

The current proposal is:

Preservation Department – Item 2, LPC-23-03161

**48 West 85th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 846 5203 4571

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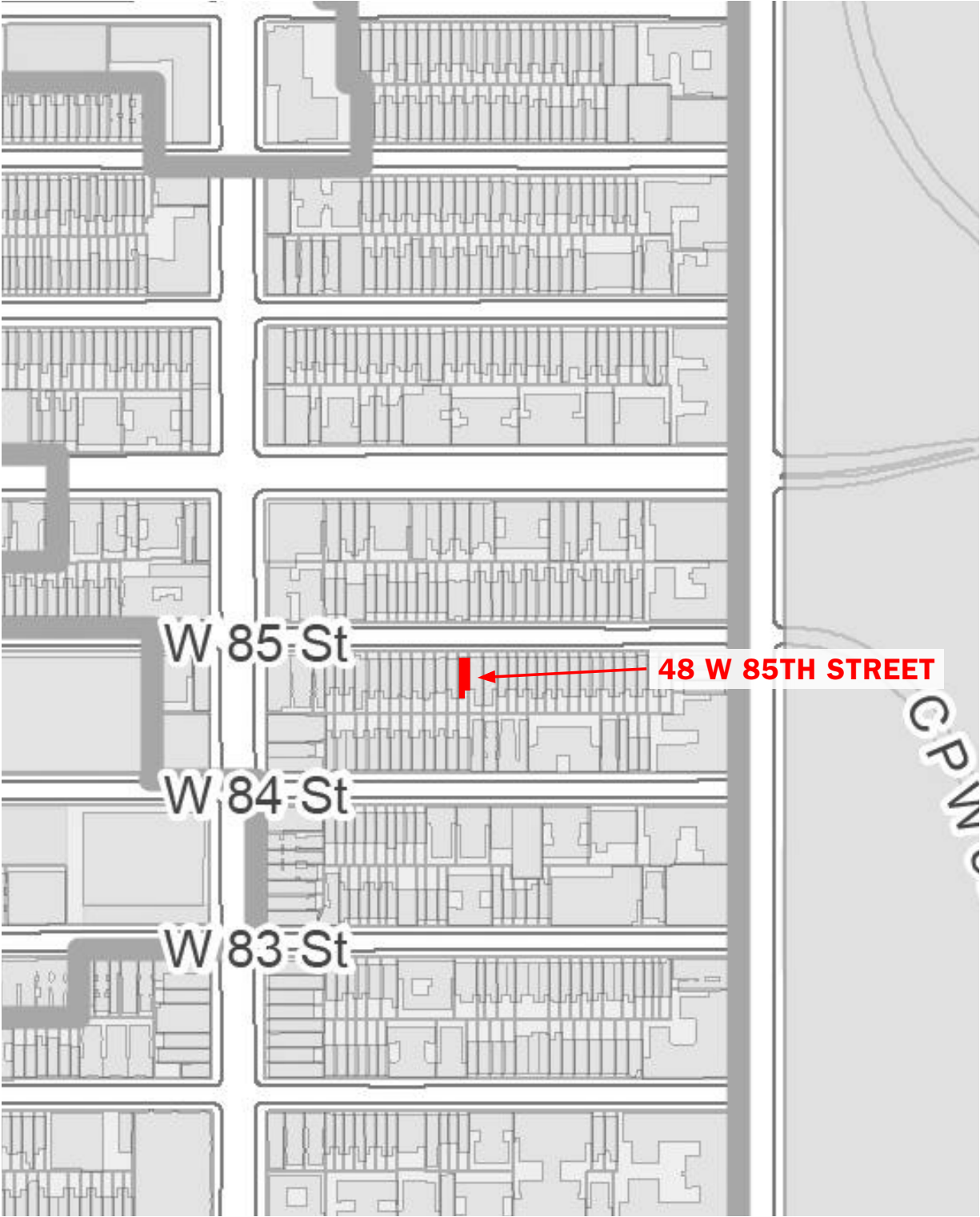
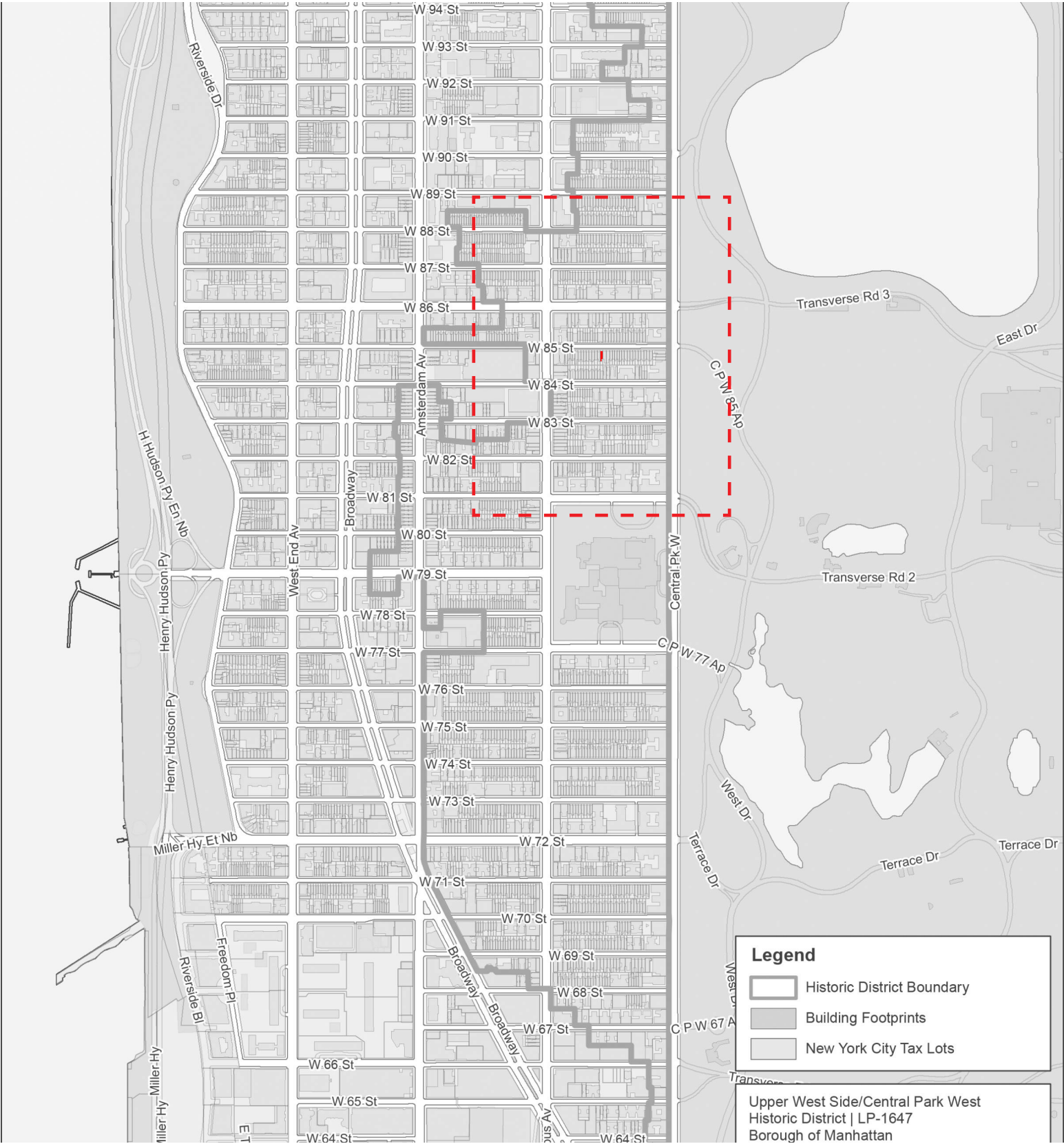
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48 W. 85th street
December 02, 2022



- I SITE**
- II EXISTING BUILDING PHOTOS**
- III EXISTING AND PROPOSED ELEVATIONS AND SECTIONS**
- IV VISIBILITY STUDIES**
- V PROPOSED PLANS**
- VI PROPOSED MATERIALS**
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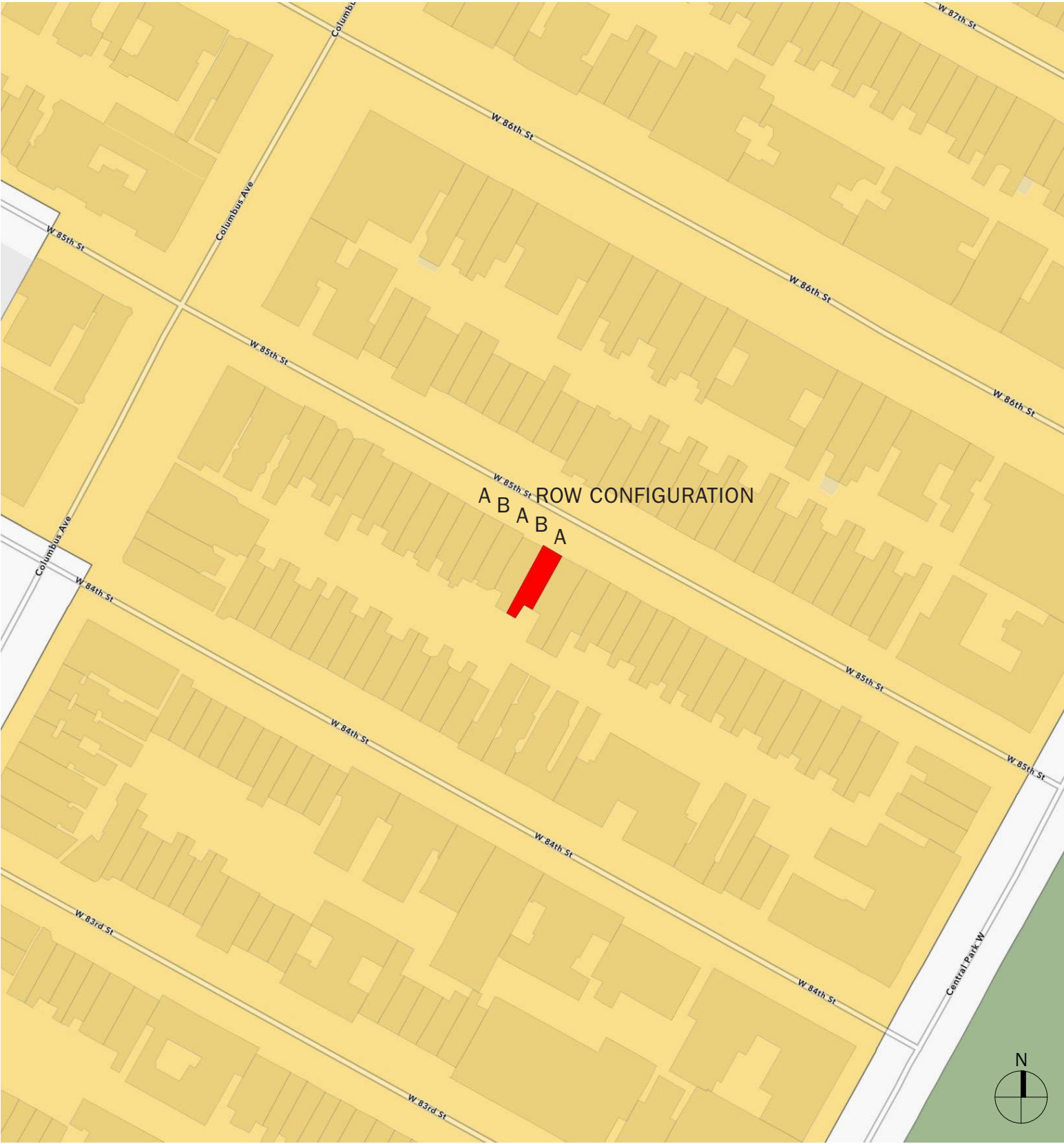
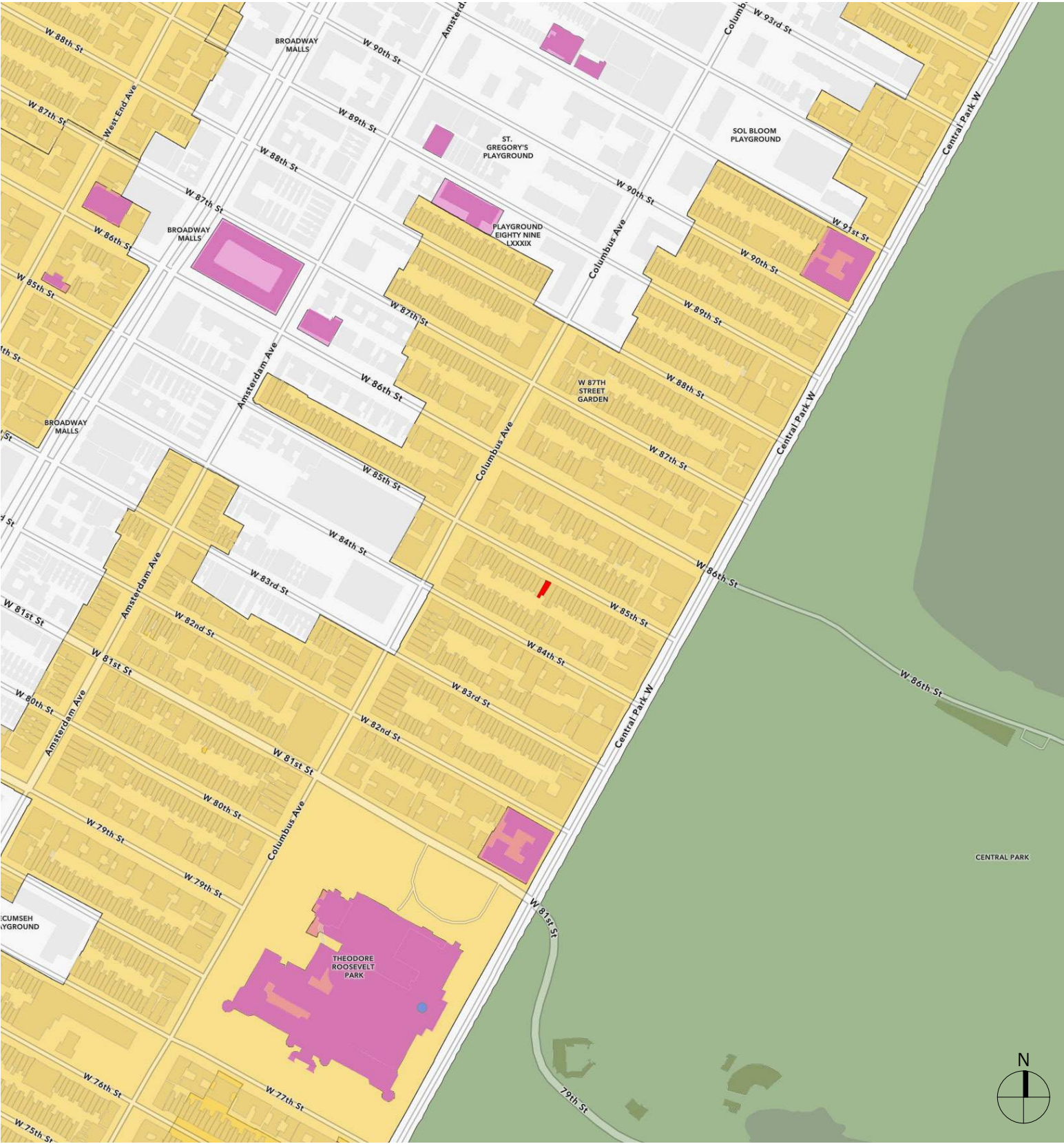


