

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-03891

**26-30 West 67th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually 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.



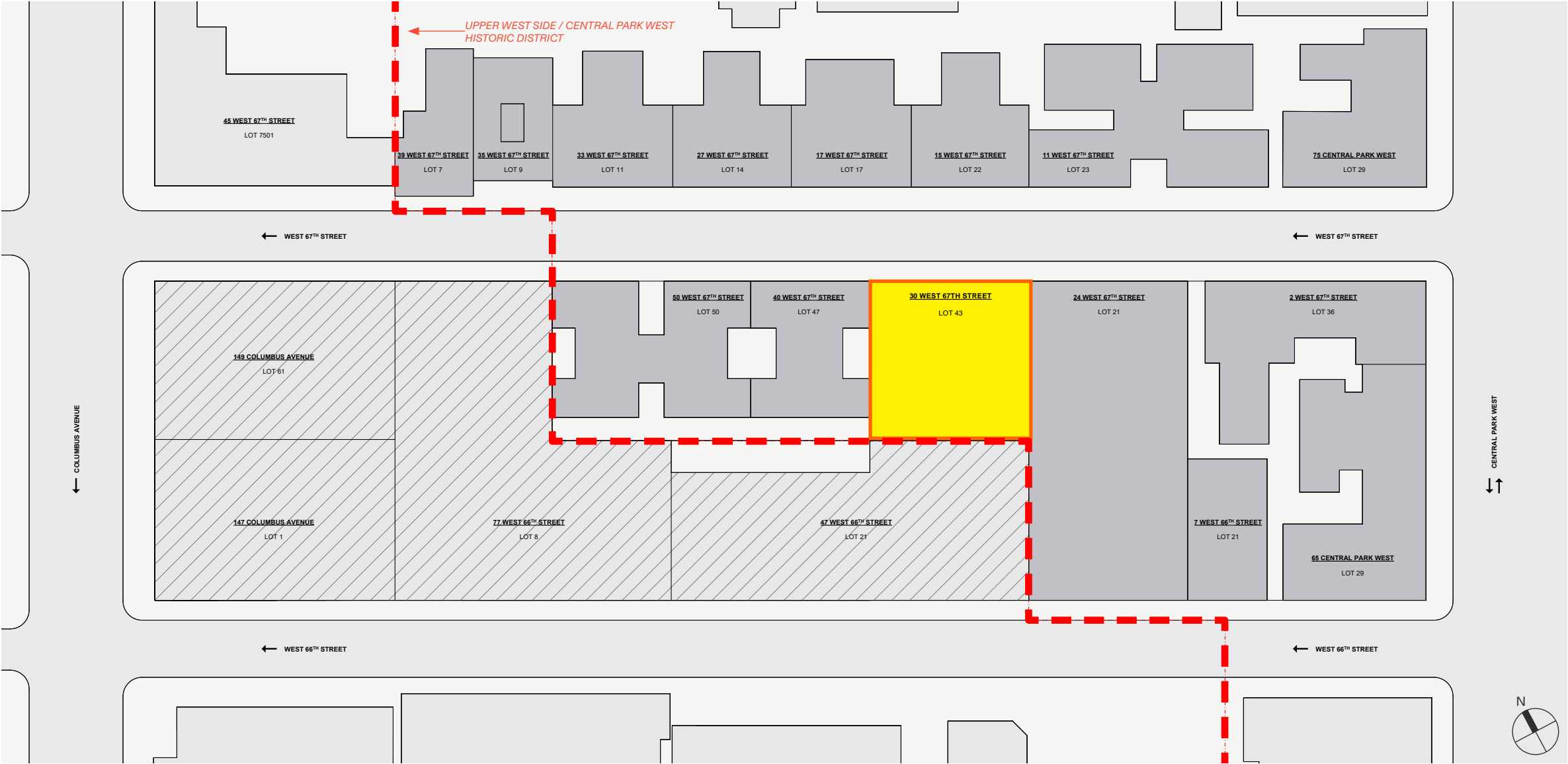
30 West 67th Street

Landmarks Preservation Commission - Public Hearing
December 09, 2025

Project Overview



Site Plan



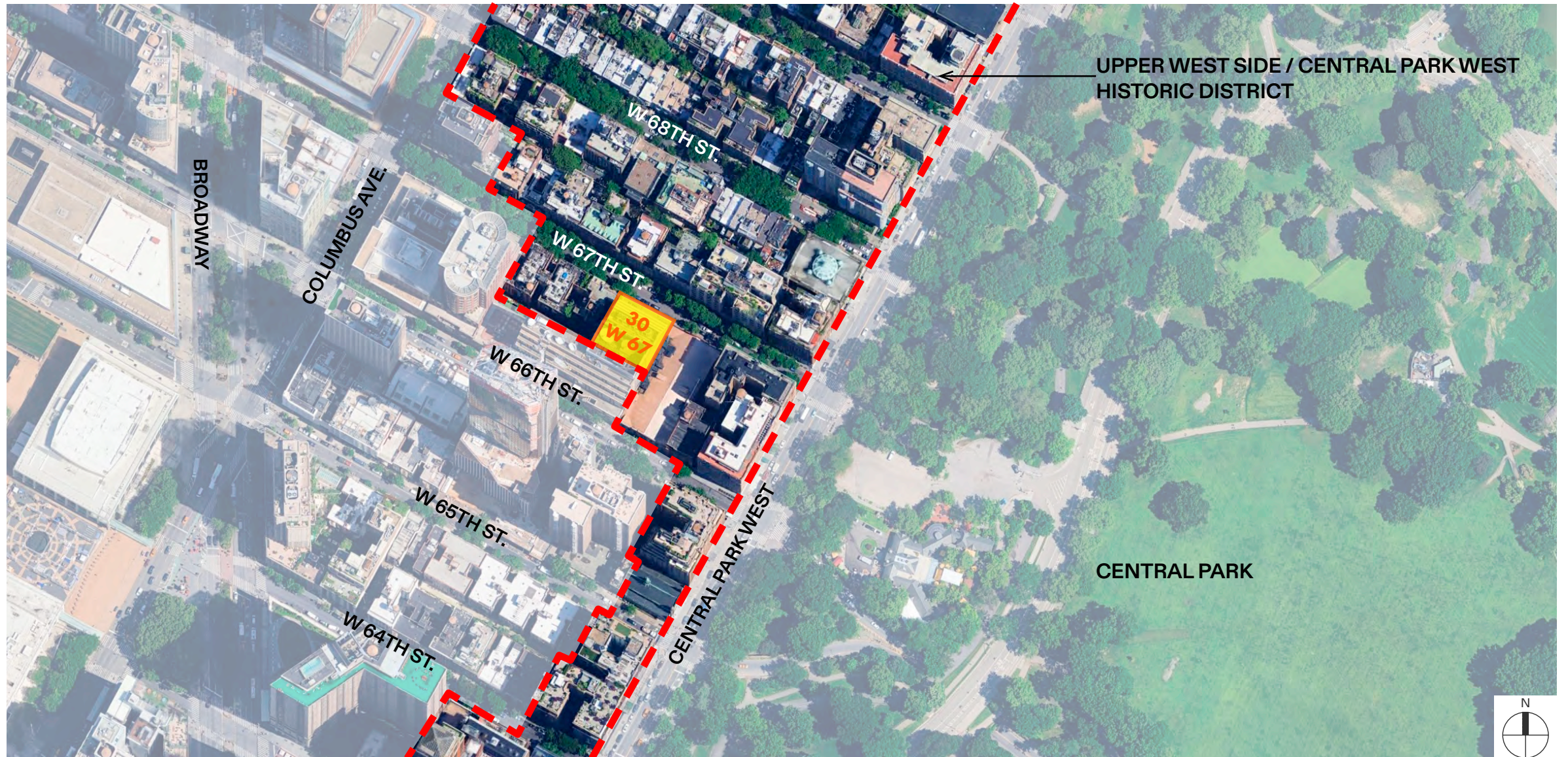
Project Team

- 1. SC Campus Owner LLC
s/o Extell Development Company*
- 2. Robert A.M. Stern Architects*
- 3. SBJ Group*
- 4. WSP USA*
- 5. Cosentini Associates*
- 6. Higgins Quasebarth & Partners, LLC*
- 7. Fried, Frank, Harris, Shiver & Jacobsen LLP*
- 8. Cozen Public Strategies*

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Site Locator



6

Existing Conditions

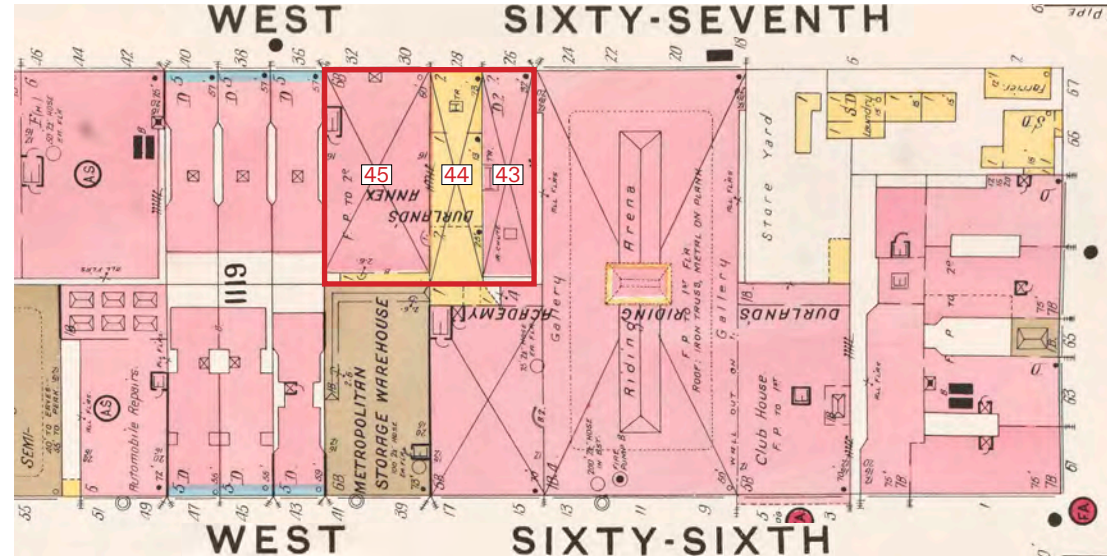


View of Building looking Southwest



View of Building looking Southwest

Historic Background



1907 Sanborn Map (NYPL)



26 West 67th Street



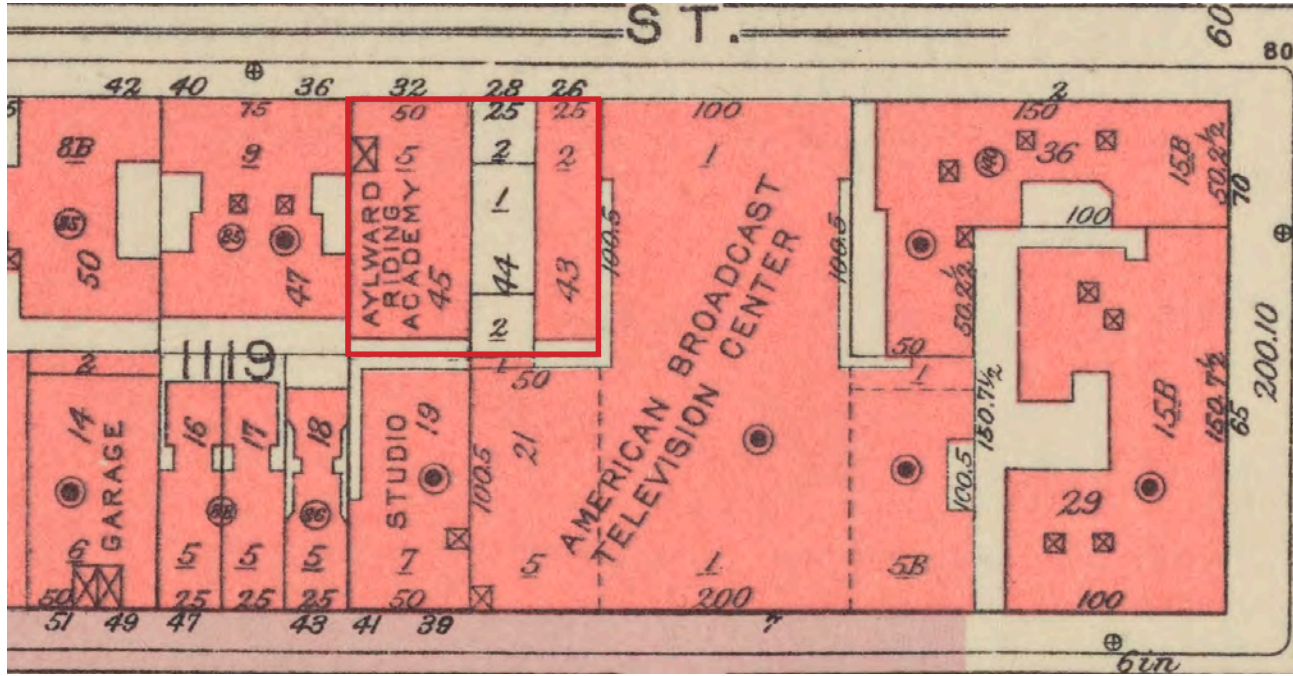
28 West 67th Street



30-32 West 67th Street

1940 Tax Photographs (NYC Municipal Archives)

Historic Background



1955 Bromley Map (NYPL)



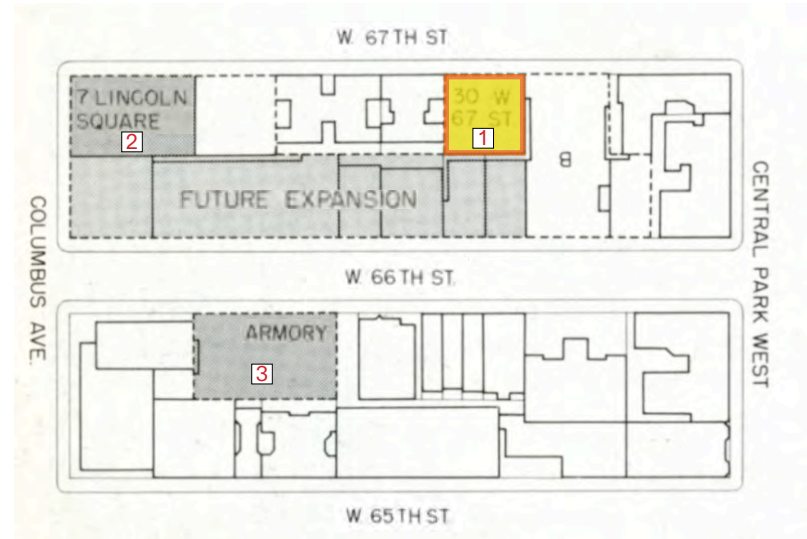
CA. 1960 View of Vacant Site (LW!)

Historic Context



1

30 West 67th Street (KPF, 1979)

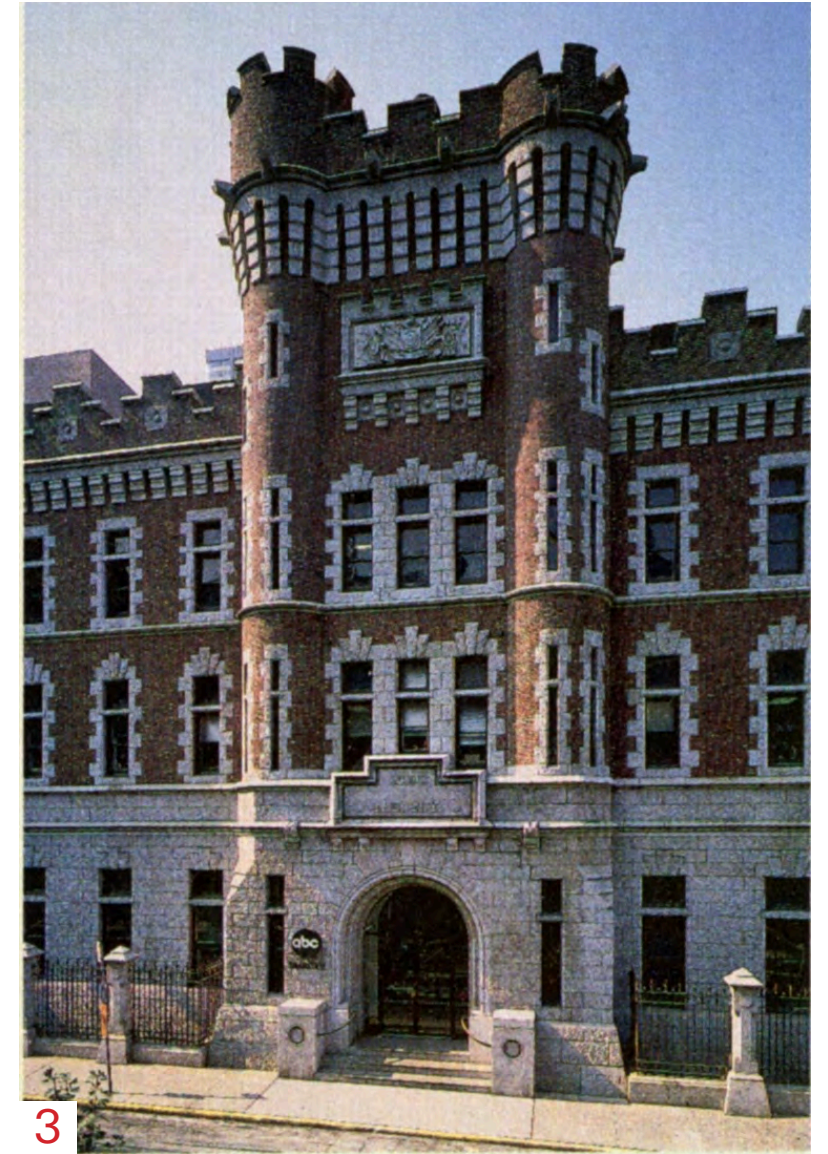


Architectural Record (Jan 1981)



2

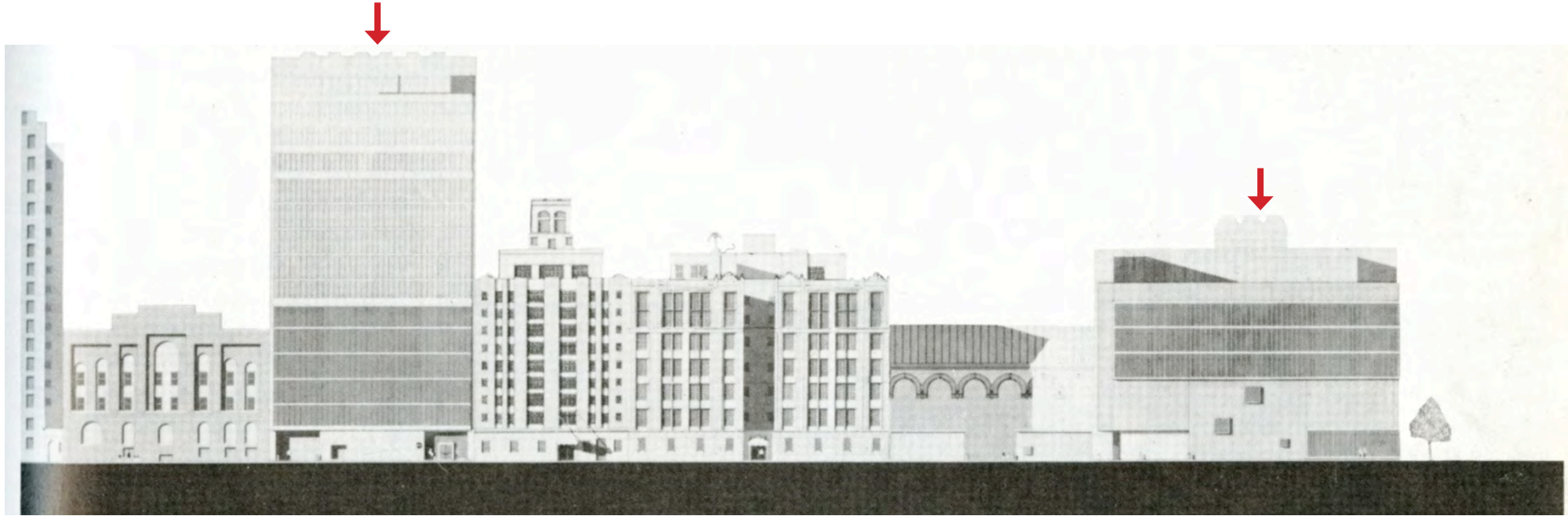
7 Lincoln Square (KPF, 1979) - Not in Historic District



3

56 West 66th Street (Renovated 1979)
Individual Landmark (Designated 1989)

Historic Context



Rendered Streetscape of the South side of West 67th Street (*Architectural Record*, Jan 1981)

ABC's New Buildings: A Lesson In Placating Fearful Neighbors

By PAUL GOLDBERGER

"Neither of the two new ABC structures is a masterpiece, but that is not the point. They are both intelligently designed, discreet buildings, created as background structures more than foreground ones."

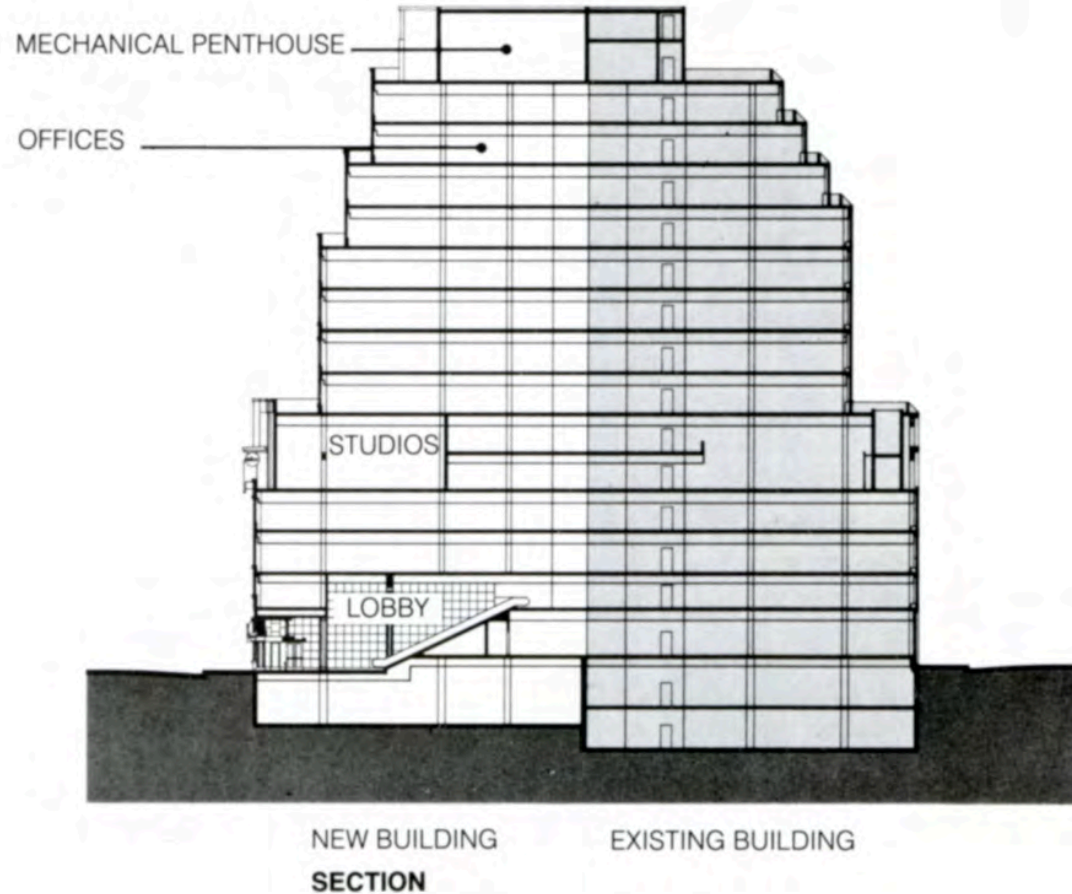
"While all of this glass does create a sense of sleekness that is at odds with the mood of the old apartment buildings, the architects have tried their best to minimize its impact."

