Landmarks Preservation Commission

August 18, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-26-11935

53 West 68th Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 261 7707
Passcode: 899688
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.



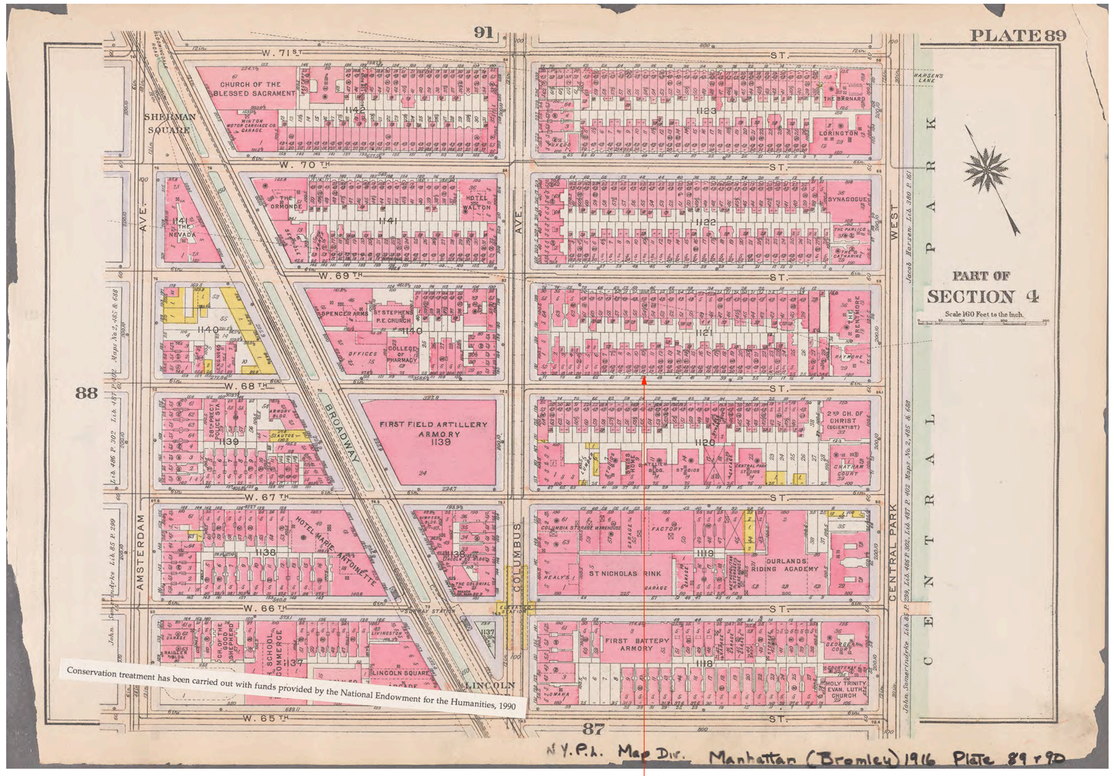
53 WEST 68TH ST, NEW YORK,10023

LANDMARKS PRESERVATION COMMISSION

PRESENTATION 08.04.2026

CHANDLER PIERCE ARCHITECT
7 Centre Market Place
New York, New York 10013

212.925.2680 tel



1916 BROMLEY PLATE 89

53 W 68 ST.

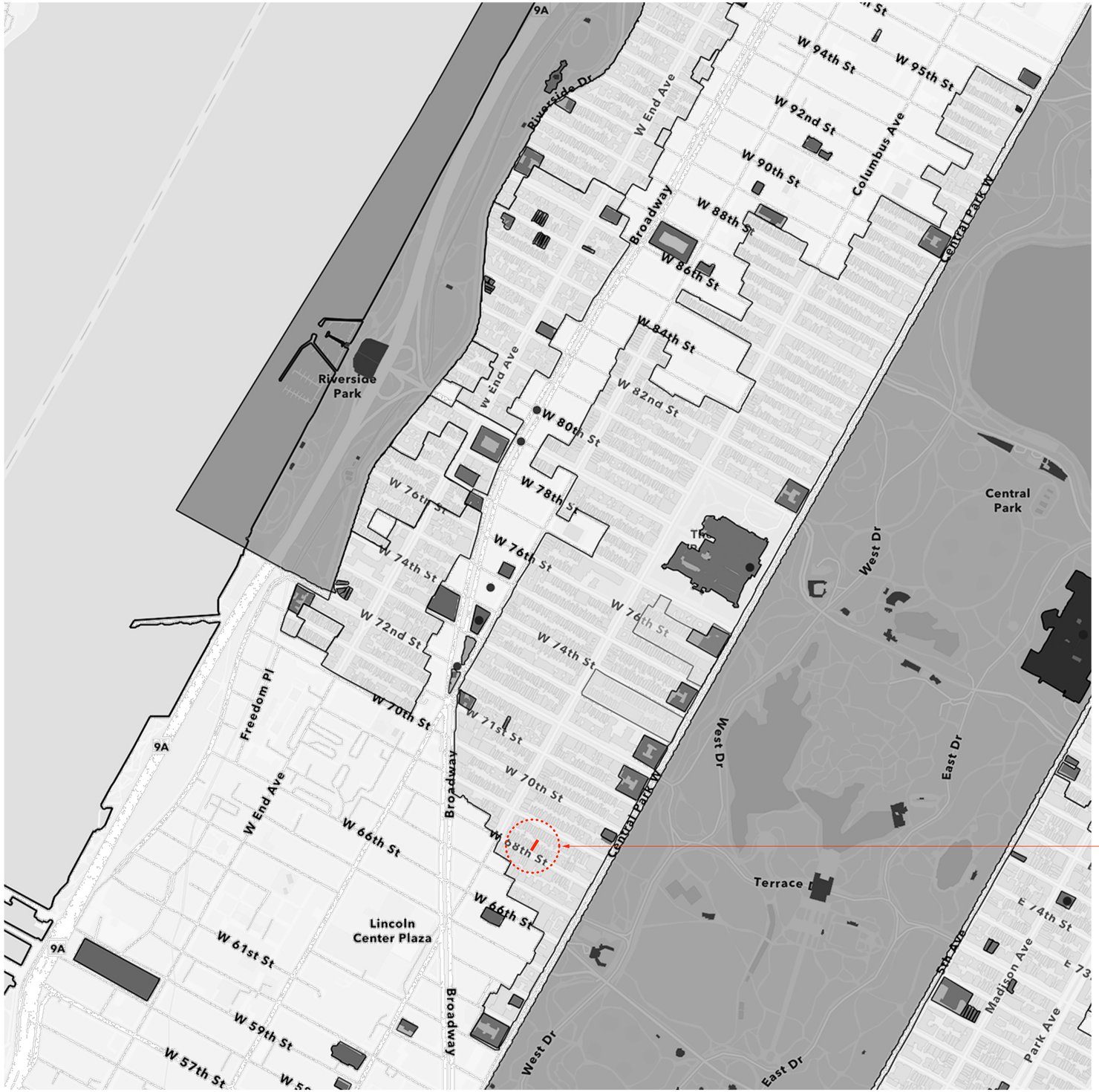


PHOTO FROM C. 1940



PHOTO FROM C. 1980

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PLOT PLAN

SITE INFORMATION

BOROUGH: MANHATTAN
BLOCK NO: 1121
LOT NO: 110
DOB BIN: 1028485
ZONING DISTRICT: R8B
ZONING MAP: 8c
LANDMARKS DISTRICT: UPPER WEST SIDE / CPW HISTORIC DISTRICT

PROJECT LOCATION
ENTIRE BLOCK IS WITHIN UPPER WEST SIDE /
CENTRAL PARK LANDMARK HISTORIC DISTRICT

NEW YORK CITY UPPER WEST SIDE / CENTRAL PARK WEST LANDMARK HISTORIC DISTRICT

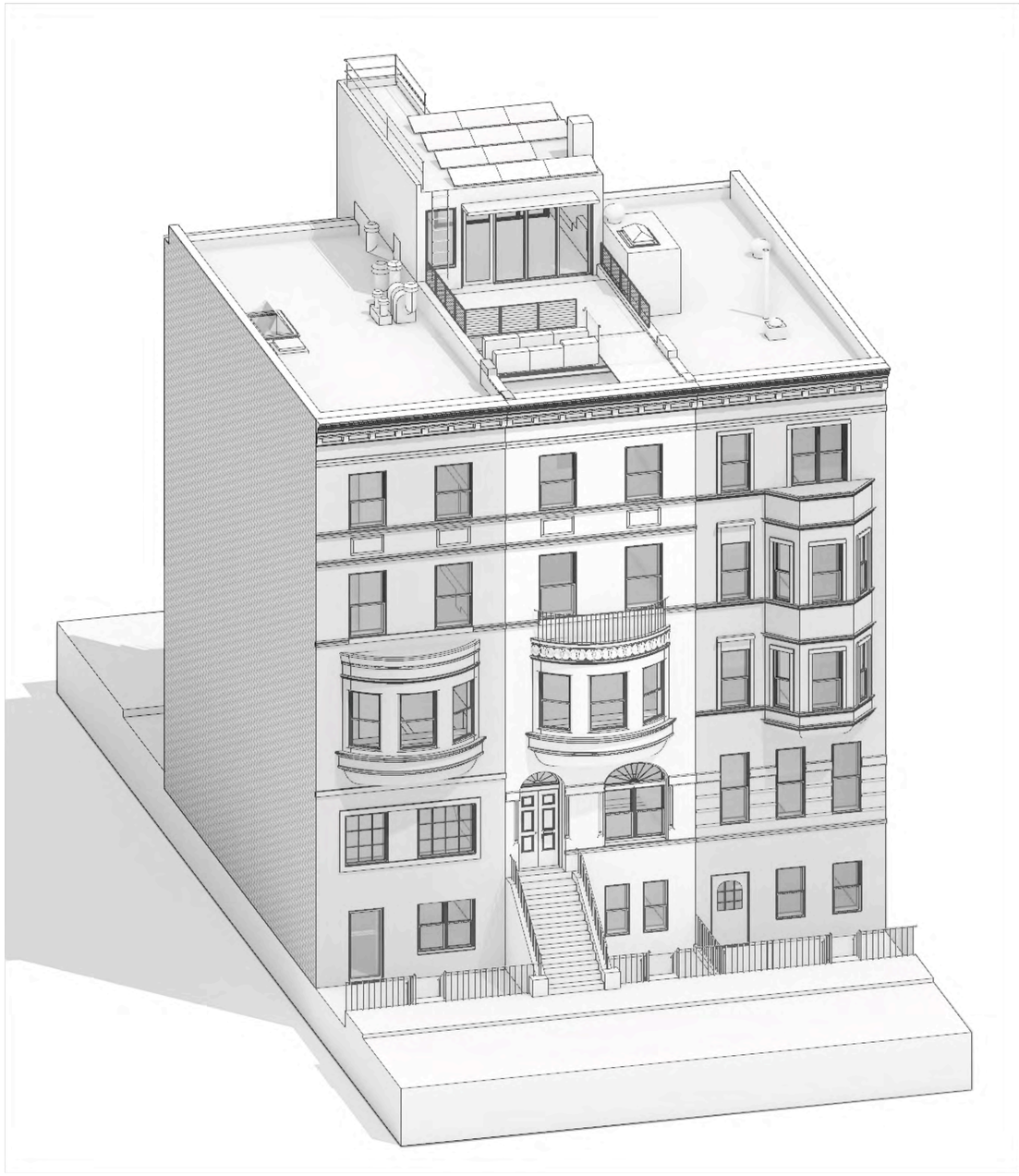
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LANDMARK DISTRICT, PLOT PLAN & SURVEY

