

**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)

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## **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

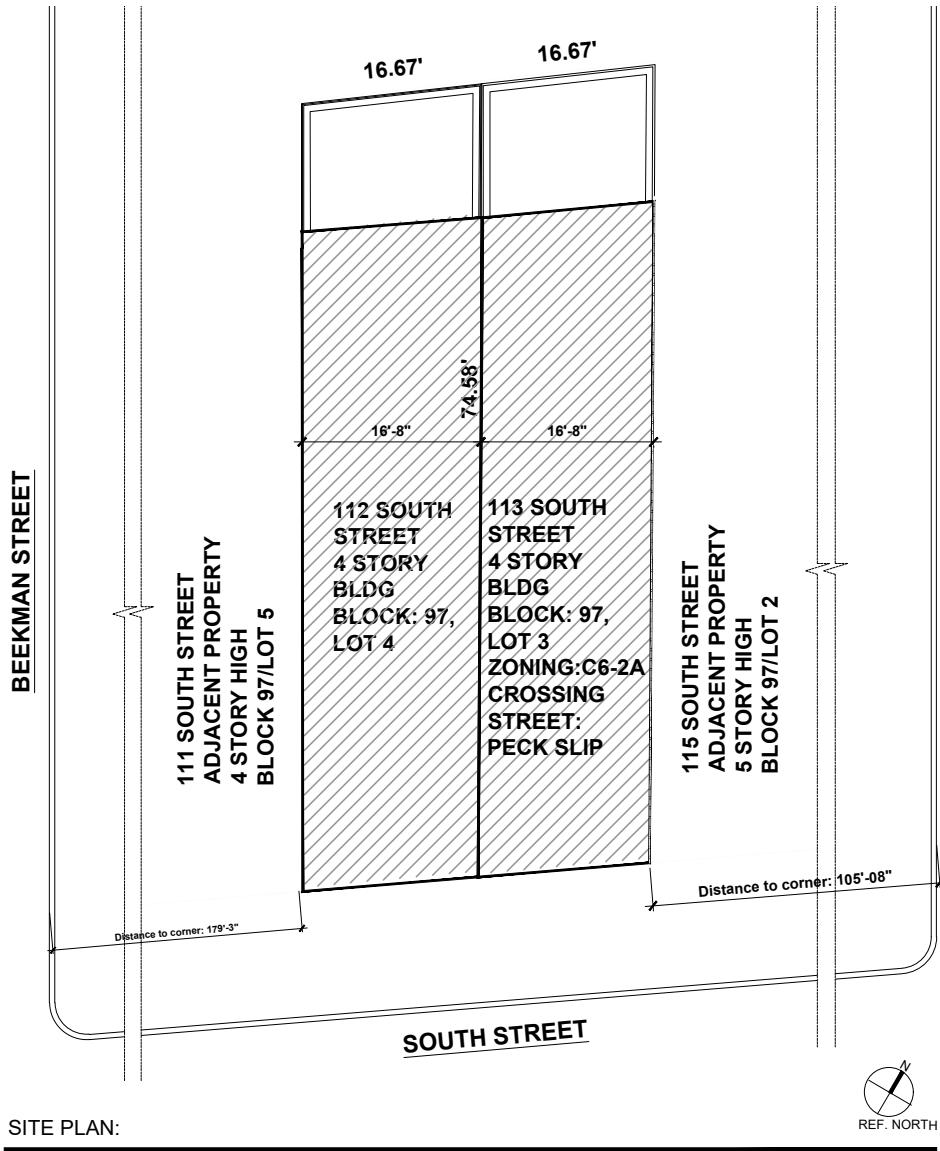
DOCKET NUMBER: DOCKET # LPC26-02247  
BOROUGH: MANHATTAN  
HOUSE #: 112  
STREET: SOUTH STREET  
BLOCK: 97  
LOT: 4  
# OF STORIES: 4 + ATTIC  
RESIDENTIAL UNITS: 3  
COMMERCIAL UNITS: 1  
ZONING DISTRICT C6-2A, RESIDENTIAL EQUIVALENT: R8A AS PER  
ZR 35-23(a)  
ZONING MAP: 8c

## PROJECT DATA BUILDING 113

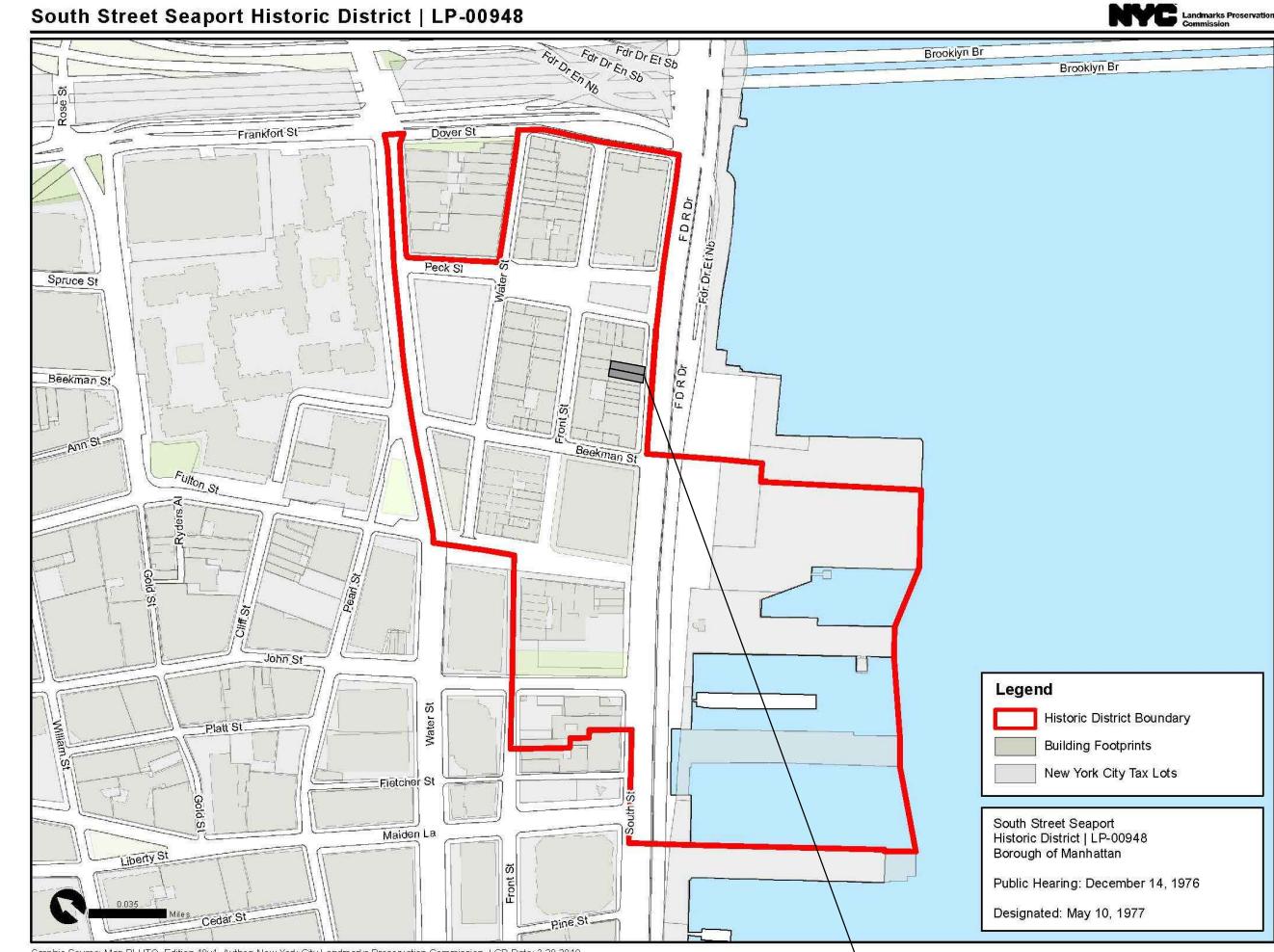
DOCKET NUMBER: LPC 26-02377  
BOROUGH: MANHATTAN  
HOUSE #: 113  
STREET: SOUTH STREET  
BLOCK: 97  
LOT: 3  
# OF STORIES: 4 + ATTIC  
RESIDENTIAL UNITS: 3  
COMMERCIAL UNITS: 1  
ZONING DISTRICT C6-2A, RESIDENTIAL EQUIVALENT: R8A AS PER  
ZR 35-23(a)  
ZONING MAP: 8c

