

February 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-01097

106 West 81st Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 160 409 9285

Passcode: 628333

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.

106 West 81st Street, NY, NY 10024



BLOCK: 1211, LOT: 137

NY ZONING: R8B, C1-8A

SPECIAL DISTRICT: SPECIAL ENHANCED COMMERCIAL DISTRICT 2 (EC-2)

HISTORIC DISTRICT: UPPER WEST / CENTRAL PARK WEST HISTORIC DISTRICT

Scope Of Work

Rear Horizontal and Vertical Extension: Construct an additional 4th-floor and occupiable roof terrace addition to the existing 3-story building with a basement. The new floor will be set back to ensure it is not visible from any street view.

Façade Work: No changes will be made to the front façade. No work is proposed at the front façade. The existing façade will be cleaned, with damaged areas repaired and restored. The existing front steps and railings will be painted black to restore the original appearance.

Certificate of Occupancy: Obtain a new Certificate of Occupancy for the proposed single-family residence.

Project Goal: Preserve the building's historic character while maintaining consistency with the architectural context of the Upper West Side / Central Park West Historic District, designated by the Landmarks Preservation Commission in 1973.



34-36 Union St. SUITE 206
Flushing, NY 11354
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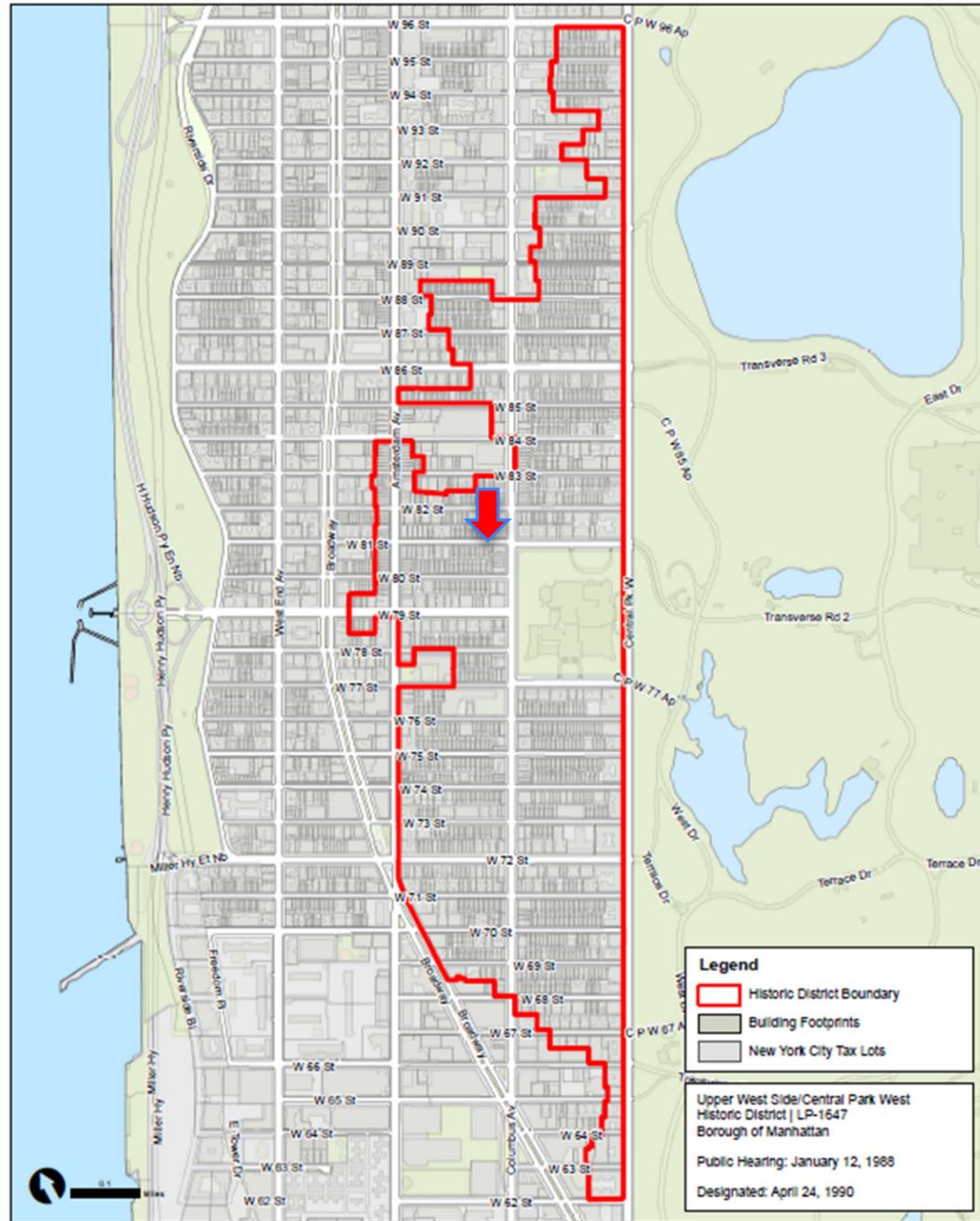
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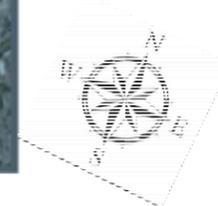
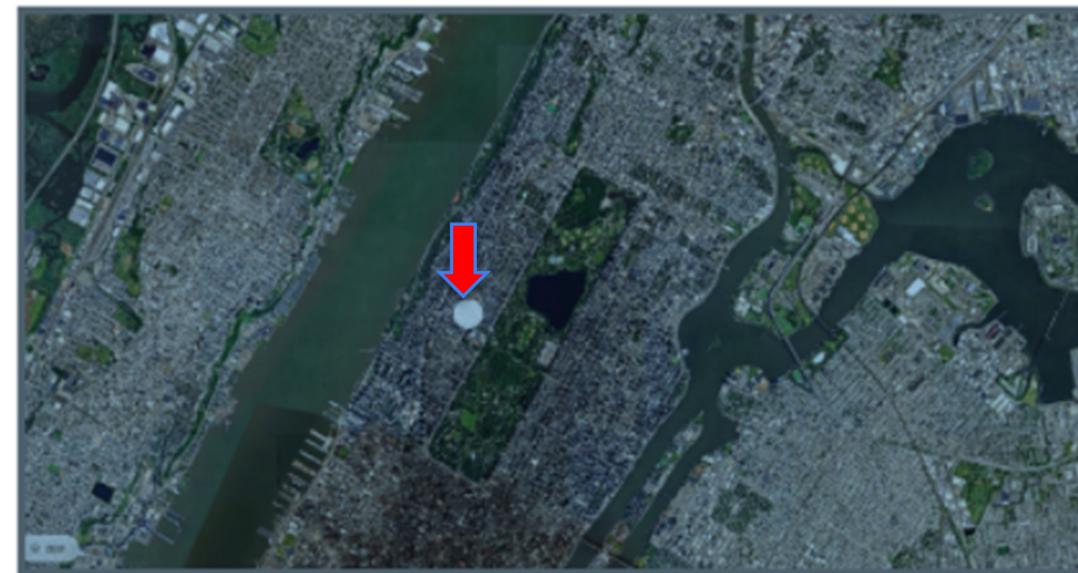
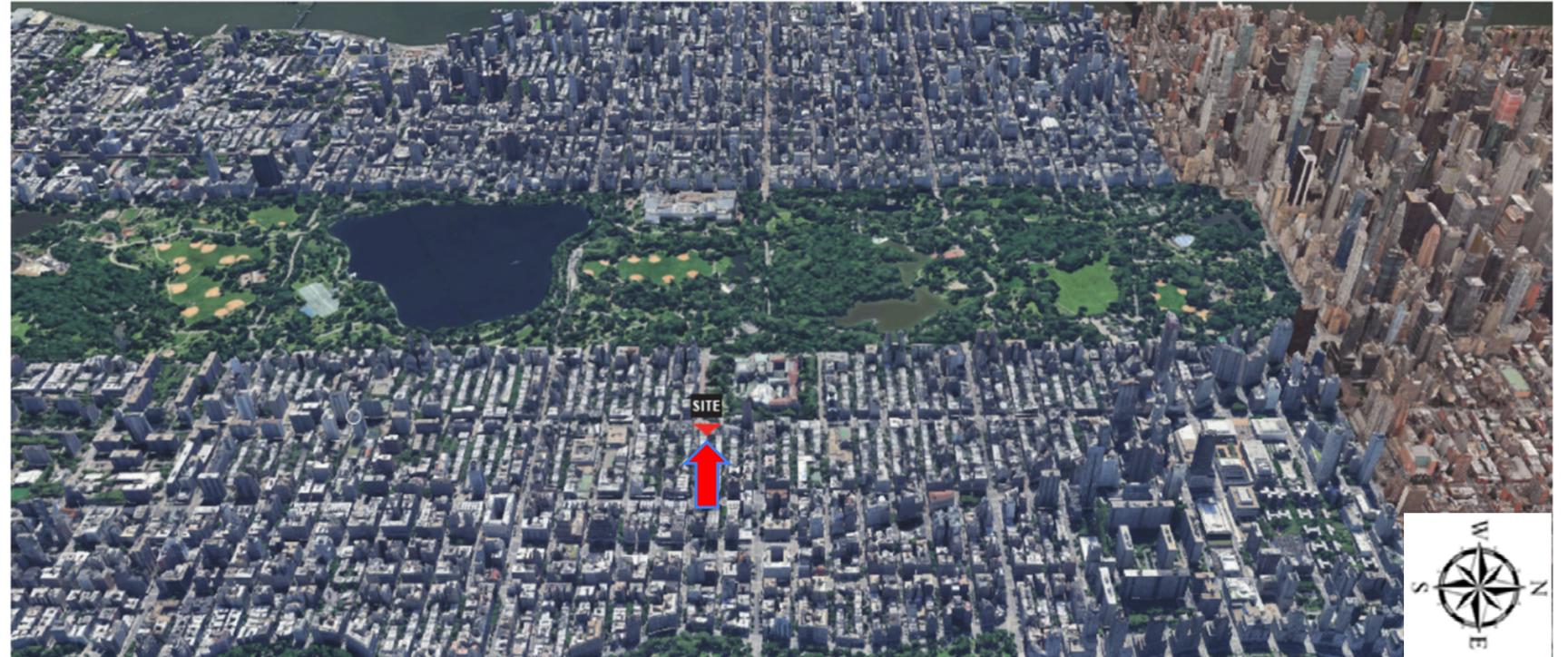
UPPER WEST SIDE CENTRAL PARK WEST HISTORIC DISTRICT

Upper West Side/Central Park West Historic District | LP-1647



UPPER WEST SIDE - 106 WEST 81ST STREET

UPPER WEST SIDE, MANHATTAN, NEW YORK



今第建築設計
JD DESIGN ASSOCIATES, INC.

