

The current proposal is:

Preservation Department – Item 6, LPC-21-06610

**541 Columbus Avenue (aka 61 West 86th Street) – Upper West  
Side/Central Park West Historic District  
Borough of Manhattan**

To Testify Please Join Zoom

**Webinar ID:** 883 1235 7607

**Passcode:** 430524

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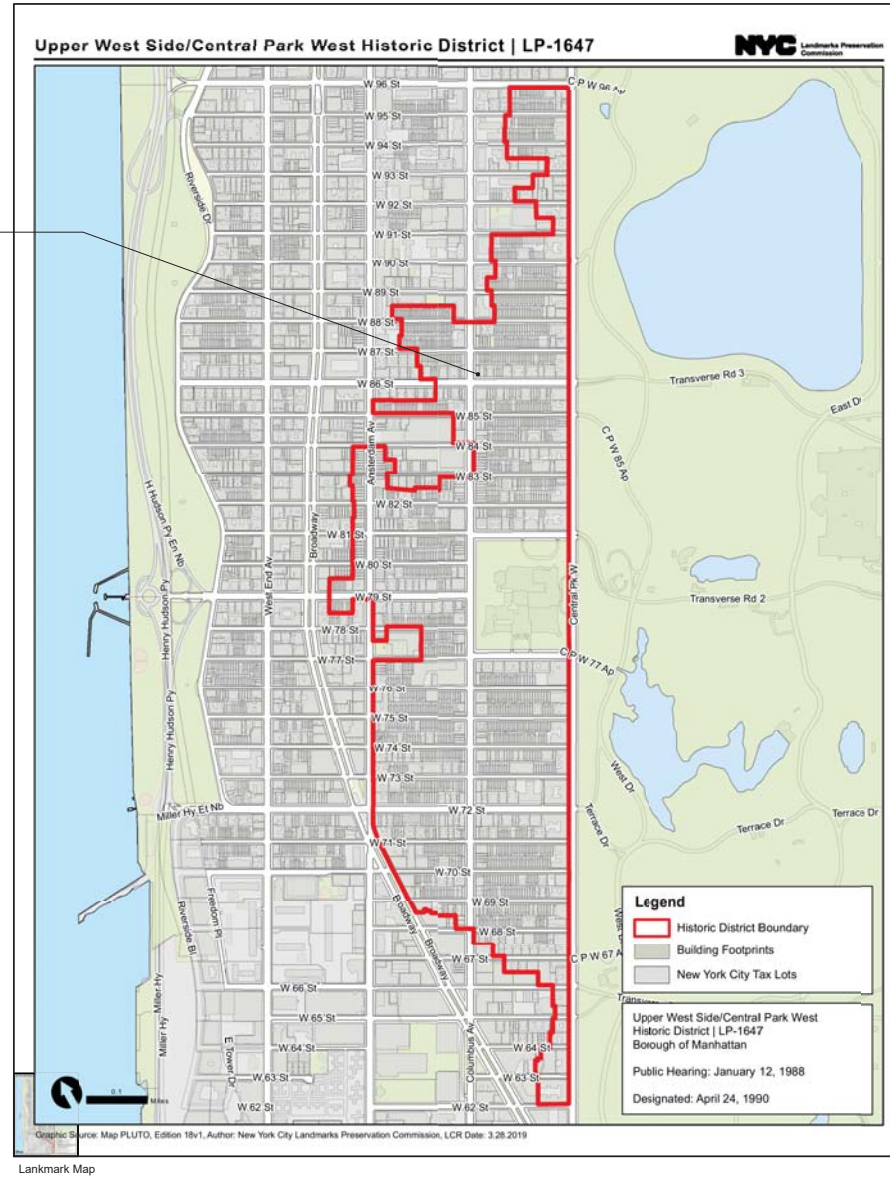
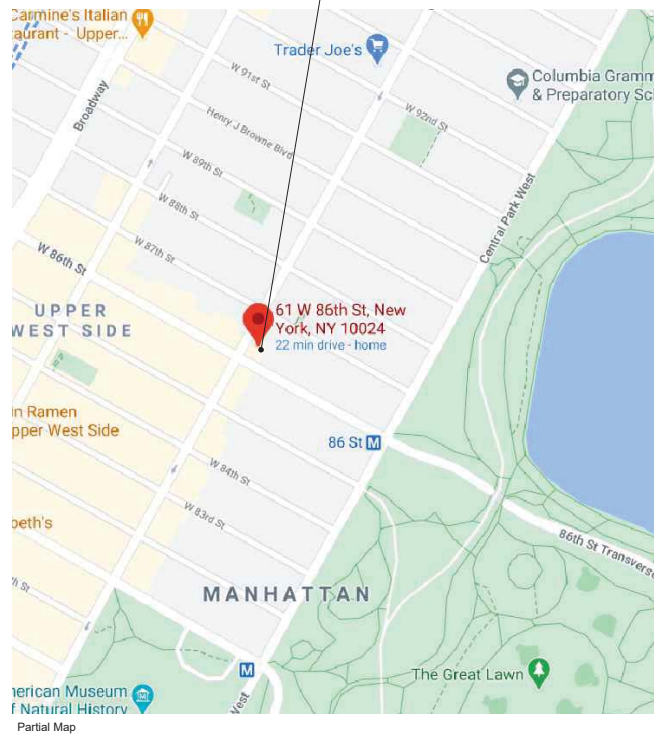
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# 61 West 86 St | Landmark Preservation Commission

