

March 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-26-05940

**144 West 80th Street – Upper West Side/Central Park West
Historic District – Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 573 7568

Passcode: 484910

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

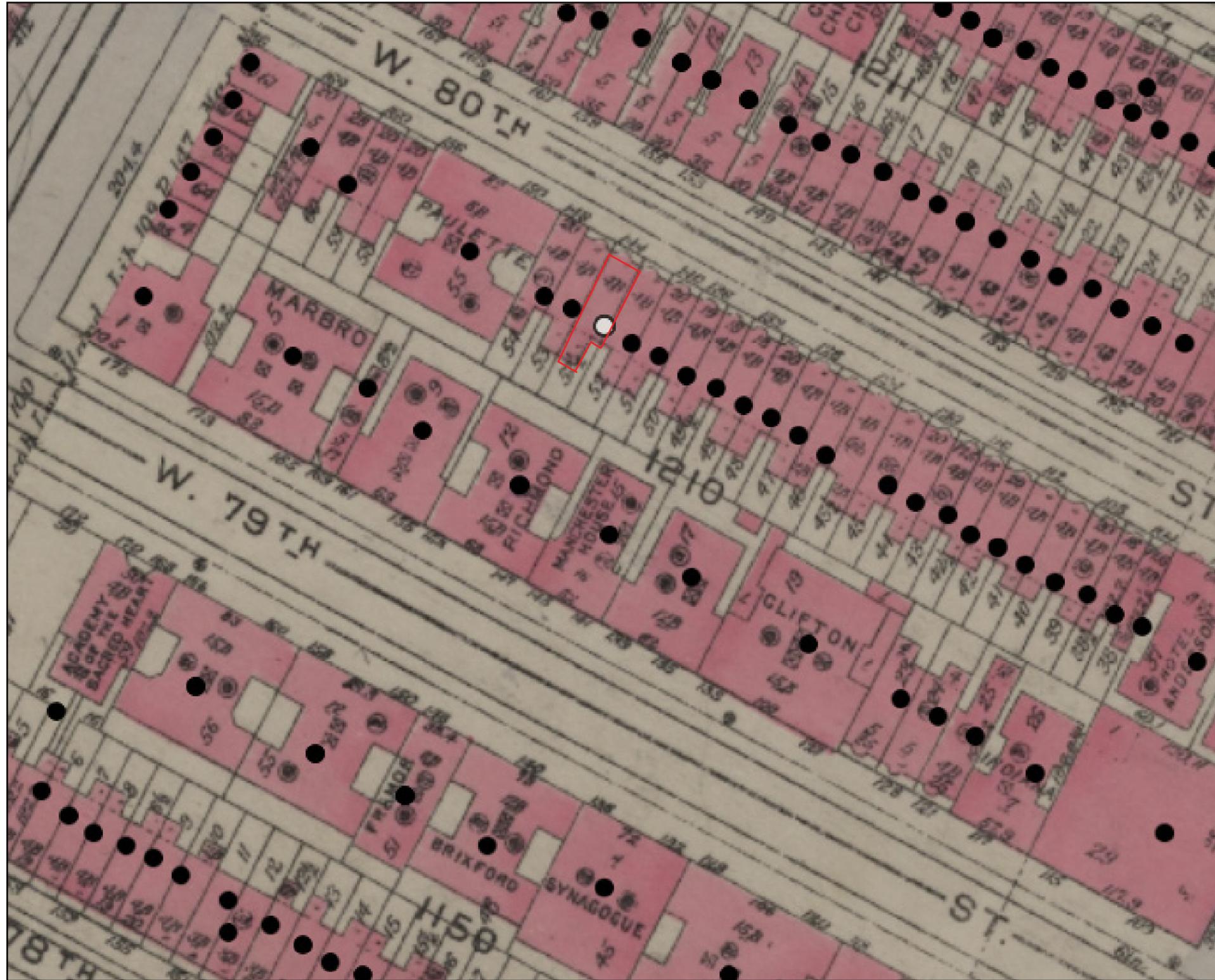
144 W. 80th St. Proposed Addition

Created for LPC Review, 03.10.26

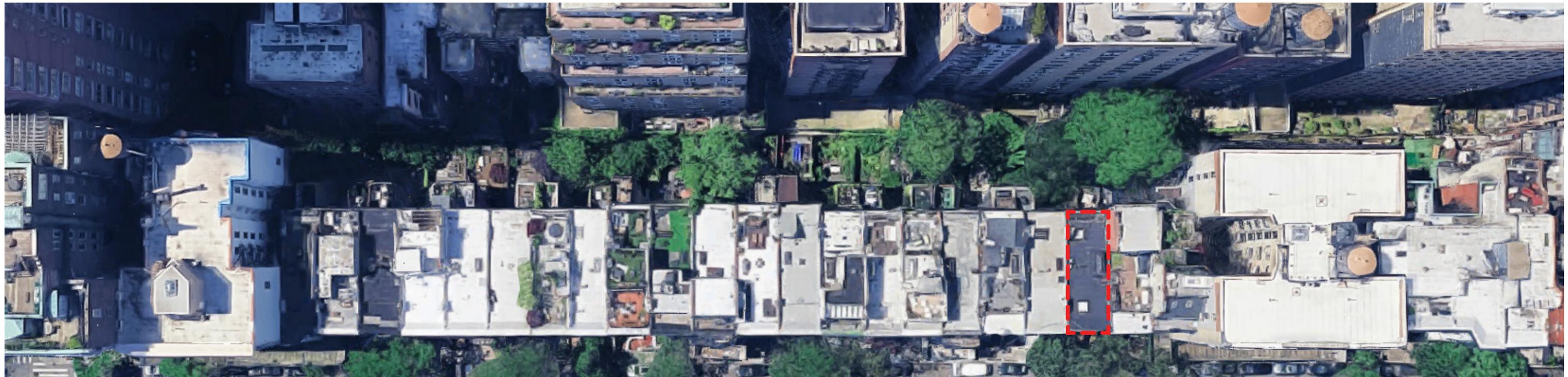




144 W. 80th St.
1940s Tax Lot Photo



144 W. 80th St.
Sanborn Map



AMSTERDAM AVENUE (100 FT.)

COLUMBUS AVENUE (100 FT.)

ZONING DISTRICT: R8B

SITE: 144 W. 80TH ST.

WEST 80 STREET (60 FT.)