New York Times, July 16, 1979

Historic Context

47 WEST 66TH STREET

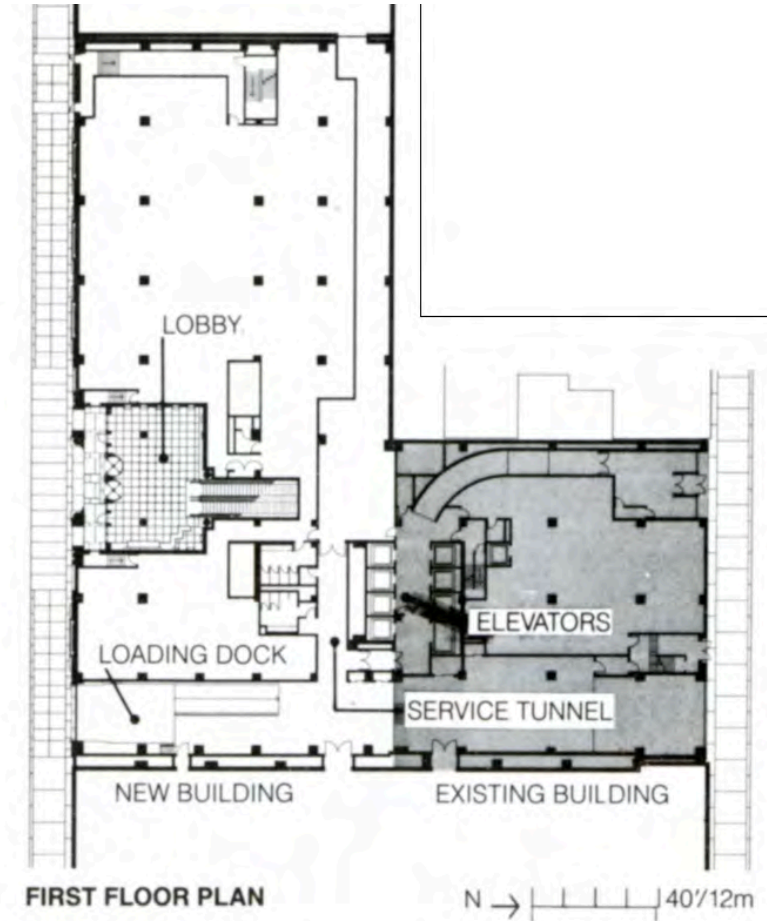
30 WEST 67TH STREET



Building Section (*Progressive Architecture*, Jan 1988)

47 WEST 66TH STREET

30 WEST 67TH STREET



First Floor Plan (*Progressive Architecture*, Jan 1988)

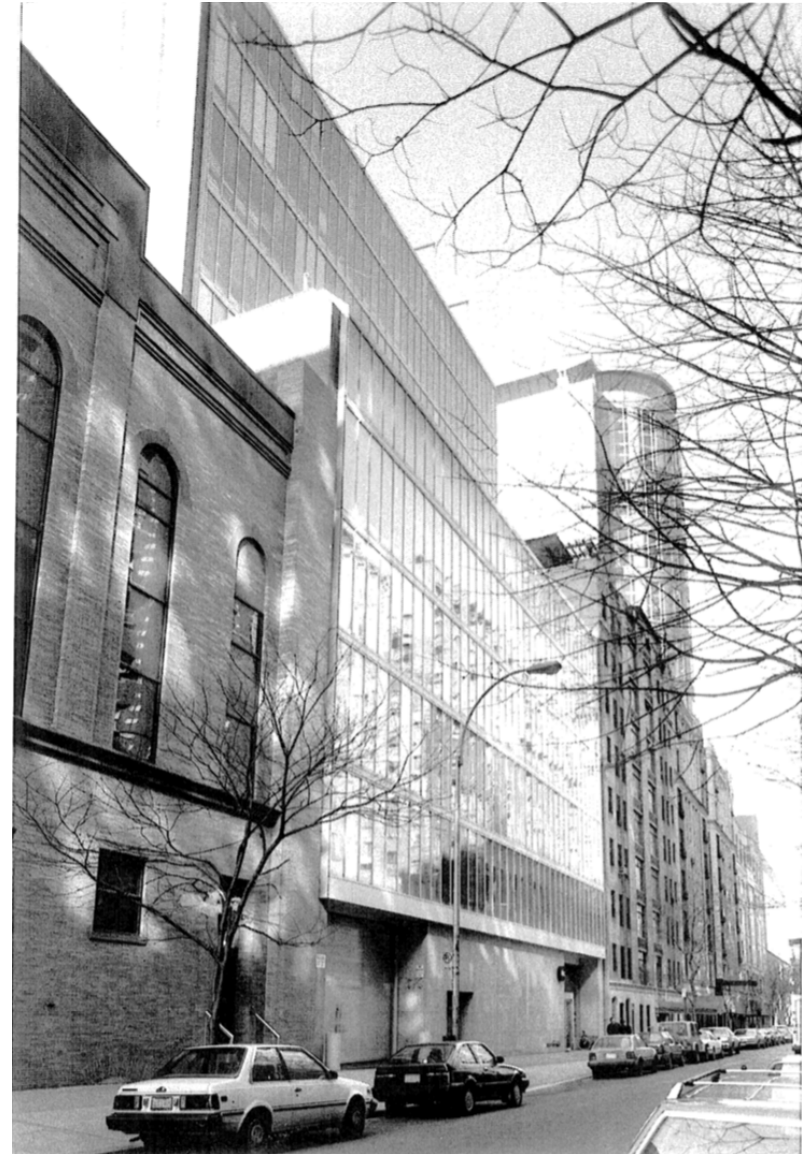
Historic Context

ARCHITECTURE VIEW/Paul Goldberger

Making a Street: Forget About Logos On the Skyline

"The studio and office structure at 30 West 67th Street, finished in 1979, represents a laudable attempt to blend a modern structure into one of Manhattan's most distinguished residential blocks, but its good intentions can't make up for the fact that the building has far too much glass and far too little in the way of architectural ideas."

New York Times, January 24, 1993



1990 Designation Photo (LPC)

UWS HD “Modern” Style Buildings



2080 Broadway (Arthur Weiser, 1938)



148-152 West 74th Street (Morris Kweller, 1963)



370-374 Columbus Ave
(Originally Built 1887, Altered by Joseph M. Berlinger, 1940)



25 West 72nd Street (Horace Ginsburn & Associates, 1963)



432-436 Columbus Ave (Fred C. Lary & Mervin H. Meltzer, 1978-82)



15 West 84th Street (Horace Ginsburn & Associates, 1947)

UWS HD “Modern” Style Buildings



159 West 72nd Street (*Abraham Sperling, 1972-73*)



48 West 85th Street (*Yeshayahu Eshkar, 1968-72*)



80 Central Park West
(*Paul Resnick & Harry F. Green, 1965-67*)



279-81 Central Park West
(*Costas Kondylis, 1987-90*)

Demolition of Modern Style Buildings



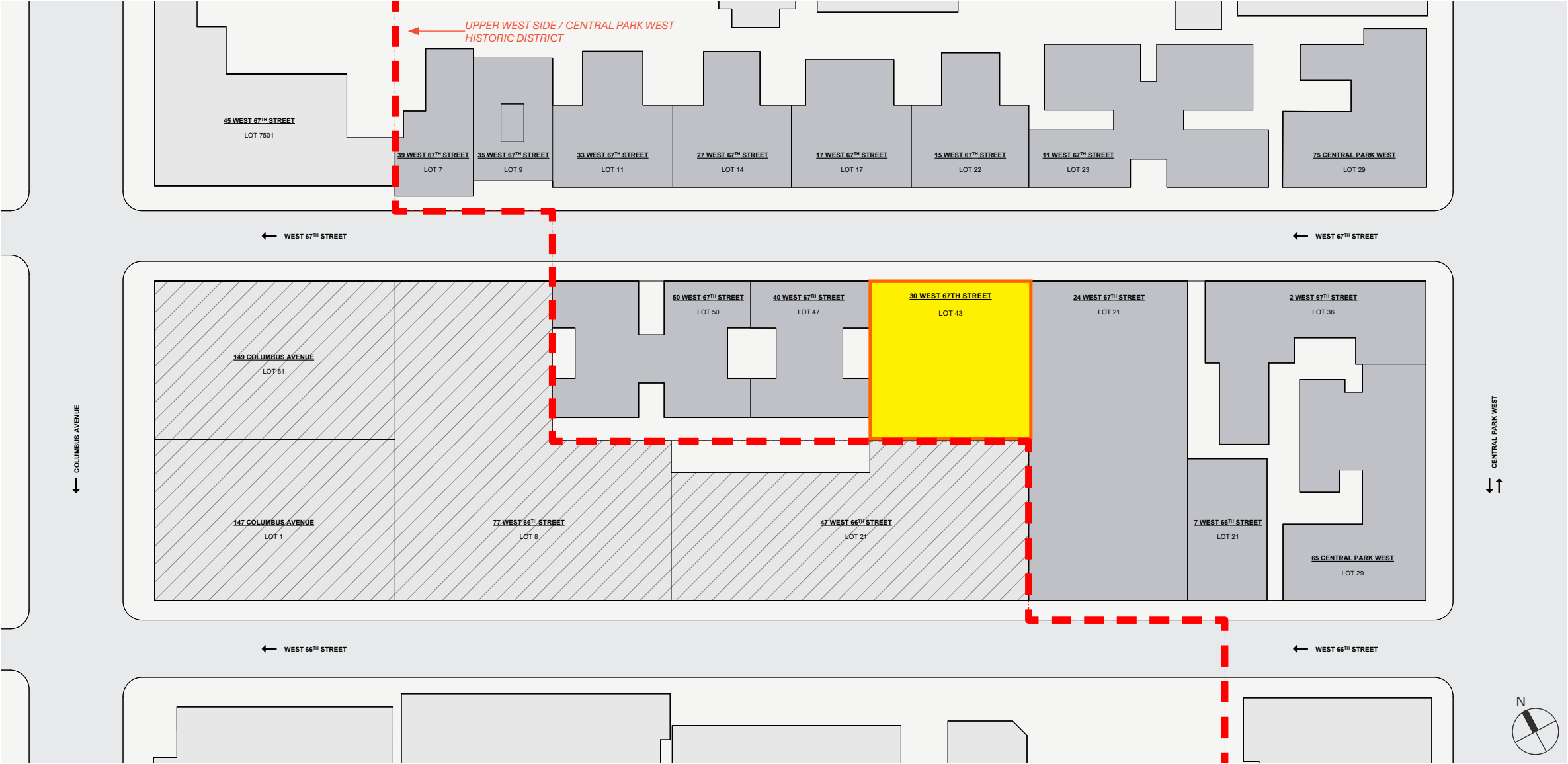
8 West 70th Street (*Kahn & Jacobs, 1949*)
Demolition and New Building Approved in 2007
(*Building Not Constructed*)