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2022 01 27





Date: 2010  
 Building: 61 W 86 Street  
 Location: Corner of Columbus Avenue and 86 Street

- SITE:** 61 WEST 86 STREET
- STORIES:** 5
- DATE:** COMPLETION OF CONSTRUCTION 1900 ( ESTIMATED YEAR)
- ARCHITECT:** JOHN G. PRAGUE
- MATERIAL:** BRICK AND LIMESTONE
- TYPE:** RESIDENTIAL AND COMMERCIAL
- STYLE:** A COMBINATION OF NEO-GREC AND ROMANESQUE REVIVAL STYLES. USES OF ROUGH-HEWN STONE, AND FOLIATED PANELS UNDER THE WINDOW LINTELS
- HISTORIC:** COLUMBUS AVENUE LARGELY ASSUMED ITS PRESENT ARCHITECTURAL CHARACTER, WHICH IS THAT OF FLATS INTERSPERSED WITH TENEMENTS, APARTMENT HOTELS, AND A HANDFUL OF SMALL COMMERCIAL BUILDINGS. SEVERAL APARTMENT BUILDINGS WERE BUILT IN THE EARLY YEARS OF THE TWENTIETH CENTURY. THESE BUILDING TYPES SHARE MANY EXTERIOR ARCHITECTURAL CHARACTERISTICS, SUCH AS STREET-LEVEL STOREFRONTS AND MASONRY FACADES WHICH STRONGLY DEFINE THE STREET WALL.

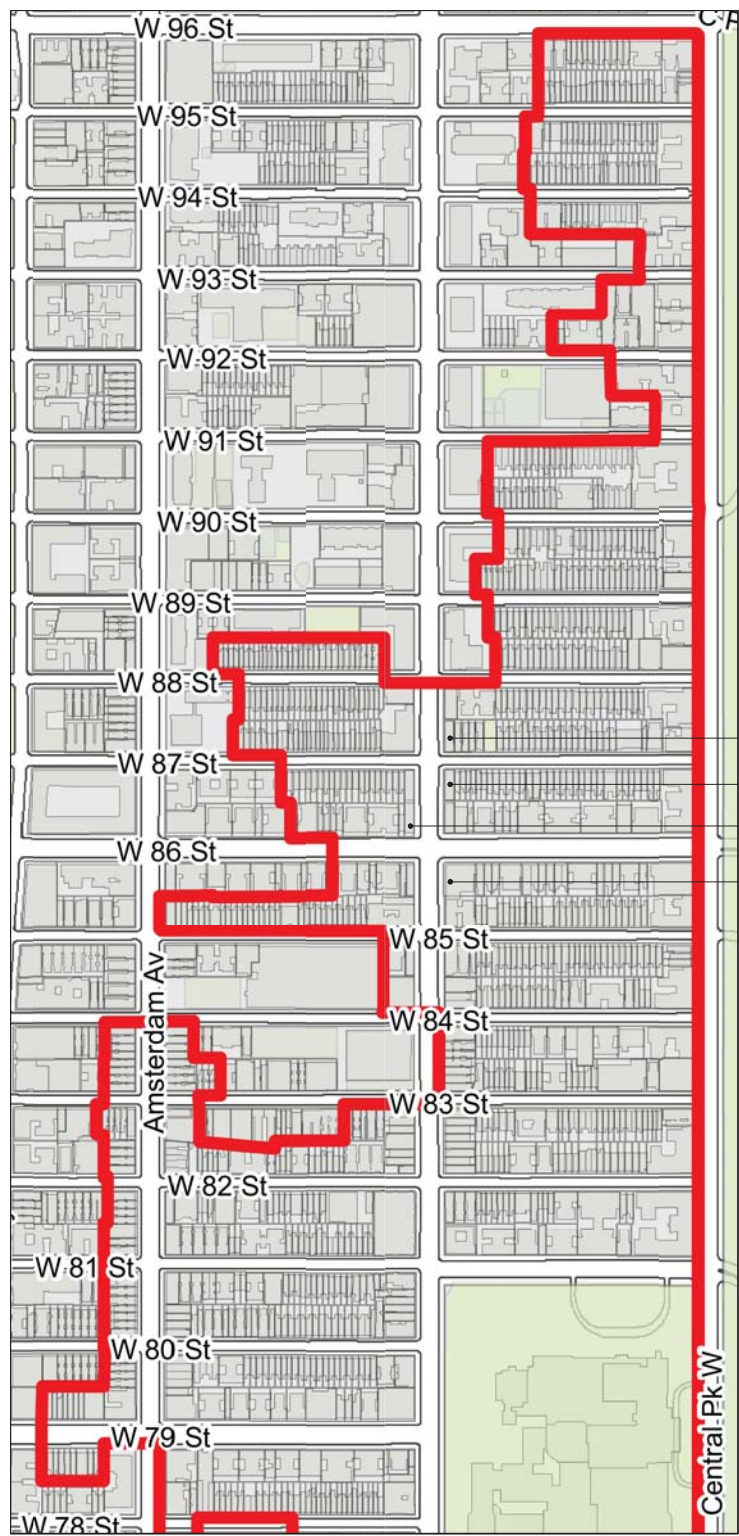
## Site Location



23-24 Steinway Street  
 Astoria, NY 11105  
 T: 718.606.0966  
 F: 718.626.0400  
 E: info@ag-architecture.net

