

Landmarks Preservation Commission

# METROPOLITAN MONTESSORI SCHOOL

325 West 85th Street



## OVERVIEW

2 AERIAL VIEW

## EXISTING CONDITIONS

3 EXISTING SITE PLAN  
4 HISTORIC VIEWS  
5 EXISTING VIEWS

## PROPOSED

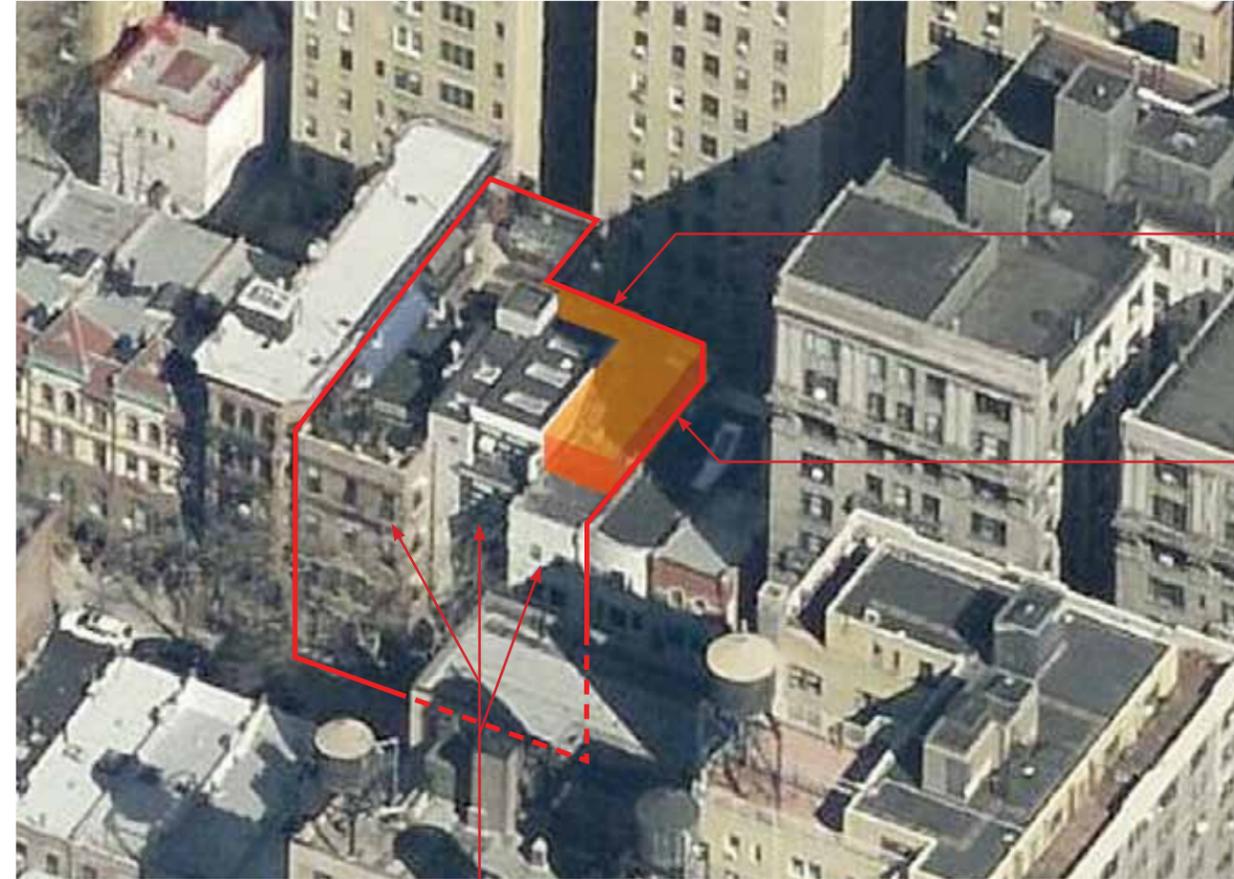
8 AXONOMETRIC DIAGRAMS  
9 RENDERED AERIAL VIEWS  
13 PLANS  
17 ELEVATIONS  
20 SECTIONS  
24 FACADE MATERIALITY  
26 ENTRY DETAIL  
29 STREET VIEWS

325 West 85th Street



EXISTING

325 W 85TH ST SCHOOL  
 315 W 85TH ST RESIDENTIAL



PROPOSED

REAR ADDITION

ROOFTOP ADDITION

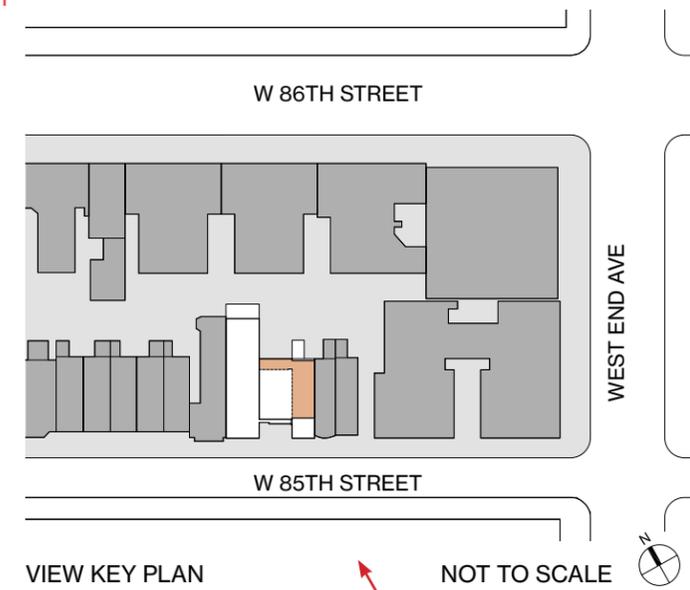
325 W 85TH ST SCHOOL

The Metropolitan Montessori School project includes a renovation and expansion of the school's current building at 325 West 85th St. The existing school building is composed of two adjoining structures: a four-story structure built as a carriage house and a five-story side addition constructed on an empty lot to the east of the carriage house in 1996.

The proposed project converts a third structure at 315 W 85th St from a residential building to a school building in order to house additional classrooms and office space. Interior connections will be made between these buildings.

The project also proposes a 9'-7" rear addition to the 1996 structure and a one-story rooftop addition to the building at 315 West 85th St, bringing its roof to the same height as that of the existing school building. The project also includes a new ramp in front of the 315 building in order to make the school's entrance, which is currently inaccessible, ADA-compliant.

**AERIAL VIEW**

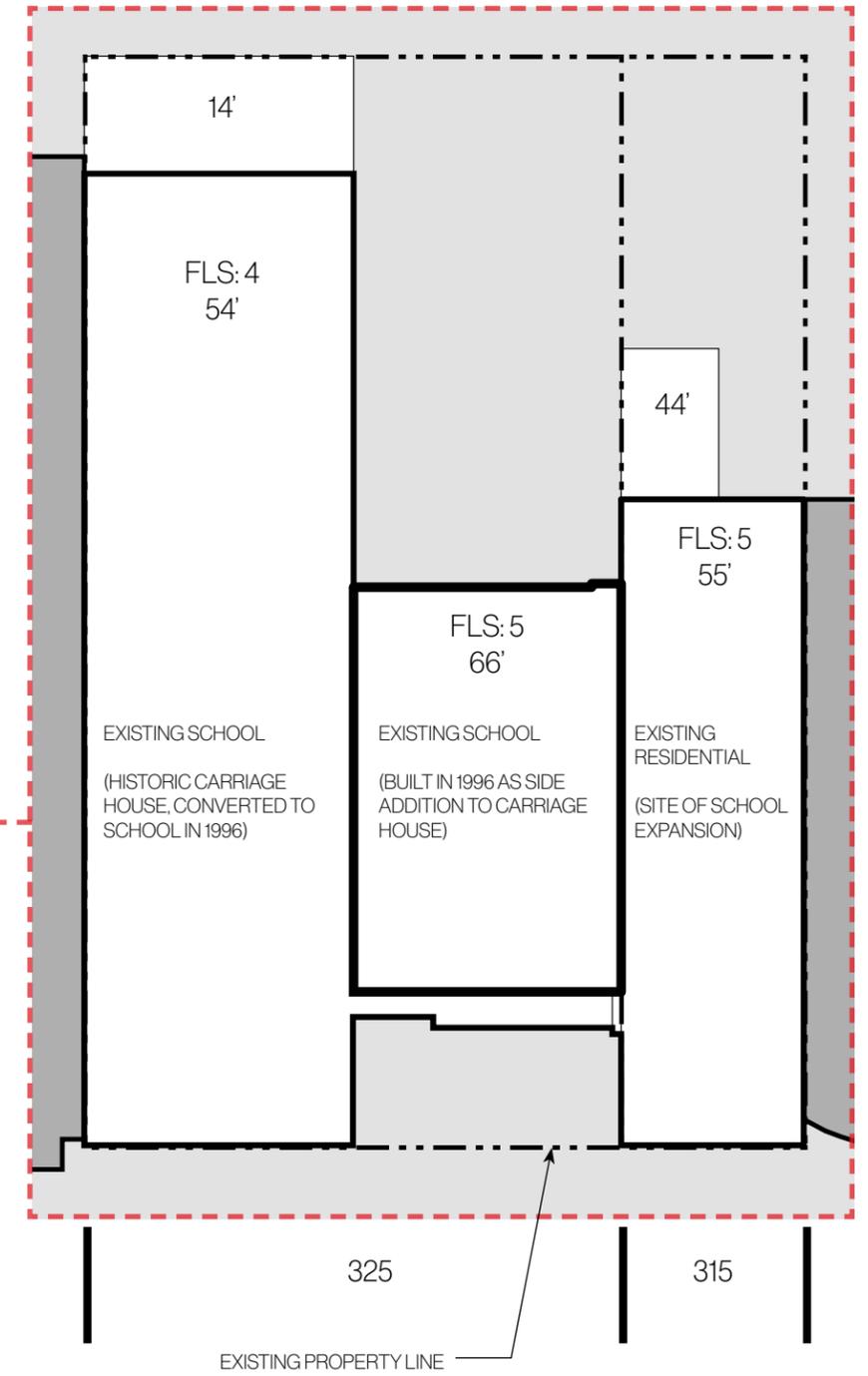


VIEW KEY PLAN

NOT TO SCALE



NOT TO SCALE



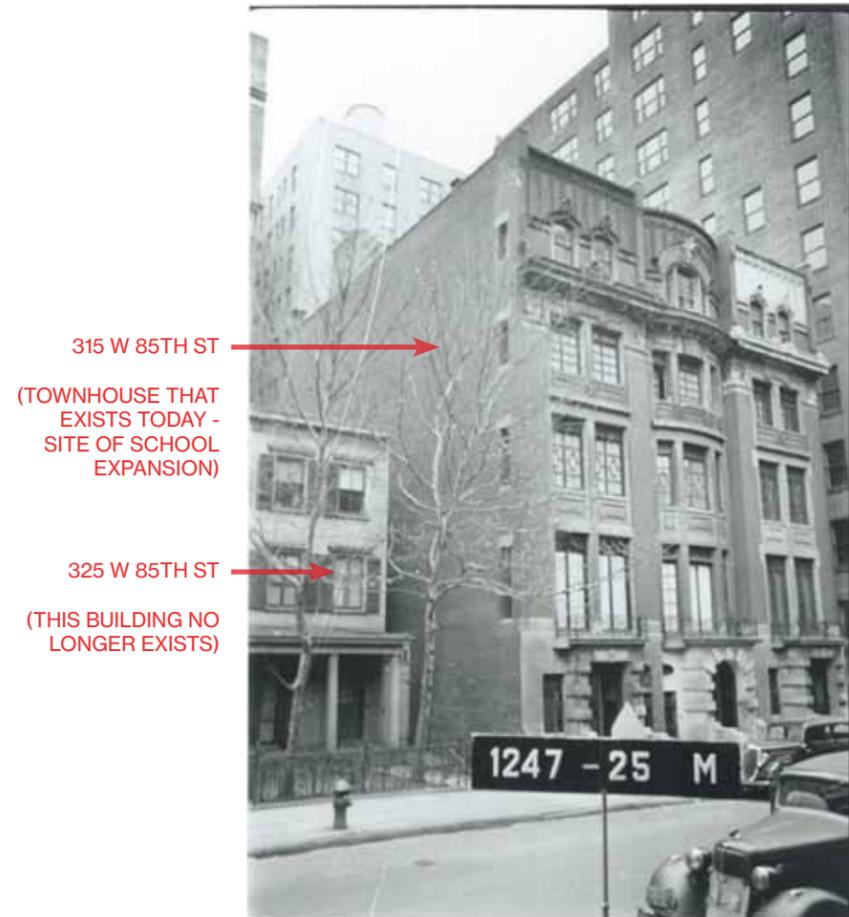
NOT TO SCALE



**EXISTING SITE PLAN**

PHOTO KEY, SEE EXISTING VIEWS, PAGES 5-7

325 West 85th Street



VIEW 'A'  
HISTORIC TAX PHOTO, ca. 1940



VIEW 'B'  
HISTORIC PHOTO (PRE-1996)



VIEW 'C'  
CURRENT PHOTO

**HISTORIC VIEWS**  
SEE KEY PLAN, P 3

VIEW 'D'

315 W 85TH ST →



VIEW 'E'

315 W 85TH ST →

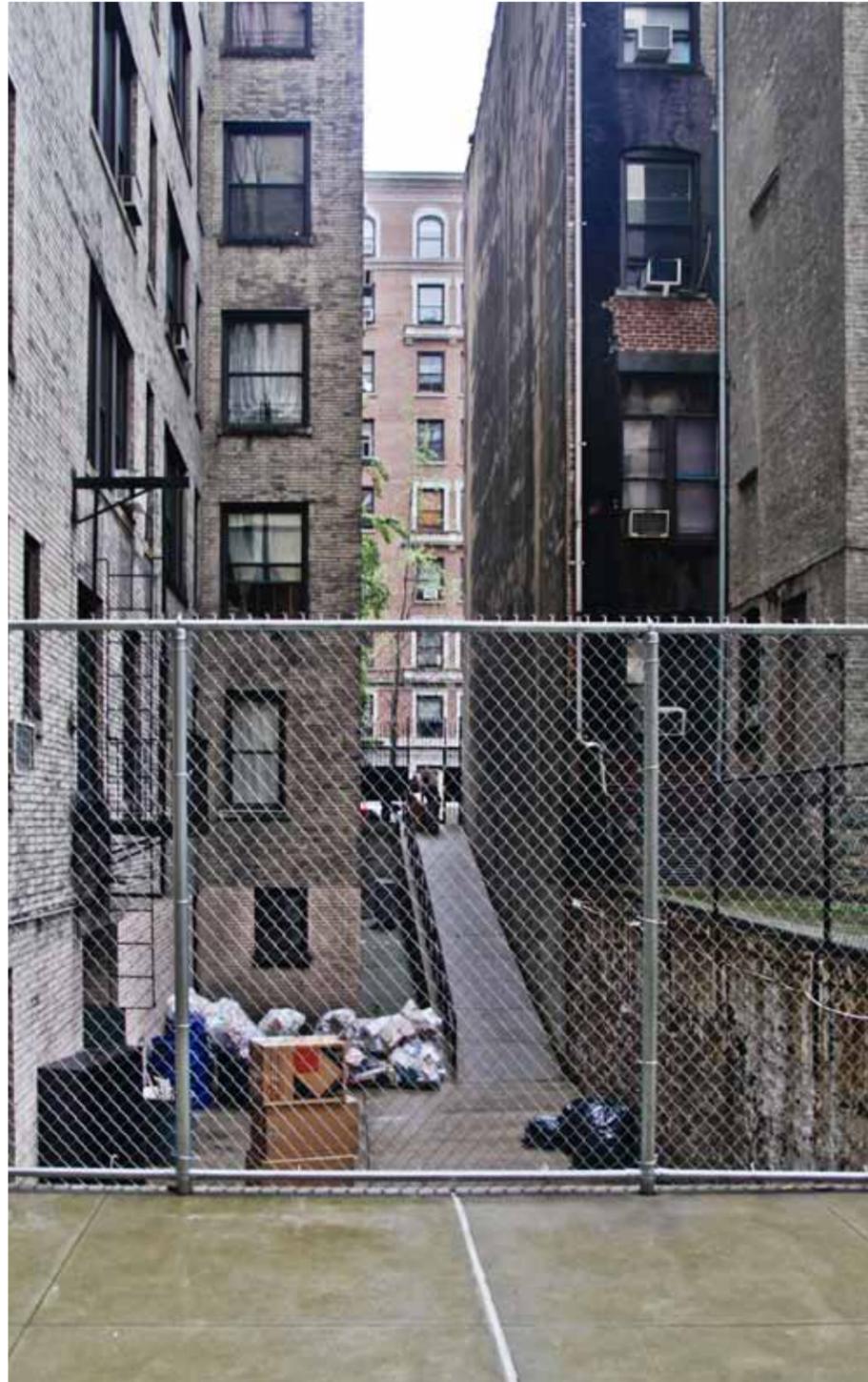


VIEW 'F'



