

The current proposal is:

Preservation Department – Item 1, LPC-25-01278

167 West 85th Street – Upper West Side/Central Park West

Historic District

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

167 WEST 85TH STREET

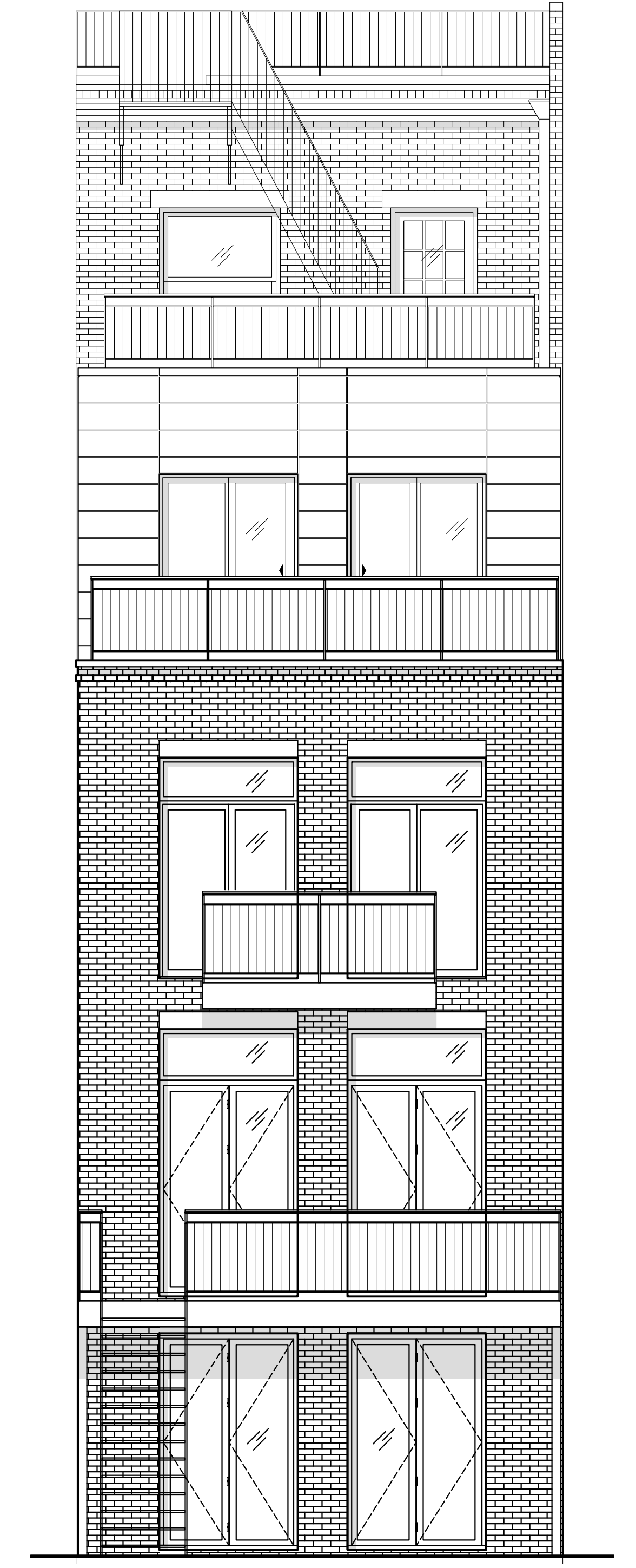
PROPOSED REAR ADDITION



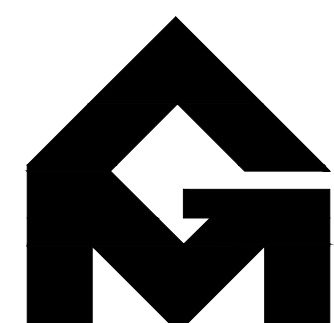
EXISTING SOUTH FACADE



EXISTING NORTH FACADE



PROPOSED NORTH ELEVATION



GRASSO-MENZIUSO ARCHITECTS
A.I.A.

350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

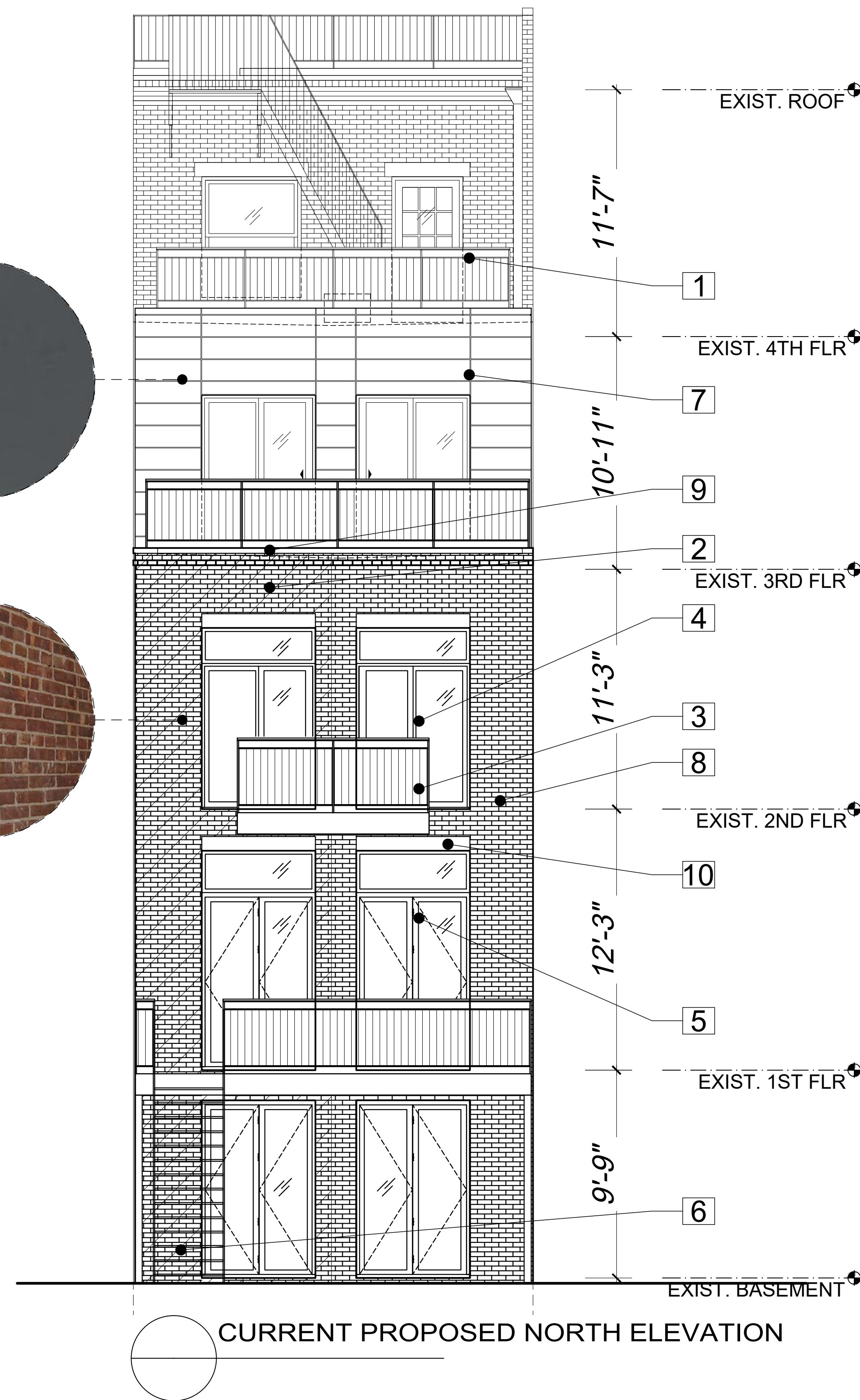
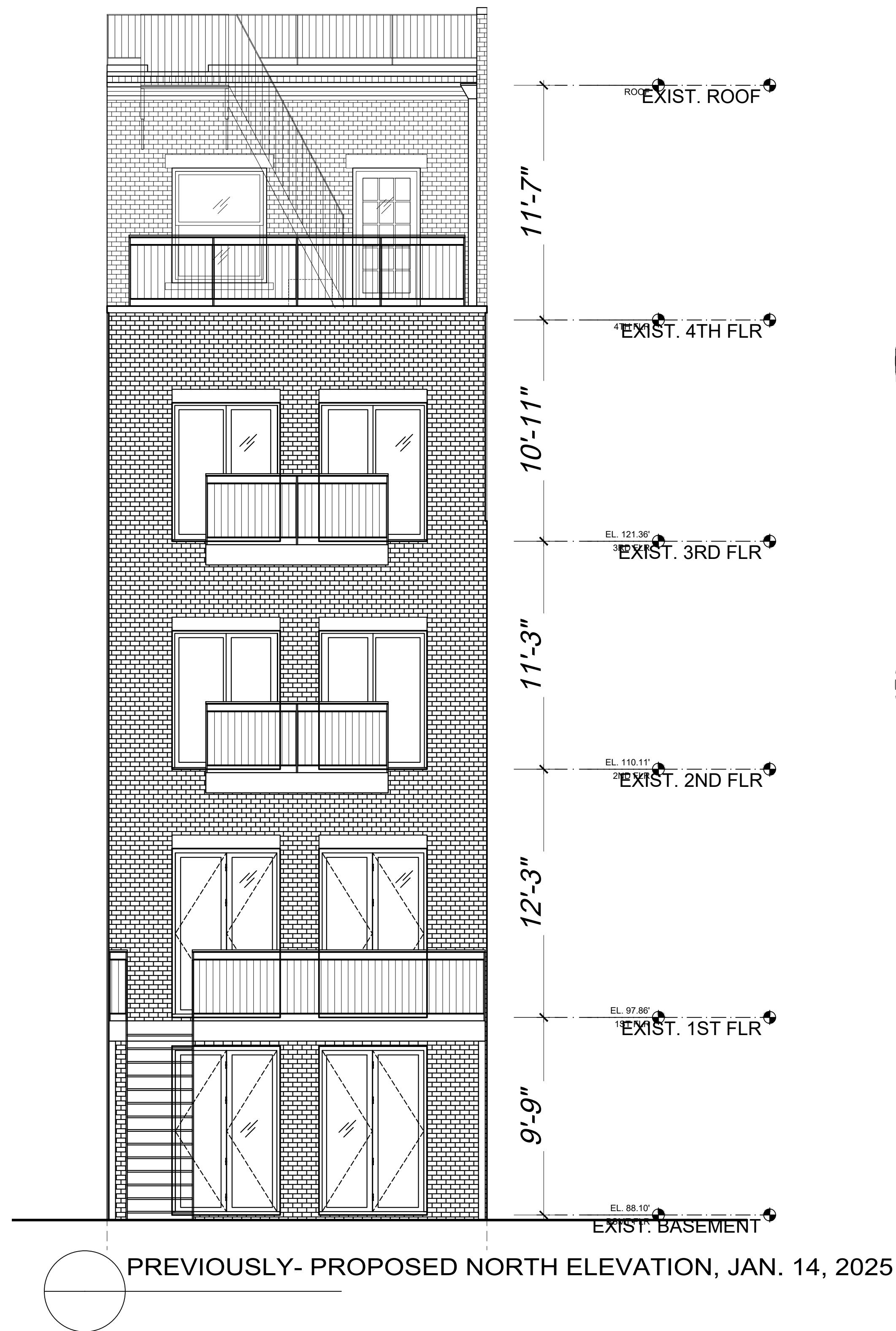


LANDMARKS PRESERVATION COMMISSION PRESENTATION

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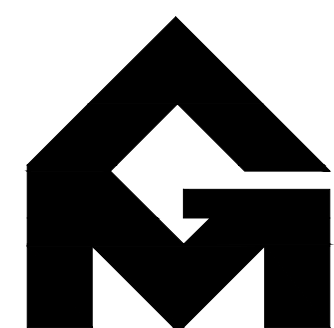
167 WEST 85TH STREET

REAR FACADE ALTERATION



KEYED NOTES

1. NEW METAL RAILING PAINTED BLACK
2. NEW BRICK TO MATCH EXISTING BRICK ON C.M.U WALL IN THIS AREA.
3. NEW BALCONY, TYP
4. NEW SLIDING GLASS DOOR, PAINTED BLACK
5. NEW BIFOLD GLASS DOOR, PAINTED BLACK
6. NEW METAL OPEN RISER STAIR, PAINTED BLACK
7. NEW PAINTED ALUMINUM PANEL FACADE. CHARCOAL COLOR.
8. EXISTING BRICK TO REMAIN, TYP.
9. NEW CAST STONE COPING TO MATCH EXISTING, TYP.
10. NEW CAST STONE LINTEL TO MATCH EXISTING, TYP.