**PROJECT:** 61 West 86 St Manhattan | Block 1200-Lot 1  
**TITLE:** Landmark Preservation Commission  
**DATE:** 2022 January 27

REV.	DATE	ISSUE	SUBJECT	SHEET	OPTION
01	03-01-21	LPC	(P) Storefront Update	01	
02	10-11-21	LPC	Landmark Submittal		
03	10-14-21	C.B.			
04	01-25-22	LPC PRESENTATION			



67 WEST 87TH STREET  
 519 COLUMBUS AVENUE  
 540 COLUMBUS AVENUE  
 527 COLUMBUS AVENUE



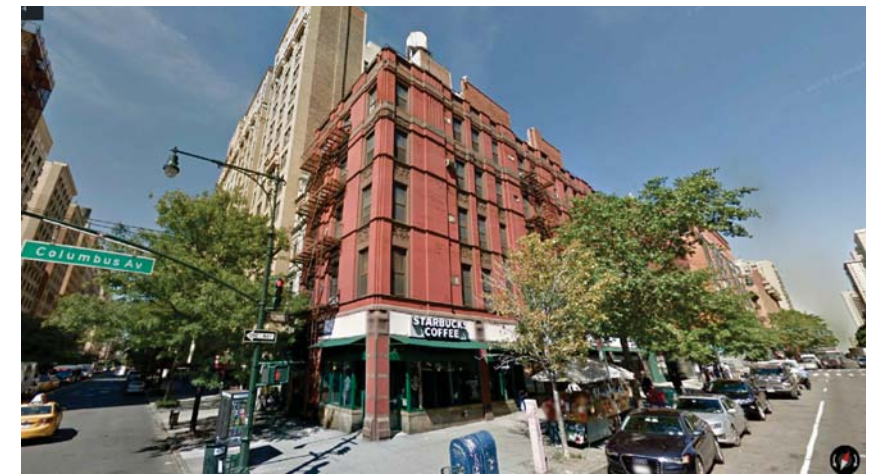
67 WEST 87TH STREET  
 CONSTRUCTION DATE: 1889 - 1890  
 ARCHITECT / BUILDER: THOM & WILSON  
 OWNER / DEVELOPER: CHARLES GAHREN  
 MAJOR ALTERATION(S): NONE  
 ALTERATION ARCHITECT(S): NONE  
 STYLE(S): RENAISSANCE REVIVAL, ROMANESQUE REVIVAL  
 MATERIAL(S): BRICK, STONE, WOOD



519 COLUMBUS AVENUE  
 CONSTRUCTION DATE: 1888 - 1889  
 ARCHITECT / BUILDER: JOHN G. PRAGUE  
 OWNER / DEVELOPER: JOHN G. PRAGUE  
 MAJOR ALTERATION(S): NONE  
 ALTERATION ARCHITECT(S): NONE  
 STYLE(S): ROMANESQUE REVIVAL  
 MATERIAL(S): BRICK, BROWNSTONE



527 COLUMBUS AVENUE  
 CONSTRUCTION DATE: 1905 - 1906  
 ARCHITECT / BUILDER: MULLIKEN & MOELLER  
 OWNER / DEVELOPER: HARRY S. HAUPT & ROBERT S. FINNEY  
 MAJOR ALTERATION(S): NONE  
 ALTERATION ARCHITECT(S): NONE  
 STYLE(S): NEO-RENAISSANCE  
 MATERIAL(S): BRICK, LIMESTONE, TERRA COTTA, IRONWORK



540 COLUMBUS AVENUE  
 CONSTRUCTION DATE: 1886 - 1887  
 ARCHITECT / BUILDER: JOHN G. PRAGUE  
 OWNER / DEVELOPER: JOHN G. PRAGUE  
 MAJOR ALTERATION(S): NONE  
 ALTERATION ARCHITECT(S): NONE  
 STYLE(S): QUEEN ANNE, RENAISSANCE REVIVAL  
 MATERIAL(S): BRICK, STONE

# Upper West Side/ Central Park West Historic District- Precedents



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03	10-14-21	C.B.			
04	01-25-22	LPC PRESENTATION			



Date: 1900  
 Building: 61 W 86 Street  
 Location: Corner of Columbus Avenue and 86 Street



Date: 1900  
 Building: 72 W 87 Street  
 Location: Corner of Columbus Avenue and 87 Street



Date: 1970  
 Building: 61 W 86 Street  
 Location: Corner of Columbus Avenue and 86 Street

## Historic Timeline



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# Historic Preservation and Materials