**EXISTING VIEWS**  
SEE KEY PLAN, P 3

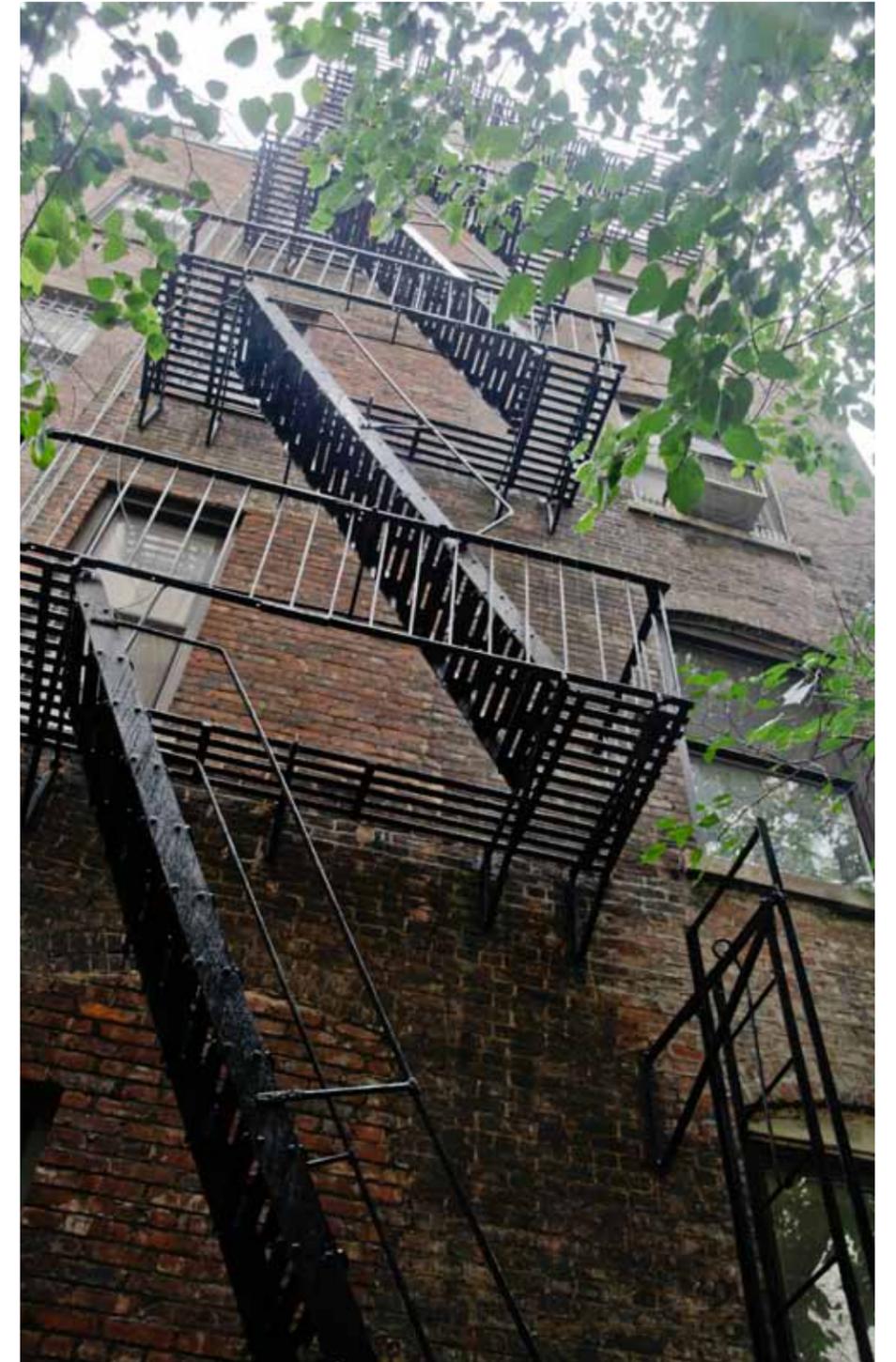
VIEW 'G'



VIEW 'H'



VIEW 'J'



**EXISTING VIEWS**  
SEE KEY PLAN, P 3

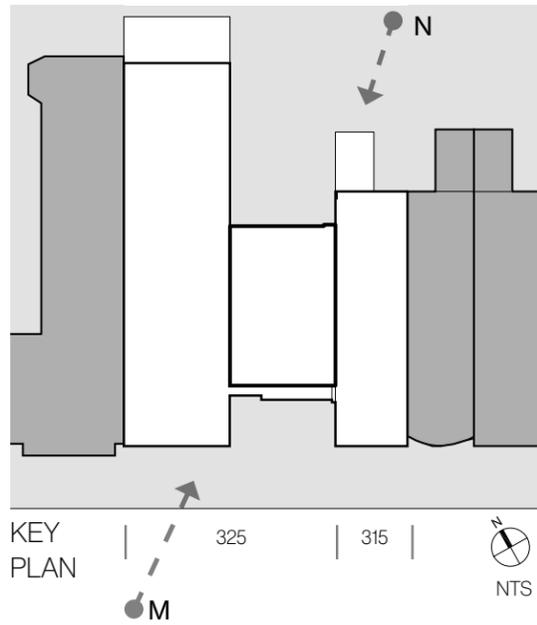
VIEW 'K'



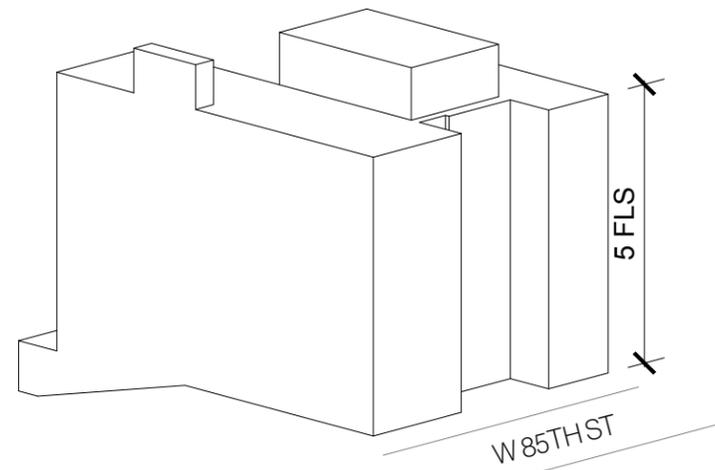
VIEW 'L'



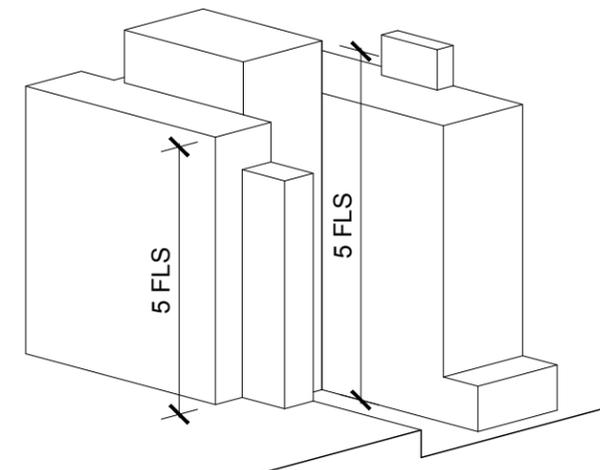
**EXISTING VIEWS**  
SEE KEY PLAN, P 3



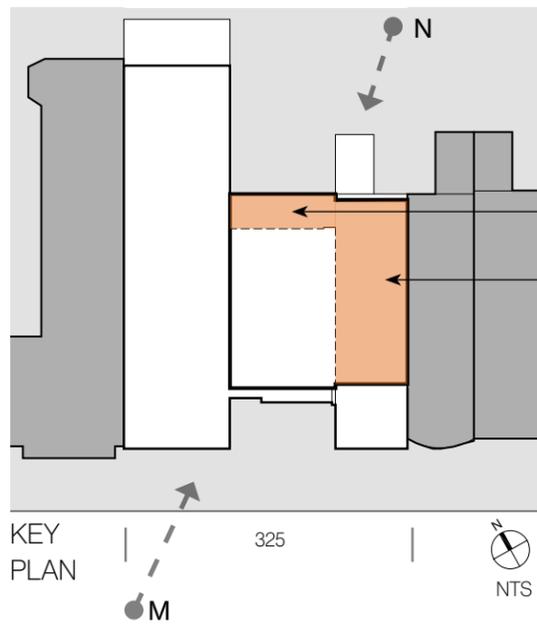
EXISTING



VIEW 'M'

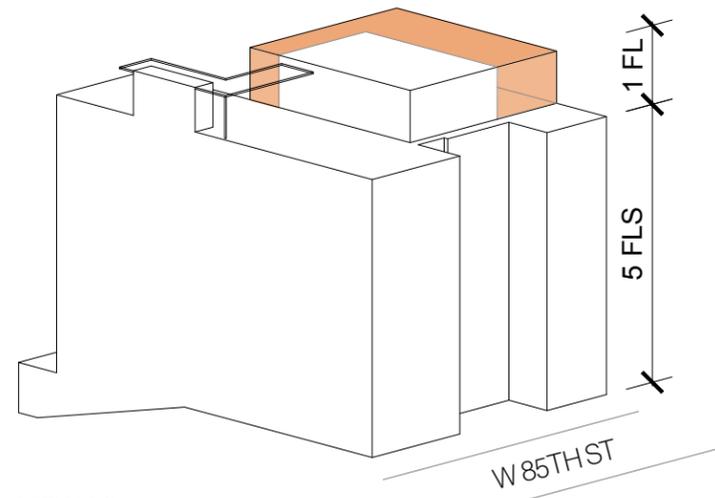


VIEW 'N'

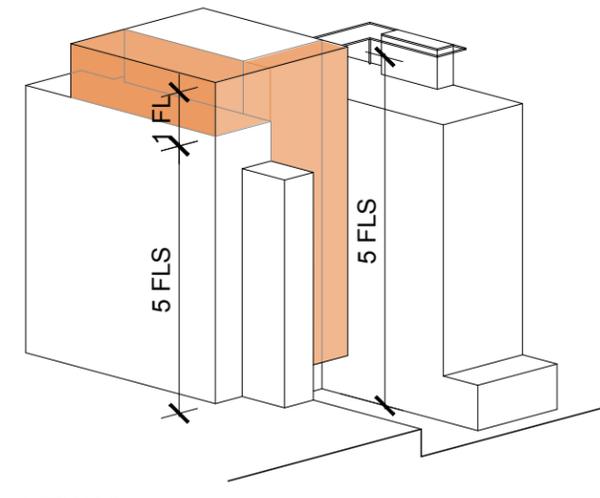


PROPOSED

5-STORY REAR ADDITION  
1-STORY ROOFTOP ADDITION



VIEW 'M'



VIEW 'N'