## 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

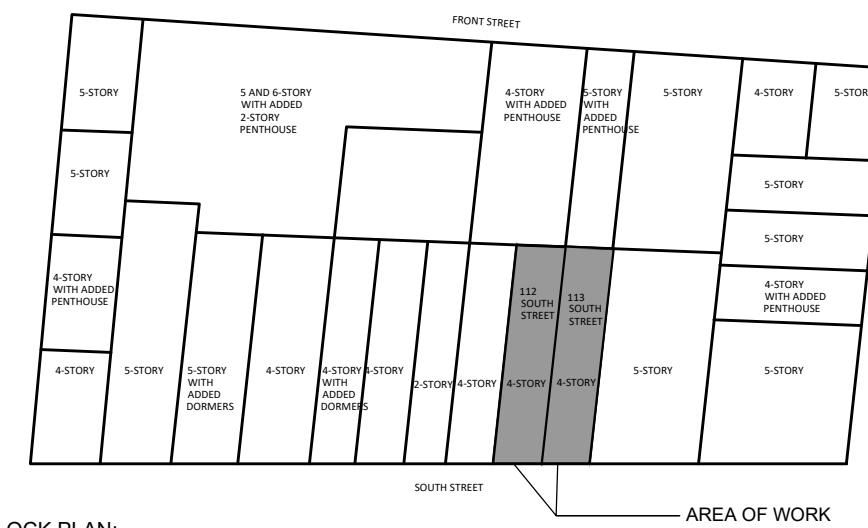


## SITE PLAN:



## HISTORIC DISTRICT MAP:

## AREA OF WORK



## BLOCK PLAN

## SITE / BLOCK PLAN & HISTORIC MAP

LM-1

01-06-2026



TAX PHOTO - 1940



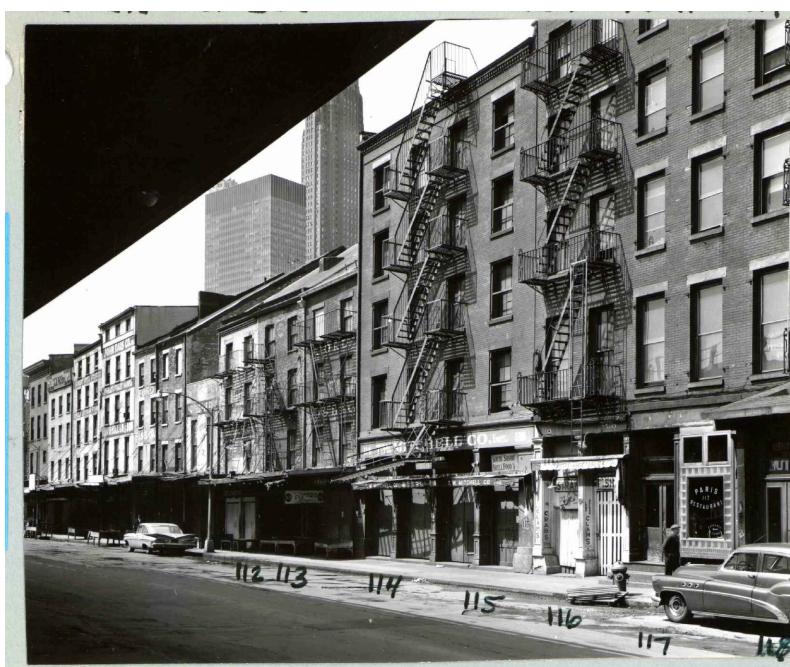
HISTORIC PHOTO - REAR VIEW - 1975

IMAGE CREDIT: MUSEUM OF THE CITY OF NEW YORK



HISTORIC PHOTO - 1981