SITE



UPPER WEST SIDE, CENTRAL PARK WEST/HISTORIC DISTRICT | LP-1647

48 W 85TH ST — **HISTORIC DISTRICT + SITE MAP**



- PROJECT SITE
- INDIVIDUAL LANDMARK
- HISTORIC DISTRICT BUILDING
- SCENIC LANDMARK BUILDING

48 W 85TH ST — HISTORIC DISTRICT + SITE MAP



1940s TAX PHOTO



1986 TAX PHOTO



CURRENT (2022) PHOTO

48 W 85TH ST — **HISTORIC PHOTOS**



**EXISTING
BUILDING
PHOTOS**



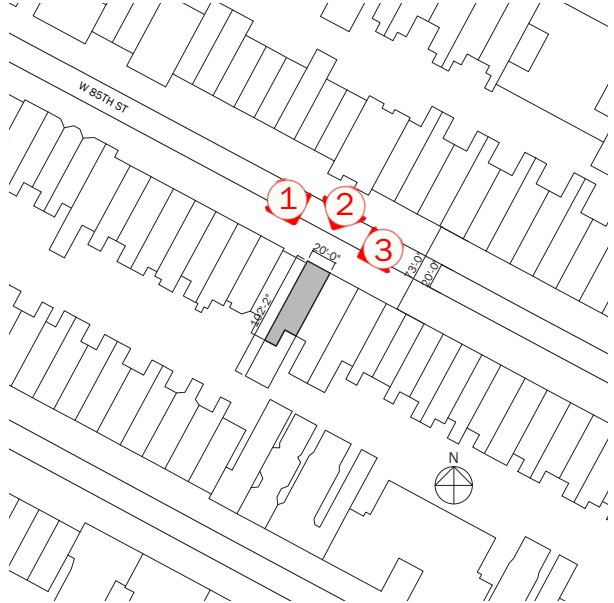
1 VIEW FROM 85TH STREET LOOKING EAST



2 VIEW FROM 85TH STREET FROM ACROSS THE STREET



3 VIEW FROM 85TH STREET LOOKING WEST



48 W 85TH ST — EXISTING BUILDING PHOTOS / NORTH FACADE / BLOCK STUDY



1 VIEW FROM 1ST FL/PARLOR LEVEL TERRACE



2 VIEW FROM 2ND FL TERRACE



3 VIEW UP FROM 3RD FL TERRACE



4 VIEW DOWN FROM 3RD FL TERRACE

48 W 85TH ST — EXISTING BUILDING PHOTOS / SOUTH FACADE



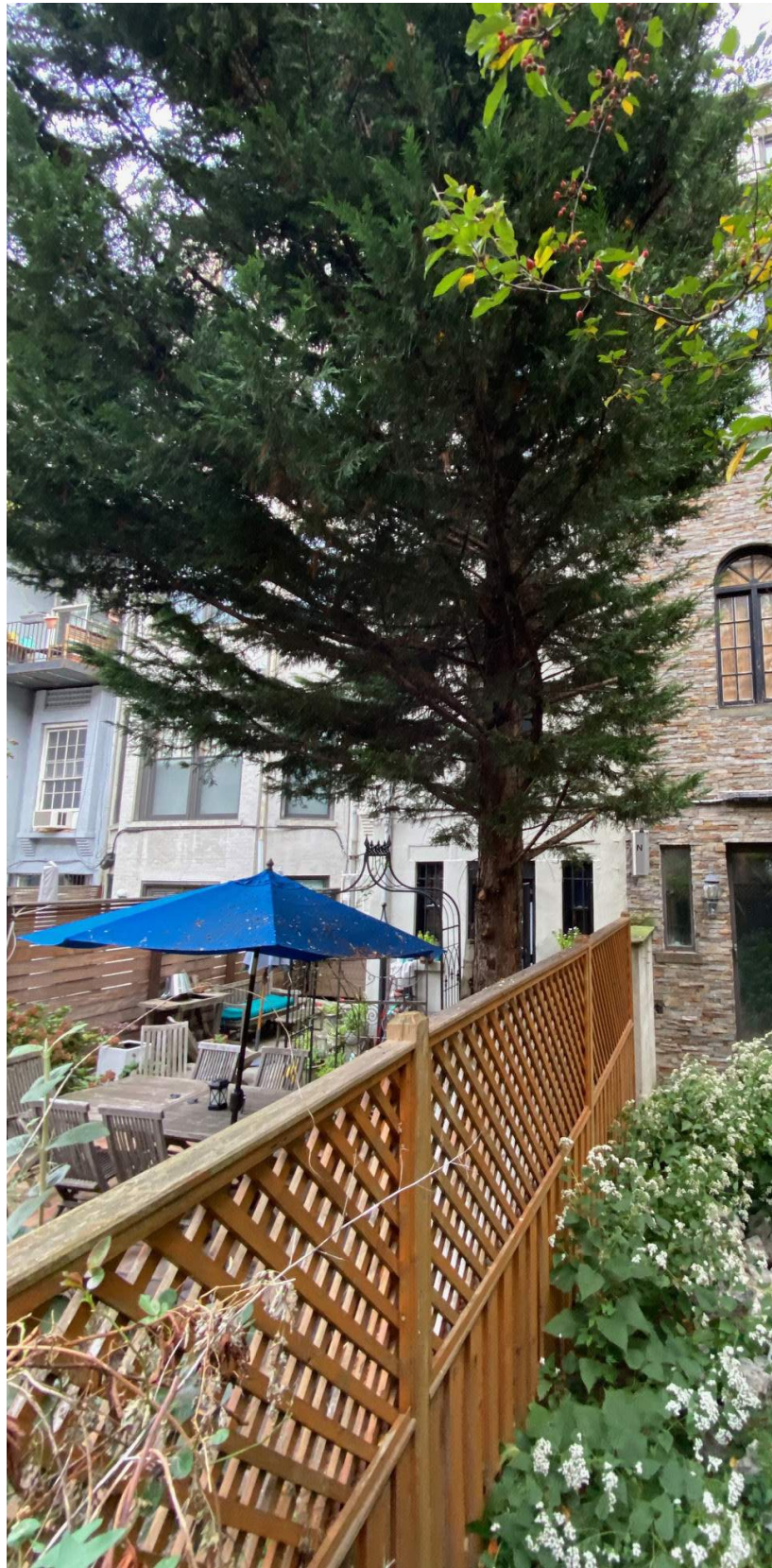
1 VIEW SOUTH-WEST FROM 3RD FL TERRACE

48 W 85TH ST — CONTEXTUAL VIEW OF THE BLOCK LOOKING SOUTH



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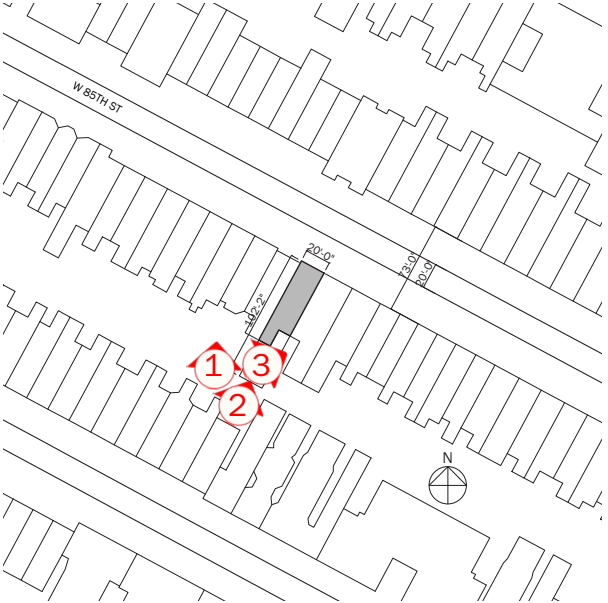
1 VIEW FROM 48 W 85TH BACKYARD TO 50 W 85TH REAR FACADE



2 VIEW FROM 48 W 85TH BACKYARD TOWARDS REAR FACADE



3 VIEW FROM 48 W 85TH BACKYARD TO 46 W 85TH REAR FACADE



48 W 85TH ST — EXISTING BUILDING PHOTOS / NORTH FACADE / BLOCK STUDY



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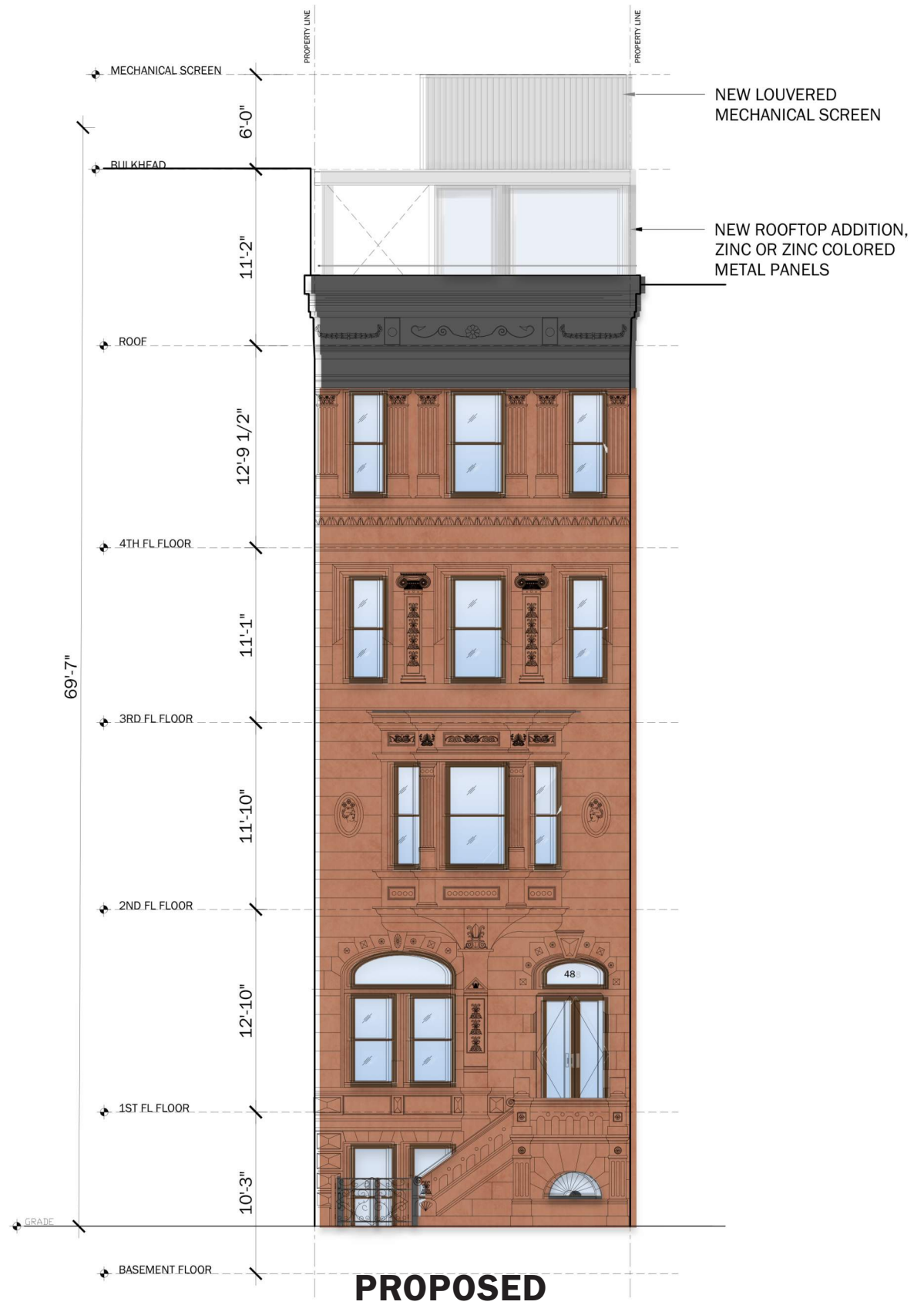
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EXISTING AND PROPOSED ELEVATIONS AND SECTIONS



48 W 85TH ST — ELEVATION PLANS EXISTING AND PROPOSED / FRONT (NORTH)



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EXISTING



PROPOSED

48 W 85TH ST — ELEVATION PLANS EXISTING AND PROPOSED / BACK (SOUTH)



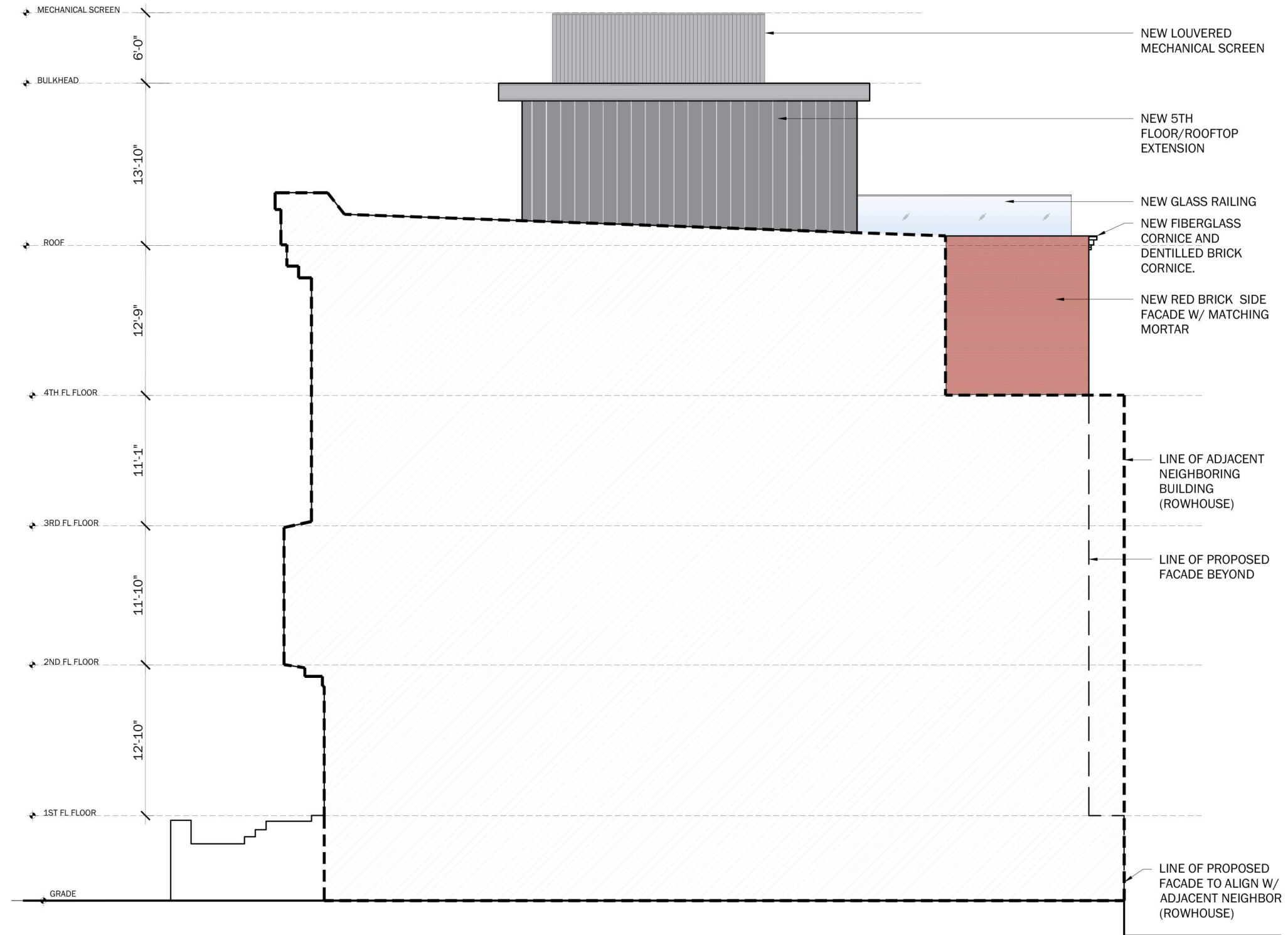
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PROPOSED

48 W 85TH ST — ELEVATION PLANS EXISTING AND PROPOSED / SIDE (WEST)



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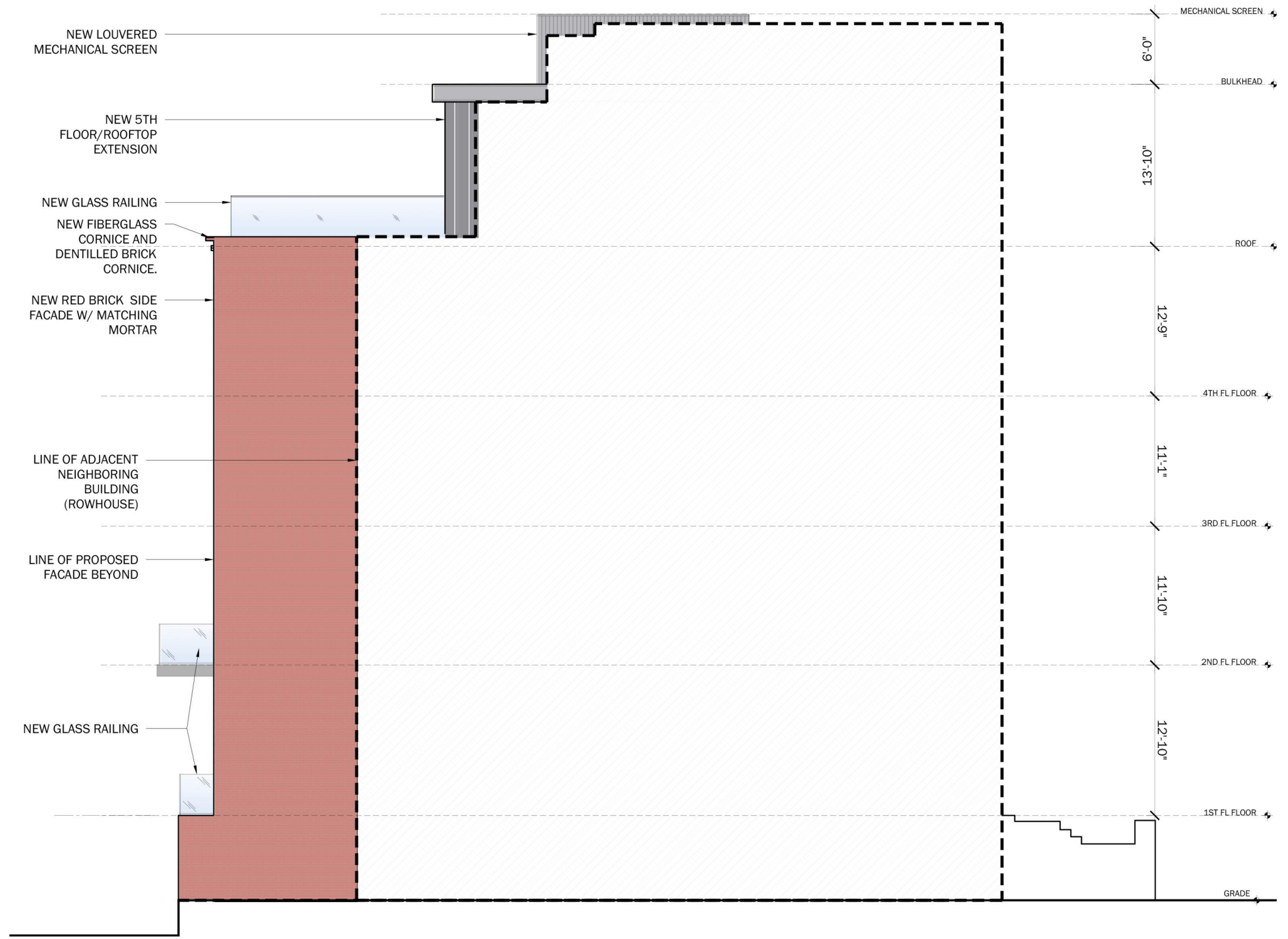
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PROPOSED

48 W 85TH ST — **ELEVATION PLANS EXISTING AND PROPOSED / SIDE (EAST)**



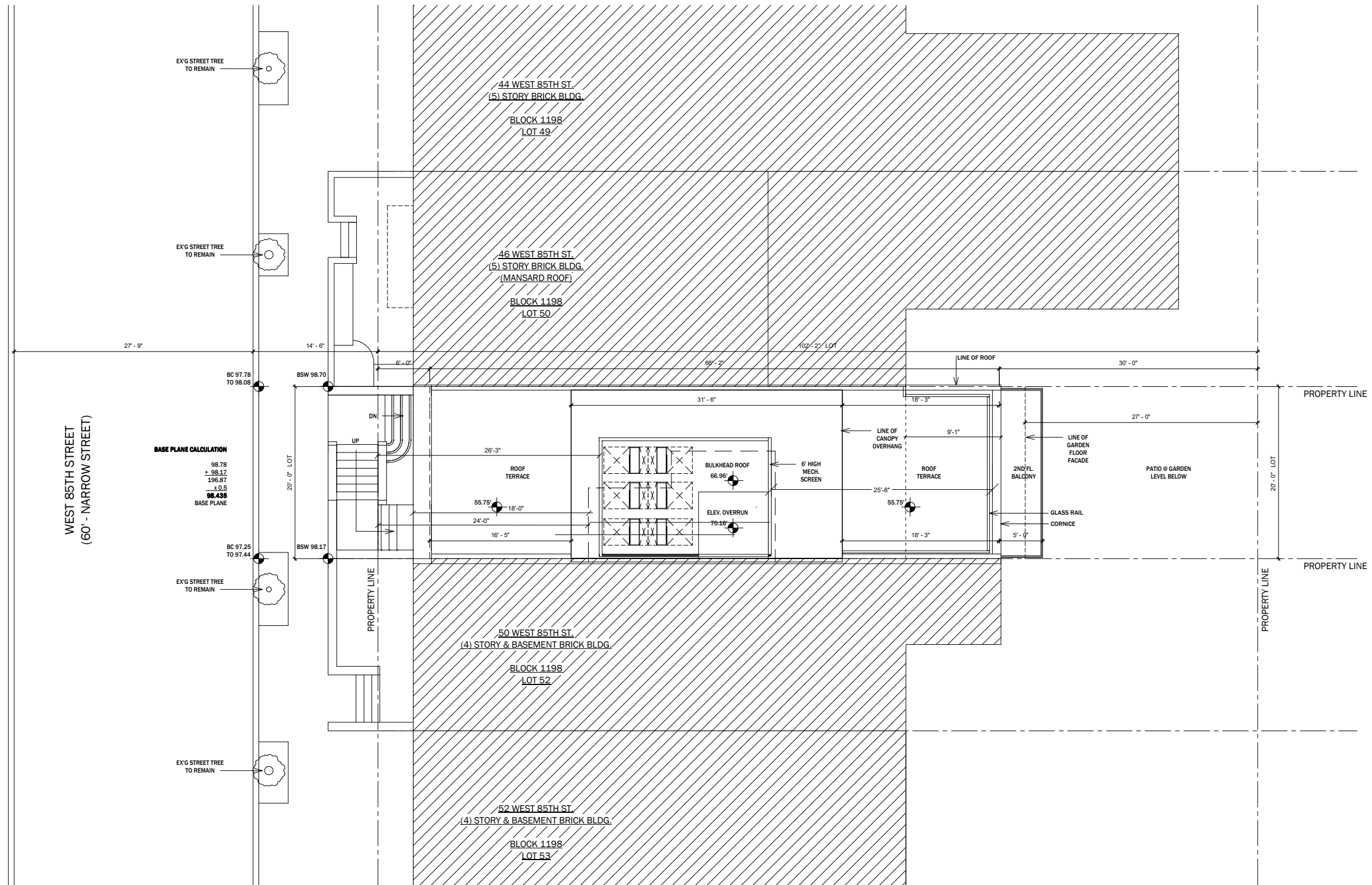
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48 W 85TH ST — ROOF PLAN