PROPOSED ADDITION AT ROOF LEVEL & REAR

325 West 85th Street

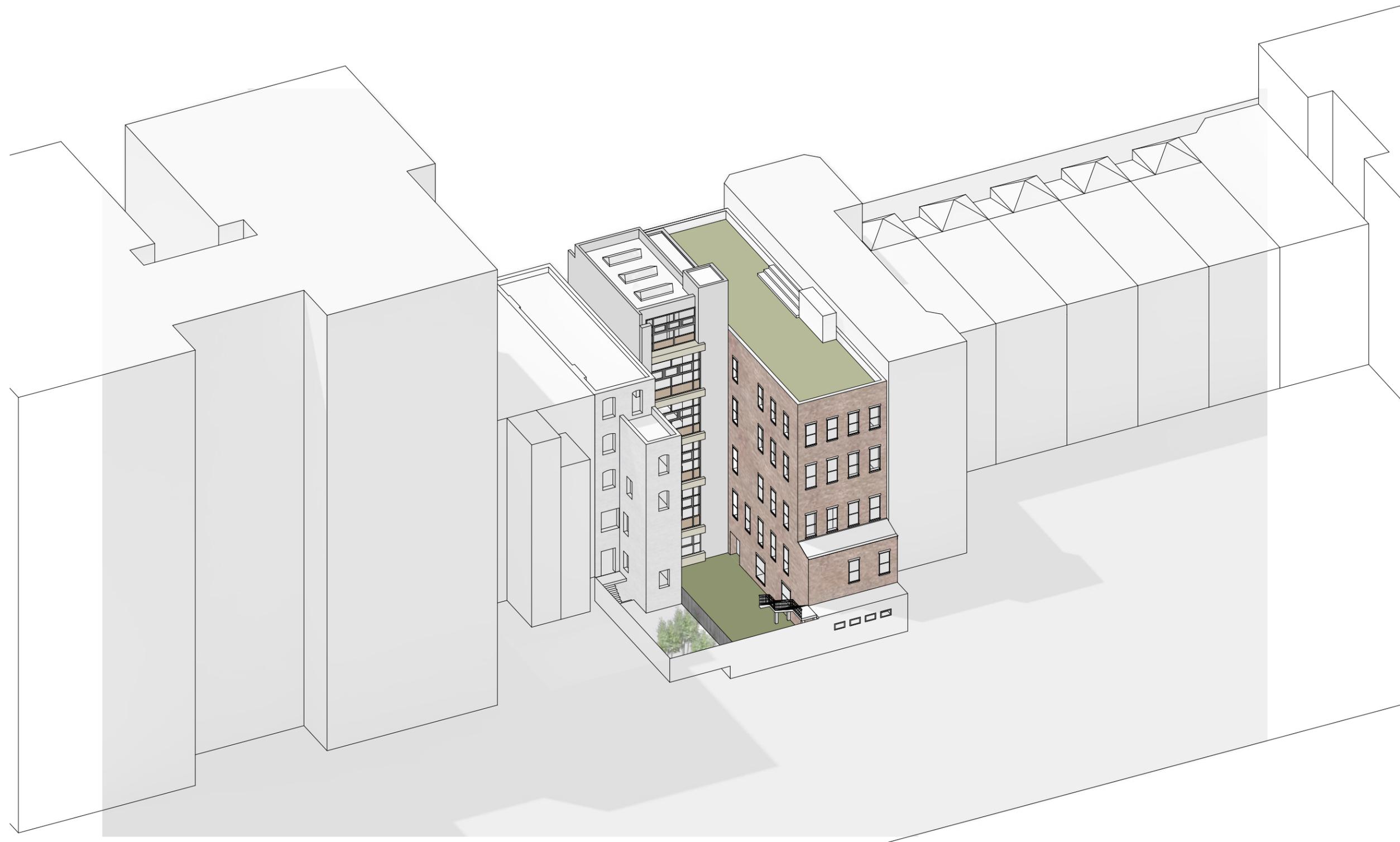


**RENDERED AERIAL VIEW**  
VIEW 'M': EXISTING; SEE KEY PLAN, P 8

325 West 85th Street



**RENDERED AERIAL VIEW**  
VIEW 'M': PROPOSED; SEE KEY PLAN, P 8

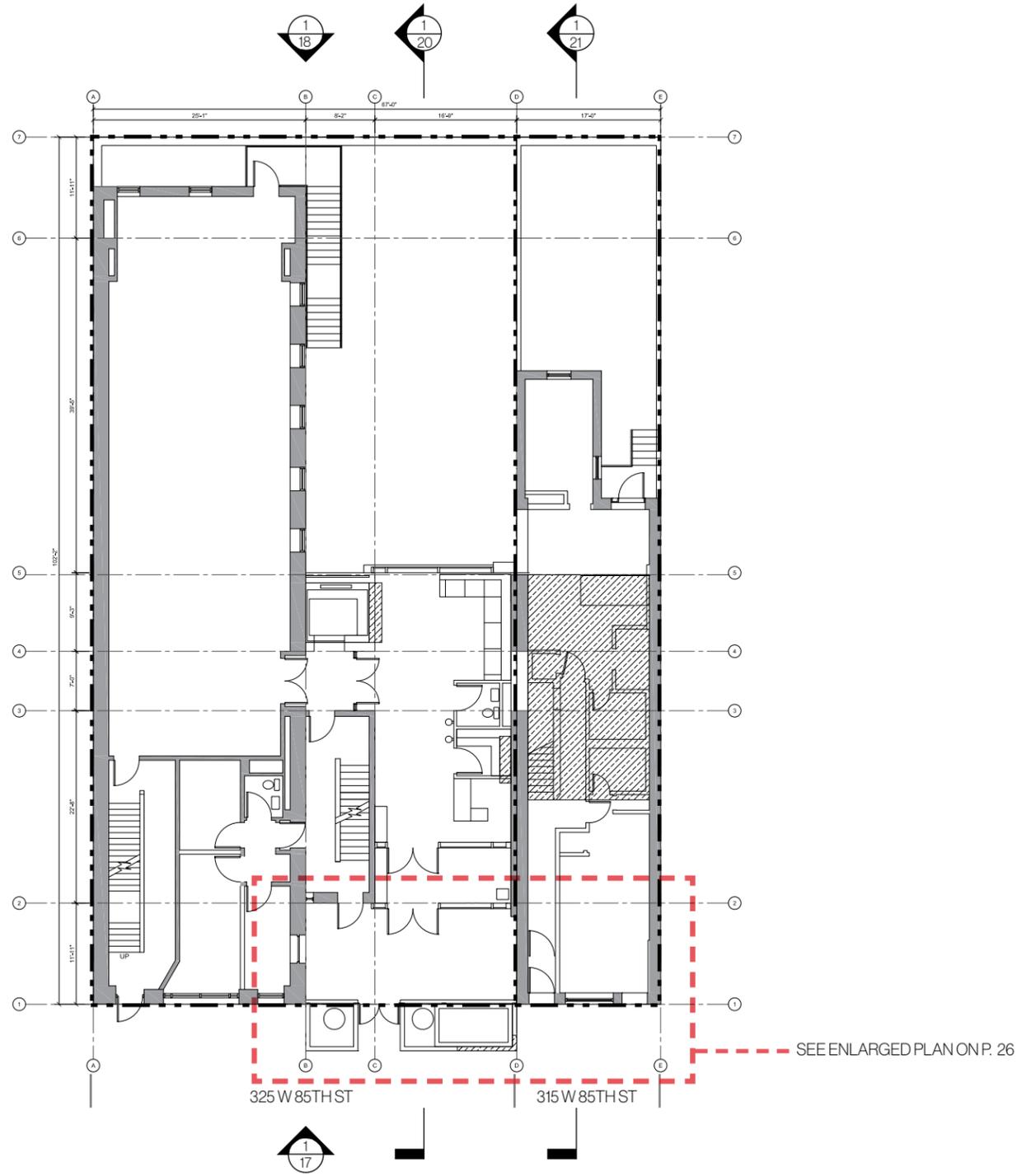


**RENDERED AERIAL VIEW**

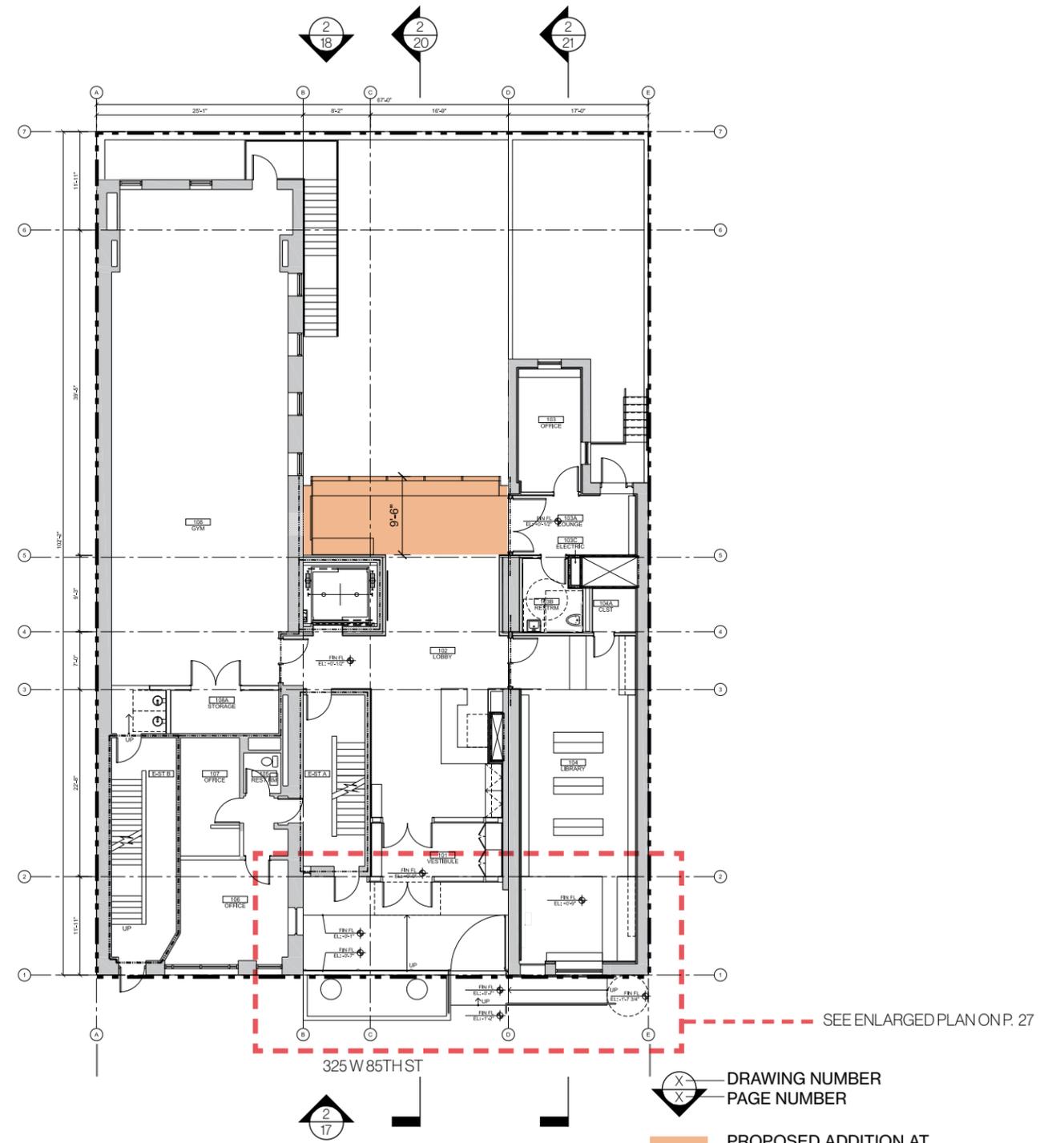
VIEW 'N': EXISTING; SEE KEY PLAN, P 8



**RENDERED AERIAL VIEW**  
VIEW 'N': PROPOSED; SEE KEY PLAN, P 8



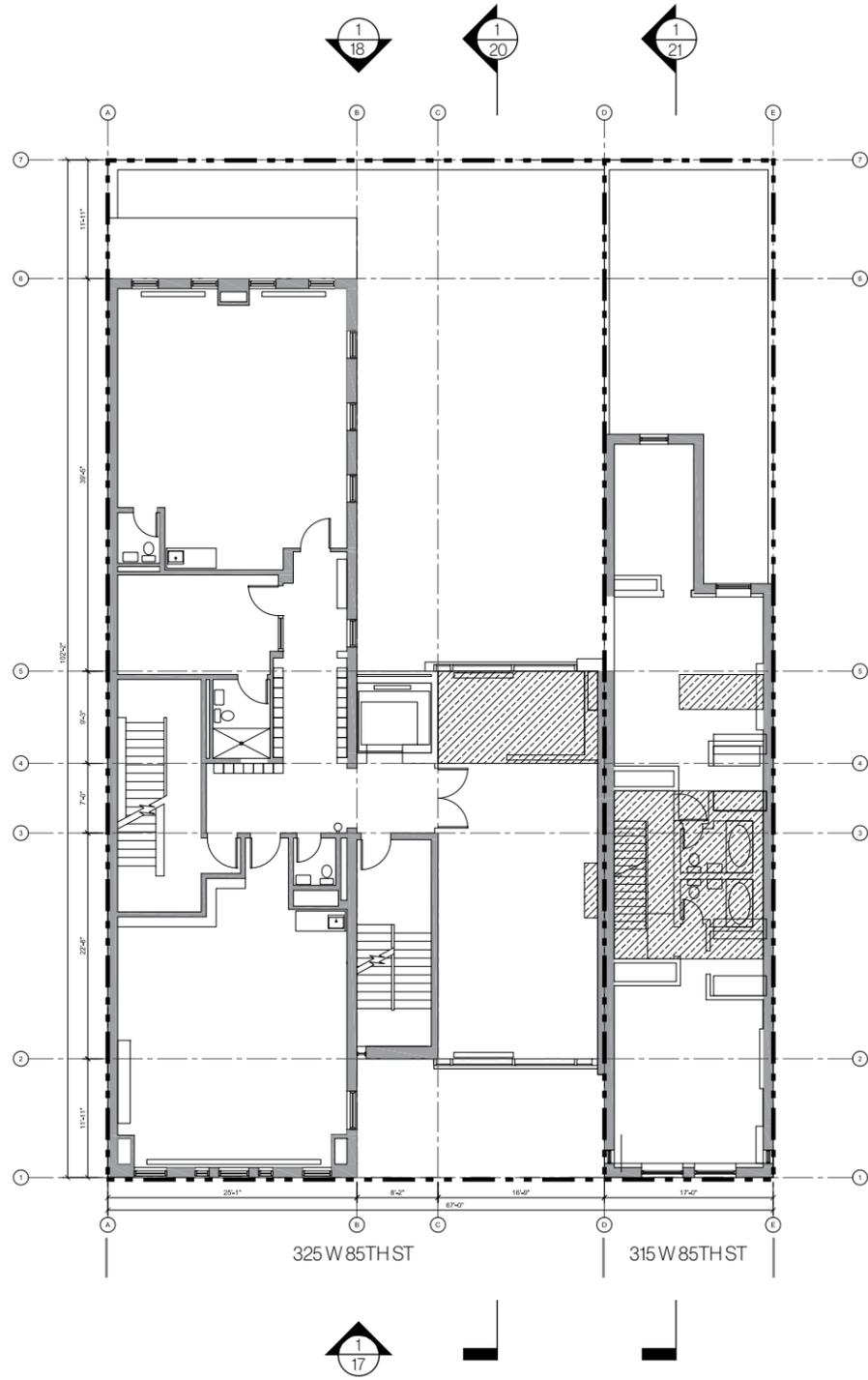
**1 FIRST FLOOR PLAN**  
EXISTING



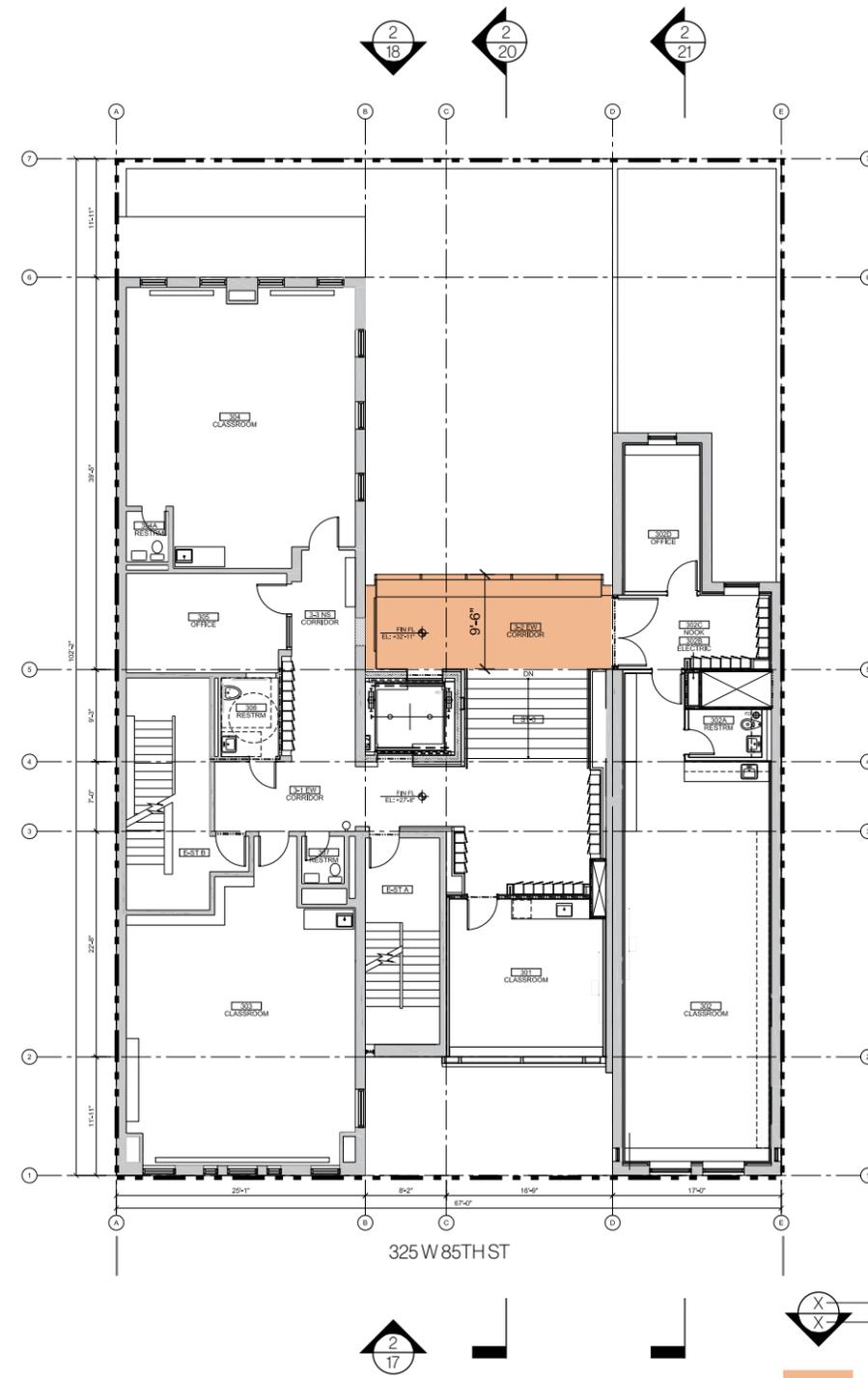
**2 FIRST FLOOR PLAN**  
PROPOSED