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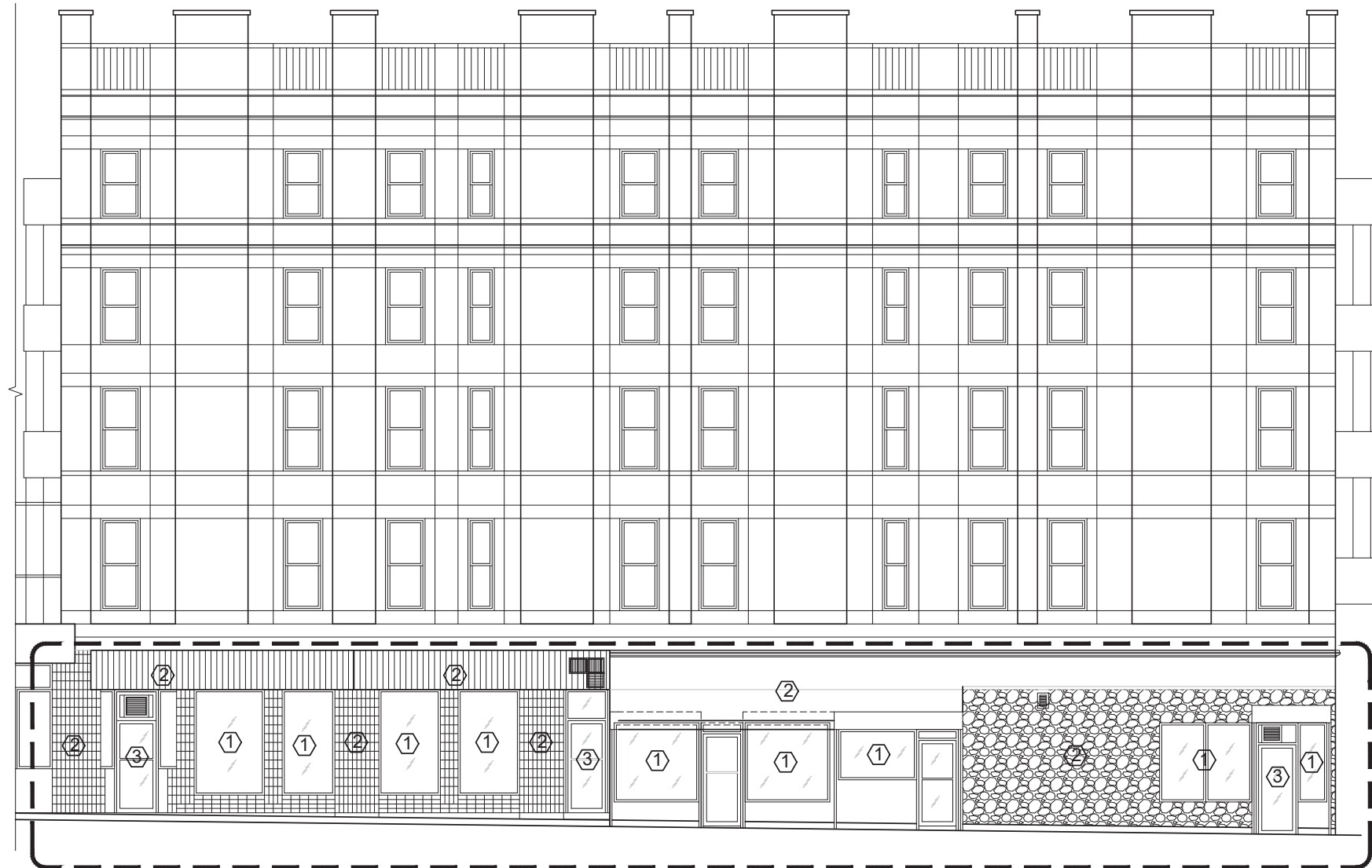
REV.	DATE	ISSUE	SUBJECT	SHEET	OPTION
01	03-01-21	LPC	(P) Storefront Update	<b>04</b>	
02	10-11-21	LPC	Landmark Submittal		
03	10-14-21	C.B.			
04	01-25-22	LPC PRESENTATION			

**KEYNOTES:**

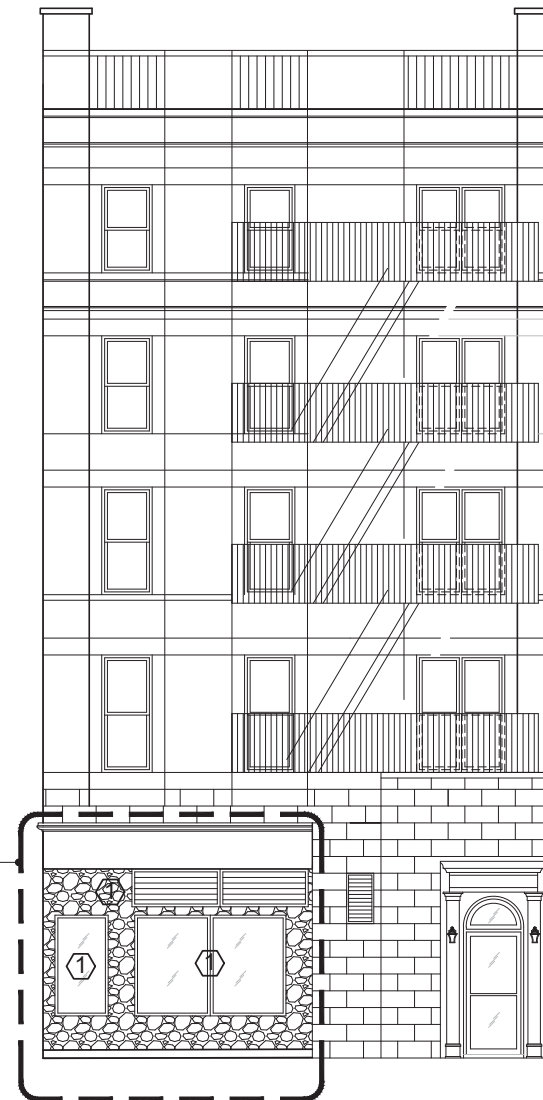
1. Existing storefront to be demolished
2. Removed existing tiles & stucco as needed; coordinate w/ structural engineer prior to demolition
3. Existing residential entrance to remain in its entirety

**NOTES:**

1. Building area outside of proposed work area shall remain existing and preserved.



1 Existing West Facade Elevation  
SCALE: N.T.S.



2 Existing South Facade Elevation  
SCALE: N.T.S.



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1 Existing Conditions



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				<b>06</b>	

**Keynotes:**

1. Proposed grazing to be installed
2. Proposed door to be installed
3. Proposed pier to be installed

**Notes:**

1. building area outside of proposed work area shall remain existing and preserved.