53 WEST 68TH ST, NEW YORK, NY 10023



EXISTING



PROPOSED

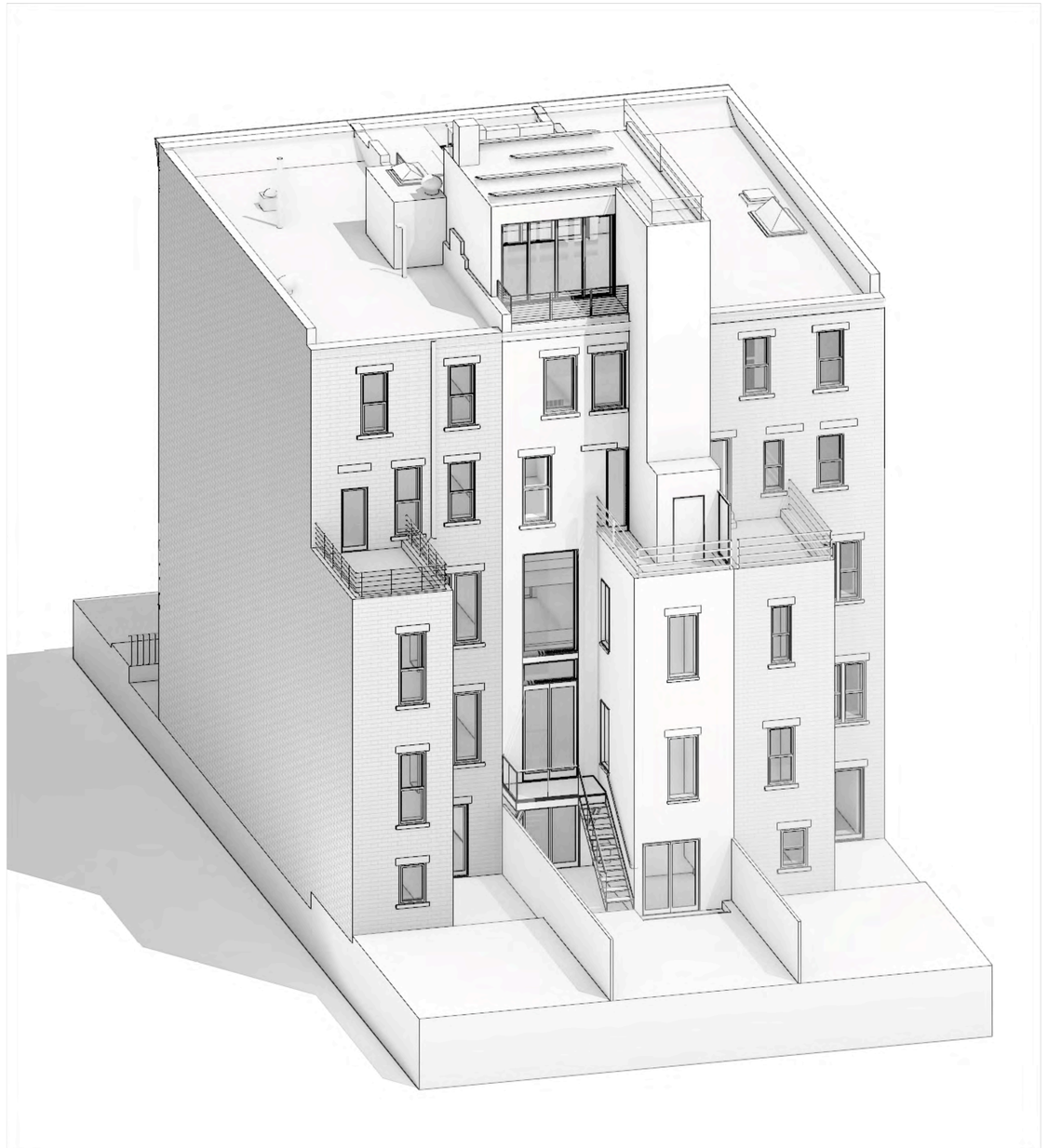
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FRONT AXONOMETRIC RENDERING