 DRAWING NUMBER  
PAGE NUMBER  
 PROPOSED ADDITION AT  
ROOF LEVEL & REAR  
 LOT LINE





**1 TYPICAL PLAN**  
EXISTING

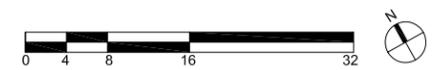


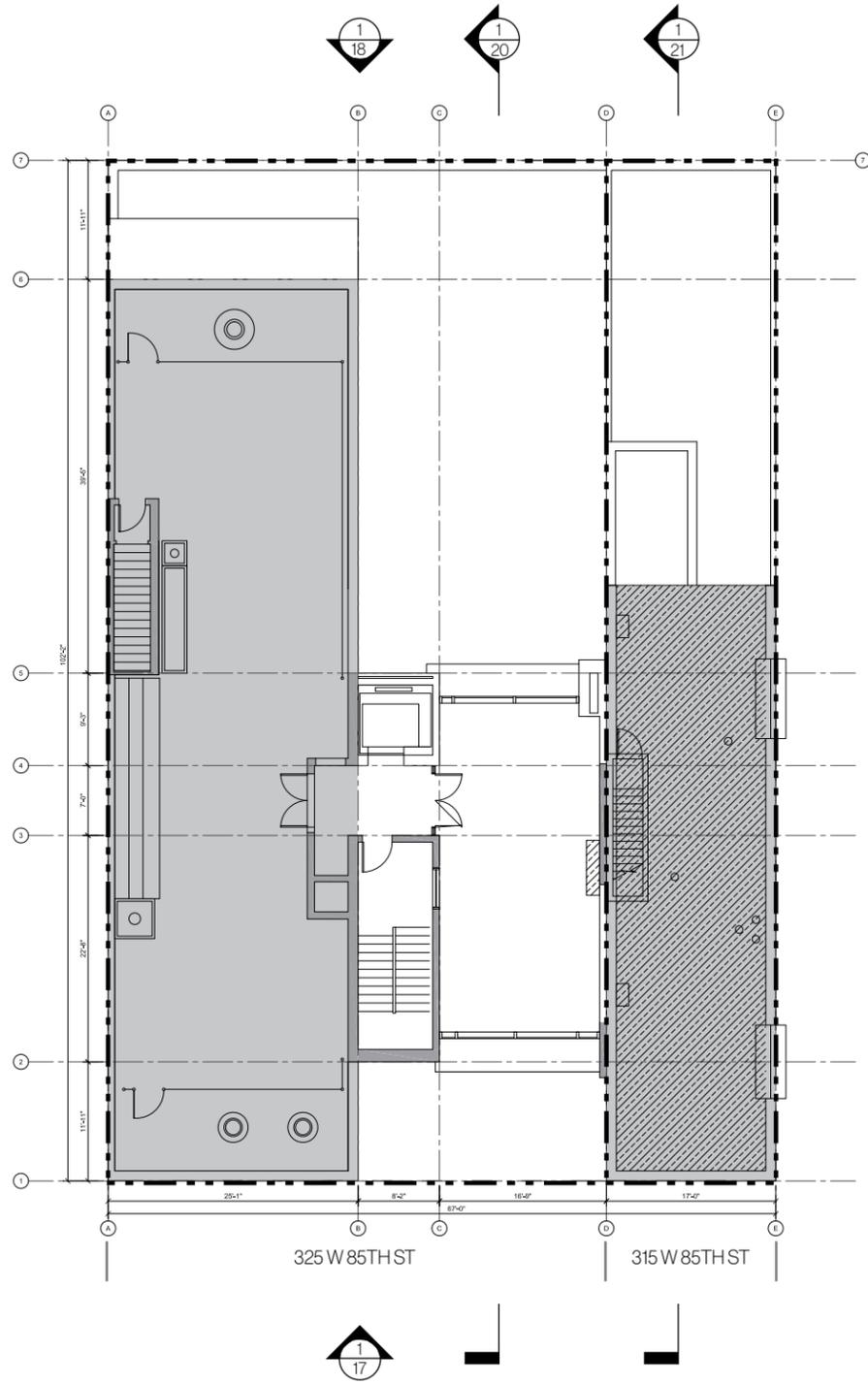
**2 TYPICAL PLAN**  
PROPOSED

DRAWING NUMBER  
PAGE NUMBER

PROPOSED ADDITION AT  
ROOF LEVEL & REAR

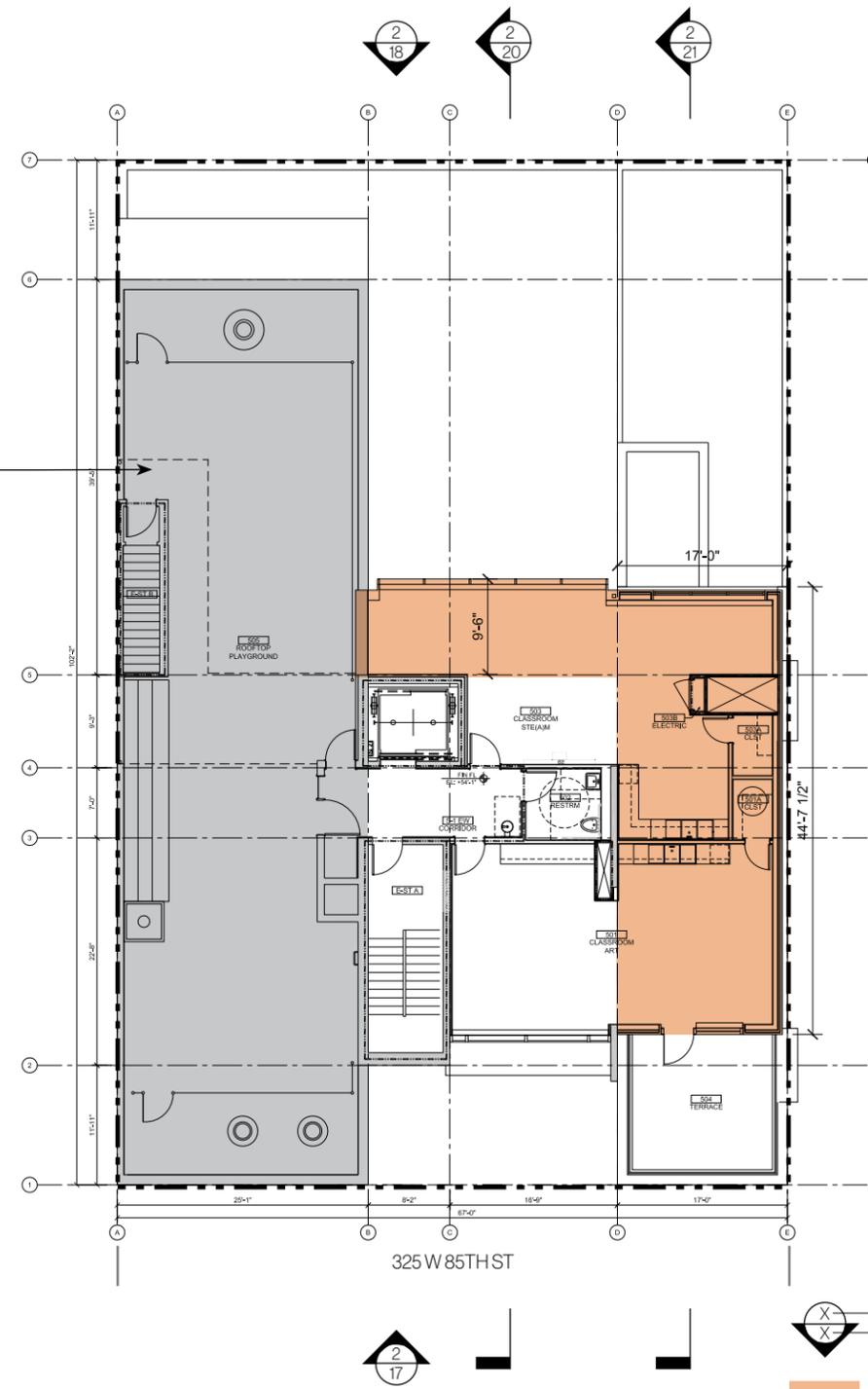
LOT LINE





**1 FIFTH FLOOR PLAN**  
EXISTING

NEW TRELLIS REQUIRED  
TO PROTECT EXISTING  
PATH OF EGRESS



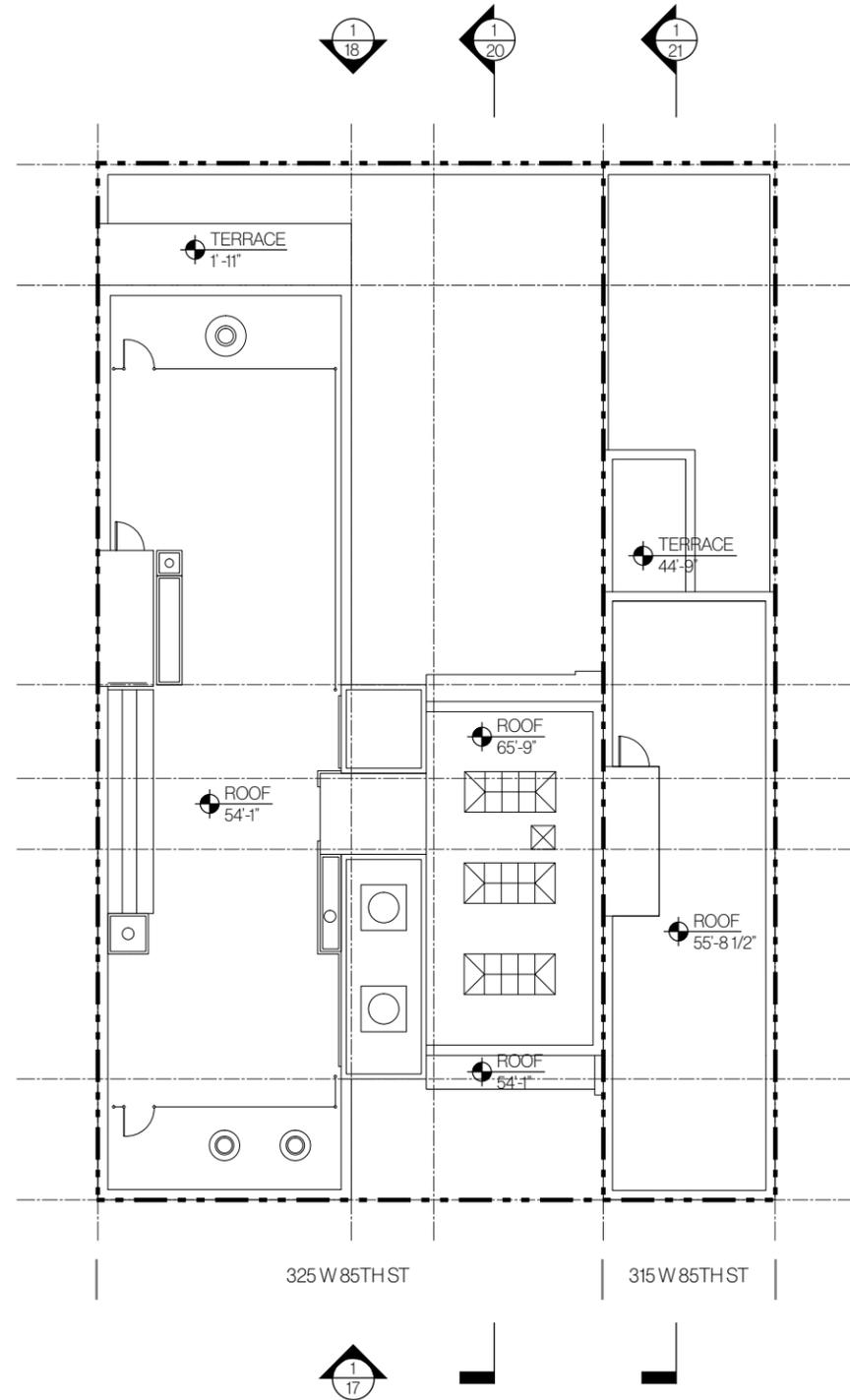
**2 FIFTH FLOOR PLAN**  
PROPOSED

DRAWING NUMBER  
PAGE NUMBER

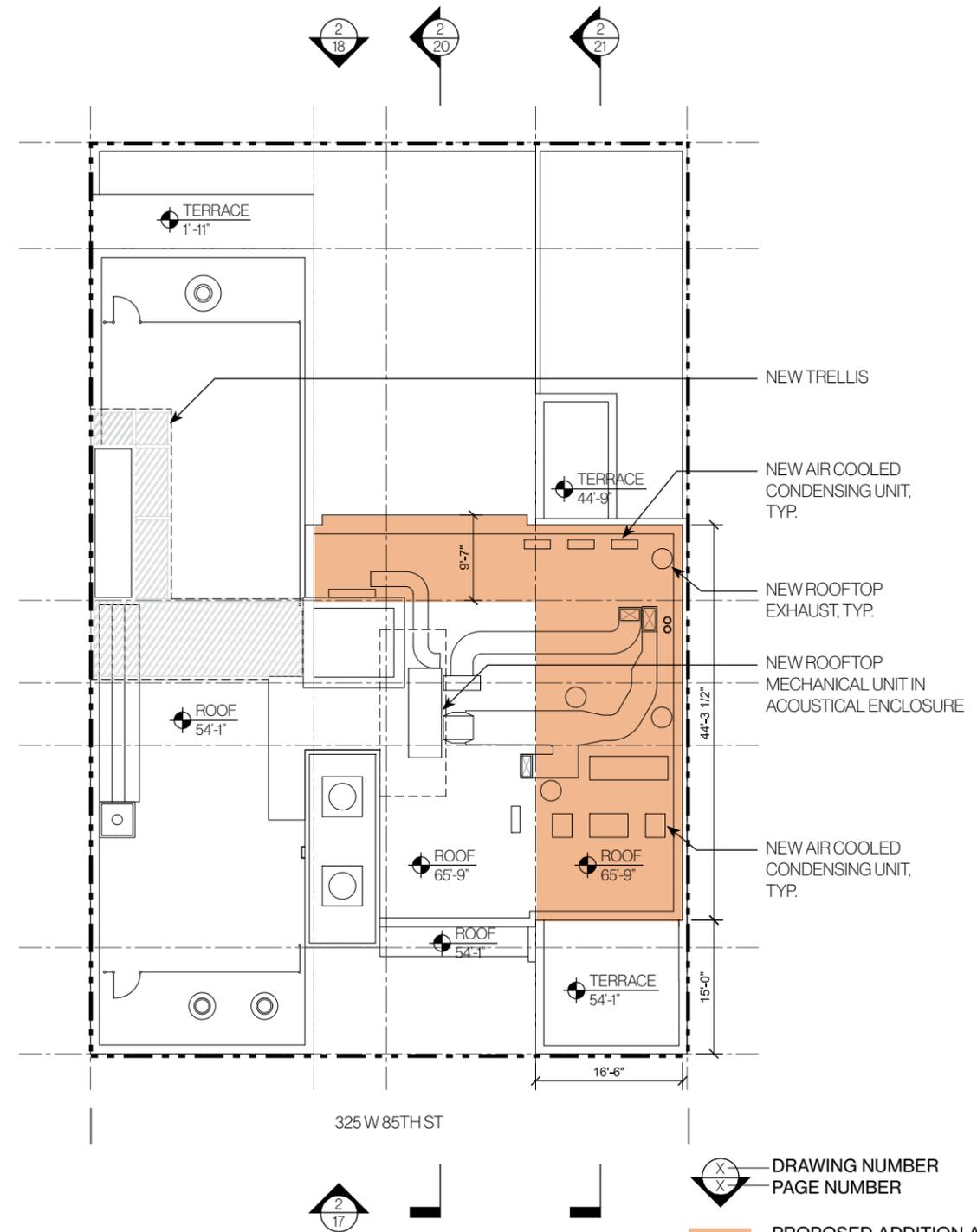
PROPOSED ADDITION AT  
ROOF LEVEL & REAR