207 West 79th Street (*Joseph Feingold, 1974*)
LPC Approved Demolition in 2014



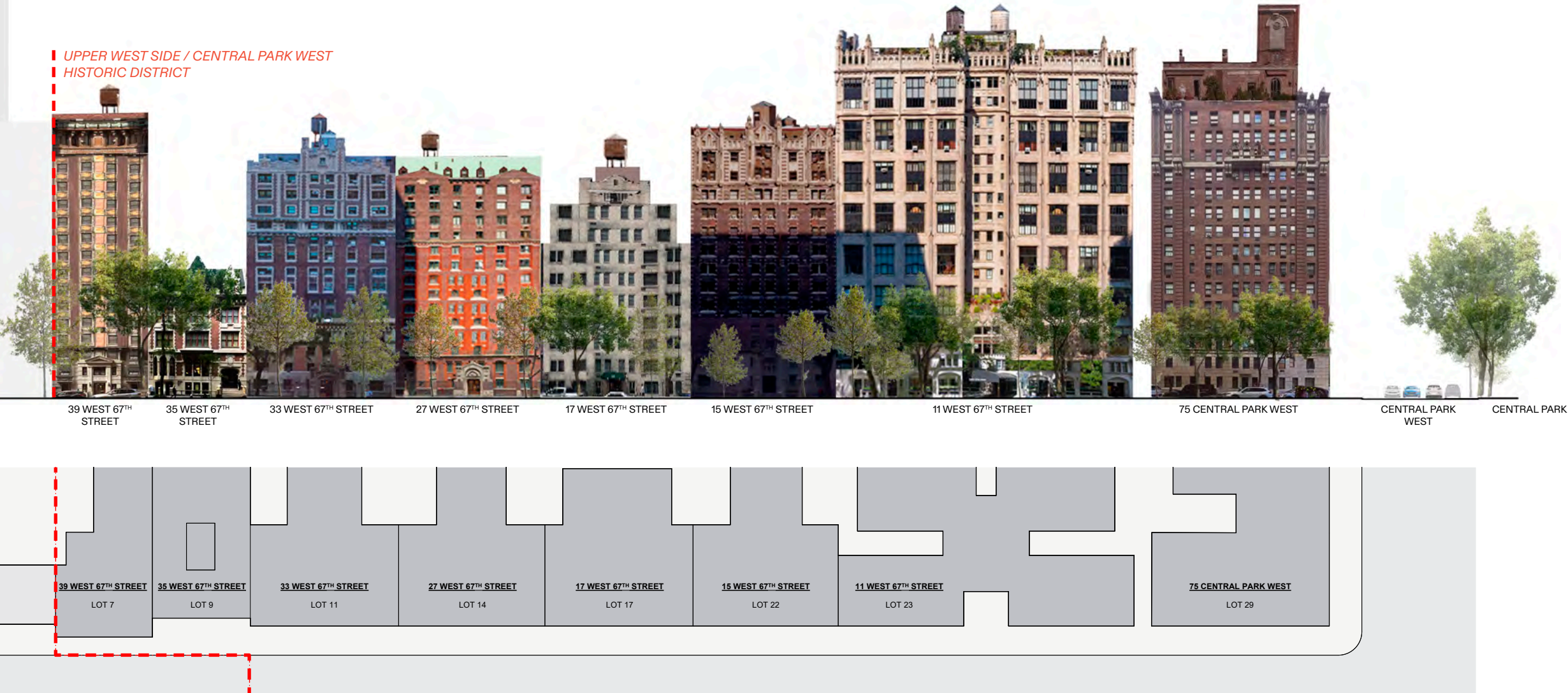
Site Plan



Streetscape Elevations

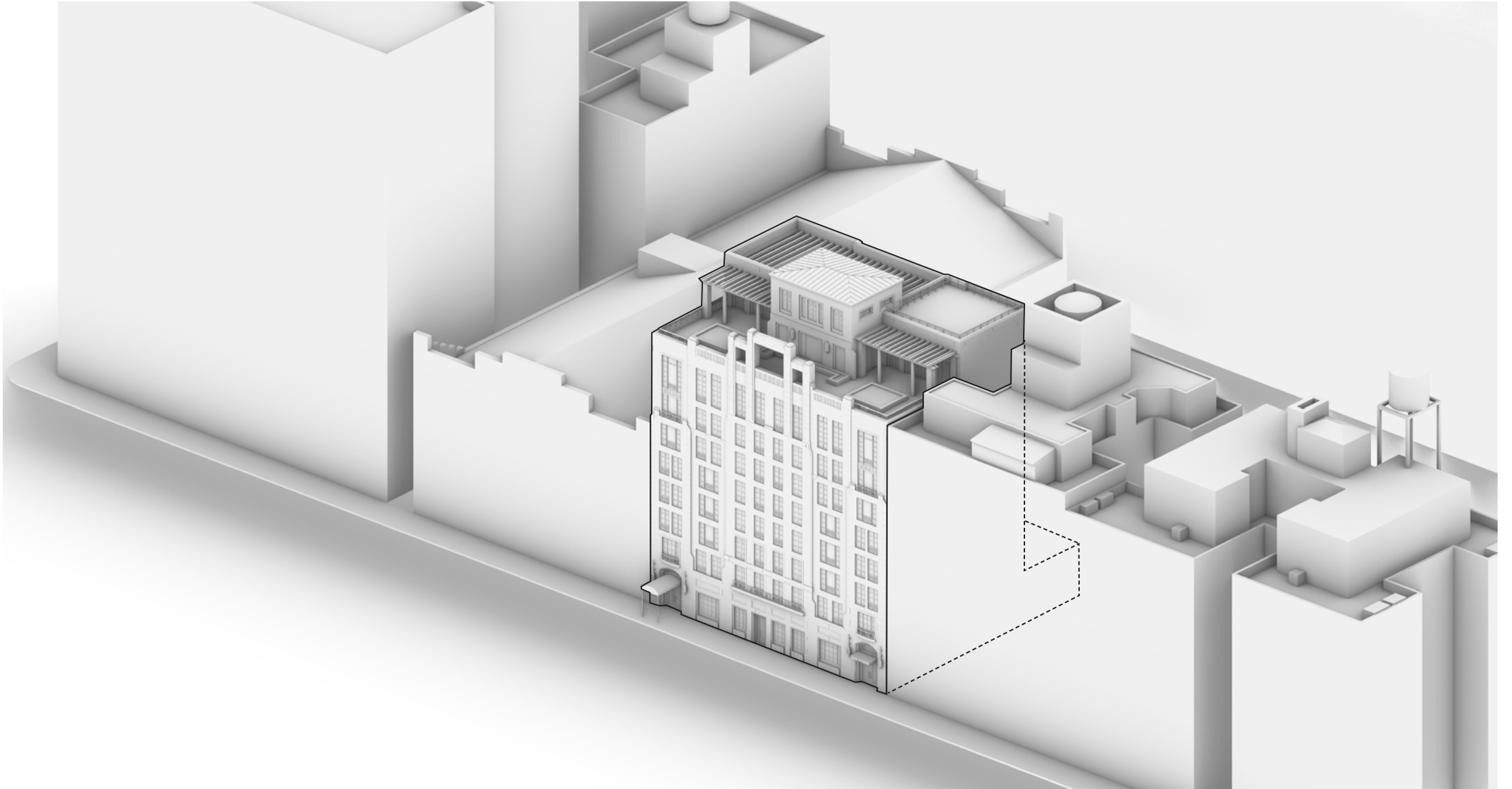


Streetscape Elevations

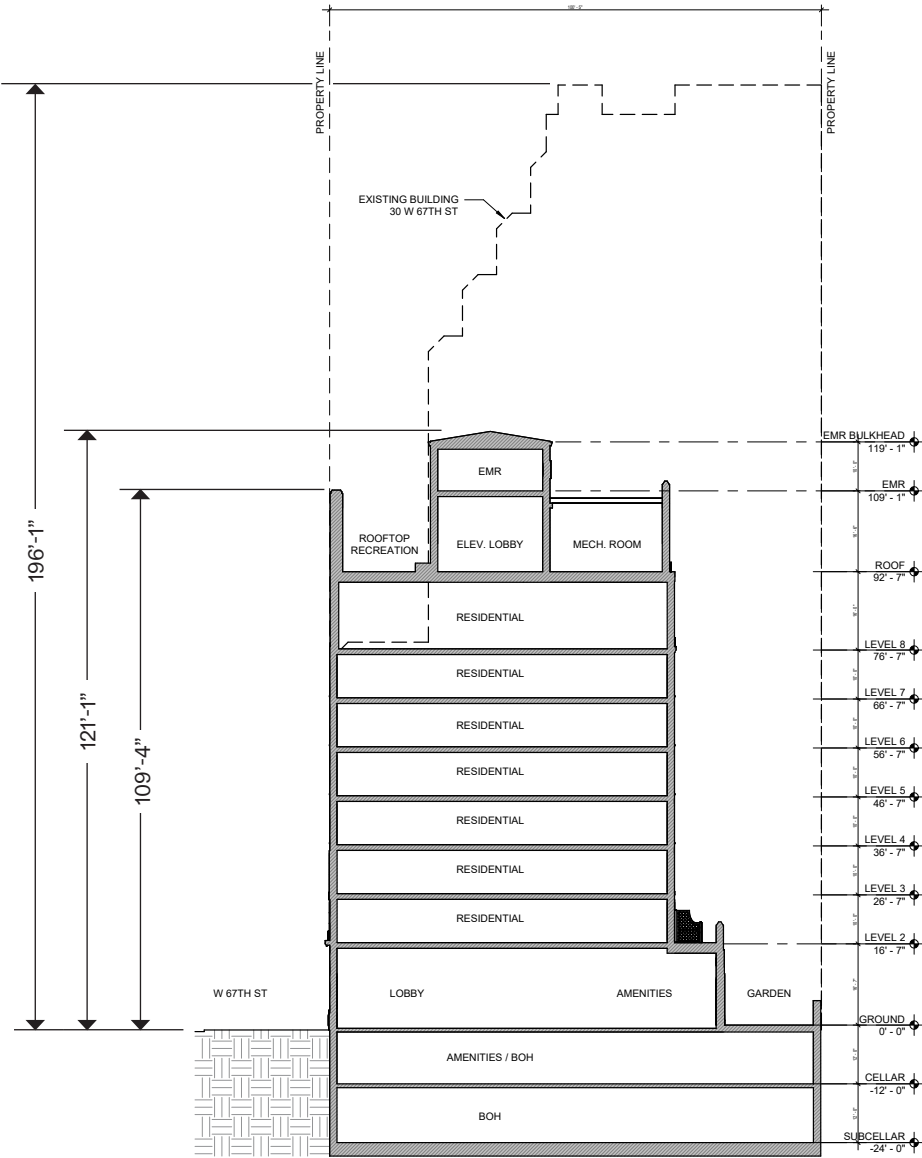


West 67th Street - Facing North

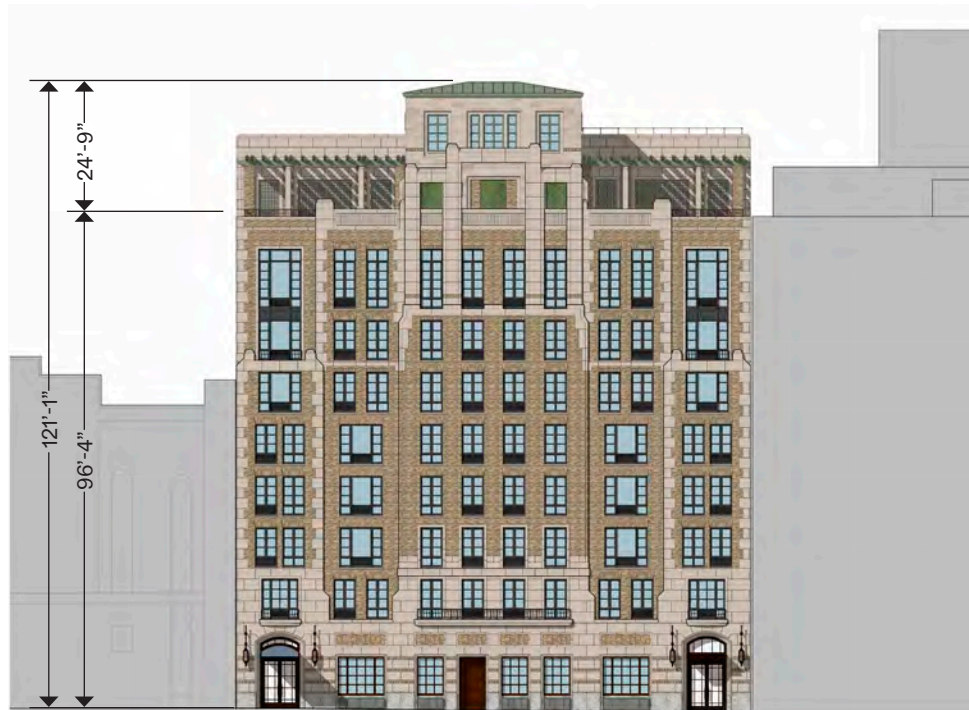
Building Axon



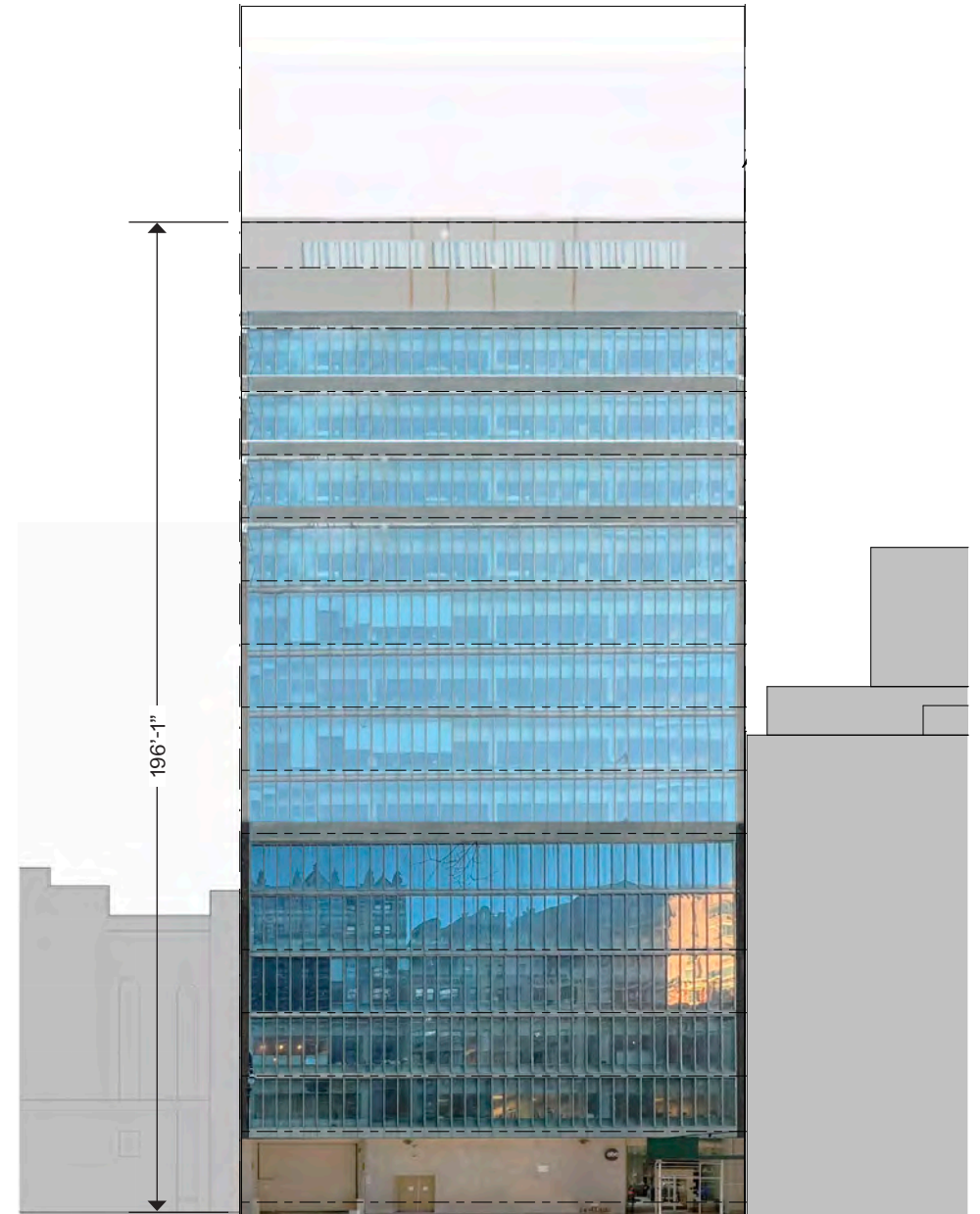
Building Section



Elevation

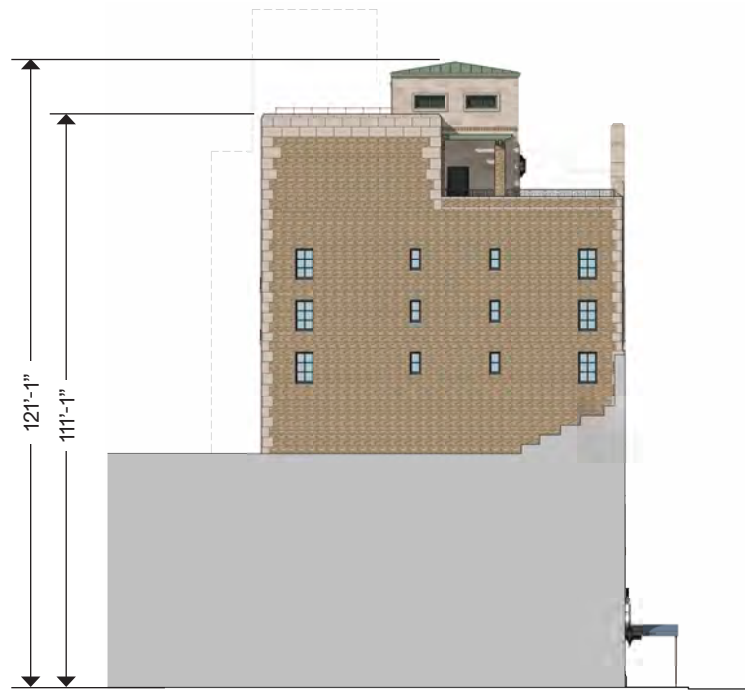


Proposed Front Facade

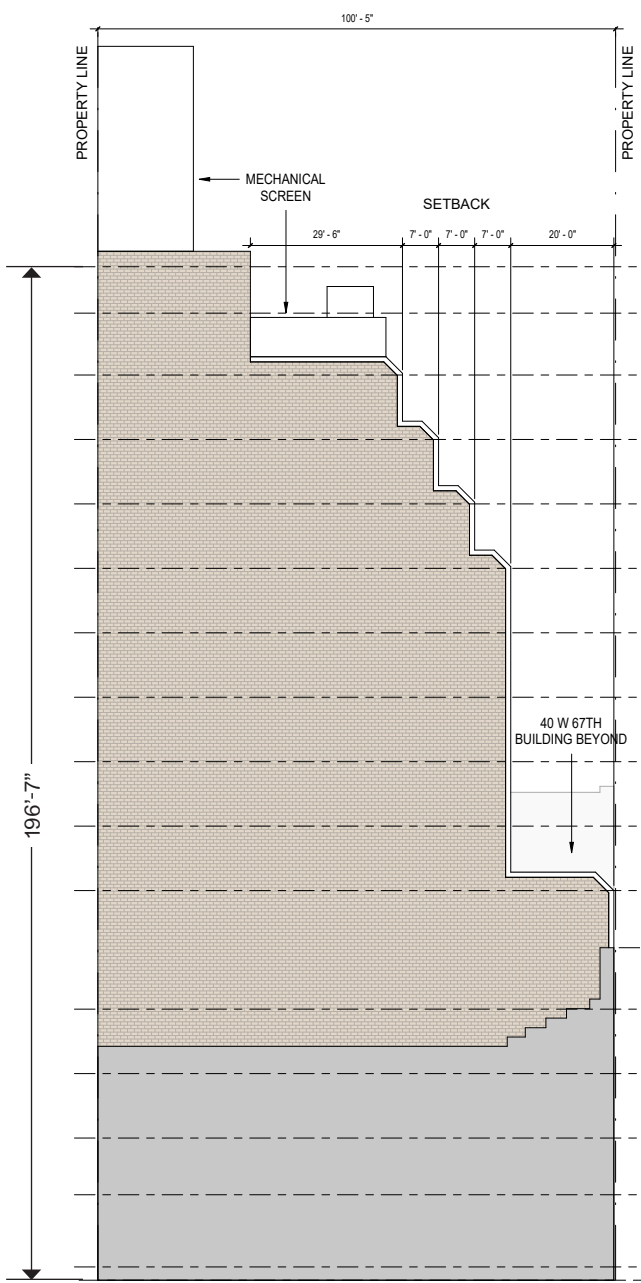


Existing Front Facade

Elevation



Proposed East Facade

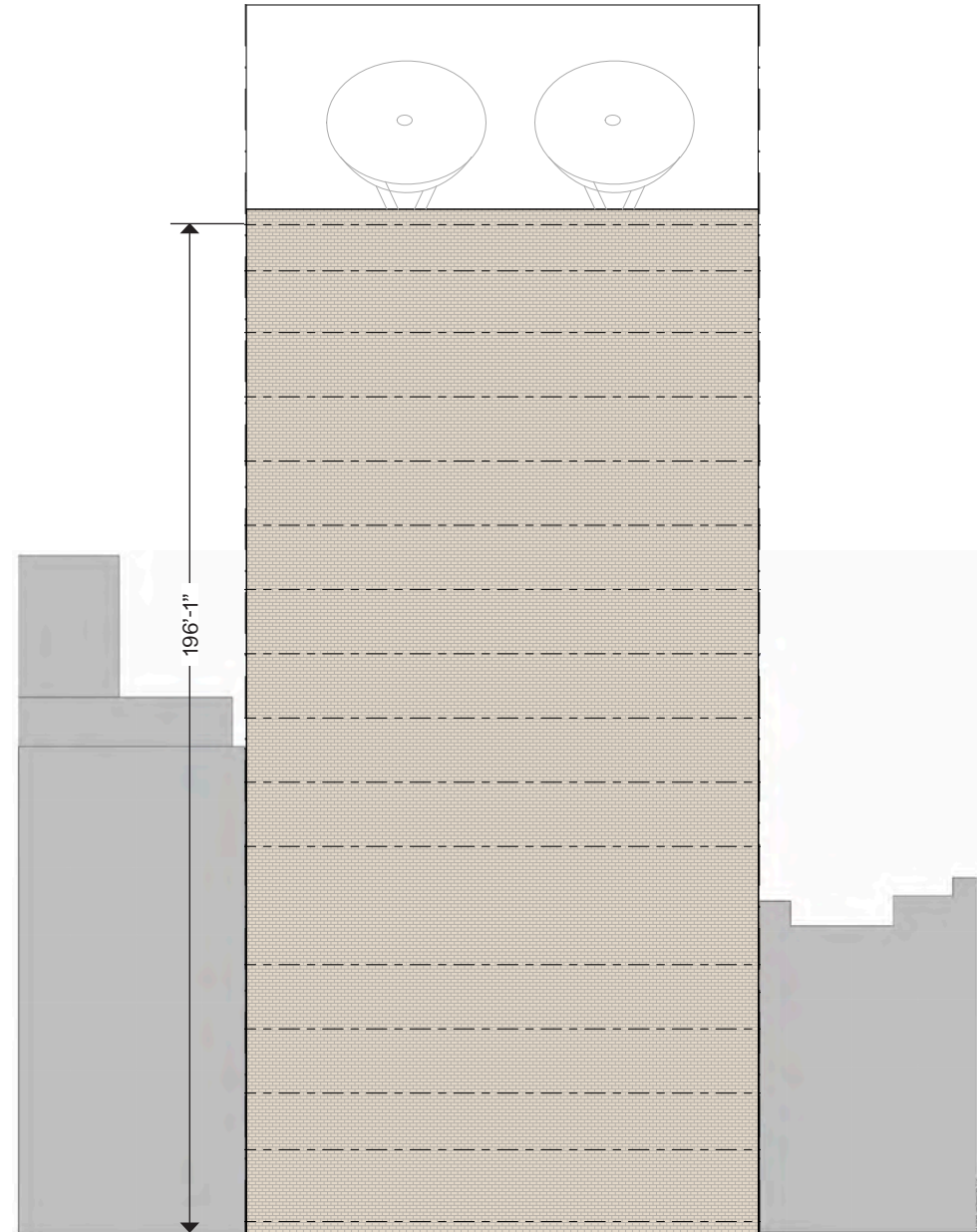


Existing East Facade

Elevation - Concealed

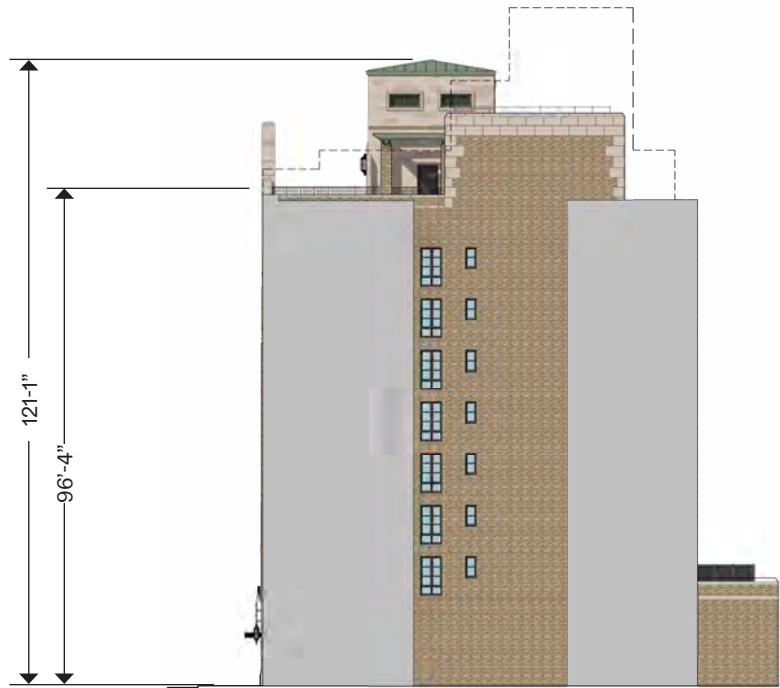


Proposed South Facade - Concealed Elevation

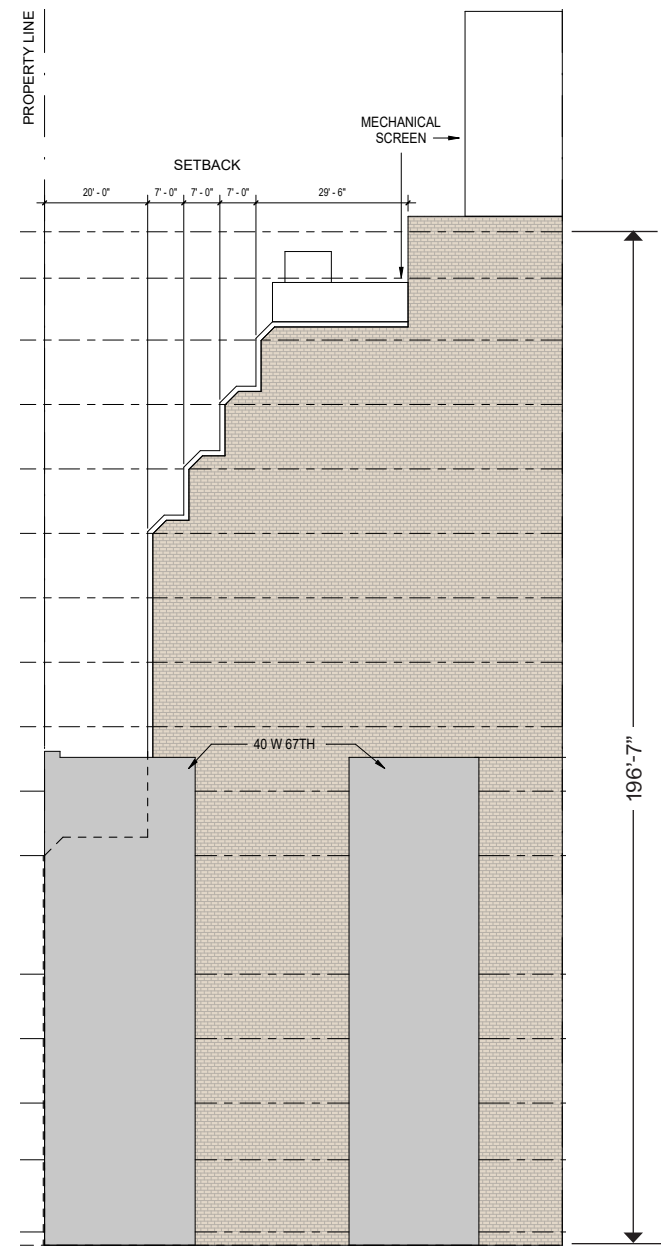


Existing South Facade

Elevation

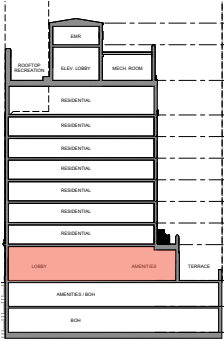
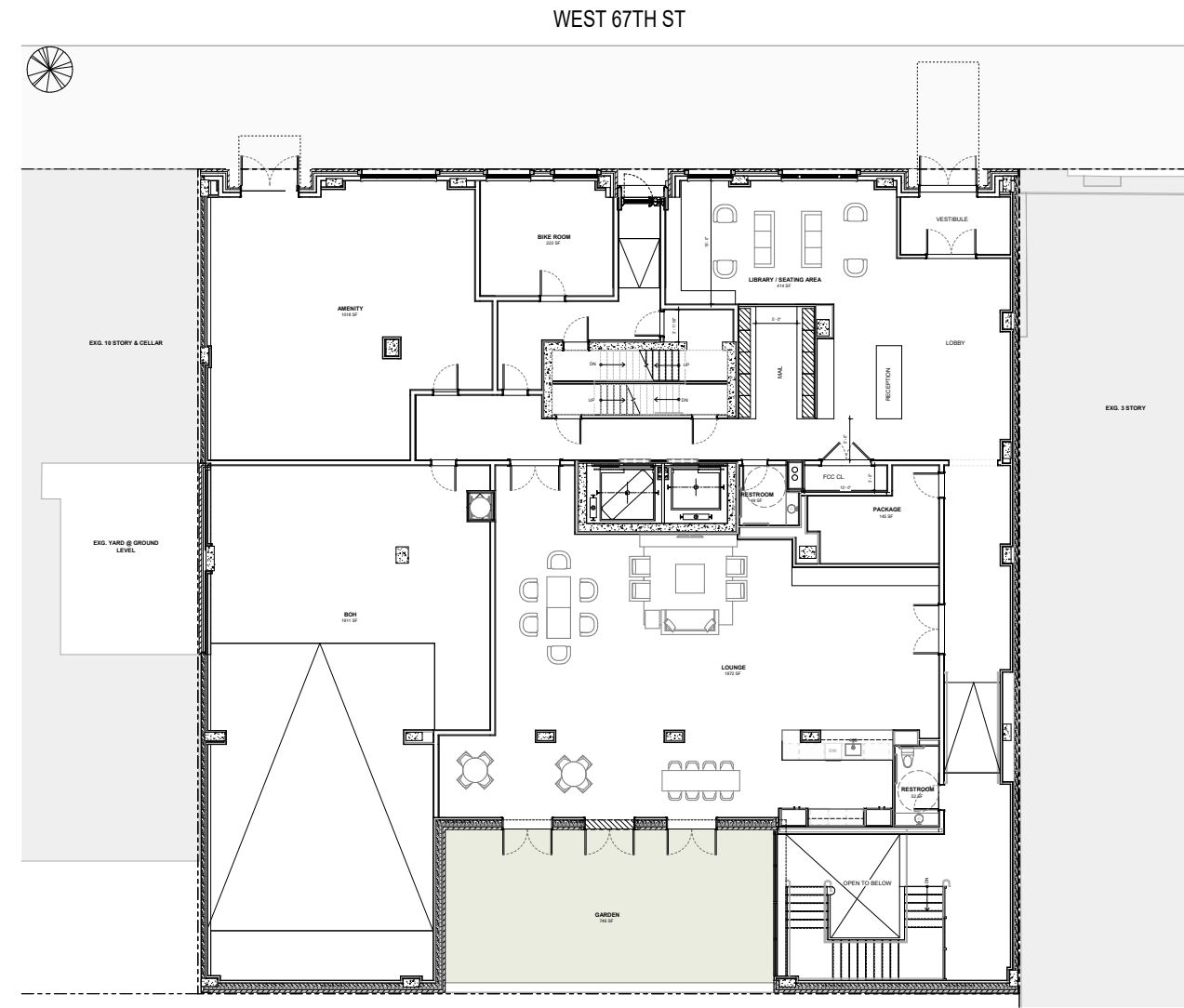