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167 WEST 85TH STREET

CONTEXTUAL ELEVATION

KEYED NOTES

1. BRICK ON CMU WALL
2. REPAIR, REPOINT EXIST. BRICK WALL
3. PAINTED ALUMINUM PANEL ON METAL WALL



PREVIOUSLY- PROPOSED NORTH ELEVATION. JAN. 14, 2025

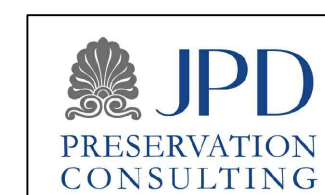


CURRENT PROPOSED NORTH ELEVATION



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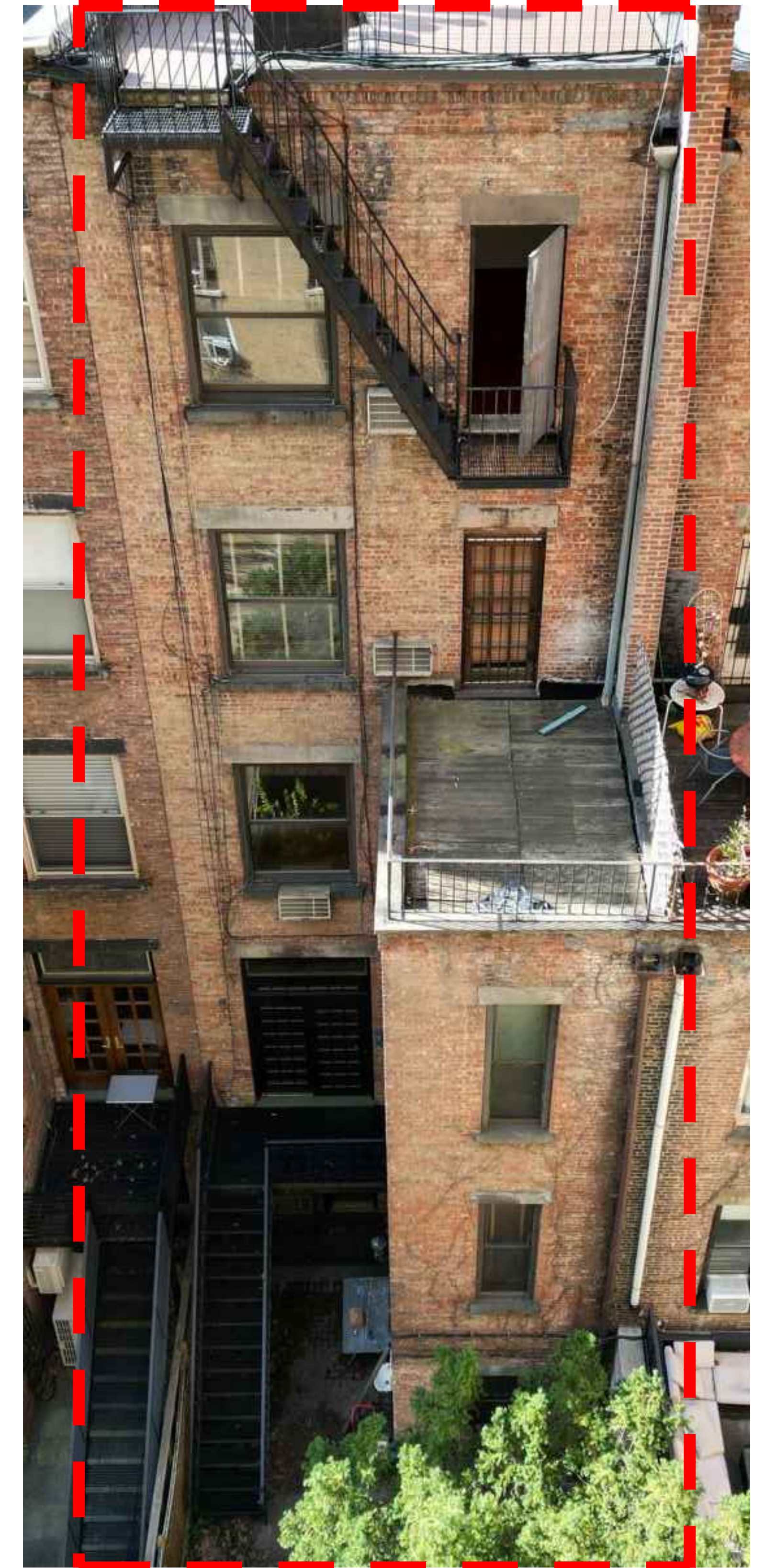
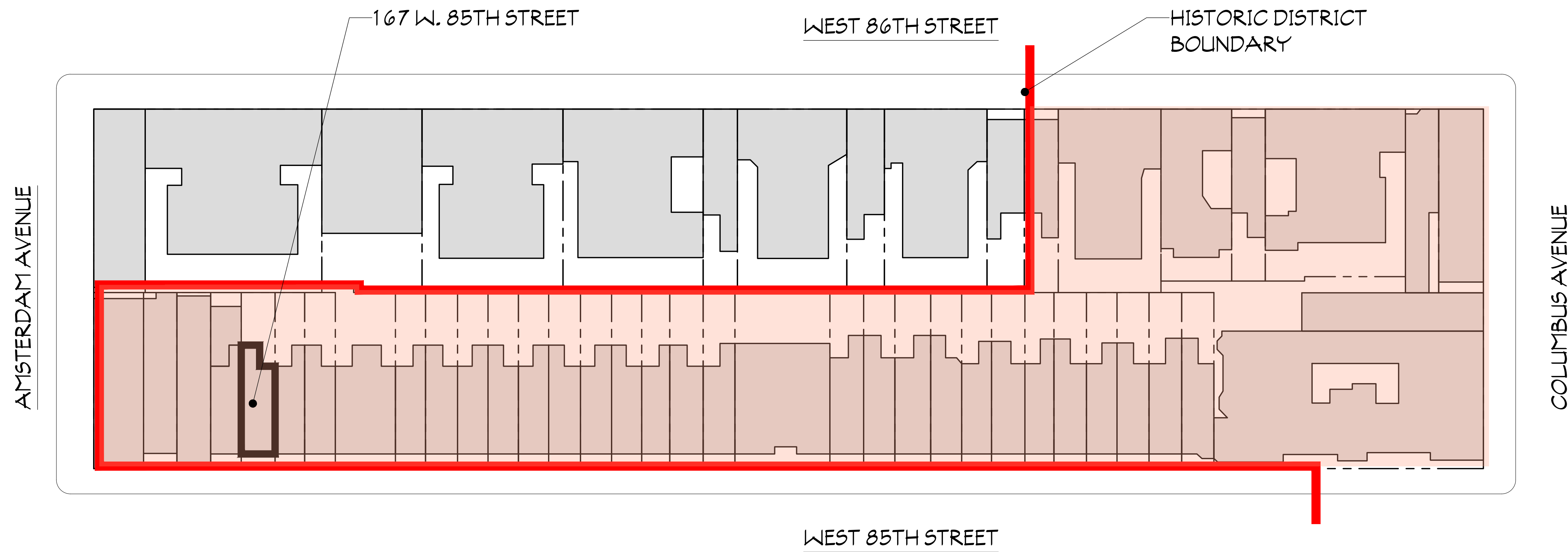


LANDMARKS PRESERVATION COMMISSION PRESENTATION

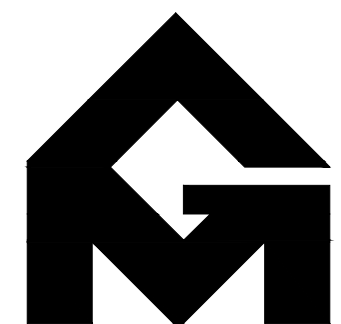
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167 WEST 85TH STREET

LOCATION & EXISTING CONDITION



EXISTING NORTH FACADE



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167 WEST 85TH STREET

PROPOSED BLOCK PLAN

EXISTING AS PER 1912 SANBORN MAP

- EXISTING 2 STORY & BASEMENT EXTENSION
- EXISTING 3 STORY EXTENSION
- EXISTING 3 STORY & BASEMENT EXTENSION
- EXISTING 4 STORY EXTENSION
- EXISTING 4 STORY & BASEMENT EXTENSION