53 WEST 68TH ST, NEW YORK, NY 10023



EXISTING

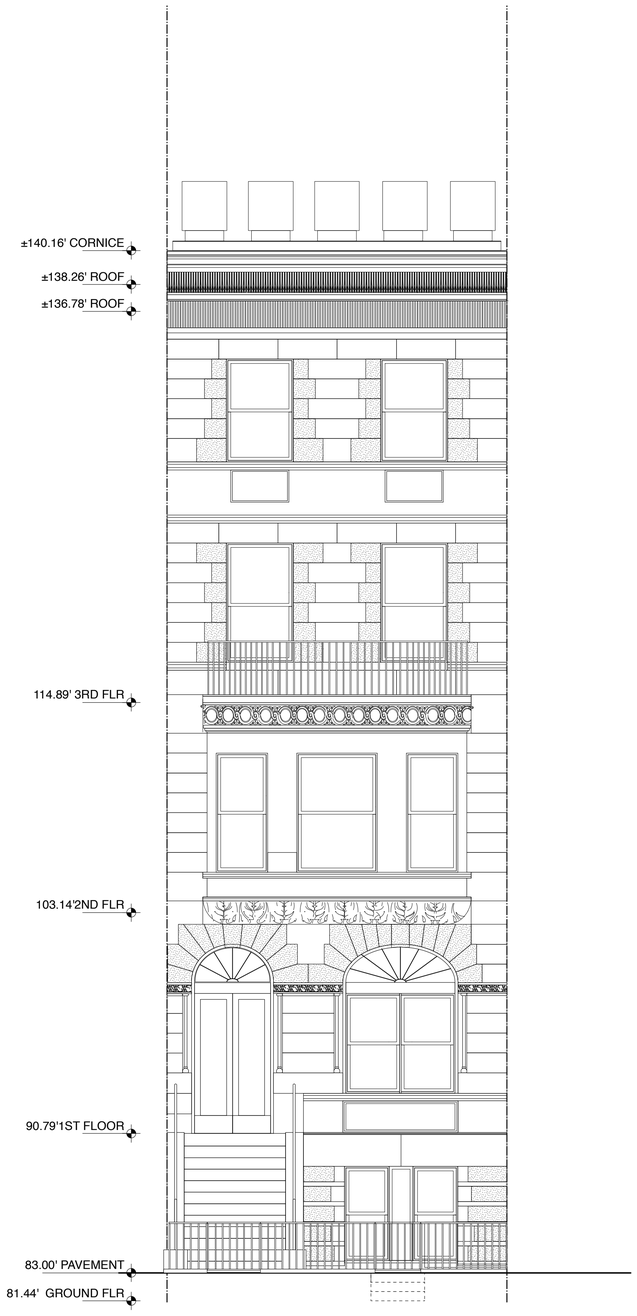


PROPOSED

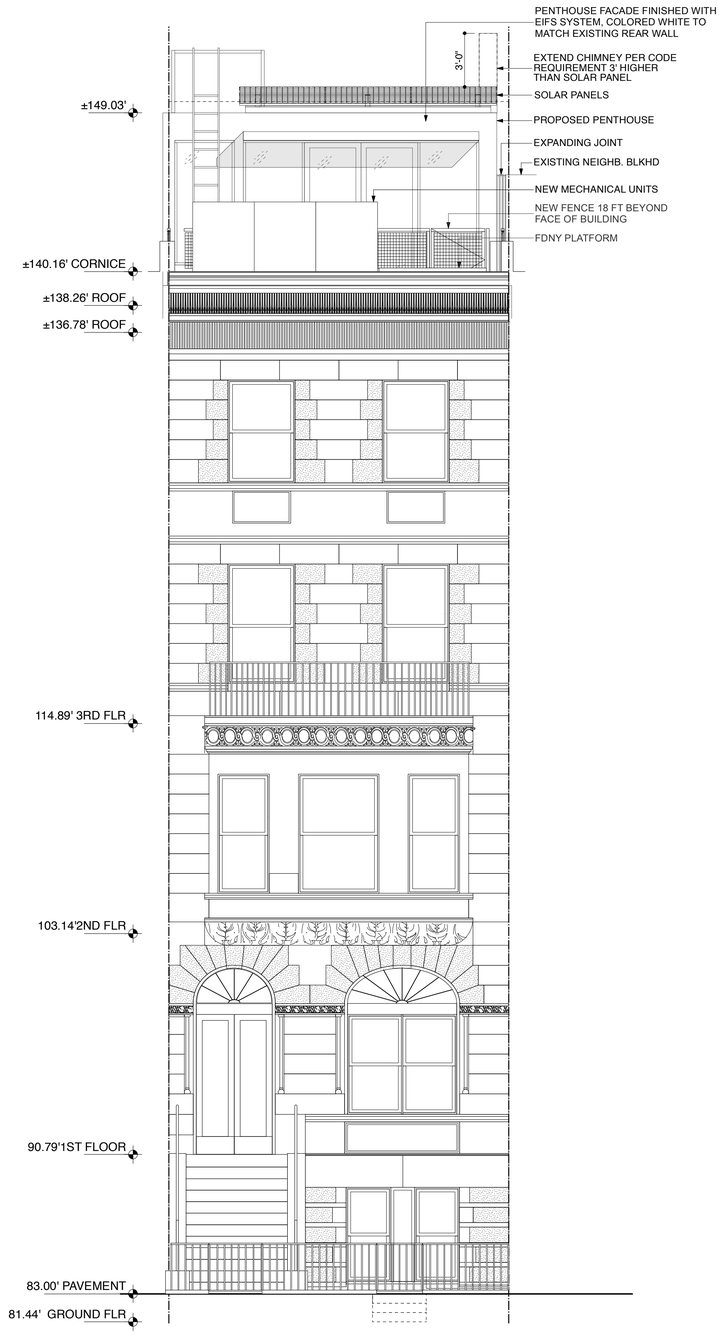
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REAR AXONOMETRIC RENDERING

53 WEST 68TH ST, NEW YORK, NY 10023



1 FRONT ELEVATION - EXISTING
Scale: 1/4" = 1'-0"



2 FRONT ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

NOTE:
PROPOSED PENTHOUSE AND MECHANICAL EQUIPMENT SET BACK FROM THE STREET, NOT VISIBLE FROM 68TH STREET.

CHANDLER PIERCE

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FRONT ELEVATIONS

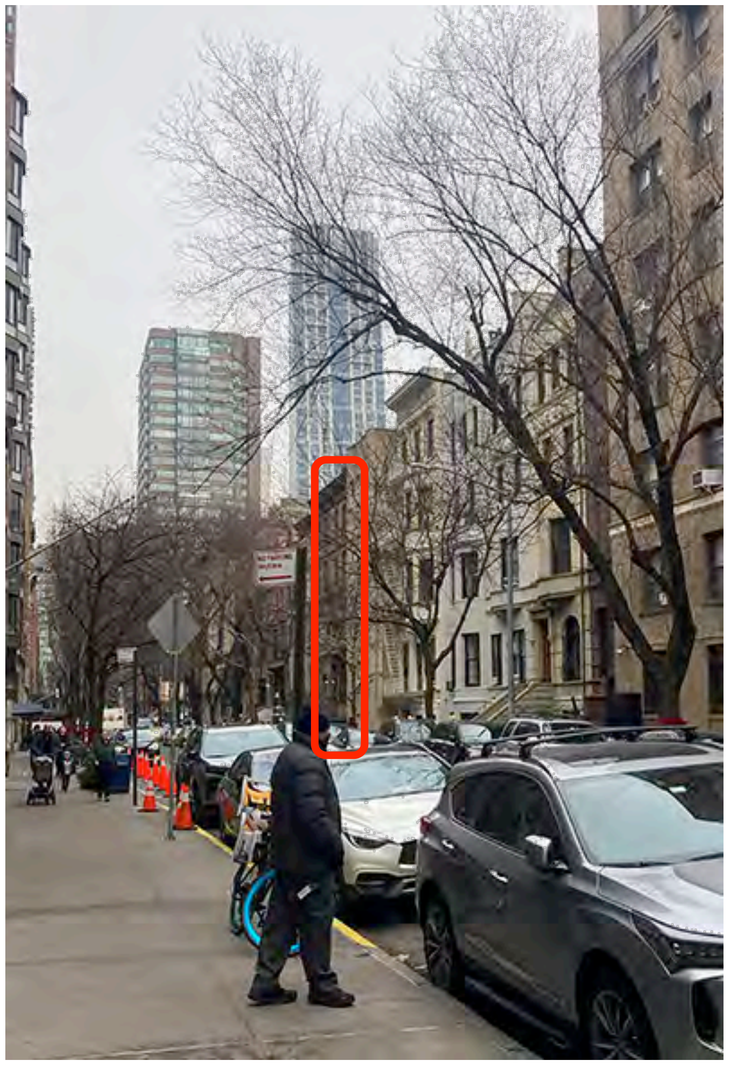
53 WEST 68TH ST, NEW YORK, NY 10023



VIEW FROM CORNER OF COLUMBUS AVE & 68 ST



VIEW FROM ACROSS 53 W 68TH ST.



VIEW FROM 28-36 W 68TH ST.

NOTE:
NO PART OF THE MOCK-UP IS VISIBLE FROM 68TH STREET.

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FRONT ELEVATIONS

53 WEST 68TH ST, NEW YORK, NY 10023



1 REAR ELEVATION - EXISTING
Scale: 1/4" = 1'-0"

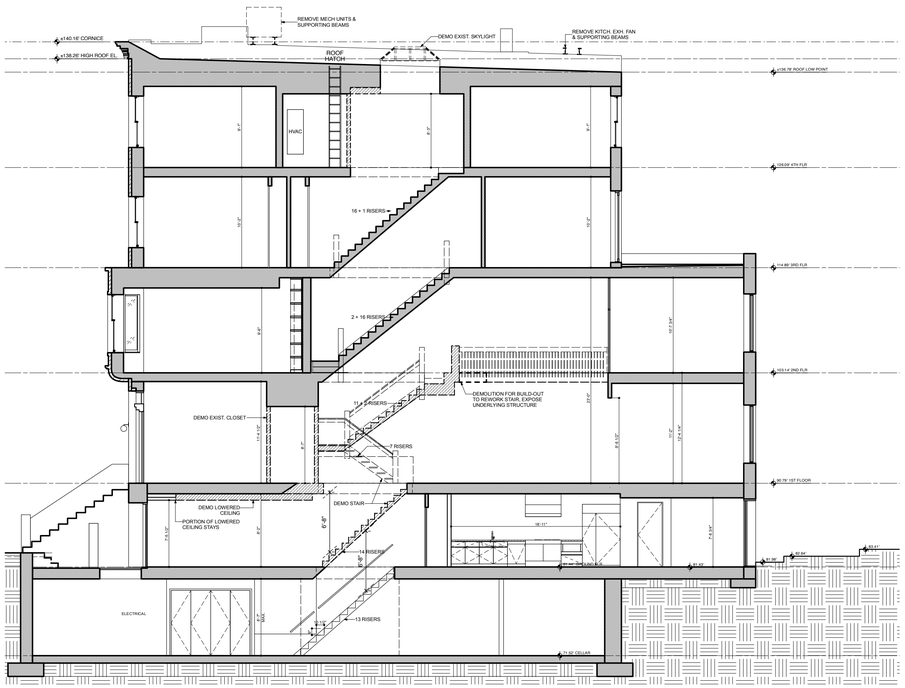


2 REAR ELEVATION - PROPOSED
Scale: 1/4" = 1'-0"

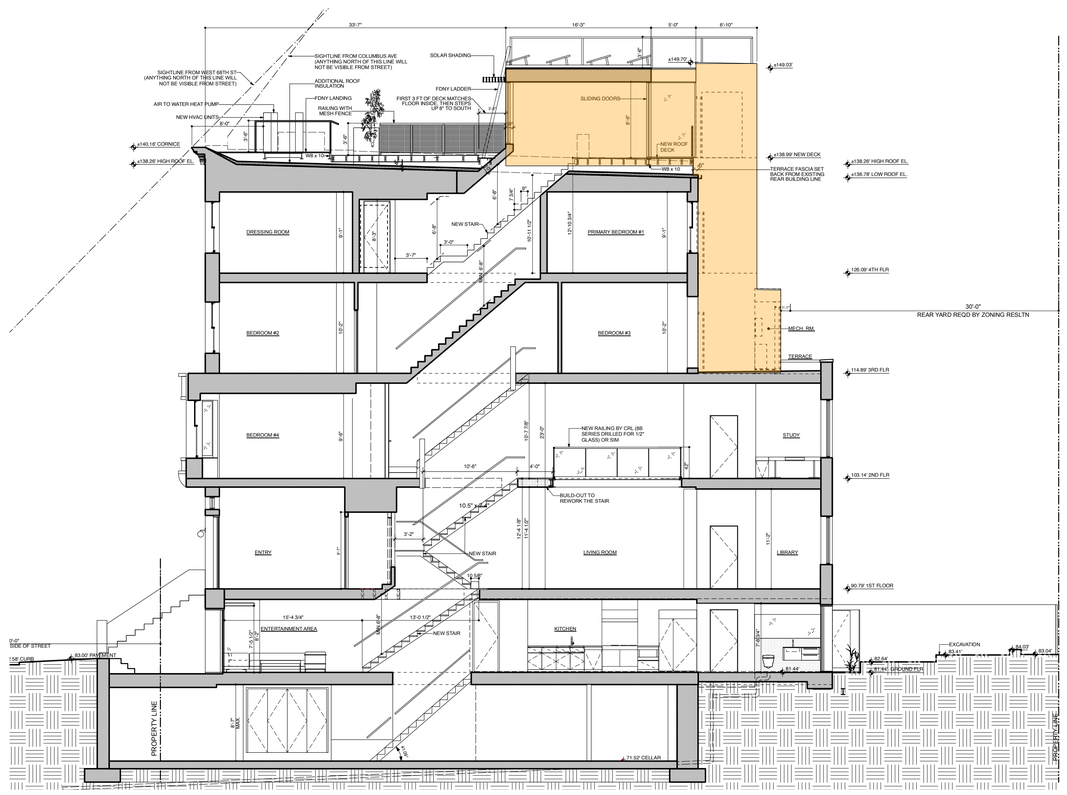
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REAR ELEVATIONS