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30 32 34 36 38 40 42 44 46 **48** 50 52 54 56 60 62 64 66

WEST 85TH STREET

48 W 85TH ST — **FRONT STREETScape**

- SITE - 45 W. 85TH
- ROOFTOP ADDITION



48 W 85TH ST — ROOFTOP ADDITION LOCATION MAP



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- SITE - 45 W. 85TH
- REAR YARD EXTENSION (PARTIAL HEIGHT)
- REAR YARD EXTENSION (FULL HEIGHT)



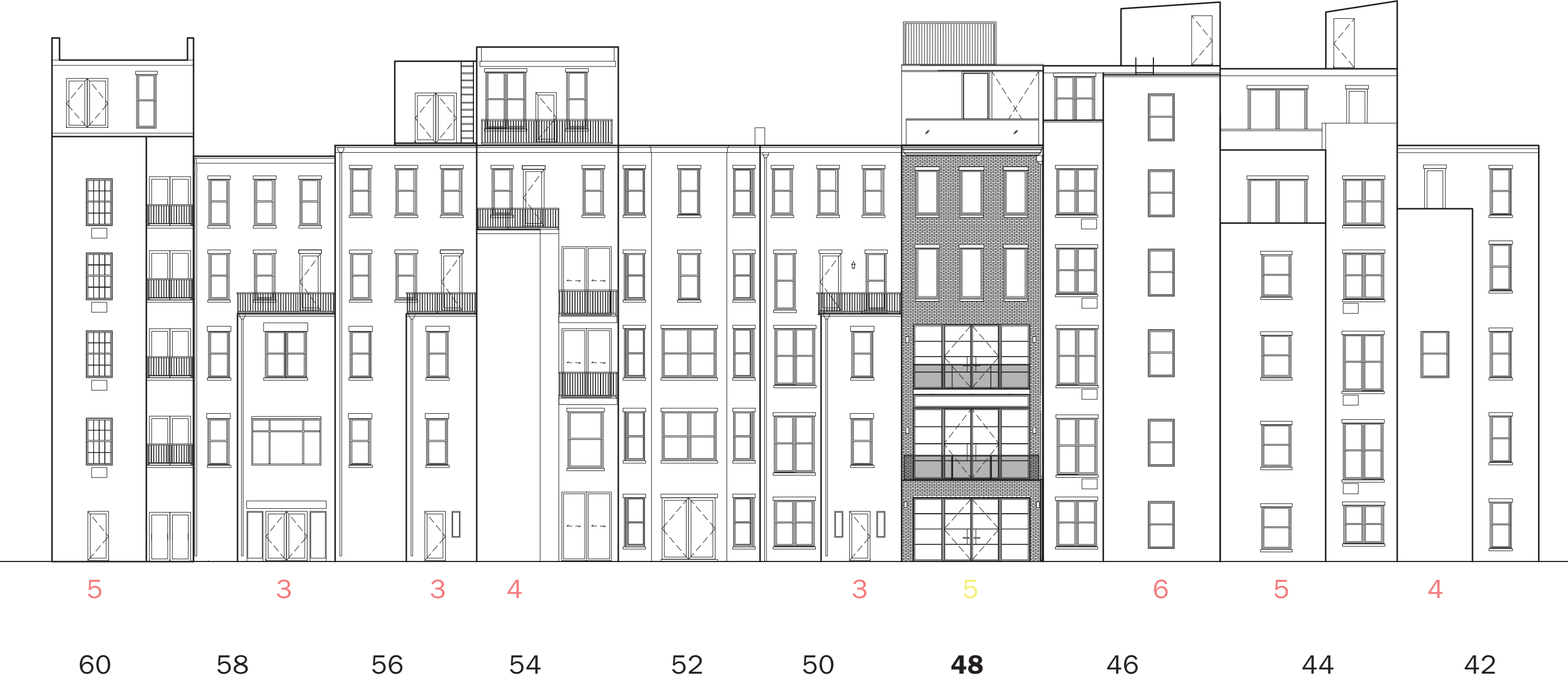
48 W 85TH ST — REAR YARD EXTENSION HEIGHTS (STORIES)



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PROPOSED

X REAR YARD EXTENSION HEIGHT (STORIES)

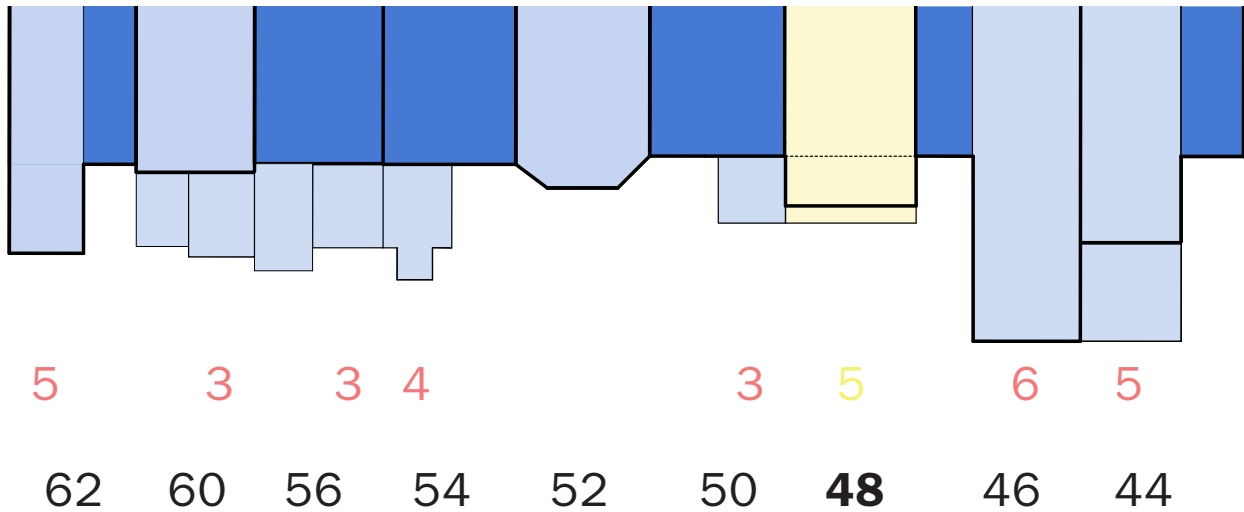
48 W 85TH ST — REAR STREETSCAPE



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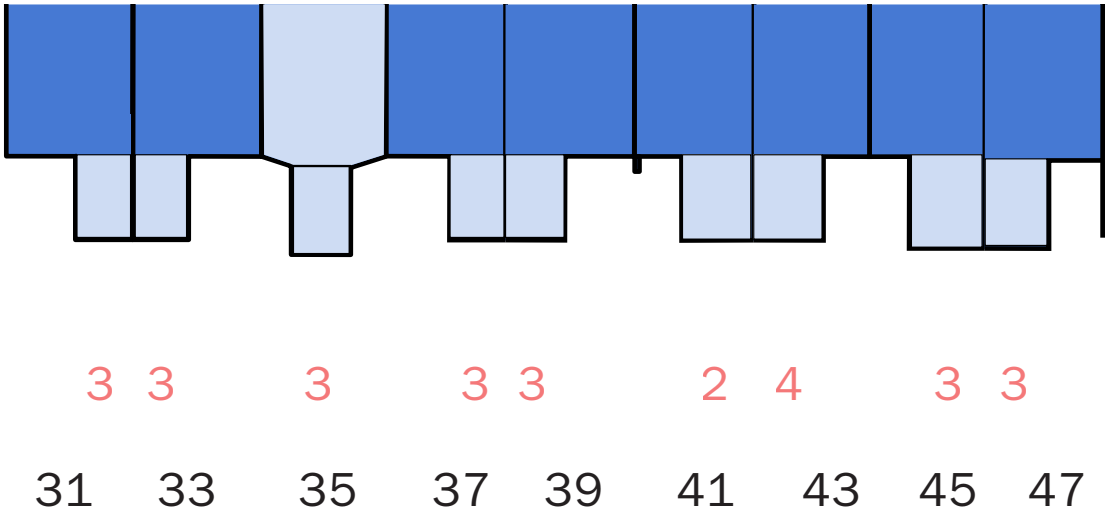
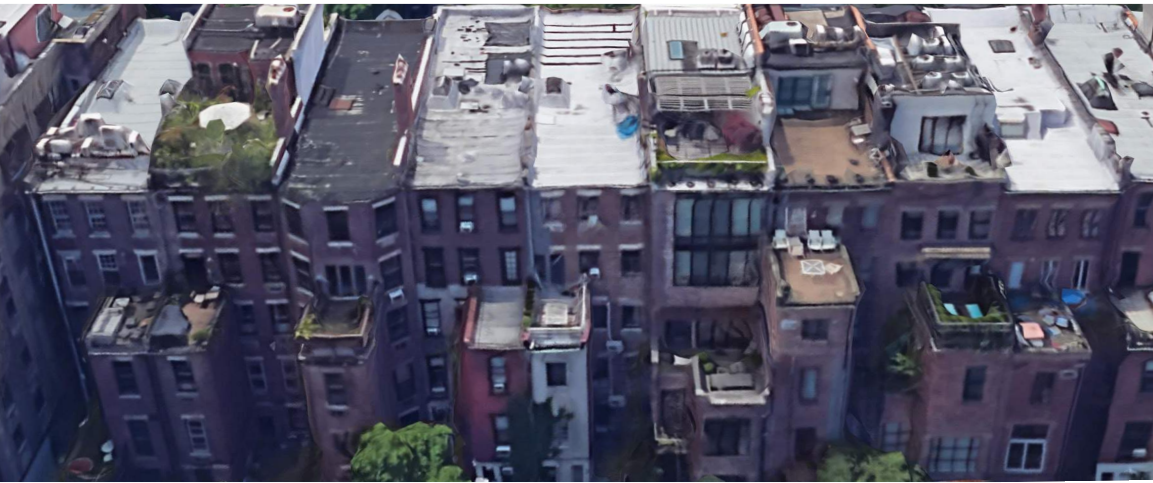
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1. REAR FACADE



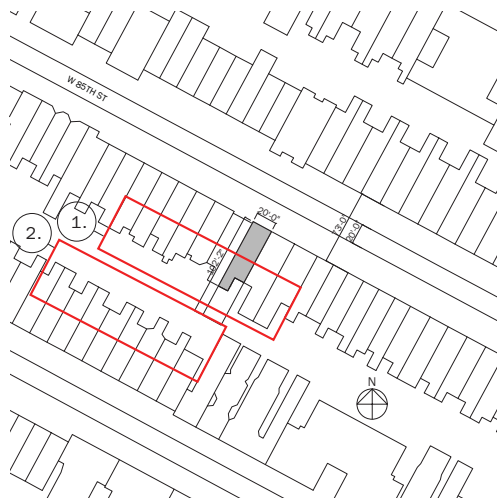
PLAN AT RIDGE LINE

2. REAR FACADE - OPPOSITE



PLAN AT RIDGE LINE - OPPOSITE

- REAR WALL ALIGNMENT
- REAR WALL MISALIGNMENT
- REAR YARD EXTENSION HEIGHT (STORIES)



48 W 85TH ST — REAR YARD TOP FLOOR ALIGNMENT DIAGRAM



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Architectural section drawing of a building showing the scope of removal. The drawing includes floor levels from NEW CELLAR FL. to ROOF, with elevations and dimensions. A hatched area indicates the 'SCOPE OF REMOVAL' on the right side of the building. Key dimensions include a total height of 58'-0" and a total width of 102'-2". Labels include 'PROPERTY LINE', '46 W. 45TH BEYOND', 'GRADE @ BASEMENT', and 'NEW CELLAR FL.'.

Vertical Dimensions (Left Side):

- NEW CELLAR FL. to 1ST FL.: 8'-3 1/2"
- 1ST FL. to 2ND FL.: 12'-10"
- 2ND FL. to 3RD FL.: 11'-10"
- 3RD FL. to 4TH FL.: 11'-5"
- 4TH FL. to ROOF: 12'-9 1/2"
- Total Height: 58'-0"

Horizontal Dimensions (Bottom):

- Left Section: 6'-0"
- Central Section: 69'-2 1/2"
- Right Section: 27'-0"
- Total Width: 102'-2"

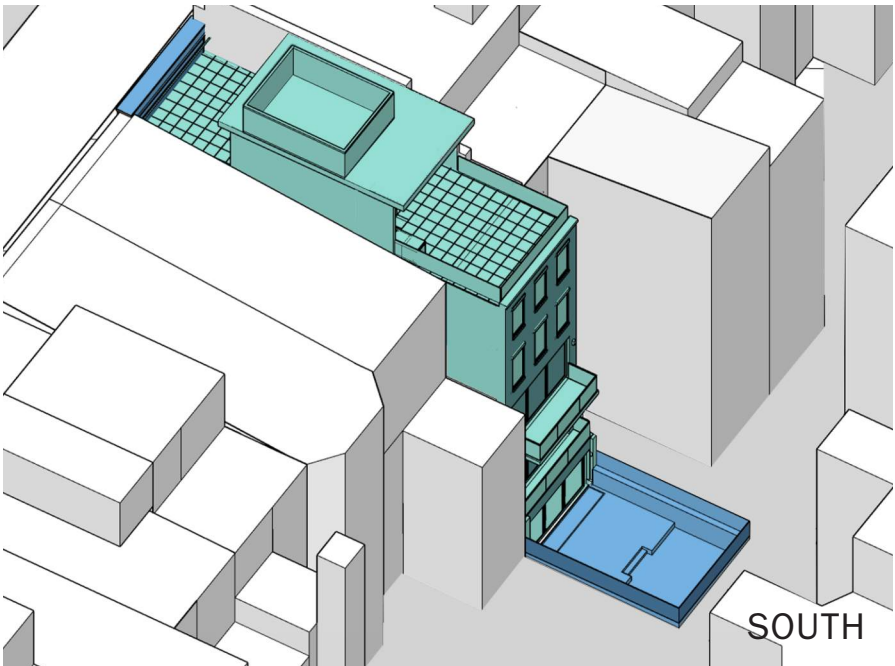
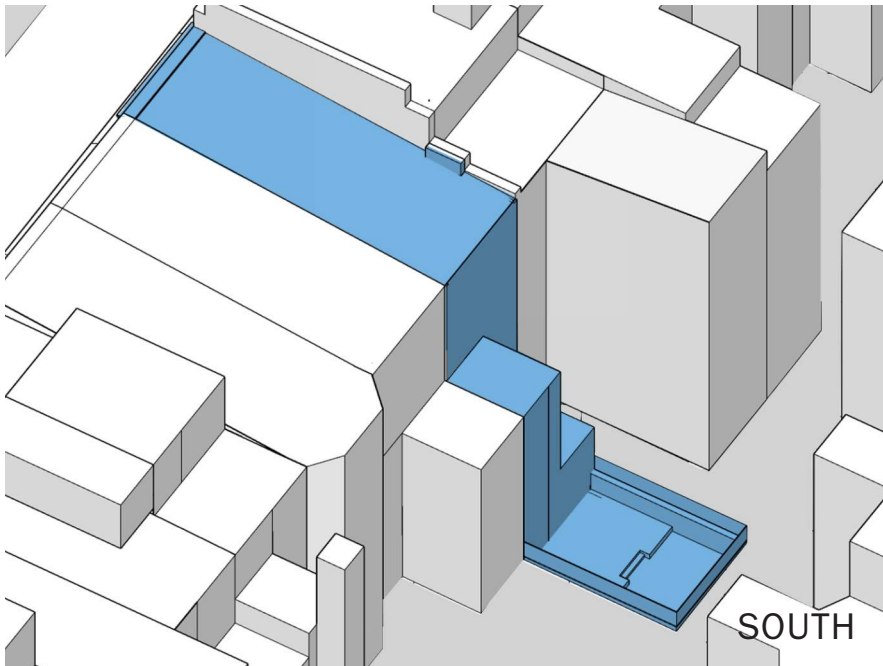
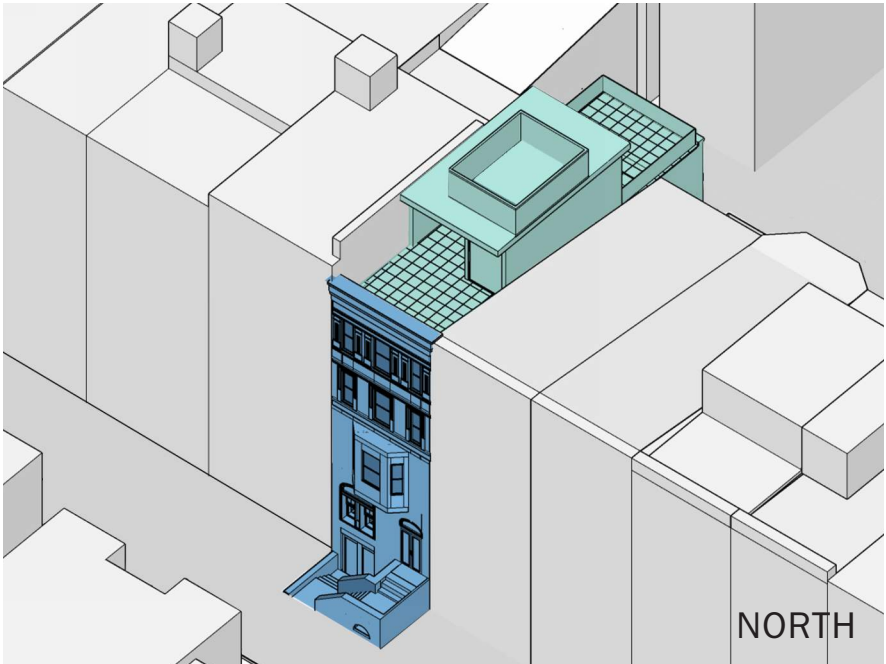
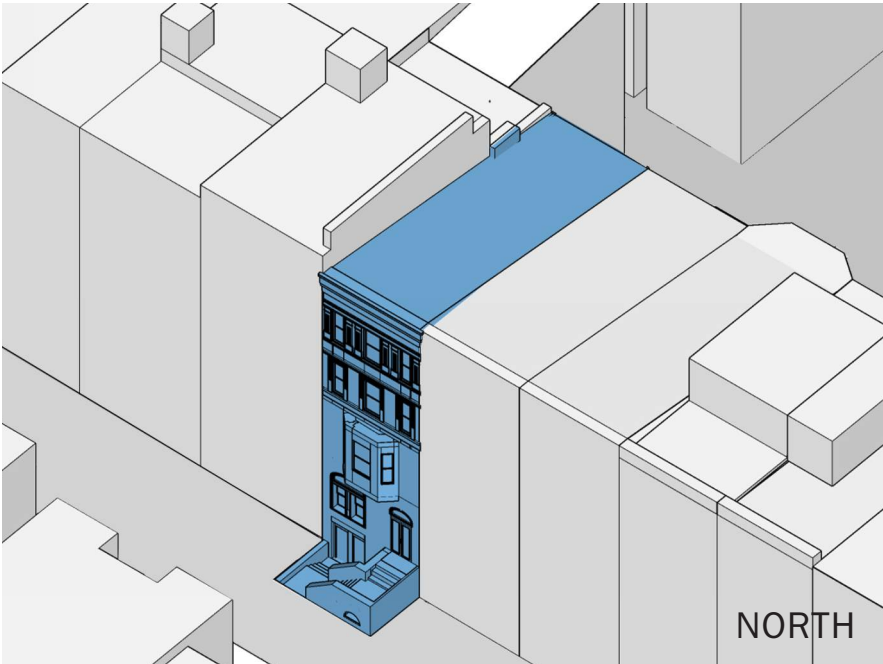
Labels and Notes:

- PROPERTY LINE (Left)
- 46 W. 45TH BEYOND (Top Right)
- SCOPE OF REMOVAL (Hatched Area)
- GRADE @ BASEMENT
- NEW CELLAR FL.
- 1ST FL.
- 2ND FL.
- 3RD FL.
- 4TH FL.
- ROOF

Architectural section drawing of a building showing the scope of extension. The drawing includes floor levels from New Cellar to Roof, with dimensions for heights and widths. A shaded area indicates the "SCOPE OF EXTENSION" on the right side of the building. Key features include a central staircase, bulkhead, and property line. A dashed line indicates a 46 W. 45TH BEYOND SCOPE OF EXTENSION.

