

May 23, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-23-08973

611 West 112th Street – Morningside Heights Historic District
Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 858 3658 7352

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SUBMISSION TO THE LANDMARKS PRESERVATION COMMISSION

611 W 112TH STREET

23 MAY 2023



COLUMBIA UNIVERSITY
IN THE CITY OF NEW YORK

BEYER
BLINDER
BELLE

Location & Historical Context

Existing Conditions

Overall Scope

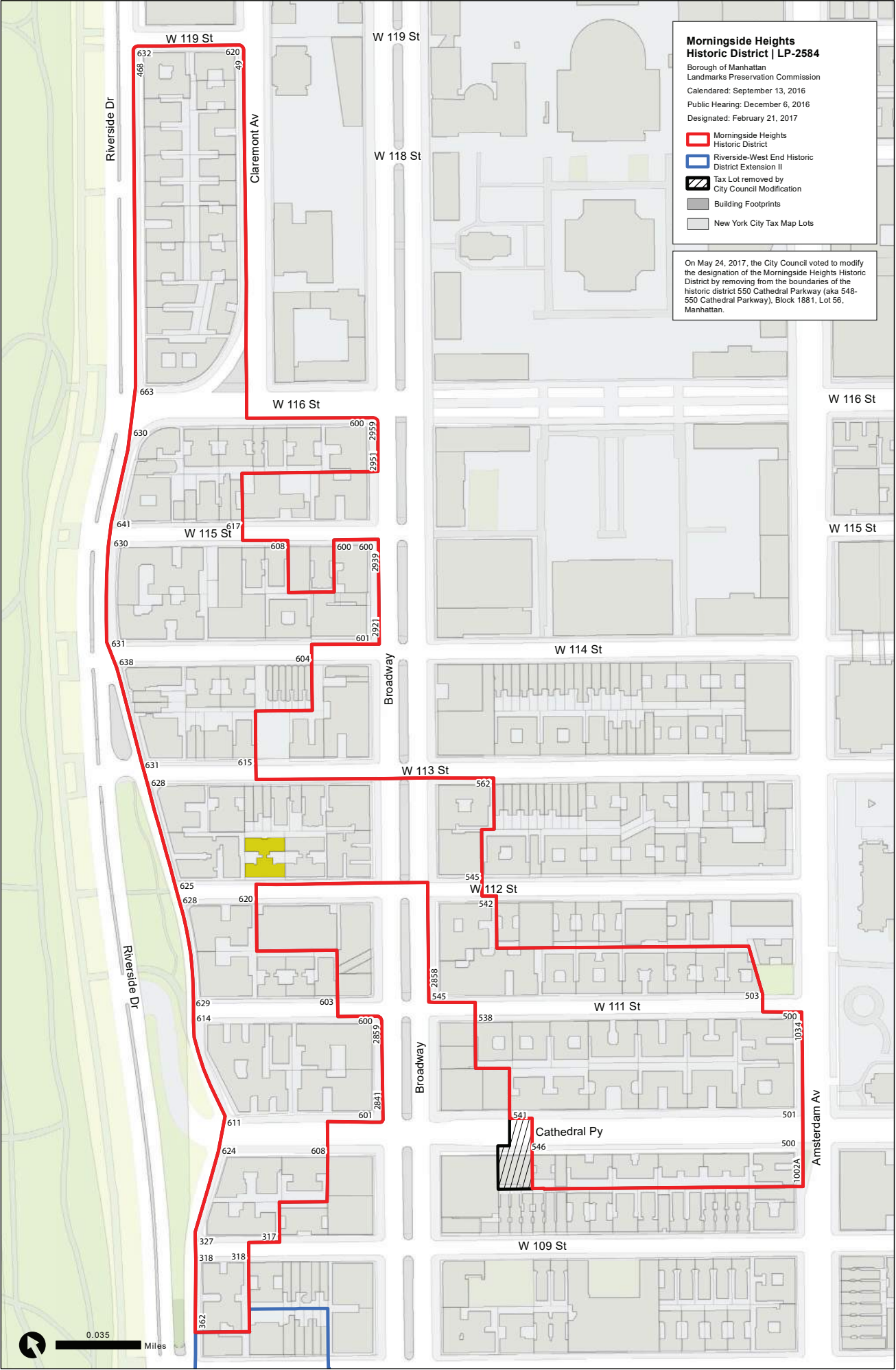
Public Hearing Scope

- **Special Window Replacement**
- **Barrier Free Entrance**
- **Cornice Recreation**