AREA OF WORK

1 Proposed West Facade Elevation  
SCALE: N.T.S.

2 Proposed South Facade Elevation  
SCALE: N.T.S.



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1 Proposed Storefront



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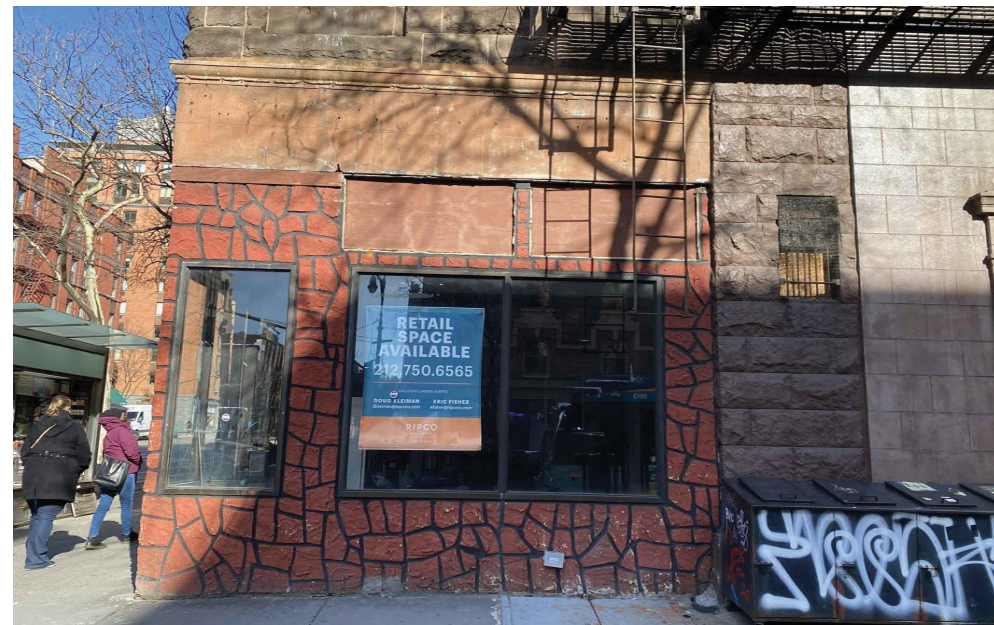
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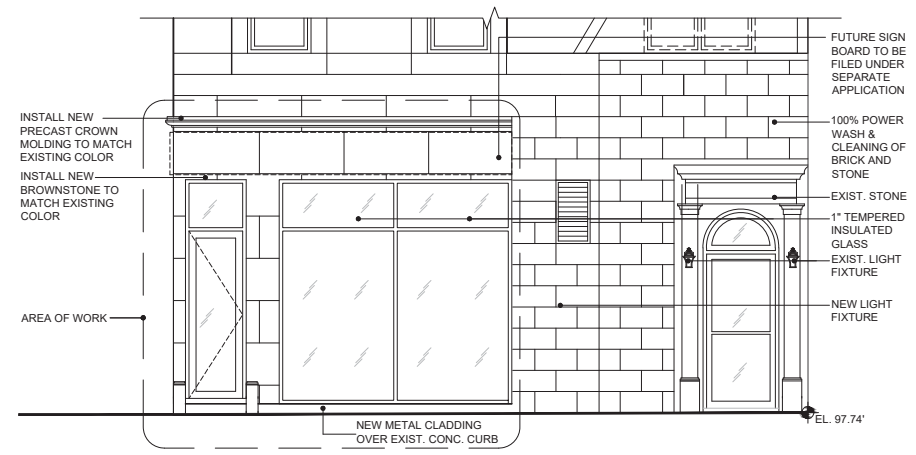
4 HISTORIC PHOTOGRAPHY-1900



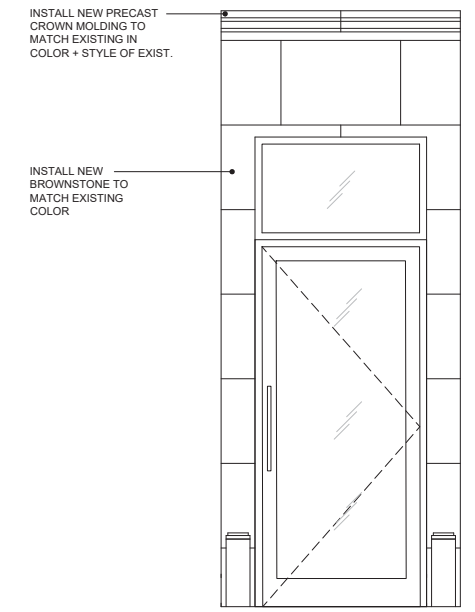
5 EXISTING SOUTH STOREFRONT  
SCALE: 1/4" = 1'-0"



3 CURRENT PHOTOGRAPHY



2 PROPOSED SOUTH STOREFRONT  
SCALE: 1/4" = 1'-0"



1 CORNER ENTRANCE  
SCALE: 1/2" = 1'-0"



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C.B.
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Landmark Submittal