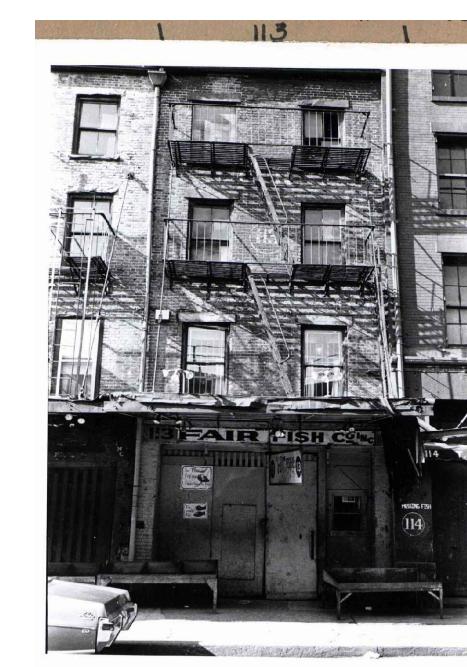
IMAGE CREDIT: WALTER SMALLING



DESIGNATION PHOTO - 1989



DESIGNATION PHOTO - 1977



DESIGNATION PHOTO - 1977

HISTORIC PHOTOS

LM-2



PHOTO - 2011

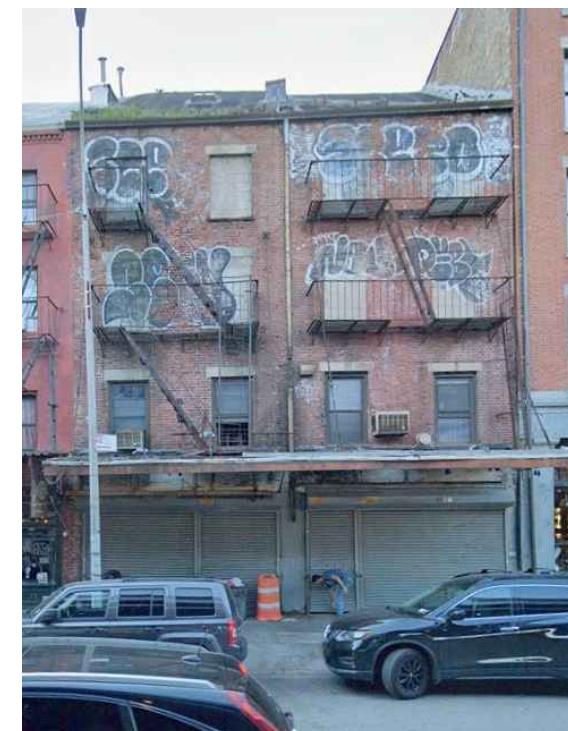


PHOTO - 2019



PHOTO - 2023



PHOTO - 2023

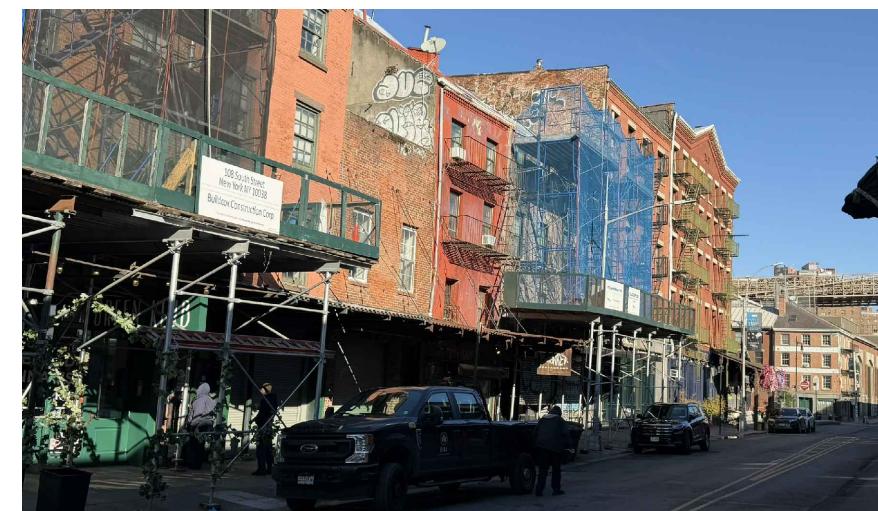


PHOTO - 2025



PHOTO - 2025

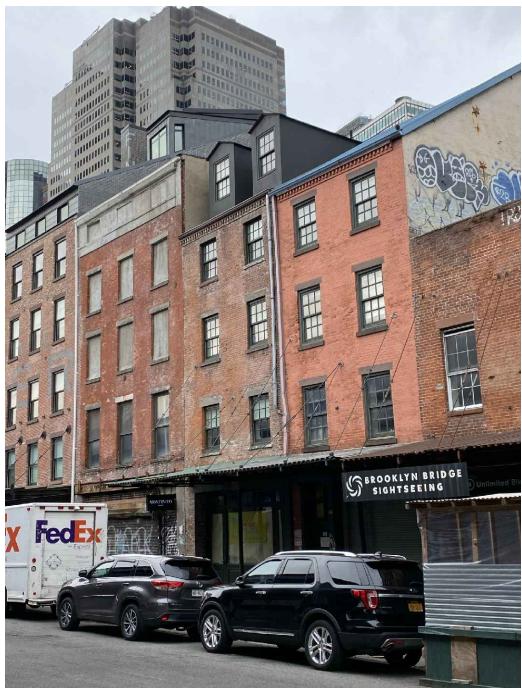
HISTORIC  
PHOTOS / CURRENT

LM-3