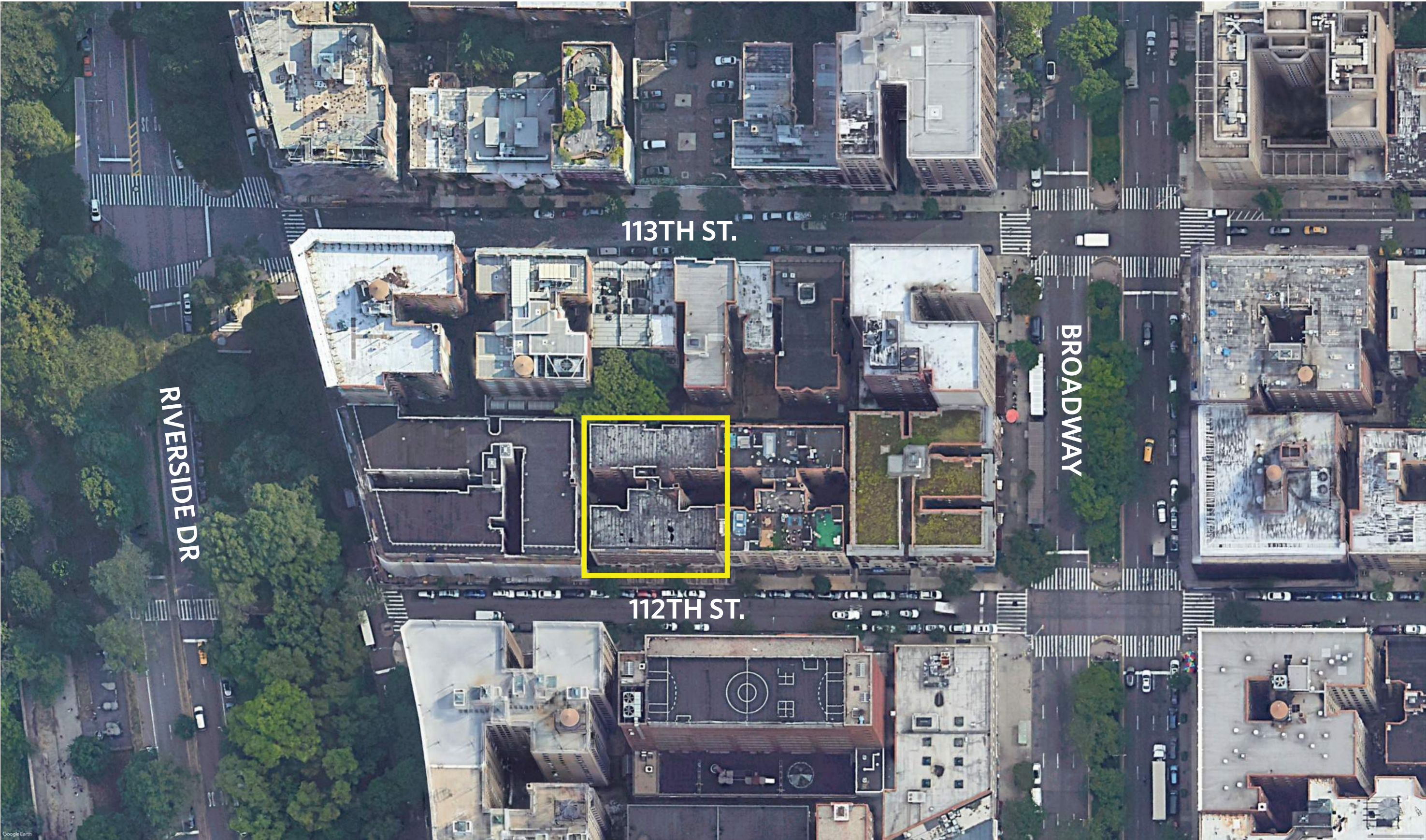


LOCATION & HISTORICAL CONTEXT

LOCATION AND CONTEXT



EXISTING AERIAL VIEW



EXISTING AERIAL VIEW



BUILDING HISTORY

611 West 112th Street
fka The Maranamay, fka Colonial House
Borough of Manhattan Tax Map Block 1895, Lot 8

Date(s): 1903-04

Architect(s) / Builder(s): Israels & Harder

Owner(s) / Developer(s): Michael Tully

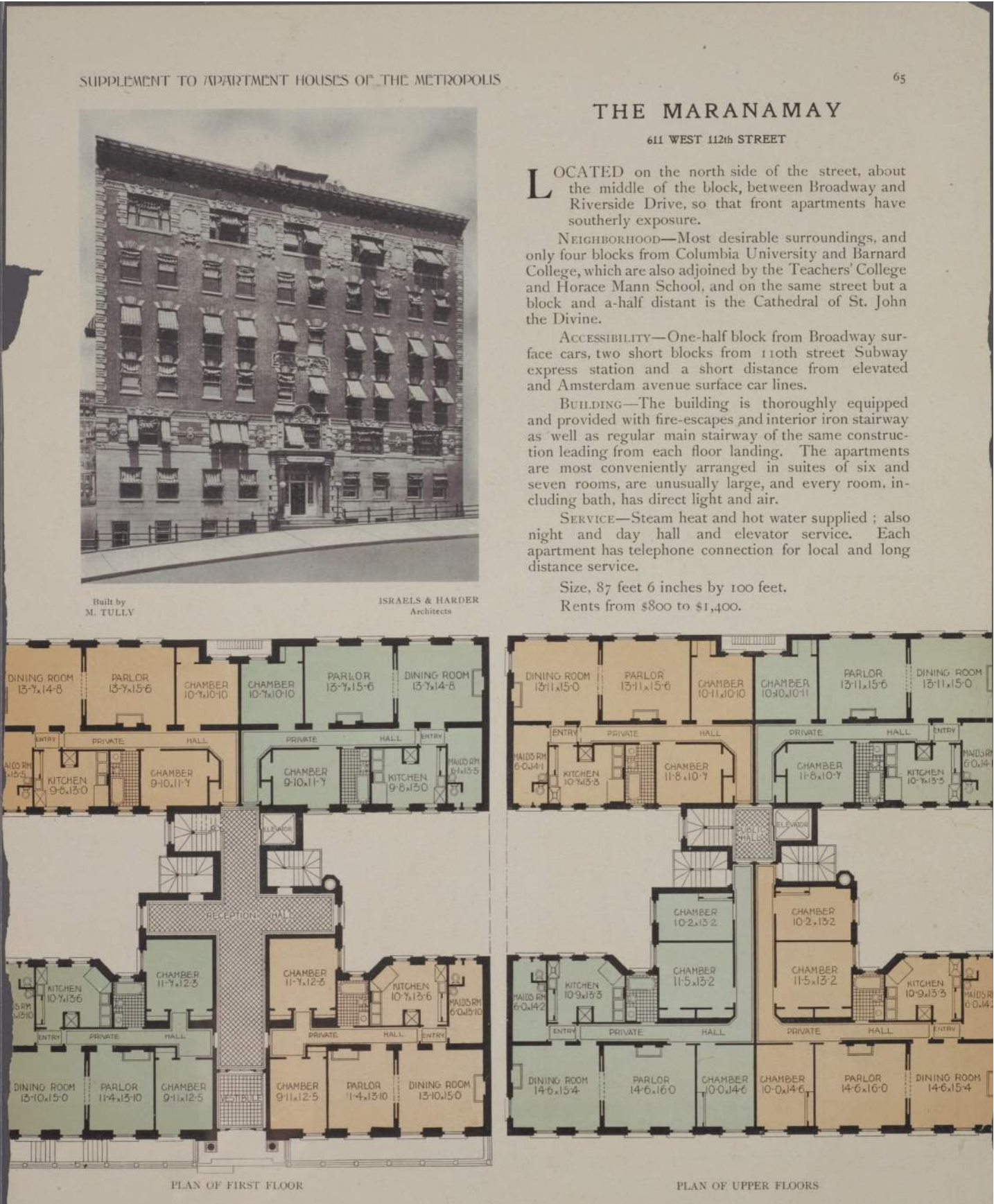
Type: Apartment building

Style(s): Renaissance Revival with Secessionist details, with alterations

Stories: 6 and basement

Material(s): Brick; limestone; terra cotta

Designation Report 2017



"Supplement to Apartment Houses of the Metropolis", 1909

BUILDING HISTORY

History, Significance and Notable Characteristics

This apartment building was constructed in anticipation of increased real estate values when the subway through Morningside Heights was completed. Known as the Colonial House in the circa 1939 tax photograph, the building has a symmetrical tripartite facade with a two-story smooth limestone ashlar base, intermediate stories clad in Flemish-bond brickwork, and a top story with terra-cotta panels and decorative window surrounds. Most of the classically inspired applied ornament appears at the second and sixth (top) stories with quoin-like surrounds; brick panels; foliate bands, each with a central lobed medallion; and belt courses with overlapping lintels complete with splayed voussoirs. Other inventive Secessionist-inspired ornament includes angular flat trim below the second story sill course; paneled quoins; splayed voussoirs with linenfold keystones, some of which overlap a central panel; and above the top story windows, paired guttae that are remnants of the historic cornice. The entrance portico includes quoins, two polished granite columns, an entablature with a panel inscribed with "617 MARANAMAY 611," a cornice topped with stylized acroteria, and flat arch with key console over the door opening. Above this entry at the second story is a decorative window surround with quoins, paneled Corinthian pilasters, and an entablature with a center arch, a shield, a swag, and an ornamental frieze in line with the belt course festooned with garlands and relief patterns. Within this second-story window opening are a historic pair of wood eight-over-one double-hung windows, brickmold, and fluted wood pilaster mullion.

Alterations

West 112 th Street Facade: Removal of historic double-hung wood windows with multi-light upper sash including those at the third through the fifth stories with a diamond shape muntin (note: the historic wood windows and surround remains above the entrance on second story); installation of one-over-one aluminum windows with panning (except above entrance bay); removal of historic tripartite window configuration that consisted of a wider center window flanked by two narrower windows, at the second and sixth stories; removal of the pair of historic equal-size windows at the center bay of the top story; installation of tripartite window configuration of equal-size windows at the second and sixth stories; removal of decorative building cornice, leaving remnant guttae attached to facade; installation of roll-down metal door and housing at entrance; installation of flush service door in below-grade areaway; addition of first-story utility lighting and piping, security camera, and exposed conduit within entryway; damaged and painted areas of limestone base.

Site

Historic iron posts and pipe railing atop low masonry curb and attached to building; below-grade concrete areaway; concrete covered or parged entry steps (three); recently added iron railing at entry steps; concrete steps within areaway

Sidewalk / Curb Materials

Concrete sidewalk and curb with metal edge

References

Office for Metropolitan History, "Manhattan NB Database 1900-1986" (February 1, 2016), <http://www.MetroHistory.com>.

Designation Report 2017



Manhattan 1940s Tax Photos
NYC Department of Records & Information Services

EXISTING CONDITIONS

EXISTING CONDITIONS



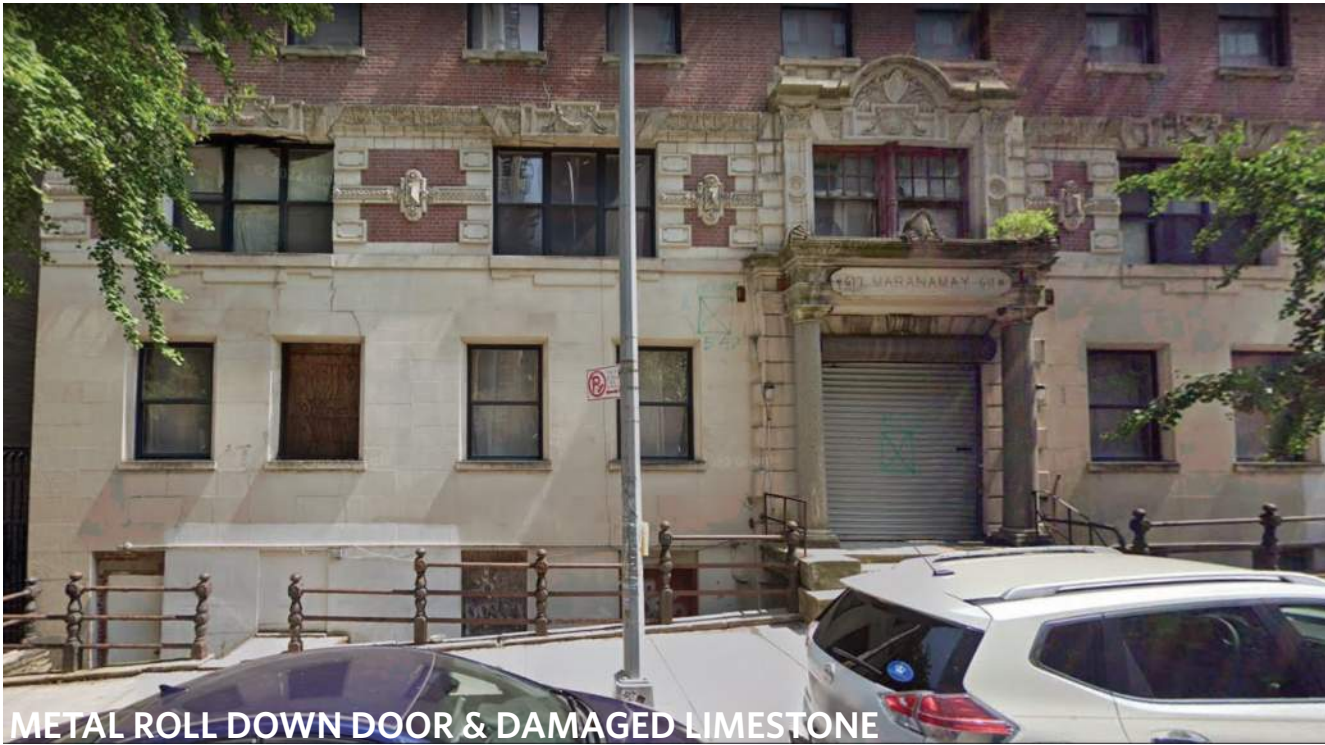
CURRENT VIEW FROM 112TH



REMOVED CORNICE & RECONFIGURED WINDOWS



COVERED AREAWAY



METAL ROLL DOWN DOOR & DAMAGED LIMESTONE



CONDITION OF THE ROOF

OVERALL SCOPE

OVERALL SCOPE



EXISTING ELEVATION

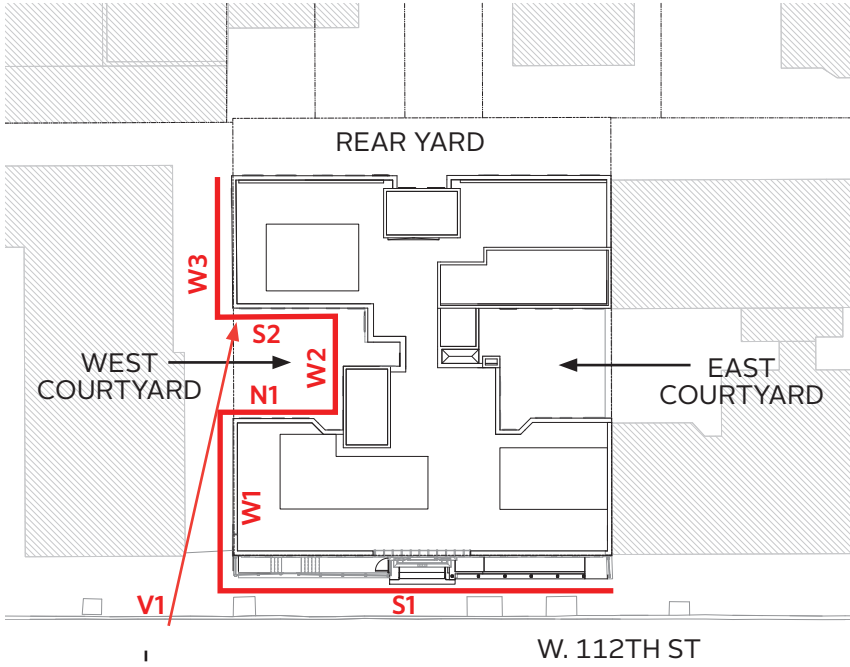
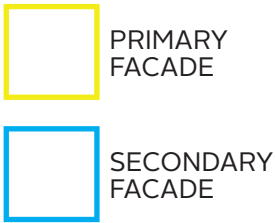


SOUTH ELEVATION PROPOSED OVERALL SCOPE:

- WINDOW REPLACEMENT
- CORNICE RE-CREATION
- MASONRY REPAIR
- ENTRANCE REPLACEMENT
- BARRIER FREE SLOPED WALKWAY

SPECIAL WINDOW REPLACEMENT

WINDOW REPLACEMENT



SPECIAL WINDOW REPLACEMENT

- SINGLE HUNG
- ALUMINUM CLAD WOOD
- HISTORIC DIAMOND MUNTIN PATTERN USING PAINTED ALUMINUM SIMULATED DIVIDED LITE W/ SPACER BAR



PRIMARY FACADE: SOUTH ELEVATION

SPECIAL WINDOW REPLACEMENT

- FIXED
- STEEL RATED CONSTRUCTION
- HISTORIC DIAMOND MUNTIN PATTERN CREATED WITH AN APPLIED PAINTED ALUMINUM GRILL



SPECIAL WINDOW REPLACEMENT



HISTORIC WINDOWS:
Manhattan 1940s Tax Photos; NYC Department of Records & Information Services
CU 611 W 112th Street | Submission to the Landmarks Preservation Commission