LOT LINE

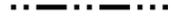




**1 ROOF PLAN**  
EXISTING



**2 ROOF PLAN**  
PROPOSED

 DRAWING NUMBER  
PAGE NUMBER  
 PROPOSED ADDITION AT  
ROOF LEVEL & REAR  
 LOT LINE  
  




**1 SOUTH ELEVATION**  
EXISTING

**2 SOUTH ELEVATION**  
PROPOSED

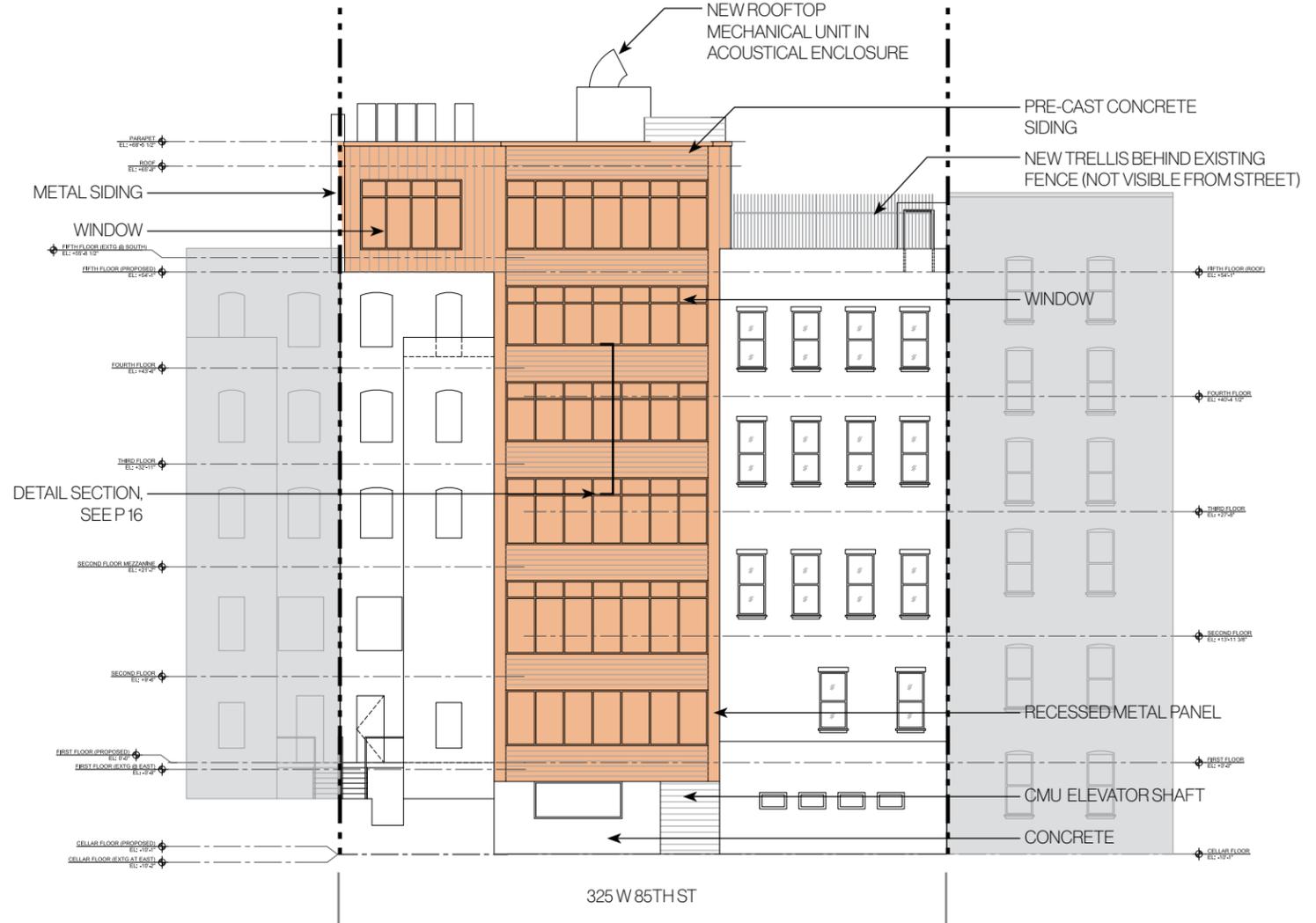
PROPOSED ADDITION AT  
ROOF LEVEL & REAR

LOT LINE





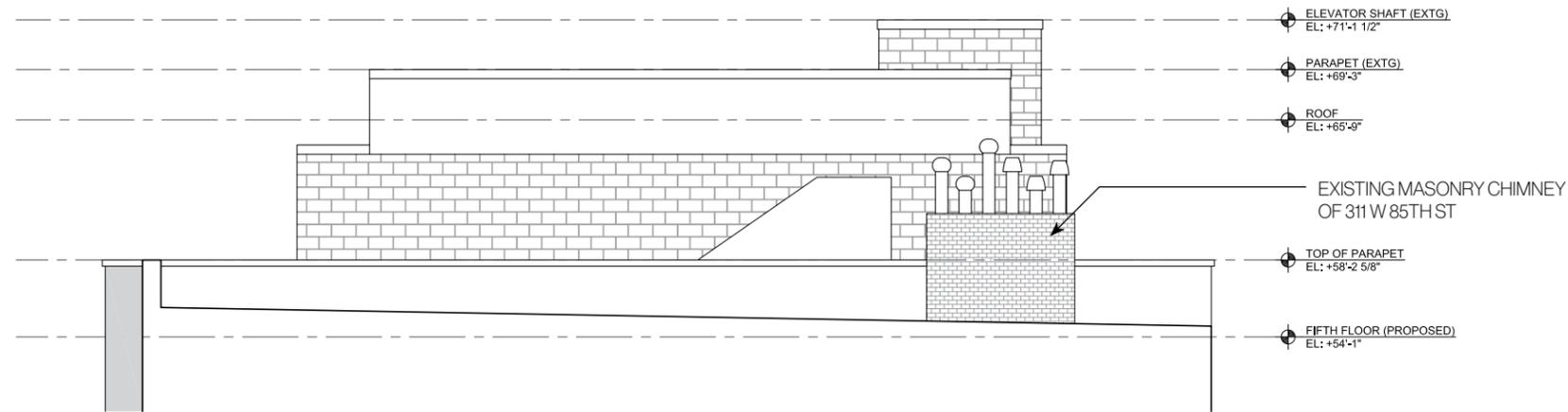
**1 NORTH ELEVATION**  
EXISTING



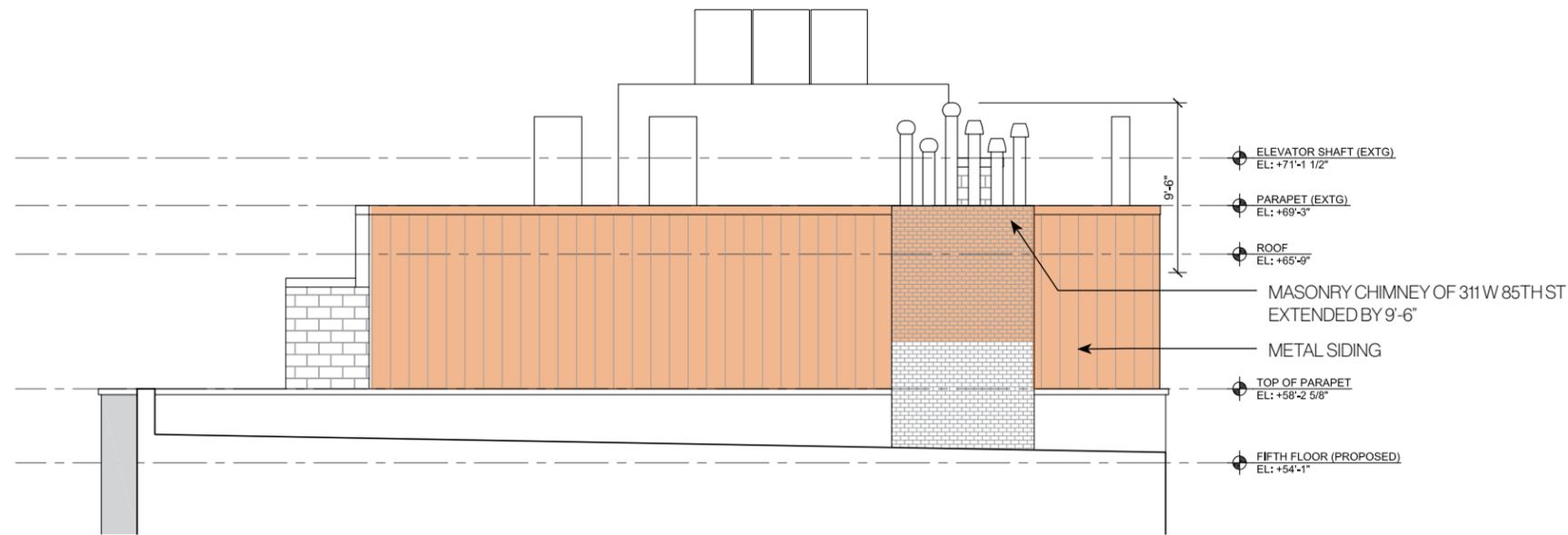
**2 NORTH ELEVATION**  
PROPOSED

PROPOSED ADDITION AT ROOF LEVEL & REAR  
 LOT LINE





**1 EAST ELEVATION FROM ROOF OF 311**  
EXISTING



**2 EAST ELEVATION FROM ROOF OF 311**  
PROPOSED



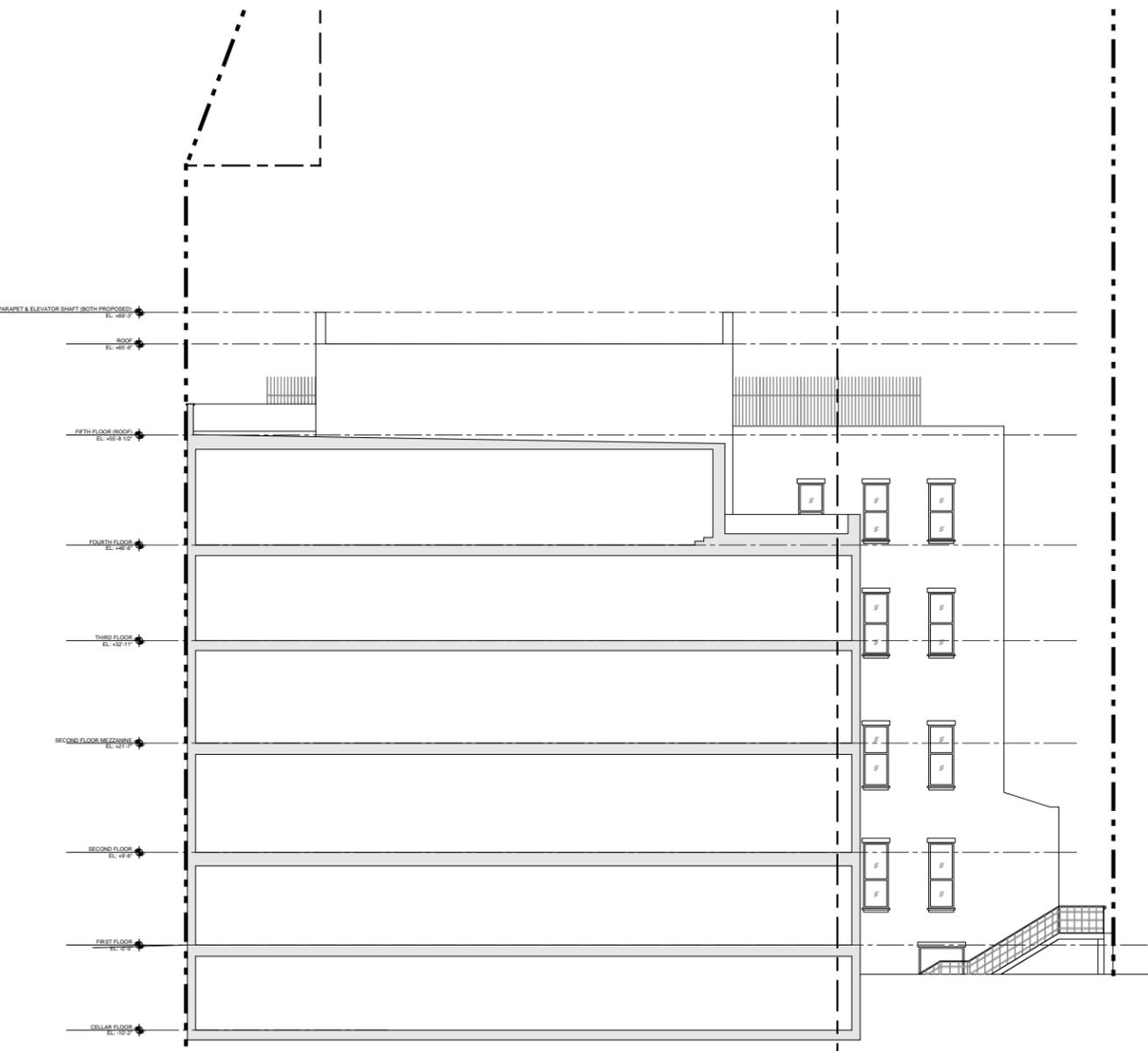
**1 SECTION THROUGH 325 W 85TH ST**  
EXISTING