ZONING DISTRICT: R8B

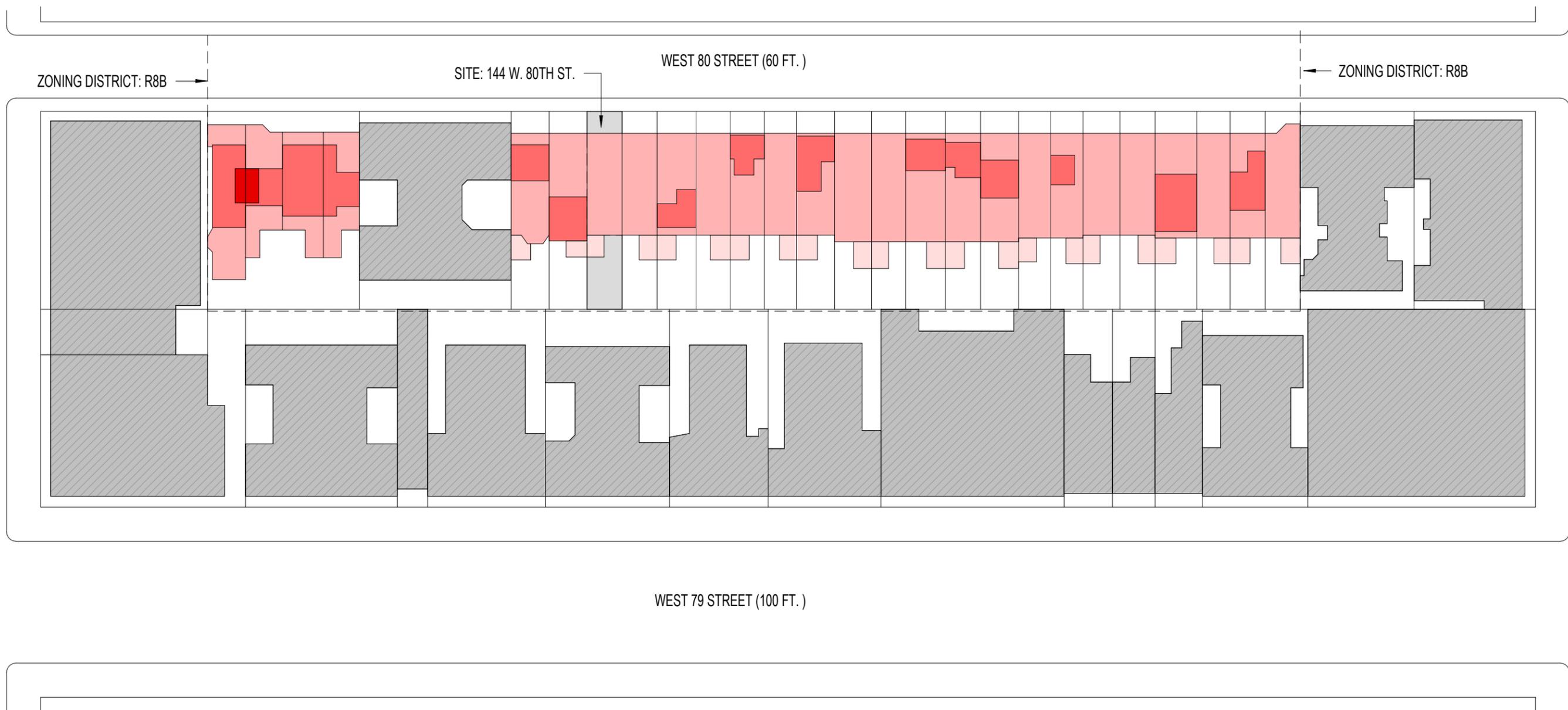


Table 1: Rowhouses w/ Additions

Description	Quantity
Total Rowhouses	25
Rowhouse w/ Additions	15
Rowhouse w/o Addition	10

Table 2: Predominant Addition Heights

Description
 3-Story Footprint
 5-Story Footprint
 6-Story Footprint
 7-Story Footprint



Neighborhood Block Addition Plan - Existing

AMSTERDAM AVENUE (100 FT.)

COLUMBUS AVENUE (100 FT.)

ZONING DISTRICT: R8B

SITE: 144 W. 80TH ST.

WEST 80 STREET (60 FT.)