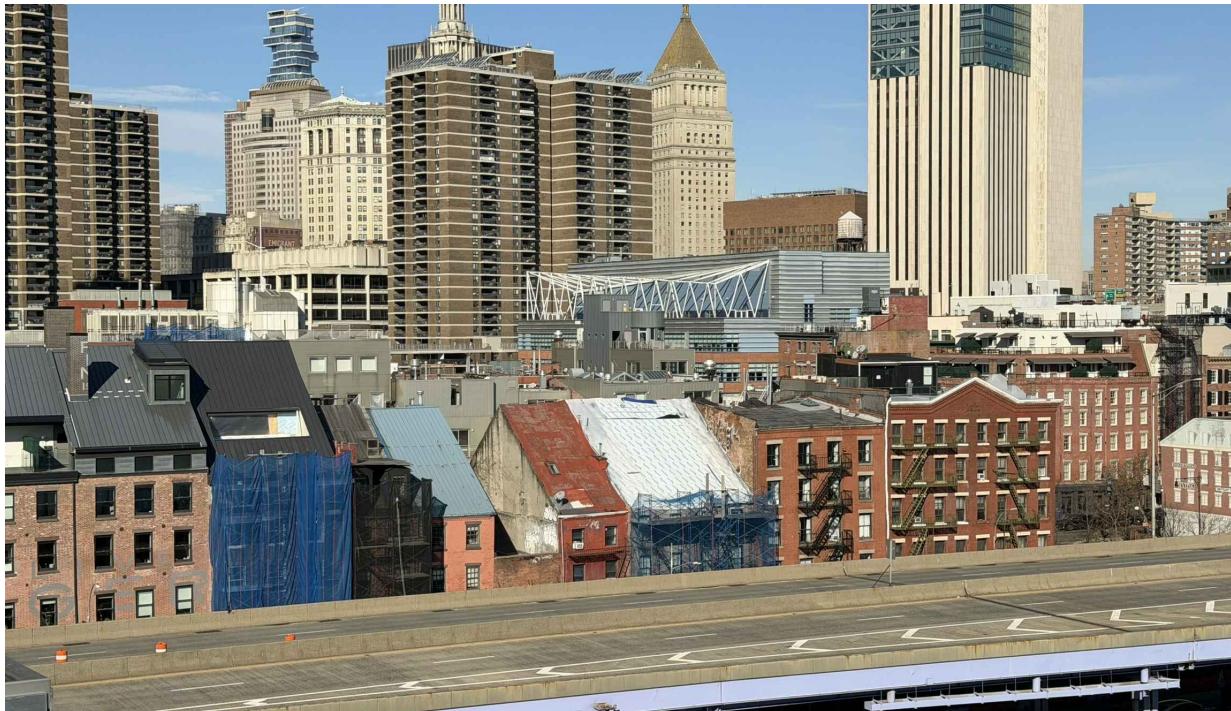
01-06-2026



8, 9 & 10 FULTON STREET - DORMERS INSPIRATION



108 SOUTH STREET - NEW DORMER IN THE AREA

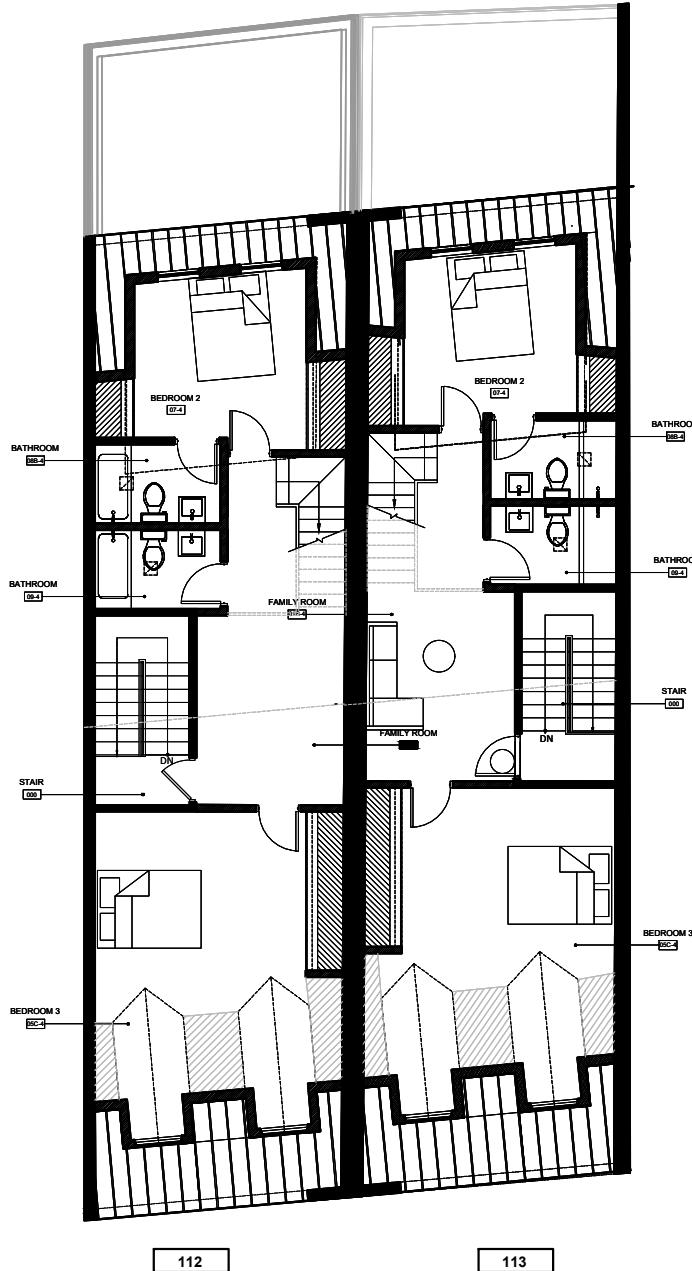


108 SOUTH STREET - NEW DORMER IN THE AREA

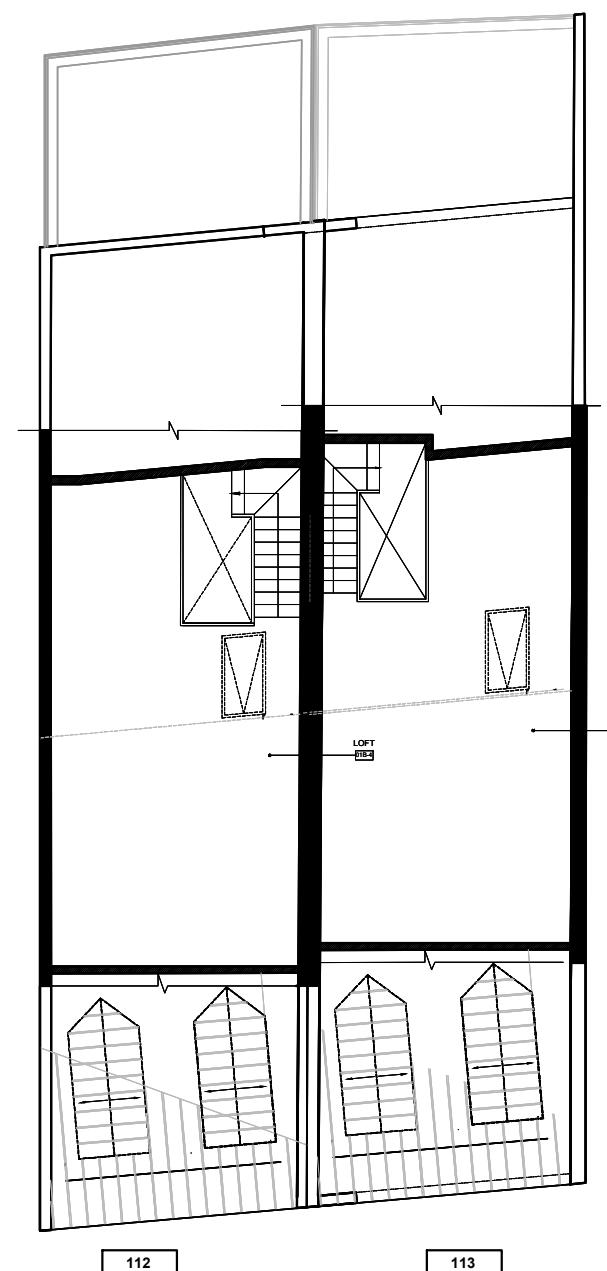
INSPIRATION &  
SURROUNDINGS

LM-4

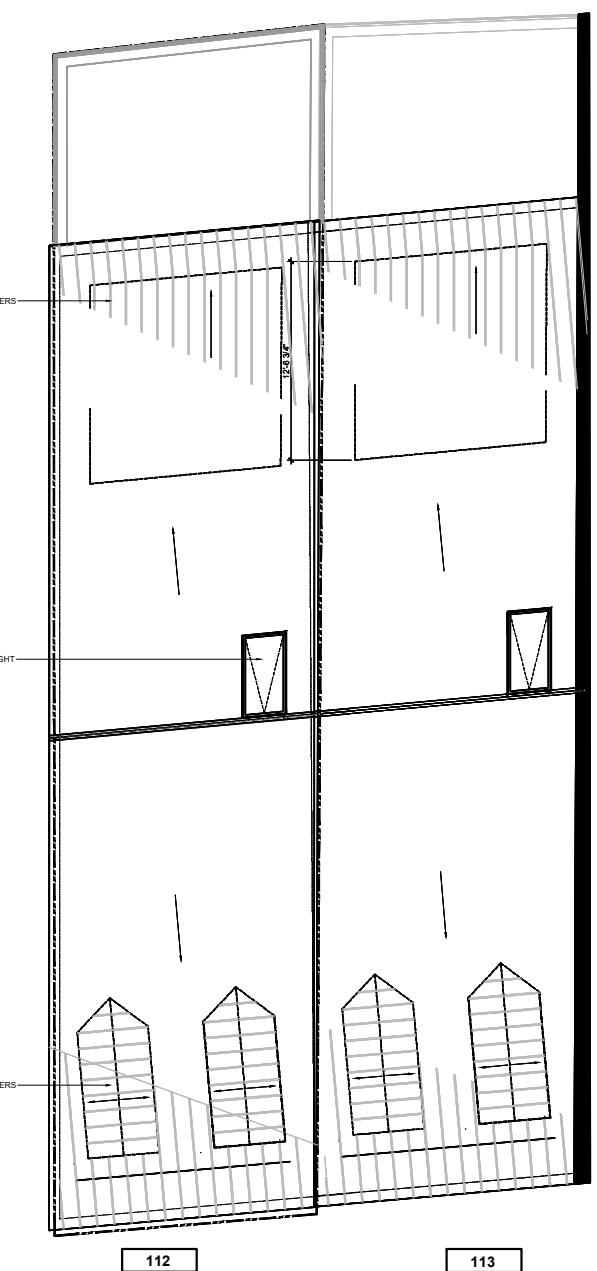
01-06-2026



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"

