

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 status and regulating them after designation. The Commission has designated 38,098 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 the 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 59 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, ensuring that stakeholders, especially property owners and faith-based organizations, understand the Commission's processes and have equal access to resources and technical assistance.

During the first four months of Fiscal 2025, LPC designated as a landmark the Jacob Day Residence, a row house located at 50 West 13th Street in Manhattan. Jacob Day was a prominent 19th century Black business owner as well as an abolitionist who later became a leading advocate for voting rights and economic opportunities for the Black community. In the 1950s, 50 West 13th Street was renovated to include a theater and became a hub for performances of work by Black writers such as Gwendolyn Brooks, Countee Cullen, and Langston Hughes. In pursuing this designation, LPC is honoring the Commission's Equity Framework priority to designate buildings and sites that shed light on the City's difficult history with racism, as well as its inspiring role in movements for freedom and justice.

In March 2024, LPC launched 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 represents a transformation of the application process, as it offers increased transparency and accessibility by making it easier to file an application, allowing multiple users to access the same application, and offering access to detailed status updates from start to finish. Additionally, Portico simplifies the application process by asking users simple questions to direct them to the appropriate permit. Portico can also automatically determine whether an application qualifies for LPC's expedited review services like Business Express, which helps small business owners get permits faster through a dedicated hotline, pre-application consultation, and focused review.

LPC has bolstered the use of Portico with extensive outreach, increasingly focused on teaching property owners how to use the tool. In the first four months of Fiscal 2025, LPC's staff held information sessions for homeowners in the Melrose Parkside Historic District in Flatbush (Brooklyn), the Linden Street Historic District in Bushwick (Brooklyn), and historic districts in Harlem (Manhattan), and presented at a meeting with the citywide Business Improvement Districts organized by the Department of Small Business Services. LPC's performance indicators show that Portico is increasing approval rates, and LPC is seeing parallel increases in the percentage of expedited permits, which increases efficiency for applicants. Portico furthers LPC's equity goals by allowing the Commission to better serve New Yorkers through a more efficient, transparent, and accessible permitting process.

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 regulation compliance.
- Goal 1d Evaluate potential impacts to archaeological resources in a timely manner.

HOW WE PERFORMED

- During the first four months of Fiscal 2025, the Commission designated one individual landmark, the Jacob Day Residence. No designations were made over the same period last year. A three-story Greek Revival-style brick row house located at 50 West 13th Street in Manhattan’s Greenwich Village, the Jacob Day Residence was built around 1845 and was owned and used from 1857–1884 as a residence and place of business by Jacob Day, a prominent Black business owner, property owner, and abolitionist who later became a leading advocate for voting rights and economic opportunities for the Black community. This designation furthers the goals of LPC’s Equity Framework as the Commission continues to prioritize designations that represent New York City’s diversity.
- LPC helps preserve the City’s designated landmark properties by regulating changes made to the buildings and sites. All applications to make changes to designated buildings are reviewed, approved, and tracked by the Commission. LPC received 3,969 work permit applications during the first four months of Fiscal 2025 compared to 3,873 applications received during the same period in Fiscal 2024. Across comparative reporting periods, 93 percent of Certificates of No Effect (CNE) and 95 percent of Permits for Minor Work (PMW) were issued within 10 days. This marks a 10 percent increase for CNE permits and a 13 percent increase for PMW permits issued within 10 days. LPC attributes these increases in efficiencies to Portico, the Commission’s new permit application portal.
- During the first four months of Fiscal 2025, the Commission’s enforcement department received 298 complaints and investigated 288 complaints concerning 205 properties, a 73 percent increase in complaints and a 23 percent decrease in investigations. The number of complaints LPC receives varies from year to year and can often reflect neighborhoods that have a higher number of engaged advocates who report violations. LPC investigates every complaint received, and the number of complaints investigated may vary from the number of complaints received due to investigations occurring outside the reporting period. The decrease in complaints investigated in the first four months of Fiscal 2025 in comparison to the same period in Fiscal 2024 was primarily due to a Commission initiative to address a backlog of complaints in Fiscal 2024 that resulted in many more investigations than complaints received during that time. The investigations in the first four months of Fiscal 2025 led to LPC issuing 159 Warning Letters, Notices of Violations and Stop Work Orders.
- Of the applications received by the Archaeology Department during the first four months of Fiscal 2025, 97 percent were reviewed within 10 days, exceeding the 85 percent target. This is comparable with the 97 percent of applications reviewed in the same period in Fiscal 2024. The number of applications received by the Archaeology Department is driven by environmental review applications with other City agencies acting as the lead agency, and numbers fluctuate based on many factors not related to LPC.

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.