ZONING DISTRICT: R8B

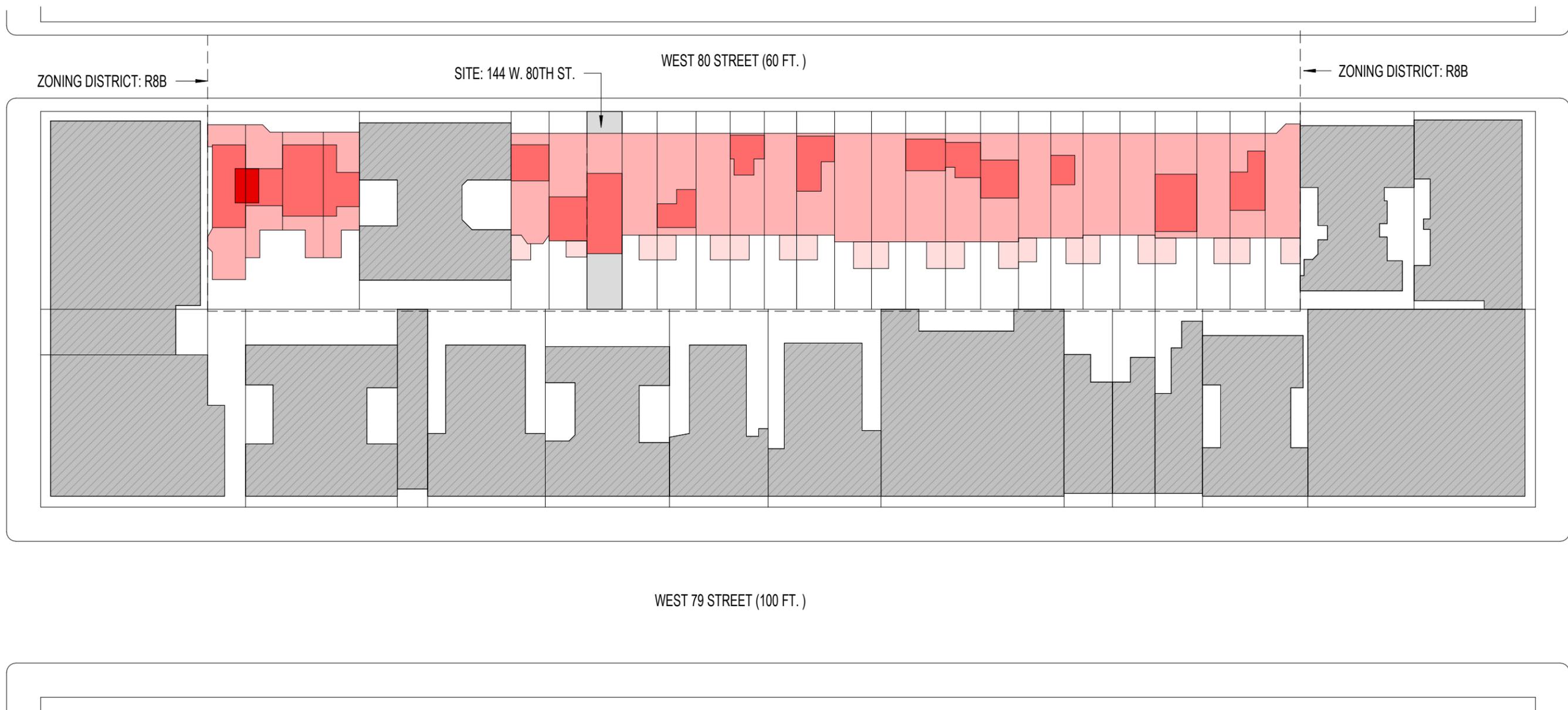


Table 1: Rowhouses w/ Additions

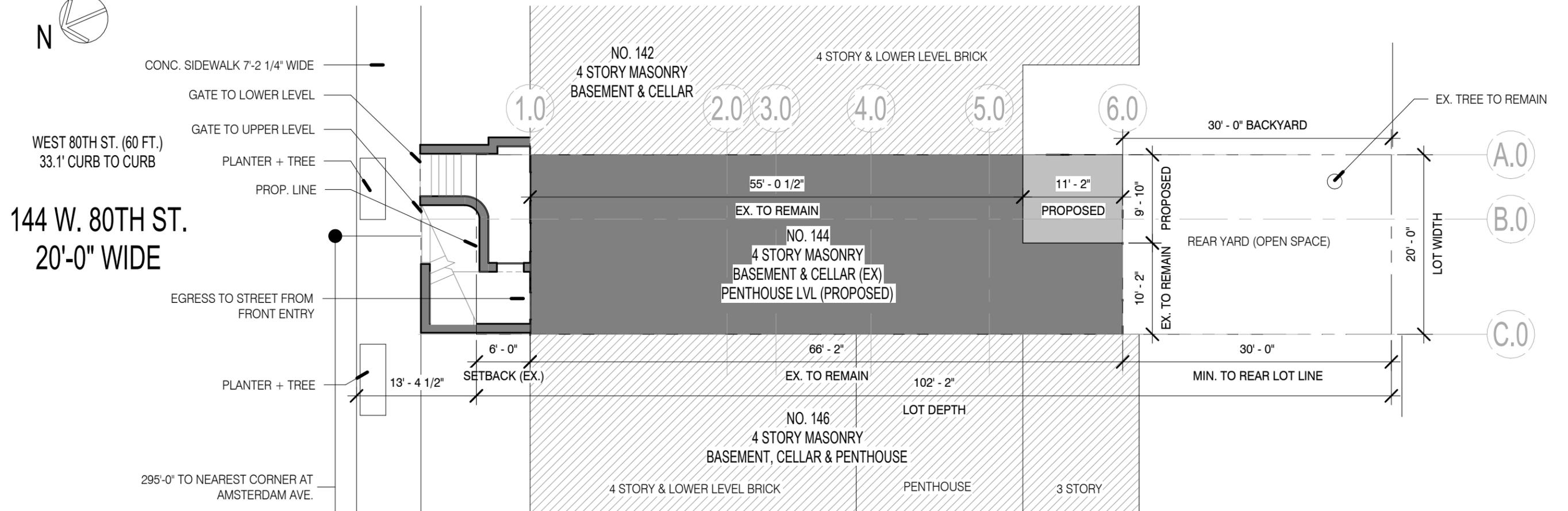
Description	Quantity
Total Rowhouses	25
Rowhouse w/ Additions	16
Rowhouse w/o Addition	9

Table 2: Predominant Addition Heights

Description
 3-Story Footprint
 5-Story Footprint
 6-Story Footprint
 7-Story Footprint