EXISTING WINDOWS

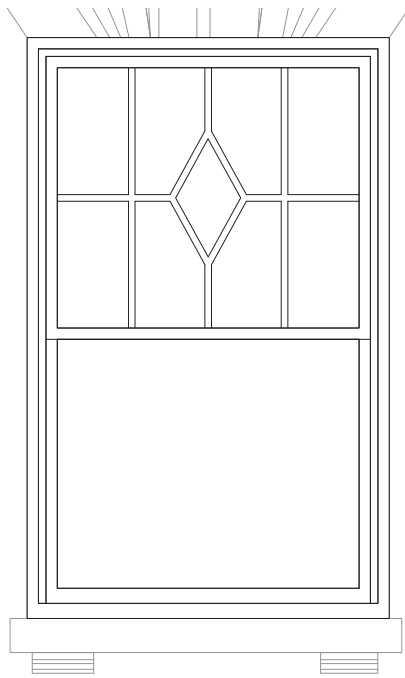
SPECIAL WINDOW REPLACEMENT

SOUTH FACADE

EXISTING

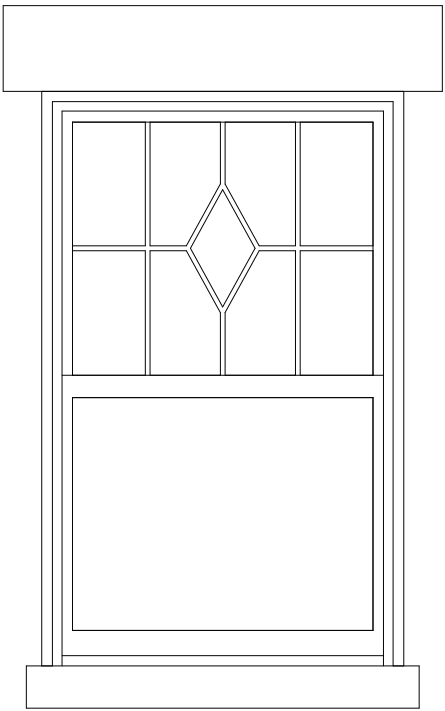


PROPOSED



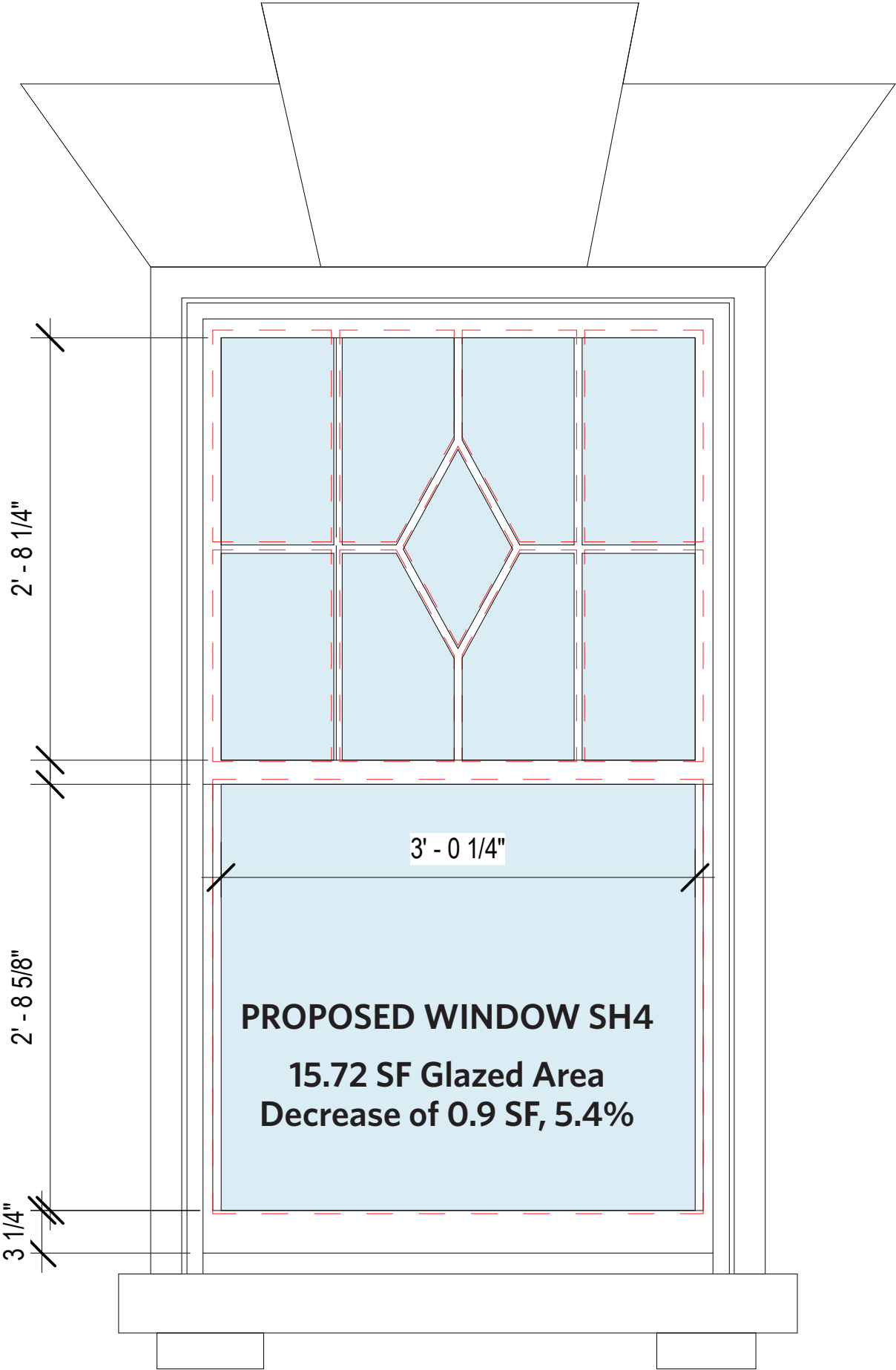
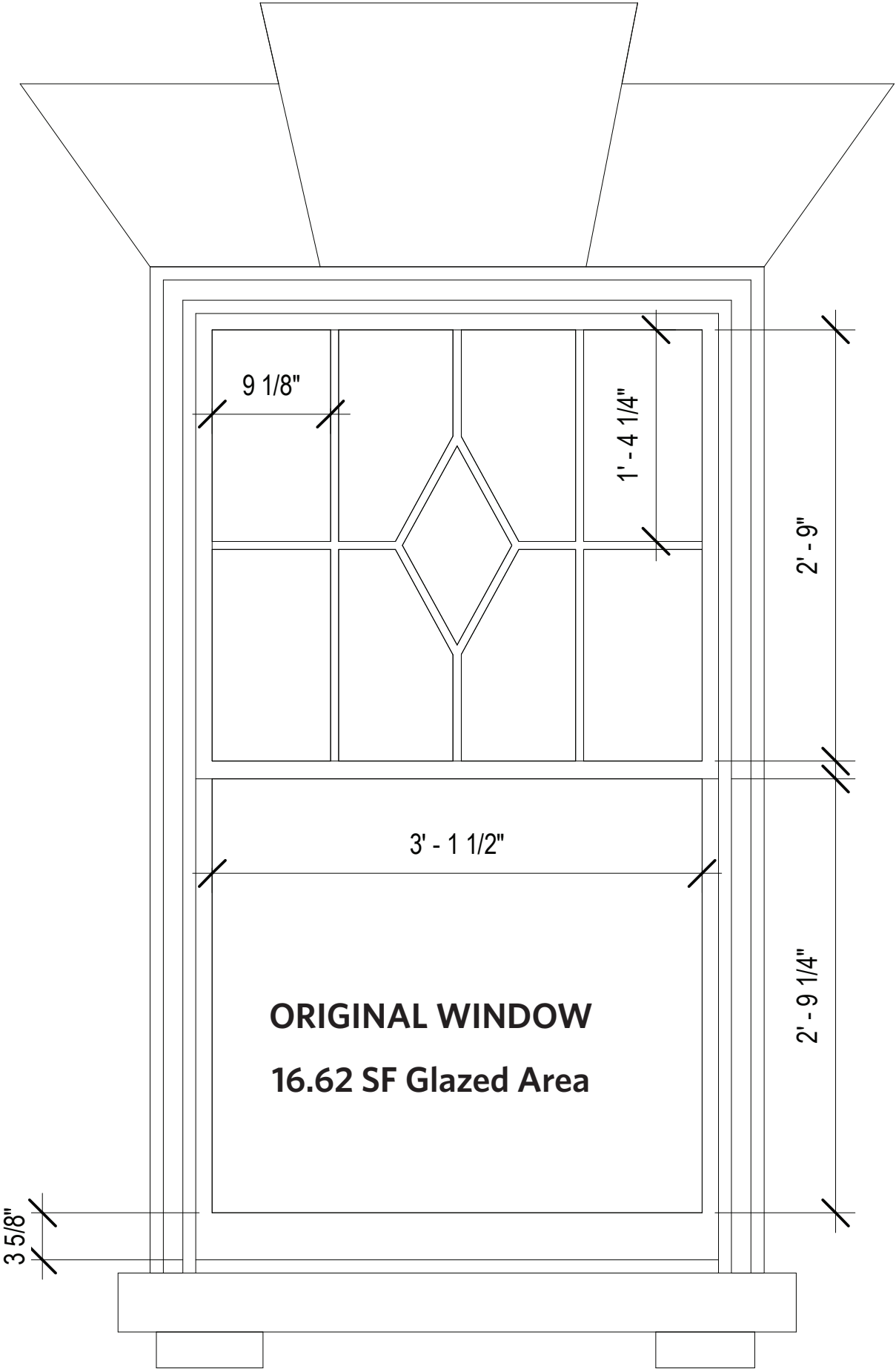
SH1: Aluminum Clad Wood Single Hung Unit with Painted Aluminum Simulated Divide Lite with Spacer Bar