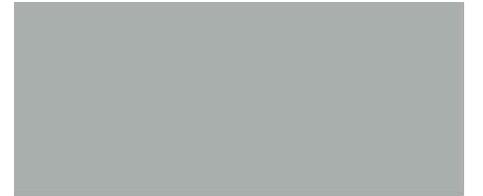
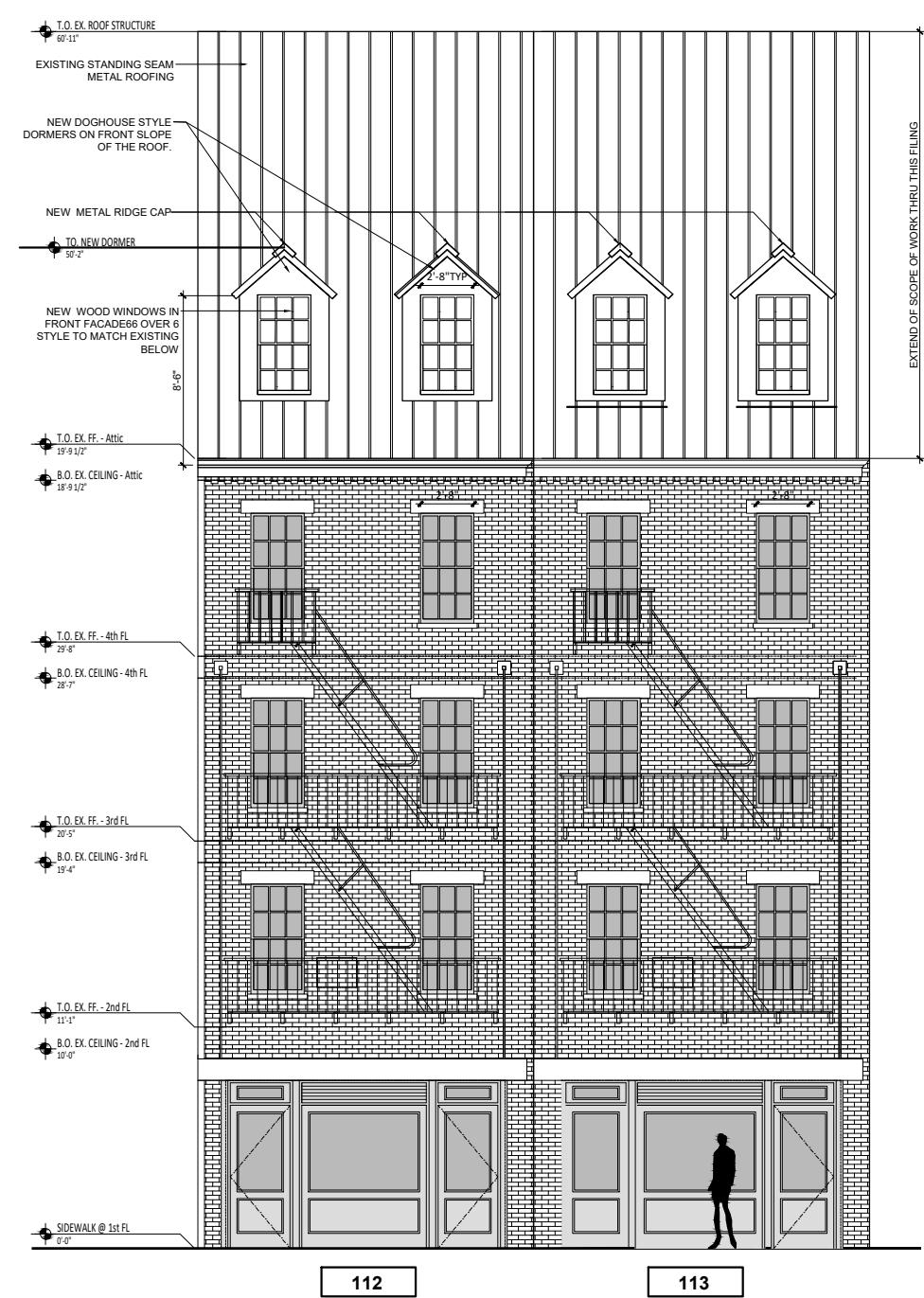
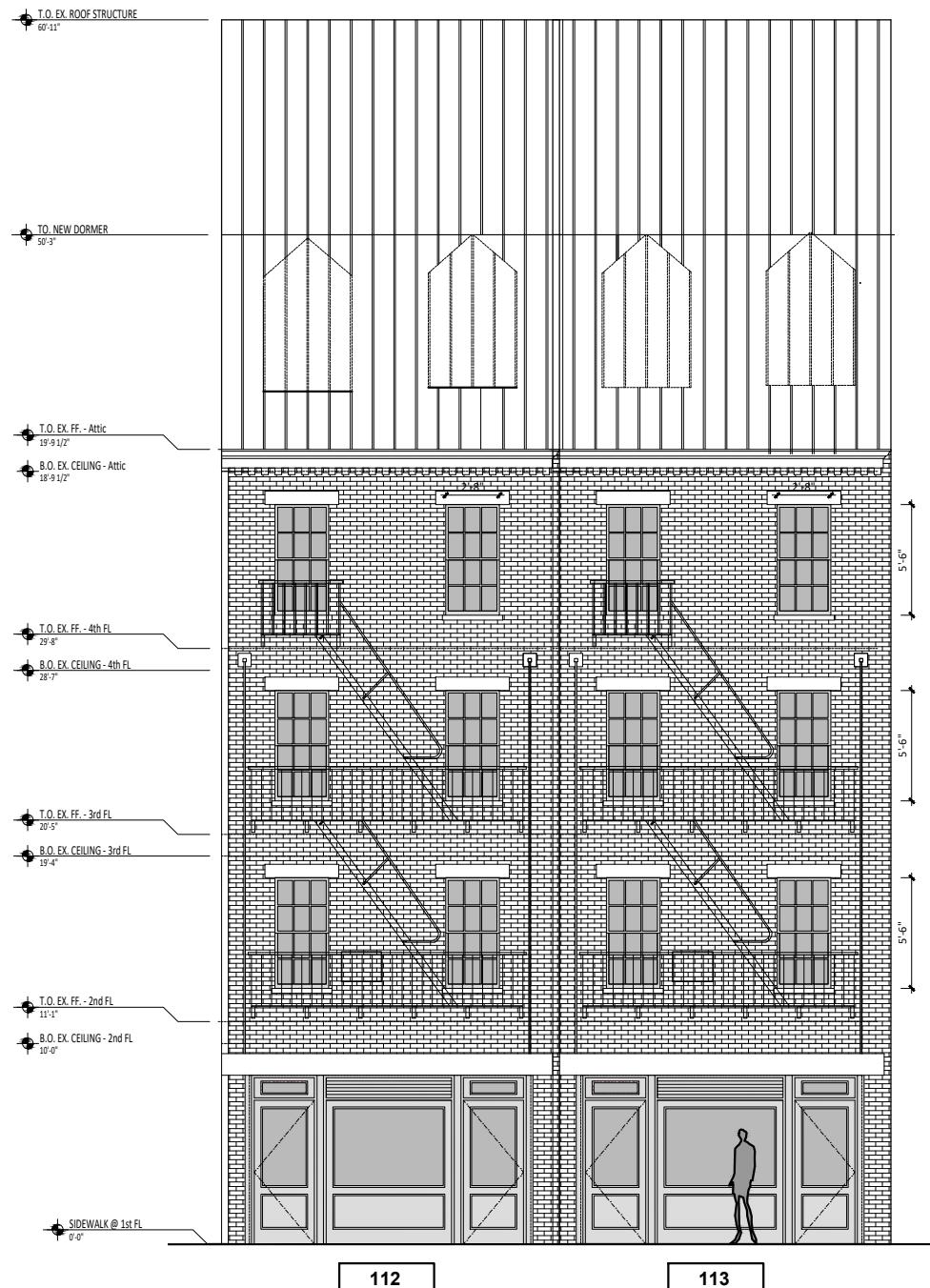