Neighborhood Block Addition Plan - Proposed



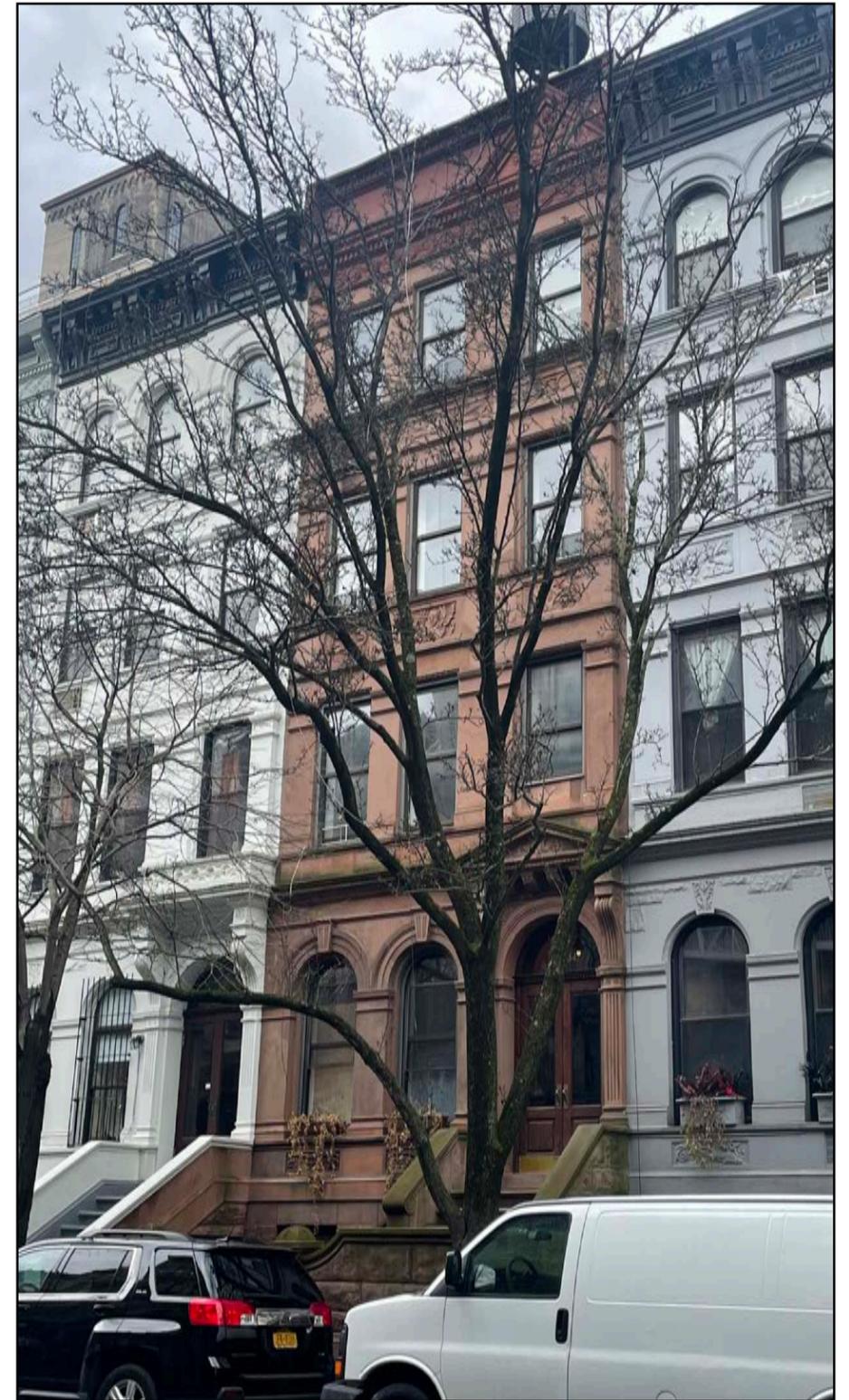
144 W. 80th St. Zoning Plan



(A) 144 W. 80th St. from East
Within Historic District Boundary



(B) 144 W. 80th St. from Adjacent Sidewalk
Within Historic District Boundary

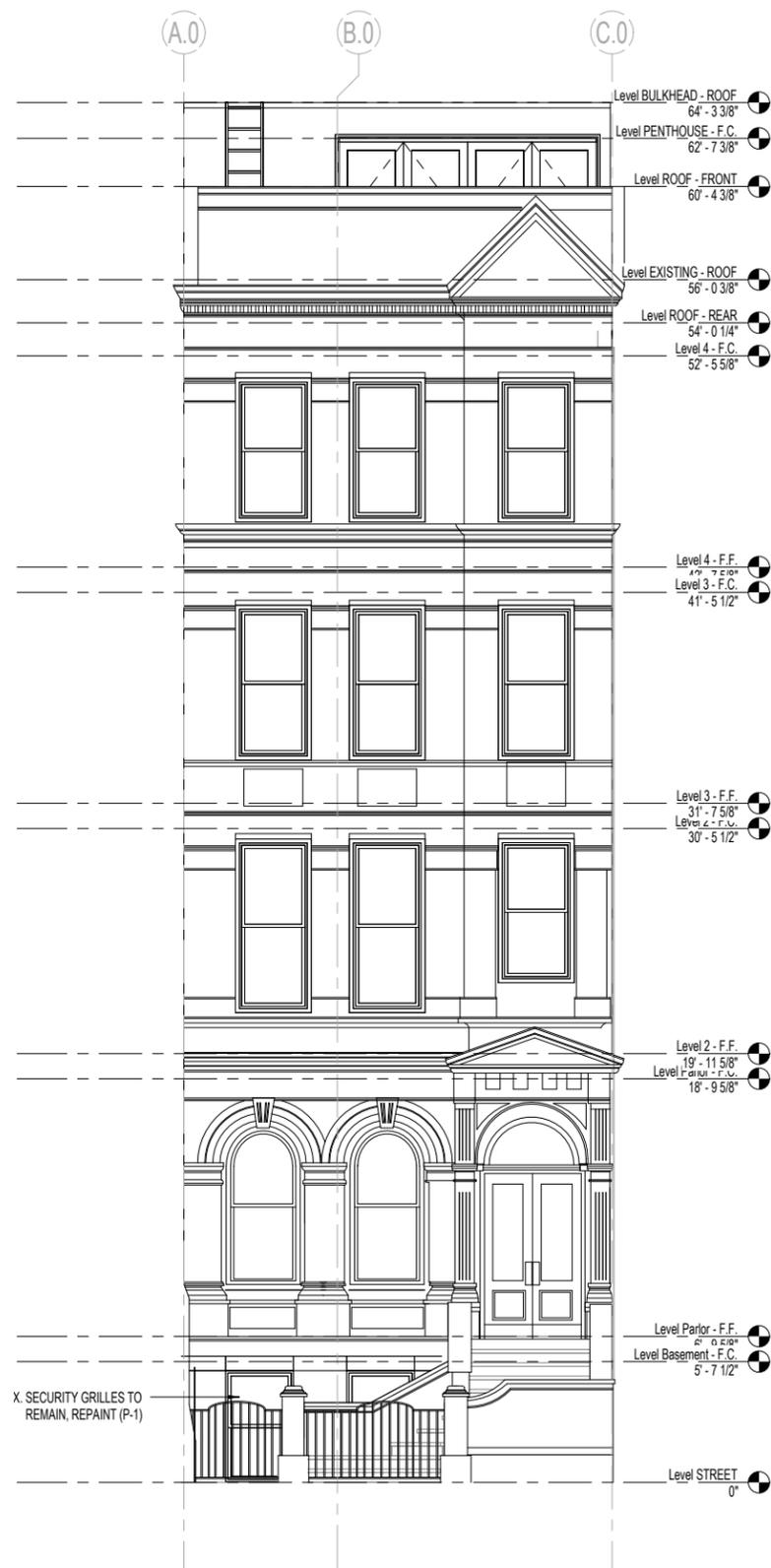


(C) 144 W. 80th St. from West