WEST FACADE

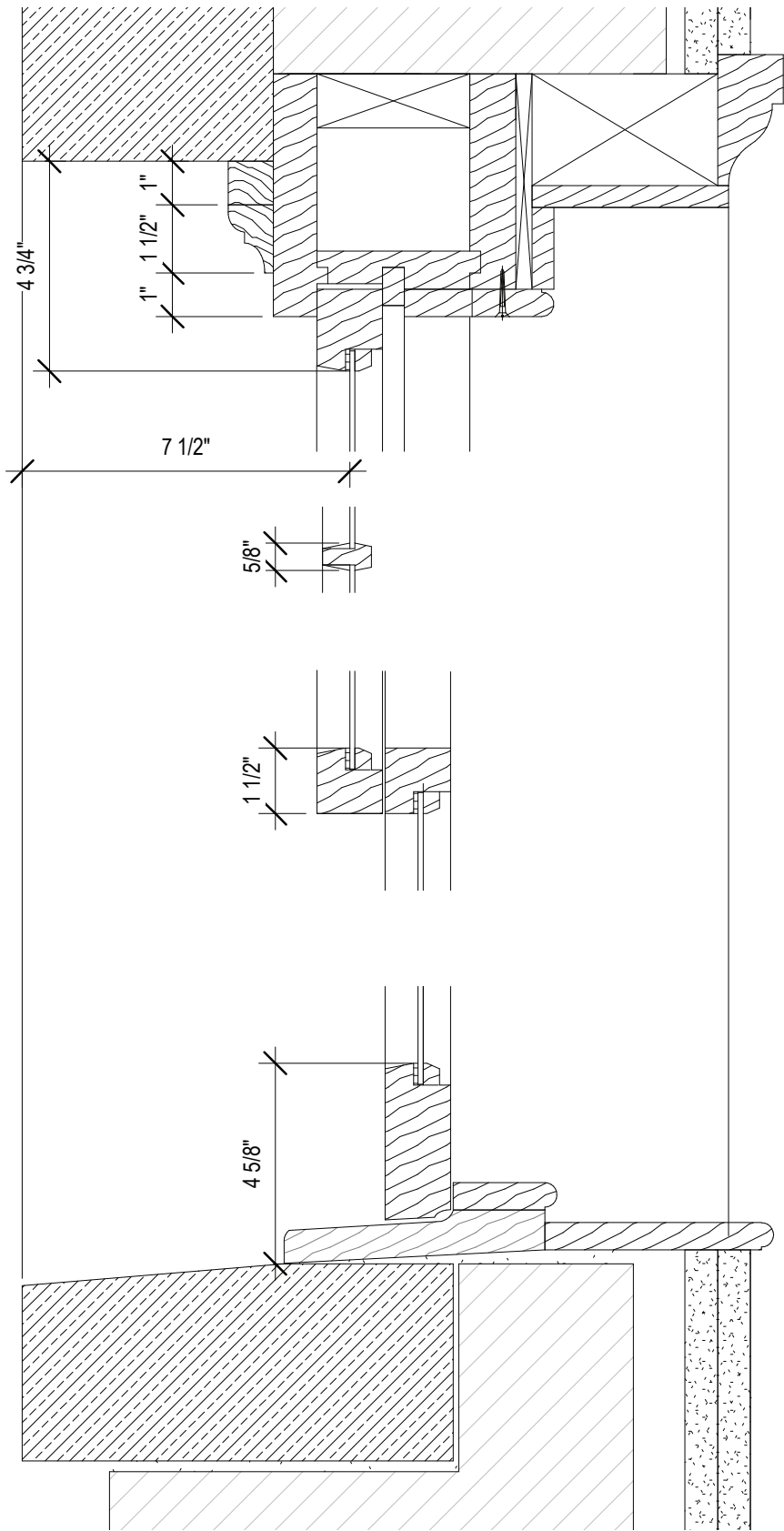


F1: 1HR Steel Fixed Units with Applied Painted Aluminum Muntins

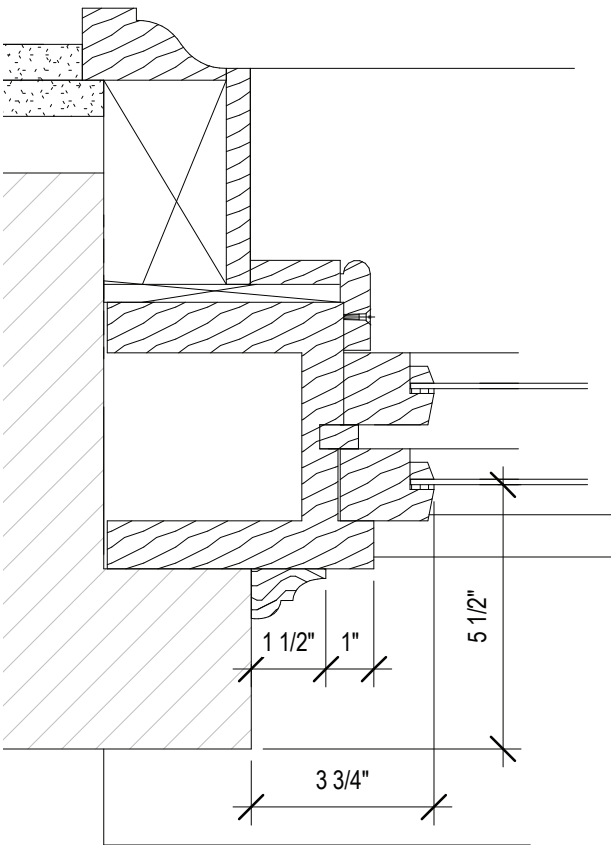
SPECIAL WINDOW REPLACEMENT: SOUTH FACADE



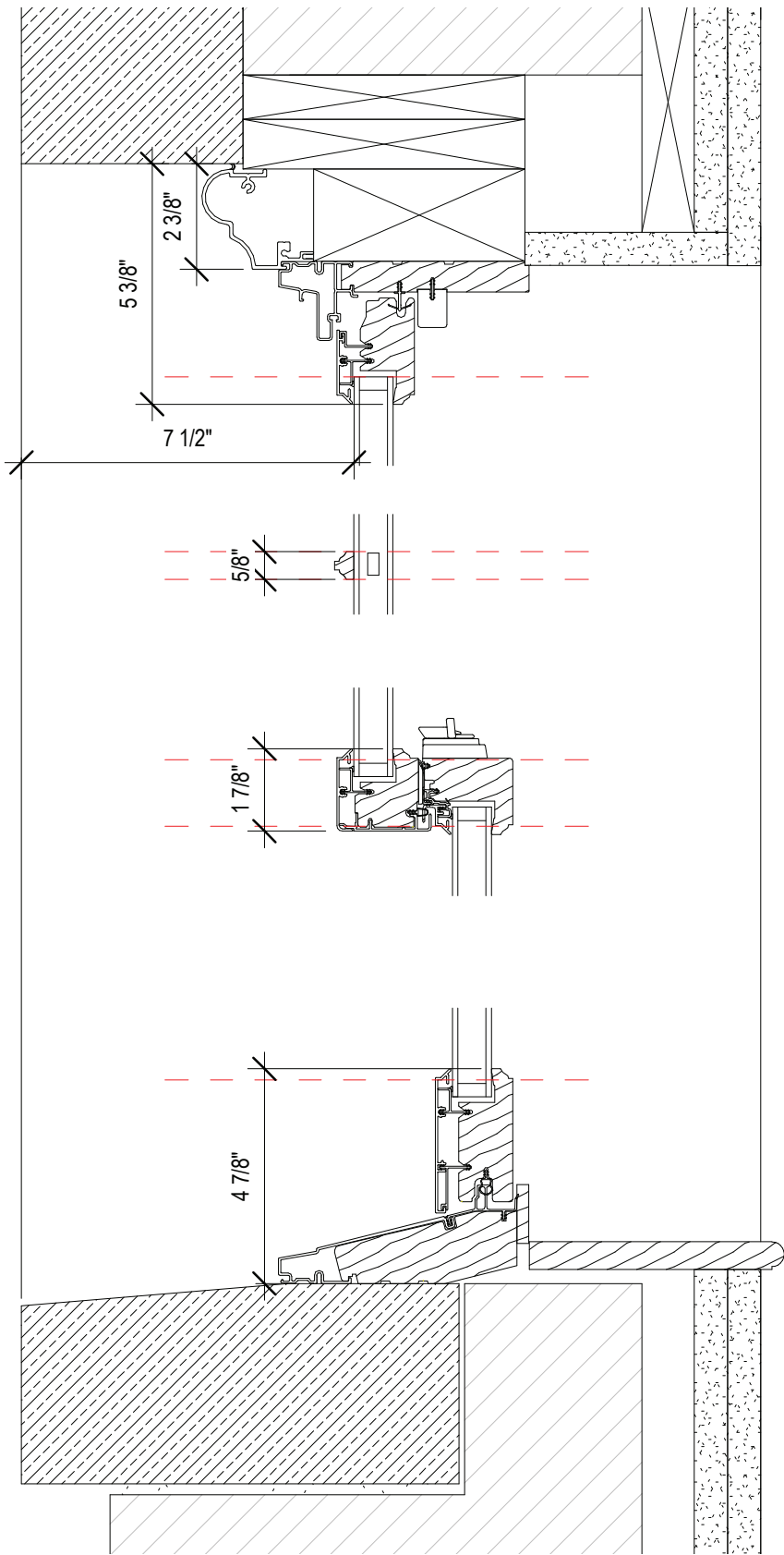
SPECIAL WINDOW REPLACEMENT: SOUTH FACADE