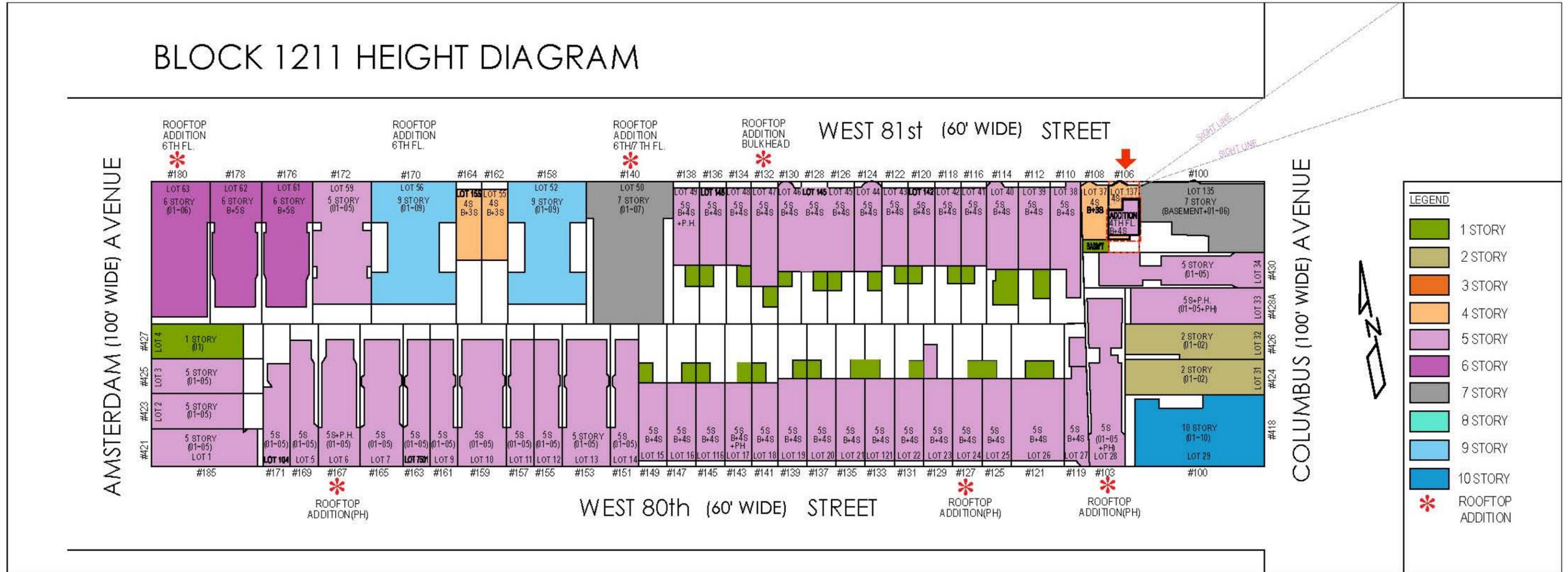
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106 WEST 81ST STREET, MANHATTAN, NY BLOCK 1211 / LOT 137 - DOCKET# LPC-26-01097

BLOCK 1211 HEIGHT DIAGRAM

6 ROOFTOP Additions on Adjacent / Nearby Buildings on Block 1211



106 WEST 81ST STREET, MANHATTAN, NY BLOCK 1211 / LOT 137 - DOCKET# LPC-26-01097

COLOR PHOTOGRAPH(S) OF THE EXISTING FRONT AND REAR BUILDING FACADE

Front view



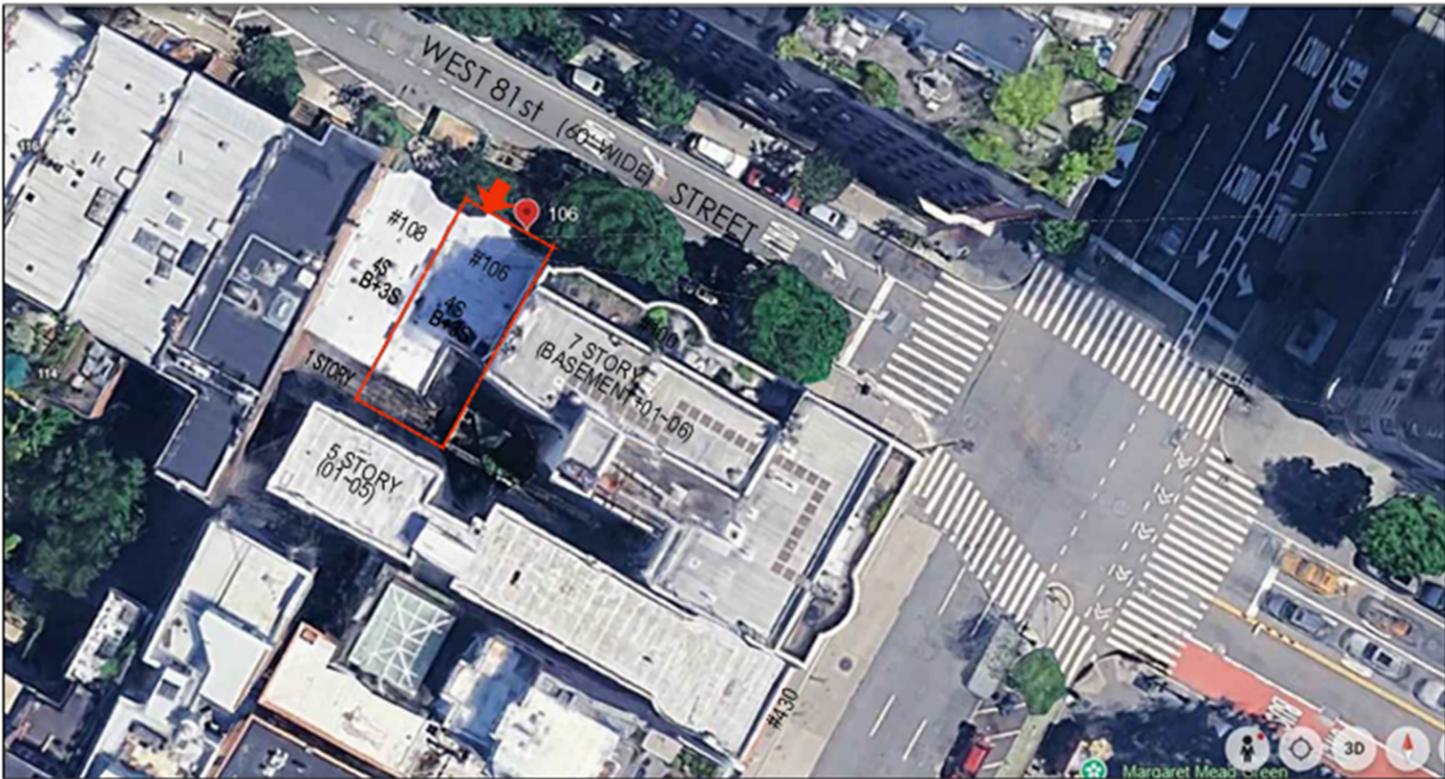
Back view



Back yard2



AERIAL VIEW



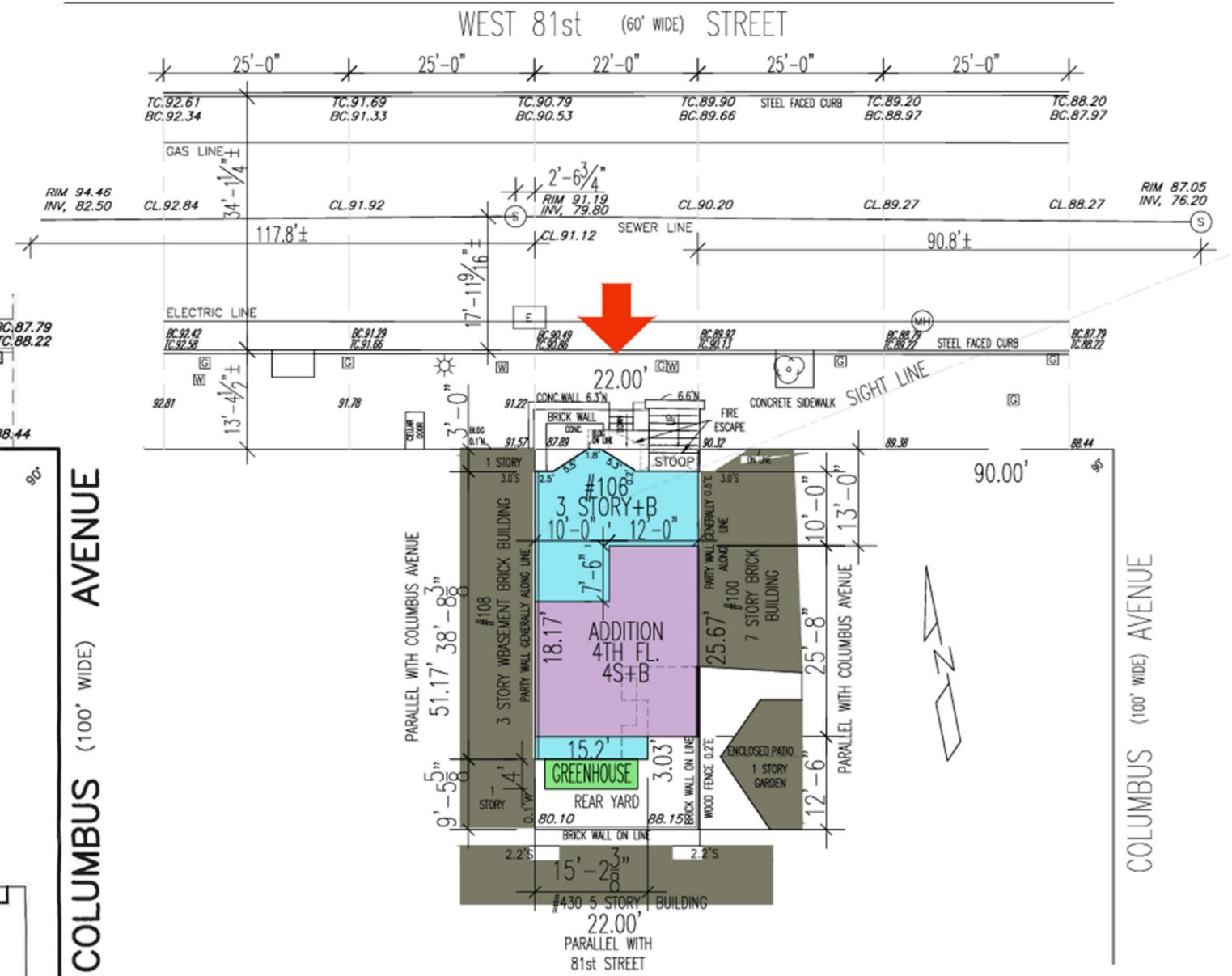
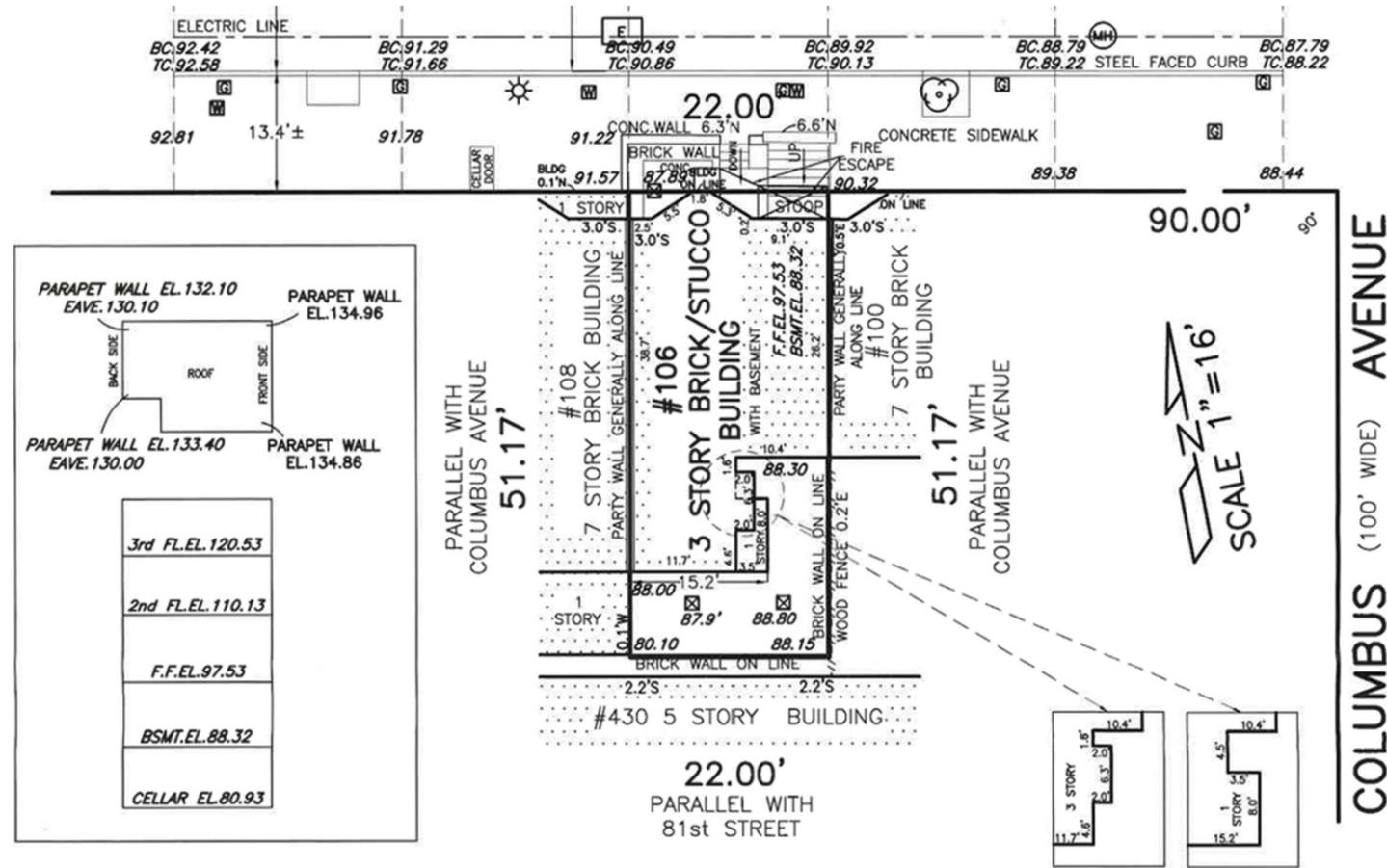
EXISTING