Within Historic District Boundary

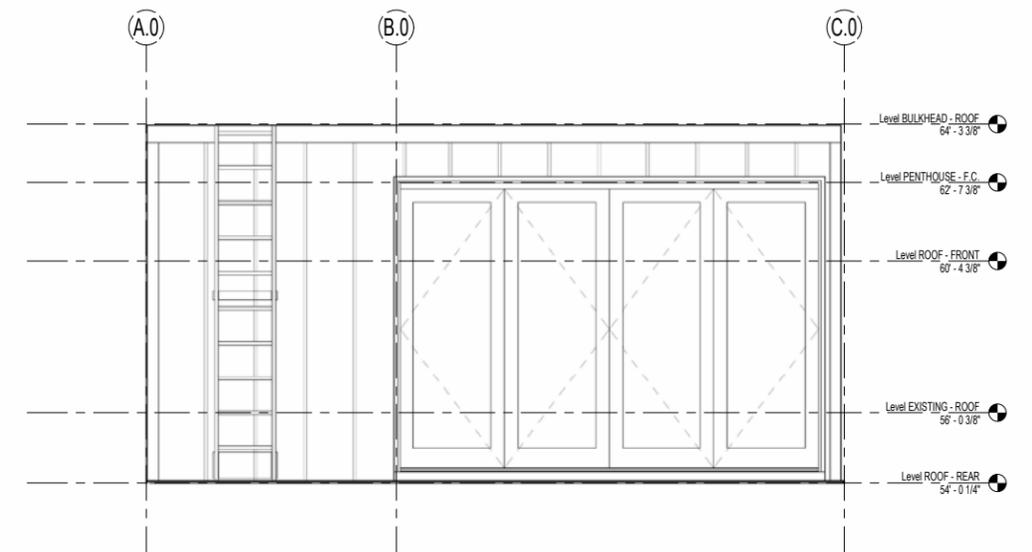
144 W. 80th St. Facade Photos



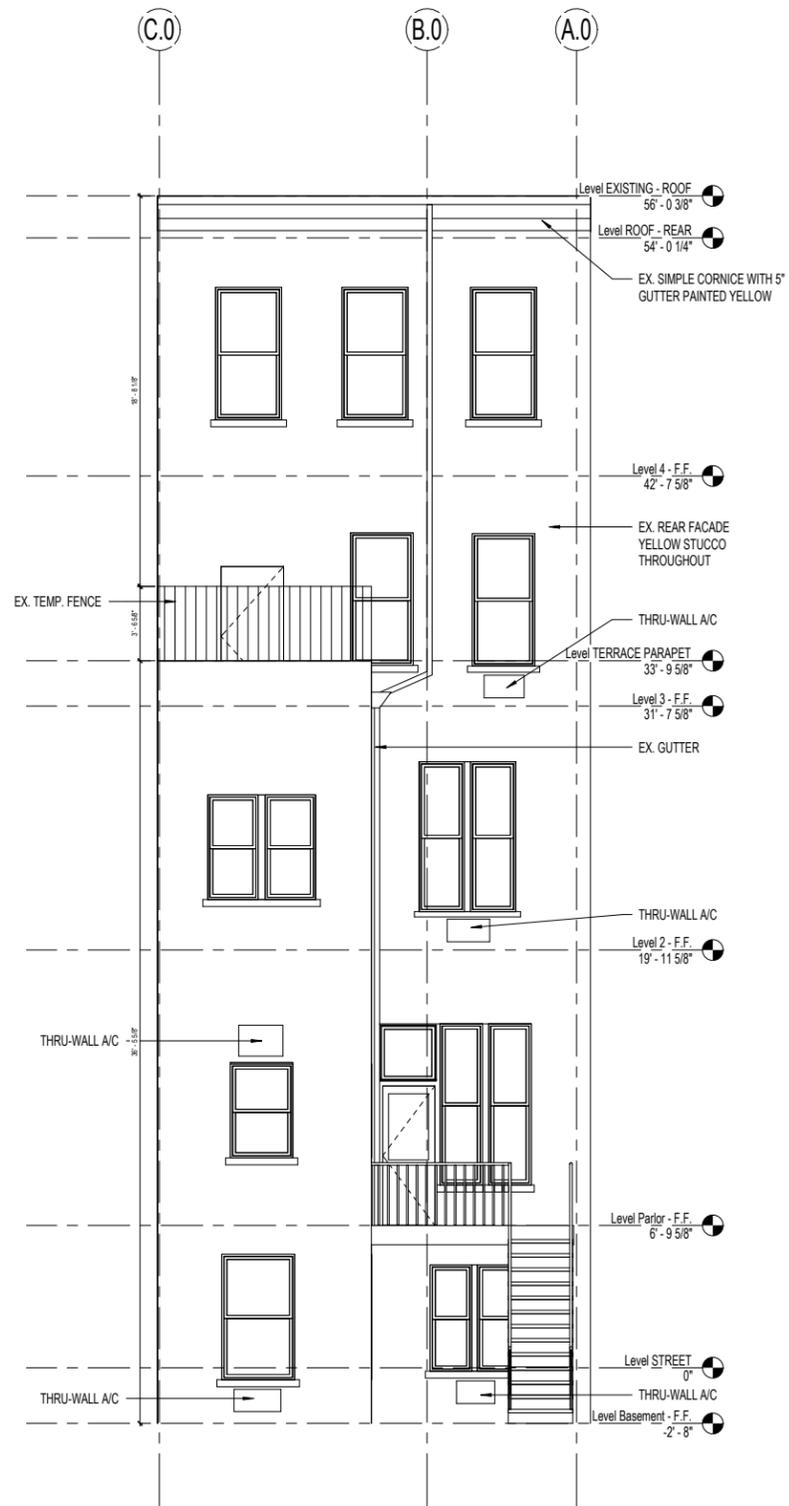
144 W. 80th St. Existing North Facade (Street-Facing / Front)



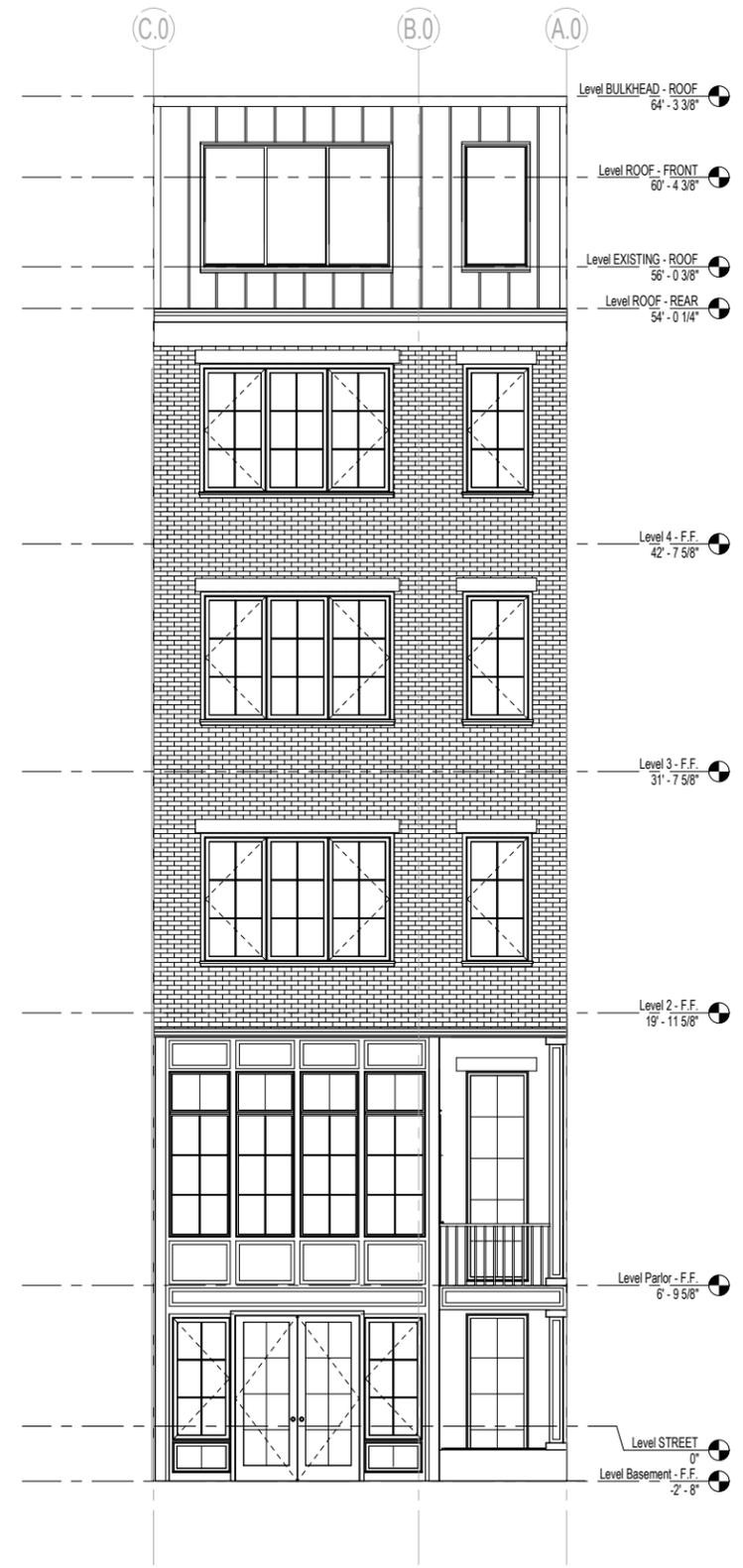
144 W. 80th St. Proposed North Facade (Street-Facing / Front)