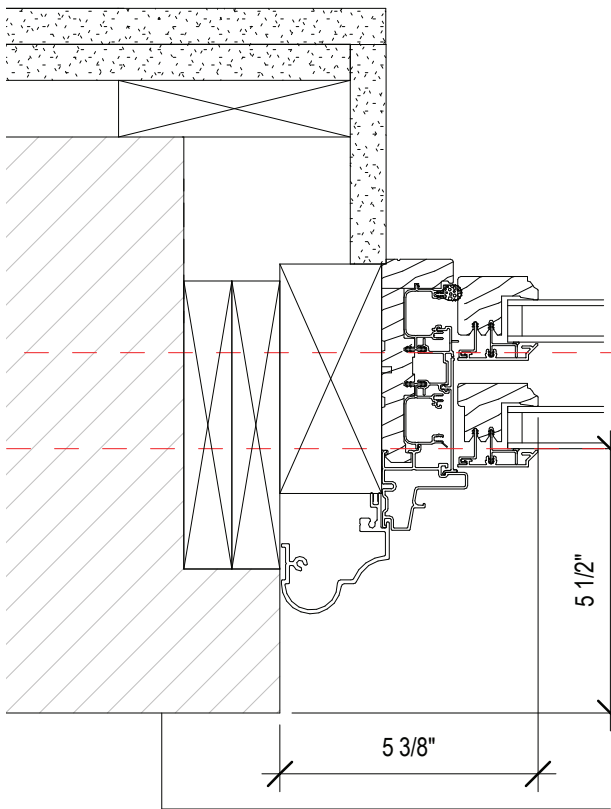
Original Detail Section



Original Detail Plan

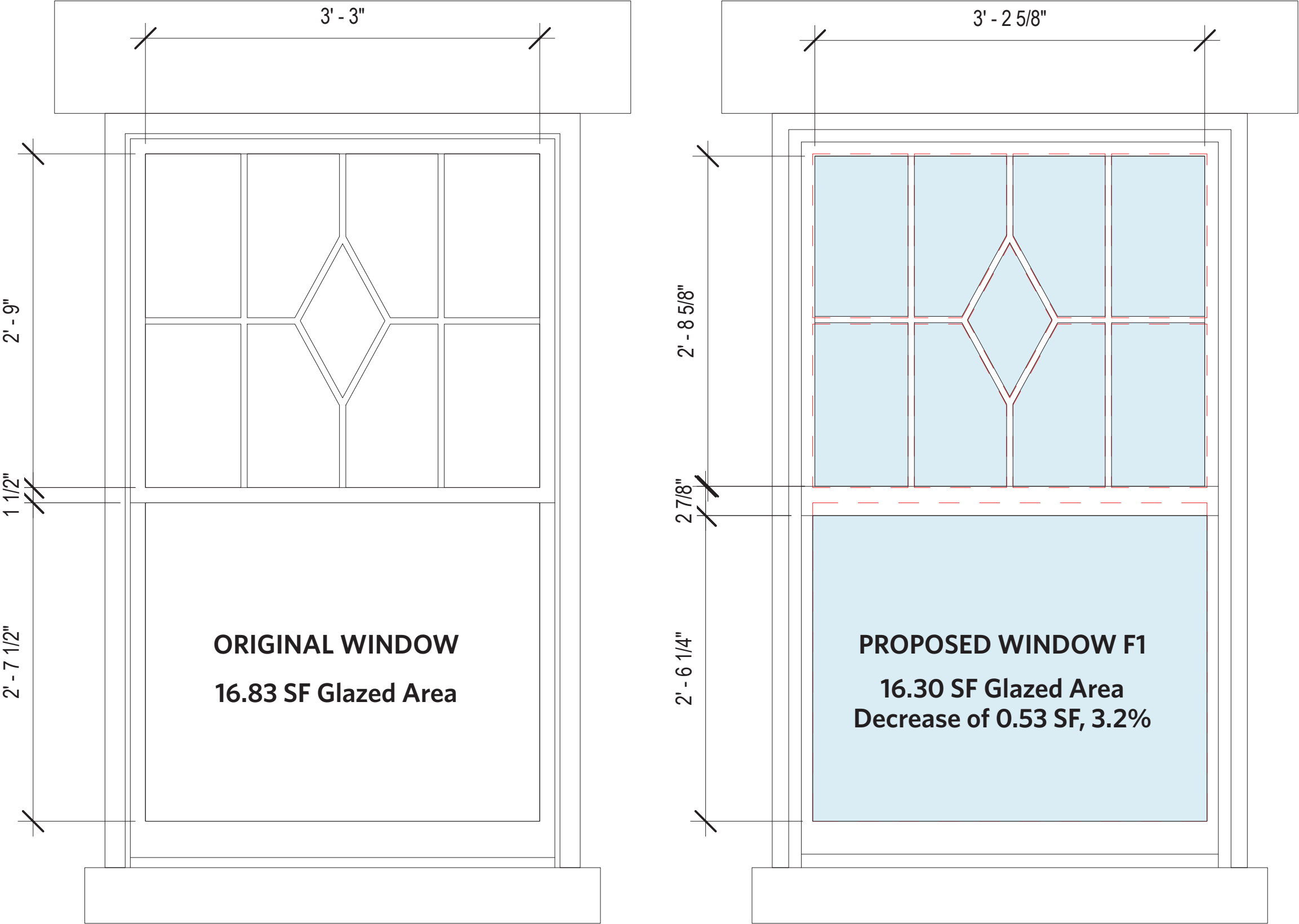


Proposed Detail Section

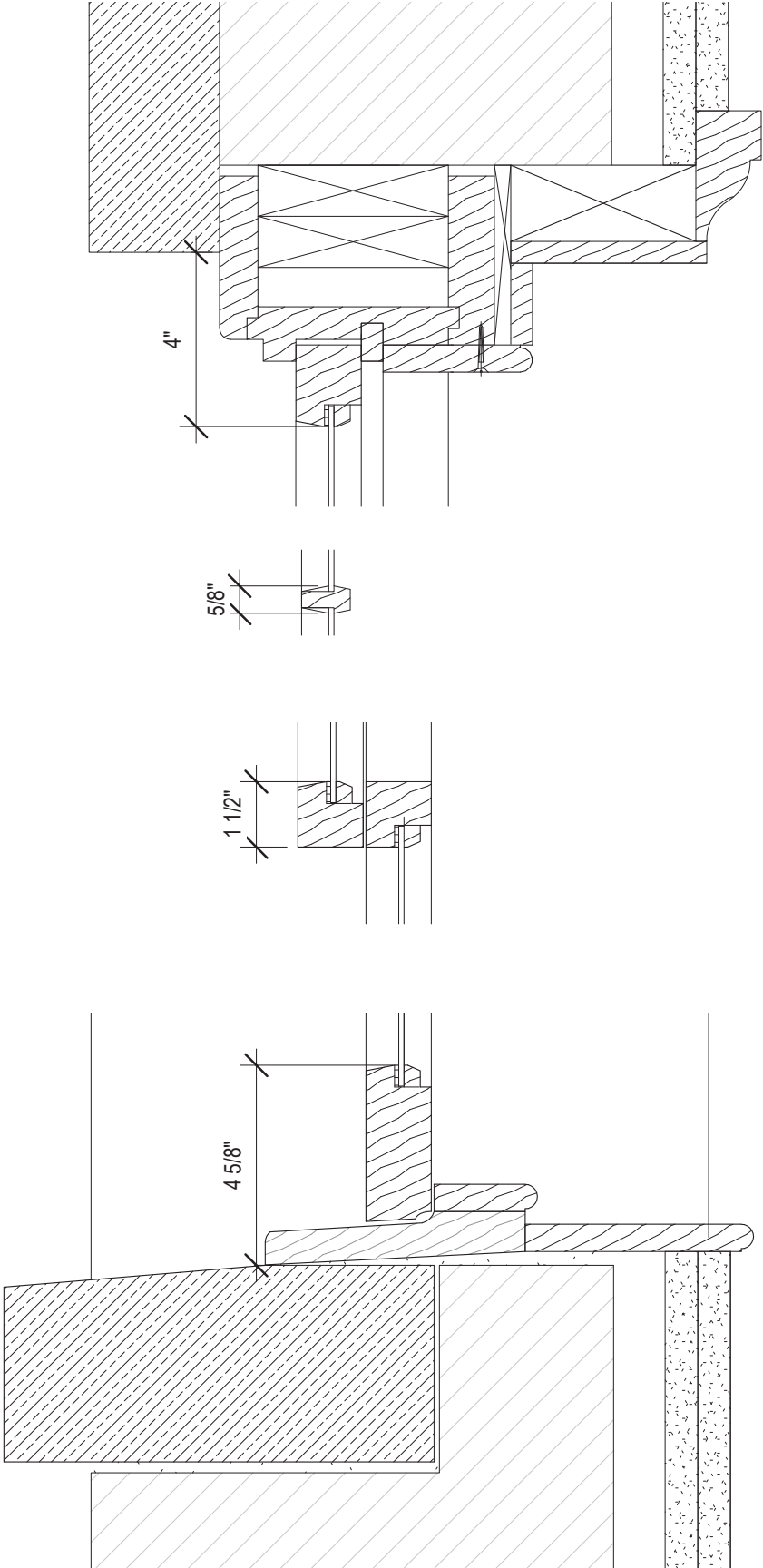


Proposed Detail Plan

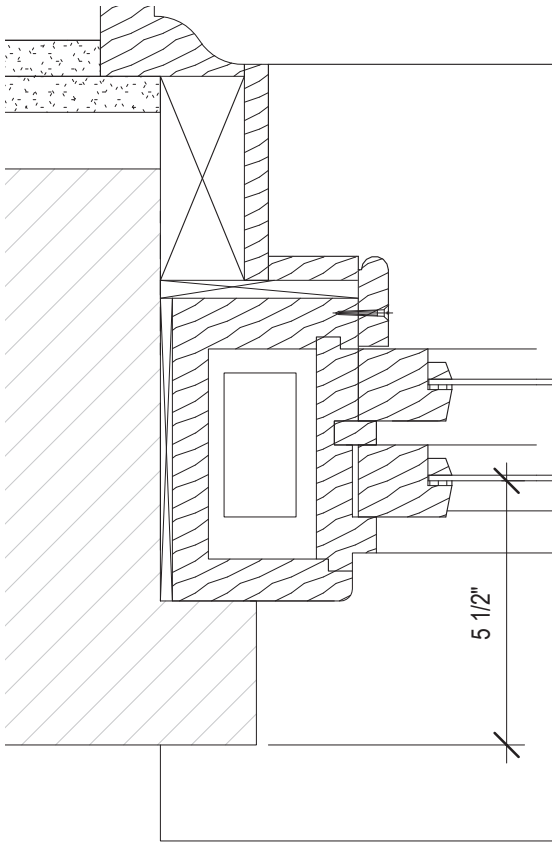
SPECIAL WINDOW REPLACEMENT: WEST FACADE



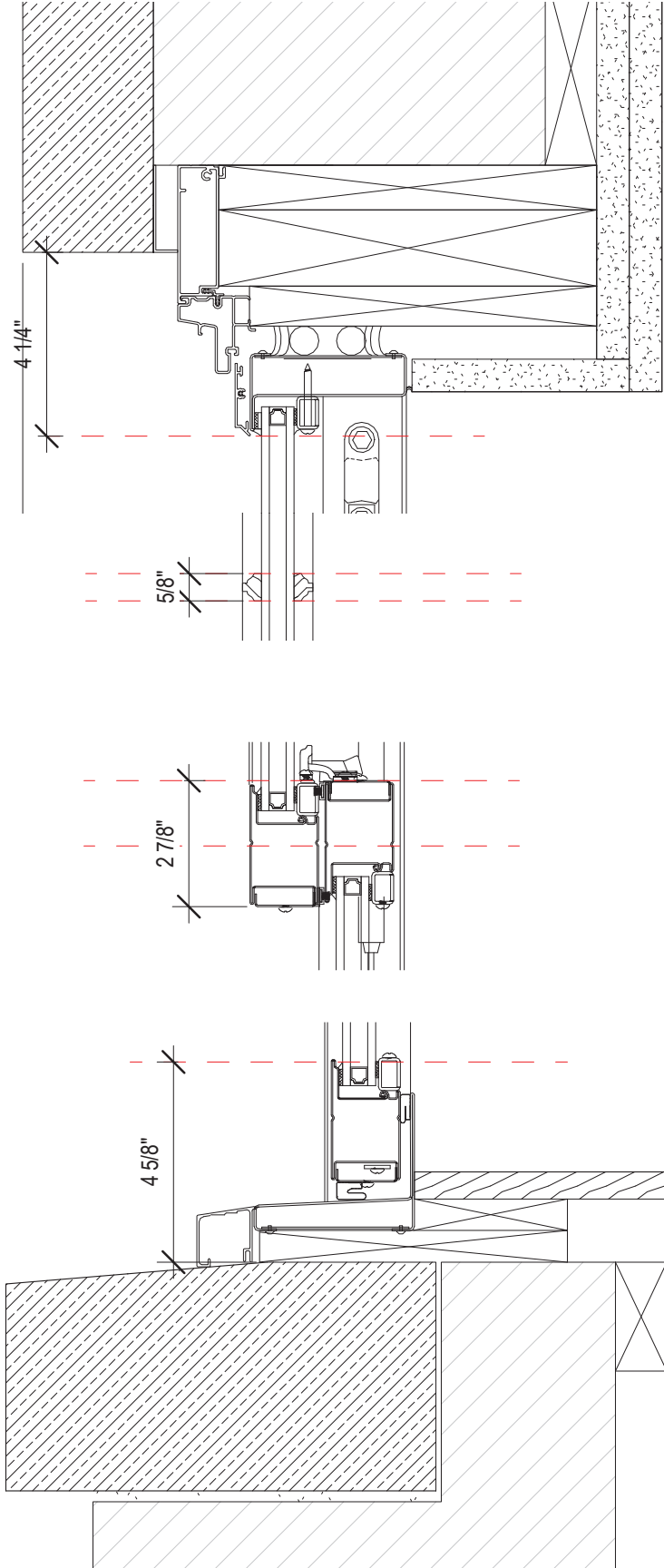
SPECIAL WINDOW REPLACEMENT: WEST FACADE



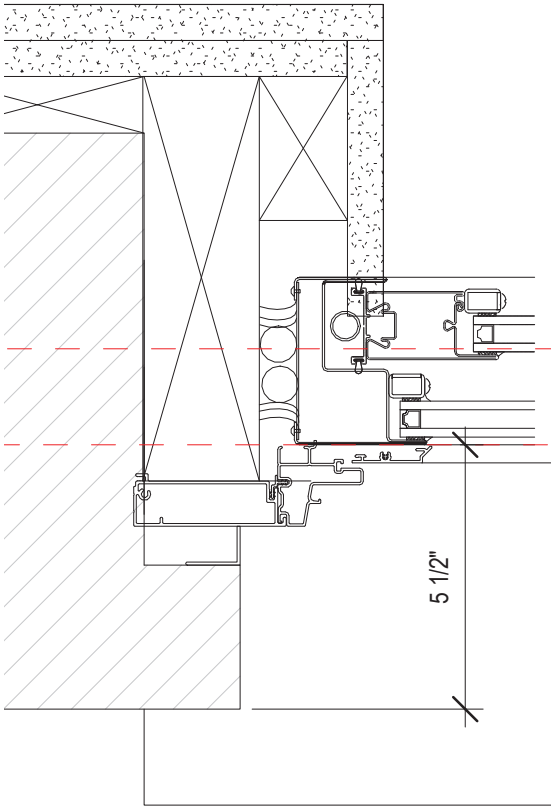
Original Detail Section



Original Detail Plan



Proposed Detail Section



Proposed Detail Plan

