

January 13, 2026  
Public Hearing

The current proposal is:

**Preservation Department – Item 1, LPC-26-02247**

# **112-113 South Street – South Street Seaport Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 691 5446

**Passcode:** 987417

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.



## **ADDITION OF DORMERS TO EXPAND HABITABLE SPACE**

112-113 South St. New York, NY 10038

# ADDITION OF DORMERS TO EXPAND HABITABLE SPACE

112-113 South St. New York, NY 10038

## PROJECT DATA BUILDING 112

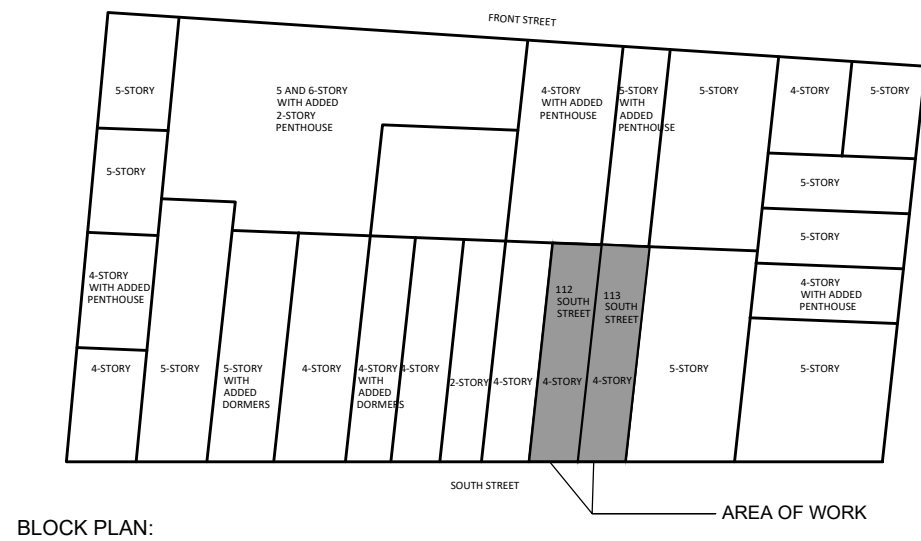
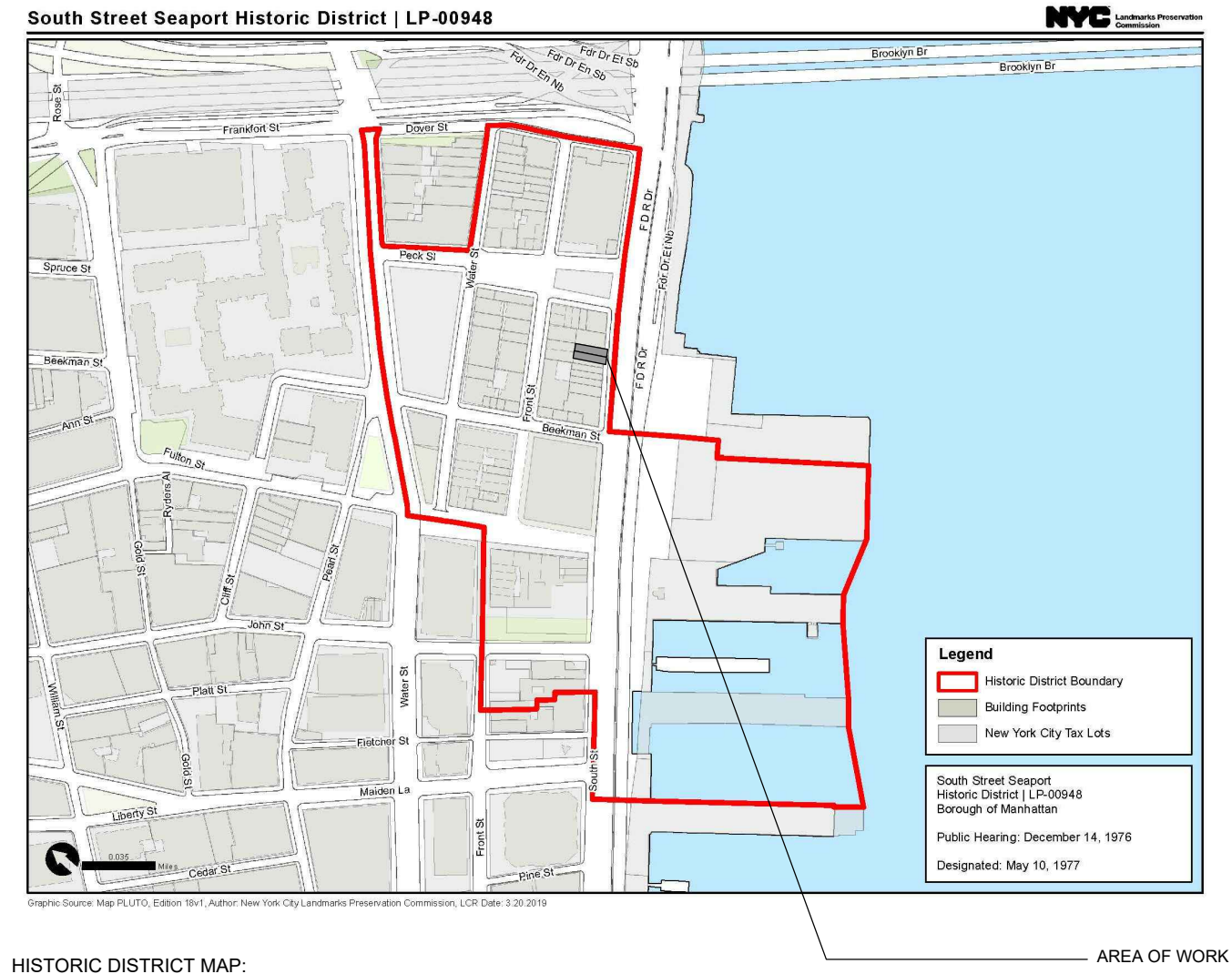
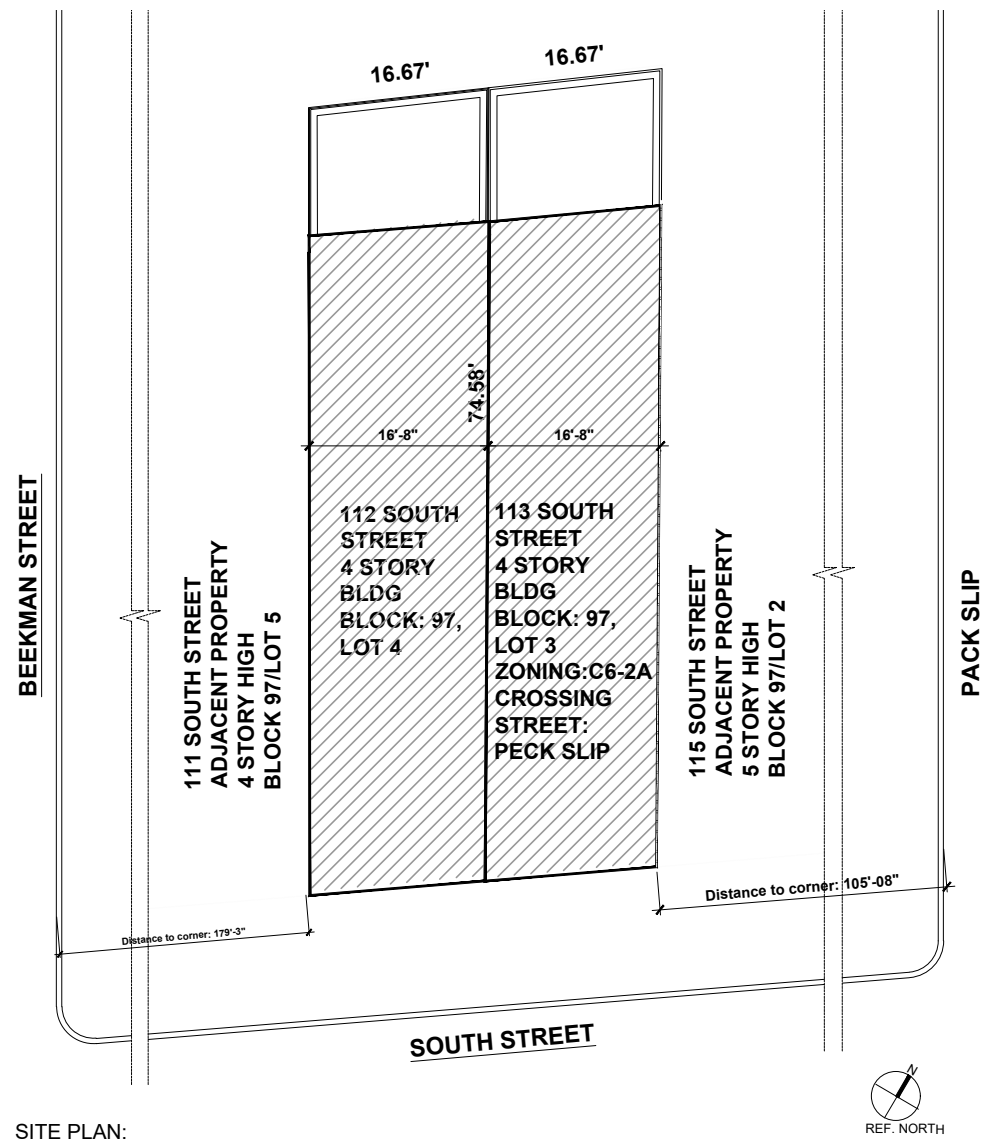
DOCKET NUMBER:	DOCKET # LPC26-02247
BOROUGH:	MANHATTAN
HOUSE #:	112
STREET:	SOUTH STREET
BLOCK:	97
LOT:	4
# OF STORIES:	4 + ATTIC
RESIDENTIAL UNITS:	3
COMMERCIAL UNITS:	1
ZONING DISTRICT	C6-2A, RESIDENTIAL EQUIVALENT: R8A AS PER ZR 35-23(a)
ZONING MAP:	8c