53 WEST 68TH ST, NEW YORK, NY 10023



1 SECTION LOOKING WEST - EXISTING
Scale: 1/8" = 1'-0"



2 SECTION LOOKING WEST - PROPOSED
Scale: 1/8" = 1'-0"

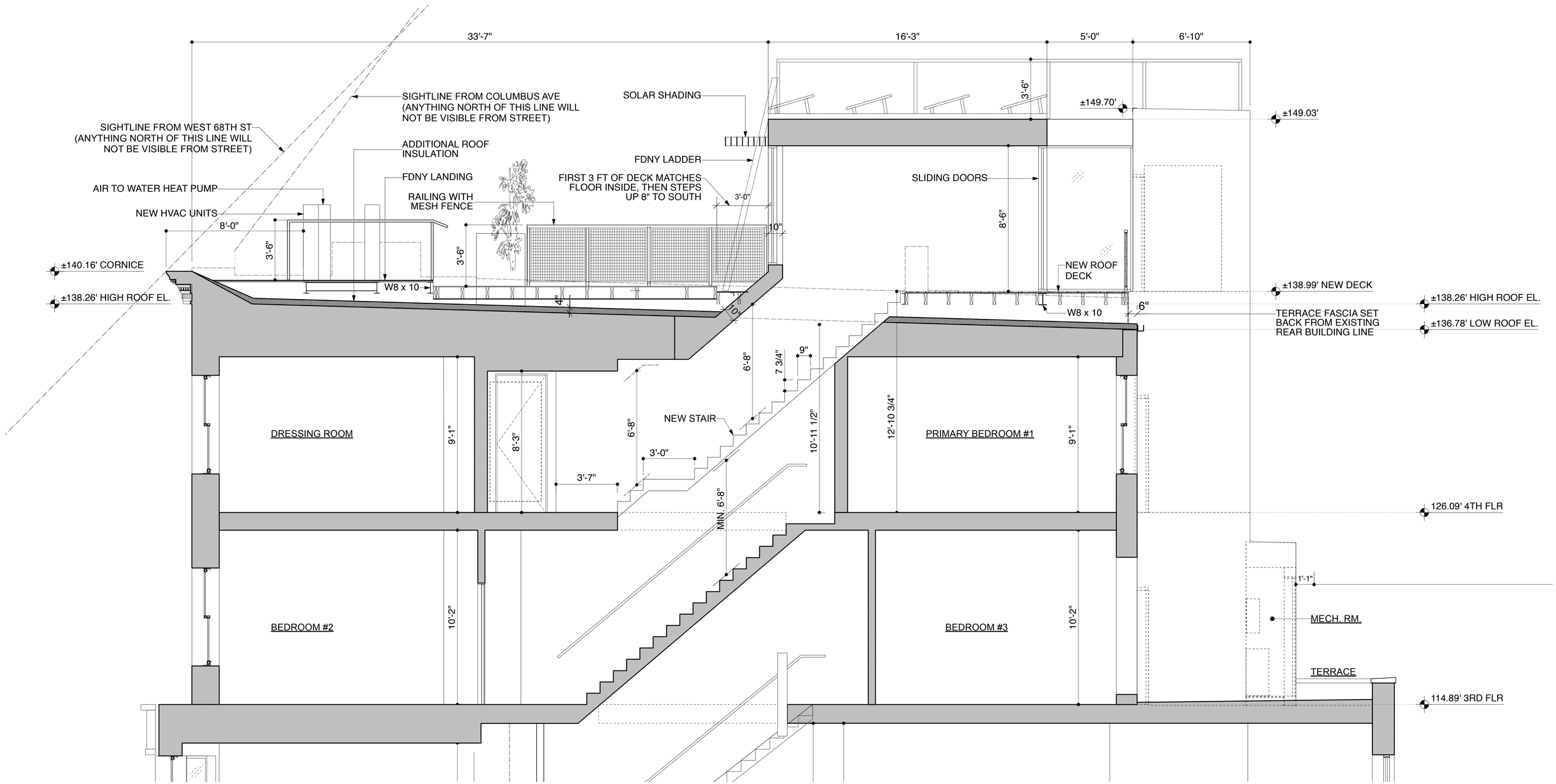
CHANDLER PIERCE

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SECTIONS

53 WEST 68TH ST, NEW YORK, NY 10023



1 PROPOSED SECTION LOOKING WEST
Scale: 3/8" = 1'-0"

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PROPOSED SECTION

53 WEST 68TH ST, NEW YORK, NY 10023



3RD AND 4TH FLOOR REAR OF 51 W 68 ST.



BASEMENT REAR OF 51 W 68 ST.



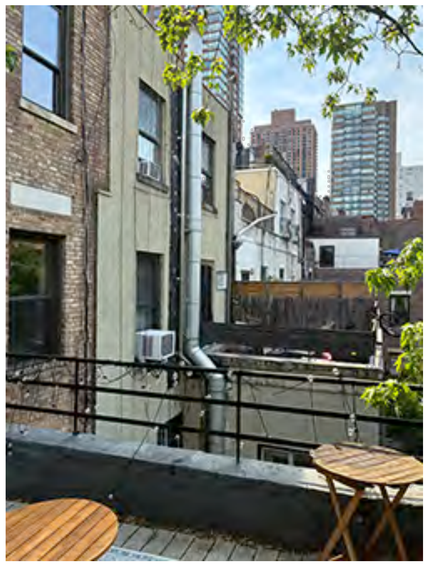
BASEMENT



1ST AND 2ND FLOOR REAR



3RD AND 4TH FLOOR REAR



3RD AND 4TH FLOOR REAR OF
55 AND 57 W 68 ST.



ADJACENT BULKHEAD

VIEW TO THE NE: NEIGHBORING BULKHEAD IN FOREGROUND, EXISTING PENTHOUSE AT BACK OF 49 W 68 ST. IN BACKGROUND



MID ROOF LOOKING SOUTH



REAR 1ST & 2ND FLOOR WINDOW

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REAR YARD & ROOF PHOTOS

53 WEST 68TH ST, NEW YORK, NY 10023



EXISTING REAR WINDOW

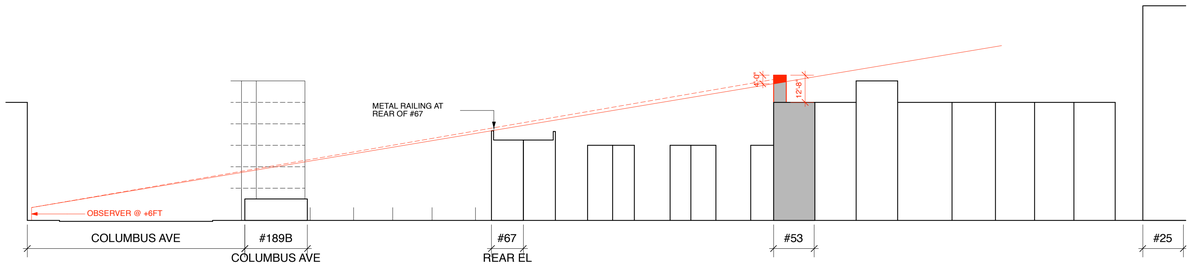


PROPOSED REAR WINDOW

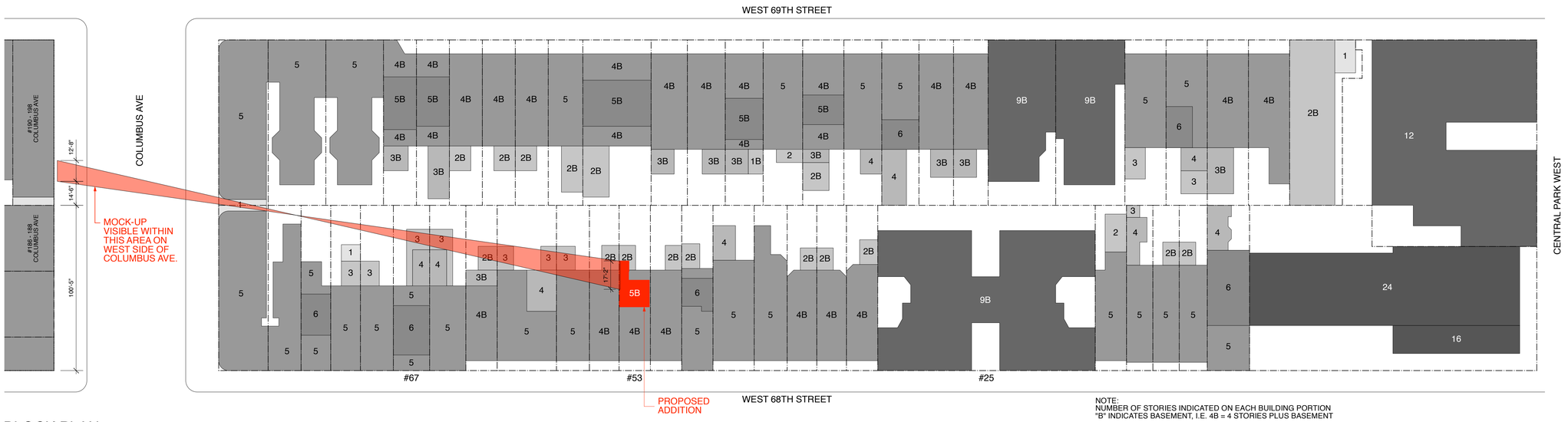
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REAR WINDOW EXISTING & PROPOSED