BARRIER FREE ENTRANCE

BARRIER FREE ENTRANCE



Historic Conditions "Supplement to Apartment Houses of the Metropolis", 1909



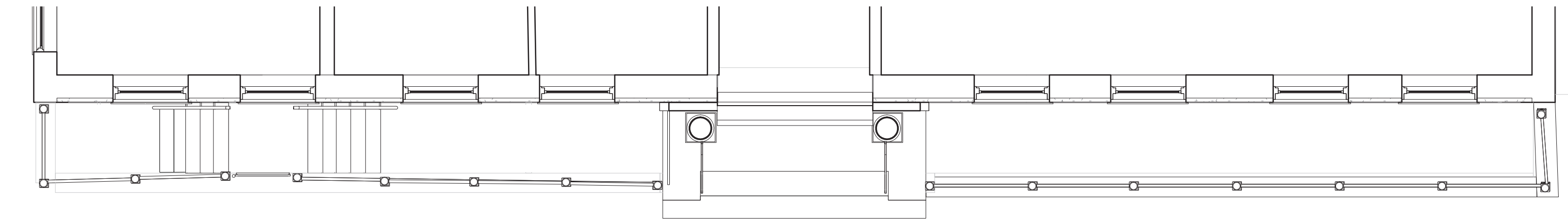
Existing Conditions



BARRIER FREE ENTRANCE



Existing Elevation

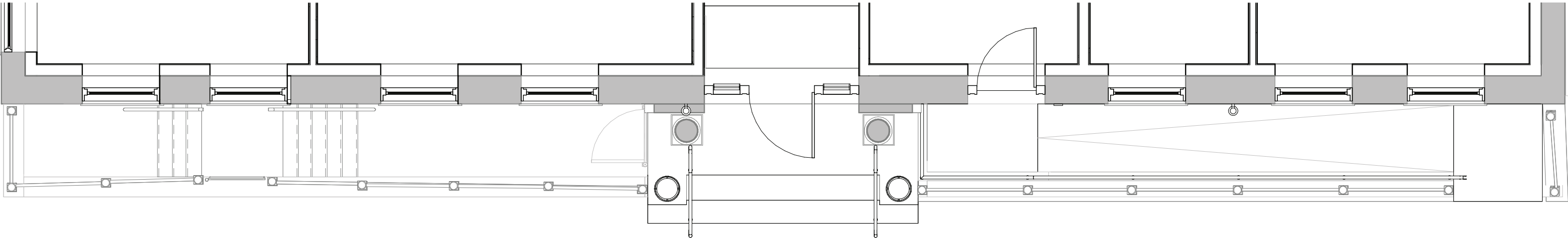


Existing First Floor Plan

BARRIER FREE ENTRANCE

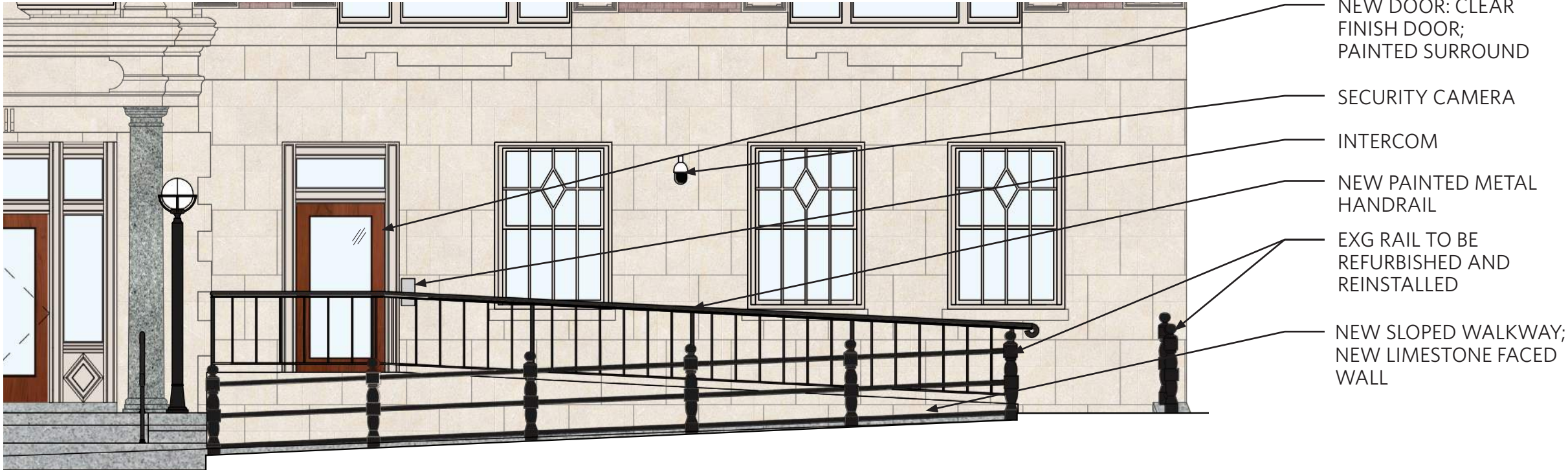


Proposed South Elevation

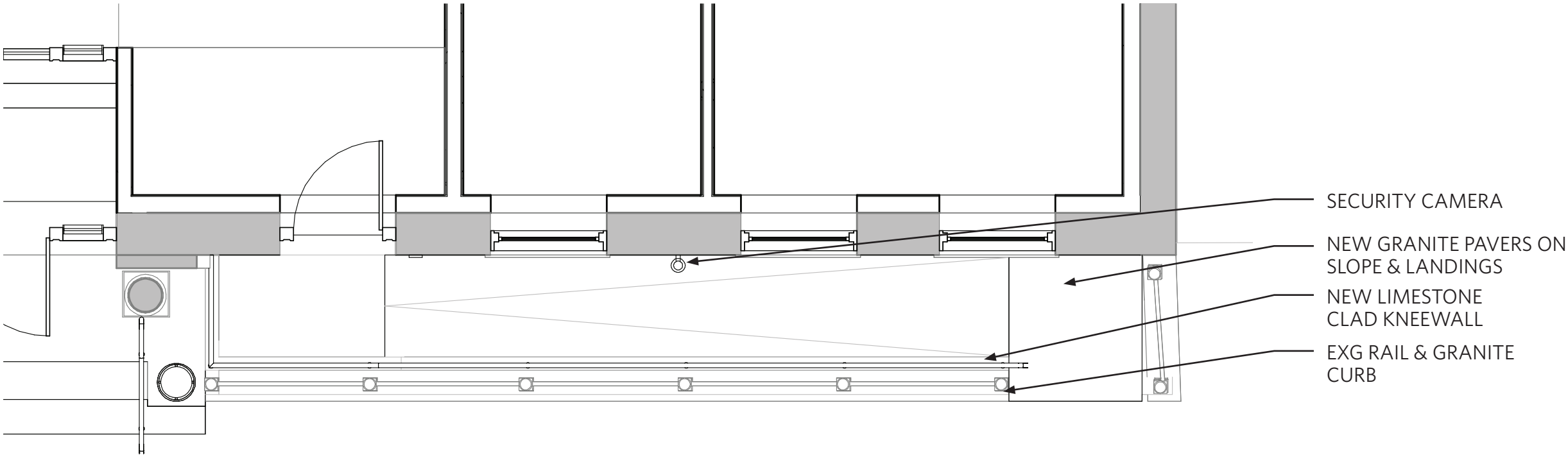


Proposed First Floor Plan

BARRIER FREE ENTRANCE

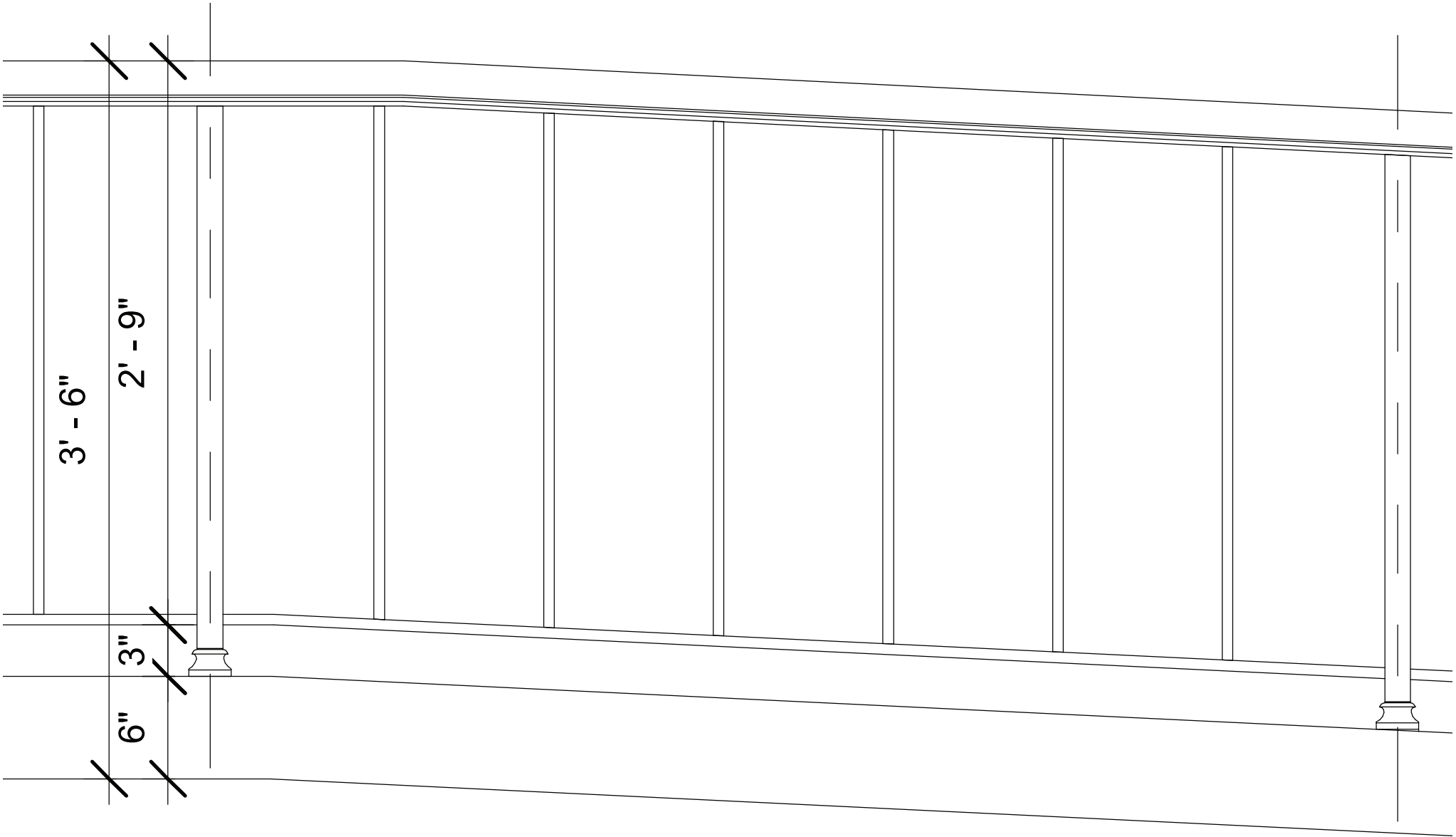