Proposed West Facade

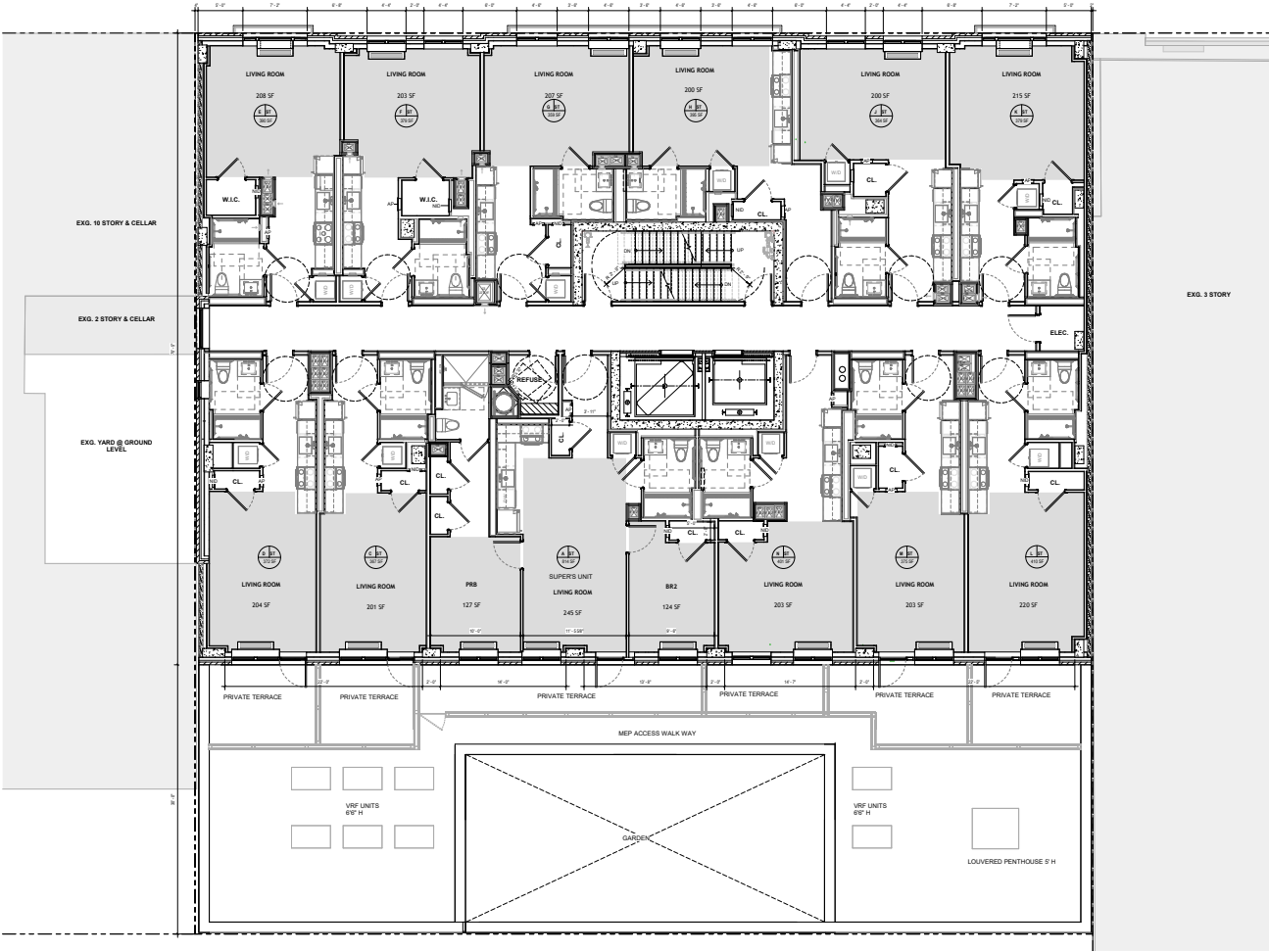


Existing West Facade

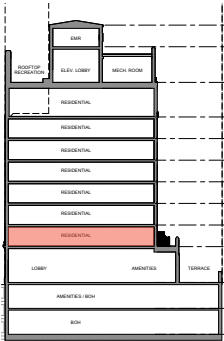
Floor Plans



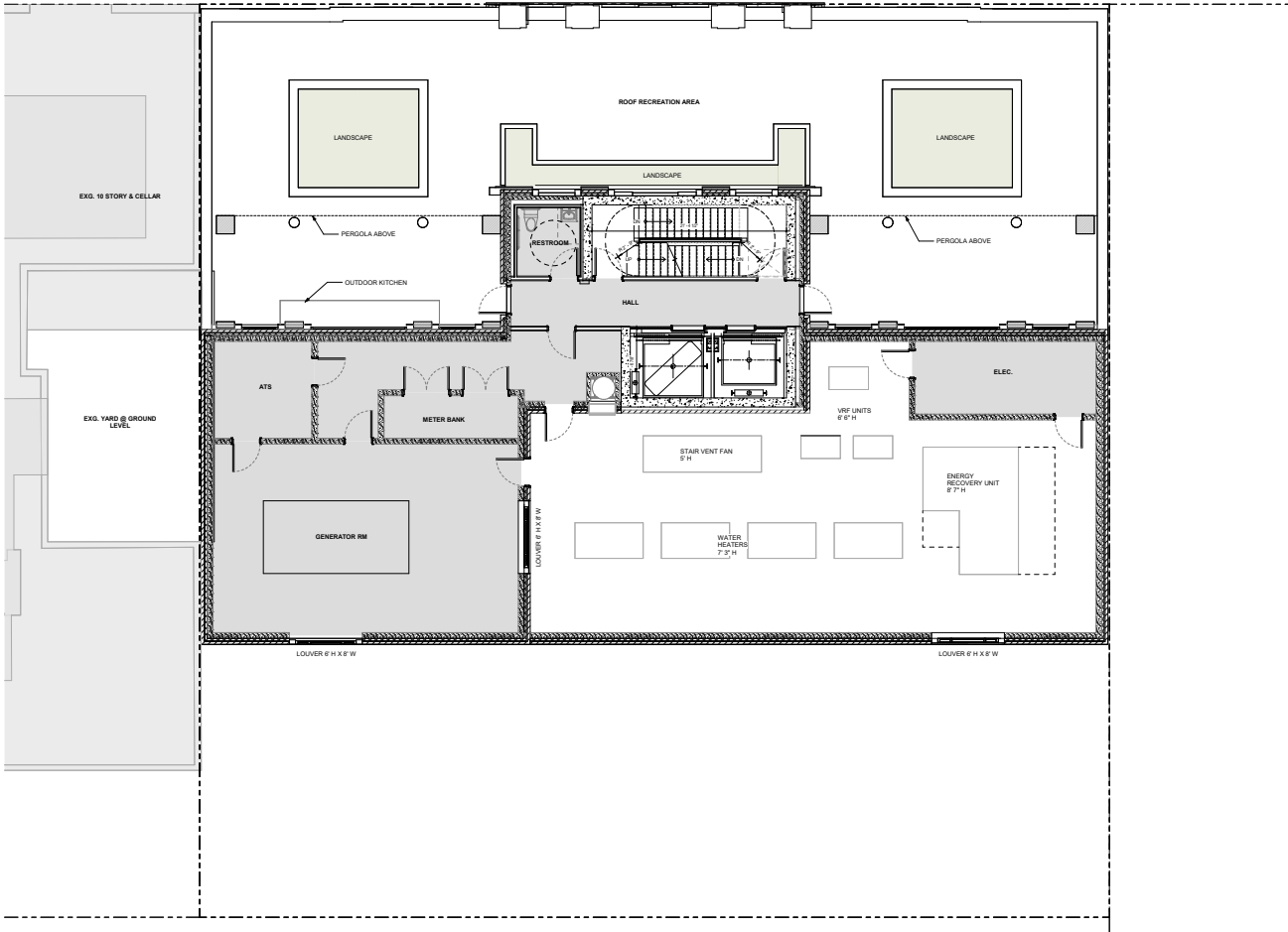
Floor Plans



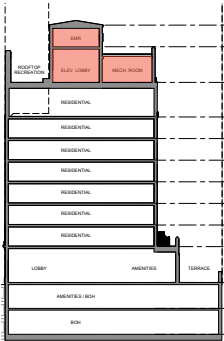
2nd Floor Plan



Floor Plans



Roof Amenity Floor Plan



Context Buildings

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West 67th Street Context



1 West 67th Street (George M. Pollard, 1918)

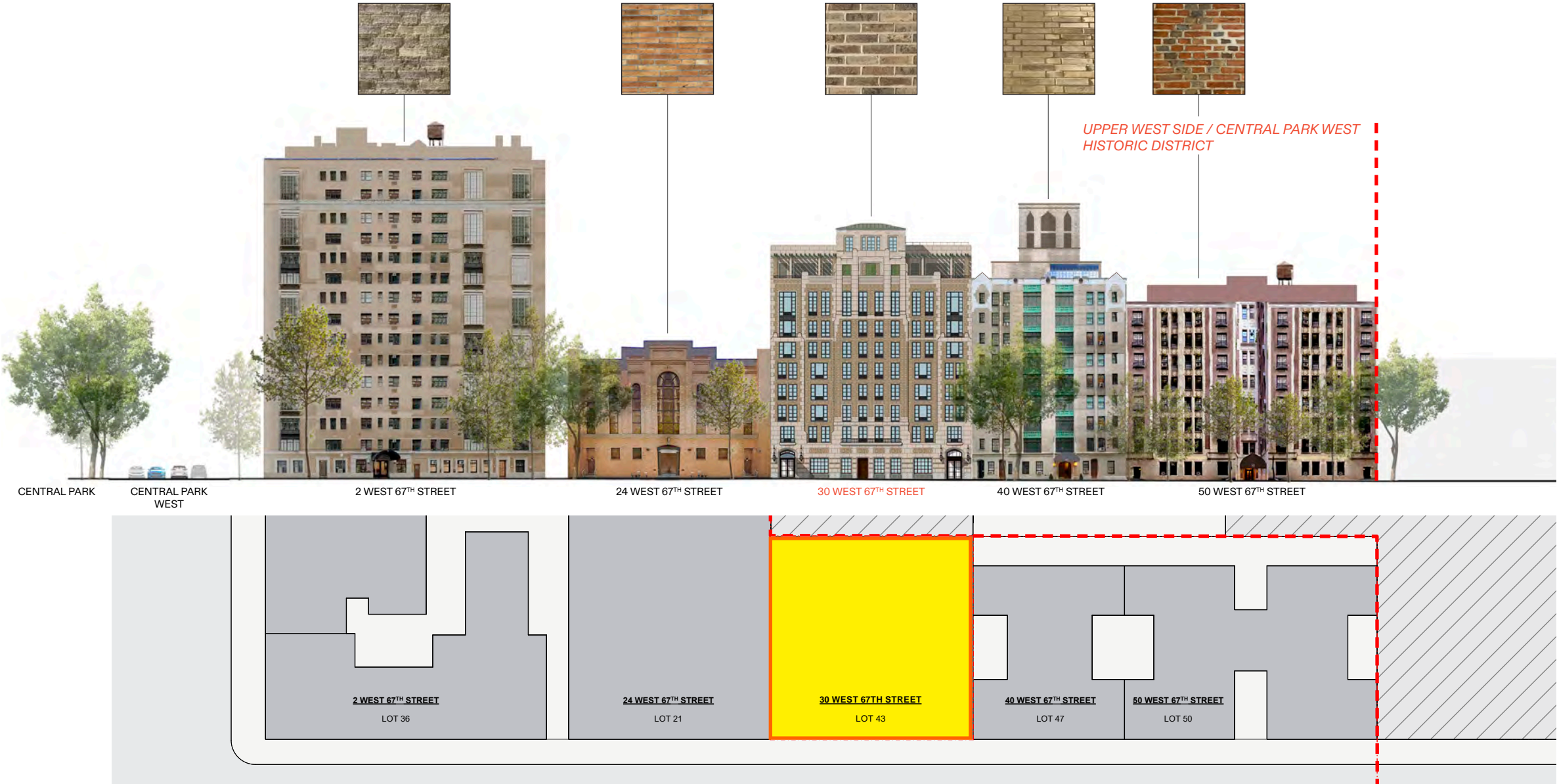


29 West 67th Street (Simonson, Pollard & Steinam, 1905)



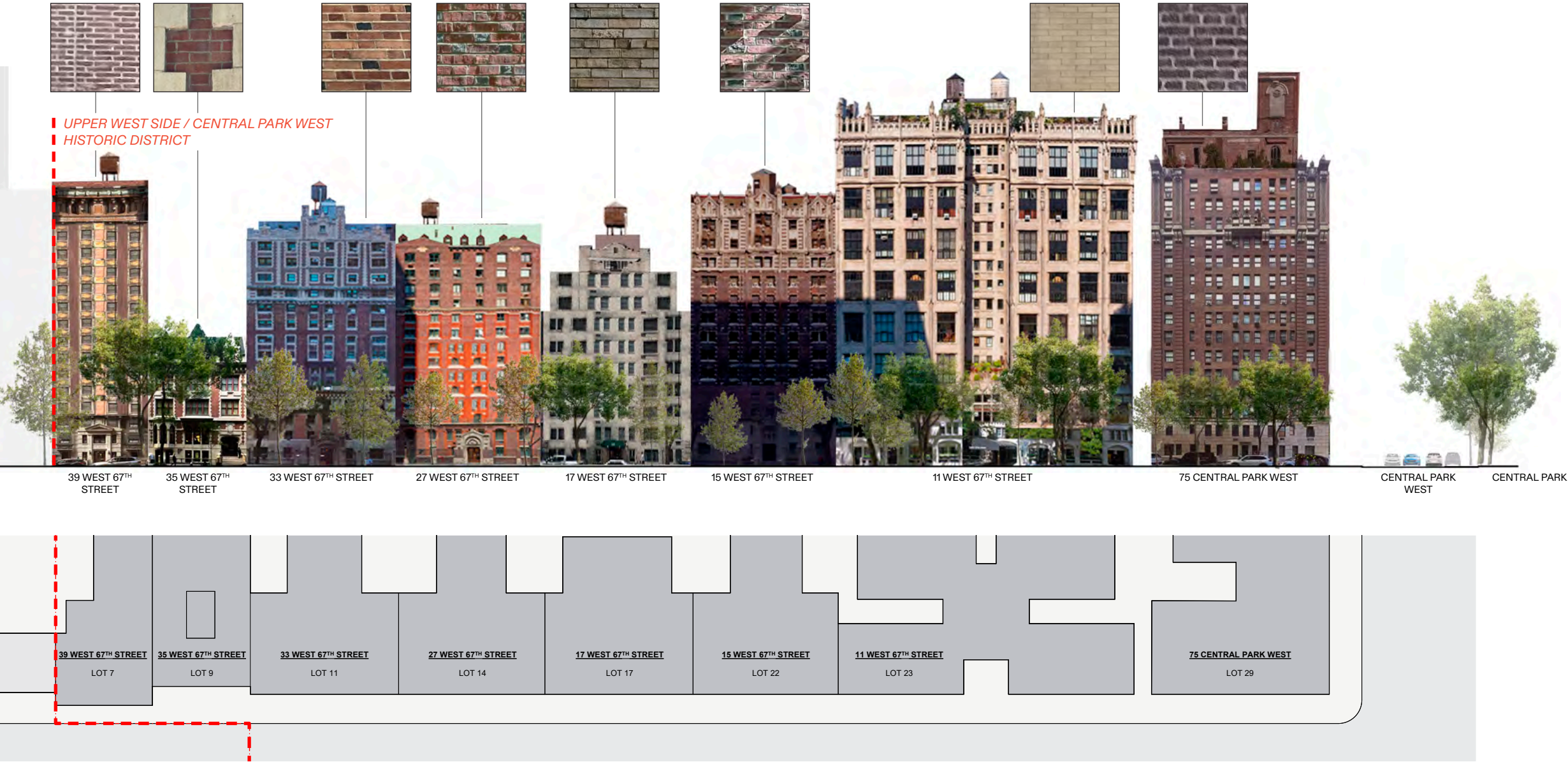
50 West 67th Street (Shape & Brady, 1917)

Context Material Palette



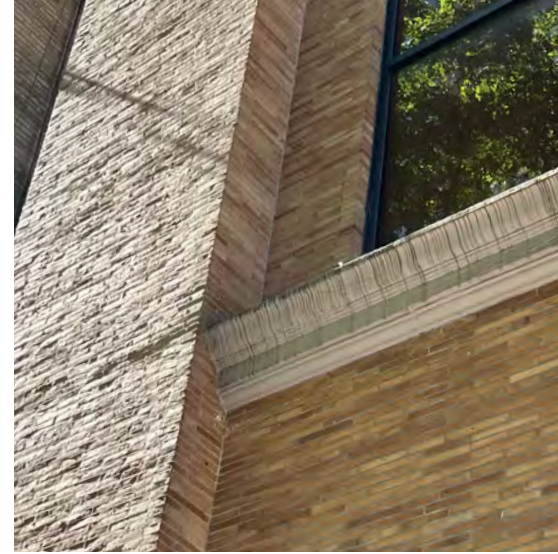
West 67th Street - Facing South

Context Material Palette

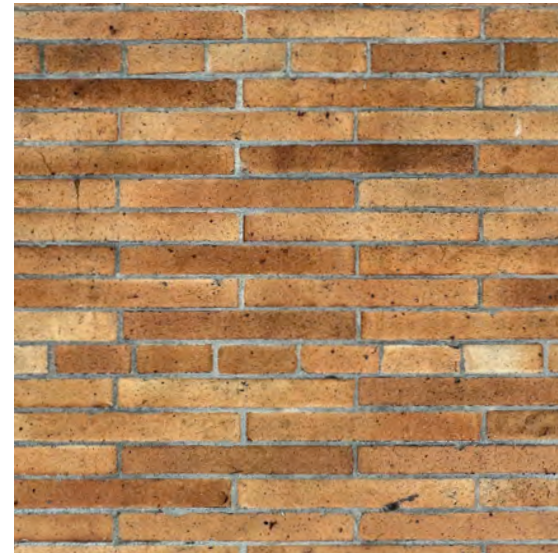


West 67th Street - Facing North

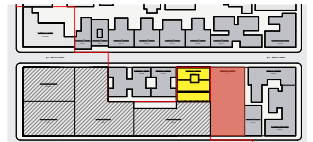
Context Buildings - 24 West 67th Street



1. Cornice Detail



2. Brick

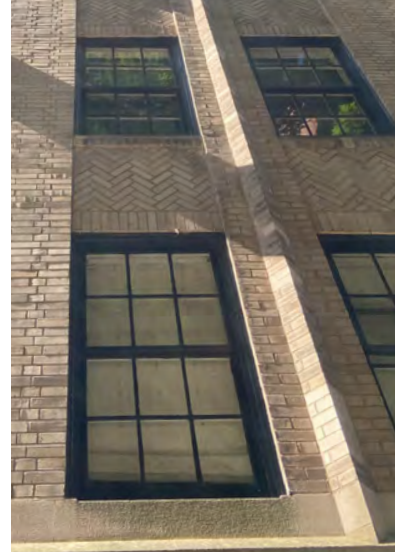


Key Plan



Key Elevation

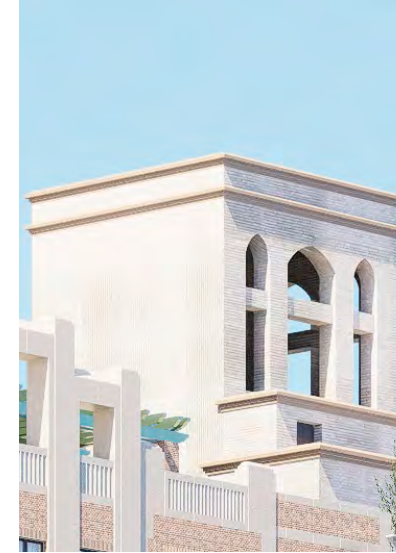
Context Buildings - 40 West 67th Street



1. Brick Detail



3. Door Detail



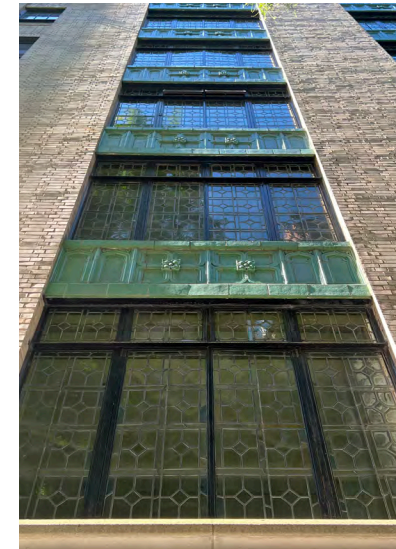
5. Roof Pavilion



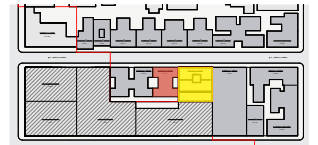
2. Brick and Granite water table



4. Window Detail



6. Window and Spandrel Detail

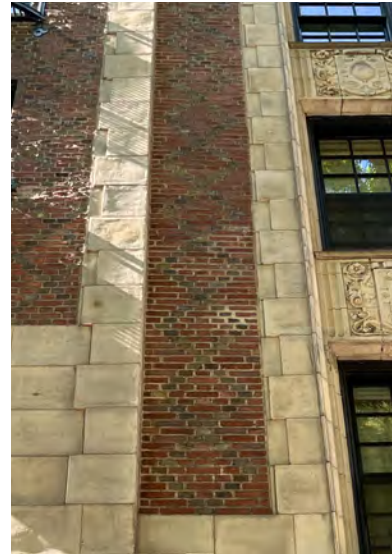


Key Plan



Key Elevation

Context Building - 50 West 67th Street



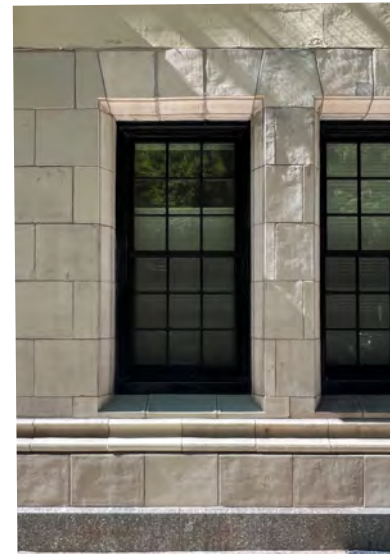
1. Brick Detail



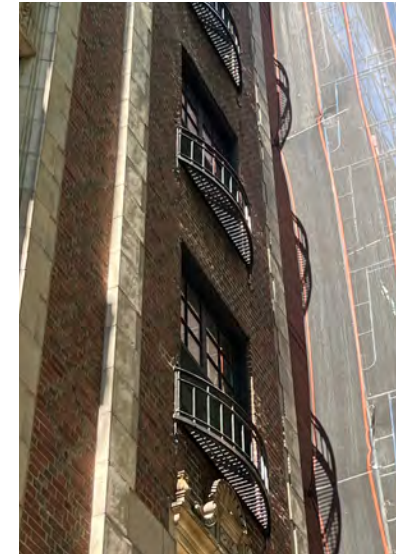
2. Brick and Granite water table



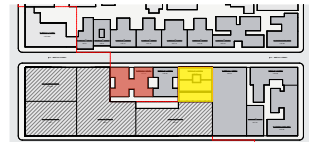
3. Window Detail



4. Window Detail



5. Window and Railing Detail



Key Plan



Key Elevation

Context Building - 11 West 67th Street



1. Facade Detail



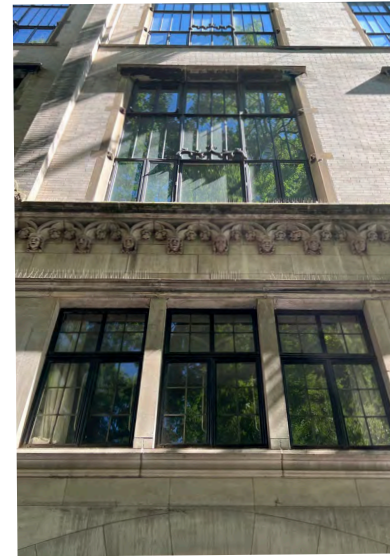
3. Door Detail



5. Building Detail



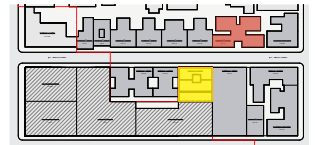
2. Limestone water table



4. Window Detail



6. Building Detail



Key Plan



Key Elevation

Context Building - 17 West 67th Street



1. Brick Detail



3. Door Detail



5. Facade Detail



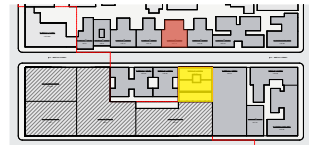
2. Brick and Granite water table



4. Window Detail



6. Window Detail



Key Plan



Key Elevation

Context Building - 33 West 67th Street



1. Brick Detail



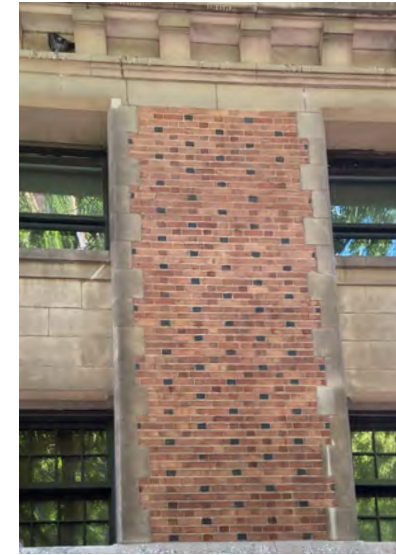
3. Facade Detail



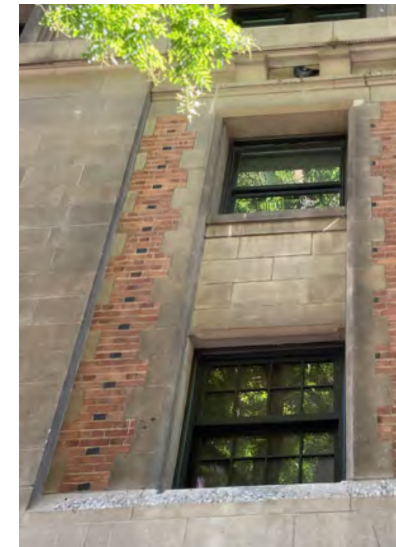
2. Metal Gate and Granite water table



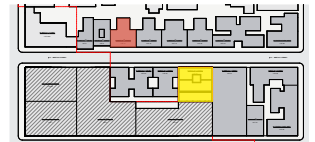
4. Door Detail



5. Facade Detail



6. Window Detail



Key Plan



Key Elevation

Building Material Palette

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Proposed Material Palette



Railings / Terrace Dividers



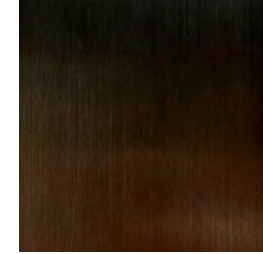
Window Frames



Belden - Alamo Blend Brick



Limestone / Cast Stone (*Indiana Standard Buff or Similar*)



Residential Entry Doors & Light Fixtures



Standing Seam Roof, Pergolas,
Window Frames, Louvers & Trellis



Granite Water Table (*Chelmsford or Similar*)

Proposed Material Palette

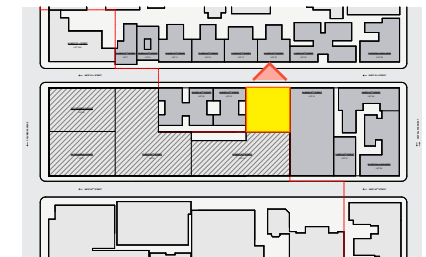


Street Views

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View From North



Key Plan

View Looking East

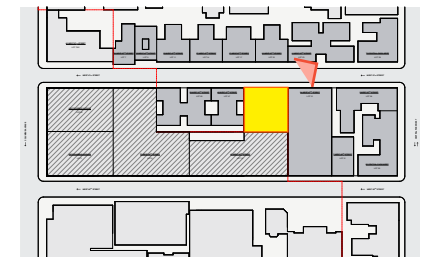


Key Plan

View Looking West



Northeast Perspective View at pedestrian level



Key Plan

Building Details

Disclaimer

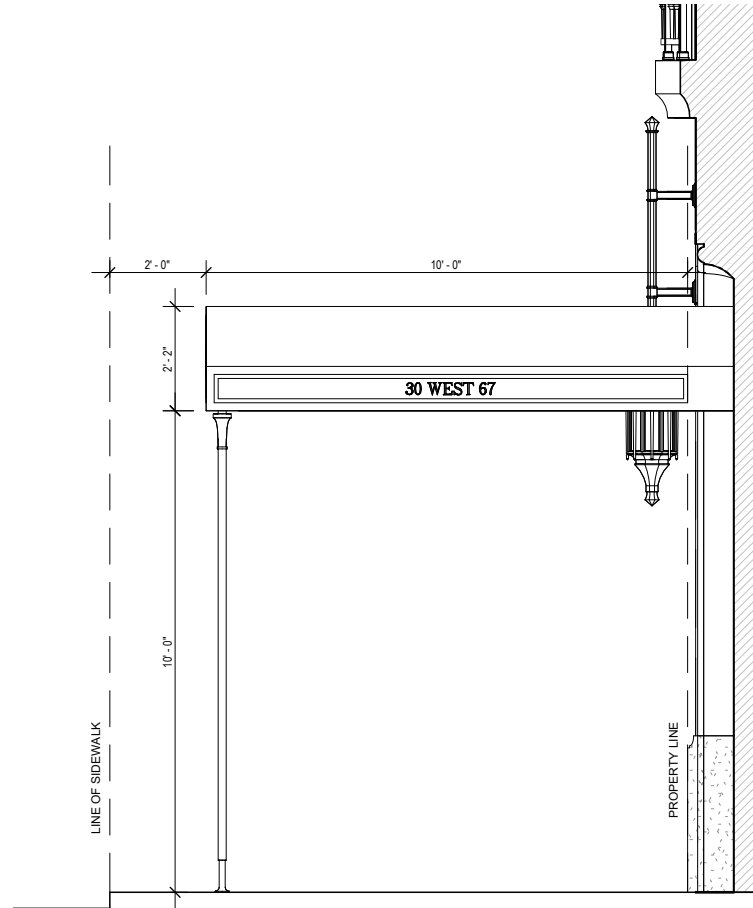
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Building Base