53 WEST 68TH ST, NEW YORK, NY 10023



SECTION THROUGH BLOCK



NOTE:
NUMBER OF STORIES INDICATED ON EACH BUILDING PORTION
"B" INDICATES BASEMENT, I.E. 4B = 4 STORIES PLUS BASEMENT

BLOCK PLAN



AREAL PHOTO

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BLOCK PLAN & SECTION

53 WEST 68TH ST, NEW YORK, NY 10023



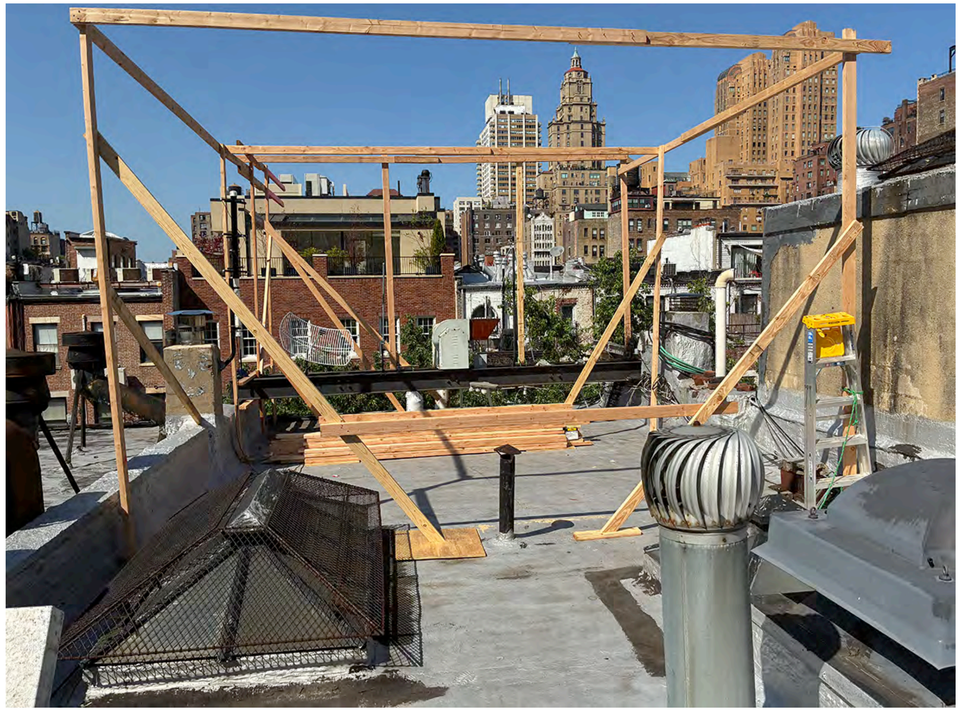
FRONT MOCK-UP FACING SOUTHWEST



FRONT MOCK-UP FACING EAST



REAR MOCK-UP FACING NORTHEAST



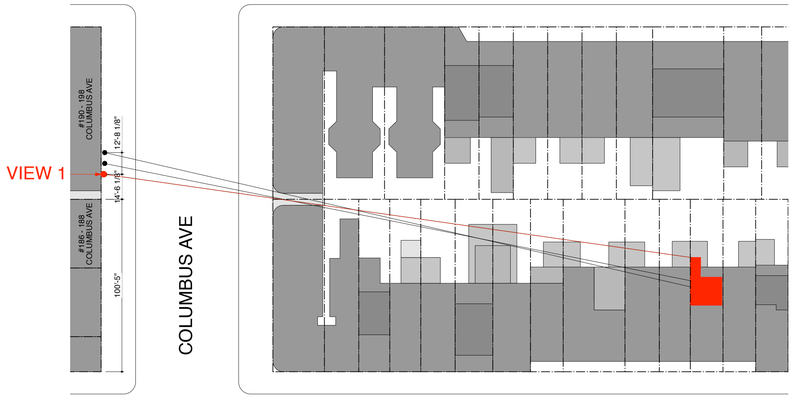
REAR MOCK-UP FACING NORTH

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MOCK-UP PHOTOS

53 WEST 68TH ST, NEW YORK, NY 10023



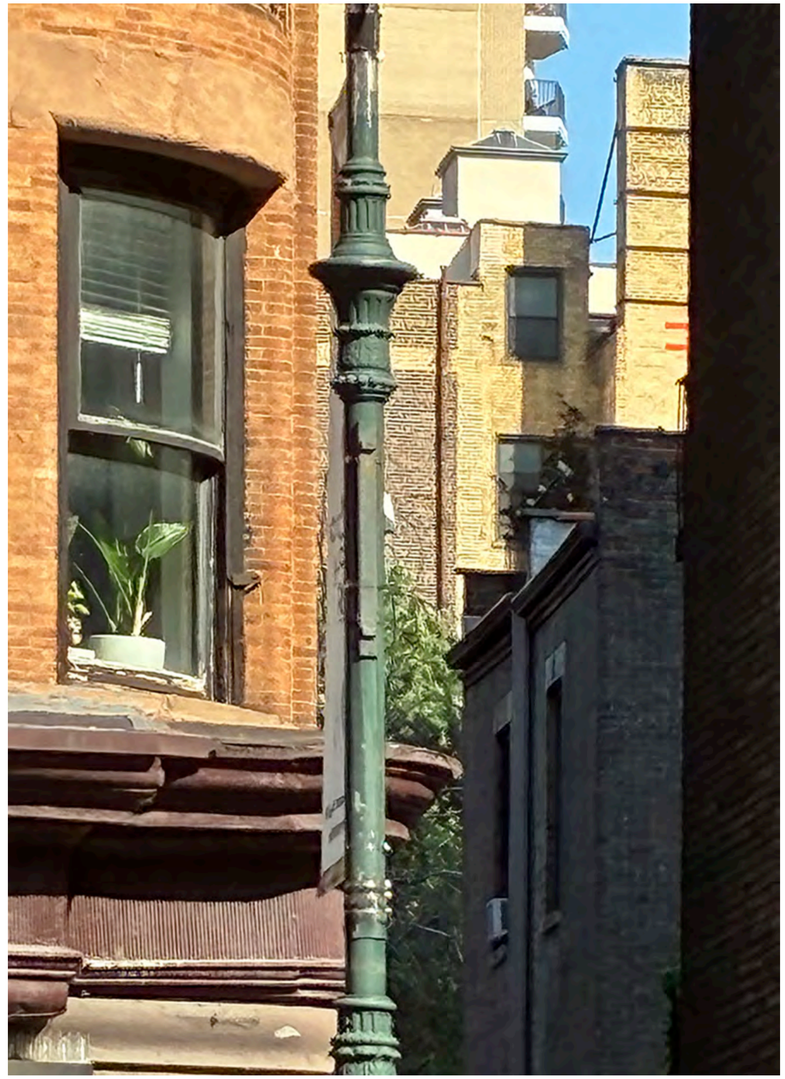
1 KEY PLAN
Scale: 1:500



VIEW 01 - FROM WEST SIDE OF COLUMBUS AVE



ENLARGED VIEW 01- PHOTO MONTAGE OF PROPOSED SCHEME

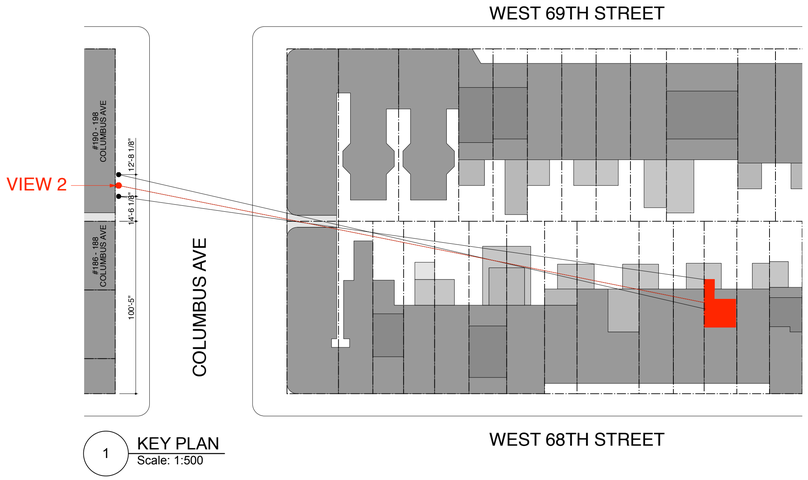


VIEW 01 - REAR MOCK-UP

CHANDLER PIERCE ARCHITECT
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REAR MOCK-UP - VIEW 1

53 WEST 68TH ST, NEW YORK, NY 10023



1 KEY PLAN
Scale: 1:500



VIEW 02 - FROM WEST SIDE OF COLUMBUS AVE



ENLARGED VIEW 02 - PHOTO MONTAGE OF PROPOSED SCHEME

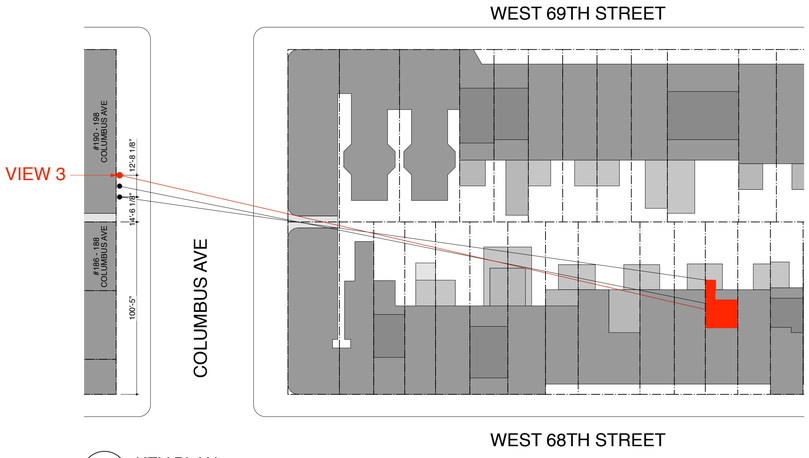


VIEW 02 - REAR MOCK-UP

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REAR MOCK-UP - VIEW 2

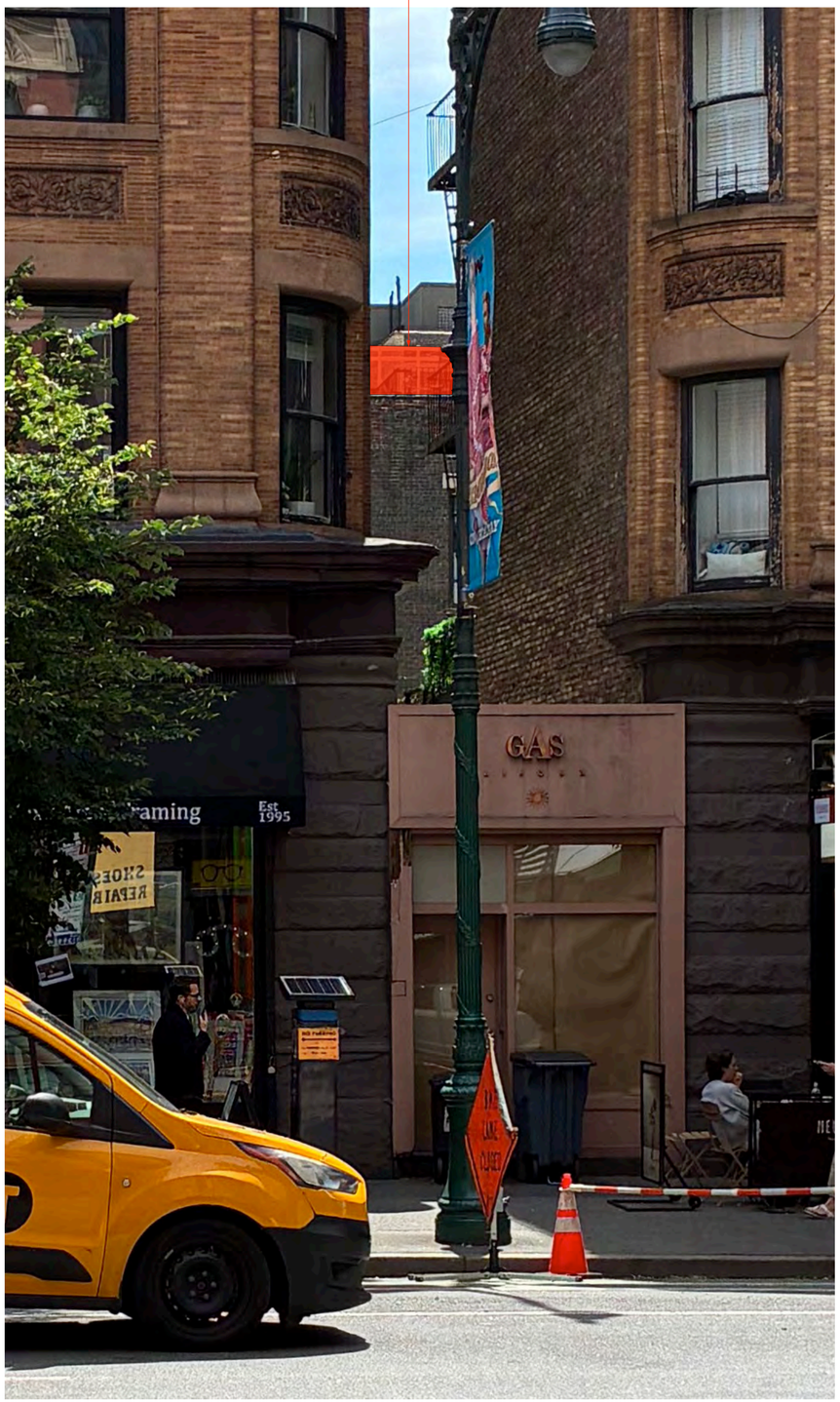
53 WEST 68TH ST, NEW YORK, NY 10023



1 KEY PLAN
Scale: 1:500



VIEW 03 - FROM WEST SIDE OF COLUMBUS AVE



ENLARGED VIEW 03 - PHOTO MONTAGE OF PROPOSED SCHEME