Performance Indicators	Actual			Target		4-Month Actual	
	FY22	FY23	FY24	FY25	FY26	FY24	FY25
★ Individual, interior, and scenic landmarks, and historic districts designated	3	12	11	*	*	0	1
– Individual, interior, and scenic landmarks designated	1	10	10	*	*	0	1
– Historic districts designated	2	2	1	*	*	0	0
★ Total buildings designated	147	81	164	*	*	0	1
★ 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.

Performance Indicators	Actual			Target		4-Month Actual	
	FY22	FY23	FY24	FY25	FY26	FY24	FY25
★ Work permit applications received	12,378	12,211	11,436	*	*	3,873	3,969
★ Actions taken on work permit applications	11,423	11,489	11,120	*	*	3,851	3,819
Certificates of No Effect issued within 10 business days (%)	84%	83%	86%	85%	85%	83%	93%
Expedited Certificates of No Effect issued within two business days (%)	99%	98%	98%	100%	100%	100%	98%
Permits for minor work issued within 10 business days (%)	82%	84%	86%	*	*	82%	95%
★ Critical Indicator ● Equity Indicator "NA" Not Available ↑↓ Directional Target * None							

Goal 1c Increase landmark regulations compliance.

Performance Indicators	Actual			Target		4-Month Actual	
	FY22	FY23	FY24	FY25	FY26	FY24	FY25
Complaints received	393	572	672	*	*	172	298
Complaints investigated	397	711	1,000	*	*	372	288
Properties investigated	382	555	748	*	*	313	205
★ Enforcement actions taken: Total Warning Letters, Summonses, and Stop Work Orders issued	387	427	468	*	*	182	159
Violations admitted to or upheld at the Office of Administrative Trials and Hearings (%)	100%	100%	100%	*	*	100%	100%
★ Critical Indicator ● Equity Indicator "NA" Not Available ↑↓ Directional Target * None							

Goal 1d Evaluate potential impacts to archaeological resources in a timely manner.

Performance Indicators	Actual			Target		4-Month Actual	
	FY22	FY23	FY24	FY25	FY26	FY24	FY25
★ Archaeology applications reviewed within 10 business days (%)	98%	97%	97%	85%	85%	96%	97%
★ Critical Indicator ● Equity Indicator "NA" Not Available ↑↓ Directional Target * None							

AGENCY CUSTOMER SERVICE

Performance Indicators	Actual			Target		4-Month Actual	
	FY22	FY23	FY24	FY25	FY26	FY24	FY25
Customer Experience							
Letters responded to within 14 days (%)	96%	88%	87%	*	*	82%	85%
E-mails responded to within 14 days (%)	98%	94%	98%	*	*	100%	100%
★ Critical Indicator ● Equity Indicator "NA" Not Available ↑↓ Directional Target * None							

AGENCY RESOURCES

Resource Indicators	Actual			Sept. 2024 MMR Plan	Updated Plan	Plan	4-Month Actual	
	FY22	FY23	FY24	FY25	FY25 ¹	FY26 ¹	FY24	FY25
Expenditures (\$000,000) ²	\$6.5	\$7.2	\$8.0	\$7.9	\$8.8	\$8.1	\$2.6	\$2.7
Revenues (\$000,000)	\$7.9	\$7.6	\$8.5	\$7.1	\$7.1	\$7.1	\$2.4	\$4.1
Personnel	73	76	73	82	81	81	76	71
Overtime paid (\$000)	\$13	\$24	\$21	\$7	\$7	\$7	\$0	\$0
¹ January 2025 Financial Plan. ² Expenditures include all funds "NA" - Not Available								

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)	January 2025 Financial Plan FY25 ² (\$000,000)	Applicable MMR Goals ³
001 - Personal Services	\$7.1	\$7.1	All
002 - Other Than Personal Services	\$0.9	\$1.7	All
Agency Total	\$8.0	\$8.8	

¹Comprehensive Annual Financial Report (CAFR) for the Fiscal Year ended June 30, 2024. Includes all funds. ²Includes all funds. ³Refer to agency goals listed at front of chapter.

NOTEWORTHY CHANGES, ADDITIONS OR DELETIONS

- Preceding the Fiscal 2025 Preliminary Mayor's Management Report, the Mayor's Office of Operations continued to standardize indicator names, implementing changes in the Customer Experience section. Indicator definitions and historic data were not changed.

ADDITIONAL RESOURCES

For additional information, go to:

- Press Releases (information on landmark approvals):
<https://www1.nyc.gov/site/lpc/about/news.page>
- Portico permit portal:
<https://portico.lpc.nyc.gov/>
- Discover NYC Landmarks interactive map:
<https://www1.nyc.gov/site/lpc/designations/maps.page>

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

