Landmarks Preservation Commission

October 6, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-12066

39-88 44th Street – Sunnyside Gardens Historic District

Borough of Queens

To testify virtually, please join Zoom

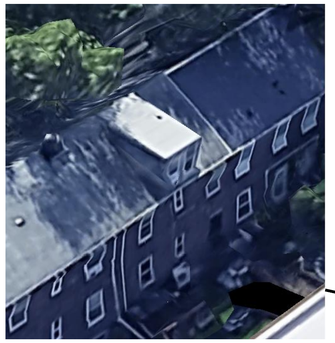
Webinar ID: 165 828 6357
Passcode: 064492
By Phone: 646-828-7666 US (New York)
833 435 1820 US Toll-free
833 568 8864 US Toll-free

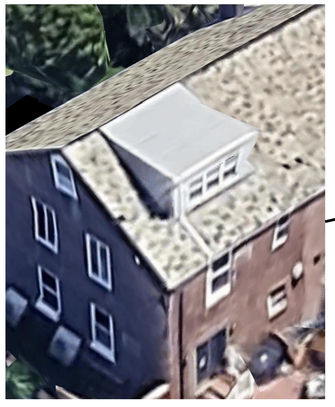
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39-88 44 STREET
SUNNYSIDE, NY 11104
BLOCK 182 / LOT 25