LEGEND

- EXISTING TO REMAIN
- PROPOSED ALTERATION



EXISTING CONDITION

NEW FACADE WITH REAR EXTENSION AND
ADDITION ONTO THE EXISTING ROOFTOP

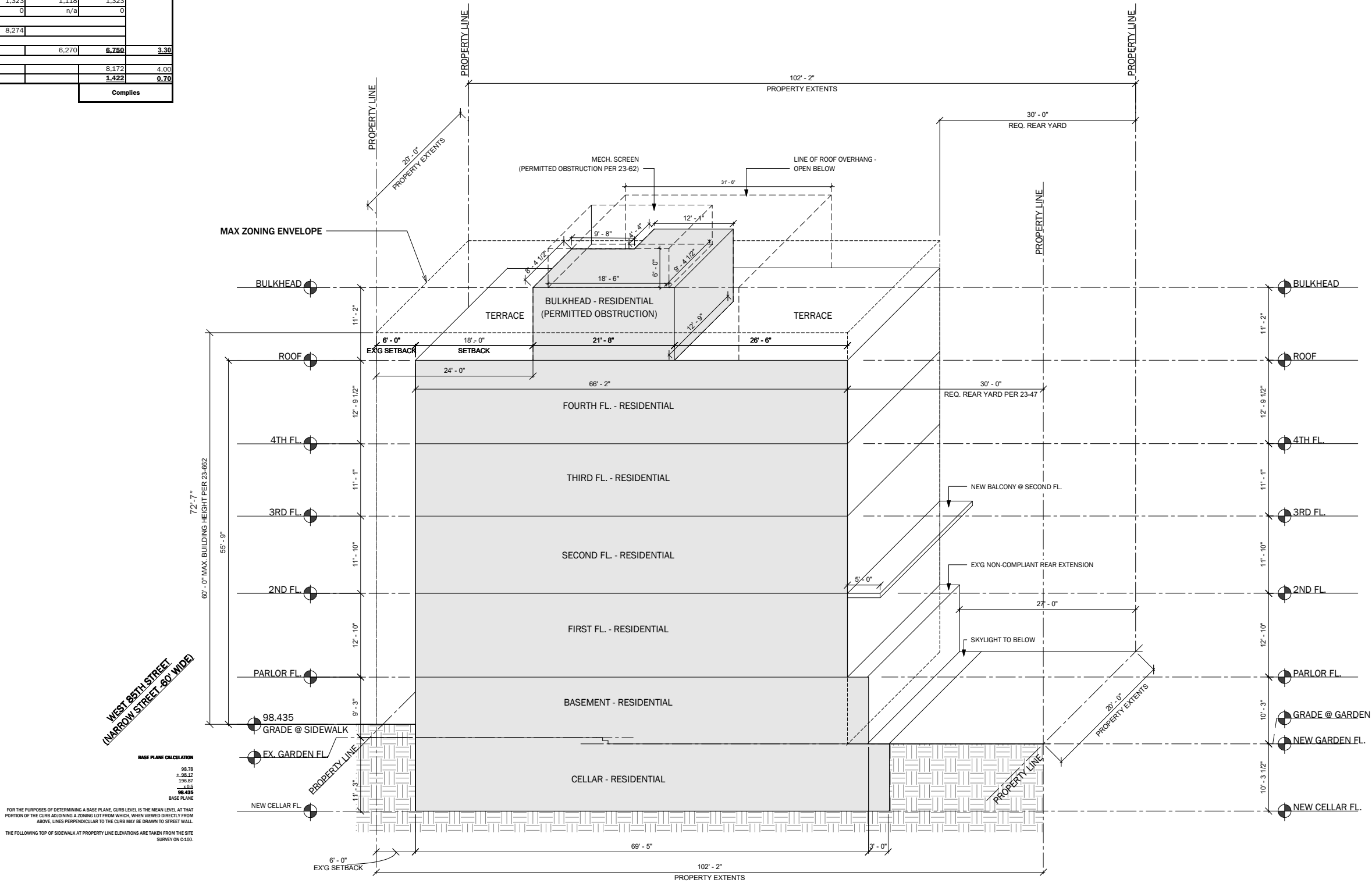
48 W 85TH ST — EXISTING AND PROPOSED MASSING



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	Lot Area	Max. Res. FAR	Max. Res. FA	Res. FAR
Block 1198 Lot 48	2,043	4.00	8,172	
Floor	Existing Gross Res.	Proposed Gross Res.	Existing ZFA	Proposed ZFA
Cellar	1,322	1,524	0	0
Basement	1,437	1,437	1,437	1,437
1st - Parlor	1,304	1,323	1,304	1,323
2nd	1,293	1,344	1,293	1,344
3rd	1,118	1,323	1,118	1,323
4th	1,118	1,323	1,118	1,323
Bulkhead	n/a	0	n/a	0
Total GFA	7,592	8,274		
Total ZFA			6,270	6,750
Max. ZFA (allowable)				8,172
Remaining ZFA				1,422
				0.70
				Complies



48 W 85TH ST — PROPOSED ZONING COMPLIANCE



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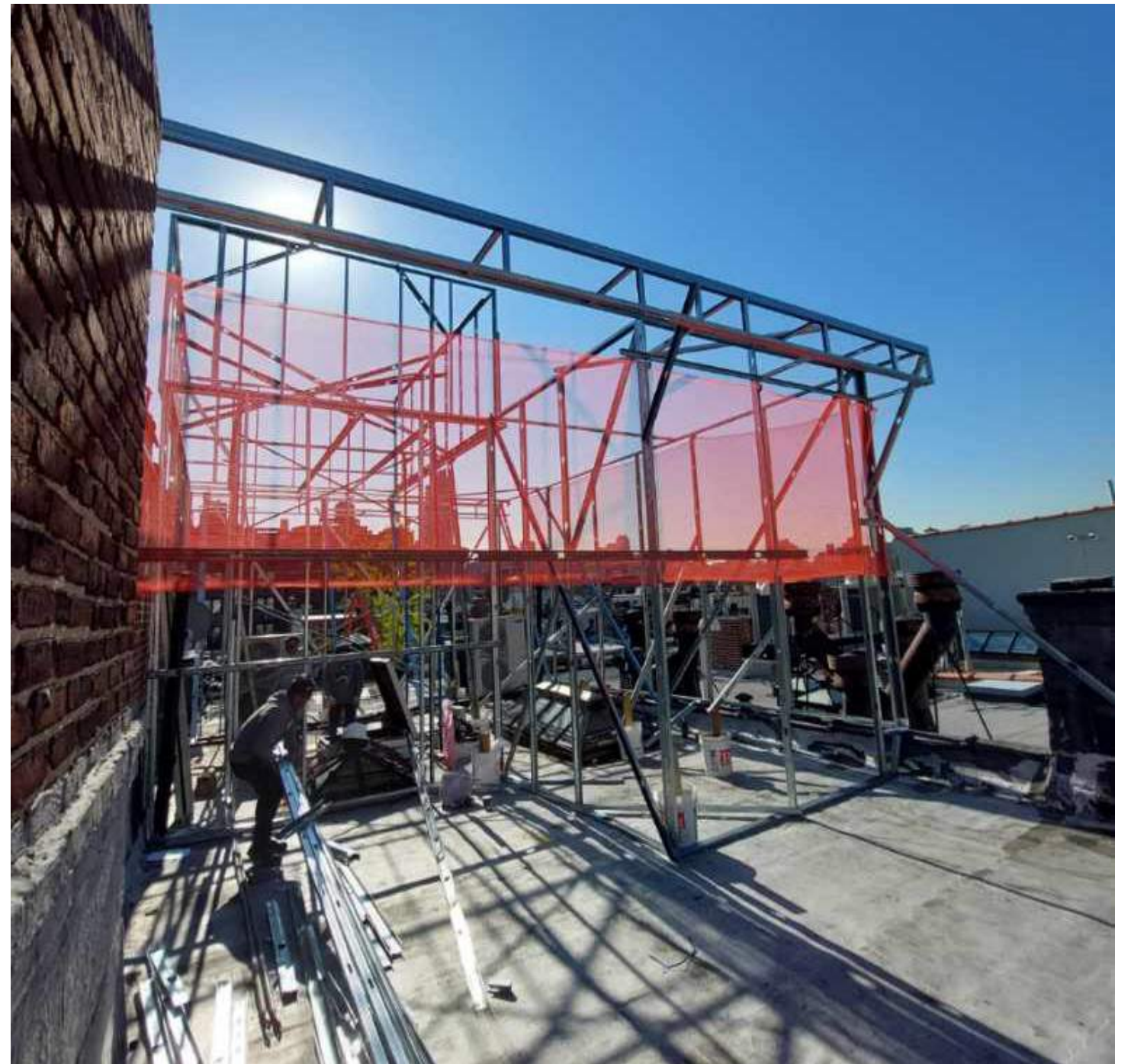
25

NW

**VISIBILITY
STUDIES**



VIEW OF ROOFTOP SHOWING MOCK UP OF PROPOSED
TAKEN (10/21/2022)



48 W 85TH ST — **MOCKUP**



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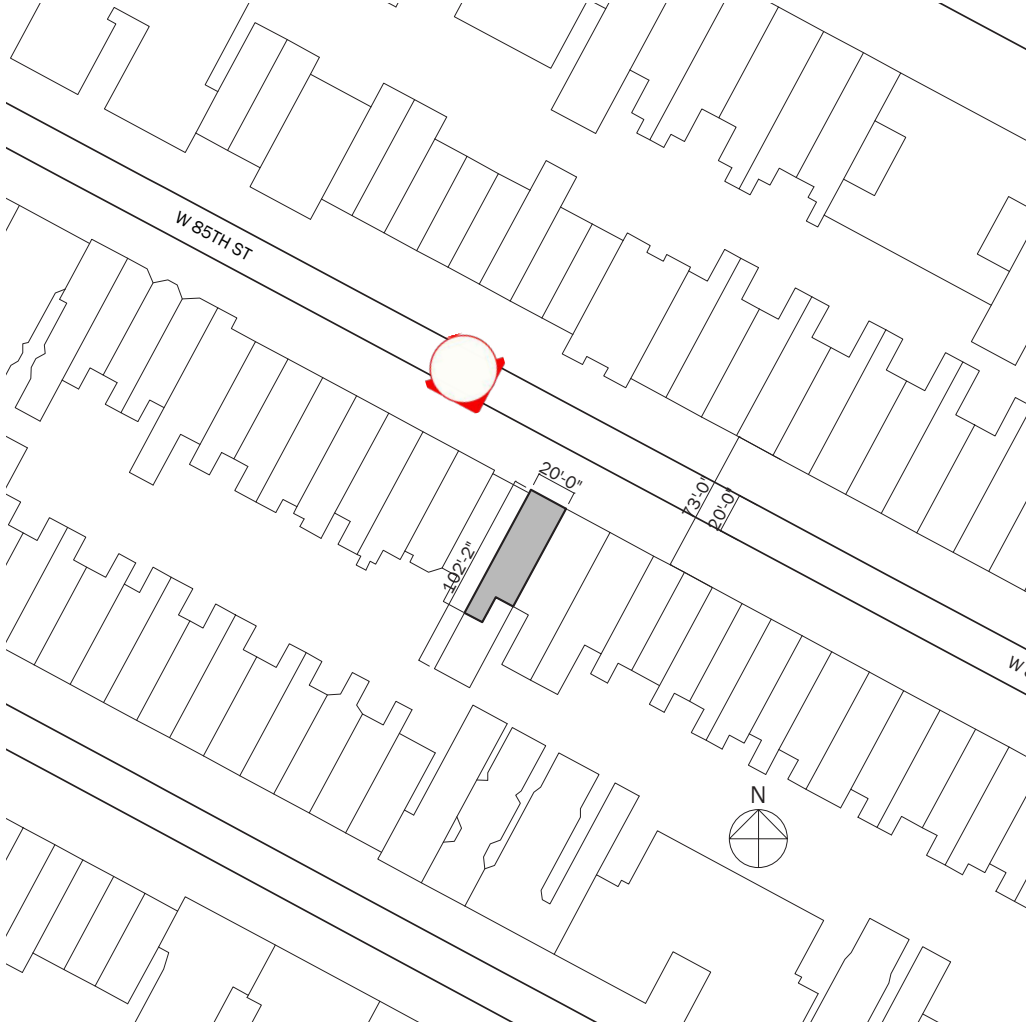
27



EXISTING
VIEW EAST ON W 85TH ST
07/21/2022



PROPOSED
VIEW EAST ON W 85TH ST
10/21/2022



48 W 85TH ST — VISIBILITY STUDIES

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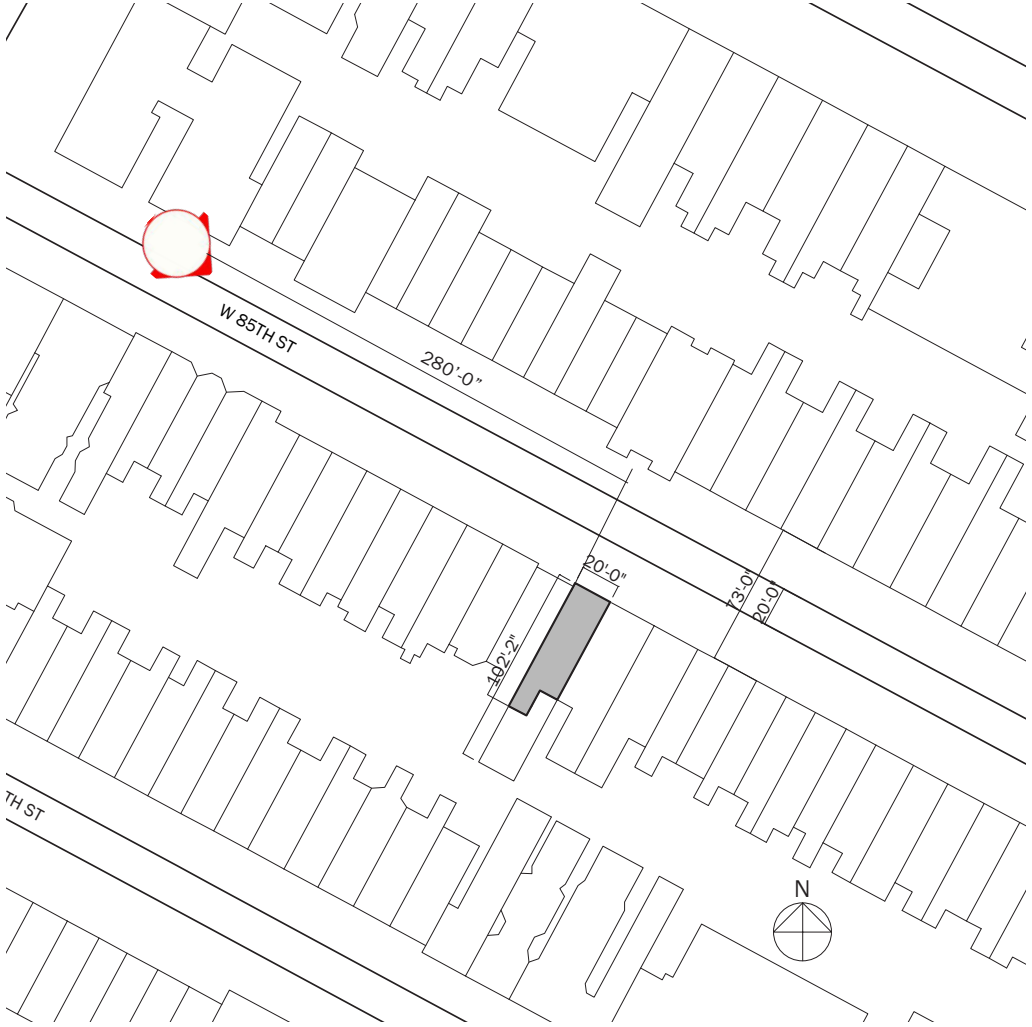