View looking at Building base

Entry Door and Canopy



Side Elevation

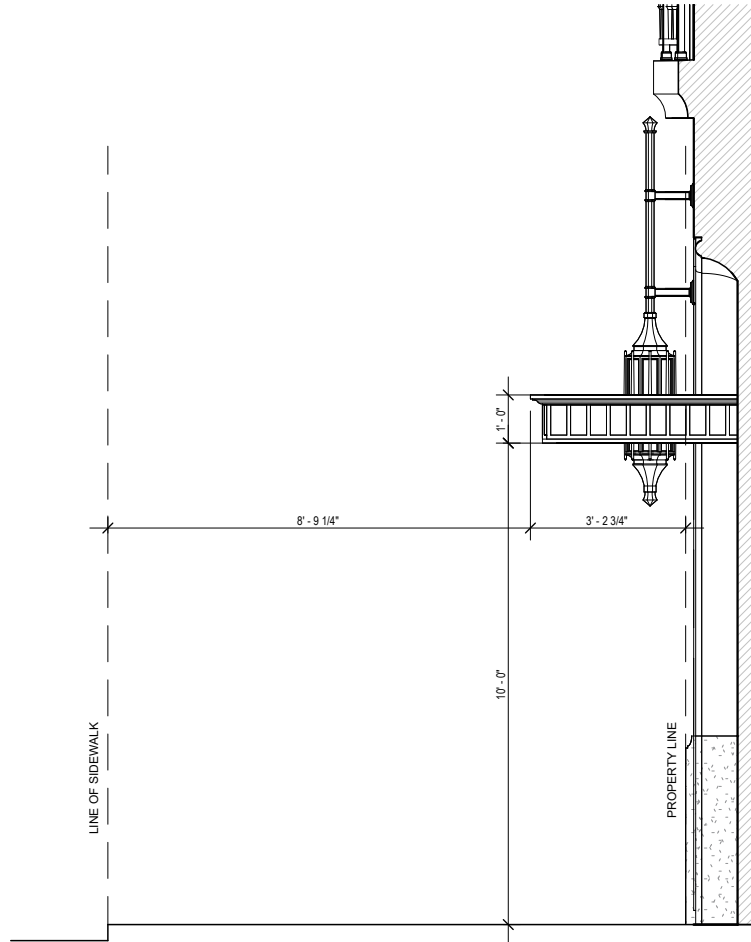


Elevation



Rendering

Marquee



Side Elevation



Elevation



Rendering

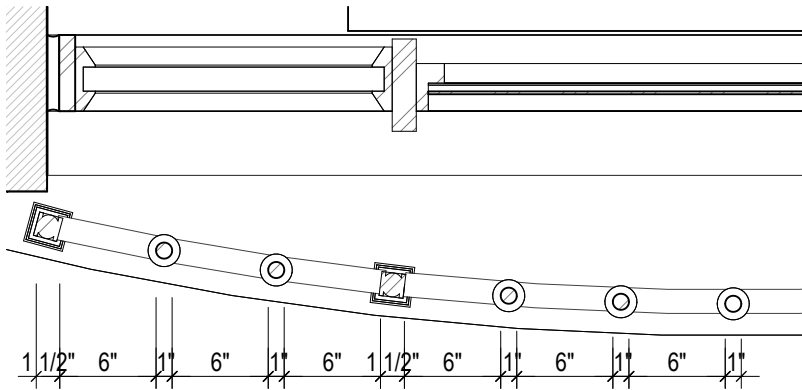
Railing



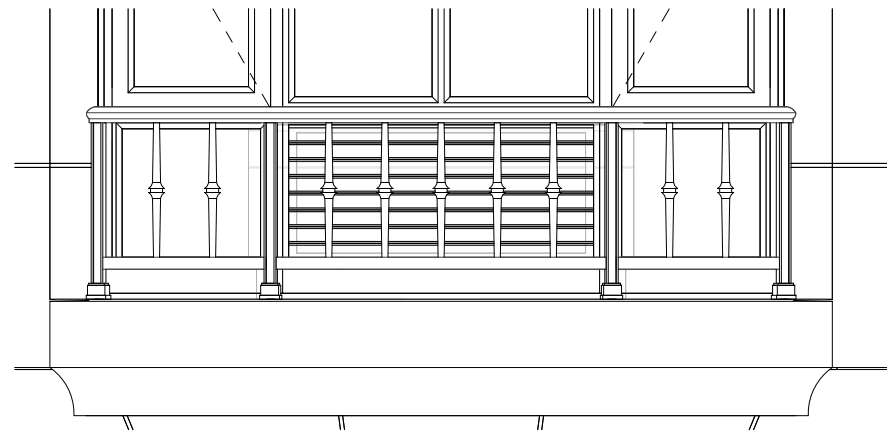
Elevation



Rendering

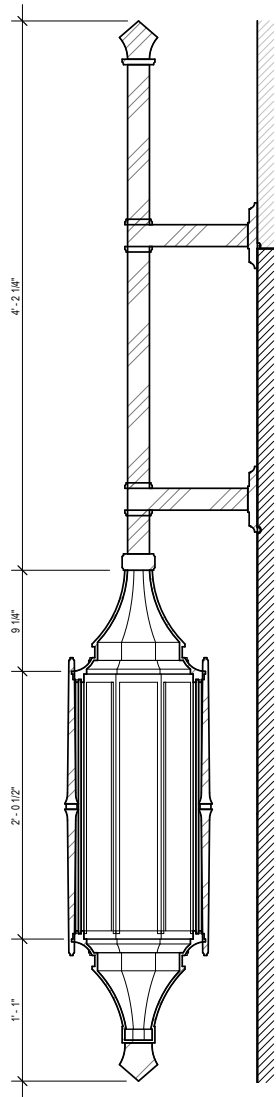


Plan

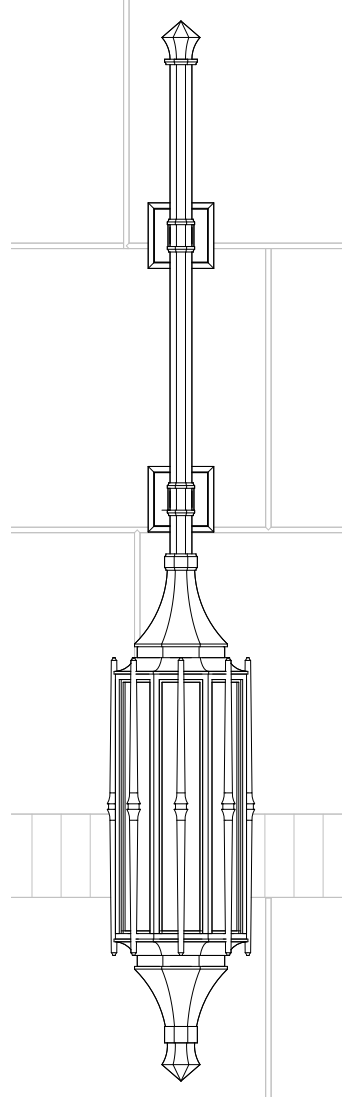


Elevation

Light Fixture



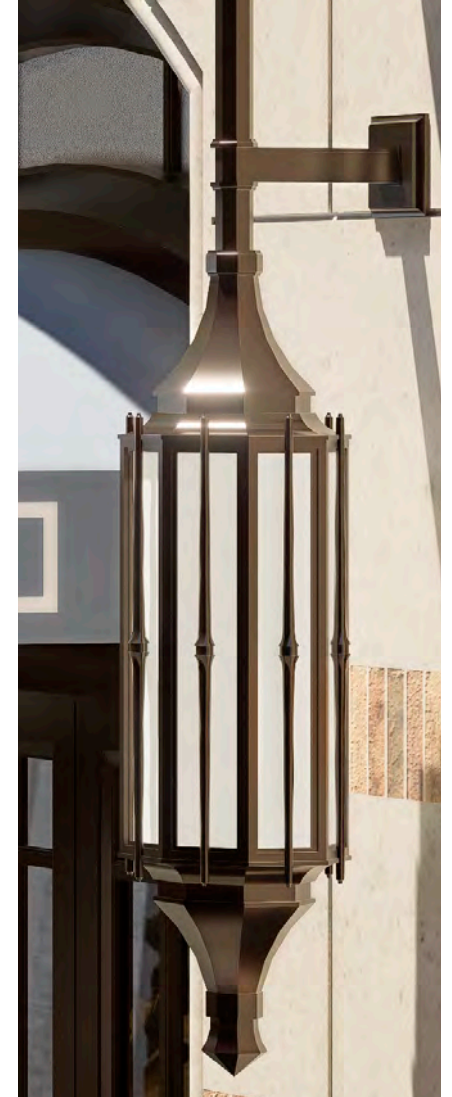
Section



Elevation

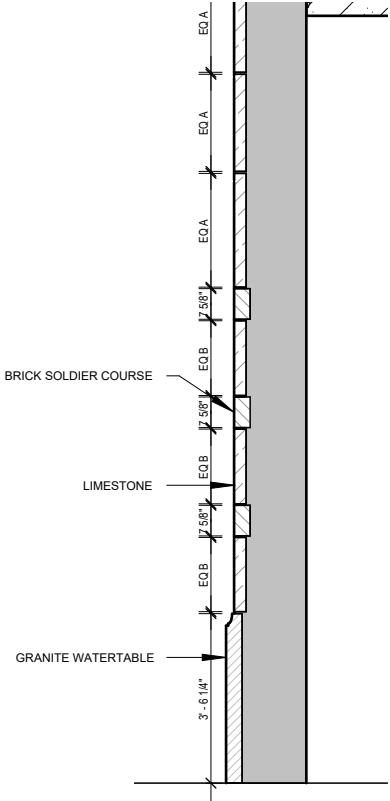


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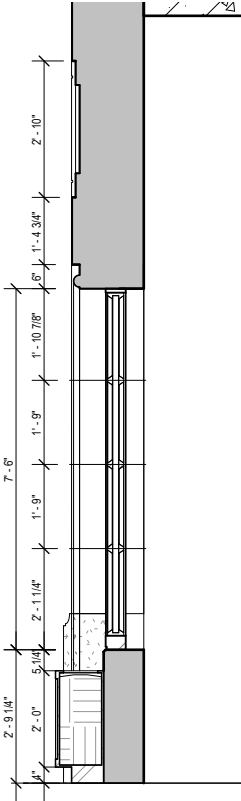


Rendering

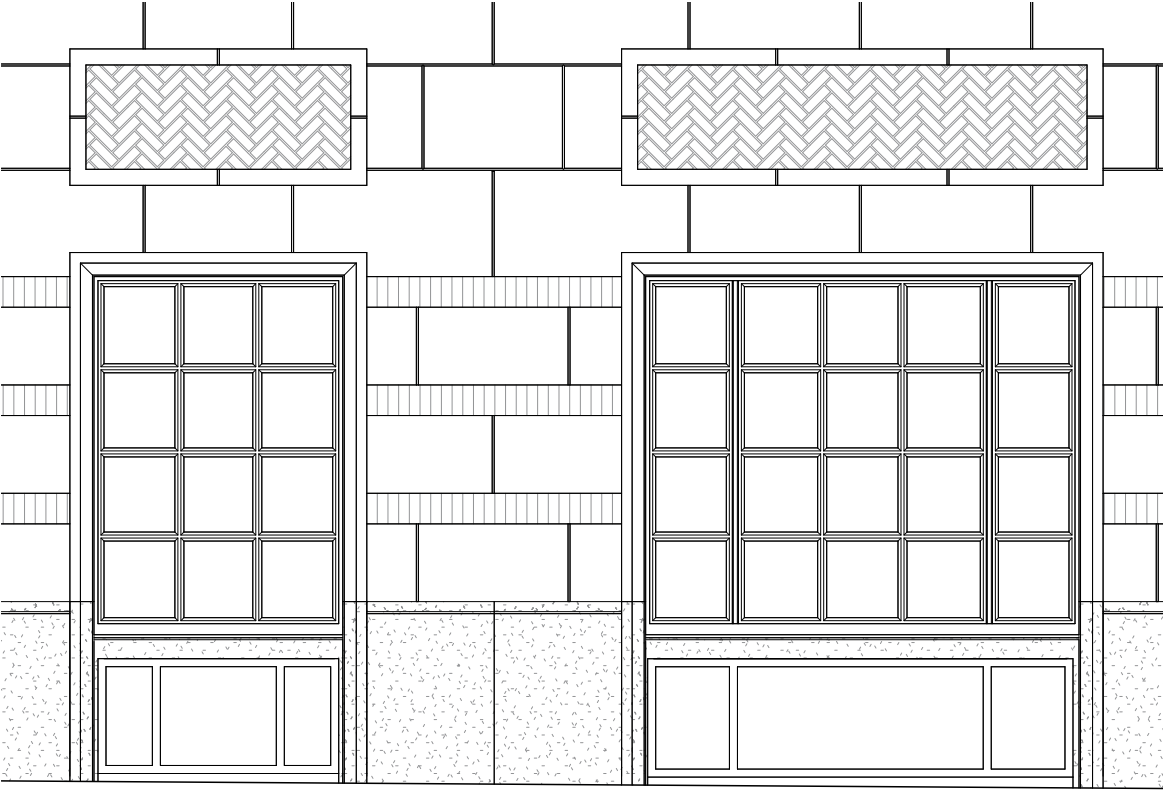
Ground Floor



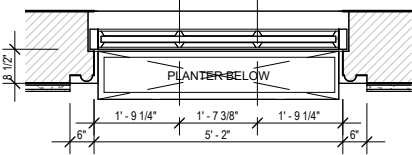
Section



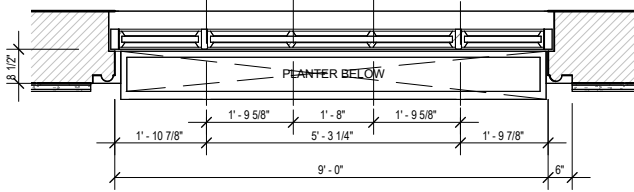
Section



Elevation

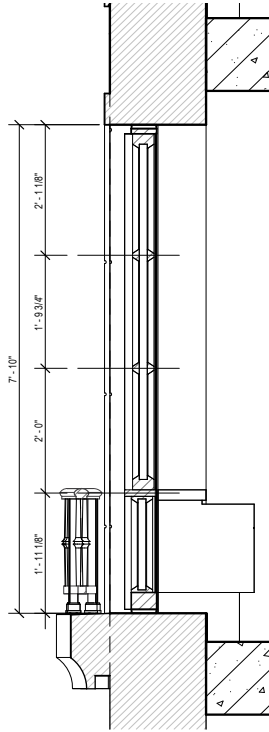


Plan

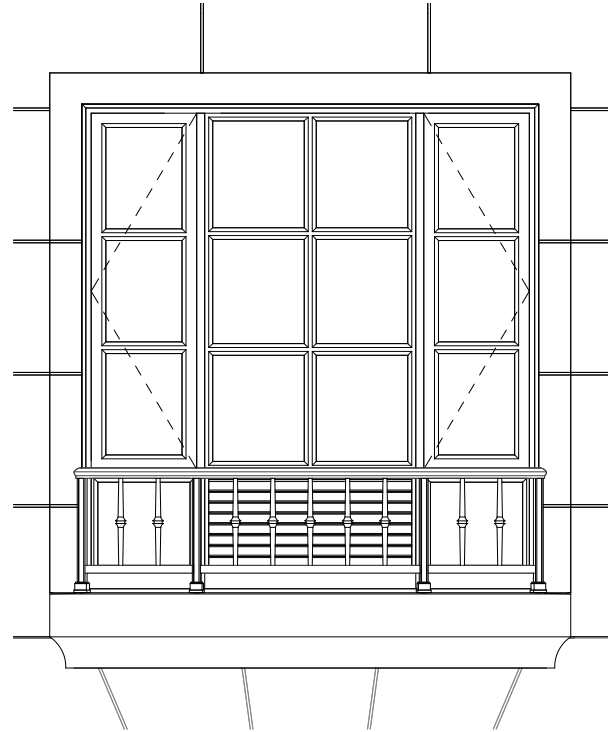


Plan

Level 2 Window



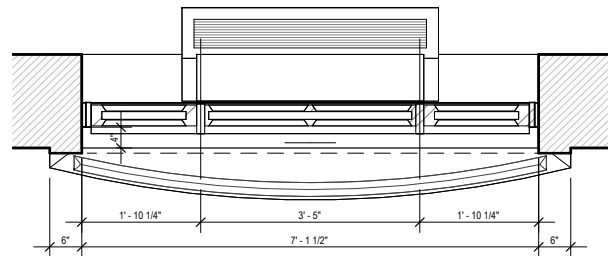
Section



Elevation

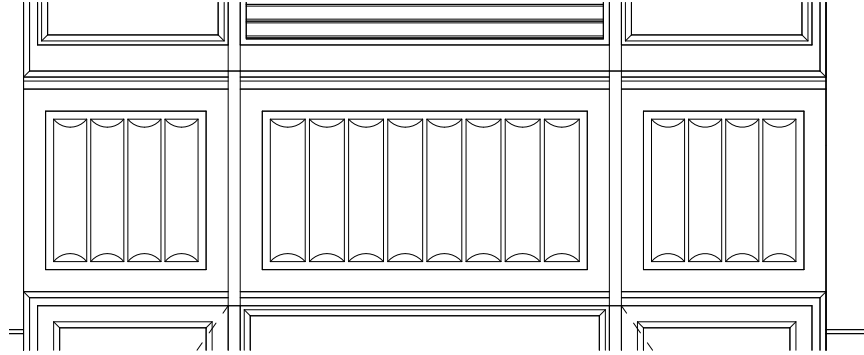


Rendering

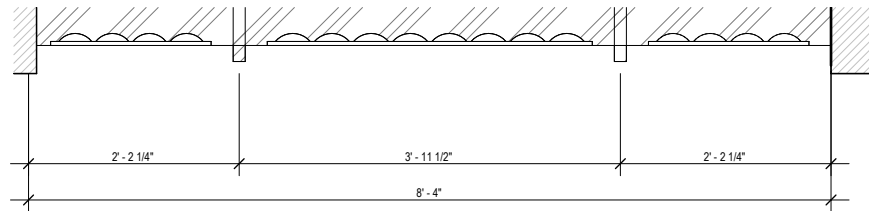


Plan

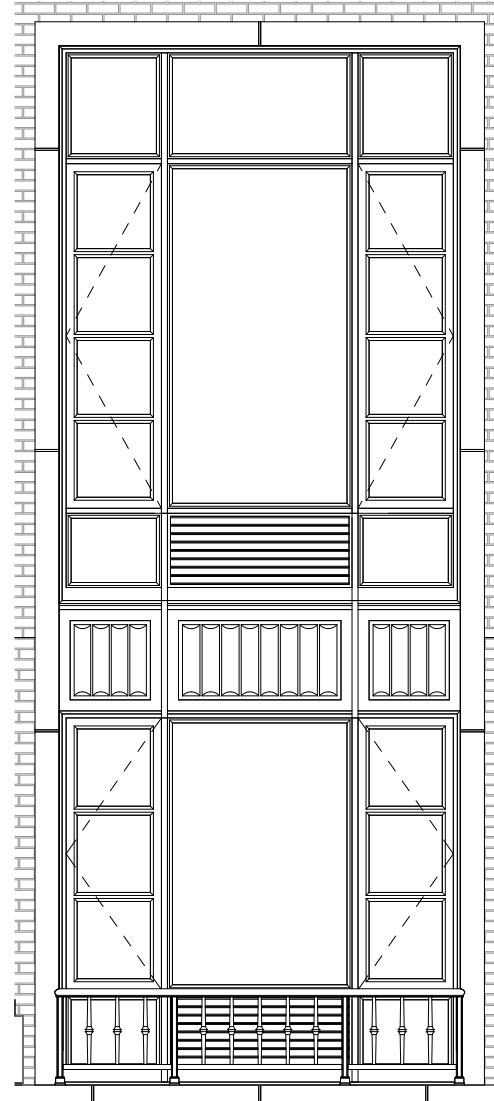
Metal Spandrel



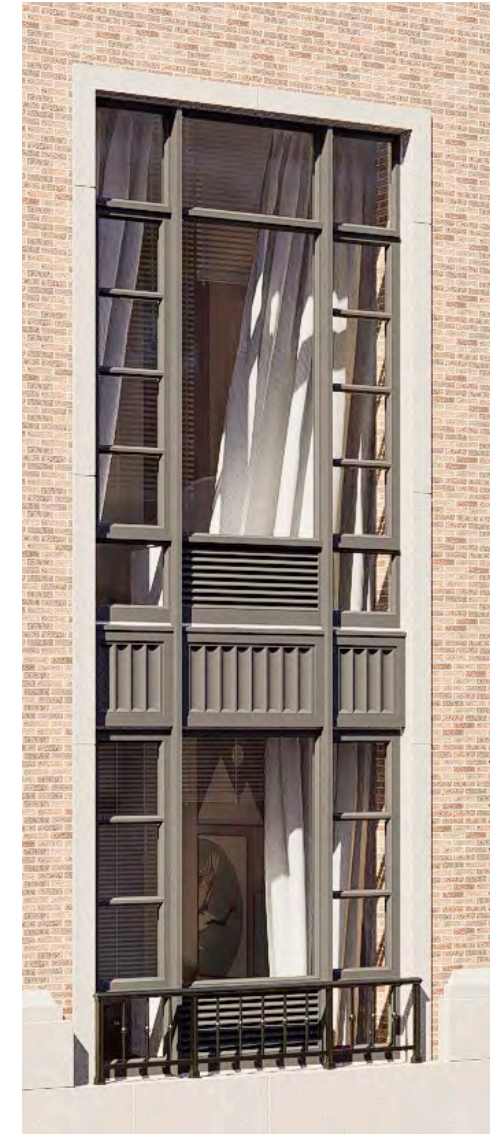
Elevation



Plan



Elevation



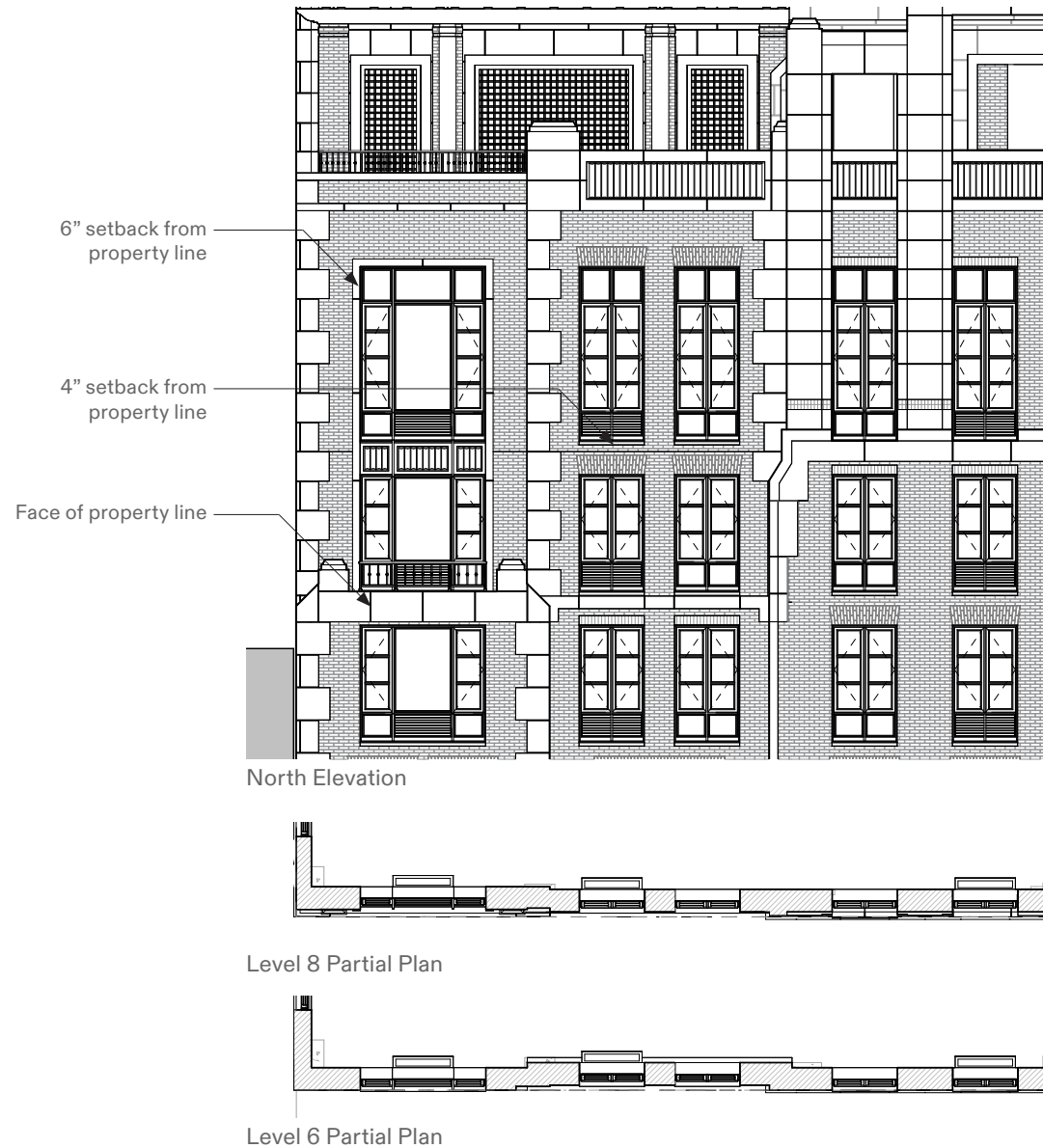
Rendering

Upper Facade



View looking at Upper Facade

Facade Setback

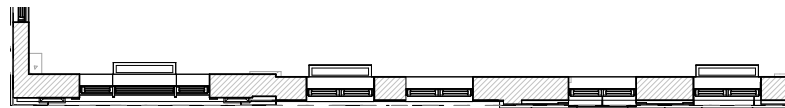


Front Perspective View from at pedestrian level

Facade Setback



North Elevation



Level 8 Partial Plan



Level 6 Partial Plan



Front Perspective View from at pedestrian level

Roof Amenity



View looking at Roof Amenities



Thank you

RAMSA

December 9, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 4, LPC-26-03891

**26-30 West 67th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 442 4555

Passcode: 610004

By Phone: 646-828-7666 (NY)