144 W. 80th St. Proposed North Addition
(21'-6" from Facade, Not Visible from Street)

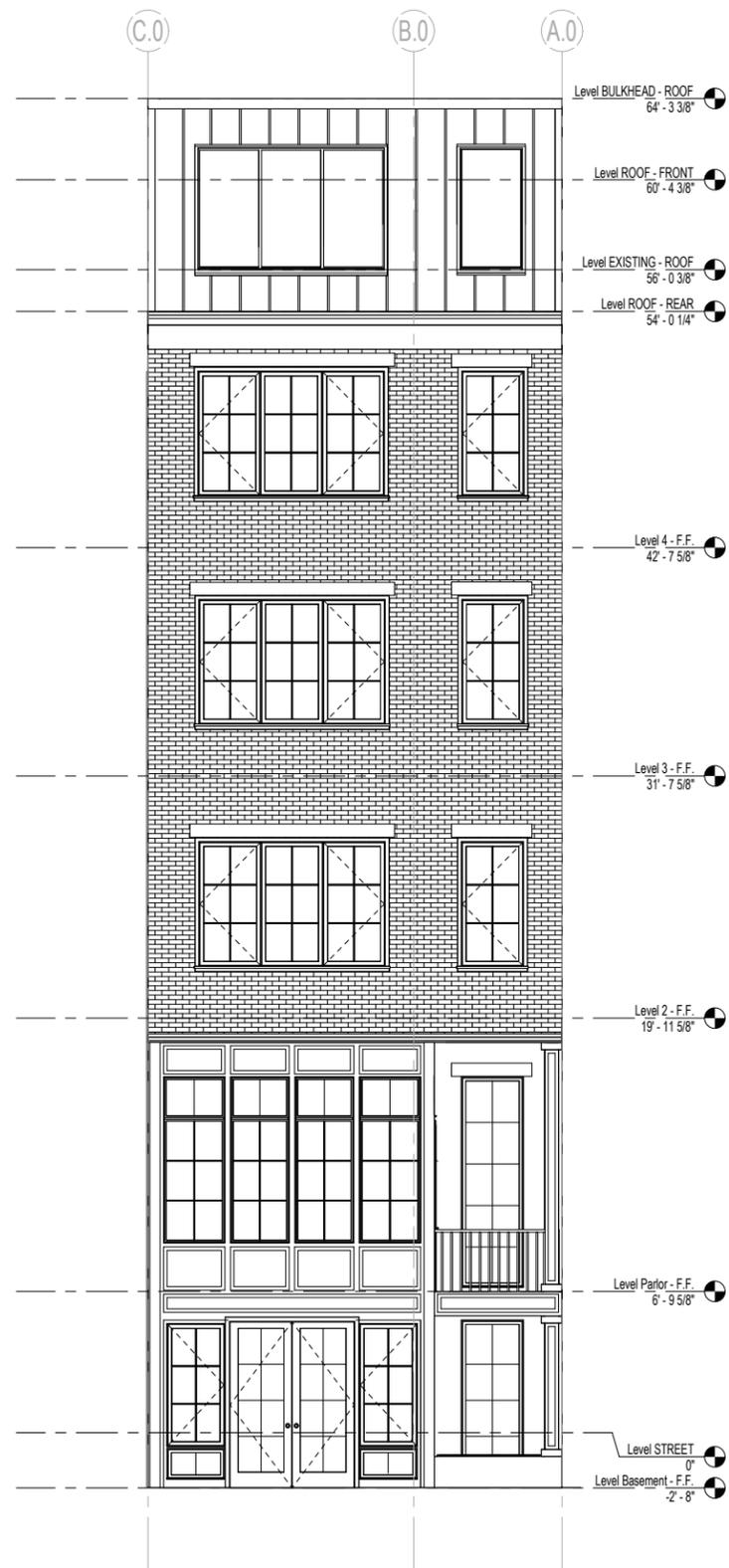


144 W. 80th St. Existing South Facade (Rear)

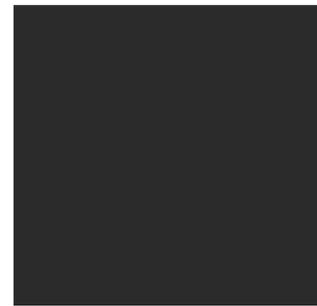


144 W. 80th St. Proposed South Facade (Rear)

Existing vs. Proposed Elevations - South Facade



144 W. 80th St. Proposed South Facade (Rear)

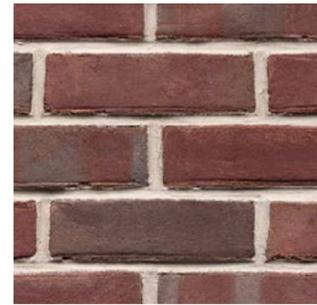


Metal:

WESTERN STATES METAL ROOFING, WESTERN LOCK STANDING SEAM METAL ROOFING, 16" O.C. PANEL SIZE, 24 GAUGE, MATTE BLACK PVDF RESIN BASED FINISH.

Location:

- Standing Seam Metal Roof at Rear, Floor 5
- Standing Seam Paneling at Front
- Gutters and Metal Trim



Brick:

GLEN GERY ROYAL PLUM FULL RANGE BRICK. 7 5/8" LENGTH BY 2 1/4" HEIGHT.

Location:

- Brick Facade at Rear, Floors 2-4

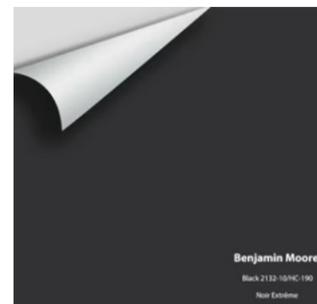


Stone:

HONED NEW YORK BLUE STONE

Location:

- Window Lintels at Rear Brick Facade, Floors 2-4
- Stone Cladding around Plinth Housing Skylight into Cellar, Basement Level



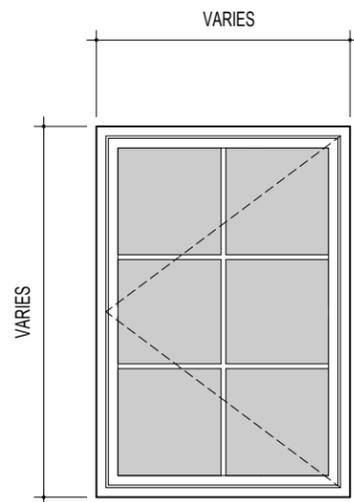
Paint:

BENJAMIN MOORE HC-190, "BLACK"

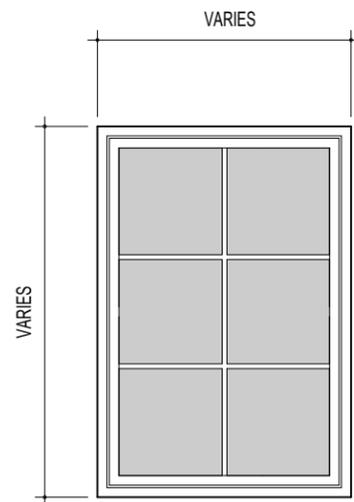
Location:

- Wood cladding at Basement and Floor 1, including columns.
- All wood trim including cornice
- All railings

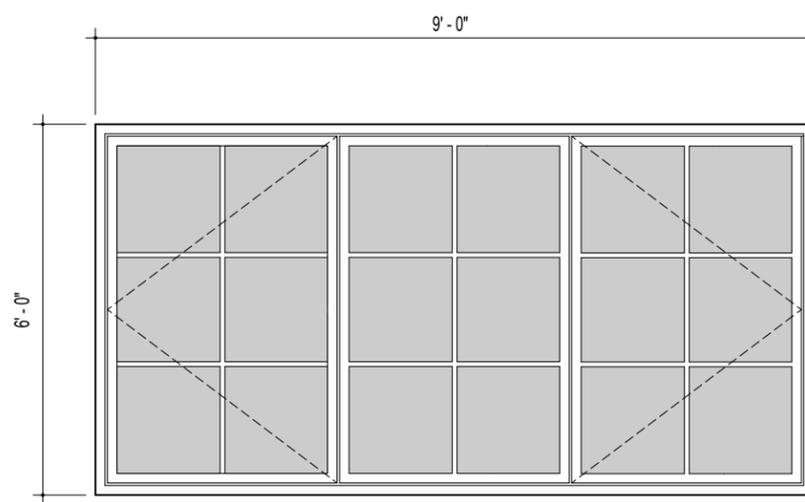
Window Frames, Muntins, and Mullions to be Matte Black.



