

LANDMARKS PRESERVATION COMMISSION

Sarah Carroll, Chair



WHAT WE DO

The Landmarks Preservation Commission (LPC) is responsible for protecting New York City's architecturally, historically, and culturally significant buildings and sites by granting them landmark or historic district status and regulating them after designation. LPC was established by the New York City Landmarks Law, passed in 1965 following the demolition of the original Pennsylvania Station, which aims to safeguard the buildings and places that represent New York City's cultural, social, economic, political, and architectural history. The Commission has designated 38,113 buildings and sites, including 1,464 individual landmarks and 157 historic districts and extensions across all five boroughs. LPC helps protect the City's landmark properties by regulating changes made to these buildings and sites. The Commission reviews applications for work on designated properties, issues permits, provides technical guidance and education on how to preserve these historic resources, investigates complaints of illegal work, and initiates action to ensure compliance with Landmarks Law. LPC also administers a federally funded Historic Preservation Grant Program that provides financial assistance to low- to moderate-income landmark property owners to help fund restoration work on their designated properties.

FOCUS ON EQUITY

For over 60 years, LPC has seen firsthand the power of preservation to revitalize communities, support economic development, drive investment into existing buildings, enhance attractions for tourists, and foster pride in neighborhoods. LPC is committed to equity in all aspects of the Commission's work, integrating fairness, transparency, and efficiency in regulation and outreach, and prioritizing landmark designations that tell the stories of all New Yorkers. LPC staff meets community members in their neighborhoods and offers online tutorials to ensure that stakeholders, especially property owners and faith-based organizations, understand the Commission's processes and have equal access to resources and technical assistance.

During Fiscal 2025, LPC granted landmark designation status to the Jacob Day Residence, a row house located at 50 West 13th Street in Manhattan that was home to prominent 19th-century abolitionist and Black business owner Jacob Day, and later became a hub for performances of work by Black writers such as Gwendolyn Brooks, Countee Cullen, and Langston Hughes. Also in Fiscal 2025, LPC held hearings for five proposed individual landmarks in the Garment District of Manhattan, including the Lefcourt Clothing Center, which served as home to the International Ladies Garment Workers Union, and is now owned by the union's present-day incarnation, Unite Here. In proposing this designation, LPC recognized the union's key role in improving the industry's working conditions and wages for women. In June 2025, LPC commemorated the one-year anniversary of the designation of the Frederick Douglass Memorial Park in Staten Island—founded when discrimination and segregation excluded Black New Yorkers from other burial sites—with the unveiling of a plaque written by LPC's Research Department staff.

In March 2025, LPC marked one year since the launch of Portico, the Commission's online application portal that provides a user-friendly customer experience for people applying for permits to do work on their designated properties. Portico furthers LPC's equity goals by allowing the Commission to better serve New Yorkers through a more efficient, transparent, and accessible permitting process. Since Portico's launch, LPC has reduced the average amount of time in which it issues the most common types of permits by more than 30 percent, and the number of applications received and reviewed by LPC's expedited review services increased by more than a third.

LPC has bolstered the use of Portico with extensive outreach to teach property owners how to use the tool. In Fiscal 2025, LPC's staff presented at a meeting with the citywide Business Improvement Districts organized by the Department of Small Business Services and held information sessions for homeowners in Harlem, Hunts Point in the Bronx, and Flatbush, Bushwick, and Sunset Park in Brooklyn, offering on-site language interpretation services to ensure that LPC's outreach is inclusive of the City's diverse population.

LPC also advanced equity goals in Fiscal 2025 with the launch of an updated Permit Guidebook, which helps applicants file applications that include the correct materials so that the Commission can more quickly issue permits, and two enhanced online mapping tools that offer streamlined access to a broader array of information and resources.

OUR SERVICES AND GOALS

SERVICE 1 Identify and protect qualifying architectural, historical, cultural and archaeological assets in all five boroughs.

- Goal 1a Identify and designate eligible individual buildings, interiors, scenic landmarks, and historic districts as landmarks.
- Goal 1b Facilitate appropriate work on landmark buildings through technical assistance and timely issuance of permits.
- Goal 1c Increase landmark regulations compliance.
- Goal 1d Evaluate potential impacts to archaeological resources in a timely manner.

HOW WE PERFORMED IN FISCAL 2025

SERVICE 1 Identify and protect qualifying architectural, historical, cultural and archaeological assets in all five boroughs.

Goal 1a Identify and designate eligible individual buildings, interiors, scenic landmarks, and historic districts as landmarks.

In Fiscal 2025, the Commission completed four designations, comprised of two individual landmarks and two interior landmarks, down from 11 in Fiscal 2024. The number of buildings designated decreased from 164 to four. The number of buildings designated may change year-to-year as designations are the outcome of an organic process with many steps, including extensive research and survey work, and careful and thoughtful outreach with a range of stakeholders. The number of designations in a fiscal year represents a snapshot in time and is impacted by the number of sites that are in the pipeline; for example, in Fiscal 2025, LPC initiated the designation process for two historic districts in Flatbush, Brooklyn and held public hearings for five proposed individual landmarks in Midtown South that were designated soon after the close of Fiscal 2025.