EXISTING
VIEW EAST AT W 85TH STREET & COLUMBUS AVE CORNER
09/20/2022



PROPOSED
VIEW EAST AT W 85TH STREET & COLUMBUS AVE CORNER
10/21/2022



48 W 85TH ST — VISIBILITY STUDIES

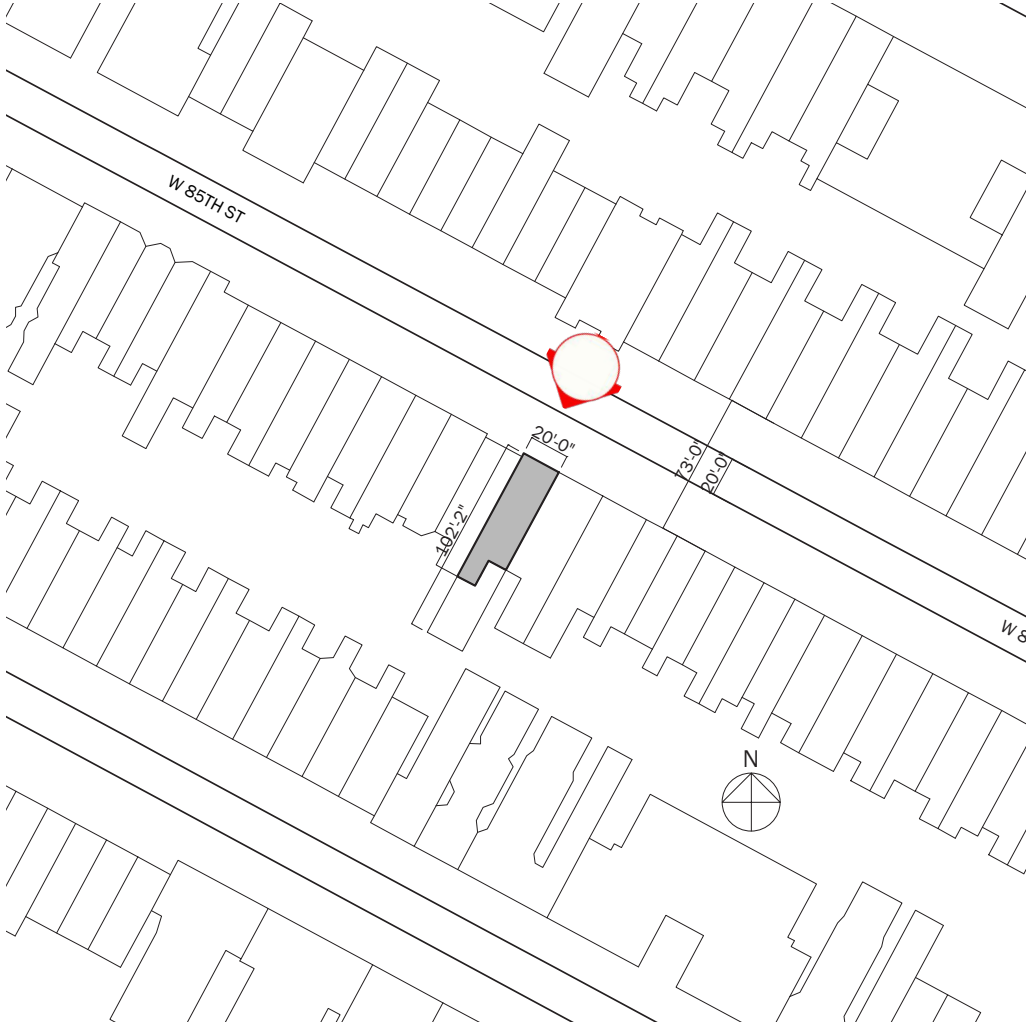
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EXISTING
VIEW FROM ACROSS THE STREET ON W 85TH STREET
07/21/2022



PROPOSED
VIEW FROM ACROSS THE STREET ON W 85TH STREET
10/21/2022



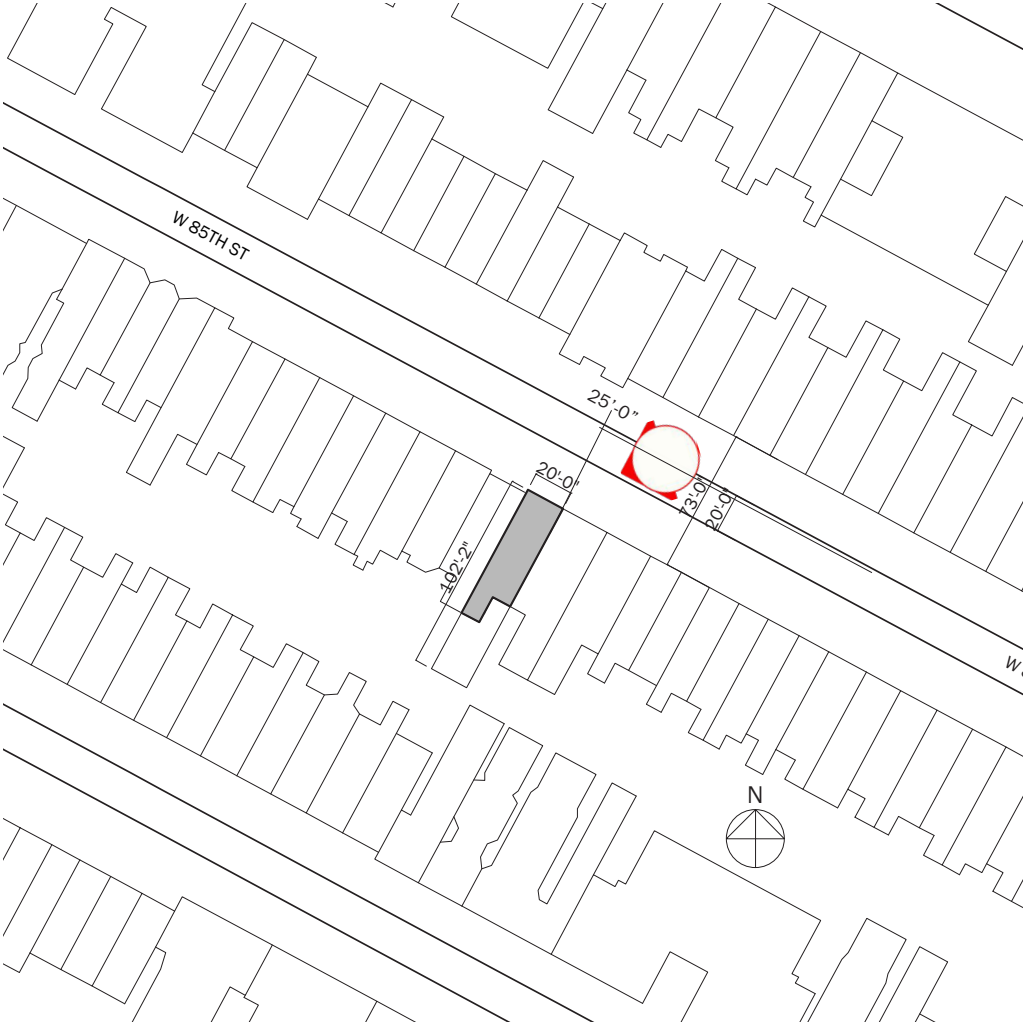
48 W 85TH ST — VISIBILITY STUDIES



EXISTING
VIEW WEST ON W 85TH STREET
07/21/2022



PROPOSED
VIEW WEST ON W 85TH STREET
10/21/2022



48 W 85TH ST — VISIBILITY STUDIES



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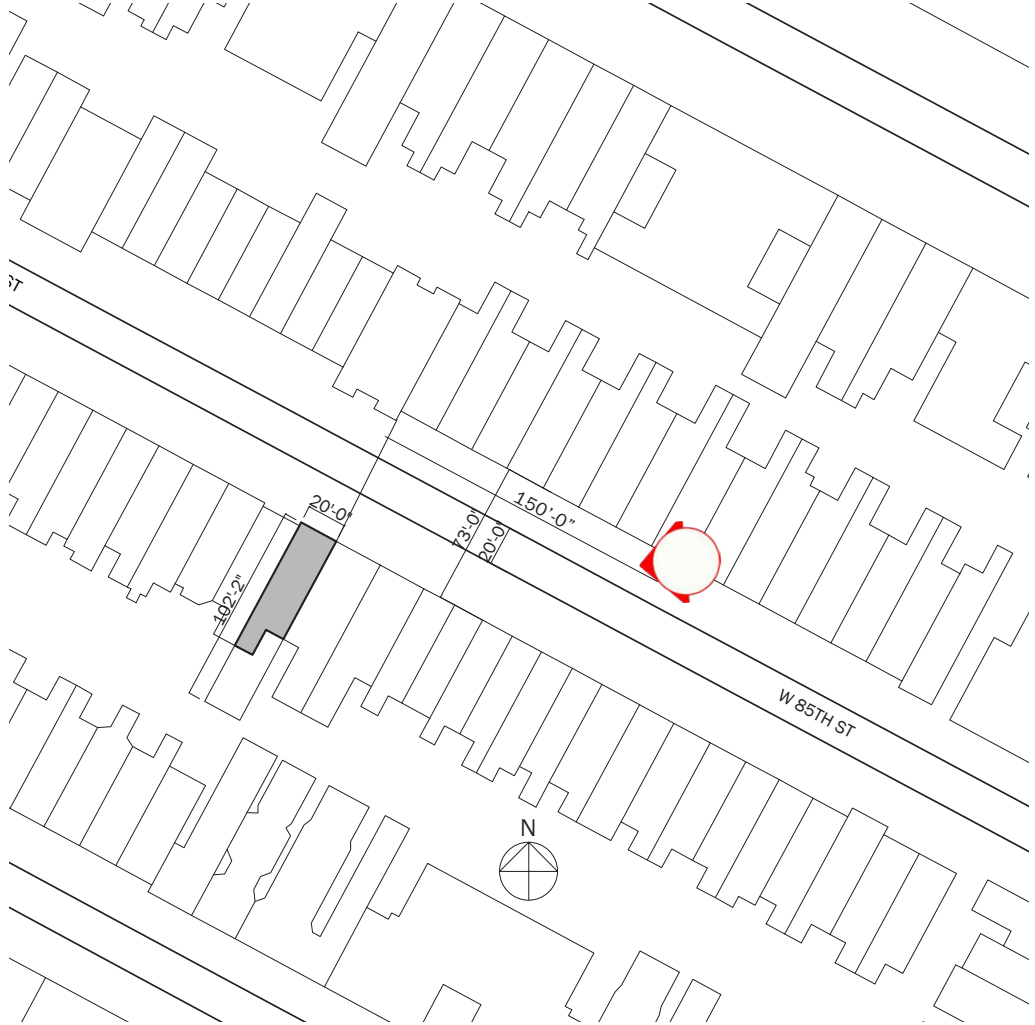
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EXISTING
VIEW WEST AT W 85TH STREET & CENTRAL PARK WEST CORNER
09/20/2022



PROPOSED
VIEW WEST AT W 85TH STREET & CENTRAL PARK WEST CORNER
10/21/2022

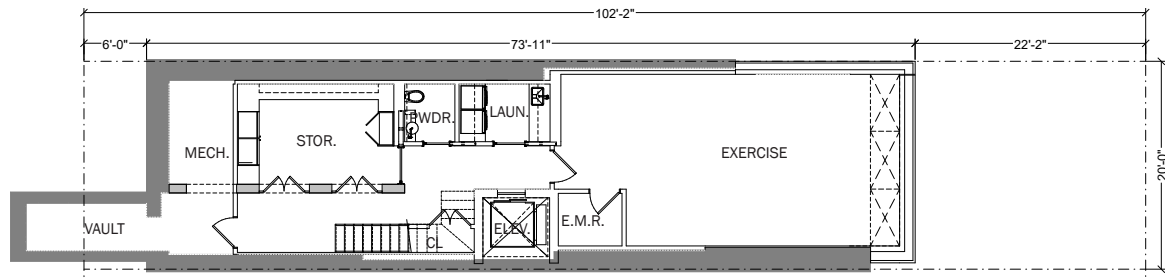


48 W 85TH ST — VISIBILITY STUDIES

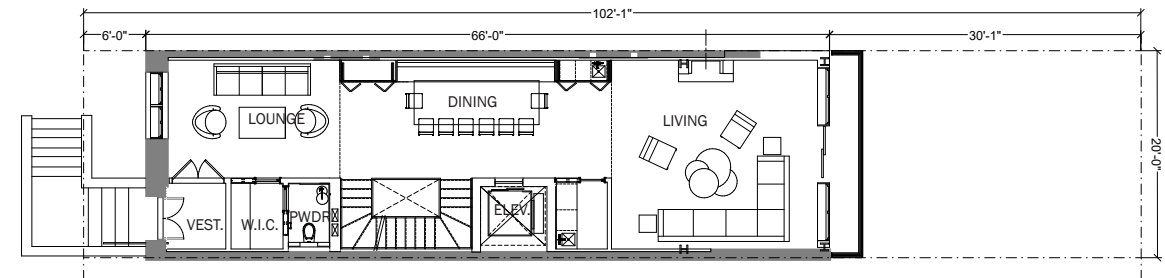
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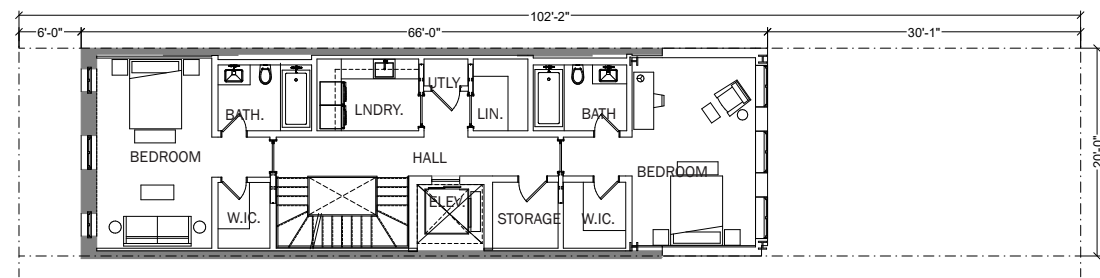
PROPOSED PLANS



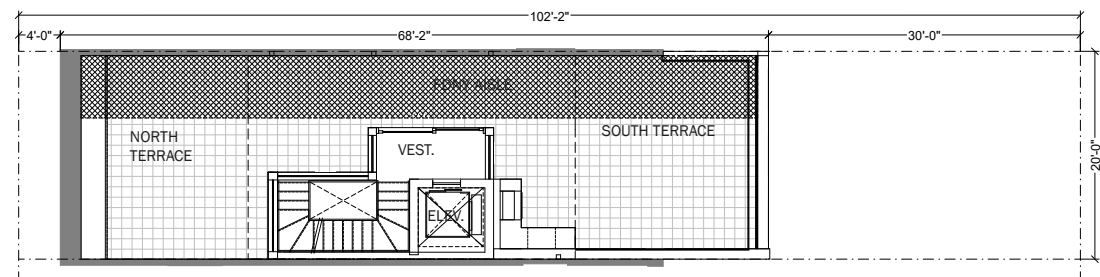
CELLAR



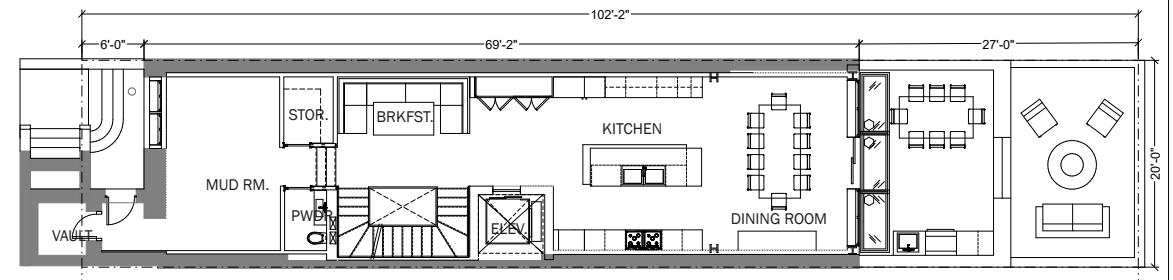
1ST FLOOR



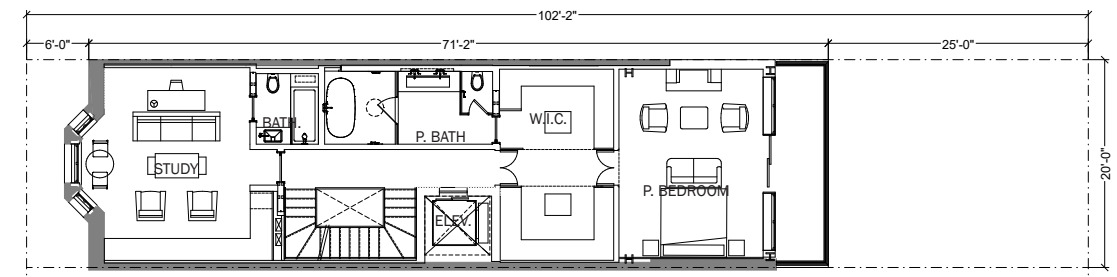
3RD FLOOR



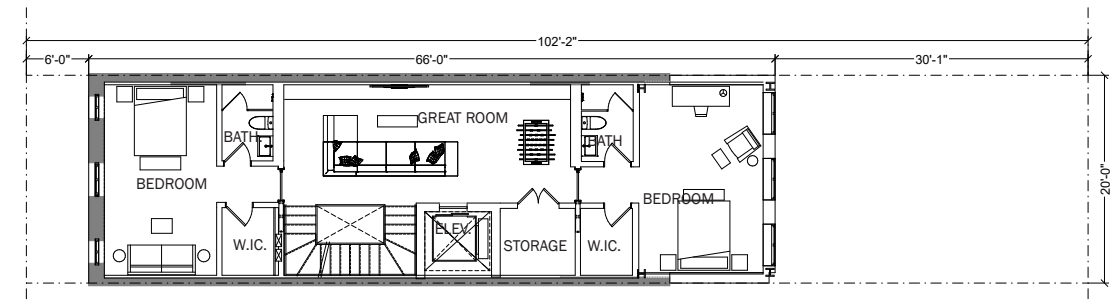
ROOF



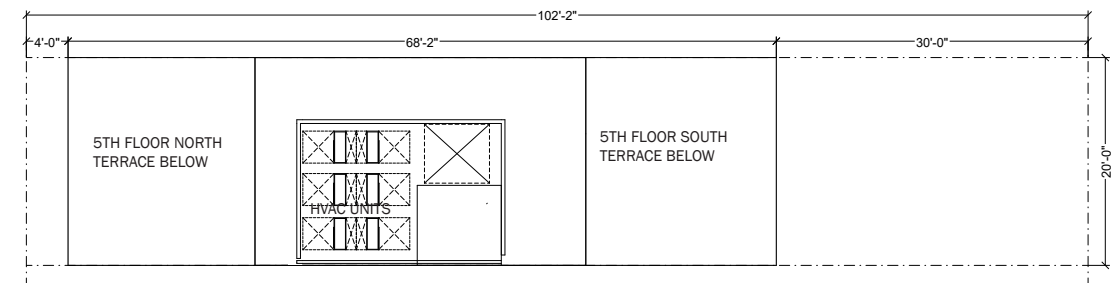
BASEMENT / GARDEN



2ND FLOOR



4TH FLOOR



BULKHEAD

48 W 85TH ST — PROPOSED PLANS



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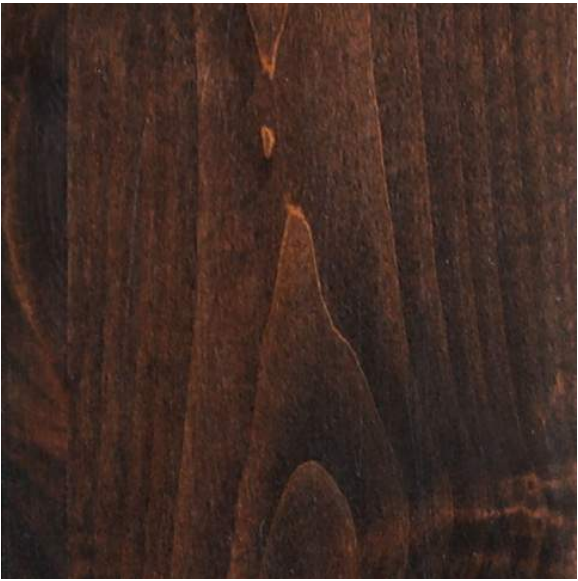
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VI