PROPOSED

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EXISTING SURVEY & PLOT PLAN



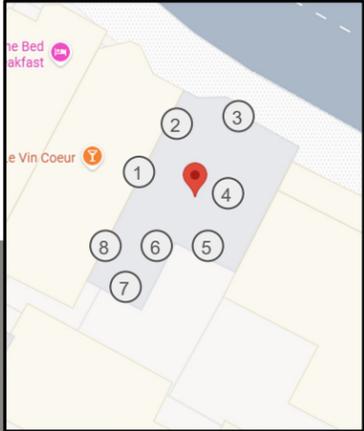
EXISTING

PROPOSED

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COLOR PHOTOGRAPHS OF THE EXISTING ROOF AND FROM SURROUNDING STREET VIEWPOINTS TO EVALUATE THE POTENTIAL VISIBILITY OF THE PROPOSED MECHANICAL UNIT(S)

EXISTING ROOF CONDITION



EXISTING & PROPOSED FRONT ELEVATION DRAWINGS



EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

RENDERING OF PROPOSED ADDITION – PUBLIC THOROUGHFARE VISIBILITY



PROPOSED HVAC UNIT(S) RENDERING (IF VISIBLE FROM PUBLIC THOROUGHFARE)

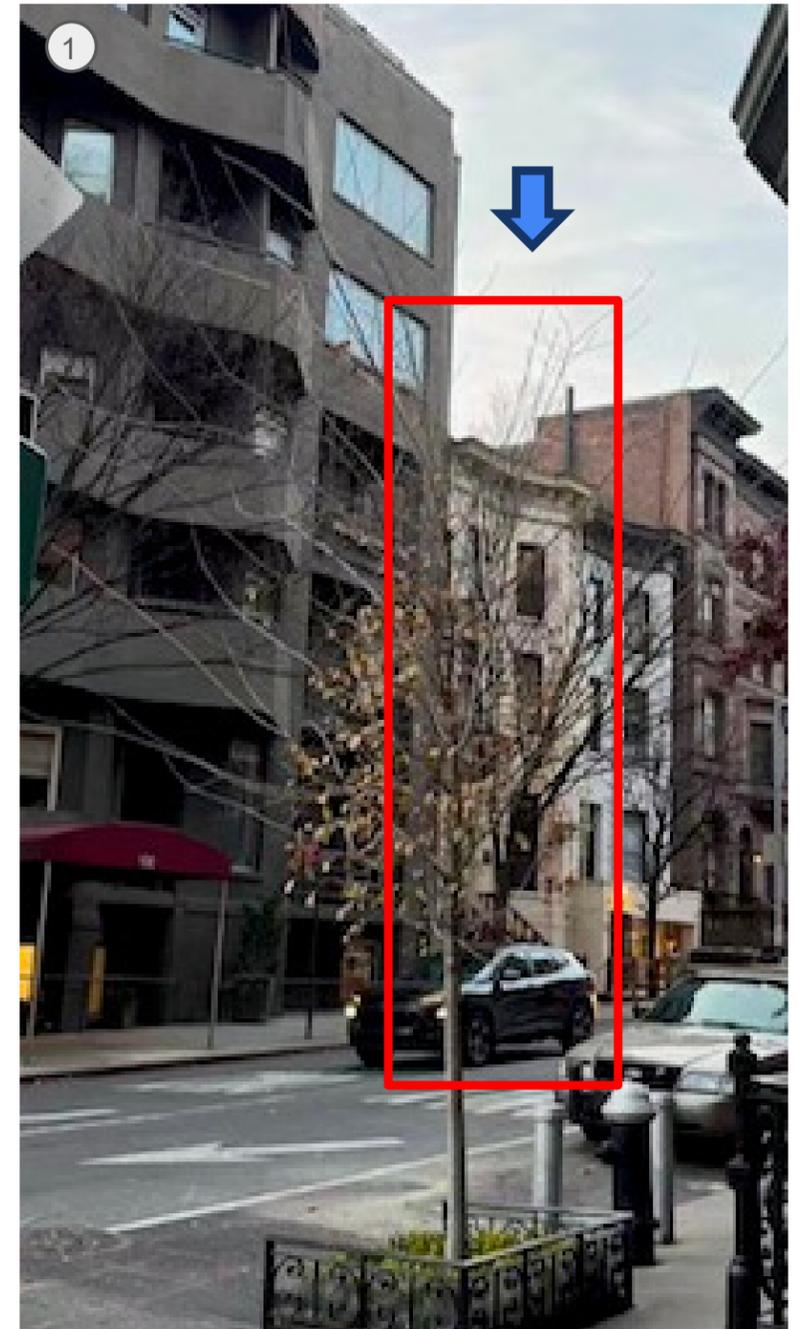


PHYSICAL MOCK-UP OF THE PROPOSED ROOFTOP ADDITION TO DETERMINE POTENTIAL VISIBILITY



COLOR PHOTOGRAPH(S) OF THE MOCK-UP ROOF VISIBILITY AND FROM SURROUNDING POINTS ON THE STREET TO DETERMINE THE POTENTIAL VISIBILITIES

VIEW FROM ACROSS THE STREET



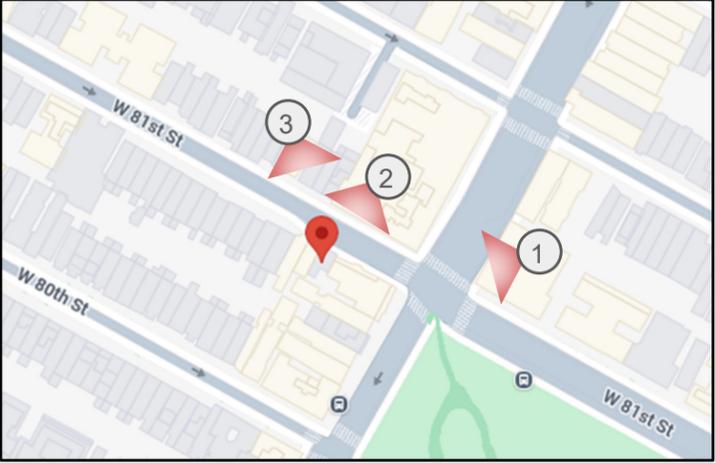
COLOR PHOTOGRAPH(S) OF THE MOCK-UP ROOF VISIBILITY AND FROM SURROUNDING POINTS ON THE STREET TO DETERMINE THE POTENTIAL VISIBILITIES

VIEW FROM ACROSS THE STREET



COLOR PHOTOGRAPH(S) OF THE MOCK-UP ROOF VISIBILITY AND FROM SURROUNDING POINTS ON THE STREET TO DETERMINE THE POTENTIAL VISIBILITIES

VIEW FROM ACROSS THE STREET



EXISTING FRONT FAÇADE PHOTOS AND PROPOSED RENDERINGS

EXISTING FRONT FAÇADE IMAGES



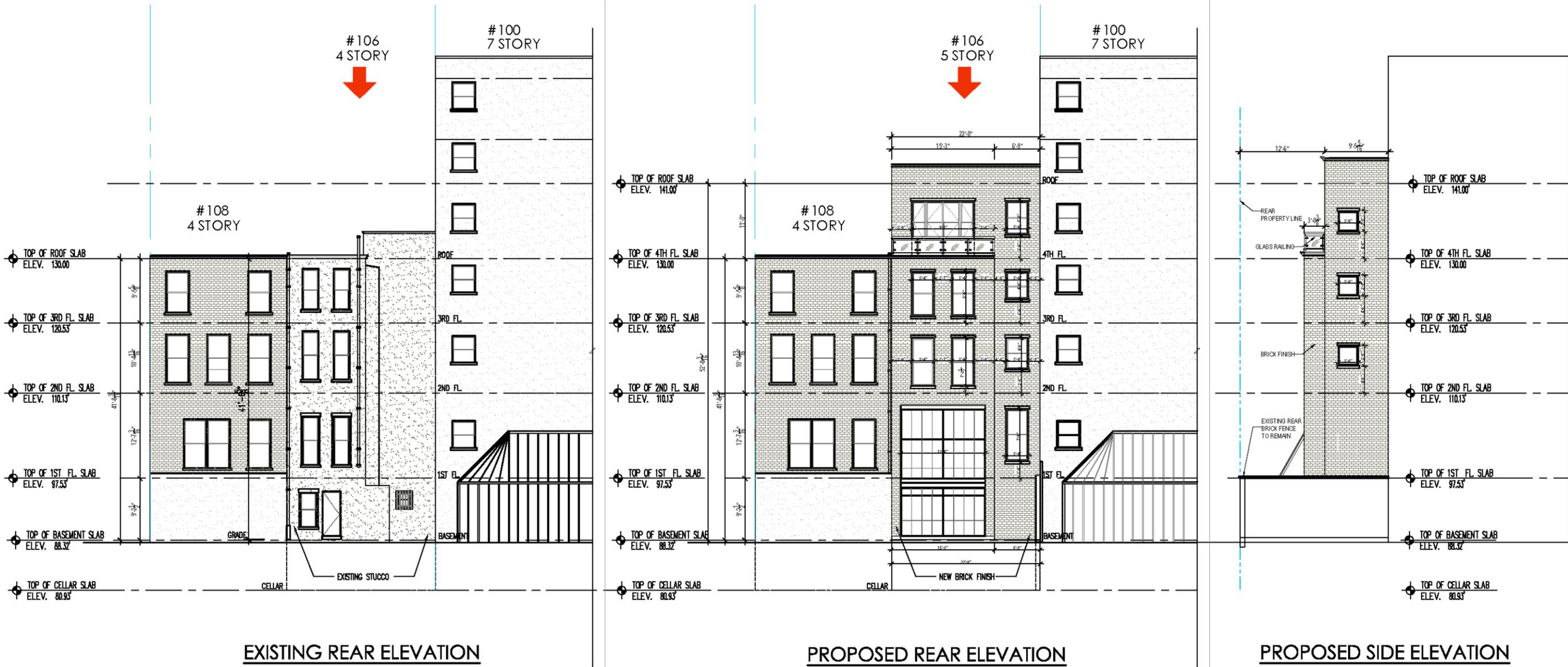
PROPOSED BUILDING-FRONT ELEVATION RENDERING