EXISTING POST 1912 SANBORN MAP

- 1 STORY ROOFTOP ADDITION
- EXISTING 1 STORY EXTENSION

PROPOSED EXTENSION

- PROPOSED 3 STORY & BASEMENT EXTENSION

LEGEND

167 W. 85TH STREET



EXISTING BUILDING



OPEN SPACE

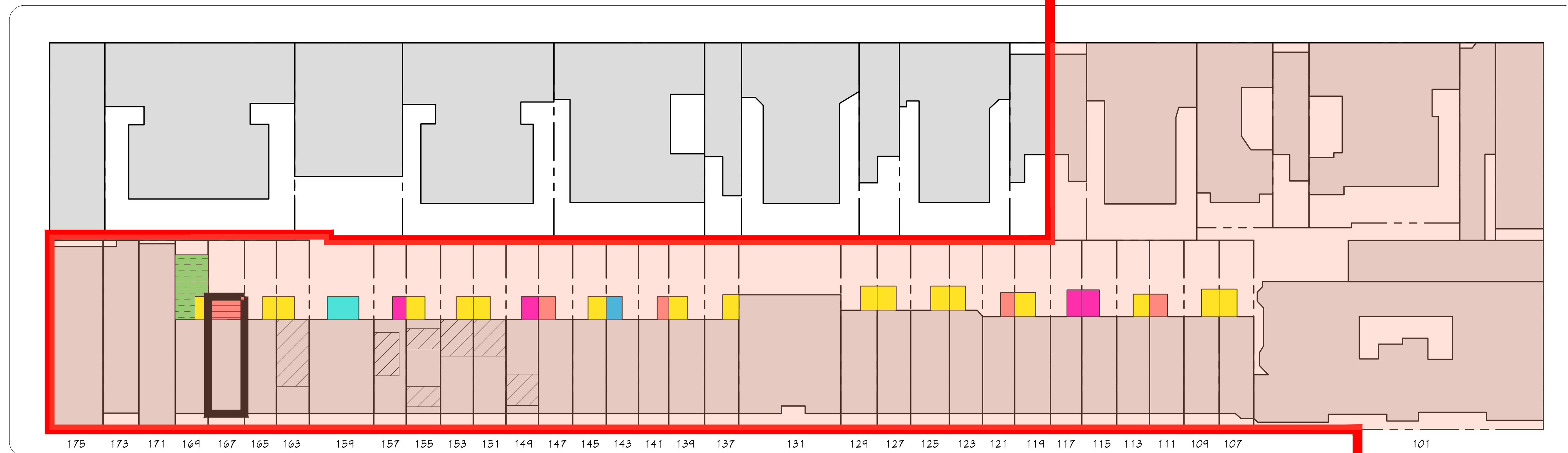


HISTORIC DISTRICT BOUNDARY



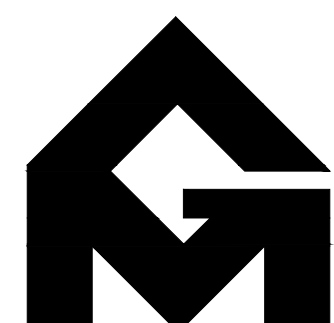
AMSTERDAM AVENUE

WEST 86TH STREET



COLUMBUS AVENUE

WEST 85TH STREET



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

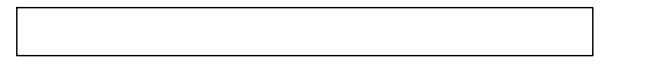
PAGE 5

167 WEST 85TH STREET

EXISTING BLOCK CONDITIONS

LEGEND

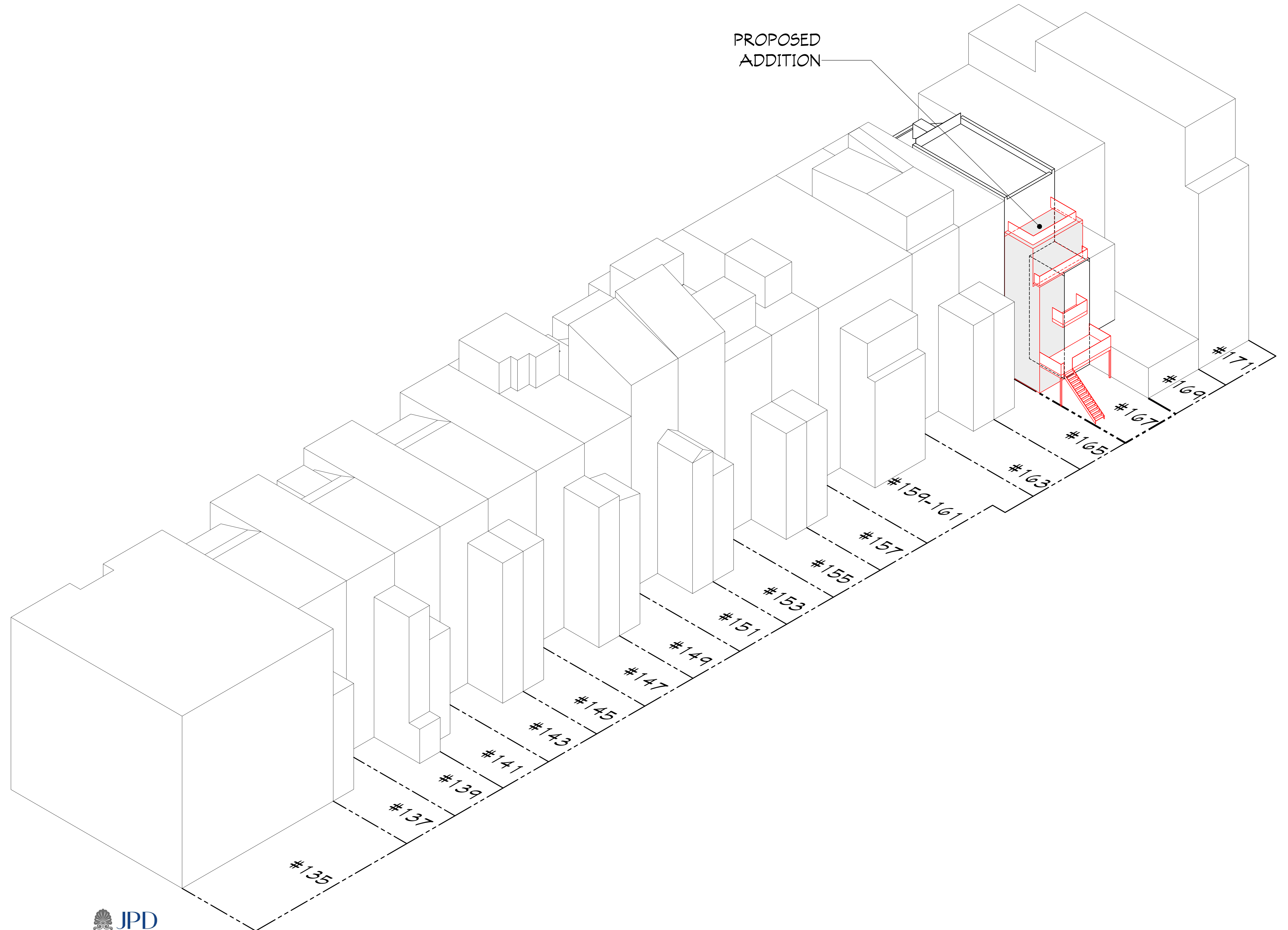
EXISTING TO REMAIN



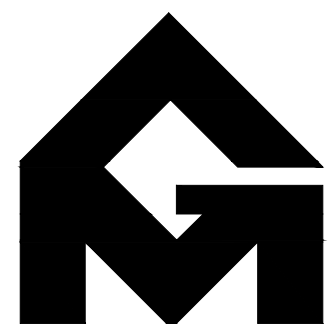
NEW ADDITION



PROPOSED
ADDITION



ISOMETRIC VIEW



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

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167 WEST 85TH STREET

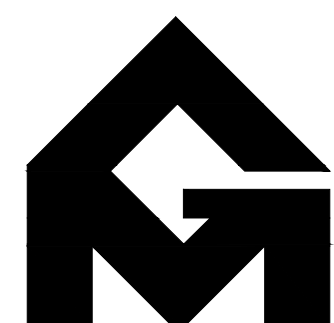
159-161 WEST 85TH STREET:
SIMILAR CONDITION APPROVED WITHIN THE DISTRICT



LPC APPROVED REAR ADDITION AT EXISTING "e" OF 159-161 WEST 85TH STREET
CofA 17-6568, ISSUED IN 2015



159-161 W. 85TH ST REAR FACADE CURRENT PHOTO



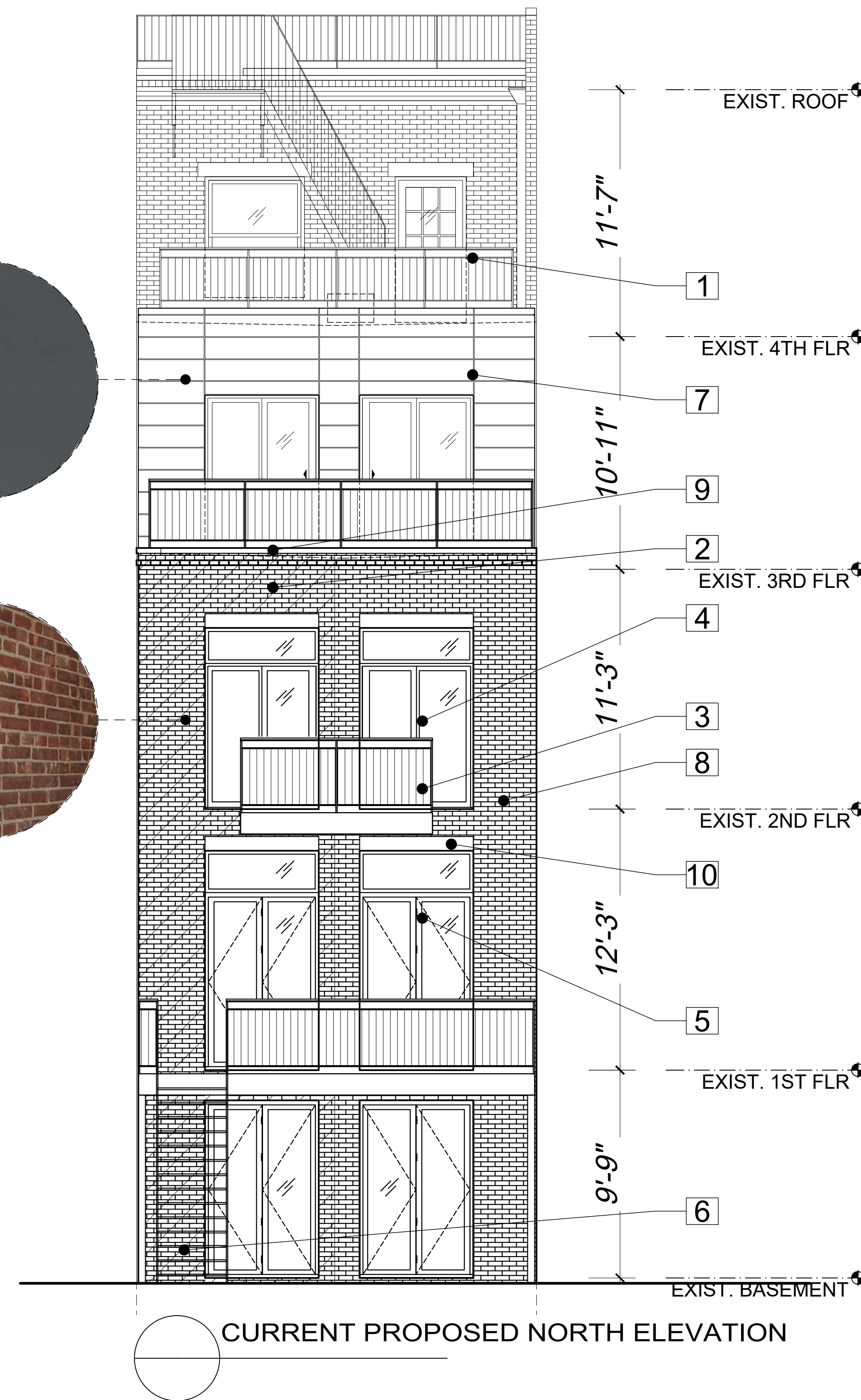
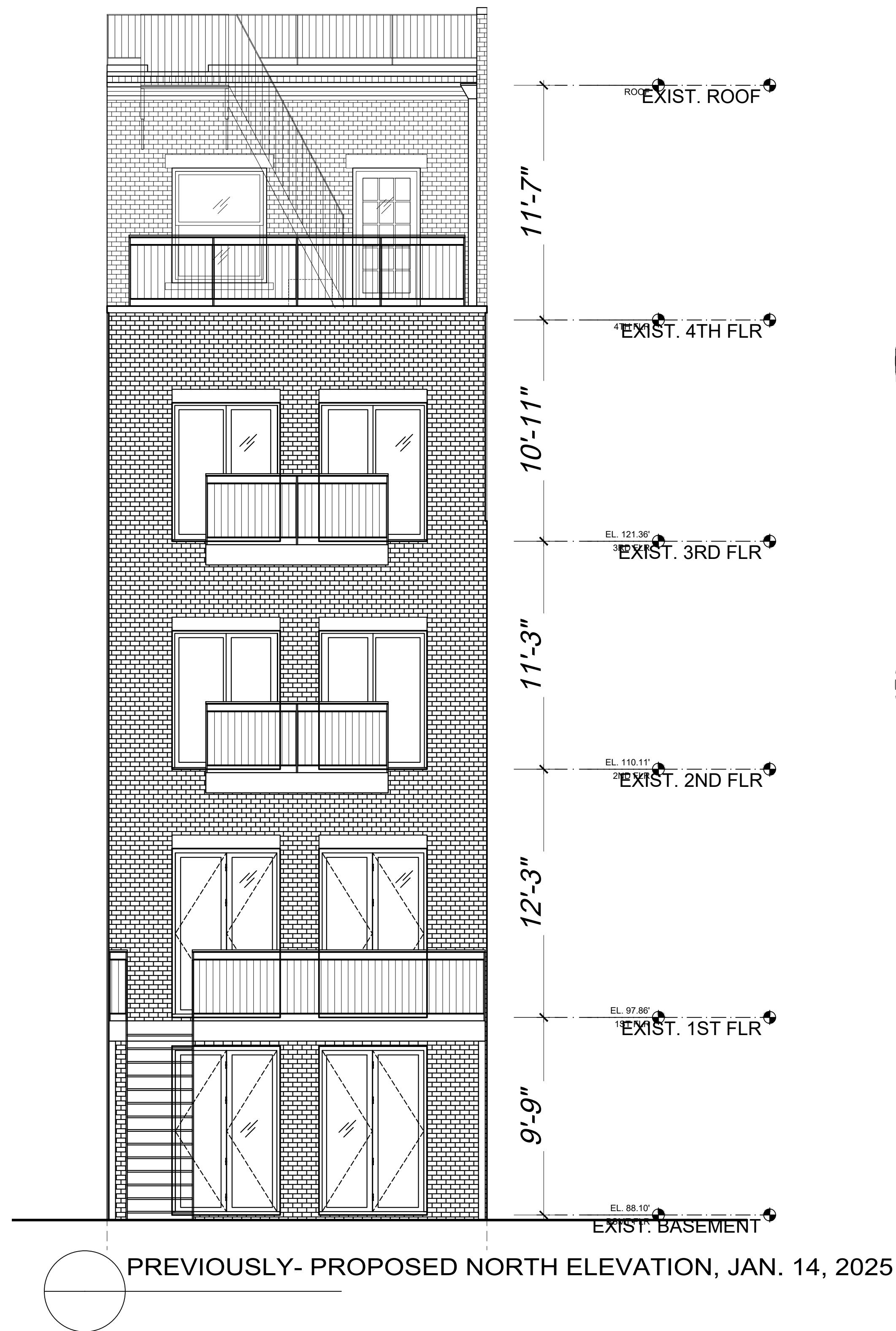
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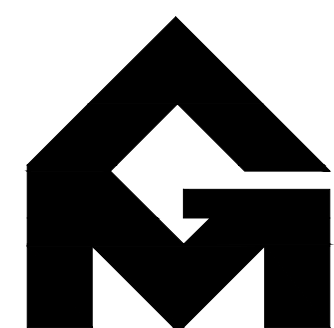
167 WEST 85TH STREET

REAR FACADE ALTERATION



KEYED NOTES

1. NEW METAL RAILING PAINTED BLACK
2. NEW BRICK TO MATCH EXISTING BRICK ON C.M.U WALL IN THIS AREA.
3. NEW BALCONY, TYP
4. NEW SLIDING GLASS DOOR, PAINTED BLACK
5. NEW BIFOLD GLASS DOOR, PAINTED BLACK
6. NEW METAL OPEN RISER STAIR, PAINTED BLACK
7. NEW PAINTED ALUMINUM PANEL FACADE. CHARCOAL COLOR.
8. EXISTING BRICK TO REMAIN, TYP.
9. NEW CAST STONE COPING TO MATCH EXISTING, TYP.
10. NEW CAST STONE LINTEL TO MATCH EXISTING, TYP.