SHEET  
**09**

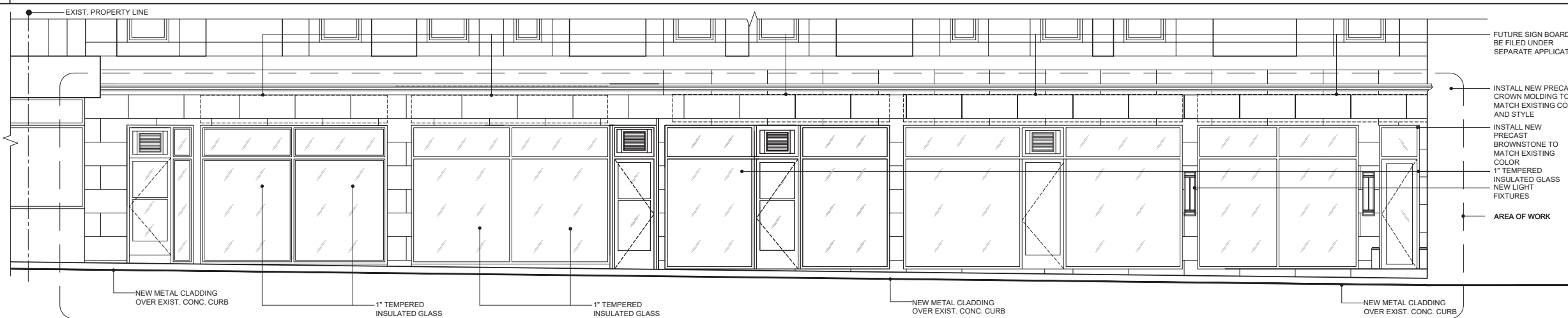
OPTION



3 CURRENT PHOTOGRAPHY- WEST STOREFRONT



2 EXISTING WEST STOREFRONT



NOTES:  
 1. EXISTING WINDOW TO BE DEMOLISHED  
 2. EXISTING DOOR TO BE DEMOLISHED  
 3. REMOVE EXISTING BRICK AS NEEDED; COORDINATE W/ STRUCTURAL ENGINEER PRIOR TO DEMOLITION  
 4. EXISTING RAMP & RAILING TO BE DEMOLISHED  
 5. EXISTING RESIDENTIAL ENTRANCE TO REMAIN IN ITS ENTIRETY  
 6. BUILDING AREA OUTSIDE OF PROPOSED WORK AREA SHALL REMAIN EXISTING AND PRESERVED.  
 7. WHEN POWER WASHING WATER PRESSURE MUST BE BELOW 500 PSI FOR MASONRY AND 300 PSI FOR CAST IRON.  
 8. PROPOSED WORK WILL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAIN 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK

NOTES:  
 1. WHEN POWER WASHING WATER PRESSURE MUST BE BELOW 500 PSI FOR MASONRY AND 300 PSI FOR CAST IRON.  
 2. PROPOSED WORK WILL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAIN 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK

1 PROPOSED WEST STOREFRONT  
 SCALE: 1/4" = 1'-0"



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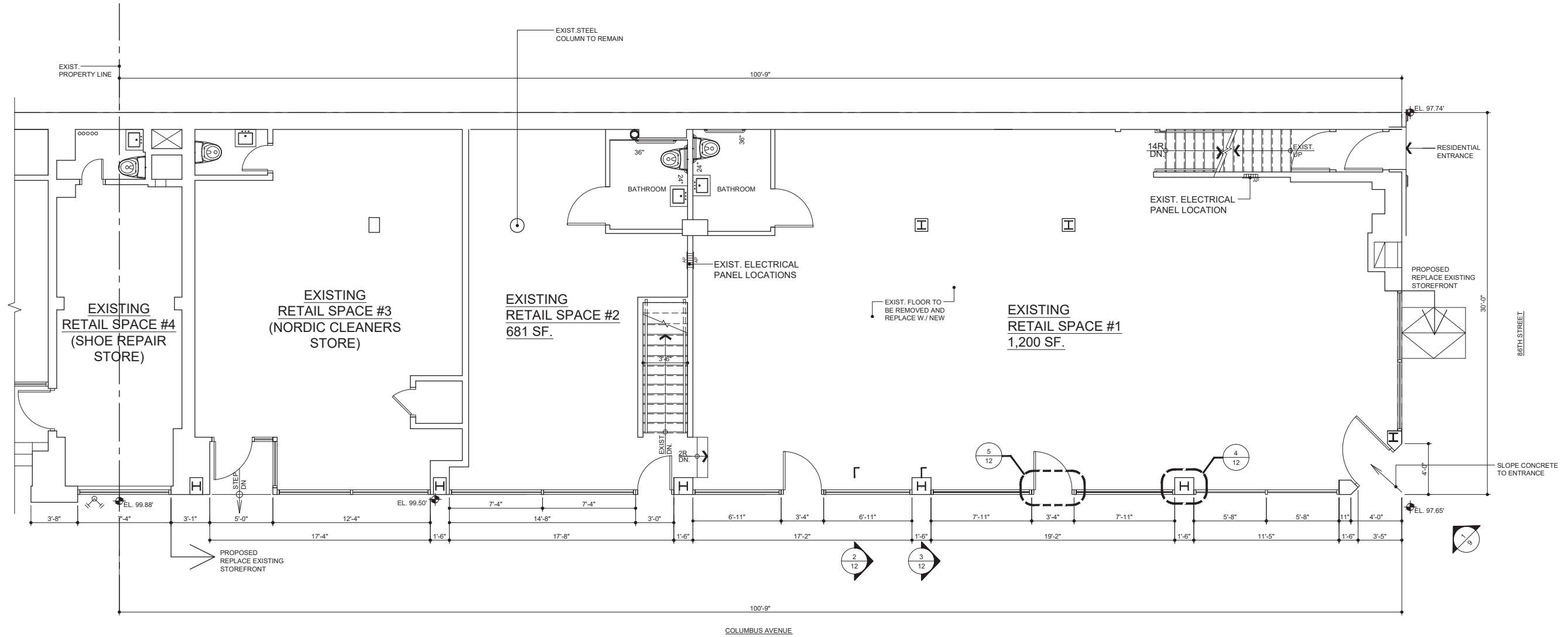
SHEET