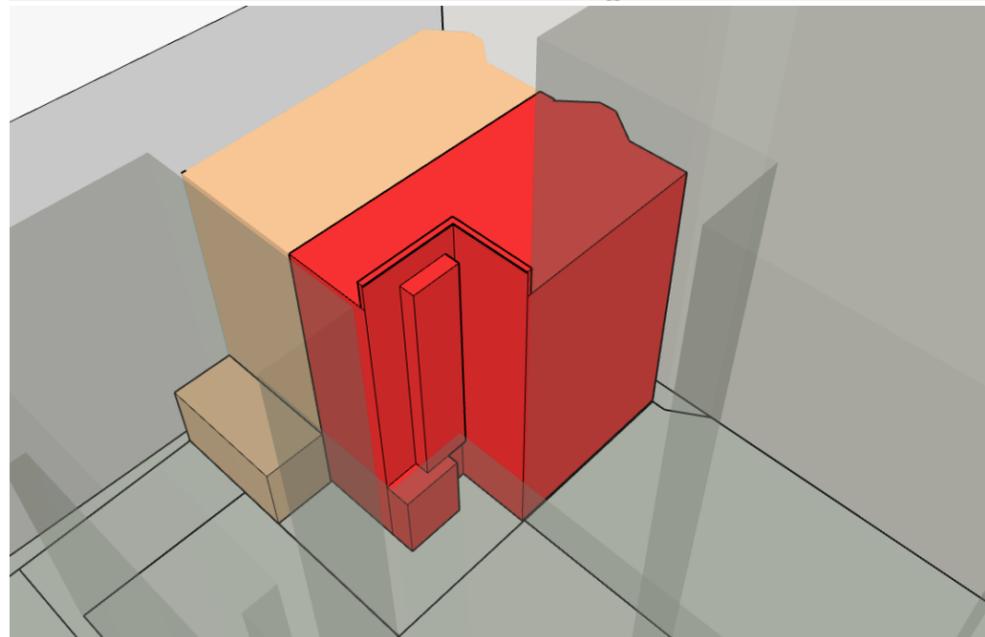
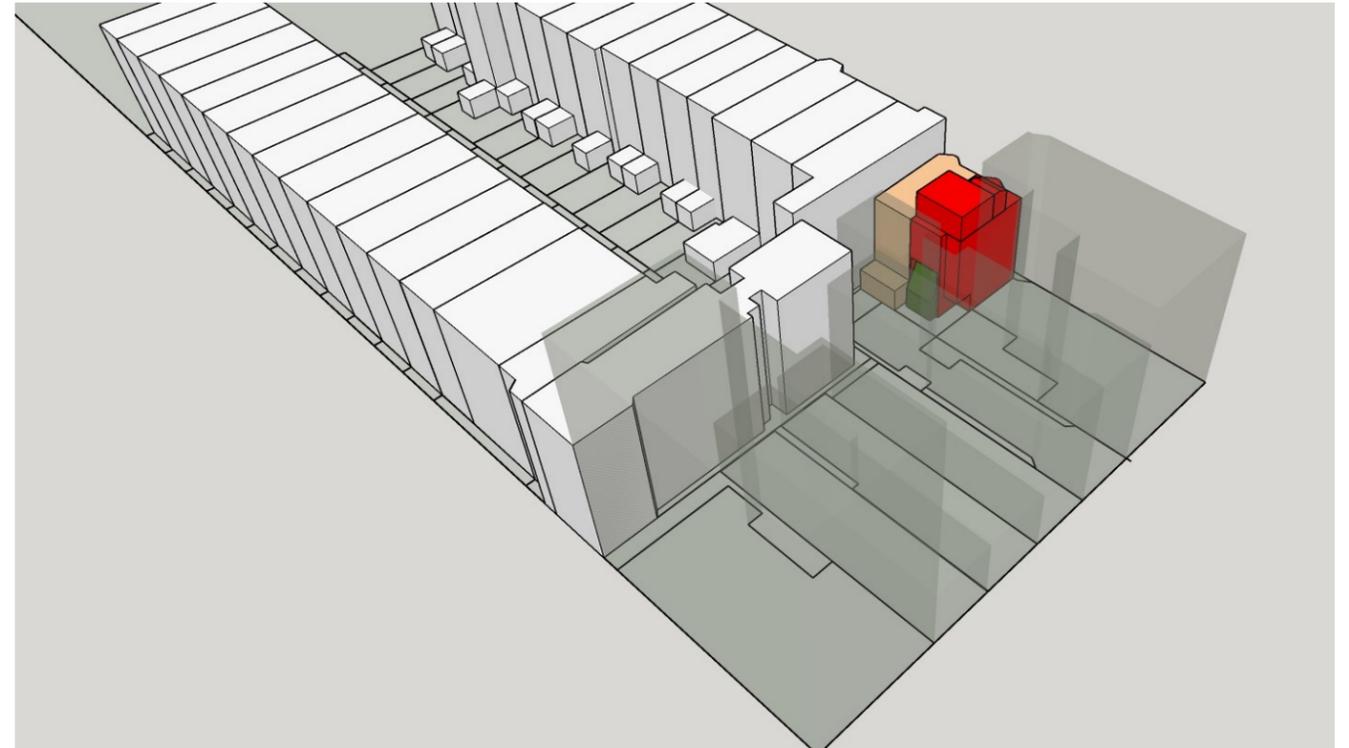
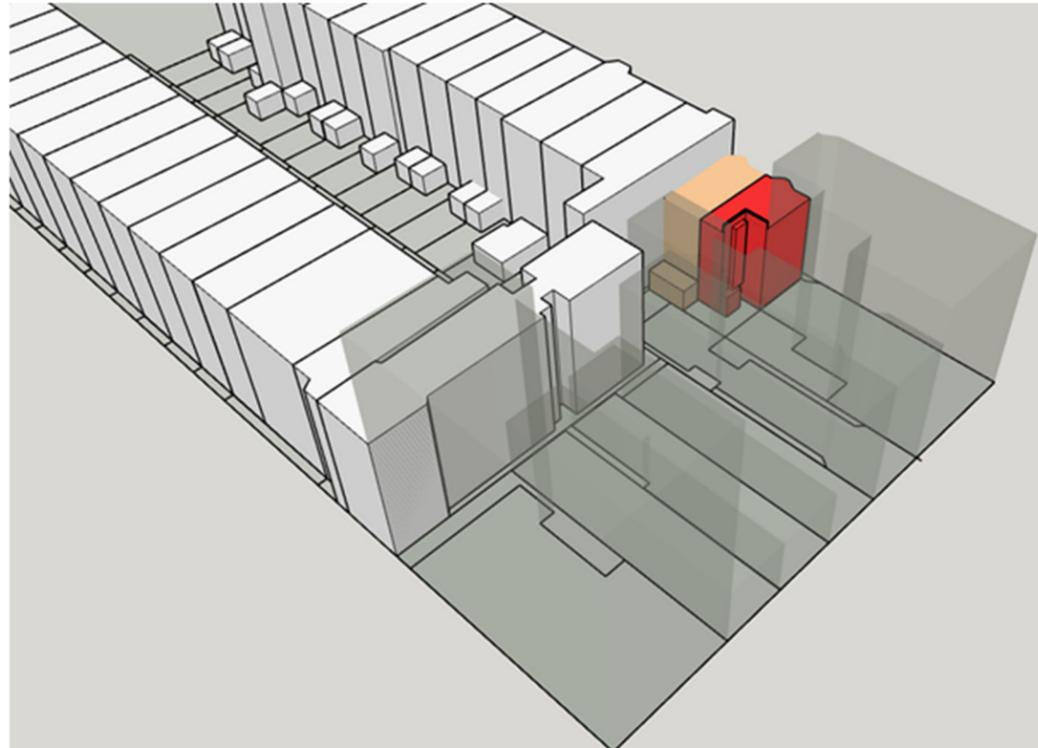
PROPOSED 4TH FLOOR RENDERING-FRONT VIEW



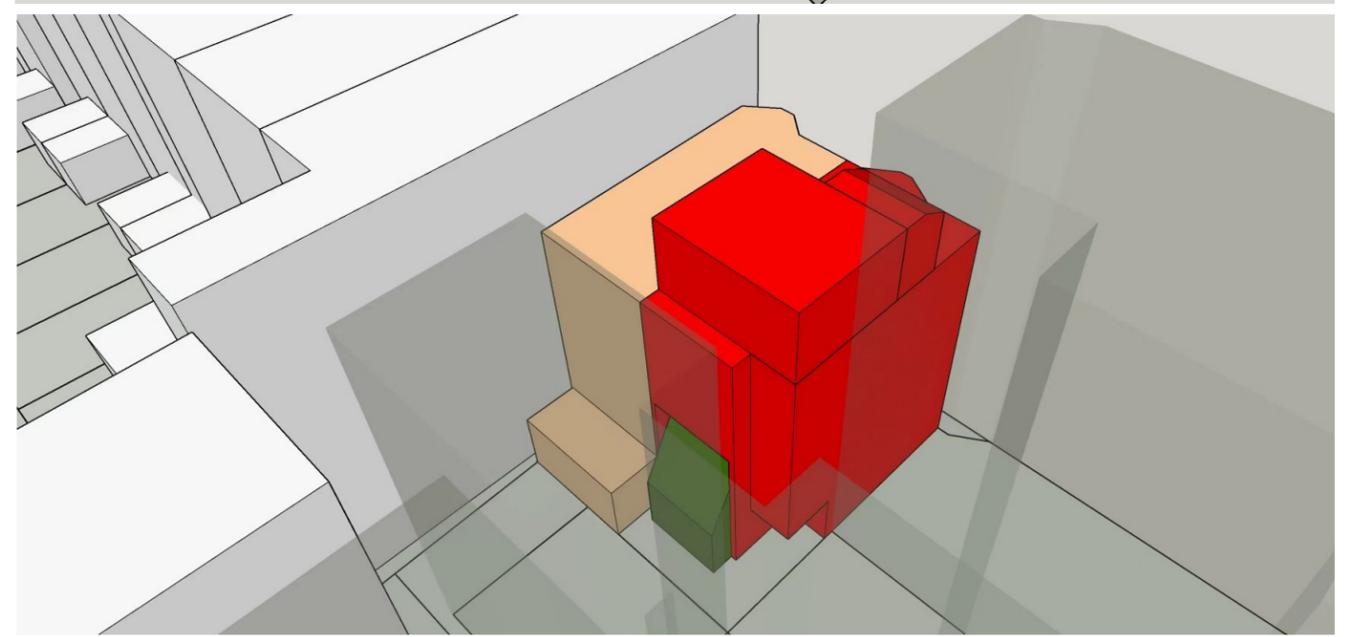
EXISTING AND PROPOSED REAR ELEVATION DRAWINGS



AXONOMETRIC VIEW (REAR)



