



CITY OF NEW YORK
MANHATTAN COMMUNITY BOARD FOUR

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LESLIE BOGHOSIAN MURPHY
Chair

JESSE R. BODINE
District Manager

March 13, 2026

Angie Master
Vice Chair
Landmarks Preservation Commission
253 Broadway
11th Floor
New York, NY 10007

Re: 549 West 26th Street Entrances

Dear Ms. Master,

Manhattan Community Board 4 (MCB4), at its regularly scheduled meeting on March 4th, voted, by a vote of 39 in favor, 6 opposed, 0 abstaining, and 0 present but not eligible to vote, to recommend to the Landmarks Preservation Commission (LPC) **DENIAL** UNLESS the conditions identified below are met for 549 West 26th Street in the West Chelsea Historic District.

Background

The applicant previously received approval to raise the easternmost ground-floor opening to align with the two existing 14-foot-high openings, creating three uniform 14-foot storefront bays. During construction, the applicant determined that raising the eastern lintel was not feasible due to structural conditions. Rather than returning to the Commission for amended approval, the applicant instead lowered the two 14-foot openings to 12 feet to match the easternmost bay. This work was completed prior to Commission approval.

MCB4 Recommendation

The Committee recognizes the applicant's attendance and explanation, and acknowledges the investment made in restoring the lower façade and improving the storefront condition. However, the Committee remains concerned that work was undertaken without prior authorization. The integrity of the landmarks review process depends on applicants adhering to approved plans and returning to the Commission when field conditions require modification.

Accordingly, the Chelsea Land Use (CLU) Committee voted to recommend **DENIAL** UNLESS one of the following conditions is met:

1. **Restoration to the Originally Approved Condition:** The ground-floor openings shall be restored to the 14-foot height previously approved by the Commission; **or**
2. **Comprehensive Façade Restoration:** In lieu of restoring the openings to 14 feet, the applicant shall remove paint from the upper façade and restore the historic brickwork across the remaining stories, subject to LPC staff review and approval, thereby improving the building's overall historic appearance within the district.

The Committee believes that the proposed corrective measures are appropriate, given that the completed work materially deviated from the approved work. This recommendation is advisory but reflects the Board's interest in upholding the integrity of the landmarks process while achieving a net preservation benefit for this contributing structure.

Sincerely,



Leslie Boghosian Murphy
Chair
Manhattan Committee Board 4



Greg Morris
Chair
Chelsea Land Use Committee