**10**

OPTION

**NOTES**  
 PROPOSED WORK WILL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAIN 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK

**LEGEND**  
 [Solid Line] EXISTING WALLS/PARTITIONS TO REMAIN  
 [Dashed Line] EXISTING WALLS/PARTITIONS TO BE REMOVED



**1** PROPOSED 1ST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"



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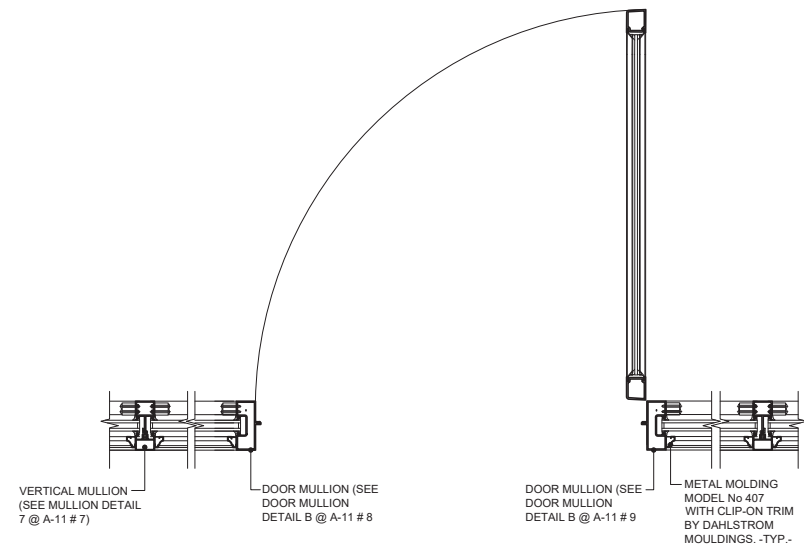
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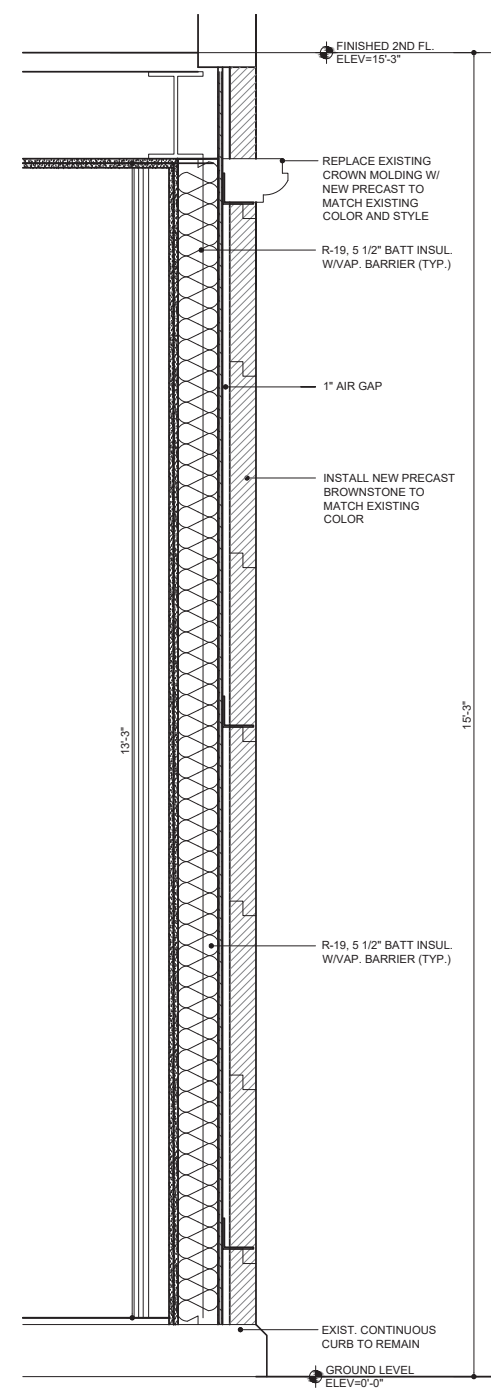
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**11**