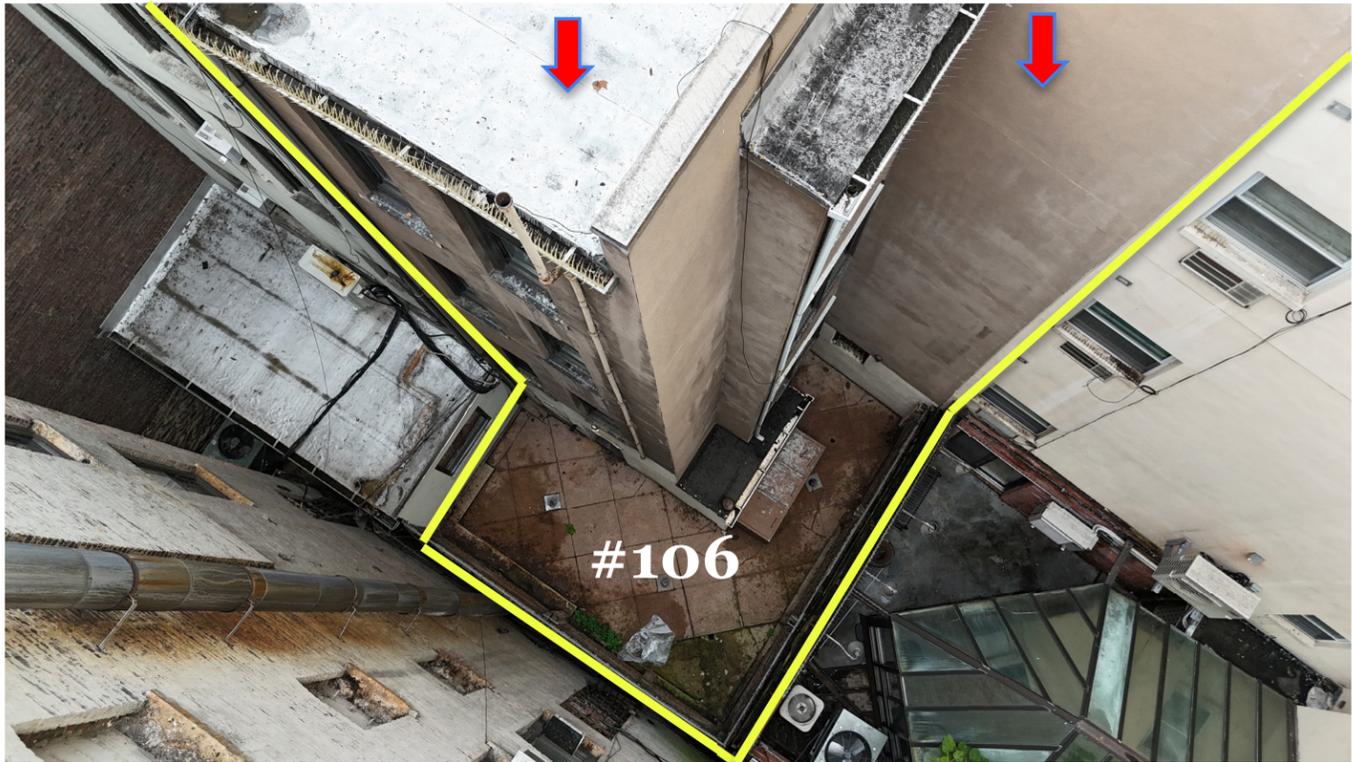
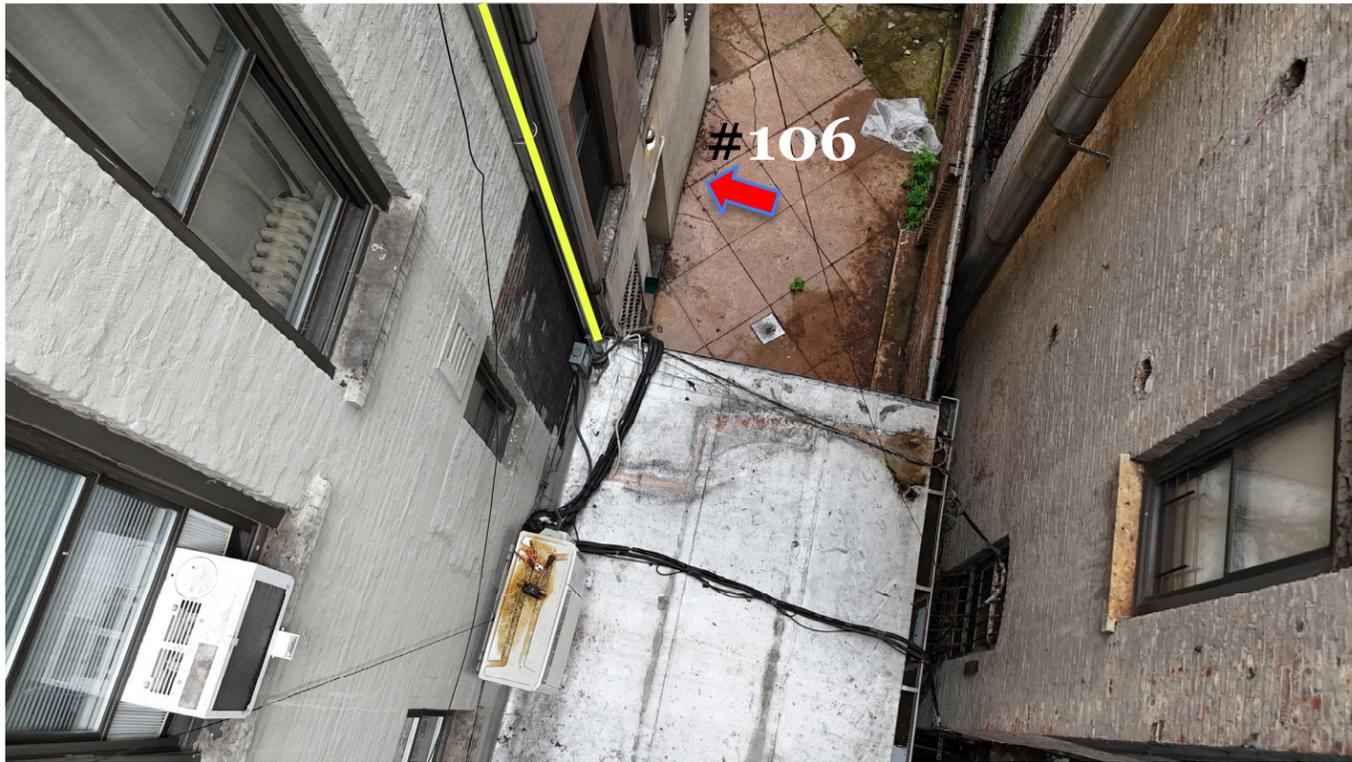
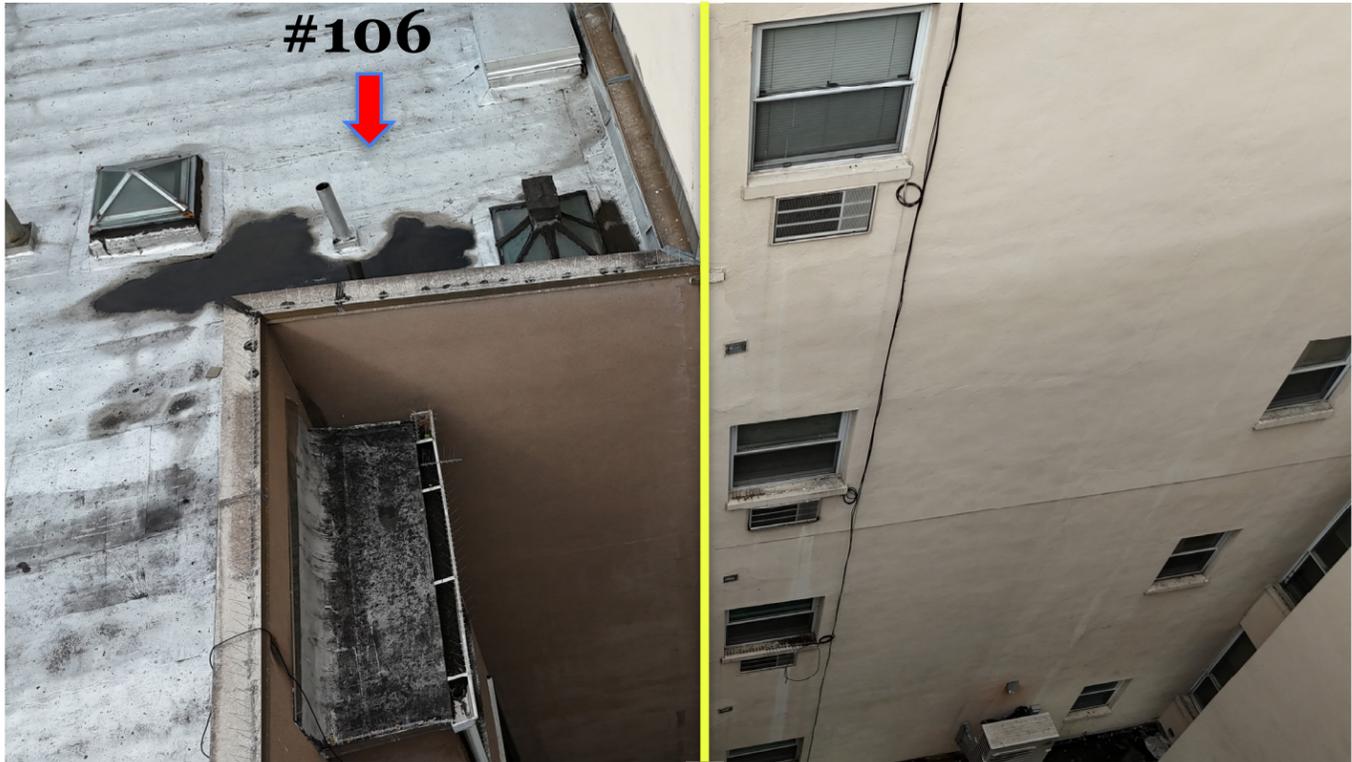
EXISTING



PROPOSED

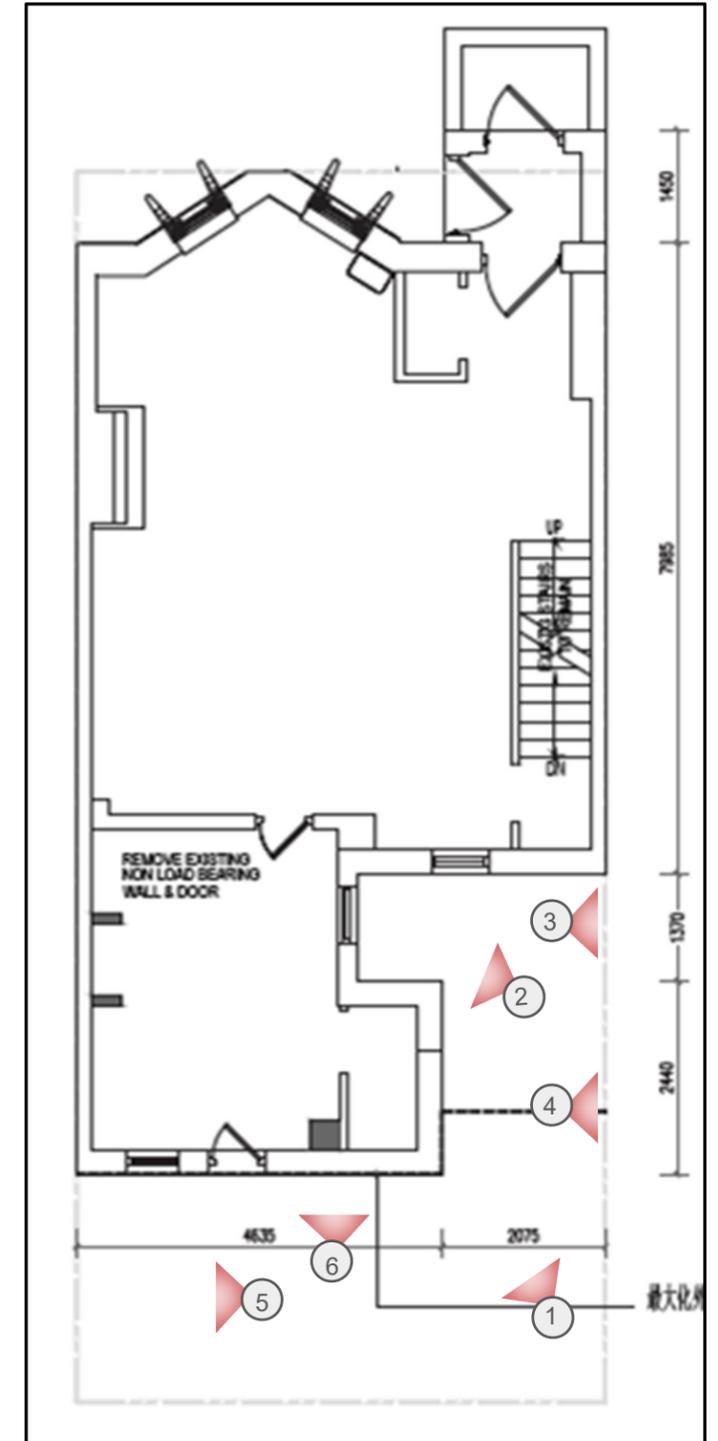
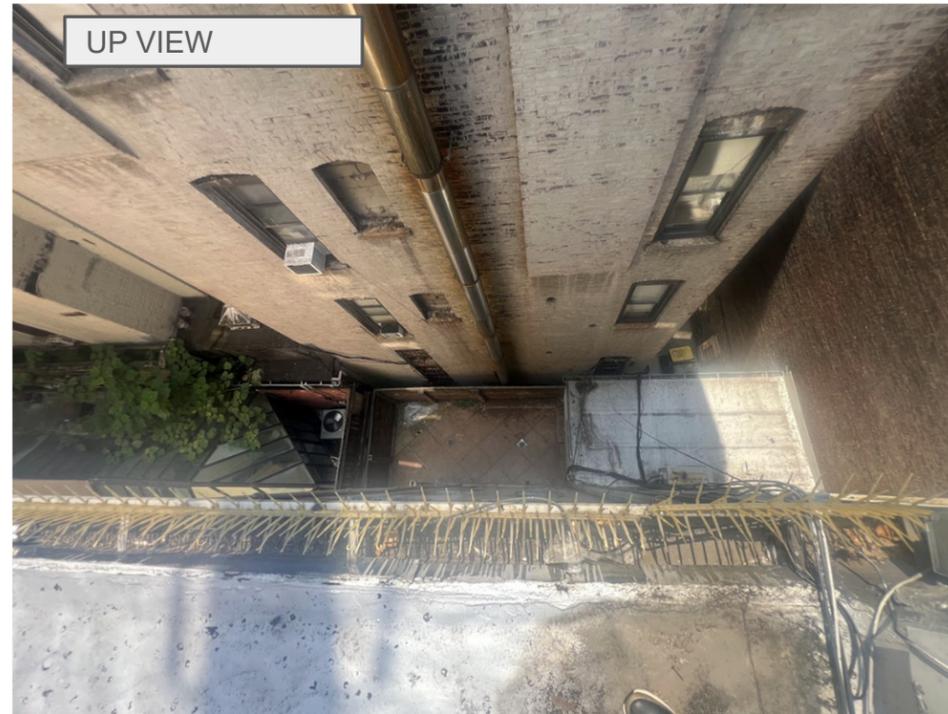
106 WEST 81ST STREET, MANHATTAN, NY BLOCK 1211 / LOT 137 - DOCKET# LPC-26-01097