3 PROPOSED ROOF PLAN 112-113 @ SOUTH STREET  
LM-5 SCALE 3/32" = 1'-0"

PROPOSED  
FLOOR PLANS  
AND ROOF  
PLAN

LM-5

01-06-2026



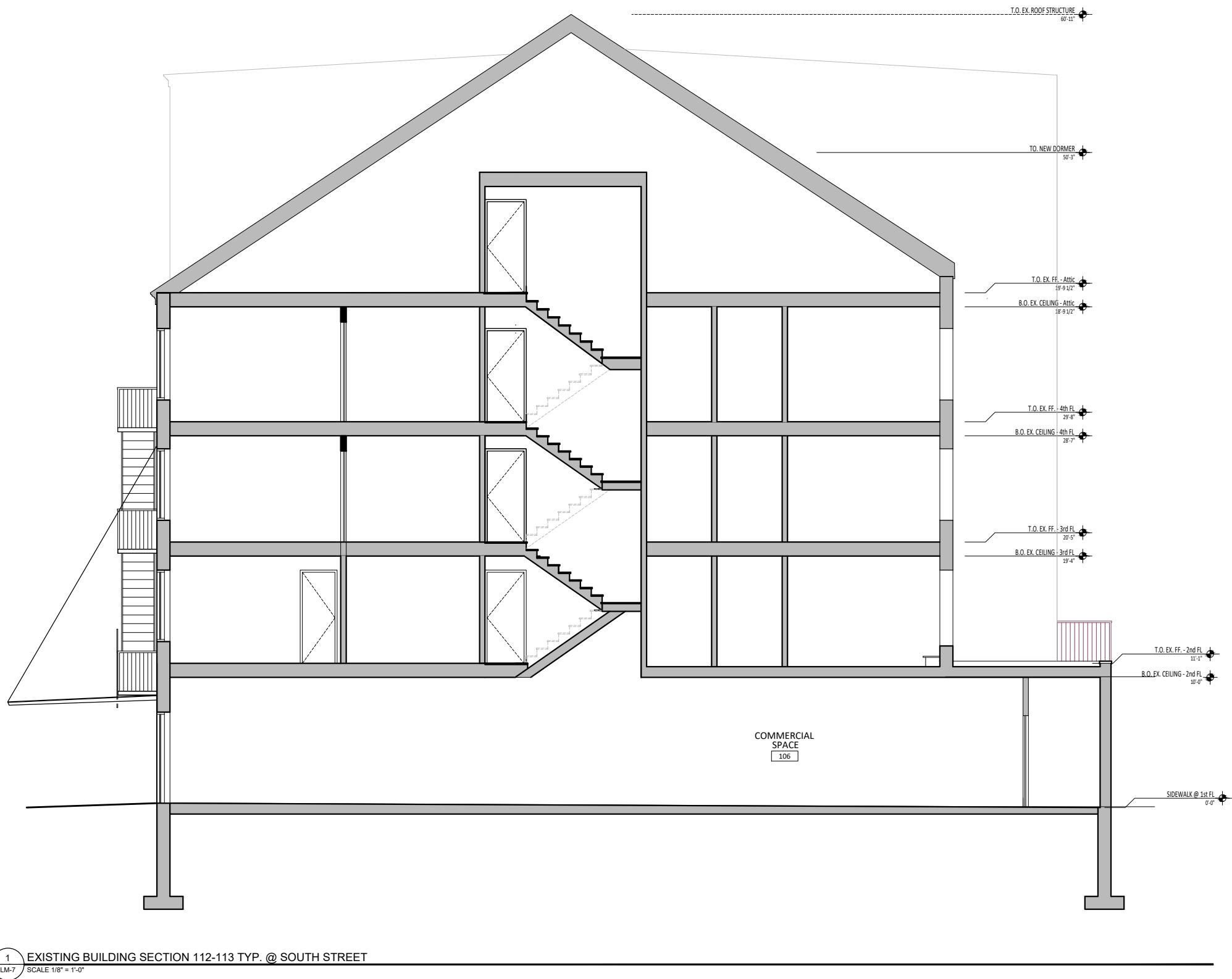
DORMER METAL CLADDING COLOR  
BEHR PREMIUM  
1 GAL. #AE-50 GRAY CAST SEMI-GLOSS DIRECT TO METAL  
INTERIOR/EXTERIOR PAINT