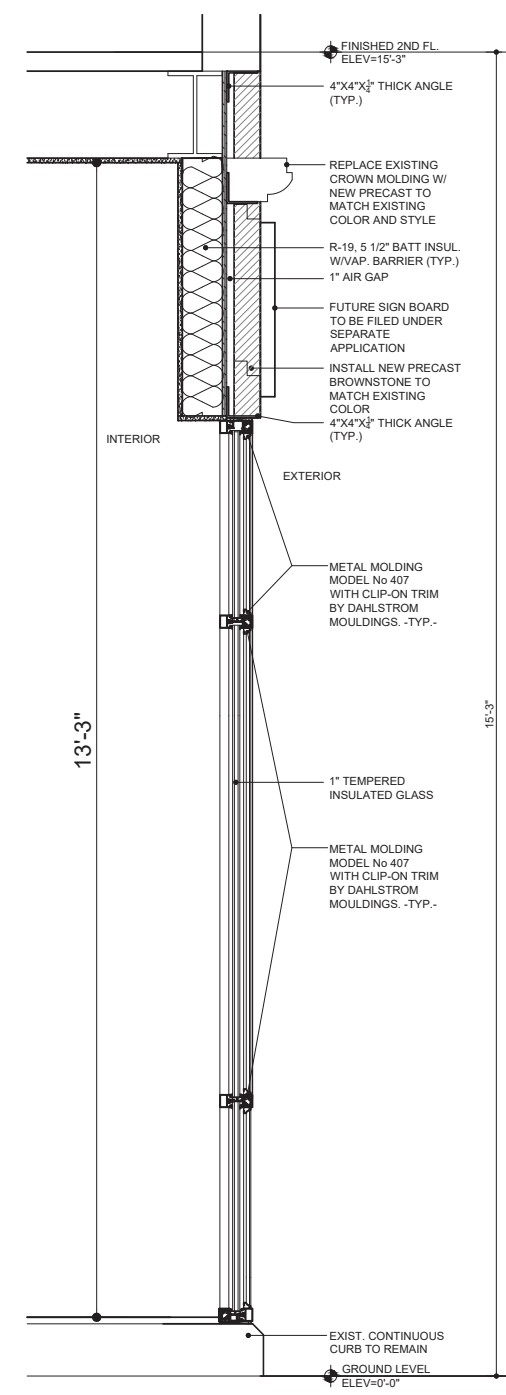
OPTION



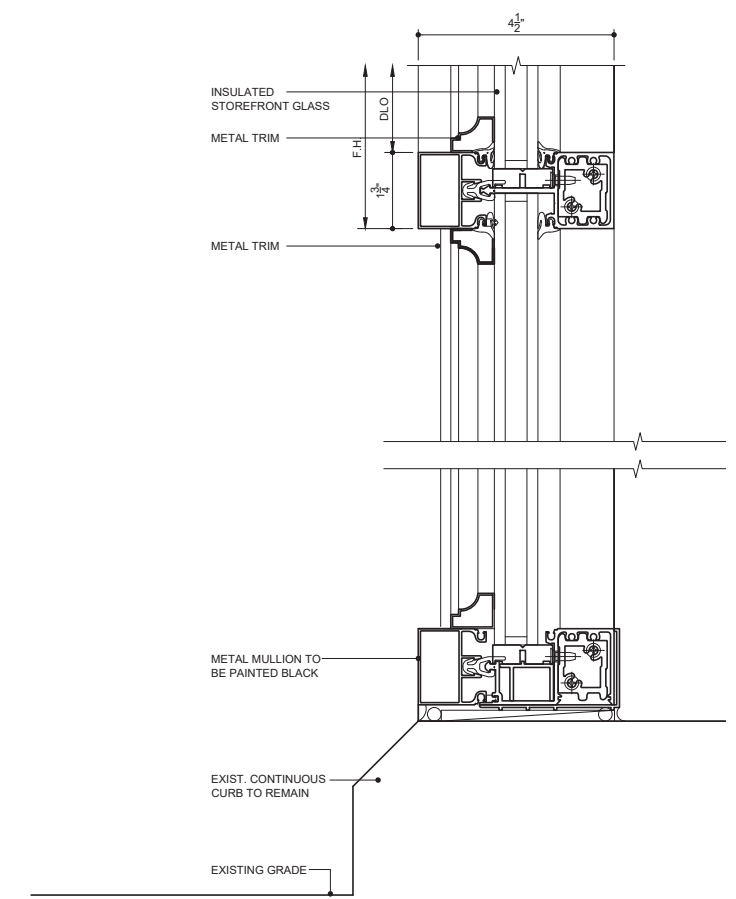
**5 DOOR ENLARGE PLAN**  
SCALE: 1 1/2" = 1'-0"



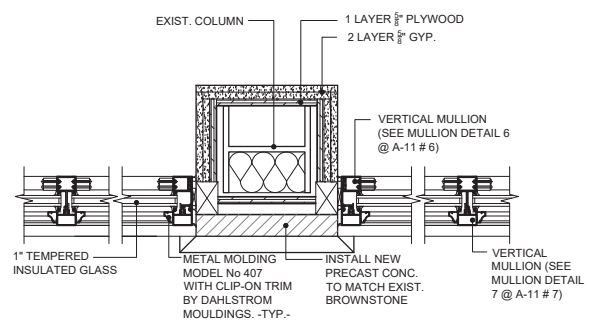
**3 SECTION**  
SCALE: 1" = 1'-0"



**2 SECTION**  
SCALE: 1" = 1'-0"



**1 MULLION DETAIL**  
SCALE: 6" = 1'-0"



**4 PIER & VERTICAL MULLION SECTION (TYP.)**  
SCALE: 1 1/2" = 1'-0"



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SHEET  
**12**

OPTION

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