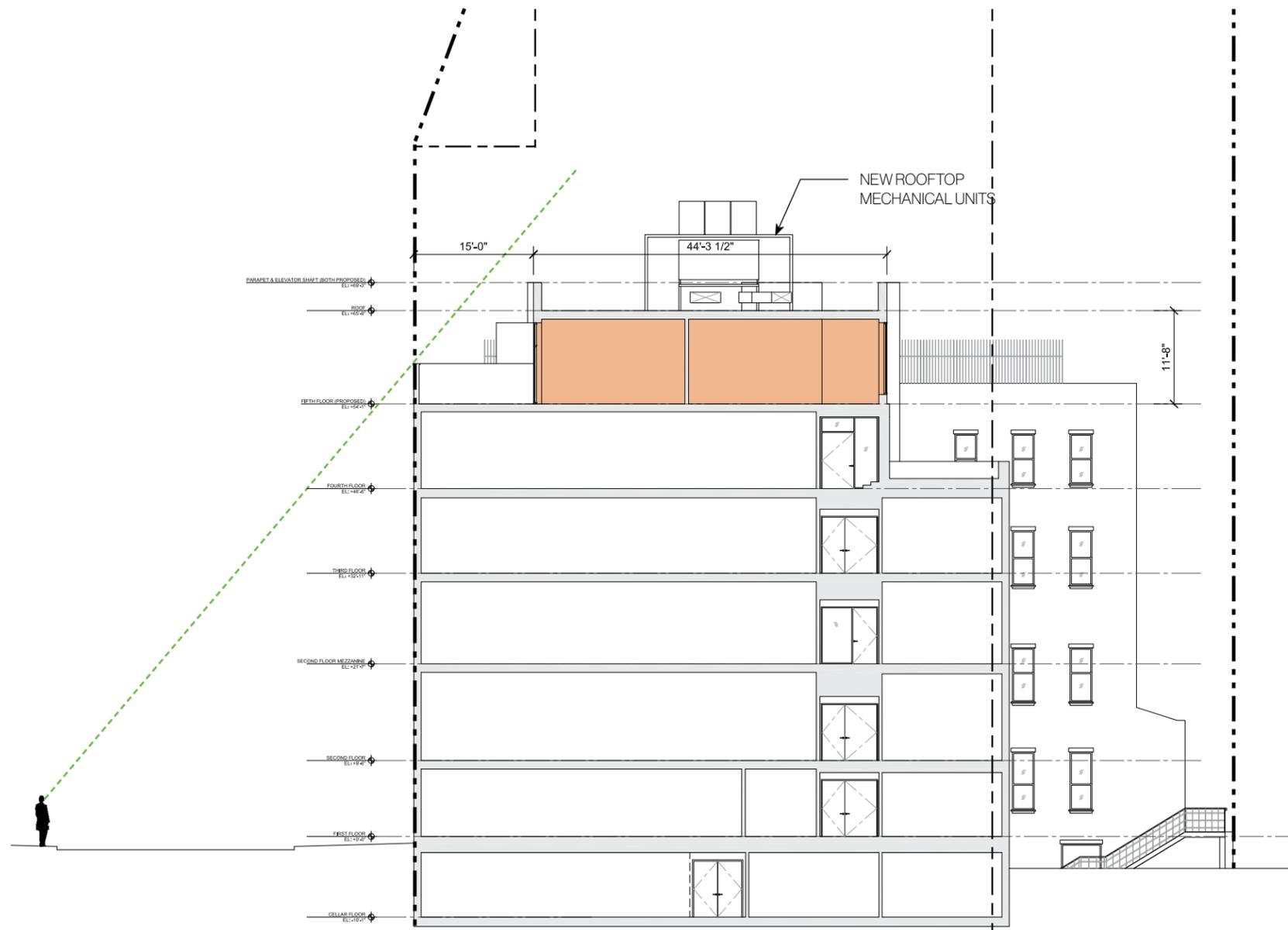
**2 SECTION THROUGH 325 W 85TH ST**  
PROPOSED

- SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - BUILDING SETBACKS
- · · LOT LINE





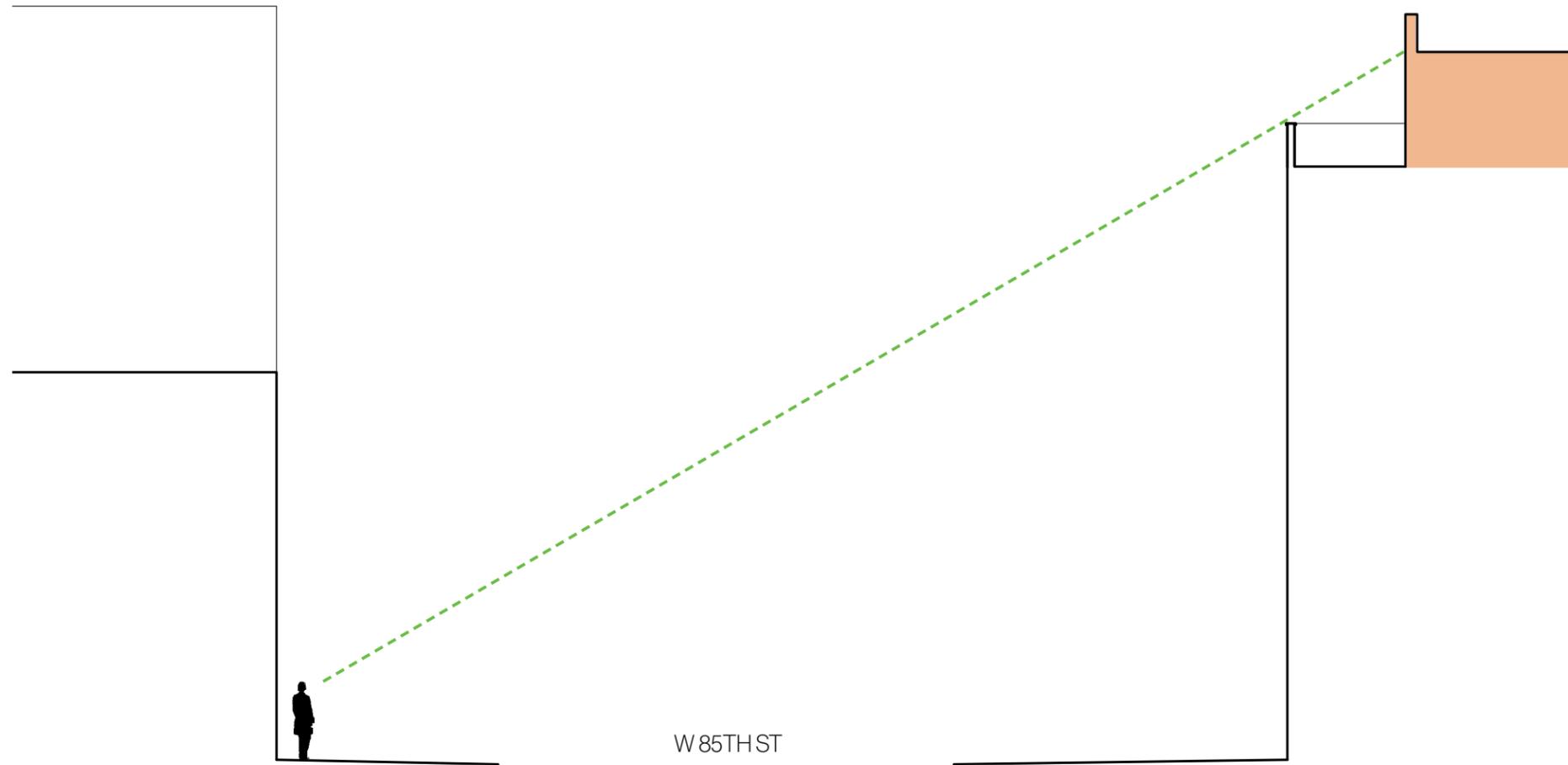
**1 SECTION THROUGH 315 W 85TH ST**  
EXISTING



**2 SECTION THROUGH 315 W 85TH ST**  
PROPOSED

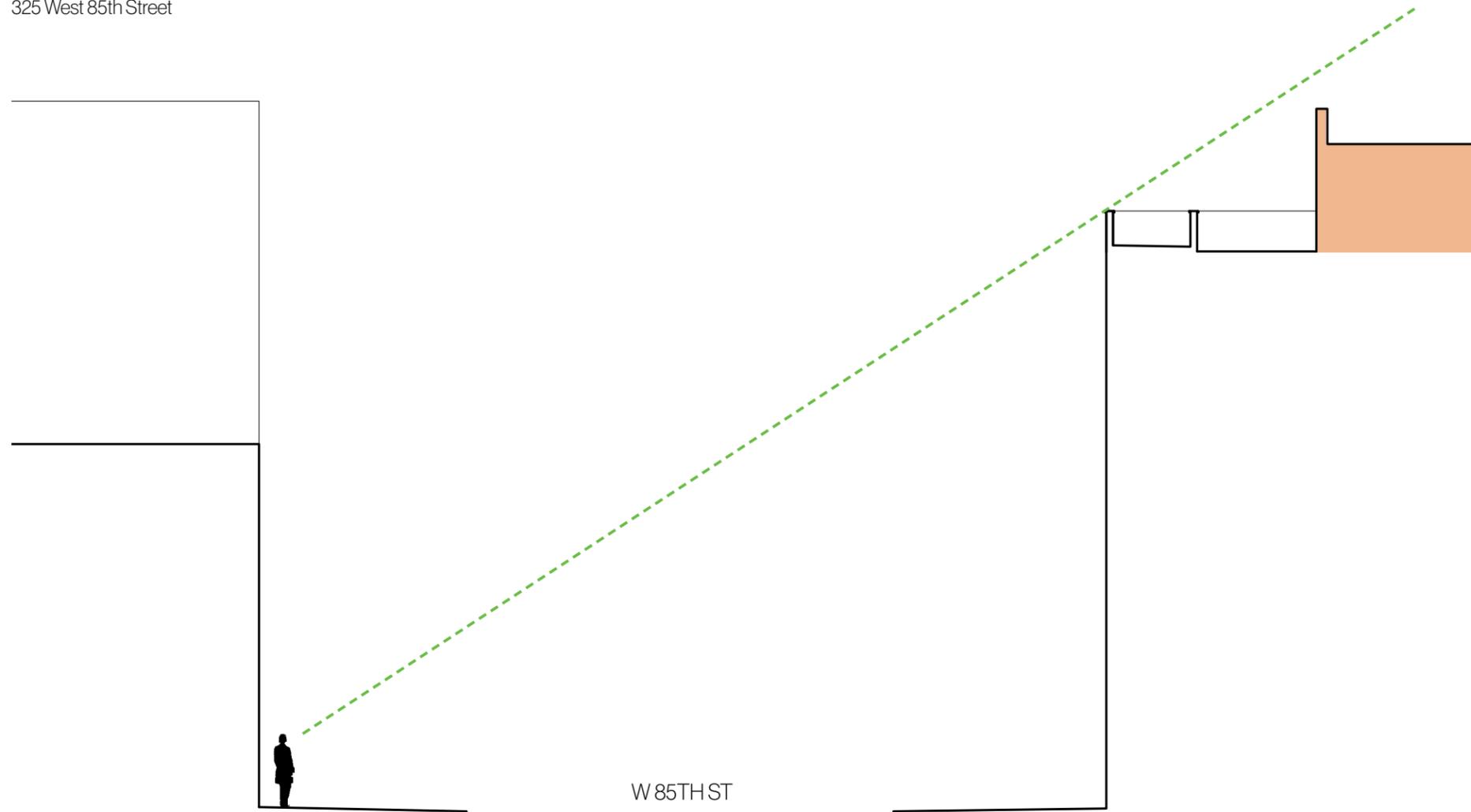
- SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - BUILDING SETBACKS
- · - · - LOT LINE





- SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - BUILDING SETBACKS
- · · LOT LINE

**OBLIQUE SECTION SHOWING SIGHT LINE FROM WEST OF 315**  
PROPOSED



- SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - BUILDING SETBACKS
- · · · · LOT LINE

**OBLIQUE SECTION SHOWING SIGHT LINE FROM EAST OF 315**  
PROPOSED



HISTORIC PHOTO SHOWING ORIGINAL MANSARD-STYLE ROOF OF 315 W 85TH ST



STANDING SEAM METAL SIDING: EXAMPLES

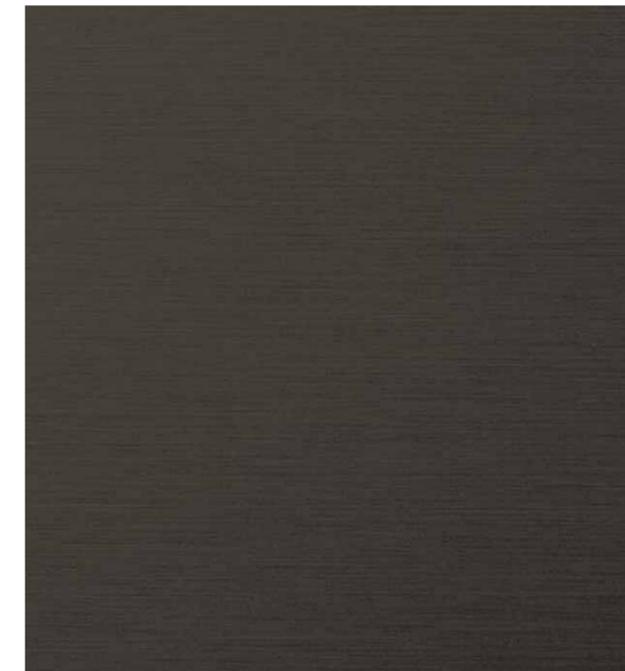
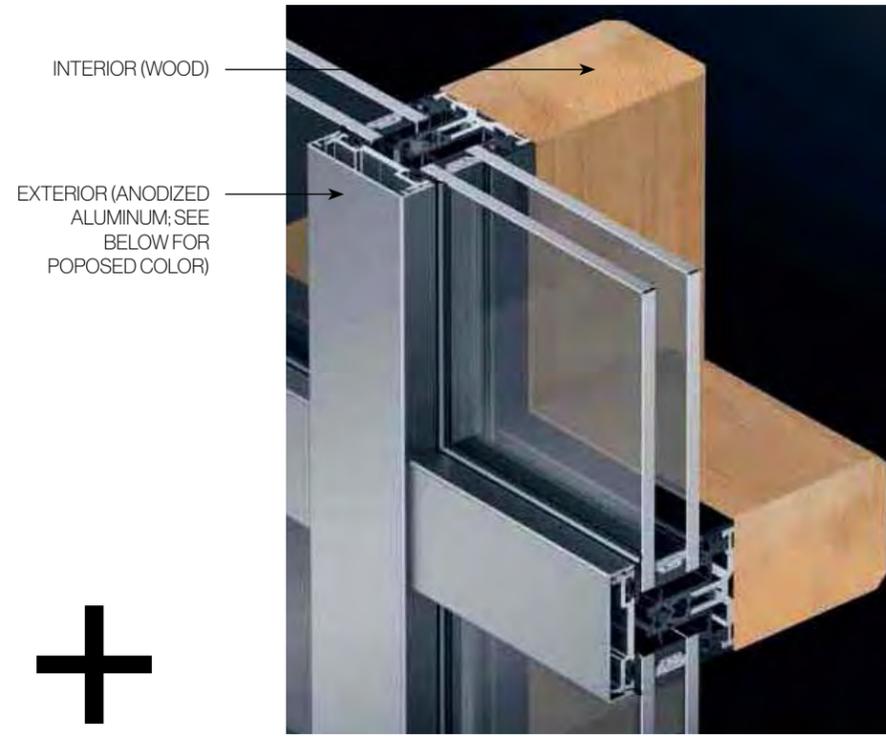