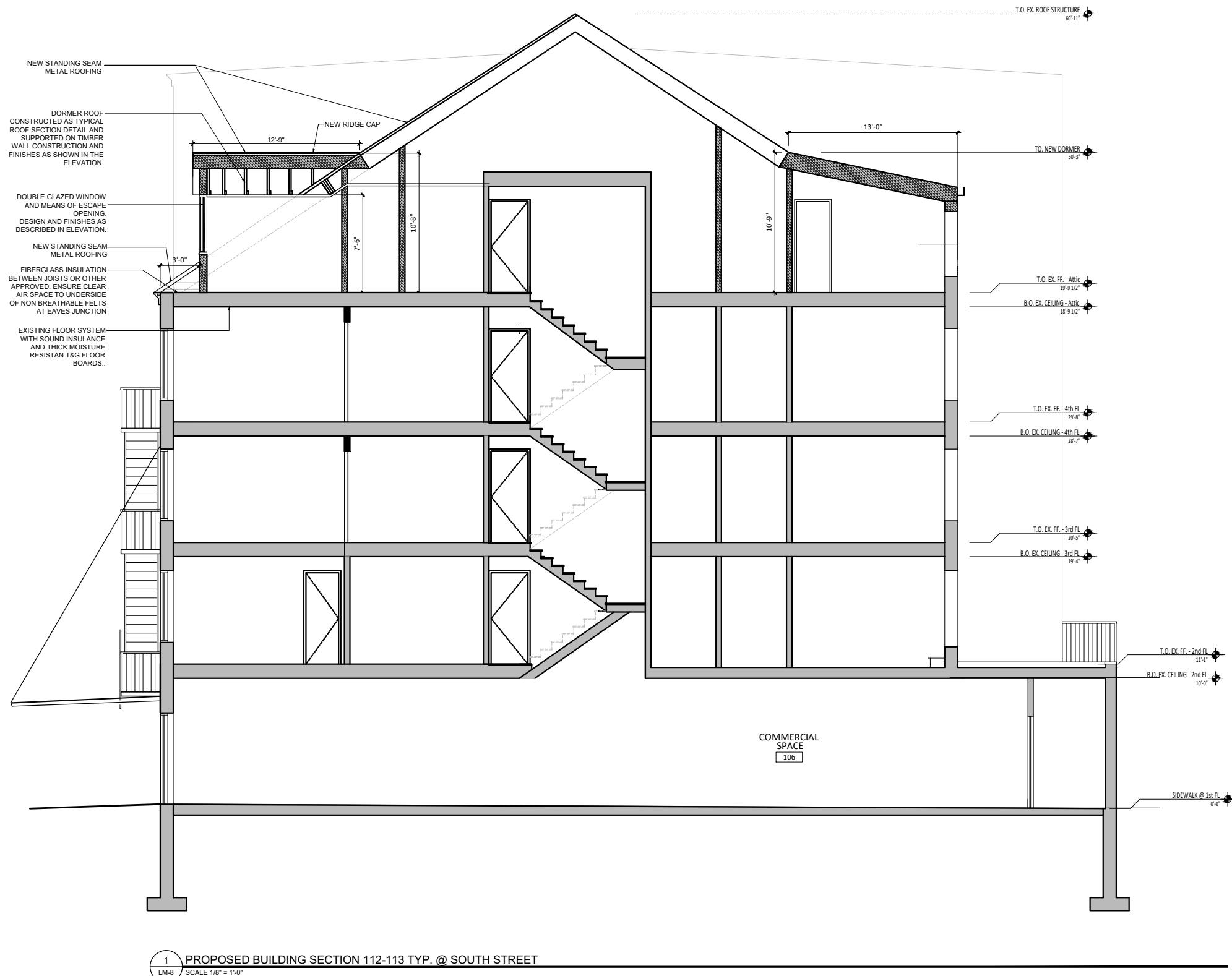
3 PROPOSED PAINT COLOR  
LM-6 NTS

FRONT ELEVATIONS  
CURRENT &  
PROPOSED

LM-6

01-06-2026

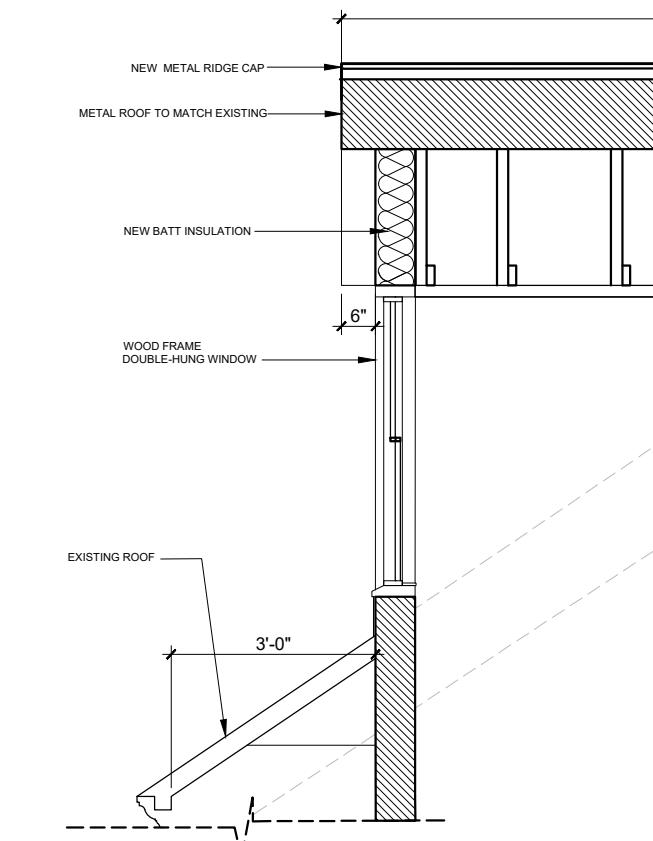
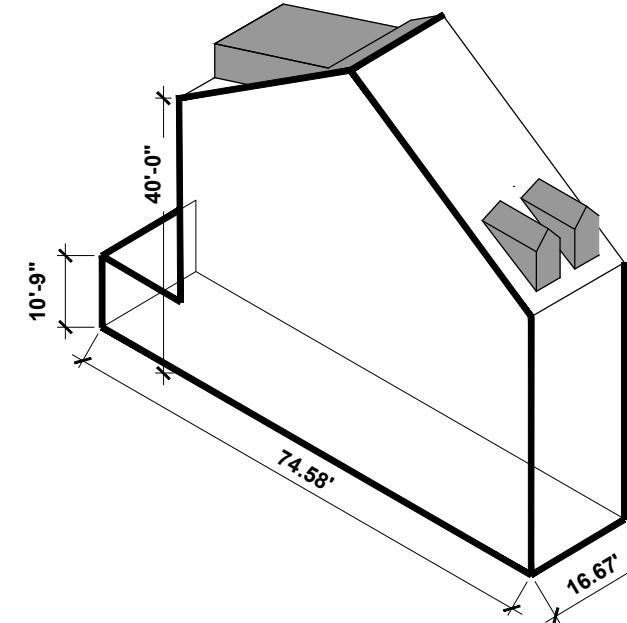
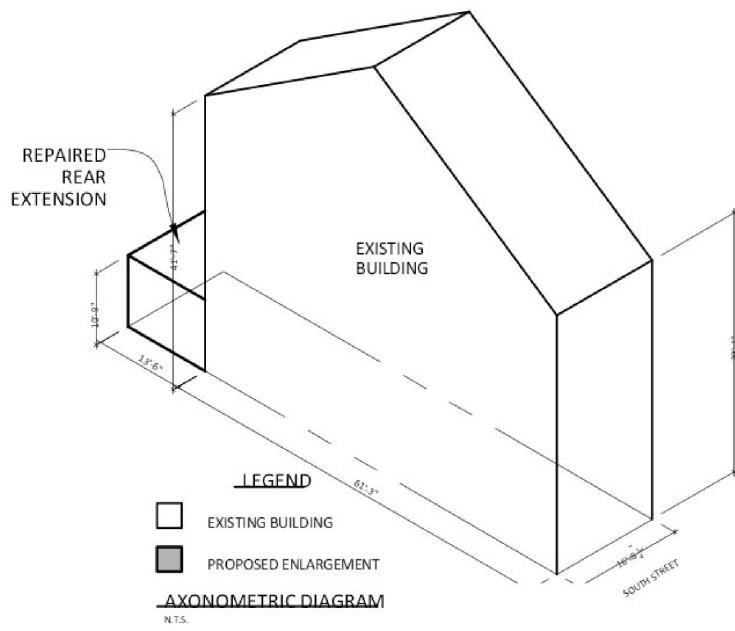
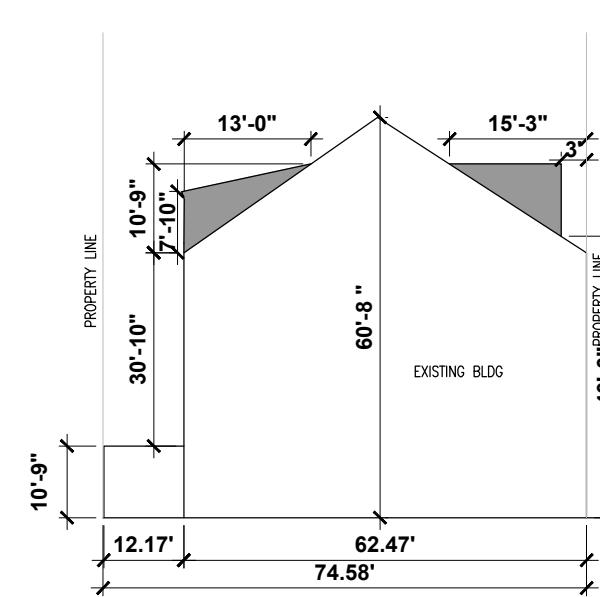
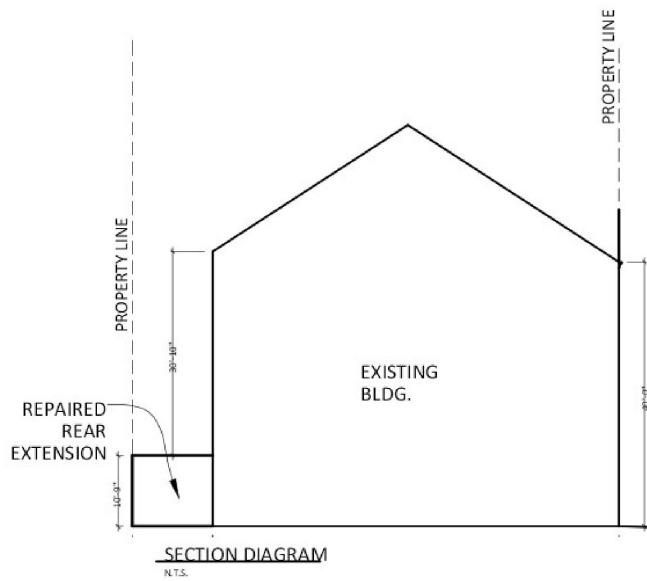