Proposed South Elevation

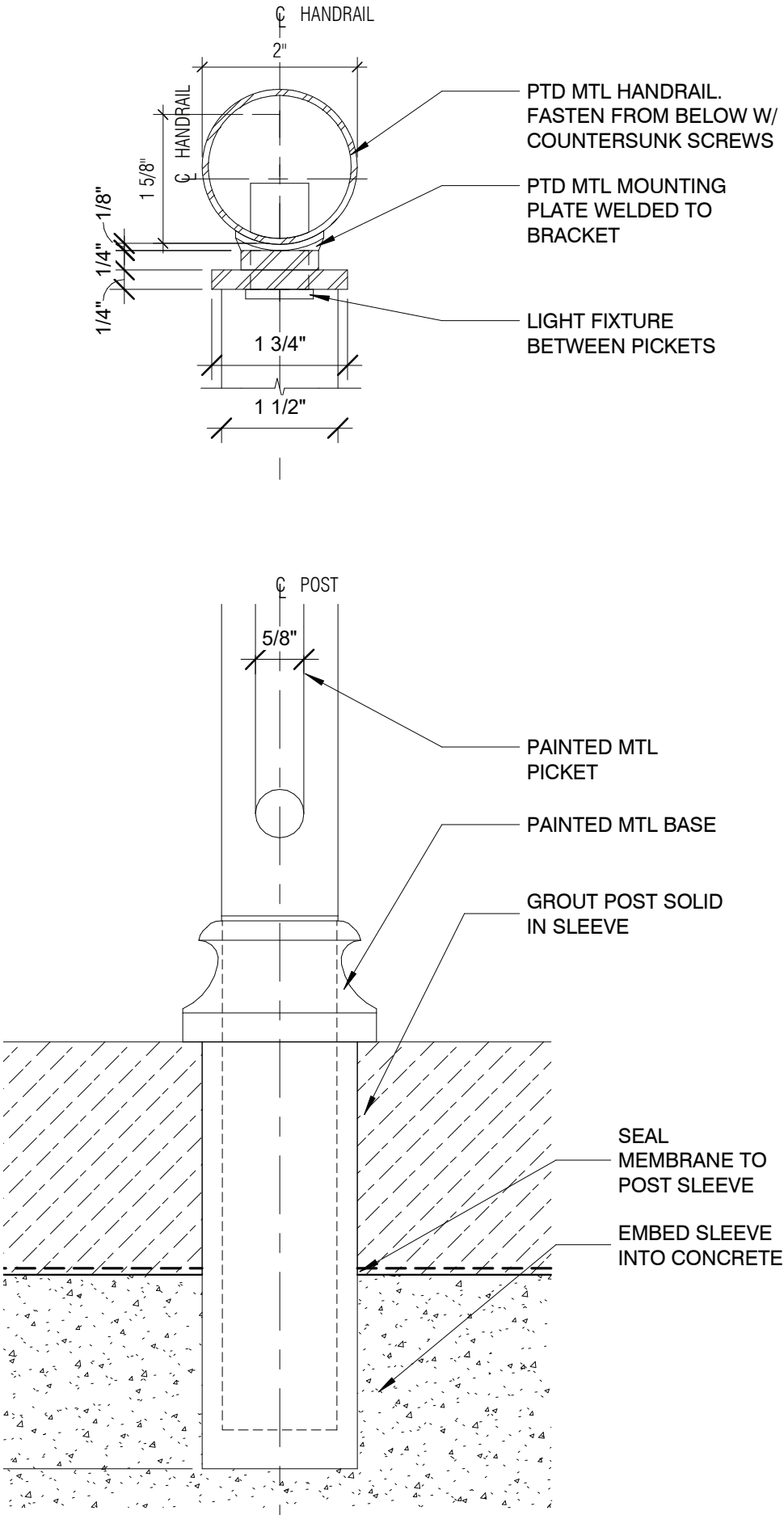


Proposed First Floor Plan

BARRIER FREE ENTRANCE



New Painted Metal Handrail Elevation



Handrail Section

BARRIER FREE ENTRANCE



Existing View

BARRIER FREE ENTRANCE



Proposed View

CORNICE RECREATION

CORNICE RECREATION



Original Cornice Manhattan 1940s Tax Photos, NYC Department of Records & Information Services

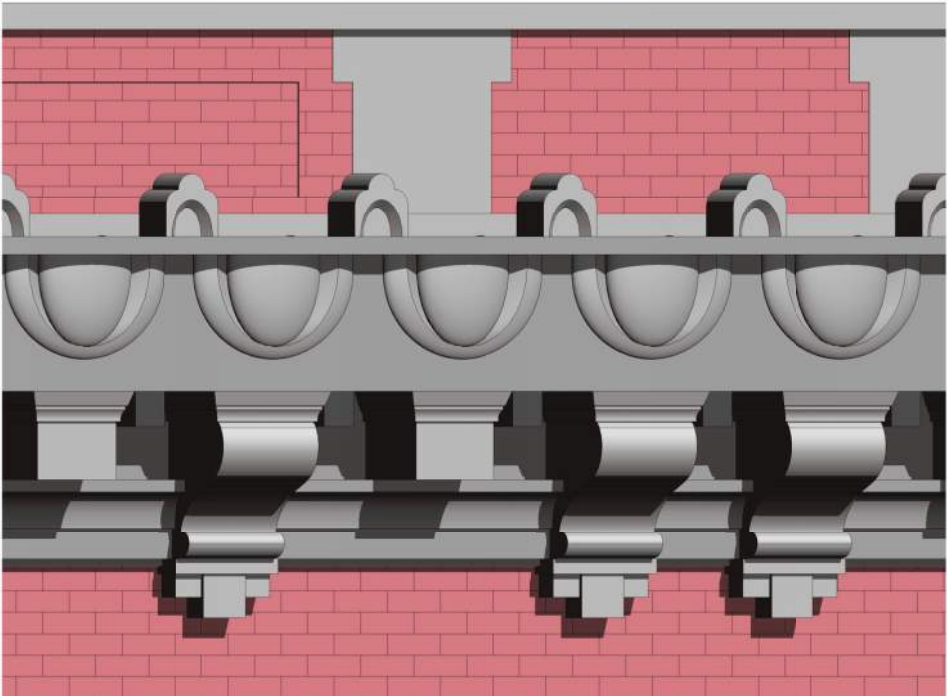


Existing Conditions



Original Central Parapet "Supplement to Apartment Houses of the Metropolis", 1909