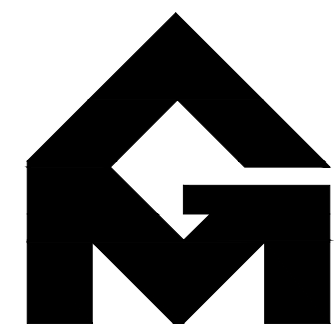
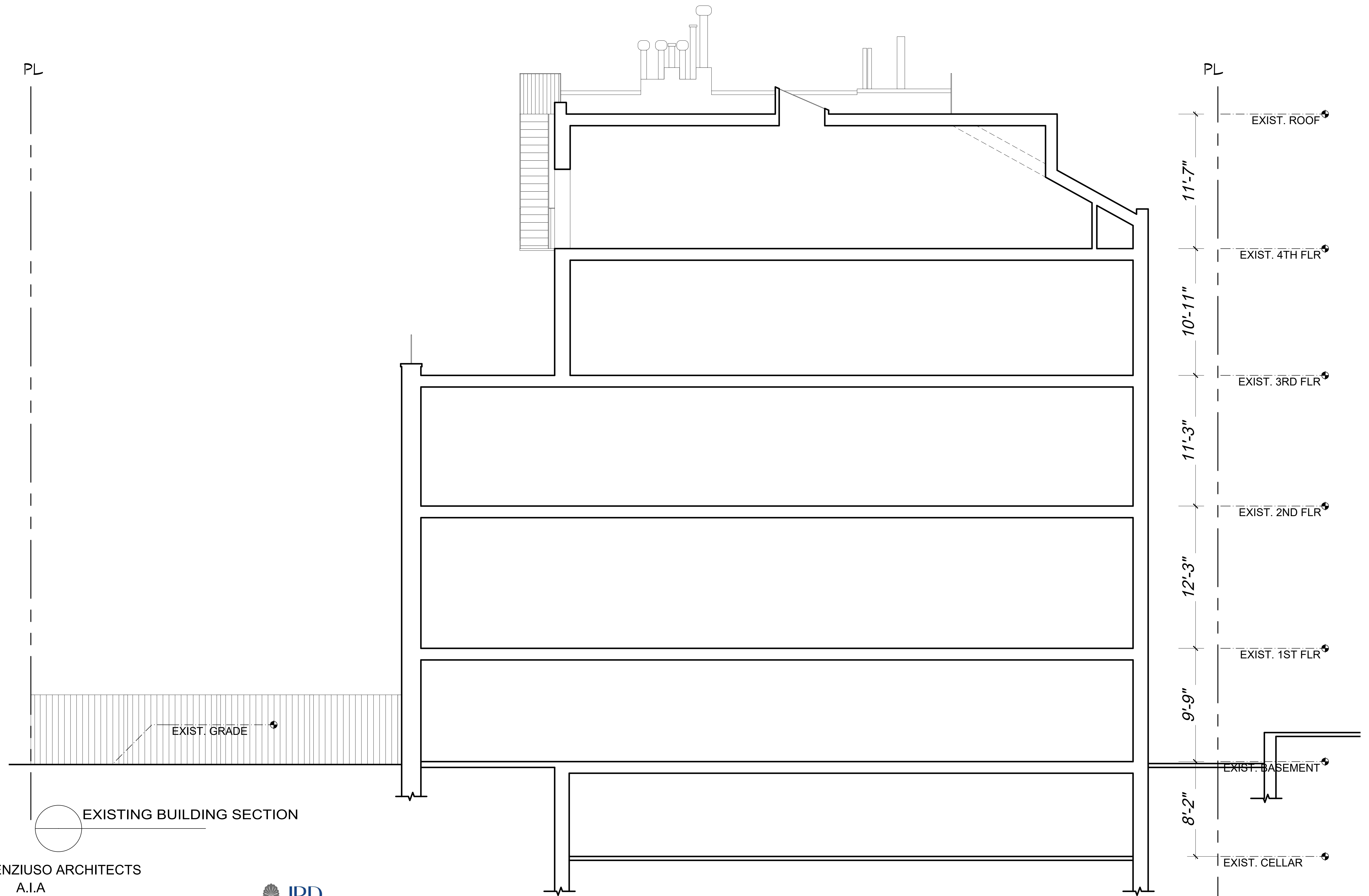
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167 WEST 85TH STREET

EXISTING BUILDING SECTION



GRASSO-MENZIUSO ARCHITECTS
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LANDMARKS PRESERVATION COMMISSION PRESENTATION