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PROPOSED
LOCATION



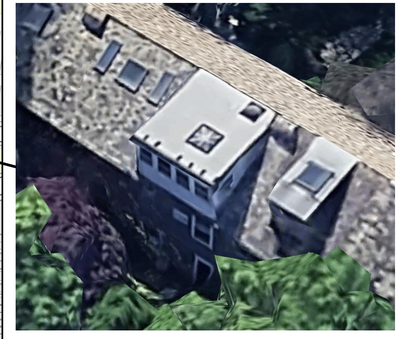


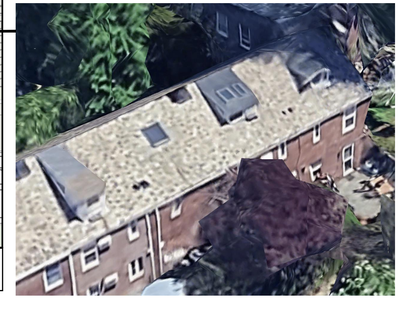


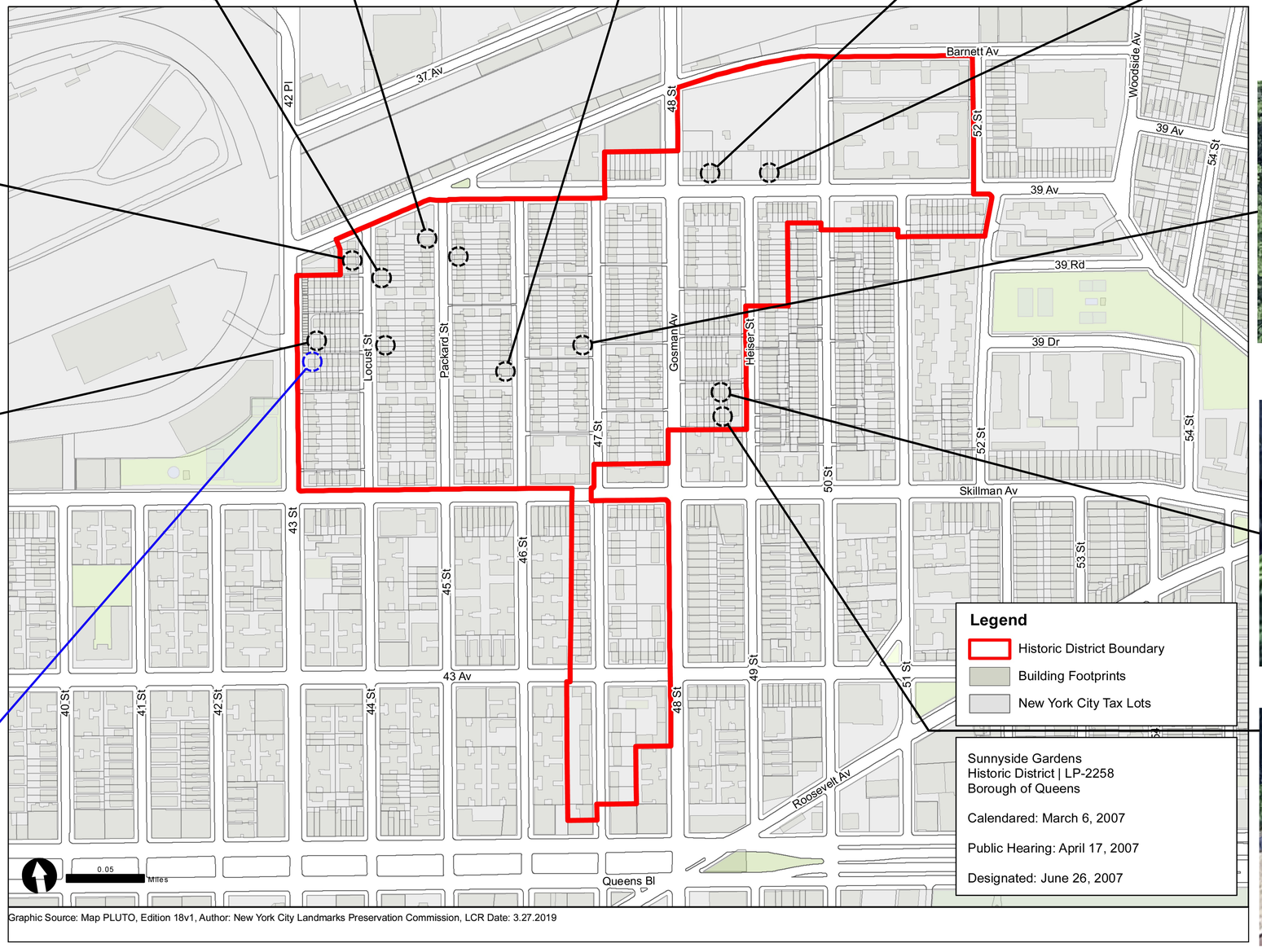












Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.27.2019

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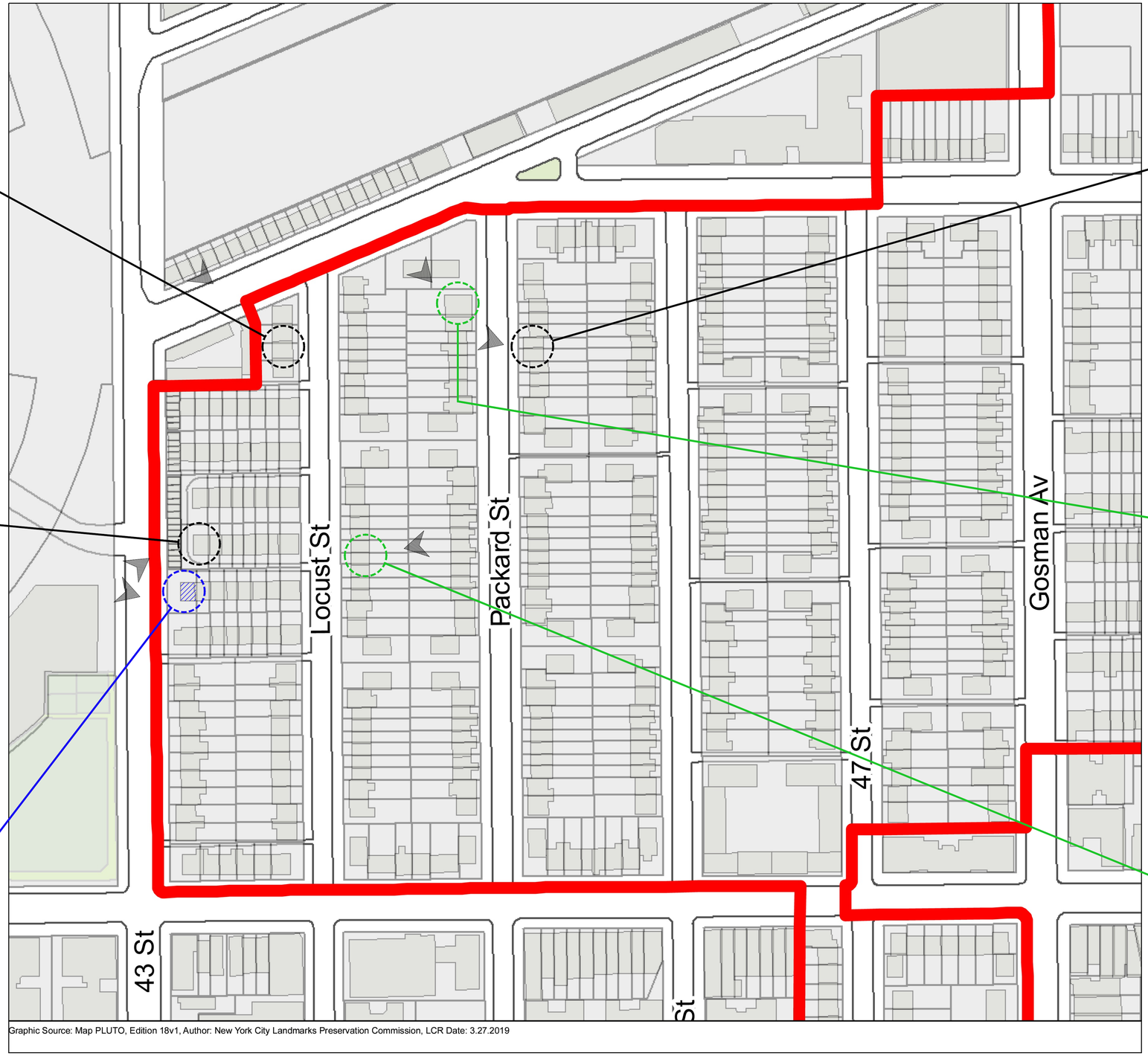
39-06 44TH ST (STREET VIEW)



39-58 44TH ST (STREET VIEW)



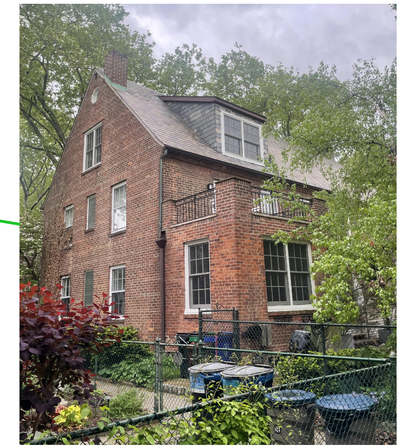
39-88 44TH ST (STREET VIEW)
PROPOSED SITE FACING NORTH