COLOR PHOTOGRAPH(S) OF THE EXISTING REAR BUILDING FAÇADE WITH ADJACENT BUILDINGS

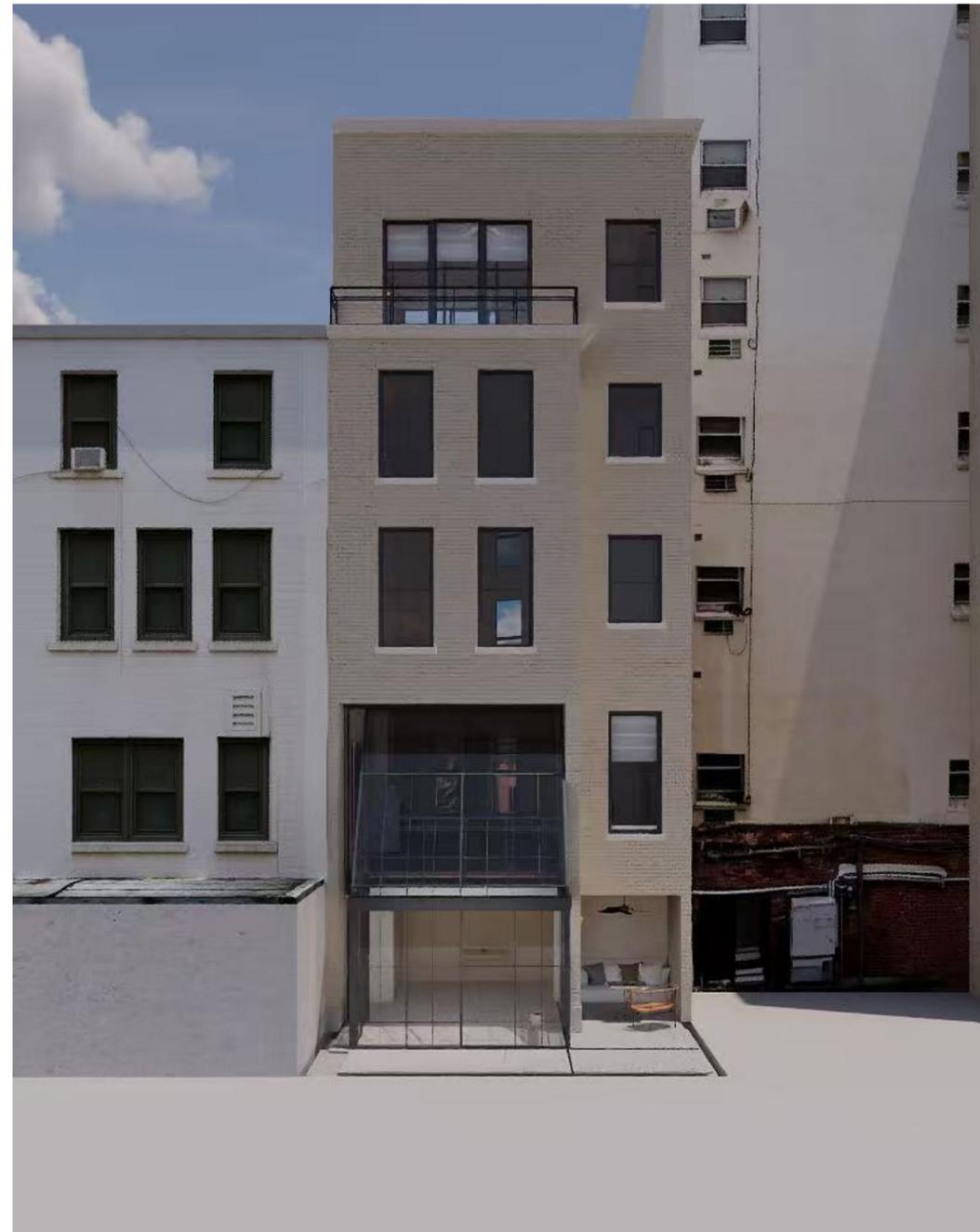
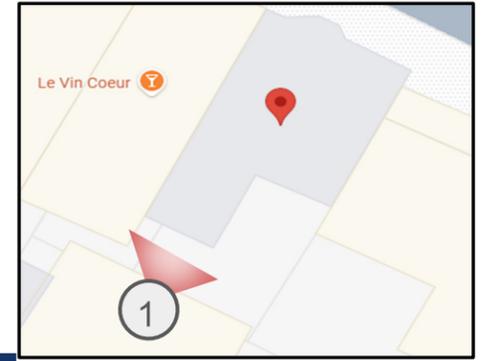


COLOR PHOTOGRAPHS OF THE REAR FACADES, REAR YARD, AND REAR FACADES OF THE ADJACENT BUILDINGS, SHOWING THE EXISTING CONDITIONS

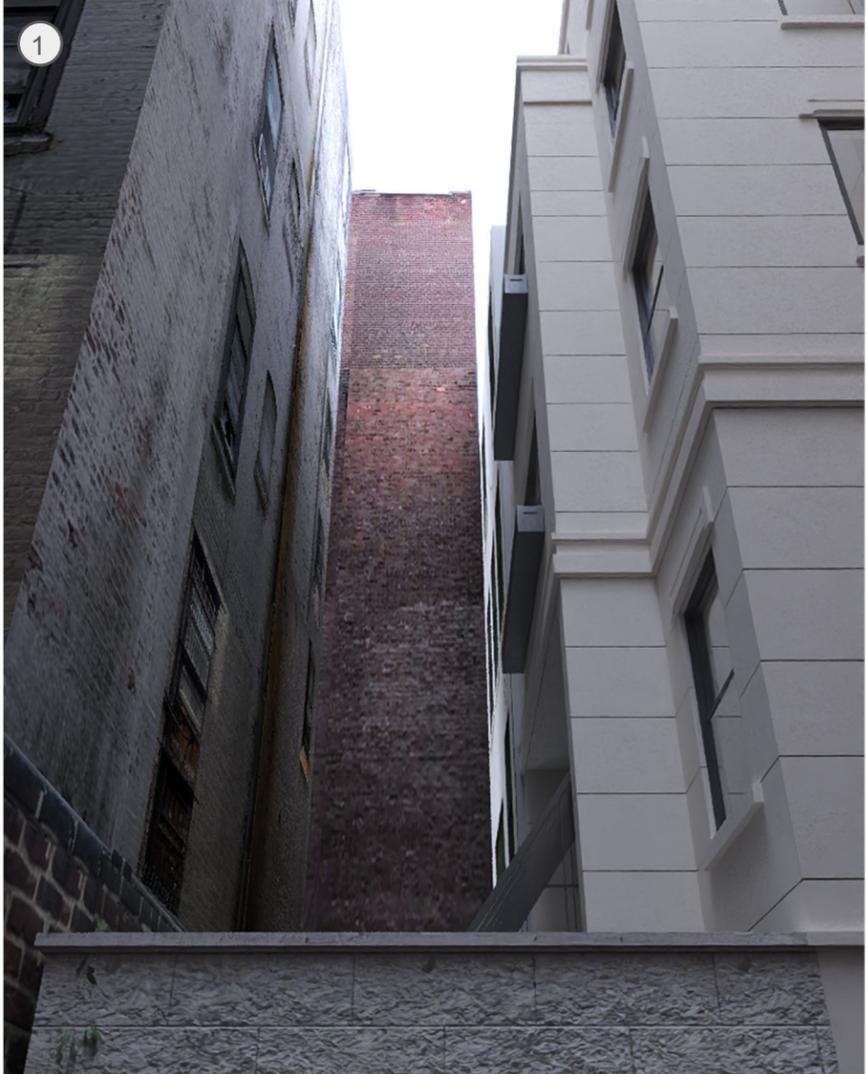
CLOSE-UP COLOR PHOTOGRAPH(S) OF ANY SIGNIFICANT FEATURES OF THE REAR FACADE



PROPOSED BUILDING COLOR RENDERING (REAR VIEW)



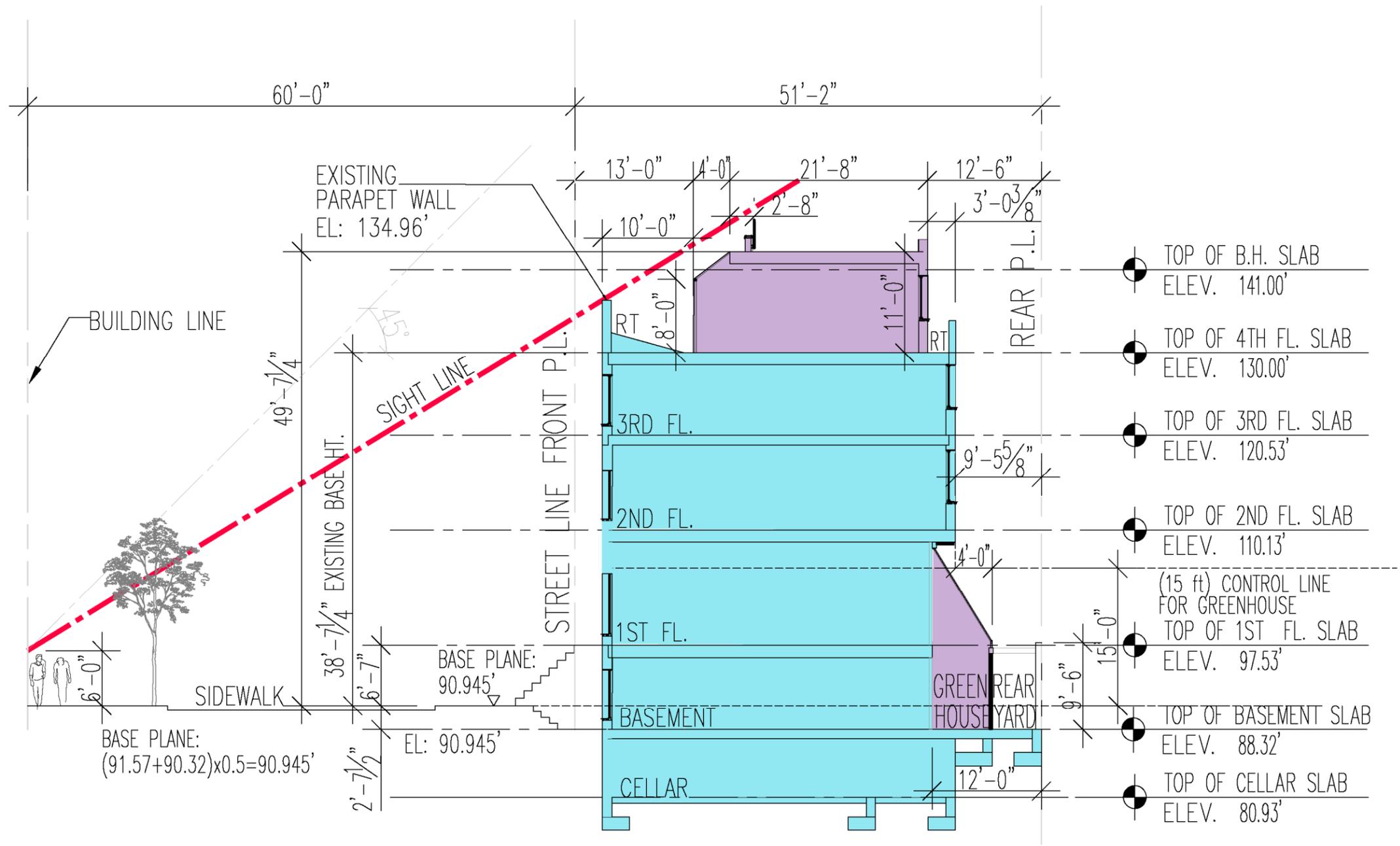
**REAR VIEW COLOR RENDERINGS OF EXISTING NEIGHBORING BUILDINGS
(IF VISIBLE FROM PUBLIC THOROUGHFARE)**