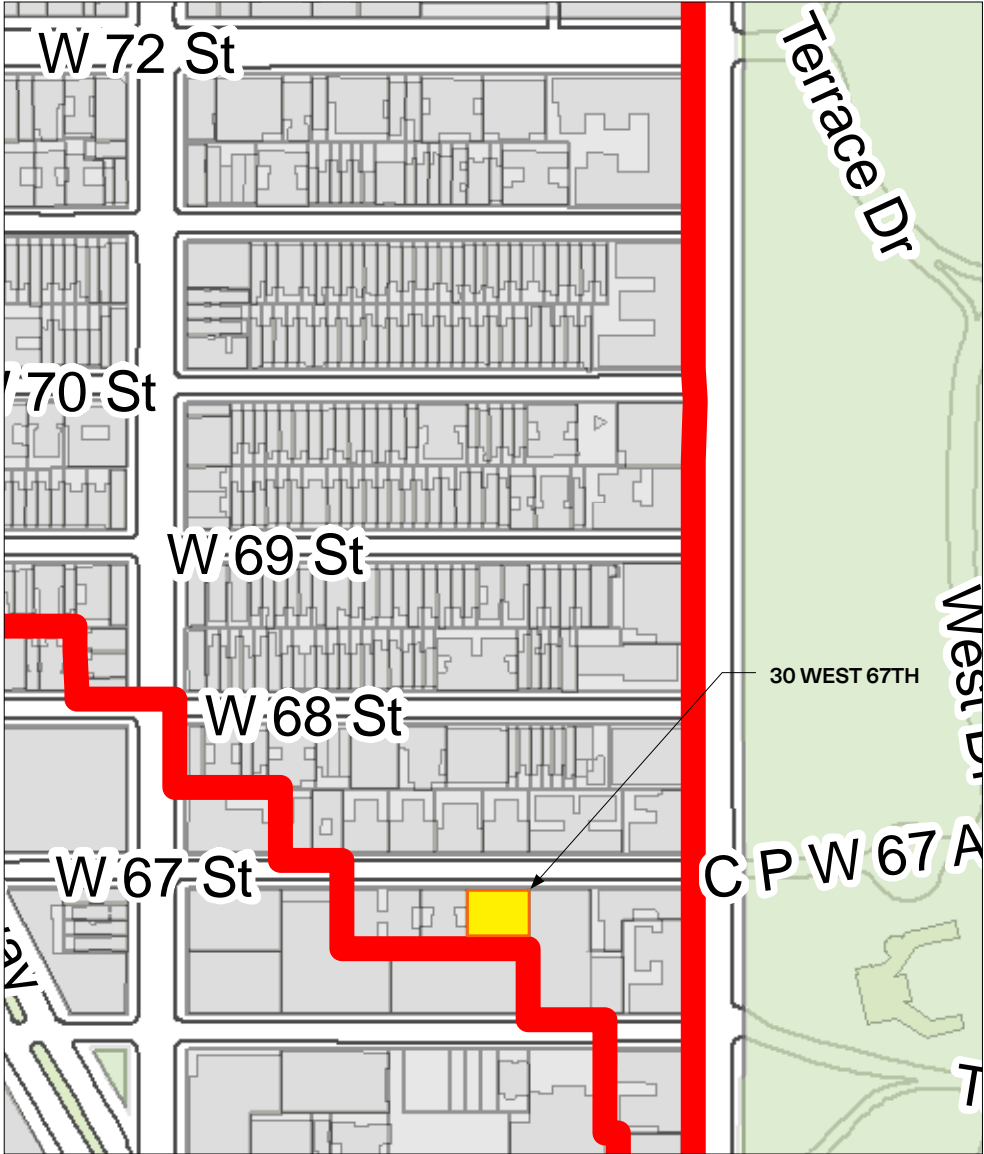
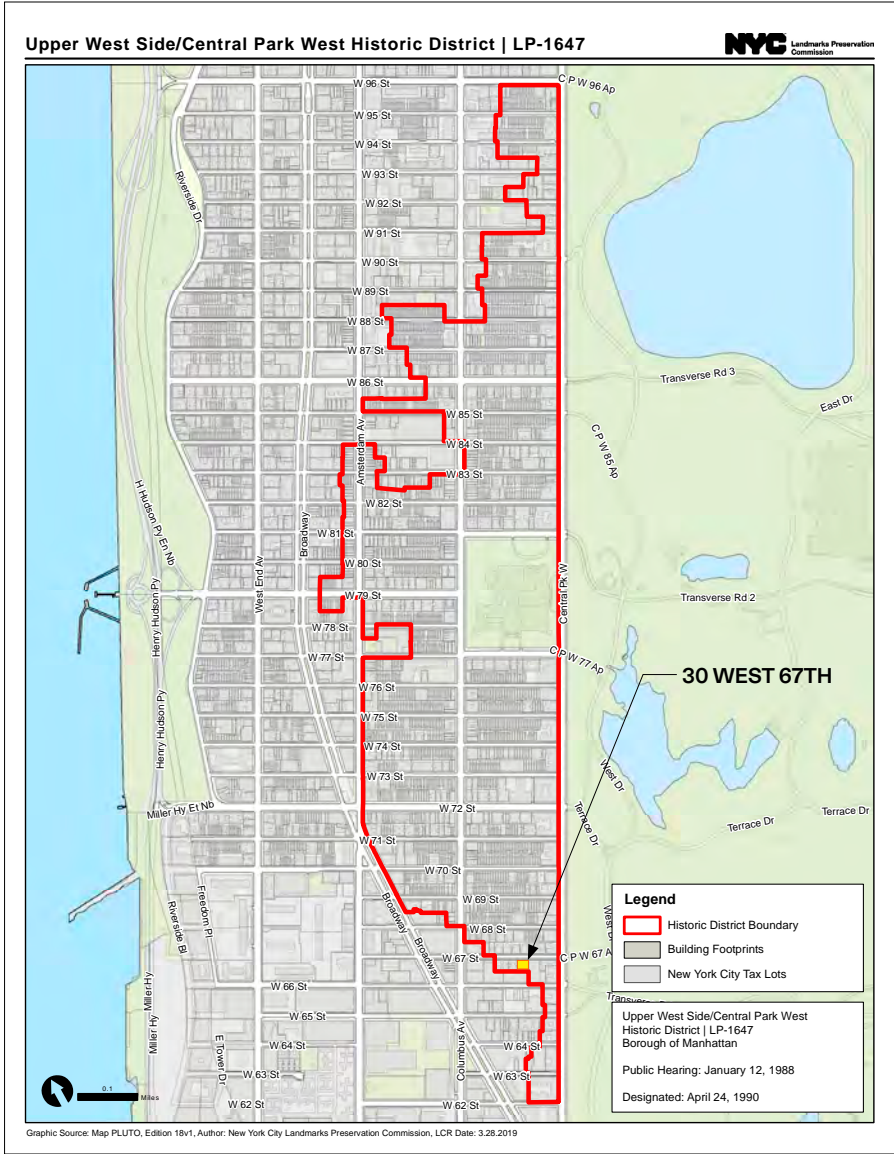
833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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Appendix

Historic District Map



Existing Conditions

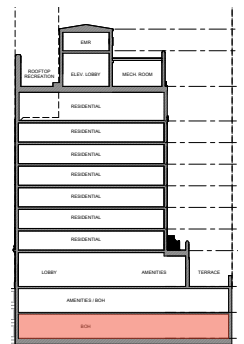
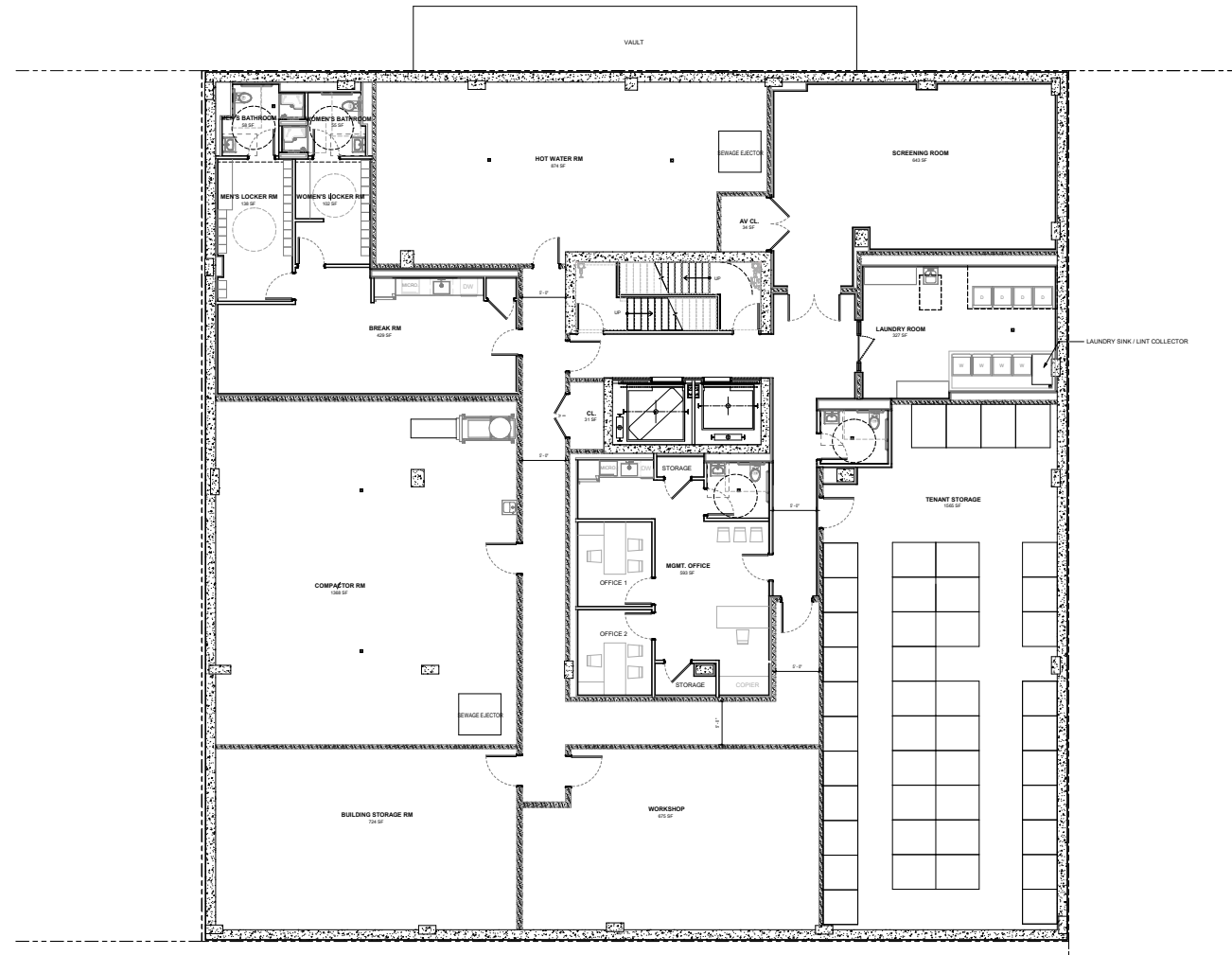


View of Building Base

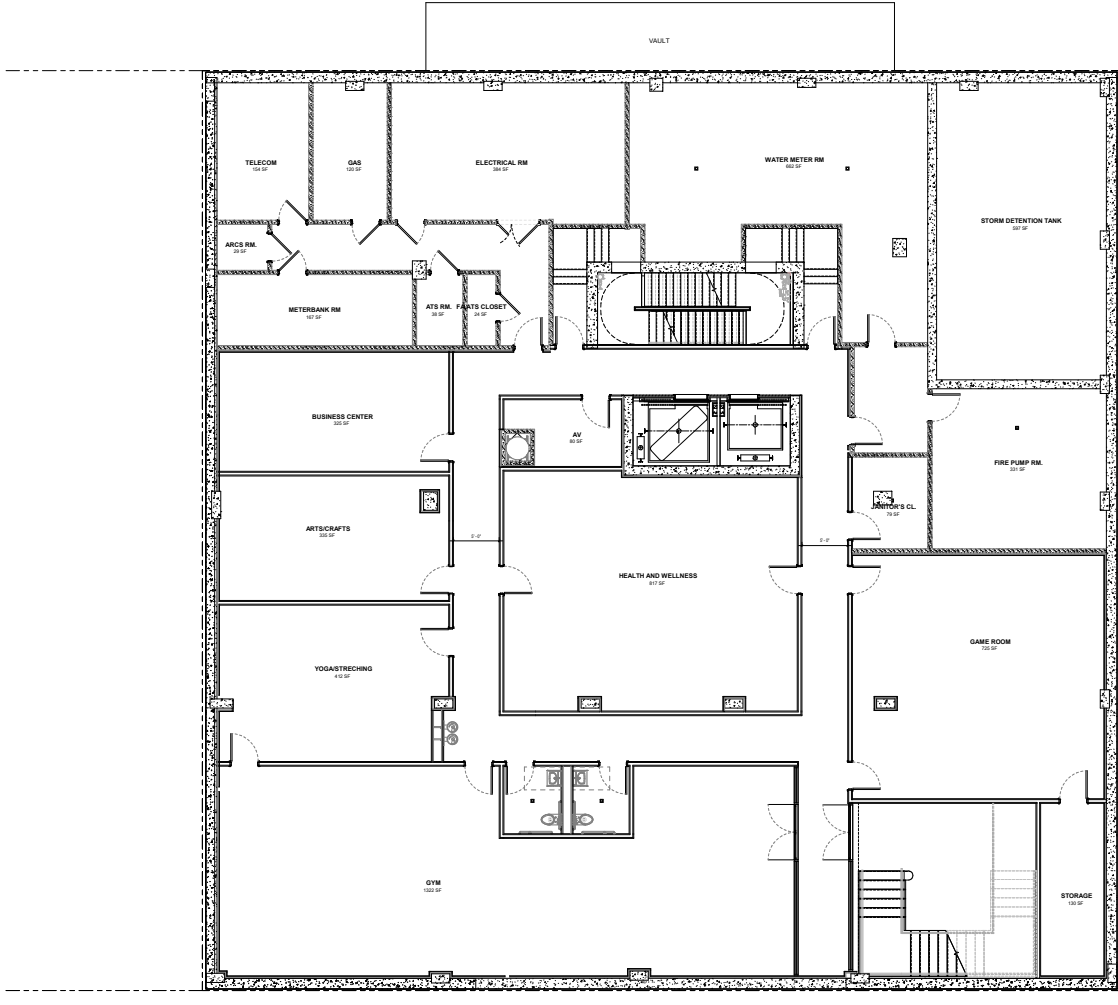


View of Building Base at Sidewalk

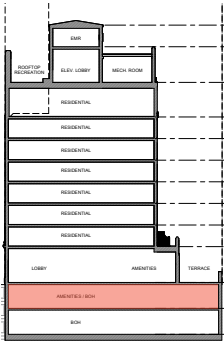
Floor Plans



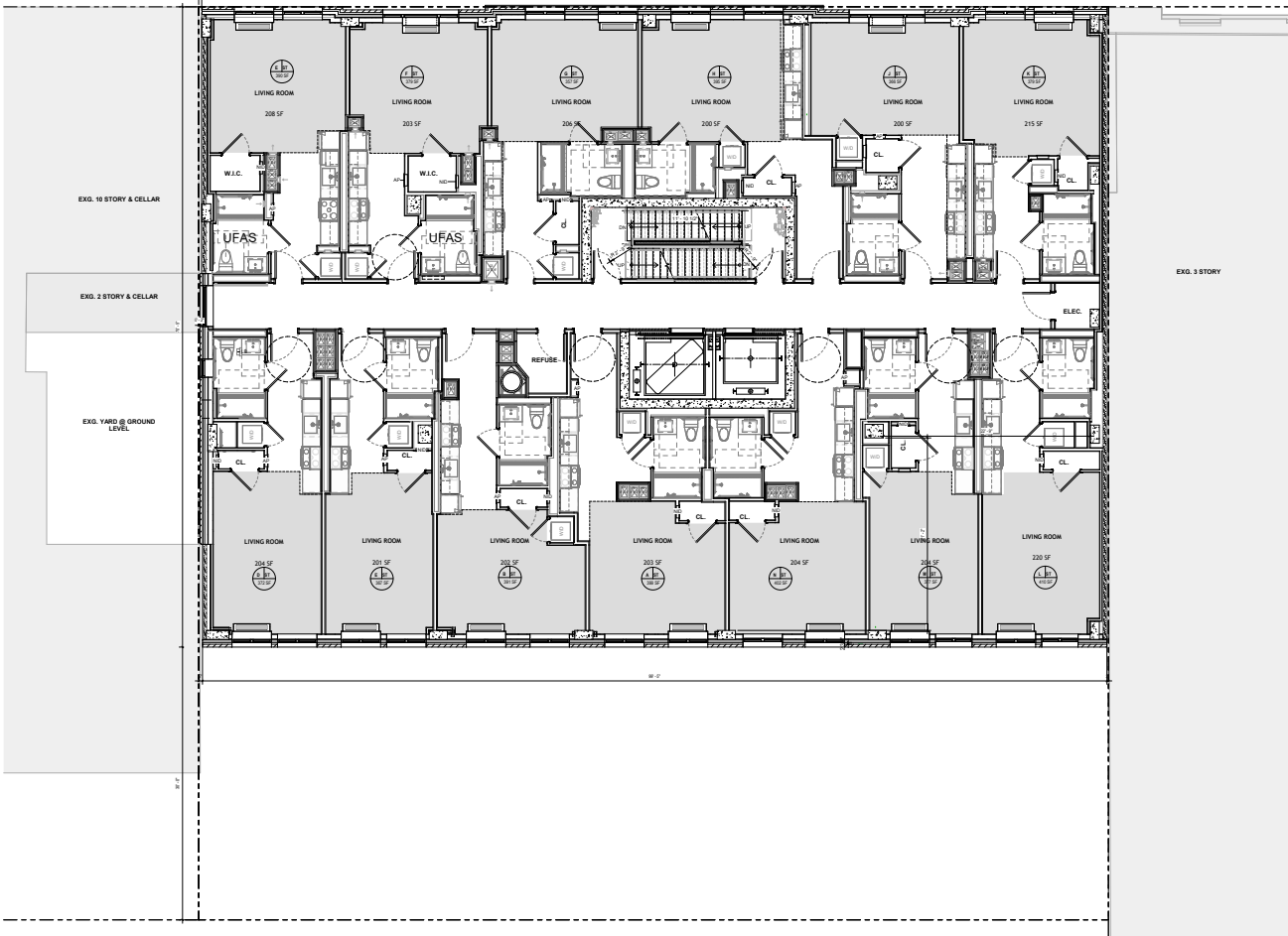
Floor Plans



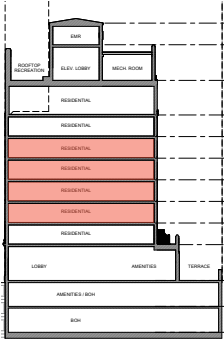
Cellar Floor Plan



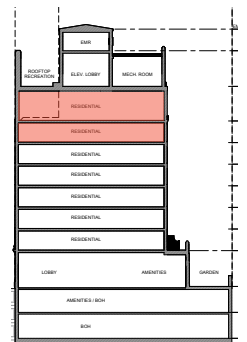
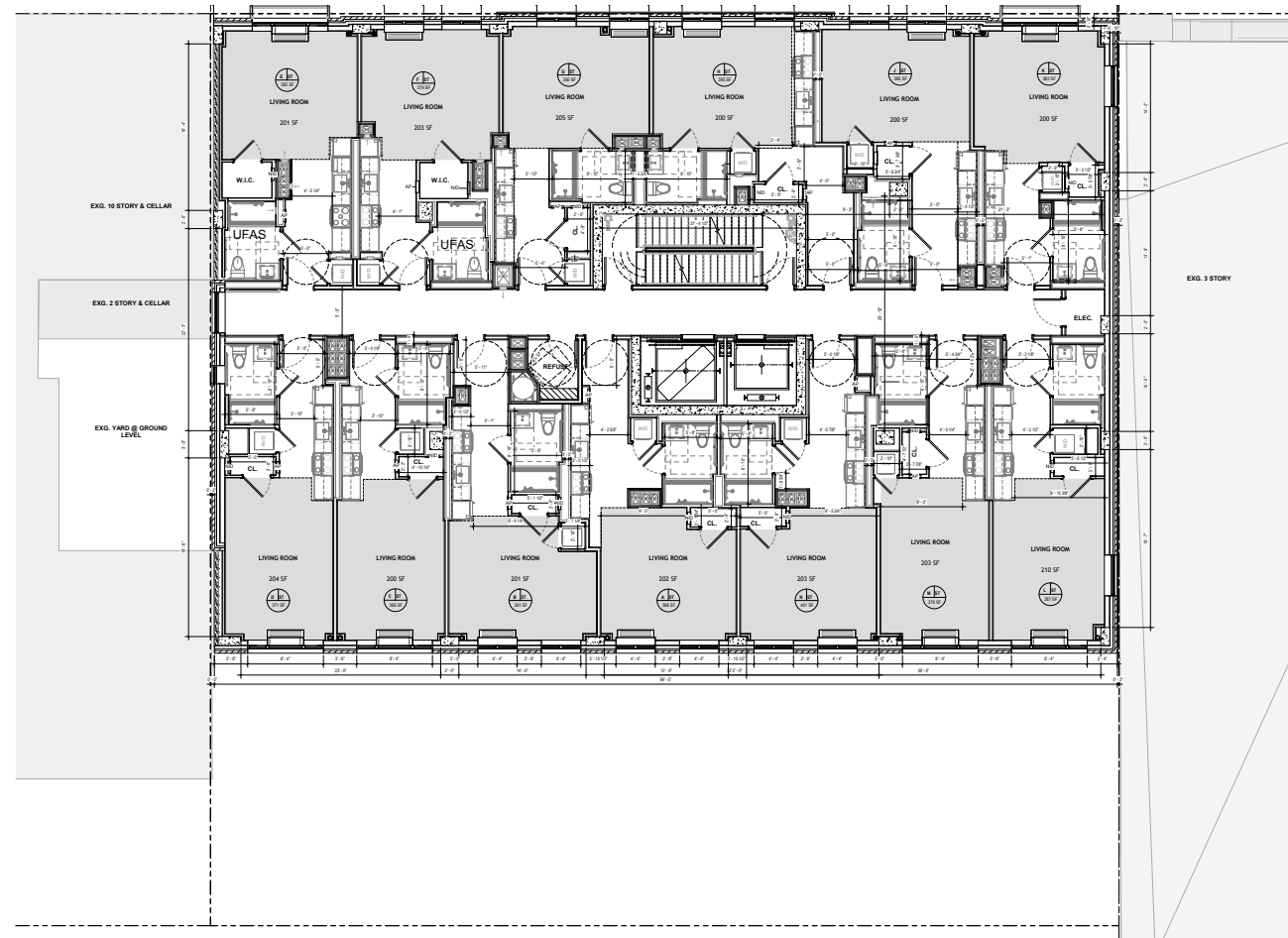
Floor Plans