## PROJECT DATA BUILDING 113

DOCKET NUMBER:	LPC 26-02377
BOROUGH:	MANHATTAN
HOUSE #:	113
STREET:	SOUTH STREET
BLOCK:	97
LOT:	3
# OF STORIES:	4 + ATTIC
RESIDENTIAL UNITS:	3
COMMERCIAL UNITS:	1
ZONING DISTRICT	C6-2A, RESIDENTIAL EQUIVALENT: R8A AS PER ZR 35-23(a)
ZONING MAP:	8c

## LIST OF DRAWINGS

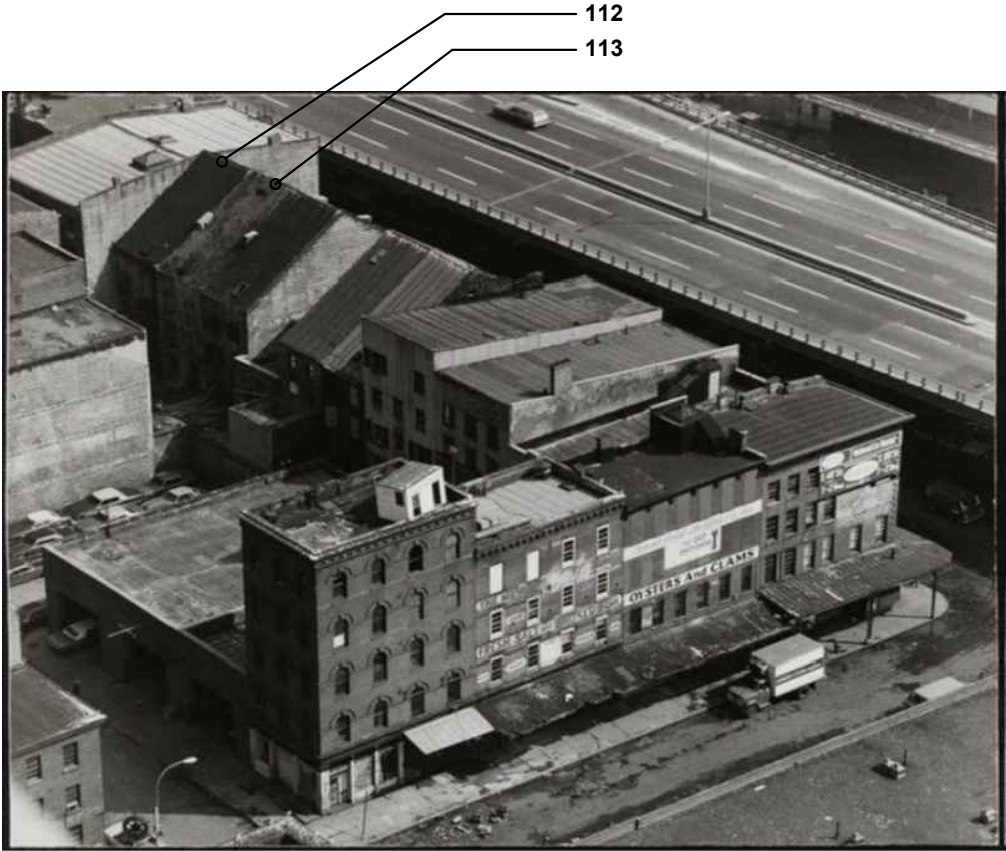
LM-1	SITE / BLOCK PLAN & HISTORIC MAP
LM-2	HISTORIC PHOTOS
LM-3	HISTORIC PHOTOS / CURRENT
LM-4	INSPIRATION & SURROUNDINGS
LM-5	PROPOSED FLOOR PLAN & ROOF PLAN
LM-6	FRONT ELEVATIONS CURRENT & PROPOSED
LM-7	EXISTING BUILDING SECTION
LM-8	PROPOSED BUILDING SECTION
LM-9	AXONOMETRIC DIAGRAM & DORMER SECTION
LM-10	RENDERS
LM-11	RENDERS
LM-12	PHOTO MONTAGE
LM-13	SITE SURROUNDINGS
LM-14	APPENDIX
LM-15	APPENDIX