VIEW 03 - REAR MOCK-UP

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REAR MOCK-UP - VIEW 3

53 WEST 68TH ST, NEW YORK, NY 10023

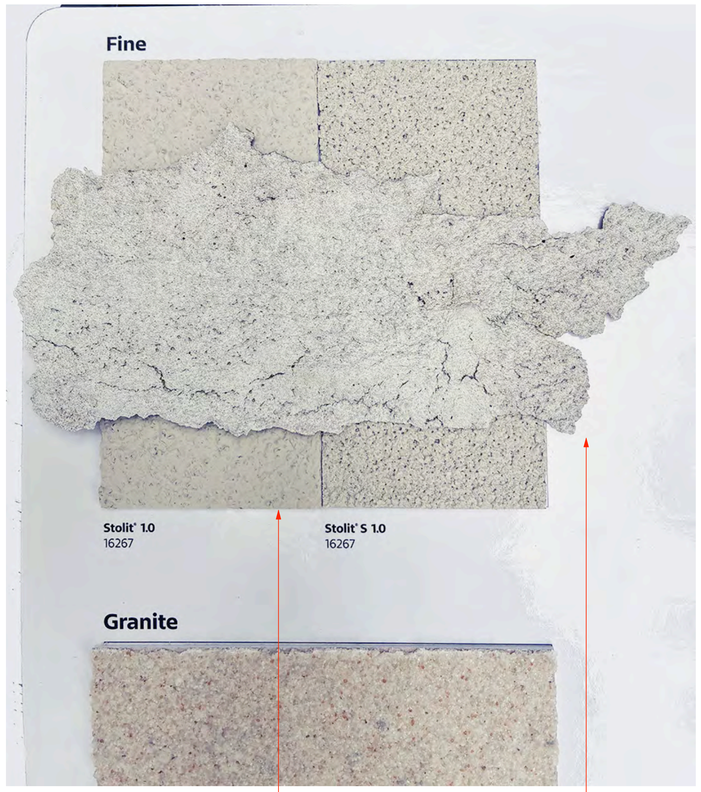




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VIEWS OF BLOCK 1121 FACING EAST

53 WEST 68TH ST, NEW YORK, NY 10023







EXISTING EXTERIOR FINISH

PROPOSED EXTERIOR FINISH - STOLIT 1.0 16267

NOTE:
PRELIMINARY CHOICE OF NEW EXTERIOR FINISH BASED ON STANDARD STO SAMPLE KIT; FINAL DECISION TO BE MADE BASED ON FRESH SAMPLES APPLIED AT SITE.

CHANDLER PIERCE ARCHITECT
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MATERIALS

53 WEST 68TH ST, NEW YORK, NY 10023

Landmarks Preservation Commission

August 18, 2026
Public Meeting

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APPENDIX

FLOOR PLANS & ZONING

CHANDLER PIERCE ARCHITECT
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New York, New York 10013

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LEGEND:

- EXTERIOR WALL TO REMAIN
- PARTITION TO REMAIN
- DEMOLITION



CELLAR LEVEL | GROUND FLOOR | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | ROOF PLAN

1 DEMOLITION PLANS
Scale: 1:75

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FLOOR PLANS - EXISTING / DEMOLITION

53 WEST 68TH ST, NEW YORK, NY 10023



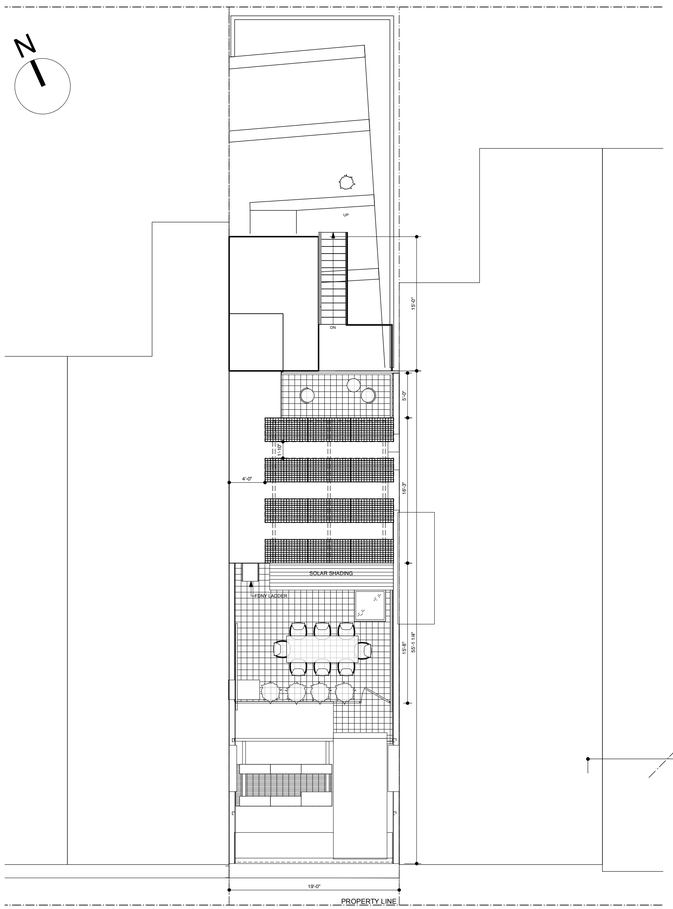
CELLAR LEVEL | GROUND FLOOR | 1ST FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | PENTHOUSE / ROOF PLAN | UPPER ROOF PLAN