METAL SIDING: PROPOSED COLOR

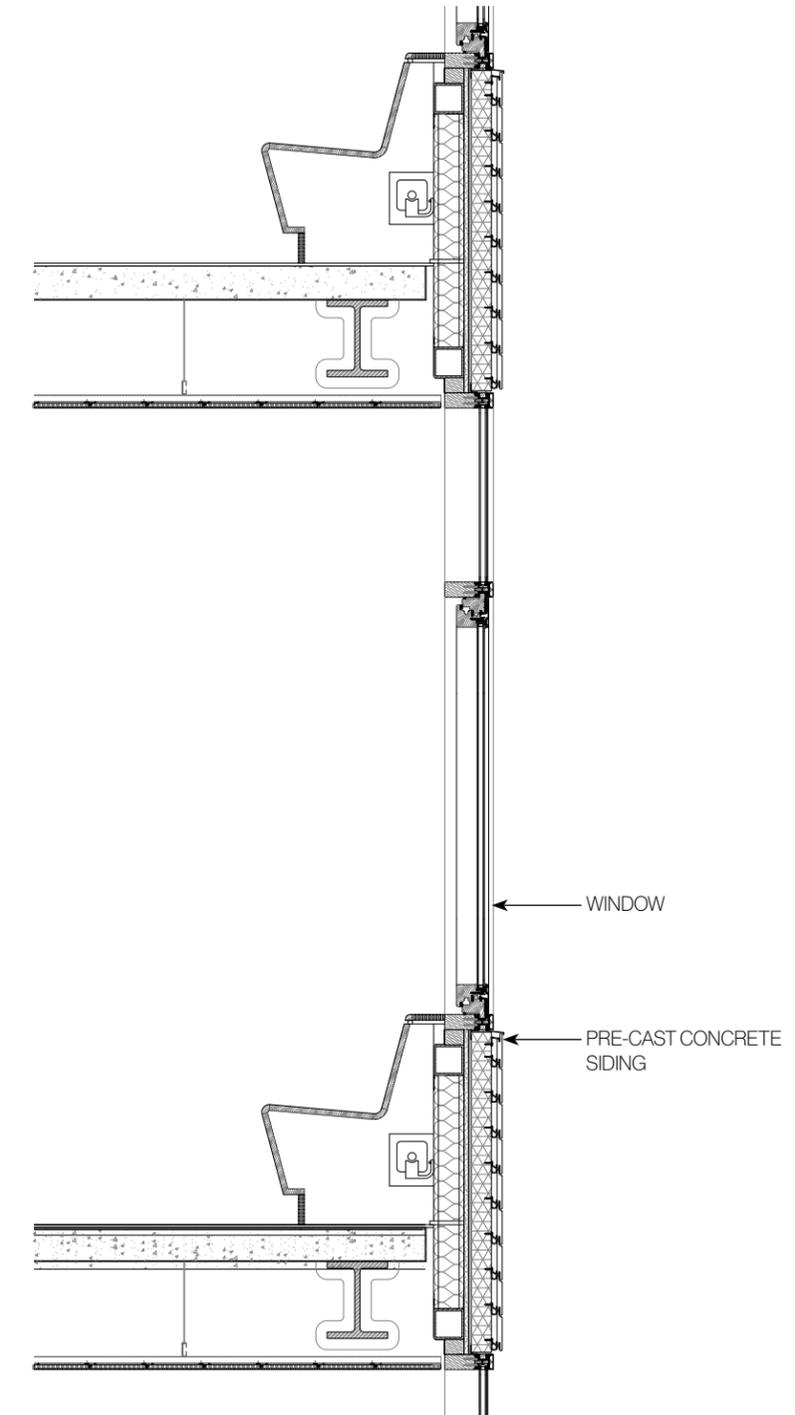
**FACADE MATERIALITY**  
ROOFTOP ADDITION



PRE-CAST CONCRETE SIDING



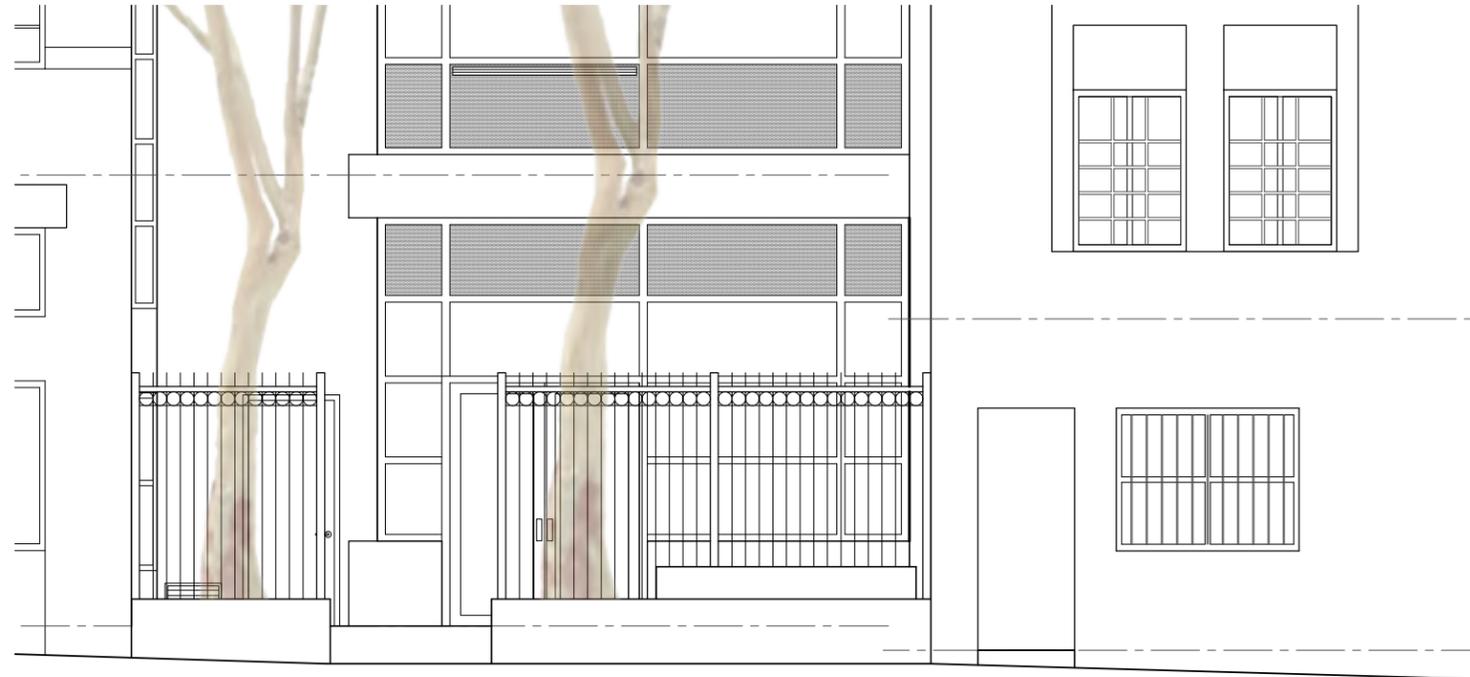
WOOD/ALUMINUM WINDOW SYSTEM



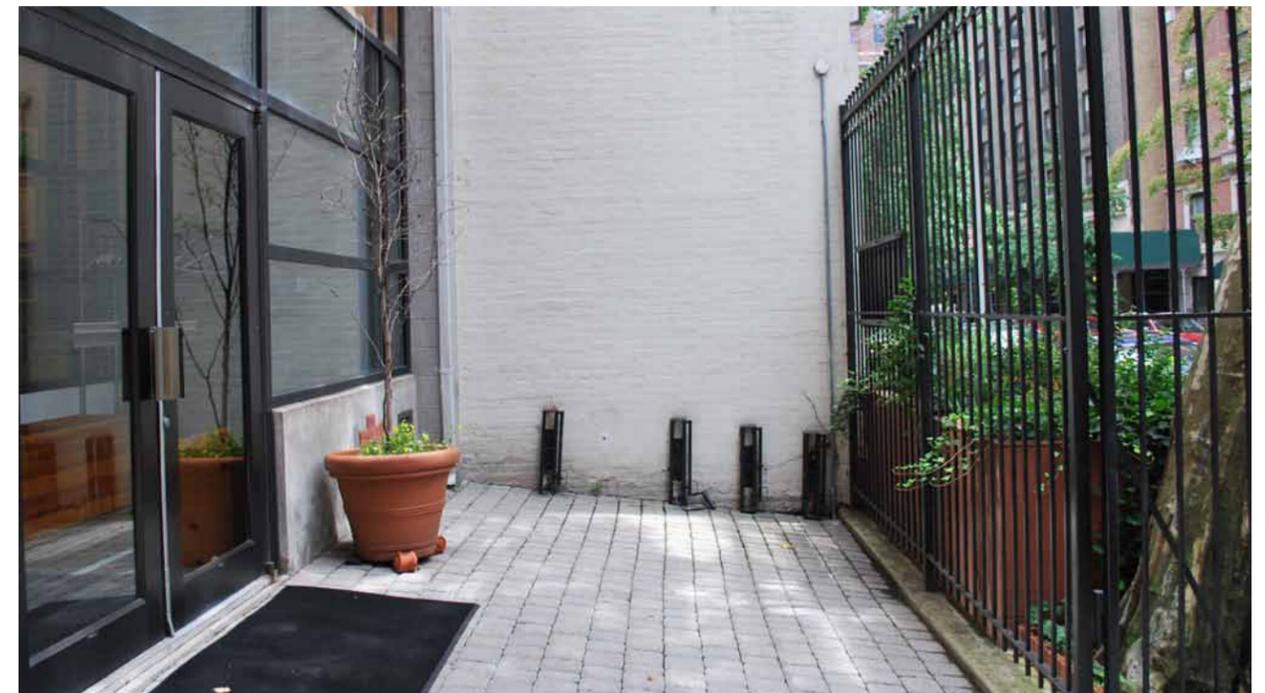
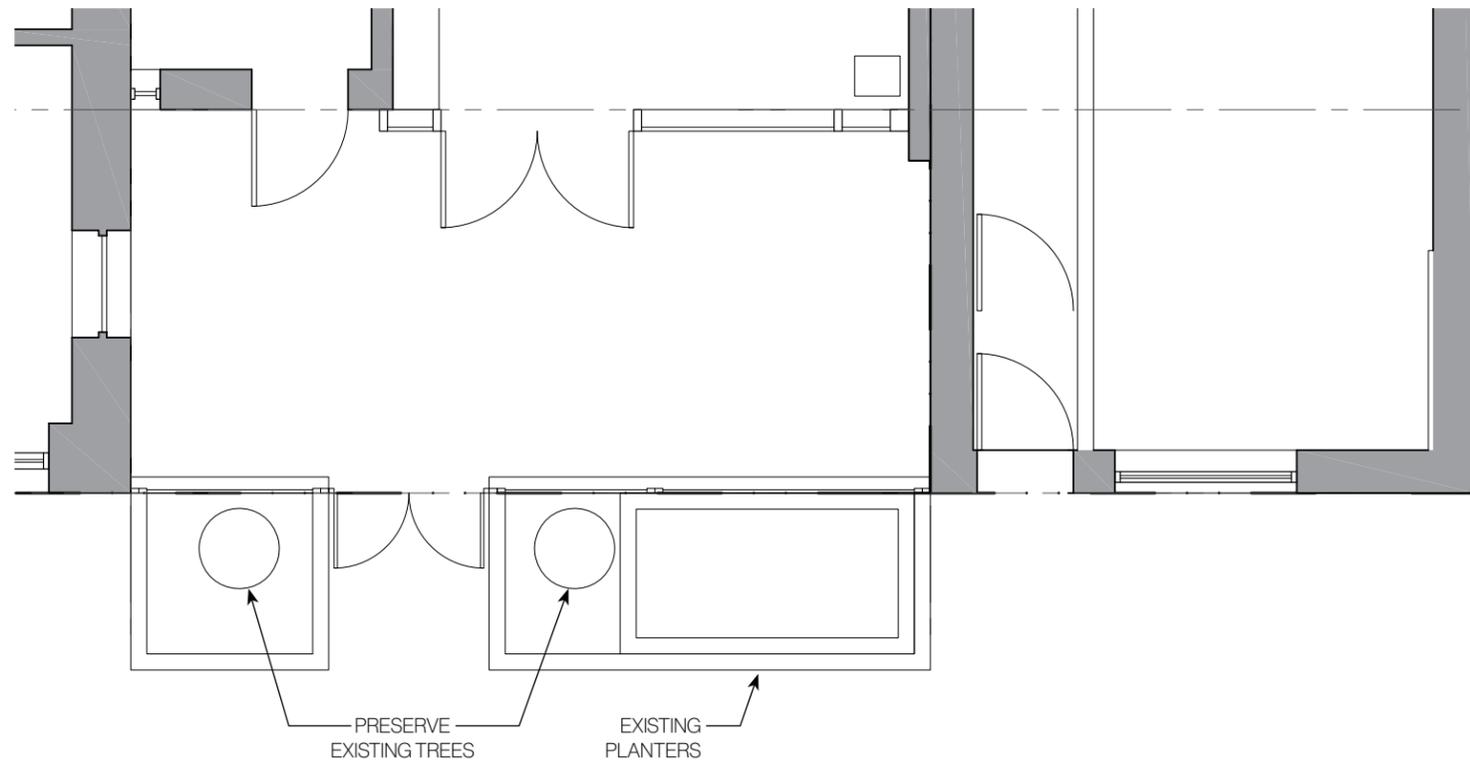
DETAIL SECTION

**FACADE MATERIALITY**  
REAR ADDITION

325 West 85th Street



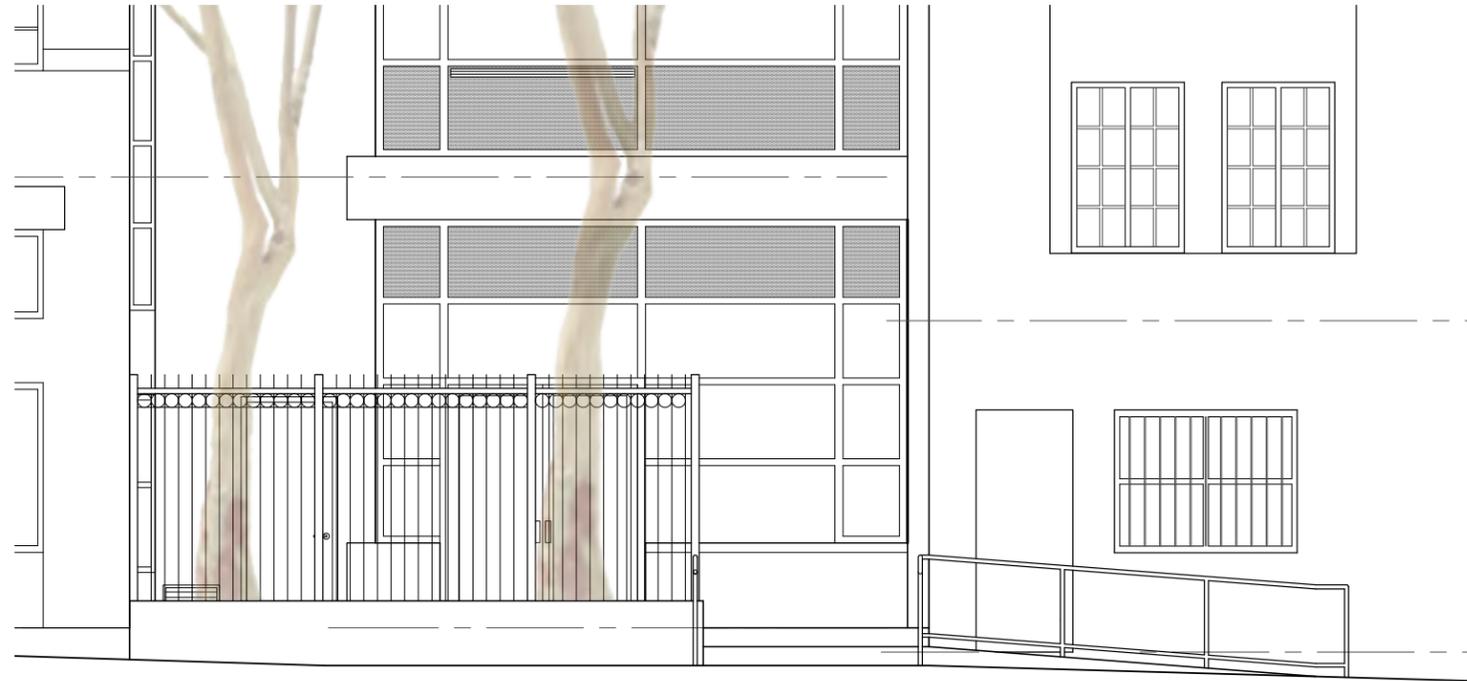
(CURRENT PHOTO: FRONT FACADE)