TAX PHOTO - 1940



HISTORIC PHOTO - REAR VIEW - 1975

IMAGE CREDIT: MUSEUM OF THE CITY OF NEW YORK



HISTORIC PHOTO - 1981

IMAGE CREDIT: WALTER SMALLING



DESIGNATION PHOTO - 1989



DESIGNATION PHOTO - 1977



DESIGNATION PHOTO - 1977

HISTORIC PHOTOS

LM-2

01-06-2026





PHOTO - 2011

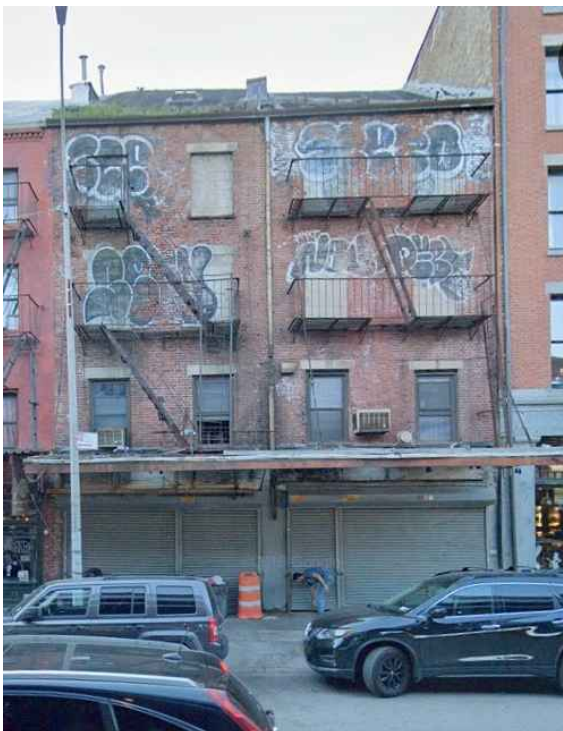


PHOTO - 2019



PHOTO - 2023



PHOTO - 2023

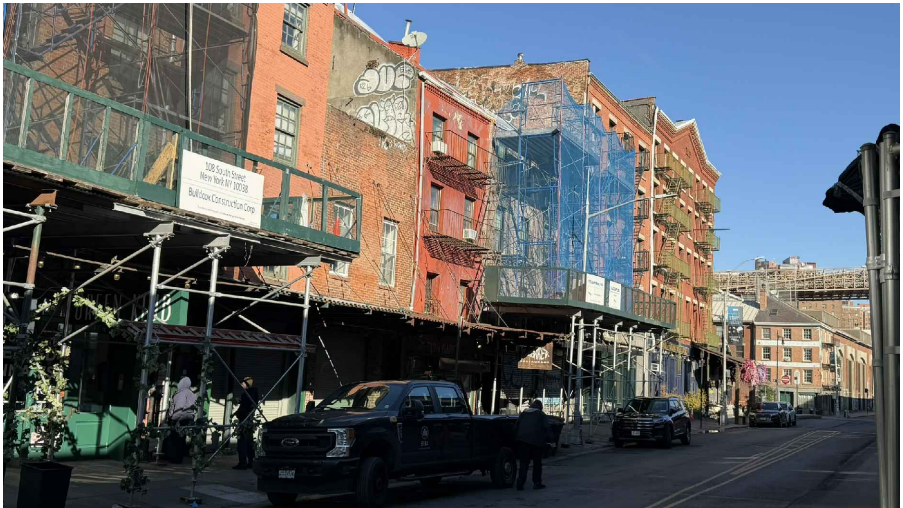


PHOTO - 2025



PHOTO - 2025

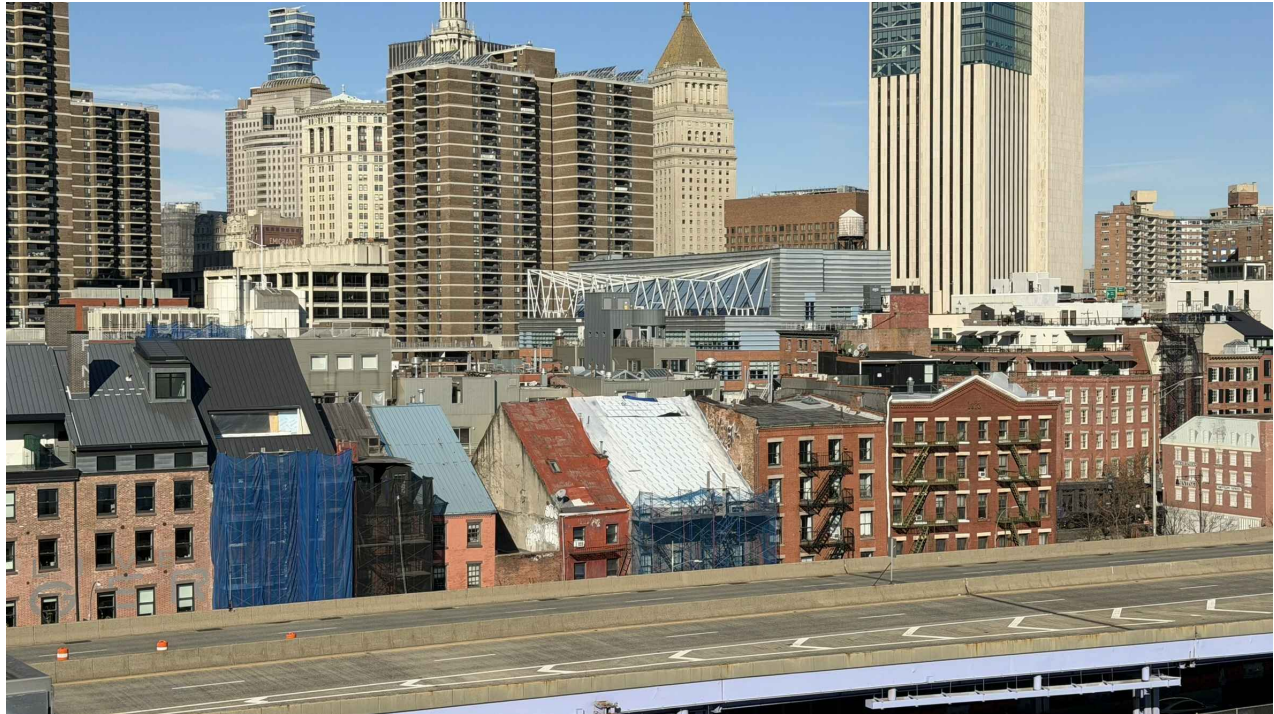




8, 9 & 10 FULTON STREET - DORMERS INSPIRATION



108 SOUTH STREET - NEW DORMER IN THE AREA



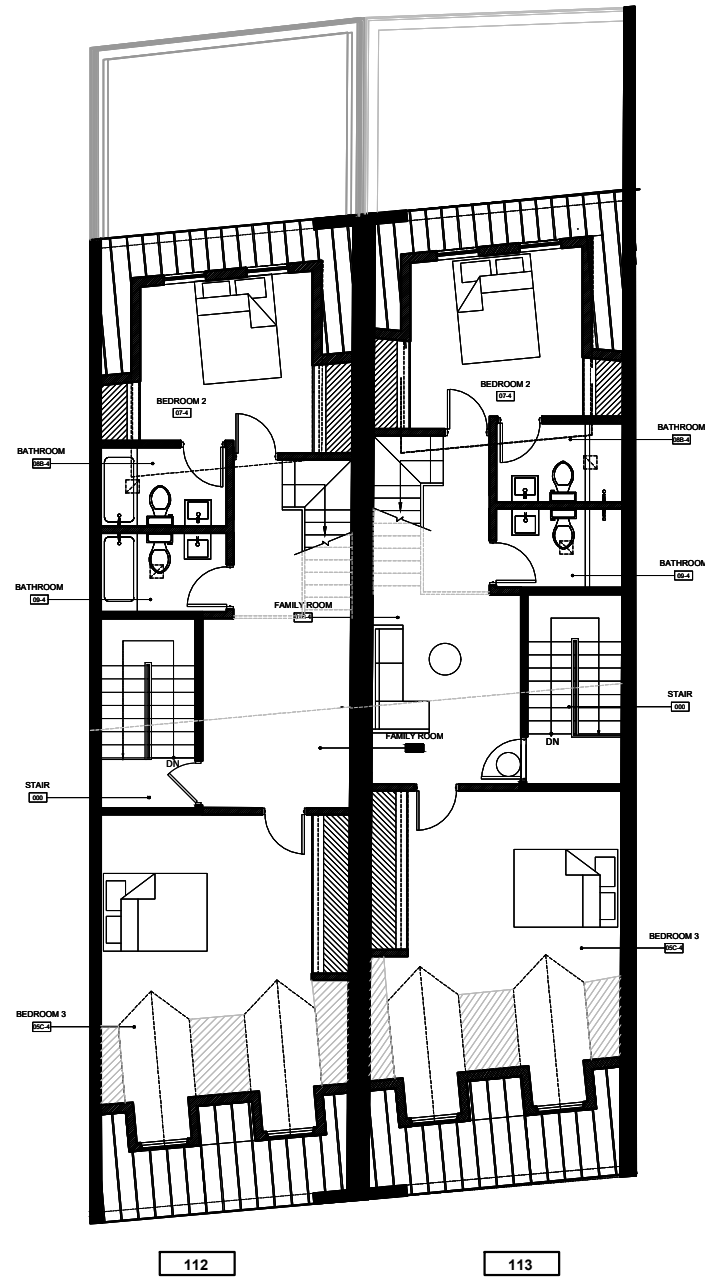
108 SOUTH STREET - NEW DORMER IN THE AREA