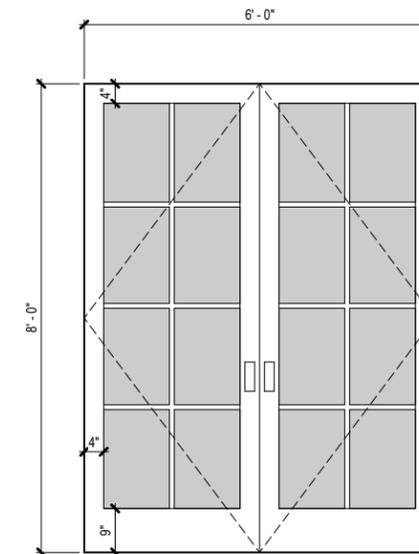
1 WINDOW TYPE D - PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



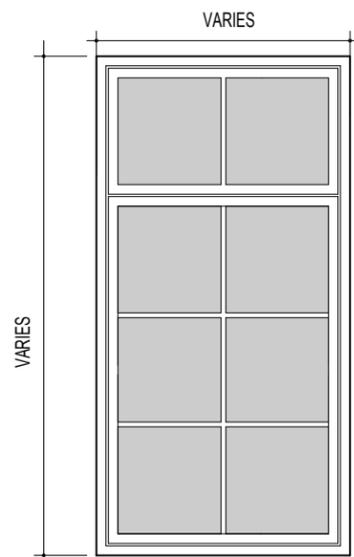
3 WINDOW TYPE E - PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



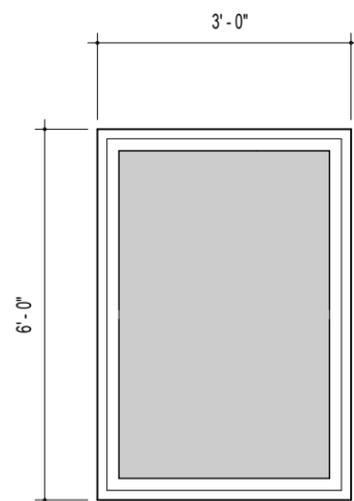
5 WINDOW TYPE G - PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



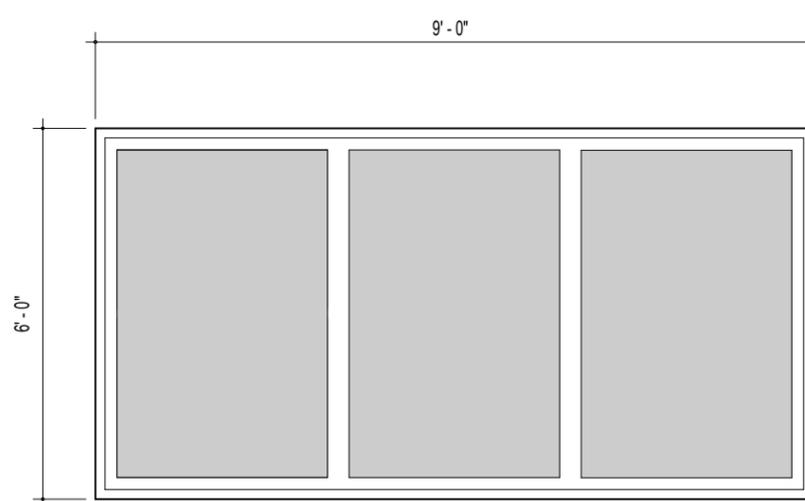
1 DOOR D010
SCALE: 3/8" = 1'-0"



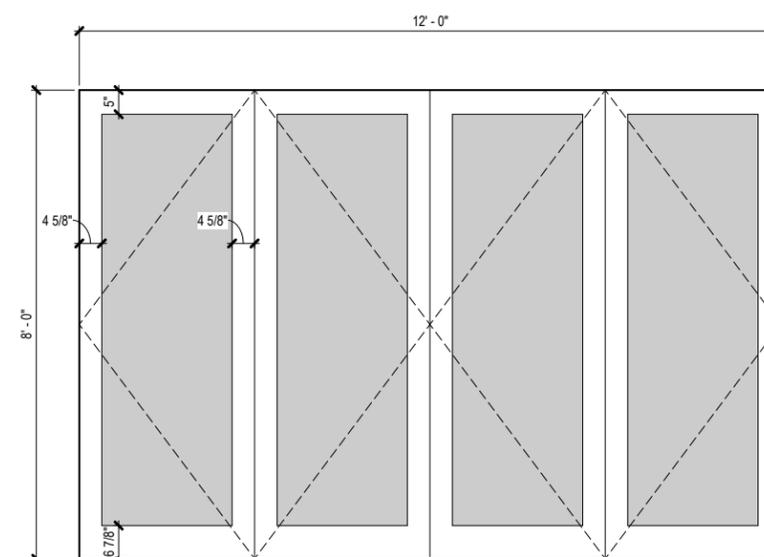
2 WINDOW TYPE F - PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