EXISTING & PROPOSED BUILDING KEY PLAN

| EXISTING & PROPOSED BUILDING KEY PLAN | | EXISTING | ADDITION |
|---|---|--|--|
| | | | |
| <p>EXIST'G CELLAR FLOOR PLAN</p> <p>CELLAR FL. AREA: $19.51 + 3' \times 5.83' + 26.2' \times 22' + 12.5' \times 11.7'$ $= 777.14$ S.F.</p> | <p>EXIST'G BASEMENT FLOOR PLAN</p> <p>BASEMENT FL. AREA: $19.51 + 3' \times 5.83' + 26.2' \times 22' + 4.5' \times 11.7'$ $+ 8' \times 15.25' = 788.05$ S.F.</p> | <p>EXIST'G 1ST/2ND/3RD FLOOR PLAN</p> <p>1ST FL. AREA: $19.51 + 26.2' \times 22' + 12.5' \times 11.7'$ $+ 6.3' \times 2' = 754.76$ S.F.</p> | <p>PROPOSED 4TH FL. AREA:</p> <p>$25.67' \times 22' - 7.5' \times 10'$ $= 489.74$ S.F.</p> |
| <p>PROPOSED CELLAR FL. AREA:</p> <p>777.14 (EXISTING) $+ 128.75$ (ADDITION: $10.3' \times 12.5'$) $= 905.89$ S.F.</p> | <p>PROPOSED BASEMENT FL. AREA:</p> <p>788.05 (EXISTING) $+ 42.77$ (ADDITION: $10.3' \times 4.5' - 6.75' \times 0.53'$) $= 880.82$ S.F.</p> | <p>PROPOSED 1ST/2ND/3RD FL. AREA:</p> <p>754.76 (EXISTING) $+ 95.7$ (ADDITION: $10.3' \times 12.5' - 6.3' \times 2' - 6.75' \times 3.03'$) $= 850.46$ S.F.</p> | <p>PROPOSED 4TH FL. AREA:</p> <p>$25.67' \times 22' - 7.5' \times 10'$ $= 489.74$ S.F.</p> |

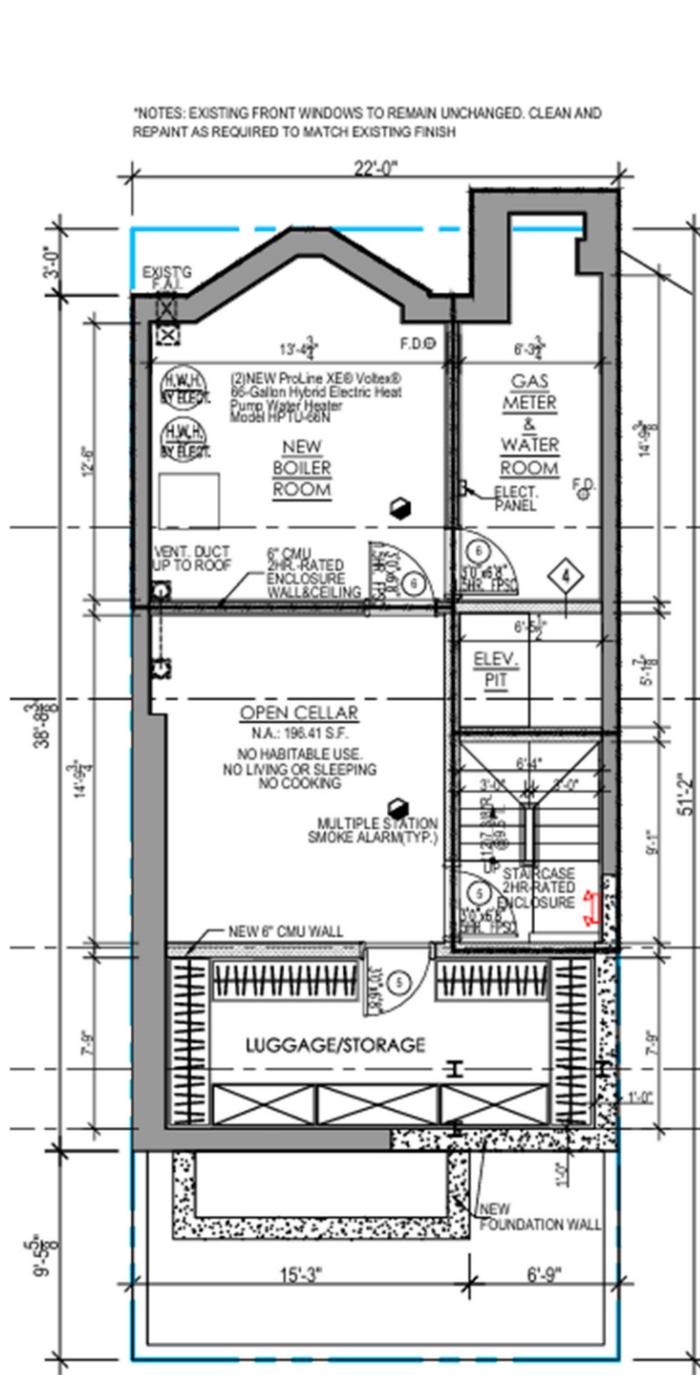
PROPOSED BUILDING SECTION



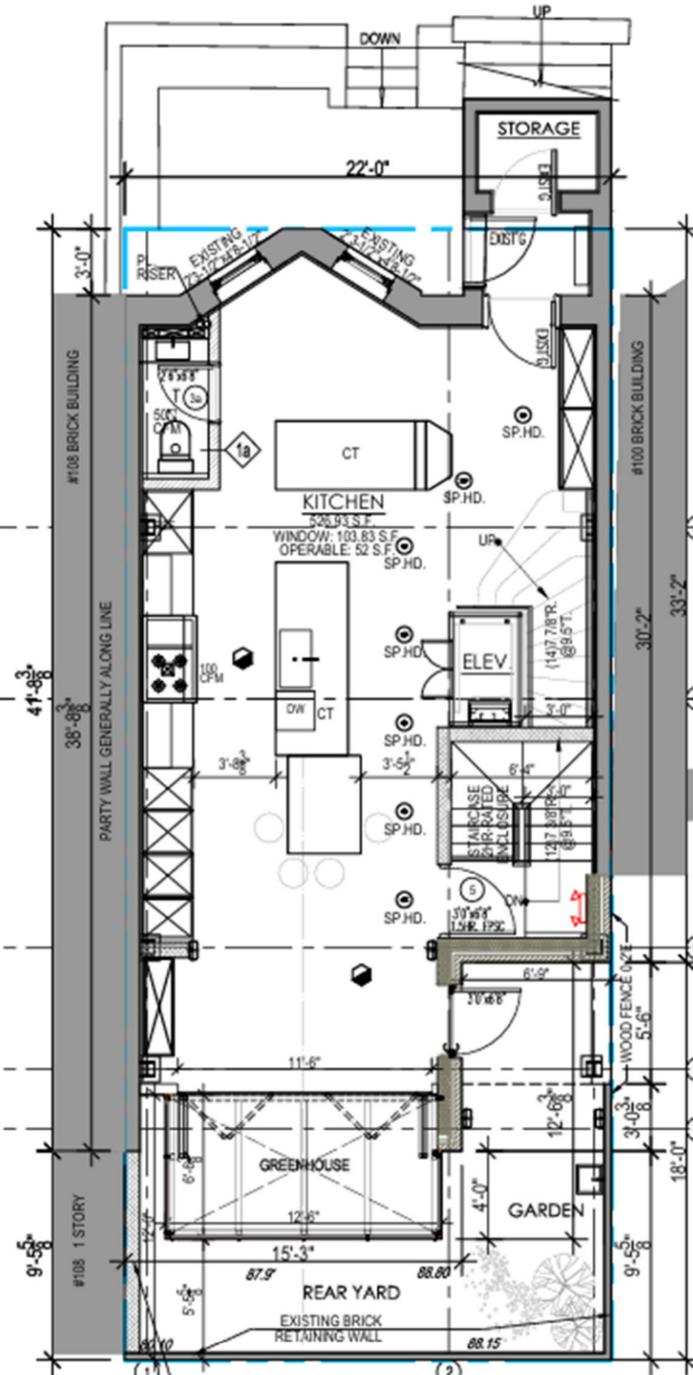
ZONING SECTION "A-A" SKY EXPOSURE PLANE

PROPOSED CELLAR, BASEMENT, AND 1st FLOOR PLANS

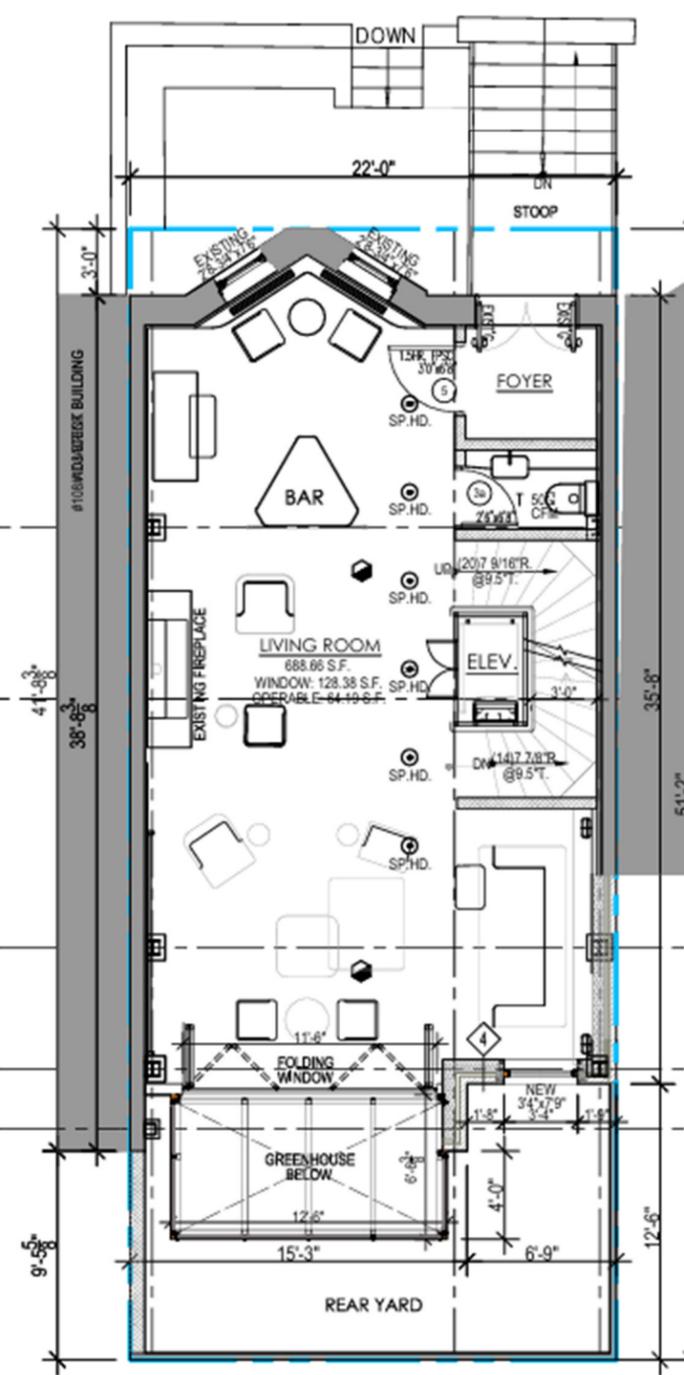
*NOTES: EXISTING FRONT WINDOWS TO REMAIN UNCHANGED. CLEAN AND REPAINT AS REQUIRED TO MATCH EXISTING FINISH



PROPOSED CELLAR PLAN
SCALE: 3/16"=1'-0"



PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/16"=1'-0"