INSPIRATION &  
SURROUNDINGS

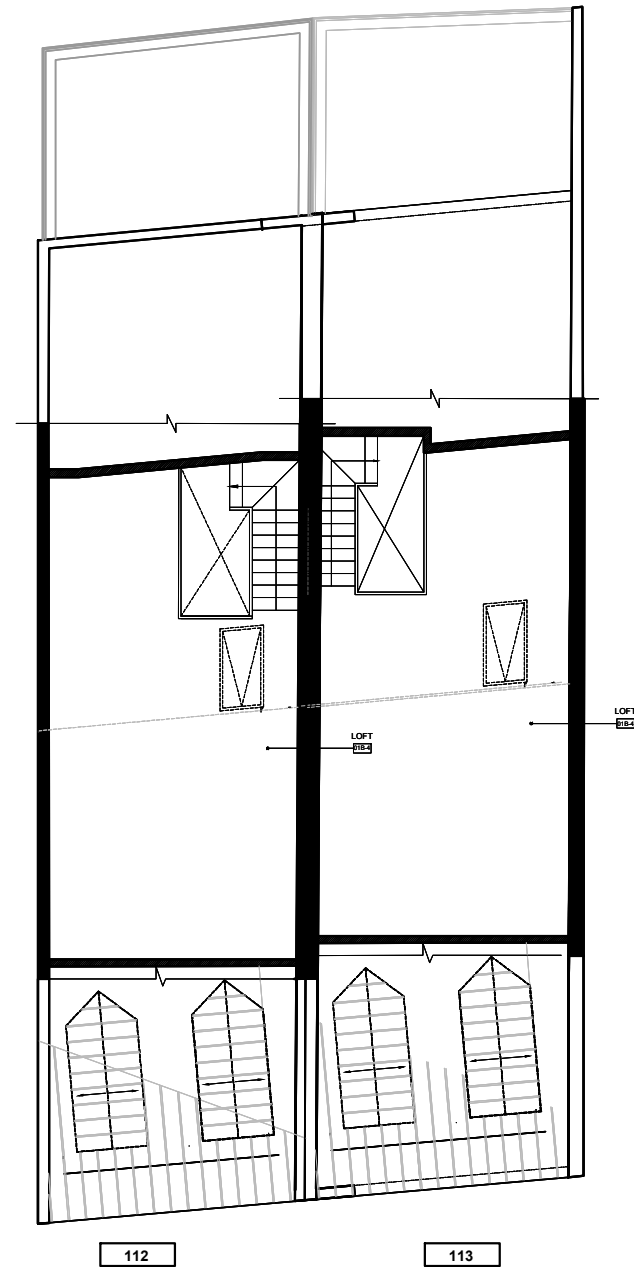
LM-4

01-06-2026

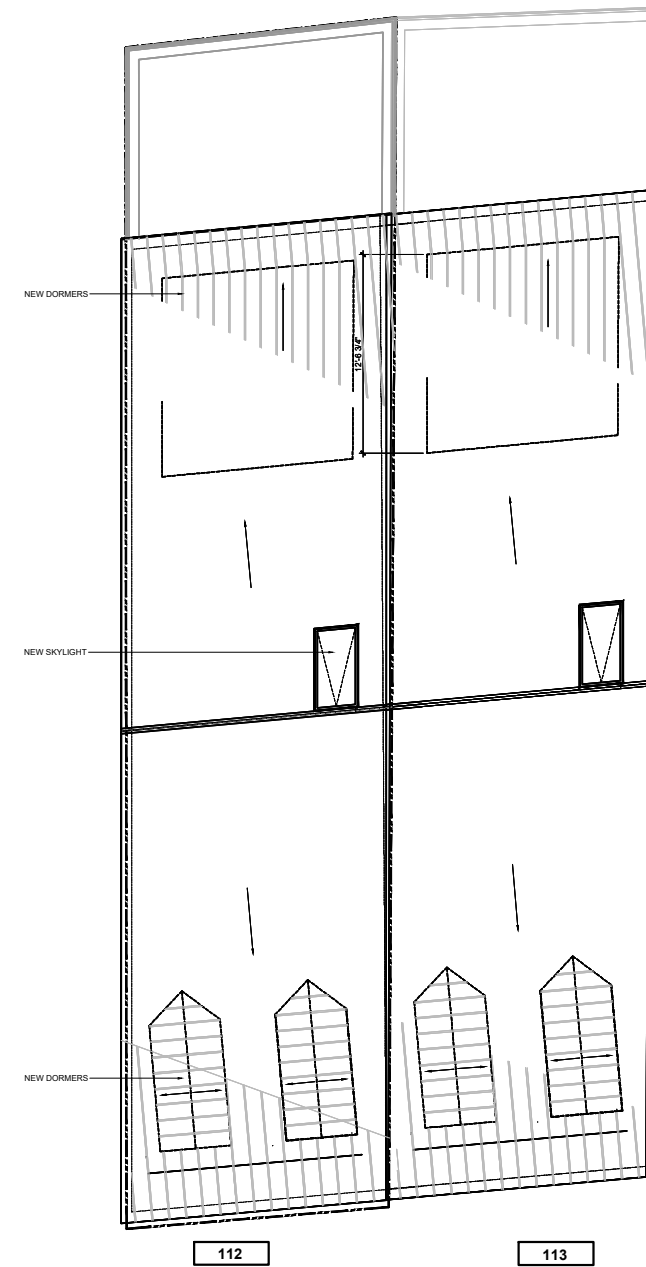




2 PROPOSED ATTIC PLAN 112-113 @ SOUTH STREET  
LM-5 SCALE 3/32" = 1'-0"



3 PROPOSED LOFT 112-113 @ SOUTH STREET  
LM-5 SCALE 3/32" = 1'-0"



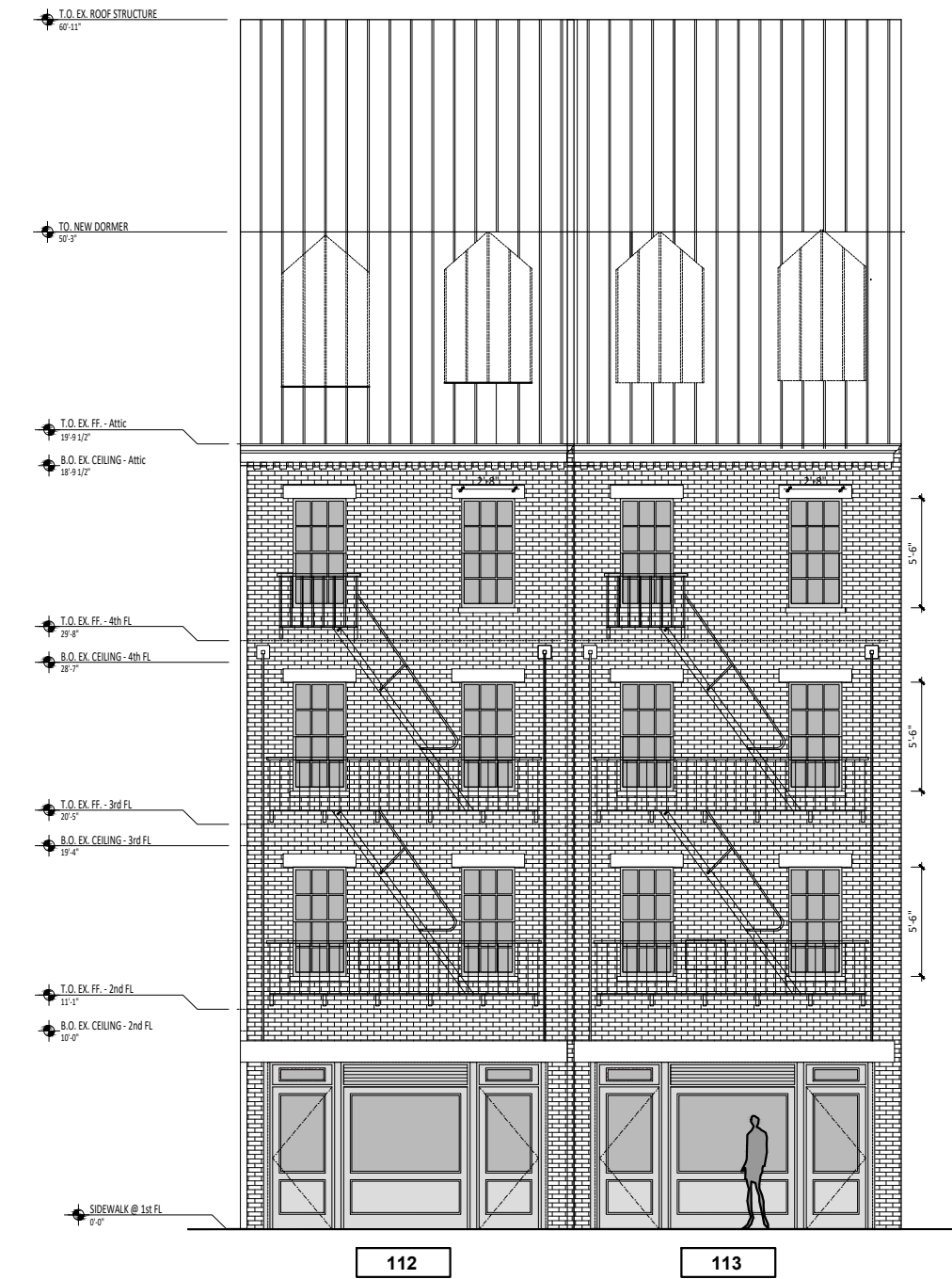
3 ROOF PLAN 112-113 @ SOUTH STREET  
LM-5 SCALE 3/32" = 1'-0"