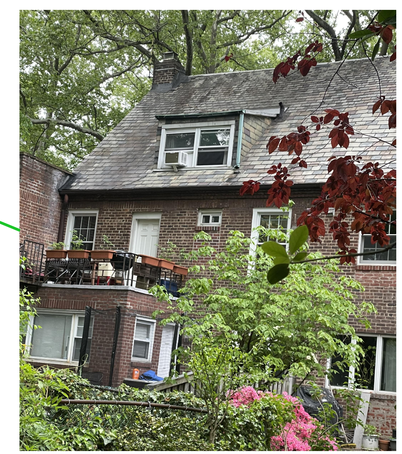
Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.27.2019



39-17 45TH ST (STREET VIEW)



39-12 45TH ST (INNER COURT VIEW)



39-49 44TH ST (INNER COURT VIEW)

HUE

39-88 44TH ST, SUNNYSIDE GARDENS - - - EXISTING DORMERS DESIGN, STREET VIEWS AND INNER COURT VIEWS

09/22/2026

A-02

SCALE: N.T.S.

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1 KEY MAP



2 EXISTING BUILDING (INNER COURT)



3 EXISTING BUILDING (INNER COURT)



4 EXISTING BUILDING (INNER COURT)



5 EXISTING BUILDING (43RD ST ENTRANCE)



6 EXISTING BUILDING (43RD ST SOUTH)

HUE

39-88 44TH ST, SUNNYSIDE GARDENS - - - EXISTING BUILDING FACADES (SOUTH)

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09/22/2026

A-03

SCALE: N.T.S.



1 KEY MAP



2 EXISTING BUILDING W/ PROPOSED DORMER MASSING (WINTER)



3 EXISTING BUILDING W/ PROPOSED DORMER MASSING (SUMMER)



4 EXISTING BUILDING W/ PROPOSED DORMER MASSING



5 EXISTING BUILDING W/ PROPOSED DORMER MASSING



6 EXISTING BUILDING W/ PROPOSED DORMER MASSING

HUE

39-88 44TH ST, SUNNYSIDE GARDENS - - - EXISTING BUILDING W/ PROPOSED DORMER MASSING

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09/22/2026

A-04

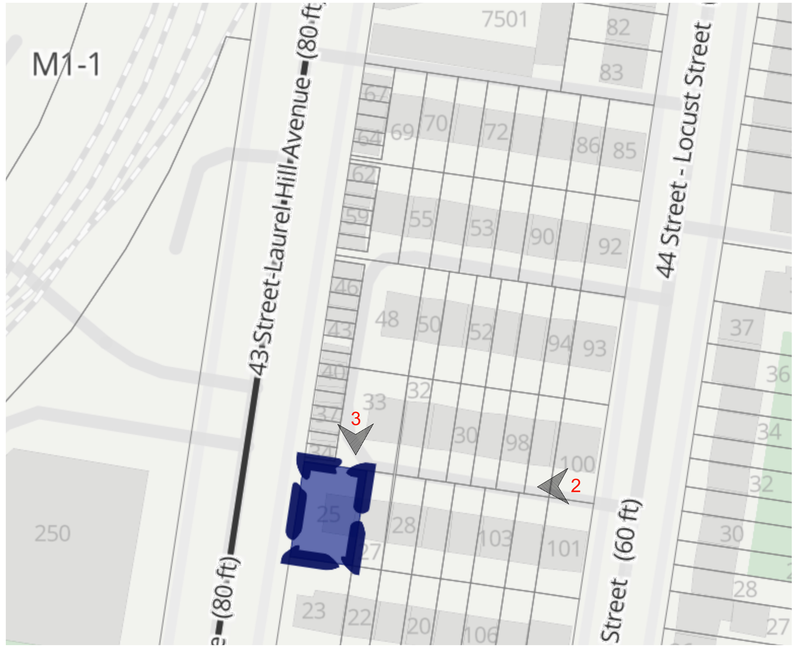
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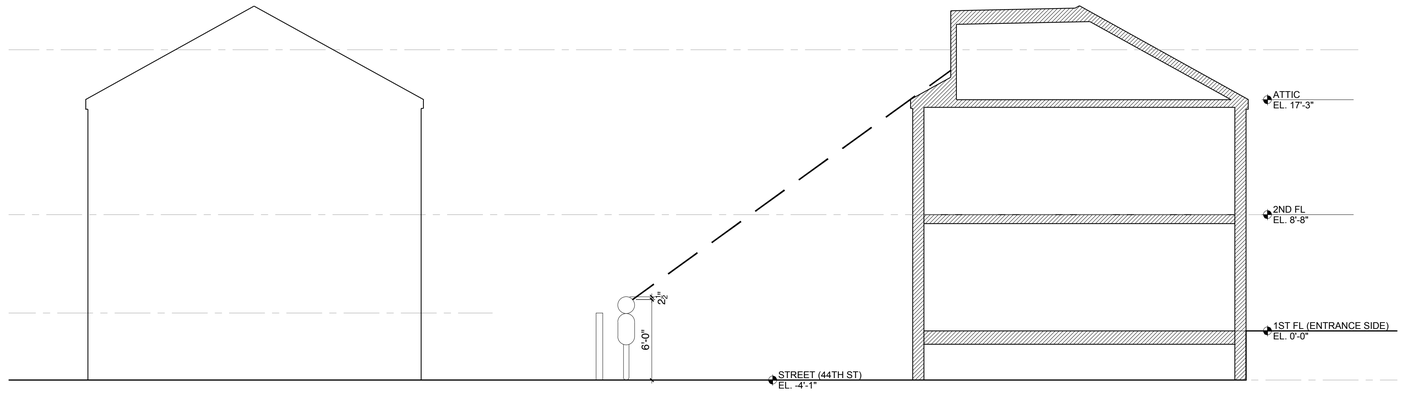
44TH STREET SIDEWALK

