



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 9:00 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.

RESEARCH DEPARTMENT PUBLIC MEETING AGENDA

1	<p>Staff: M C</p> <p>Approximate Time: 9:00 am - 9:15 am</p> <p>Be Here by:</p> <p><i>PH: 10/21/2025 Motion to Close Public</i> <i>PM: 06/17/2025 Motion to Calendar</i></p>	<p>LP-2692</p> <p>- Beverley Square West Historic District -</p> <p>Brooklyn - Block - Lot CD: 14</p> <p>ITEM PROPOSED FOR DESIGNATION</p> <p>The proposed Beverley Square West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Beverley Road and Argyle Road, continuing easterly along the southern curblineline of Beverly Road, across Rugby Road and Marlborough Road, to a point on a line extending northerly from the eastern property line of 237 Marlborough Road; southerly along said line and the eastern property lines of 237 through 339 Marlborough Road; westerly along the southern property line of 339 Marlborough Road and a line extending to the western curblineline of Marlborough Road; southerly along the western curblineline of Marlborough Road to a point on a line extending easterly from the southern property line of 352 Marlborough Road; westerly along said line and the southern property line of 352 Marlborough Road; southerly along the eastern property lines of 341 through 359 Rugby Road and a line extending to the northern curblineline of Cortelyou Road; westerly along the northern curblineline of Cortelyou Road to the eastern curblineline of Rugby Road; northerly along the eastern curblineline of Rugby Road to a point on a line extending easterly from the southern property line of 324 Rugby Road; westerly along said line, the southern property lines of 324 Rugby Road and 309 Argyle Road, and a line extending to the western curblineline of Argyle Road; southerly along the western curblineline of Argyle Road to the northern curblineline of Cortelyou Road; westerly along the northern curblineline of Cortelyou Road to a point on a line extending southerly from the western property line of 364 Argyle Road; northerly along said line and the western property lines of 364 through 226 Argyle Road; easterly along the northern property line of 226 Argyle Road and a line extending across Argyle Road to the eastern curblineline of Argyle Road; and northerly along the eastern curblineline of Argyle Road to the point of beginning.</p>
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2	<p>Staff: M C</p> <p>Approximate Time: 9:15 am - 9:30 am</p> <p>Be Here by:</p> <p>PH: 10/21/2025 Motion to Close Public PM: 06/17/2025 Motion to Calendar</p>	<p>LP-2693</p> <p>- Ditmas Park West Historic District -</p> <p>Brooklyn - Block - Lot CD: 14</p> <p>ITEM PROPOSED FOR DESIGNATION</p> <p>The proposed Ditmas Park West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Dorchester Road and Westminster Road, continuing easterly along the southern curblineline of Dorchester Road across Argyle Road, Rugby Road, and Marlborough Road to a point on a line extending northerly from the eastern property line of 443 Marlborough Road; southerly along said line, the eastern property lines of 443 through 501 Marlborough Road, and a line extending to the northern curblineline of Ditmas Avenue; westerly along the northern curblineline of Ditmas Avenue across Marlborough Road, Rugby Road, Argyle Road, and Westminster Road to a point on a line extending southerly from the western property line of 1135 Ditmas Avenue; northerly along said line and the western property line of 1135 Ditmas Avenue; westerly along the southern property line of 518 Westminster Road; northerly along the western property lines of 518 through 456 Westminster Road; easterly along the northern property line of 456 Westminster Road and a line extending to the eastern curblineline of Westminster Road; and northerly along the eastern curblineline of Westminster Road to the point of beginning.</p>
PRESERVATION DEPARTMENT PUBLIC HEARING AGENDA		
1	<p>Staff: M G</p> <p>Approximate Time: 9:30 am - 10:45 am</p> <p>Be Here by: 9:00 am</p>	<p>LPC-26-03839</p> <p>800 Fifth Avenue - Upper East Side Historic District</p> <p>Manhattan - Block 1376 - Lot 1 Zoning:R10 CD: 8</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>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.</p>
2	<p>Staff: A K</p> <p>Approximate Time: 10:45 am - 11:15 am</p> <p>Be Here by: 9:45 am</p>	<p>LPC-26-02343</p> <p>48 Commerce Street - Greenwich Village Historic District</p> <p>Manhattan - Block 584 - Lot 23 Zoning:R6 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>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.</p>
3	<p>Staff: R L</p> <p>Approximate Time: 11:15 am - 12:15 pm</p> <p>Be Here by: 10:15 am</p>	<p>LPC-26-03584</p> <p>83-85 Sullivan Street - 83 Sullivan Street Individual Landmark and 85 Sullivan Street Individual Landmark - Sullivan-Thompson Historic District</p> <p>Manhattan - Block 489 - Lot 15 Zoning:R7-2 CD: 2</p> <p>CERTIFICATE OF APPROPRIATENESS</p> <p>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.</p>

4	Staff: J G Approximate Time: 12:15 pm - 12:30 pm Be Here by: 11:15 am	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.
	Approximate Time: 12:30 pm - 1:00 pm	Lunch
5	Staff: L P Approximate Time: 1:00 pm - 1:45 pm Be Here by: 12:00 pm	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.
6	Staff: M S Approximate Time: 1:45 pm - 2:45 pm Be Here by: 12:45 pm	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.
7	Staff: J U Approximate Time: 2:45 pm - 3:15 pm Be Here by: 1:45 pm <u>Go to Public Meeting item #1</u>	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.
	Staff: F M Laid over	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.

	Staff: R W Laid over	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.
	Staff: B B Laid over	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.
	Staff: A K Laid over	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.
PRESERVATION DEPARTMENT PUBLIC MEETING AGENDA		
1	Staff: J R Approximate Time: 3:15 pm - 3:45 pm Be Here by: 2:15 pm <i>PH: 10/28/2025 No Action</i>	LPC-26-00294 487 Hudson Street, aka 497 Hudson Street - Greenwich Village Historic District Manhattan - Block 605 - Lot 31, 28 Zoning: R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A brick wall built in 1955, and a school yard. Application is to construct a new building on the site.
2	Staff: J G Approximate Time: 3:45 pm - 4:00 pm Be Here by: 2:45 pm <i>PH: 10/28/2025 No Action</i>	LPC-26-02673 280 West 11th Street - Greenwich Village Historic District Manhattan - Block 622 - Lot 37 Zoning: C1-6, R6 CD: 2 CERTIFICATE OF APPROPRIATENESS A Federal style rowhouse built in 1818 and altered in 1929 by Emilio Levy. Application is to alter the front façade and areaway, enlarge a studio window, create a window opening, modify the existing rooftop addition, and construct a rear yard addition.



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)

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繁體中文 (Traditional Chinese)

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বাঙালি (Bengali)

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Kreyòl Ayisyen (Haitian Creole)

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יידיש (Yiddish)

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

Française (French)

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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.

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Polskie (Polish)

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Urdu ودرا

توجه: اگر آپ کو انگریزی کو سمجھنے میں مشکل ہے اور زبان میں مدد کی ضرورت ہو تو، براہ کرم ہم 212-669-7817 پر بلائی
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بمغیر کوئی باری قیمت