PROPOSED  
BUILDING  
SECTION

LM-8

01-06-2026



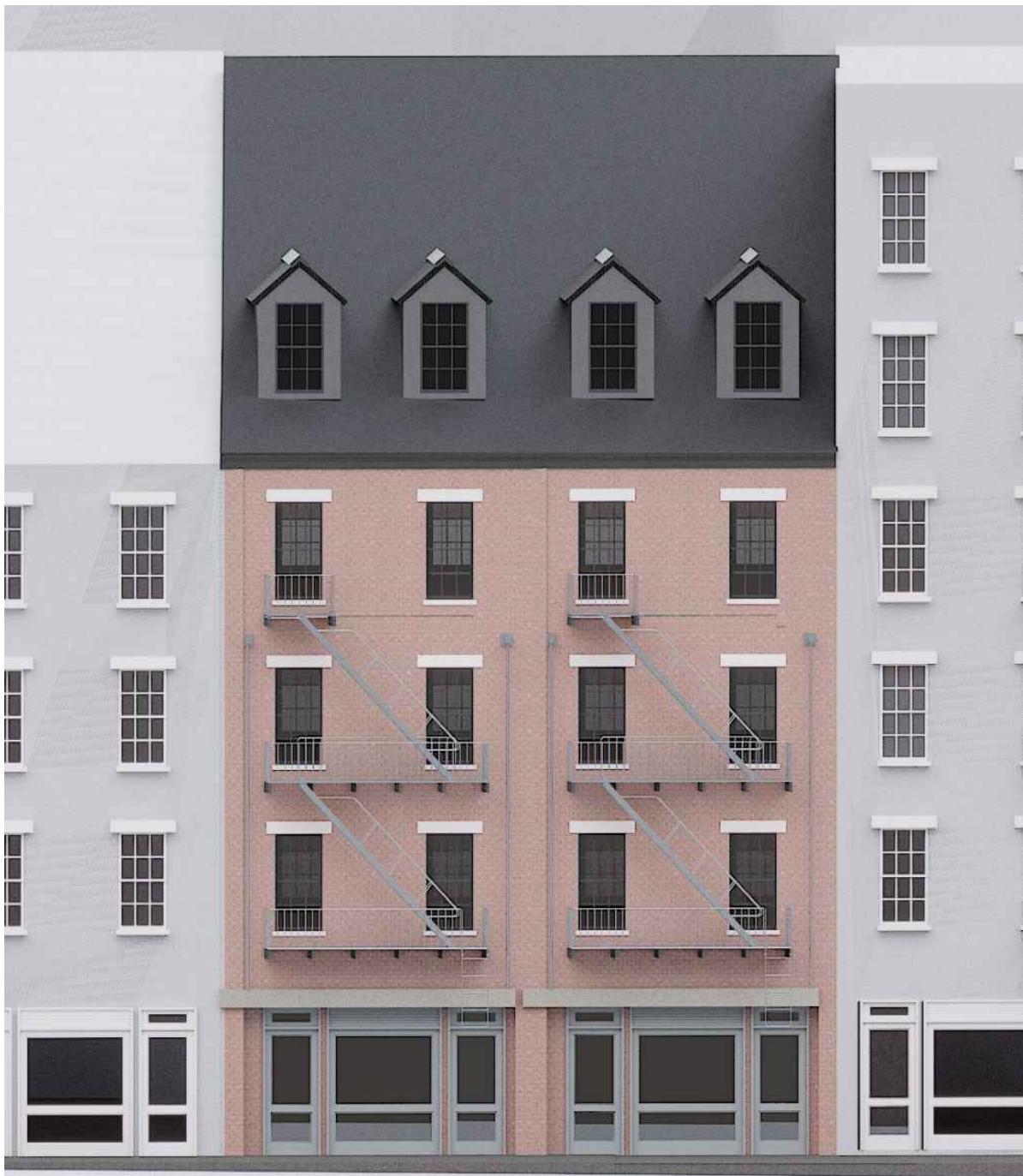
2 DORMER SECTION - 112-113 SOUTH STREET TYPICAL  
LM-9 SCALE 1/8" = 1'-0"

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  
LM-10  
NTS

FRONT FAÇADE 112-113 TYP. @ SOUTH STREET

RENDERS

LM-10

01-06-2026



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



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

RENDERS  
LM-11  
01-06-2026



1  
LM-12  
NTS

PHOTO MONTAGE 112-113 FROM THE BROOKLYN BRIDGE

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

SITE  
SURROUNDINGS  
LM-13  
01-06-2026

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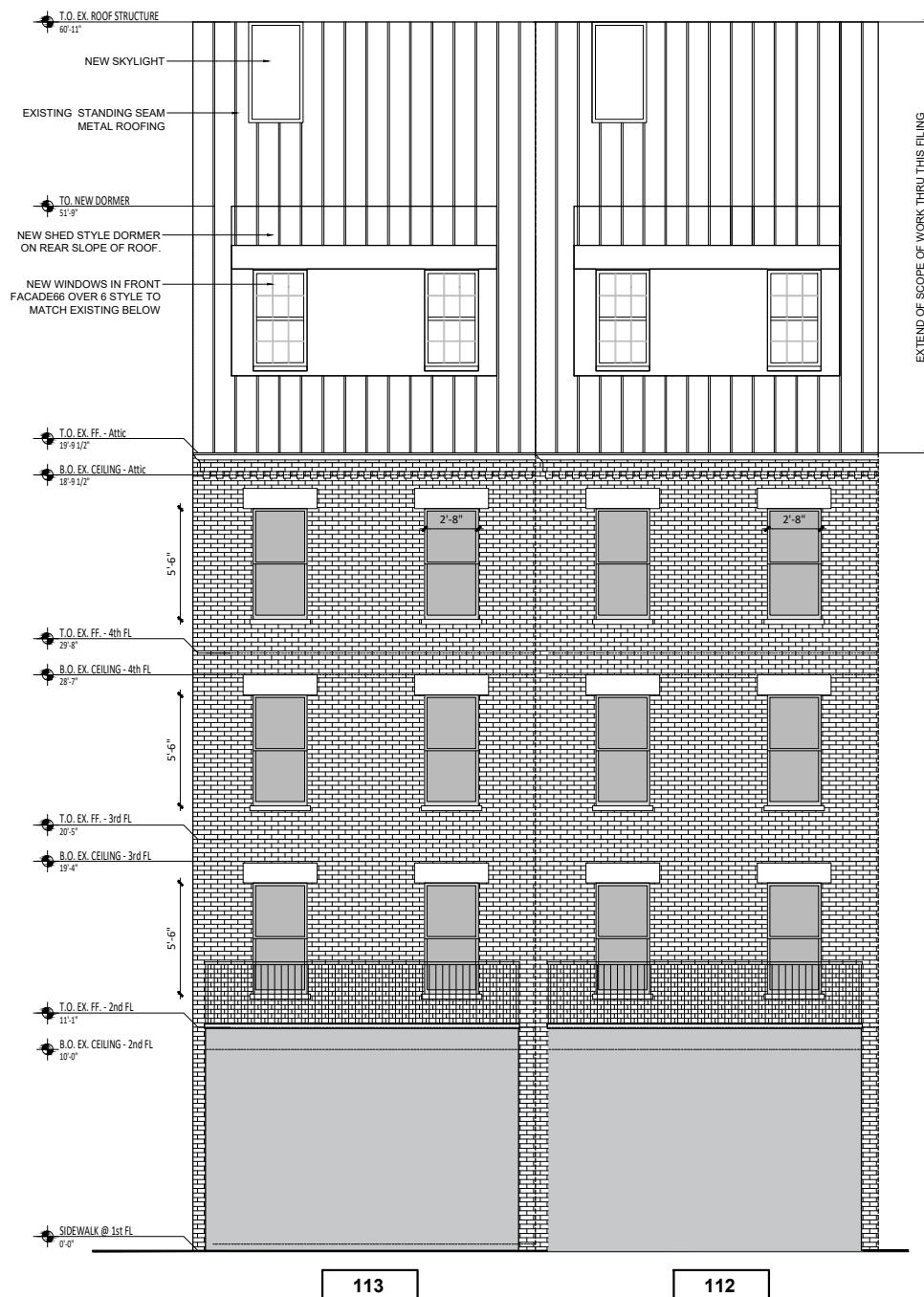
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# APPENDIX



1  
LM-14  
NTS

REAR FACADE RENDER 112-113 TYP. @ SOUTH STREET



113

112

APPENDIX  
LM-15  
01-06-2026

2  
LM-14  
NTS

REAR FACADE 112-113 TYP. @ SOUTH STREET

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