PROPOSED  
FLOOR PLANS  
AND ROOF  
PLAN

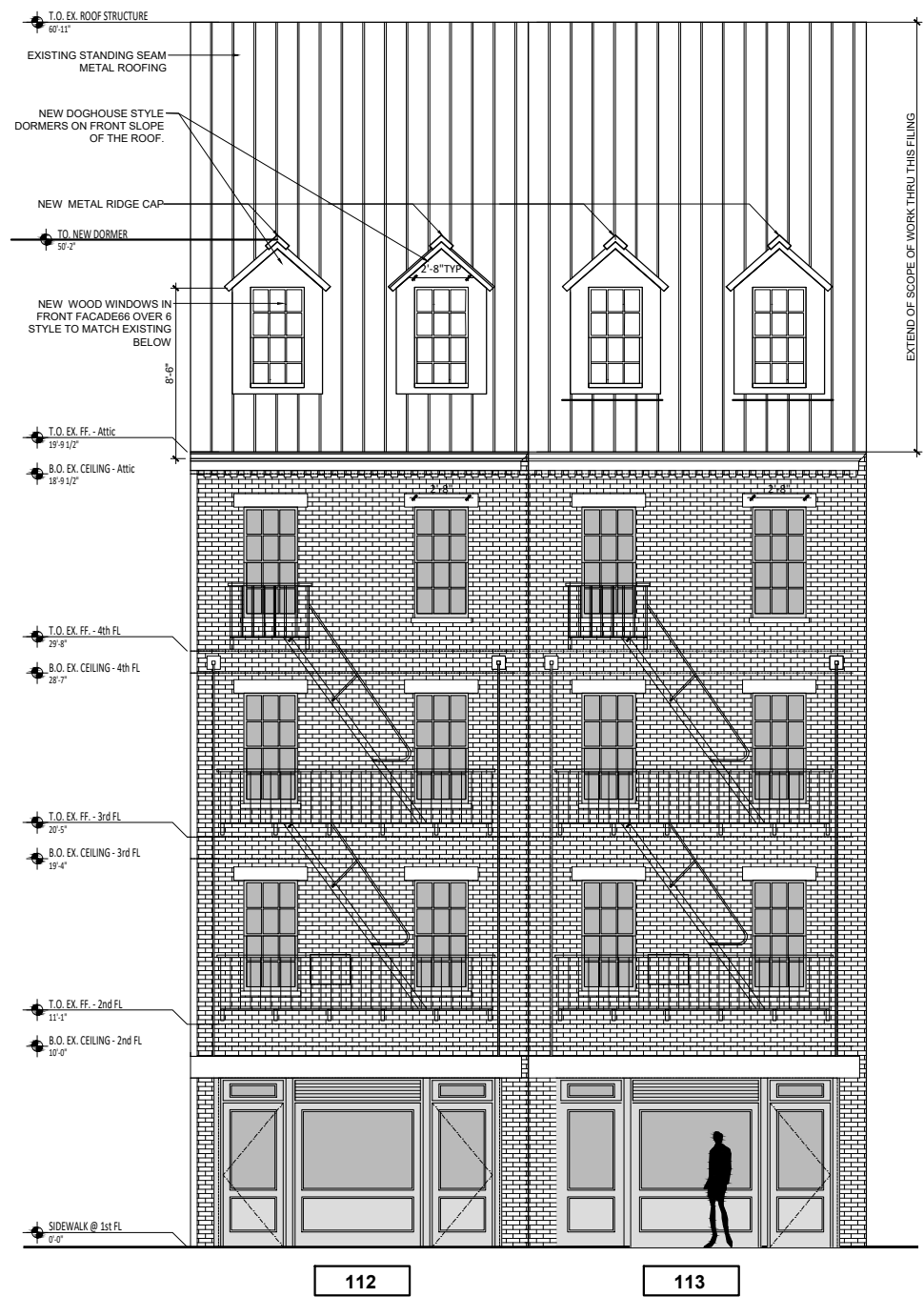
LM-5

01-06-2026

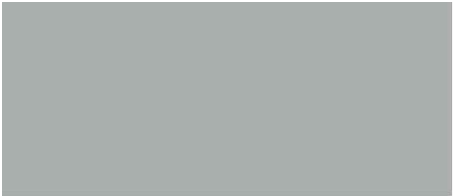




1 EXISTING FRONT ELEVATION 112-113 @ SOUTH STREET  
LM-6 SCALE 1/8" = 1'-0"



2 PROPOSED FRONT ELEVATION 112-113 @ SOUTH STREET  
LM-6 SCALE 1/8" = 1'-0"



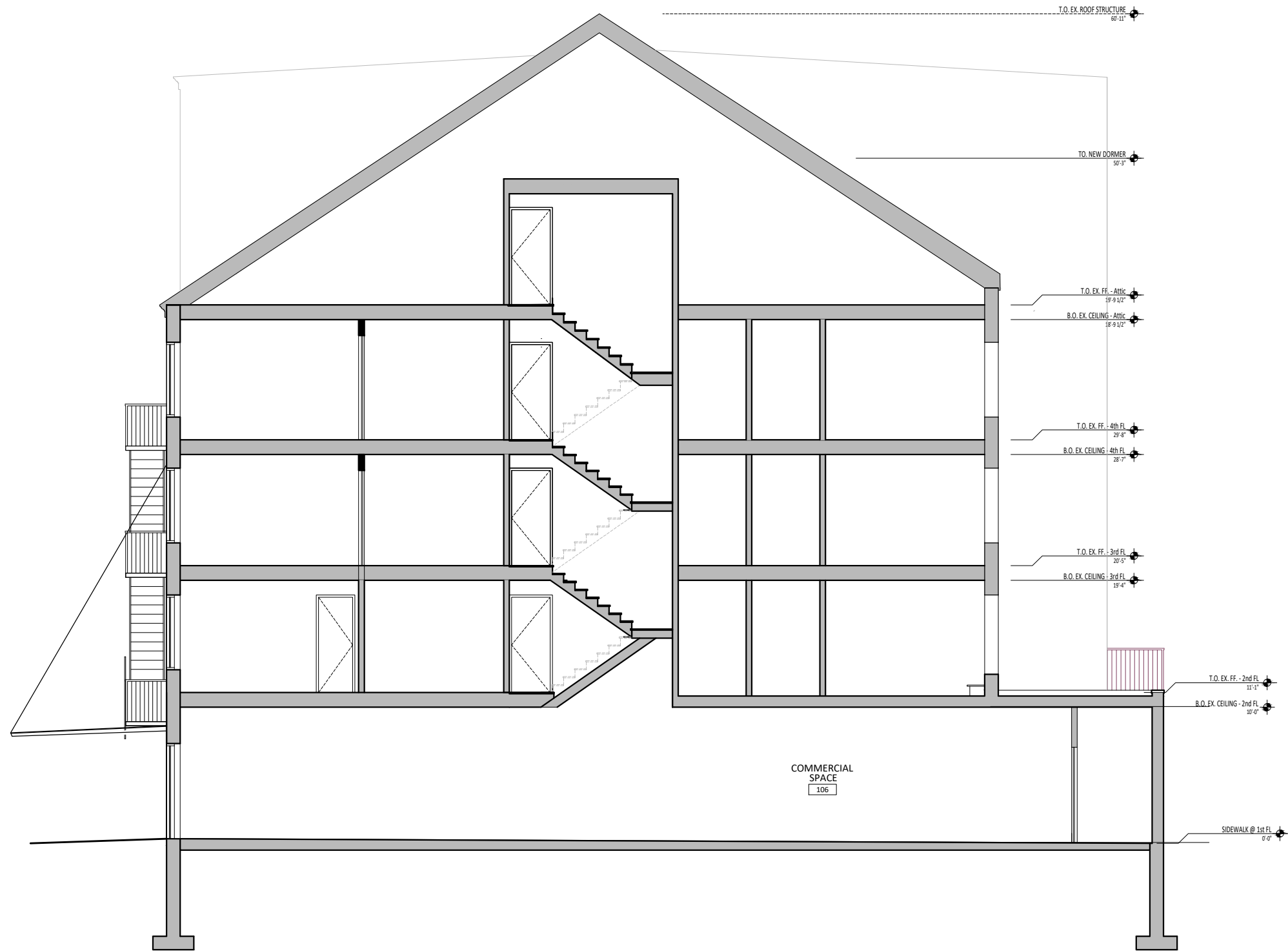
DORMER METAL CLADDING COLOR  
BEHR PREMIUM  
1 GAL. #AE-50 GRAY CAST SEMI-GLOSS DIRECT TO METAL  
INTERIOR/EXTERIOR PAINT

