application is to alter the rear façade and extend the top floor.
3	Staff: M S Approximate Time: - Be Here by:	LPC-26-04034 176 Parkside Avenue - Prospect Park - Scenic Landmark Brooklyn - Block 1117 - Lot 1 Zoning:Park CD: BINDING REPORT A restroom building designed by J. Sarsfield Kennedy and built in 1930 within a Naturalistic style park designed by Frederick Law Olmsted and Calvert Vaux in 1866-73. Application is to construct a pavilion addition.

4	Staff: F M Approximate Time: - Be Here by:	LPC-26-01542 Sidewalks-Multiple - Addisleigh Park Historic District Queens - Block - Lot Zoning: CD: 12 BINDING REPORT A historic district comprised predominantly of free-standing houses with lawns, and concrete sidewalks with green verge strips. Application is to install stormwater management infrastructure, new sidewalks, and retaining walls at multiple locations.
5	Staff: A K Approximate Time: - Be Here by:	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.
6	Staff: R L Approximate Time: - Be Here by:	LPC-26-03584 83-85 Sullivan Street - 83 Sullivan Street Individual Landmark and 85 Sullivan Street Individual Landmark - Sullivan-Thompson Historic District Manhattan - Block 489 - Lot 15 Zoning: R7-2 CD: 2 CERTIFICATE OF APPROPRIATENESS Two Federal style rowhouses built c. 1825. Application is to combine the buildings, construct rooftop and rear yard additions, reconstruct the side and rear facades, and excavate the rear yard.
7	Staff: J G Approximate Time: - Be Here by:	LPC-26-01875 473 West 22nd Street - Chelsea Historic District Extension Manhattan - Block 720 - Lot 10 Zoning: R7B CD: 4 CERTIFICATE OF APPROPRIATENESS A pair of Italianate style rowhouses built in 1856. Application is to replace windows.
8	Staff: L P Approximate Time: - Be Here by:	LPC-26-03857 10 Rockefeller Plaza - Rockefeller Center - Individual Landmark Manhattan - Block 1264 - Lot 5 Zoning: C5-2.5, C5-3 CD: 5 CERTIFICATE OF APPROPRIATENESS An office tower with integral parking garage designed by Wallace Harrison and a consortium of architects known as The Associated Architects and built in 1939 as part of an Art Deco style office, commercial and entertainment complex. Application is to alter the façade, replace entrance infill and sidewalk paving, and install a marquee, a new window opening, lighting, and signage.

9	Staff: B B Approximate Time: - Be Here by:	LPC-26-00699 404 Fifth Avenue - Stewart & Company Building - Individual Landmark Manhattan - Block 838 - Lot 48 Zoning: C5-3 CD: 5 CERTIFICATE OF APPROPRIATENESS A neo-Classical and Chicago School of Architecture style store and loft building designed by Warren & Wetmore and built in 1914. Application is to replace storefront infill.
10	Staff: R W Approximate Time: - Be Here by:	LPC-26-03898 1 Union Square West - The Lincoln Building - Individual and Interior Landmark Manhattan - Block 842 - Lot 21 Zoning: C6-4, C6-1, CD: 5 CERTIFICATE OF APPROPRIATENESS A Romanesque Revival style office building designed by R.H. Robertson and built in 1889-1890. Application is to establish a Master Plan governing the future installation of signage.
11	Staff: M G Approximate Time: - Be Here by:	LPC-26-03839 800 Fifth Avenue - Upper East Side Historic District Manhattan - Block 1376 - Lot 1 Zoning: R10 CD: 8 CERTIFICATE OF APPROPRIATENESS A postmodern style apartment building designed by Ulrich Franzen & Associates and built in 1978. Application is to demolish the existing building and landscape features and construct a new building, install new landscape features, and relocate a curb cut.



ATTENTION: If you have difficulty understanding English and need language assistance, please call us 212-669-7817 or email access@lpc.nyc.gov. We will provide you with language assistance services, including interpretation and translation, at no cost to you in the language you speak.

Español (Spanish)

ATENCIÓN: si tiene dificultades para comprender el inglés y necesita ayuda con el idioma, llámenos al 212-669-7817 o escríbanos a access@lpc.nyc.gov. Le brindaremos servicios de ayuda del idioma, incluidas interpretación y traducción, a ningún costo en el idioma que habla.

繁體中文 (Traditional Chinese)

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简体中文 (Simplified Chinese)

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বাঙালি (Bengali)

অনুগ্রহ করে লিখুন: আপলন যলি ইংলিজি বুঝারে অসুলবধা ববোধ করেন এবং ভাষাে িনয় সাহায্যে প্রর ান ববোধ করেন, েরব অনুগ্রহ করে আমাৰিে 212-669-7817 নম্বরে কি করুন অথবা access@lpc.nyc.gov এ ইরমি করুন। আপনাে বিা ভাষাে সারপরে বকানও খেচ ছাড়াই আমো আপনারক ভাষাে পলেরষবা প্রিন করবা, অনুবাি এবং বিভাষী পলেরষবা সহকারে।

Kreyòl Ayisyen (Haitian Creole)

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(Yiddish) יידיש

אכטונג: אויב עס איז איי שווער צו פארשטיין ענגליש און דארפט האבן הילף ביטע רופט אונדז אויף 212-669-7817 אדער אימעיילט access@lpc.nyc.gov. ווי אויך אויסטייטשונג און איבערזעצונג, אומזיסט אויפן שפראך וואס איר רעדט.

Française (French)

ATTENTION : Si vous avez de la difficulté à comprendre l'anglais et avez besoin d'aide linguistique, veuillez nous appeler par téléphone au 212-669-7817 ou par courriel à access@lpc.nyc.gov. Nous vous fournirons des services d'aide linguistique dans la langue que vous parlez, gratuitement, y compris l'interprétation et la traduction.

한국어 (Korean)

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Русский (Russian)

ВНИМАНИЕ: Если у Вас возникают трудности в понимании английского языка и Вам необходима языковая помощь, звоните нам по телефону 212-669-7817 или пишите нам на email access@lpc.nyc.gov. Мы предоставим Вам услуги языковой помощи, в том числе – устный и письменный перевод, на Вашем родном языке и совершенно бесплатно.

العربية/Arabic

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Polskie (Polish)

UWAGA: Jeśli masz trudności ze zrozumieniem języka angielskiego i potrzebujesz pomocy językowej, zadzwoń do nas pod numer telefonu 212-669-7817 lub wyślij wiadomość e-mail na adres access@lpc.nyc.gov. Zapewnimy Ci wsparcie w języku, w którym się porozumiewasz (usługa obejmuje tłumaczenie ustne i pisemne). Nie ponosisz żadnych kosztów.

Urdu ودرا

توجہ: اگر آپ کو انگریزی کو سمجھنے میں مشکل ہے اور زبان کی مدد کی ضرورت ہو تو، براہ کرم ہم سے 212-669-7817 پر یا ای میل access@lpc.nyc.gov سے رسالہ حاصل کریں۔ ہم آپ کو زبان کی مدد کی خدمات فراہم کریں گے، بشمول شفوی اور ترجمہ سمیت، آپ کی زبان میں آپ کو بھیجے ہوئے رسالے کی قیمت کے