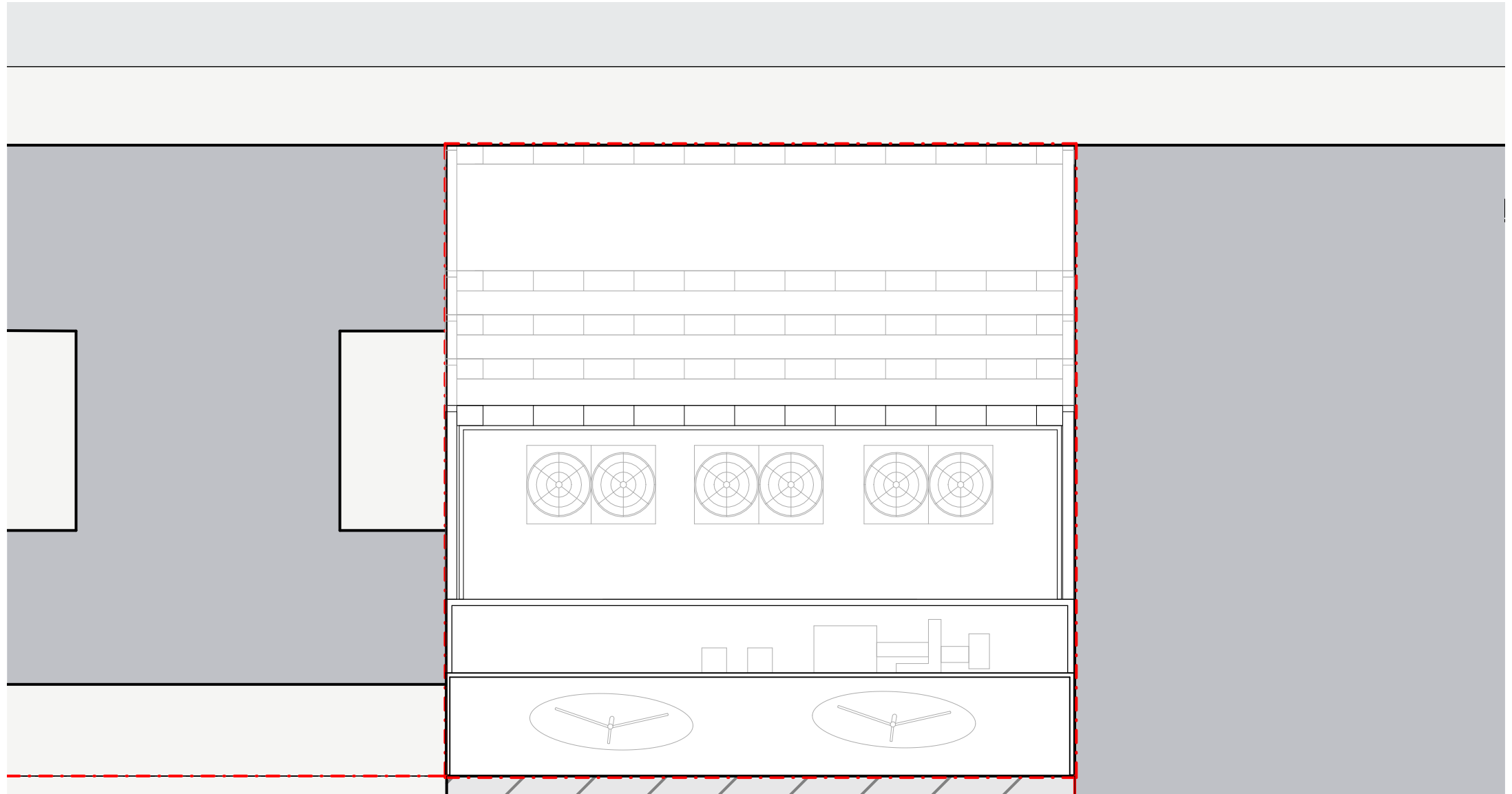
3rd - 6th Floor Plan



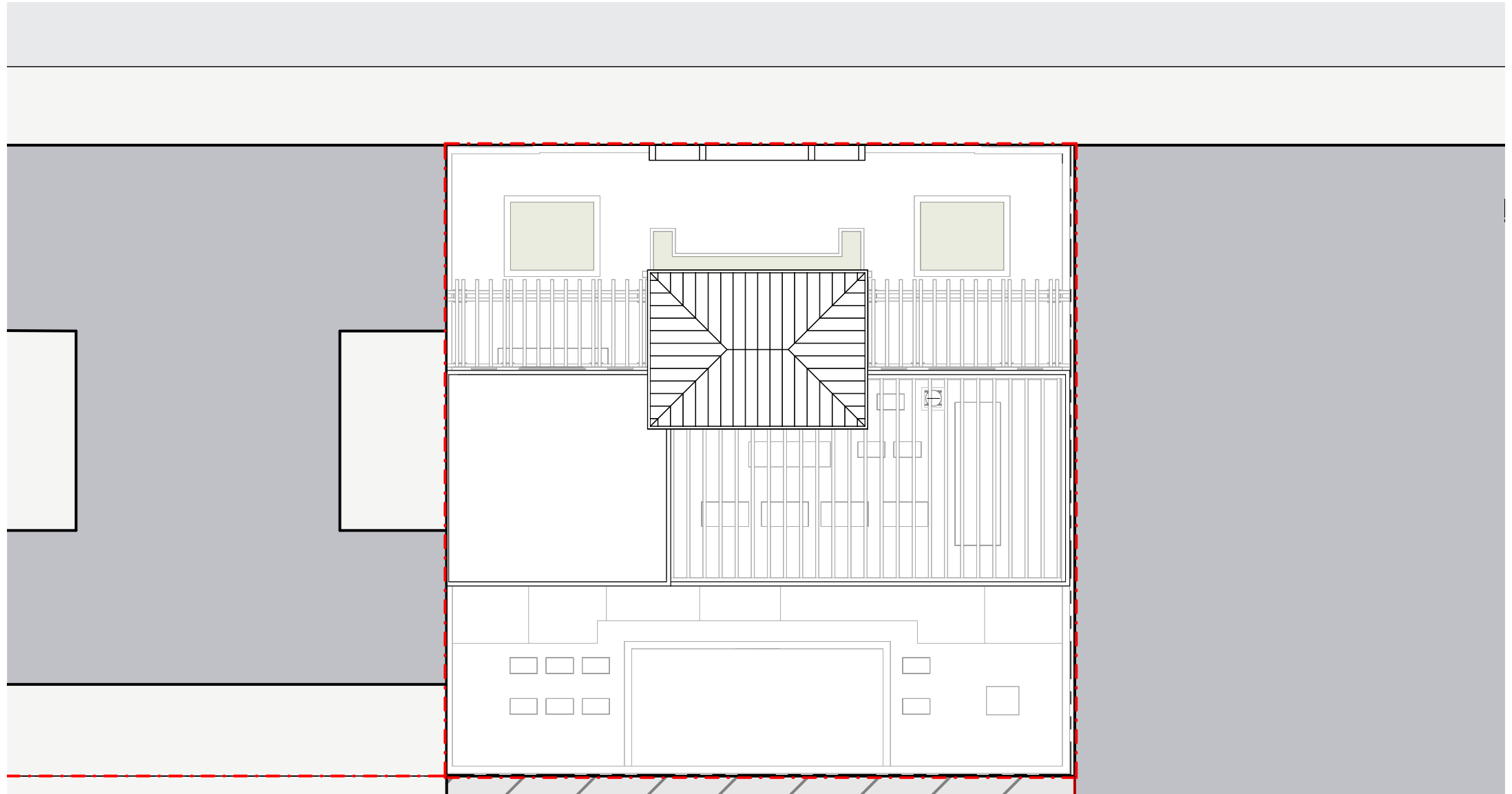
Floor Plans



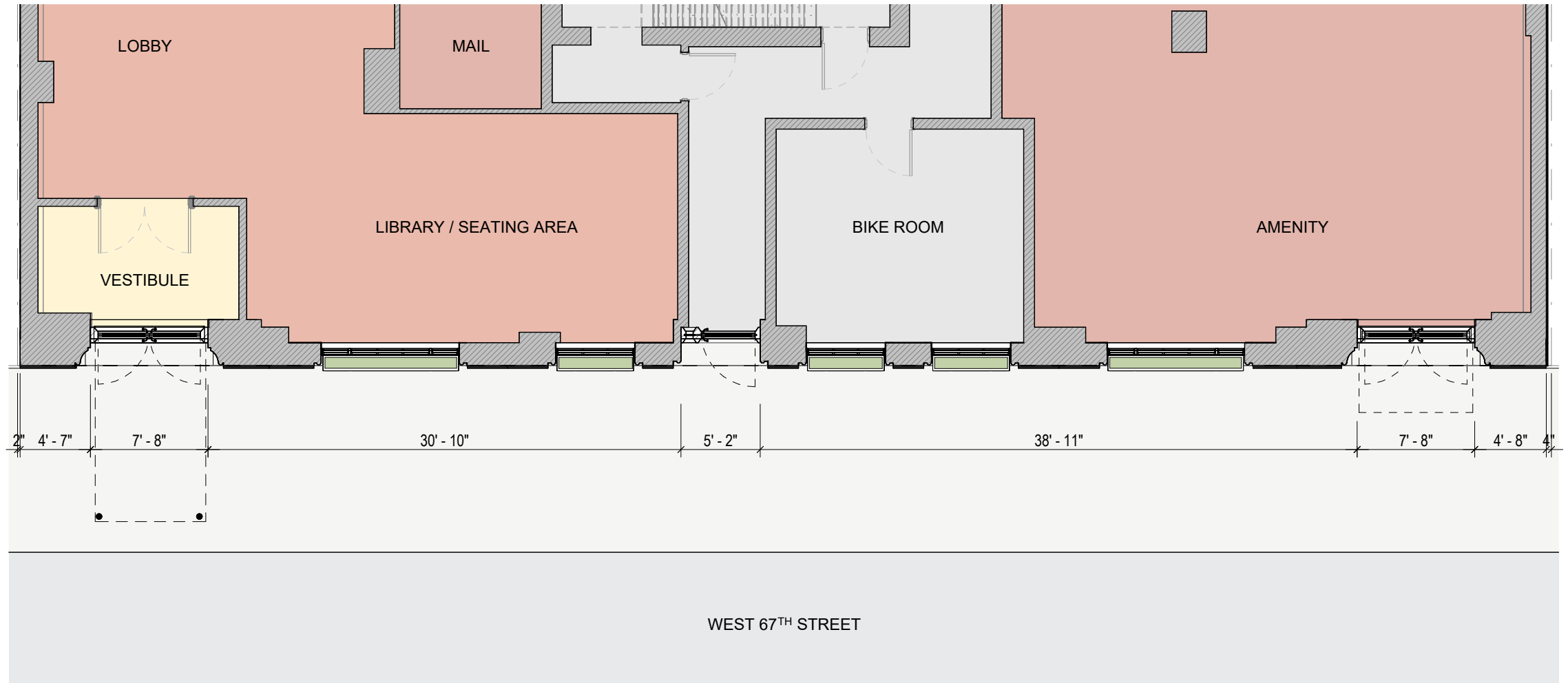
Overall Roof Plan - Existing



Overall Roof Plan - Proposed



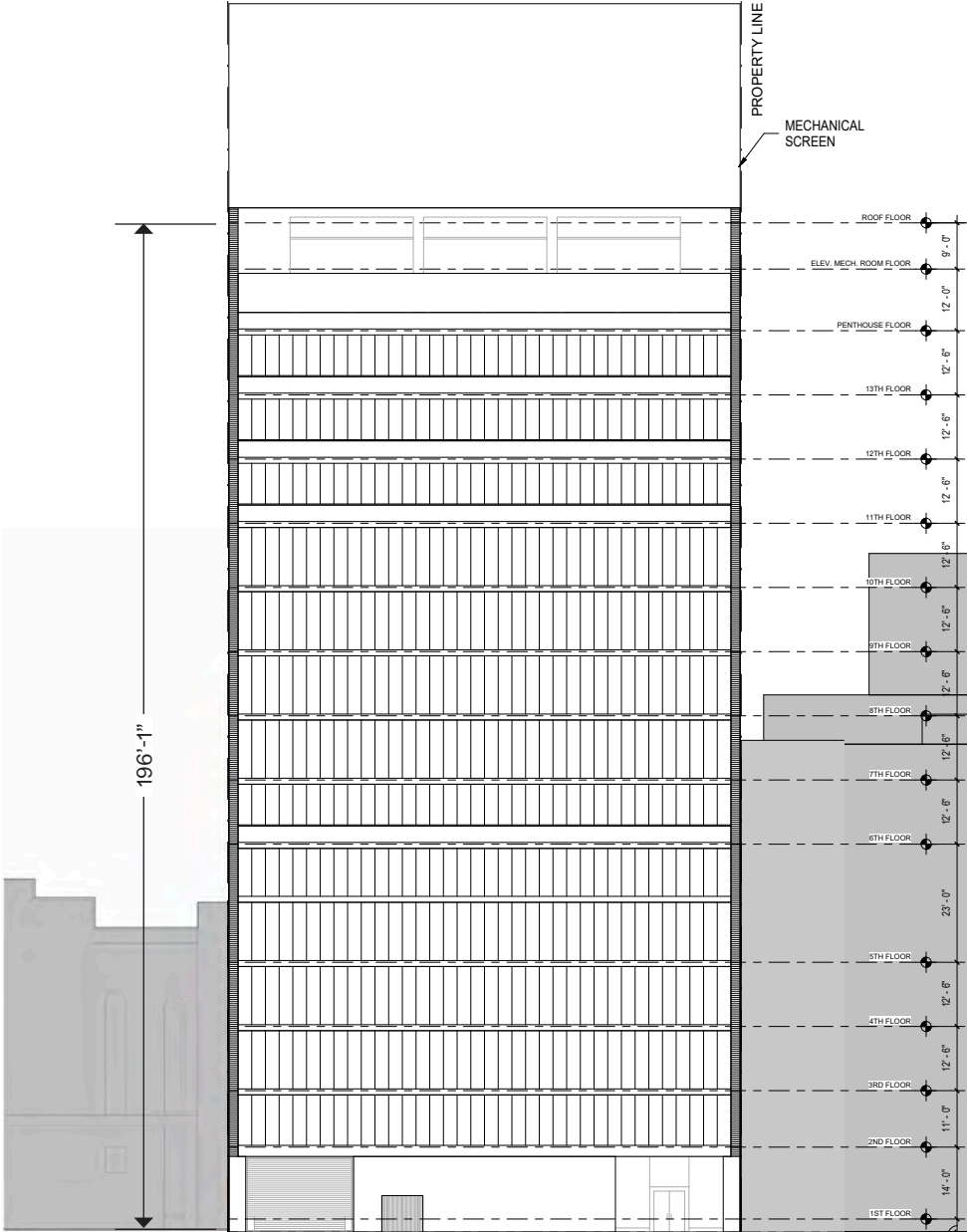
Partial Ground Floor Plan



Elevation

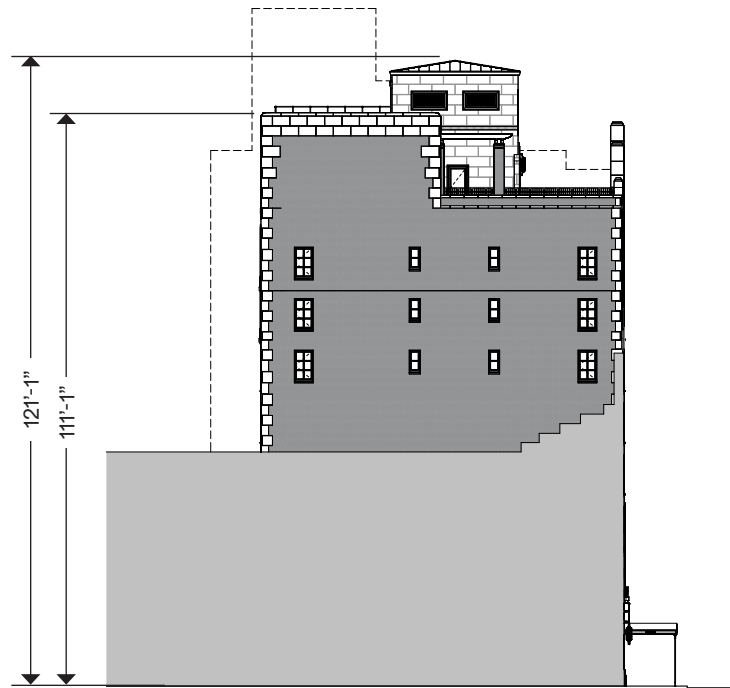


Proposed Front Facade

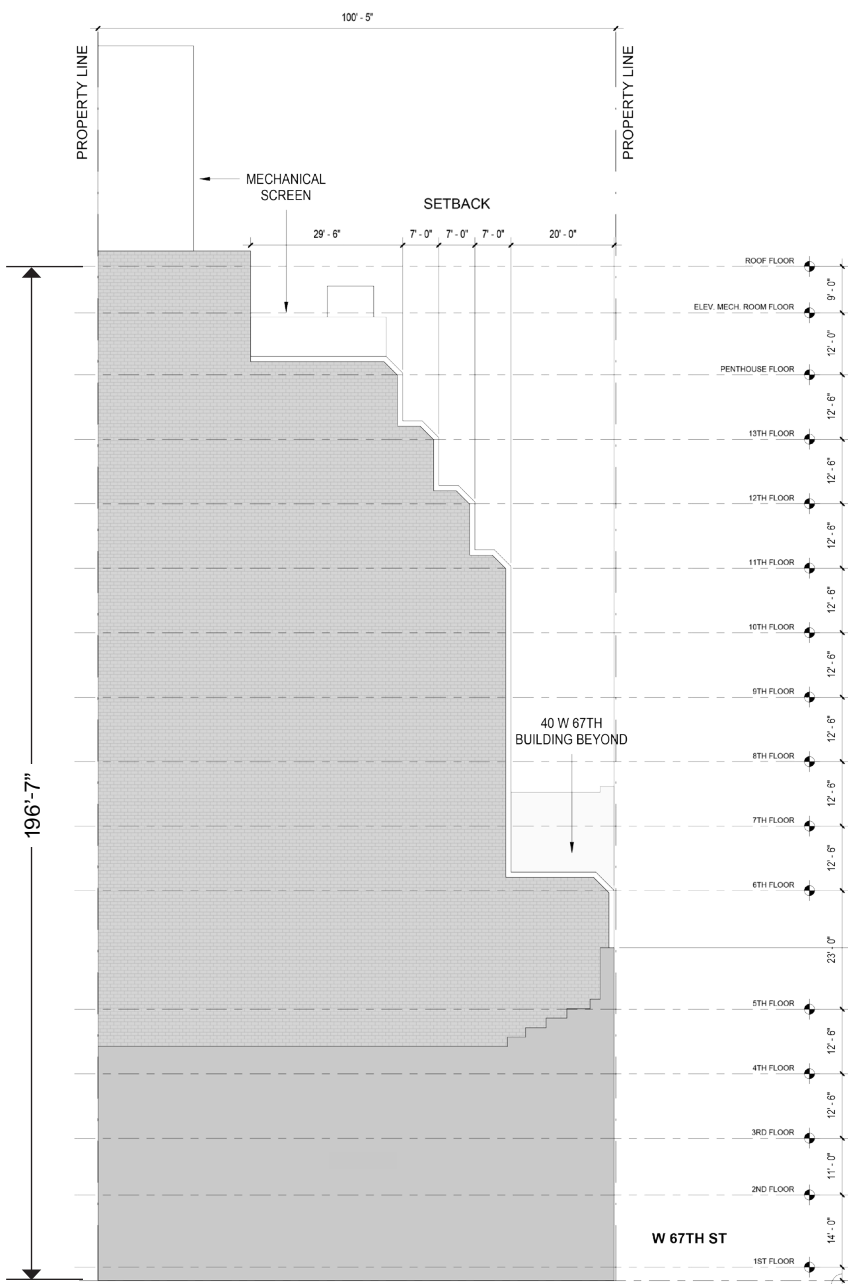


Existing Front Facade

Elevation

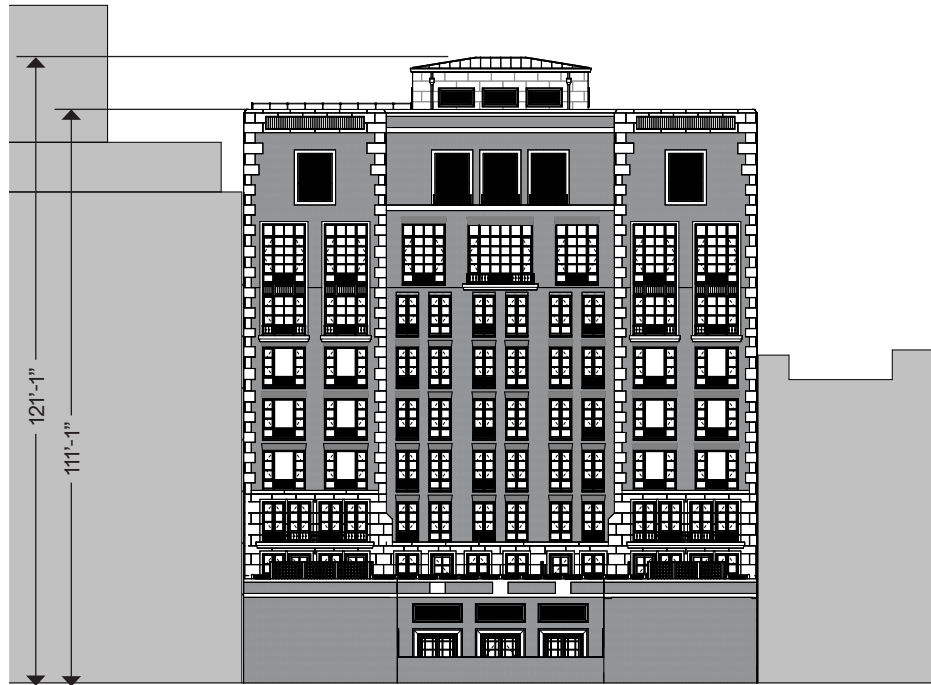


Proposed East Facade

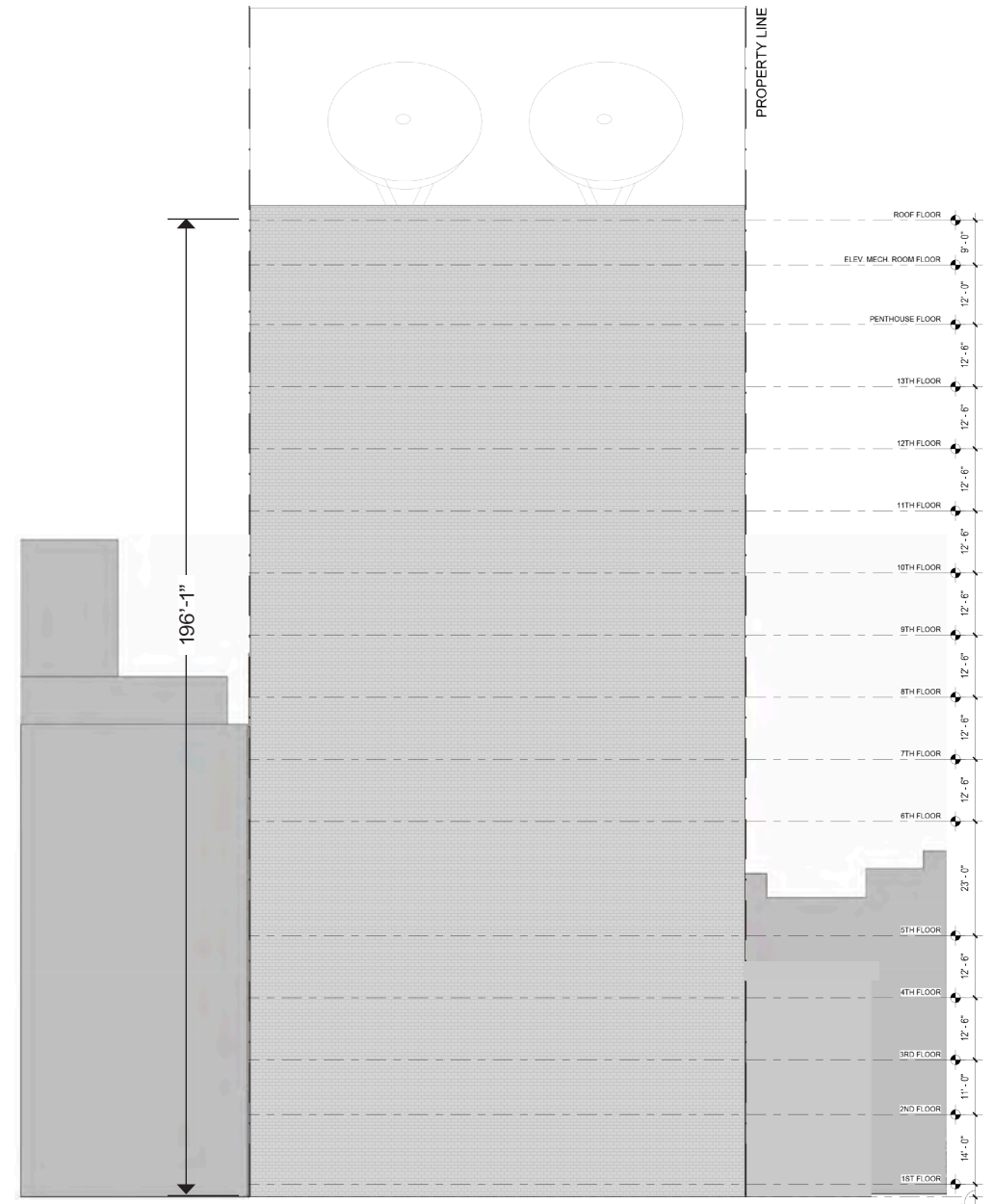


Existing East Facade

Elevation

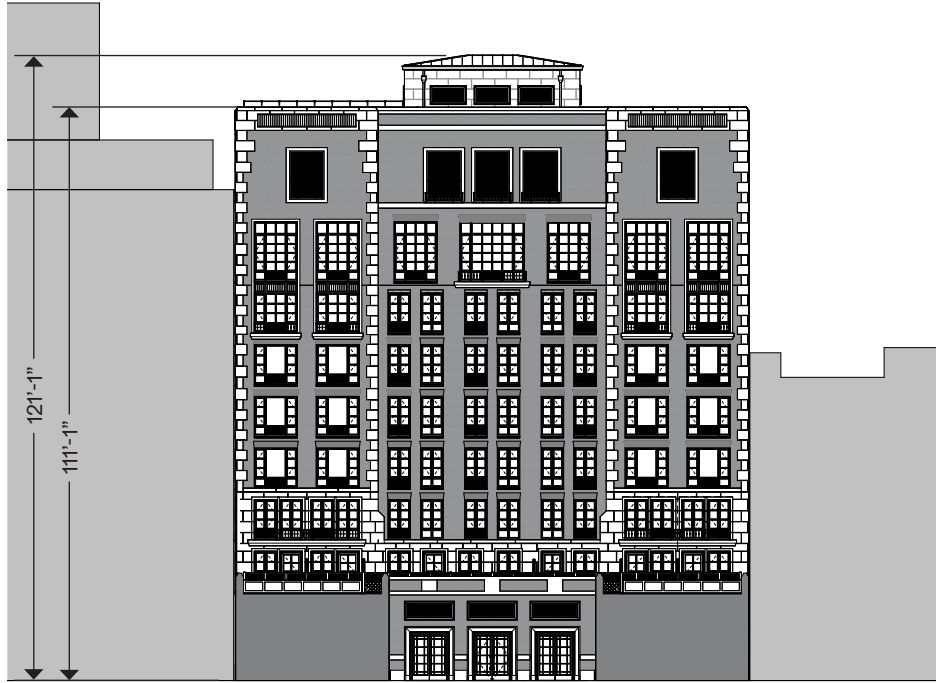


Proposed South Facade

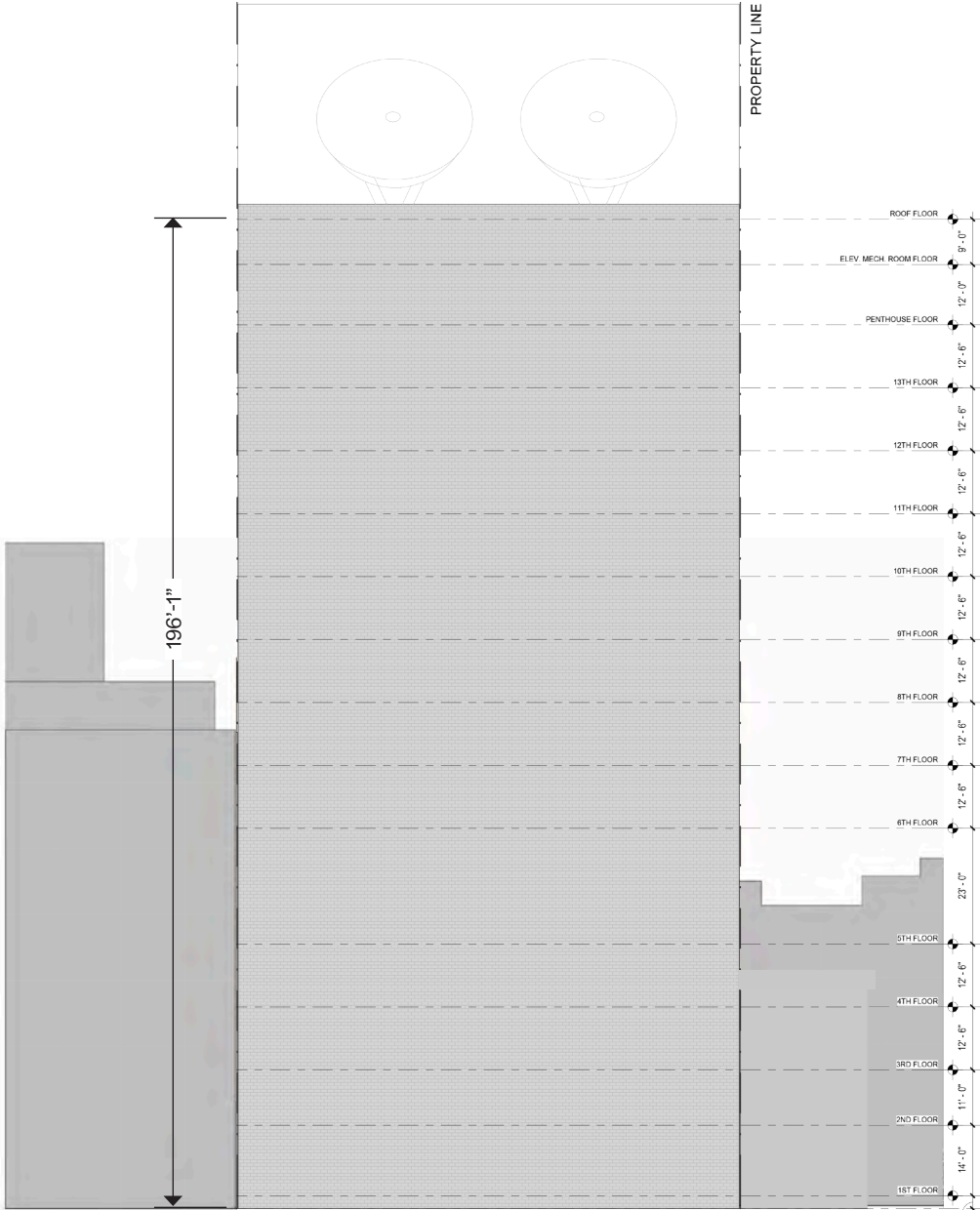


Existing South Facade

Elevation - Concealed

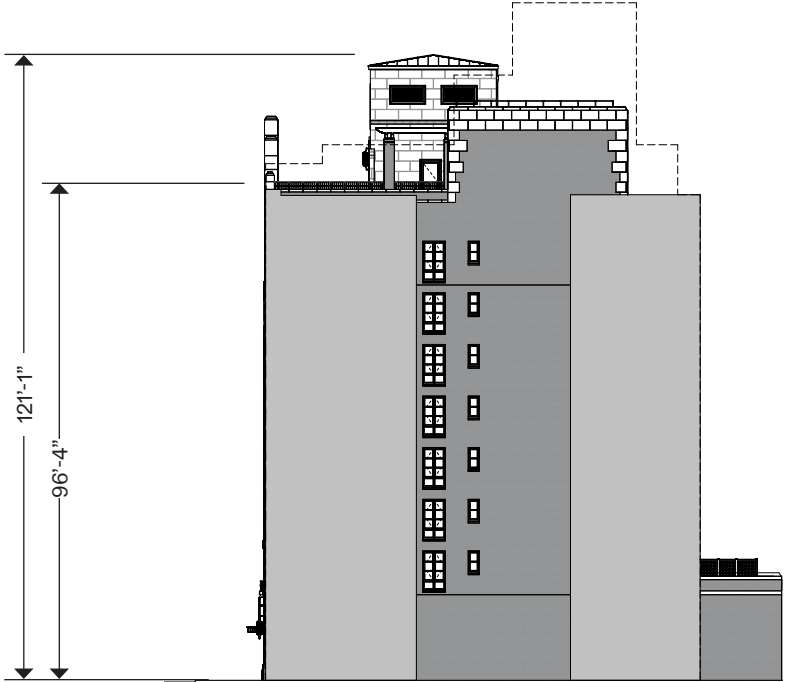


Proposed South Facade - Concealed Elevation

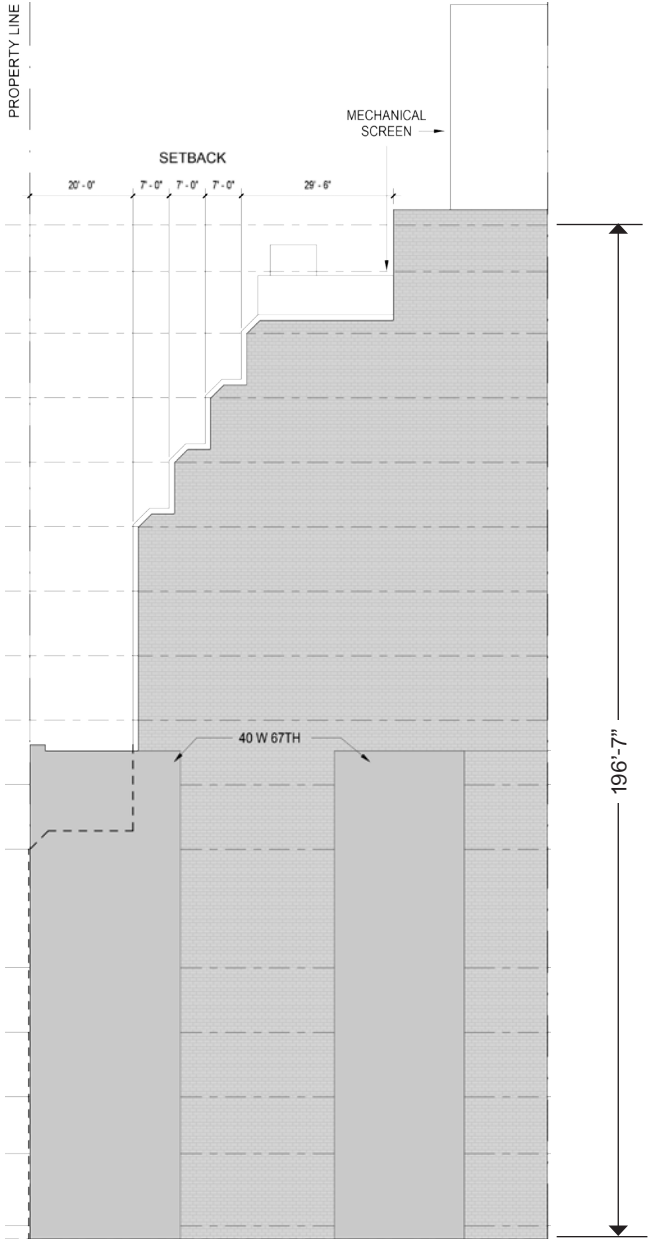


Existing South Facade

Elevation



Proposed West Facade

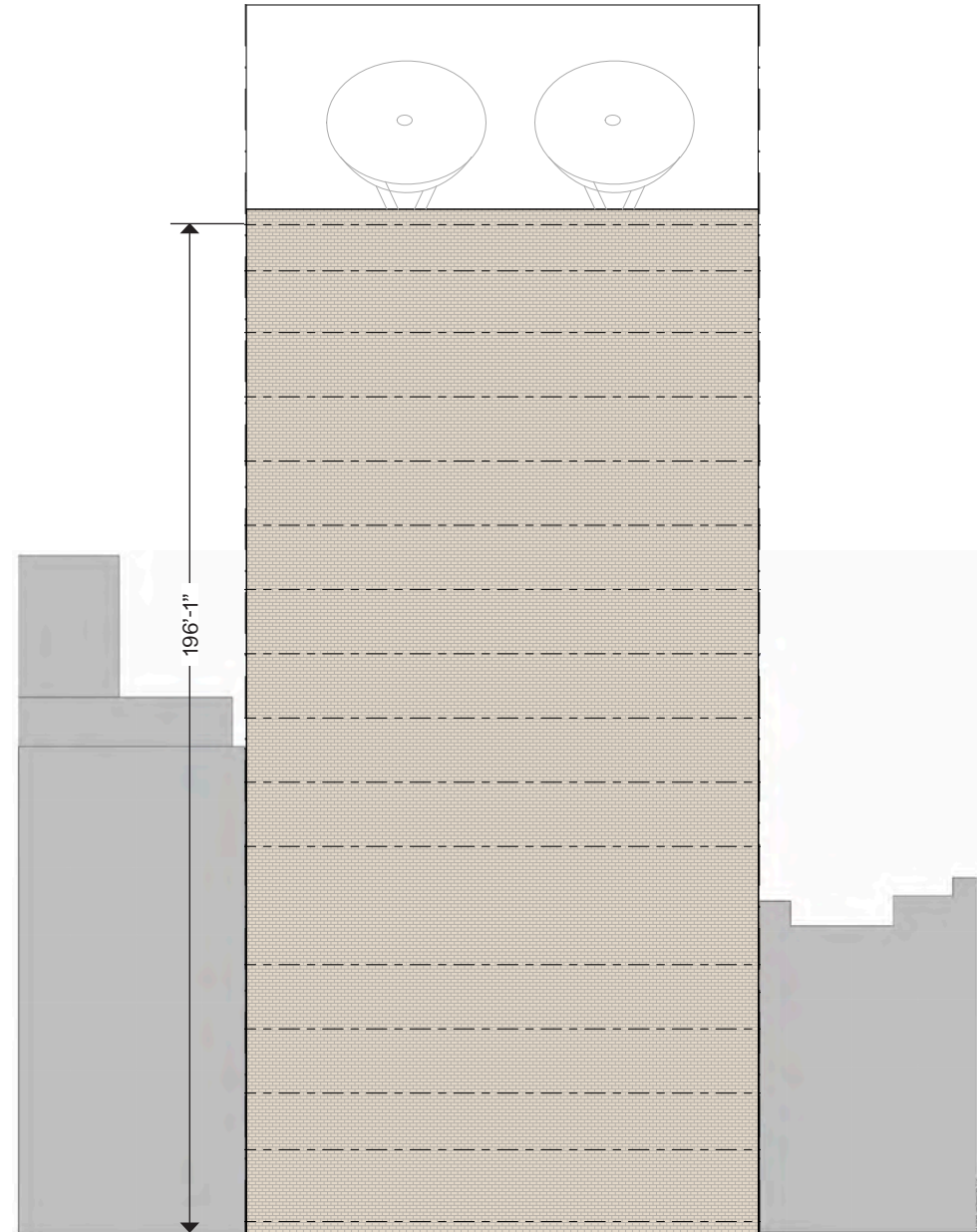


Existing West Facade

Elevation

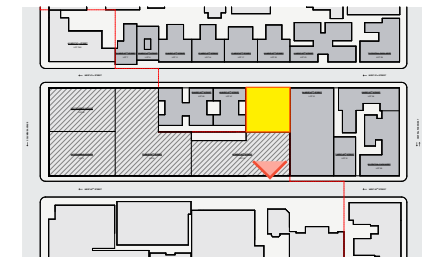


Proposed South Facade



Existing South Facade

View From South



Key Plan

View From South

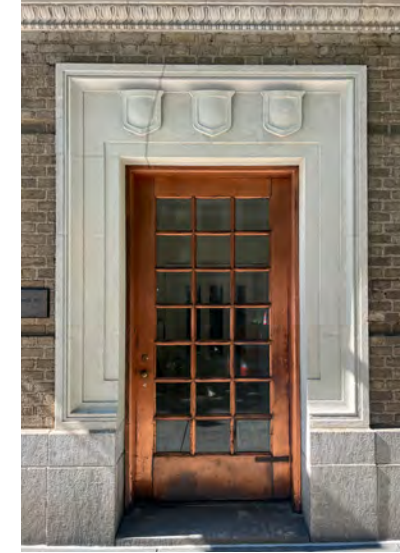


Key Plan

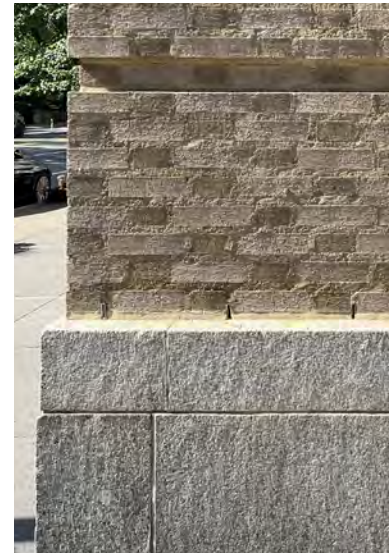
Context Buildings - 2 West 67th Street



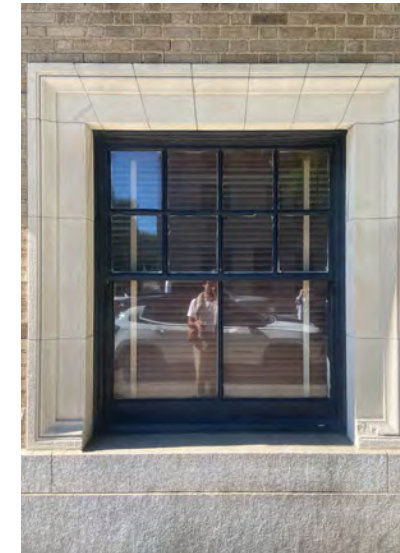
1. Cornice Detail



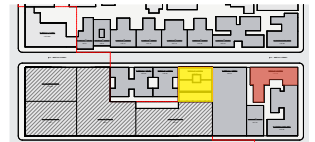
3. Door Detail



2. Brick and Granite water table



4. Window Detail



Key Plan



Key Elevation

Context Building - 75 Central Park West



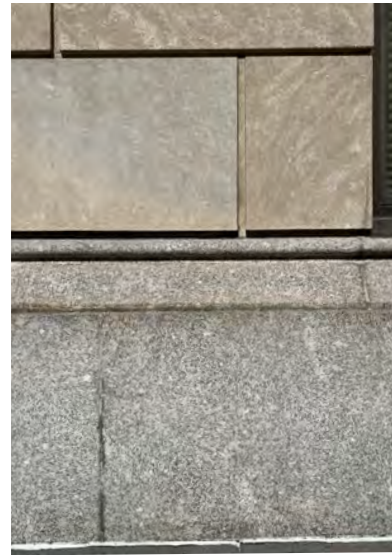
1. Brick Detail



3. Window Details



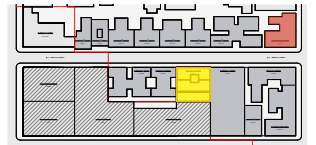
5. Light Fixture Detail



2. Limestone and Granite water table