3 PROPOSED PAINT COLOR  
LM-6 NTS

FRONT ELEVATIONS  
CURRENT &  
PROPOSED

LM-6

01-06-2026



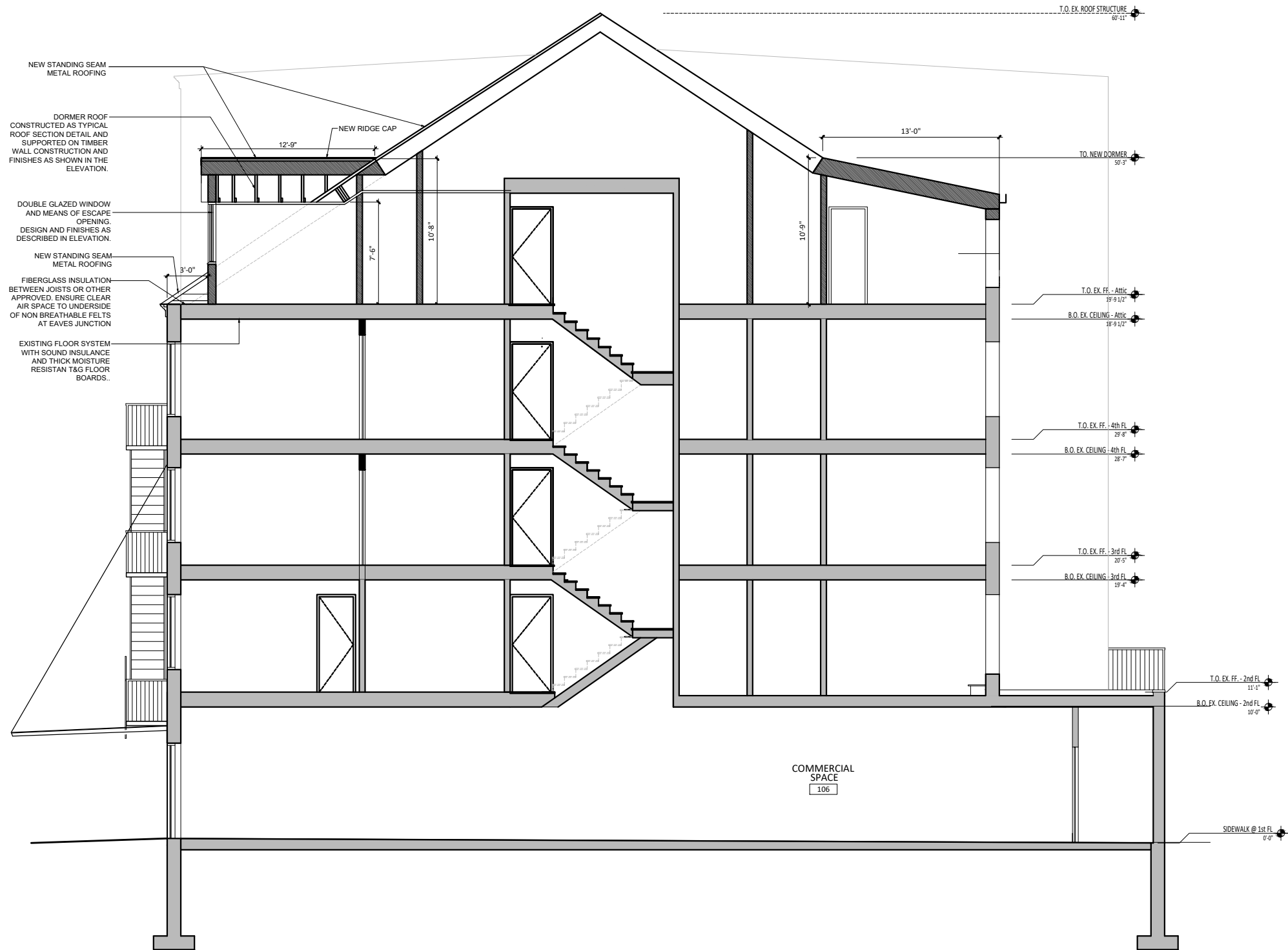
1 EXISTING BUILDING SECTION 112-113 TYP. @ SOUTH STREET  
LM-7 SCALE 1/8" = 1'-0"

EXISTING  
BUILDING  
SECTION

LM-7

01-06-2026



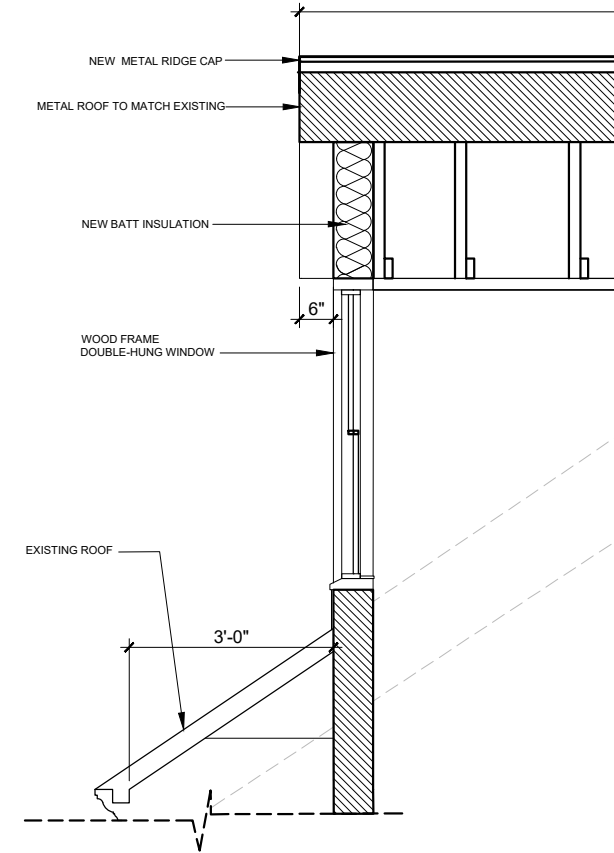
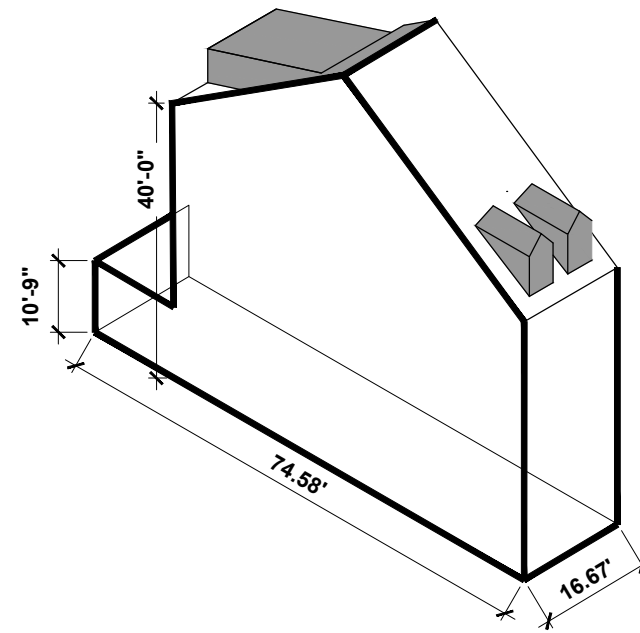
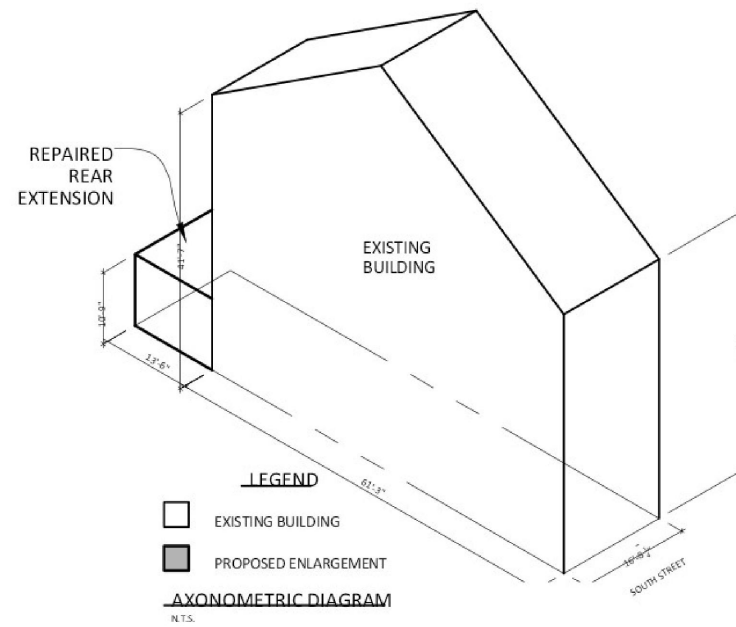
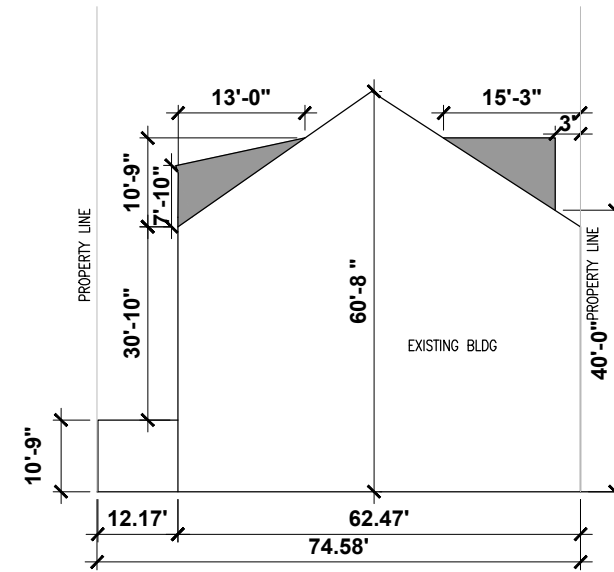
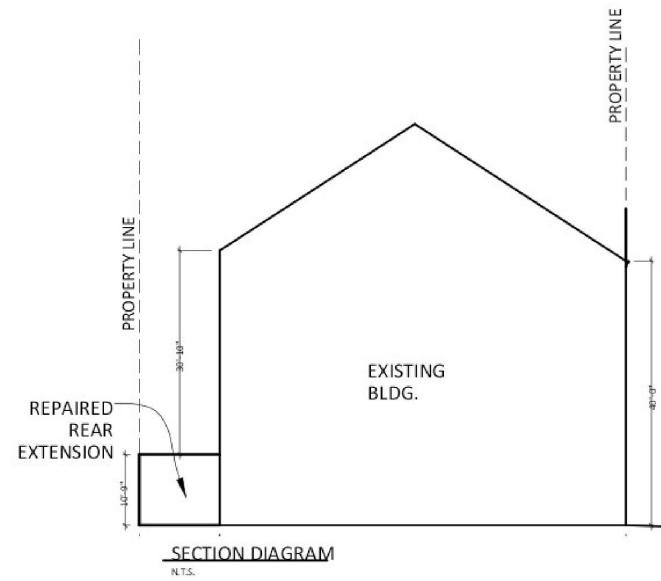