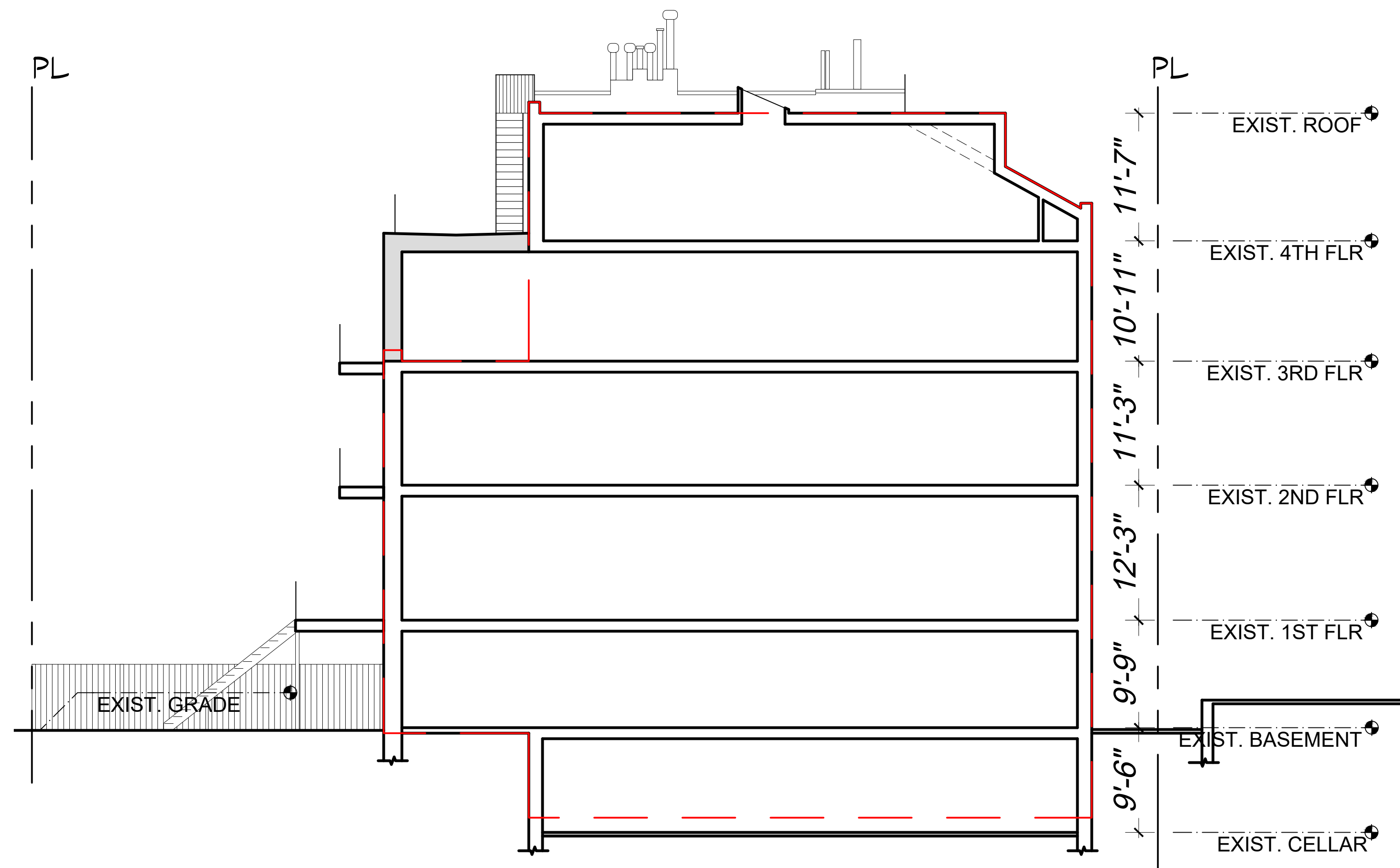
PAGE 9

167 WEST 85TH STREET

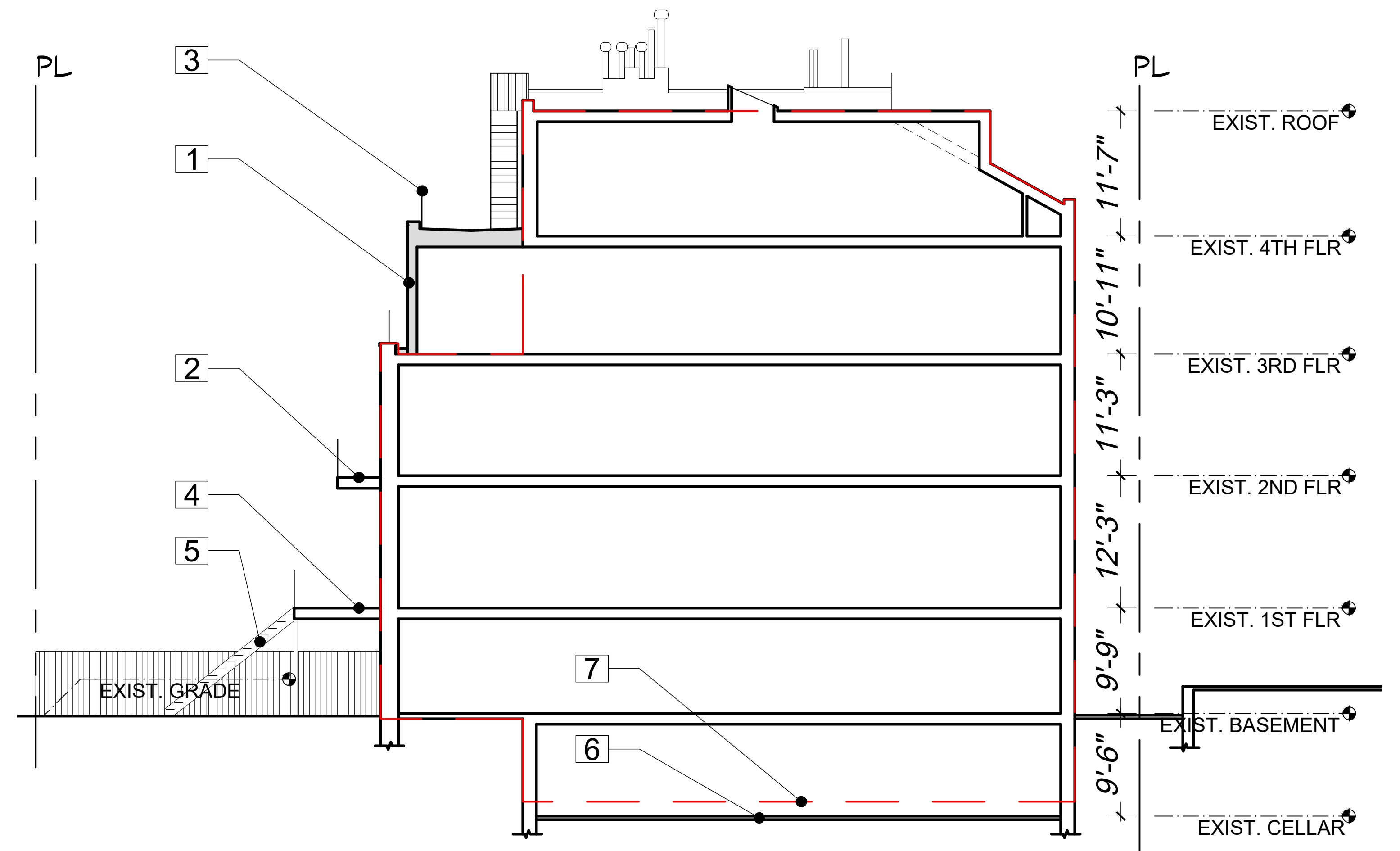
PROPOSED REAR ADDITION

KEYED NOTES

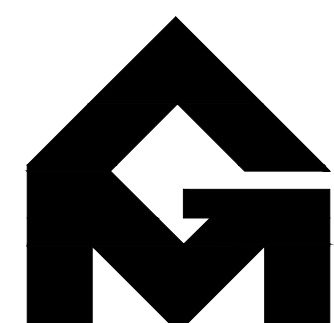
1. NEW REAR EXTENSION
2. NEW BALCONY, TYP
3. NEW METAL RAILING, PAINTED BLACK.
4. NEW METAL DECK, PAINTED BLACK.
5. NEW METAL OPEN RISER STAIR, PAINTED BLACK.
6. NEW LOWERED SLAB
7. EXIST. BLDG ENVELOPE



PREVIOUSLY- PROPOSED BUILDING SECTION, JAN. 14, 2025



CURRENT PROPOSED BUILDING SECTION



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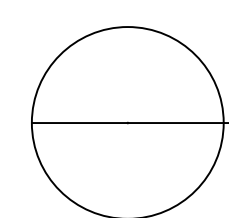
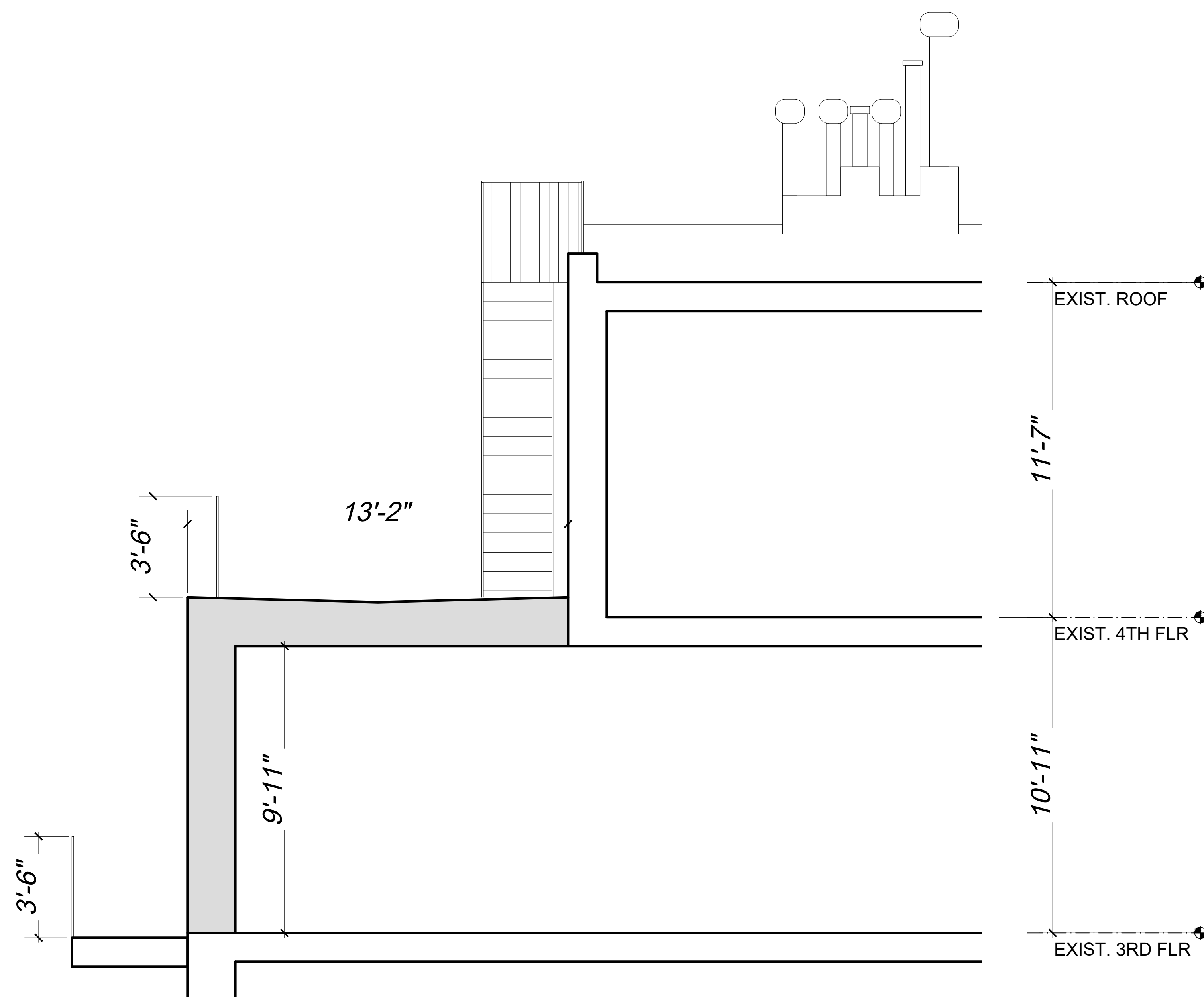


167 WEST 85TH STREET

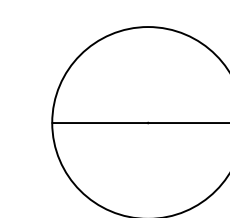
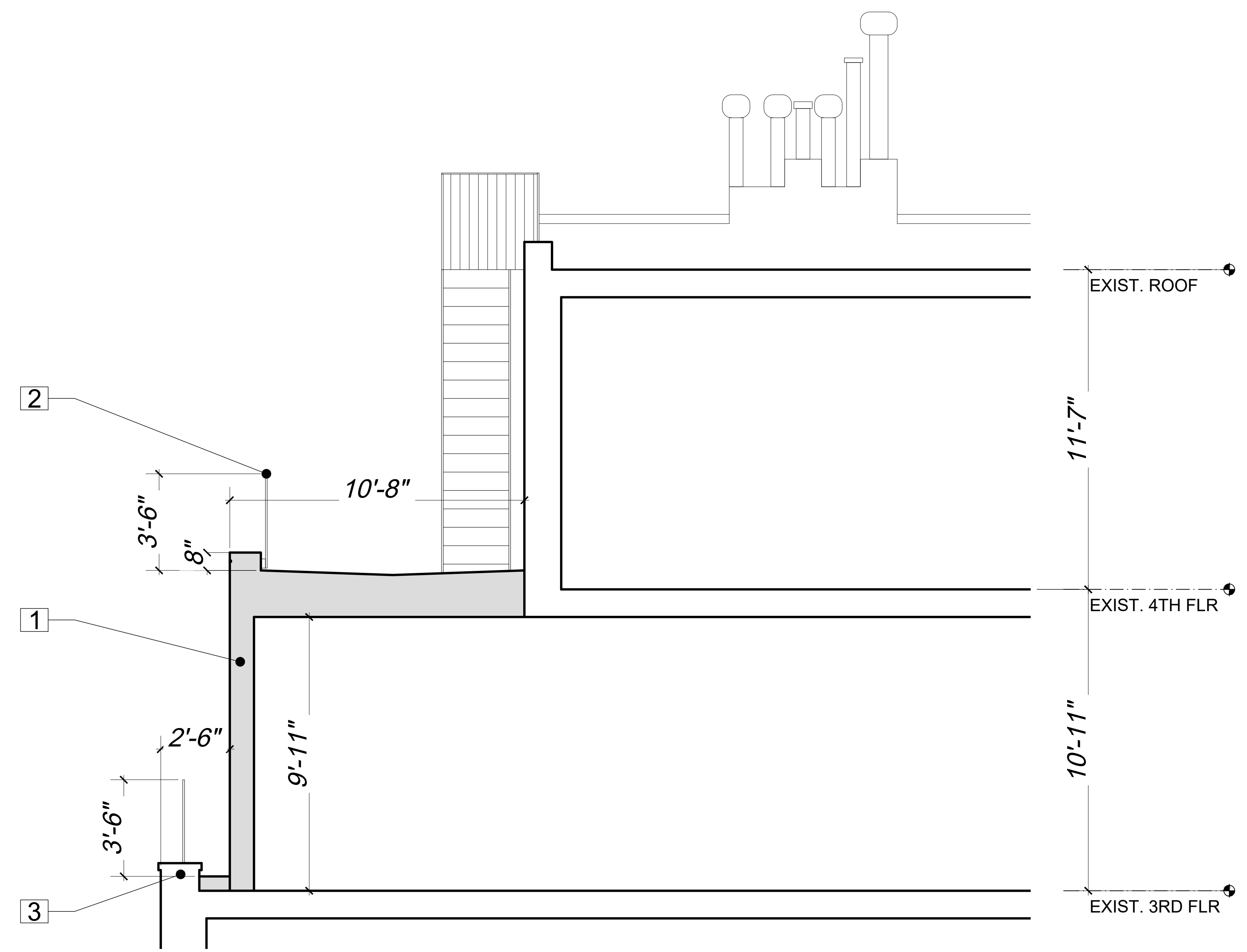
SET-BACK OF PROPOSED REAR ADDITION AT 3RD FLOOR

KEYED NOTES

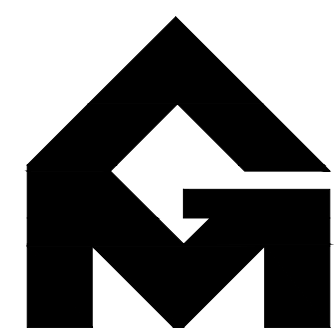
1. NEW REAR EXTENSION
2. NEW METAL RAILING, PAINTED BLACK.
3. EXISTING PARAPET



PREVIOUSLY- PROPOSED DETAILED SECTION, JAN. 14, 2025



CURRENT PROPOSED DETAILED SECTION



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LANDMARKS PRESERVATION COMMISSION PRESENTATION

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The current proposal is:

Preservation Department – Item 1, LPC-25-01278

167 West 85th Street – Upper West Side/Central Park West

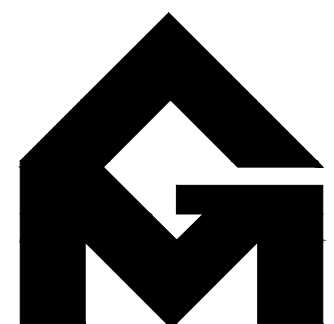
Historic District

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.