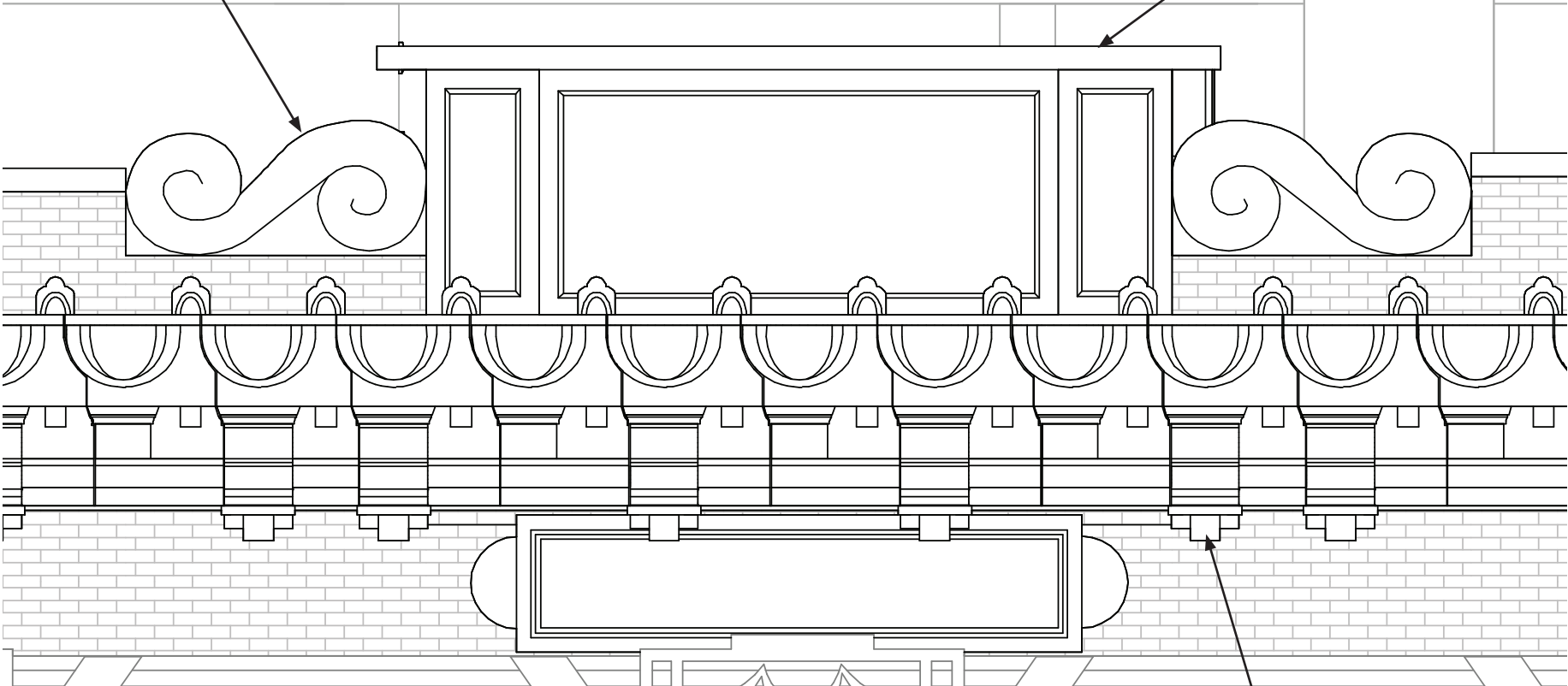
CORNICE RECREATION



Proposed 3D View

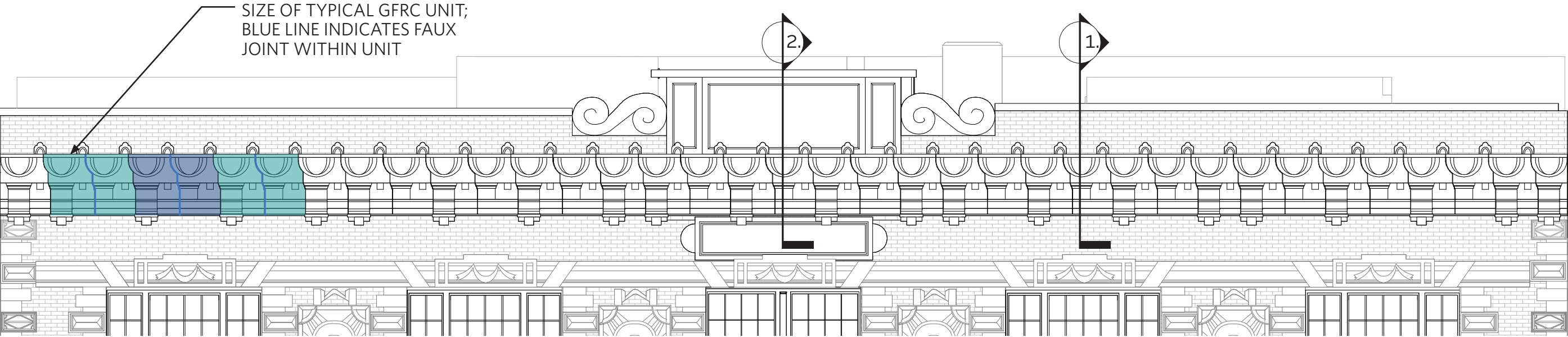
GFRC DECORATIVE
SCROLLS
REBUILT TO MATCH
HISTORIC

GFRC RAISED
CENTRAL PARAPET
REBUILT TO MATCH
HISTORIC



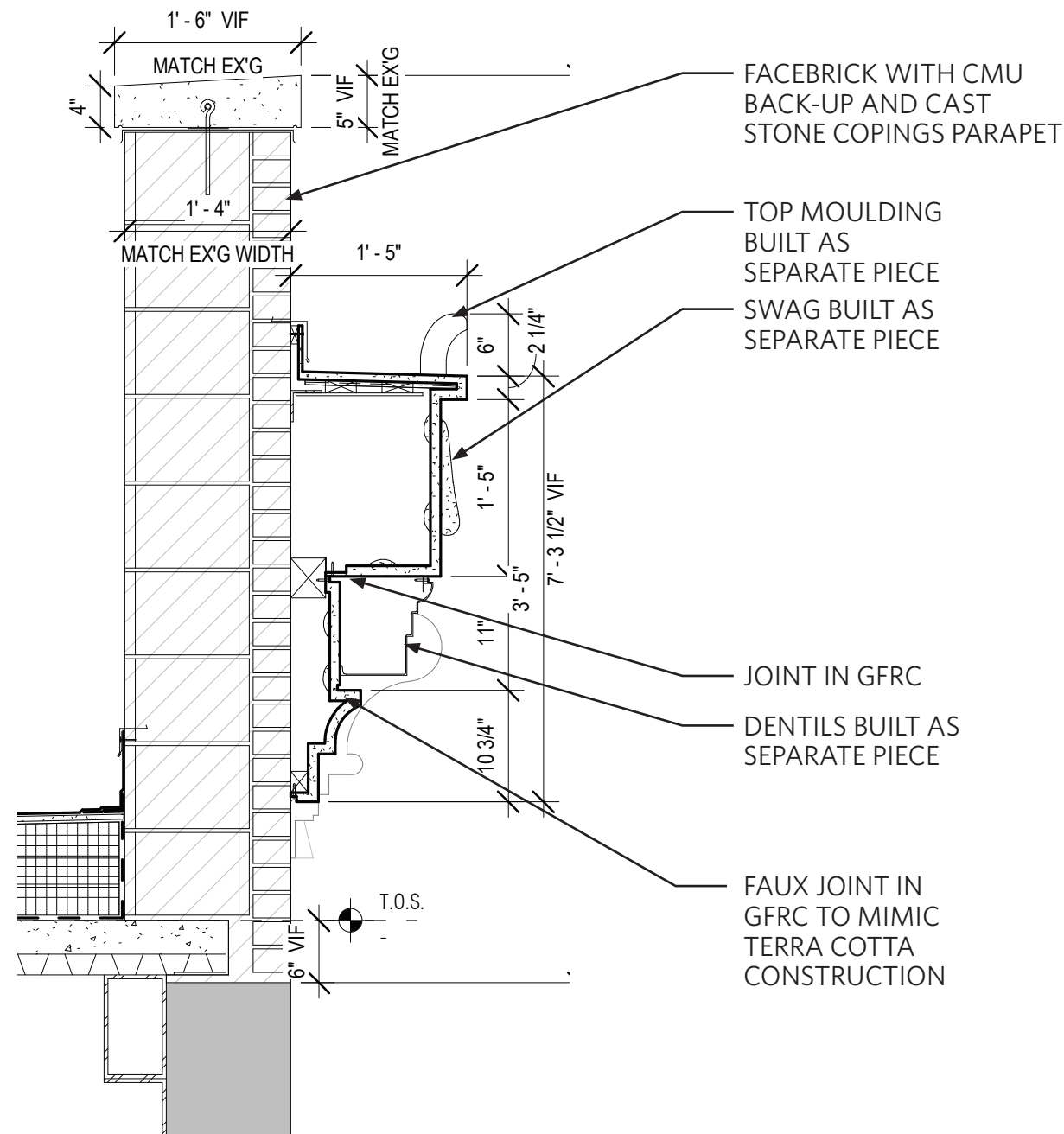
Proposed Central Parapet Elevation

GFRC PAIRED
GUTTAE TO MATCH
HISTORIC

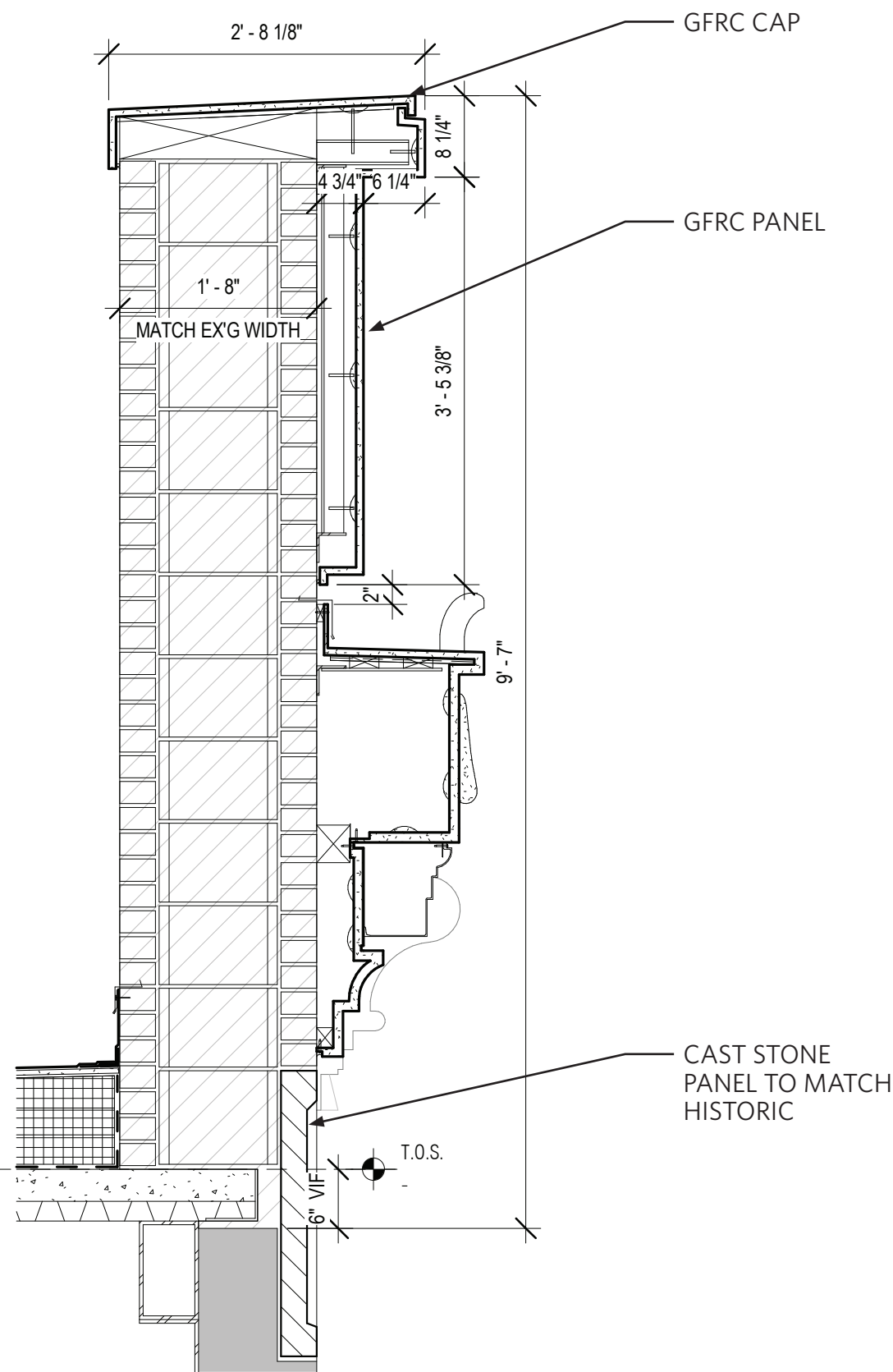


Proposed Overall Elevation

CORNICE RECREATION



1. Cornice Section - GFCR Rebuilt to Match Historic



2. Raised Central Parapet Section

**BEYER
BLINDER
BELLE**

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