

The current proposal is:

Preservation Department – Item 5, LPC-26-03891

**26-30 West 67th 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.



30 West 67th Street

Landmarks Preservation Commission
January 13, 2026

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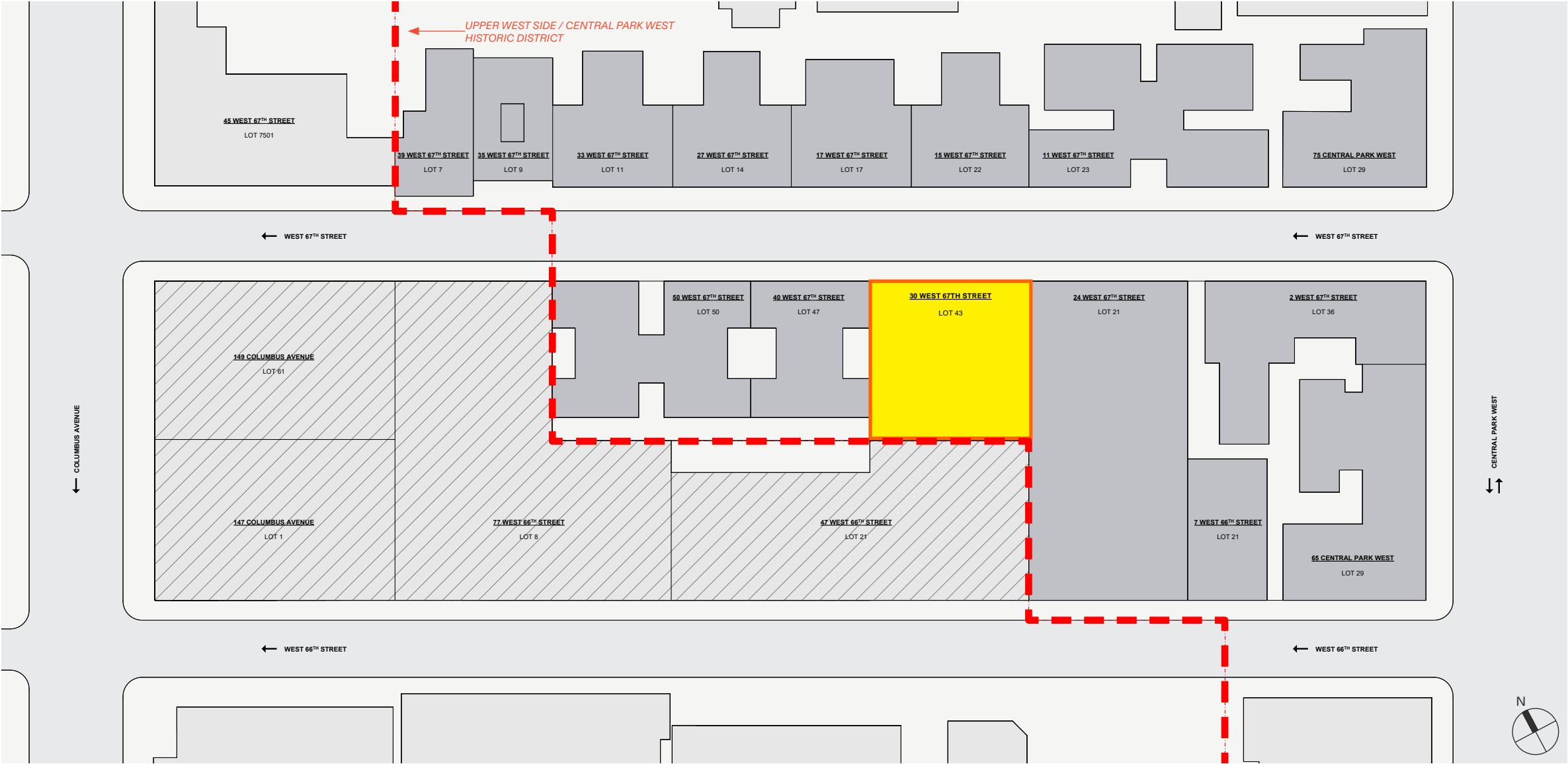


Case for Demolition

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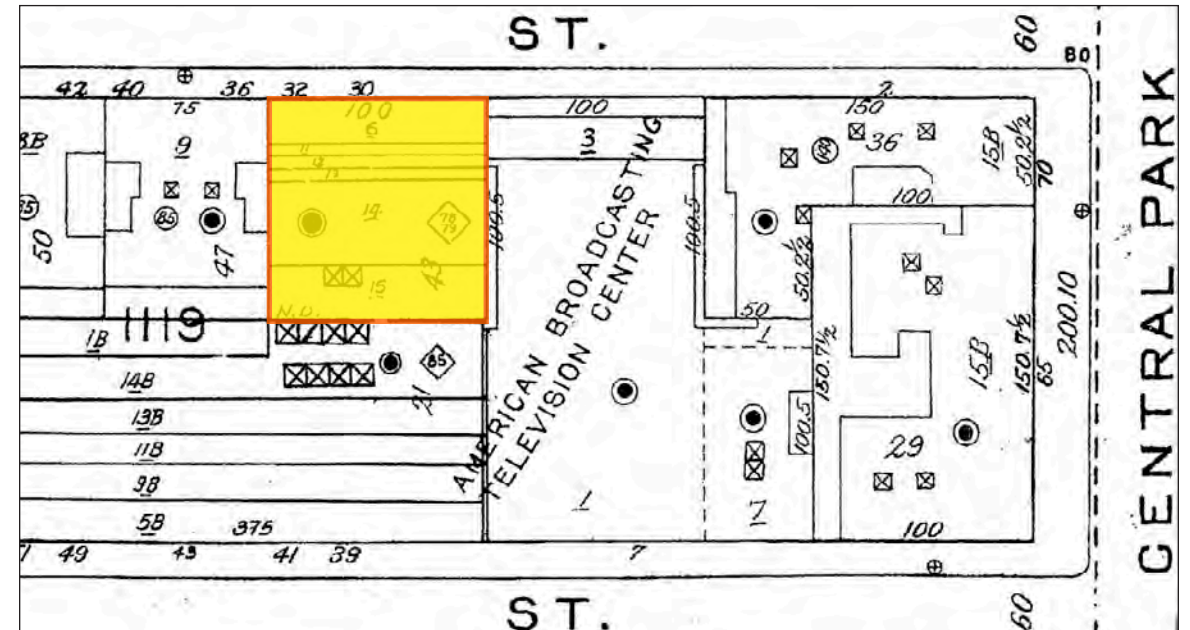
Site Plan



Existing Conditions



30 West 67th Street - Existing Condition



30 West 67th Street, located on West 67th Street between Central park West and Columbus Avenue

Existing Conditions



View of Building looking Southwest



View of Building looking Southwest

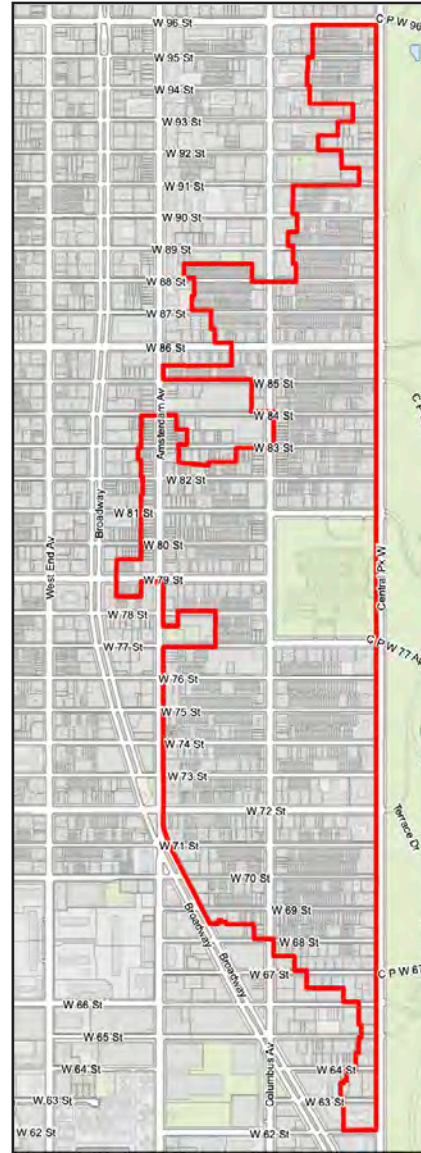
Demolition Appropriateness

- **30 West 67th Street does not contribute to the special character of the Upper West Side/Central Park West Historic District.** Within the district, it is an anomaly in terms of age, type, style, massing, cladding, and scale. In particular, the building's height and modern glass cladding are at odds with the history and architectural development of the district.
- **30 West 67th Street does not rise to the level of individual significance.** It was built as one component of a larger corporate campus, all designed by a single architectural firm. While other buildings in the campus were highlighted in the KPF's monographs, this one was not. There are many KPF buildings in NYC and elsewhere from this period that are more acclaimed.

Upper West Side/Central Park West Historic District

New York City Landmarks Preservation Commission

UPPER WEST SIDE/CENTRAL PARK WEST
HISTORIC DISTRICT DESIGNATION REPORT
VOLUME I: ESSAYS/ARCHITECTS' APPENDIX
April 24, 1990



“The district is defined by its large concentration of architecturally distinctive and high quality buildings which characterize the development of the Upper West Side east of Broadway over a fifty year period from the 1880s to the 1930s.”

(Introduction, pg. 5)

Upper West Side/Central Park West Historic District

Low-Scale Residential Buildings



The Graystone, 100 West 74th Street
Thom & Wilson, 1886 - 87
Style: neo-Grec/ Renaissance Revival



37 West 87th Street
Theodore E. Thomson, 1895 - 96
Style: Renaissance Revival

Upper West Side/Central Park West Historic District

Large-Scale Residential Buildings



The Kenilworth, 121 Central Park West
Henry J. Hardenbergh, 1880 - 1884
Style: German Renaissance Revival



Manhattan Square apts, 44 West 77th street
Harde & Short, 1907 - 09
Style: neo-Gothic



Hotel Olcott, 27 West 72nd Street
George F. Pelham, 1924 - 25
Style: neo-Renaissance



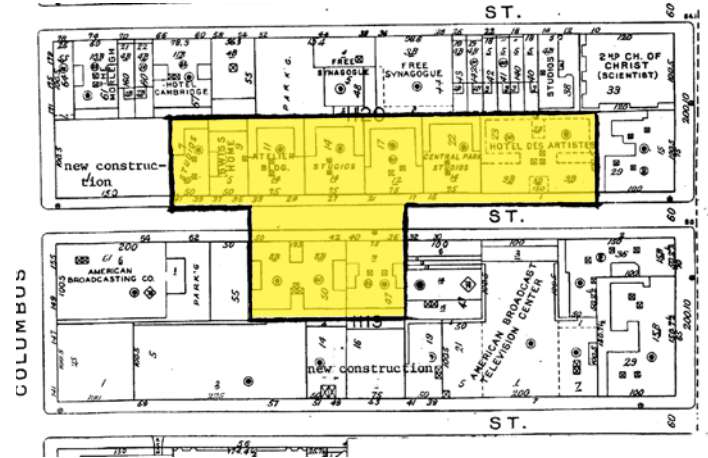
El Dorado, 300 Central Park West
Margon & Holder and Emery Roth, 1930
Style: Art Deco

Upper West Side/Central Park West Historic District

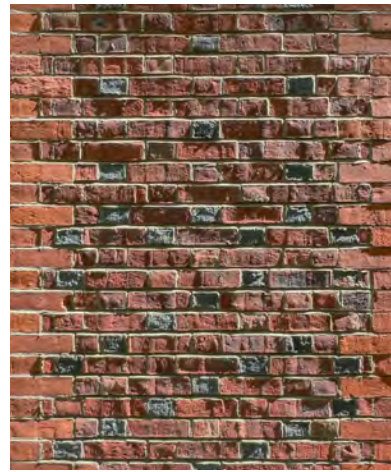
Studio Buildings



27 West 67th Street
 Simonson and Sturgis, 1903
 Style: Art Nouveau, Arts and Crafts



National Register Artist's Colony Historic District



27 West 67th Street - Brick Detail
 Simonson and Sturgis, 1903
 Style: Art Nouveau, Arts and Crafts



40 West 67th Street
 Rosario Candela, 1929
 Style: Neo-Gothic

“Stylistically, these buildings generally stand out among contemporary apartment buildings. Most have an Arts and Crafts era character in the use of clinker brick with polychrome terra-cotta trim and their facades incorporate Gothic, Northern Renaissance, and Tudor details, all of which has an immediate association with the production of art by the tenants.”

(The Architectural Development and Character of Multiple Dwellings, pg. 57)

Upper West Side/Central Park West Historic District

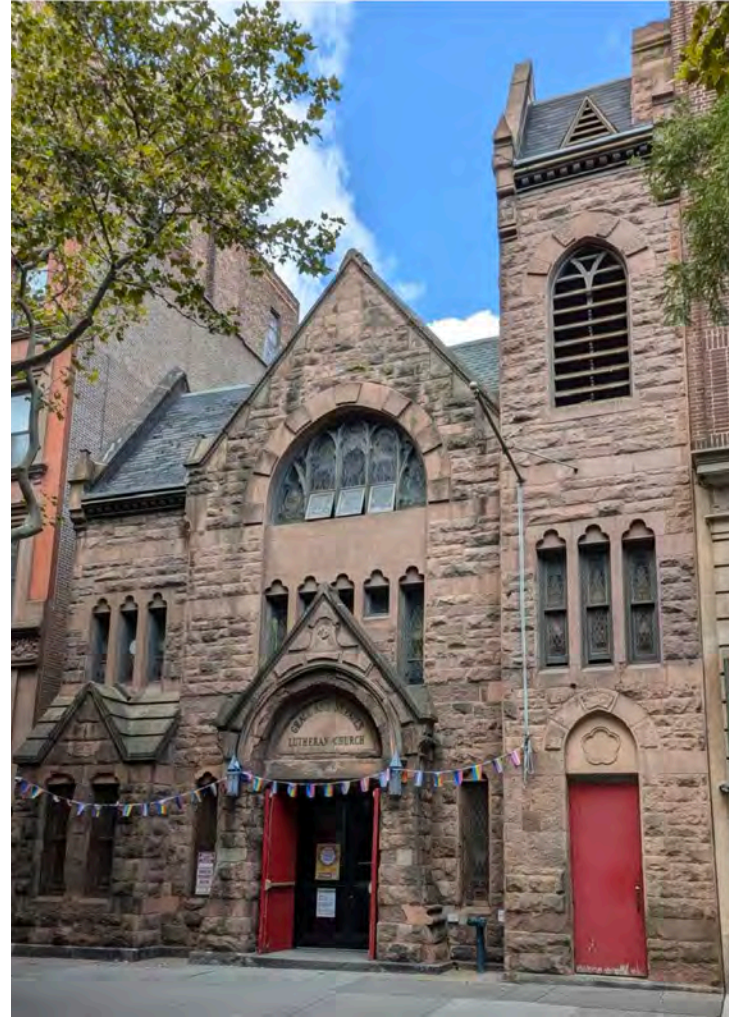
Institutional, Religious & Social Buildings



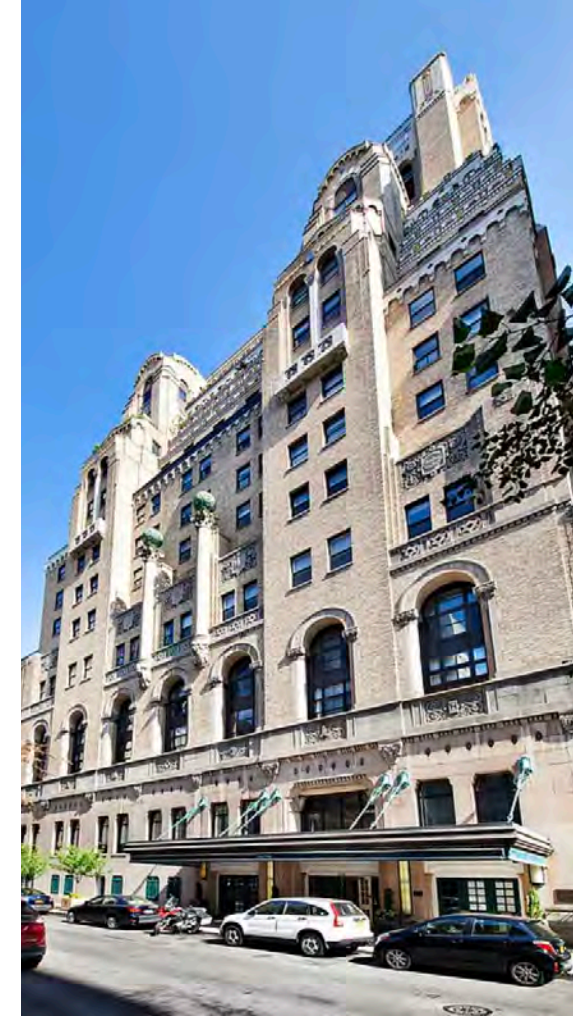
American Museum of Natural History, 200 Central Park West
Vaux & Mould, 1874 – 77; Cady, Berg & See, 1889 – 1900, 1906 – 08; Trowbridge & Livingston, 1922 – 24; John Russell Pope, 1931 – 35; Trowbridge & Livingston, 1931 – 33.
Style: Victorian Gothic; Romanesque Revival



New York Historical society, 170 Central Park West
York & Sawyer, 1903 - 08
Style: Roman Eclectic



The Grace & St. Paul's Church, 123 West 71st Street
Stephen Decatur Hatch, 1881 - 82
Style: High Victorian Gothic



Level Club, 253 West 73rd Street
Clinton & Russell and Wells, Holton & George, 1925 - 27
Style: Romanesque Revival with alterations

Upper West Side/Central Park West Historic District

Purpose-Built Commercial Buildings



426 Columbus Avenue
Clarence True, 1892 - 93
Style: Elizabethan Renaissance Revival



Metropolitan Warehouse Co, 475 Amsterdam Ave
George S. Kingsley, 1923
Style: Utilitarian, neo-Renaissance



100 West 72nd Street
McKim, Mead & White, 1892 - 93
Style: Renaissance Revival

“Very few buildings in the district were erected purely for commercial purposes; however, many were constricted to contain mixed uses or were residential buildings later altered for commercial use.”

(The Commercial Architecture of the Upper West Side/Central Park West Historic District, pg. 60)

Upper West Side/Central Park West Historic District

Office Buildings



428 Columbus Ave
Charles J. Perry, 1900
Style: Early-20th century Commercial



133 West 72nd Street
Charles E. Birge, 1912
Style: Early-20th century Commercial, neo-Gothic



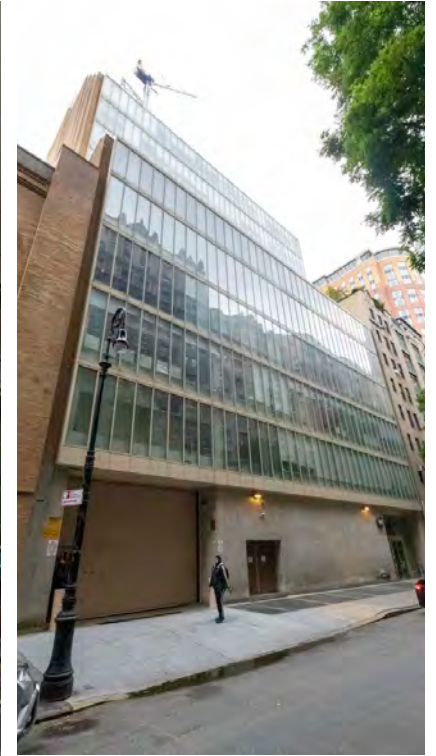
125 West 72nd Street
Samuel Cohen, 1918 - 19
Style: neo-Renaissance



NY Telephone Building, 125 West 73rd Street
McKenzie, Voorhees & Gmelin, 1920
Style: neo-Federal



163 West 72nd Street
Oscar Goldschlag, 1929
Style: Art Deco



30 West 67th Street
KPF, 1979
Style: Modern

Of the six purpose-built “office buildings” in the district, 30 West 67th Street is an outlier in terms of its age, style, massing and height.

30 West 67th Street in the Historic District



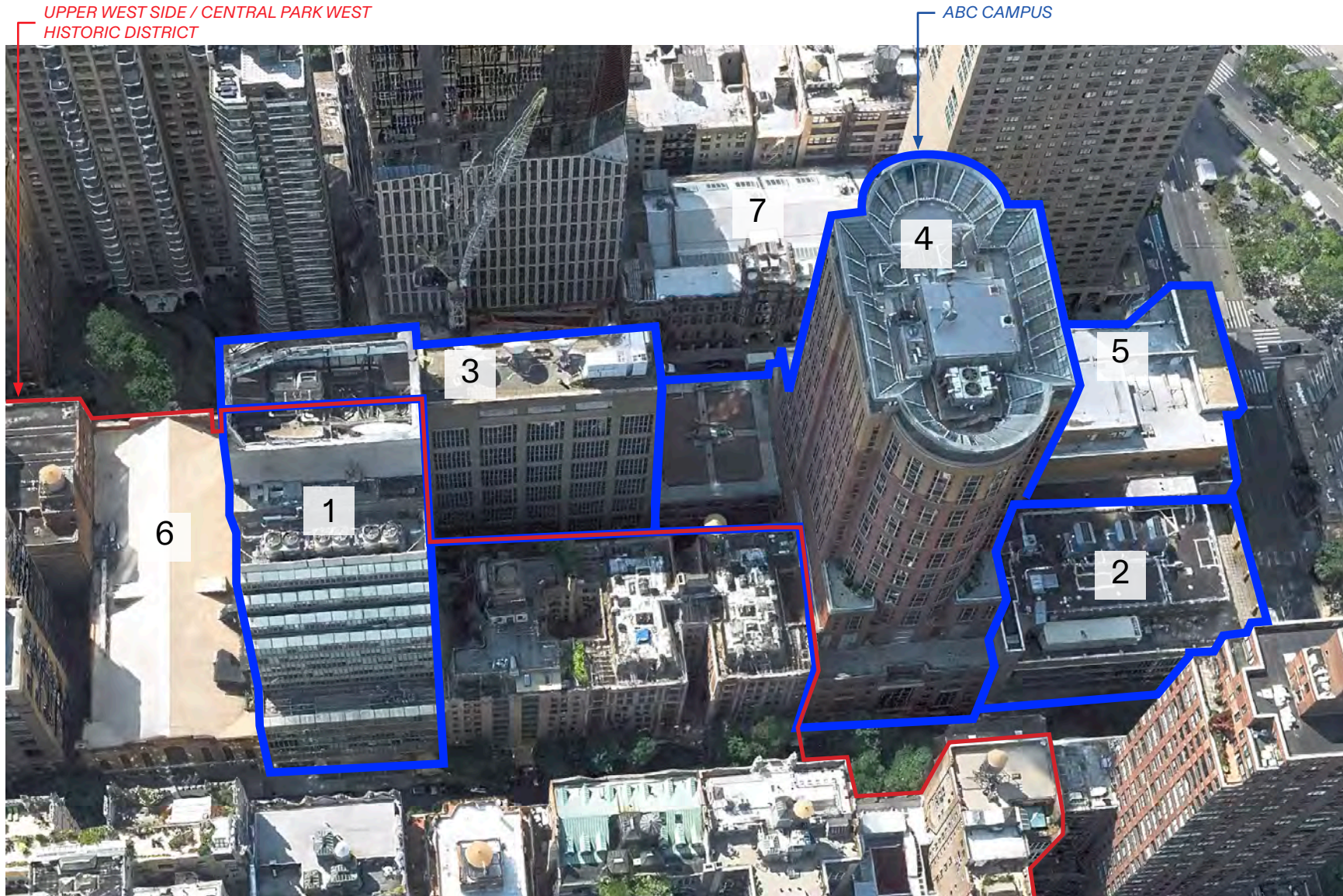
Aerial View



Enlarged Aerial View

The building contrasts significantly with the urban and architectural development of the historic district.

The Question of Individual Significance



The building is one component of a larger corporate campus, which includes five purpose-built office buildings.

THE ABC CAMPUS

PURPOSE-BUILT BUILDINGS

1 - 30 WEST 67TH STREET (1979)

2 - 7 LINCOLN SQUARE (1979)

3 - ABC PHASE II BUILDING - 47 WEST 66TH ST (1985)

4 - CAPITAL CITIES/ABC HQ - 77 WEST 66TH ST (1988)

5 - 147 COLUMBUS AVENUE (1991)

ADAPTIVELY-REUSED BUILDINGS

6 - DURLAND RIDING ACADEMY - 24 WEST 67TH ST (1901)

7 - FIRST BATTERY ARMORY - 56 WEST 66TH ST (1903)

ABC Campus - Phase 1



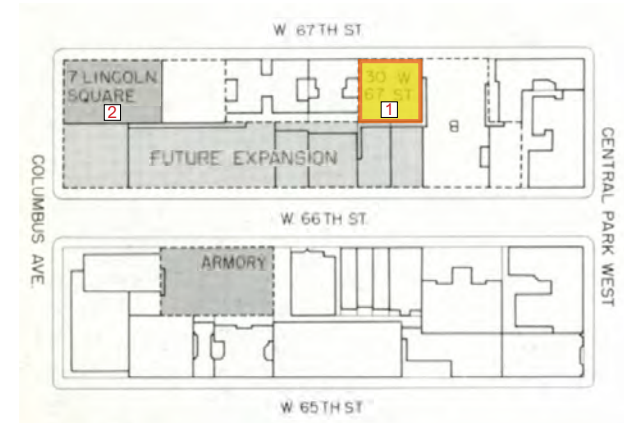
1

30 West 67th Street
KPF, 1979



2

7 LINCOLN SQUARE
KPF, 1979



ABC Campus - Phase 2



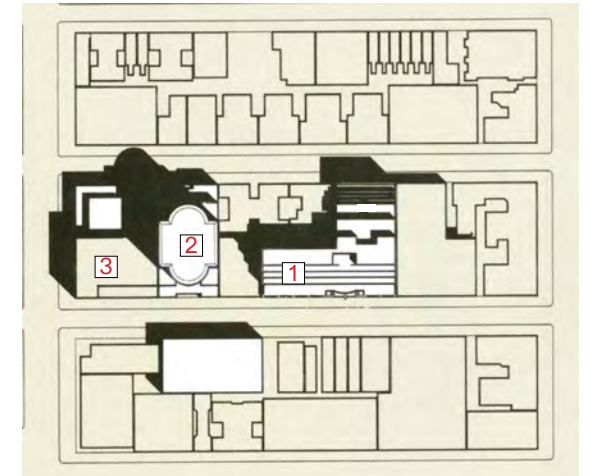
1

ABC Phase II Building, 47 West 66th Street
KPF, 1985



2

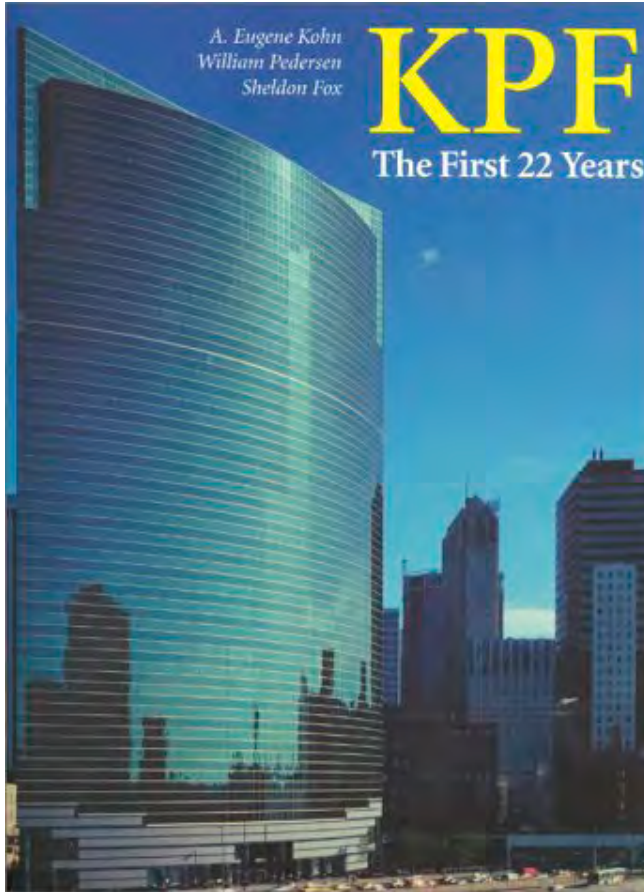
Capital Cities / ABC Headquarters, 77 West 66th Street
KPF, 1988



3

147 Columbus Avenue
KPF, 1991

KPF Monographs



KPF The First 22 Years, (Published 1999)



ABC Phase II Building, 47 West 66th Street
KPF, 1985



Capital Cities / ABC Headquarters,
77 West 66th Street
KPF, 1988



147 Columbus Avenue
KPF, 1991



7 Lincoln Square,
KPF, 1979

KPF's monographs from the 1980s and 1990s include these four buildings as "selected works", but not 30 West 67th Street.

Notable KPF Buildings



333 Wacker Drive, Chicago
1983



Trafalgar House, 180 East 70th Street
1986



135 East 57th Street
1988



712 Fifth Avenue
1990

There are many KPF buildings from this period, in NYC and elsewhere, that are more acclaimed.

Notable Modern/Post-Modern Examples in other HDs



The Butterfield House, 37 West 12th Street
Mayer, Whittlesey & Glass, 1959
Style: Contemporary



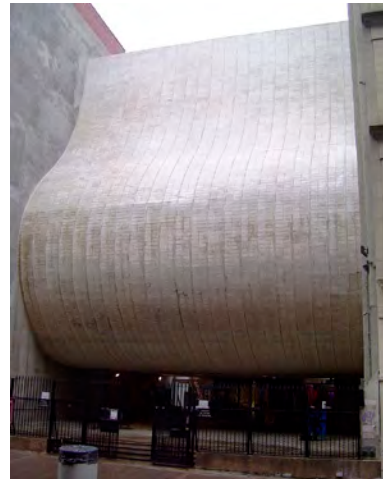
National Maritime Union of America, 20-40 Seventh Avenue
Arthur A. Schiller & Albert Ledner, 1962 - 63
Style: Not identified



The Breuer Building, 945 Madison Avenue
Marcel Breuer & Associates, 1964 - 66
Style: Modern



The Merz House, 48 Willow Place
Joseph Merz, 1965
Style: Not identified



Tribeca Synagogue, 49 White Street
William N. Breger, 1965 - 67
Style: neo-Expressionist



Asia Society HQ, 725 Park Avenue
Edward Iarabee Barnes, 1979
Style: Post-Modern

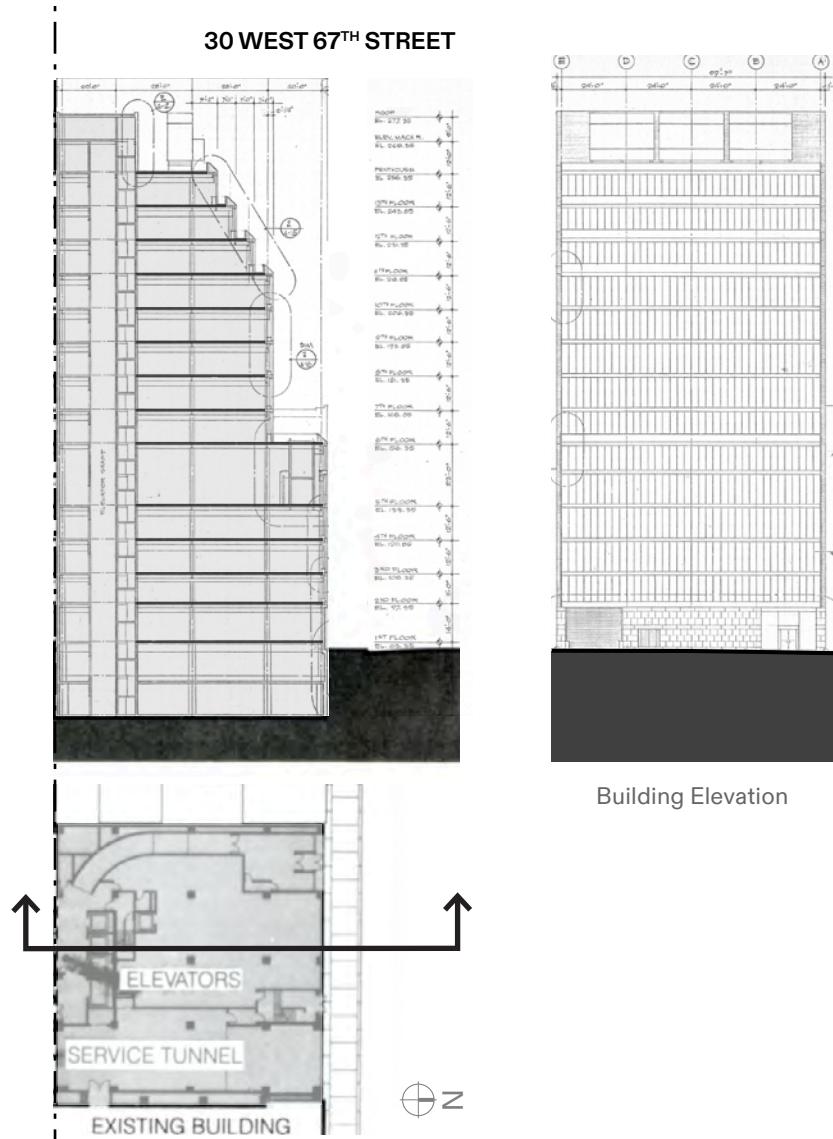
There are buildings in historic districts from the second half of the 20th century—constructed before designation—that do clearly rise to the level of individual significance. 30 West 67th Street is not one of them.