39-88 44TH STREET

2 SIGHT LINE FROM 44TH STREET



1 KEY MAP



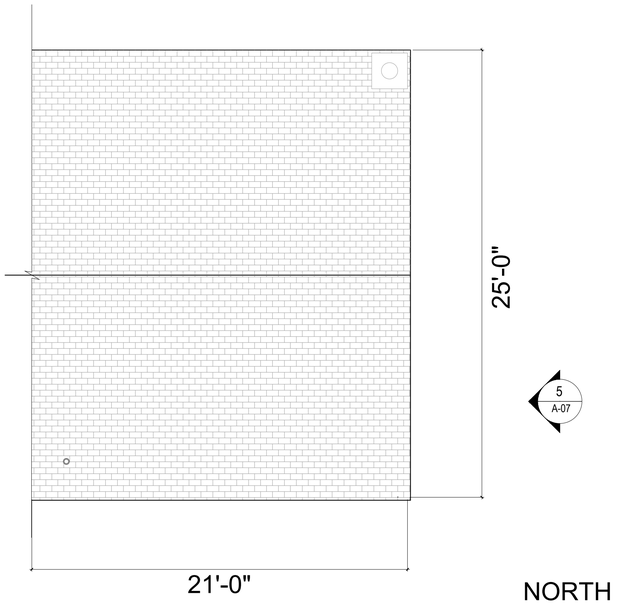
39-58 44TH STREET

39-88 44TH STREET

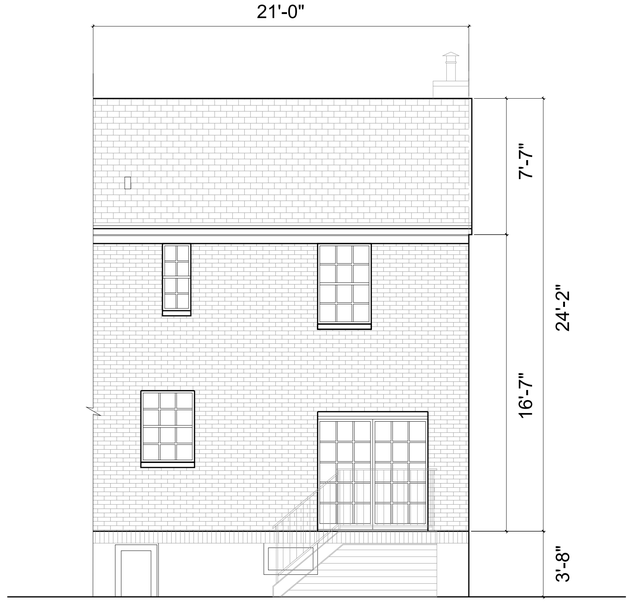
3 EXISTING BUILDING WITH PROPOSED ADDITION

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EXISTING



1 EXISTING ROOF PLAN
1/4" = 1'-0"



4 EXISTING BUILDING SOUTH ELEVATION
1/4" = 1'-0"

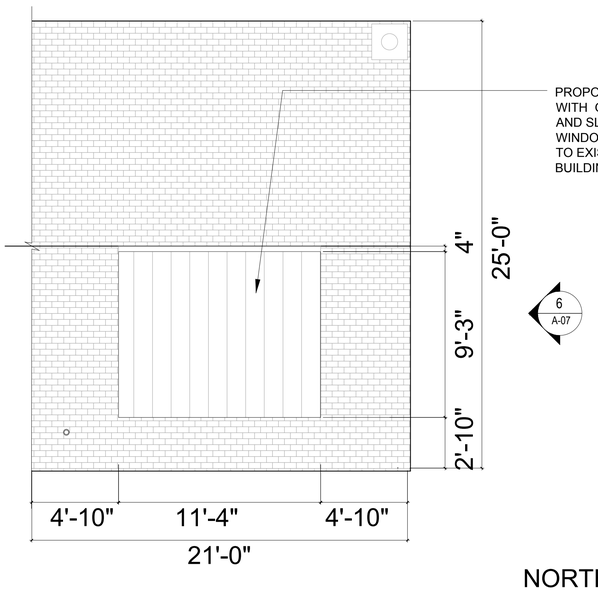
EXISTING 2'-3" X 2'-3" ATTIC LOUVER OPENING HEIGHT TO INCREASE 1'-0" BY LOWERING THE SILL