LPC furthered its Equity Framework goals in Fiscal 2025 with the designation of the Jacob Day Residence as an individual landmark, commemorating the rare surviving 19th-century building, which has direct links to New York City’s abolitionist history. In May 2025, the Commission recognized the City’s important history of innovation in Modernist architecture through the designation of the Paul Rudolph-designed Modulightor Building Apartment Duplex as an interior landmark and the designation of the Marcel Breuer-designed (Former) Whitney Museum of American Art as both an individual and interior landmark.

Performance Indicators	Actual					Target		Trend	
	FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
★ Individual, interior, and scenic landmarks, and historic districts designated	10	3	12	11	4	*	*	Down	*
– Individual, interior, and scenic landmarks designated	8	1	10	10	4	*	*	Neutral	*
– Historic districts designated	2	2	2	1	0	*	*	Down	*
★ Total buildings designated	339	147	81	164	4	*	*	Down	*
★ Critical Indicator ● Equity Indicator “NA” Not Available ↑↓ Directional Target * None									

Goal 1b Facilitate appropriate work on landmark buildings through technical assistance and timely issuance of permits.

LPC helps preserve the City’s designated landmark properties by regulating changes made to these buildings and sites. All applications to make changes to designated buildings are reviewed, approved, and tracked by the Commission. Actions can include issuing Certificates of No Effect (CNEs) when work requires a permit from the Department of Buildings but will not affect the preserved architectural features or structure of the building; issuing Permits for Minor Work (PMWs) when small exterior changes such as painting, window or door replacement, or brick repointing are proposed; and expediting certificates for other changes on regulated sites.

In Fiscal 2025, there were 11,748 work permit applications submitted to LPC to review and 11,324 actions taken on work permit applications, a three percent and two percent increase, respectively, from Fiscal 2024. In Fiscal 2025, approximately 92 percent of CNEs were issued within 10 business days, a six percentage point increase from Fiscal 2024 and well above LPC’s target of 85 percent. The percent of Expedited Certificates of No Effect issued within two business days remained stable at 98 percent in Fiscal 2025. PMWs were issued with greater efficiency this fiscal year, reflected in the six percentage point increase from Fiscal 2024 to 92 percent of PMWs issued within 10 business days in Fiscal 2025. Internal analysis shows that Portico, the Agency’s online application portal, has driven the dramatic increase in the efficiency of the agency’s permitting process—making it both faster and easier for property and small business owners considering work on their landmark buildings to receive the permits they need.

Performance Indicators	Actual					Target		Trend	
	FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
★ Work permit applications received	10,907	12,378	12,211	11,436	11,748	*	*	Neutral	*
★ Actions taken on work permit applications	10,075	11,423	11,489	11,120	11,324	*	*	Neutral	*
Certificates of No Effect issued within 10 business days (%)	84%	84%	83%	86%	92%	85%	85%	Neutral	Up
Expedited Certificates of No Effect issued within two business days (%)	100%	99%	98%	98%	98%	100%	100%	Neutral	Up
Permits for minor work issued within 10 business days (%)	83%	82%	84%	86%	92%	*	*	Up	Up
★ Critical Indicator ● Equity Indicator "NA" Not Available ⬆️⬆️ Directional Target * None									

Goal 1c Increase landmark regulations compliance.

LPC’s Enforcement Department investigates every complaint about illegal work or disrepair it receives. In Fiscal 2025, the Enforcement Department received 785 complaints, a 17 percent increase from 672 complaints in Fiscal 2024. A total of 766 complaints were investigated by the Enforcement Department in Fiscal 2025, down 23 percent from 1,000 in Fiscal 2024. The decrease in complaints investigated was due to a Commission initiative to address a backlog of complaints in Fiscal 2024, which resulted in many more investigations than complaints received during that time. LPC’s Enforcement Department’s main goal is to ensure violations are corrected. In Fiscal 2025, there were 468 enforcement actions taken, the same amount as Fiscal 2024.

There is no correlation between the number of complaints received and the number of enforcement actions taken. While some complaints result in multiple violations, others do not warrant enforcement action after investigation. Enforcement actions can include Warning Letters, Summonses, and Stop Work Orders. All Summonses are returnable to the Office of Administrative Trials and Hearings (OATH). One hundred percent of violations heard at OATH were upheld and paid in Fiscal 2025, a steady trend since Fiscal 2022.