**PROPOSED
MATERIALS**



FRONT FACADE - BROWNSTONE
(EXISTING TO REMAIN)



STAINED WOOD - REFINISH
EX'G PARLOR & GARDEN ENTRY
DOORS & NEW FRONT WINDOWS



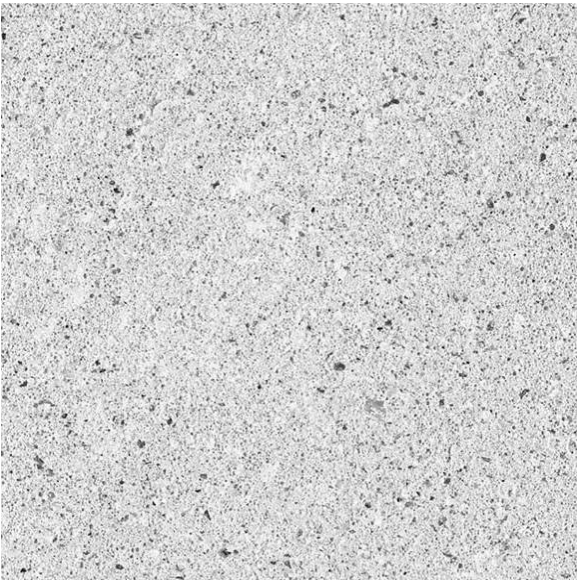
BULKHEAD- DRI DESIGN ZINC OR
ZINC COLORED METAL PANELS
VERTICAL SEAM PANELS



MECHANICAL SCREEN - METAL
LOUVERS W/ POWDER COATED
FINISH



REAR FACADE - MODULAR RED
BRICK WITH RED MORTAR



LINTELS & SILLS - CAST STONE



LOW-E CLEAR GLASS @ REAR
FACADE GUARDRAILS AND
WINDOWS/ DOORS



FRONT CORNICE PAINT,
REAR METAL PANELS & WINDOW /
DOOR FRAMES -
BENJAMIN MOORE BLACK PANTHER



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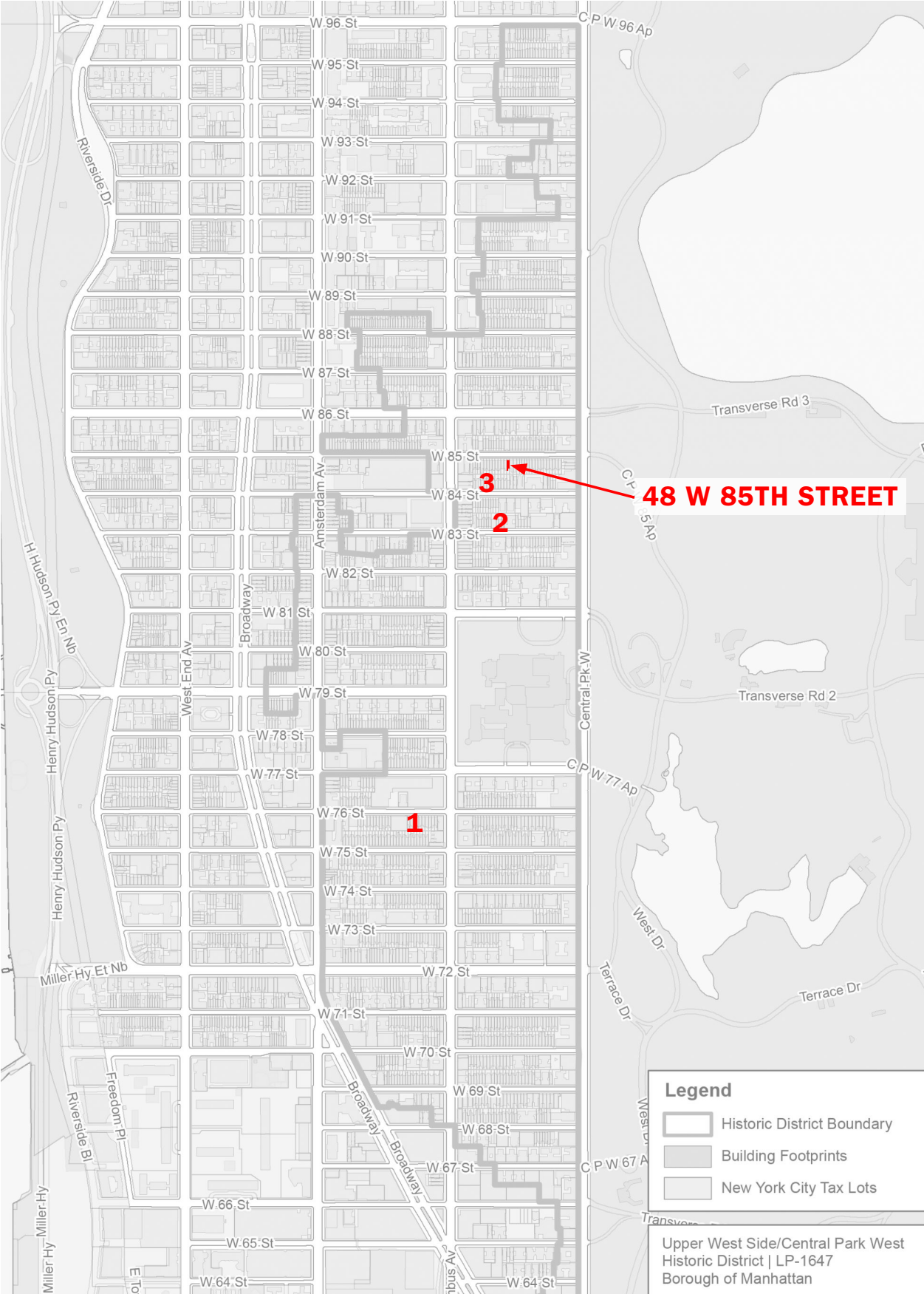
48 W 85TH ST — **PROPOSED COLOR PALETTE**

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WIN

PRECEDENTS



PRECEDENTS KEY MAP



1 118 W 76TH ST



2 51 W 83RD ST



3 45 W 84TH ST

48 W 85TH ST — PRECEDENTS



Date: 1890-91

NB Number: [NB 1822-1890]

Type: Rowhouse

Architect: Thom & Wilson

Developer/Owner/Builder: Patrick Farley

NYC Landmarks Designation: Historic District

Landmark Designation Report: Upper West Side-Central Park Historical District, Vol. 3

National Register Designation: N/A

Primary Style: Renaissance Revival

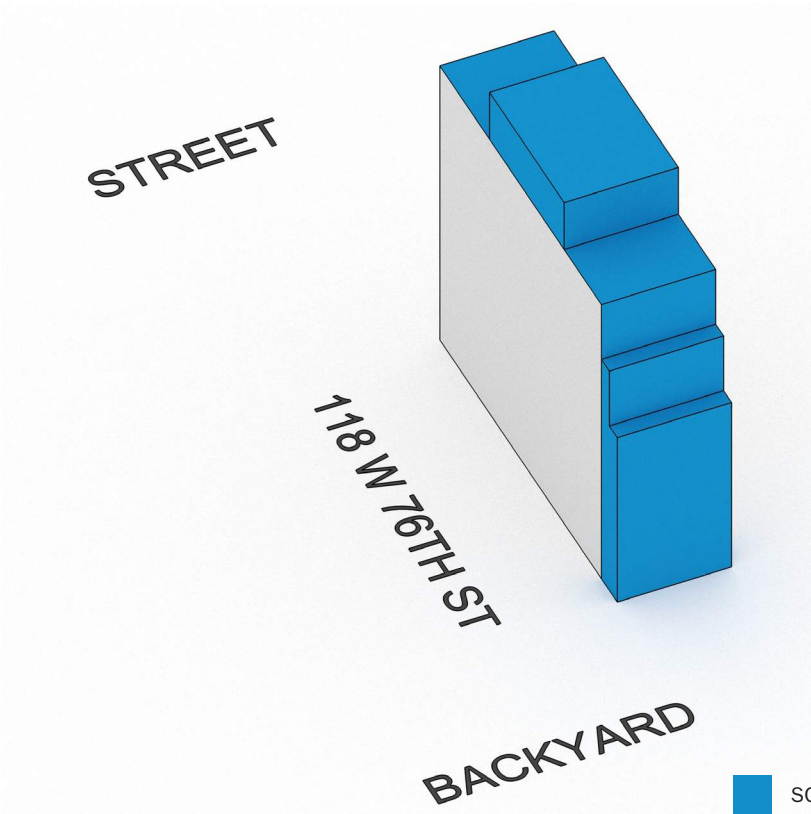
Primary Facade: Brownstone

Stories: 4 with basement

Window Type: One-over-one;double-hung/wood

Structure: Masonry bearing walls; Basement type: Raised; Stoop type: Straight; Row Configuration: ABABA; Ground story refaced; Stoop removed, basement entrance created

Historic District: Upper West Side - Central Park West HD



48 W 85TH ST — PRECEDENTS



Date: 1870-74

NB Number: NB 183-1870

Type: Rowhouse

Architect: Spence, Andrew

Developer/Owner/Builder: John Carlin

Row Configuration: AAA and BBB

NYC Landmarks Designation: Historic District

Landmark Designation Report: Upper West Side-Central Park Historical District, Vol. 3

National Register Designation: N/A

Primary Style: Italianate

Primary Facade: Brick and Brownstone

Stories: 3 with basement

Window Type/Material: One-over-one double-hung/Wood

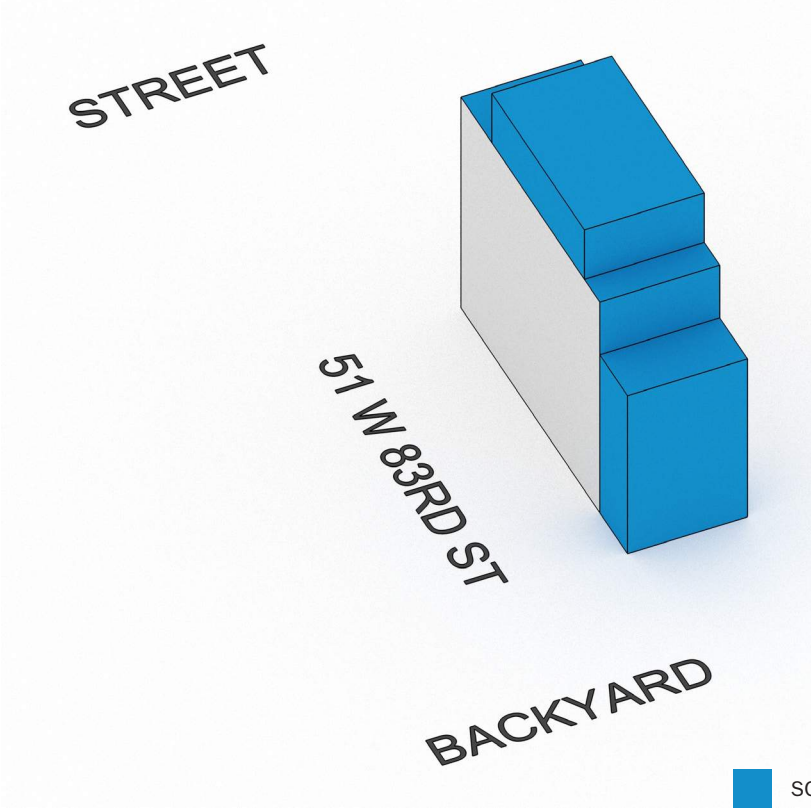
Basement Type: Raised

Stoop Type: Straight

Structure: Masonry bearing walls

Historic District: Upper West Side - Central Park West HD

Alterations: Parlor story sill and lintel moldings removed





Date: 1888-89

NB Number: NB 646-1889

Type: Rowhouse

Architect: Schellenger, Gilbert A.

Developer/Owner: George C. Edgar & Son

NYC Landmarks Designation: Historic District

Landmark Designation Report: Upper West Side-Central Park Historical District, Vol. 3

National Register Designation: N/A

Primary Style: Northern Renaissance Revival and Renaissance Revival with Romanesque elements

Row configuration: ABCA

Primary Facade: Brownstone and Ironwork

Stories: 4 with basement

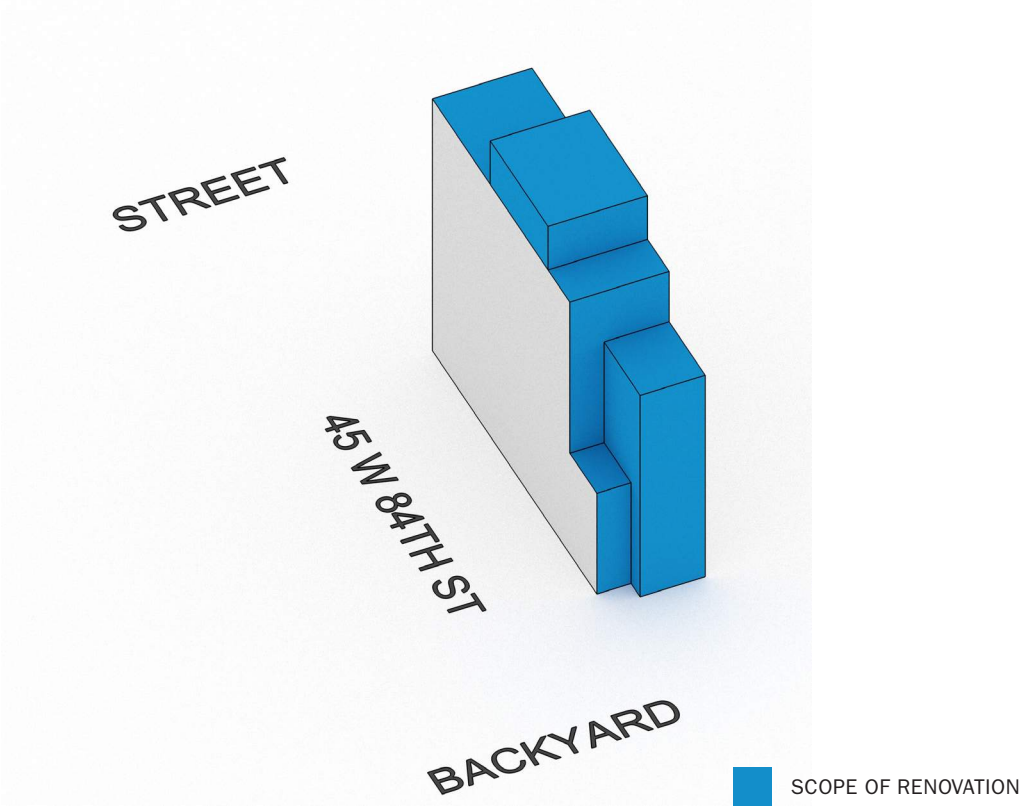
Window Type/Material: One-over-one; double-hung/wood