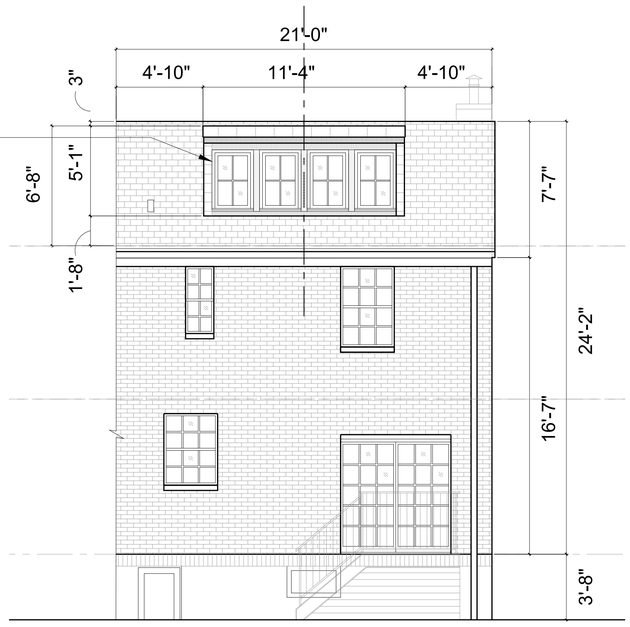
3 EXISTING BUILDING RENDERING
N.T.S.

PROPOSED

PROPOSED DORMER WITH GRAY ROOF AND SLATE SIDING. WINDOWS SIMILAR TO EXISTING BUILDING WINDOWS



4 PROPOSED DORMER ROOF PLAN
1/4" = 1'-0"



7 PROPOSED DORMER ELEVATION
1/4" = 1'-0"

PROPOSED 2'-3" X 3'-3" WINDOW. OPENING HEIGHT TO INCREASE 1'-0" BY LOWERING THE SILL

STONE SLATE SIDING - REUSE EXISTING SLATE IF POSSIBLE

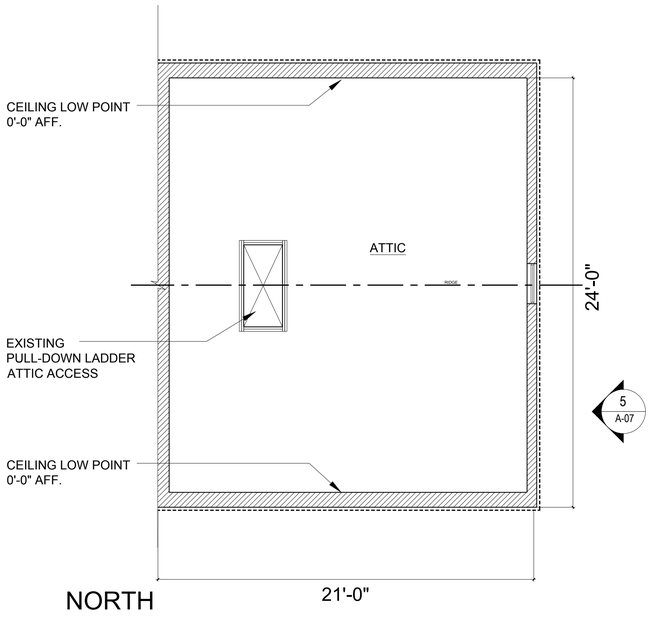
PROPOSED DORMER WITH GRAY ROOF. WINDOWS SIMILAR EXISTING BUILDING WINDOWS



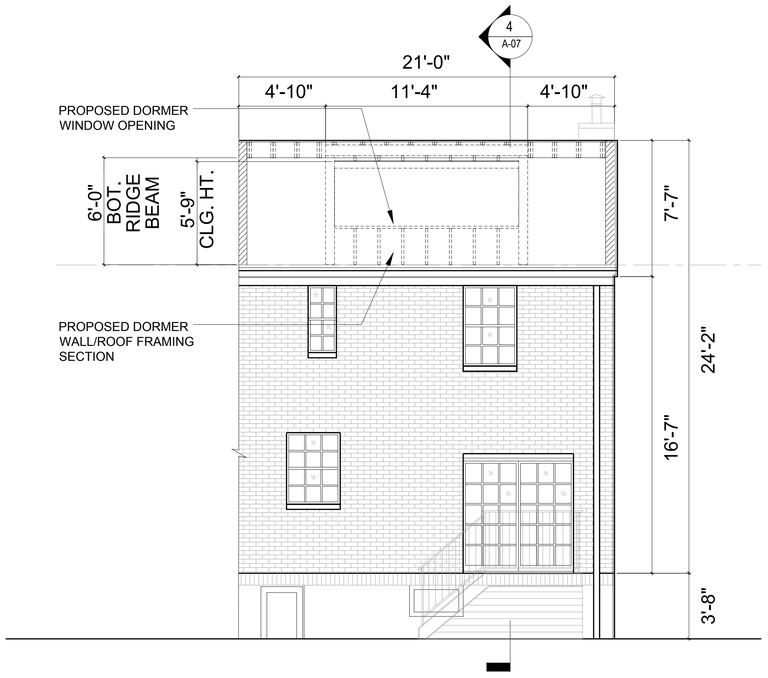
6 PROPOSED DORMER AND WINDOWS RENDERING
N.T.S.