1 CONSTRUCTION PLANS
Scale: 1:75

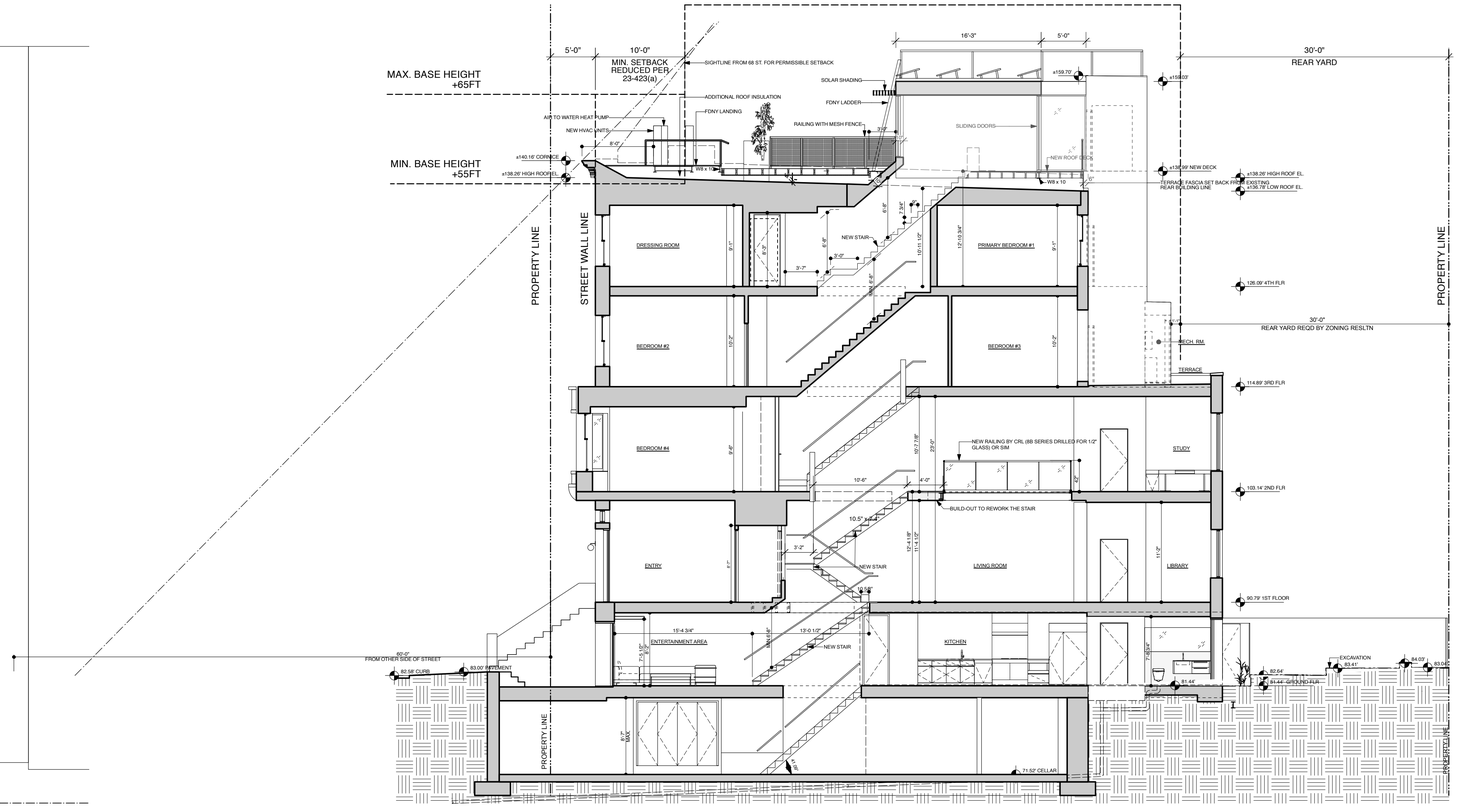
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FLOOR PLANS - PROPOSED

53 WEST 68TH ST, NEW YORK, NY 10023



1 SITE PLAN DIAGRAM
1/8"=1'-0"



2 SECTION LOOKING WEST
1/8"=1'-0"

ZONING SUMMARY

ZONING DISTRICT: R8B
ZONING MAP: 8c
ZONING USE GROUP: II (RESIDENTIAL)
Lot Size: 19'-0" x 100'-5"
Lot Area: 1,907.9 SF

12-10 Definitions
The "base plane" is a plane from which the height of a building or other structure is measured as specified in certain Sections. For buildings, portions of buildings with street walls at least 15 feet in width, or building segments within 100 feet of a street line, the level of the base plane is any level between curb level and street wall line level.
-> For this project, use Curb Level as Base Plane

22-121 Use Group II - general use allowances
For R8 districts, Single-family residences permitted as-of-right (detached and other types)
-> PROJECT COMPLIES

23-22 Floor Area regulations for R6 through R12 districts
For R8B, Maximum FAR = 4.0

23-332 Front yard requirements for R6 through R12 districts
No front yard requirements apply in these districts.

23-342 Rear yard requirements
(a)(2)(i) For attached buildings, lot width <40ft, rear yard depth not less than 30 ft
-> Existing rear yard minimum depth 25'-4", grandfathered condition. Minimum depth of rear yard at new addition approx. 31'-1", PROJECT COMPLIES

23-362 – Maximum lot coverage in R6 throught R12 districts
(a) For standard, interior lots, maximum 80%

23-43 Height and Setback Requirements in R6 through R12 Districts
Height of all buildings measured from Base Plane (see previous definition).
-> In this project, Curb Height to be used as Base Plane.

23-431 Street wall location requirements
Provisions apply to portion of street wall below the max. base height and before the required setback
(a) Street Wall shall line up with adjacent buildings which are within 15ft of the street line, within 25ft of the subject building and over 35ft in height.
-> No change to street wall location, PROJECT COMPLIES

23-432 Height and Setback requirements
For R8B, min. base height 55 feet, max. base height 65 feet, max building height 75 feet, but see 23-436(f) for Landmarks.

23-433 Standard setback regulations
For R8 district, narrow street, minimum setback 15ft
(a) Depth of setback can be reduced by one foot for every foot the Street Wall is located beyond Street Line.

23-436 (f) – If Landmarks: Min Base Height for Street Wall may vary between 23-432 Min Requirement and Height of adjacent building. Max Base Height may vary between 23-432 Max Requirement and Height of adjacent building.

23-611 Street tree planting
(a) Street trees required for enlargements that increase floor area by 20% or more, but not required for enlargements of single- or two-family residences
-> Project is enlargement of single family residence, street trees not required, PROJECT COMPLIES

26-52 Special Rooftop Screening and Enclosure Regulations
Accessory mechanical equipment located on roofs, other than solar energy systems, shall be subject to the following provisions. However, no screening shall be required for: (d) accessory mechanical equipment installed on the rooftop of a building existing on Dec 5, 2024, where height of equipment does not exceed height of rooftop parapet or a height of six feet above roof level
-> No equipment >6ft above roof level, no screening requirements, PROJECT COMPLIES

ZONING FLOOR AREA ANALYSIS:

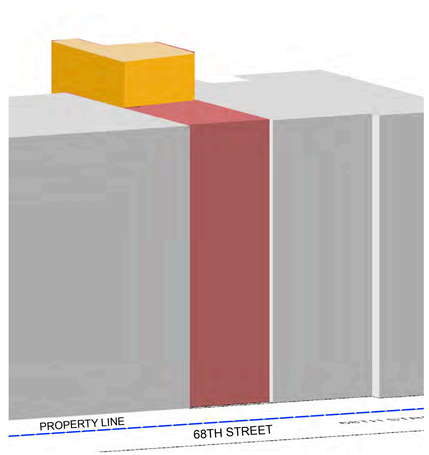
	Existing	Proposed
Cellar	0.0	0.0
Basement	1,197.0	1,197.0
First	1,197.0	1,197.0
Second*	1,020.4	1,020.4
Third	1,047.0	1,102.1
Fourth	1,047.0	1,085.0
Penthouse	n/a	361.5
Total	5,508.4	5,963.0

*Includes Bay Window @ 24.5 SF, deductions for second floor cutouts @ 200.9 SF

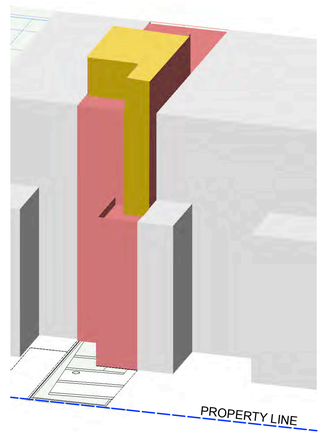
Lot area 1,908 SF, FAR 4.0, Max Zoning Floor Area 7,632 SF.

Proposed Floor Area 5,937.4 SF < Max 7,632 SF
-> PROJECT COMPLIES

LOT COVERAGE:
1,197 SF / 1,908 SF = 62.7%, < 80% maximum
-> PROJECT COMPLIES



VIEW FROM 68TH STREET



VIEW FROM REAR YARD

3 AXONOMETRIC VIEWS
NTS

Buildings

ZD1 Zoning Diagram

Must be typewritten.

Orient and affix BIS job number label here

Submitted to resolve objections stated in a notice of intent to revoke issued pursuant to rule 101-15.

☐ Yes ☐ No

Location Information

House No(s)	53
Street Name	West 68th Street
Borough	Manhattan
Block	1121
Lot	110
BIN	1028485

Falsification of any statement is a misdemeanor and is punishable by a fine or imprisonment, or both. It is unlawful to give to a city employee, or for a city employee to accept, any benefit, monetary or otherwise, either as a gratuity for properly performing the job or in exchange for special consideration. Violation is punishable by imprisonment or fine or both. I understand that if I am found after hearing to have knowingly or negligently falsified or allowed to be falsified any certificate, form, signed statement, application, report or certification of the correction of a violation required under the provisions of this code or of a rule of any agency, I may be barred from filing further applications or documents with the Department.

Name (please print) CHANDLER PIERCE

Signature

REGISTERED ARCHITECT CHANDLER P. PIERCE 017826-1 STATE OF NEW YORK

Date 7-1-2026

P.E. / R.A. Seal *(apply seal, then sign and date over seal)*

Internal Use Only

BIS Doc #

PLAN EXAMINER SIGN AND DATE

07/09

NYC Buildings

ZD1 Zoning Diagram

Must be typewritten.