Challenges of Adaptive Reuse

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Adaptive Reuse Feasibility Study



Building Section & Plan
(Progressive Architecture, Jan 1988)

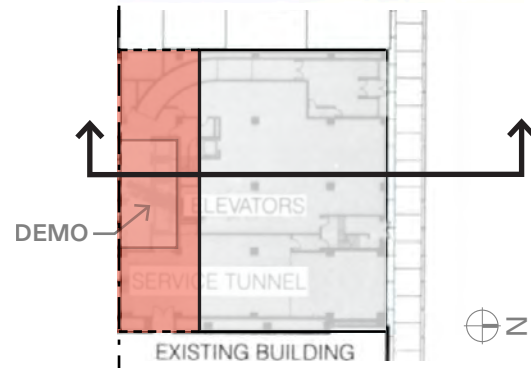
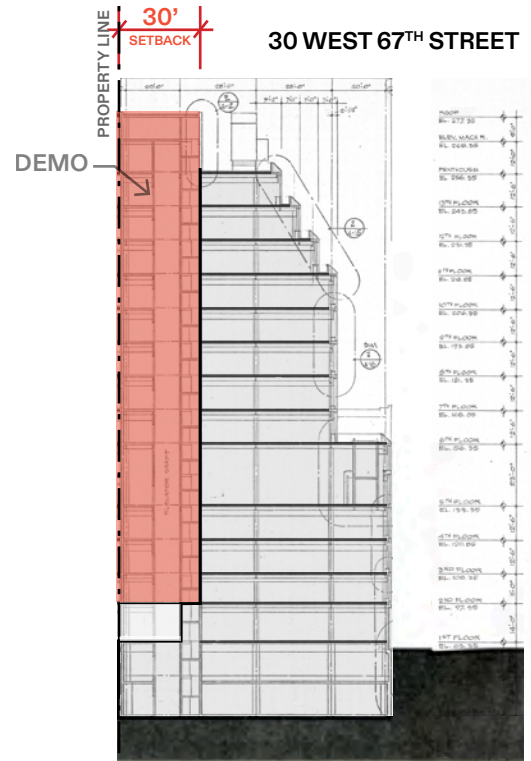
EXISTING BUILDING

- KPF, 1979
- 13 FLOORS + CELLAR & MECHANICAL
- FL-TO-FL HEIGHT:
RANGE: 11'-0" - 23'-0"
TYPICAL: 12'-6"

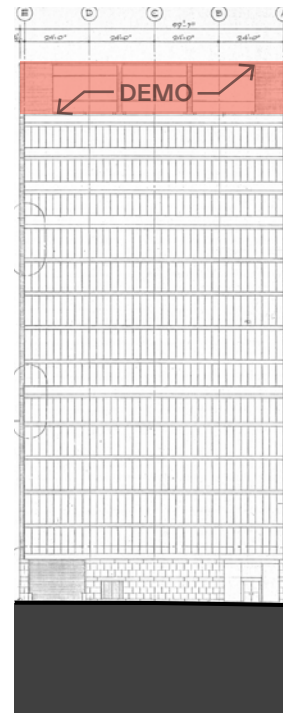


View of Building looking Southwest

#1



Building Section & Plan
(Progressive Architecture, Jan 1988)

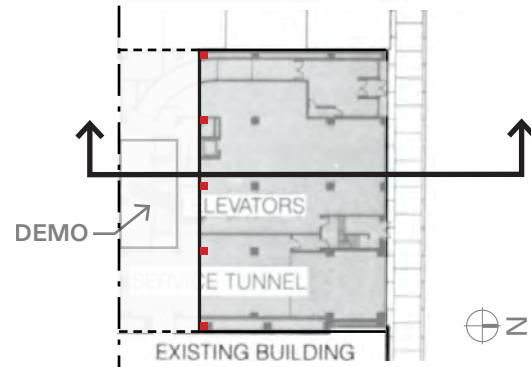
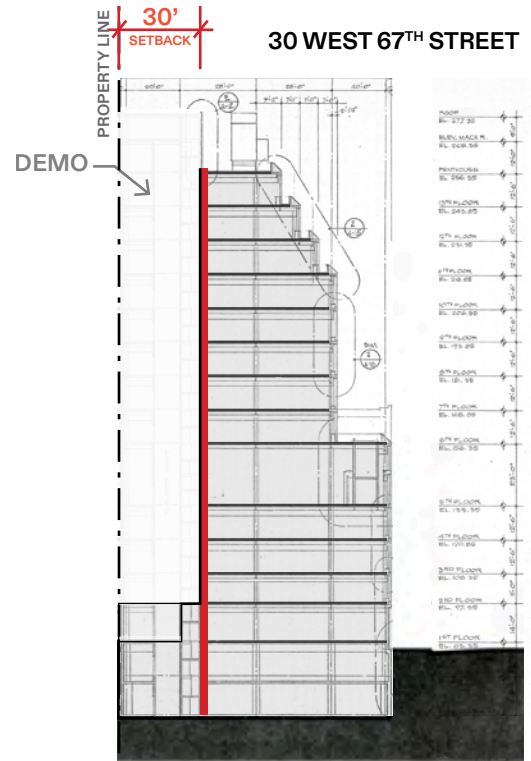


Building Elevation

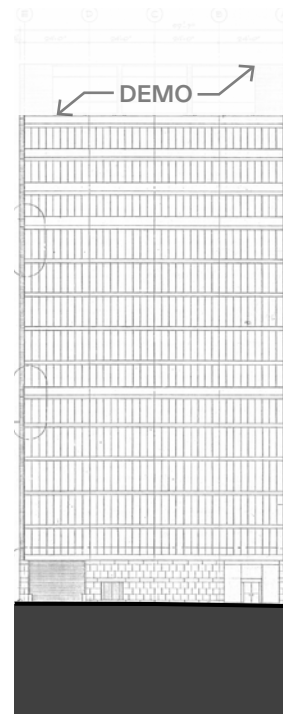
REQUIRED MODIFICATIONS

1. DEMOLISH 30 FEET OF SOUTHERN PORTION OF BUILDING FOR REAR YARD SETBACK.

#2



Building Section & Plan
(Progressive Architecture, Jan 1988)

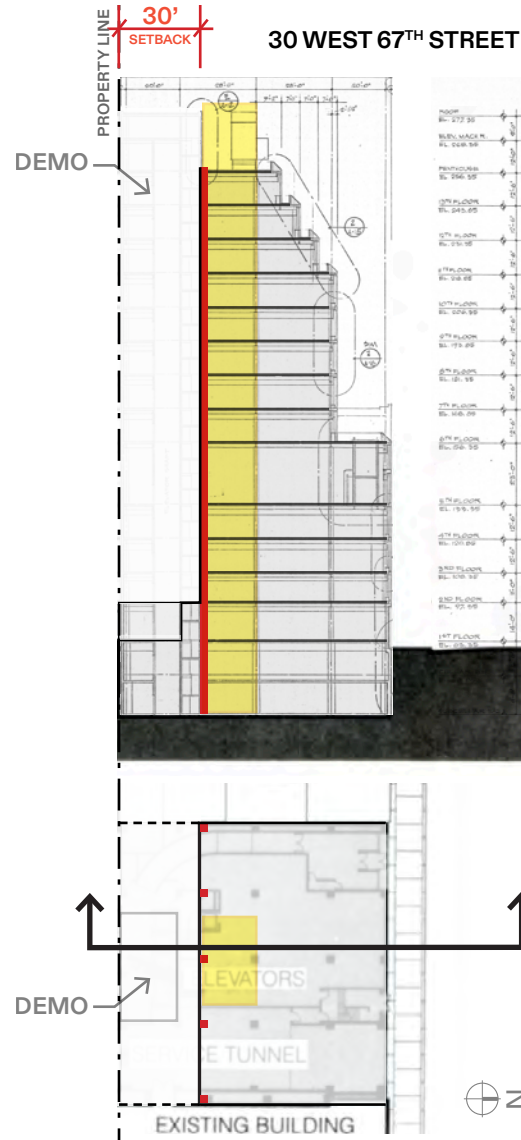


Building Elevation

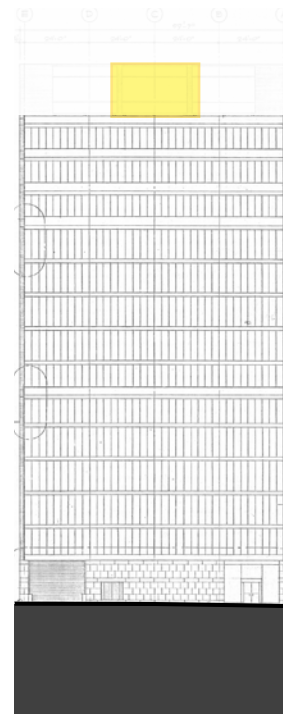
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2. NEW STRUCTURAL COLUMNS AND NEW SOUTH FACADE.

#3



Building Section & Plan
(Progressive Architecture, Jan 1988)

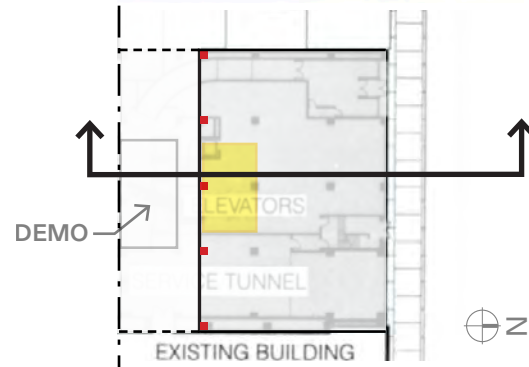
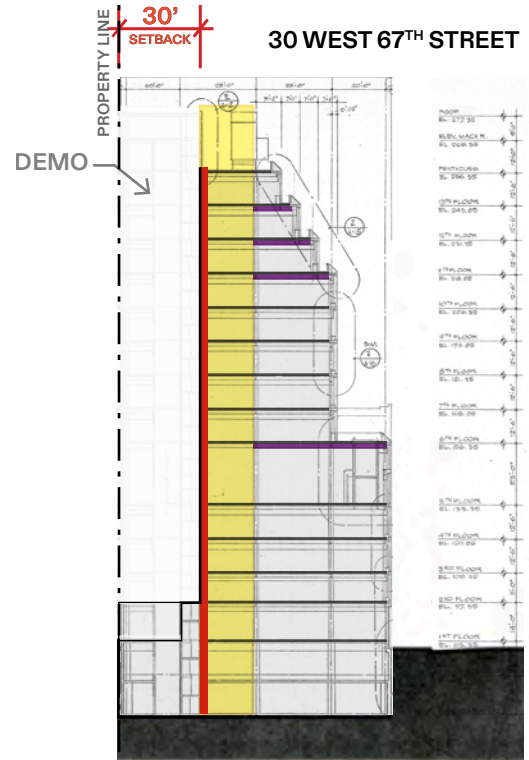


Building Elevation

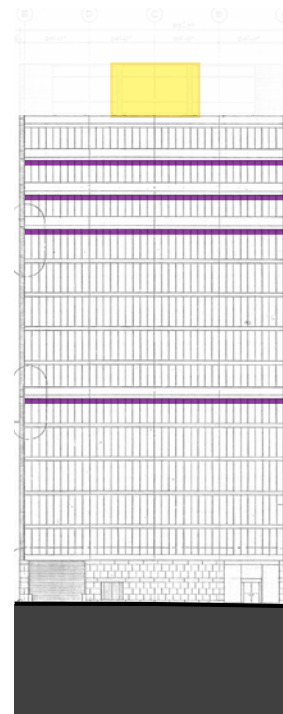
REQUIRED MODIFICATIONS

1. DEMOLISH 30 FEET OF SOUTHERN PORTION OF BUILDING FOR REAR YARD SETBACK.
2. NEW STRUCTURAL COLUMNS AND NEW SOUTH FACADE.
3. **NEW CORE (VISIBLE AT BULKHEAD).**
 - AFTER EXISTING CORE IS DEMOLISHED, INSTALL TEMPORARY LIFE SAFETY STAIR AND STANDPIPE, UNTIL NEW CORE IS BUILT.

#4



Building Section & Plan
(Progressive Architecture, Jan 1988)

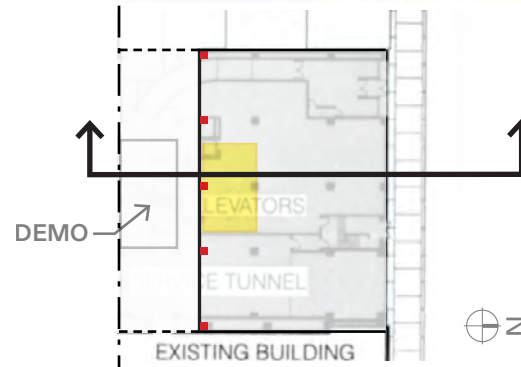
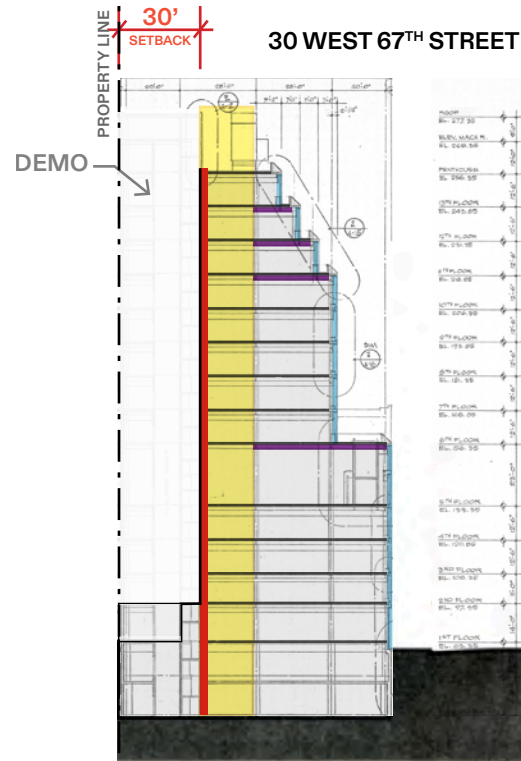


Building Elevation

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4. PLUMBING TRANSFERS AT EACH MASSING SETBACK.

#5



Building Section & Plan
(Progressive Architecture, Jan 1988)

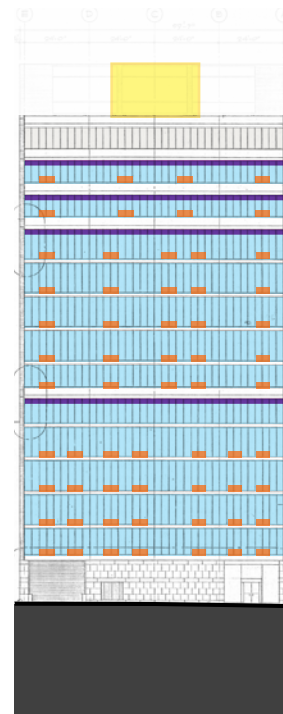
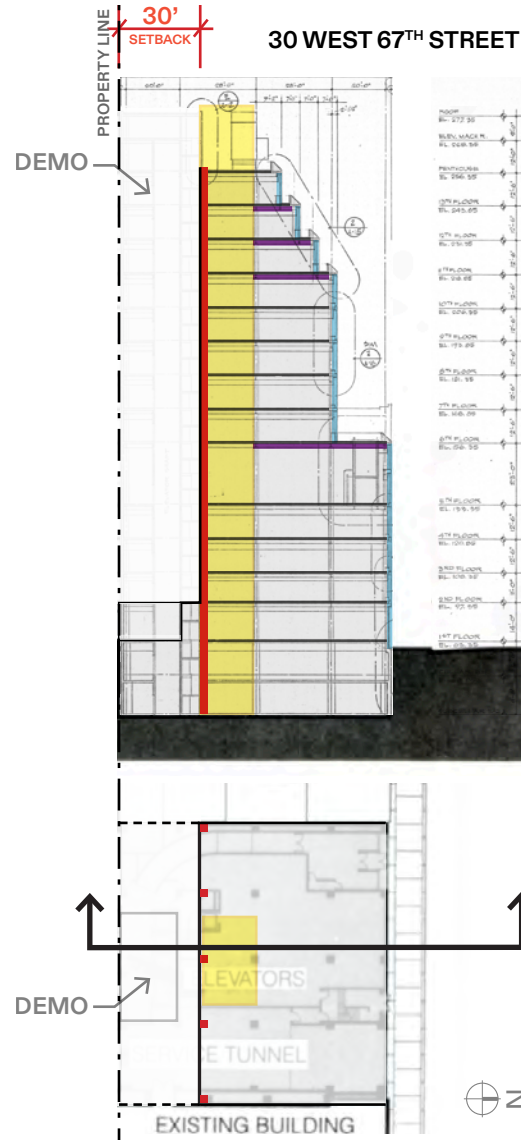


Building Elevation

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4. PLUMBING TRANSFERS AT EACH MASSING SETBACK.
5. REPLACE NORTH FACADE TO PROVIDE OPERABLE WINDOWS AND BIRD-SAFE GLAZING.

#6

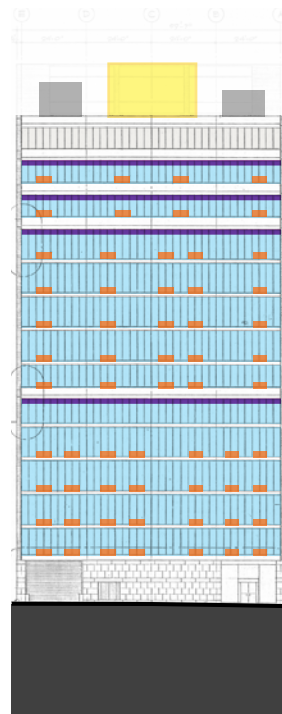
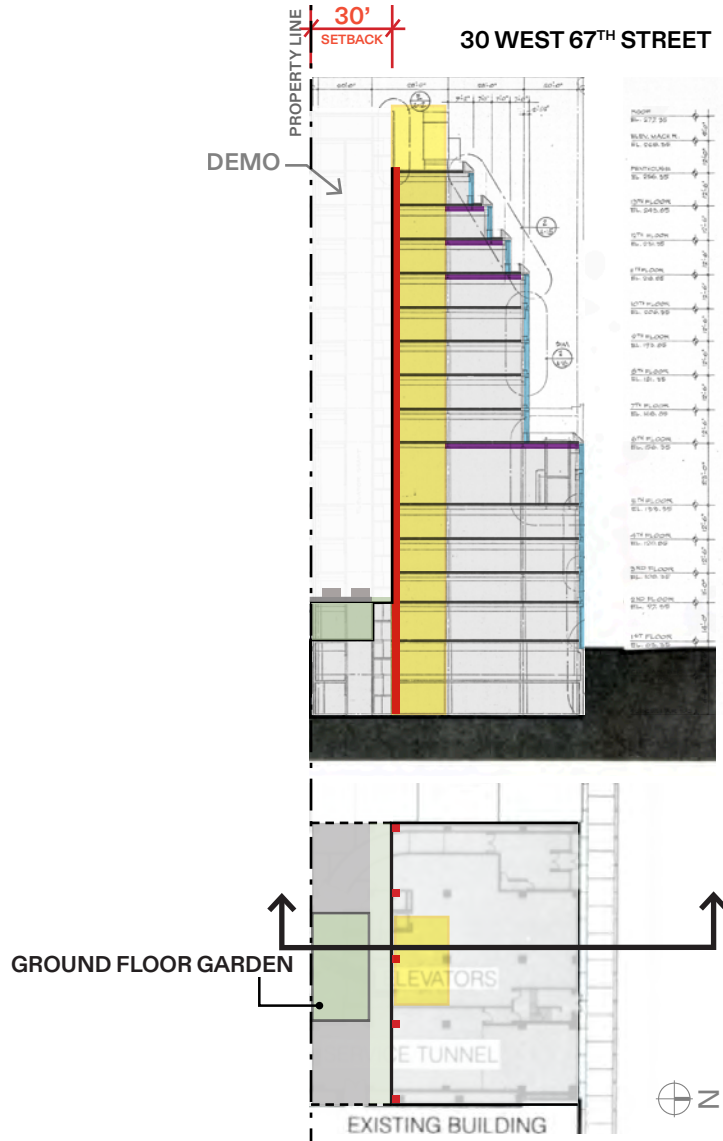


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4. PLUMBING TRANSFERS AT EACH MASSING SETBACK.
5. REPLACE NORTH FACADE TO PROVIDE OPERABLE WINDOWS AND BIRD-SAFE GLAZING.
6. ADD PTHP UNITS ON FACADE.

#7

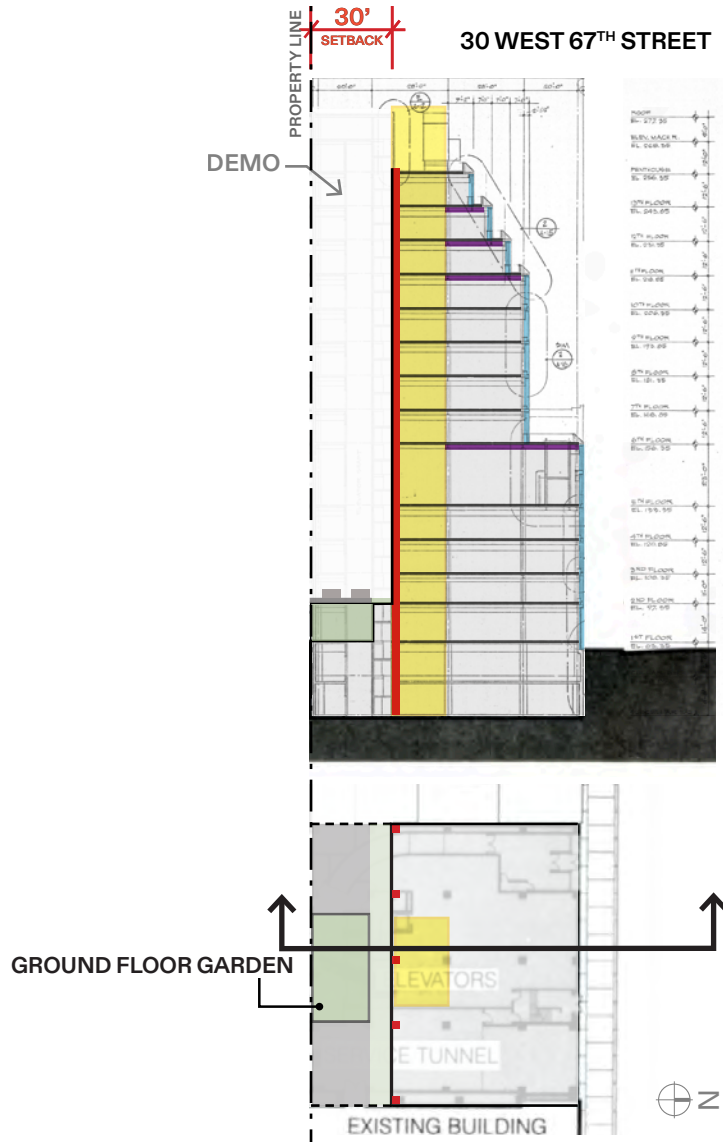


Building Elevation

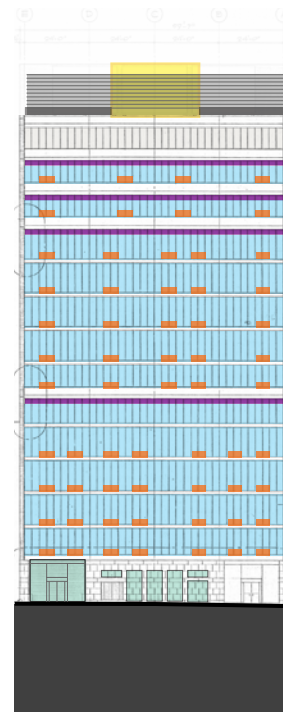
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5. REPLACE NORTH FACADE TO PROVIDE OPERABLE WINDOWS AND BIRD-SAFE GLAZING.
6. ADD PTHP UNITS ON FACADE.
7. **SHARED OUTDOOR AMENITIES ONLY AT GROUND FLOOR (DUE TO SECOND FLOOR AND ROOFTOP MEP)**

#8



Building Section & Plan
(Progressive Architecture, Jan 1988)

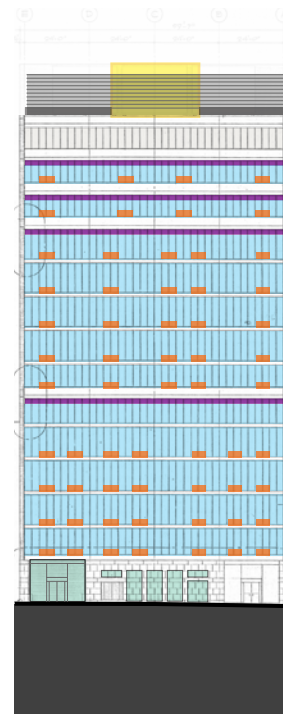
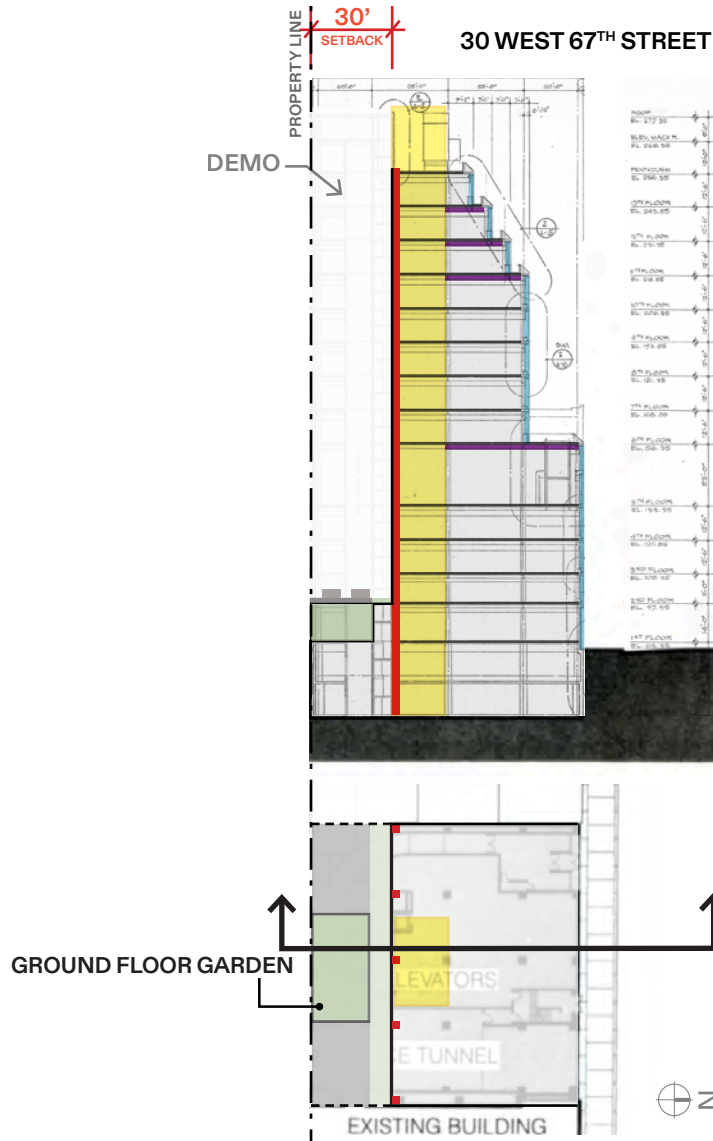


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6. ADD PTHP UNITS ON FACADE.
7. SHARED OUTDOOR AMENITIES ONLY AT GROUND FLOOR (DUE TO SECOND FLOOR AND ROOFTOP MEP)
8. CONVERT GROUND FLOOR FACADE TO RESIDENTIAL.

Structural Challenges



Building Elevation

REQUIRED MODIFICATIONS

1. DEMOLISH 30 FEET OF SOUTHERN PORTION OF BUILDING FOR REAR YARD SETBACK.
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7. SHARED OUTDOOR AMENITIES ONLY AT GROUND FLOOR (DUE TO SECOND FLOOR AND ROOFTOP MEP)
8. CONVERT GROUND FLOOR FACADE TO RESIDENTIAL.

ADDITIONAL STRUCTURAL CHALLENGES

1. TEMPORARY REPLACEMENT OF BUILDING'S LATERAL SYSTEM NECESSARY DURING CONSTRUCTION DUE TO REMOVAL OF SOUTH FACADE AND EXISTING CORE.
 - EXISTING STEEL REINFORCING IS CONCENTRATED AT CURRENT COLUMNS AND CORE LOCATION.
 - EXTENSIVE REINFORCING AND PARTIAL MAT REPLACEMENT WILL BE NECESSARY.
 - NEW ELEVATOR PITS REQUIRE EXTENDING BEYOND CURRENT FOUNDATION MAT (WILL REQUIRE DEWATERING DURING CONSTRUCTION AND RESTORING WATER-PROOFING MAT).
2. EXISTING FOUNDATION MAT SLAB WILL NOT BE ABLE TO SUPPORT LOCATION OF NEW PERMANENT CORE.

Existing Conditions



Existing window wall facade



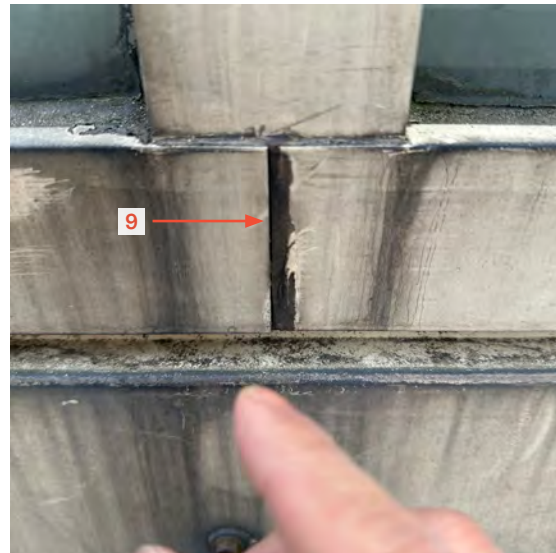
Non-thermally broken aluminum window



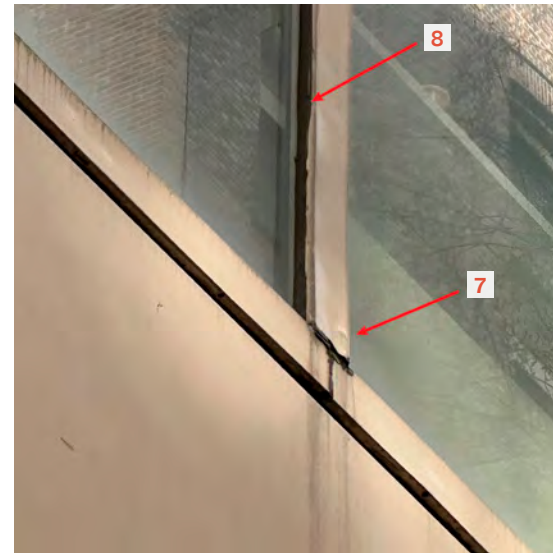
IGU failure



Condensation and interior finish damage



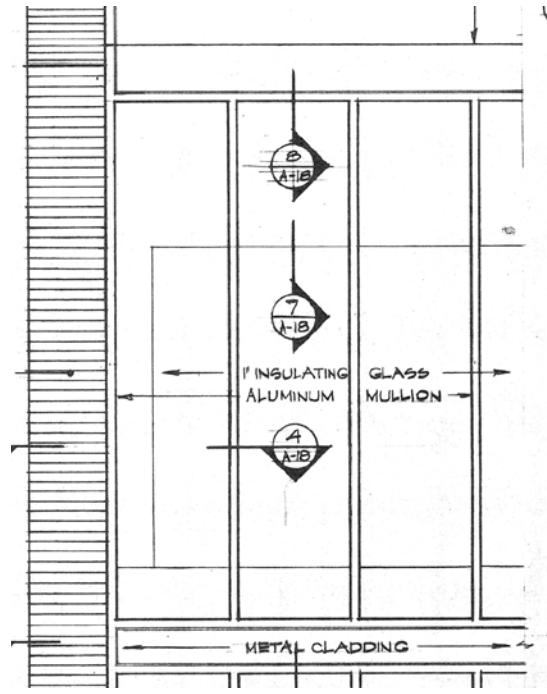
Degrading sealants and gaskets



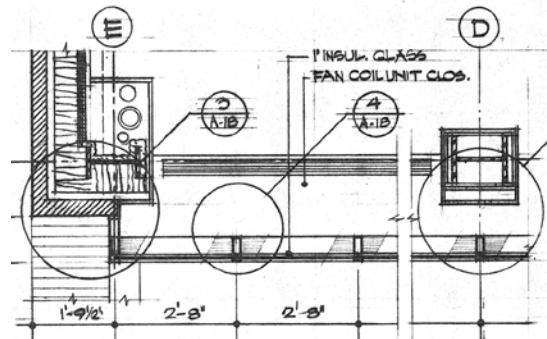
Degraded paint and sealant

1. The existing facade is a window wall system. This system is known to have relatively poor thermal performance and water resistance at the slab edge. Narrow slab edge covers were observed. Based on the position of the slab edge and slab edge cover, the insulation behind these covers appears limited.
2. Based on field measurements taken with a laser glass thickness gauge, the existing vision glass appears to be double-pane insulating glass units (IGUs) without low-e coatings. Without low-e coating, the thermal performance of the glass is limited.
3. The IGUs are capture-glazed into non-thermally broken anodized aluminum mullions. On all floors observed, mullion surface temperatures were consistently around 40°F despite the interior space being heated, indicating thermal bridging to the exterior.
4. The facade also has minimal spandrel area, which further affects its overall thermal performance.
5. Multiple IGU failures with fogged cavities were noted on the north facade below the 6th floor. At the Level 6 terraces, more than half of the IGUs have failed.
6. Repeated signs of condensation were observed on mullions, transoms, and on adjacent interior finishes, indicating poor thermal performance of the system.
7. In several areas, corrosion/pitting of the anodized aluminum was noted as a likely result of prolonged condensation; unlike painted finishes, the anodized layer is not easily repairable.
8. Localized bubbling was observed on some exterior pressure caps, indicating paint degradation and a lack of maintenance.
9. Gaskets also show significant aging, with softening and powdering observed in multiple locations. In some areas, gaskets intended to retain the glass are missing altogether.

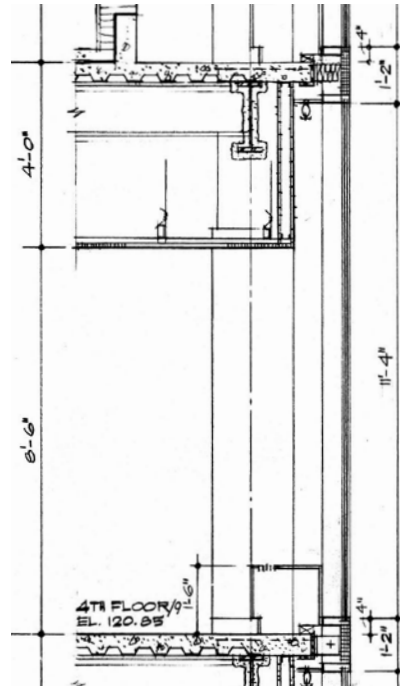
Adaptive Reuse Feasibility Study - Window Details



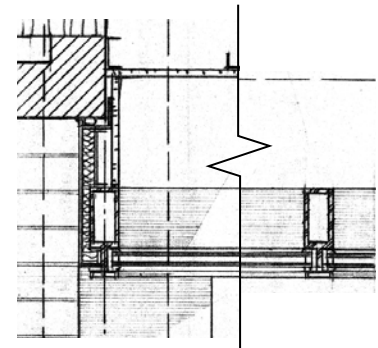
Elevation



Plan

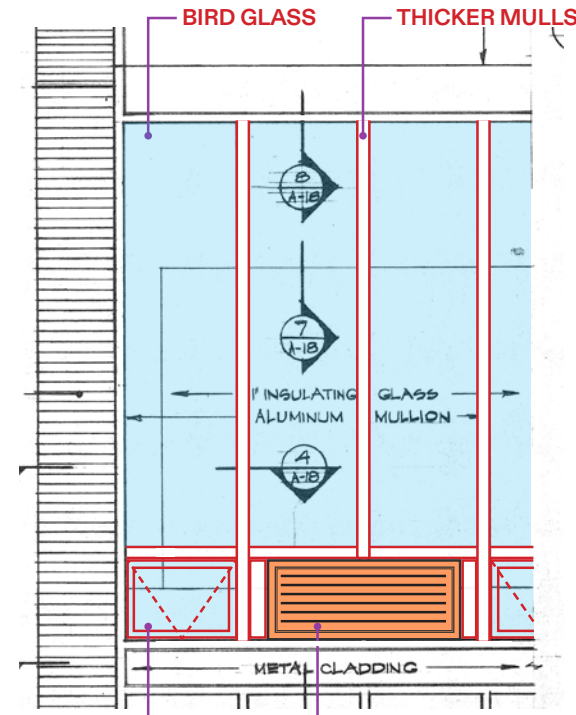


Section

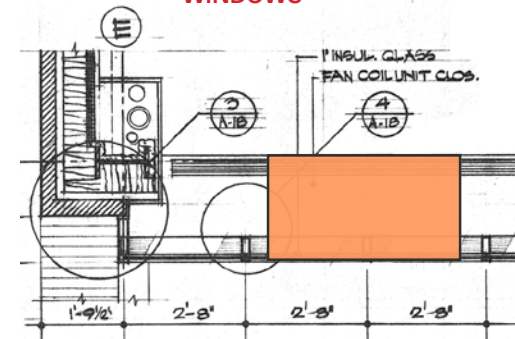


Detail

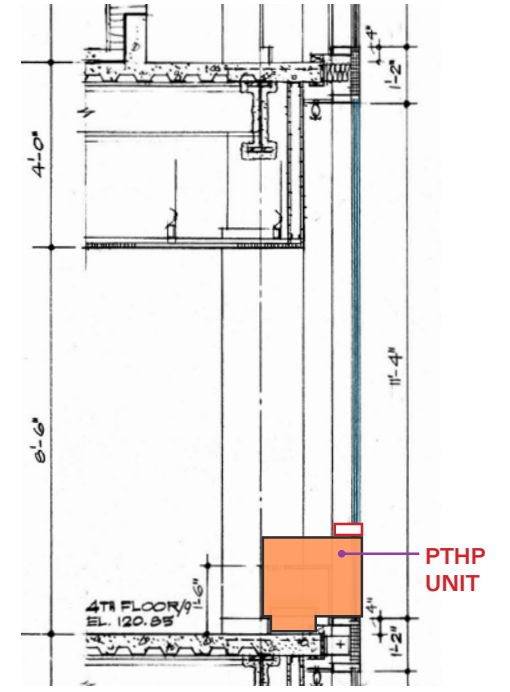
EXISTING WINDOW DETAILS



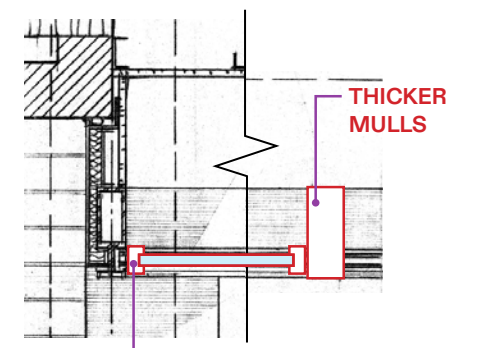
Elevation



Plan



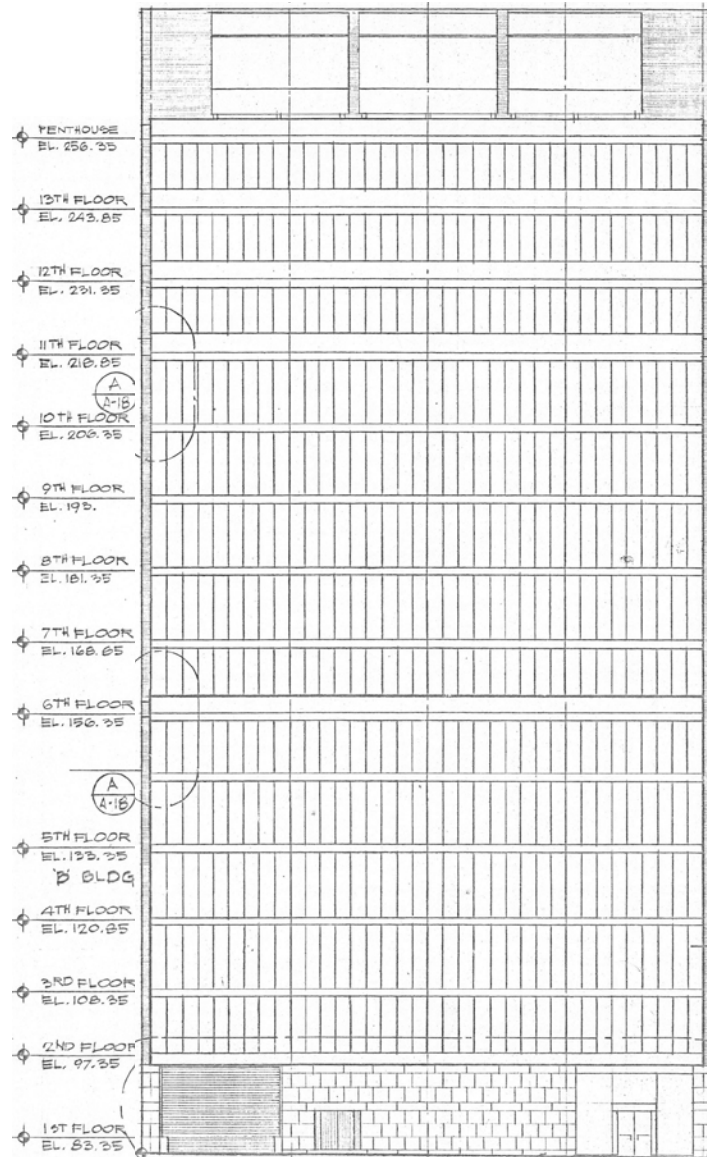
Section



Detail

ADAPTED WINDOW DETAILS

Adaptive Reuse Feasibility Study

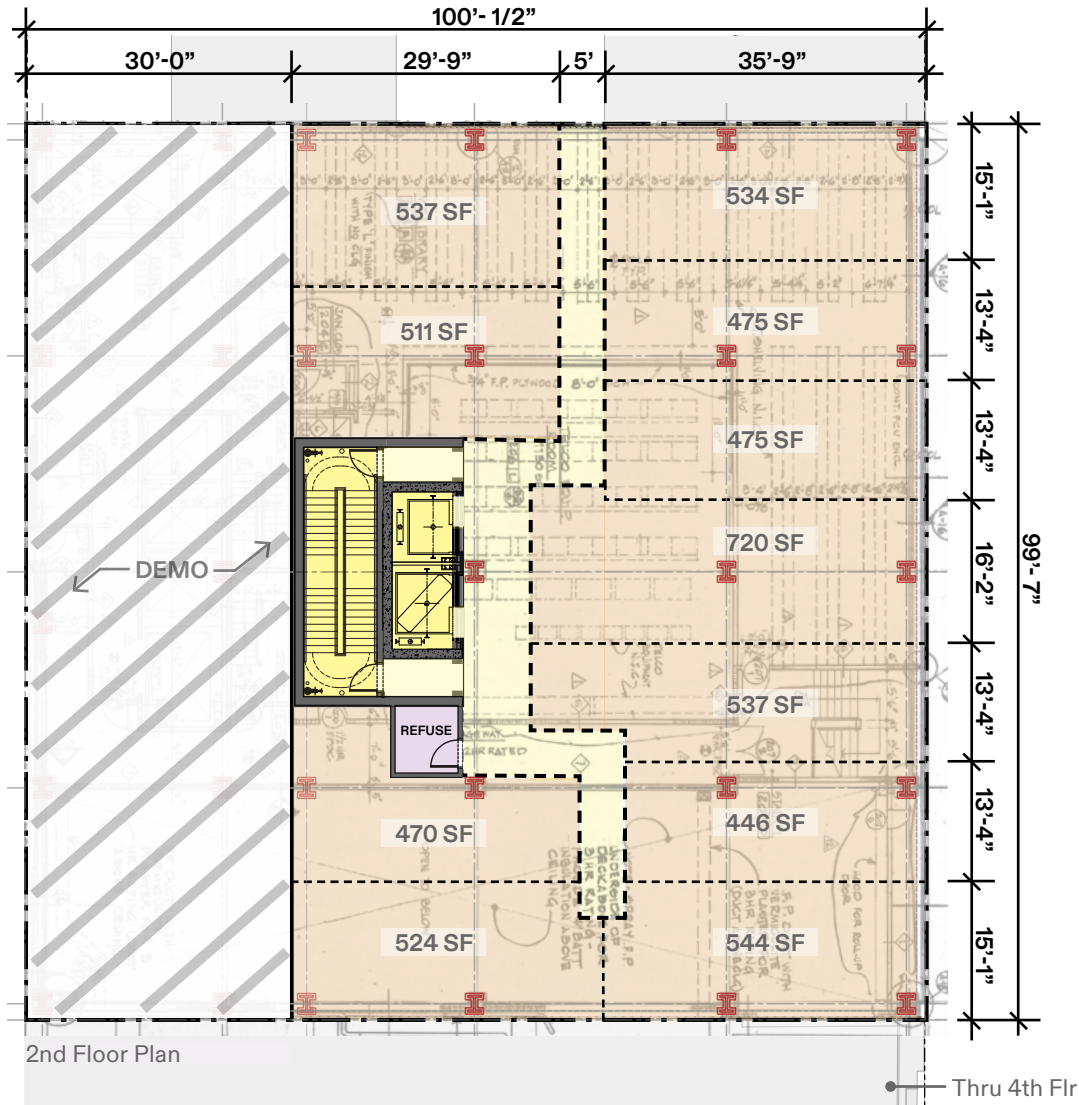


Existing North Elevation



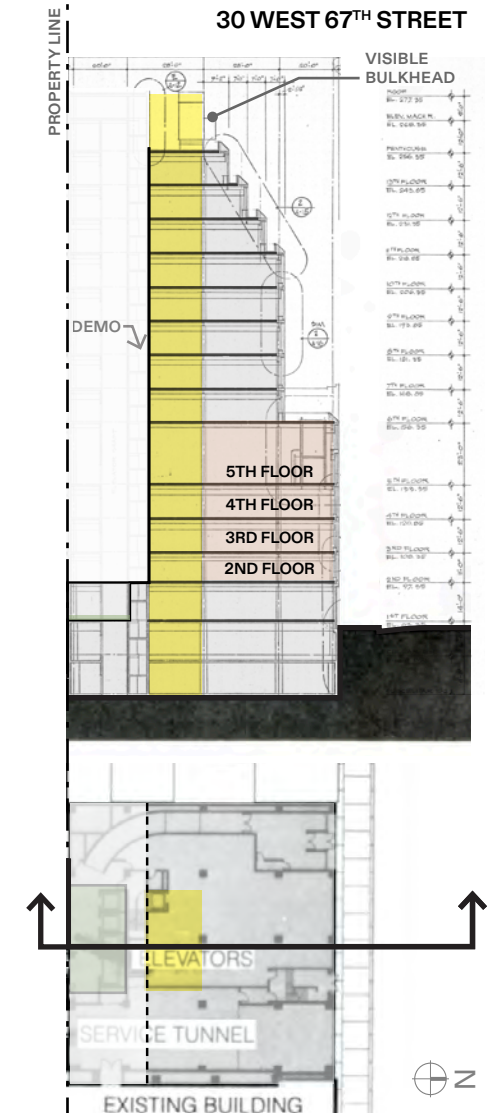
Adapted North Elevation

Adaptive Reuse Feasibility Study - Typical (Levels 2-5)



TYPICAL (LEVELS 2-5)

- GROSS AREA: 7,026 SF / FLR
- RENTABLE AREA: 5,784 SF / FLR
- EFFICIENCY: 82%
- UNITS: 11 / FLR
- TOTAL UNITS: 44

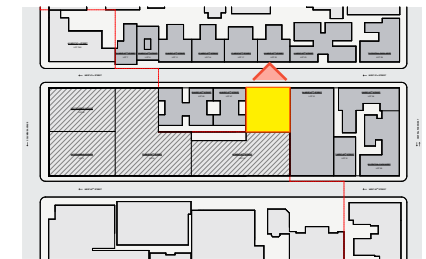


Design Revisions

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View From North



Key Plan

View From North



Previous



Updated

West 67th Street Context



1 West 67th Street
George M. Pollard, 1918



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



1 West 67th Street
George M. Pollard, 1918



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



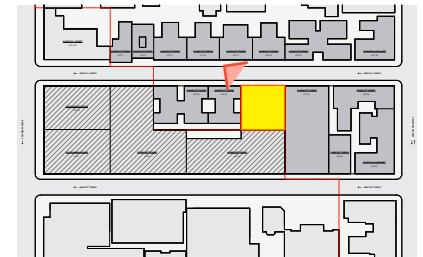
50 West 67th Street
Shape & Brady, 1917

Streetscape Elevations



West 67th Street - Facing South

View Looking East



Key Plan

View Looking West



Previous



Updated



Key Plan

Building Base



Previous



Updated



Key Plan

Upper Facade



Previous



Updated

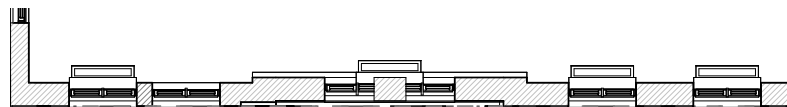
Facade Setback



North Elevation



Level 8 Partial Plan



Level 6 Partial Plan

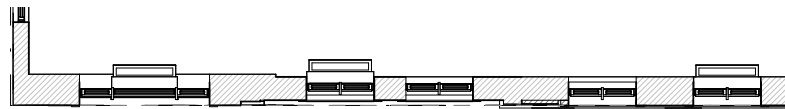


Front Perspective View at pedestrian level

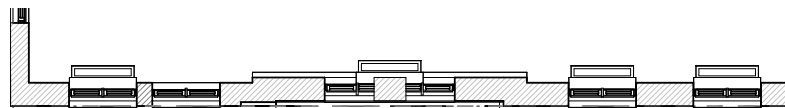
Facade Setback



North Elevation



Level 8 Partial Plan



Level 6 Partial Plan



Front Perspective View at pedestrian level



Thank you

RAMSA

The current proposal is:

Preservation Department – Item 5, LPC-26-03891

**26-30 West 67th 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.

Appendix

Existing Conditions

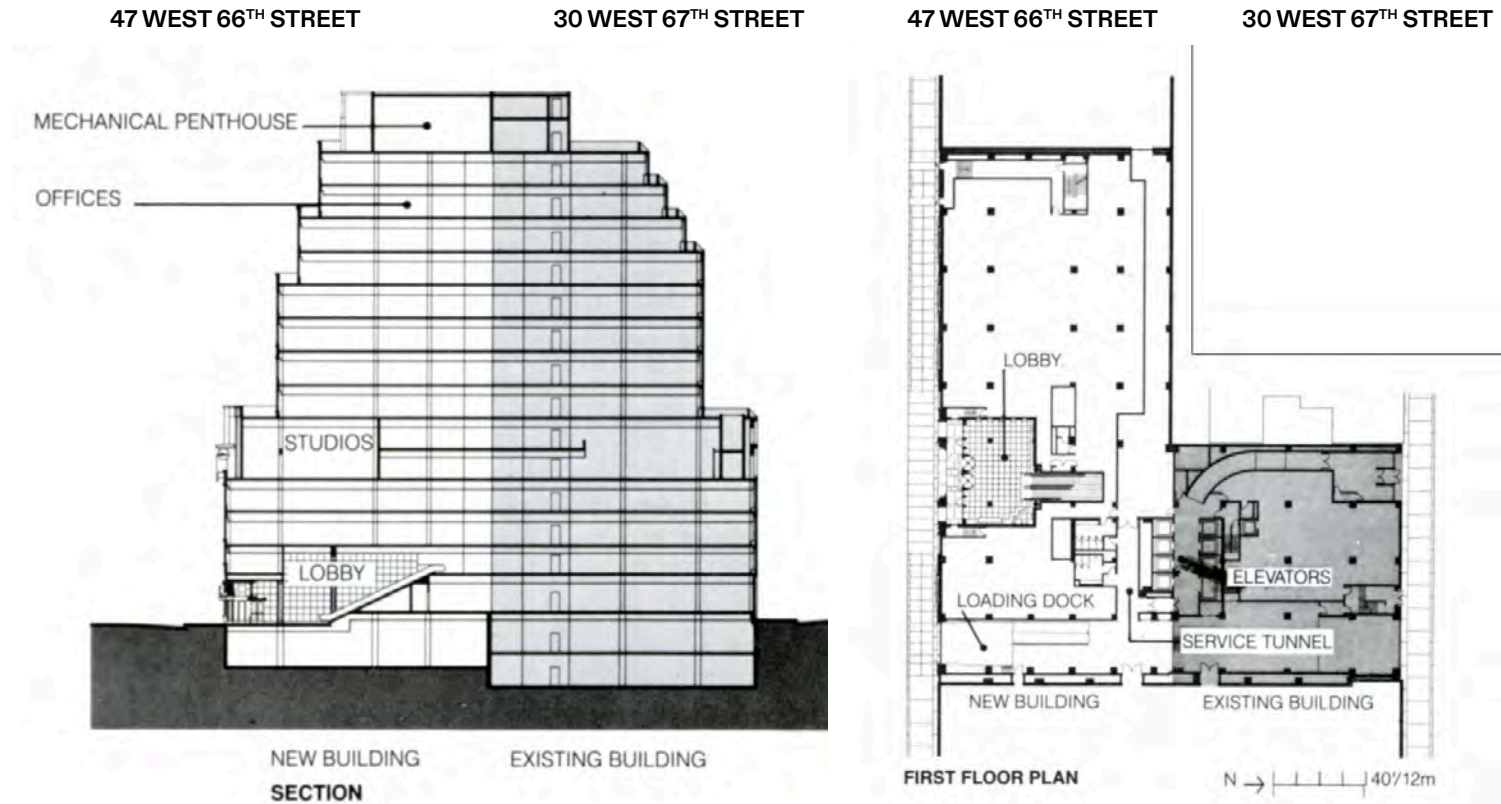


View of Building Base



View of Building Base at Sidewalk

Building Expansion



Building Section & Plan (*Progressive Architecture*, Jan 1988)



The building was designed to be expanded, which it was in 1985. Functionally, it is half of one building.

Existing Conditions



Existing window wall facade



Measurement of existing IGU



Temperature on mullion surface



Existing IGU with foggy internal cavity



Non-thermally broken aluminum window



Condensation and interior finish damage

1. The existing facade is a window wall system. This system is known to have relatively poor thermal performance and water resistance at the slab edge. Narrow slab edge covers were observed. Based on the position of the slab edge and slab edge cover, the insulation behind these covers appears limited.
2. Based on field measurements taken with a laser glass thickness gauge, the existing vision glass appears to be double-pane insulating glass units (IGUs) without low-e coatings. Without low-e coating, the thermal performance of the glass is limited.
3. The IGUs are capture-glazed into non-thermally broken anodized aluminum mullions. On all floors observed, mullion surface temperatures were consistently around 40°F despite the interior space being heated, indicating thermal bridging to the exterior.
4. The facade also has minimal spandrel area, which further affects its overall thermal performance.

Existing Conditions



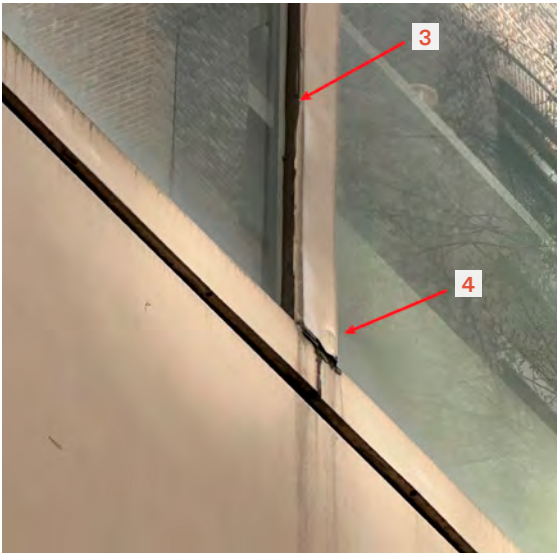
IGU failure



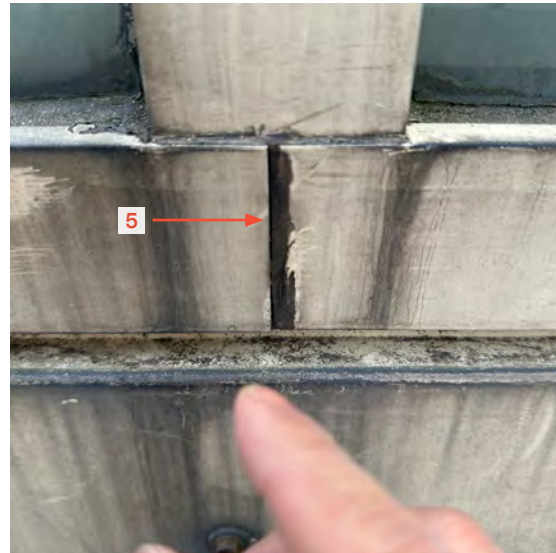
IGU failure



Condensation on mullions



Degraded paint and sealant



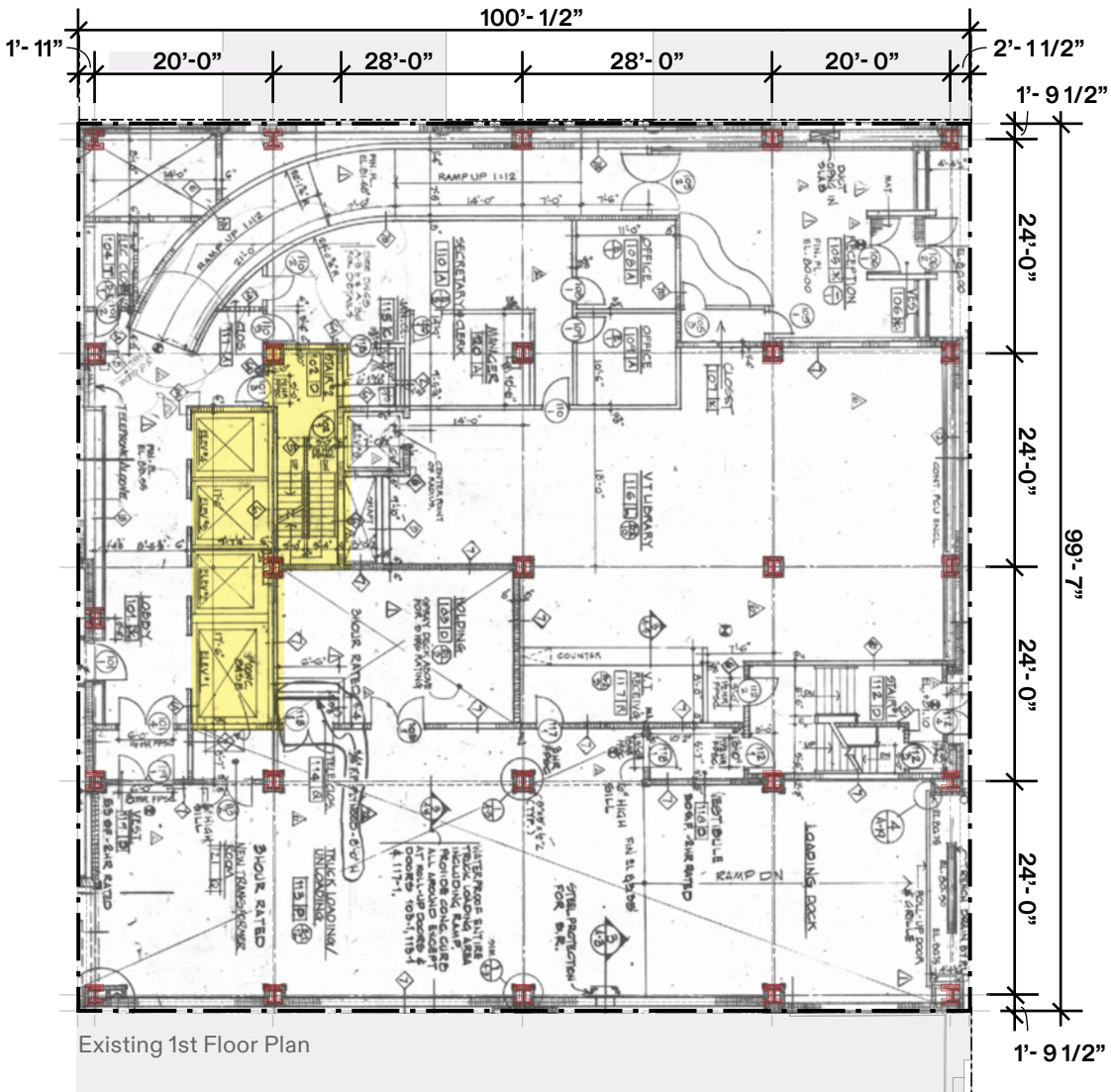
Degrading sealants and gaskets



Missing gasket

1. Multiple IGU failures with fogged cavities were noted on the north facade below the 6th floor. At the Level 6 terraces, more than half of the IGUs have failed.
2. Repeated signs of condensation were observed on mullions, transoms, and on adjacent interior finishes, indicating poor thermal performance of the system.
3. In several areas, corrosion/pitting of the anodized aluminum was noted as a likely result of prolonged condensation; unlike painted finishes, the anodized layer is not easily repairable.
4. Localized bubbling was observed on some exterior pressure caps, indicating paint degradation and a lack of maintenance.
5. Gaskets also show significant aging, with softening and powdering observed in multiple locations. In some areas, gaskets intended to retain the glass are missing altogether.

Adaptive Reuse Feasibility Study

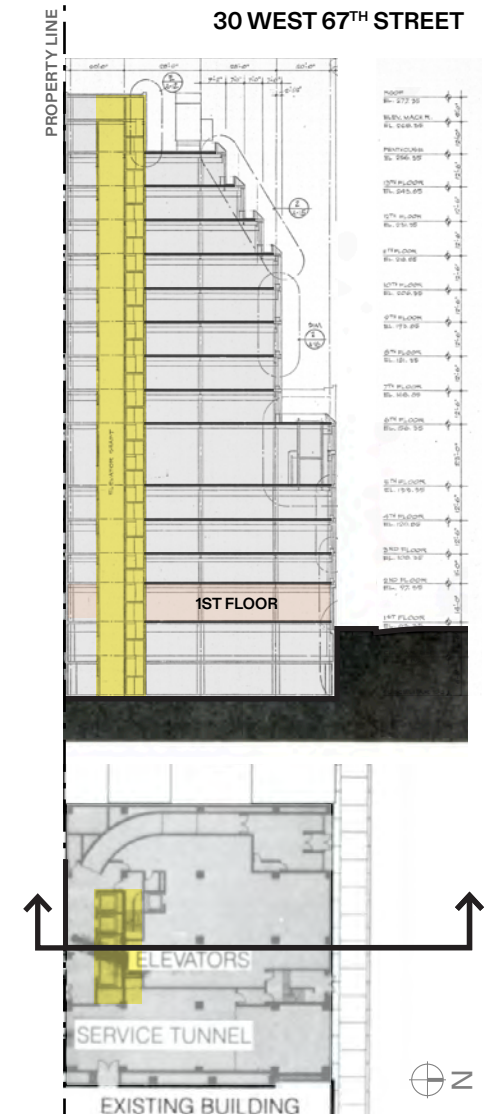


EXISTING BUILDING

- KPF, 1979
- 13 FLOORS + CELLAR & MECH.
- FL-TO-FL HEIGHT:
RANGE: 11'-0" - 23'-0"
TYPICAL: 12'-6"

LEVEL 1

- GROSS AREA: 9,760 SF

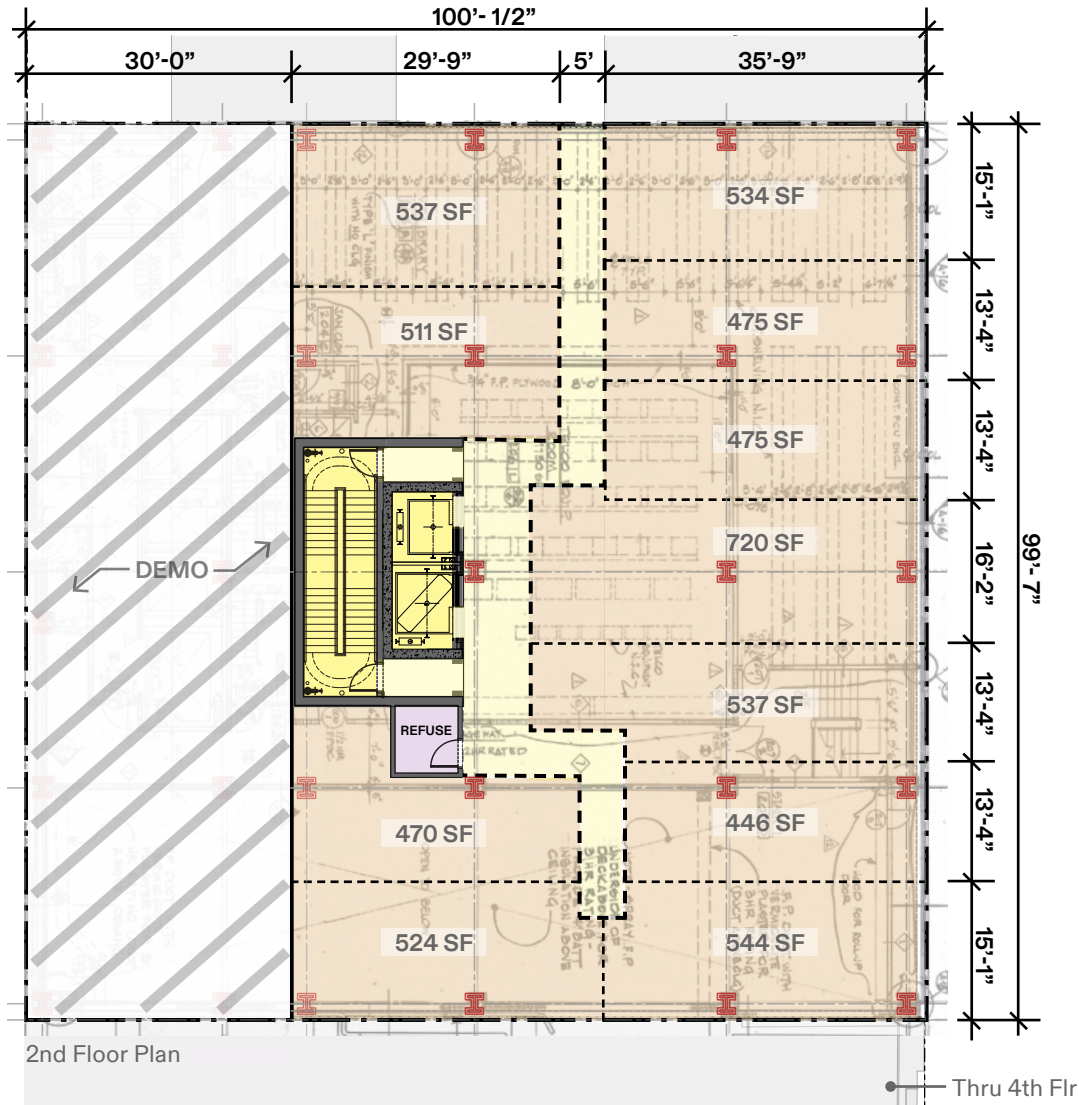


[illegible]

- GROSS AREA: 8,838 SF

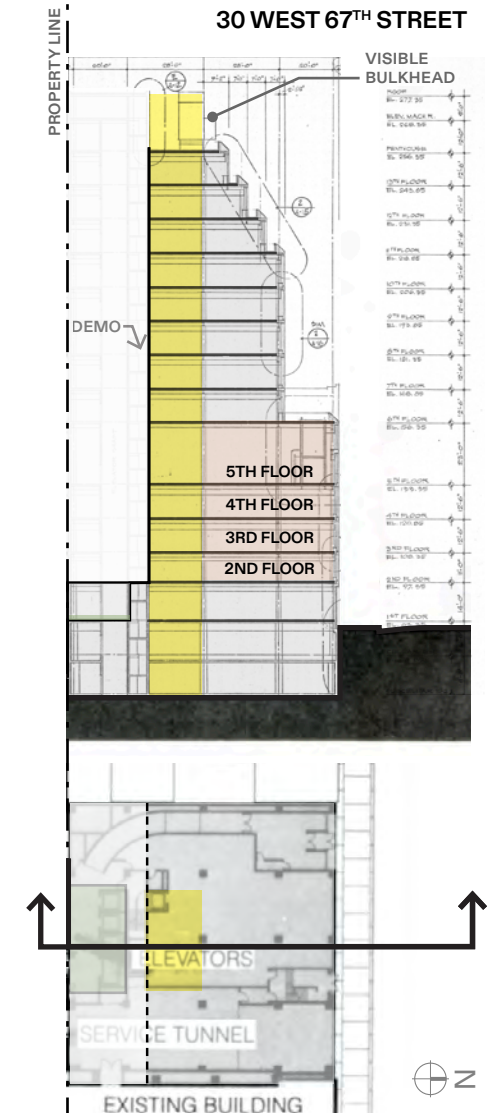


Adaptive Reuse Feasibility Study - Typical (Levels 2-5)

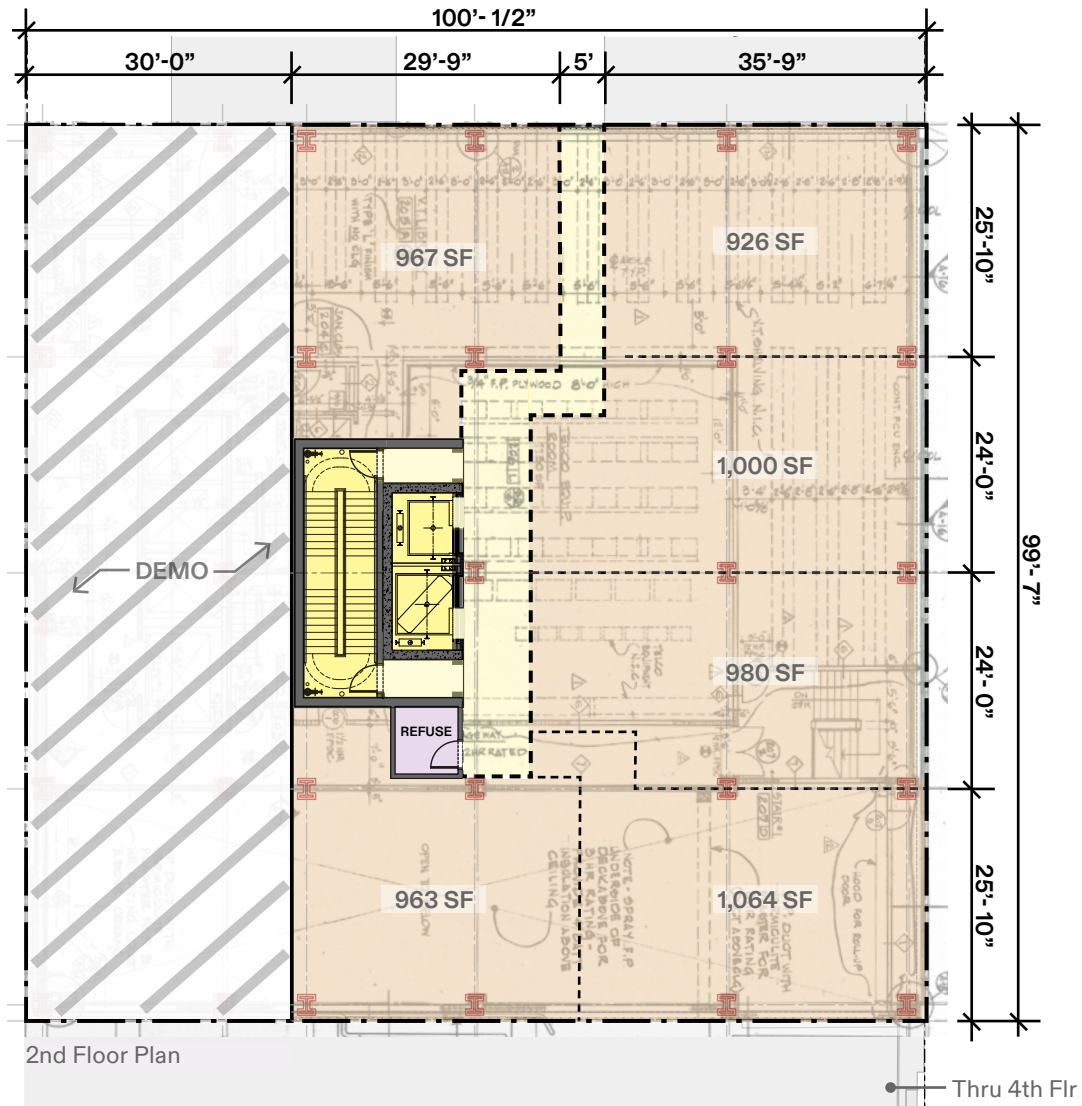


TYPICAL (LEVELS 2-5)

- GROSS AREA: 7,026 SF / FLR
- RENTABLE AREA: 5,784 SF / FLR
- EFFICIENCY: 82%
- UNITS: 11 / FLR
- TOTAL UNITS: 44

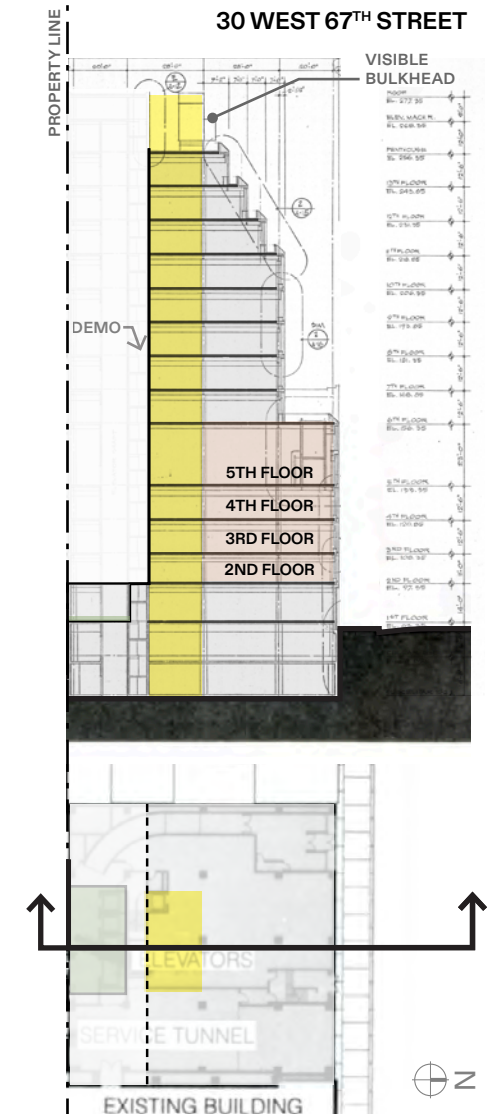


Adaptive Reuse Feasibility Study - Typical (Levels 2-5) **ALT**

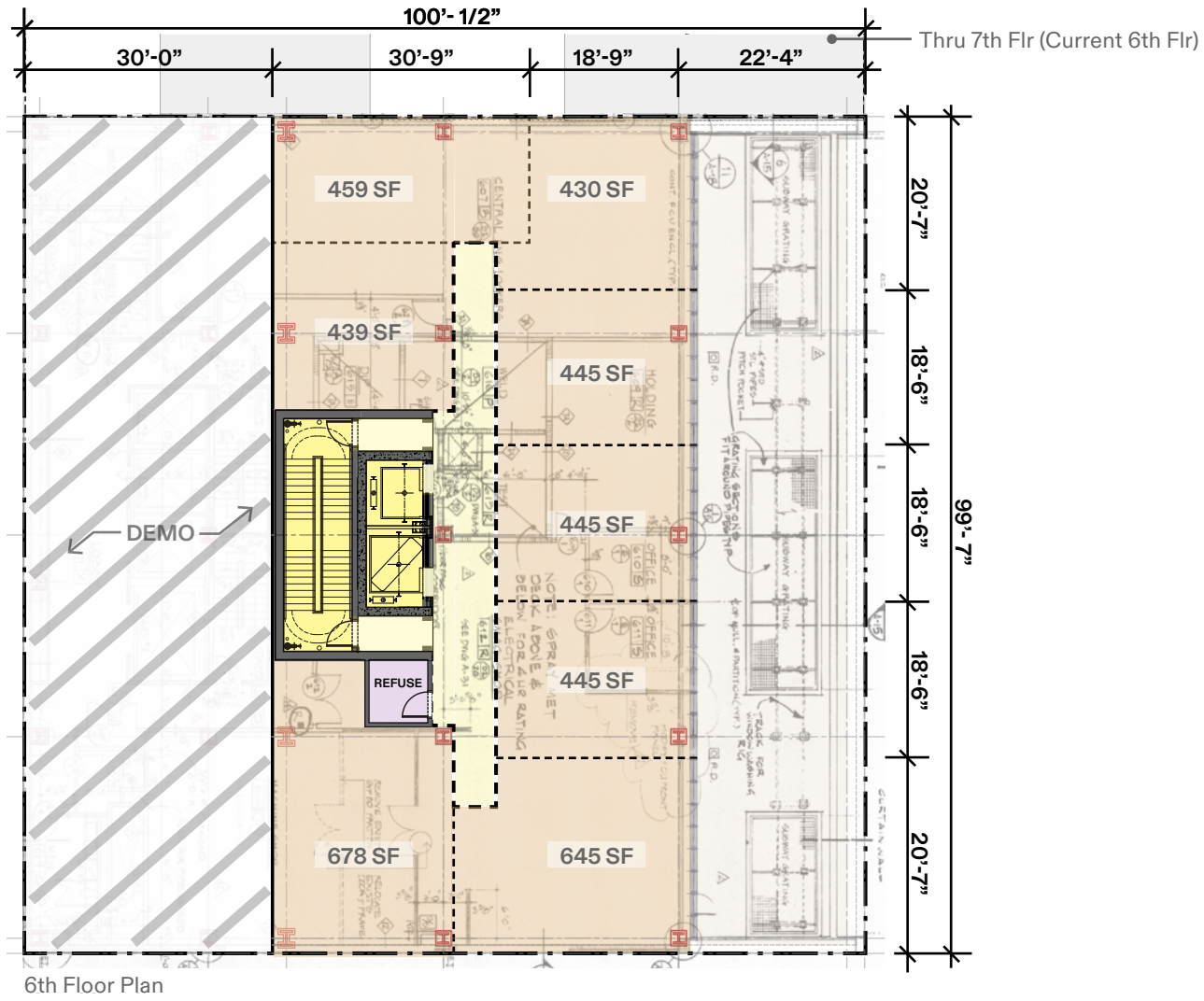


TYPICAL (LEVELS 2-5)

- GROSS AREA: 7,026 SF / FLR
- RENTABLE AREA: 5,902 SF / FLR
- EFFICIENCY: 84 %
- UNITS: 6 / FLR
- TOTAL UNITS: 24

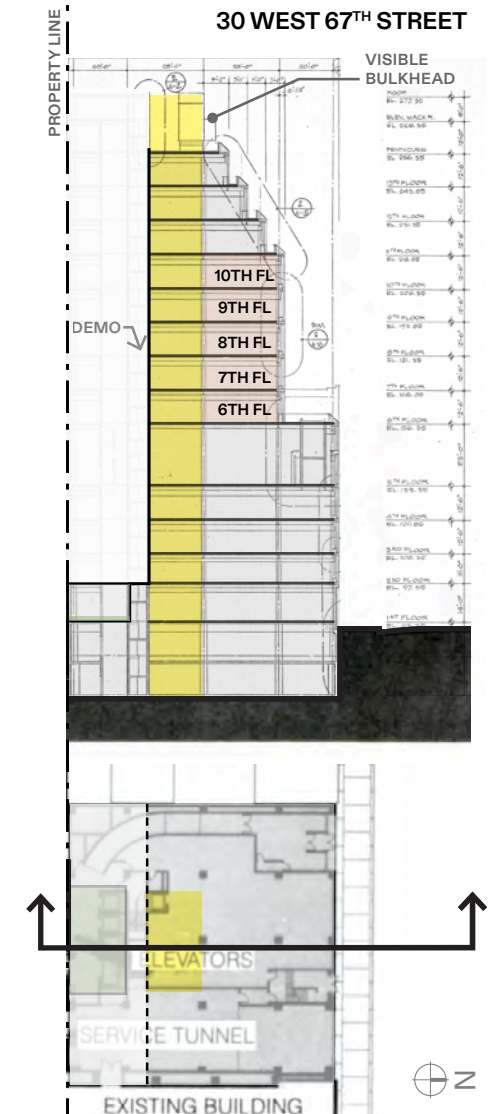


Adaptive Reuse Feasibility Study - Levels 6-10

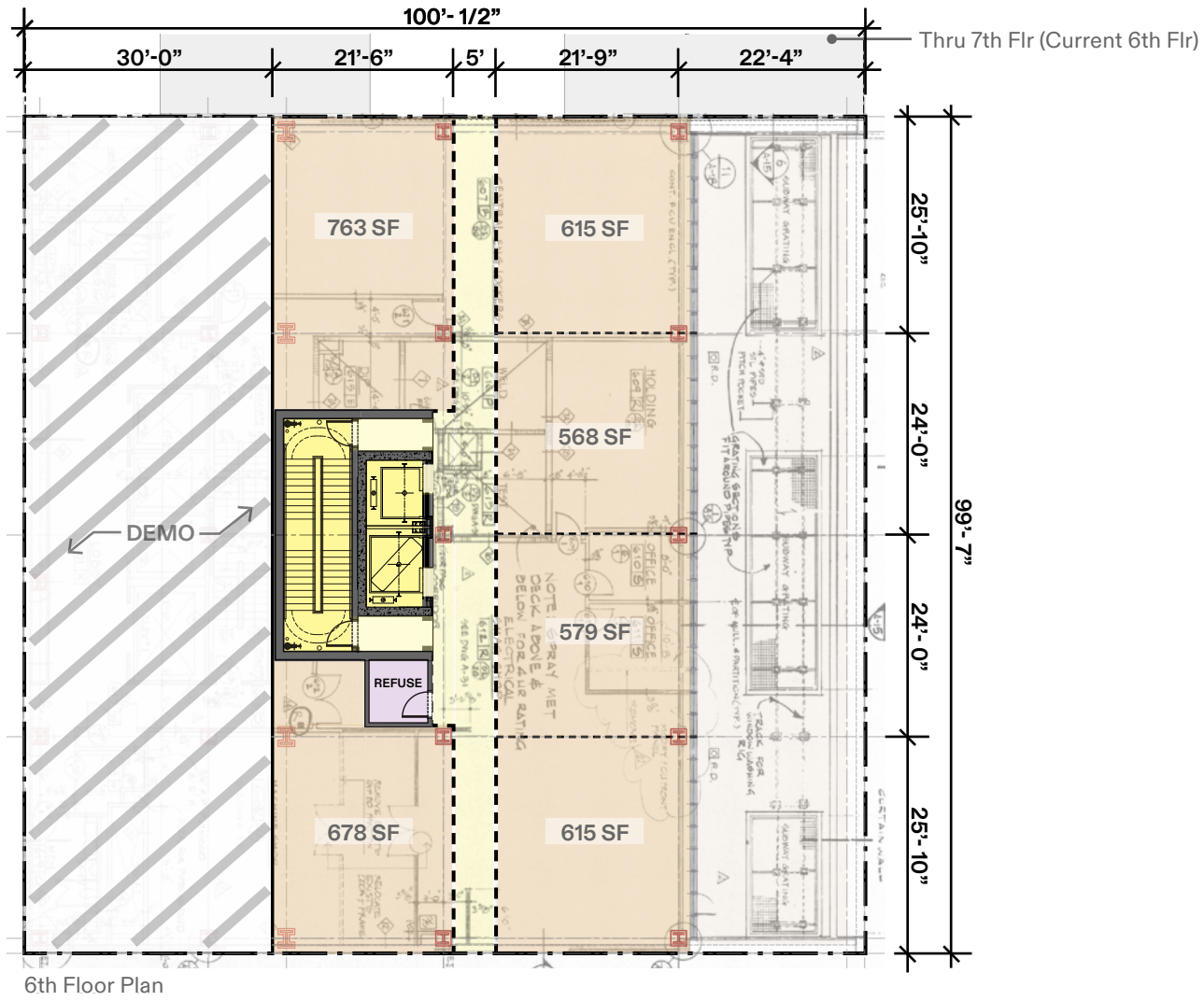


TYPICAL (LEVELS 6-10)

- GROSS AREA: 5,028 SF / FLR
- RENTABLE AREA: 3,986 SF / FLR
- EFFICIENCY: 79 %
- UNITS: 8 / FLR
- TOTAL UNITS: 40

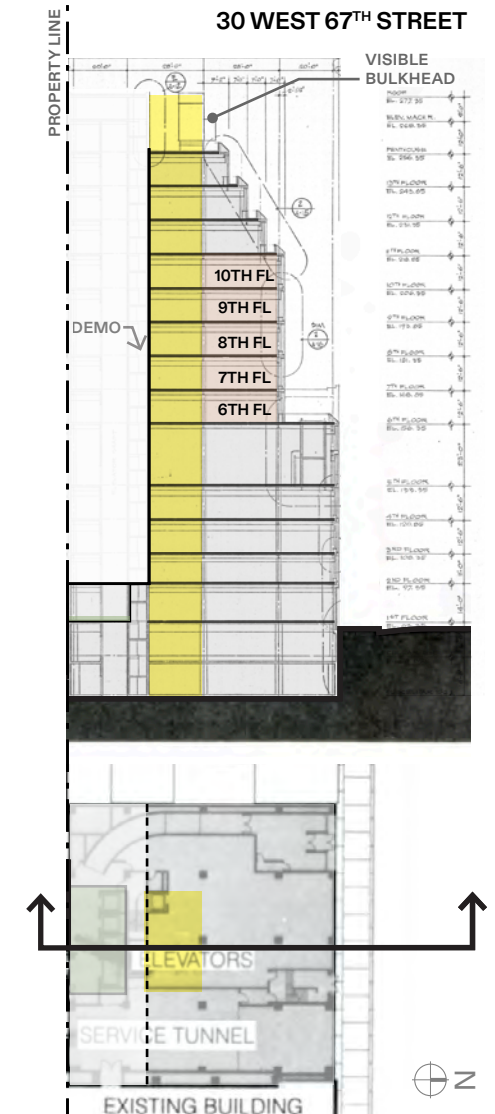


Adaptive Reuse Feasibility Study - Levels 6-10 ALT

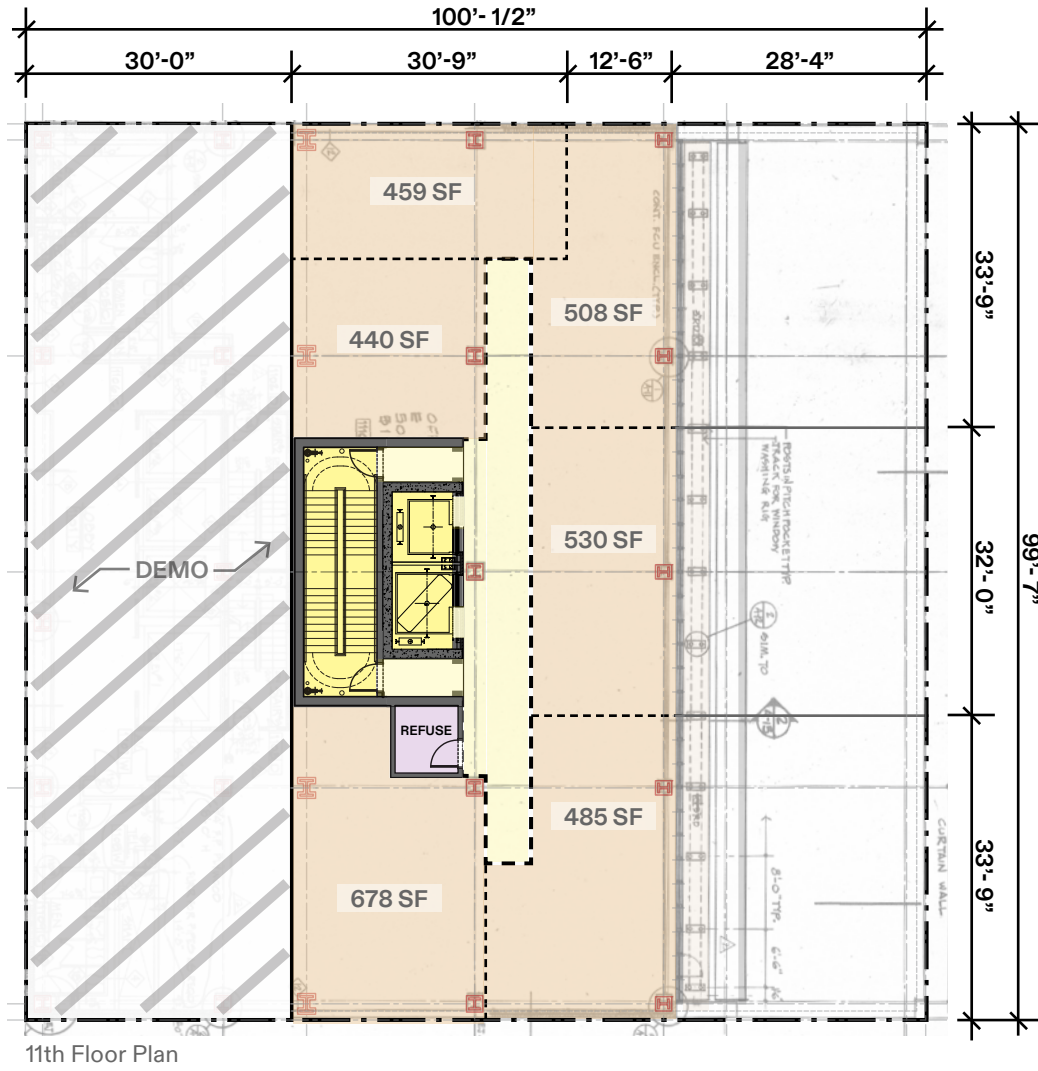


TYPICAL (LEVELS 6-10)

- GROSS AREA: 5,028 SF / FLR
- RENTABLE AREA: 3,822 SF / FLR
- EFFICIENCY: 76 %
- UNITS: 6 / FLR
- TOTAL UNITS: 30

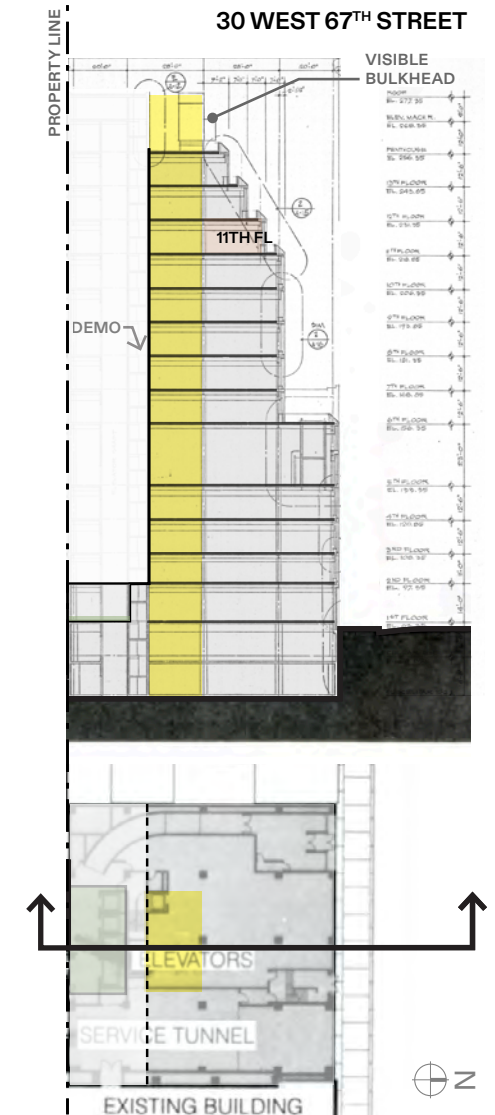


Adaptive Reuse Feasibility Study - Level 11

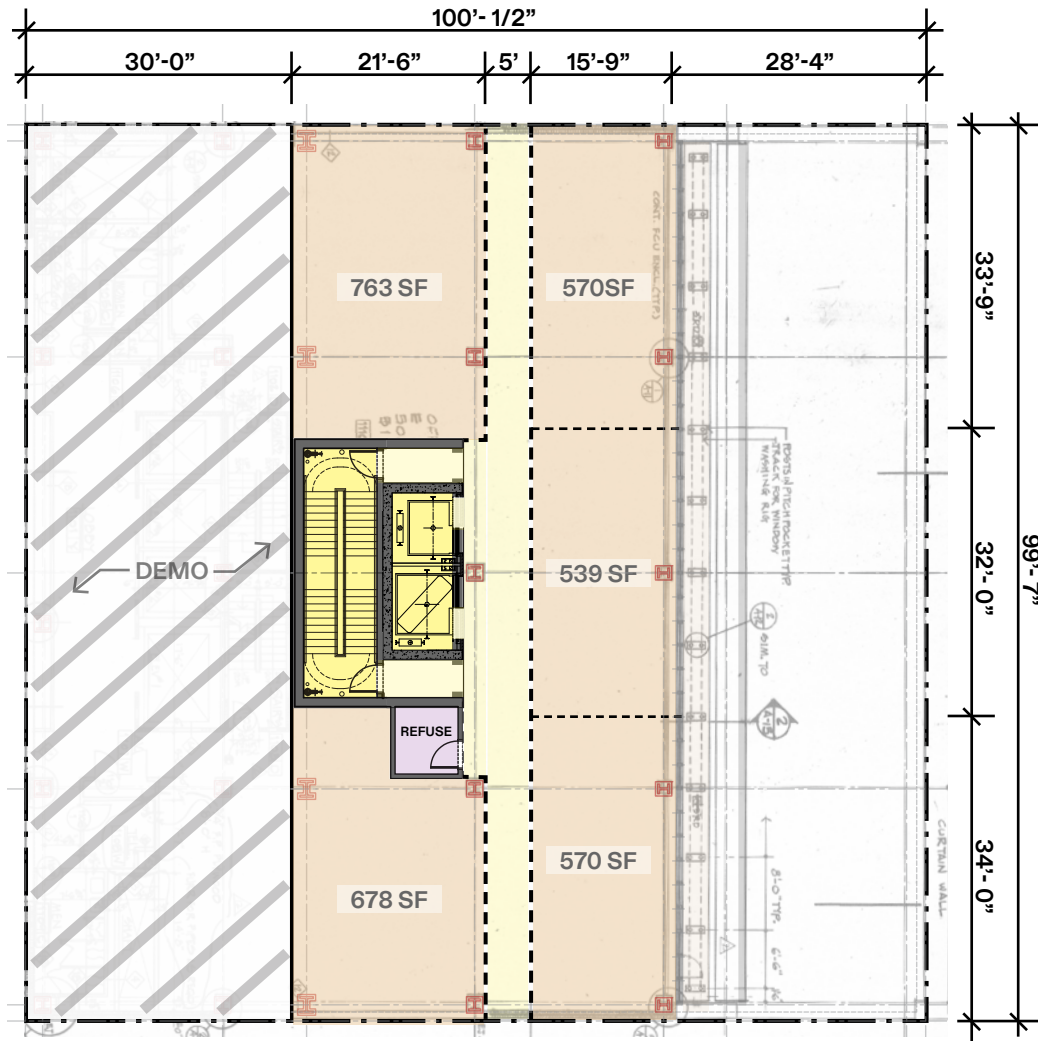


LEVEL 11

- GROSS AREA: 4,331 SF
- RENTABLE AREA: 3,289 SF
- EFFICIENCY: 76 %
- TOTAL UNITS: 6



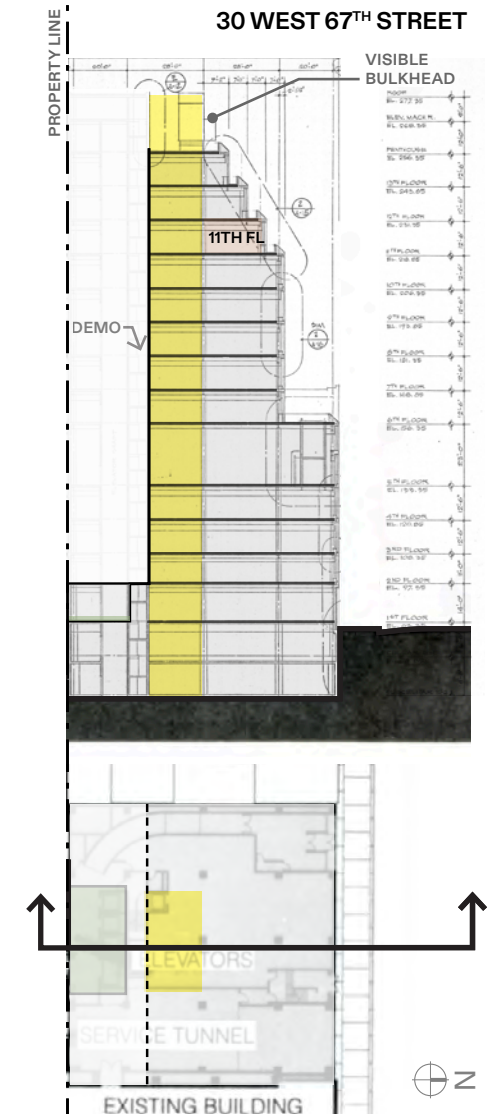
Adaptive Reuse Feasibility Study - Level 11 ALT



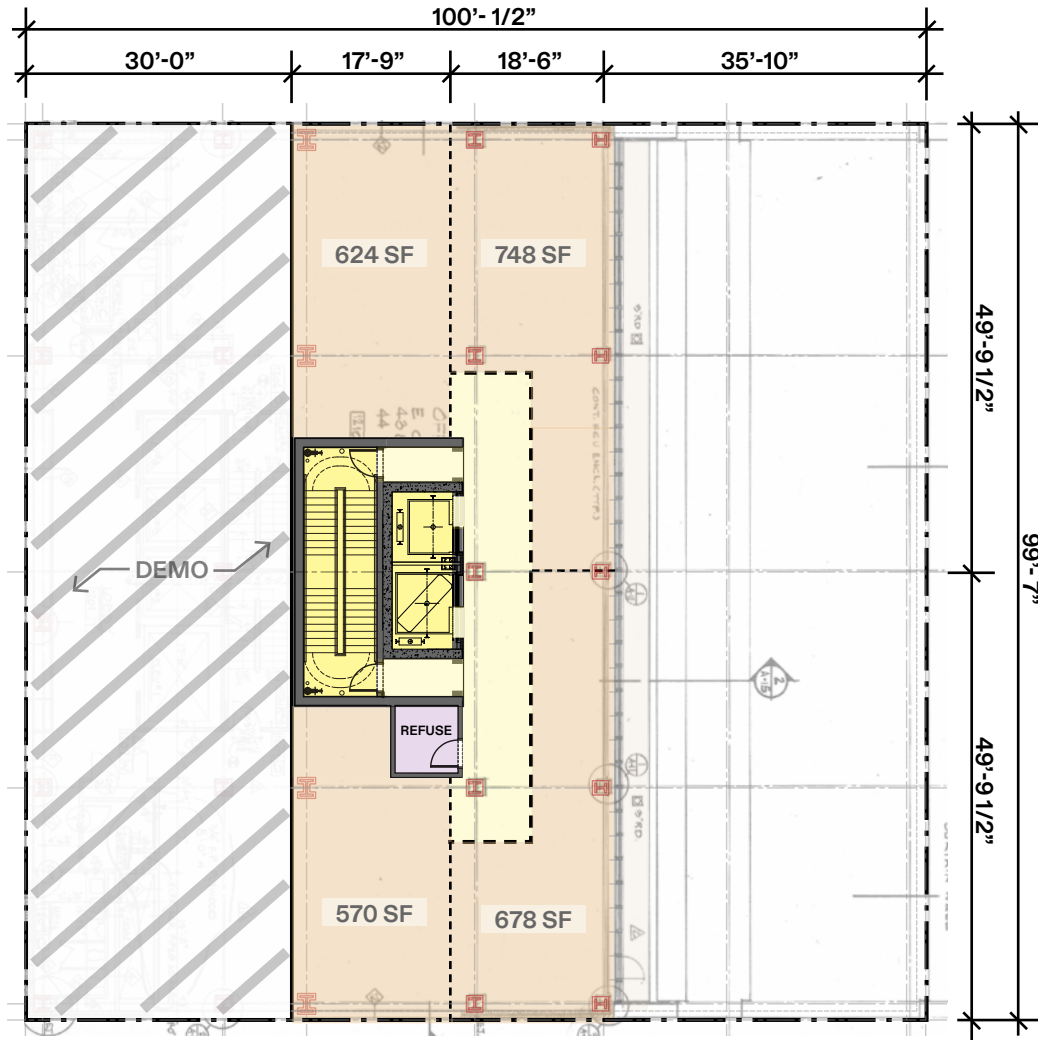
11th Floor Plan

LEVEL 11

- GROSS AREA: 4,331 SF
- RENTABLE AREA: 3,125 SF
- EFFICIENCY: 72 %
- TOTAL UNITS: 5



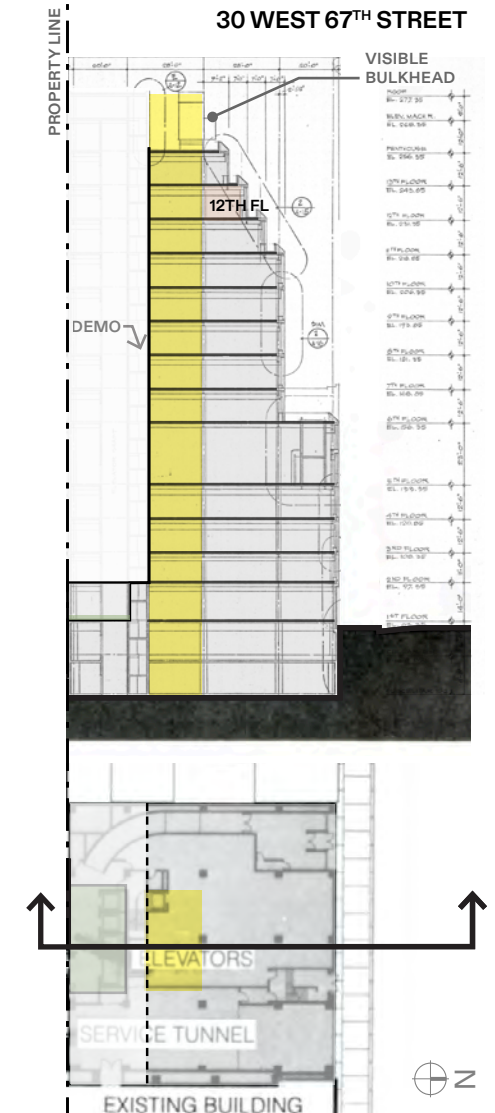
Adaptive Reuse Feasibility Study - Level 12



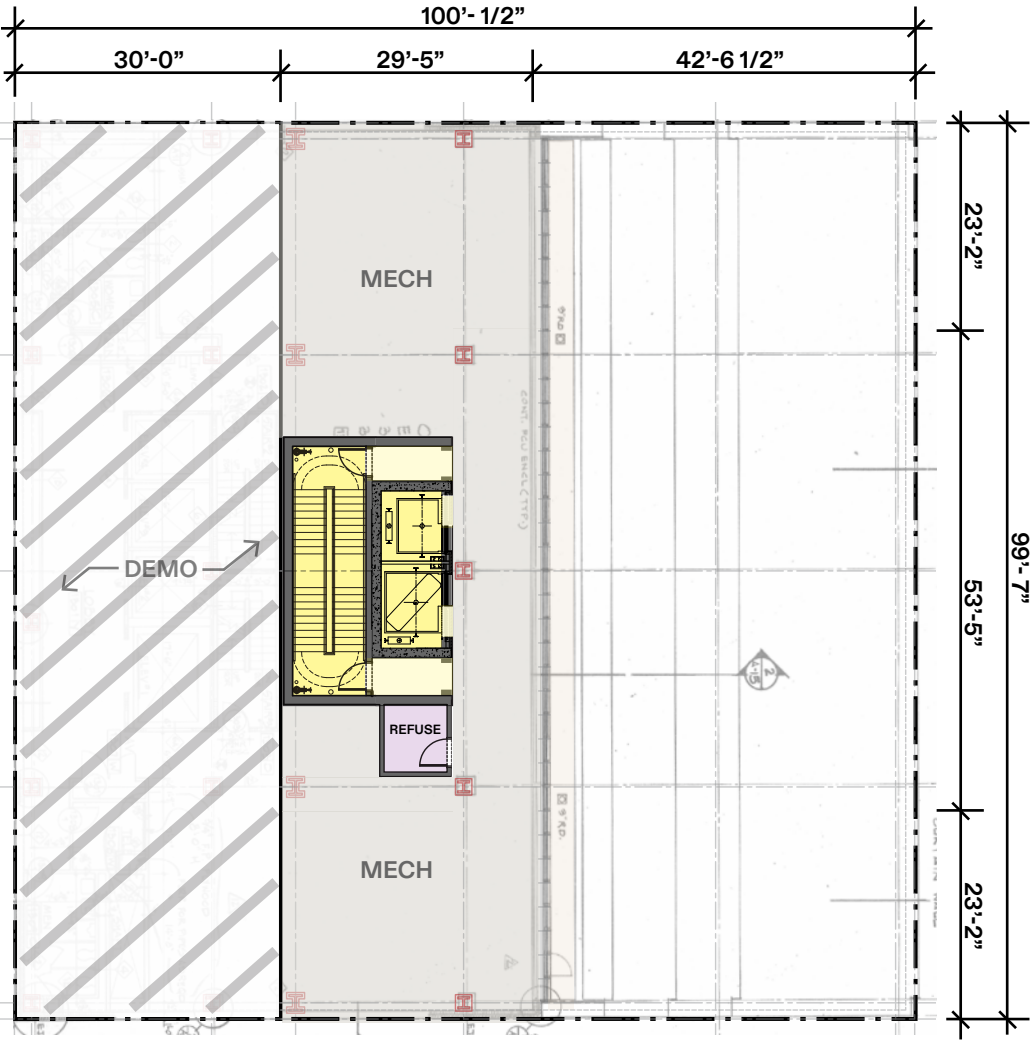
12th Floor Plan

LEVEL 12

- GROSS AREA: 3,653 SF
- RENTABLE AREA: 2,618 SF
- EFFICIENCY: 72 %
- TOTAL UNITS: 4

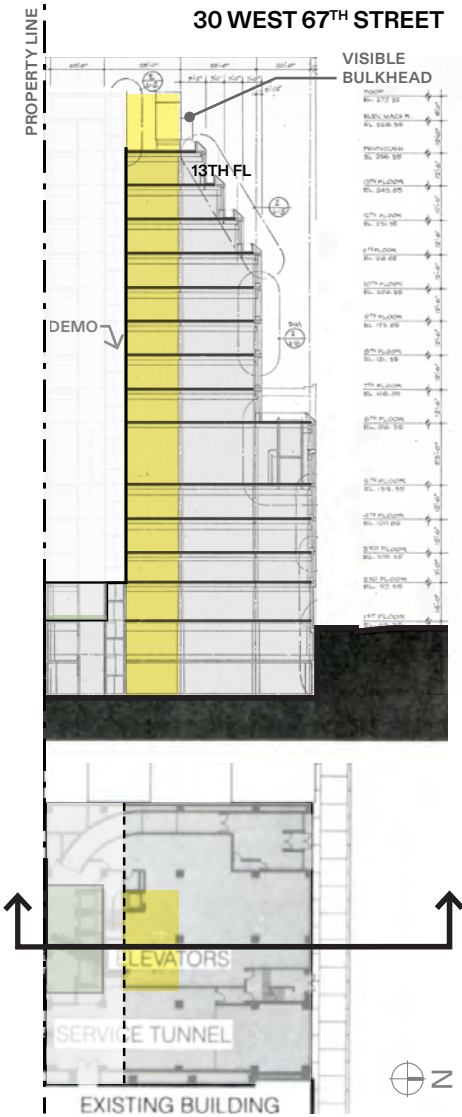


Adaptive Reuse Feasibility Study - Level 13

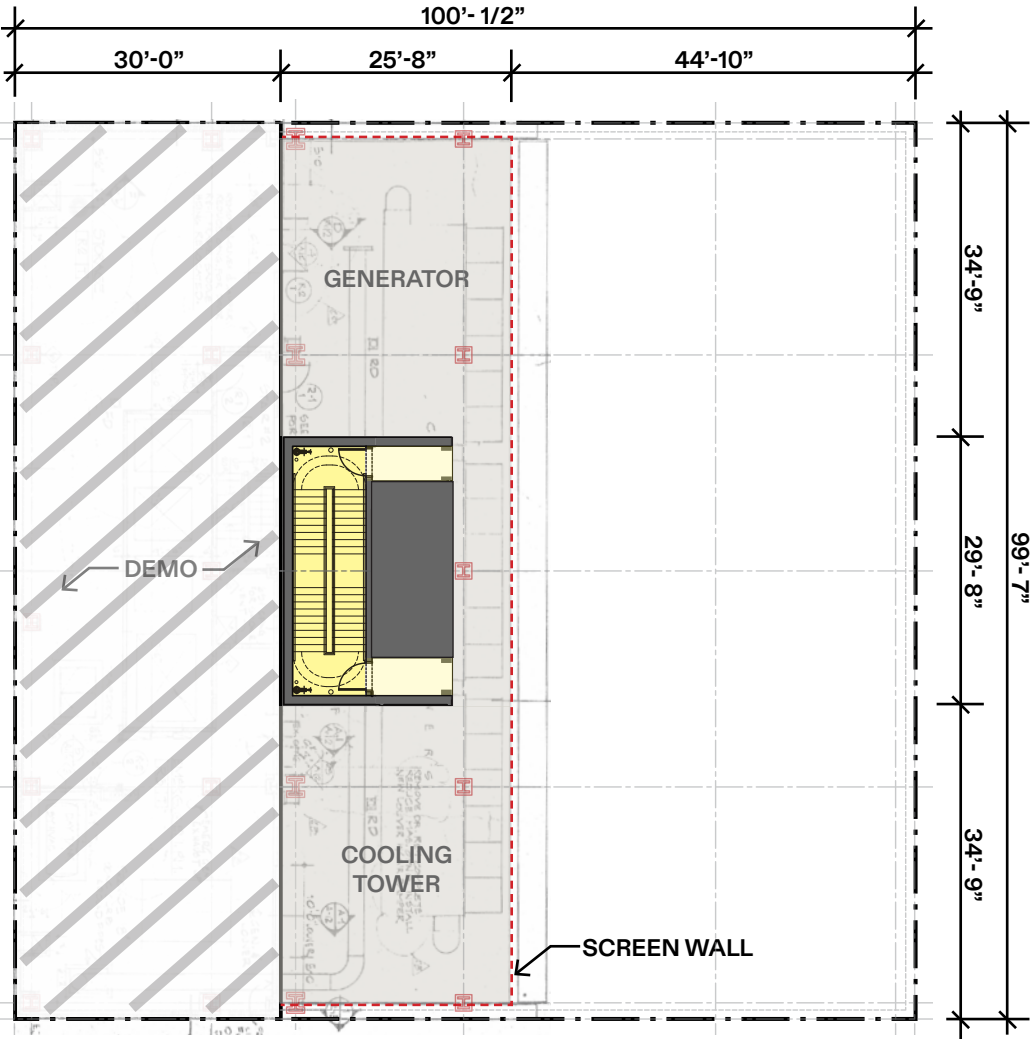


13th Floor Plan

LEVEL 13
• GROSS AREA: 2,970 SF

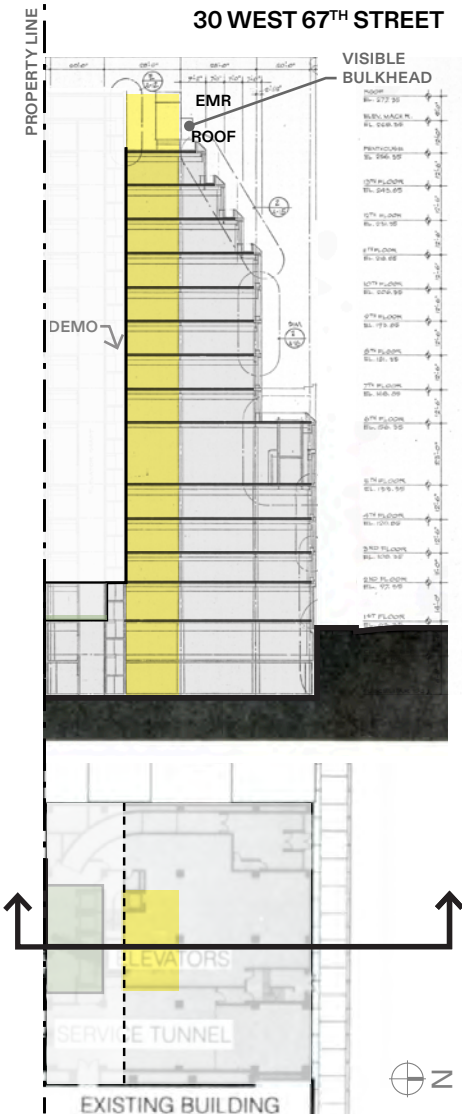


Adaptive Reuse Feasibility Study - Roof

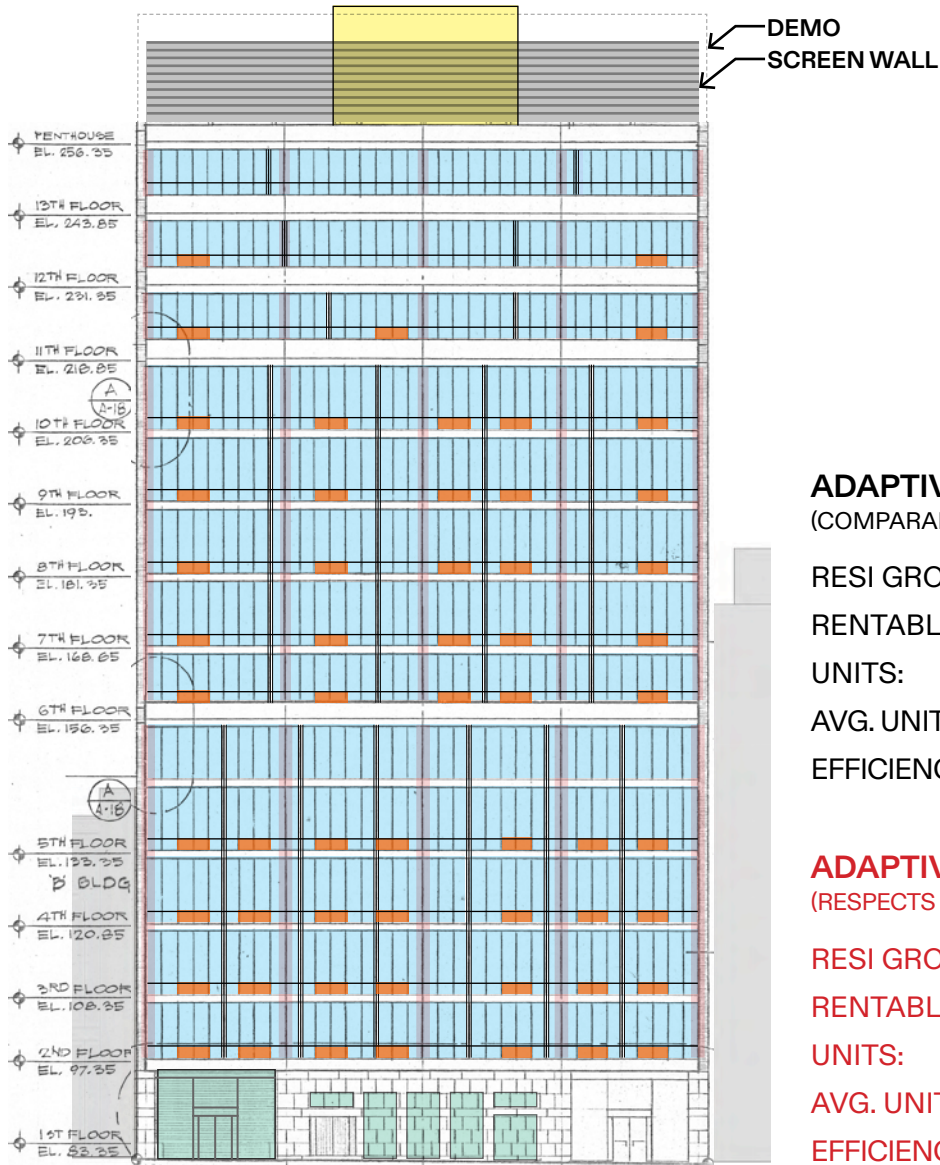


Roof Plan

ROOF
• GROSS AREA: 569 SF



Adaptive Reuse Feasibility Study



Adapted North Elevation

ADAPTIVE REUSE (COMPARABLE UNIT SIZE)

RESI GROSS: 61,228 SF
RENTABLE: 48,973 SF
UNITS: 94
AVG. UNIT: 521 SF
EFFICIENCY: 80%

ADAPTIVE REUSE ALT (RESPECTS EXISTING COLUMNS)

RESI GROSS: 61,228 SF
RENTABLE: 48,461 SF
UNITS: 63
AVG. UNIT: 777 SF
EFFICIENCY: 79%

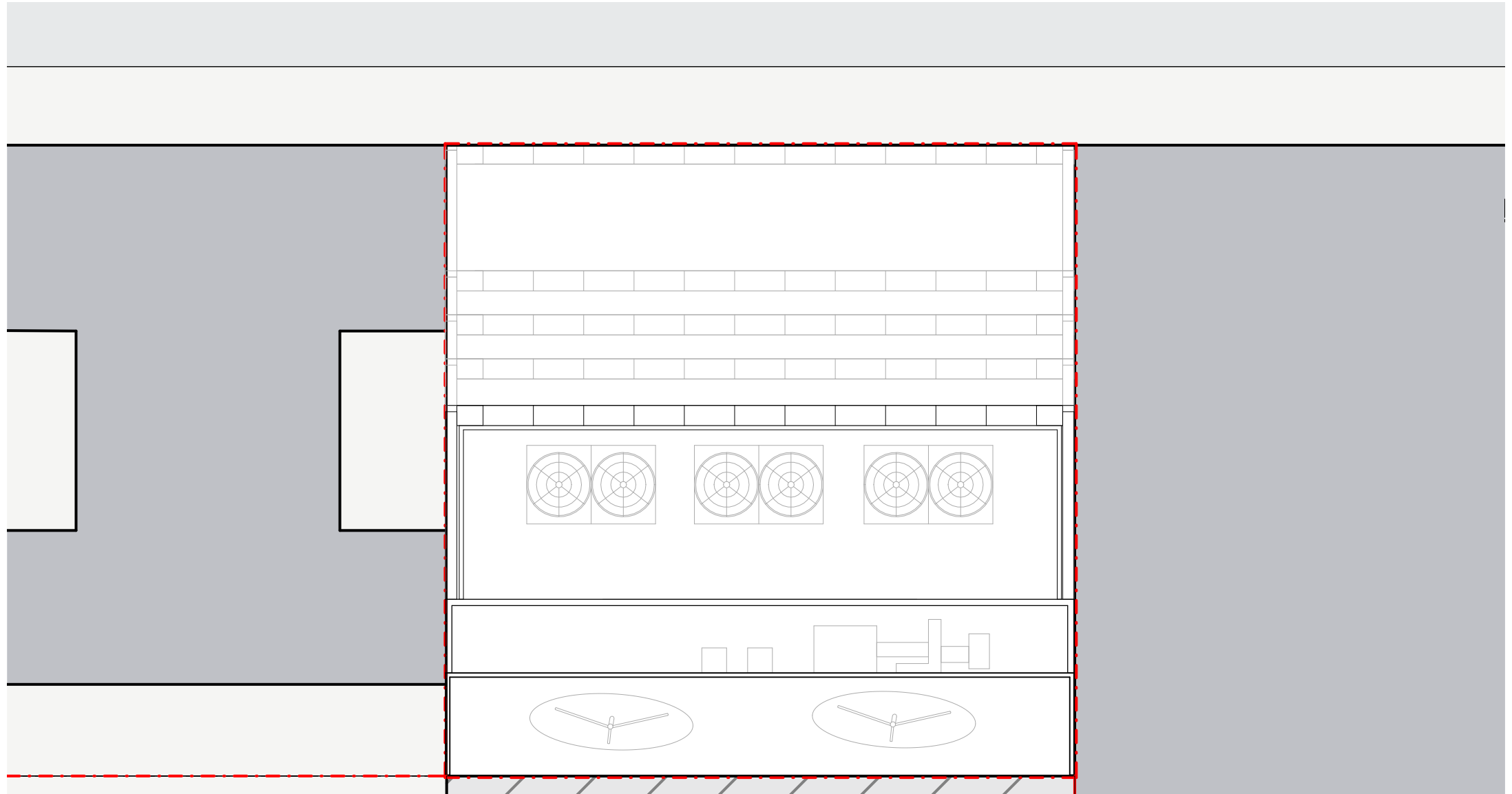


Proposed North Elevation

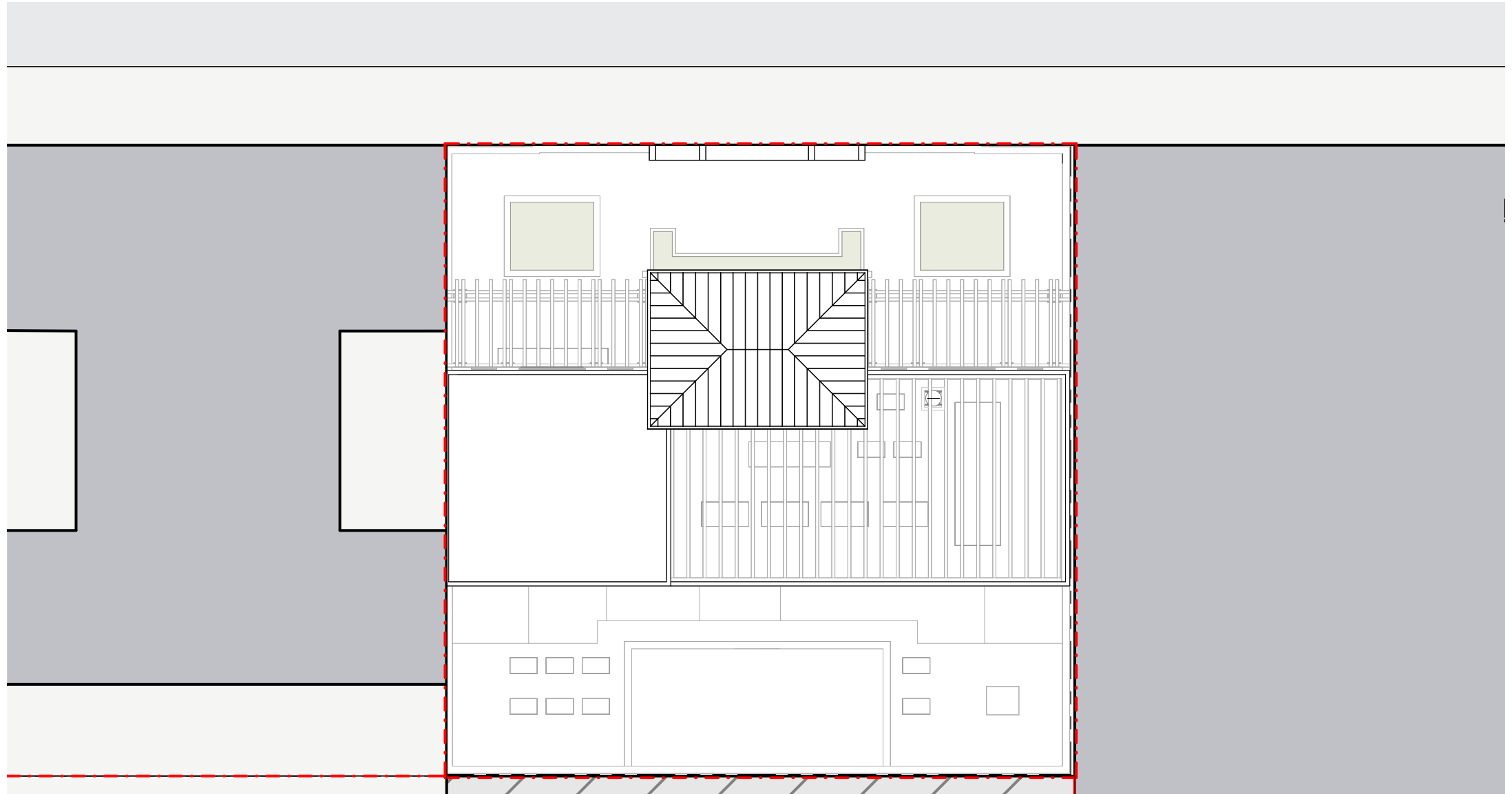
NEW CONSTRUCTION (PROPOSED DESIGN)

RESI GROSS: 48,970 SF
RENTABLE: 43,077 SF
UNITS: 90
AVG. UNIT: 479 SF
EFFICIENCY: 88%

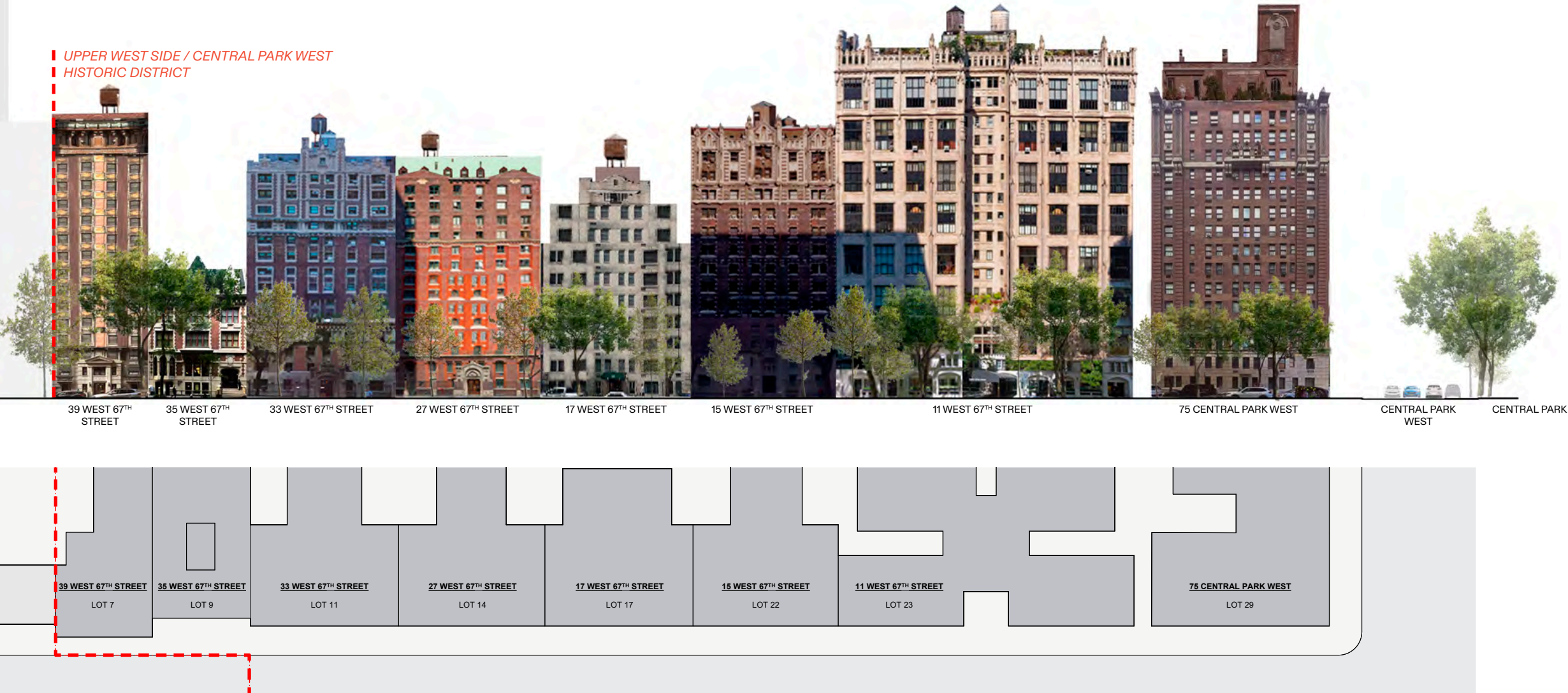
Overall Roof Plan - Existing



Overall Roof Plan - Proposed

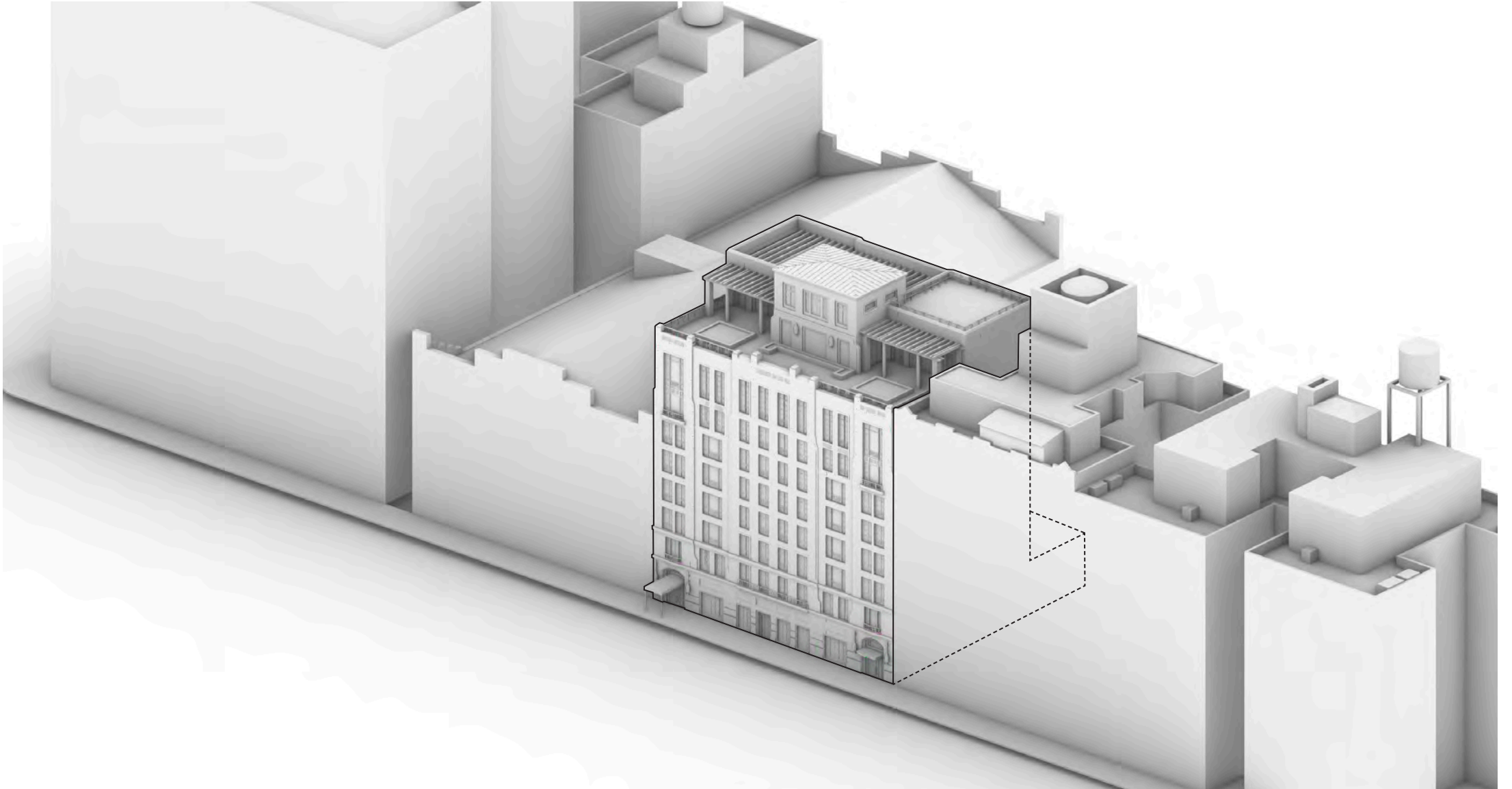


Streetscape Elevations

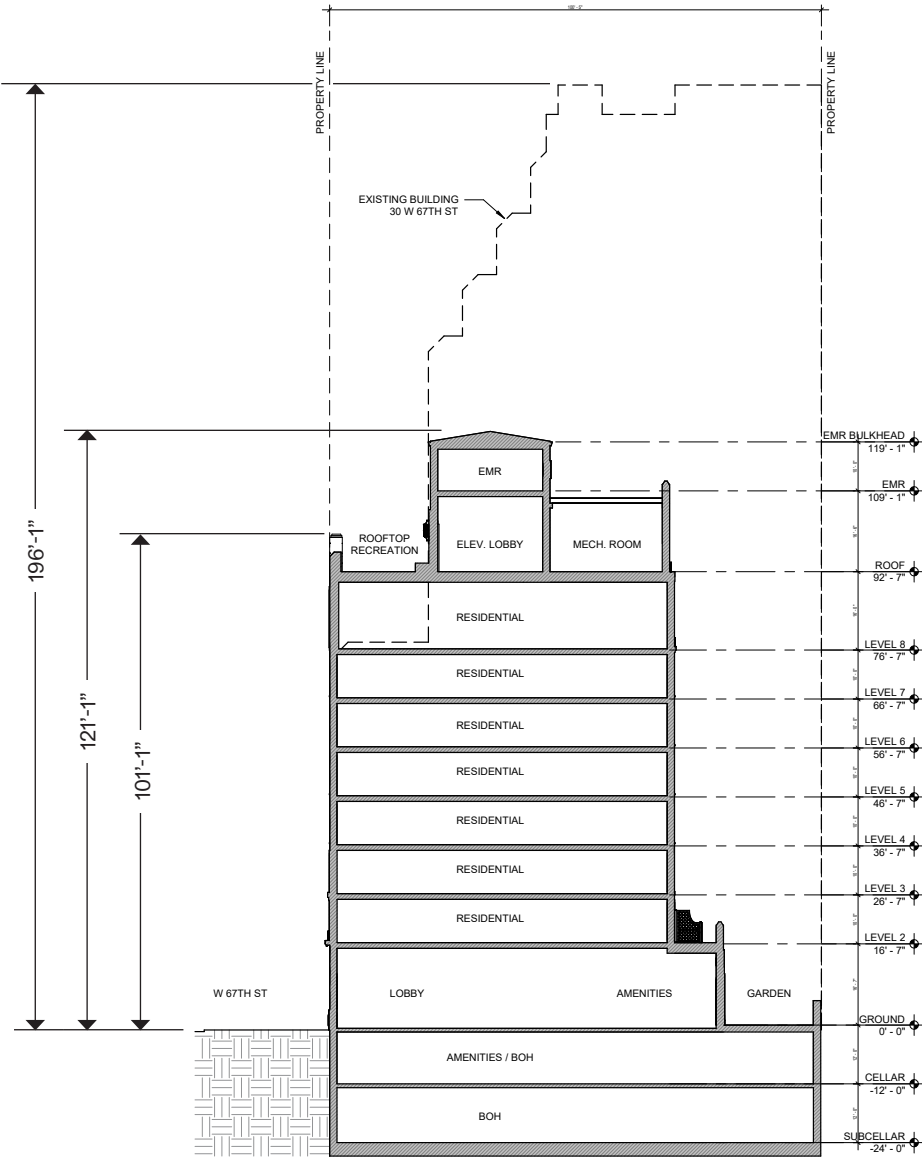


West 67th Street - Facing North

Building Axon



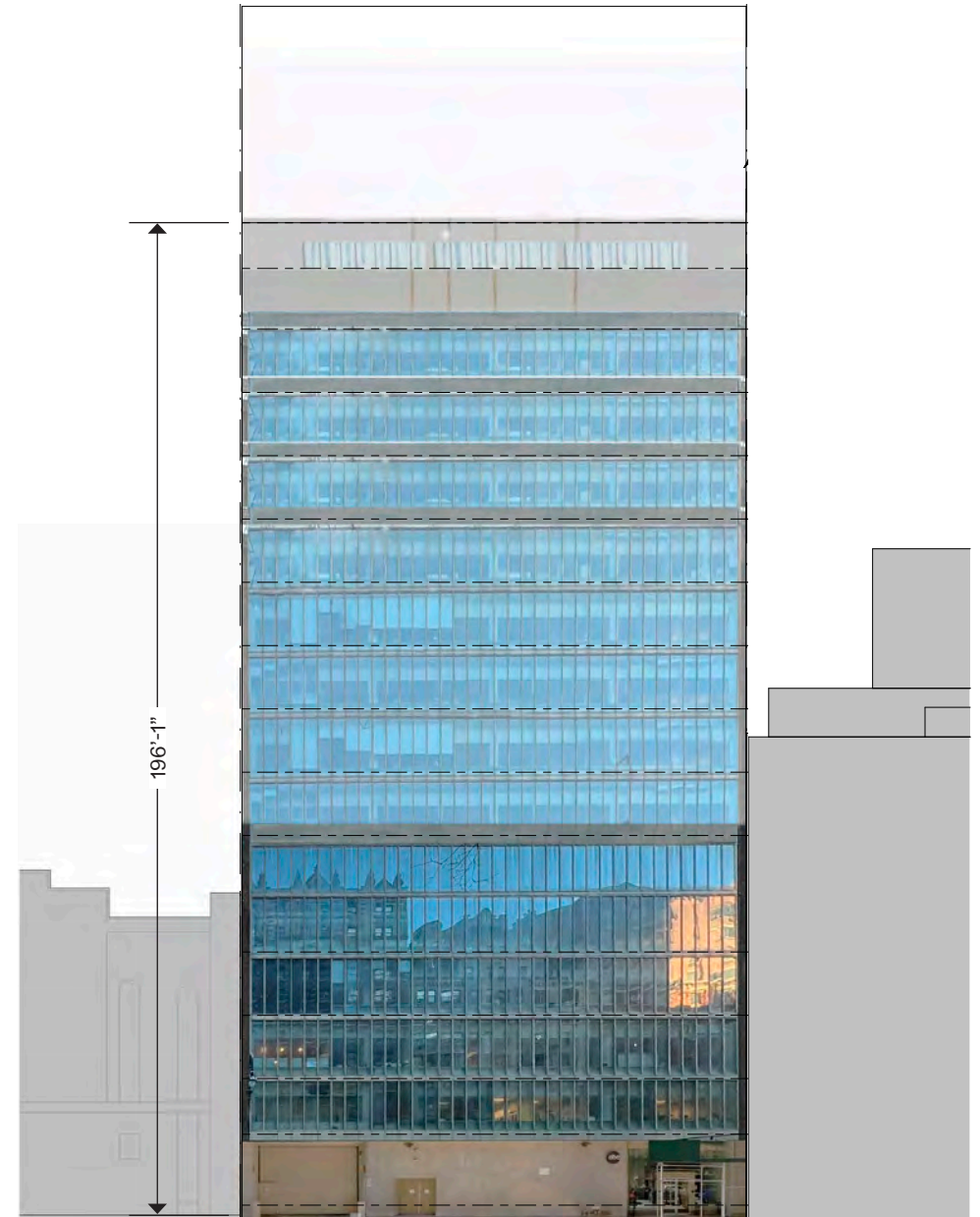
Building Section



Elevation

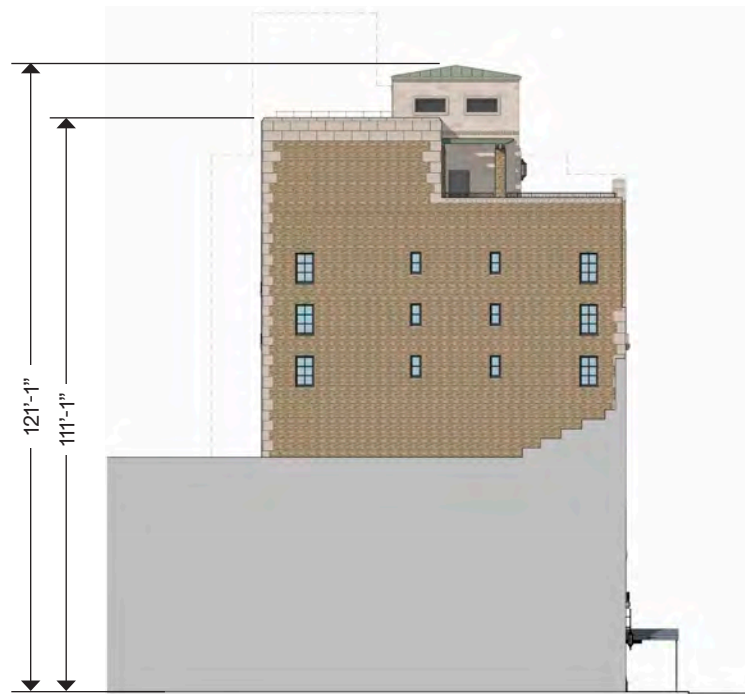


Proposed Front Facade

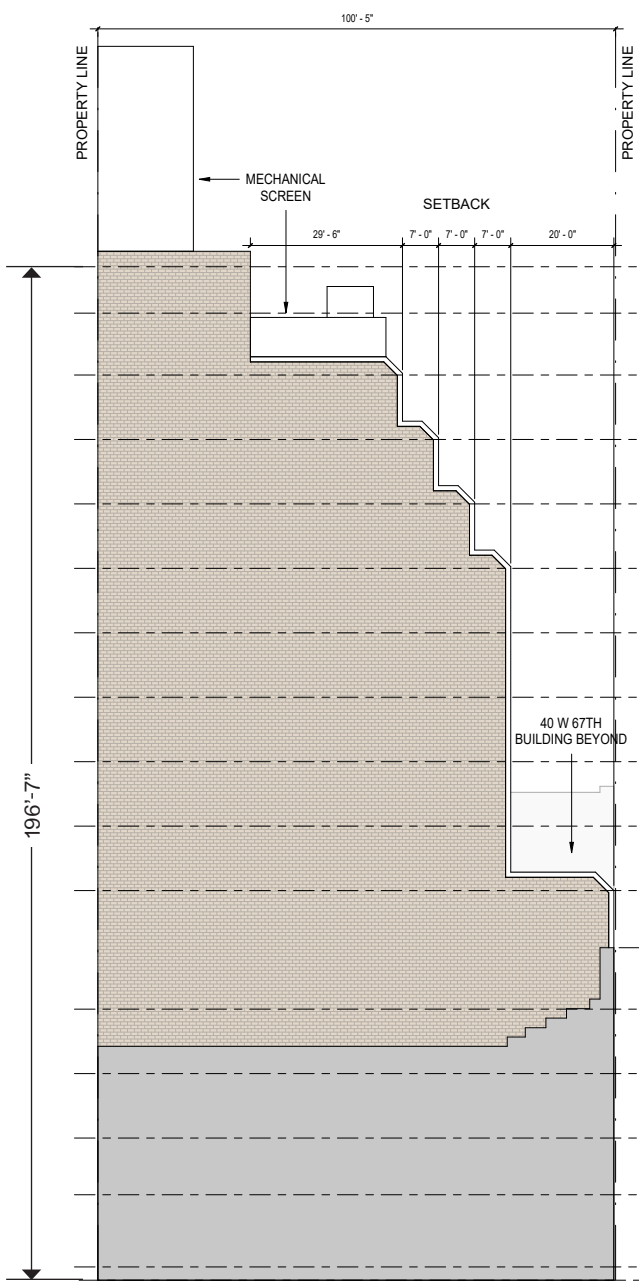


Existing Front Facade

Elevation



Proposed East Facade

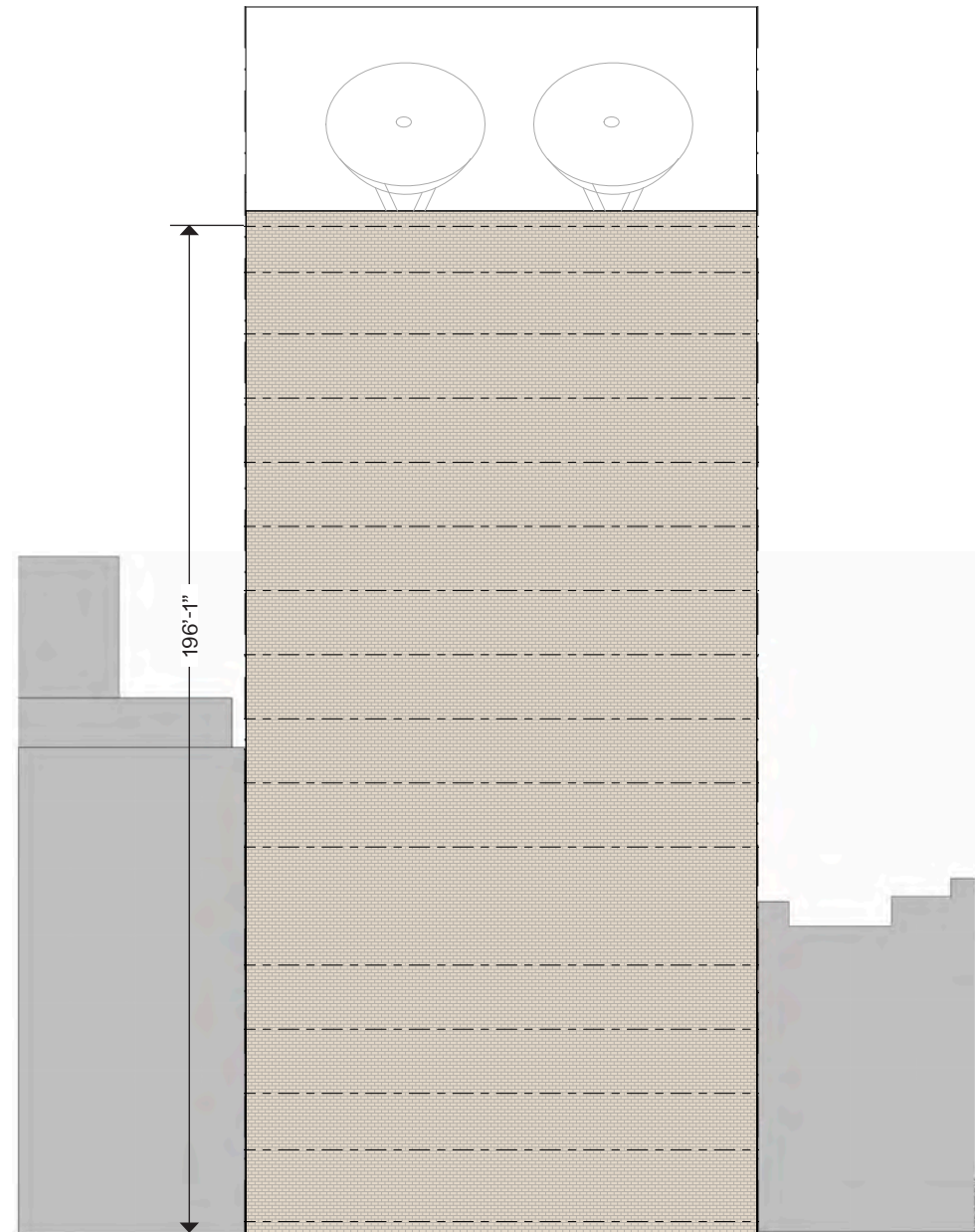


Existing East Facade

Elevation - Concealed

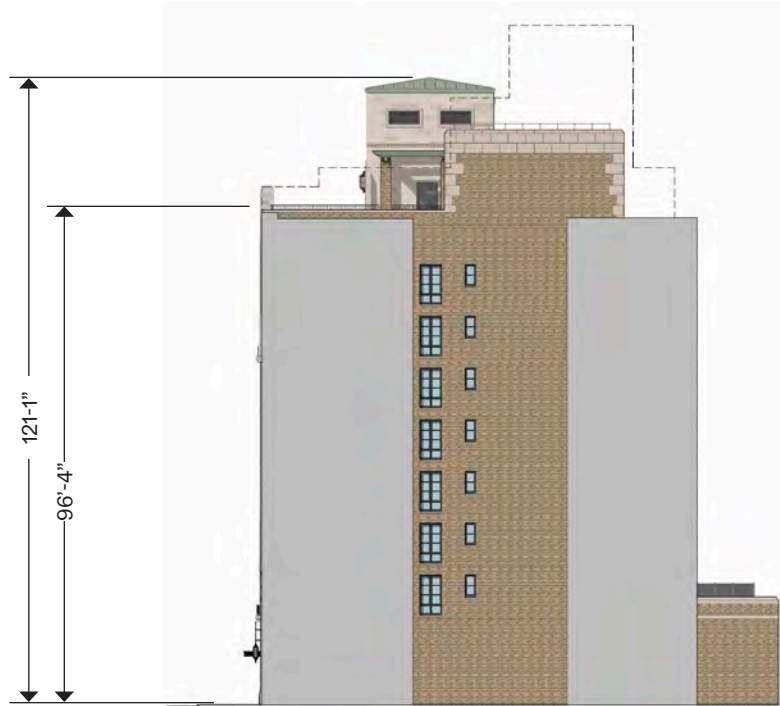


Proposed South Facade - Concealed Elevation

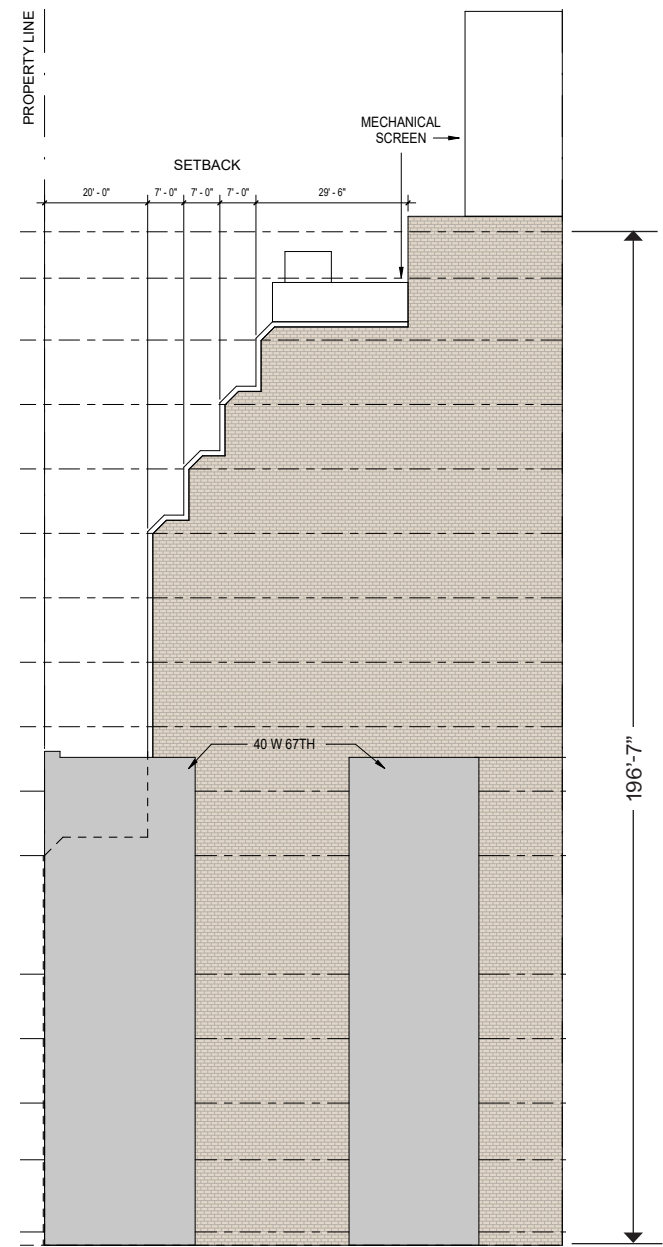


Existing South Facade

Elevation



Proposed West Facade

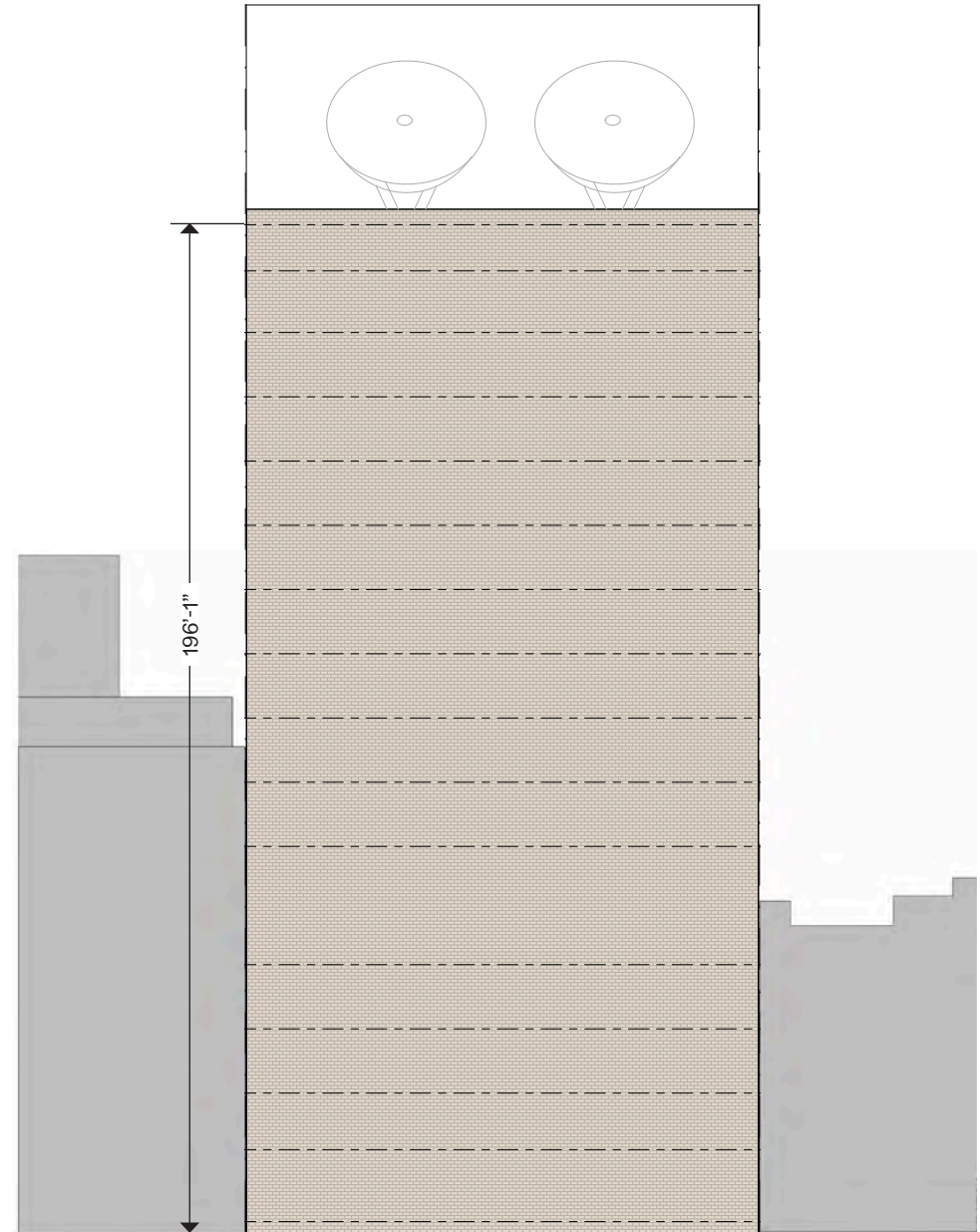


Existing West Facade

Elevation

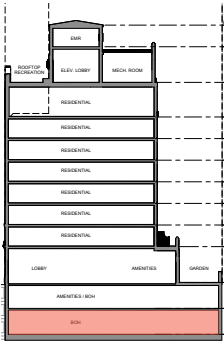
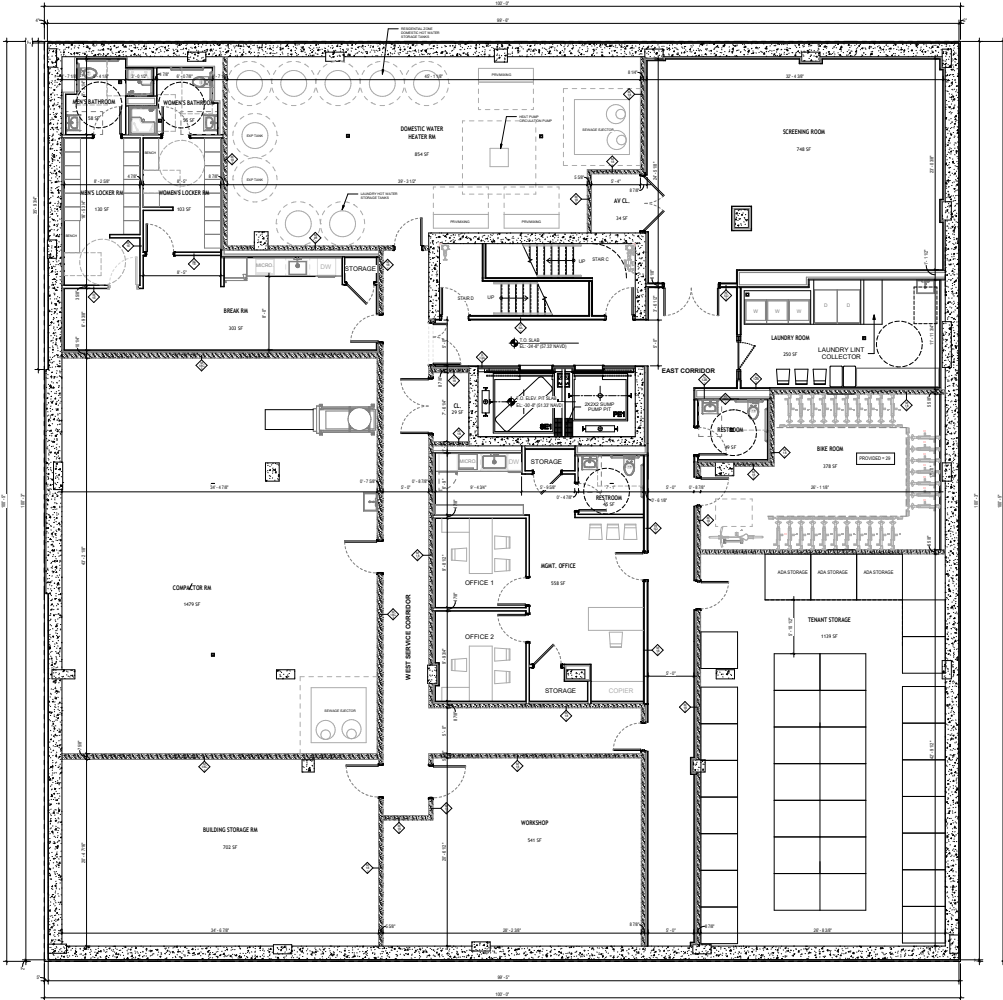


Proposed South Facade



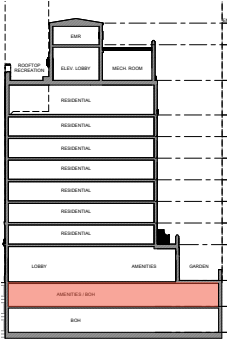
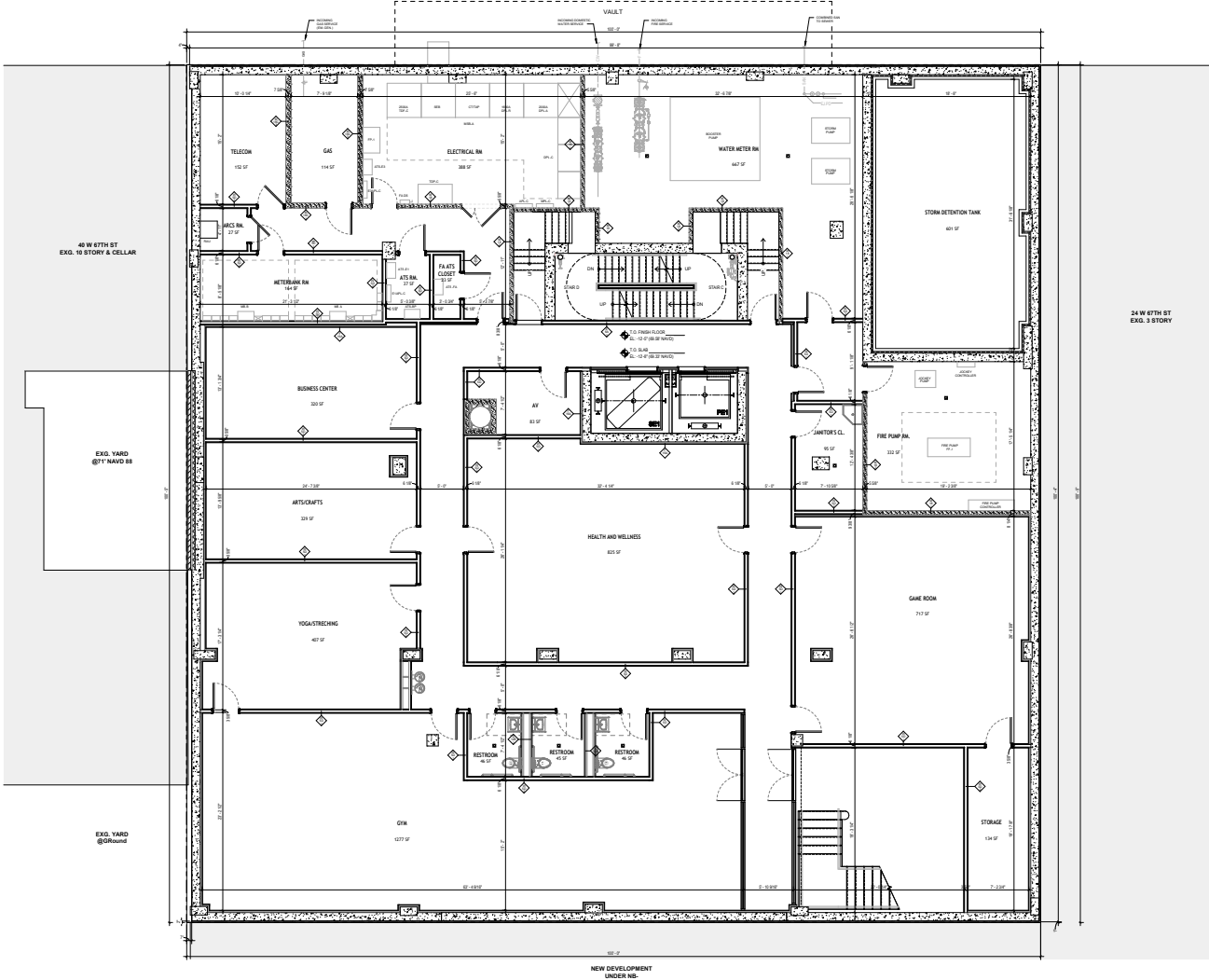
Existing South Facade

Floor Plans



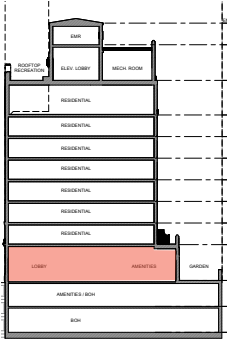
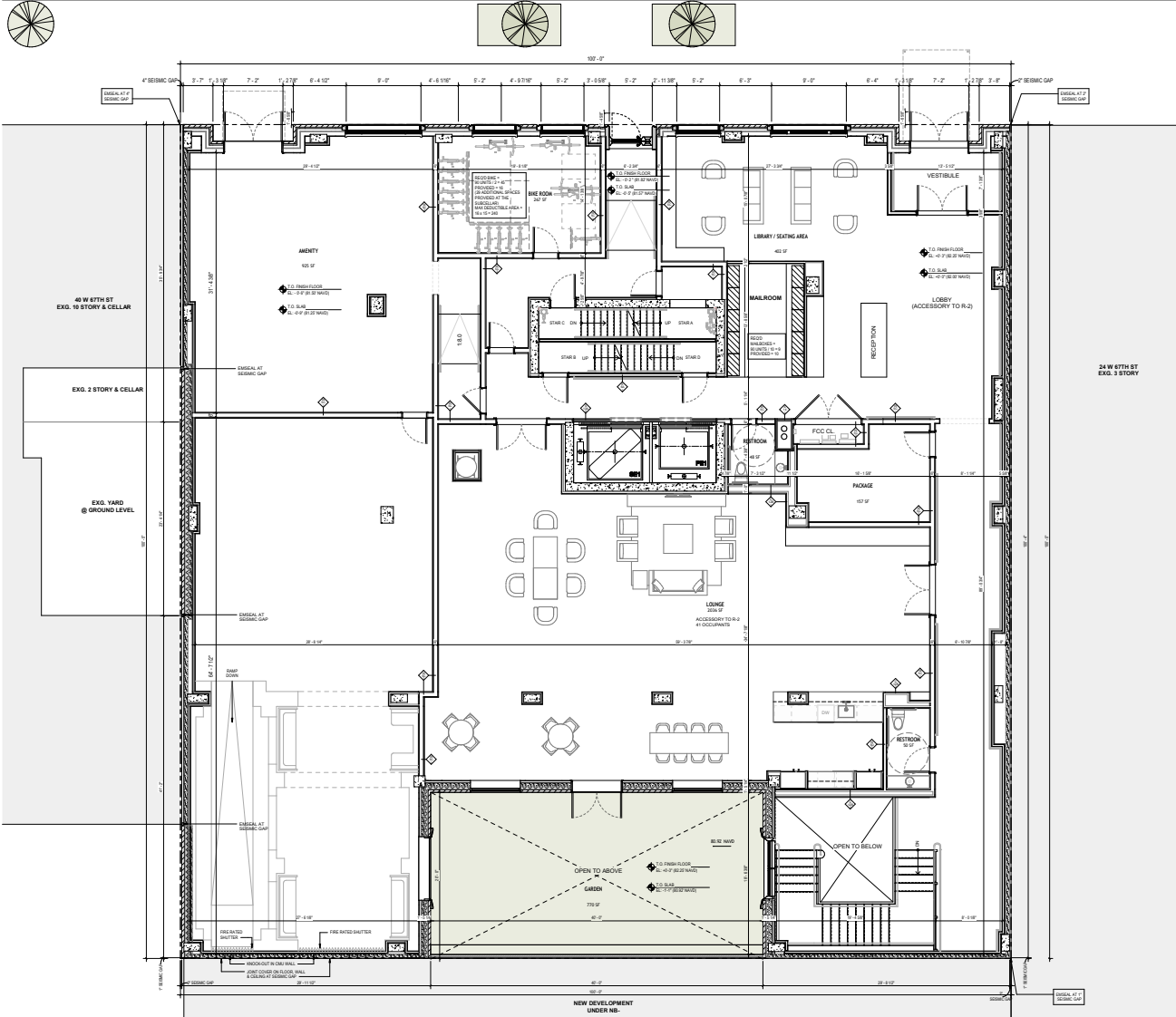
Subcellar Floor Plan

Floor Plans



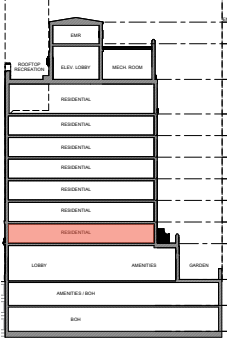
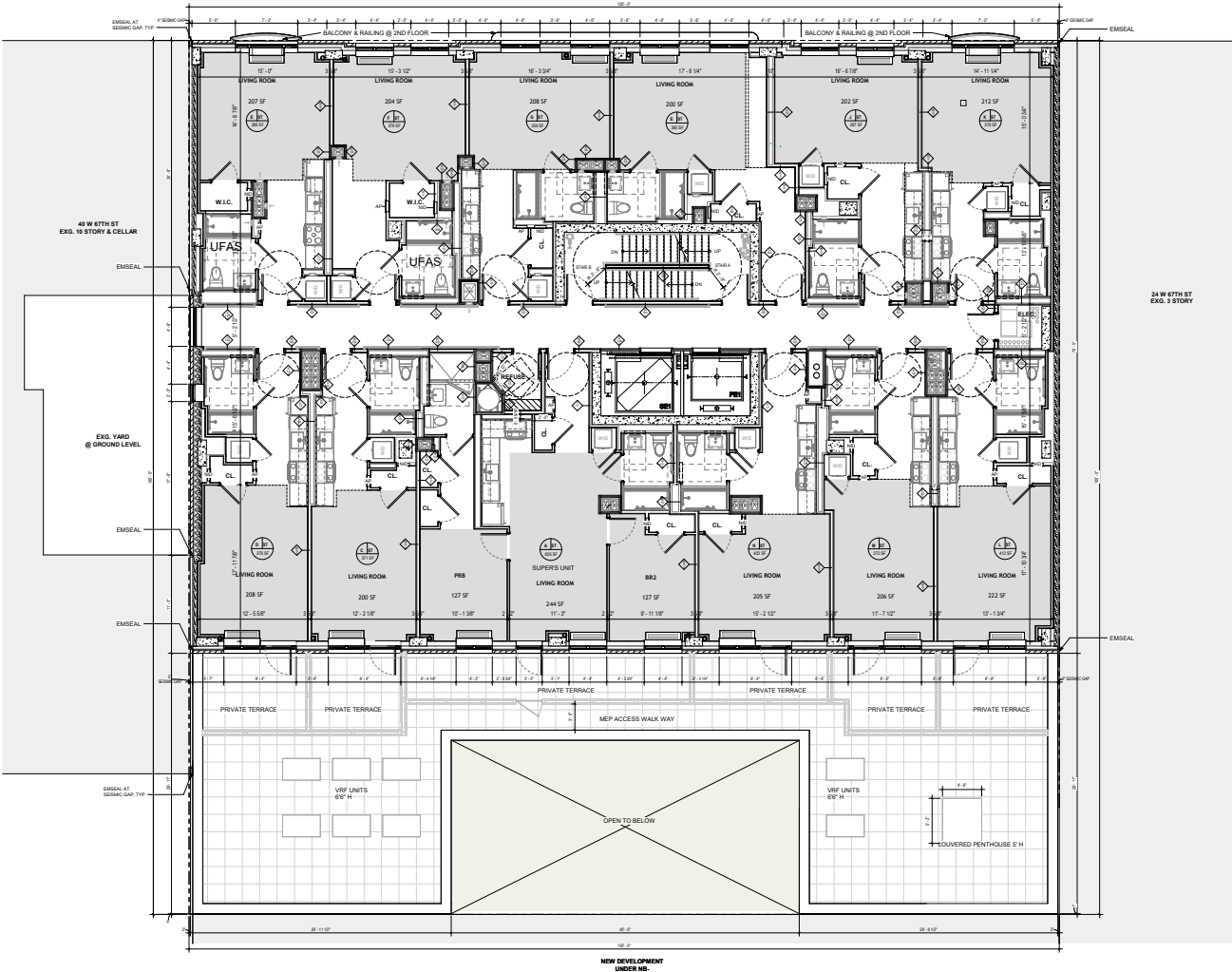
Cellar Floor Plan

Floor Plans



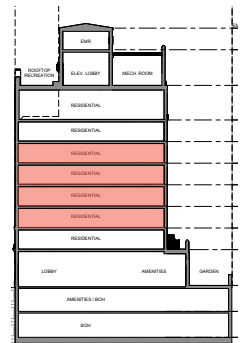
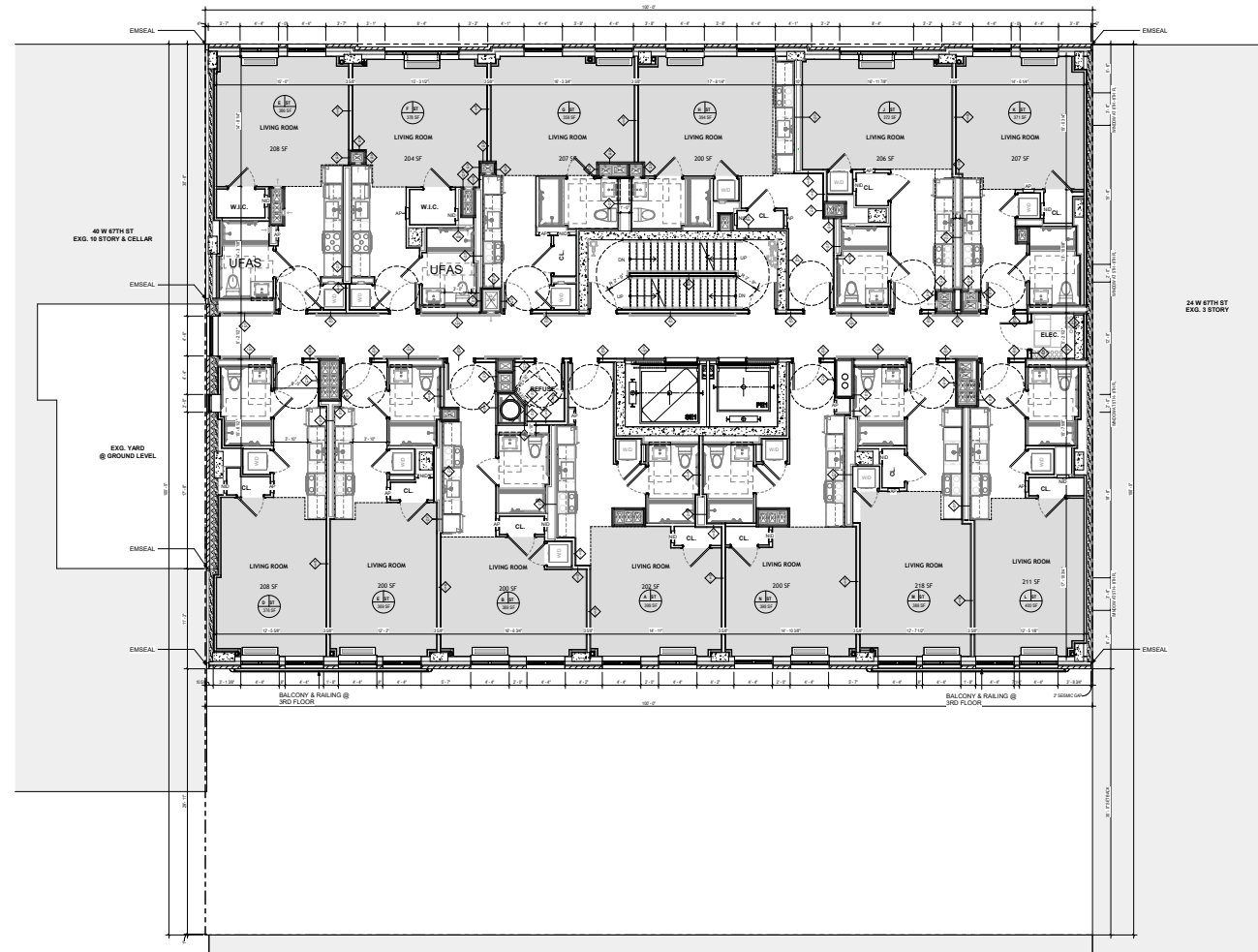
1st Floor Plan

Floor Plans

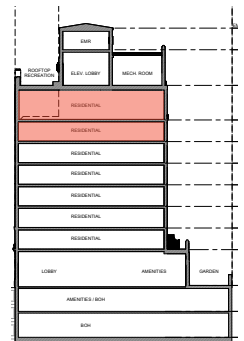
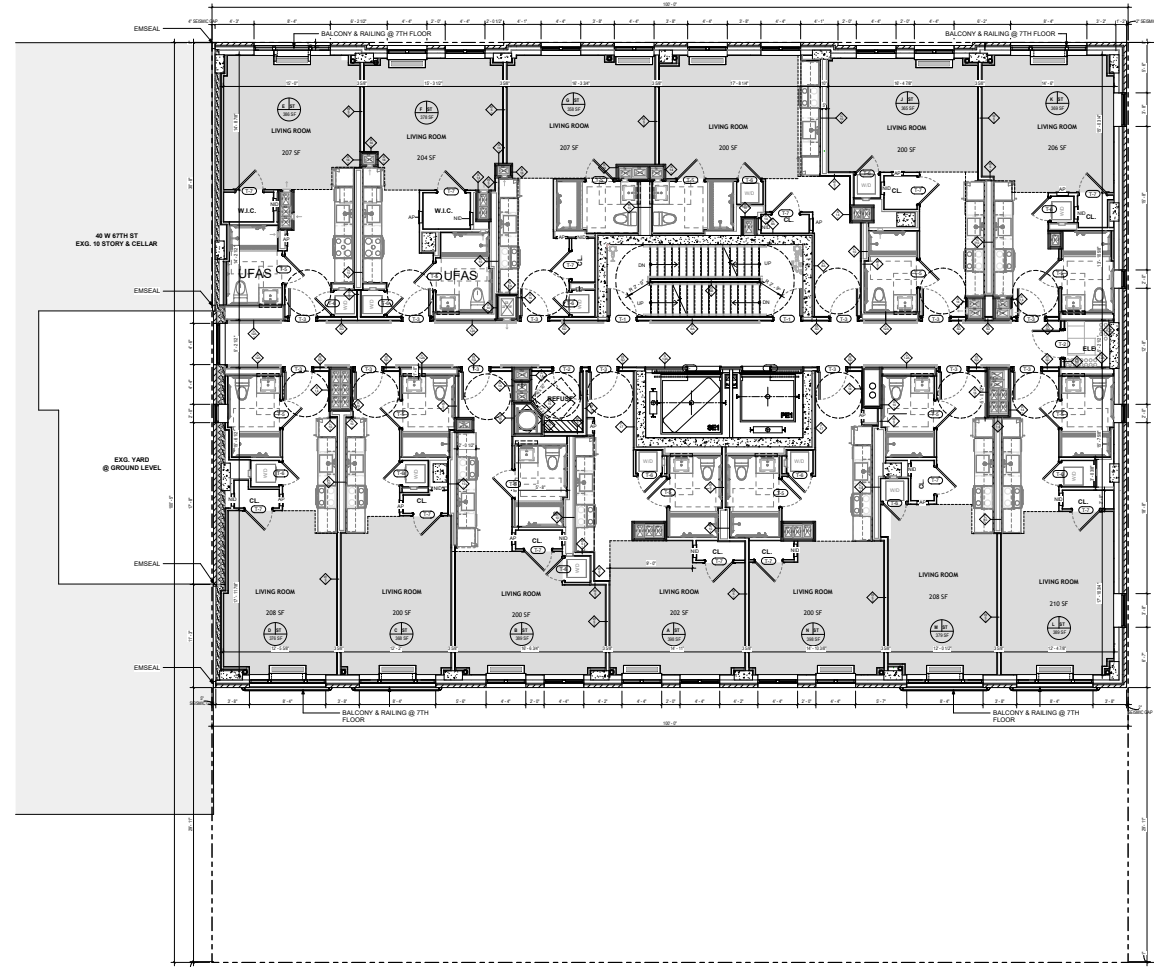


2nd Floor Plan

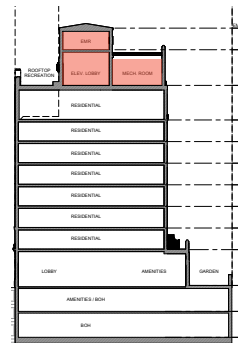
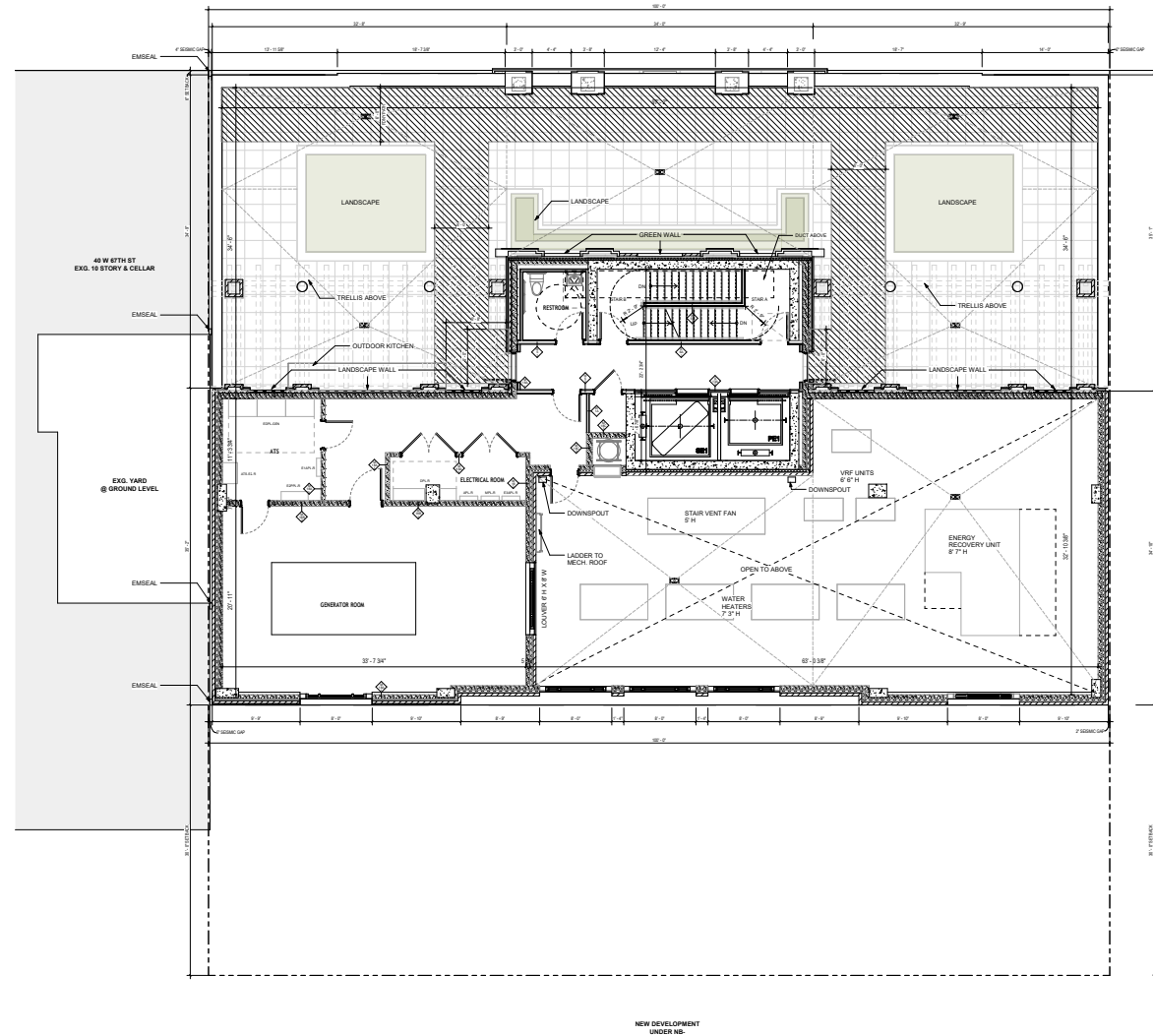
Floor Plans