Performance Indicators	Actual					Target		Trend	
	FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
Complaints received	310	393	572	672	785	*	*	Up	*
Complaints investigated	105	397	711	1,000	766	*	*	Up	*
Properties investigated	79	382	555	748	531	*	*	Up	*
★ Enforcement actions taken: Total Warning Letters, Summonses, and Stop Work Orders issued	55	387	427	468	468	*	*	Up	*
Violations admitted to or upheld at the Office of Administrative Trials and Hearings (%)	83%	100%	100%	100%	100%	*	*	Up	*
★ Critical Indicator ● Equity Indicator "NA" Not Available ⬆️⬆️ Directional Target * None									

Goal 1d

Evaluate potential impacts to archaeological resources in a timely manner.

Archaeological applications involve the review of proposed subsurface work subject to environmental review regulations and, for some sites, the Landmarks Law. The Commission then oversees any ensuing archaeology, and, if important archaeological resources are discovered, LPC determines and oversees appropriate mitigation. In Fiscal 2025, 97 percent of archaeological applications received were reviewed within 10 business days, the same percentage as Fiscal 2024, and well exceeding the target of 85 percent.

Performance Indicators	Actual					Target		Trend	
	FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
★ Archaeology applications reviewed within 10 business days (%)	90%	98%	97%	97%	97%	85%	85%	Neutral	*
★ Critical Indicator ● Equity Indicator "NA" Not Available ↑↓ Directional Target * None									

AGENCY CUSTOMER SERVICE

Performance Indicators	Actual					Target		Trend	
	FY21	FY22	FY23	FY24	FY25	FY25	FY26	5-Year	Desired Direction
Customer Experience									
Letters responded to within 14 days (%)	94%	96%	88%	87%	74%	*	*	Down	Up
E-mails responded to within 14 days (%)	94%	98%	94%	98%	90%	*	*	Neutral	Up
★ Critical Indicator ● Equity Indicator "NA" Not Available ↑↓ Directional Target * None									

AGENCY RESOURCES

Resource Indicators	Actual ¹					Plan ²		5yr Trend
	FY21	FY22	FY23	FY24	FY25	FY25	FY26	
Expenditures (\$000,000) ³	\$6.4	\$6.5	\$7.2	\$8.0	\$8.7	\$8.8	\$8.1	Up
Revenues (\$000,000)	\$6.2	\$7.9	\$7.6	\$8.5	\$10.4	\$7.1	\$7.1	Up
Personnel	70	73	76	73	69	81	81	Neutral
Overtime paid (\$000)	\$3	\$13	\$24	\$21	\$7	\$7	\$7	Up

¹Actual financial amounts for the current fiscal year are not yet final. Final fiscal year actuals, from the Comptroller's Comprehensive Annual Financial Report, will be reported in the next PMMR. Refer to the "Indicator Definitions" at nyc.gov/mmr for details. ²Authorized Budget Level ³Expenditures include all funds "NA" - Not Available * None

SPENDING AND BUDGET INFORMATION

Where possible, the relationship between an agency's goals and its expenditures and planned resources, by budgetary unit of appropriation (UA), is shown in the 'Applicable MMR Goals' column. Each relationship is not necessarily exhaustive or exclusive. Any one goal may be connected to multiple UAs, and any UA may be connected to multiple goals.

Unit of Appropriation	Expenditures FY24 ¹ (\$000,000)	Modified Budget FY25 ² (\$000,000)	Applicable MMR Goals ³
001 - Personal Services	\$7.1	\$6.8	All
002 - Other Than Personal Services	\$0.9	\$1.8	All
Agency Total	\$8.0	\$8.7	

¹Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended June 30, 2024. Includes all funds. ²City of New York Adopted Budget for Fiscal 2025, as of June 2025. Includes all funds. ³Refer to agency goals listed at front of chapter. "NA" Not Available * None

NOTEWORTHY CHANGES, ADDITIONS OR DELETIONS

- Sarah Carroll served as the Landmarks Preservation Commission Chair during the reporting period and until her retirement on August 15, 2025.

ADDITIONAL RESOURCES

For additional information, go to:

- New York City Administrative Code, Title 23, Chapter 3: Landmarks Preservation and Historic Districts:
<https://codelibrary.amlegal.com/codes/newyorkcity/latest/NYAdmin/0-0-0-133896>
- Press Releases (information on landmark approvals):
<https://www1.nyc.gov/site/lpc/about/news.page>
- Sixty Years of LPC Story Map:
<https://storymaps.arcgis.com/stories/981732666b194d63ab291a64b9543080>
- Upgraded Discover NYC Landmarks interactive map:
<https://www1.nyc.gov/site/lpc/designations/maps.page>
- Updated LPC Permit Guidebook:
<https://www.nyc.gov/site/lpc/applications/permit-application-guide.page>
- New Archaeology Report Finder:
<https://www.nyc.gov/site/lpc/about/archaeology-reports.page>
- Portico permit portal:
<https://portico.lpc.nyc.gov/>

For more information on the agency, please visit: www.nyc.gov/landmarks.