Sheet 2 of 2

1 Applicant Information *Required for **all** applications.*

Last Name	PIERCE	First Name	CHANDLER
		Middle Initial	
Business Name	CHANDLER PIERCE ARCHITECT	Business Telephone	(212) 925-2680
Business Address	7 CENTER MARKET PLACE	Business Fax	
City	NEW YORK State NY Zip 10013	Mobile Telephone	
E-Mail	CHANDLER@CHANDLERPIERCE.COM	License Number	017826

2 Additional Zoning Characteristics *Required as applicable.*

Dwelling Units 0 Parking area sq. ft. Parking Spaces: Total 2 Enclosed 2

3 BSA and/or CPC Approval for Subject Application *Required as applicable.*

Board of Standards & Appeals (BSA)

- ☐ Variance Cal. No.______ Authorizing Zoning Section 72-21
- ☐ Special Permit Cal. No.______ Authorizing Zoning Section______
- ☐ General City Law Waiver Cal. No.______ General City Law Section______
- ☐ Other Cal. No.______

City Planning Commission (CPC)

- ☐ Special Permit ULURP No.______ Authorizing Zoning Section______
- ☐ Authorization App. No.______ Authorizing Zoning Section______
- ☐ Certification App. No.______ Authorizing Zoning Section______
- ☐ Other App. No.______

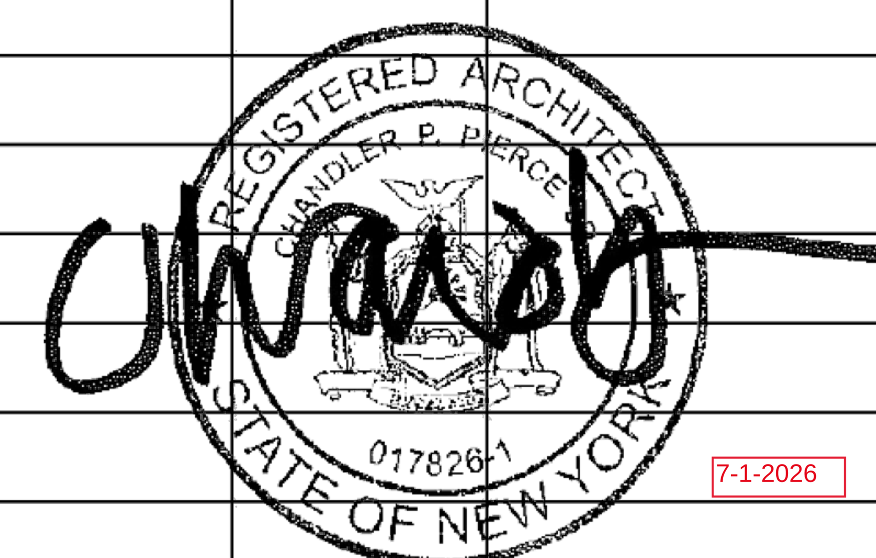
4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
CELLAR.	0.00	II	0.00	0	0	0	0
BASEMENT	1,197.00	II	1,197.00	0	0	0	.627
1ST	1,197.00	II	1,197.00	0	0	0	.627
2ND	1,020.40	II	1,020.40	0	0	0	.535
3RD	1,102.10	II	1,102.10	0	0	0	.578
4TH	1,085.0	II	1,085.0	0	0	0	.569
PENTHOUSE	361.5	II.	361.5	0.	0.	0.	.189

ZD1 Sheet 2 of 2

4 Proposed Floor Area *Required for **all** applications. One Use Group per line.*

Floor Number	Building Code Gross Floor Area (sq. ft.)	Use Group	Zoning Floor Area (sq. ft.)				FAR
			Residential	Community Facility	Commercial	Manufacturing	
Totals	5,963		5,963	0	0	0	3.125



7-1-2026

Total Zoning Floor Area	5,963

ZONING SUMMARY

ZONING DISTRICT: R8B
ZONING MAP: 8c
ZONING USE GROUP: II (RESIDENTIAL)
Lot Size: 19'-0" x 100'-5"
Lot Area: 1,907.9 SF

12-10 Definitions
The "base plane" is a plane from which the height of a building or other structure is measured as specified in certain Sections. For buildings, portions of buildings with street walls at least 15 feet in width, or building segments within 100 feet of a street line, the level of the base plane is any level between curb level and street wall line level.
-> For this project, use Curb Level as Base Plane

22-121 Use Group II - general use allowances
For R8 districts, Single-family residences permitted as-of-right (detached and other types)
-> PROJECT COMPLIES

23-22 Floor Area regulations for R6 through R12 districts
For R8B, Maximum FAR = 4.0

23-332 Front yard requirements for R6 through R12 districts
No front yard requirements apply in these districts.

23-342 Rear yard requirements
(a)(2)(i) For attached buildings, lot width <40ft, rear yard depth not less than 30 ft
-> Existing rear yard minimum depth 25'-4", grandfathered condition. Minimum depth of rear yard at new addition approx. 31'-1", PROJECT COMPLIES

23-362 – Maximum lot coverage in R6 throught R12 districts
(a) For standard, interior lots, maximum 80%

23-43 Height and Setback Requirements in R6 through R12 Districts
Height of all buildings measured from Base Plane (see previous definition).
-> In this project, Curb Height to be used as Base Plane.

23-431 Street wall location requirements
Provisions apply to portion of street wall below the max. base height and before the required setback
(a) Street Wall shall line up with adjacent buildings which are within 15ft of the street line, within 25ft of the subject building and over 35ft in height.
-> No change to street wall location, PROJECT COMPLIES

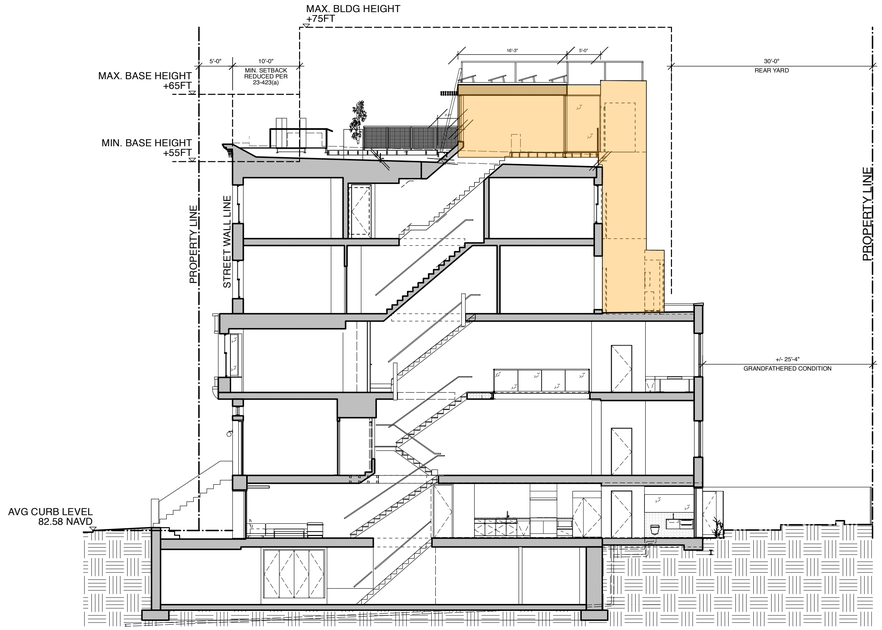
23-432 Height and Setback requirements
For R8B, min. base height 55 feet, max. base height 65 feet, max building height 75 feet, but see 23-436(f) for Landmarks.

23-433 Standard setback regulations
For R8 district, narrow street, minimum setback 15ft
(a) Depth of setback can be reduced by one foot for every foot the Street Wall is located beyond Street Line.

23-436 (f) – If Landmarks: Min Base Height for Street Wall may vary between 23-432 Min Requirement and Height of adjacent building. Max Base Height may vary between 23-432 Max Requirement and Height of adjacent building.

23-611 Street tree planting
(a) Street trees required for enlargements that increase floor area by 20% or more, but not required for enlargements of single- or two-family residences
-> Project is enlargement of single family residence, street trees not required, PROJECT COMPLIES

26-52 Special Rooftop Screening and Enclosure Regulations
Accessory mechanical equipment located on roofs, other than solar energy systems, shall be subject to the following provisions. However, no screening shall be required for:
(d) accessory mechanical equipment installed on the rooftop of a building existing on Dec 5, 2024, where height of equipment does not exceed height of rooftop parapet or a height of six feet above roof level
-> No equipment >6ft above roof level, no screening requirements, PROJECT COMPLIES





ZONING FLOOR AREA ANALYSIS:

	Existing	Proposed
Cellar	0.0	0.0
Basement	1,197.0	1,197.0
First	1,197.0	1,197.0
Second*	1,020.4	1,020.4
Third	1,047.0	1,102.1
Fourth	1,047.0	1,085.0
Penthouse	n/a	361.5
Total	5,508.4	5,963.0

*Includes Bay Window @ 24.5 SF, deductions for second floor cutouts @ 200.9 SF

Lot area 1,908 SF, FAR 4.0, Max Zoning Floor Area 7,632 SF.

Proposed Floor Area 5,937.4 SF < Max 7,632 SF
-> PROJECT COMPLIES

LOT COVERAGE:
1,197 SF / 1,908 SF = 62.7%, < 80% maximum
-> PROJECT COMPLIES

CHANDLER PIERCE ARCHITECT
7 Centre Market Place
New York, New York 10013

212.925.2680 tel

ZONING ANALYSIS

53 WEST 68TH ST, NEW YORK, NY 10023

Landmarks Preservation Commission

August 18, 2026
Public Meeting

The current proposal is:

Preservation Department – Item 4, LPC-26-11935

53 West 68th Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 261 7707
Passcode: 899688
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.