167 WEST 85TH STREET

APPENDIX

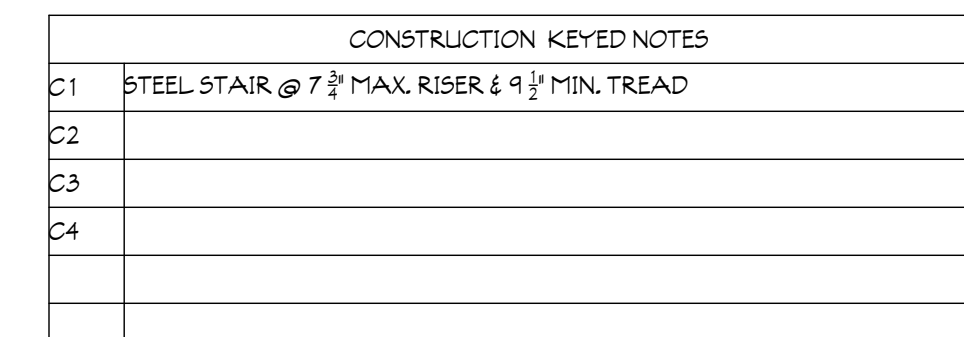
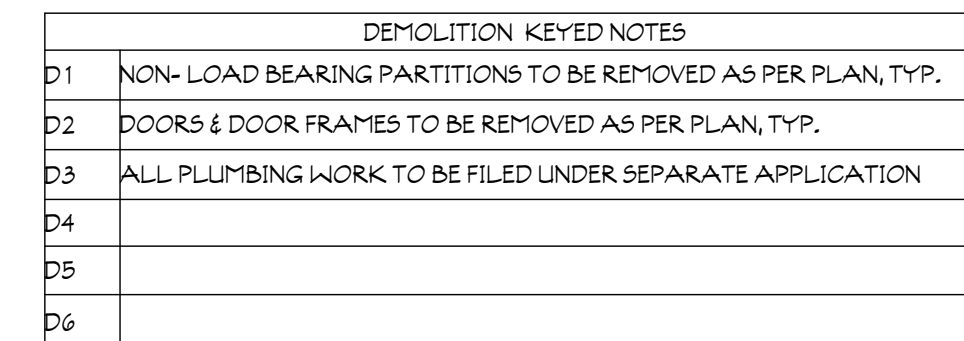


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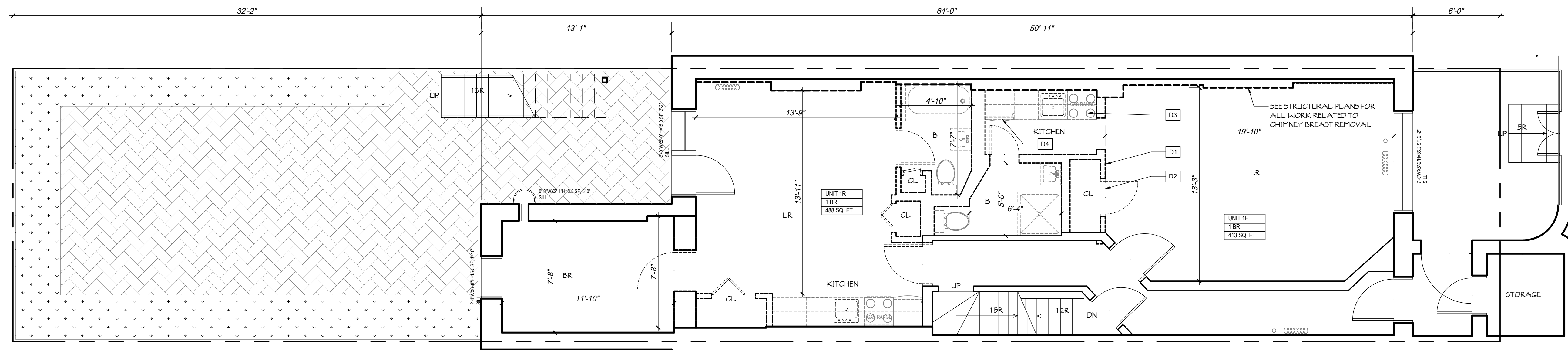


ARCHITECTURAL PLANS



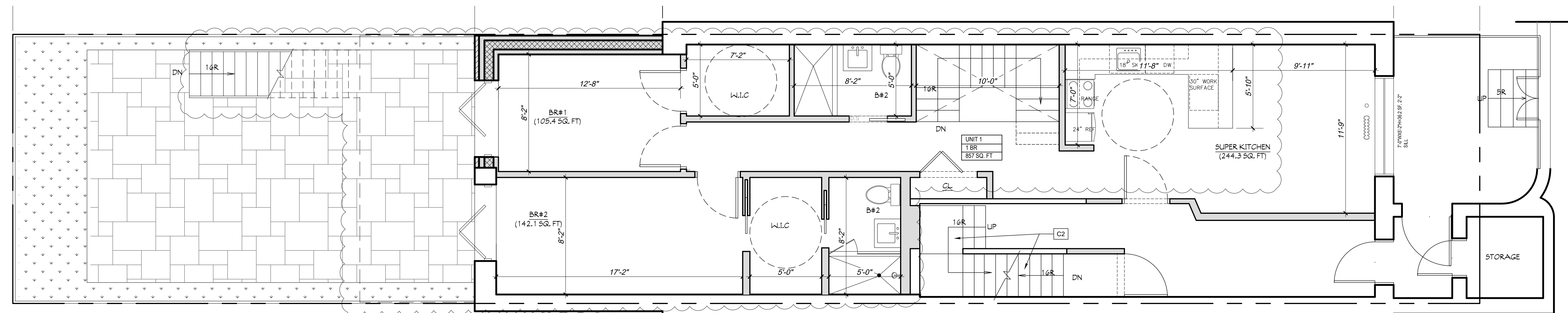
167 WEST 85TH STREET

ARCHITECTURAL PLANS



1 BASEMENT FLOOR EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

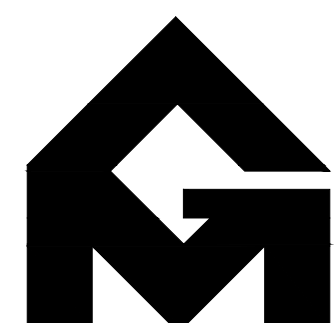
DEMOLITION KEYED NOTES	
D1	NON-LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	PLUMBING FIXTURES TO BE REMOVED AS PER PLAN, TYP.
D4	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.
D5	NEW MASONRY OPENING, SEE STRUCT. DWGS
D6	



2 BASEMENT FLOOR CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	ELECTRIC, VENTLESS DRYER
C2	STEEL STAIR @ 7 1/2" MAX. RISER & 9 1/2" MIN. TREAD

INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
1	BR	99.3	9.9	4.9	19	9.5
	KITCHEN	210.7	21	10.5	36.2	18.1
REQUIRED LIGHT= 10%, REQUIRED AIR= 5%						



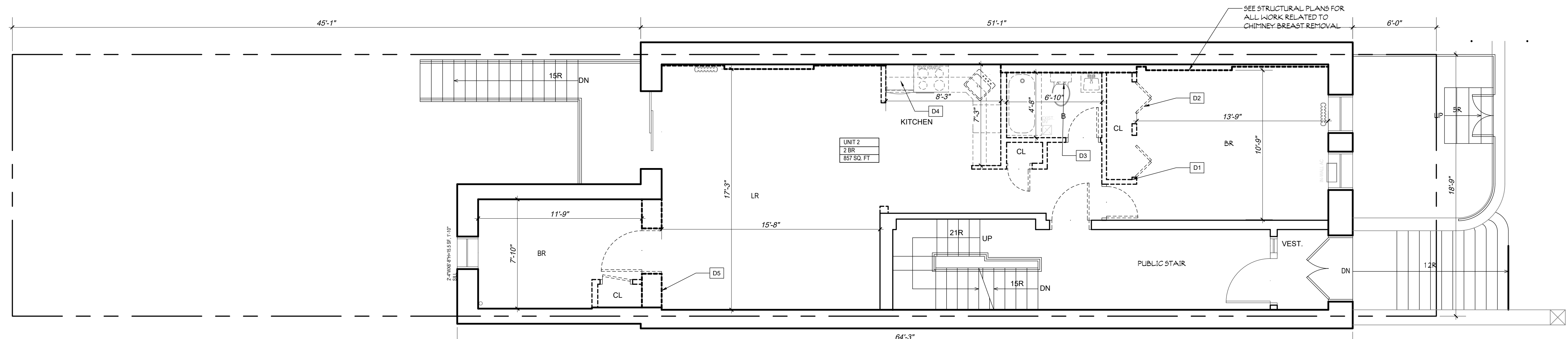
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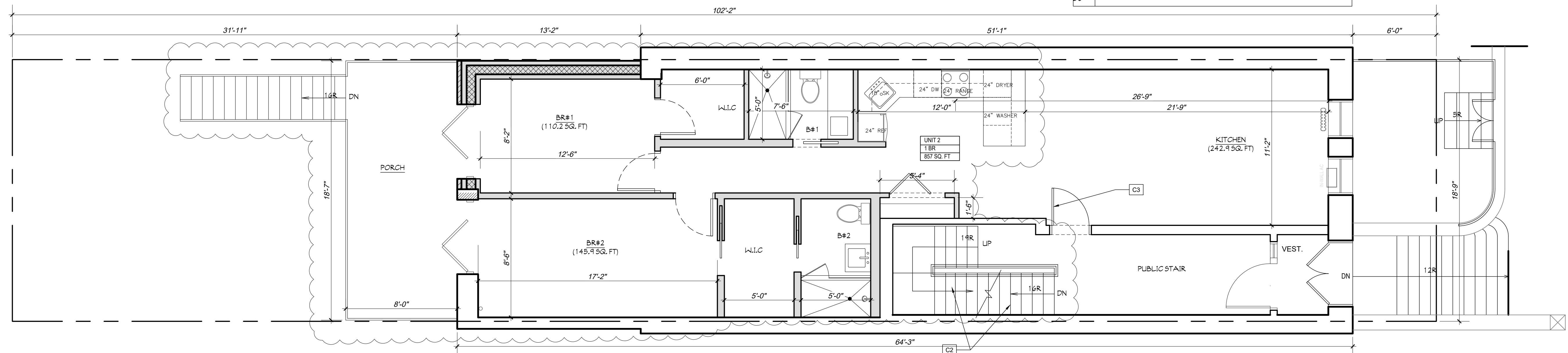
167 WEST 85TH STREET

ARCHITECTURAL PLANS



1 1ST FLOOR EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

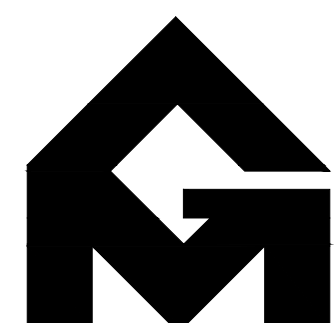
DEMOLITION KEYED NOTES	
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	PLUMBING FIXTURES TO BE REMOVED AS PER PLAN, TYP.
D4	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.
D5	NEW MASONRY OPENING, SEE STRUCT. DWGS
D6	



2 1ST FLOOR CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	ELECTRIC, VENTLESS DRYER
C2	STEEL STAIR @ 7 3/4" MAX. RISER & 9 3/4" MIN. TREAD
C3	MIRROR DOOR SWING
C4	

INDEX OF VENTILATION					
UNIT	SPACE	ROOM AREA (SQ. FT.)	REQUIRED LIGHT (SQ. FT.)	REQUIRED AIR (SQ. FT.)	PROVIDED AIR (SQ. FT.)
2	BR	97.3	9.7	4.8	15.5
	KITCHEN	20.1	20.1	10	36.6
REQUIRED LIGHT= 10%, REQUIRED AIR= 5%					



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ARCHITECTURAL PLANS



	DEMOLITION KEYED NOTES
D1	NON- LOAD BEARING PARTITIONS TO BE REMOVED AS PER PLAN, TYP.
D2	DOORS & DOOR FRAMES TO BE REMOVED AS PER PLAN, TYP.
D3	PLUMBING FIXTURES TO BE REMOVED AS PER PLAN, TYP.
D4	APPLIANCES TO BE REMOVED AS PER PLAN, TYP.
D5	NEW MASONRY OPENING, SEE STRUCT. DWGS
D6	



CONSTRUCTION KEYED NOTES	
C1	ELECTRIC, VENTLESS DRYER
C2	STEEL STAIR @ 7 $\frac{3}{4}$ " MAX. RISER & 1 $\frac{1}{2}$ " MIN. TREAD
C3	