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EXISTING



1 EXISTING ATTIC FLOOR PLAN
3/16" = 1'-0"

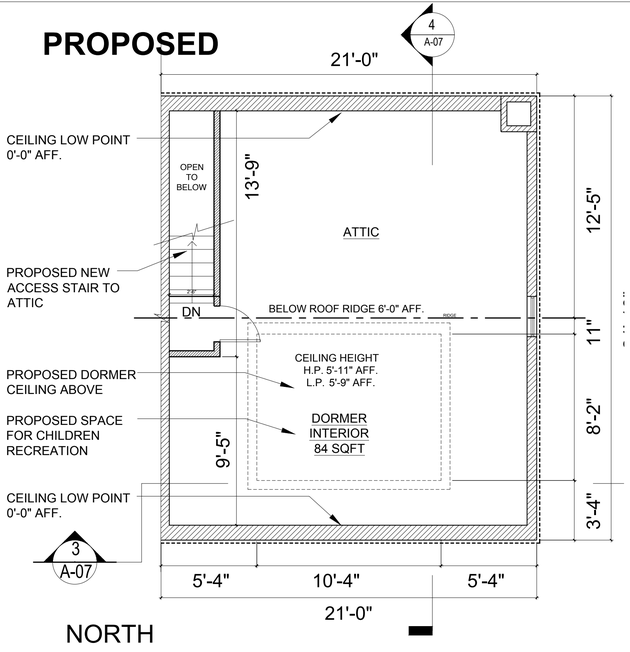


3 EXISTING ATTIC WITH PROPOSED DORMER OUTLINE
3/16" = 1'-0"

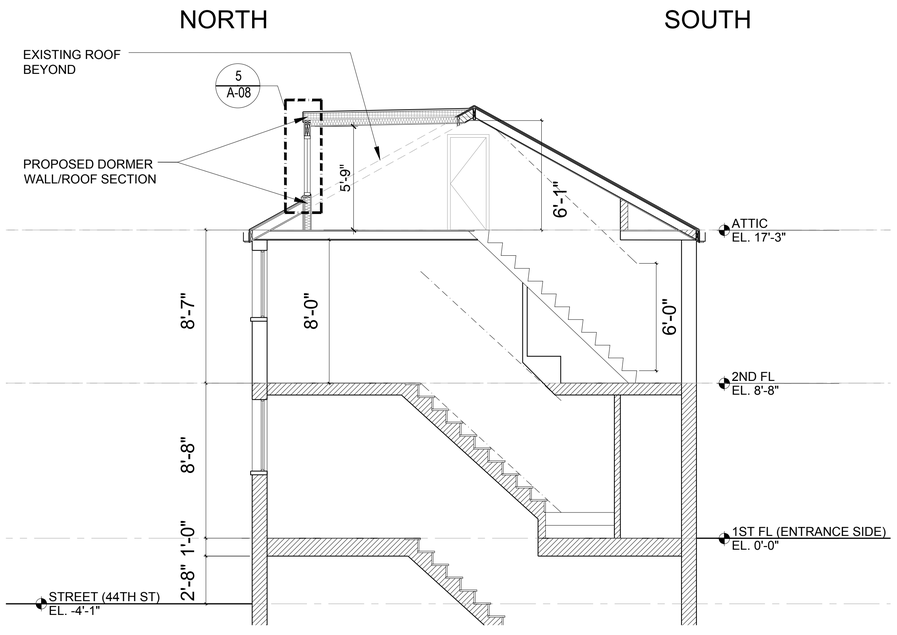


5 EXISTING ATTIC LOUVER (FACING 43RD ST)
N.T.S.

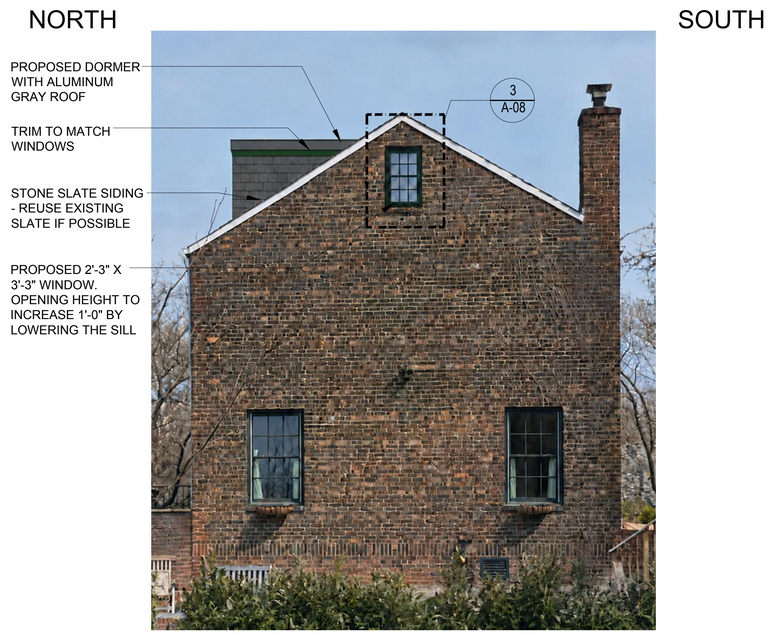
PROPOSED