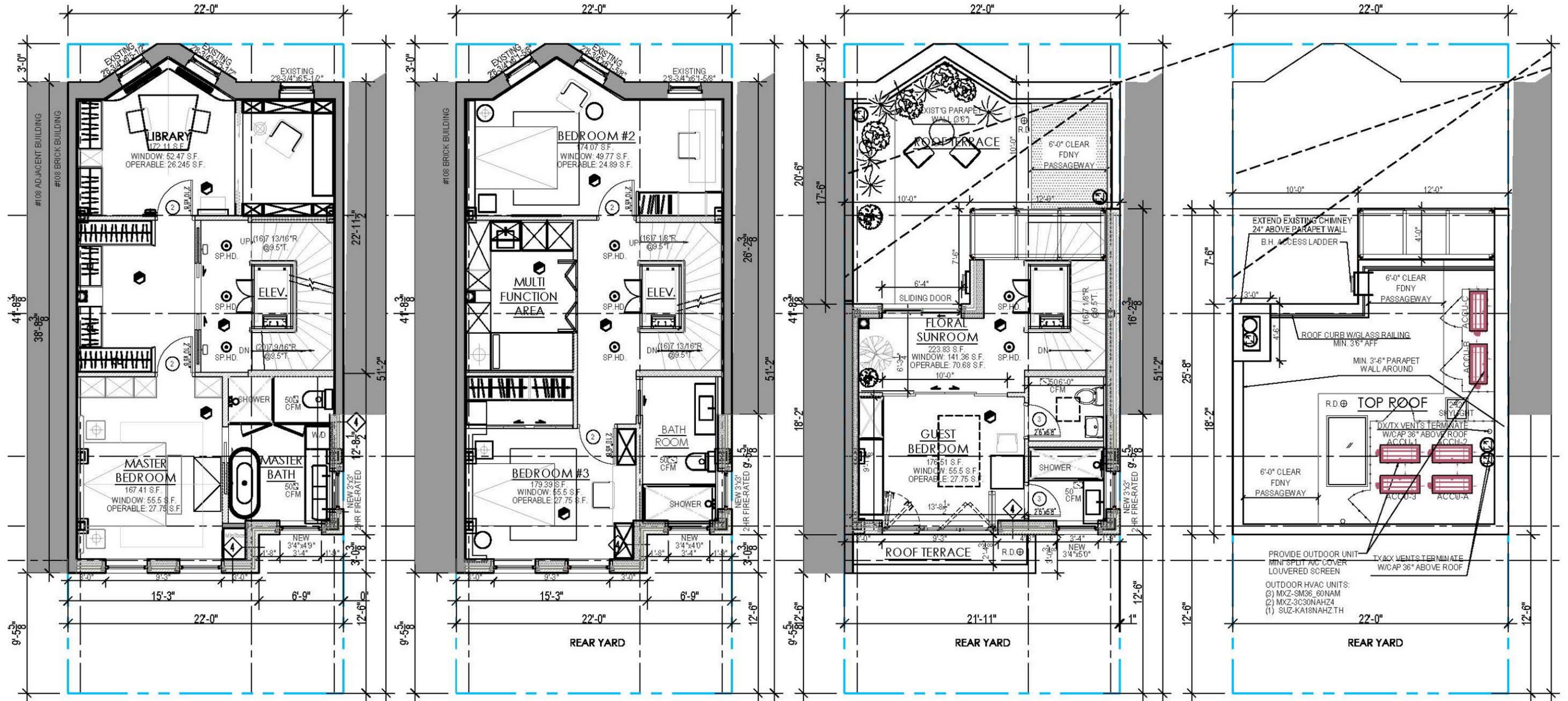
PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"

| LEGEND | |
|--------|--|
| | EXISTING WALL TO REMAIN |
| | NEW EXTERIOR REAR WALL - BRICK FINISH & 6" METAL STUD WITH 16 GAUGE @ 16" O.C.; 5/8" EXTERIOR GYPSUM WALL BOARD+SHEATHING, WITH R-13 FIBERGLASS + R8.5 CI INSULATION |
| | NEW 2 HOUR RATED WALL (PUBLIC HALL) - 2 LAYERS 5/8" GYP. BOARD EACH SIDE ON 2-1/2" MTL. STUD. STC 55 (BSA #301-60 SM) |
| | NEW 1 HOUR RATED WALL - 1 LAYER 5/8" GYP. BOARD ON 2-1/2" MTL. STUD INCLUDING SOUND ATTENUATION BLANKET - STC 50 (BSA #453-73 SM) |
| | NON RATED PARTITION - 1 LAYER OF FULL HT. 5/8" SHEET ROCK - 3-1/2" BOTH SIDES (WITHIN APARTMENT) |
| | NEW SIDE EXTERIOR CMU BLOCK WALL - R13.25CI 2HR. RATED WALL UL DESIGN NO.: U-910 - 10" CMU BLOCK WALL W/ 7/8" IN FURRING. DEEP MIN. 25 GAUGE GALV STEEL FURRING CHANNEL. UL DESIGN NO.: U-905 - 8" CMU BLOCK WALL UL DESIGN NO.: U-906 - 6" CMU BLOCK WALL |
| | HIDDEN LINE |
| | MECHANICAL VENTILATION |
| | SINGLE/MULTIPLE STATION SMOKE ALARM COMBINATION SMOKE DETECTOR/CO DETECTOR "HARDWIRED CARBON MONOXIDE DETECTORS INTERCONNECTED" TWO OR MORE SINGLE-STATION ALARM DEVICES THAT ARE CAPABLE OF INTERCONNECTION WITH APPROPRIATE ALARM SIGNAL TO OPERATE IN ALL INTERCONNECTED ALARMS WITHIN THE UNIT |
| | FPSC FIRE PROOF SELF CLOSING DOOR |
| | EXIT SIGN: EXIT SIGNS SHALL NOT EXCEED 5 watts per side. 1.5W LED LAMP |
| | EMERGENCY LIGHT THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES. |

*NOTES AS PER BC 708.4 FIRE-RESISTANCE RATING. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS WHERE PENETRATING THREE STORIES OR MORE AND NOT LESS THAN 1 HOUR WHERE PENETRATING FEWER THAN THREE STORIES. THE NUMBER OF STORIES CONNECTED BY THE SHAFT ENCLOSURE SHALL INCLUDE ANY BASEMENTS OR CELLARS, BUT NOT ANY MEZZANINES. SHAFT ENCLOSURES SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THE FLOOR ASSEMBLY PENETRATED, BUT NEED NOT EXCEED 2 HOURS. SHAFT ENCLOSURES SHALL MEET THE REQUIREMENTS OF SECTION 703.2.

PROPOSED 2nd, 3rd, 4th FLOOR, AND ROOF PLANS

*NOTES: EXISTING FRONT WINDOWS TO REMAIN UNCHANGED. CLEAN AND REPAINT AS REQUIRED TO MATCH EXISTING FINISH.



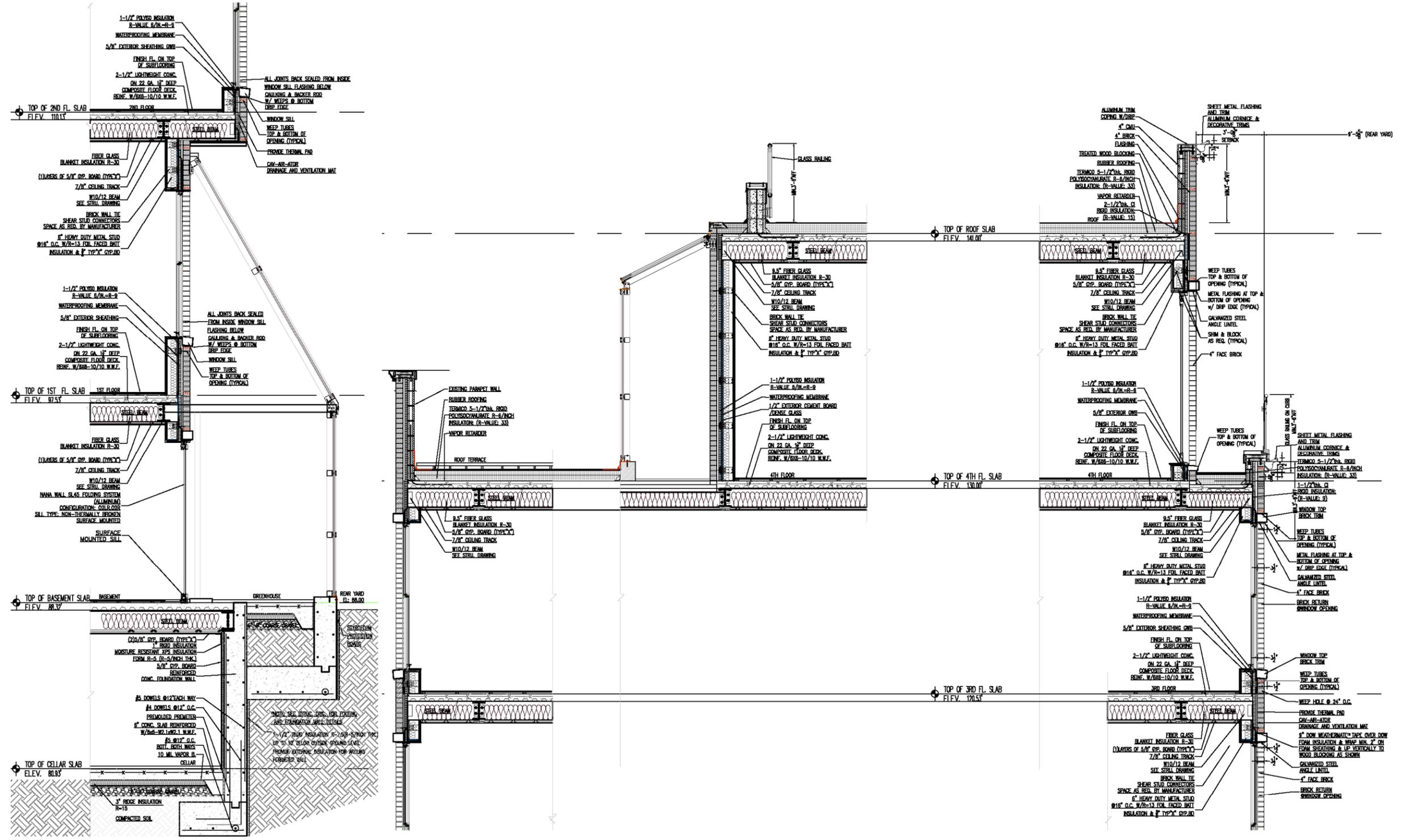
PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

PROPOSED THIRD FLOOR PLAN
SCALE: 3/16"=1'-0"

PROPOSED FOURTH FLOOR PLAN
SCALE: 3/16"=1'-0"

PROPOSED ROOF PLAN
SCALE: 3/16"=1'-0"

PROPOSED BUILDING REAR WALL SECTION

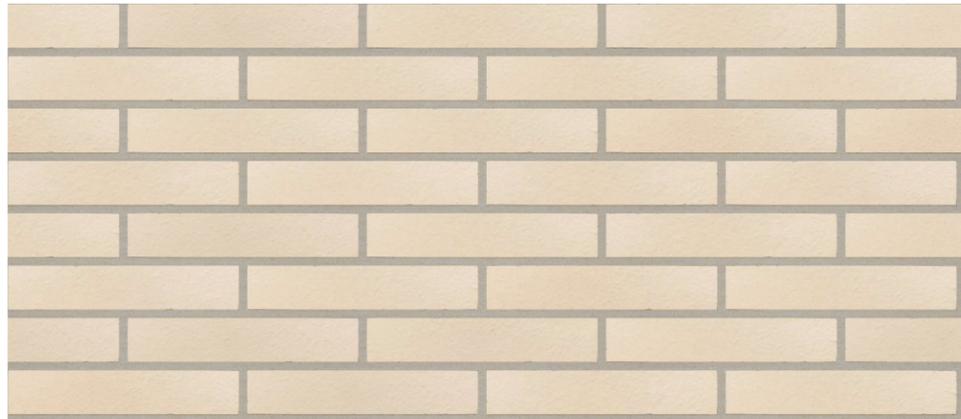


REAR WALL SEC.(TYP.)
SCALE 1/2"=1'-0"

3RD/4TH FLOOR WALL SEC.(TYP.)
SCALE 1/2"=1'-0"

PROPOSED BRICK COLOR AND MATERIAL SAMPLES

481-483 Smooth



The Belden Brick Company
Type Face
Color Cream
Texture Smooth
Plant Plant 6
Manufacturing Method Extruded



Matte Black
LBS3-60003

The metal railings of Terrace, Front stairs, Roof
New window and door frames:
Aluminum extrusions with powder-coated finish

Front Brick Façade Cleaning: The scope includes cleaning of the existing brick façade to remove surface dirt and environmental soiling.

The intent is maintenance and preservation, not alteration.

No change to brick color, texture, tooling, or joint profile is proposed.

Proposed Cleaning Method

- We propose **low-pressure water cleaning**, consistent with LPC preservation guidance.
- Maximum pressure will be **no more than 300–500 psi**, adjusted downward as required by field testing.
- Cleaning will use **clean potable water** with **non-ionic, mild detergent only if necessary**.
- No acids, no abrasives, and no mechanical force will be used.

Protection Measures

- Mortar joints will be monitored to ensure no erosion or loss of tooling.
- Adjacent materials (windows, metal, glass greenhouse framing) will be protected.
- Water infiltration will be controlled to prevent saturation of the wall assembly.

February 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 3, LPC-26-01097

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