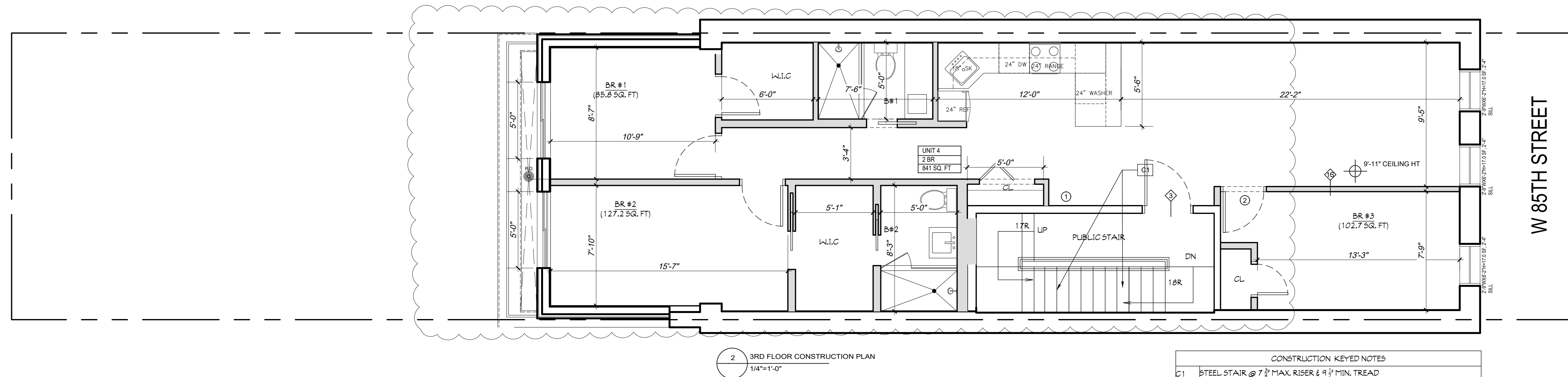
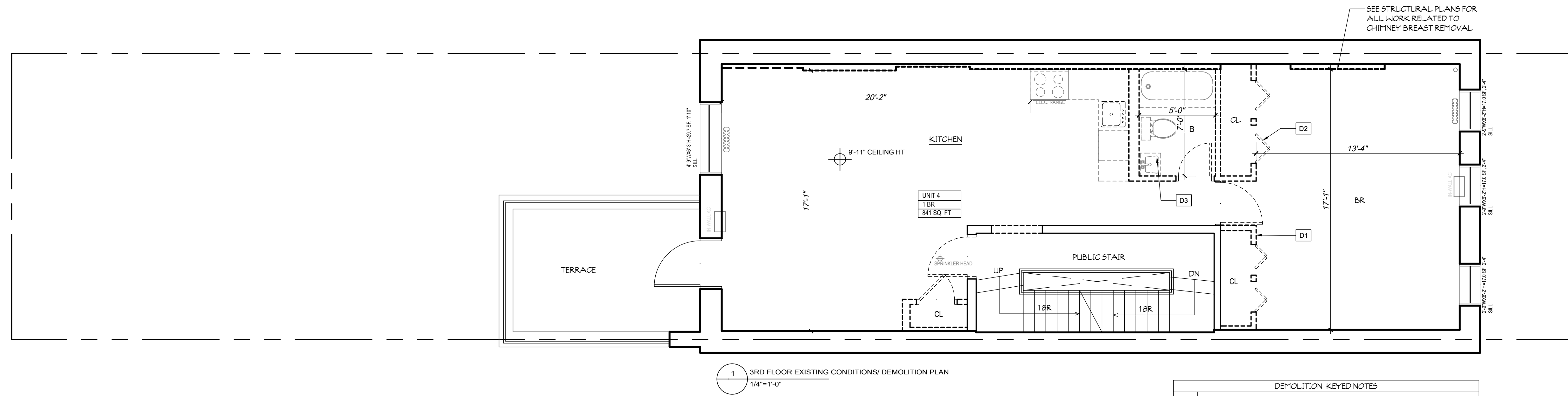
INDEX OF VENTILATION						
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT (SQ. FT)	PROVIDED AIR (SQ. FT)
B	BR	102.1	10.2	5.1	13.2	6.6
	KITCHEN	247.9	24.7	12.3	57.6	28.8

REQUIRED LIGHT= 10% REQUIRED AIR= 5%

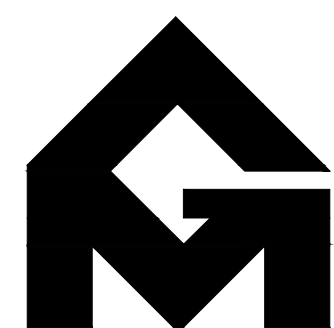


167 WEST 85TH STREET

ARCHITECTURAL PLANS



INDEX OF VENTILATION					
UNIT	SPACE	ROOM AREA (SQ. FT)	REQUIRED LIGHT (SQ. FT)	REQUIRED AIR (SQ. FT)	PROVIDED LIGHT/PROVIDED AIR (SQ. FT)
4	BR #1	107	10.7	5.3	34
	BR #2	88.1	8.8	4.4	17
	KITCHEN	253.3	25.3	12.6	52.7
REQUIRED LIGHT= 10%, REQUIRED AIR= 5%					



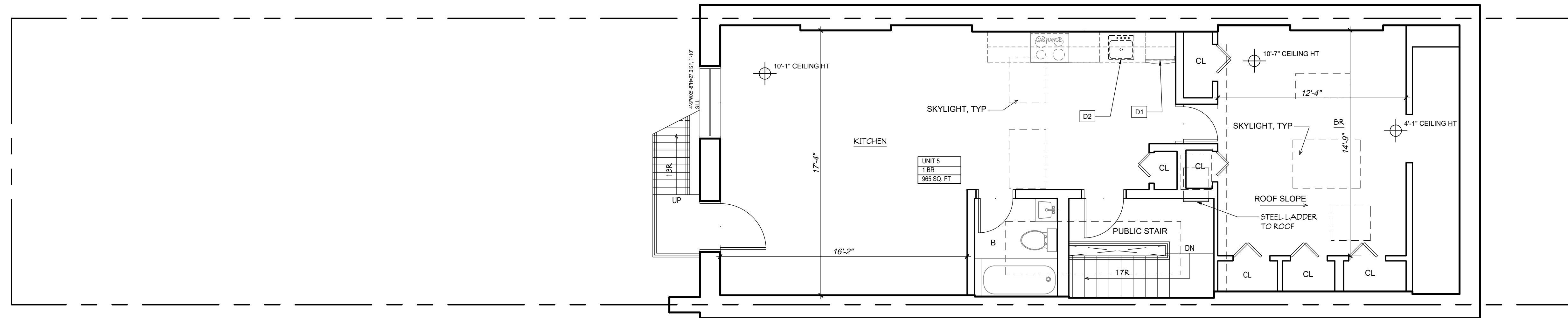
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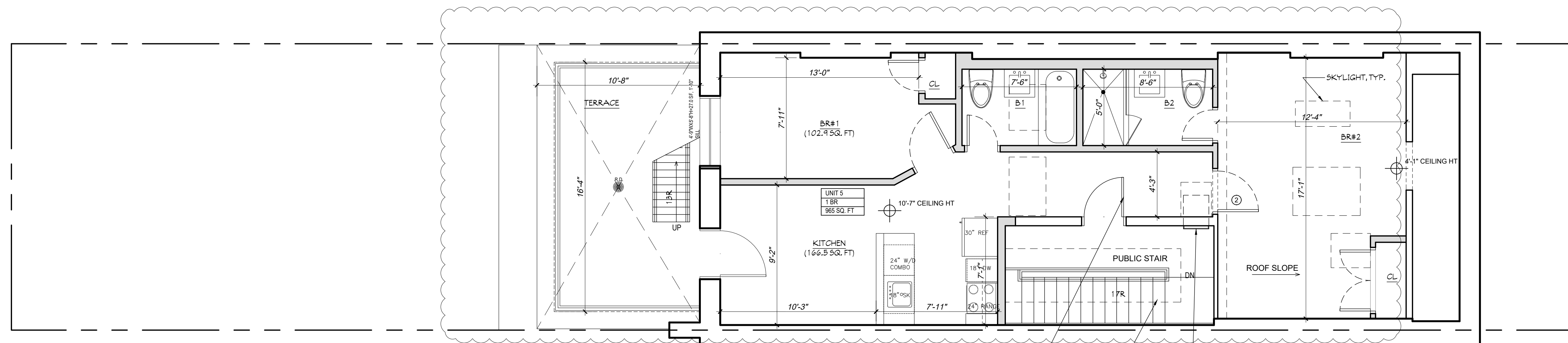
167 WEST 85TH STREET

ARCHITECTURAL PLANS



1 4TH FLOOR EXISTING CONDITIONS/ DEMOLITION PLAN
1/4"=1'-0"

DEMOLITION KEYED NOTES	
D1	APPLIANCE TO BE REMOVED AS PER PLAN, TYP.
D2	ALL PLUMBING WORK TO BE FILED UNDER SEPARATE APPLICATION

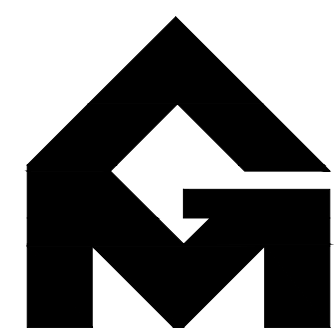


2 4TH FLOOR CONSTRUCTION PLAN
1/4"=1'-0"

CONSTRUCTION KEYED NOTES	
C1	STEEL STAIR @ 7 3/4" MAX. RISER & 9 1/2" MIN. TREAD
C2	REVERSE DOOR AND MIRROR DOOR SWING
C3	
C4	

INDEX OF VENTILATION					
UNIT	SPACE	ROOM AREA (SQ. FT.)	REQUIRED LIGHT (SQ. FT.)	REQUIRED AIR (SQ. FT.)	PROVIDED LIGHT (SQ. FT.)
5	KITCHEN	28.2	28.2	24.1	45.8
					22.9

REQUIRED LIGHT= 10%, REQUIRED AIR= 5%



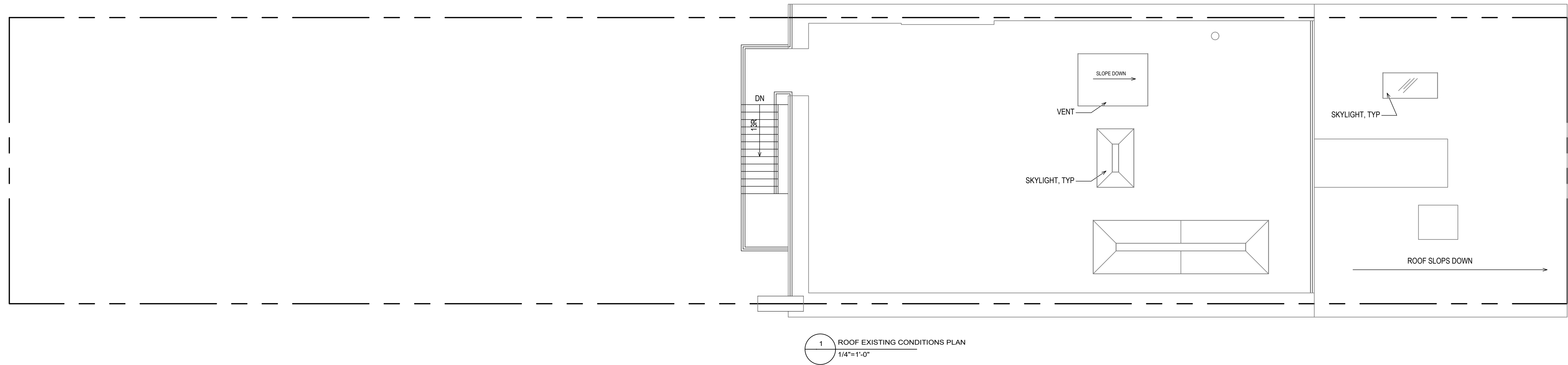
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ARCHITECTURAL PLANS