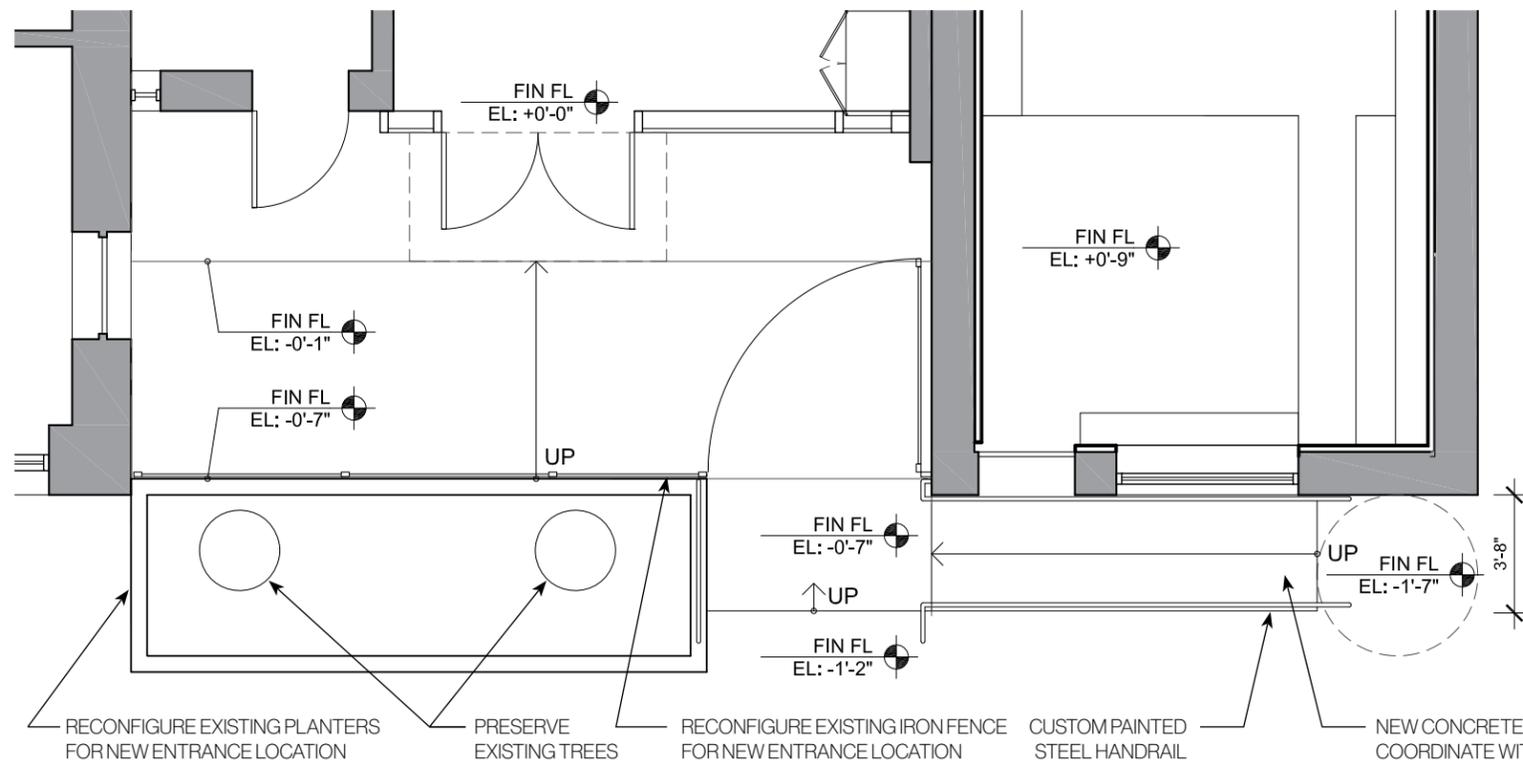
(CURRENT PHOTO: SLOPE AT ENTRY)

**ENTRY DETAIL**  
EXISTING

325 West 85th Street



(CURRENT PHOTO: FRONT FACADE)



(CURRENT PHOTOS: SIDEWALK IN FRONT OF 325 W 85TH ST)

**ENTRY DETAIL**

PROPOSED (SEE FIRST FLOOR PLAN ON P. 14)



NORTH SIDE OF W 85TH ST (333 W 85TH ST)  
FACING EAST

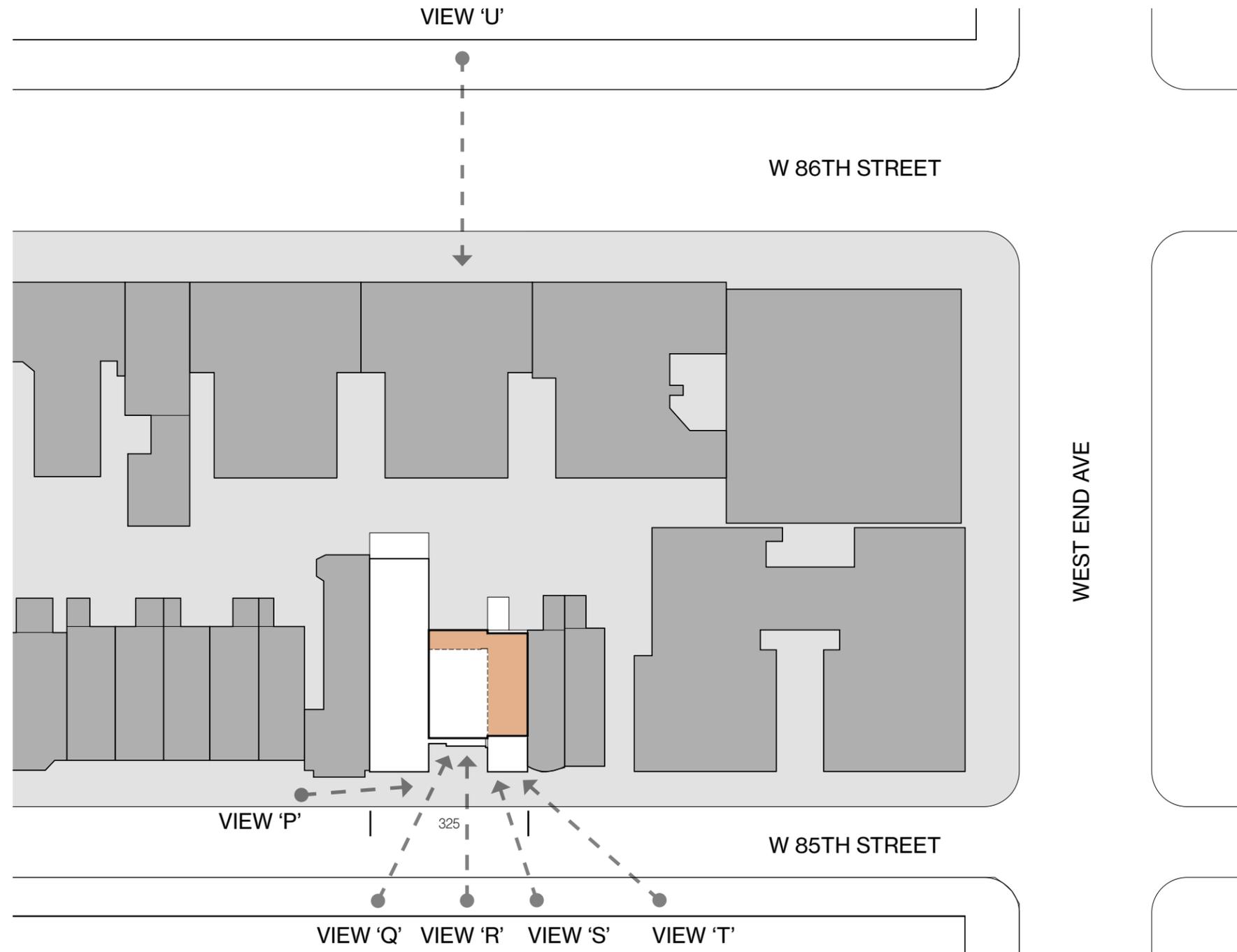


NORTH SIDE OF W 85TH ST (229 W 85TH ST)  
FACING EAST

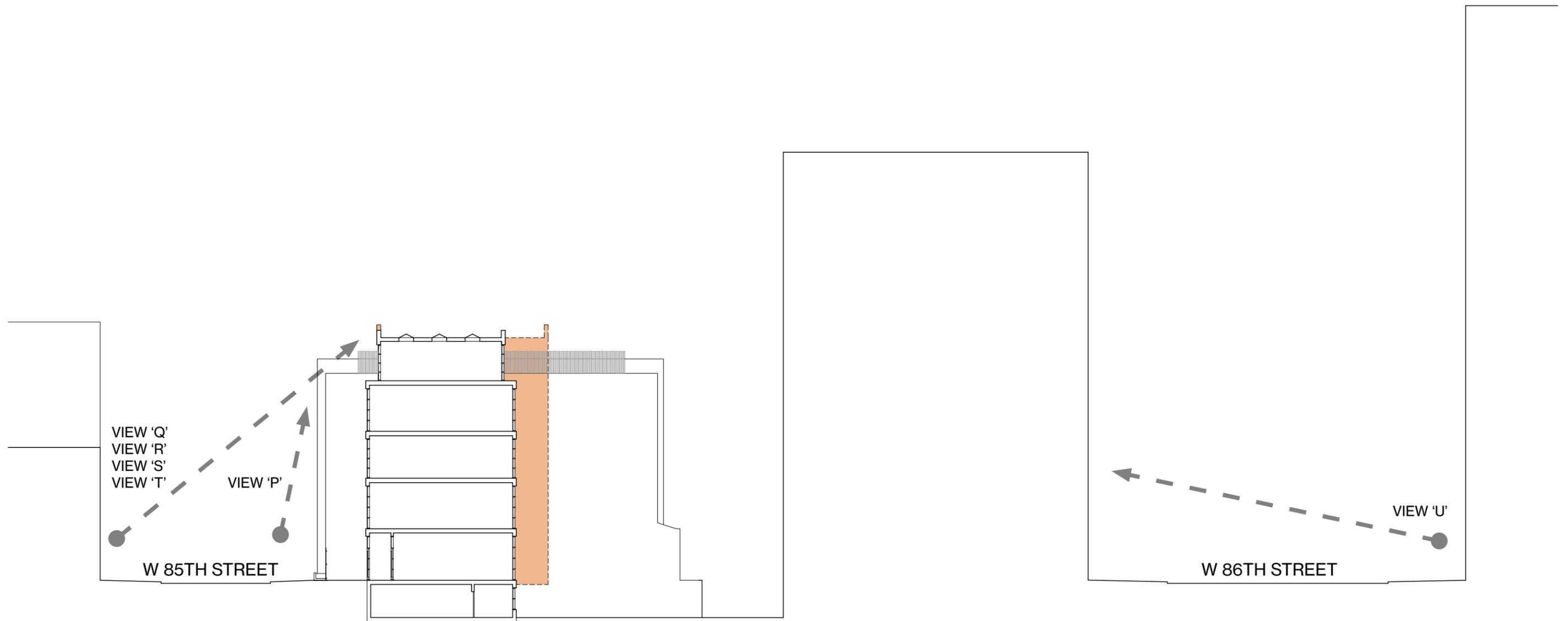
EXISTING SCHOOL



EXISTING PLANTERS AT 325 W 85TH ST



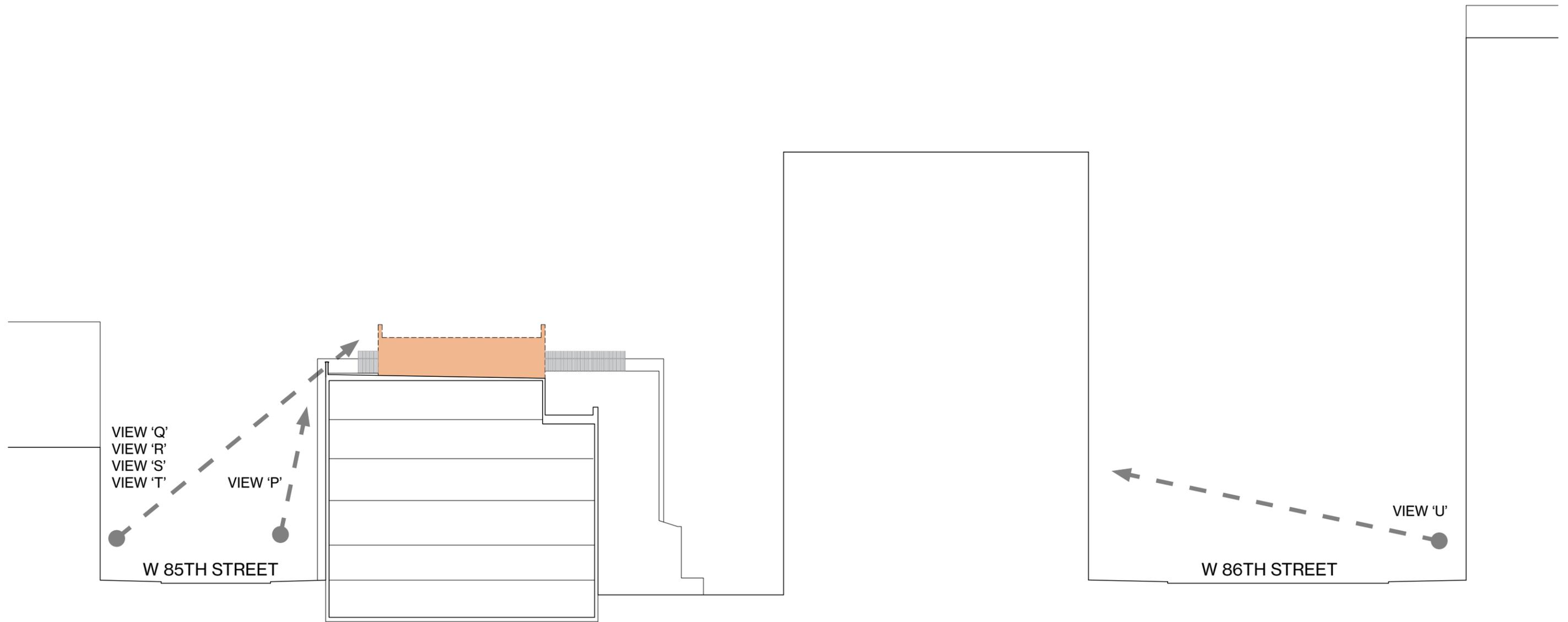
PROPOSED ADDITION AT  
ROOF LEVEL & REAR



**KEY SECTION**  
STREET VIEWS

PROPOSED ADDITION AT  
ROOF LEVEL & REAR

NOT TO SCALE



PROPOSED ADDITION AT  
ROOF LEVEL & REAR

**KEY SECTION**  
STREET VIEWS

NOT TO SCALE



EXISTING - VIEW 'P'



PROPOSED (RENDERED) - VIEW 'P'



PROPOSED (MOCKUP) - VIEW 'P'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS



EXISTING - VIEW 'Q'



PROPOSED (RENDERED) - VIEW 'Q'



PROPOSED (MOCKUP) - VIEW 'Q'

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS

 PROPOSED ADDITION

325 West 85th Street



EXISTING - VIEW 'R'



PROPOSED (RENDERED) - VIEW 'R'



PROPOSED (MOCKUP) - VIEW 'R'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS

325 West 85th Street



EXISTING - VIEW 'S'



PROPOSED (RENDERED) - VIEW 'S'



PROPOSED (MOCKUP) - VIEW 'S'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS

325 West 85th Street



EXISTING - VIEW 'T'



PROPOSED (RENDERED) - VIEW 'T'



PROPOSED (MOCKUP) - VIEW 'T'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS

325 West 85th Street



EXISTING - VIEW 'U'



PROPOSED (RENDERED) - VIEW 'U'



PROPOSED (MOCKUP) - VIEW 'U'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS