

**January 13, 2026**  
Public Meeting

**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 67<sup>th</sup> Street

Landmarks Preservation Commission  
January 13, 2026

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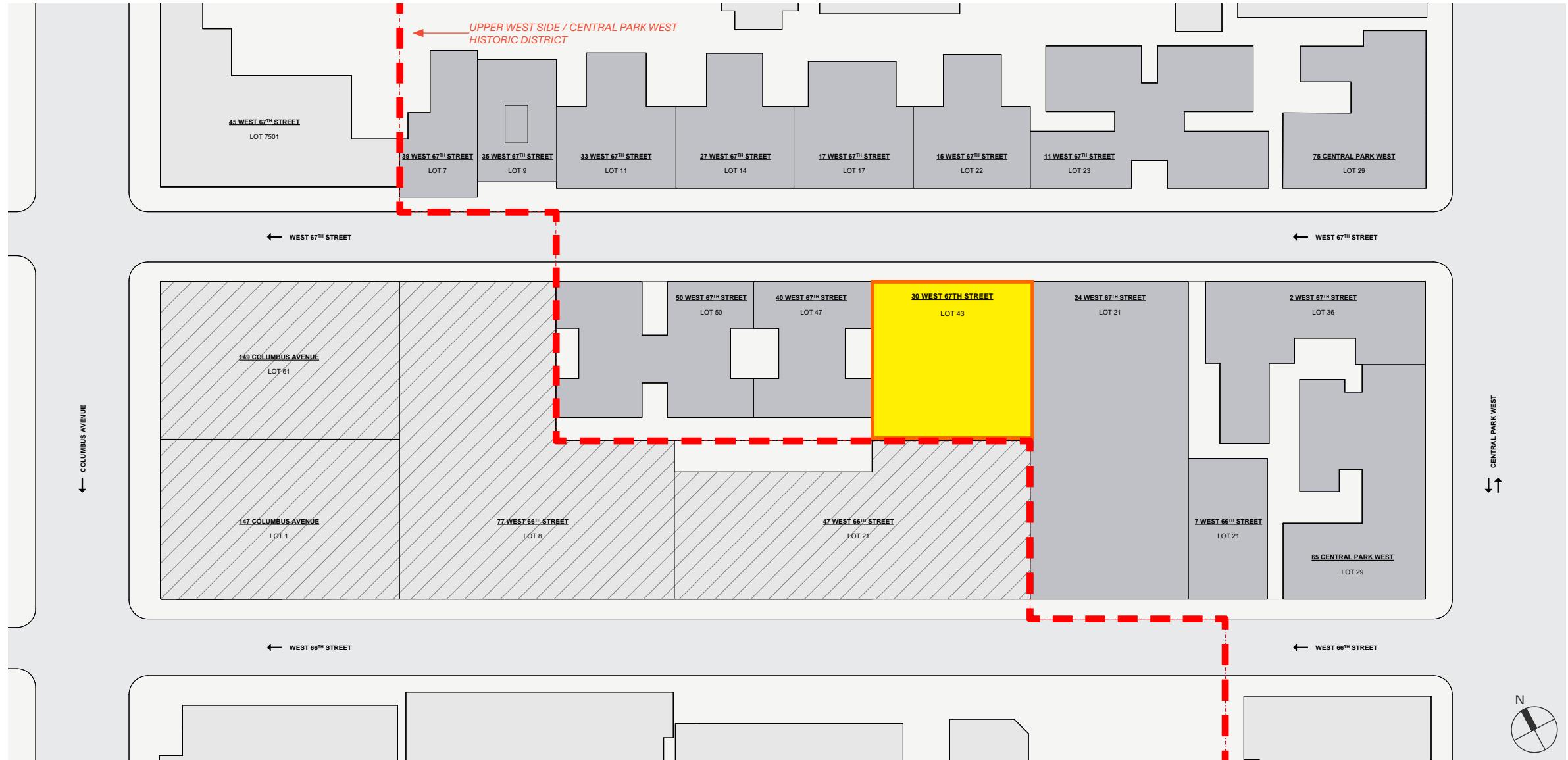


# Case for Demolition

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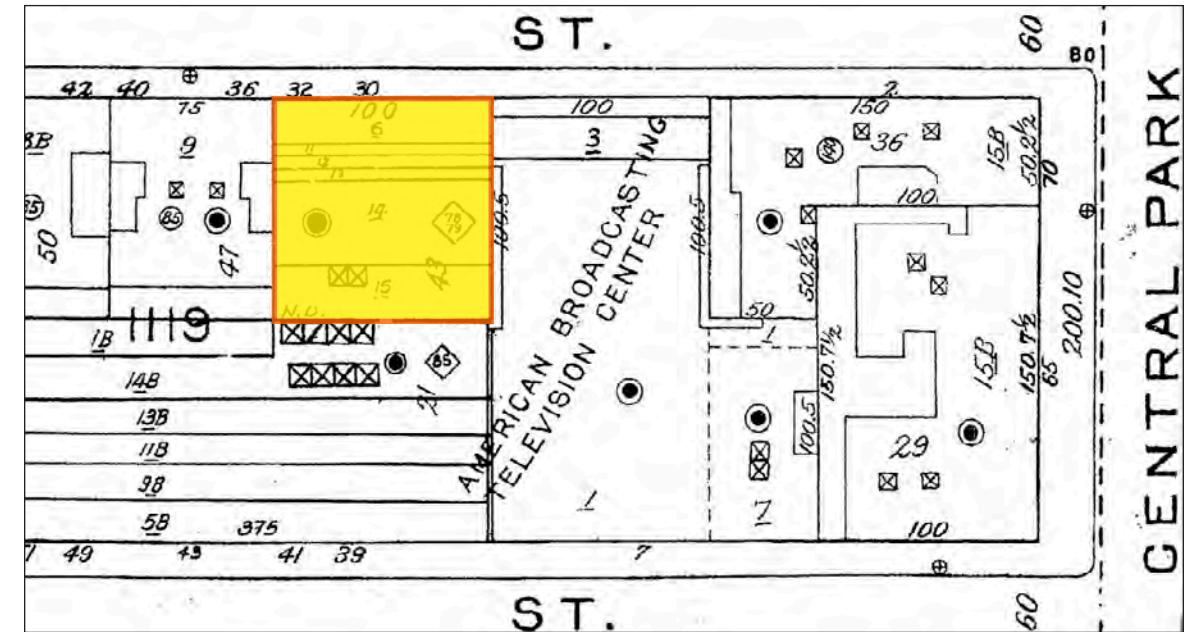
# Site Plan



# Existing Conditions



30 West 67<sup>th</sup> Street - Existing Condition



30 West 67<sup>th</sup> Street, located on West 67<sup>th</sup> Street between Central park West and Columbus Avenue

# Existing Conditions



View of Building looking Southwest

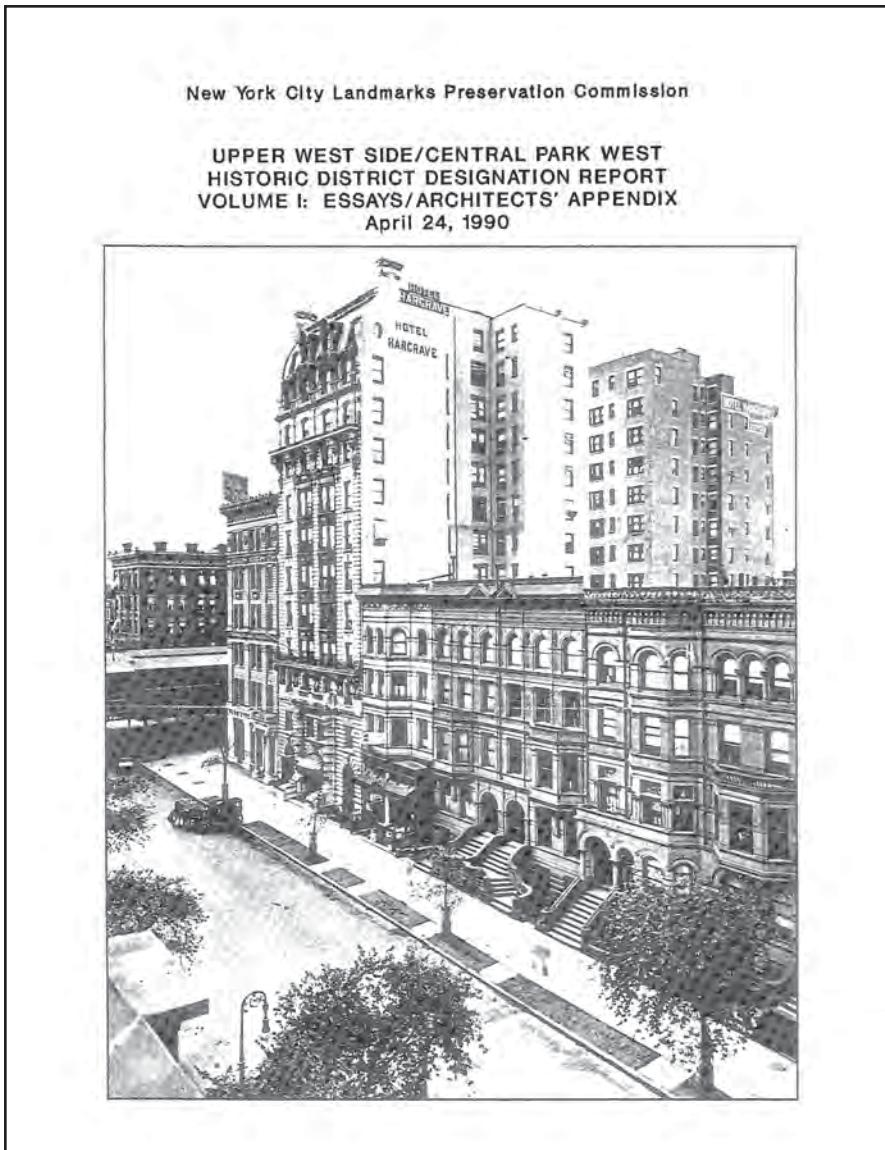


View of Building looking Southwest

# Demolition Appropriateness

- **30 West 67<sup>th</sup> 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 67<sup>th</sup> 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



*"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



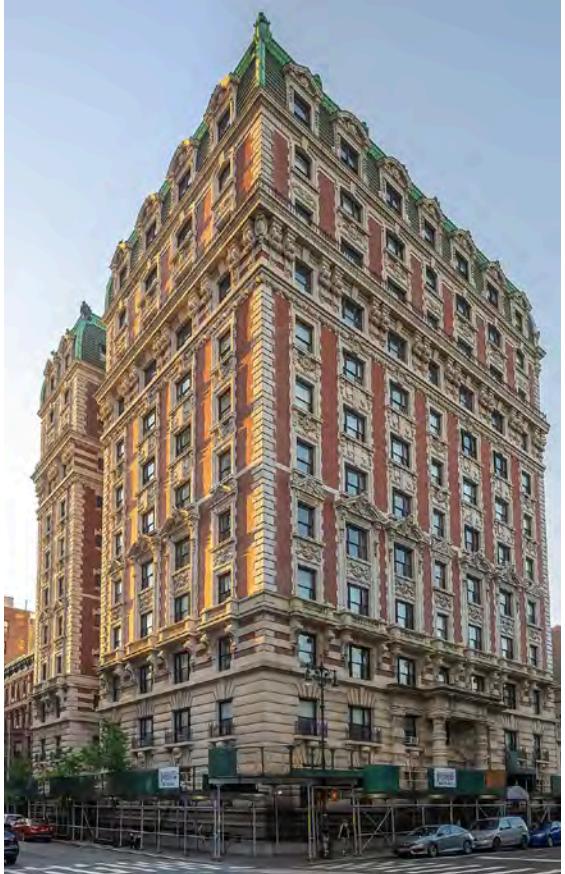
The Graystone, 100 West 74<sup>th</sup> Street  
*Thom & Wilson, 1886 - 87*  
Style: neo-Grec/ Renaissance Revival



37 West 87<sup>th</sup> 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 77<sup>th</sup> street  
*Harde & Short, 1907 - 09*  
Style: neo-Gothic



Hotel Olcott, 27 West 72<sup>nd</sup> Street  
*George F. Pelham, 1924 - 25*  
Style: neo-Renaissance



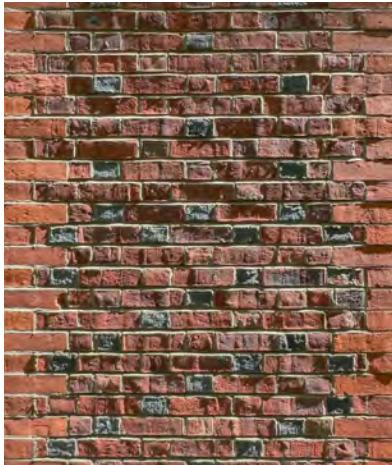
El Dorado, 300 Central Park West  
*Margon & Holder and Emery Roth, 1930*  
Style: Art Deco

# Upper West Side/Central Park West Historic District

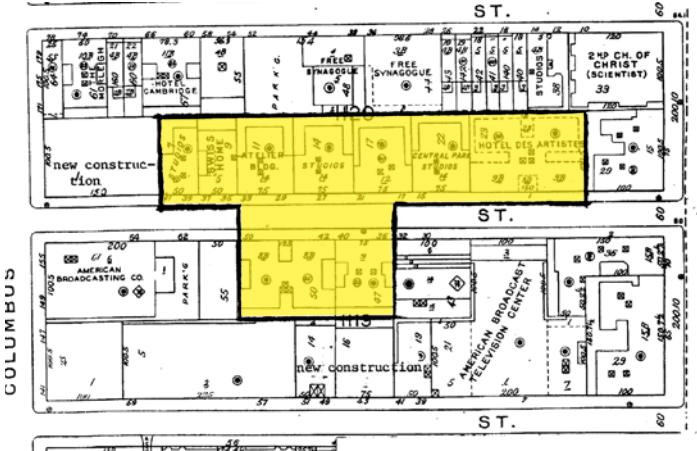
## Studio Buildings



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



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



National Register Artist's Colony Historic District



40 West 67<sup>th</sup> 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

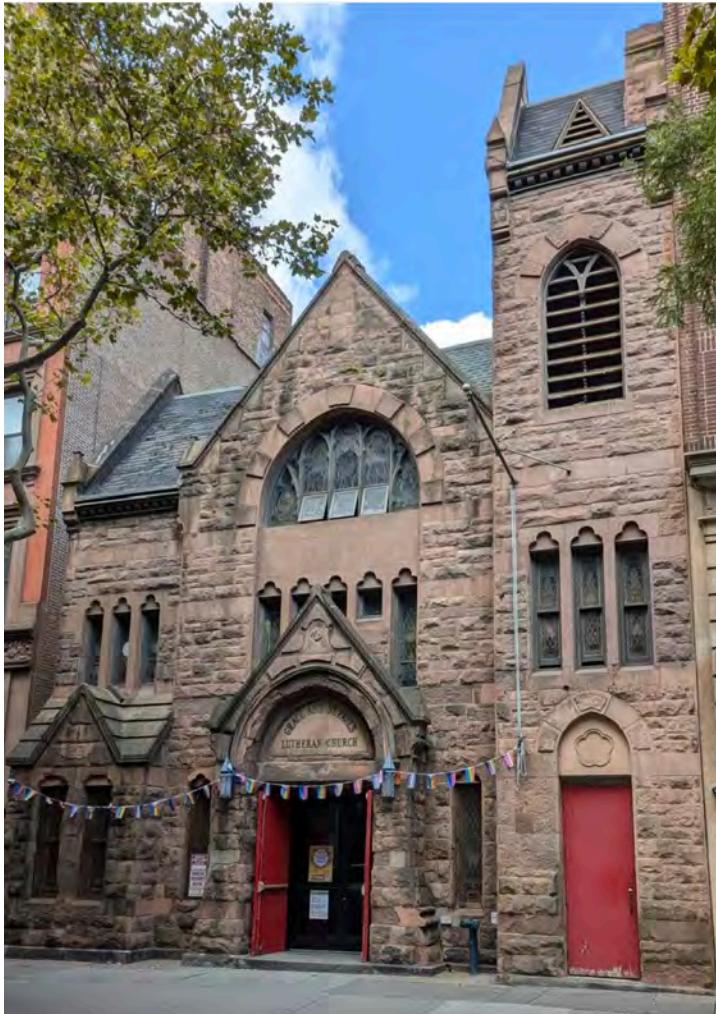


American Museum of Natural History, 200 Central Park West  
*Vaux & Mould, 1874 - 77; Cady, Berg & See, 1889 - 1900, 1906 - 08; Trowbridge & Livingston, 1922 - 24; John Russell Pope, 1931 - 35; Trowbridge & Livingston, 1931 - 33.*

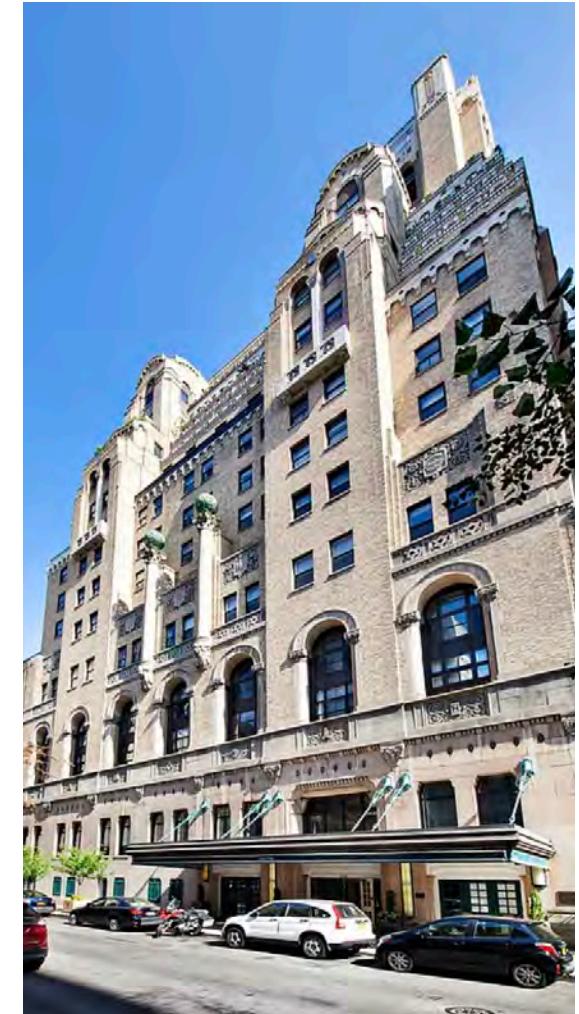
Style: Victorian Gothic; Romanesque Revival



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



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



Plaza Hotel, 253 West 73<sup>rd</sup> 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 72<sup>nd</sup> 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 72<sup>nd</sup> Street  
Charles E. Birge, 1912  
Style: Early-20th century Commercial, neo-Gothic



125 West 72<sup>nd</sup> Street  
Samuel Cohen, 1918 - 19  
Style: neo-Renaissance



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



163 West 72<sup>nd</sup> Street  
Oscar Goldschlag, 1929  
Style: Art Deco



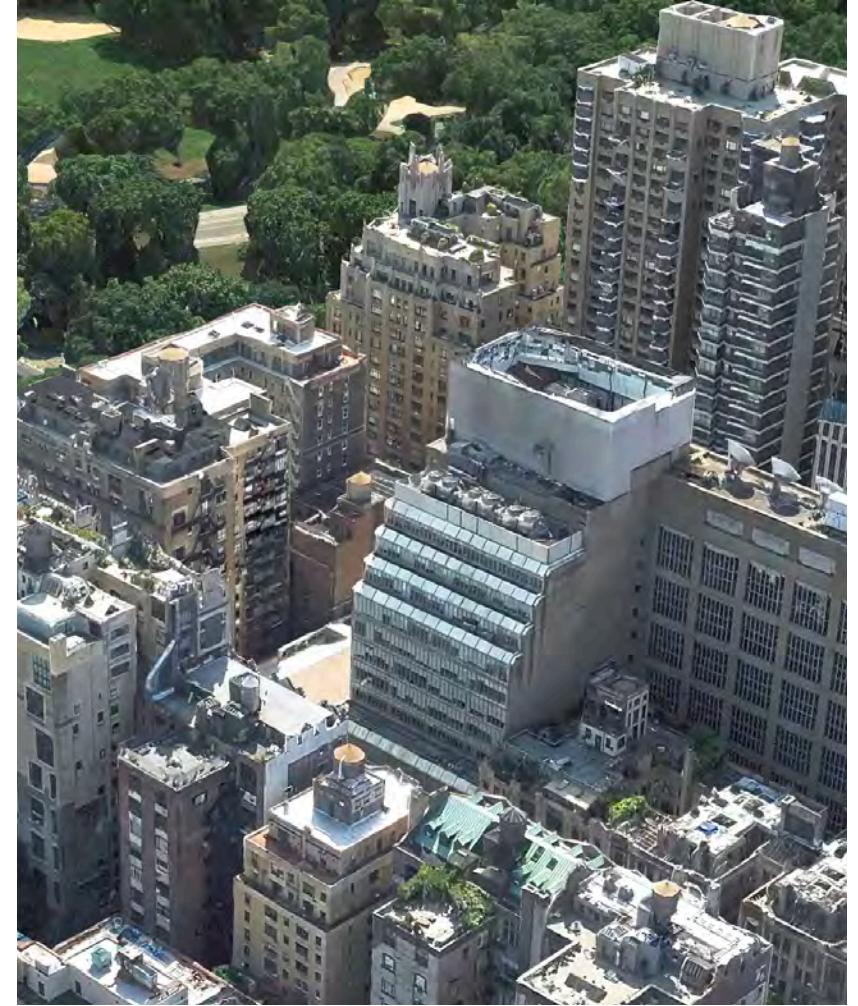
30 West 67<sup>th</sup> Street  
KPF, 1979  
Style: Modern

*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



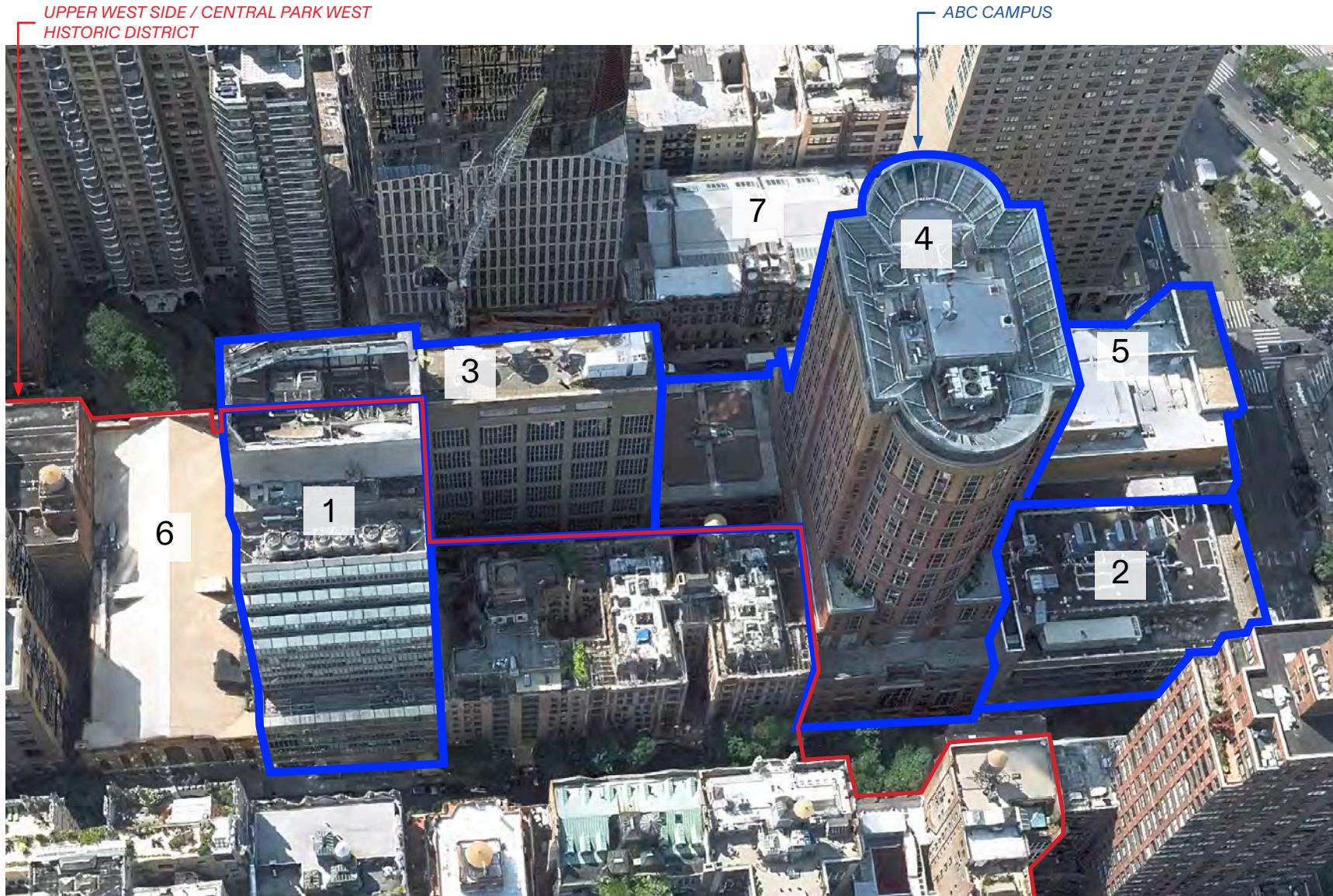
Aerial View



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

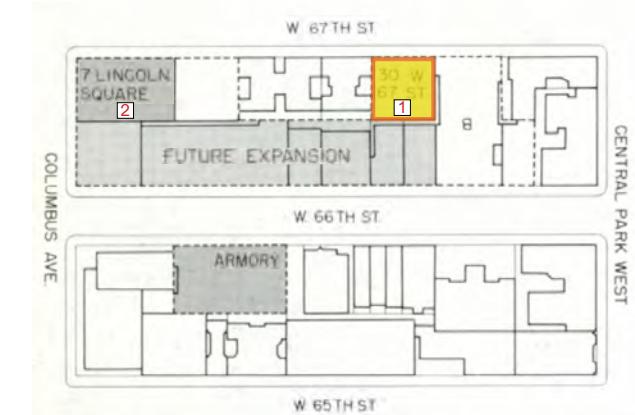
### PURPOSE-BUILT BUILDINGS

- 1 - 30 WEST 67TH STREET (1979)
- 2 - 7 LINCOLN SQUARE (1979)
- 3 - ABC PHASE II BUILDING - 47 WEST 66<sup>TH</sup> ST (1985)
- 4 - CAPITAL CITIES/ABC HQ - 77 WEST 66<sup>TH</sup> ST (1988)
- 5 - 147 COLUMBUS AVENUE (1991)

### ADAPTIVELY-REUSED BUILDINGS

- 6 - DURLAND RIDING ACADEMY - 24 WEST 67<sup>TH</sup> ST (1901)
- 7 - FIRST BATTERY ARMORY - 56 WEST 66<sup>TH</sup> ST (1903)

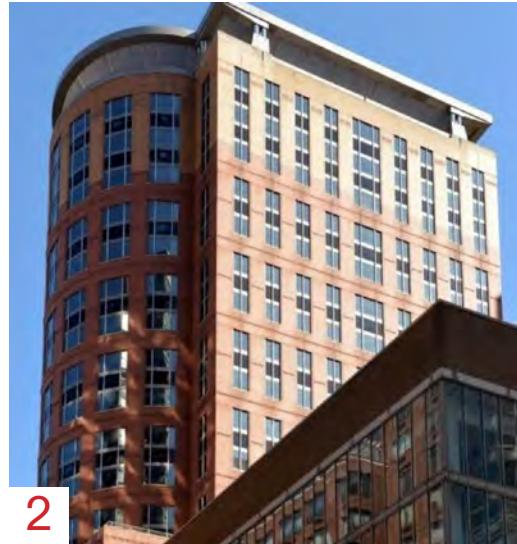
# ABC Campus - Phase 1



# ABC Campus - Phase 2



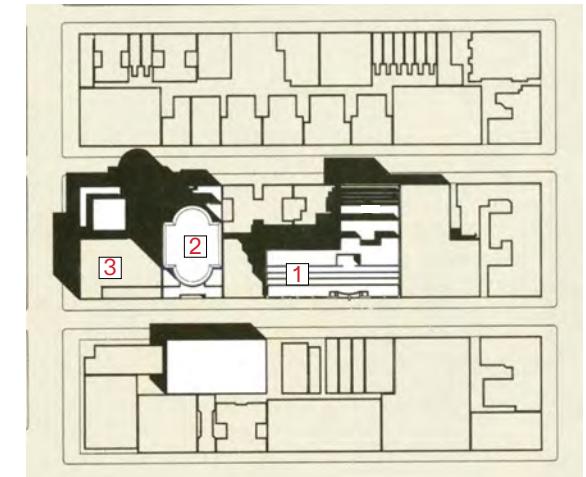
ABC Phase II Building, 47 West 66<sup>th</sup> Street  
KPF, 1985



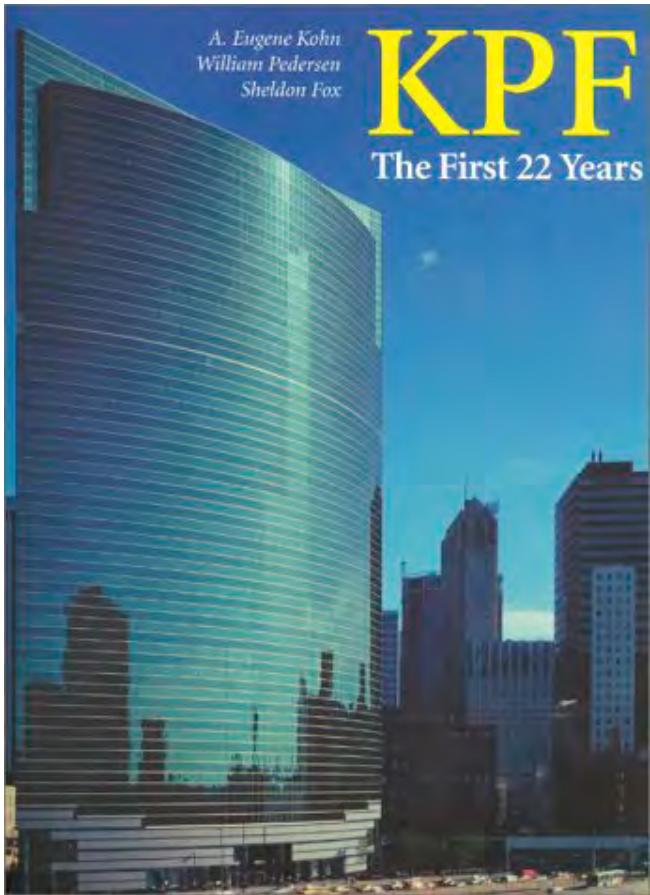
Capital Cities / ABC Headquarters, 77 West 66<sup>th</sup> Street  
KPF, 1988



147 Columbus Avenue  
KPF, 1991



# KPF Monographs



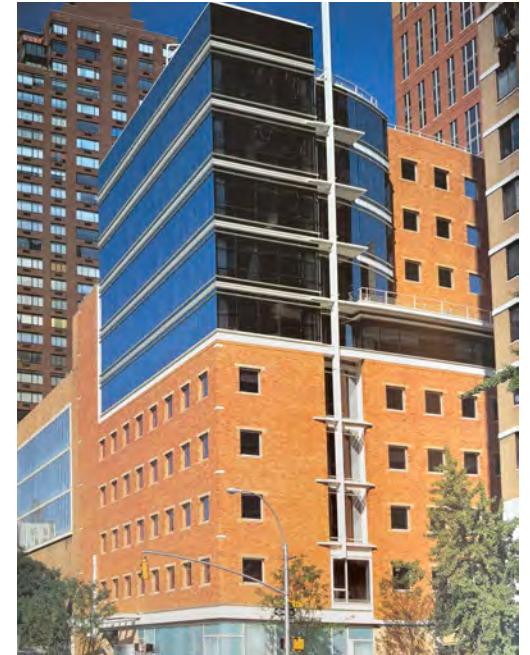
KPF The First 22 Years, (Published 1999)



ABC Phase II Building, 47 West 66<sup>th</sup> Street  
KPF, 1985



Capital Cities / ABC Headquarters,  
77 West 66<sup>th</sup> 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 67<sup>th</sup> Street.*

# Notable KPF Buildings



333 Wacker Drive, Chicago  
1983



Trafalgar House, 180 East 70<sup>th</sup> Street  
1986



135 East 57<sup>th</sup> 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 12<sup>th</sup> 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

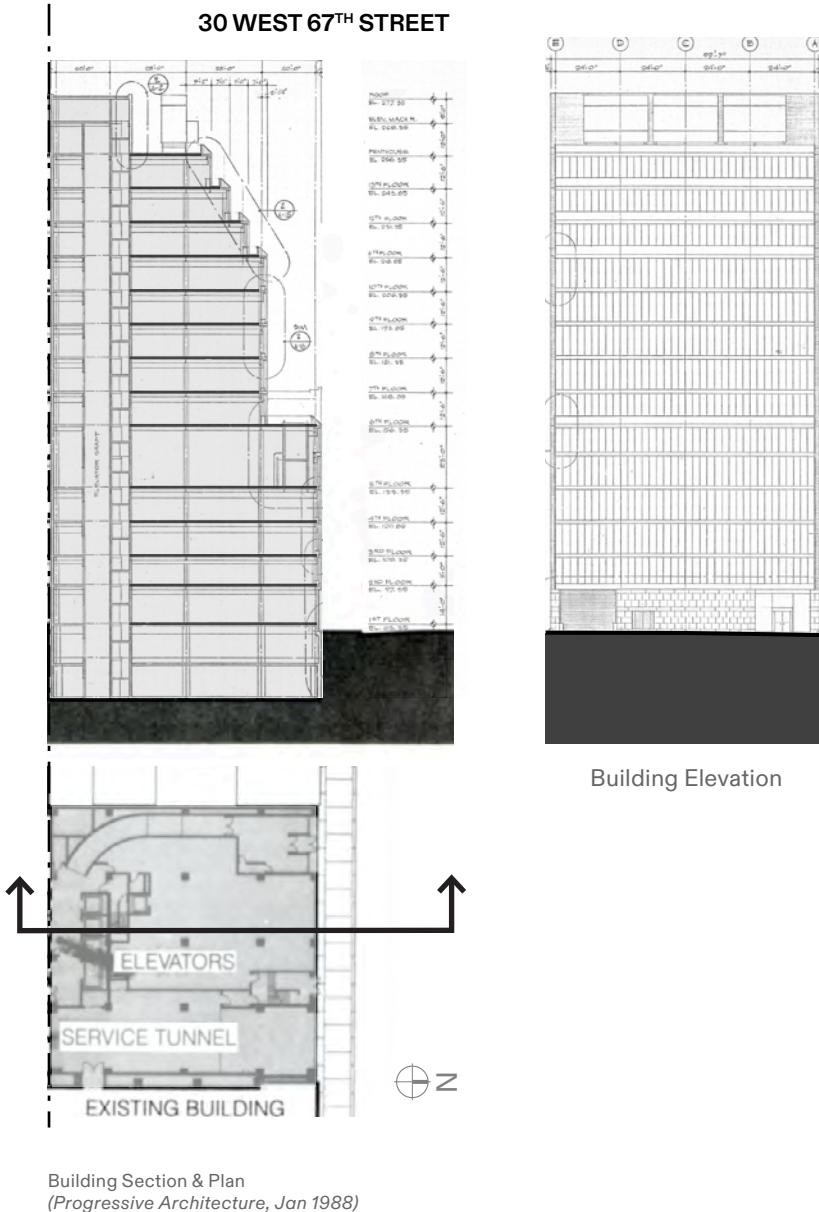
*There are buildings in historic districts from the second half of the 20th century—constructed before designation—that do clearly rise to the level of individual significance. 30 West 67th Street is not one of them.*

# Challenges of Adaptive Reuse

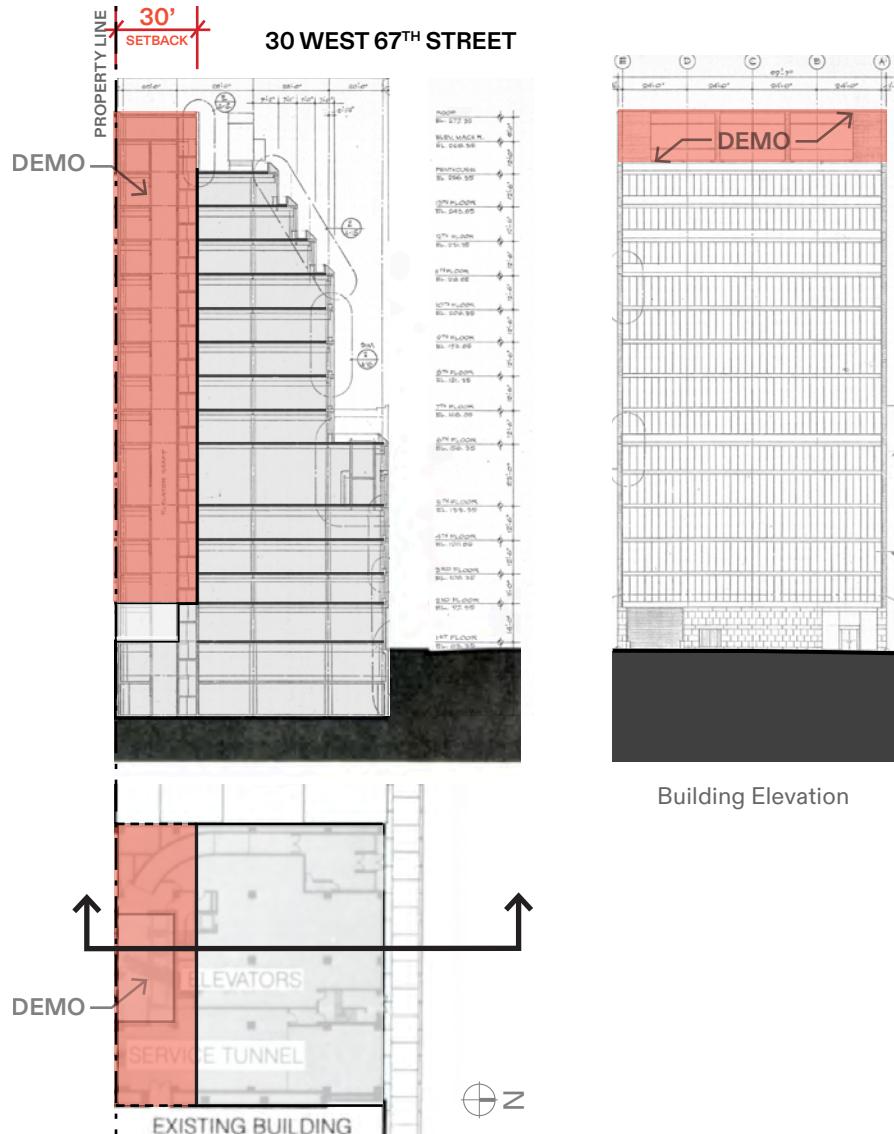
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# Adaptive Reuse Feasibility Study



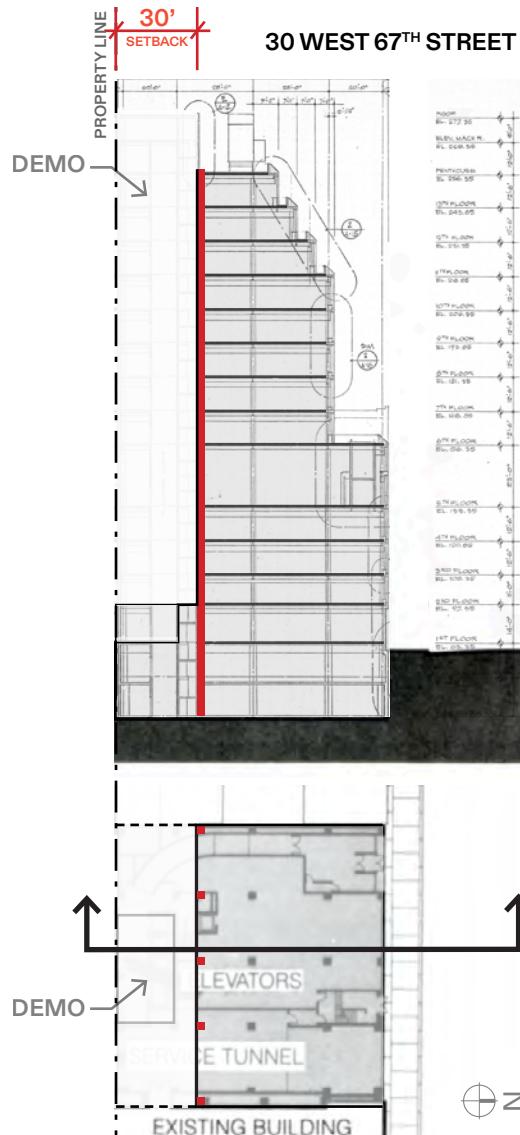
# #1



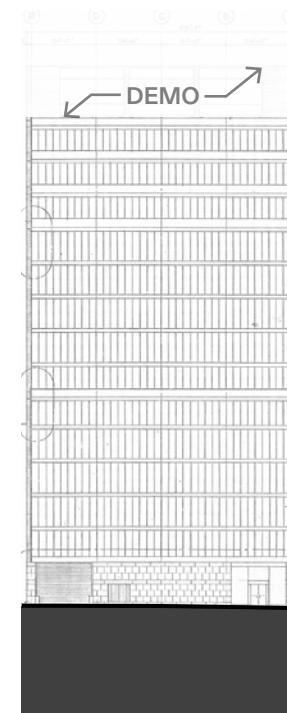
## REQUIRED MODIFICATIONS

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

# #2



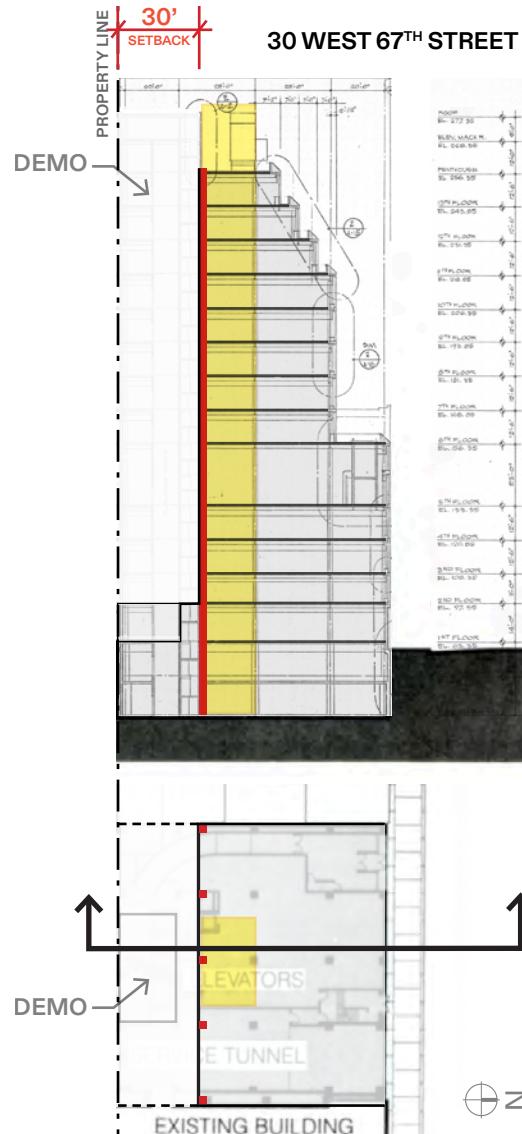
Building Section & Plan  
(Progressive Architecture, Jan 1988)



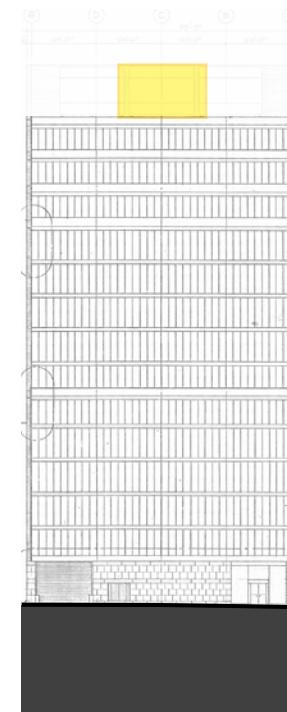
## REQUIRED MODIFICATIONS

1. DEMOLISH 30 FEET OF SOUTHERN PORTION OF BUILDING FOR REAR YARD SETBACK.
2. NEW STRUCTURAL COLUMNS AND NEW SOUTH FAÇADE.

# #3



Building Section & Plan  
(Progressive Architecture, Jan 1988)

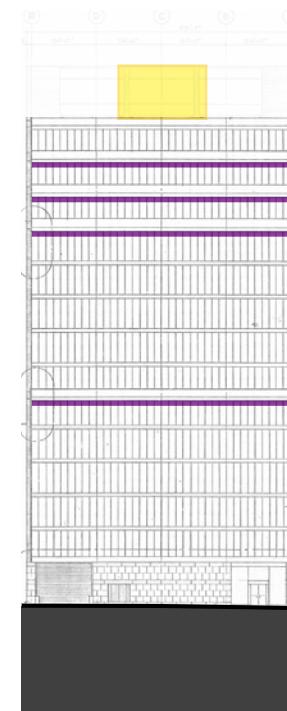
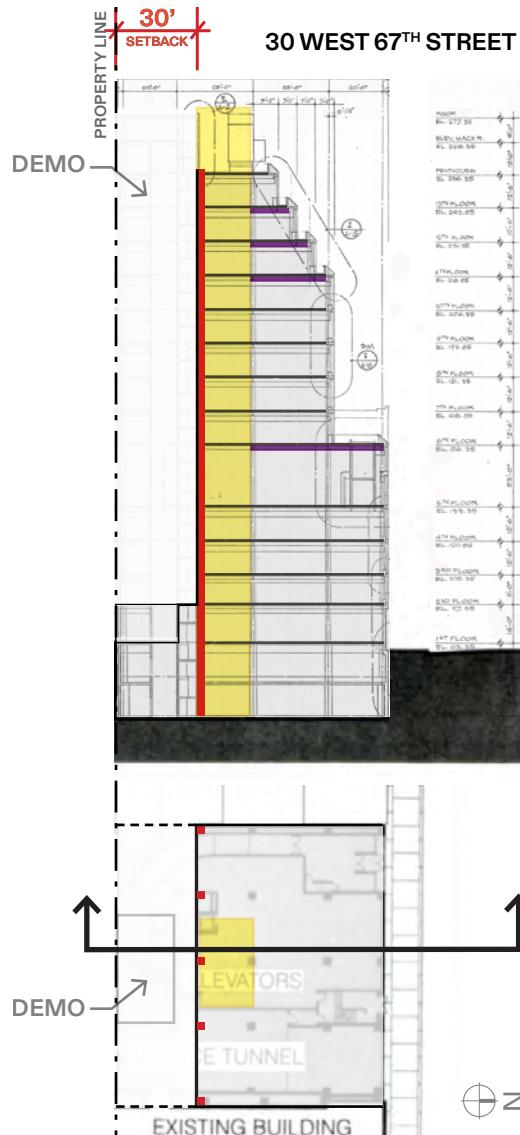


Building Elevation

## REQUIRED MODIFICATIONS

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

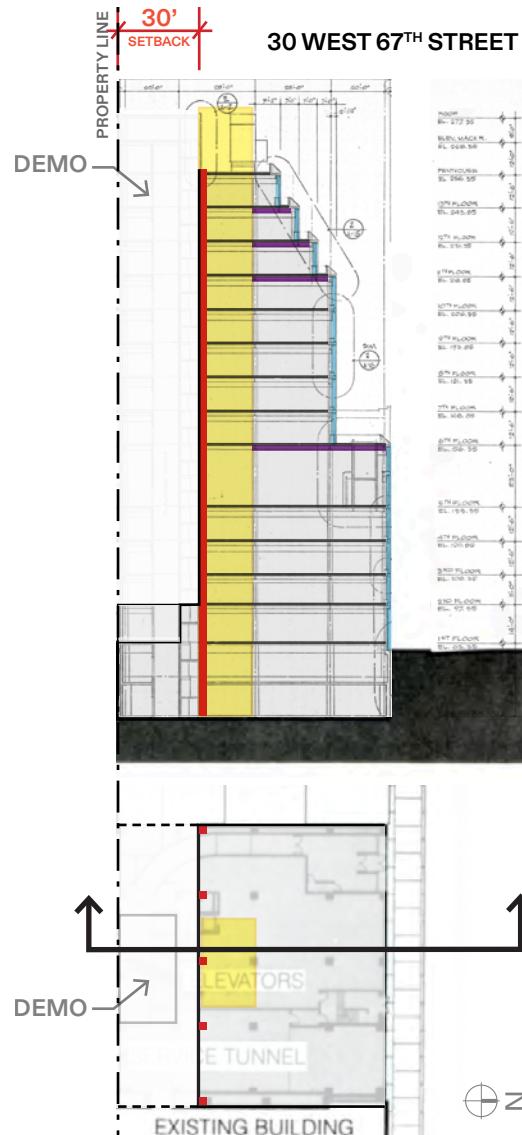
#4



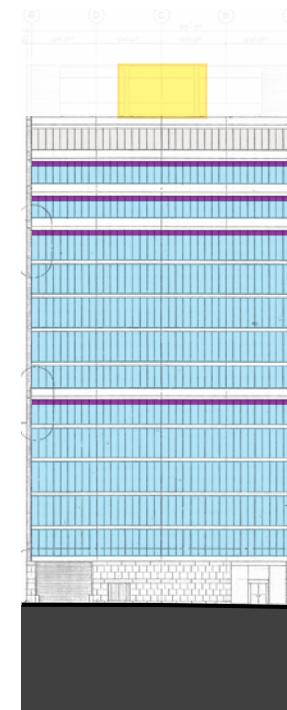
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  - AFTER EXISTING CORE IS DEMOLISHED, INSTALL TEMPORARY LIFE SAFETY STAIR AND STANDPIPE, UNTIL NEW CORE IS BUILT.
4. PLUMBING TRANSFERS AT EACH MASSING SETBACK.

#5



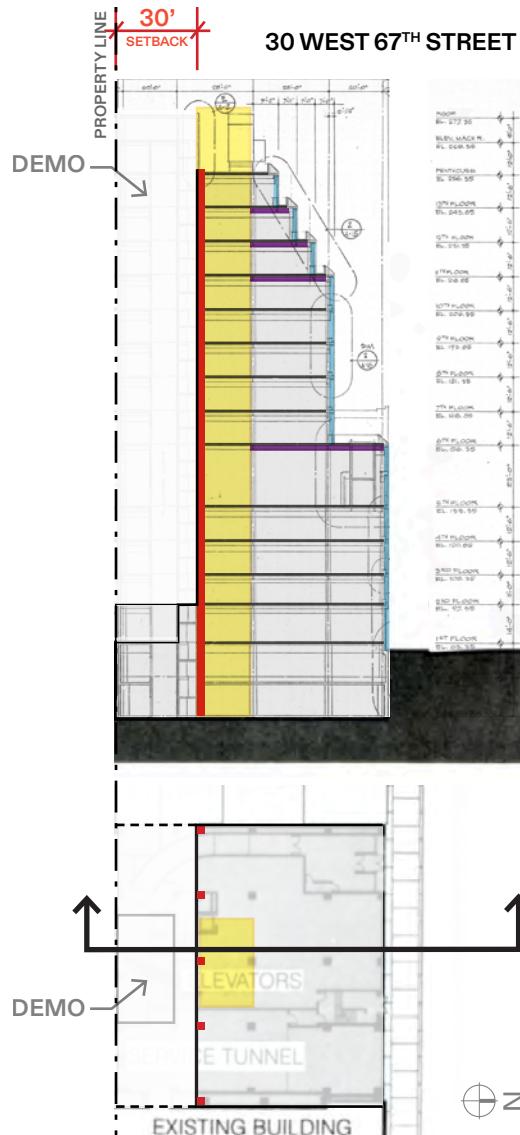
Building Section & Plan  
(Progressive Architecture, Jan 1988)



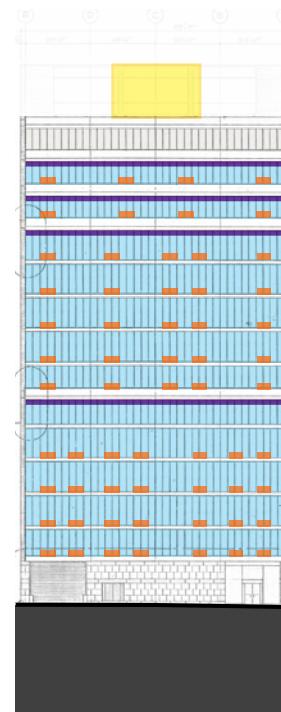
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4. PLUMBING TRANSFERS AT EACH MASSING SETBACK.
5. REPLACE NORTH FAÇADE TO PROVIDE OPERABLE WINDOWS AND BIRD-SAFE GLAZING.

#6



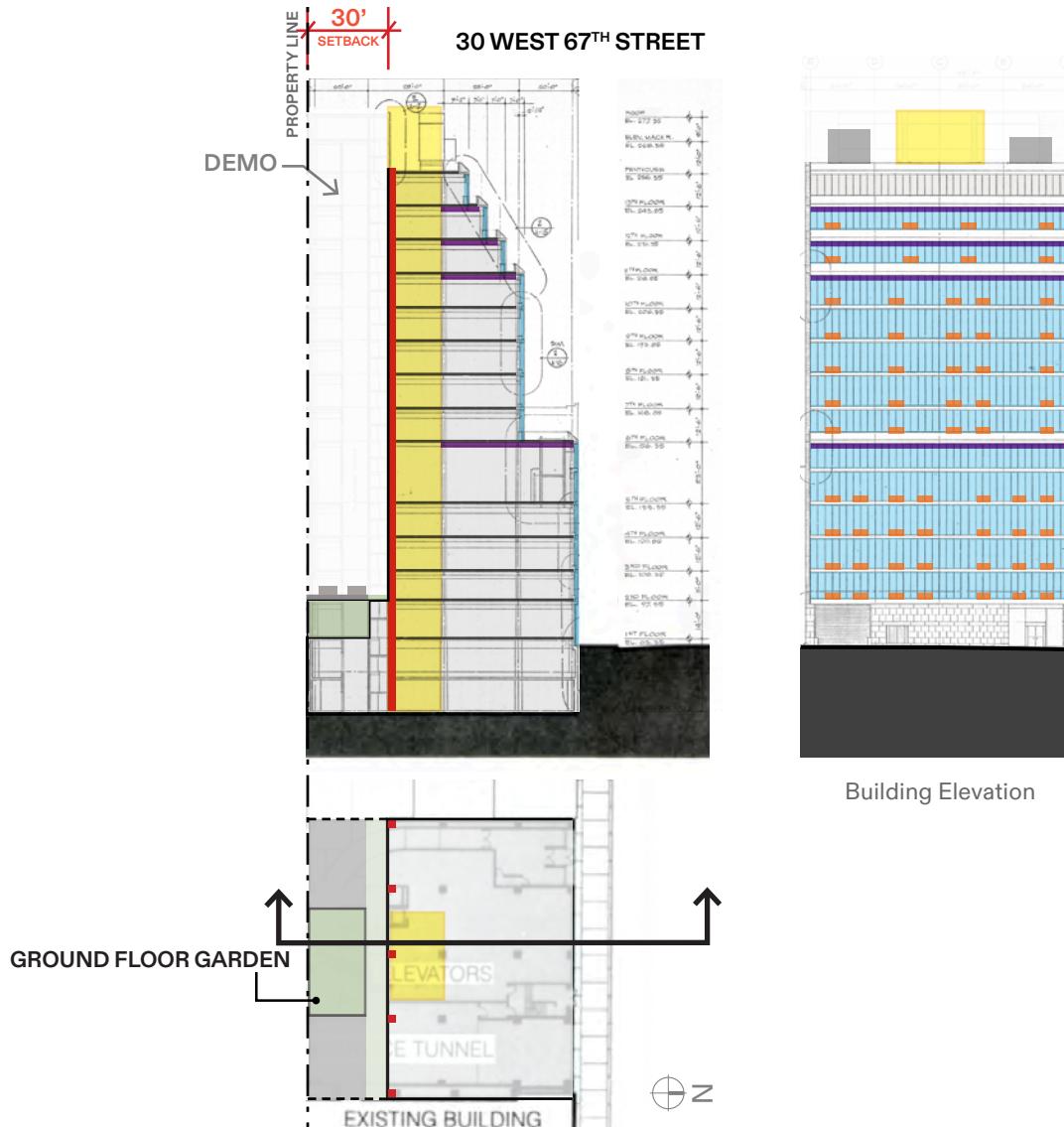
Building Section & Plan  
(Progressive Architecture, Jan 1988)



## REQUIRED MODIFICATIONS

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3. NEW CORE (VISIBLE AT BULKHEAD).
  - AFTER EXISTING CORE IS DEMOLISHED, INSTALL TEMPORARY LIFE SAFETY STAIR AND STANDPIPE, UNTIL NEW CORE IS BUILT.
4. PLUMBING TRANSFERS AT EACH MASSING SETBACK.
5. REPLACE NORTH FAÇADE TO PROVIDE OPERABLE WINDOWS AND BIRD-SAFE GLAZING.
6. ADD PTHP UNITS ON FAÇADE.

#7



## REQUIRED MODIFICATIONS

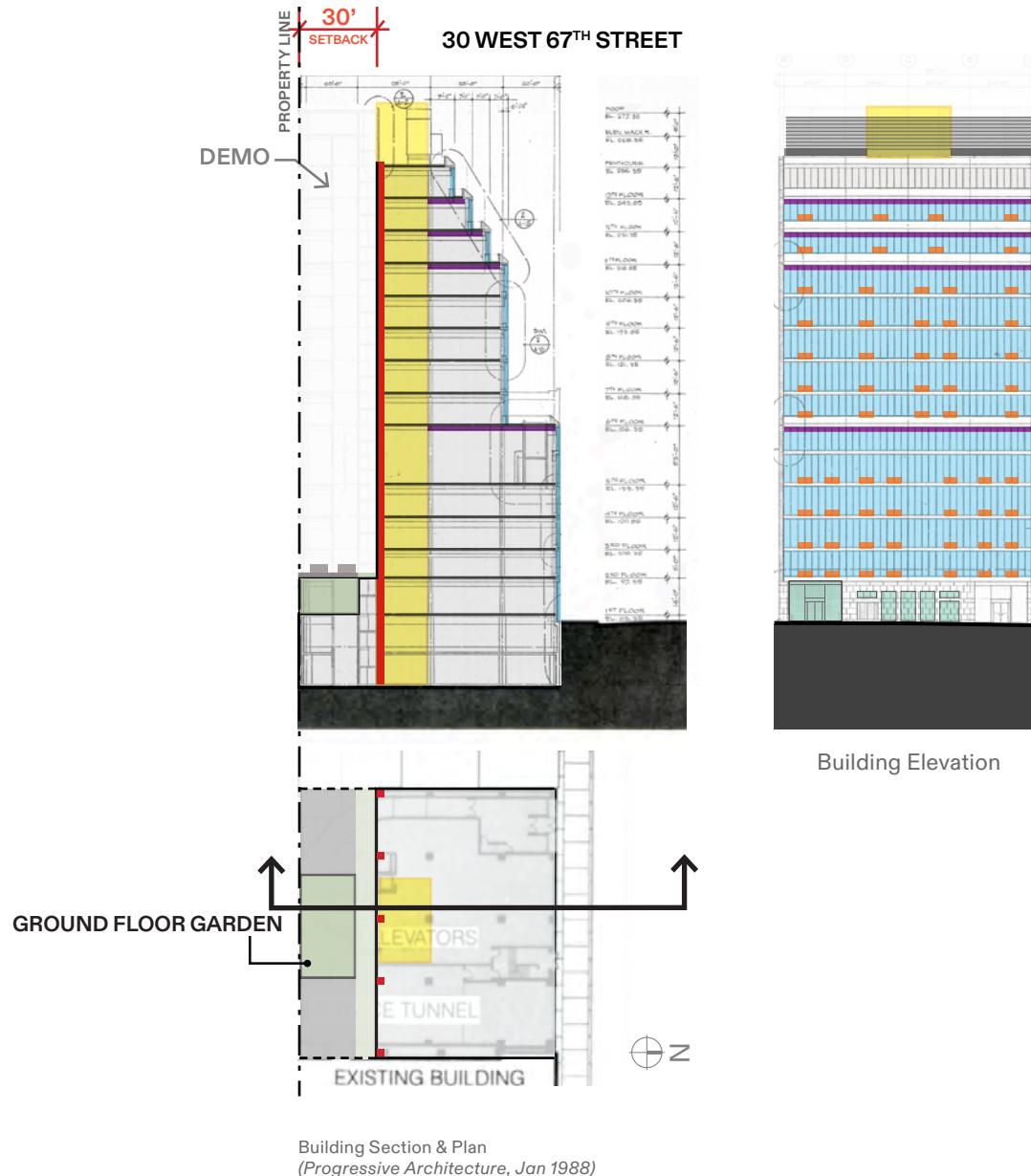
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2. NEW STRUCTURAL COLUMNS AND NEW SOUTH FAÇADE.
3. NEW CORE (VISIBLE AT BULKHEAD).
  - *AFTER EXISTING CORE IS DEMOLISHED, INSTALL TEMPORARY LIFE SAFETY STAIR AND STANDPIPE, UNTIL NEW CORE IS BUILT.*
4. PLUMBING TRANSFERS AT EACH MASSING SETBACK.
5. REPLACE NORTH FAÇADE TO PROVIDE OPERABLE WINDOWS AND BIRD-SAFE GLAZING.
6. ADD PTHP UNITS ON FAÇADE.
7. SHARED OUTDOOR AMENITIES ONLY AT GROUND FLOOR (DUE TO SECOND FLOOR AND ROOFTOP MEP)



## REQUIRED MODIFICATIONS

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

# Structural Challenges



## REQUIRED MODIFICATIONS

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

## ADDITIONAL STRUCTURAL CHALLENGES

1. TEMPORARY REPLACEMENT OF BUILDING'S LATERAL SYSTEM NECESSARY DURING CONSTRUCTION DUE TO REMOVAL OF SOUTH FAÇADE AND EXISTING CORE.
2. EXISTING FOUNDATION MAT SLAB WILL NOT BE ABLE TO SUPPORT LOCATION OF NEW PERMANENT 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).

# Existing Conditions



Existing window wall facade



Non-thermally broken aluminum window



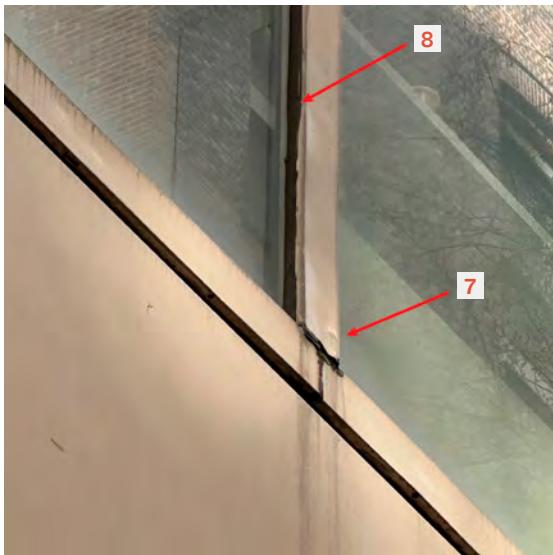
IGU failure



Condensation and interior finish damage



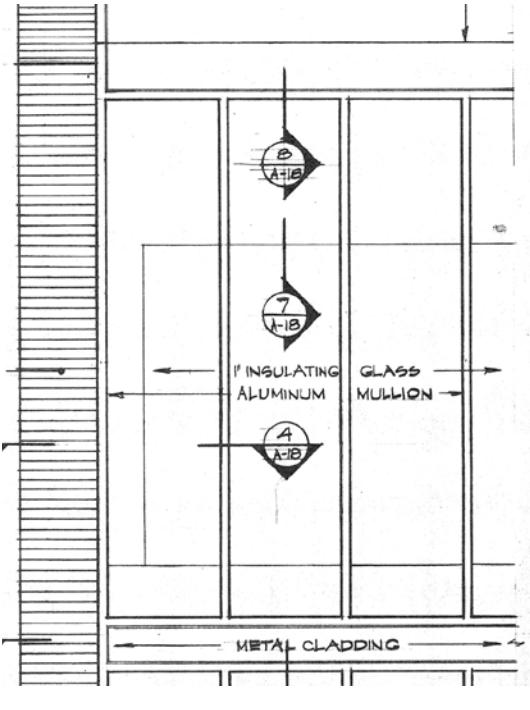
Degrading sealants and gaskets



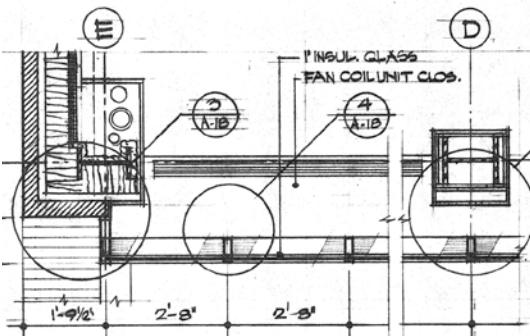
Degraded paint and sealant

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

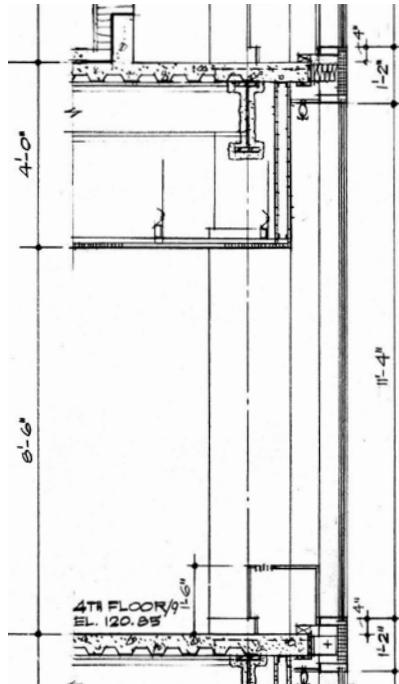


Elevation

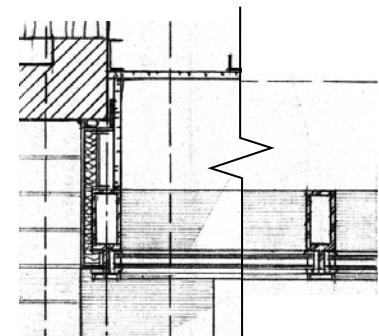


Plan

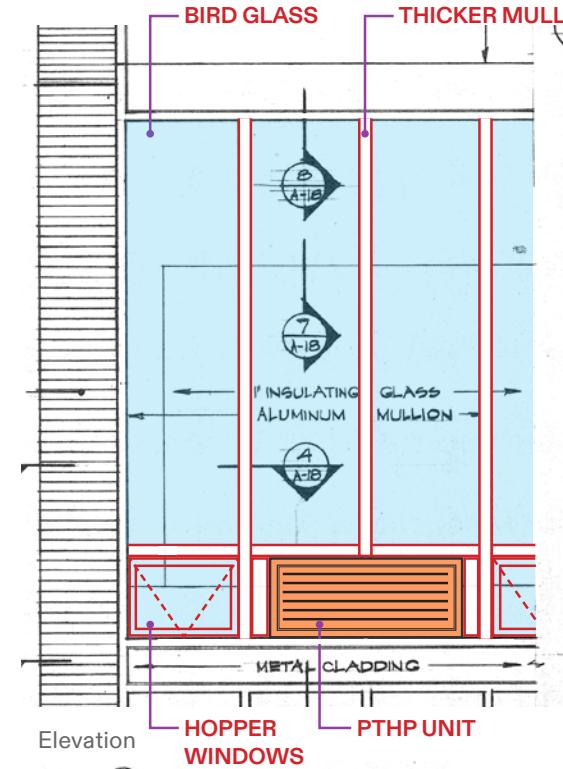
EXISTING WINDOW DETAILS



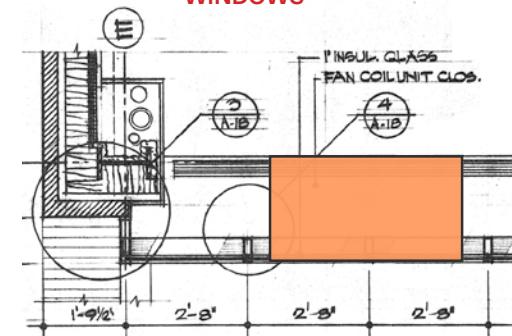
Section



Detail

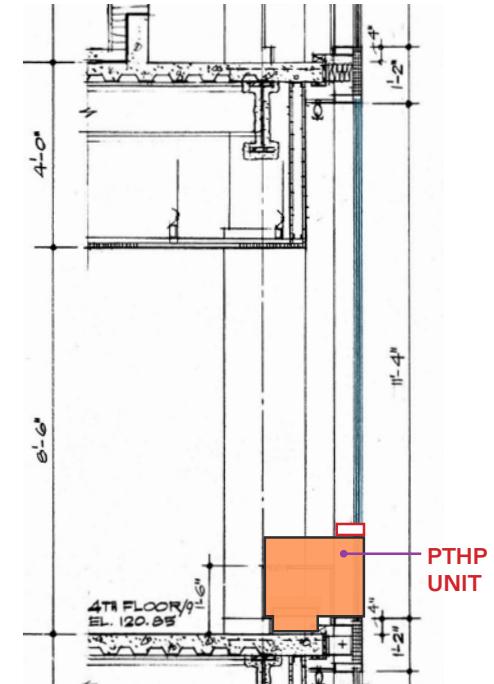


Elevation

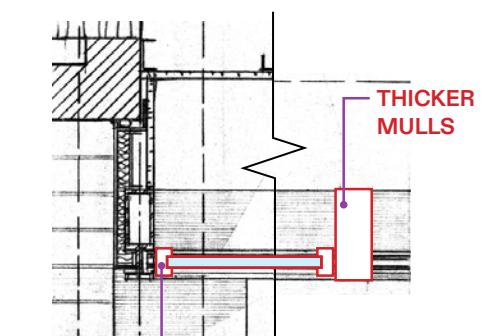


Plan

ADAPTED WINDOW DETAILS



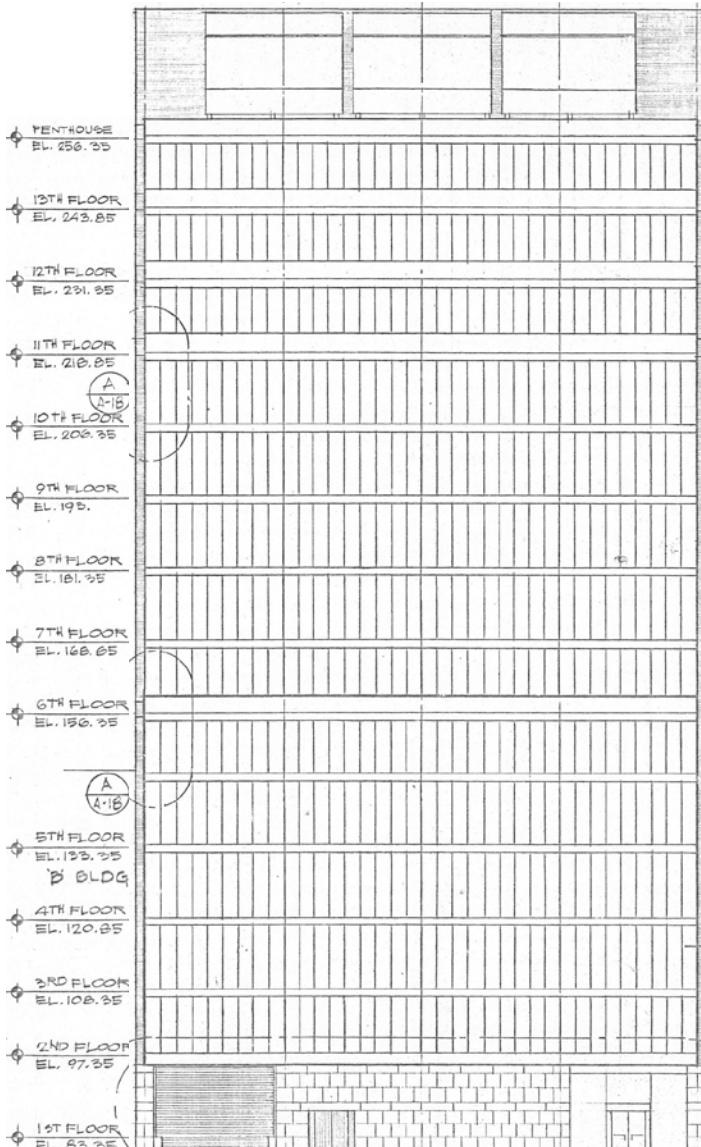
Section



Detail

THICKER MULLS  
WIDER FRAMES FOR  
OPERABLE WINDOWS

# Adaptive Reuse Feasibility Study

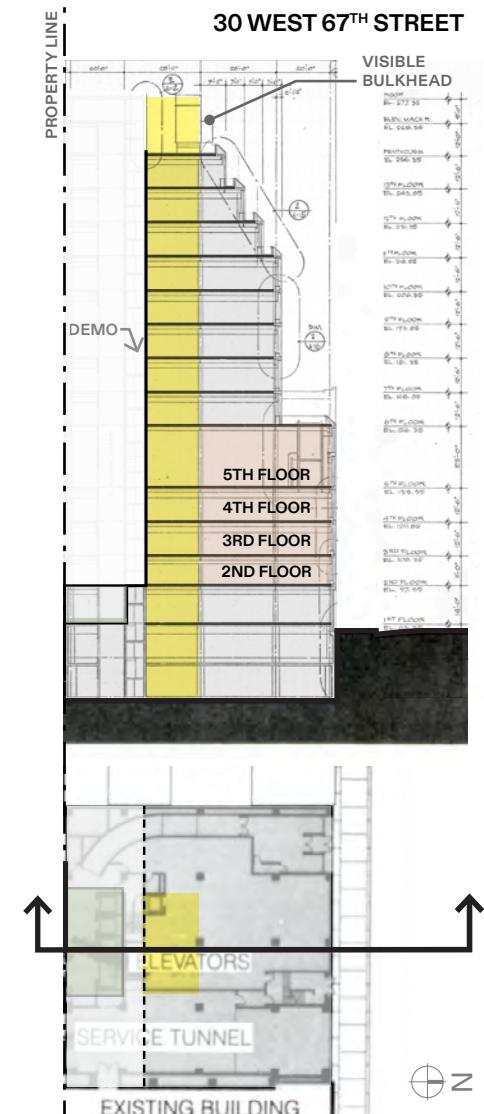


# Adaptive Reuse Feasibility Study - Typical (Levels 2-5)



## TYPICAL (LEVELS 2-5)

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

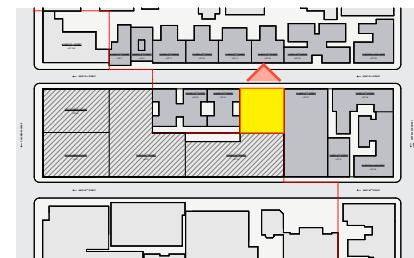


# Design Revisions

## Disclaimer

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# View From North



# View From North



Previous



Updated

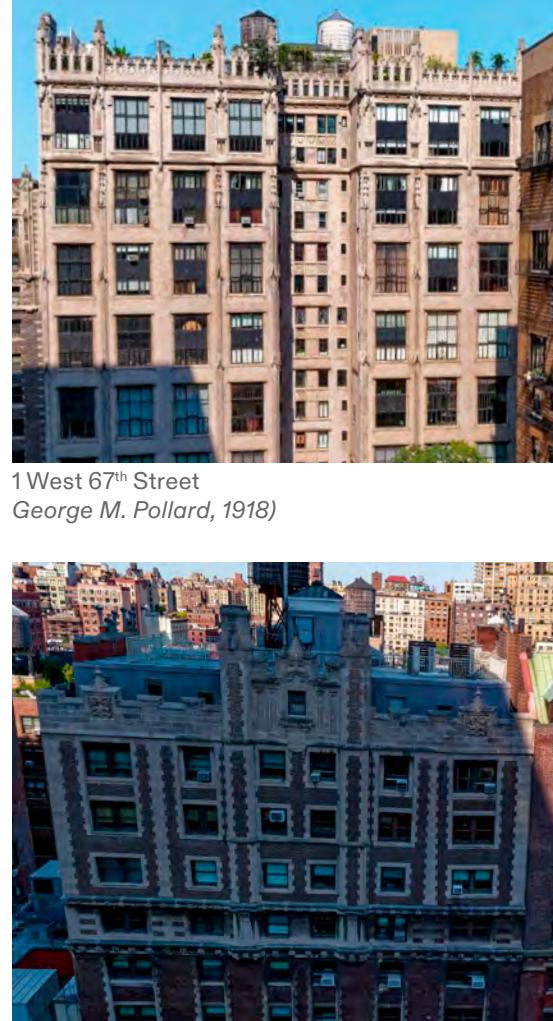
# West 67th Street Context



1 West 67<sup>th</sup> Street  
George M. Pollard, 1918



29 West 67<sup>th</sup> Street  
Simonson, Pollard & Steinam, 1905

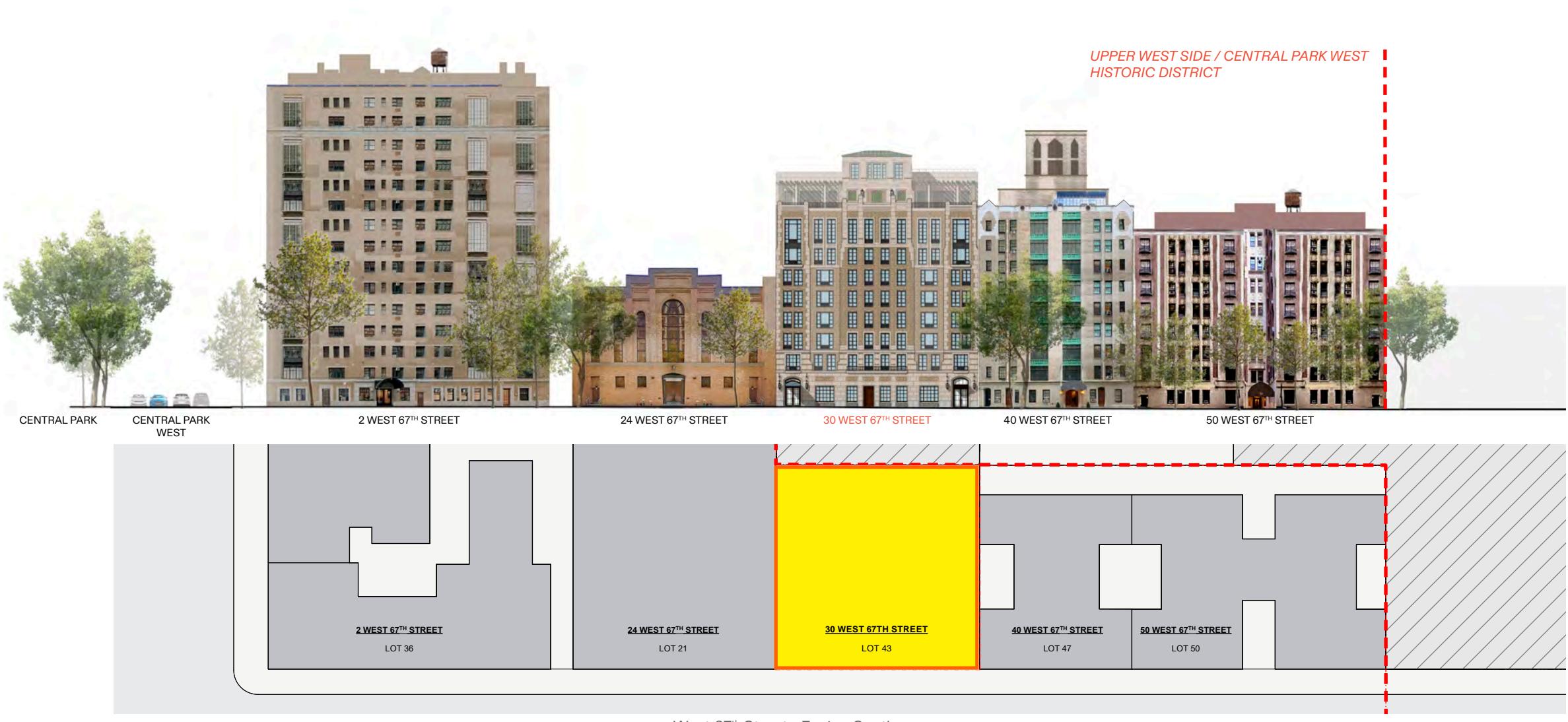


1 West 67<sup>th</sup> Street  
George M. Pollard, 1918

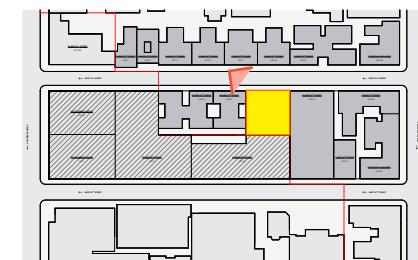


50 West 67<sup>th</sup> Street  
Shape & Brady, 1917

# Streetscape Elevations



# View Looking East



Key Plan

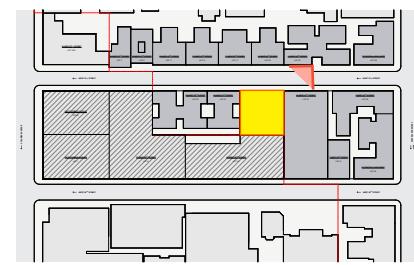
# View Looking West



Previous



Updated



Key Plan

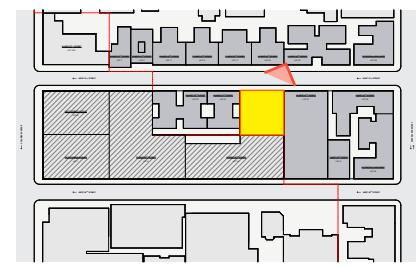
# Building Base



Previous



Updated



Key Plan

# Upper Facade

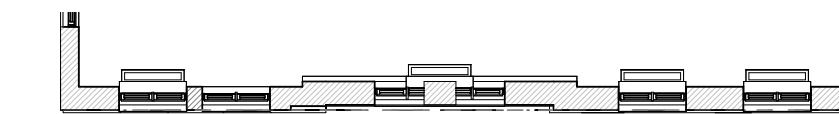
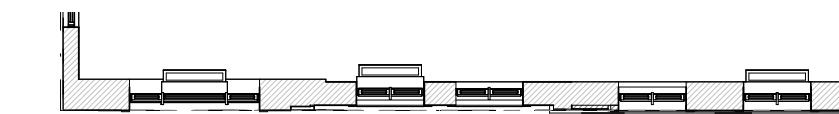


Previous



Updated

# Facade Setback



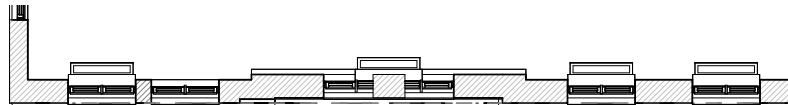
# Facade Setback



North Elevation



Level 8 Partial Plan



Level 6 Partial Plan





Thank you

RAMSA

**January 13, 2026**  
Public Meeting

**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

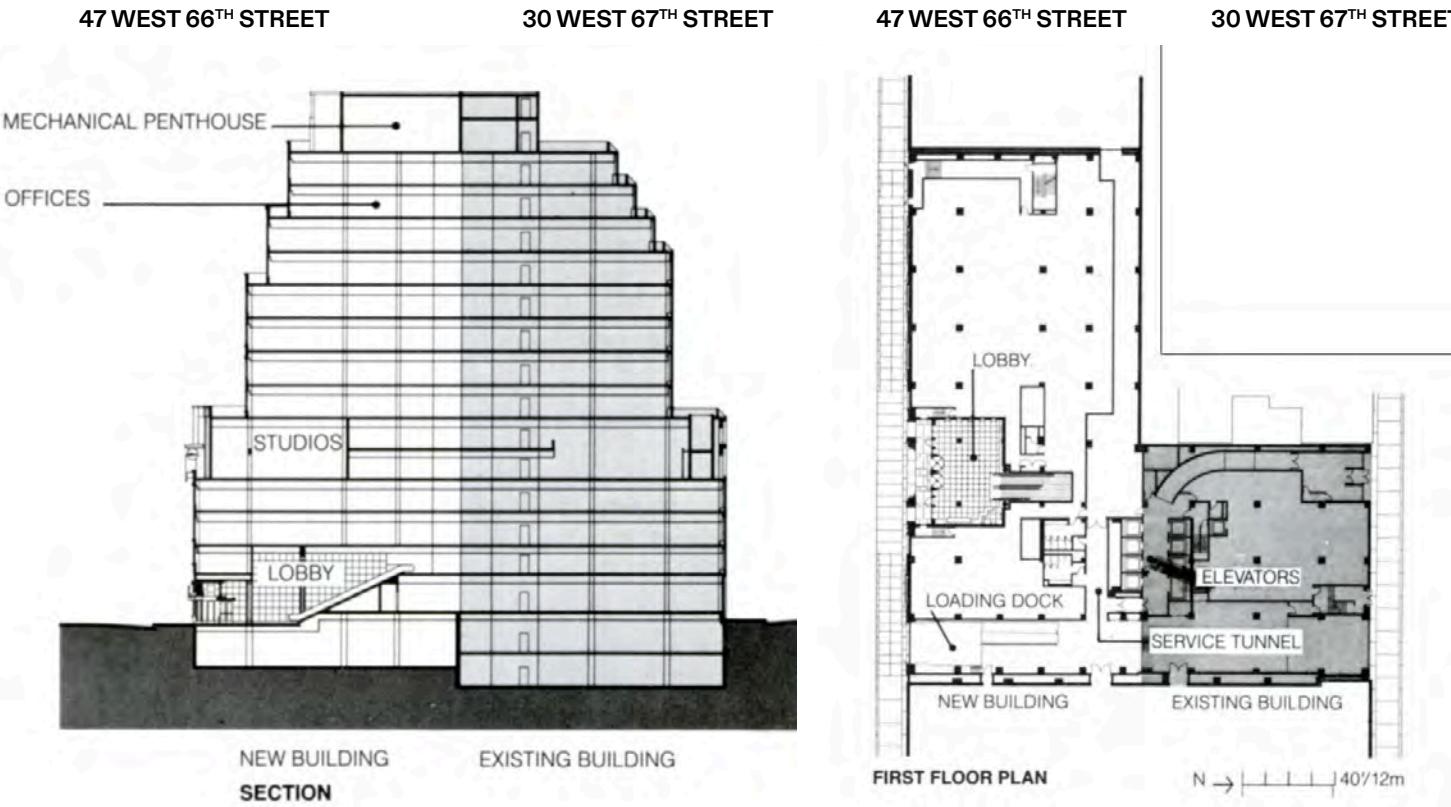


View of Building Base



View of Building Base at Sidewalk

# Building Expansion



Building Section & Plan (Progressive Architecture, Jan 1988)

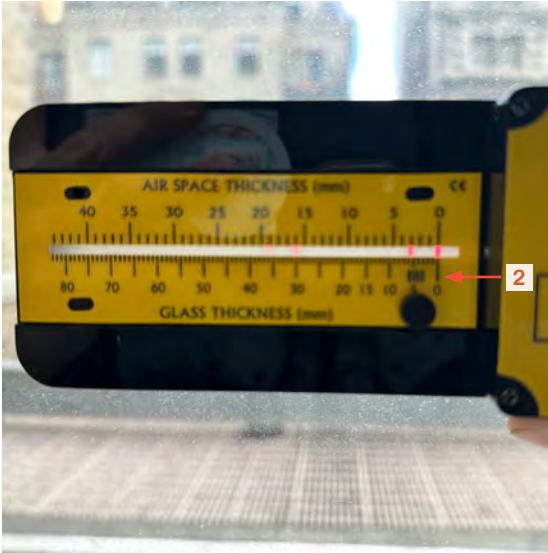


*The building was designed to be expanded, which it was in 1985. Functionally, it is half of one building.*

# Existing Conditions



Existing window wall facade



Measurement of existing IGU



Temperature on mullion surface



Existing IGU with foggy internal cavity



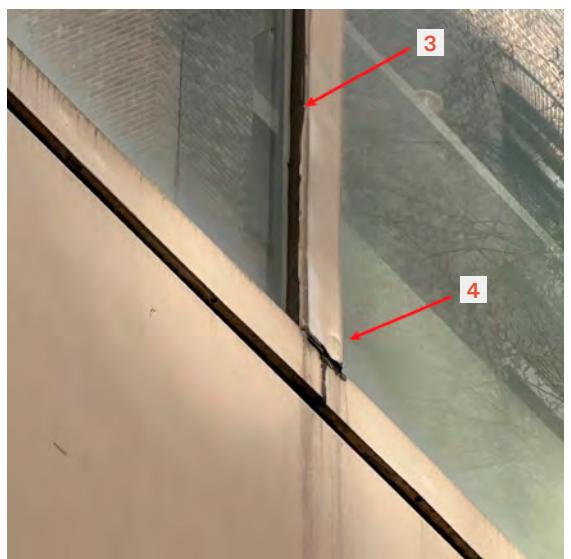
Non-thermally broken aluminum window



Condensation and interior finish damage

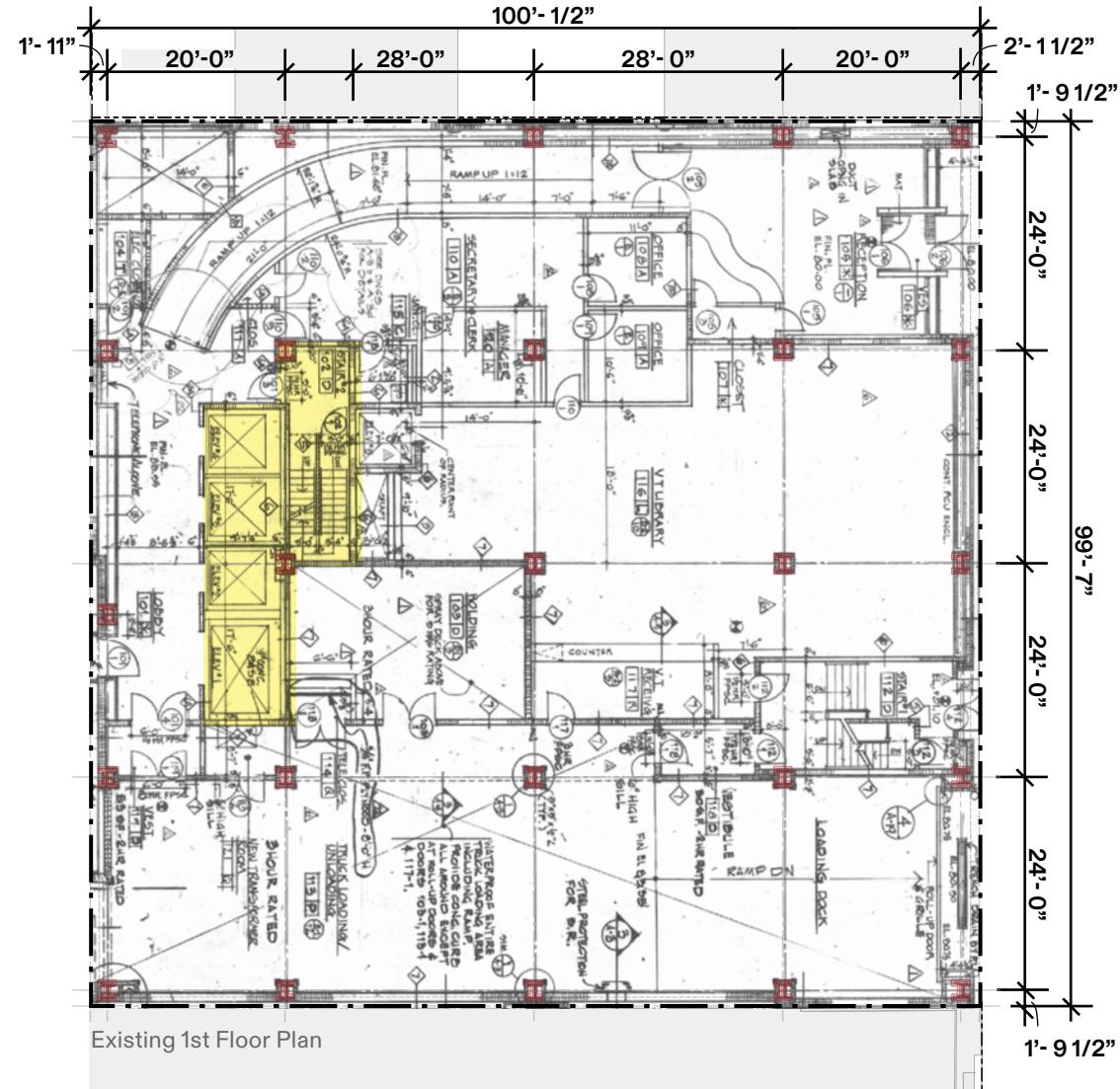
1. The existing facade is a window wall system. This system is known to have relatively poor thermal performance and water resistance at the slab edge. Narrow slab edge covers were observed. Based on the position of the slab edge and slab edge cover, the insulation behind these covers appears limited.
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



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

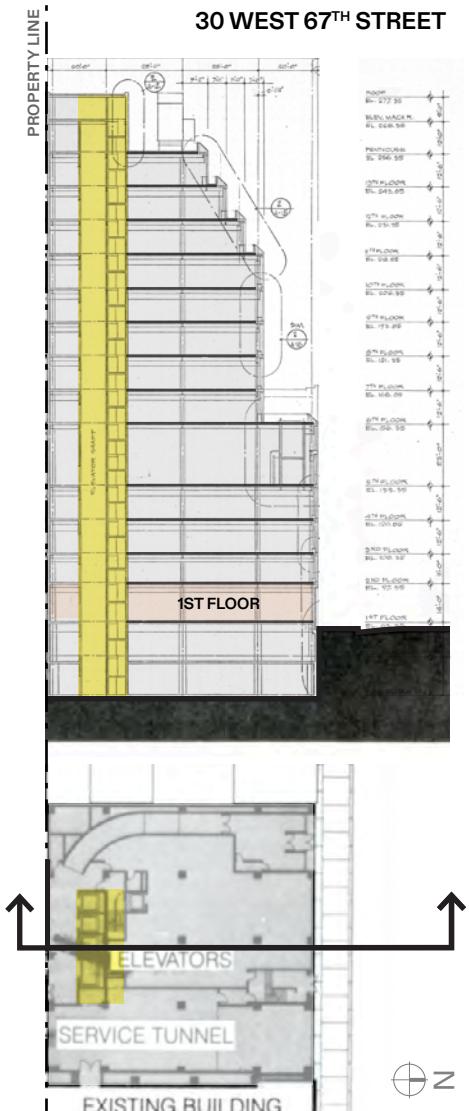


## EXISTING BUILDING

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

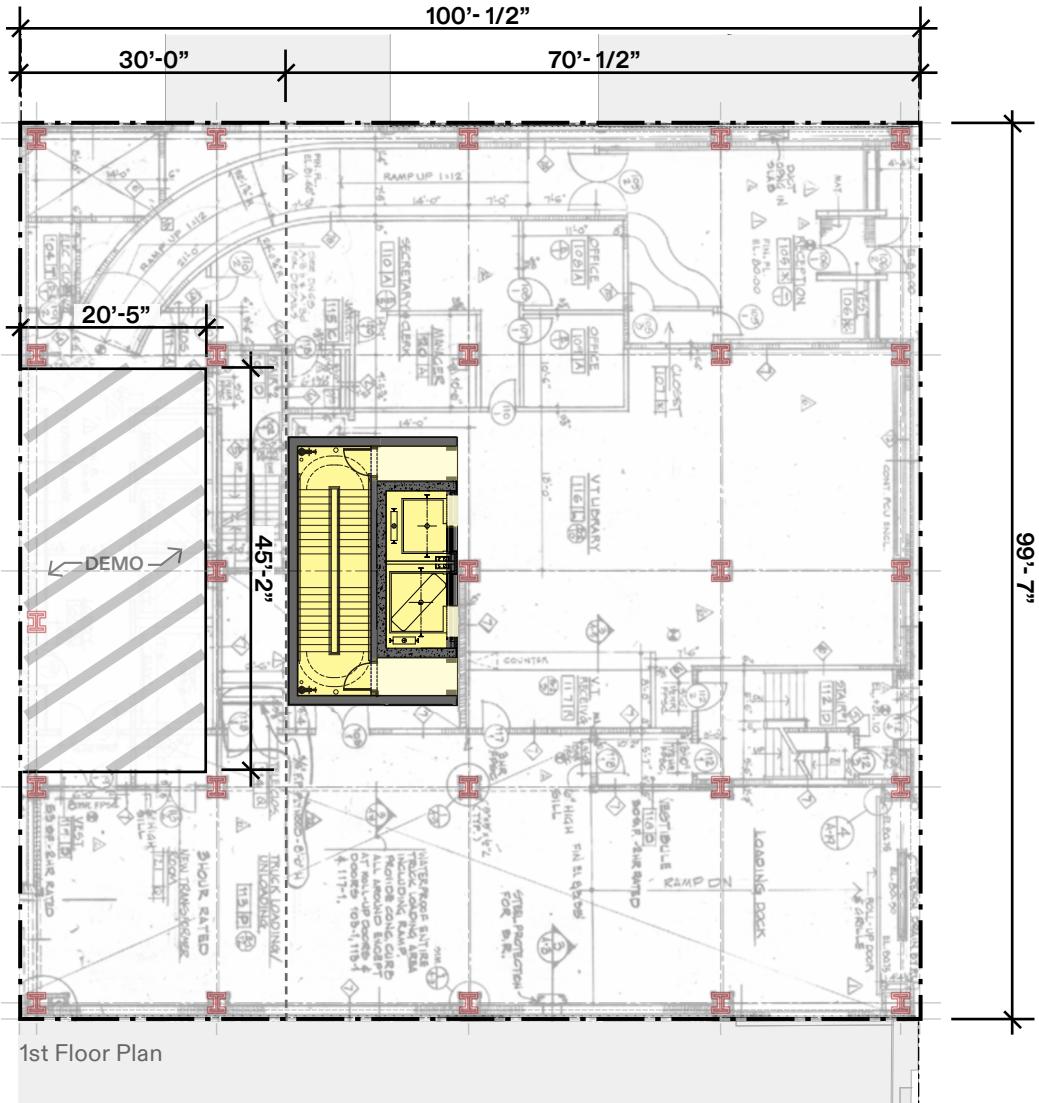
## LEVEL 1

- GROSS AREA: 9,760 SF



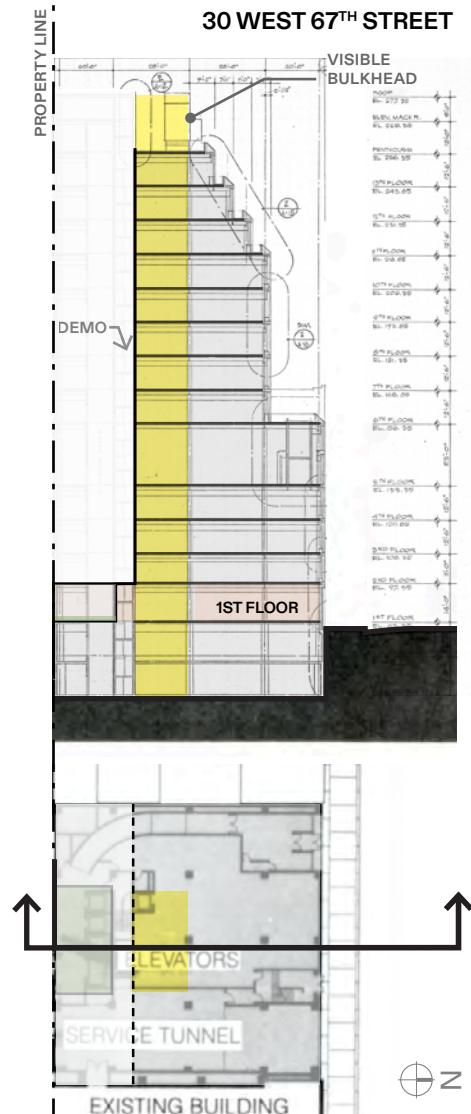
Building Section & Plan  
(Progressive Architecture, Jan 1988)

# Adaptive Reuse Feasibility Study



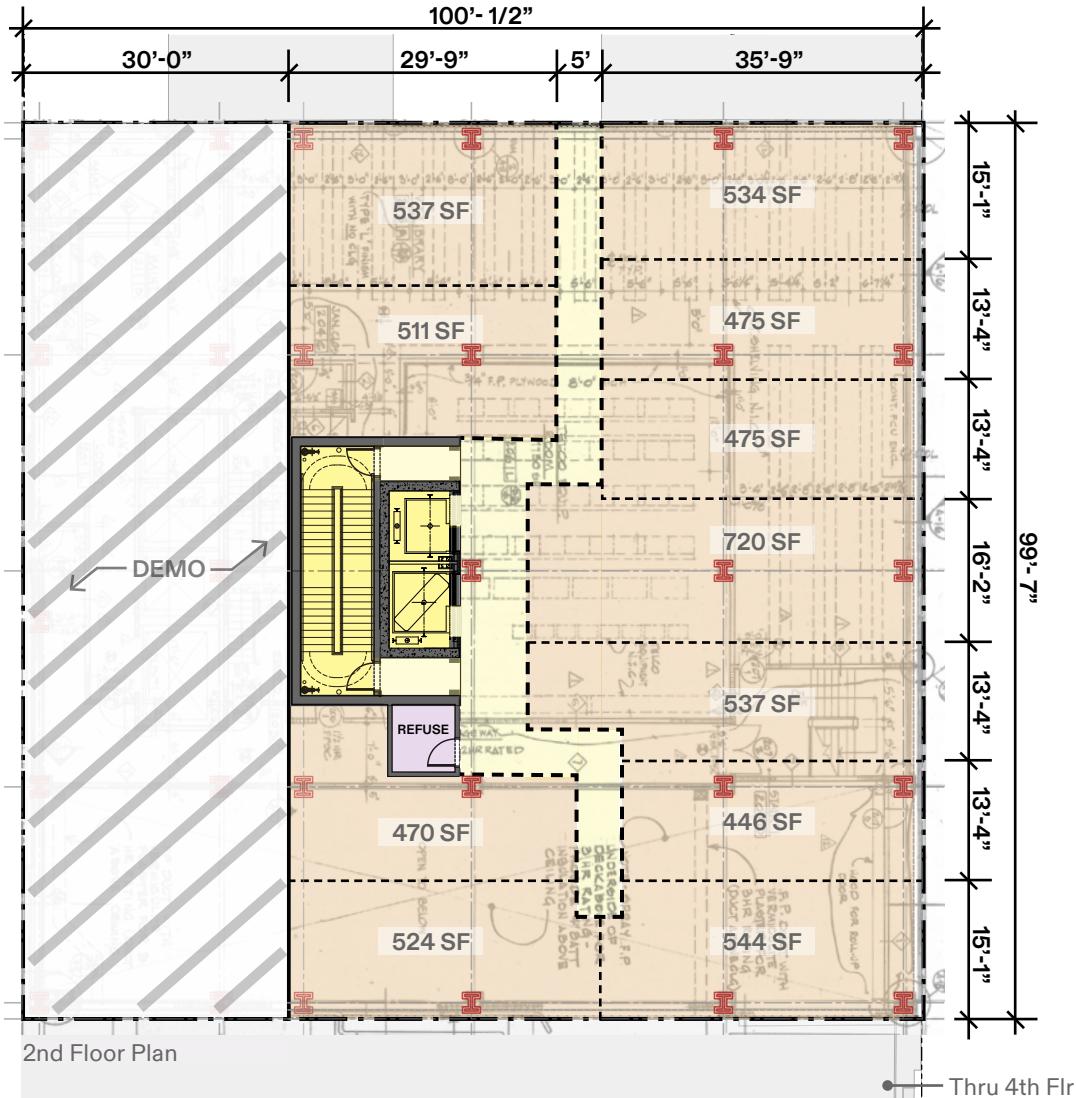
## LEVEL 1

- GROSS AREA: 8,838 SF



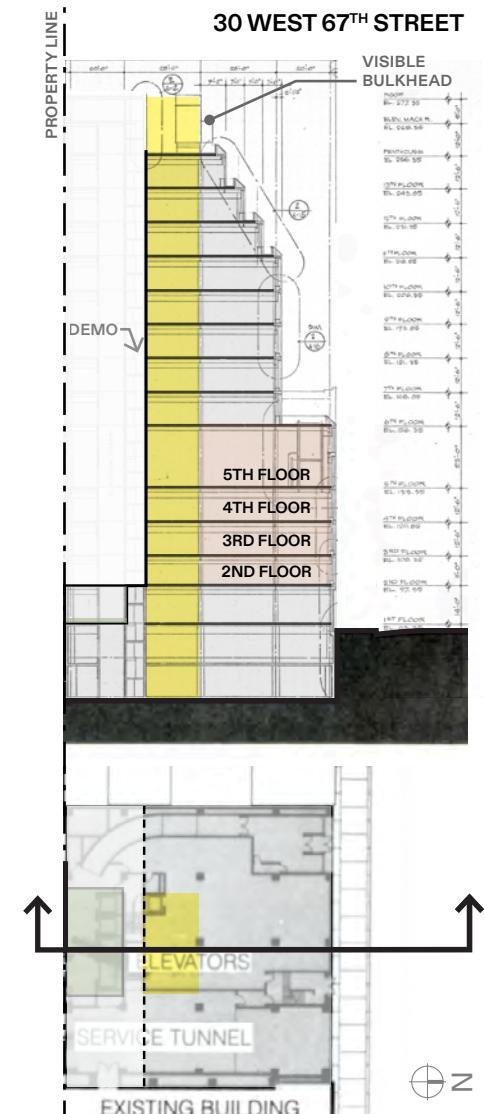
Building Section & Plan  
(Progressive Architecture, Jan 1988)

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



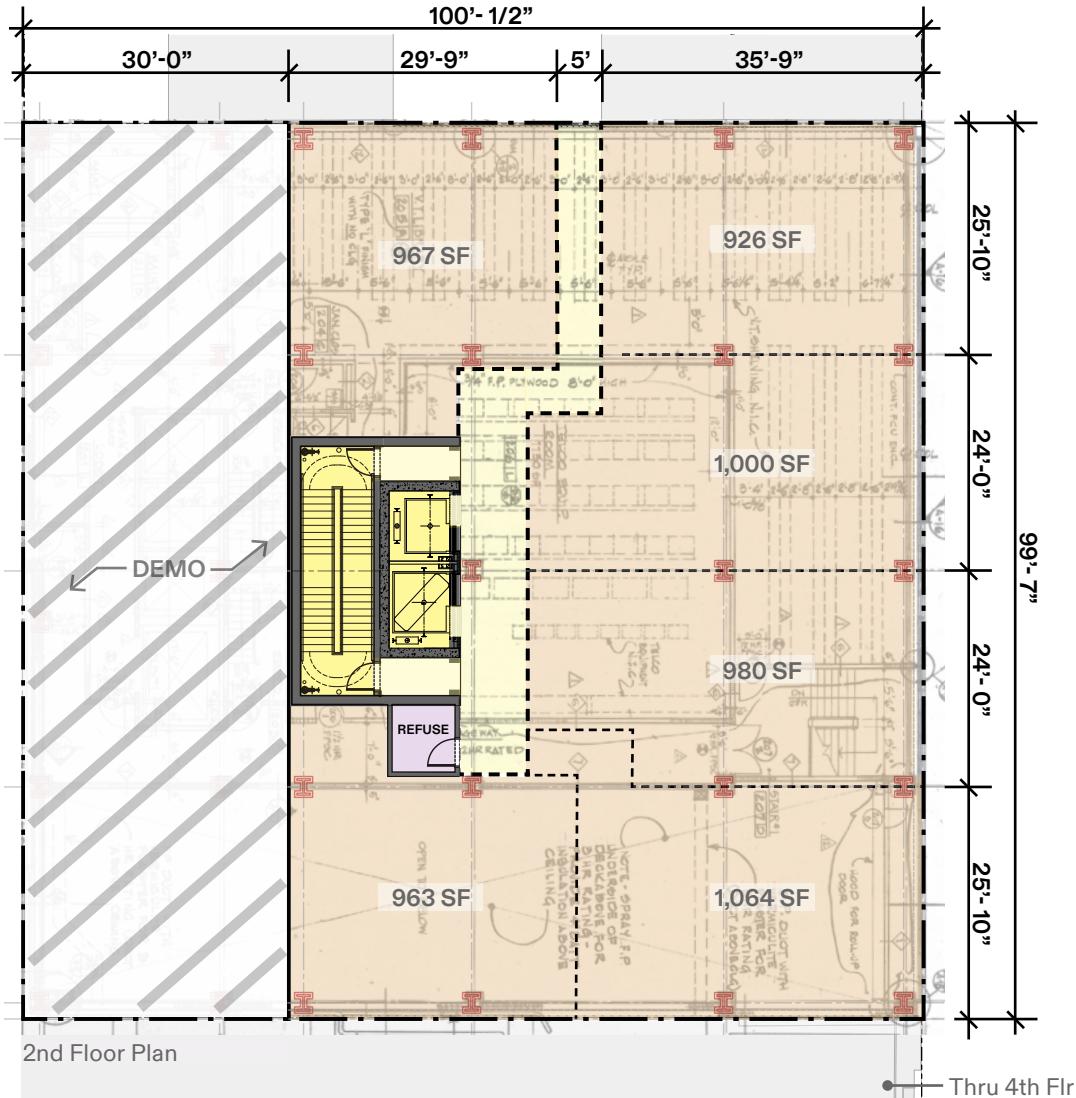
## TYPICAL (LEVELS 2-5)

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- UNITS: 11 / FLR
- TOTAL UNITS: 44



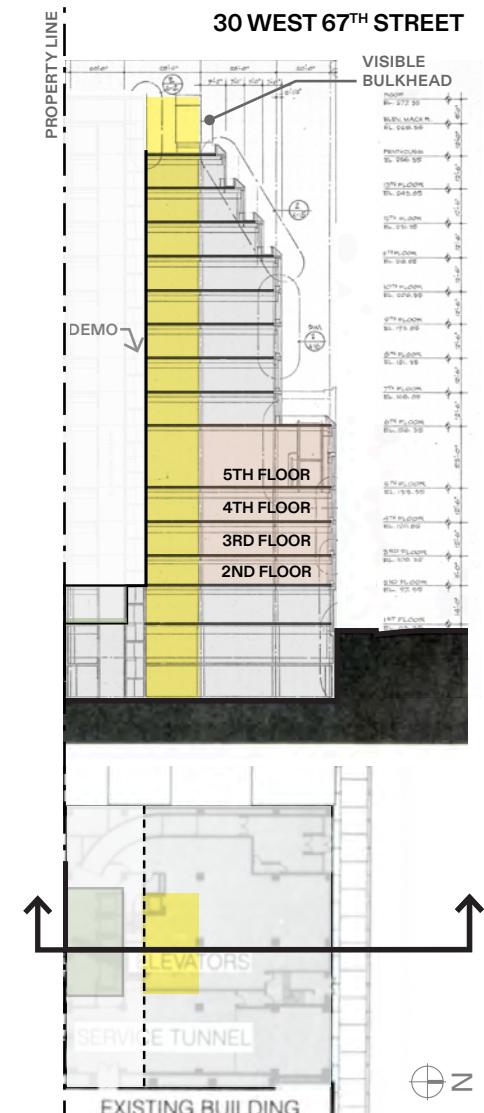
Building Section & Plan  
(Progressive Architecture, Jan 1988)

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

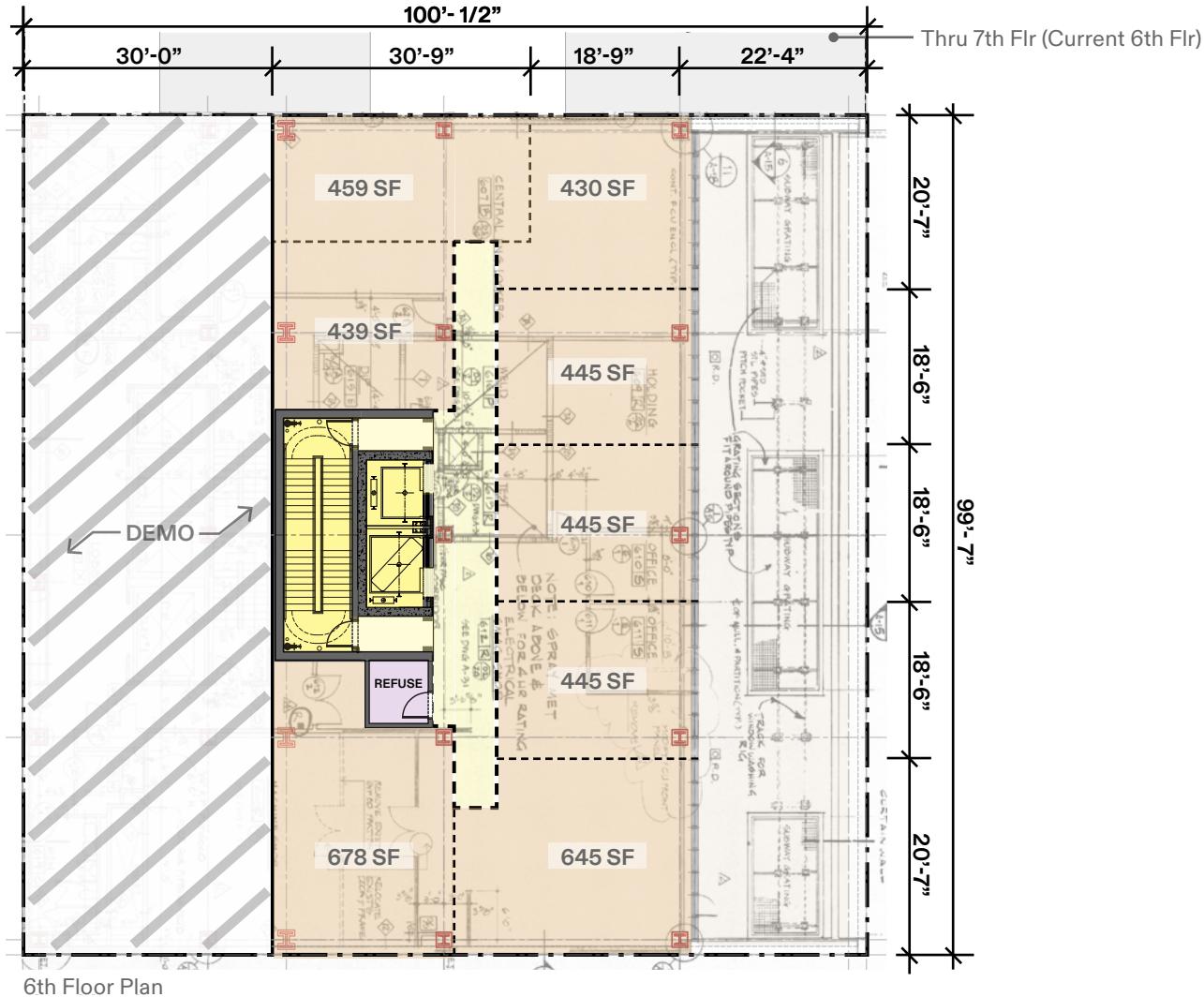


## TYPICAL (LEVELS 2-5)

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

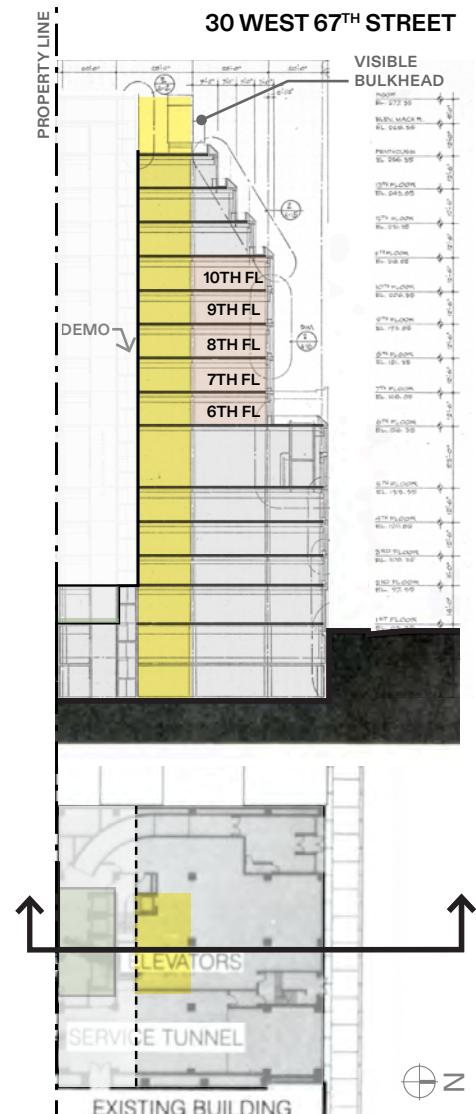


# Adaptive Reuse Feasibility Study - Levels 6-10



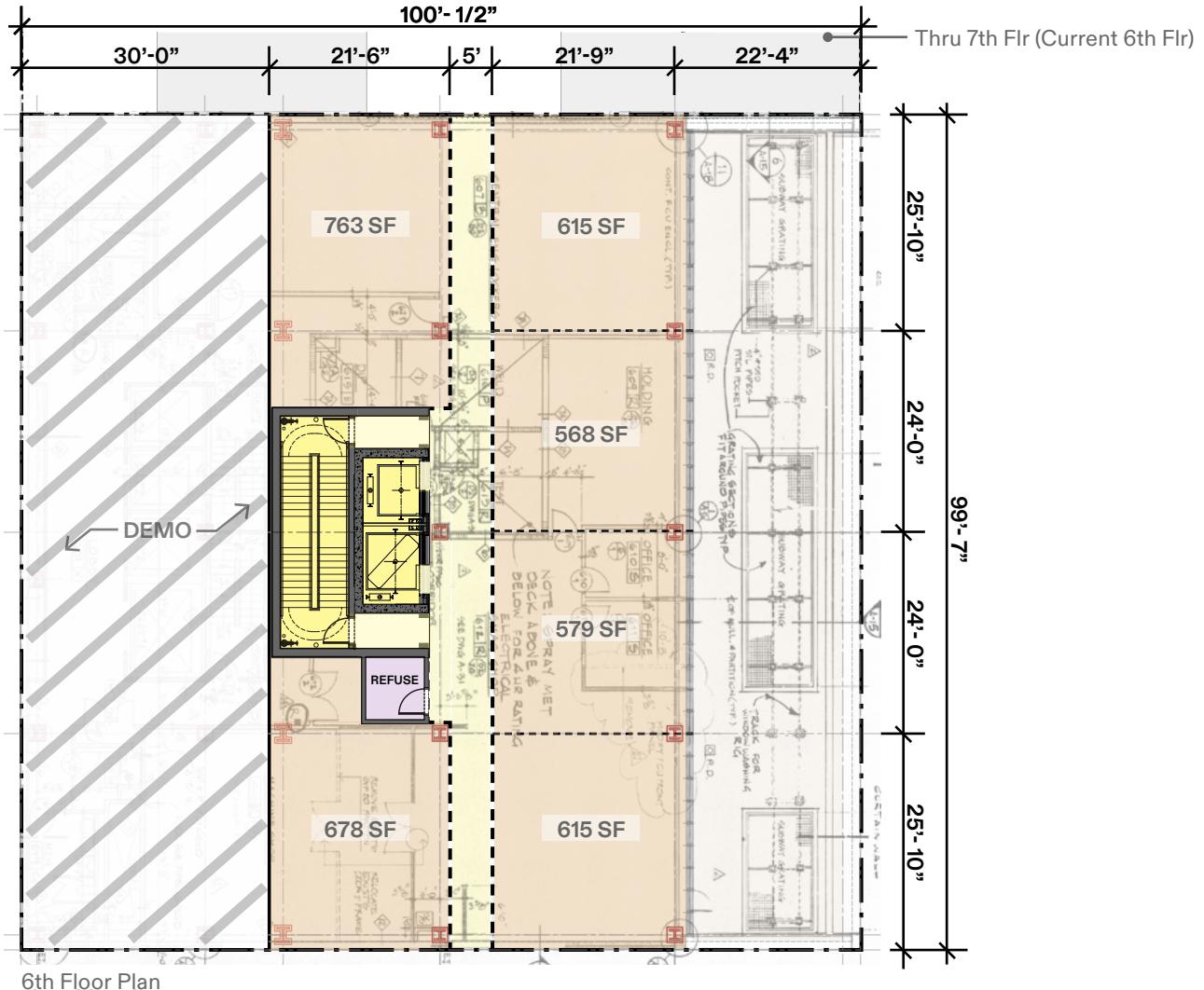
## TYPICAL (LEVELS 6-10)

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



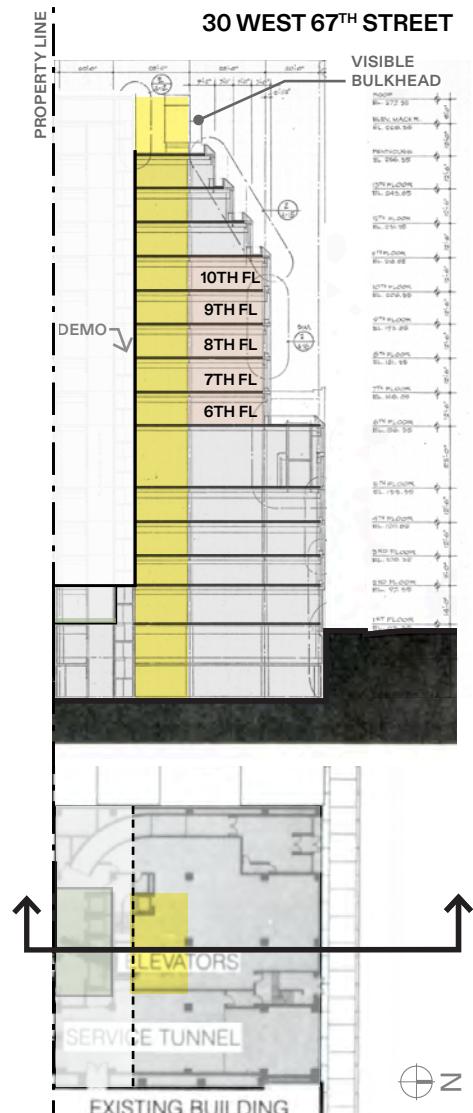
Building Section & Plan  
(Progressive Architecture, Jan 1988)

# Adaptive Reuse Feasibility Study - Levels 6-10 ALT



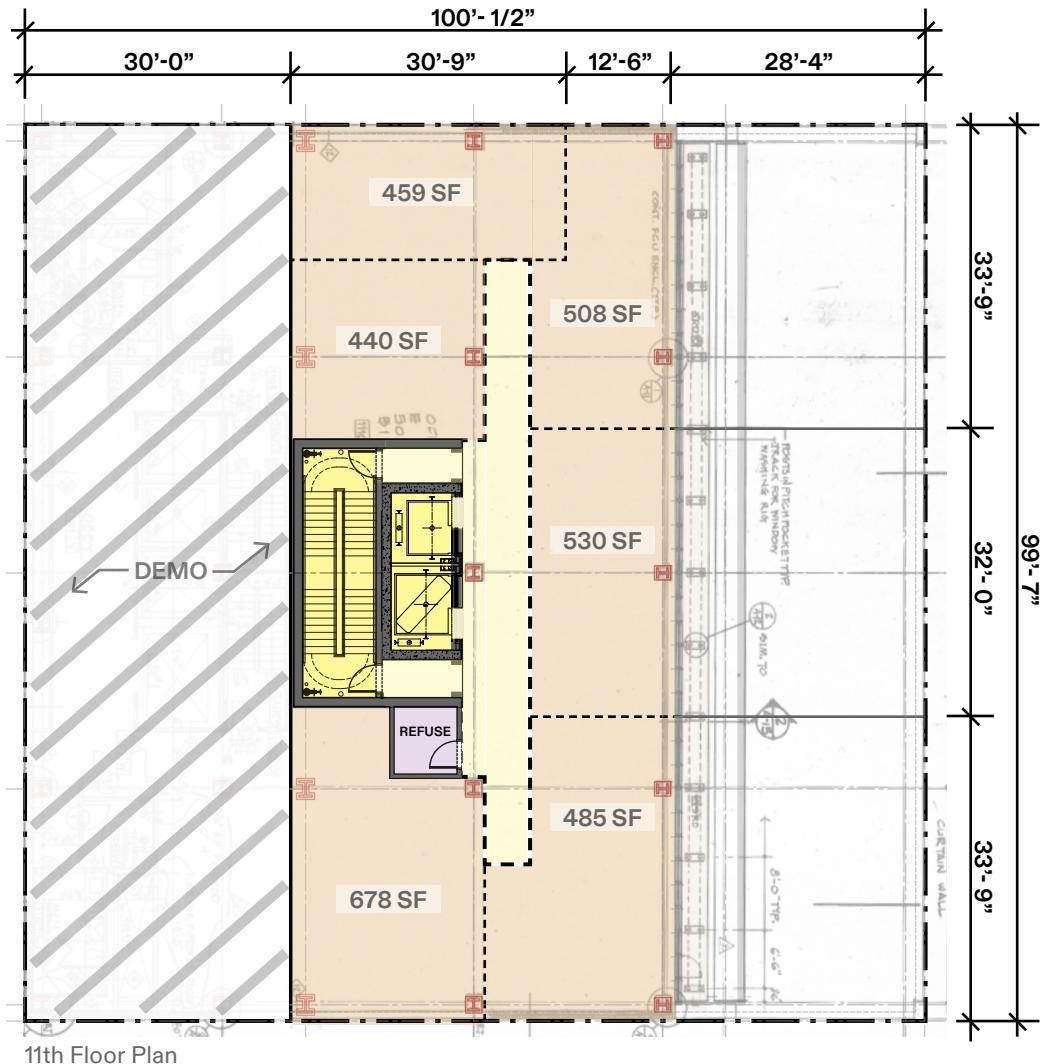
## TYPICAL (LEVELS 6-10)

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



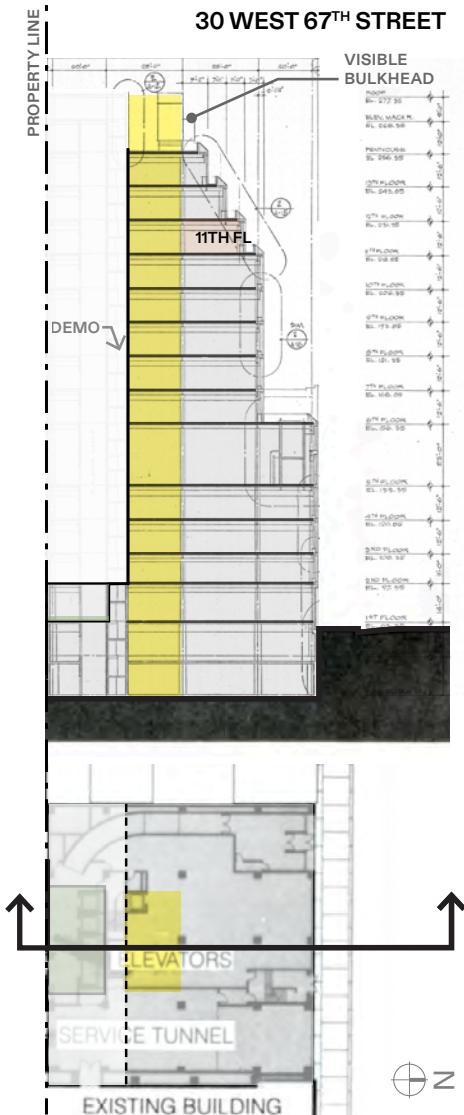
Building Section & Plan  
(Progressive Architecture, Jan 1988)

# Adaptive Reuse Feasibility Study - Level 11



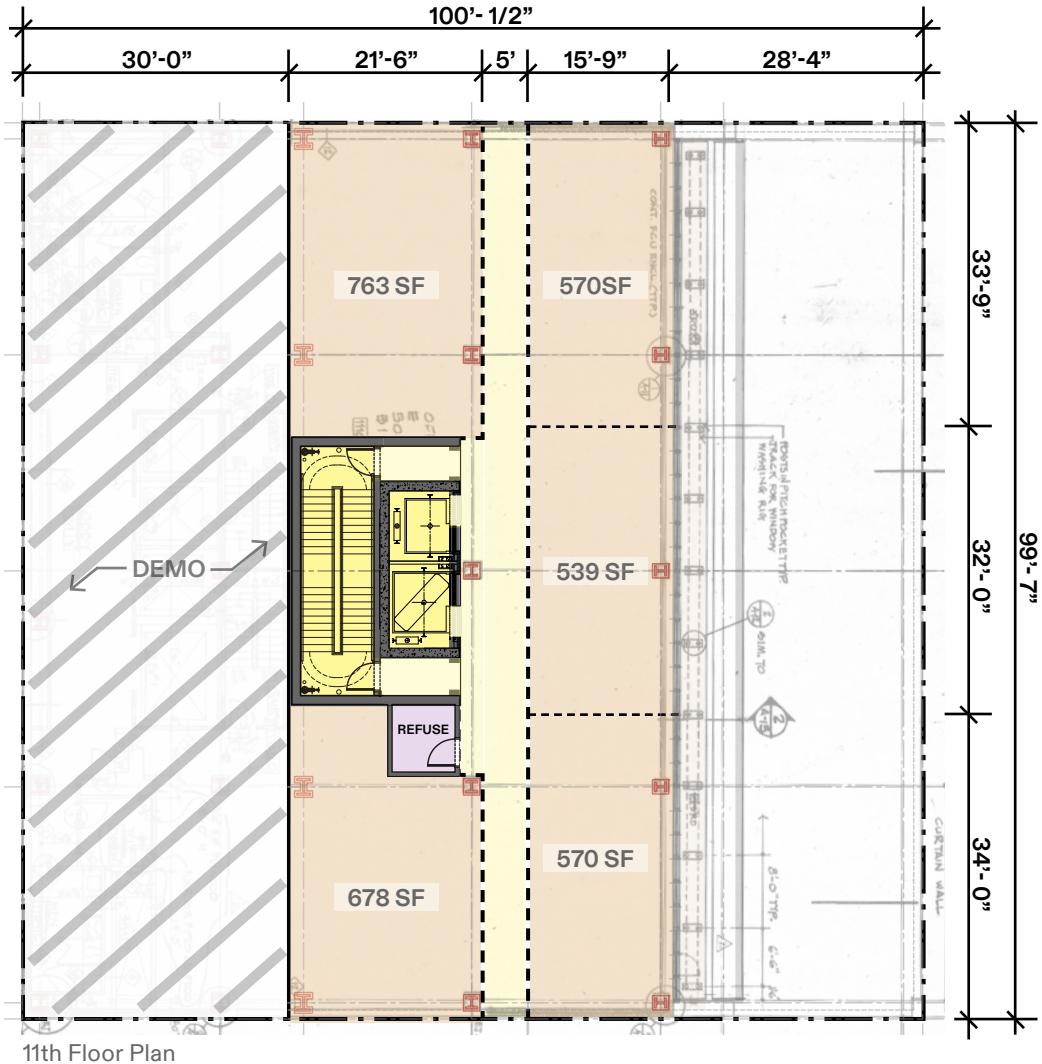
LEVEL 11

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



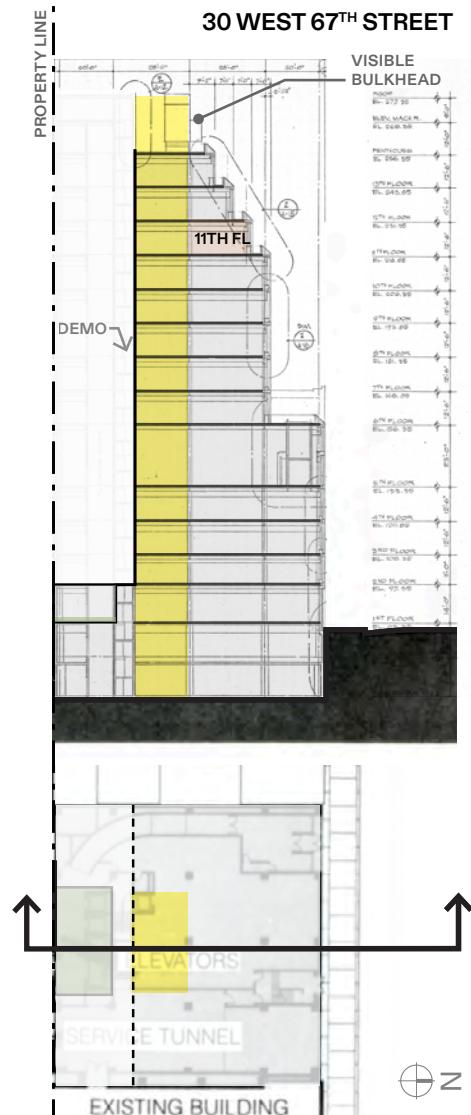
## Building Section & Plan (*Progressive Architecture*, Jan 1988)

# Adaptive Reuse Feasibility Study - Level 11 ALT

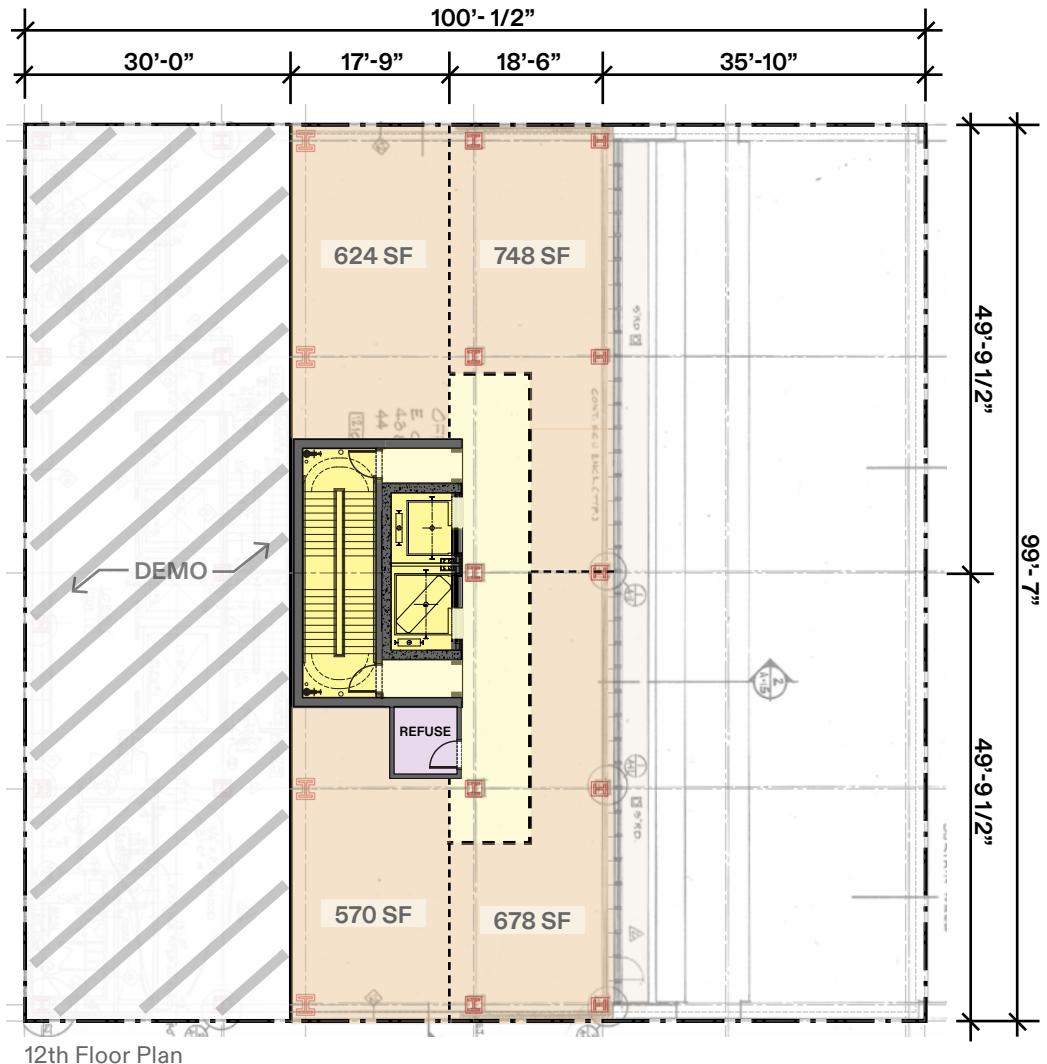


## LEVEL 11

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

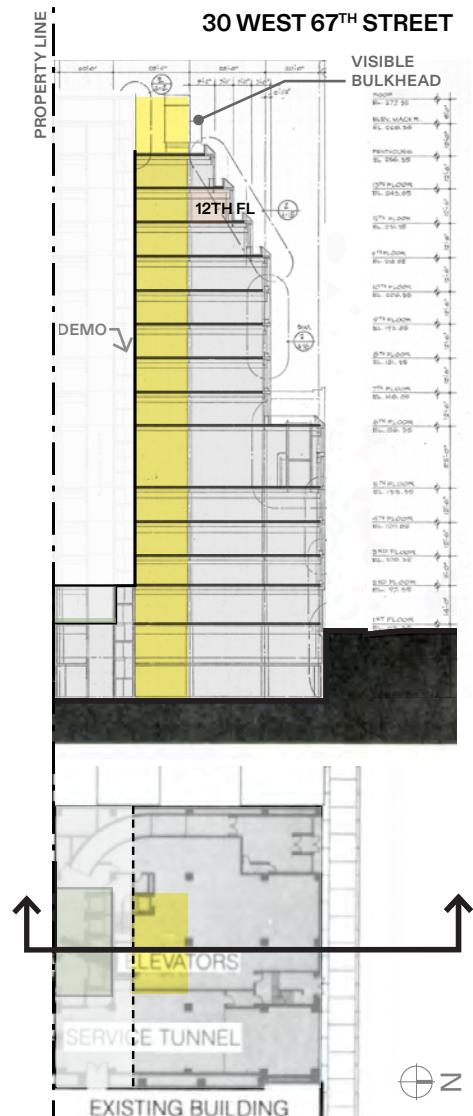


# Adaptive Reuse Feasibility Study - Level 12

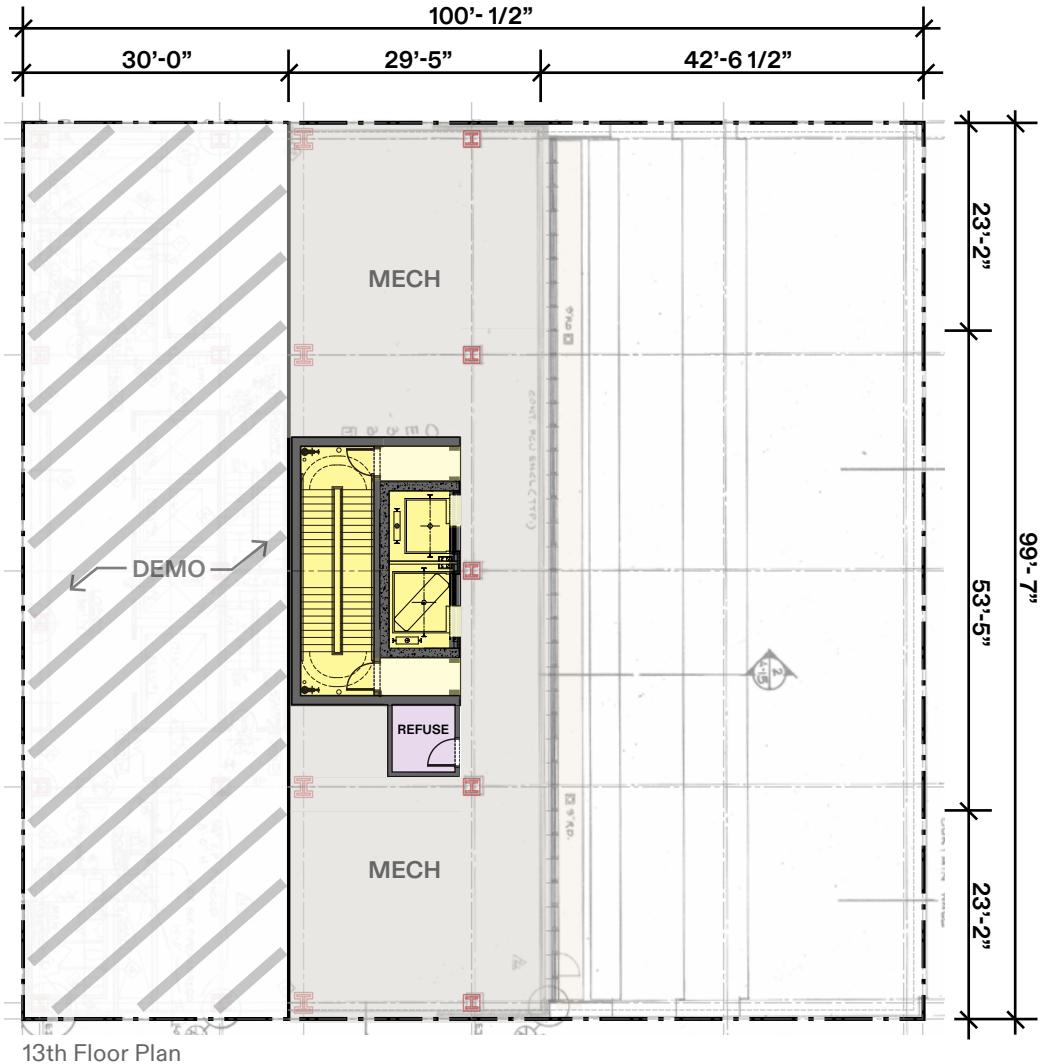


## LEVEL 12

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

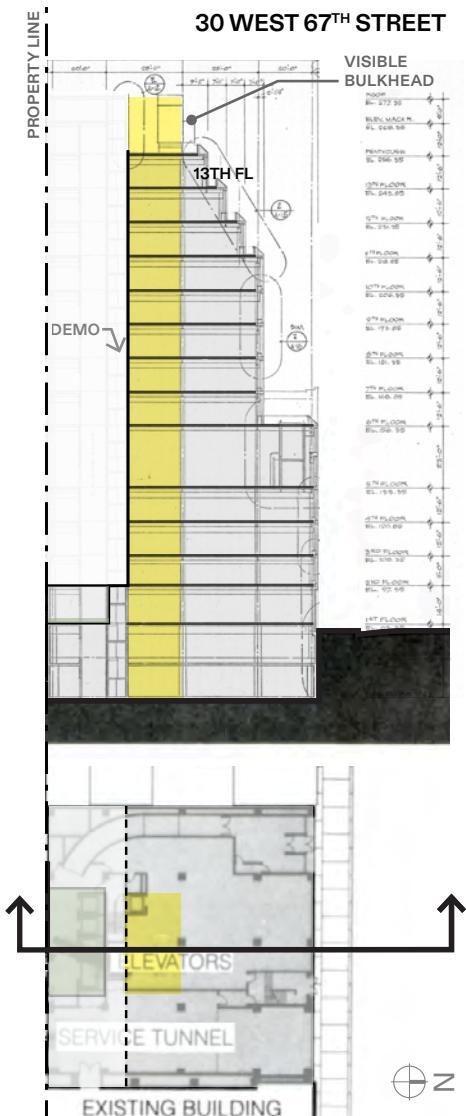


# Adaptive Reuse Feasibility Study - Level 13

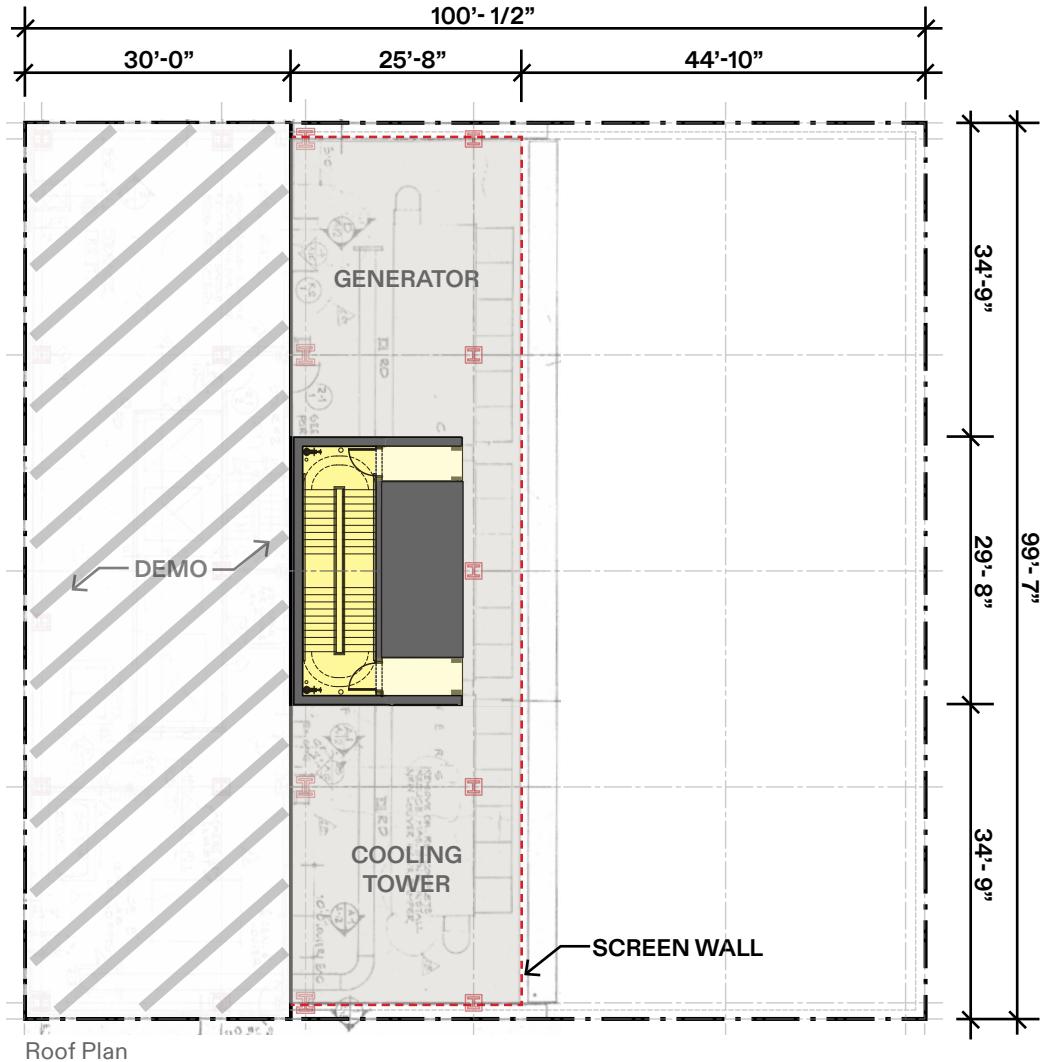


## LEVEL 13

- GROSS AREA: 2,970 SF

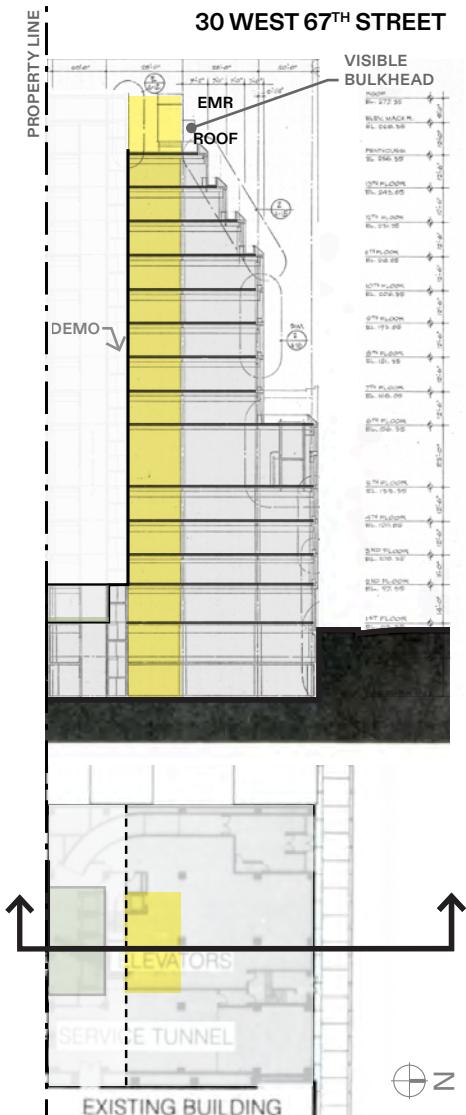


# Adaptive Reuse Feasibility Study - Roof



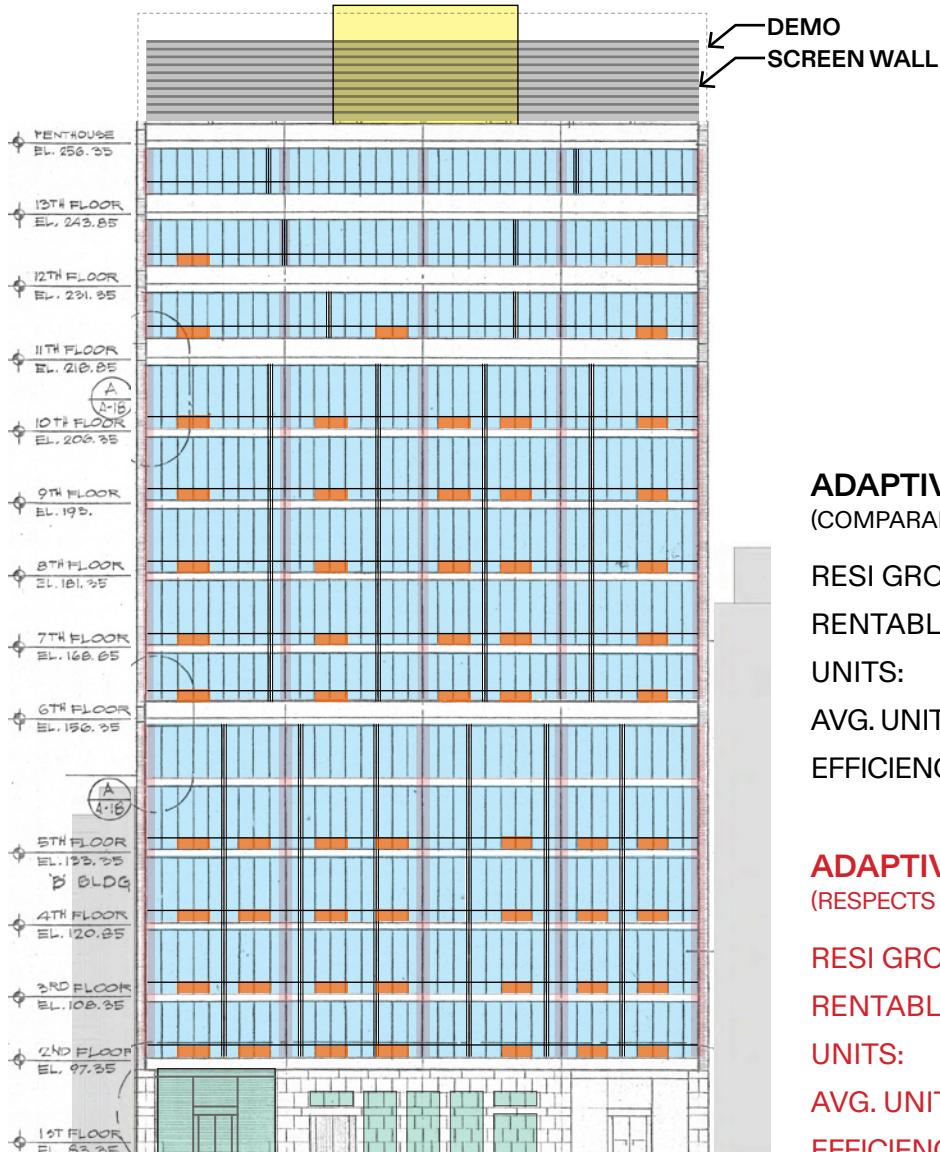
## ROOF

- GROSS AREA: 569 SF



Building Section & Plan  
(Progressive Architecture, Jan 1988)

# 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%

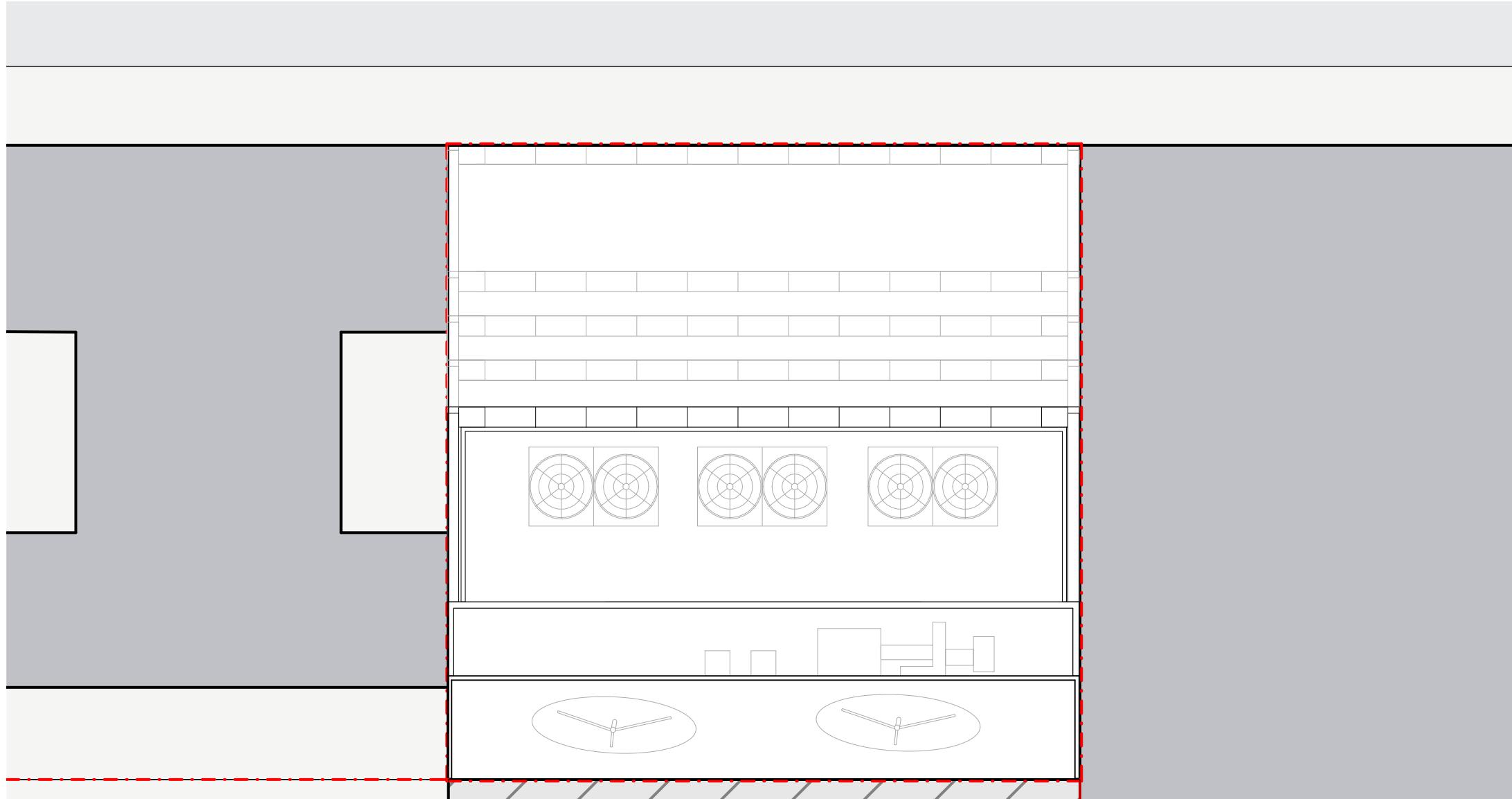


Proposed North Elevation

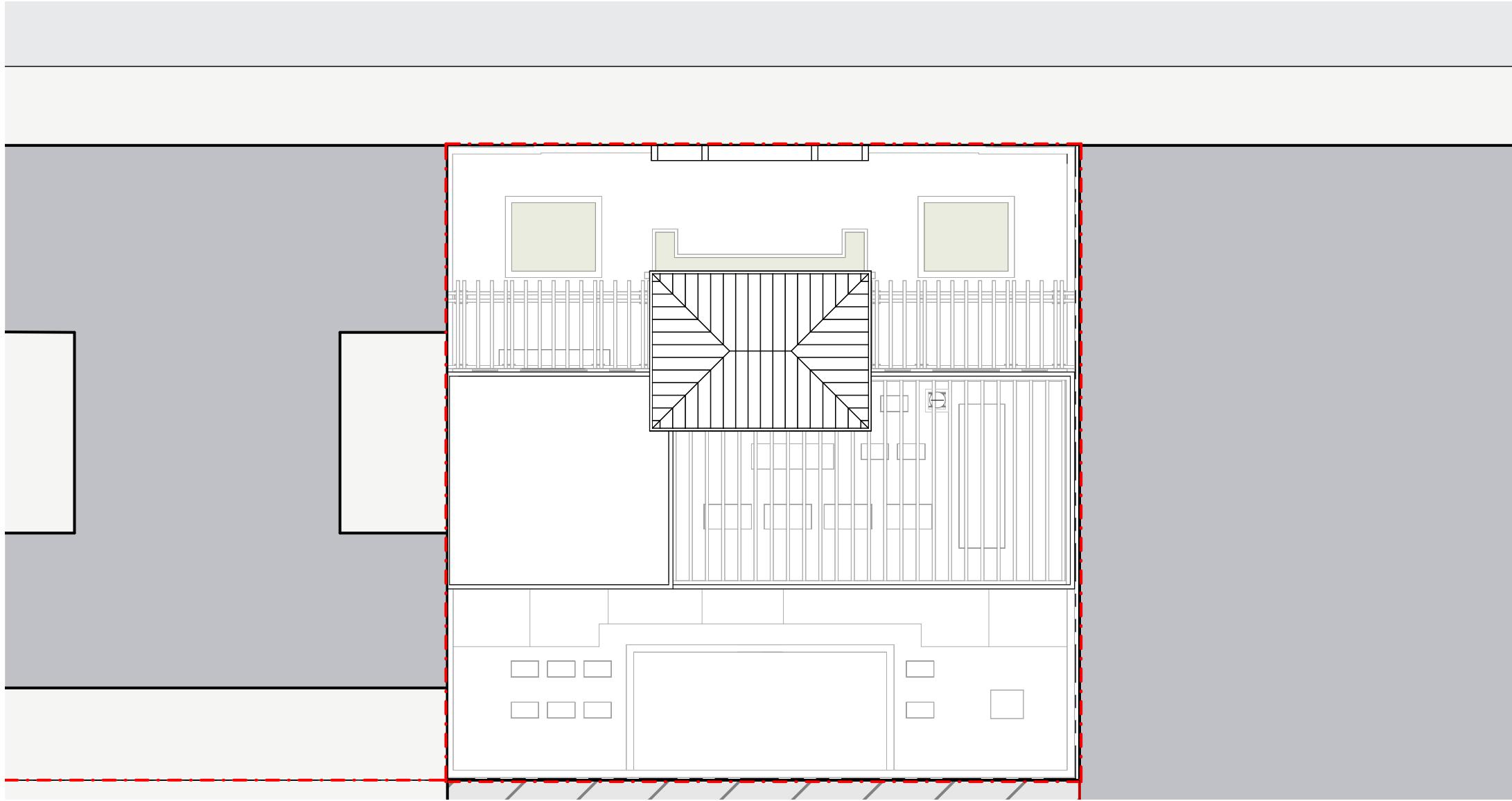
## NEW CONSTRUCTION (PROPOSED DESIGN)

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

# Overall Roof Plan - Existing



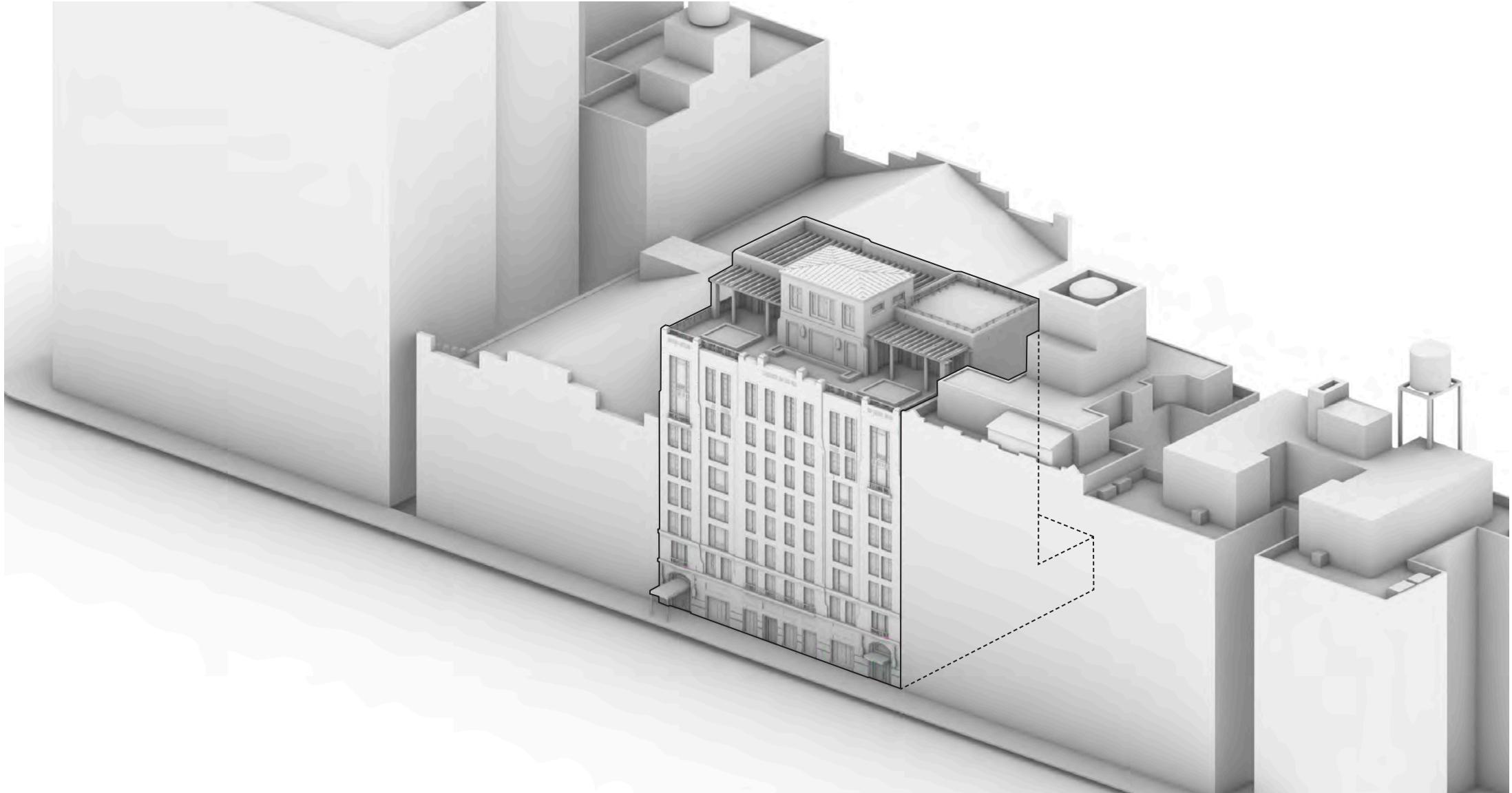
# Overall Roof Plan - Proposed



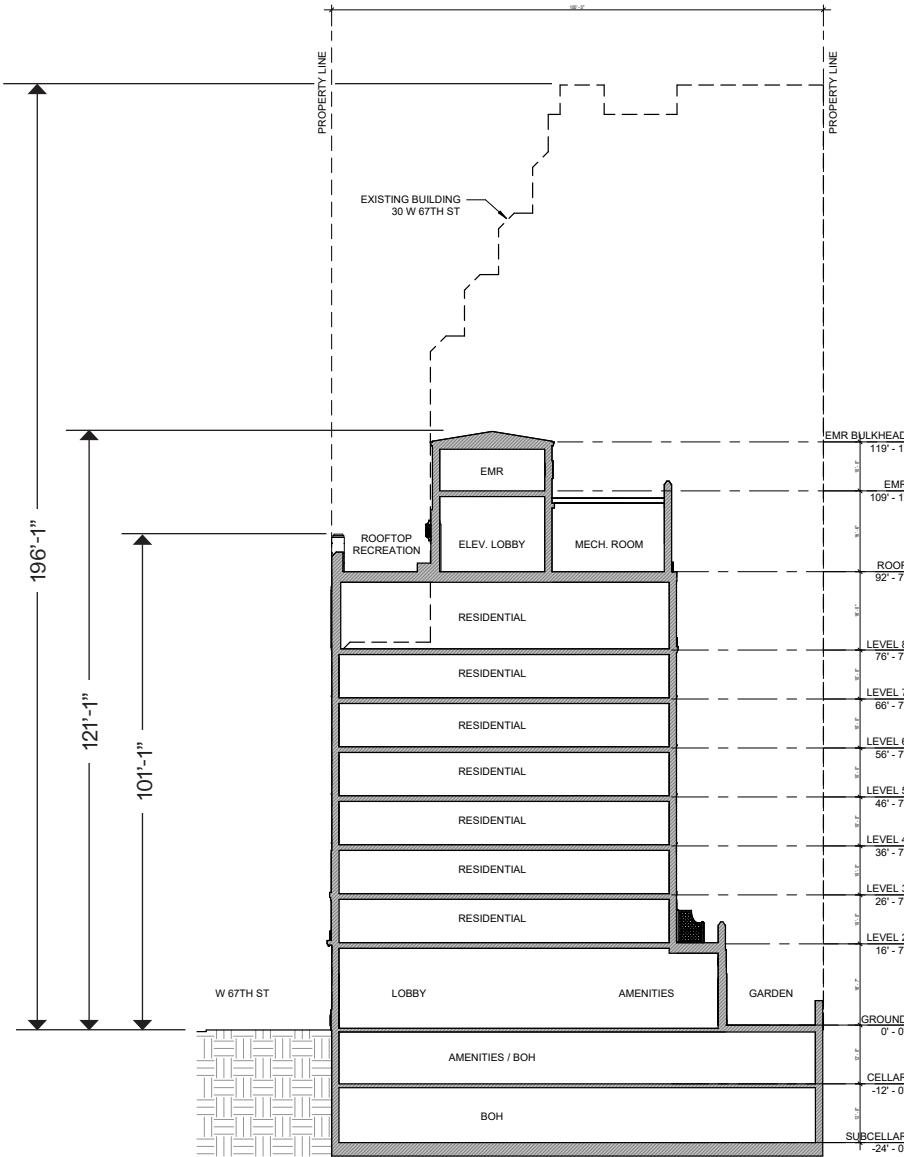
# Streetscape Elevations



# Building Axon



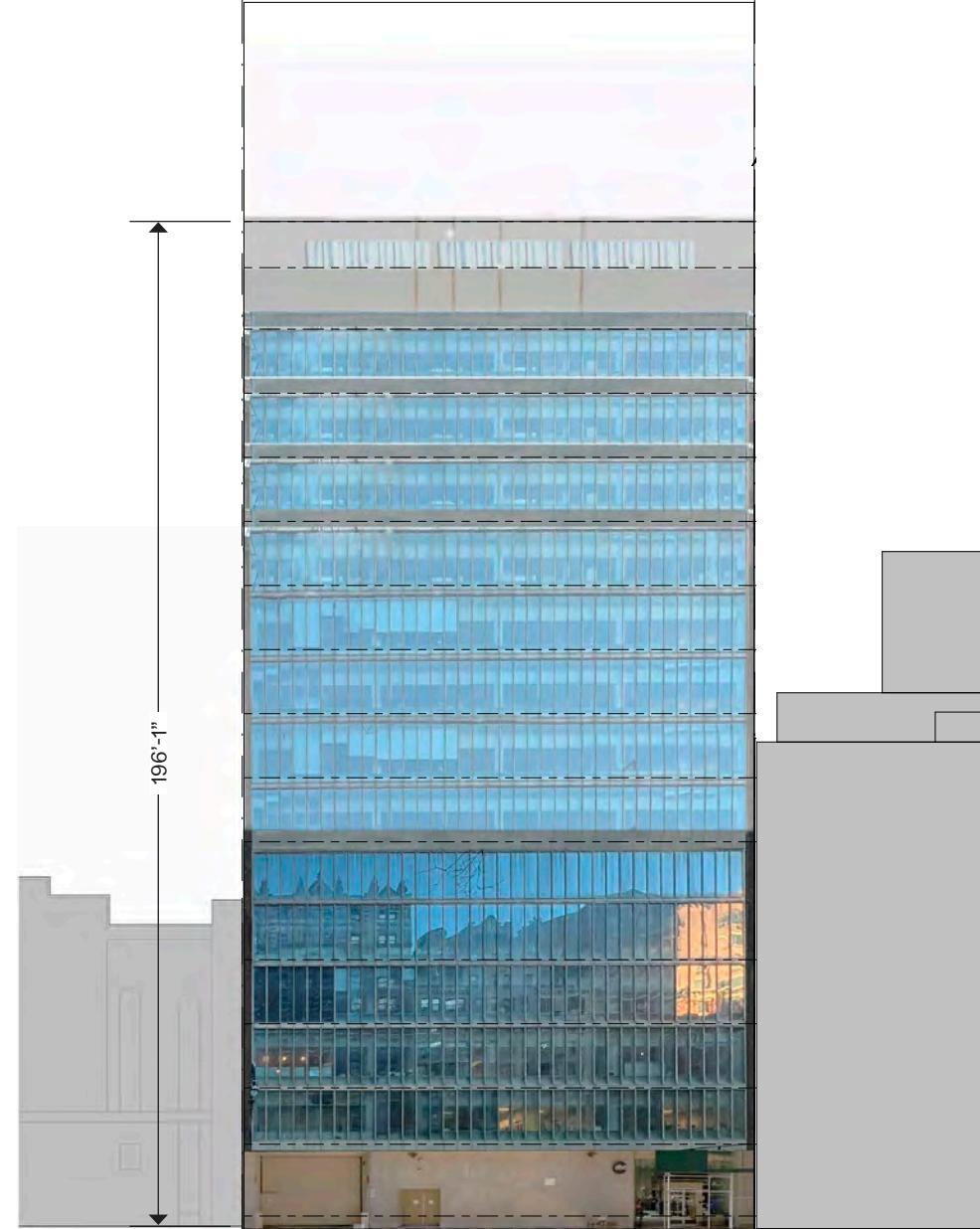
# Building Section



# Elevation

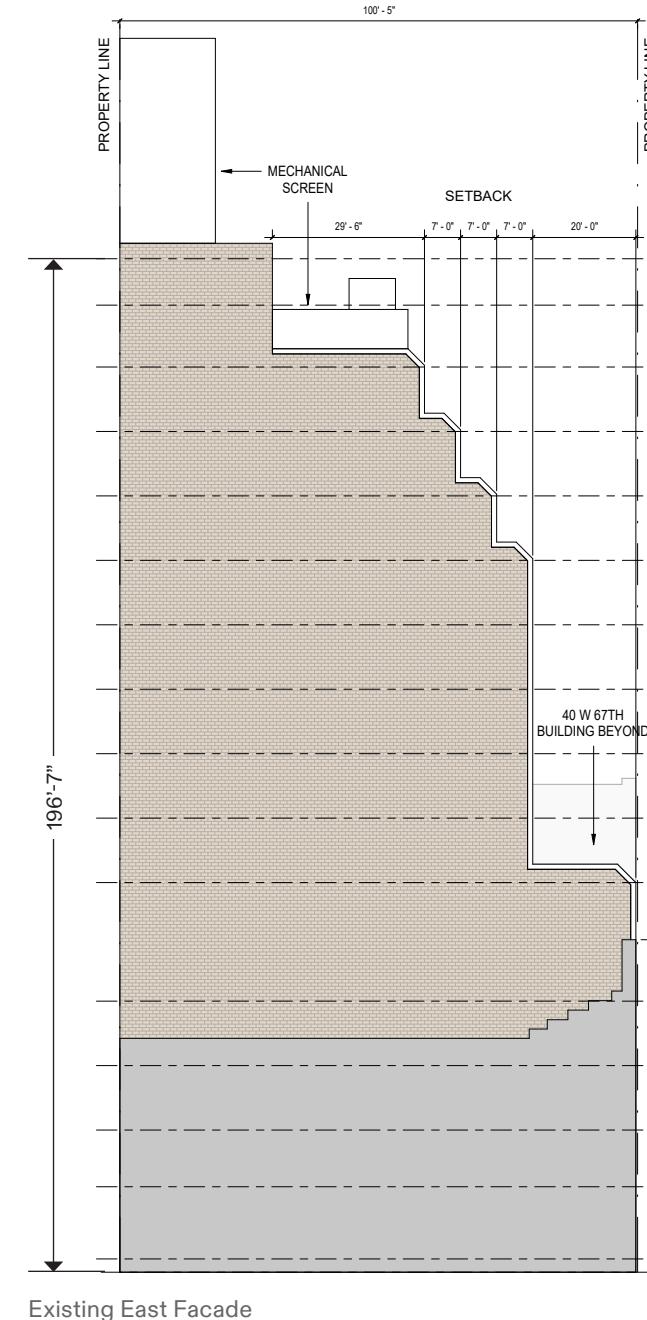
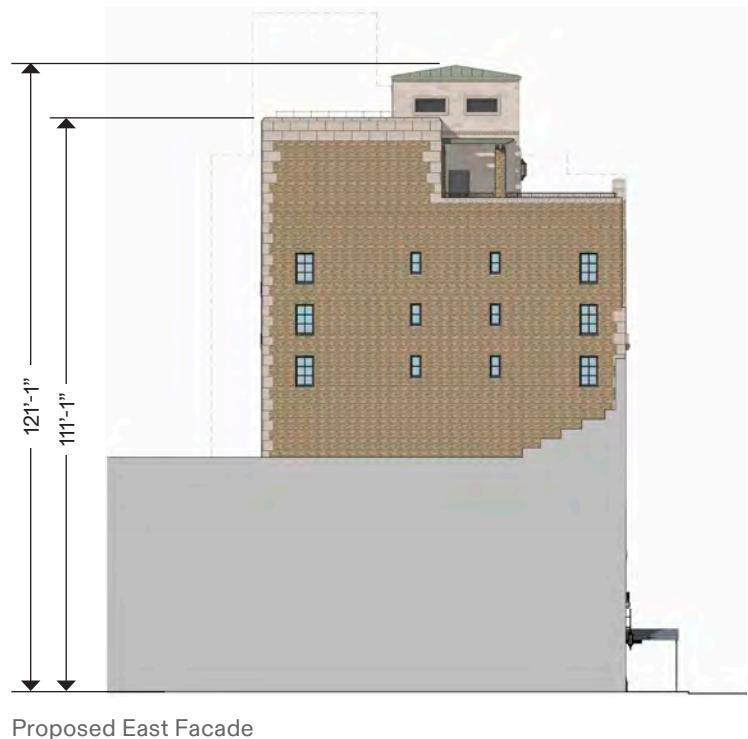


Proposed Front Facade



Existing Front Facade

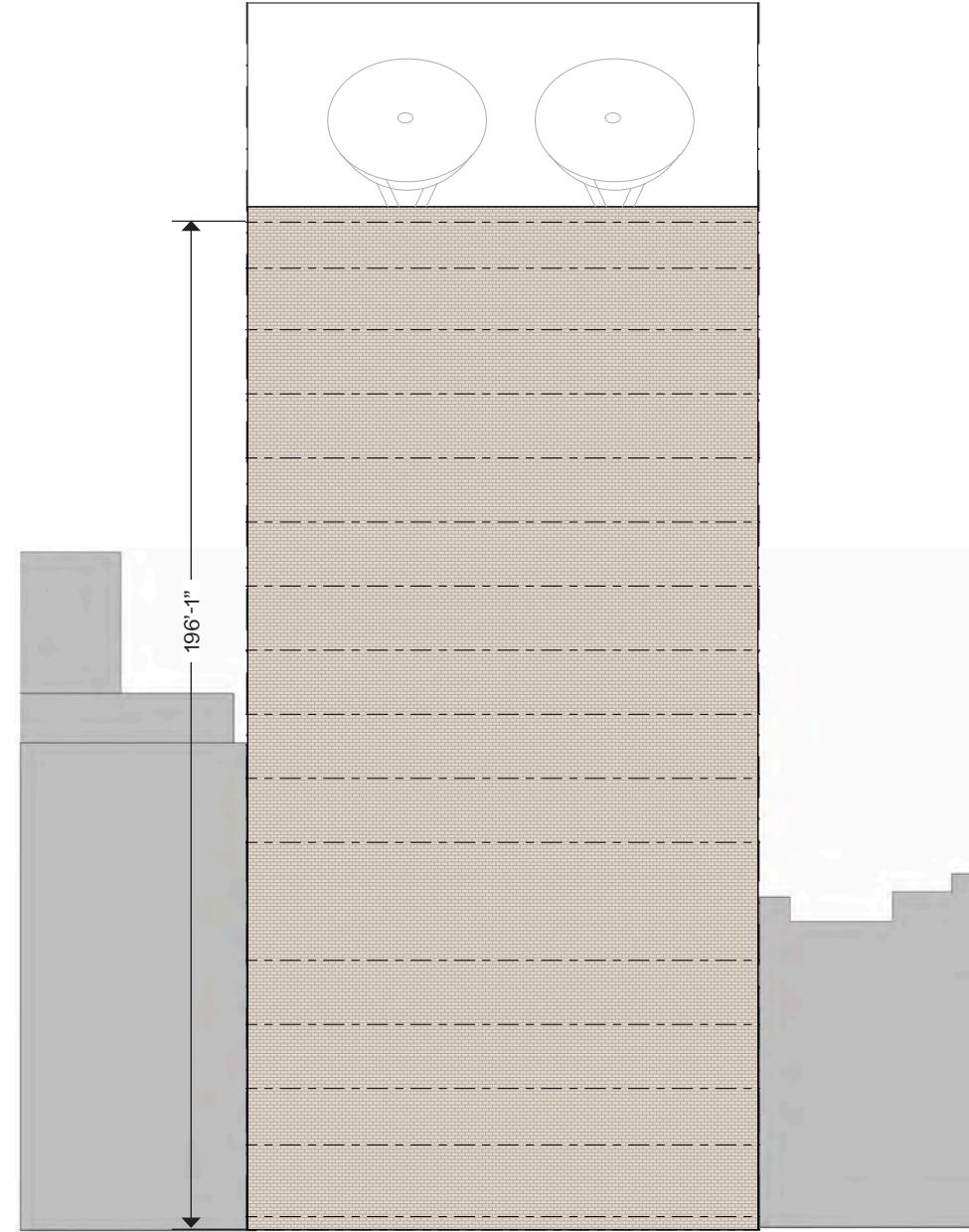
# Elevation



# Elevation - Concealed

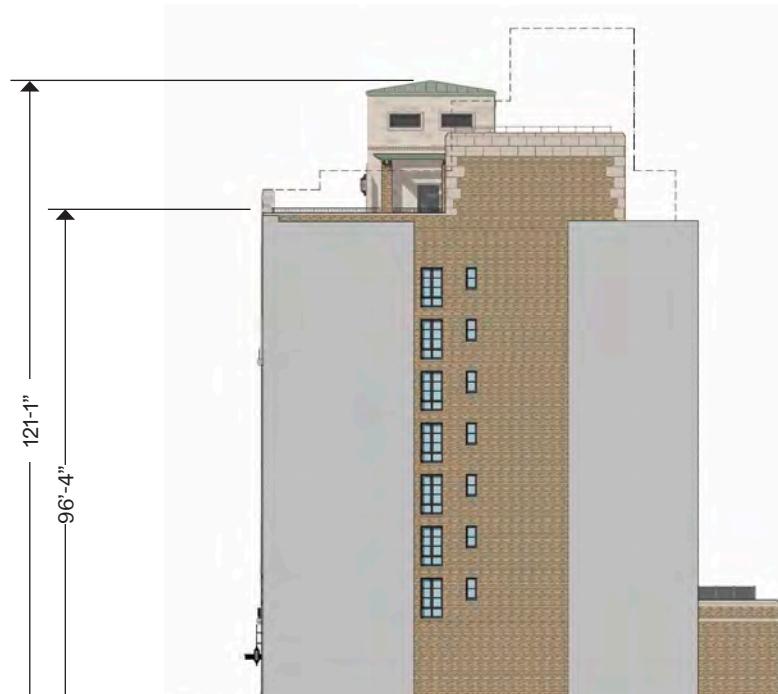


Proposed South Facade - Concealed Elevation

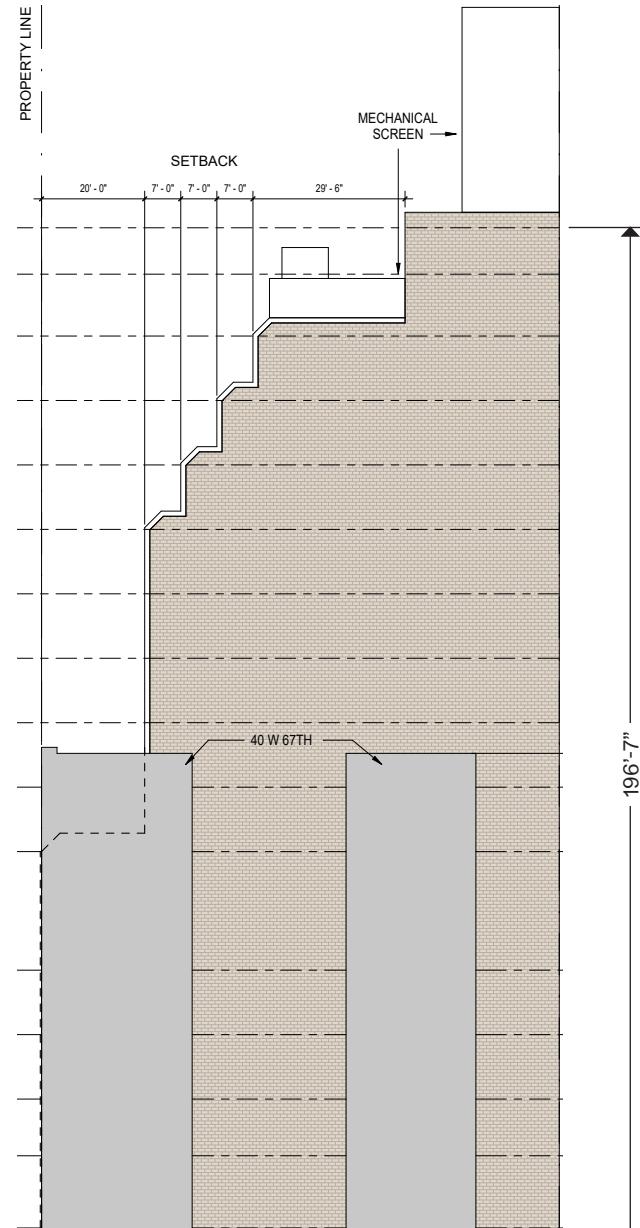


Existing South Facade

# Elevation



Proposed West Facade

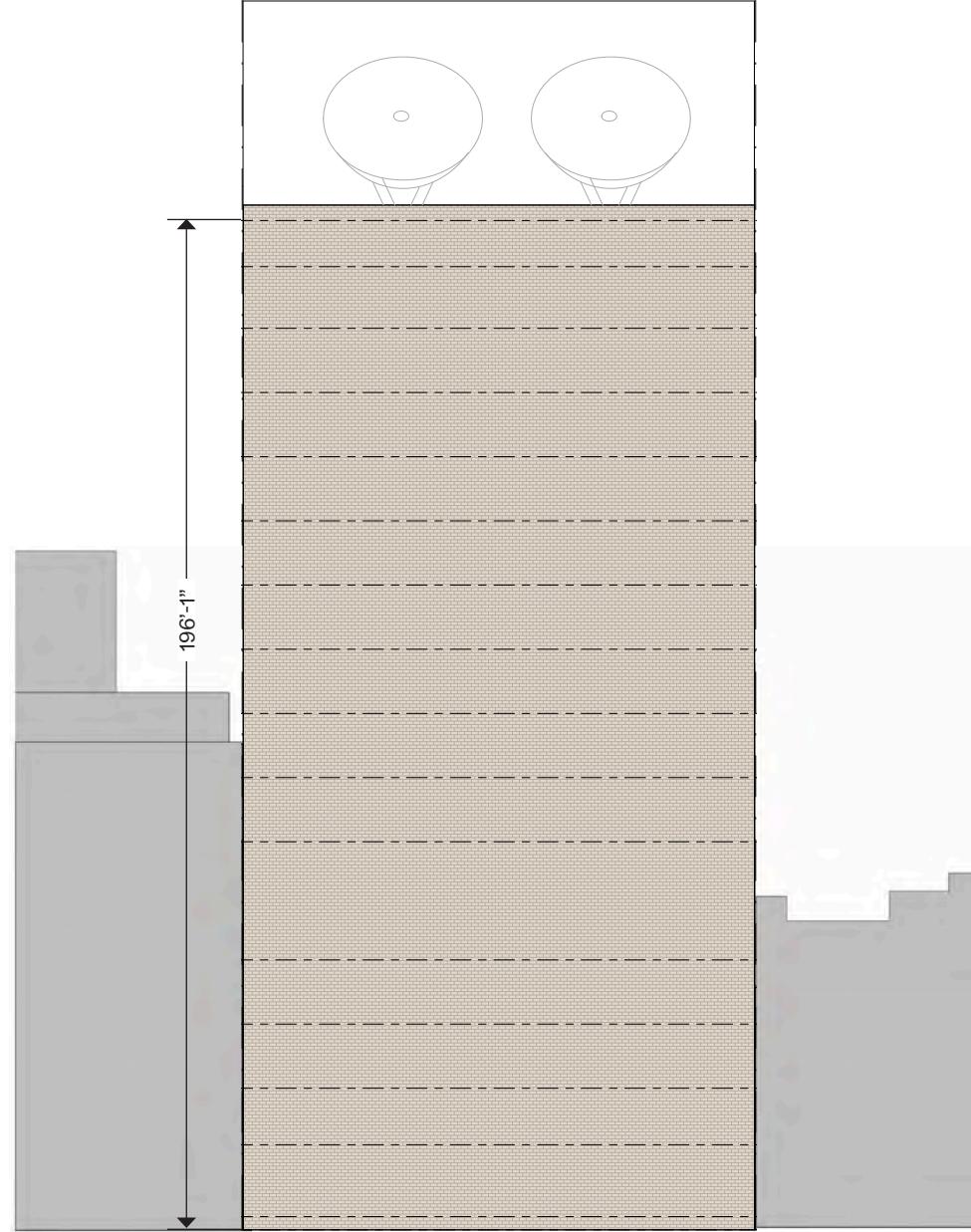


Existing West Facade

# Elevation

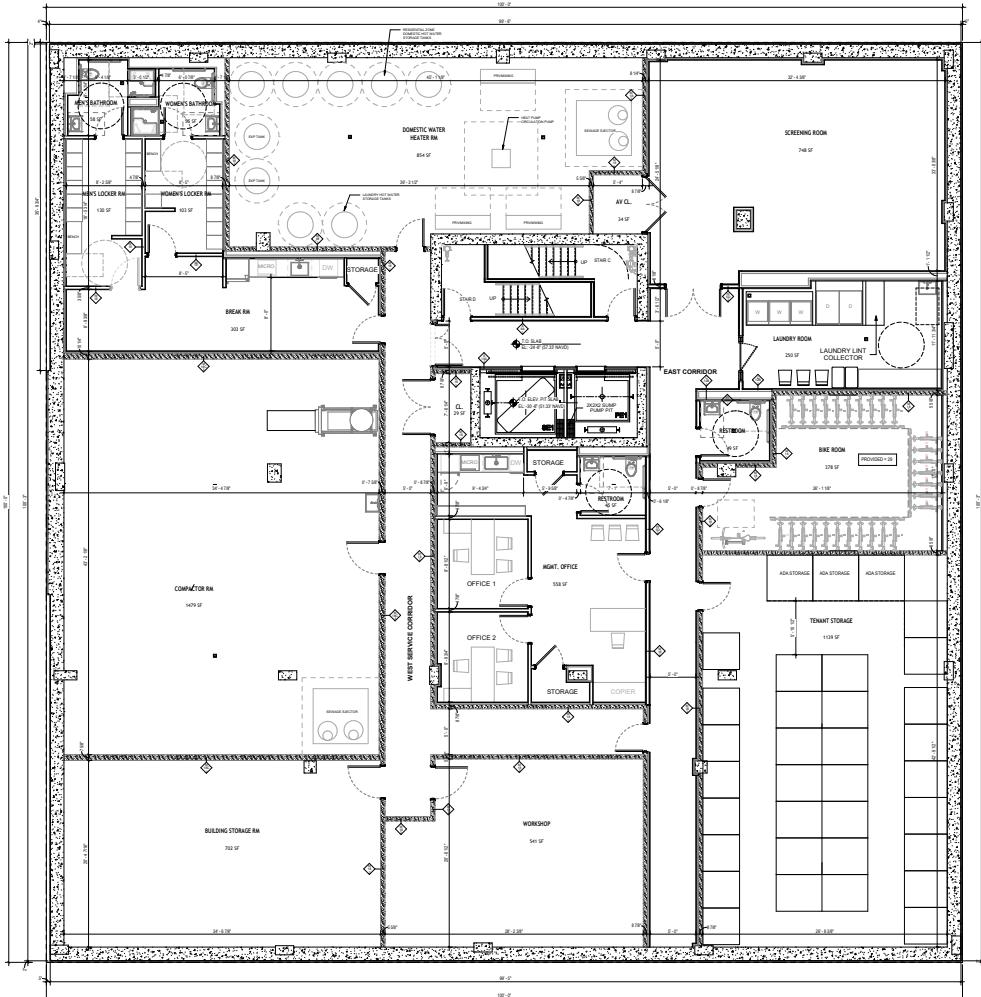


Proposed South Facade

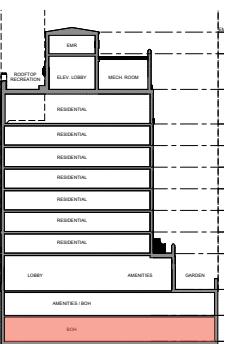


Existing South Facade

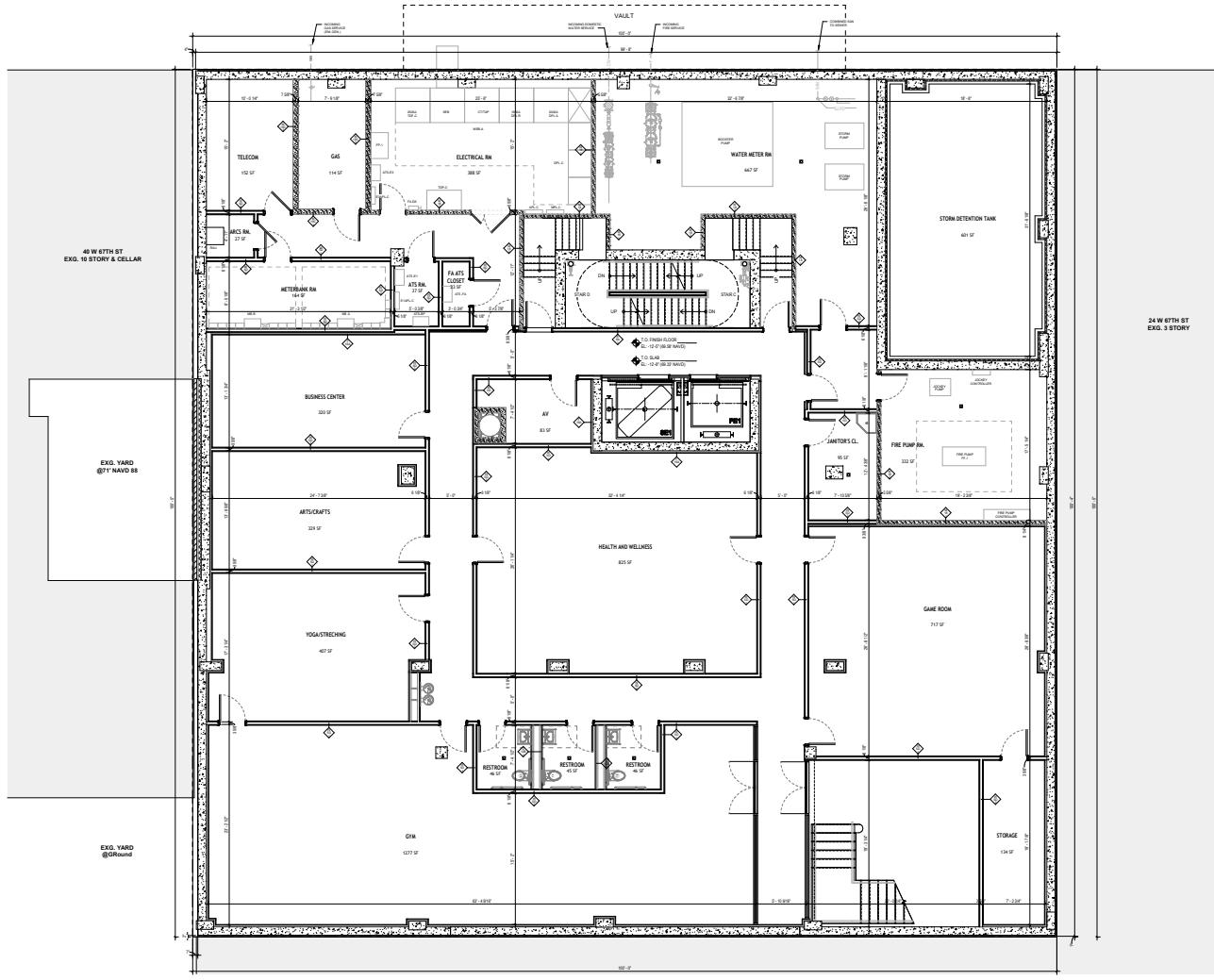
# Floor Plans



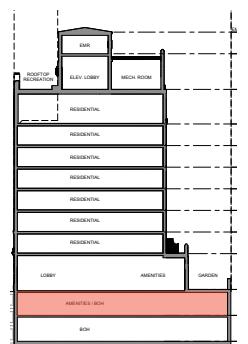
## Subcellar Floor Plan



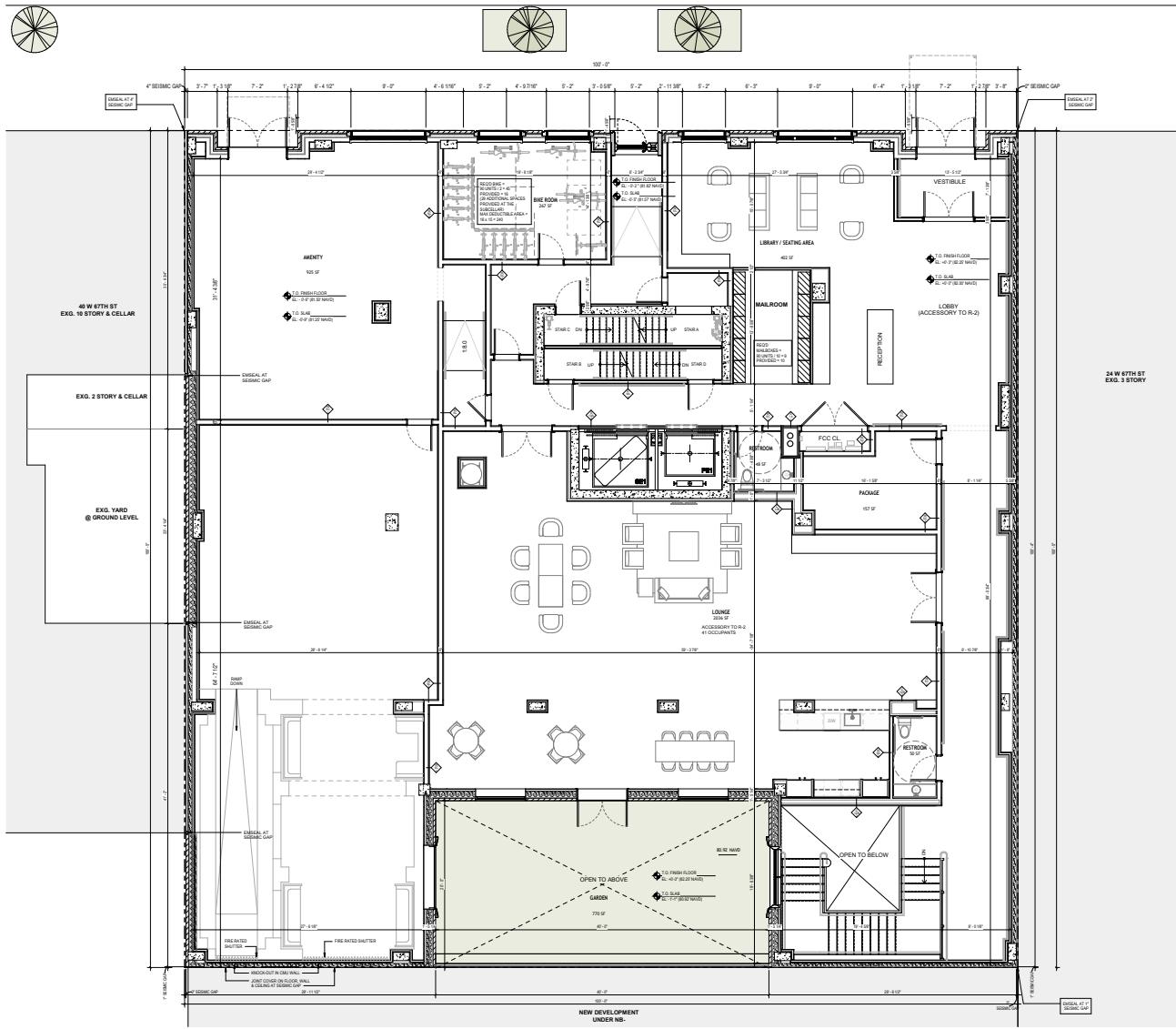
# Floor Plans



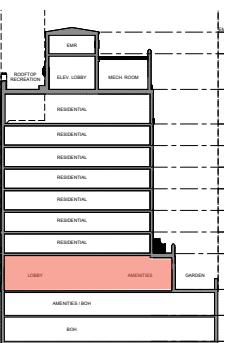
## Cellar Floor Plan



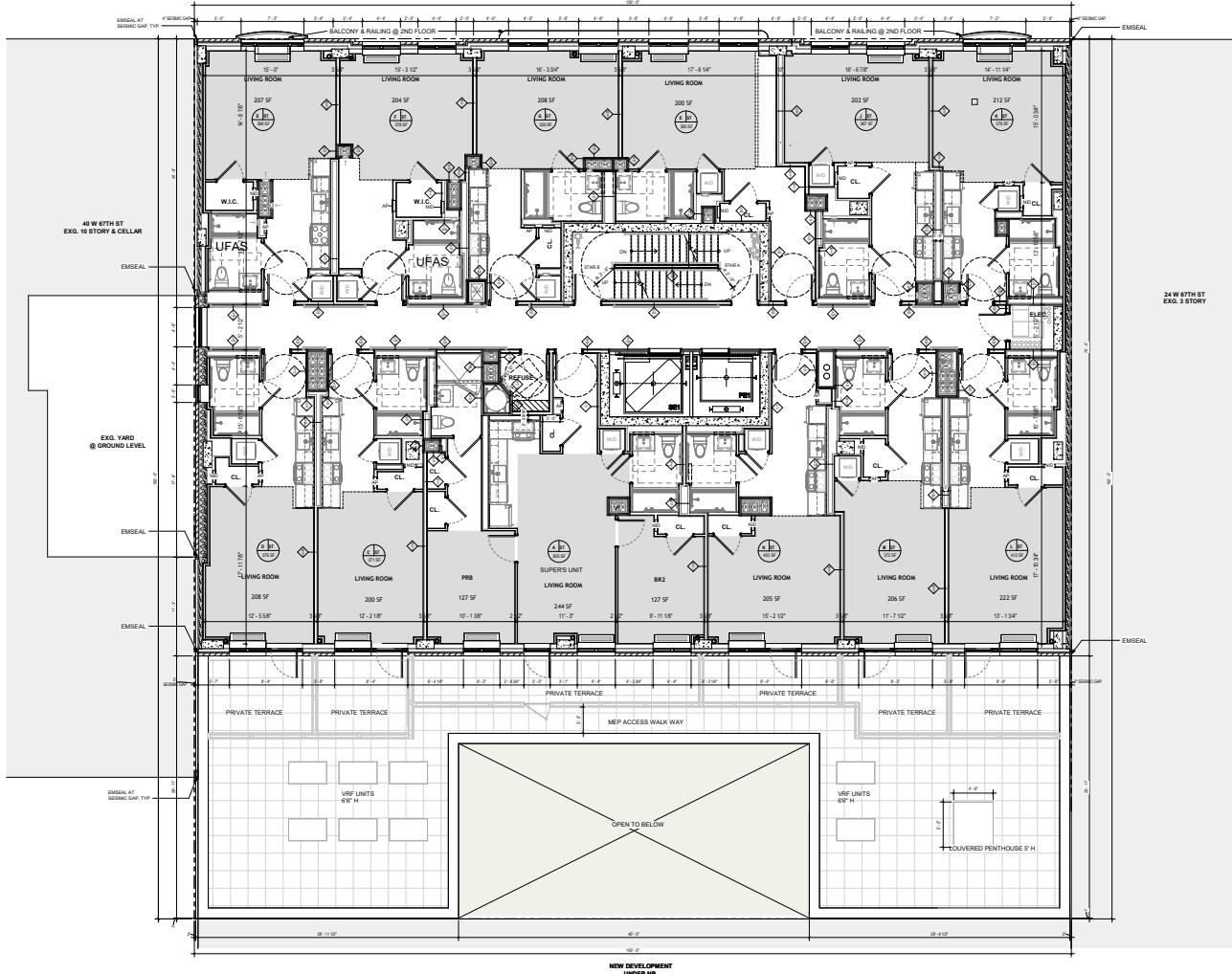
# Floor Plans



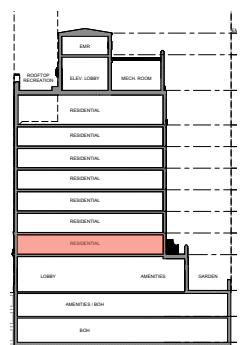
## 1<sup>st</sup> Floor Plan



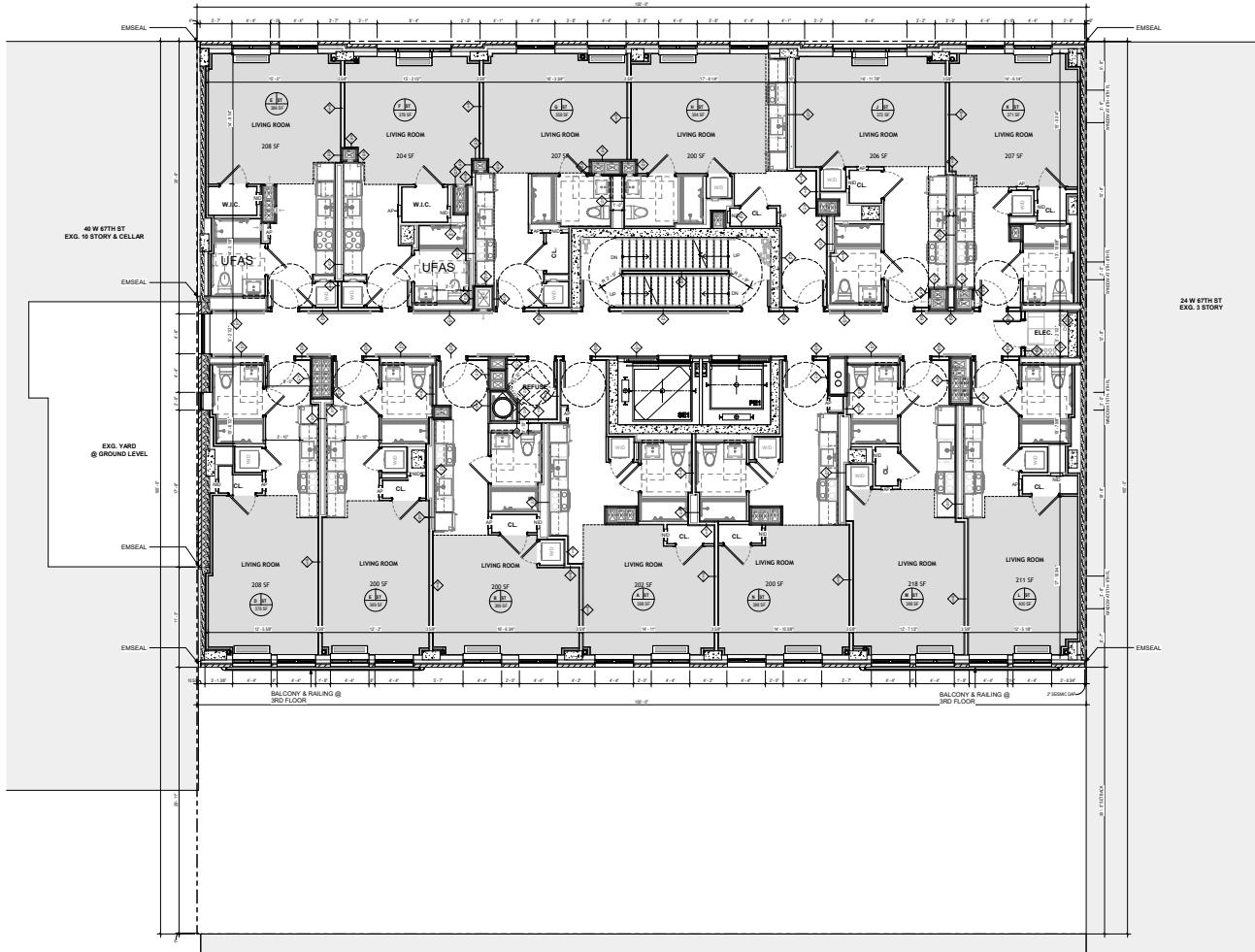
# Floor Plans



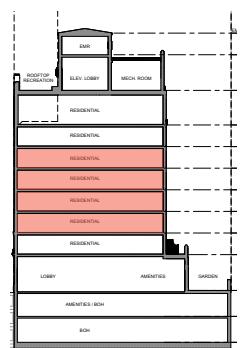
## 2<sup>nd</sup> Floor Plan



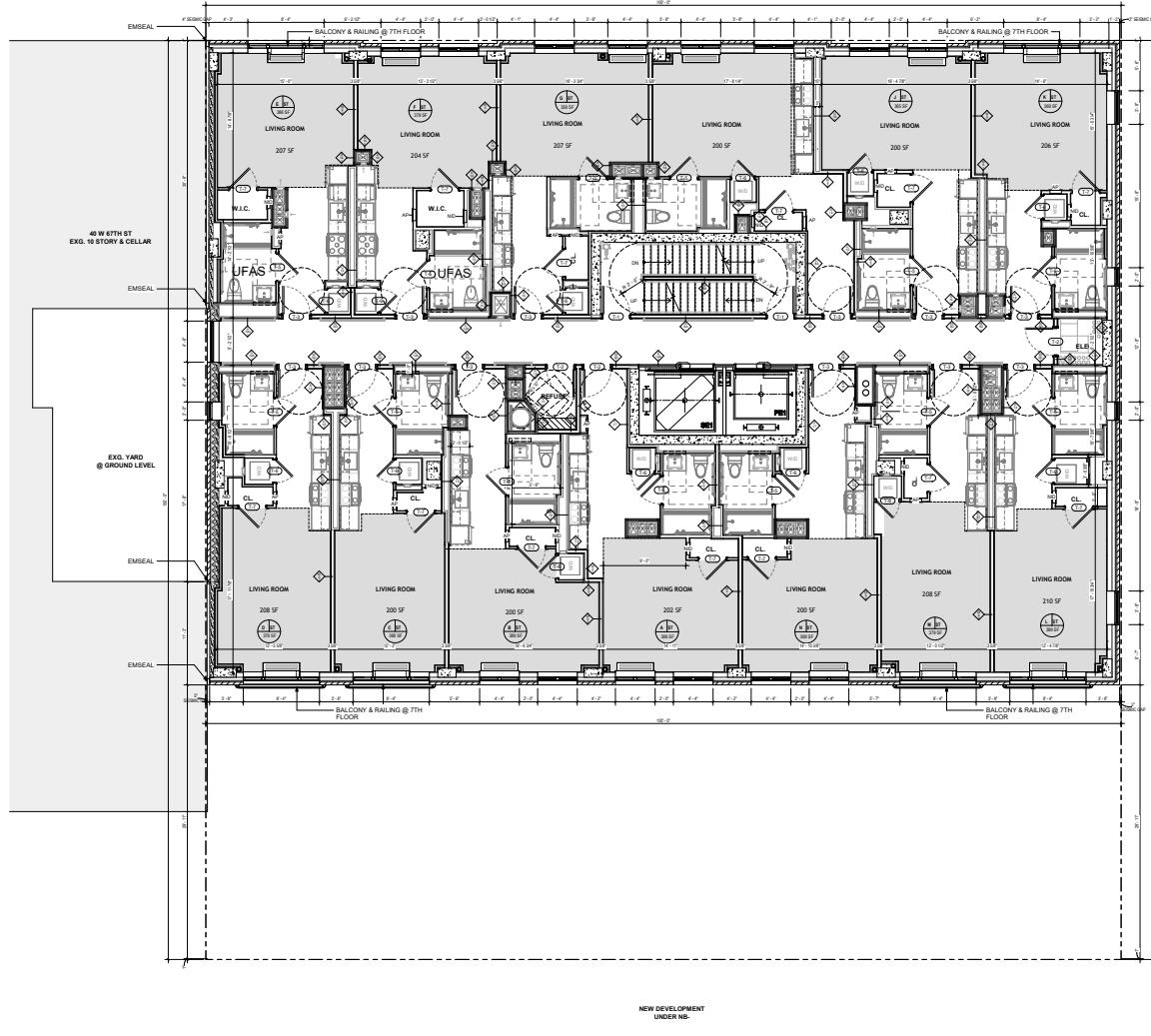
# Floor Plans



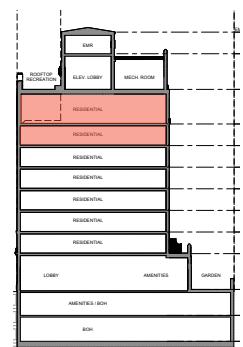
3<sup>rd</sup> - 6<sup>th</sup> Floor Plan



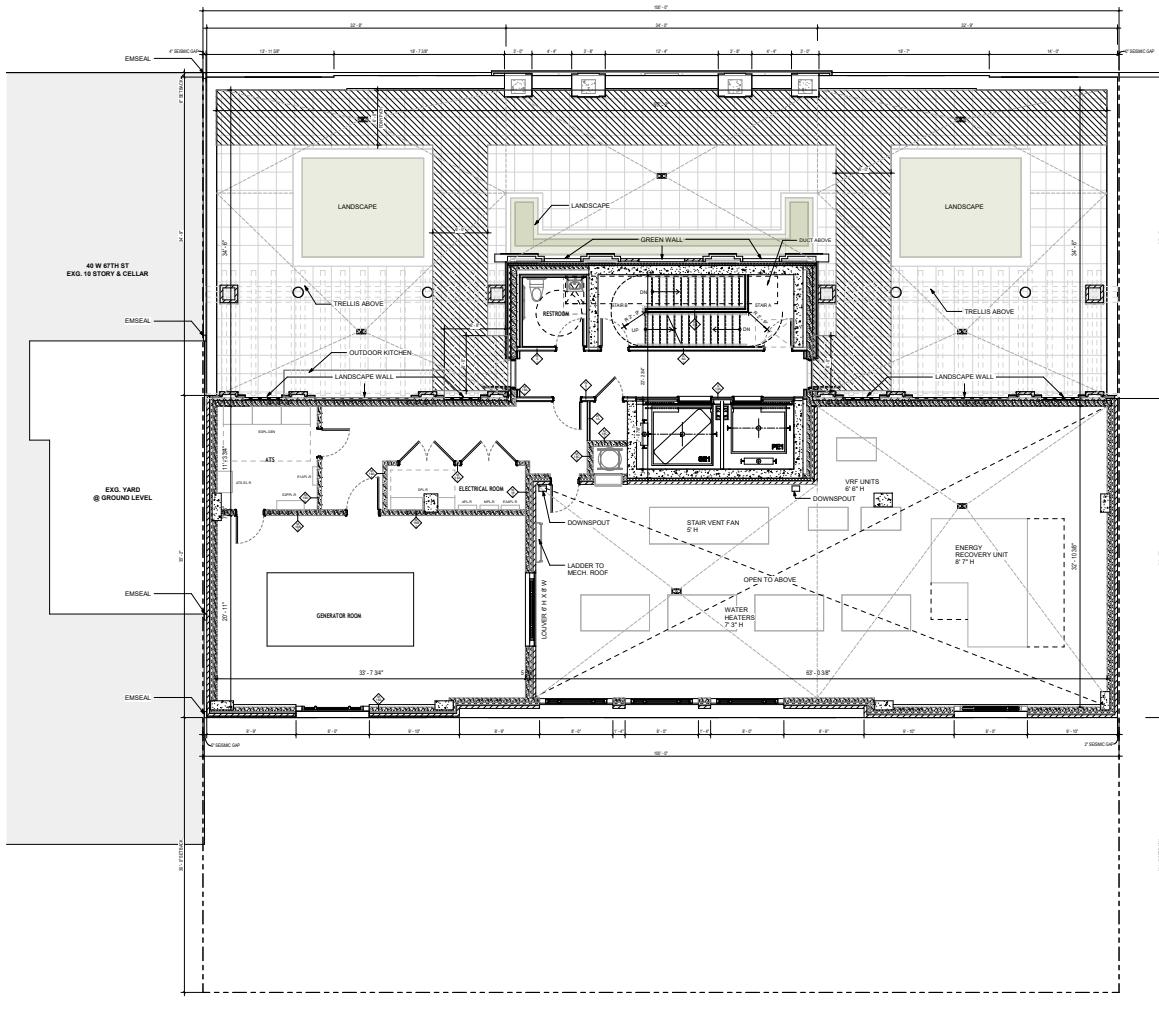
# Floor Plans



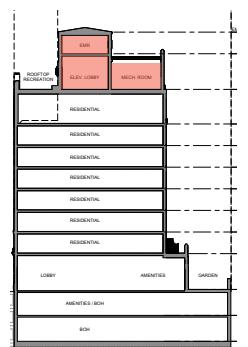
## 7<sup>th</sup> - 8<sup>th</sup> Floor Plan



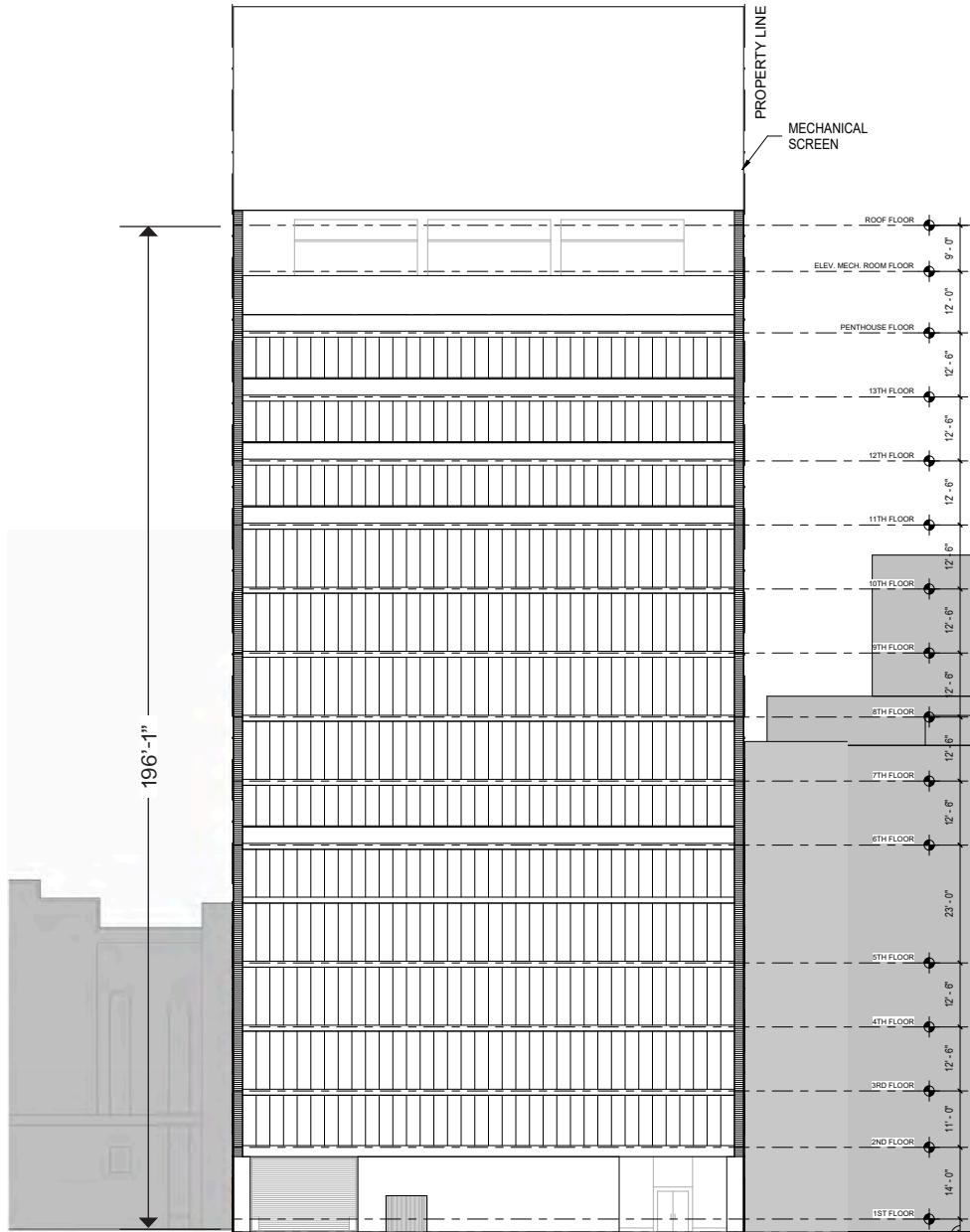
# Floor Plans



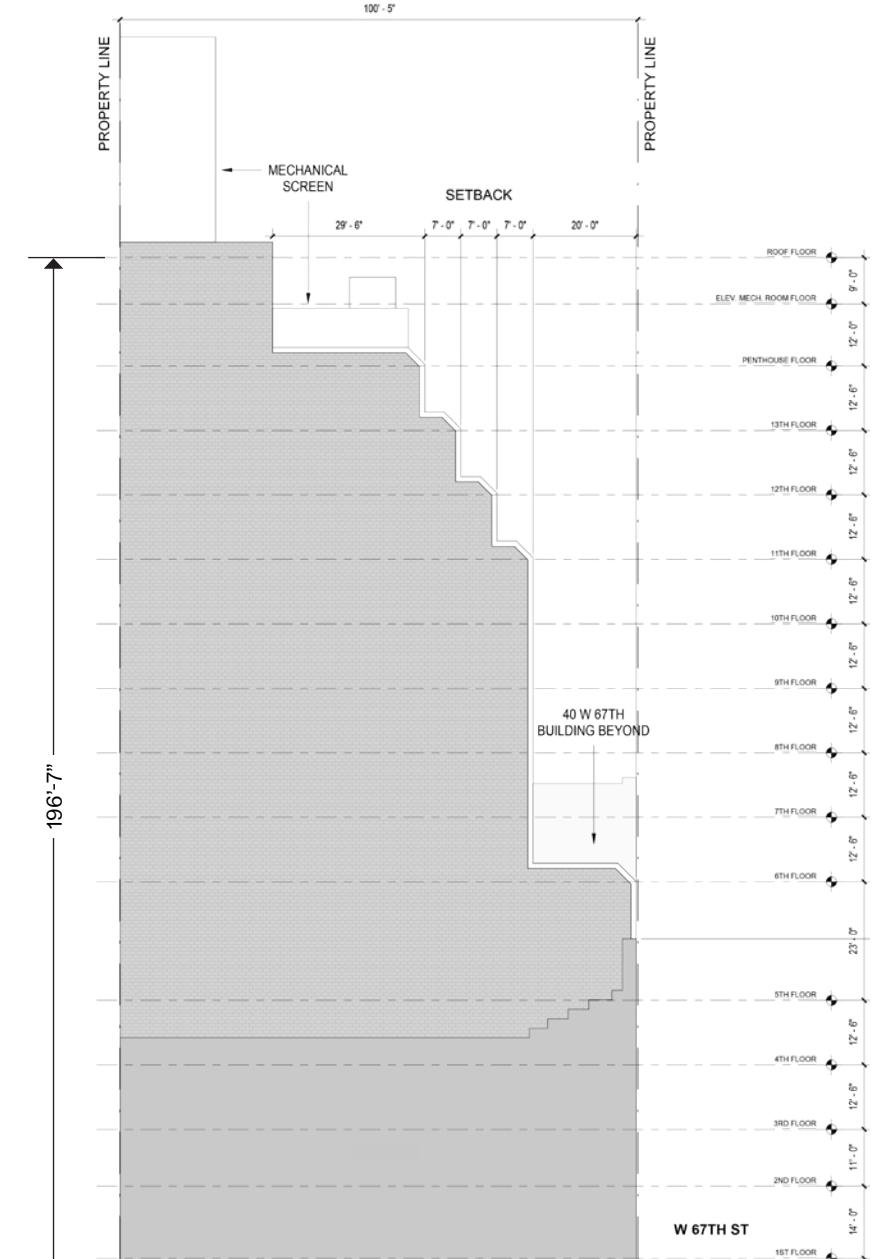
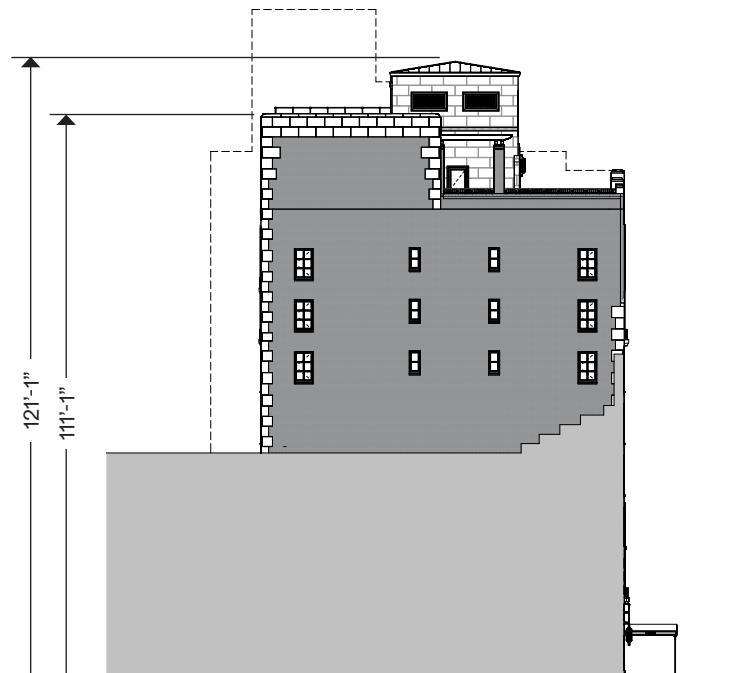
## Roof Amenity Floor Plan



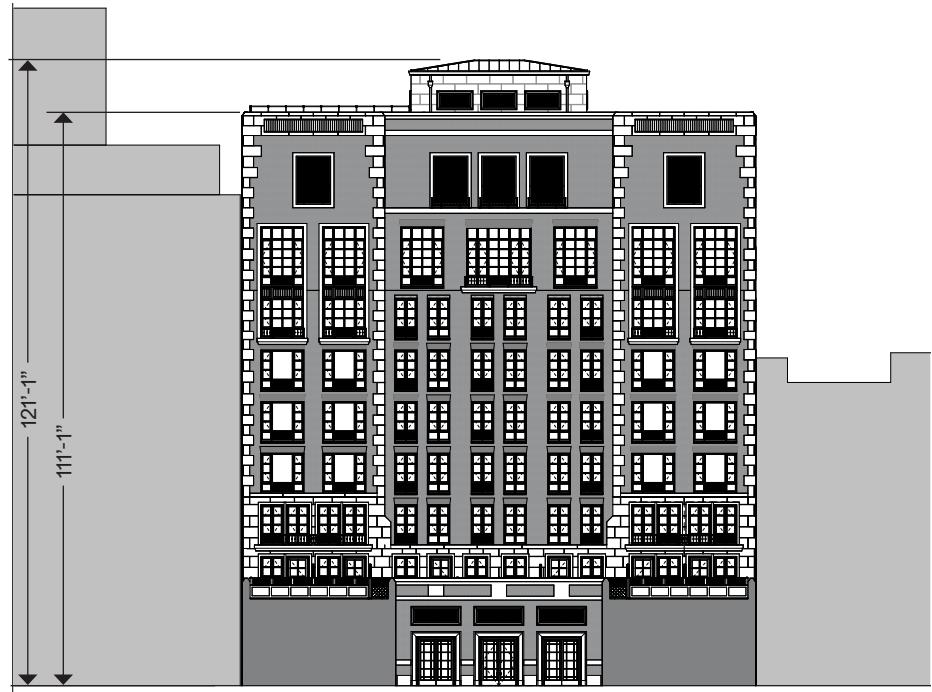
# Elevation



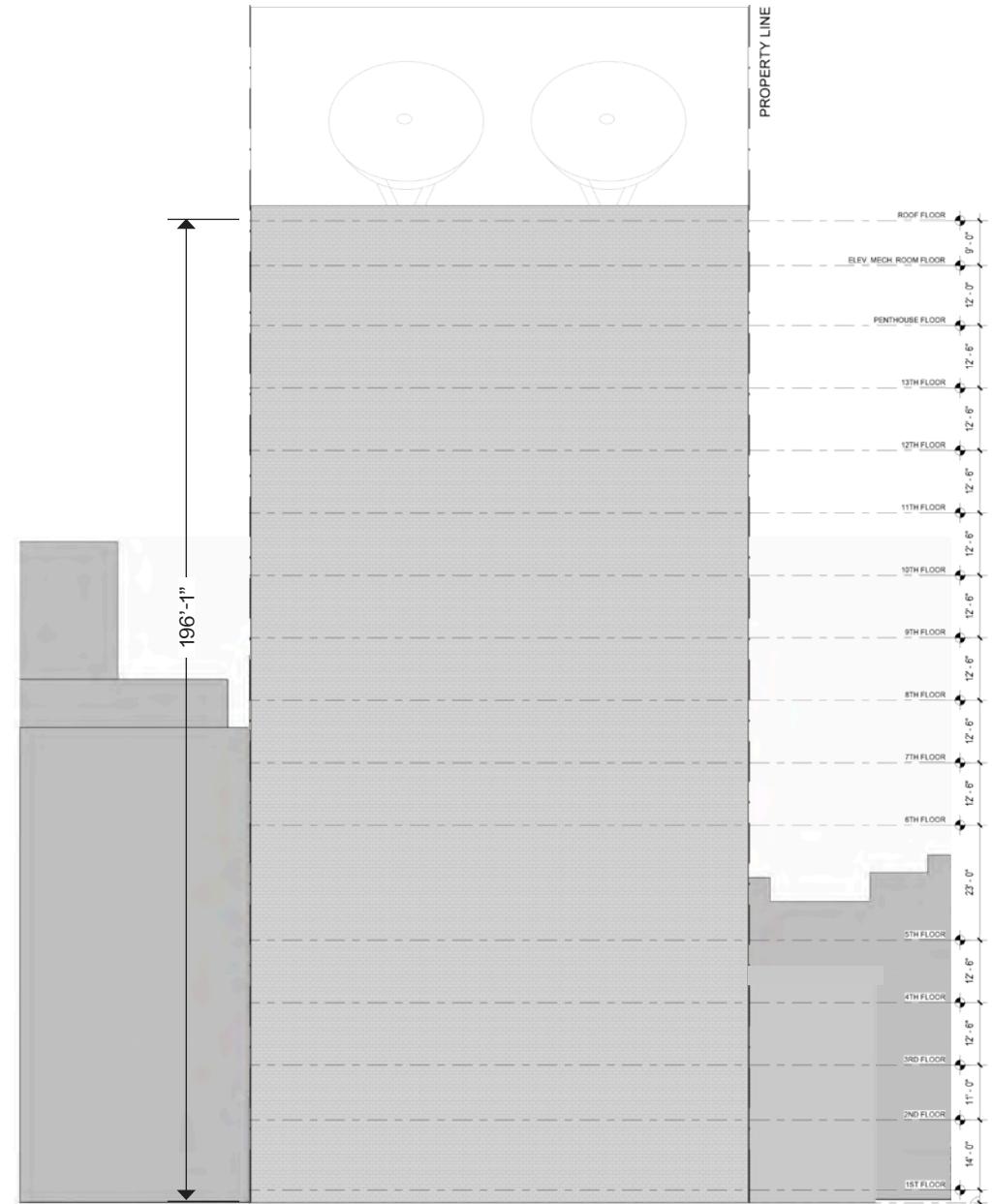
# Elevation



# Elevation

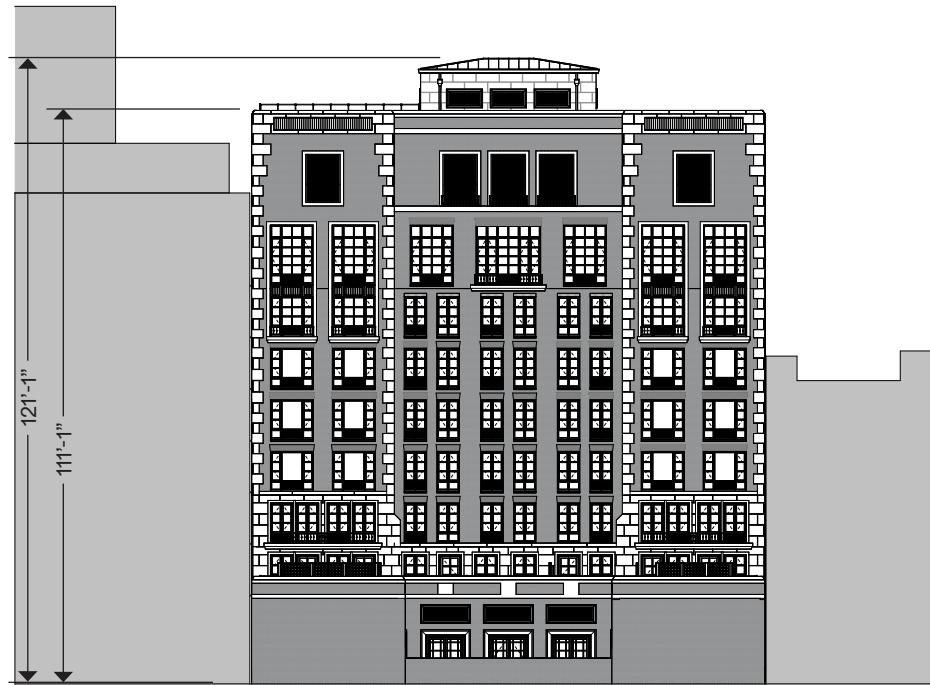


Proposed South Facade

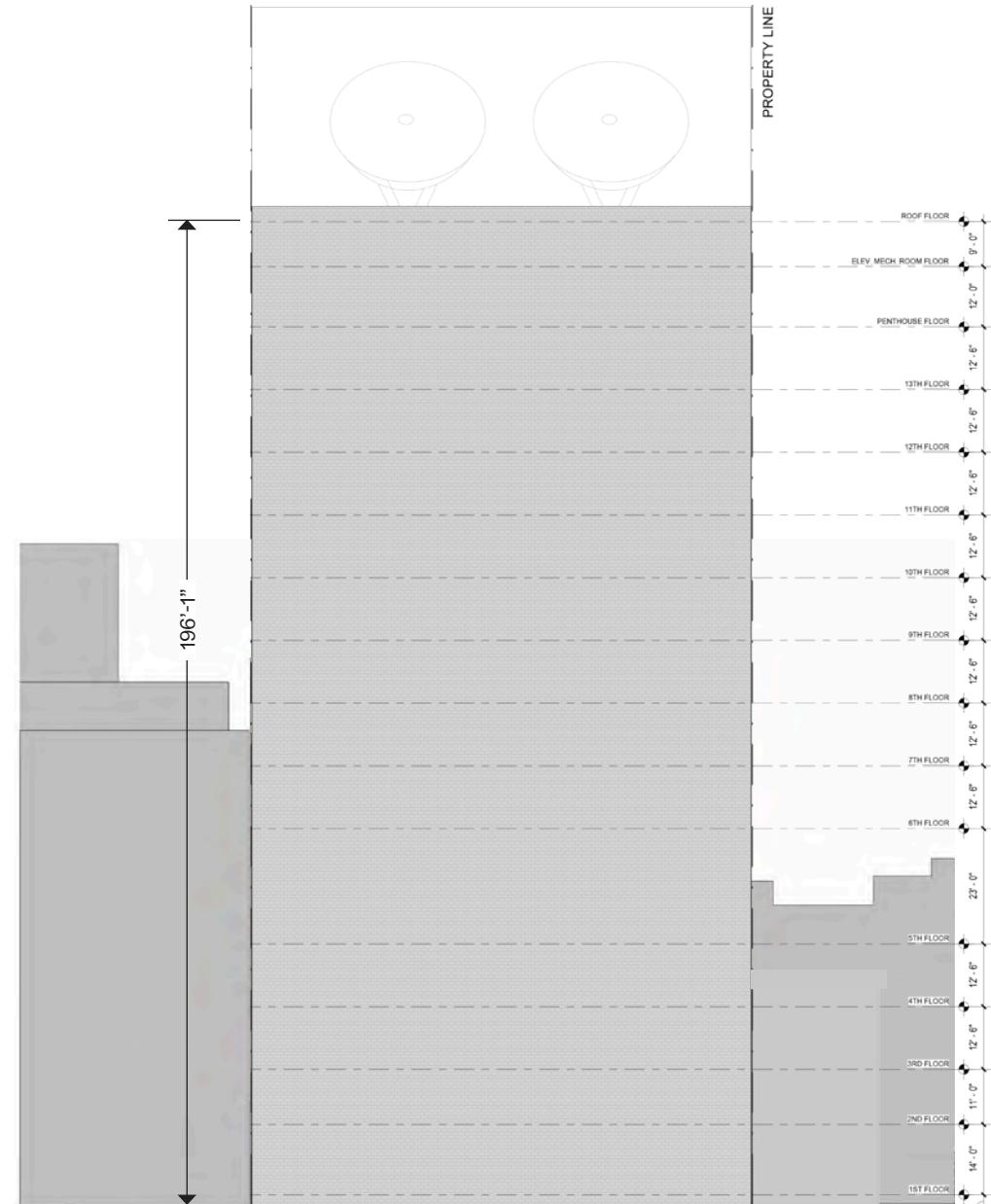


Existing South Facade

# Elevation - Concealed

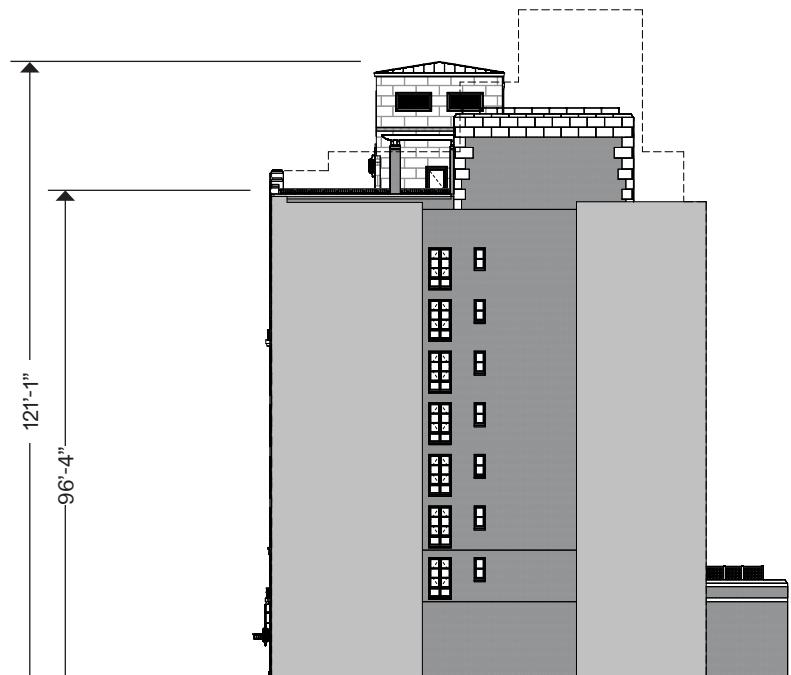


Proposed South Facade - Concealed Elevation

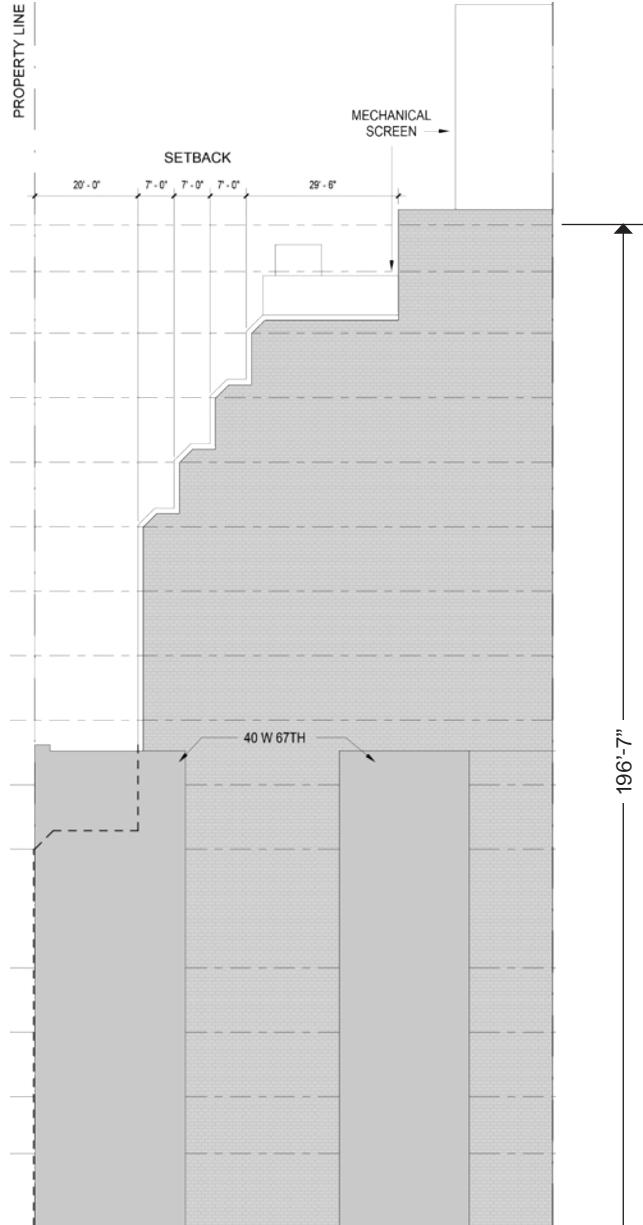


Existing South Facade

# Elevation

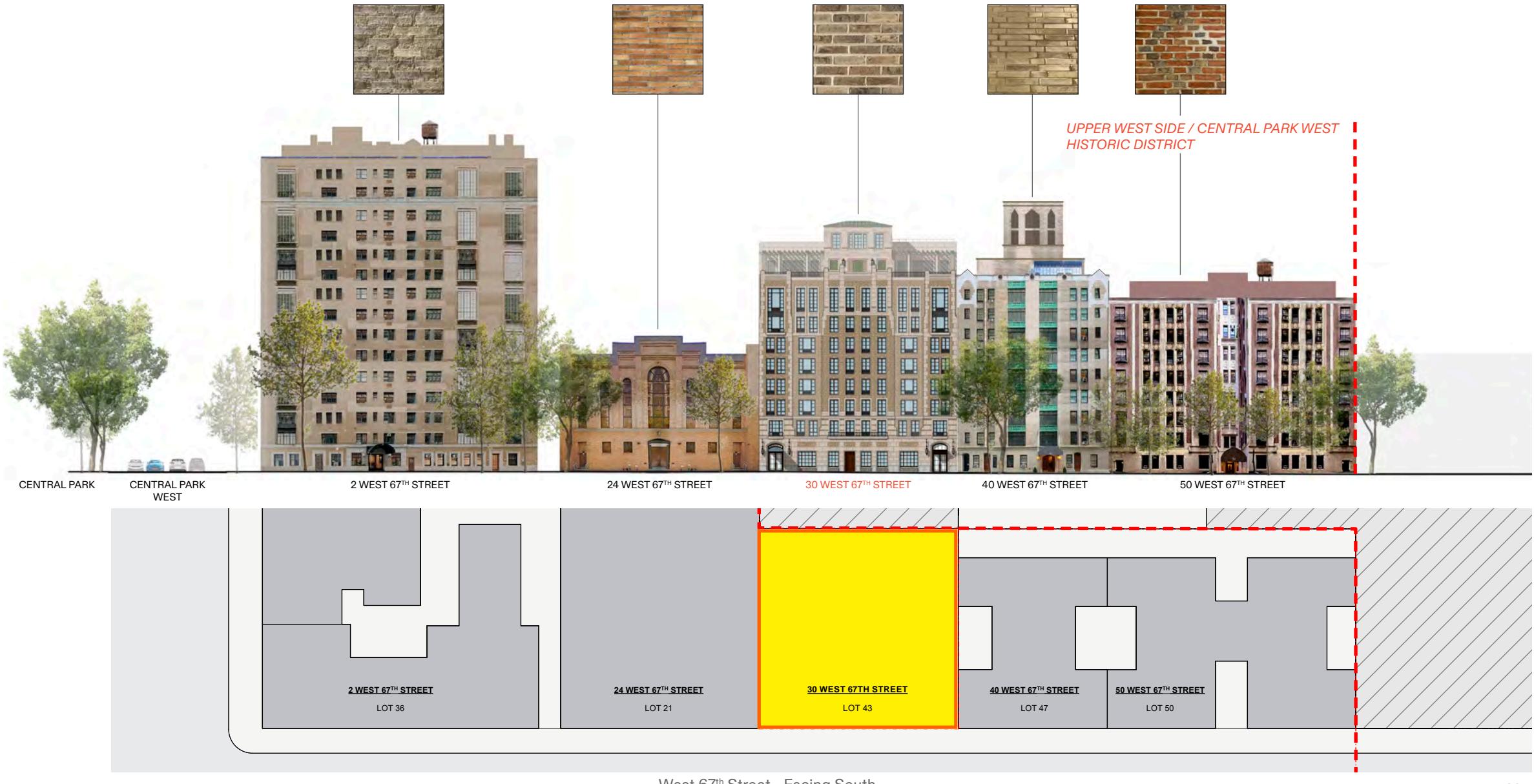


Proposed West Facade

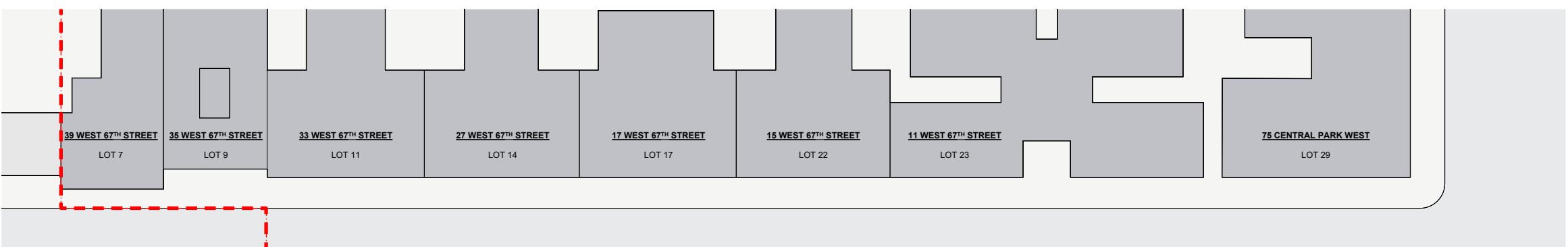


Existing West Facade

# Context Material Palette

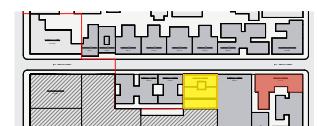
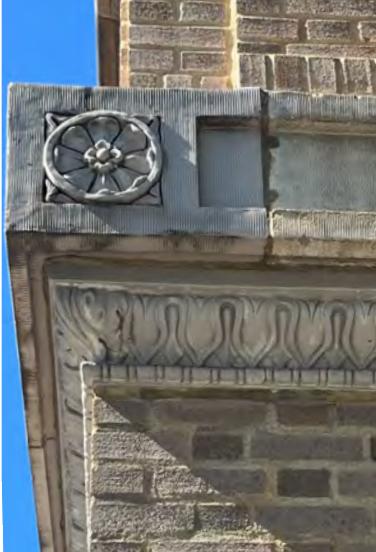


# Context Material Palette



West 67<sup>TH</sup> Street - Facing North

# Context Buildings - 2 West 67<sup>th</sup> Street



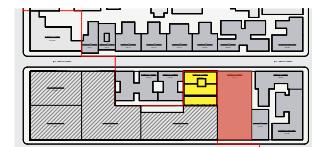
# Context Buildings - 24 West 67<sup>th</sup> Street



1. Cornice Detail



2. Brick

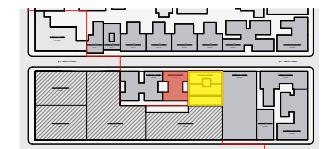
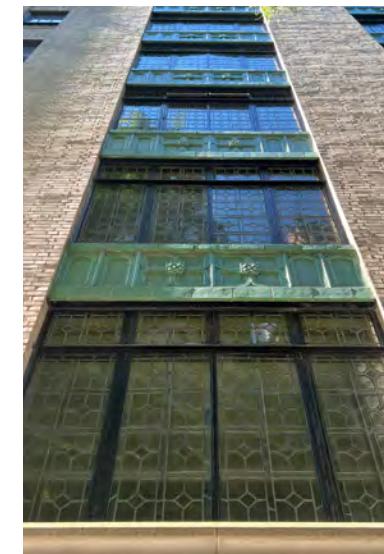


Key Plan

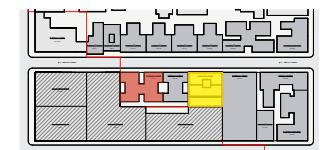


Key Elevation

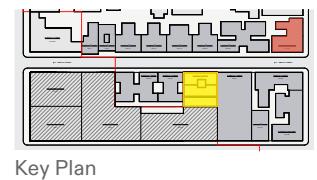
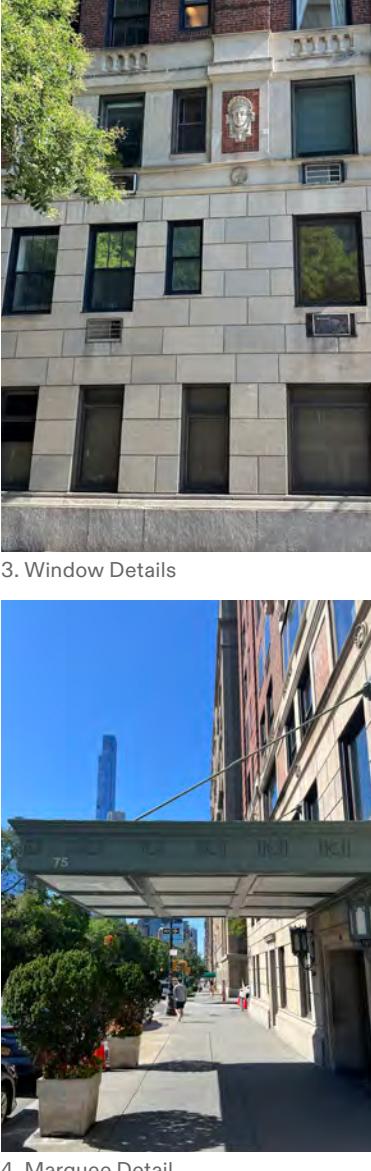
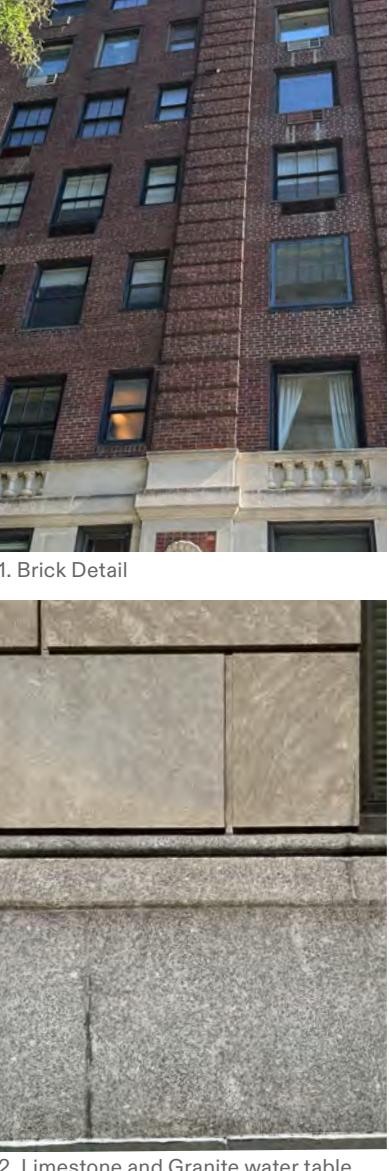
# Context Buildings - 40 West 67<sup>th</sup> Street



# Context Building - 50 West 67<sup>th</sup> Street



# Context Building - 75 Central Park West



Key Plan



Key Elevation

# Context Building - 11 West 67<sup>th</sup> Street



1. Facade Detail



2. Limestone water table



3. Door Detail



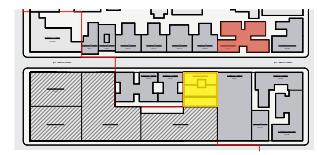
4. Window Detail



5. Building Detail



6. Building Detail



Key Plan



Key Elevation

# Context Building - 15 West 67<sup>th</sup> Street



1. Brick Detail



3. Door Detail



5. Light Fixture Detail



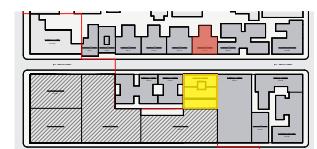
2. Metal Gate and Granite water table



4. Window Detail



6. Window Detail

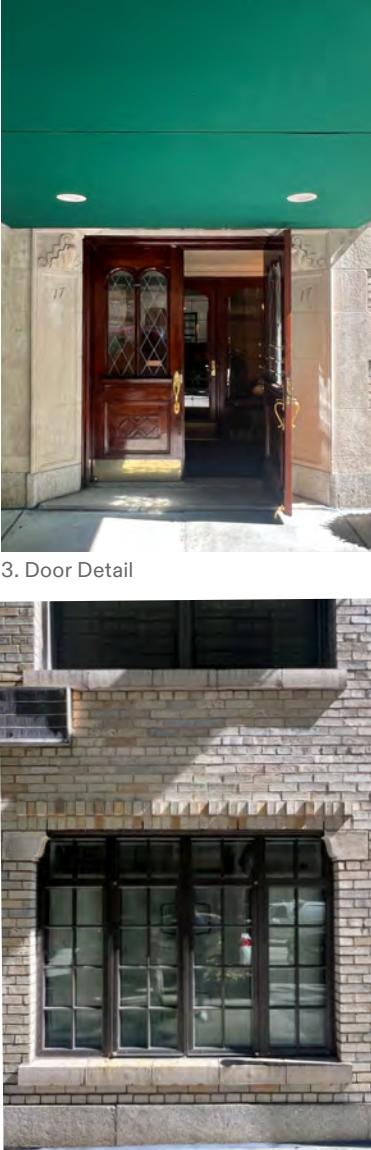


Key Plan



Key Elevation

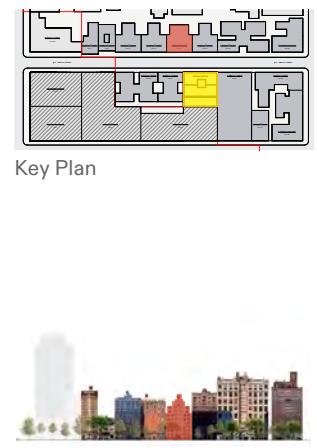
# Context Building - 17 West 67<sup>th</sup> Street



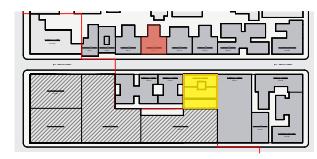
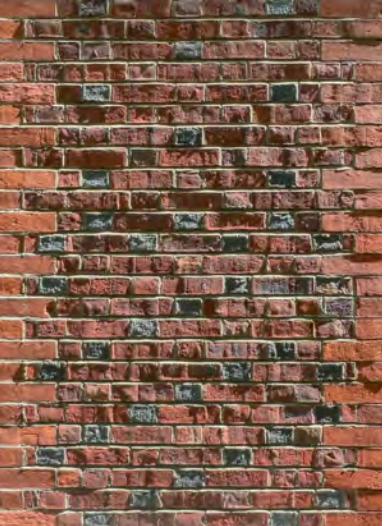
5. Facade Detail



6. Window Detail



# Context Building - 27 West 67<sup>th</sup> Street



Key Plan



Key Elevation

# Context Building - 33 West 67<sup>th</sup> Street



1. Brick Detail



3. Facade Detail



5. Facade Detail



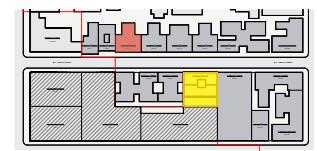
2. Metal Gate and Granite water table



4. Door Detail



6. Window Detail

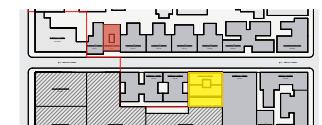


Key Plan



Key Elevation

# Context Building - 35 West 67<sup>th</sup> Street

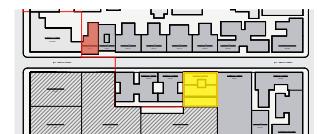
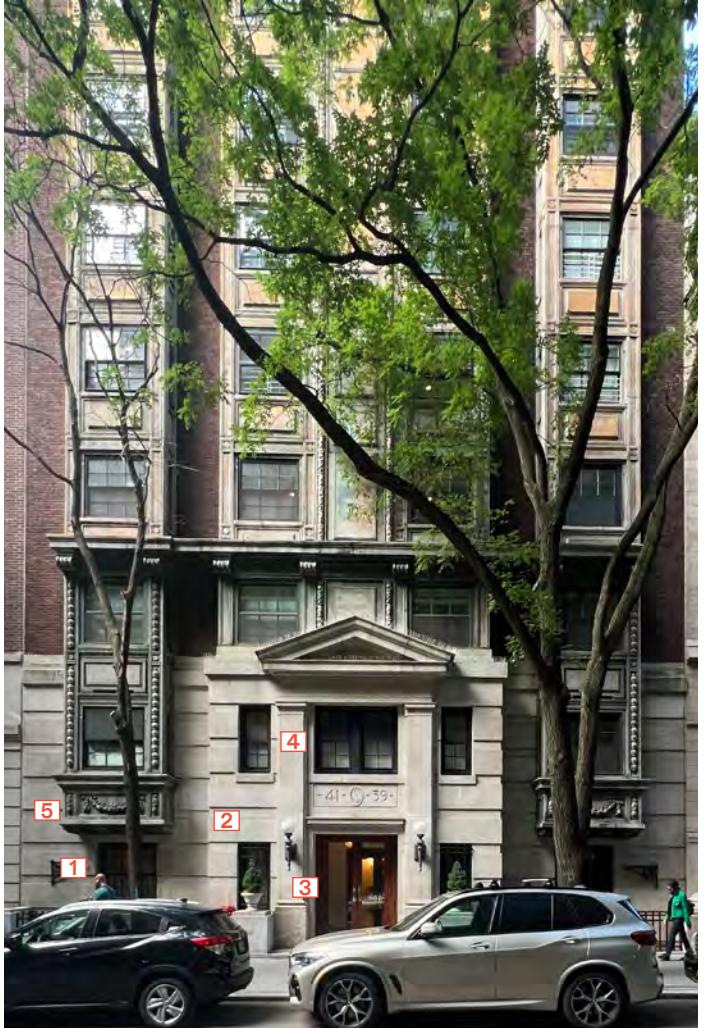


Key Plan



Key Elevation

# Context Building - 39 West 67<sup>th</sup> Street



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



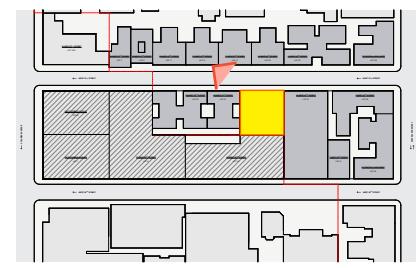
# View Looking East



Previous



Updated

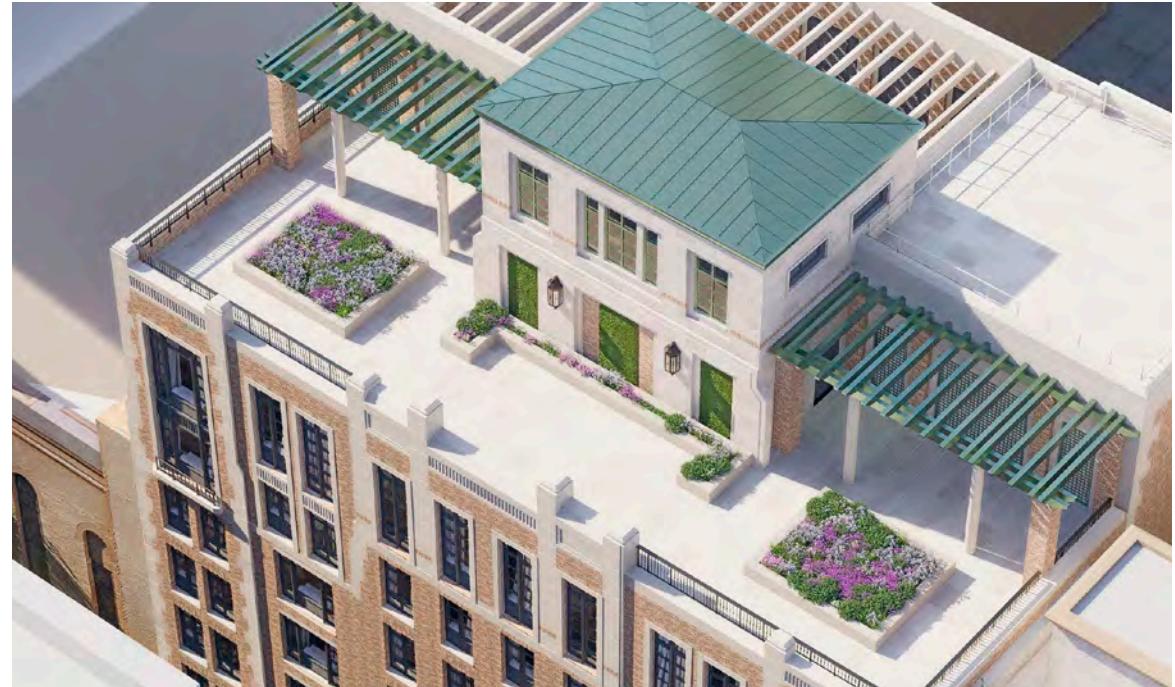


Key Plan

# Roof Amenity

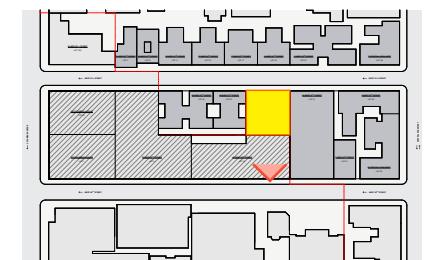


Previous



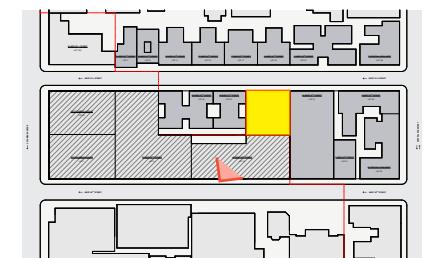
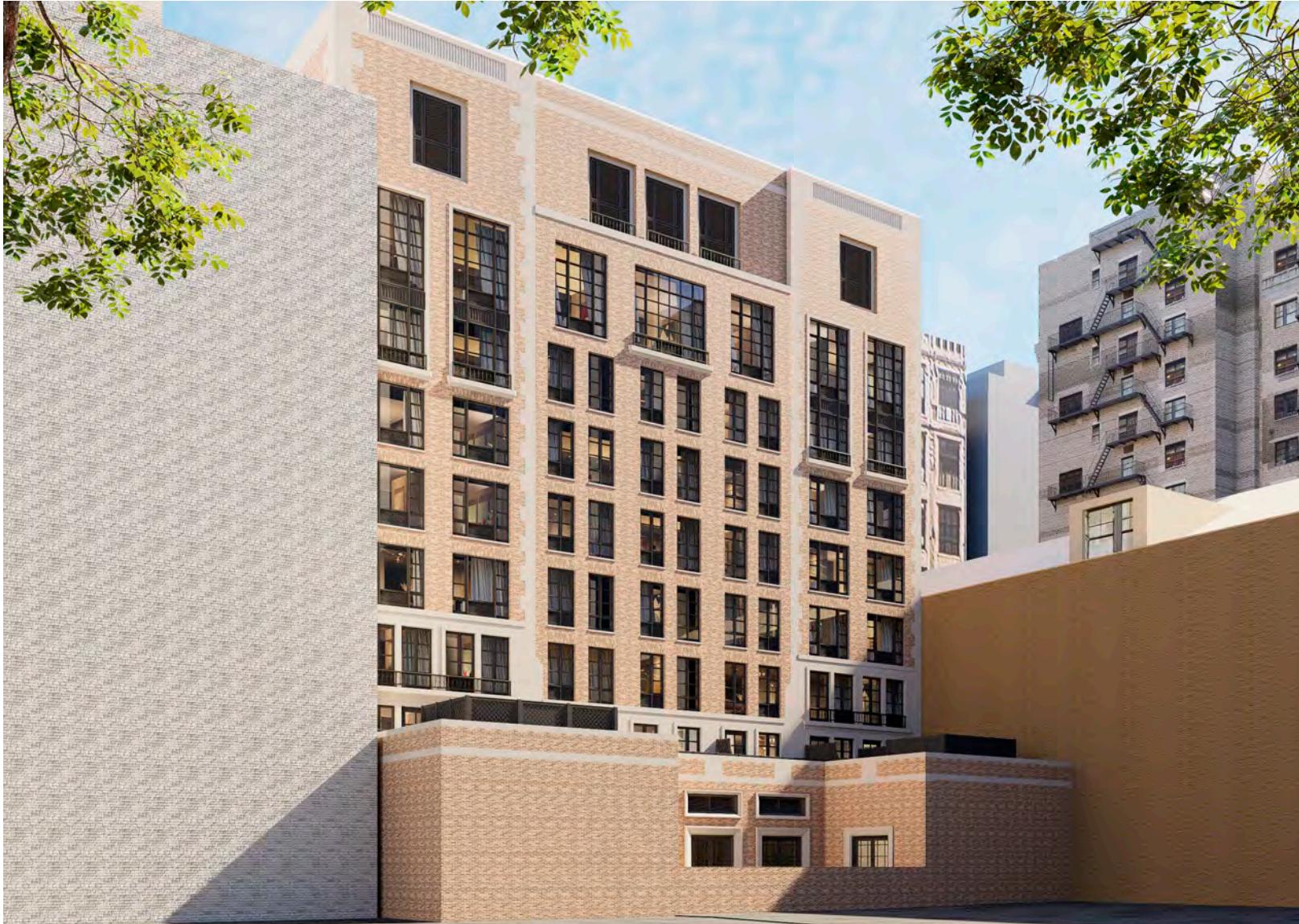
Updated

# View From South



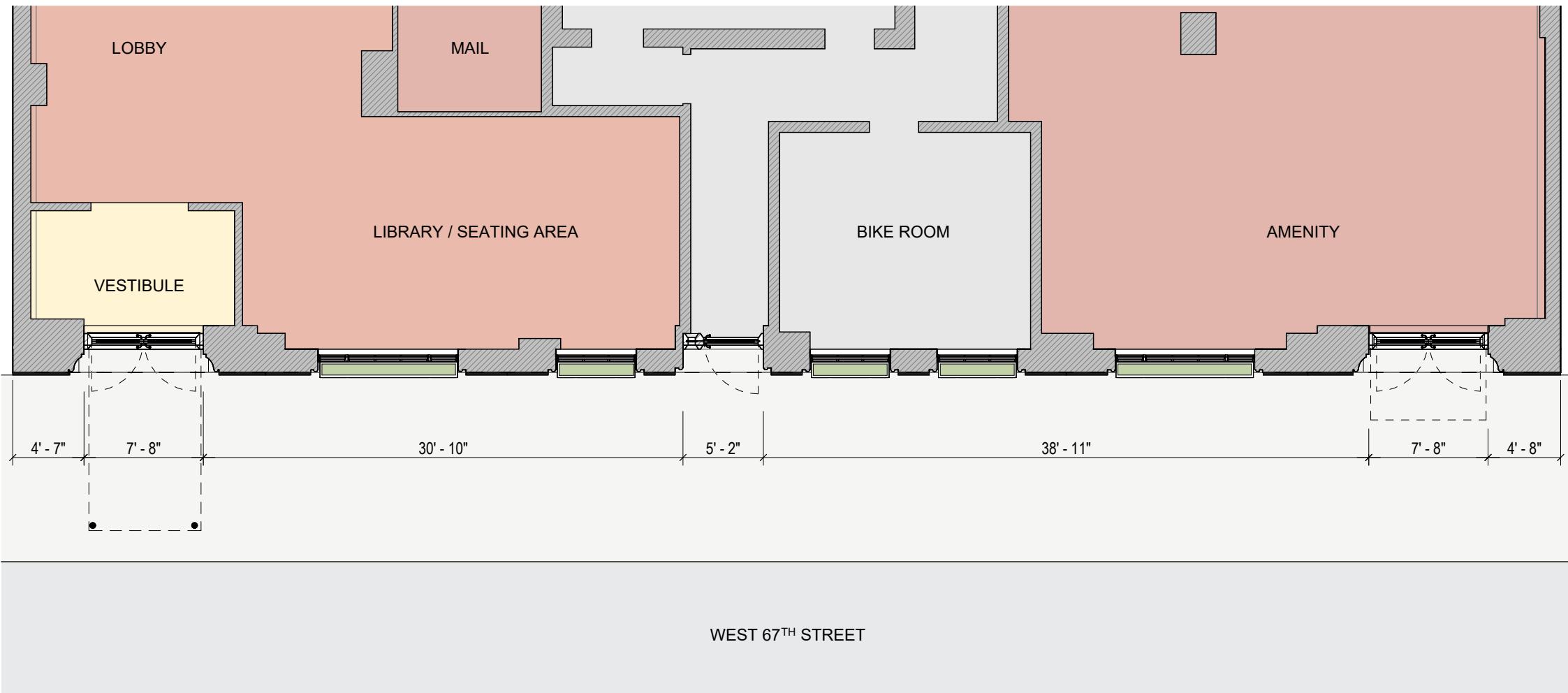
Key Plan

# View From South

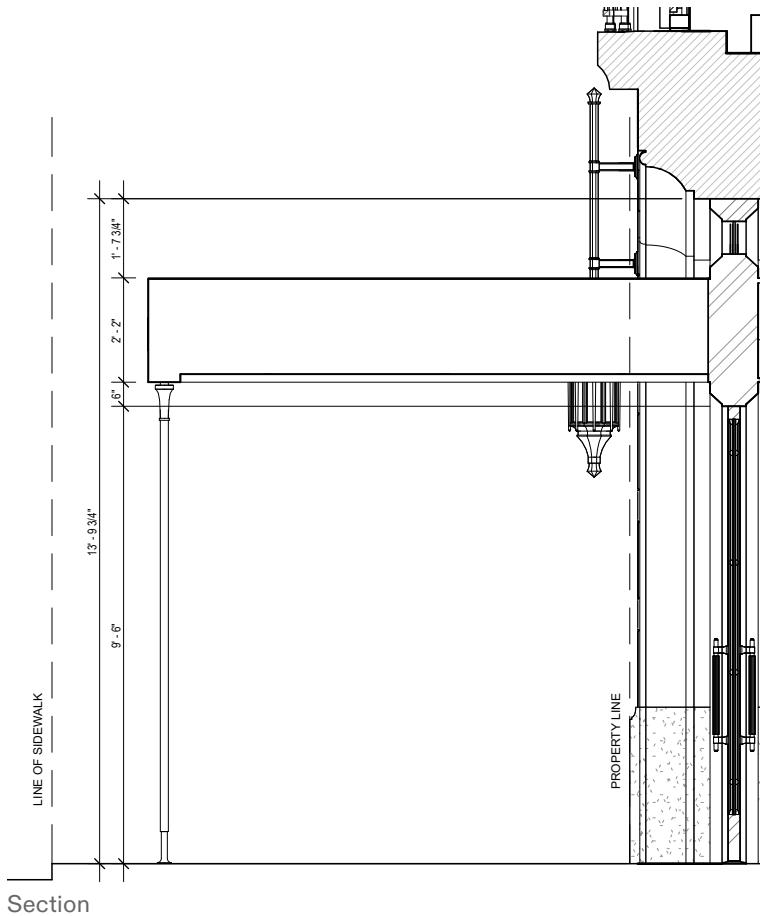


Key Plan

# Partial Ground Floor Plan



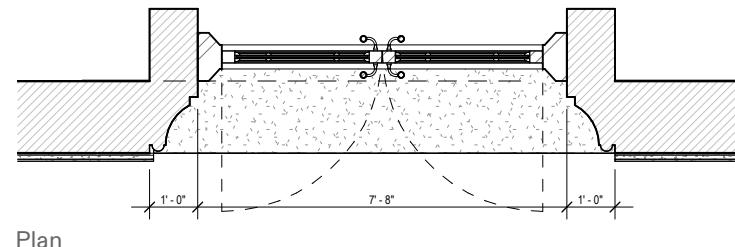
# Residential Entry Door



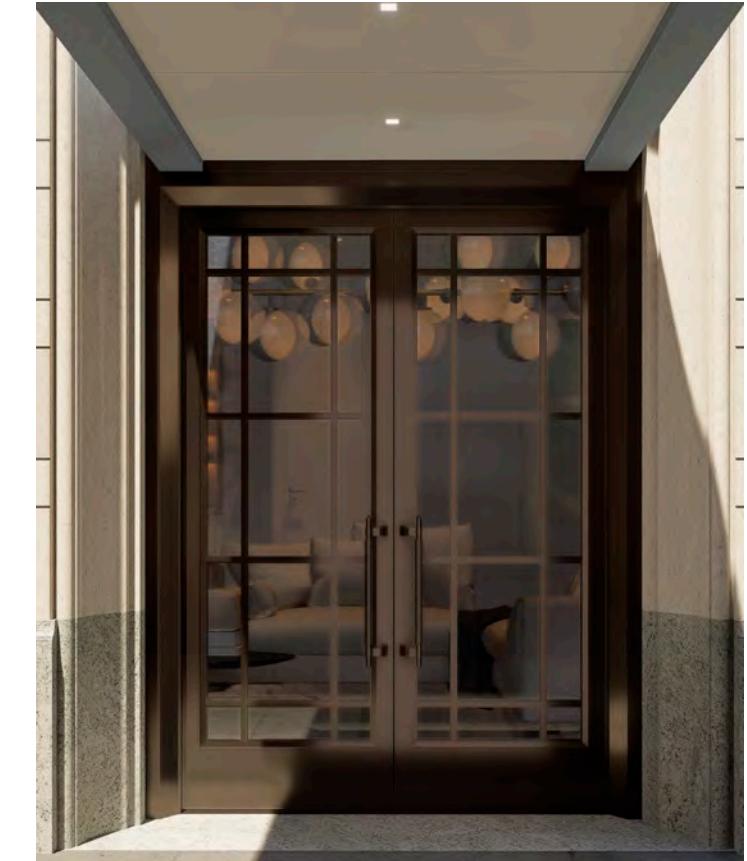
Section



Elevation

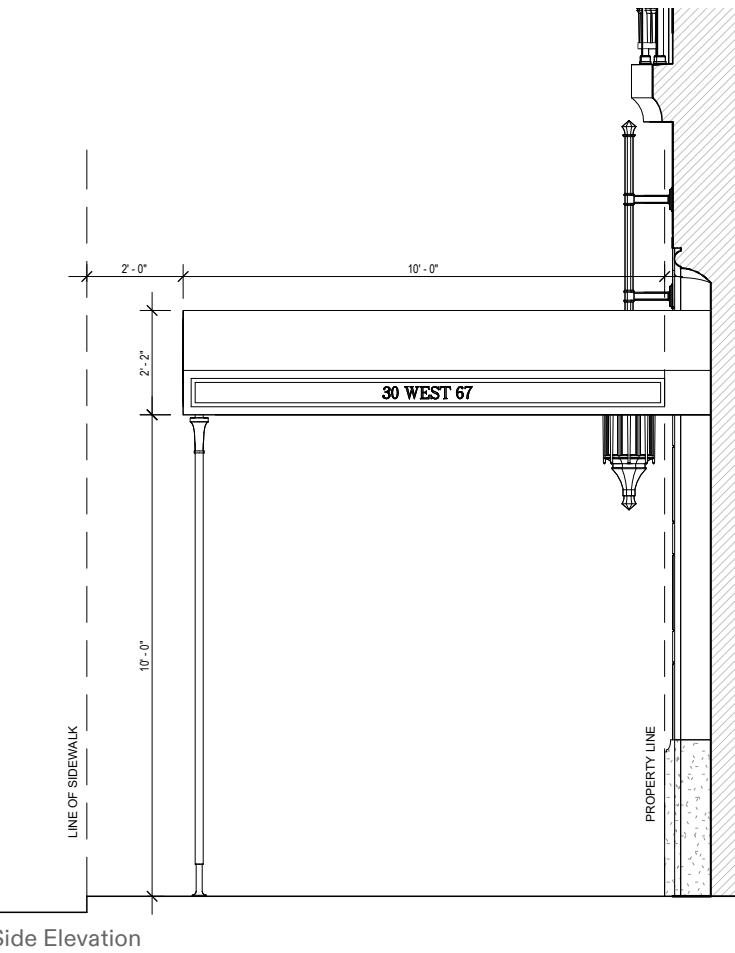


Plan



Rendering

# Entry Door and Canopy

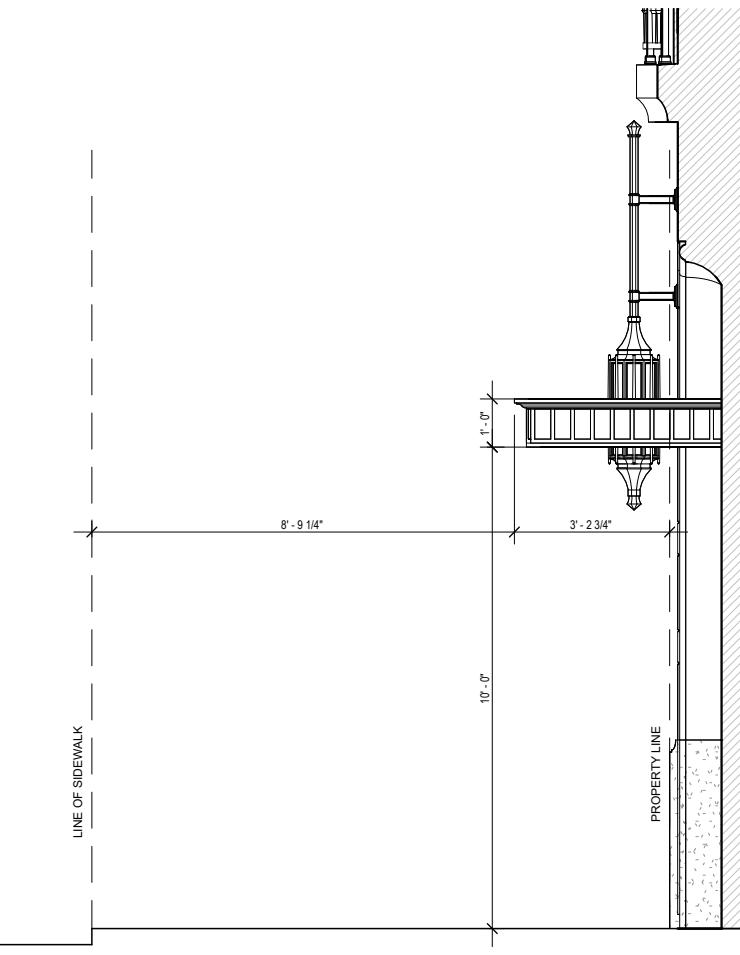


Side Elevation

Elevation

Rendering

# Marquee



Side Elevation



Elevation

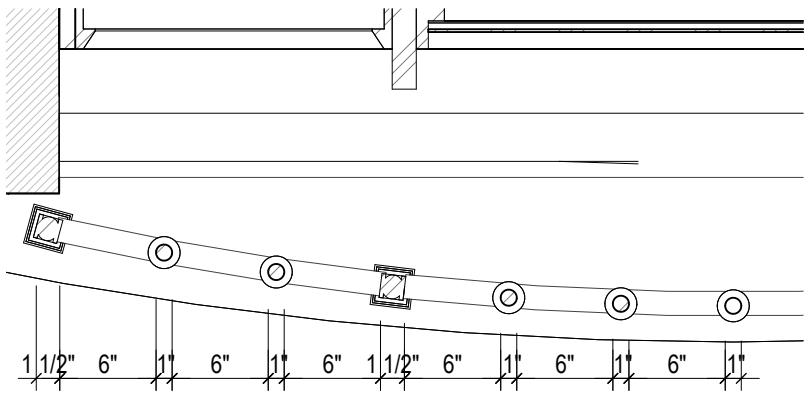


Rendering

# Railing



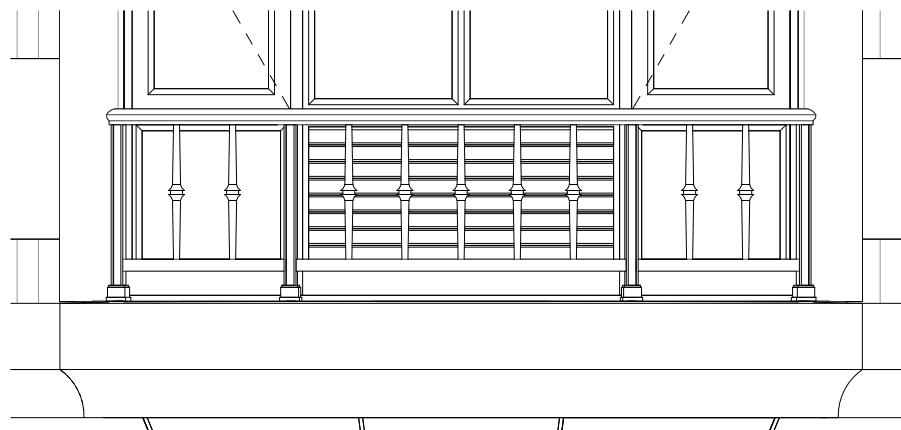
Elevation



Plan

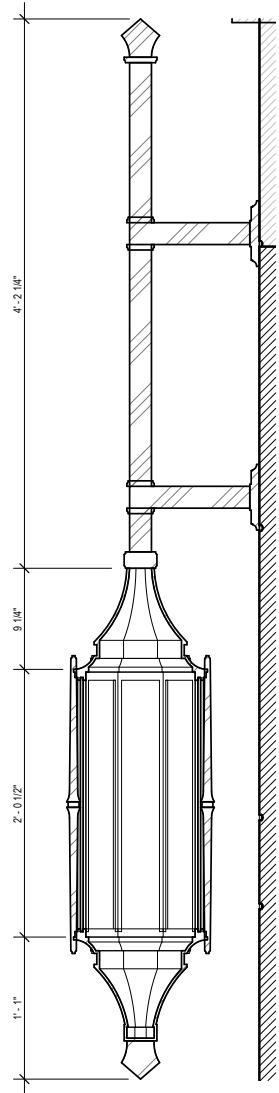


Rendering

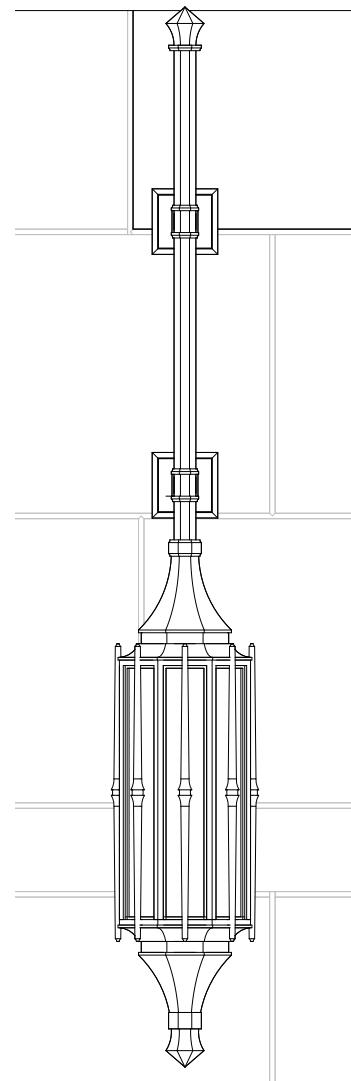


Elevation

# Light Fixture



Section



Elevation

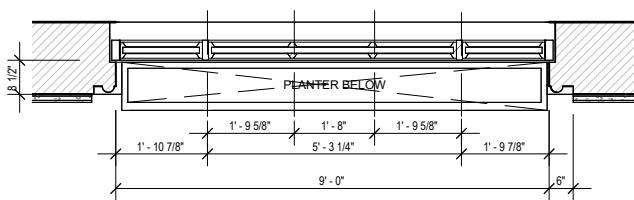
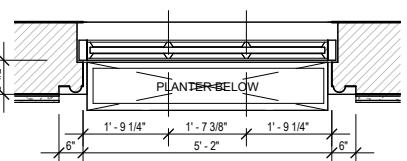
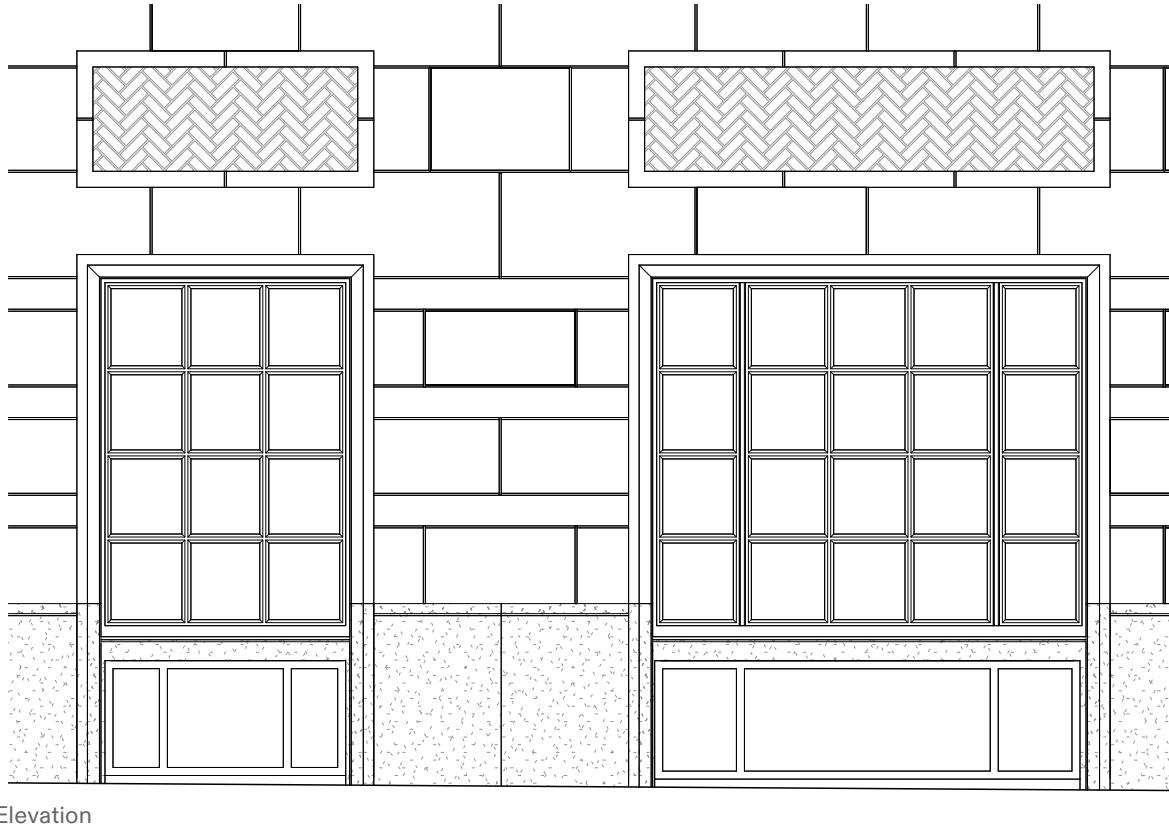
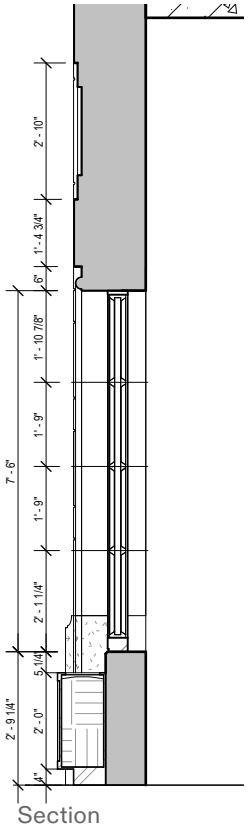
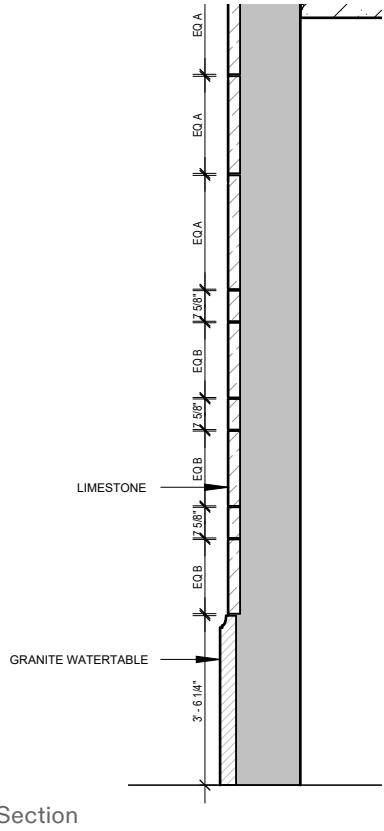


Rendering

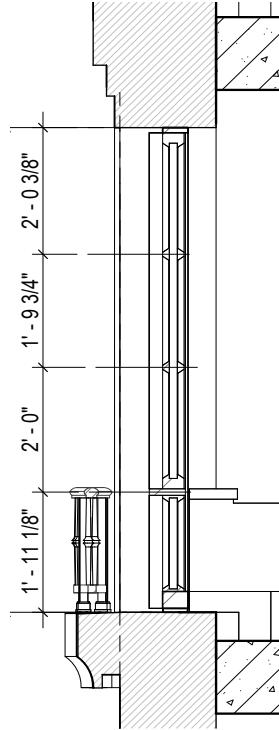


Rendering

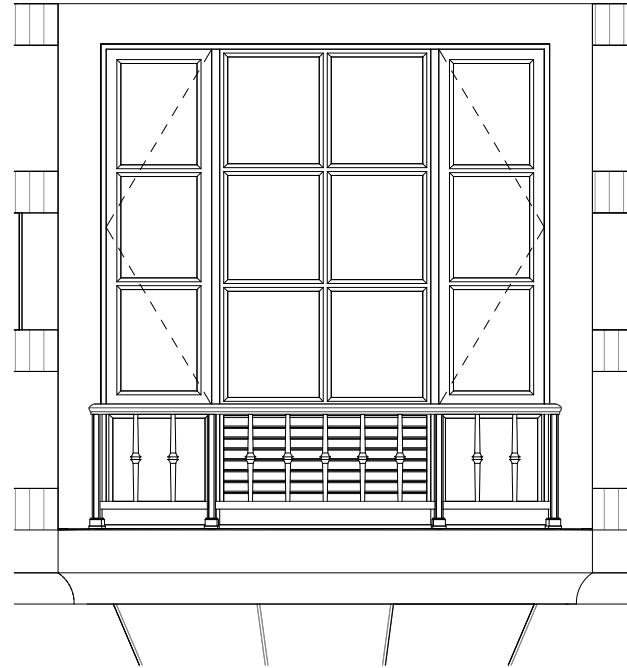
# Ground Floor



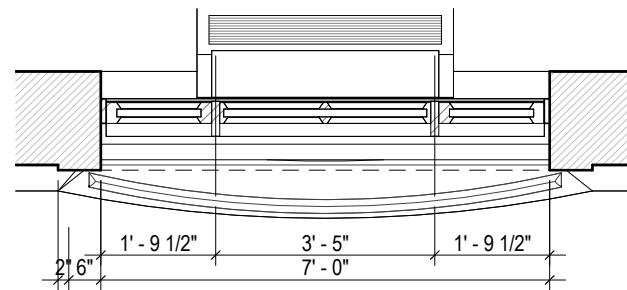
# Level 2 Window



Section



Elevation

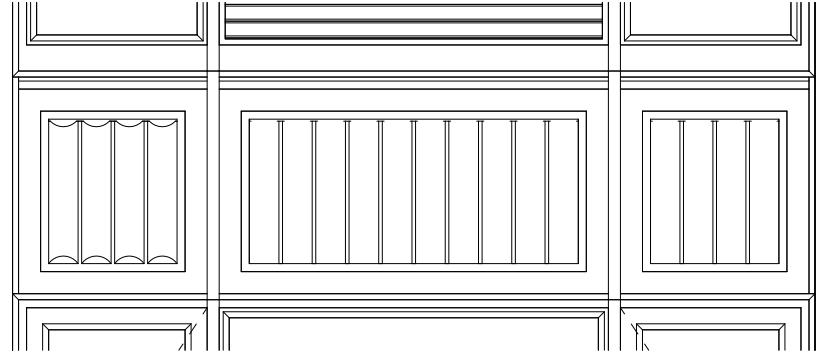


Plan

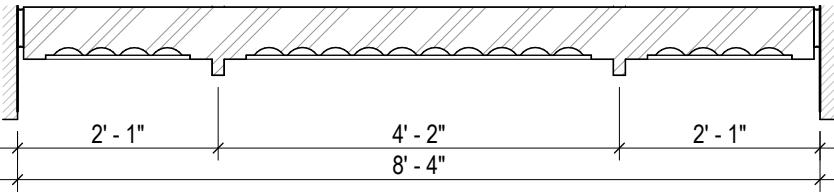


Rendering

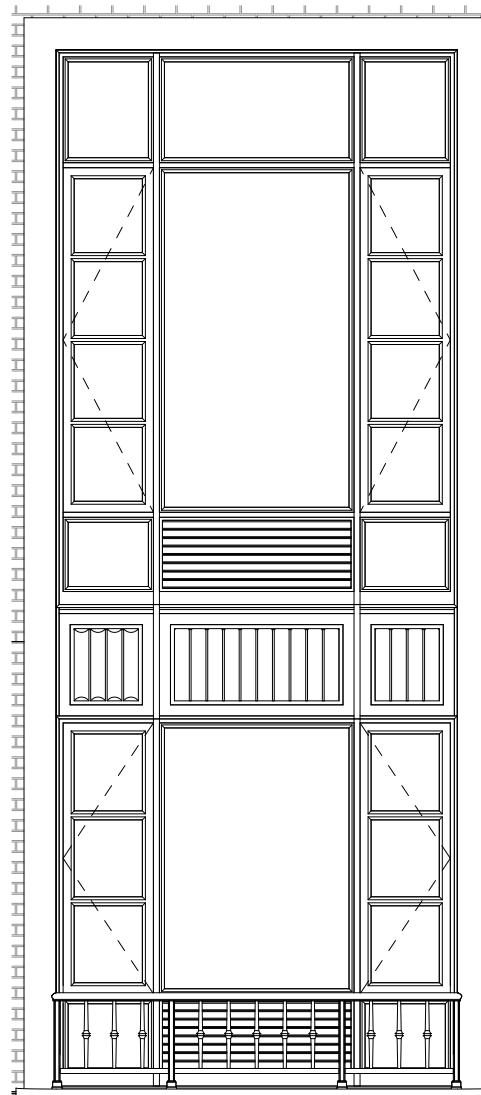
# Metal Spandrel



Elevation



Plan



Elevation



Rendering

# LPC-Approved Marquees



154 West 70<sup>th</sup> Street (Approved 2011)



555 West End Ave - On West 87<sup>th</sup> Street (Approved 2016)



15 West 63<sup>rd</sup> Street (Approved 2017)



10 West 74<sup>th</sup> Street (Approved 2010)



252 West 76<sup>th</sup> Street (Approved 2016)

# Marquees and Canopies on the UWS



21 West 86<sup>th</sup> Street



27 West 72<sup>nd</sup> Street



141 West 73<sup>rd</sup> Street

**January 13, 2026**  
Public Meeting

**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.**