Floor Plans



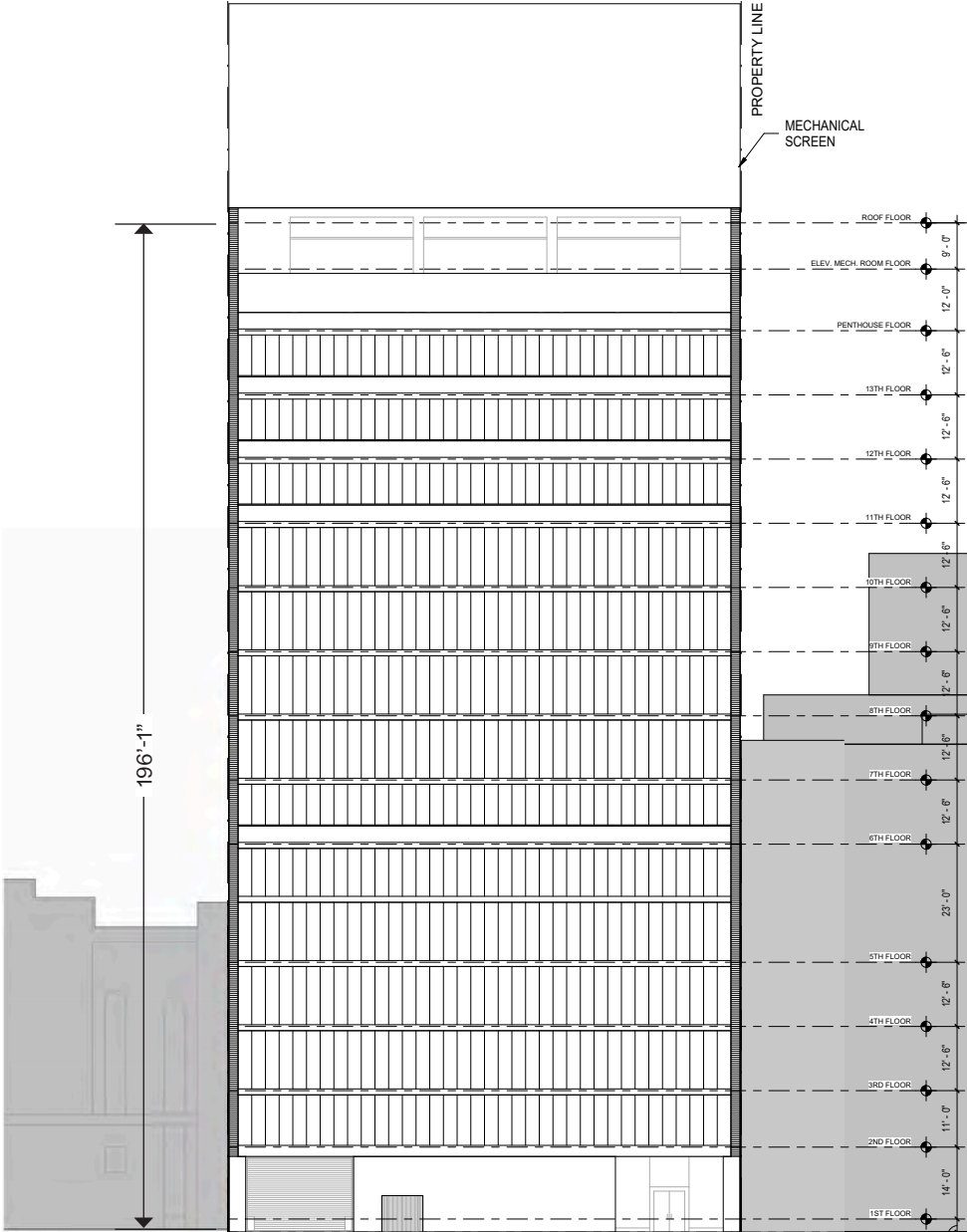
Floor Plans



Elevation

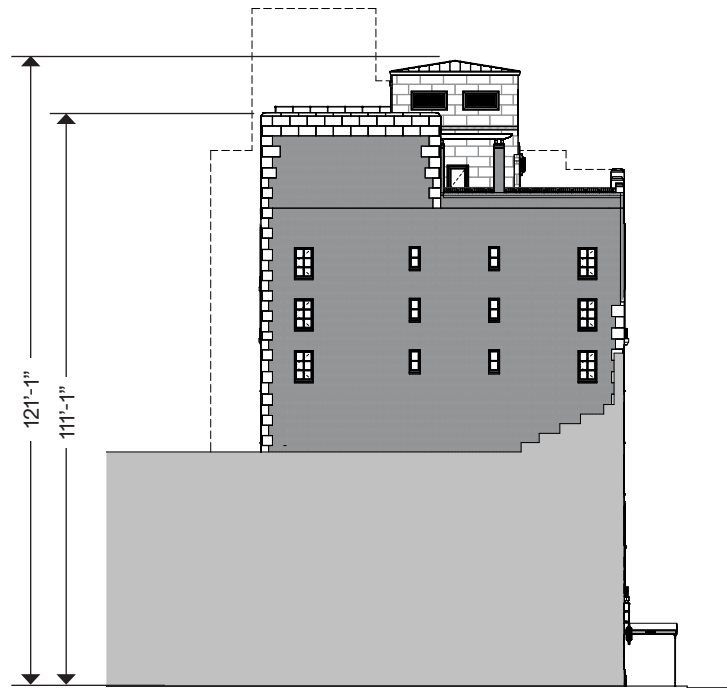


Proposed Front Facade

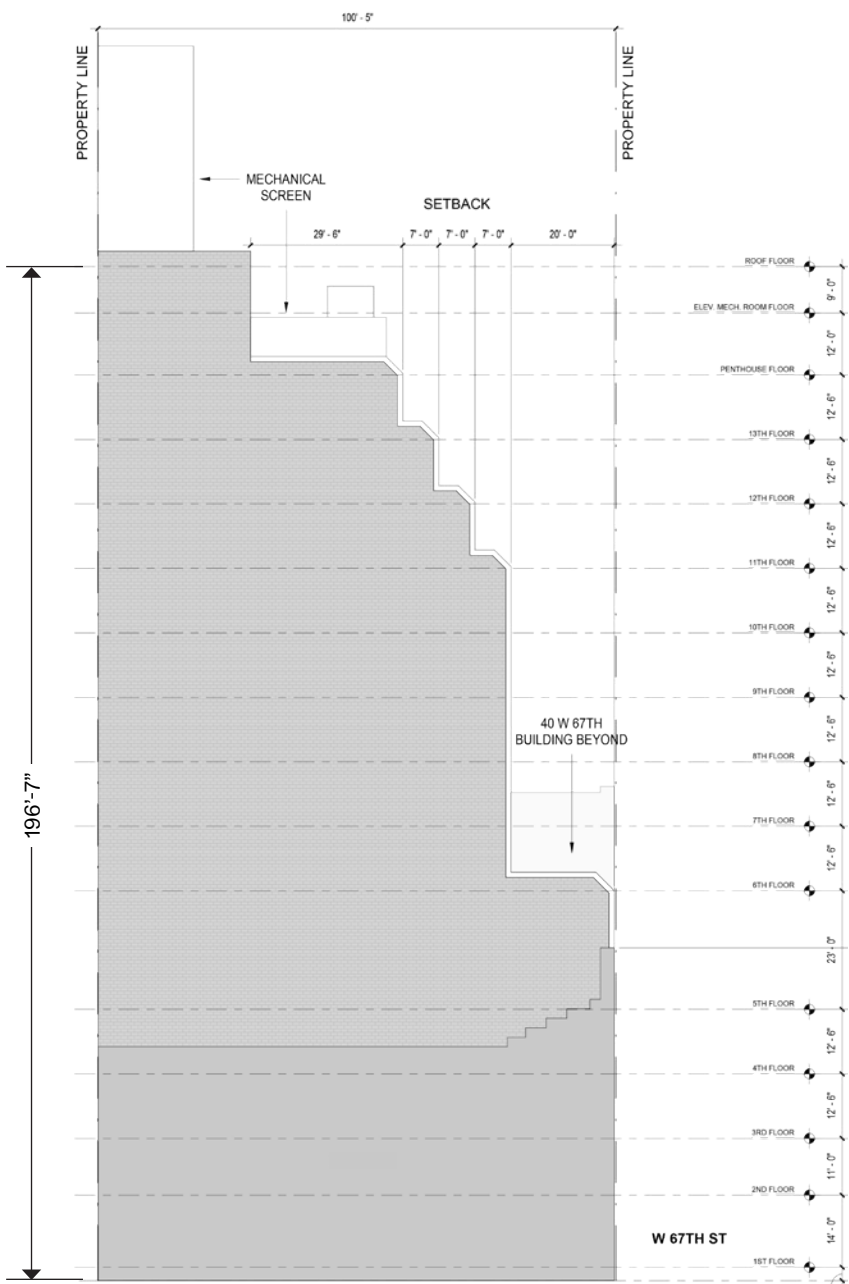


Existing Front Facade

Elevation

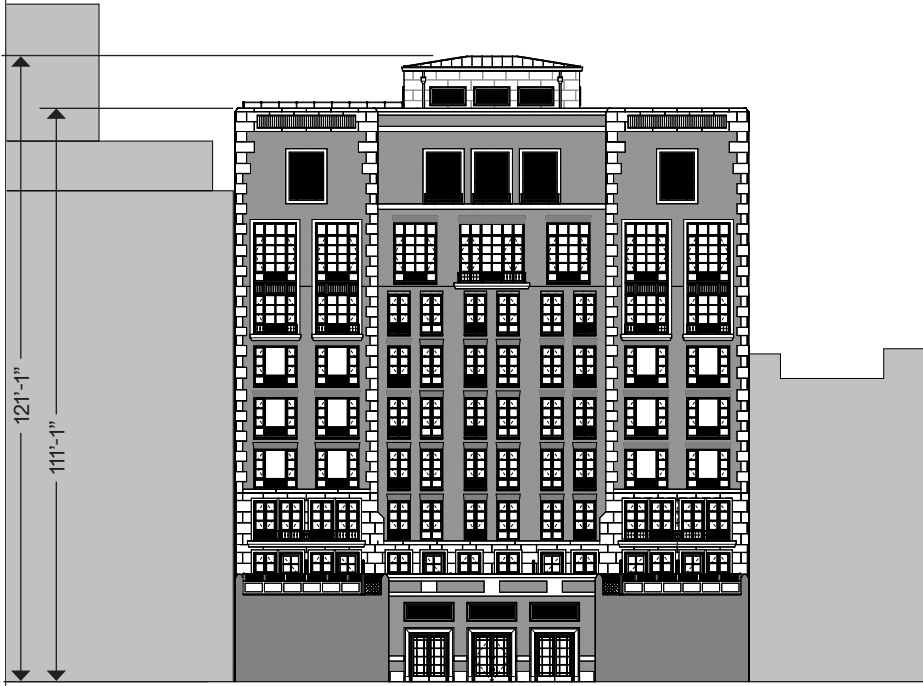


Proposed East Facade

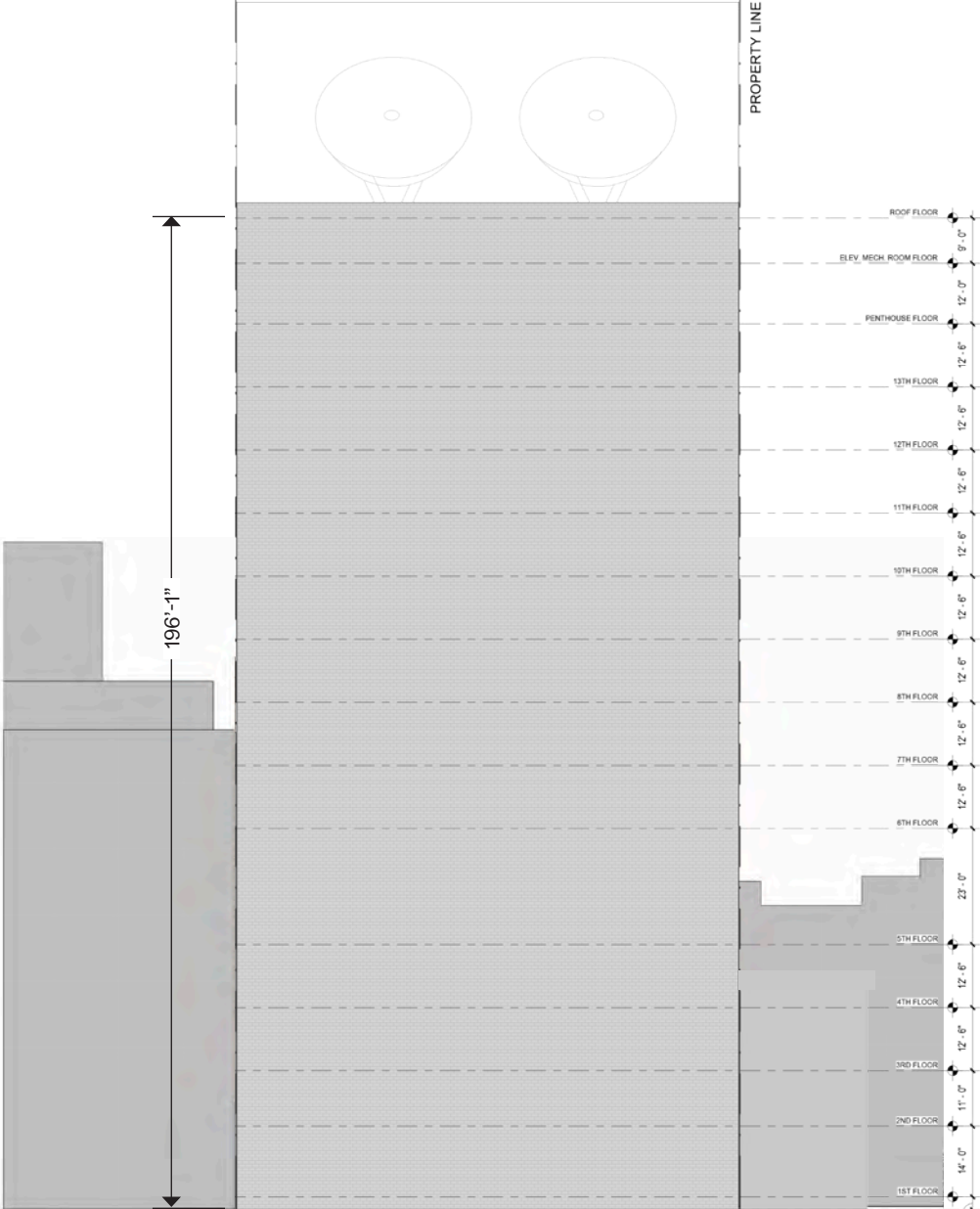


Existing East Facade

Elevation

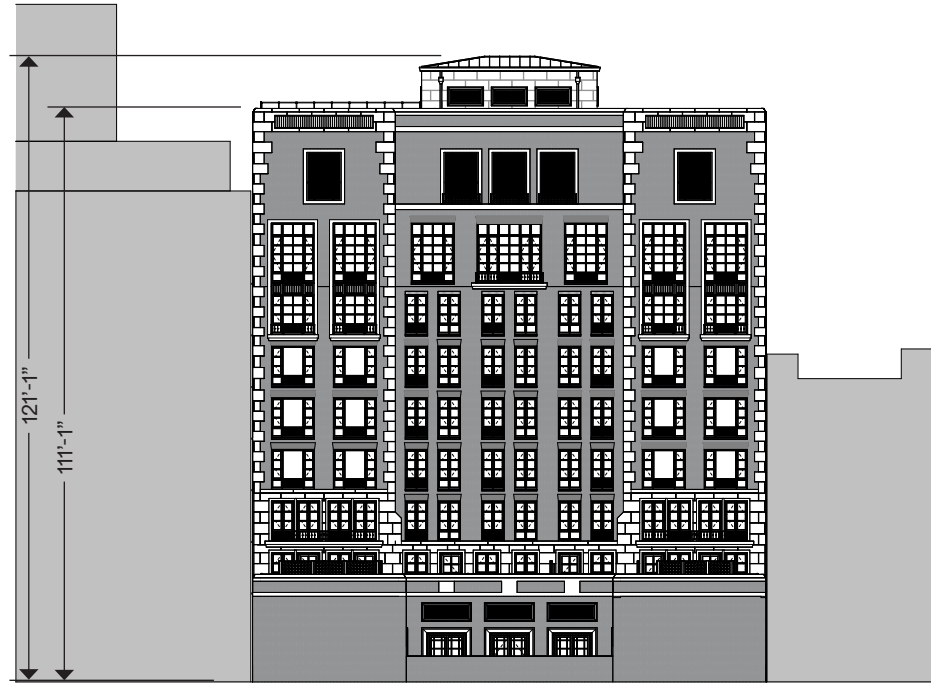


Proposed South Facade

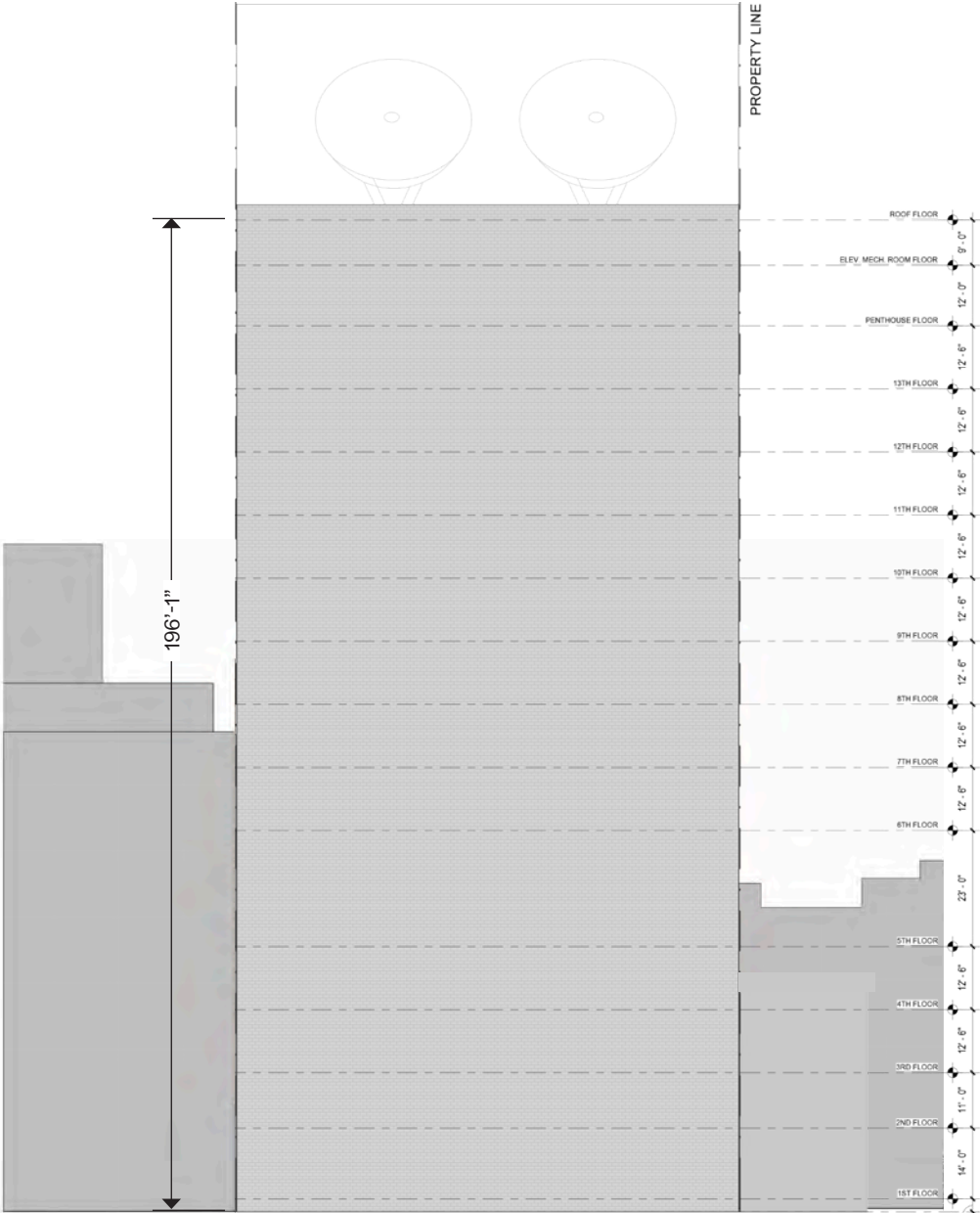


Existing South Facade

Elevation - Concealed

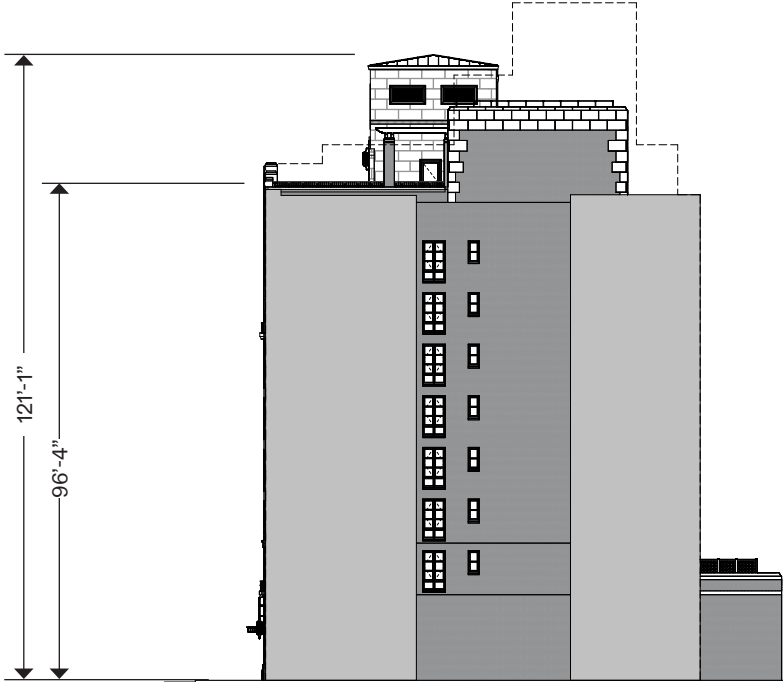


Proposed South Facade - Concealed Elevation

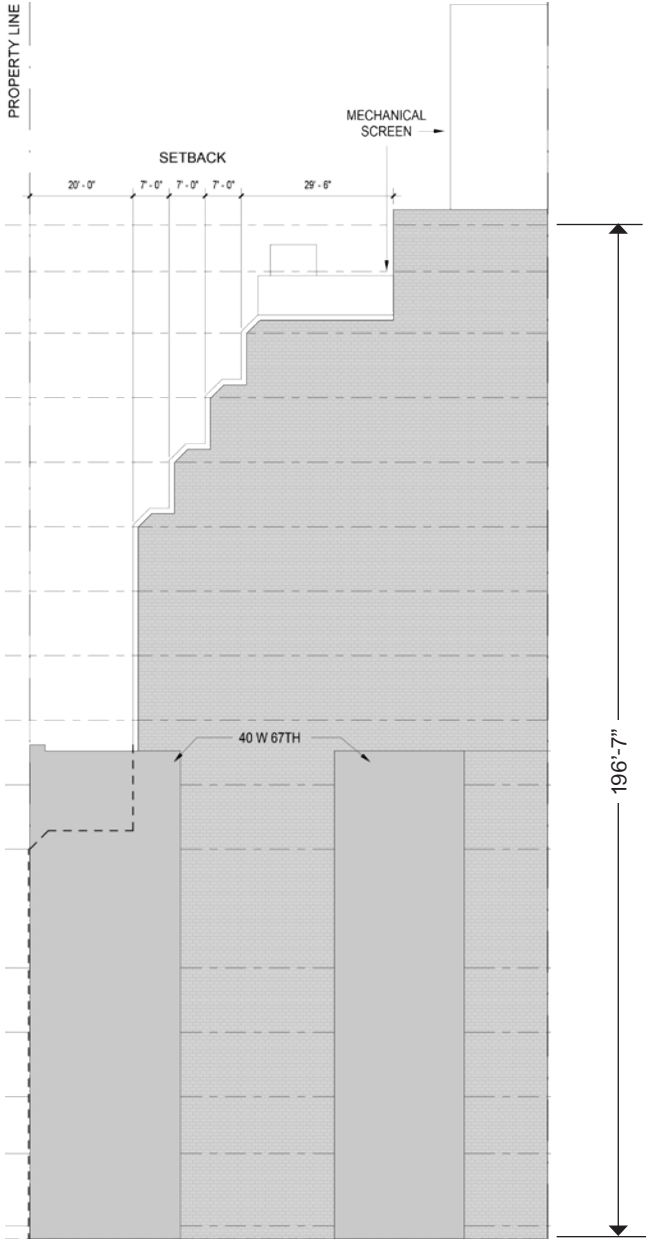


Existing South Facade

Elevation

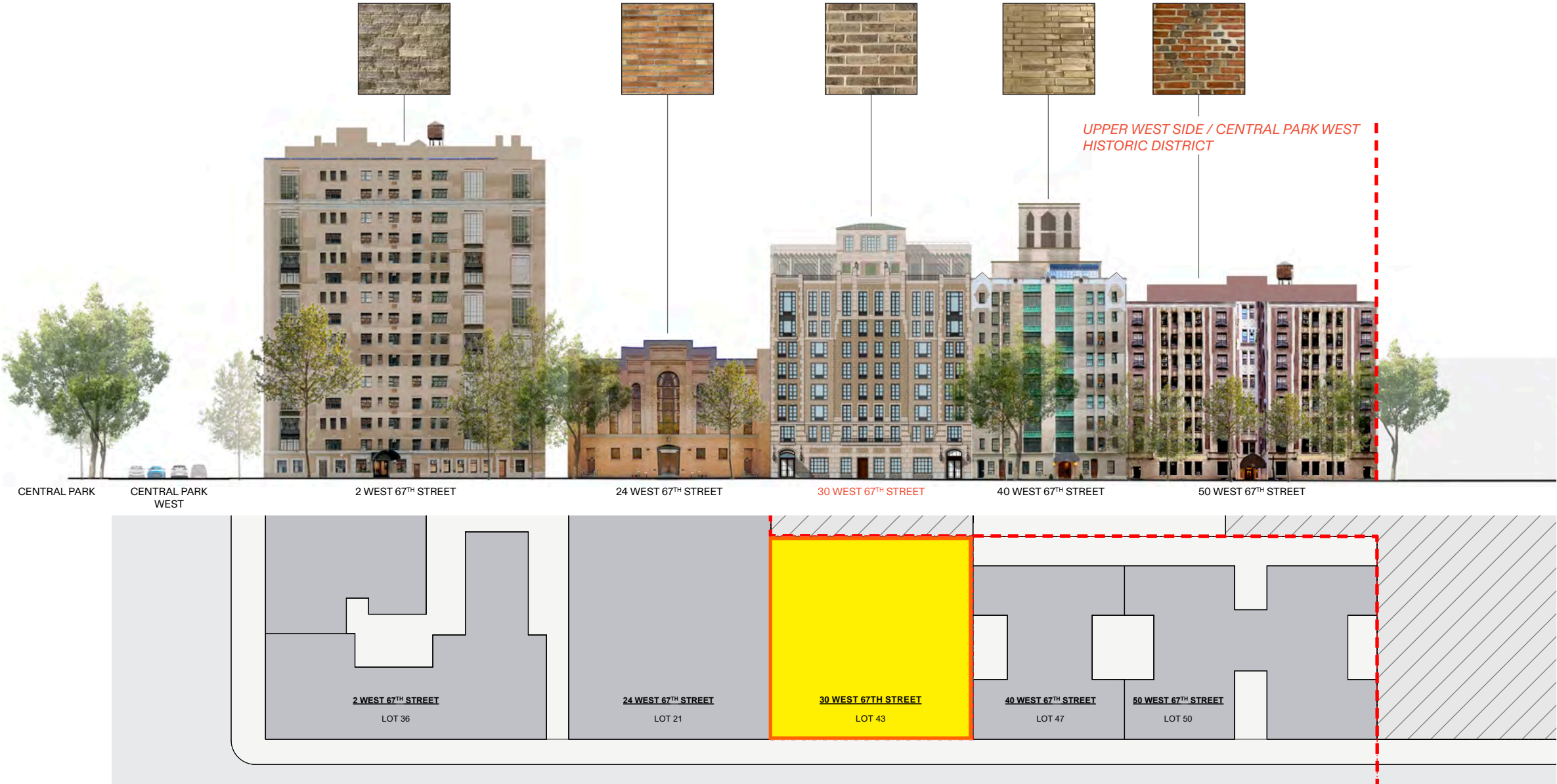


Proposed West Facade



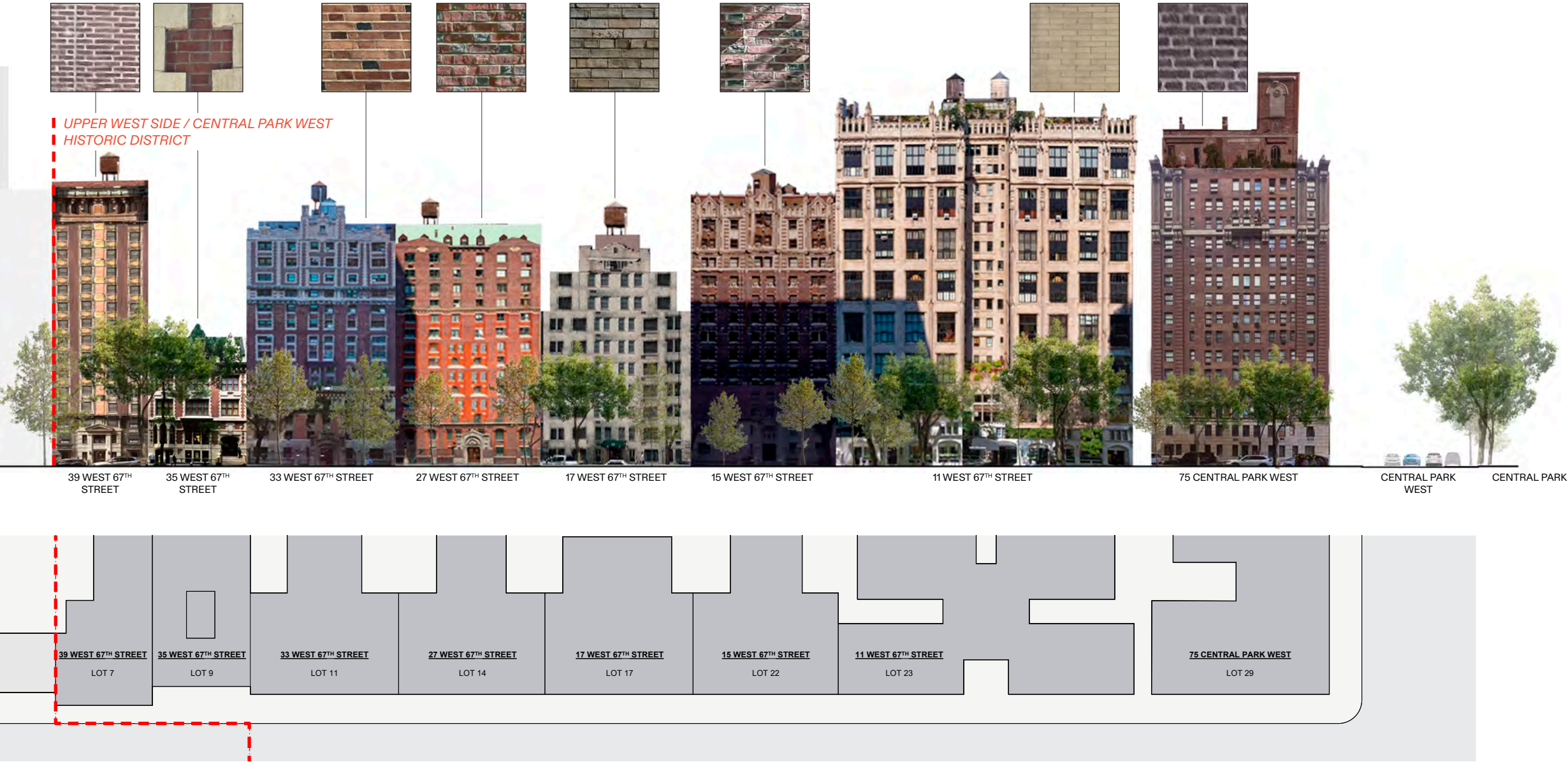
Existing West Facade

Context Material Palette



West 67th Street - Facing South

Context Material Palette

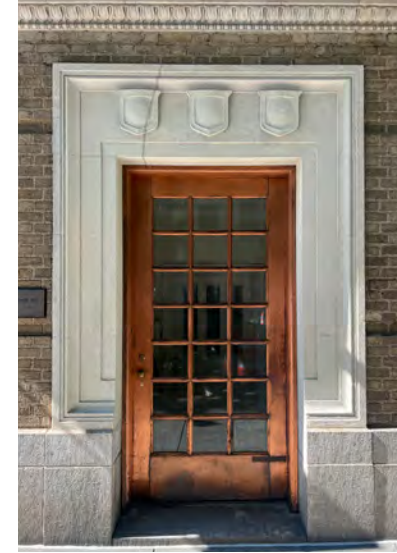


West 67th Street - Facing North

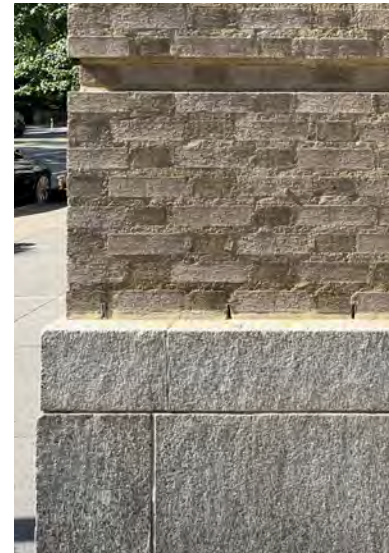
Context Buildings - 2 West 67th Street



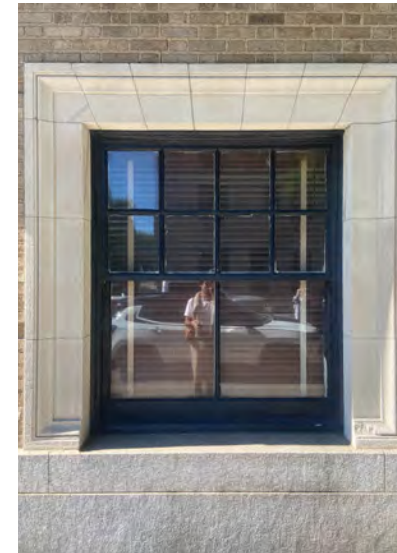
1. Cornice Detail



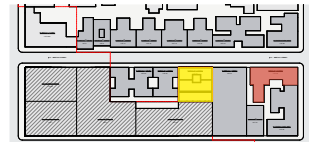
3. Door Detail



2. Brick and Granite water table



4. Window Detail

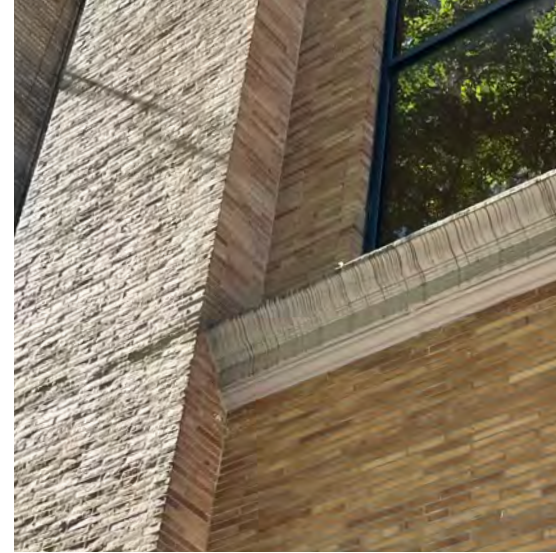


Key Plan



Key Elevation

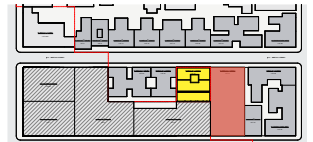
Context Buildings - 24 West 67th Street



1. Cornice Detail



2. Brick

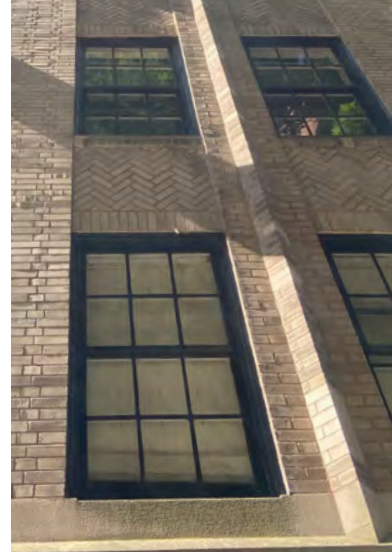


Key Plan

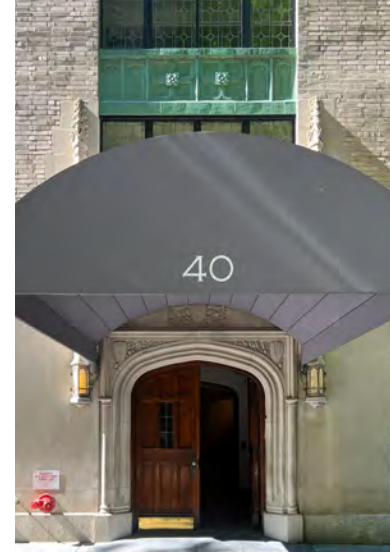


Key Elevation

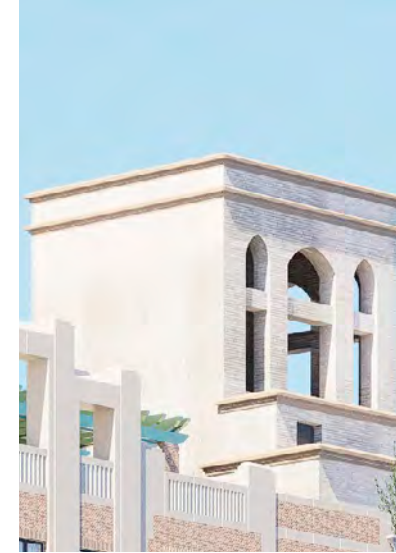
Context Buildings - 40 West 67th Street



1. Brick Detail



3. Door Detail



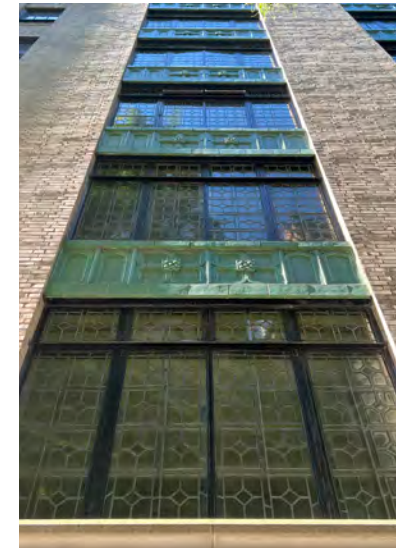
5. Roof Pavilion



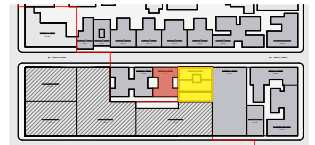
2. Brick and Granite water table



4. Window Detail



6. Window and Spandrel Detail



Key Plan



Key Elevation

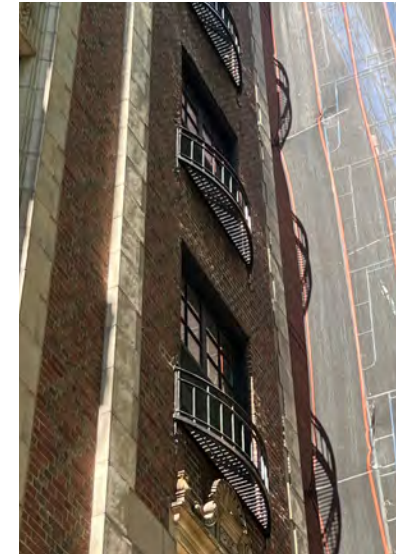
Context Building - 50 West 67th Street



1. Brick Detail



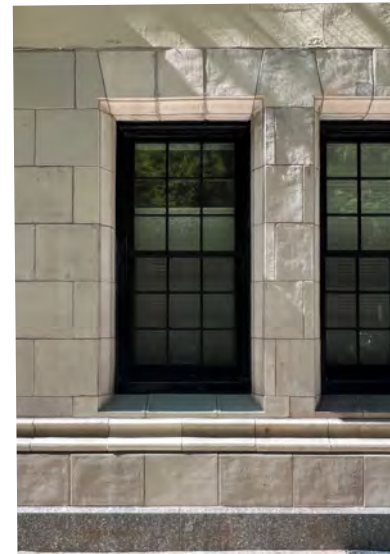
3. Window Detail



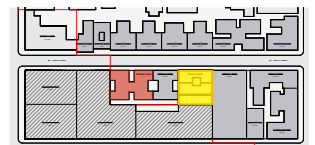
5. Window and Railing Detail



2. Brick and Granite water table



4. Window Detail



Key Plan



Key Elevation

Context Building - 75 Central Park West



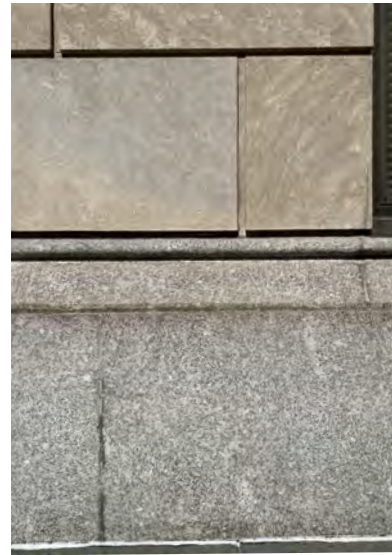
1. Brick Detail



3. Window Details



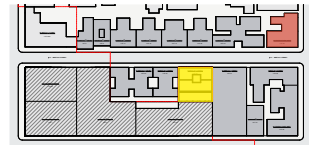
5. Light Fixture Detail



2. Limestone and Granite water table



4. Marquee Detail



Key Plan



Key Elevation

Context Building - 11 West 67th Street



1. Facade Detail



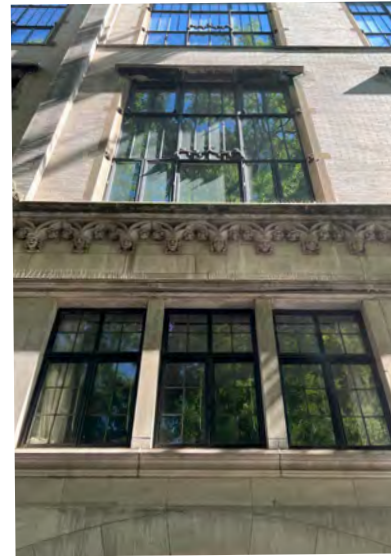
3. Door Detail



5. Building Detail



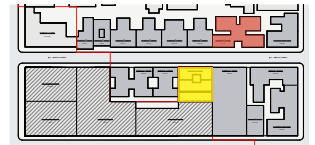
2. Limestone water table



4. Window Detail



6. Building Detail



Key Plan



Key Elevation

Context Building - 15 West 67th Street



1. Brick Detail



3. Door Detail



5. Light Fixture Detail



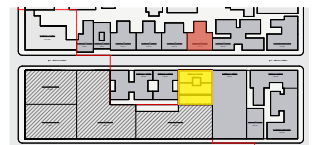
2. Metal Gate and Granite water table



4. Window Detail



6. Window Detail



Key Plan



Key Elevation

Context Building - 17 West 67th Street



1. Brick Detail



2. Brick and Granite water table



3. Door Detail



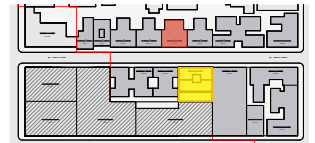
4. Window Detail



5. Facade Detail



6. Window Detail

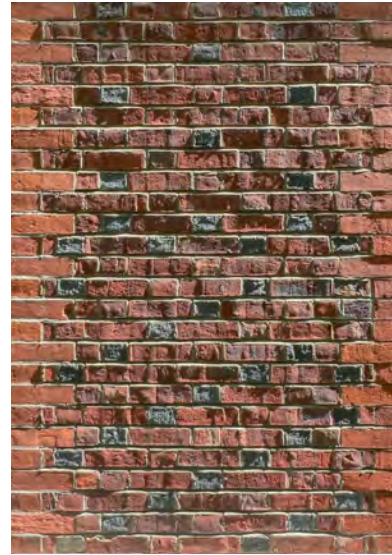


Key Plan



Key Elevation

Context Building - 27 West 67th Street



1. Brick Detail