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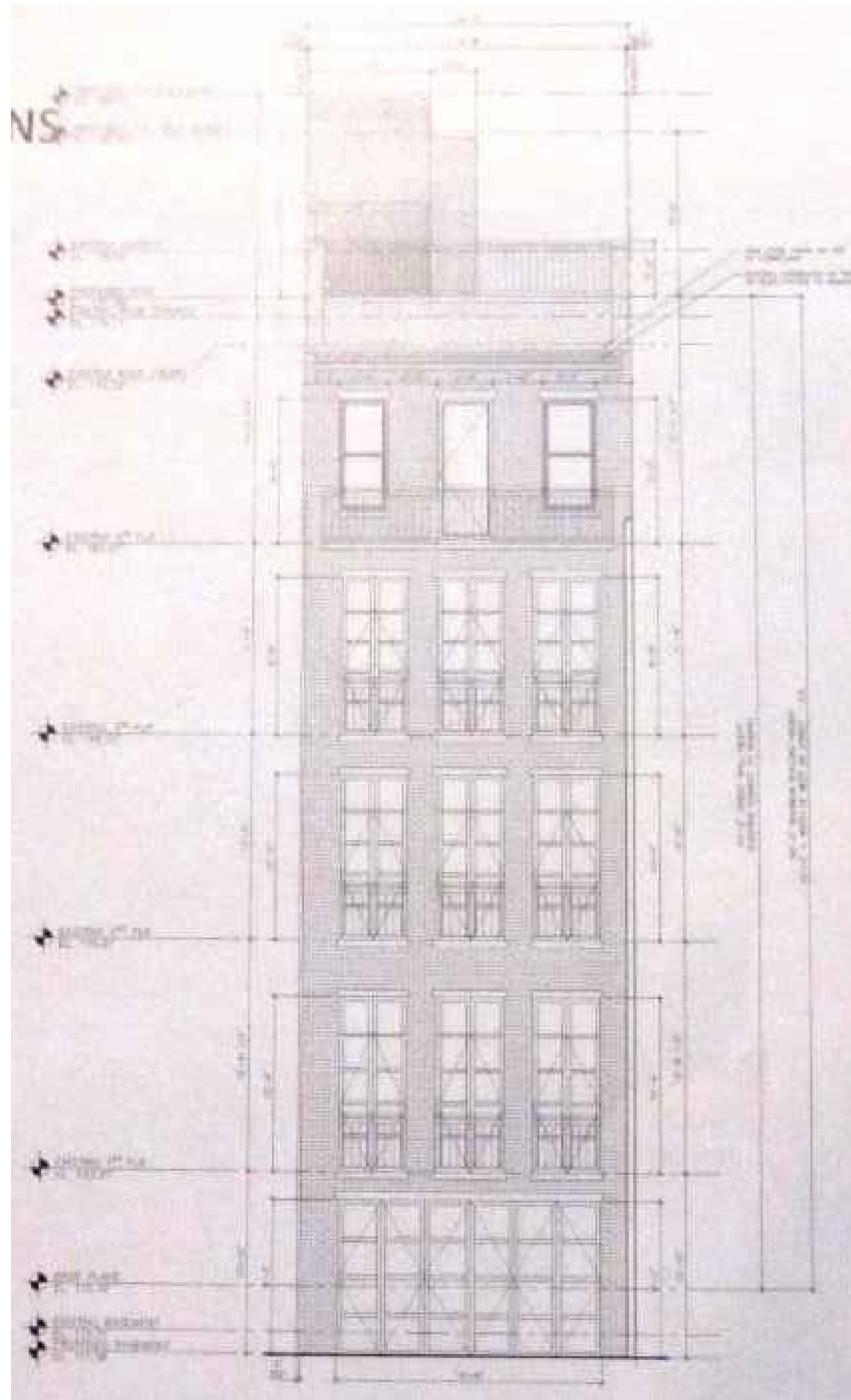
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LANDMARKS PRESERVATION COMMISSION PRESENTATION
APPENDIX A7

167 WEST 85TH STREET

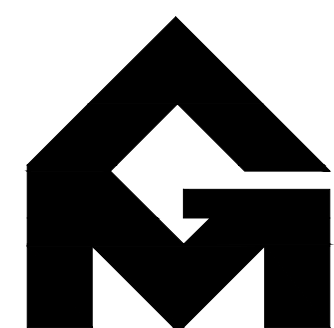
APPROVED ADDITIONS IN HISTORIC DISTRICT



39 WEST 89TH STREET- LPC APPROVED 7.22.14



154 WEST 73RD STREET- LPC APPROVED 2023



GRASSO-MENZIUSO ARCHITECTS
A.I.A

350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

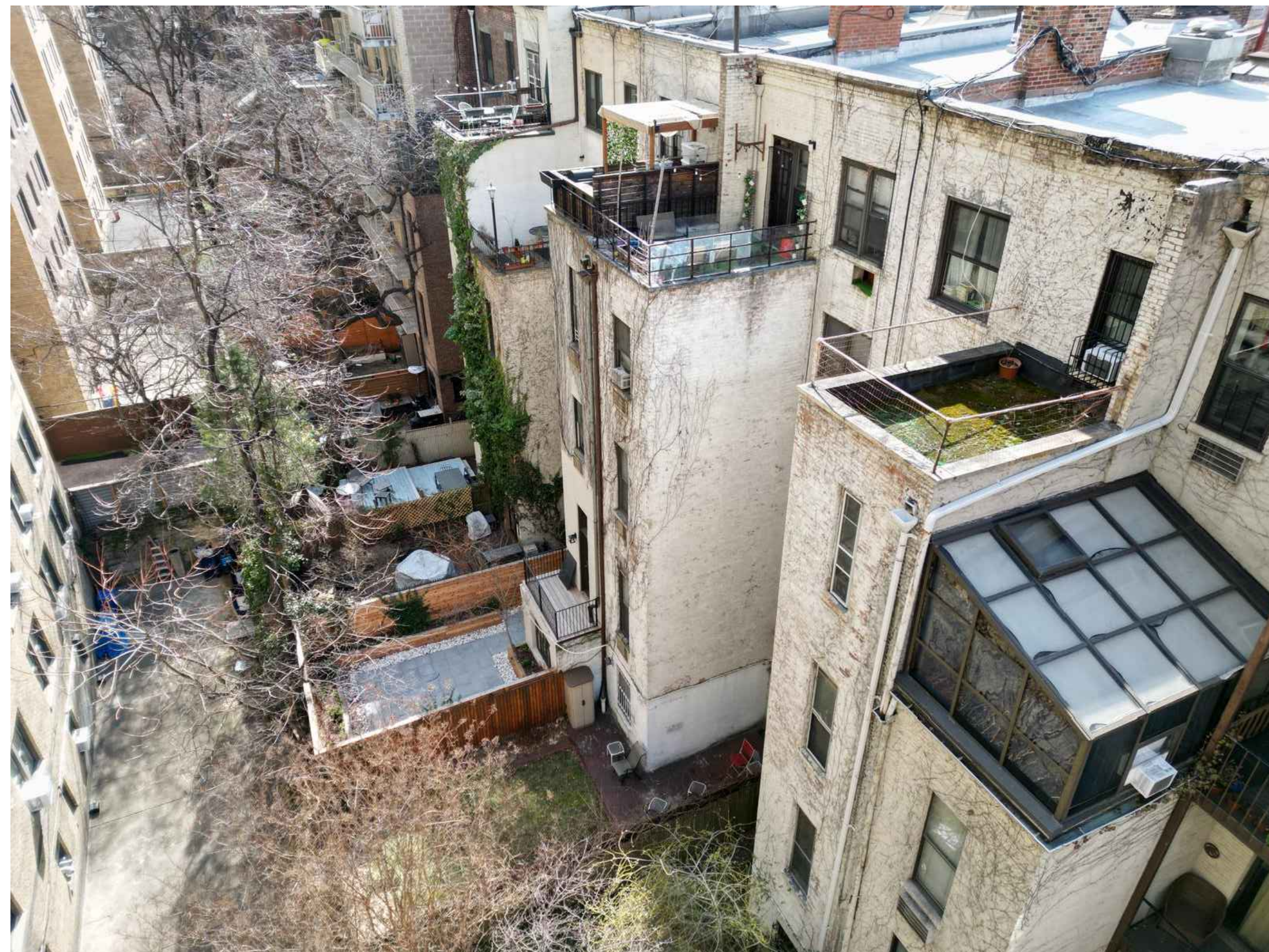


167 WEST 85TH STREET

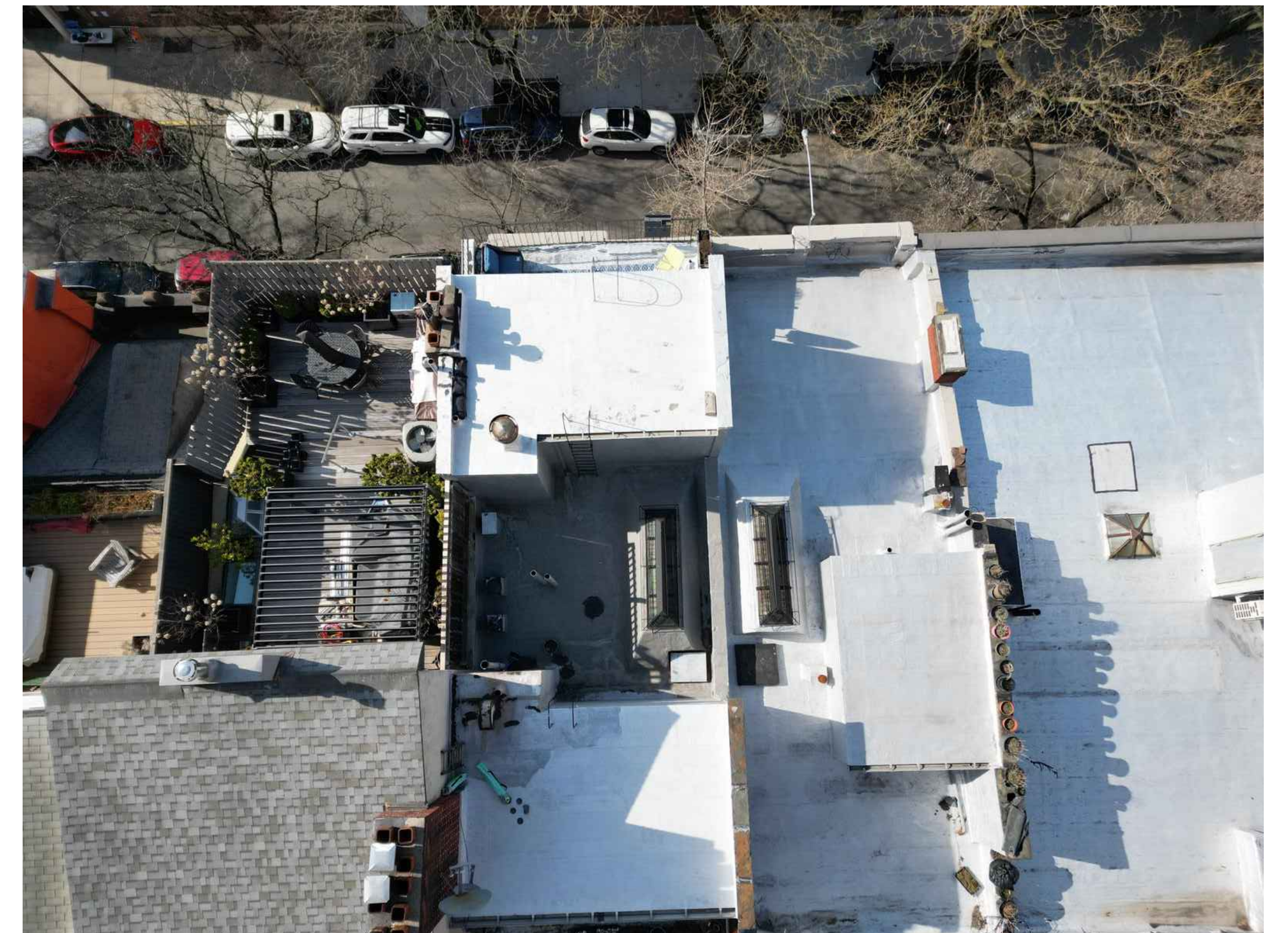
ADJACENT REAR & ROOFTOP ADDITIONS



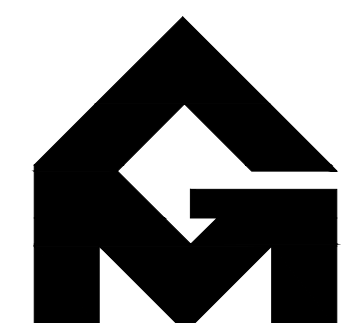
ADJACENT REAR/ ROOFTOP ADDITIONS



ADJACENT REAR ADDITIONS



ADJACENT ROOFTOP ADDITIONS



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The current proposal is:

Preservation Department – Item 1, LPC-25-01278

167 West 85th Street – Upper West Side/Central Park West

Historic District

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed.