

LANDMARKS PRESERVATION COMMISSION

Lisa Kersavage, 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, which aims to safeguard the buildings and places that represent New York City's cultural, social, economic, political, and architectural history. As of the end of Fiscal 2026, the Commission has designated 38,550 buildings and sites, including 1,473 individual landmarks and 159 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 preservation, investigates complaints of illegal work, and initiates action to ensure compliance with the Landmarks Law. The Agency works closely with property owners and other City agencies on projects that help landmarks adapt to meet New York City's evolving needs, including work that supports housing creation, increases accessibility, and improves climate resiliency and energy efficiency. LPC also administers the 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 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 advancing equity across all aspects of the Commission's work, prioritizing landmark designations that tell the stories of all New Yorkers, particularly those whose histories have been underrepresented or overlooked, and integrating fairness, transparency, and efficiency into regulation and outreach.

In Fiscal 2026, LPC designated three buildings linked to New York City's rich immigration history: Public School 15 Annex in Downtown Brooklyn, the Church of Saint Mary on Manhattan's Lower East Side, and the Lithuanian Alliance Building in Manhattan's Chelsea neighborhood. Public School 15 Annex was once home to the Girls' Continuation School which pioneered opportunities for women, many of whom were first- and second-generation Americans. The Church of Saint Mary was central to welcoming the City's earliest Catholics from Ireland and continues to support recent immigrants from Spanish-speaking communities. The Lithuanian Alliance Building has been the headquarters of the nation's oldest continually operating Lithuanian organization since 1910, continuously providing services for immigrants.

Also in Fiscal 2026, in coordination with the Department of City Planning's Midtown South Mixed-Use Plan, LPC designated five individual landmarks in Manhattan's Garment District, including the Lefcourt Clothing Center, which served as home to the International Ladies' Garment Workers' Union. The designations and rezoning will facilitate the adaptive reuse of these buildings and enable the transfer of expanded air rights for additional housing creation.

In Fiscal 2026, as part of the Block by Block Housing Plan, LPC launched a suite of tools to help owners of designated buildings to create more housing. The new resources make it easier for homeowners to build Ancillary Dwelling Units (ADUs) and for landmark property owners to use Transferable Development Rights (TDRs), supporting housing creation while generating revenue for owners to help preserve the character and integrity of the City's historic districts and individual landmarks. LPC launched an interactive map showing where homeowners can create ADUs in historic districts and created a dedicated team of staff to help owners navigate the approval process.

LPC prioritizes direct support for property owners and accessibility and transparency in the Agency's regulation and funding opportunities. In Fiscal 2026, LPC introduced rules that will expedite the application and review process by expanding the range of projects eligible for staff-level approval, reducing the number that requires a public hearing. These measures allow homeowners and small business owners to obtain permits more quickly and reliably, reducing costs and the timeframe to undertake work.

Also in Fiscal 2026, staff led presentations in two historic districts in Staten Island and six historic districts in Upper Manhattan and presented to leaders of faith-based organizations about affordable housing development at landmarked religious properties. These in-person engagements make information more accessible by connecting property owners directly with LPC staff who can answer questions and provide continued guidance to owners as they prepare permit and grant applications.

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 2026

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 2026, the Commission completed 10 designations, including eight individual landmarks and two historic districts, comprising a total of 436 buildings and sites. Fiscal 2026 designations include the Beverly Square West and Ditmas Park West historic districts in Brooklyn, five individual landmarks associated with the historic development of the Garment District in Manhattan, and three buildings linked to New York City's immigration history in both Brooklyn and Manhattan. There is not an annual target for the number of landmark designations, which are subject to fluctuations year-to-year as designations are the outcome of an organic process with many steps, including extensive research and survey work and outreach with stakeholders.

Performance Indicators	Actual					Target		Trend	
	FY22	FY23	FY24	FY25	FY26	FY26	FY27	5-Year	Desired Direction
★ Individual, interior, and scenic landmarks, and historic districts designated	3	12	11	4	10	*	*	Up	*
– Individual, interior, and scenic landmarks designated	1	10	10	4	8	*	*	Up	*
– Historic districts designated	2	2	1	0	2	*	*	Down	*
★ Total buildings designated	147	81	164	4	436	*	*	Up	*
★ 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 significant architectural features of the building; Permits for Minor Work (PMWs) for minor exterior changes such as painting, window or door replacement, or brick repointing; and Expedited Certificates of No Effect (XCNEs) for interior work.

In Fiscal 2026, there were 11,766 permit applications submitted to LPC for review and 11,578 actions taken on those permit applications, with the number of work permit applications remaining constant and the number of actions taken on these applications increasing two percent over Fiscal 2025. In Fiscal 2026, approximately 90 percent of CNEs were issued within 10 business days, down two percentage points from Fiscal 2025; 95 percent of XCNEs were issued within two business days, down three percentage points; and 90 percent of PMWs were issued within 10 business days, down two percentage points. Permit issuance time is informed by many factors, and fluctuations are standard and expected.

Performance Indicators	Actual					Target		Trend	
	FY22	FY23	FY24	FY25	FY26	FY26	FY27	5-Year	Desired Direction
★ Work permit applications received	12,378	12,211	11,436	11,748	11,766	*	*	Neutral	*
★ Actions taken on work permit applications	11,423	11,489	11,120	11,324	11,578	*	*	Neutral	*
Certificates of No Effect issued within 10 business days (%)	84%	83%	86%	92%	90%	85%	85%	Neutral	Up
Expedited Certificates of No Effect issued within two business days (%)	99%	98%	98%	98%	95%	100%	100%	Neutral	Up
Permits for minor work issued within 10 business days (%)	82%	84%	86%	92%	90%	85%	85%	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 received about illegal work or disrepair. In Fiscal 2026, the Enforcement Department received 774 complaints and investigated 747 complaints and 519 properties, all reflecting slight declines from Fiscal 2025. Because some complaints are received late in the fiscal year, the number investigated within the same reporting period will not always match the number received.

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). There were 566 enforcement actions taken in Fiscal 2026, a 21 percent increase from the 468 taken in Fiscal 2025. Enforcement actions are influenced by external factors, including citywide economic activity and new business development. As a result, fluctuations in annual violation totals are standard and expected. 100 percent of violations were admitted to or upheld at OATH, the same level as last year.

Performance Indicators	Actual					Target		Trend	
	FY22	FY23	FY24	FY25	FY26	FY26	FY27	5-Year	Desired Direction
Complaints received	393	572	672	785	774	*	*	Up	*
Complaints investigated	397	711	1,000	766	747	*	*	Up	*
Properties investigated	382	555	748	531	519	*	*	Up	*
★ Enforcement actions taken: Total Warning Letters, Summonses, and Stop Work Orders issued	387	427	468	468	566	*	*	Up	*
Violations admitted to or upheld at the Office of Administrative Trials and Hearings (%)	100%	100%	100%	100%	100%	*	*	Neutral	*
★ 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 oversees any ensuing archaeology, and, if important archaeological resources are discovered, determines and supervises appropriate mitigation. The percentage of applications reviewed within 10 business days remained at 97 percent, the same rate as Fiscal 2025, well exceeding the target of 85 percent.

Performance Indicators	Actual					Target		Trend	
	FY22	FY23	FY24	FY25	FY26	FY26	FY27	5-Year	Desired Direction
★ Archaeology applications reviewed within 10 business days (%)	98%	97%	97%	97%	97%	85%	85%	Neutral	*
★ Critical Indicator ● Equity Indicator "NA" Not Available ⬆️⬆️ Directional Target * None									

AGENCY CUSTOMER SERVICE

Performance Indicators	Actual					Target		Trend	
	FY22	FY23	FY24	FY25	FY26	FY26	FY27	5-Year	Desired Direction
Customer Experience									
Letters responded to within 14 days (%)	96%	88%	87%	74%	43%	*	*	Down	Up
E-mails responded to within 14 days (%)	98%	94%	98%	90%	82%	*	*	Down	Up
★ Critical Indicator ● Equity Indicator "NA" Not Available ⬆️⬆️ Directional Target * None									

AGENCY RESOURCES

Resource Indicators	Actual ¹					Plan ²		5yr Trend
	FY22	FY23	FY24	FY25	FY26	FY26	FY27	
Expenditures (\$000,000) ³	\$6.5	\$7.2	\$8.0	\$7.7	\$9.0	\$9.0	\$8.1	Up
Revenues (\$000,000)	\$7.9	\$7.6	\$8.5	\$10.4	\$11.4	\$7.3	\$7.3	Up
Personnel	73	76	73	69	73	81	78	Neutral
Overtime paid (\$000)	\$13	\$24	\$21	\$14	\$7	\$7	\$7	Up

¹Actual financial amounts for the current fiscal year are not yet final. Final fiscal year actuals, from the Annual Comprehensive Financial Reports, 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 FY25 ¹ (\$000,000)	Modified Budget FY26 ² (\$000,000)	Applicable MMR Goals ³
001 - Personal Services	\$6.7	\$7.1	All
002 - Other Than Personal Services	\$1.0	\$1.8	All
Agency Total	\$7.7	\$9.0	

¹Annual Comprehensive Financial Reports (ACFR) for the Fiscal Year ended June 30, 2025. Includes all funds. ²Includes all funds. ³Refer to agency goals listed at front of chapter.

NOTEWORTHY CHANGES, ADDITIONS OR DELETIONS

- Lisa Kersavage was appointed as Chair of the Landmarks Preservation Commission in April 2026.

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/NYCAAdmin/0-0-0-133896>
- Press Releases:
<https://www1.nyc.gov/site/lpc/about/news.page>
- ADU Eligibility in Historic Districts Map:
<https://t.co/WV9uCcUMOD>
- ADU Fact Sheet:
<https://www.nyc.gov/assets/lpc/downloads/pdf/pubs/LPC-ADU-Fact-Sheet.pdf>
- Applicant Guidance for Transfer of Development Rights from Landmarks:
<https://www.nyc.gov/assets/lpc/downloads/pdf/pubs/LPC-TDR-Guidance-for-Applicants.pdf>
- Sixty Years of LPC Story Map:
<https://storymaps.arcgis.com/stories/981732666b194d63ab291a64b9543080>

- Discover NYC Landmarks Interactive Map:
<https://www1.nyc.gov/site/lpc/designations/maps.page>
- LPC Permit Guidebook:
<https://www.nyc.gov/site/lpc/applications/permit-application-guide.page>
- 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.