2 PROPOSED ATTIC FLOOR PLAN
3/16" = 1'-0"

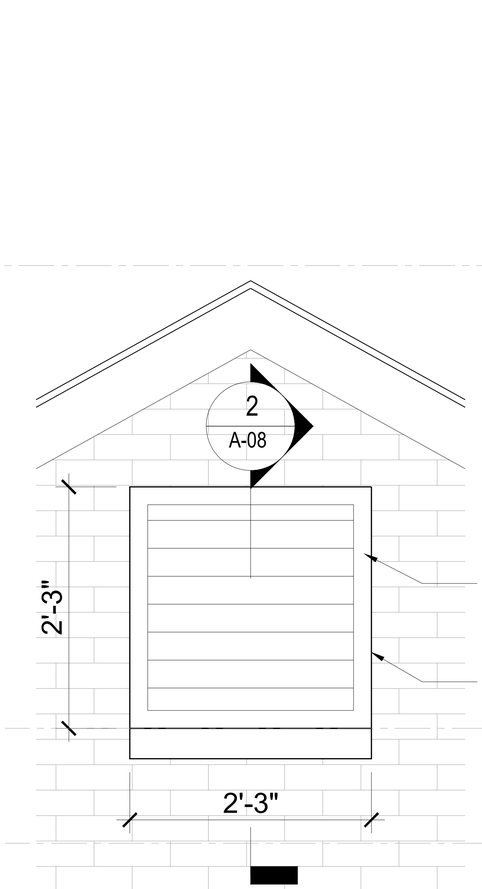


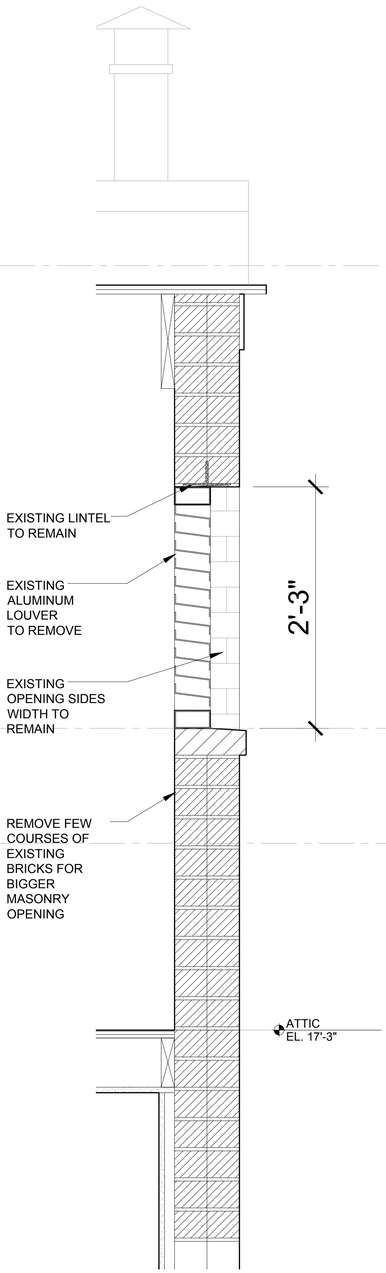
4 PROPOSED DORMER SECTION
3/16" = 1'-0"



6 PROPOSED ATTIC WINDOW (FACING 43RD ST)
N.T.S.

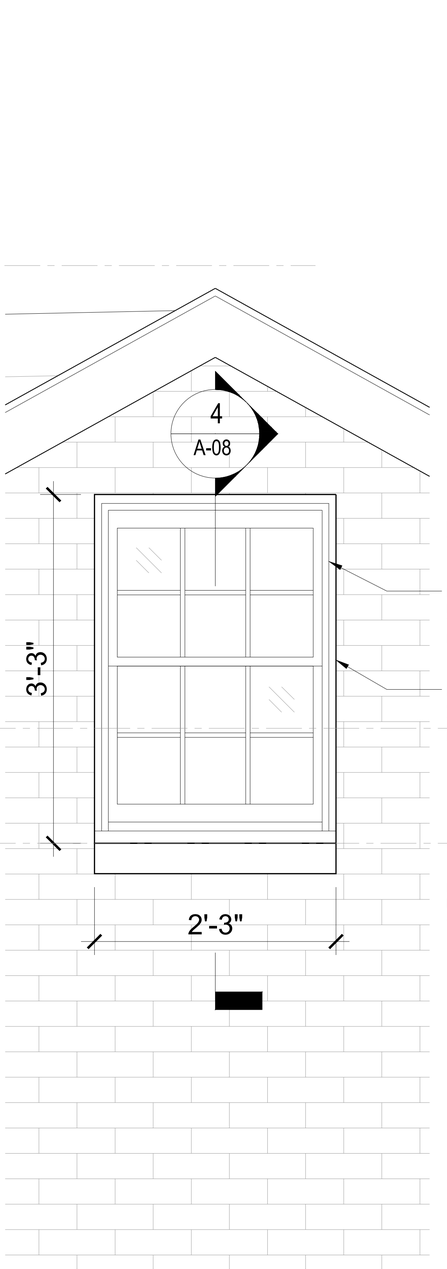
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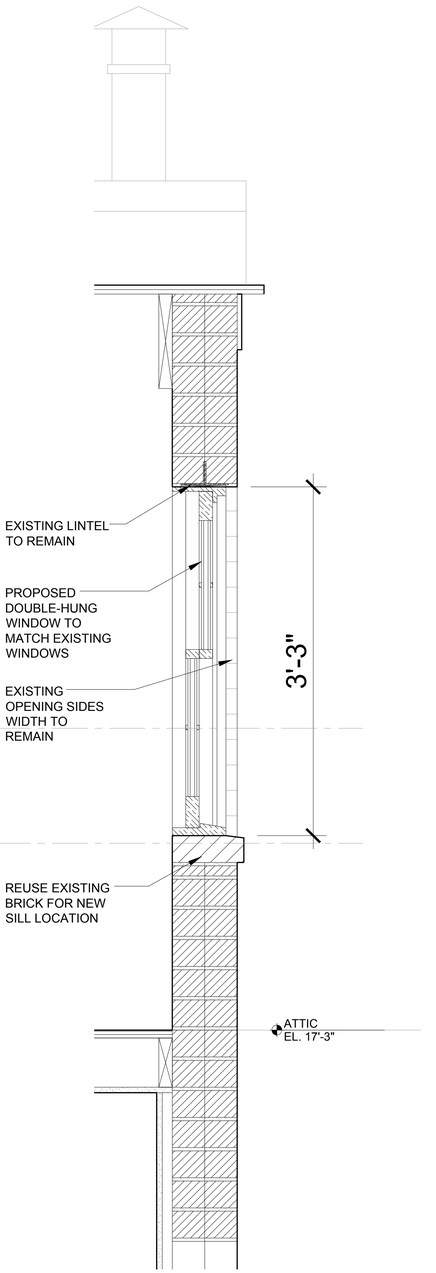