1  
LM-8  
PROPOSED BUILDING SECTION 112-113 TYP. @ SOUTH STREET  
SCALE 1/8" = 1'-0"

PROPOSED  
BUILDING  
SECTION

LM-8

01-06-2026



2 DORMER SECTION - 112-113 SOUTH STREET TYPICAL  
LM-9 SCALE 1/8" = 1'-0"

1 AXONOMETRIC DIAGRAM - 112-113 SOUTH STREET TYPICAL  
LM-9 SCALE 1/8" = 1'-0"

AXONOMETRIC  
DIAGRAM & DORMER  
SECTION

LM-9

01-06-2026





1 FRONT FACADE 112-113 TYP. @ SOUTH STREET  
LM-10 NTS

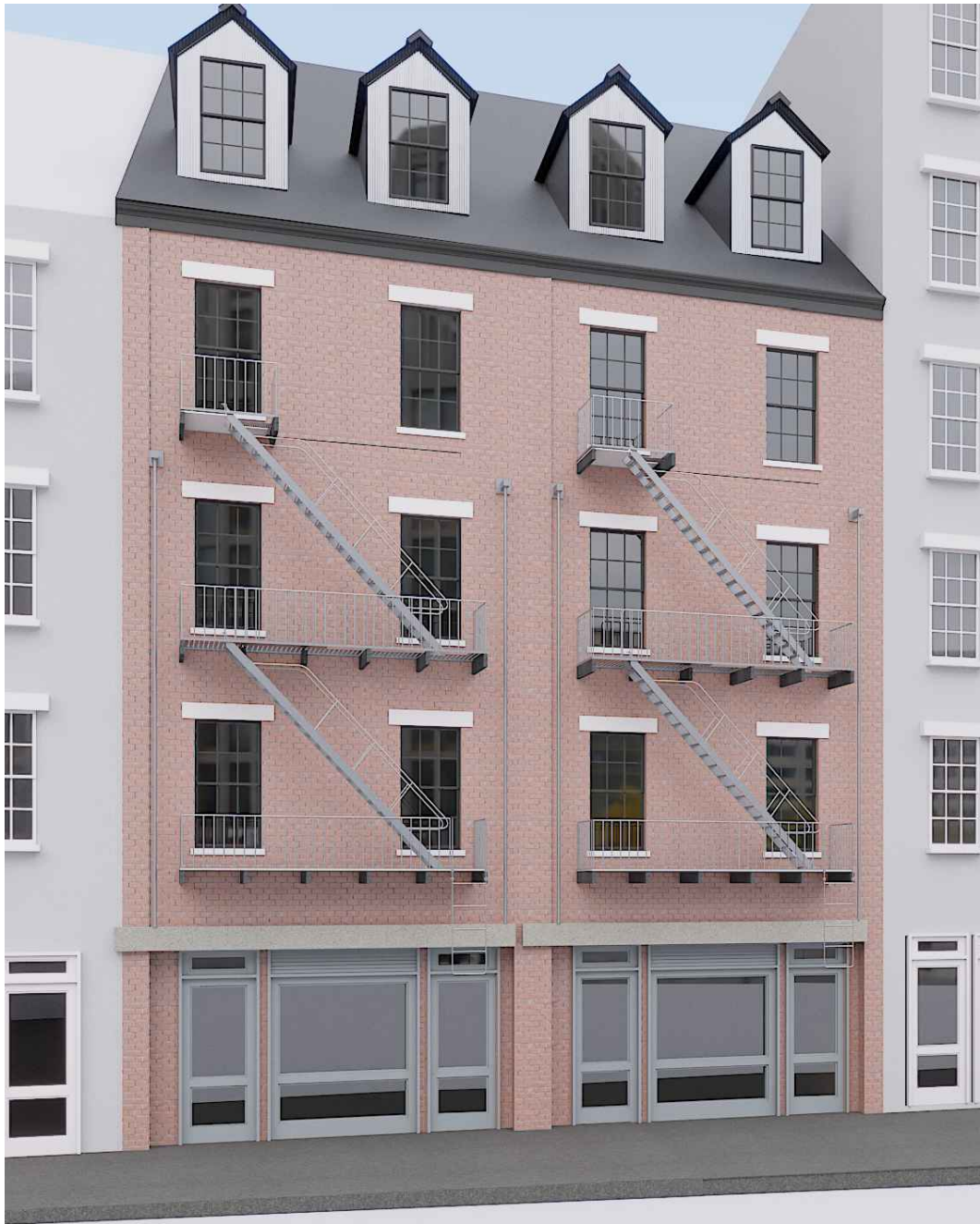
RENDERS

LM-10

01-06-2026



1  
LM-11 NTS  
RENDERS 112-113 TYP. @ SOUTH STREET



2  
LM-11 NTS  
RENDERS 112-113 TYP. @ SOUTH STREET

RENDERS

LM-11

01-06-2026





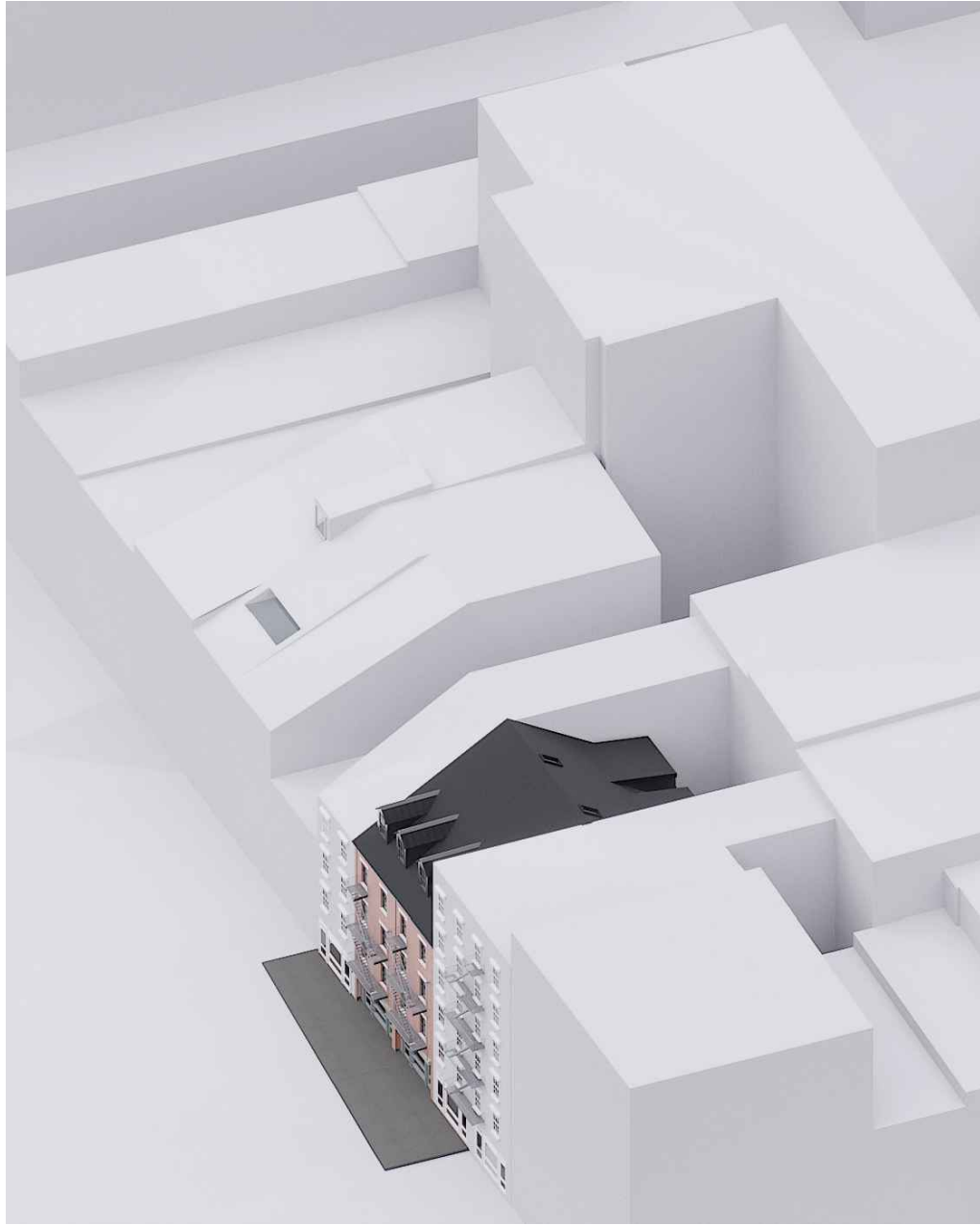
1 PHOTO MONTAGE 112-113 FROM THE BROOKLYN BRIDGE  
LM-12 NTS

PHOTO MONTAGE

LM-12

01-06-2026





1 SITE SURROUNDINGS 112-113 @ SOUTH STREET  
LM-13 NTS



2 SITE SURROUNDINGS 112-113 @ SOUTH STREET  
LM-13 NTS



January 13, 2026  