4. Marquee Detail



Key Plan



Key Elevation

Context Building - 15 West 67th Street



1. Brick Detail



3. Door Detail



5. Light Fixture Detail



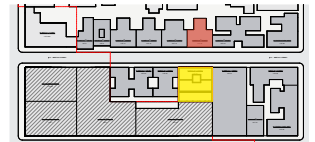
2. Metal Gate and Granite water table



4. Window Detail



6. Window Detail

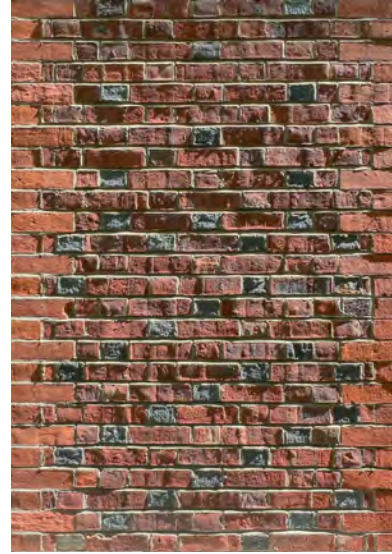


Key Plan



Key Elevation

Context Building - 27 West 67th Street



1. Brick Detail



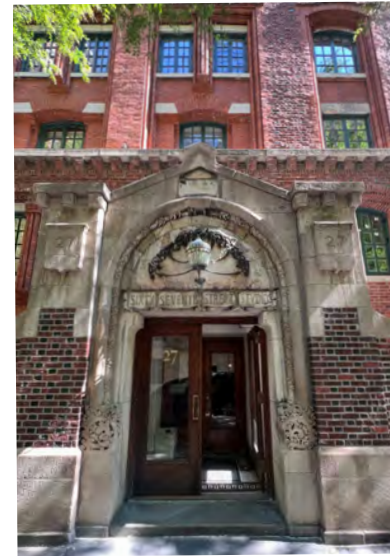
3. Facade Detail



5. Facade Detail



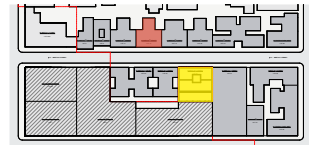
2. Brick and Granite water table



4. Door Detail



6. Window Detail



Key Plan



Key Elevation

Context Building - 35 West 67th Street



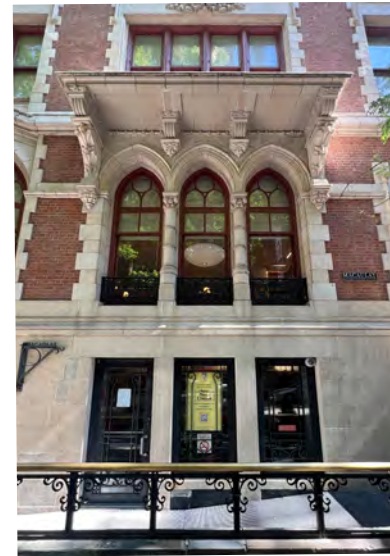
1. Facade Detail



2. Facade Detail



3. Door Detail



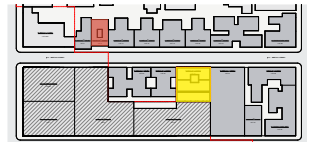
4. Window Detail



5. Window Detail



6. Window Detail

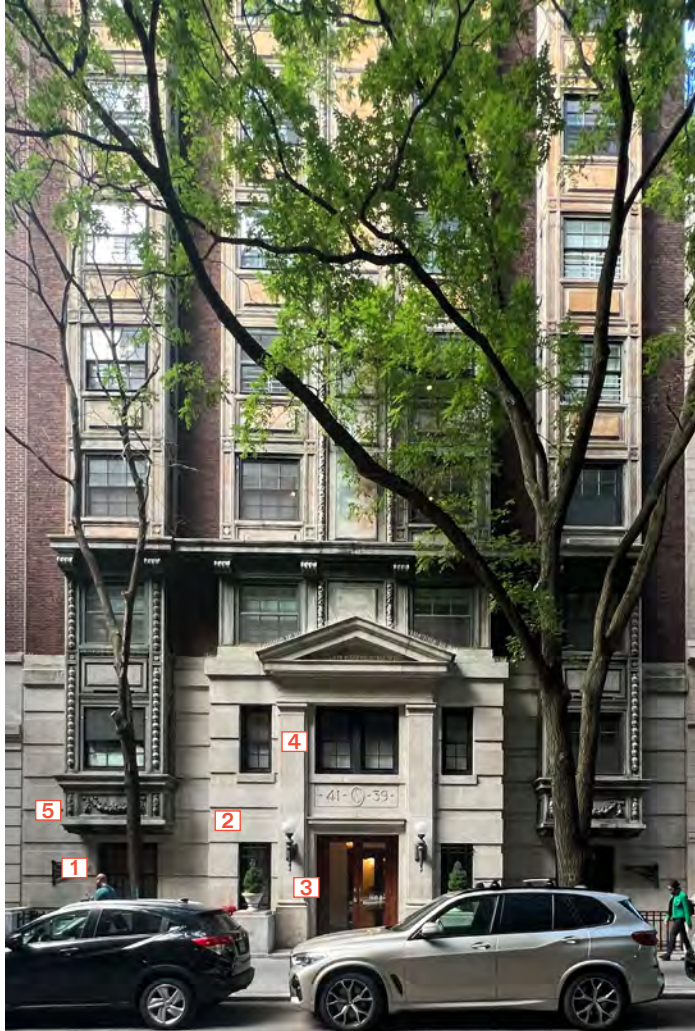


Key Plan



Key Elevation

Context Building - 39 West 67th Street



1. Facade Detail



3. Door Detail



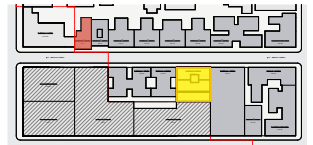
5. Facade Detail



2. Facade and Window Detail



4. Window Detail

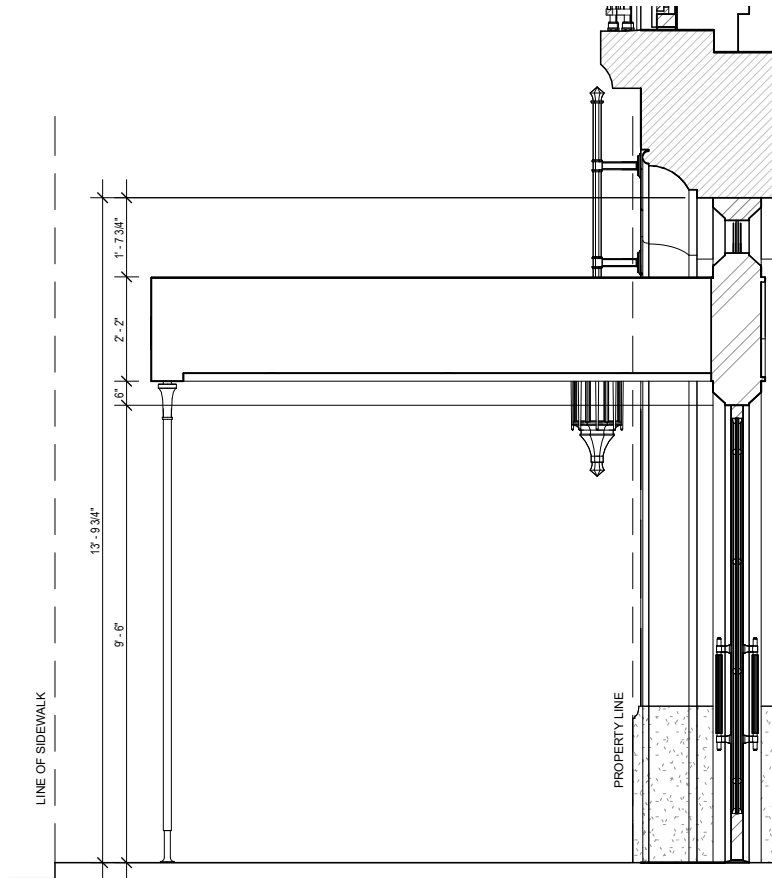


Key Plan



Key Elevation

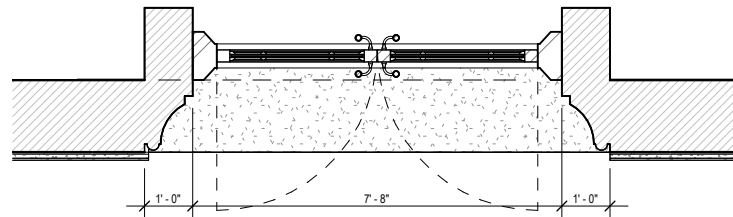
Residential Entry Door



Section



Elevation



Plan



Rendering

LPC-Approved Marquees



154 West 70th Street (Approved 2011)



555 West End Ave - On West 87th Street (Approved 2016)



15 West 63rd Street (Approved 2017)



10 West 74th Street (Approved 2010)



252 West 76th Street (Approved 2016)

Marquees and Canopies on the UWS



21 West 86th Street



27 West 72nd Street



141 West 73rd Street

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