1 EXISTING ATTIC LOUVER
1 1/2" = 1'-0"

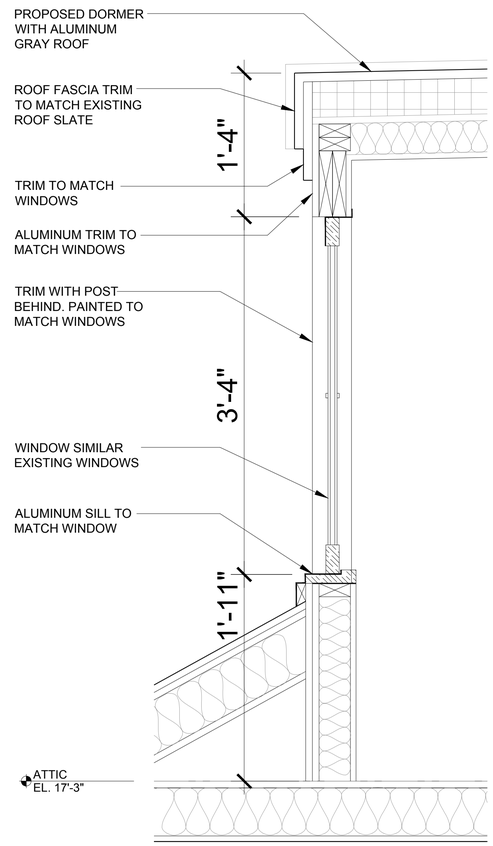
2 EXISTING ATTIC LOUVER SECTION
1 1/2" = 1'-0"



3 PROPOSED ATTIC WINDOW
1 1/2" = 1'-0"



4 PROPOSED ATTIC WINDOW SECTION
1 1/2" = 1'-0"



5 PROPOSED DORMER WINDOW SECTION
1 1/2" = 1'-0"

HUE

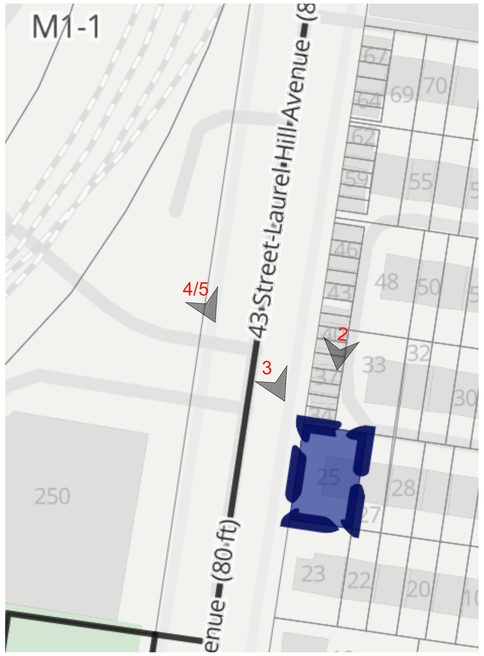
39-88 44TH ST, SUNNYSIDE GARDENS - - - EXISTING/ PROPOSED LOUVER AND WINDOW ELEVATION/ SECTION

09/22/2026

A-08

SCALE: 1/2" = 1'-0"

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1 KEY MAP



2 PROPOSED BUILDING RENDERING
N.T.S.



4 PROPOSED DORMER RENDERING VIEW FROM 43RD STREET
N.T.S.



3 PROPOSED DORMER ENLARGED RENDERING
N.T.S.



5 PROPOSED DORMER RENDERING VIEW FROM 43RD STREET (SUMMER)
N.T.S.

HUE

39-88 44TH ST, SUNNYSIDE GARDENS - - - PROPOSED DORMER RENDERING AND PHOTO MONTAGE

09/22/2026

A-09

SCALE: N.T.S.

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1 PROPOSED DORMER RENDERING AREIAL VIEW - 43RD STREET
N.T.S.

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