Public Hearing

The current proposal is:

**Preservation Department – Item 1, LPC-26-02247**

**112-113 South Street – South Street Seaport Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 691 5446

**Passcode:** 987417

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# APPENDIX

APPENDIX

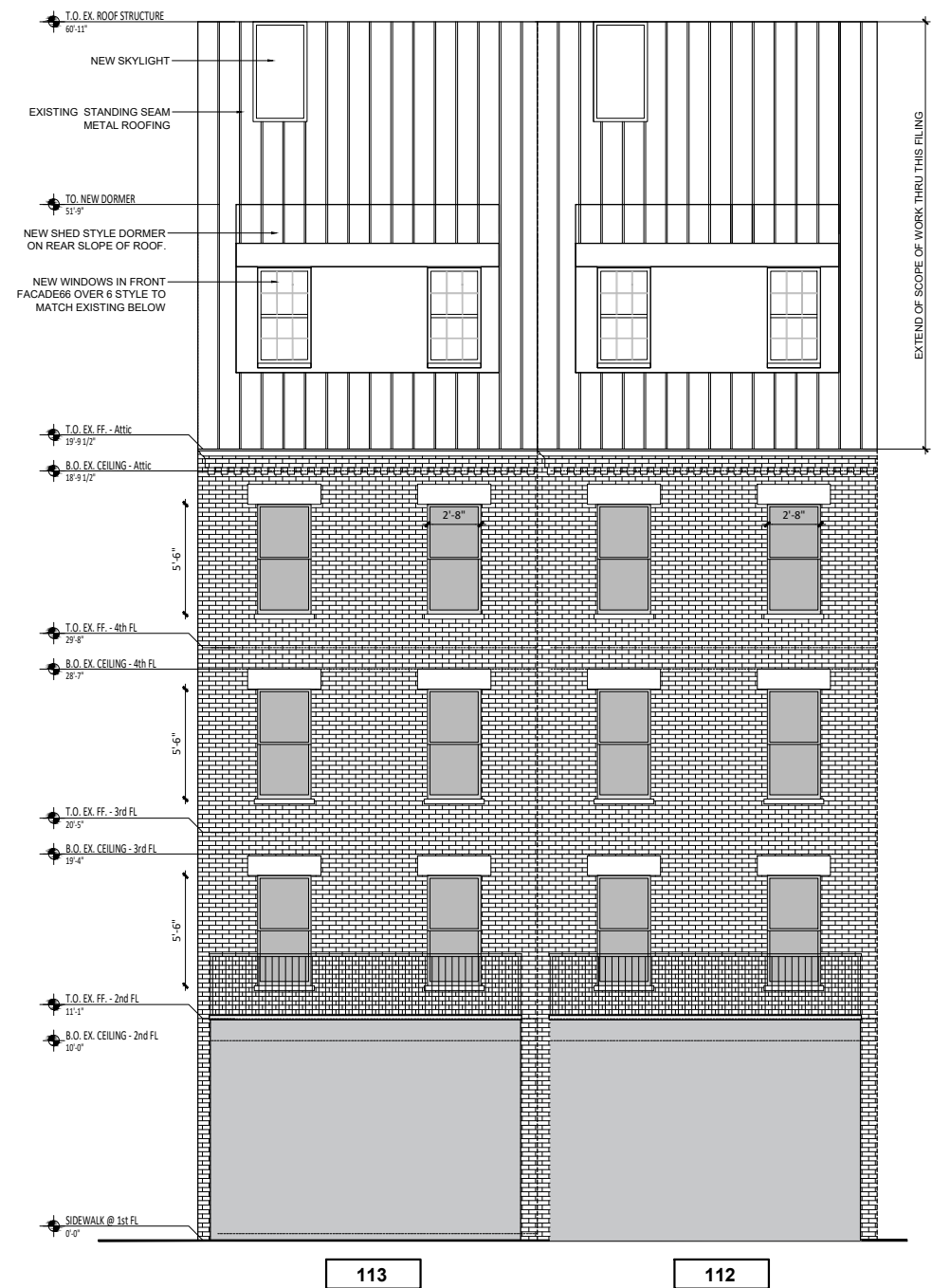
LM-14

01-06-2026





1 REAR FACADE RENDER 112-113 TYP. @ SOUTH STREET  
LM-14 NTS



2 REAR FACADE 112-113 TYP. @ SOUTH STREET  
LM-14 NTS

APPENDIX

LM-15

01-06-2026

January 13, 2026  
Public Hearing

The current proposal is:

**Preservation Department – Item 1, LPC-26-02247**

**112-113 South Street – South Street Seaport Historic District  
Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 691 5446

**Passcode:** 987417

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**Note:** If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.