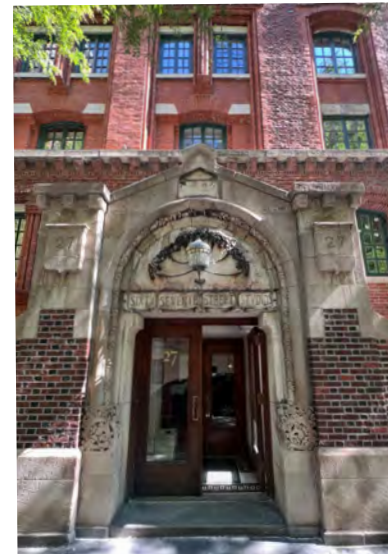
3. Facade Detail



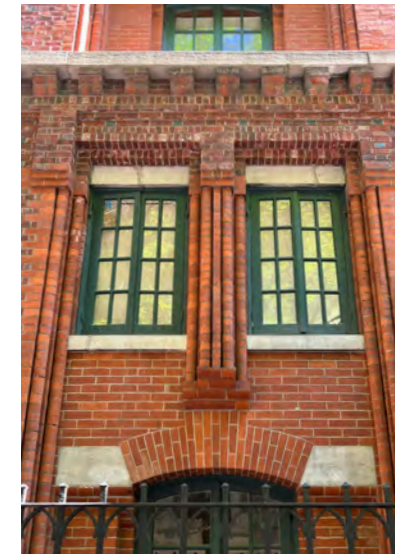
5. Facade Detail



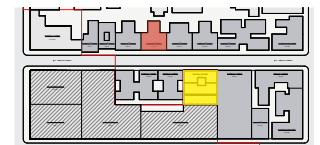
2. Brick and Granite water table



4. Door Detail



6. Window Detail



Key Plan



Key Elevation

Context Building - 33 West 67th Street



1. Brick Detail



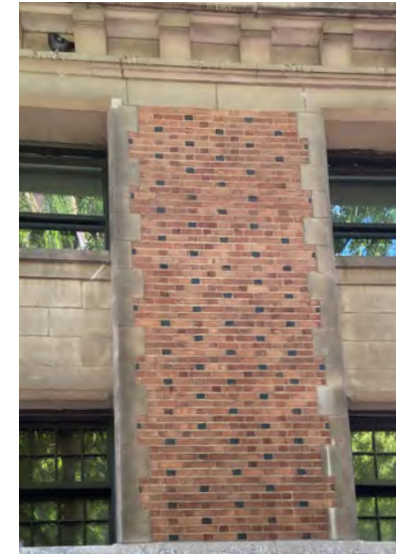
3. Facade Detail



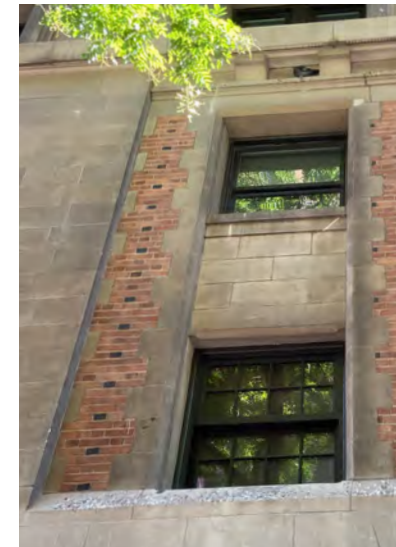
2. Metal Gate and Granite water table



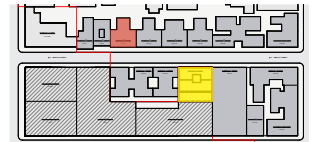
4. Door Detail



5. Facade Detail



6. Window Detail



Key Plan



Key Elevation

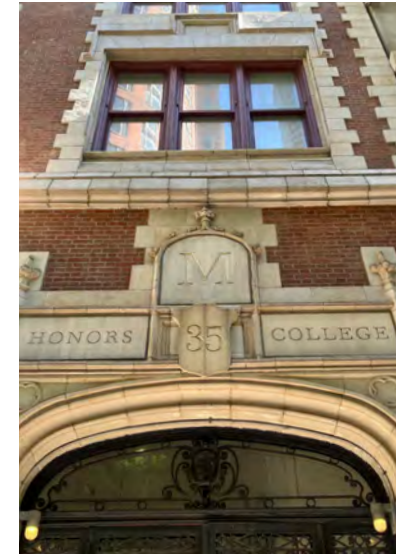
Context Building - 35 West 67th Street



1. Facade Detail



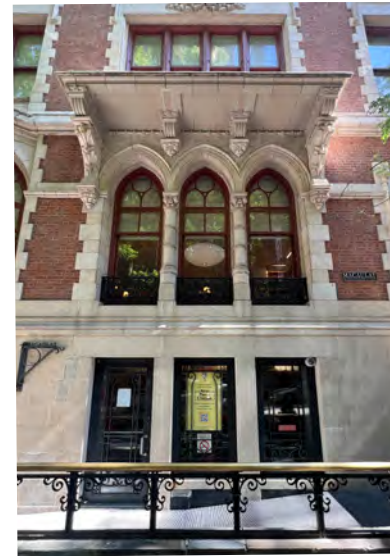
3. Door Detail



5. Window Detail



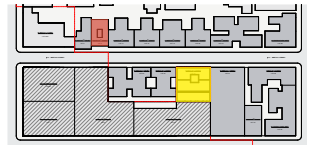
2. Facade Detail



4. Window Detail



6. Window Detail

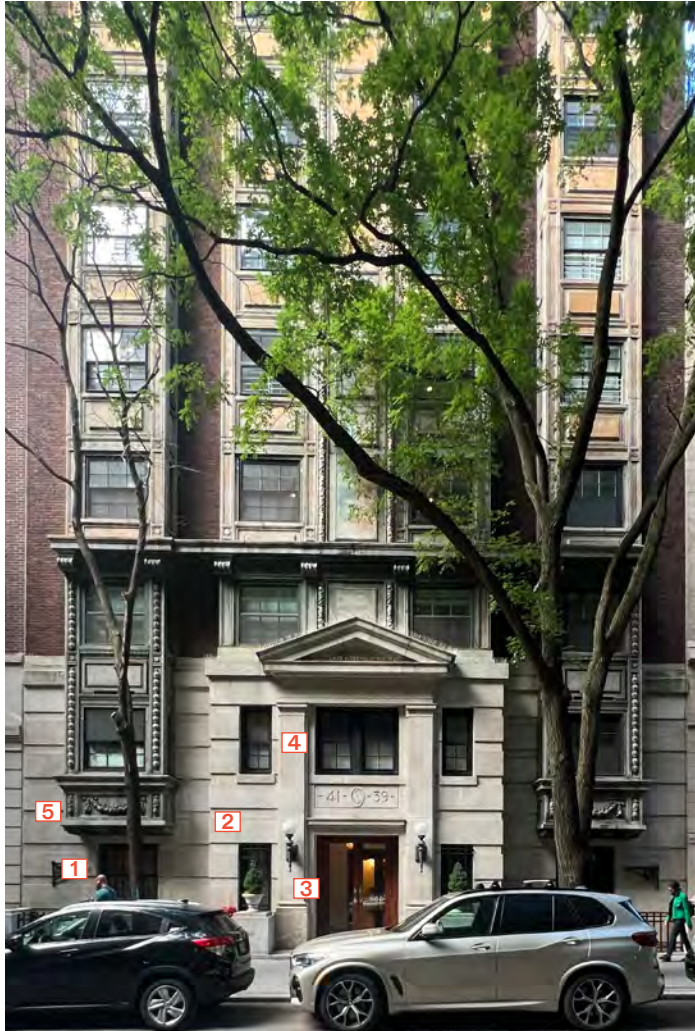


Key Plan



Key Elevation

Context Building - 39 West 67th Street



1. Facade Detail



3. Door Detail



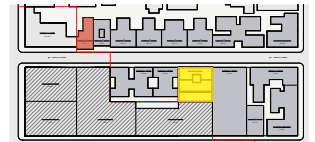
5. Facade Detail



2. Facade and Window Detail



4. Window Detail



Key Plan



Key Elevation

Proposed Material Palette



Railings / Terrace Dividers



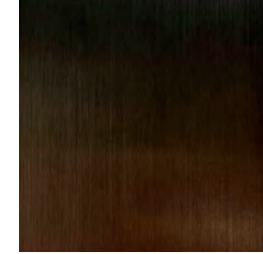
Window Frames



Belden - Alamo Blend Brick



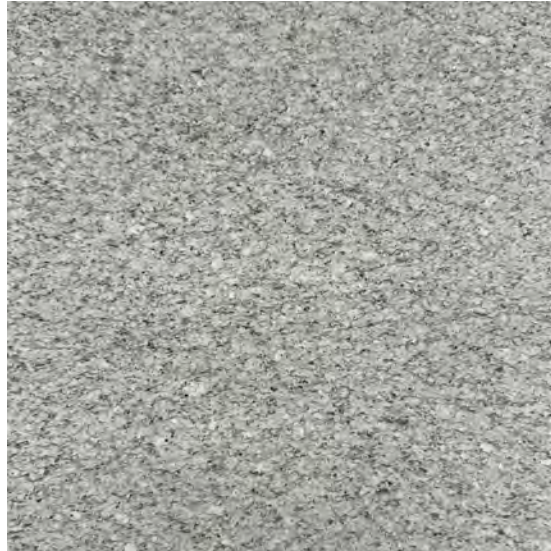
Limestone / Cast Stone (*Indiana Standard Buff or Similar*)



Residential Entry Doors & Light Fixtures



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



Granite Water Table (*Chelmsford or Similar*)

Proposed Material Palette



View Looking East



Previous



Updated



Key Plan

Roof Amenity

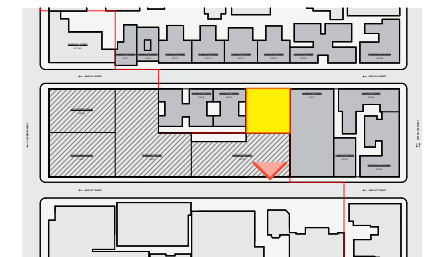


Previous



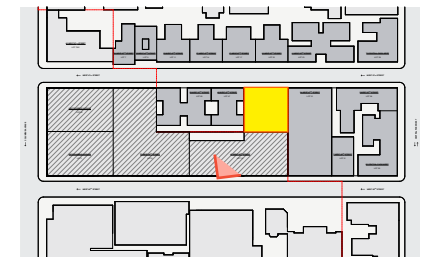
Updated

View From South



Key Plan

View From South

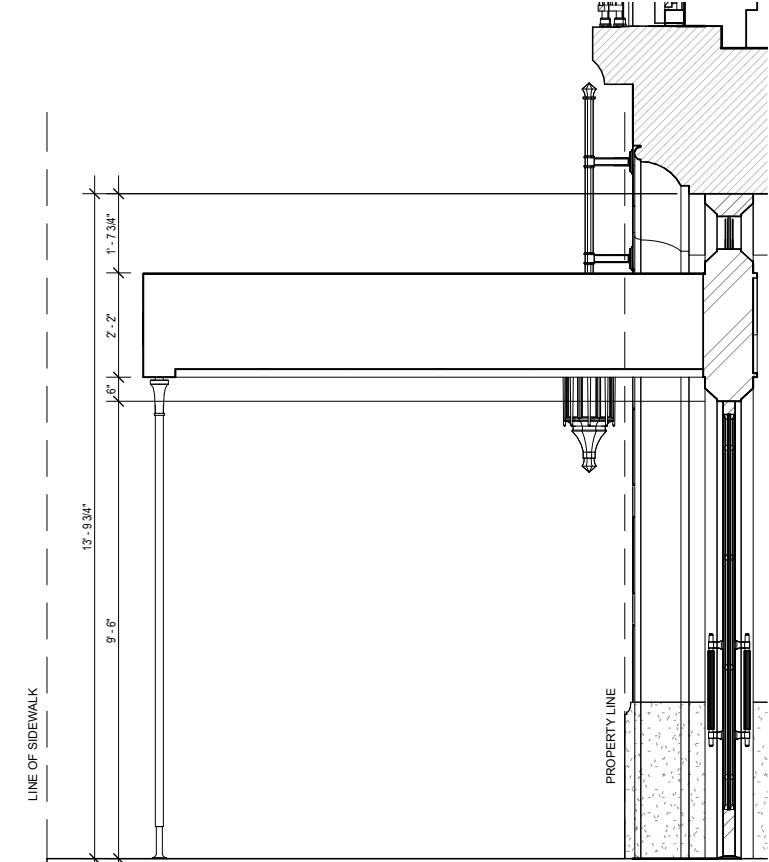


Key Plan

Partial Ground Floor Plan



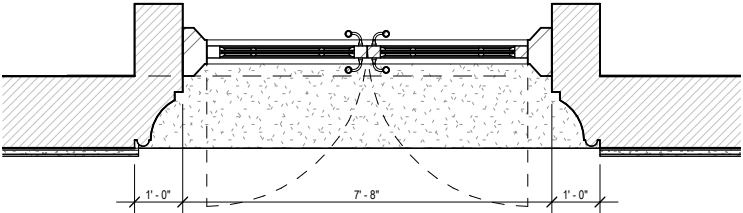
Residential Entry Door



Section



Elevation

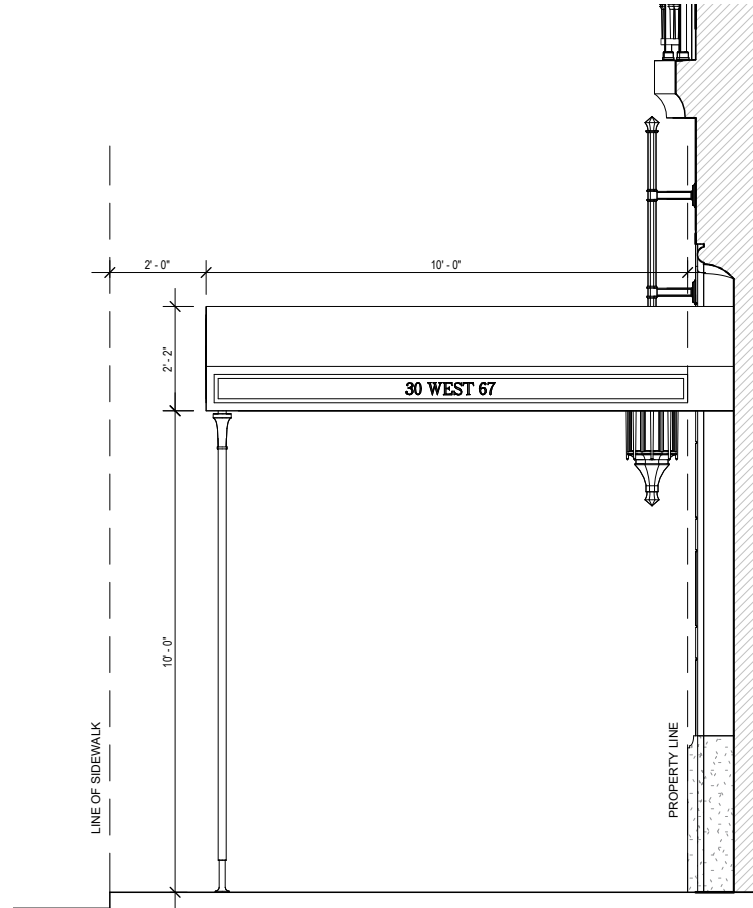


Plan



Rendering

Entry Door and Canopy



Side Elevation

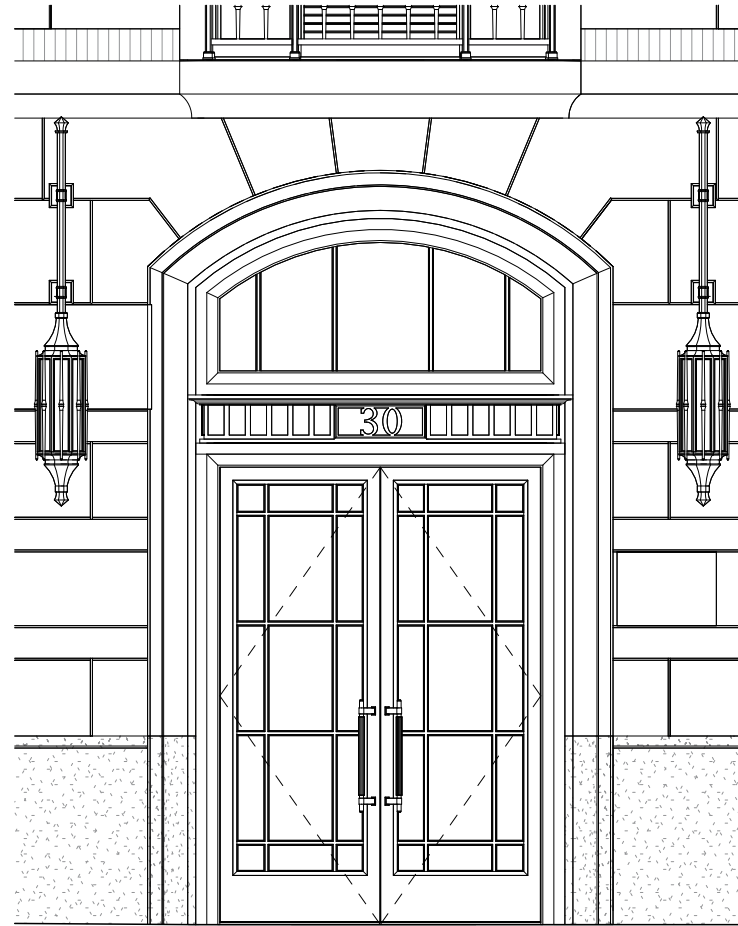
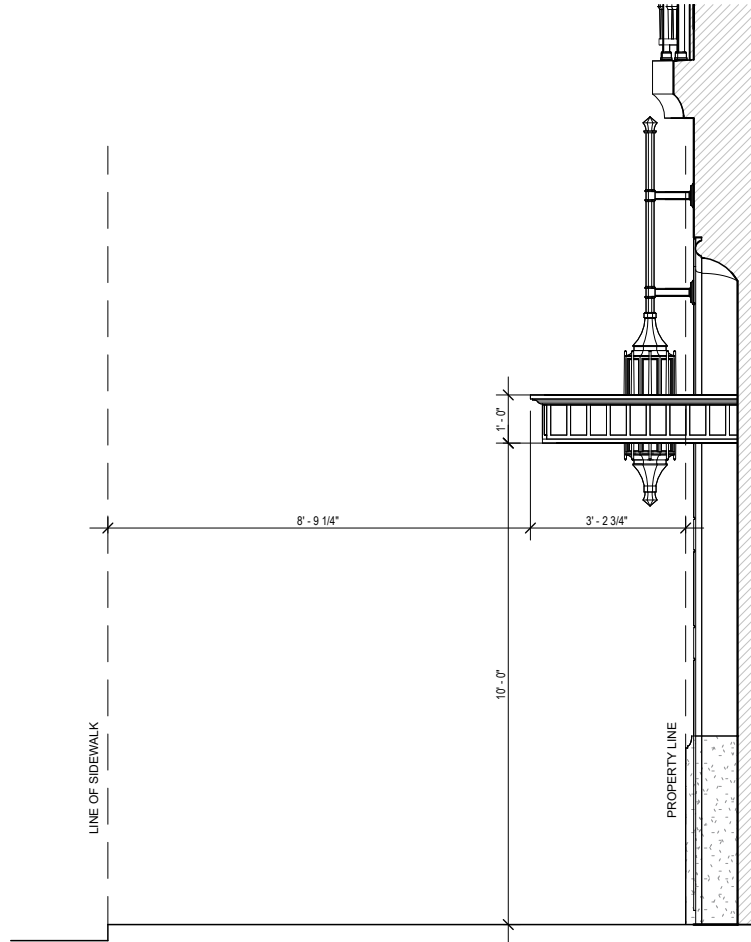


Elevation



Rendering

Marquee



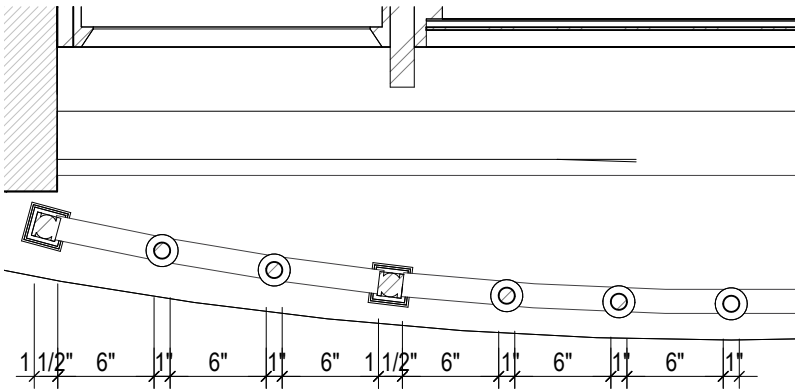
Railing



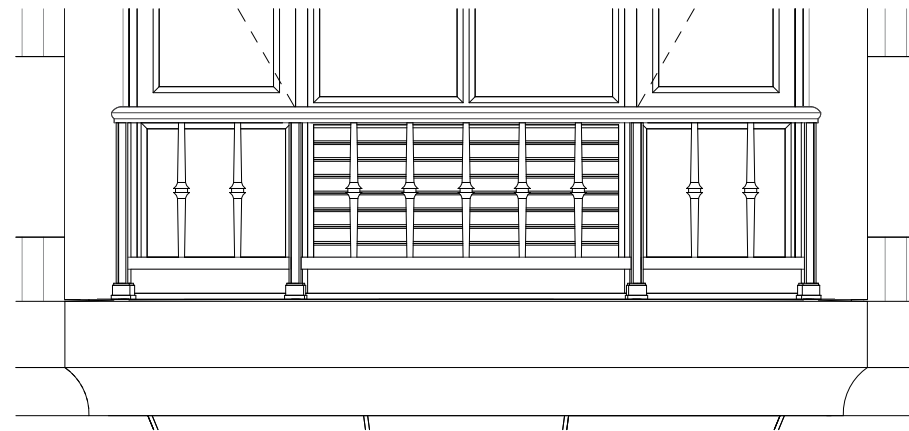
Elevation



Rendering

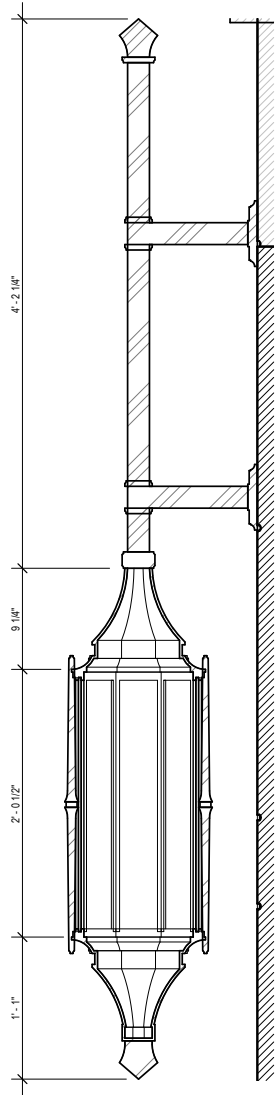


Plan

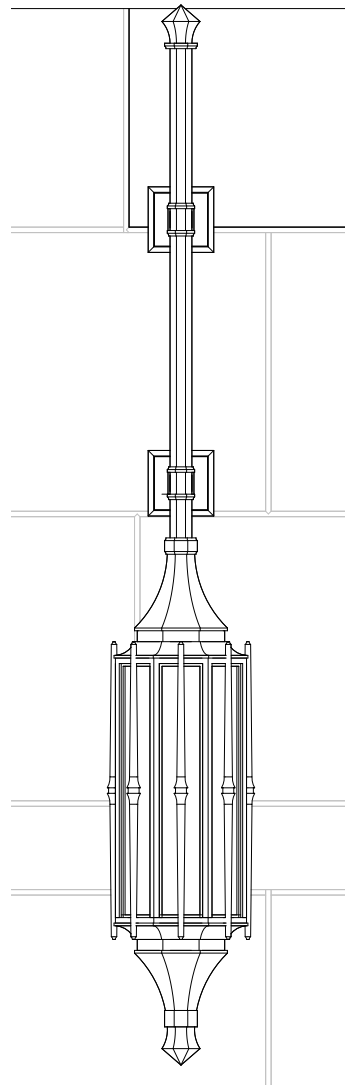


Elevation

Light Fixture



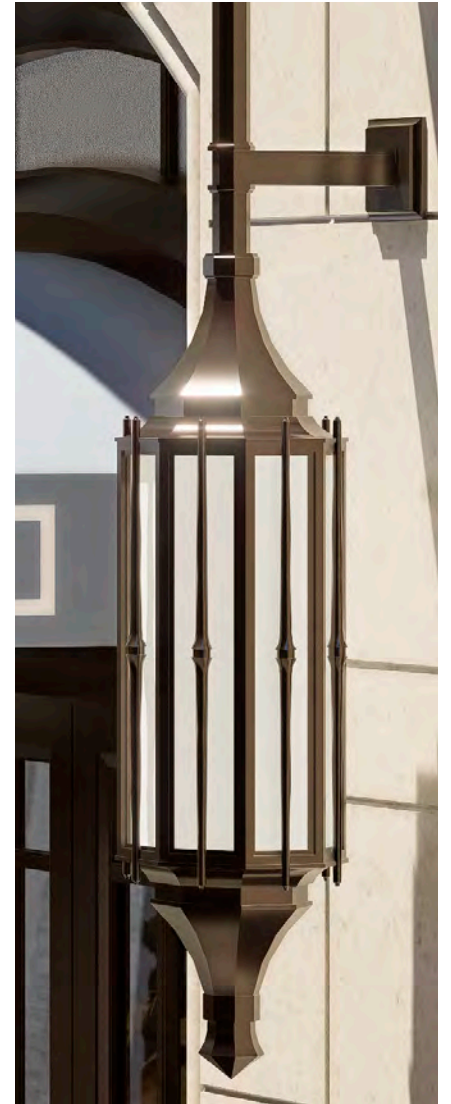
Section



Elevation

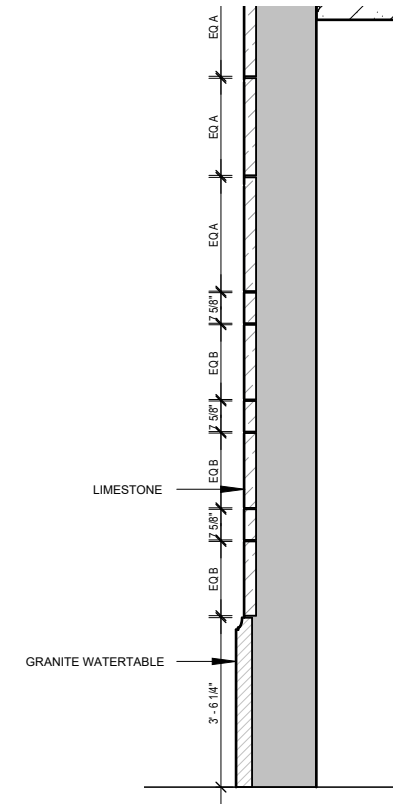


Rendering

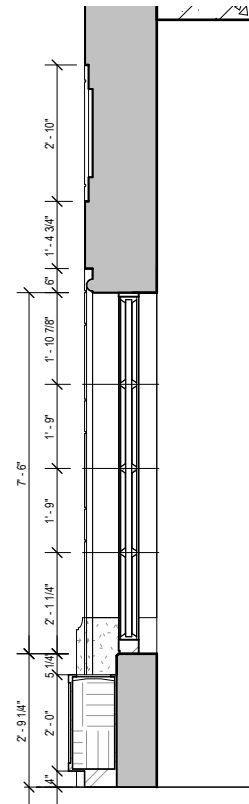


Rendering

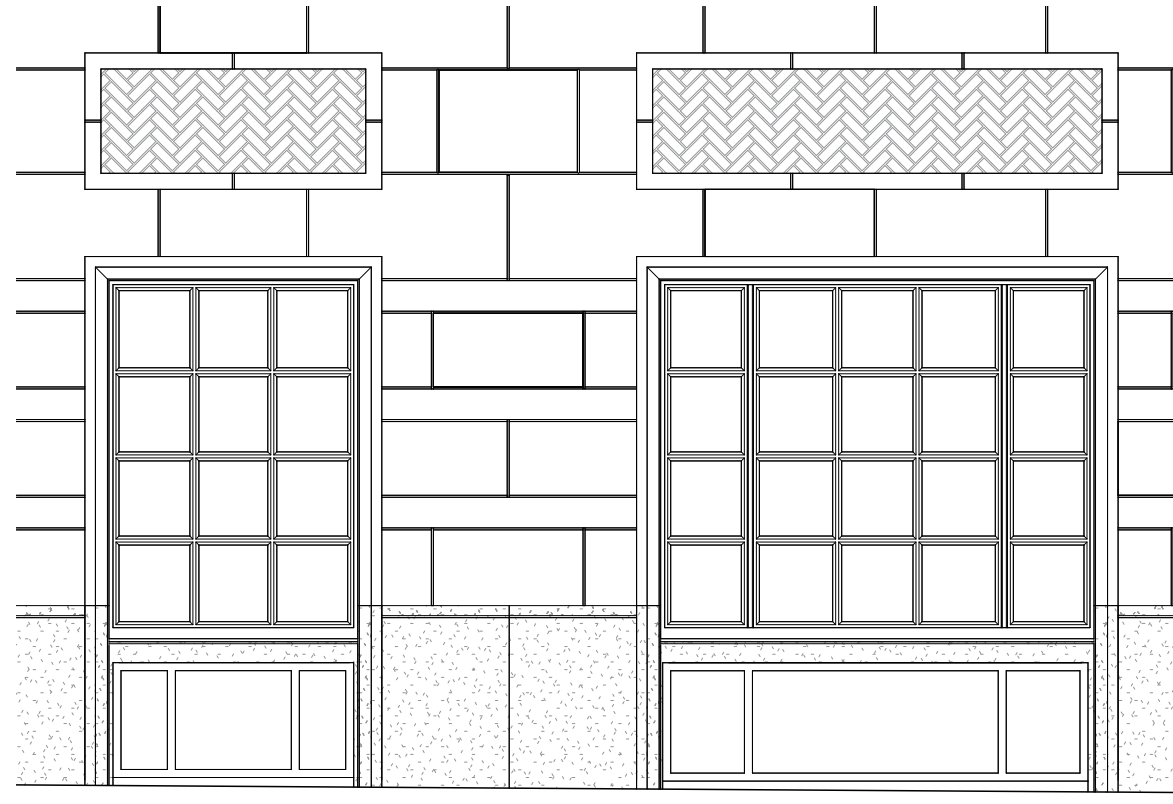
Ground Floor



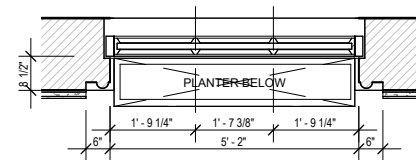
Section



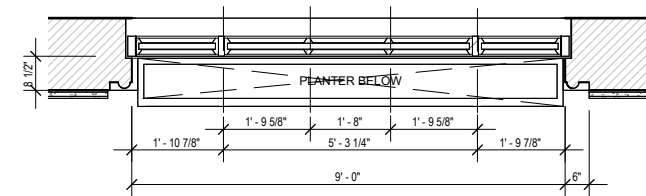
Section



Elevation

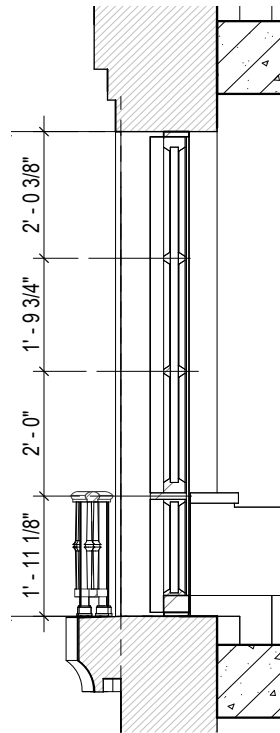


Plan



Plan

Level 2 Window



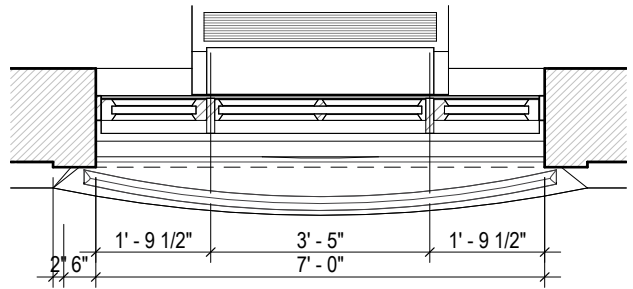
Section



Elevation

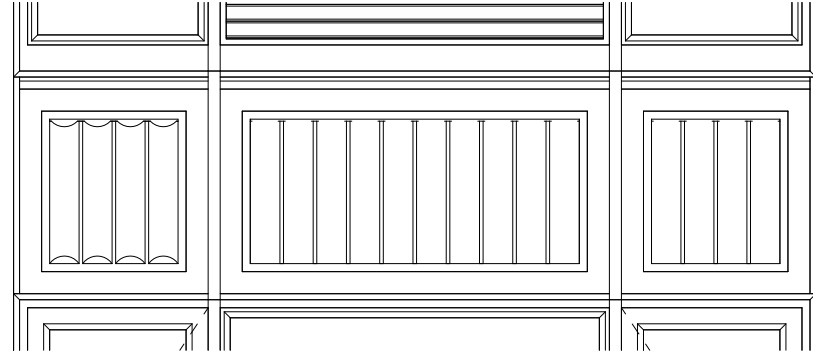


Rendering

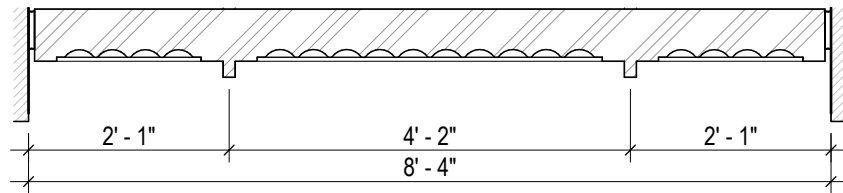


Plan

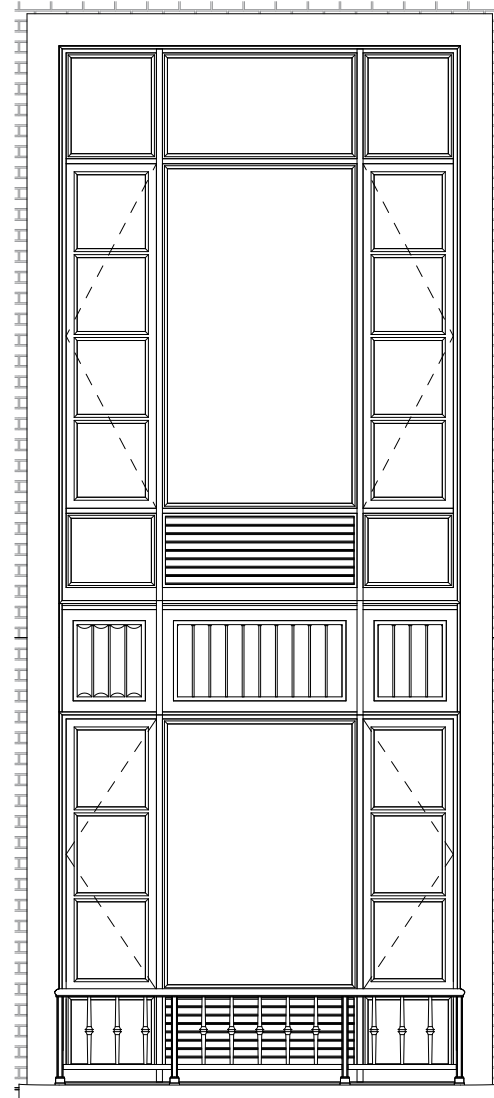
Metal Spandrel



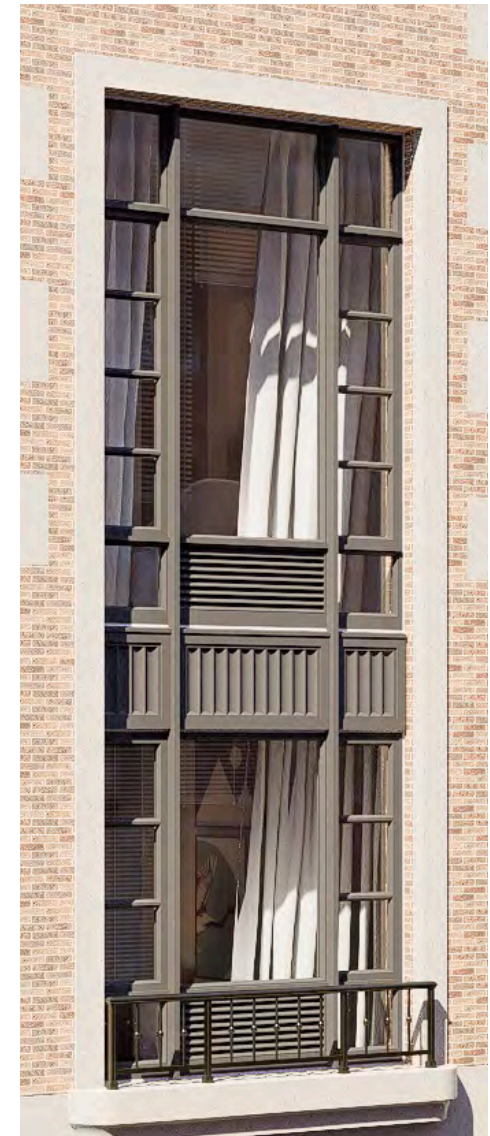
Elevation



Plan



Elevation



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

The current proposal is:

Preservation Department – Item 5, LPC-26-03891

**26-30 West 67th 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.