Basement Type: Raised

Stoop Type: Box and straight

Structure: Masonry bearing walls

Historic District: Upper West Side - Central Park West HD



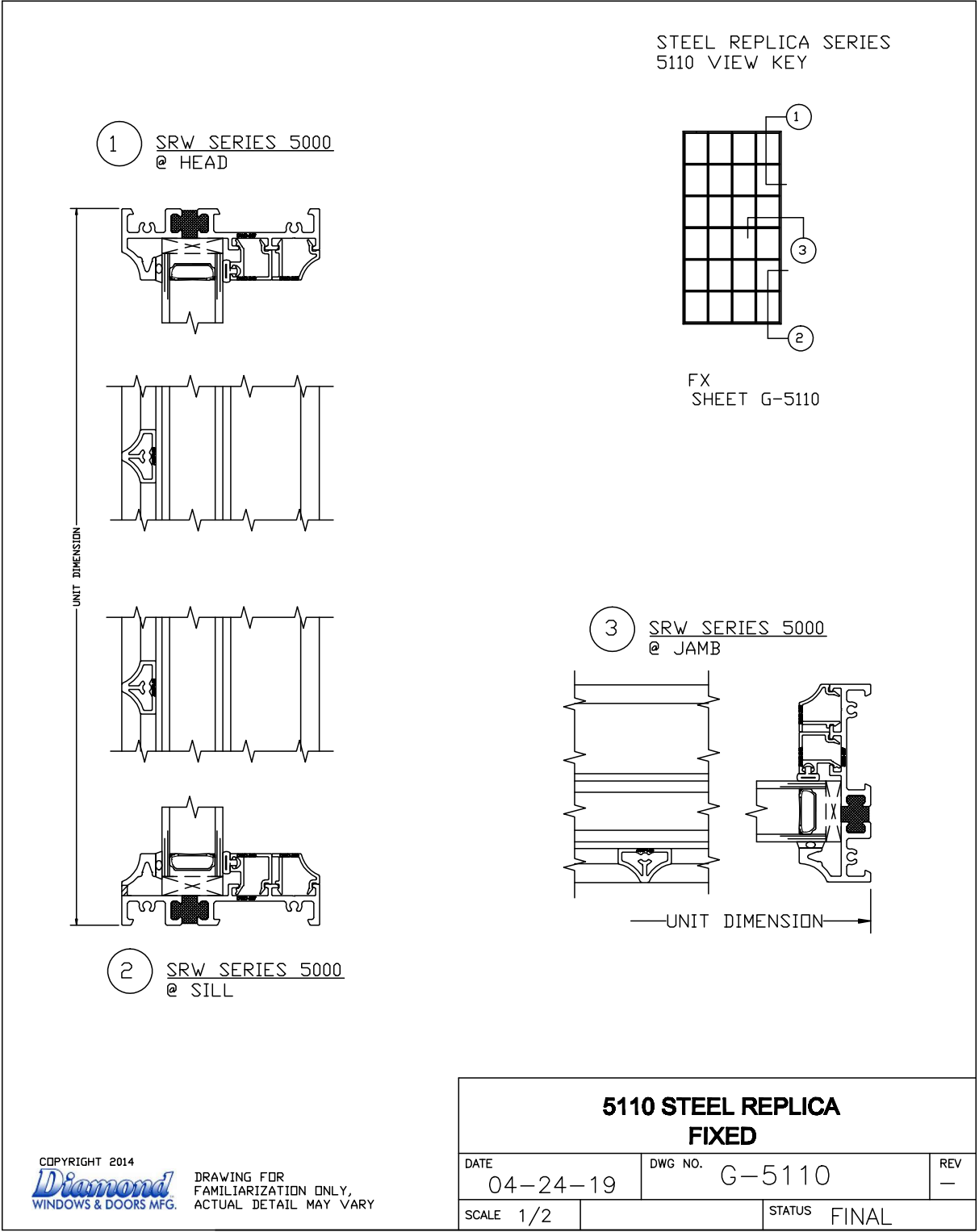
WIII

APPENDIX

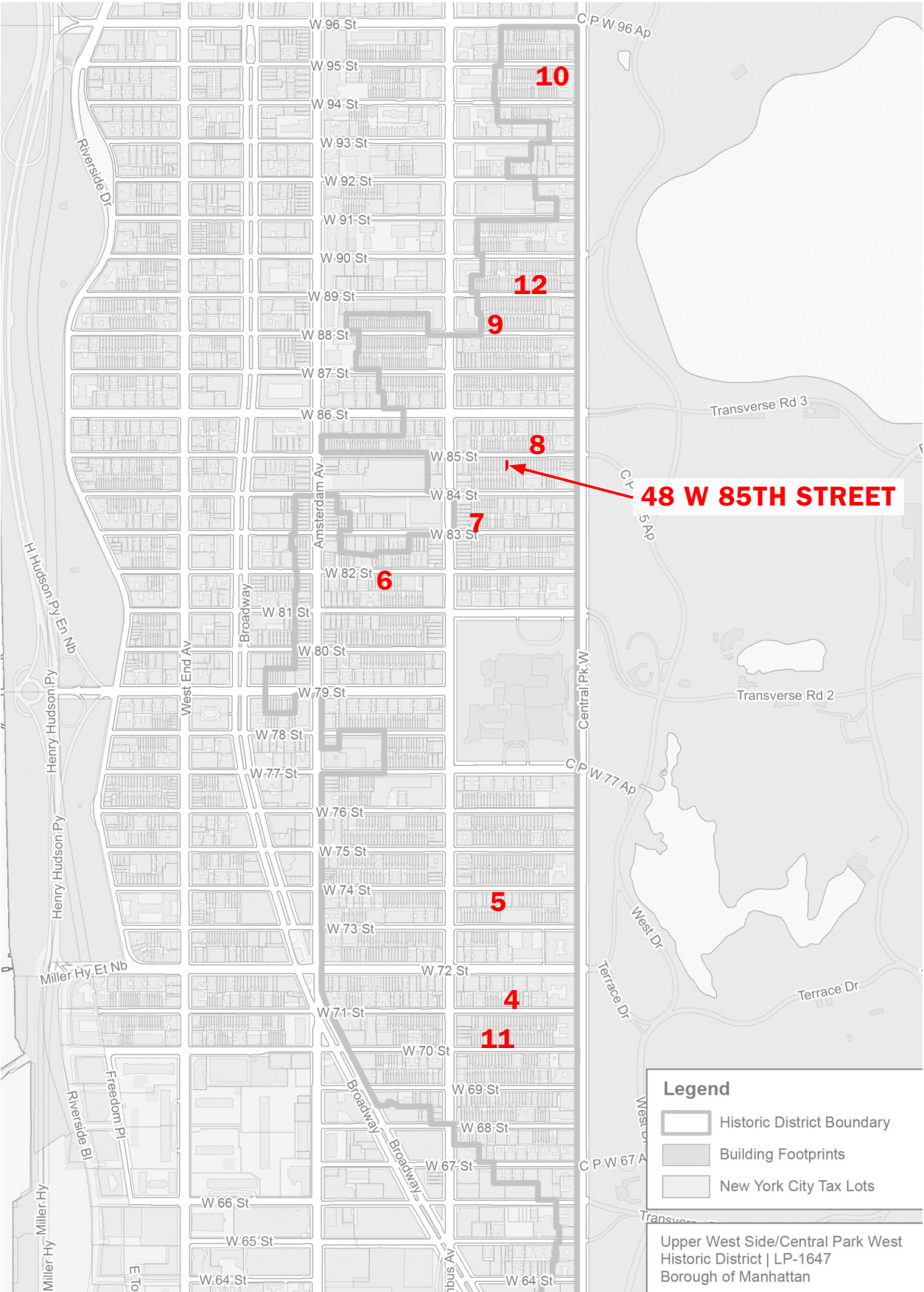
NEW WINDOW PROFILES

ARCADIA STEEL LOOK ALUMINUM WINDOW & DOORS

- ULTRA NARROW FRAME THICKNESS
- SUITED FOR HISTORIC WINDOW RESTORATION PROJECTS
- HISTORIC AESTHETIC WITH MODERN ENERGY REQUIREMENTS (THERMALLY BROKEN)
- VARIOUS POSSIBLE COMBINATIONS AND CONFIGURATIONS



48 W 85TH ST — REAR ALUMINUM WINDOW DETAILS



ADDITIONAL PRECEDENTS KEY MAP

4 33 W 71ST ST



9 53 W 88TH ST



5 40 W 74TH ST



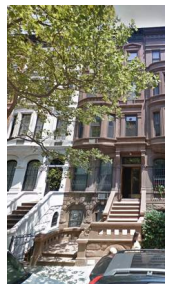
10 12 W 95TH ST



6 144 W 82ND ST



11 47 W 70TH ST



7 69 W 83RD ST



12 31 W 89TH ST



8 29 W 85TH ST



48 W 85TH ST — PRECEDENTS



DXA studio

dxastudio.com

894 6th Avenue
5th Floor
NYC 10001
T 212 874 0567

SCALE
CLIENT
PROJECT NUMBER
DATE

N/A
LOWEY
22.35
DECEMBER 02, 2022



Date: 1889-90

NB Number: 1297-1889

Type: Rowhouse

Architect: Ferdon, Martin V.B.

Developer/Owner/Builder: George Crawford

NYC Landmarks Designation: Historic District

Landmark Designation Report: One of four rowhouses in the configuration ABAB

National Register Designation: N/A

Primary Style: Neo-Grec and Renaissance Revival

Primary Facade: Brownstone

Stories: 4 with basement

Window Type: One-over-one double-hung/Wood

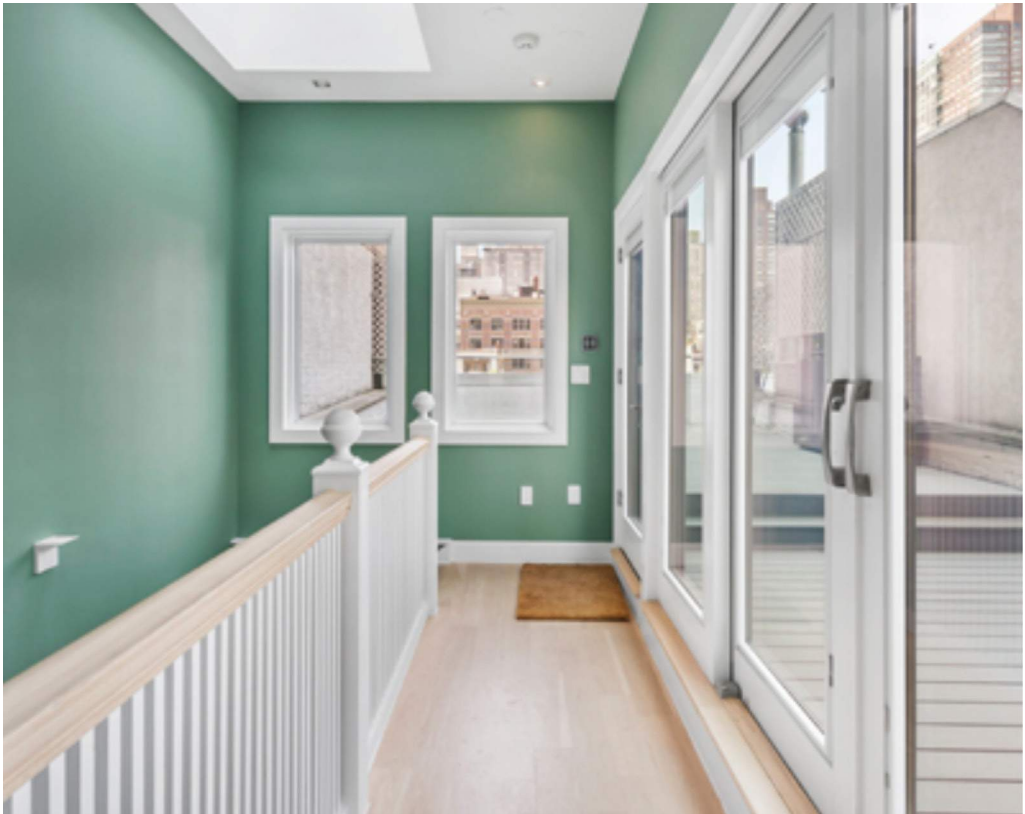
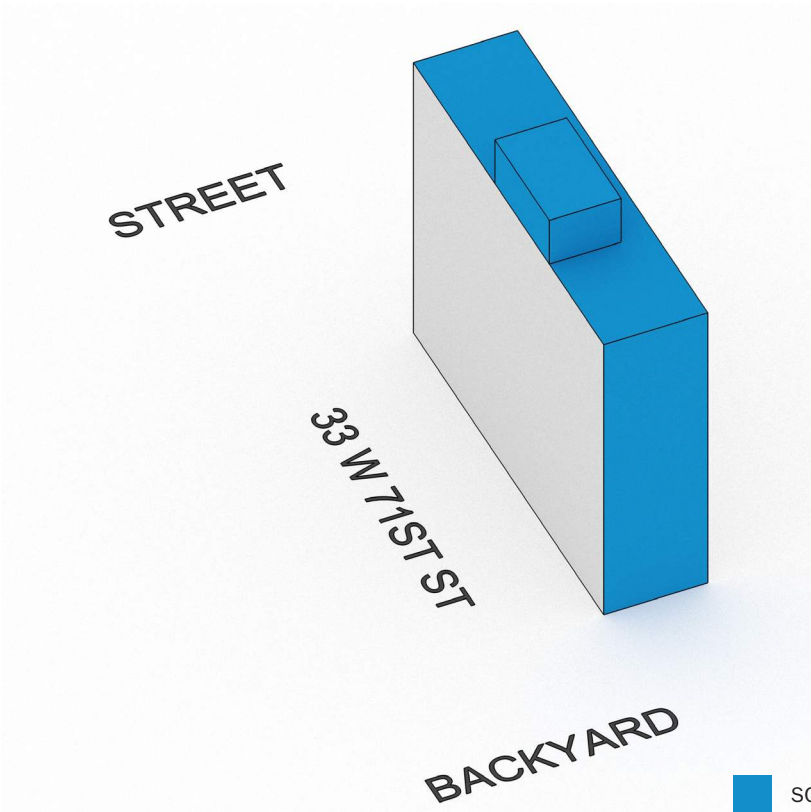
Basement Type: Raised

Stoop Type: Straight

Structure: Masonry bearing walls

Historic District: Upper West Side - Central Park West HD

Wish List:



48 W 85TH ST — PRECEDENTS



Date: 1902-04

NB Number: 389-1902

Type: Rowhouse

Architect: Griffin, Percy

Developer/Owner/Builder: Frederick Ambrose Clark

NYC Landmarks Designation: Historic District

Landmark Designation Report: One of eighteen rowhouses in the configuration ABBCDEFFFFEGGHIJ

National Register Designation: #83001752

Primary Style: Beaux-Arts and Georgian Revival

Primary Facade: Brick, Ironwork, and Limestone

Stories: 5 with basement

Window Type: Three-pane casement with transom/Wood; Four-pane French doors with transom/Wood

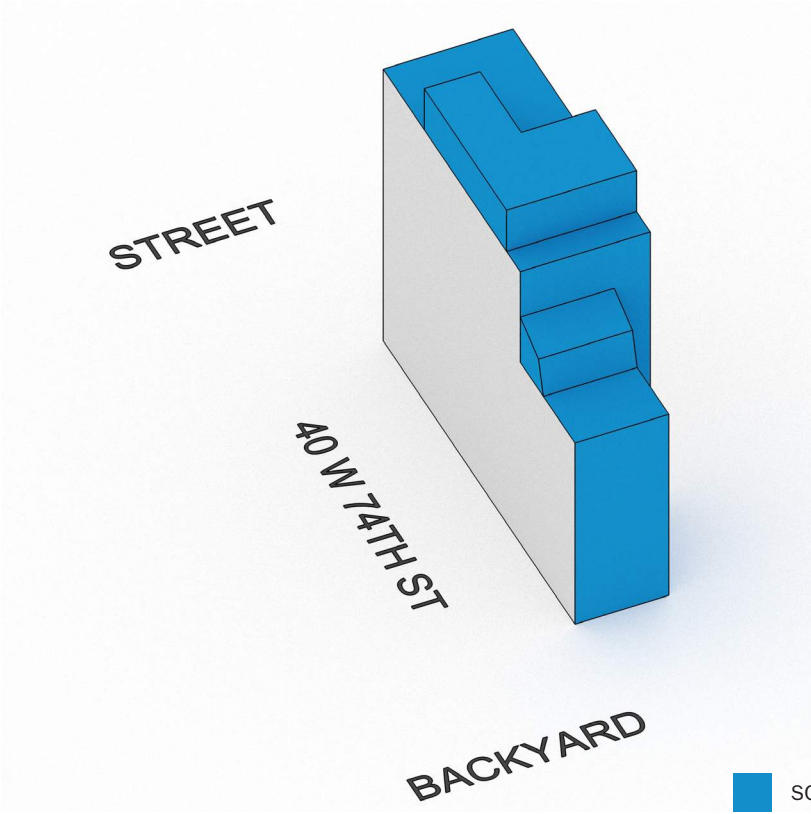
Basement Type: American

Stoop Type: Low

Roof Type: Pitched with dormers/Undetermined

Structure: Masonry bearing walls

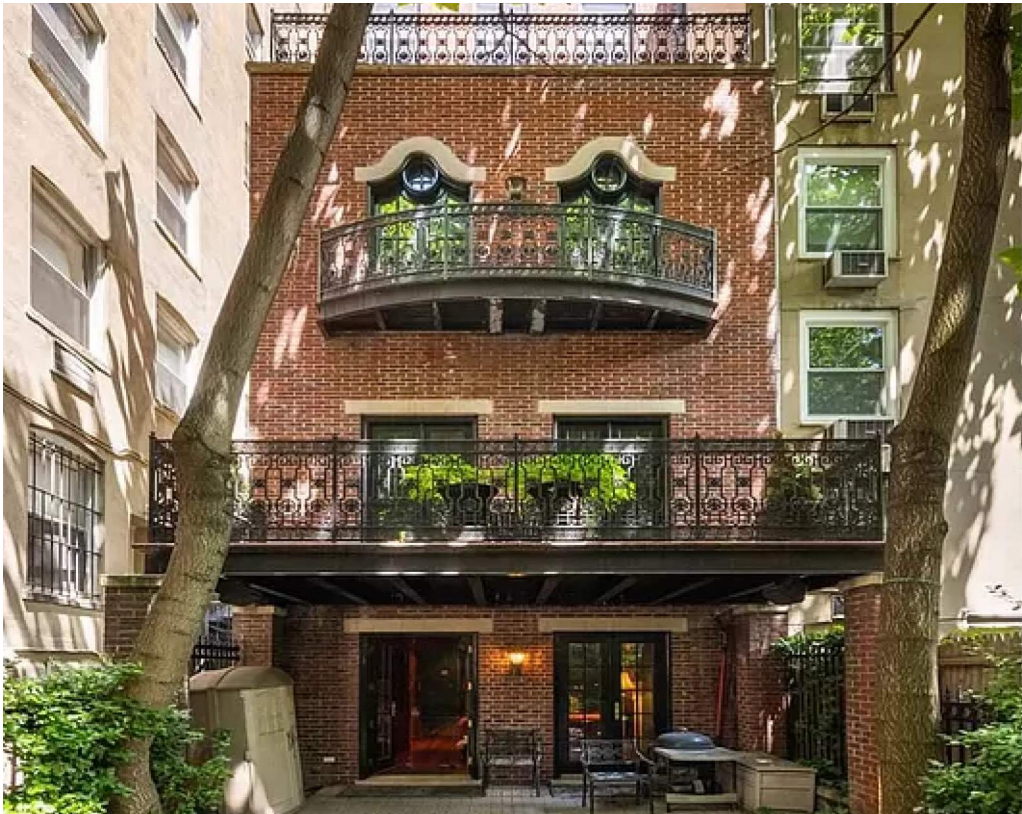
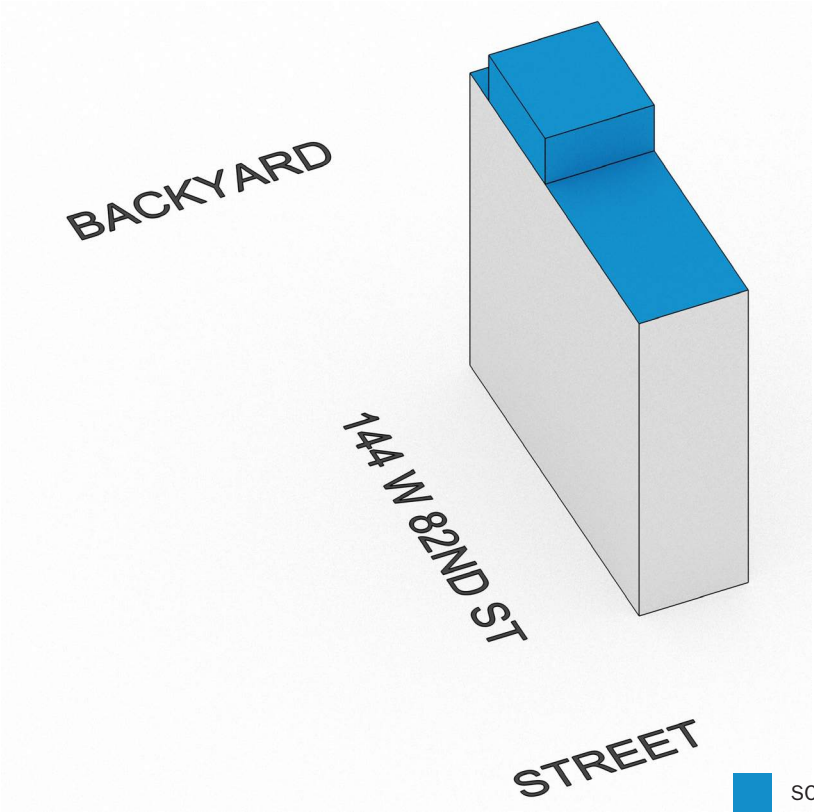
Historic District: Central Park West - West 73rd-74th Streets HD and Upper West Side - Central Park West HD



