



Date:	1/13/2026
LPC Docket #:	LPC-26-03891
LPC Action:	Approved
Action required by other agencies:	DOB
Permit Type:	CERTIFICATE OF APPROPRIATENESS

**Address:** 26-30 West 67th Street

**Borough:** Manhattan

**Block:** 1119      **Lot:** 43

**Historic District:** Upper West Side/Central Park West Historic District

**Description:** A Modern style office building designed by Kohn, Pedersen Fox Associates and built 1978-79. Application is to demolish the building and construct a new building.

### COMMISSION FINDINGS

The Commission NOTED that the Upper West Side/Central Park West Historic District is primarily characterized by residential, institutional, and commercial buildings, constructed in the late nineteenth to early twentieth centuries, and that 26-30 West 67th Street was built a decade before the district was designated. The Commission further NOTED that the streetscape along West 67th Street within this historic district features residential buildings along the north and south sides, with the north side reflecting restrictive covenants that resulted in the construction of studio buildings.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the existing fifteen-story contemporary office building was constructed after the historic district's period of significance, and that the design of the building, while not detracting from the historic streetscape, does not contribute to the streetscape, therefore its demolition will not detract from the special historic and architectural character of the Upper West Side/Central Park West Historic District;
- that the height and massing of the proposed ten-story residential building, inclusive of a two-story set-back bulkhead, will relate to the streetscape on West 67th Street, which features a variety of building heights;
- that the plane of the front façade of the proposed new building will align with its immediate neighbors along West 67th Street, thereby reinforcing the street wall, a consistent feature of this historic district;
- that the proposed primary façade is articulated with an arrangement of a base, shaft and crown, which will be consistent with the basic organization and hierarchy of elements of many of the historic apartment buildings in the historic district;
- that the proposed materials palette of the primary façade, featuring brick, limestone, and precast stone, a gray granite water table, and additional black finished metal elements, including multi-light windows with integrated louvers, railings, and light fixtures, will harmonize with the materials and finishes of the adjacent historic buildings;
- that the proposed detailing at the primary façade, featuring chamfered corners, angular detailing, setback windows, Juliet balconies, and banding, will provide a level of depth and articulation comparable to what is found on historic buildings within this district;
- that the designed two-story rooftop mechanical enclosure and pergola will recall the historic treatment of water tower enclosures and other utilitarian rooftop elements historically found at some large apartment buildings within this historic district;
- that the parapet and crown of the rooftop enclosure, featuring tapered caps and fluting, recall details, finishes, and materials found across the building below, thereby connecting the upper stories to the lower stories;
- that the presence of a residential canopy at the primary eastern-most entrance and a marquee at the secondary western-most entrance will reflect a hierarchy of entrances typical of apartment buildings;
- that the proposed size, finish, design, and materials of the canopy and marquee will be typical of other canopies and marquees found elsewhere within the historic district;
- that the east and west secondary facades, comprised of simplified details and harmonious brickwork with cast stone trim are typical of secondary facades at large apartment buildings in this historic district;
- and that the proposed building will enhance the special architectural and historic character of the Upper West Side/Central Park West Historic District.

### VOTE:

Present: Wellington Chen, Michael Goldblum, Everardo Jefferson, Stephen Chu, Angie Master, Stephen Wilder, Frank Mahan, Mark Ginsberg



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In Favor = W.Chen, M.Goldblum, E.Jefferson, S.Chu, A.Master, S.Wilder

Oppose = F.Mahan

Abstain =

Recuse = M.Ginsberg

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law