48 W 85TH ST — PRECEDENTS



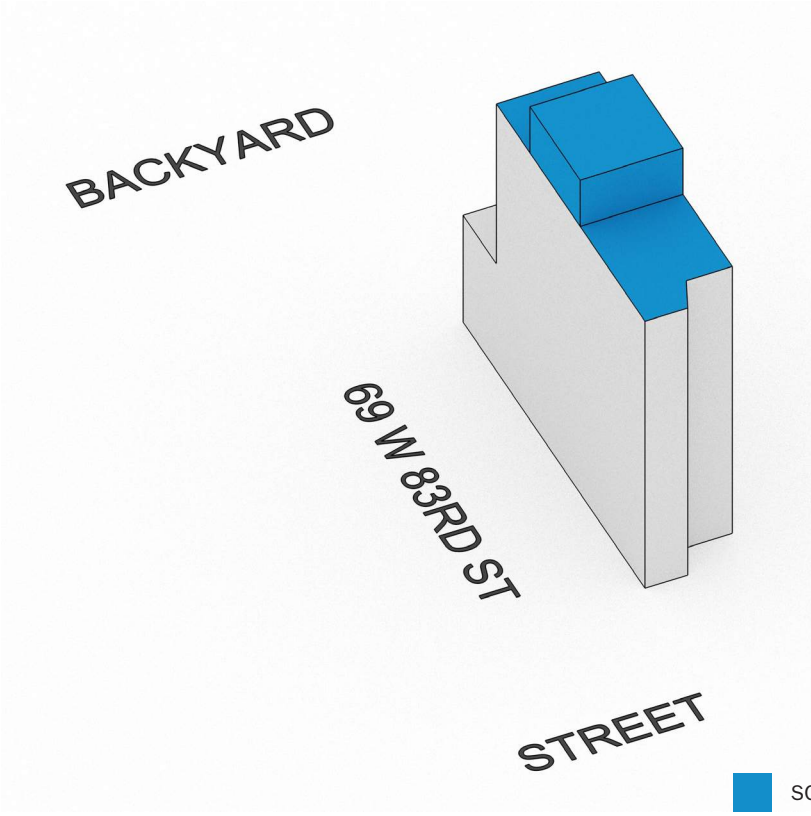
Date: 1884-85
NB Number: 789-1884
Type: Rowhouse
Architect: Townsend, Ralph S.
Developer/Owner/Builder: George Miller
NYC Landmarks Designation: Historic District
Landmark Designation Report: One of four rowhouses
National Register Designation: N/A
Primary Style: Neo-Grec
Primary Facade: Brick and Stone
Stories: 4 with basement
Window Type: One-over-one double-hung/Wood
Basement Type: Raised
Stoop Type: Straight
Structure: Masonry bearing walls
Historic District: Upper West Side - Central Park West HD



48 W 85TH ST — PRECEDENTS



Date: 1884-85
NB Number: NB 899-1884
Type: Rowhouse
Architect: Jardine, D. and J.
Developer/Owner/Builder: John Jardine
Row Configuration: AAB
NYC Landmarks Designation: Historic District
Landmark Designation Report: Upper West Side-Central Park Historical District, Vol. 3
National Register Designation: N/A
Primary Style: Queen Anne
Primary Facade: Brick, Ironwork, Stone, and Terra Cotta
Stories: 4 with basement
Window Type/Material: One-over-one double-hung/Wood
Basement Type: Raised
Stoop Type: Straight
Roof Type/Material: Gabled and pitched/Slate
Structure: Masonry bearing walls
Historic District: Upper West Side - Central Park West HD





Date: 1906-07

NB Number: NB 277-1905

Type: Rowhouse

Architect: Goldstone, Lafayette A.

Developer/Owner/Builder: James Carlew Const. Co.

Row Configuration: ABCBCBDBCDBCBD

NYC Landmarks Designation: Historic District

Landmark Designation Report: Upper West Side/Central Park West Historic District Designation Report

National Register Designation: N/A

Primary Style: Beaux-Arts

Primary Facade: Brick, Ironwork, and Limestone

Stories: 5

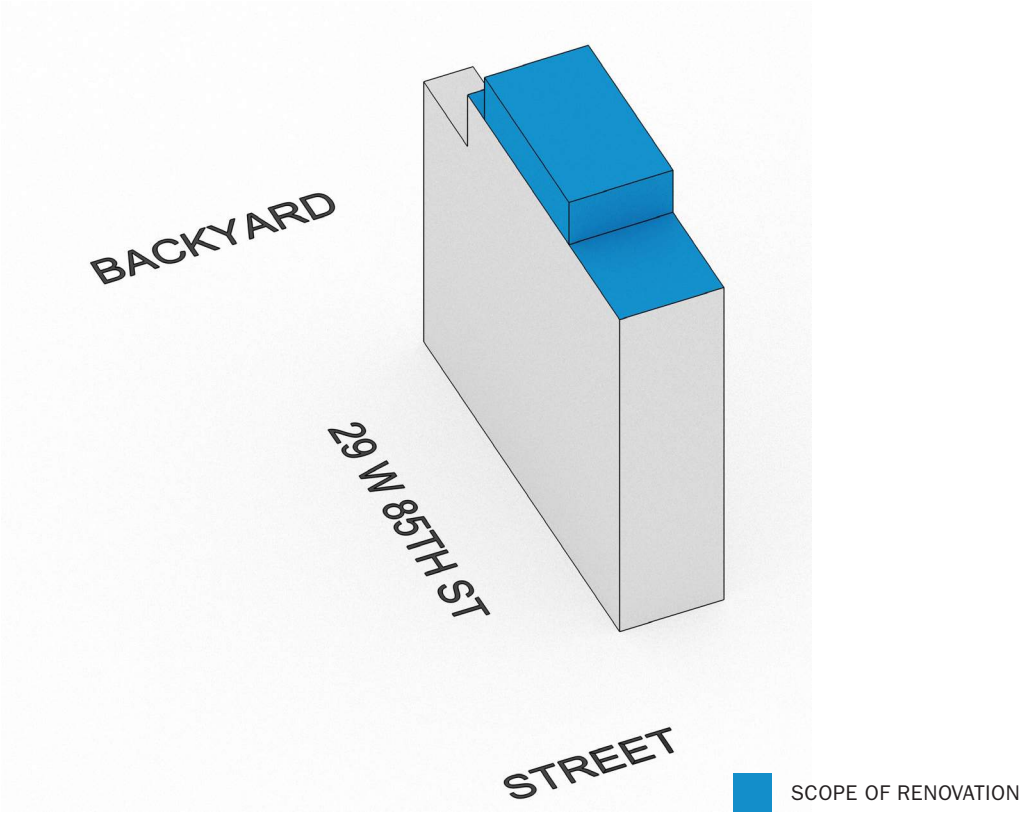
Window Type/Material: One-over-one double-hung/wood, casement with transom/wood

Basement Type: American

Stoop Type: low

Structure: masonry bearing walls

Historic District: Upper West Side - Central Park West HD



48 W 85TH ST — PRECEDENTS



Date: 1892-94

NB Number: [NB 37-1892]

Type: Rowhouse

Architect: Neville & Bagge

Developer/Owner: John Casey

NYC Landmarks Designation: Historic District

Landmark Designation Report: Upper West Side/Central Park West, Vol 3

National Register Designation: N/A

Primary Style: Renaissance Revival

Style/Ornament: Renaissance Revival with Romanesque and Gothic elements

Row Configuration: ABCBDEDFDEDBC

Primary Facade: Brick, Brownstone, Ironwork, Sandstone, and Terra Cotta

Stories: 4 with basement

Window Type/Material: One-over-one double-hung/Wood

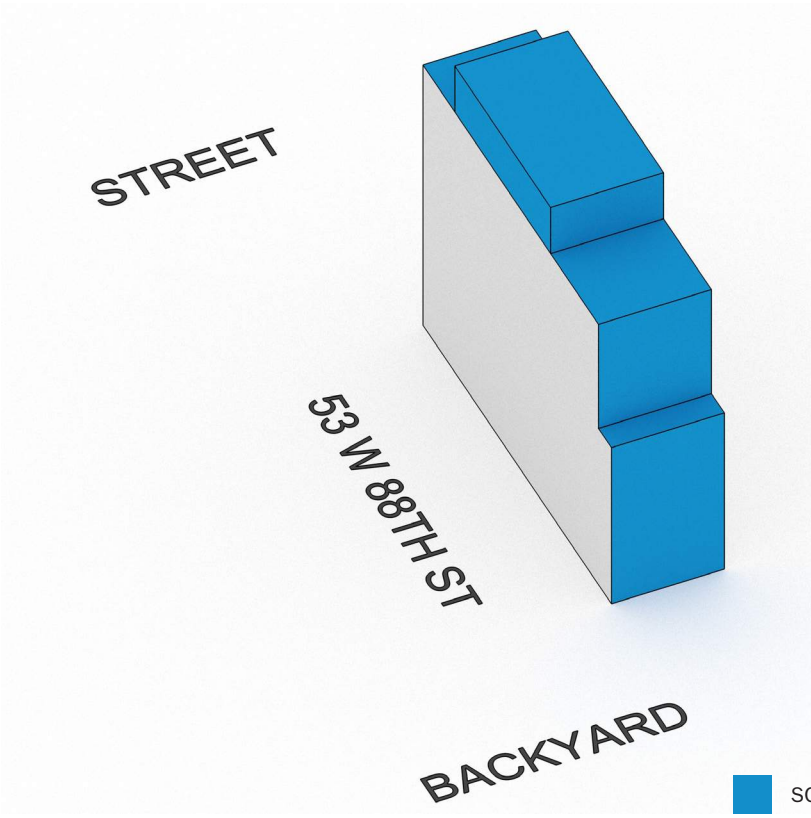
Basement Type: Raised

Stoop Type: Straight and box

Method of Construction: Masonry bearing walls

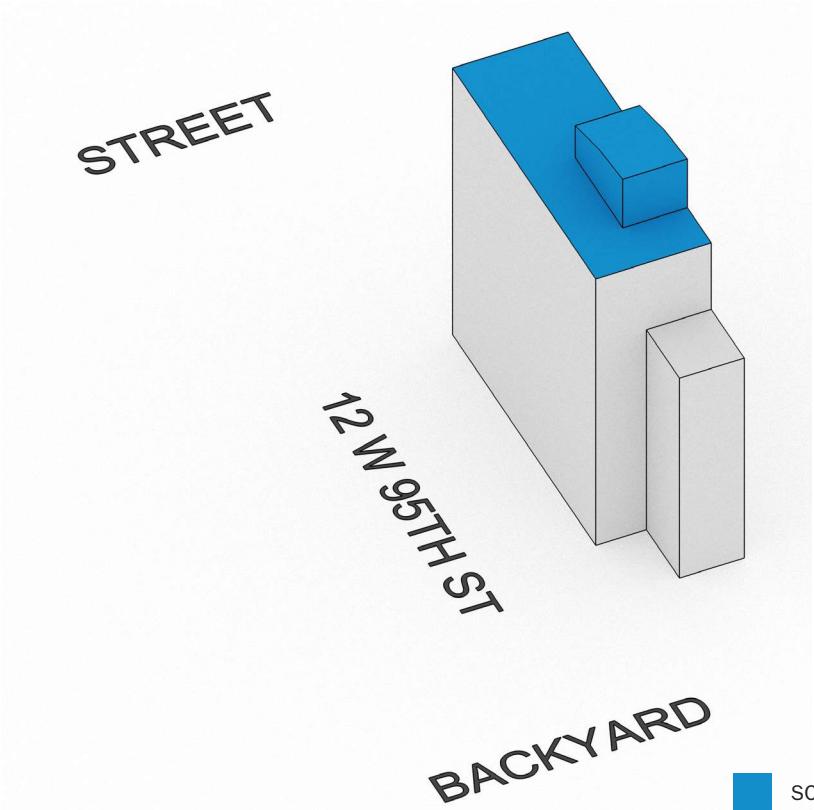
Historic District: Upper West Side - Central Park West HD

Alterations: Stoop removed; basement entrance created.

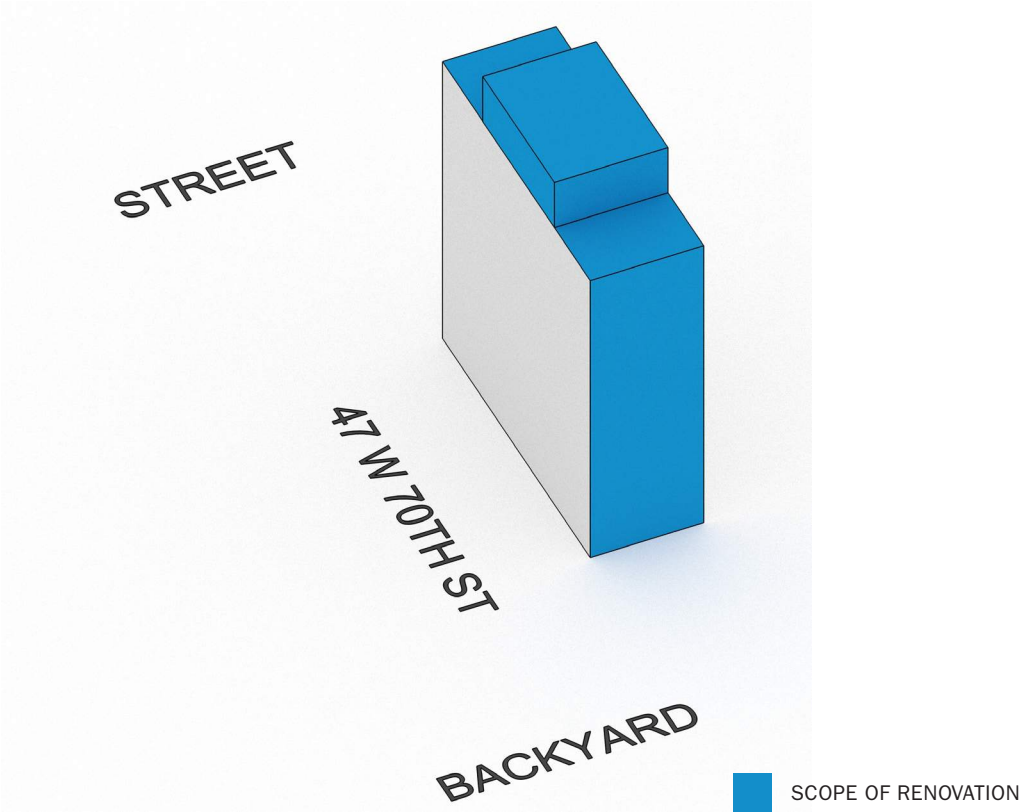




Date: 1888-89
NB Number: NB 719-1888
Type: Rowhouse
Architect: Holiday, George (Builder)
Developer/Owner/Builder: George Holiday
Row Configuration: ABB'A
NYC Landmarks Designation: Historic District
Landmark Designation Report: Upper West Side/Central Park West Historic District, Vol. 3
National Register Designation: N/A
Primary Style: Beaux-Arts
Primary Facade: Stone
Stories: 4 with basement
Window Type/Material: One-over-one double-hung/Wood
Basement Type: Raised
Stoop Type: Straight
Roof Type/Material: Mansard/Slate
Structure: Masonry bearing walls
Historic District: Upper West Side - Central Park West HD



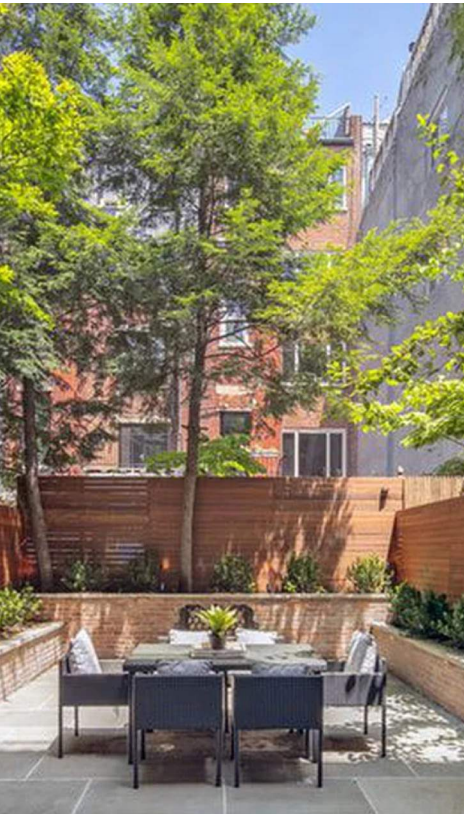
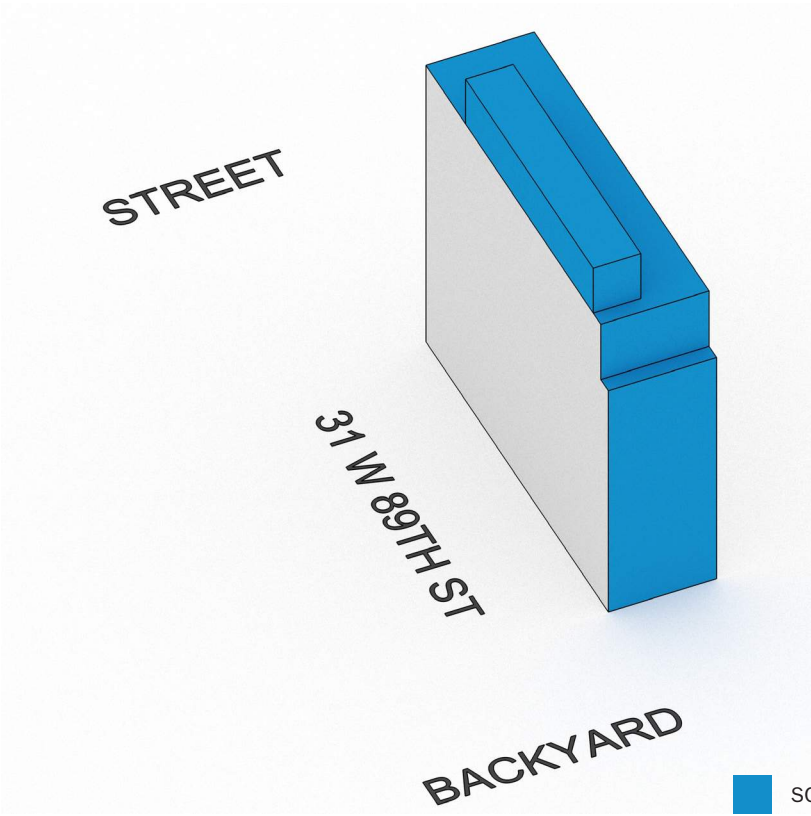
48 W 85TH ST — PRECEDENTS



48 W 85TH ST — PRECEDENTS



Date: 1894-95
NB Number: NB 476-1894
Type: Rowhouse (11 of 11)
Architect: Schellenger, Gilbert A.
Developer/Owner: Thomas C. Edgar
NYC Landmarks Designation: Historic District
Landmark Designation Report: Upper West Side-Central Park Historical District, Vol. 3
National Register Designation: N/A
Primary Style: Renaissance Revival
Row Configuration: ABCDDBCEEBC
Primary Facade: Brick, Ironwork, Stone, and Terra Cotta
Stories: 4 with basement
Window Type: One-over-one double-hung/Wood
Basement Type: Raised
Stoop Type: Straight and box
Structure: Masonry bearing walls
Historic District: Upper West Side - Central Park West HD
Alterations: Ground story refaced.
Stoop removed; basement entrance created.



48 W 85TH ST — PRECEDENTS

THE END

The current proposal is:

Preservation Department – Item 2, LPC-23-03161

**48 West 85th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 846 5203 4571

Passcode: 759003

By Phone: 1 646-558-8656 US (New York)

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Note: If you want to testify 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.