4 WINDOW TYPE I - PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"



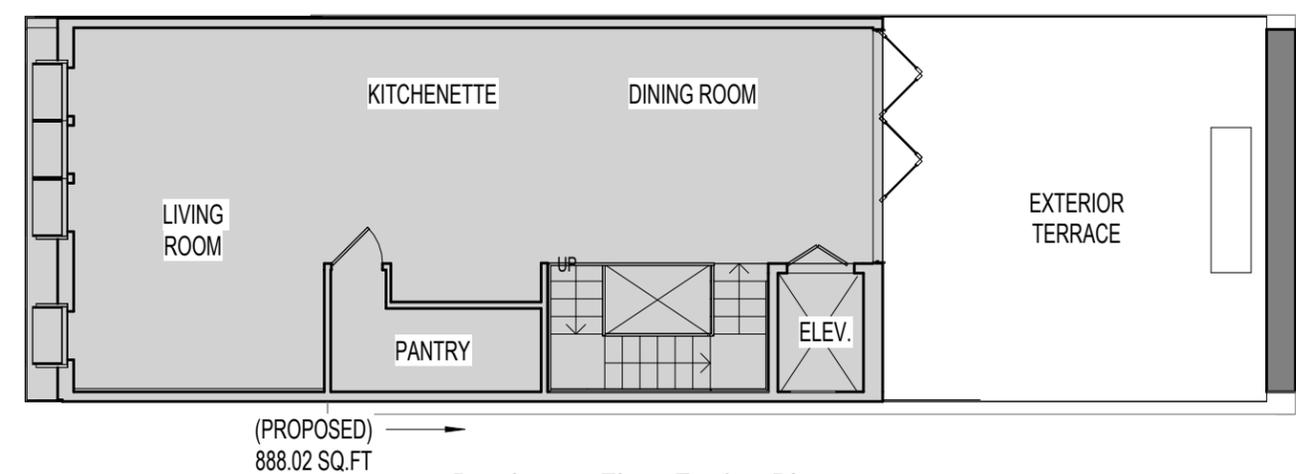
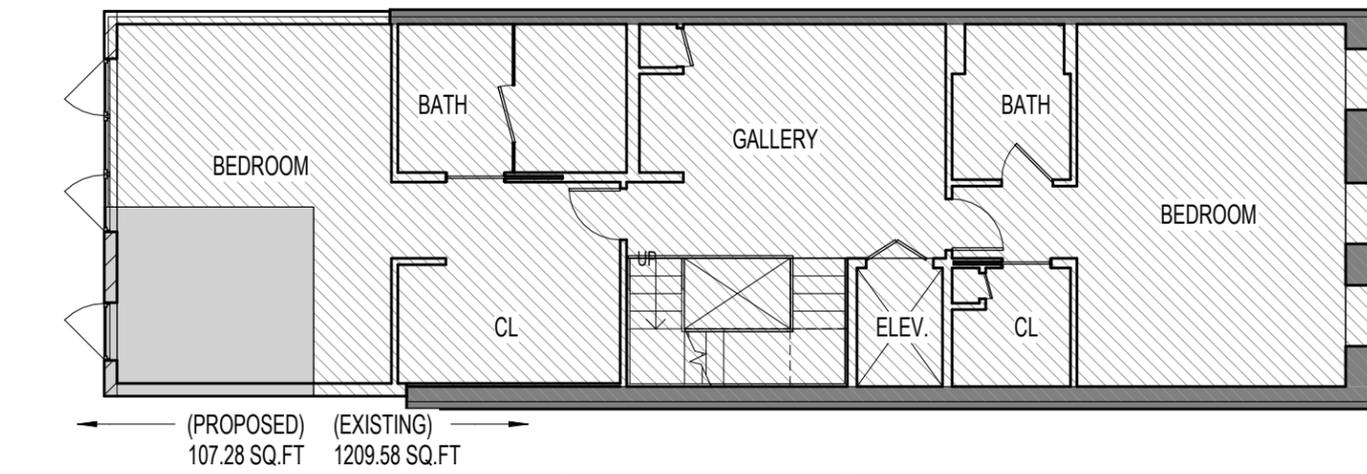
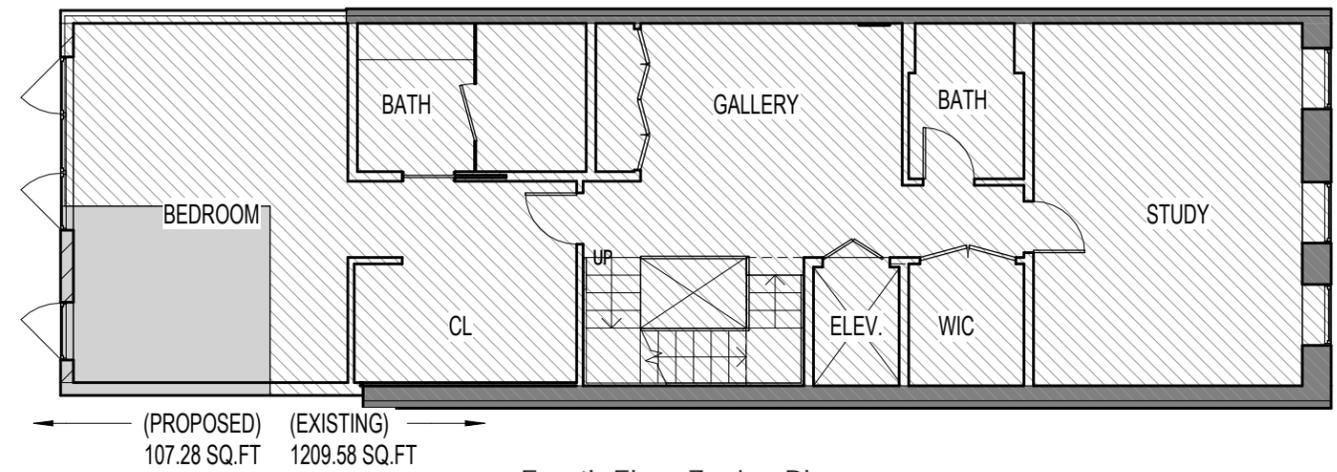
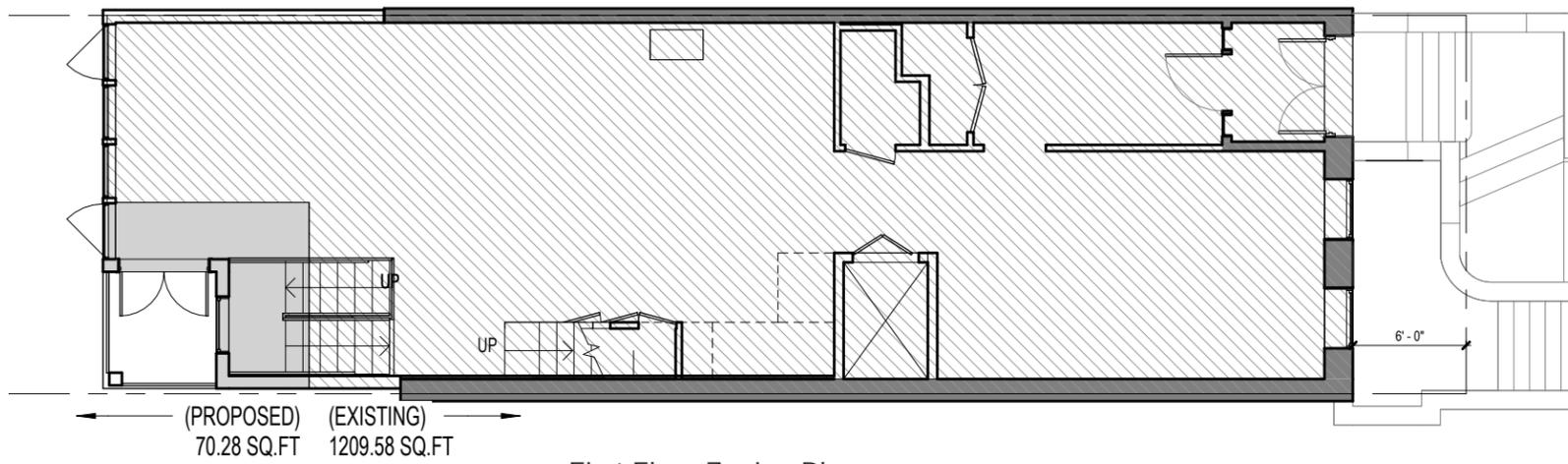
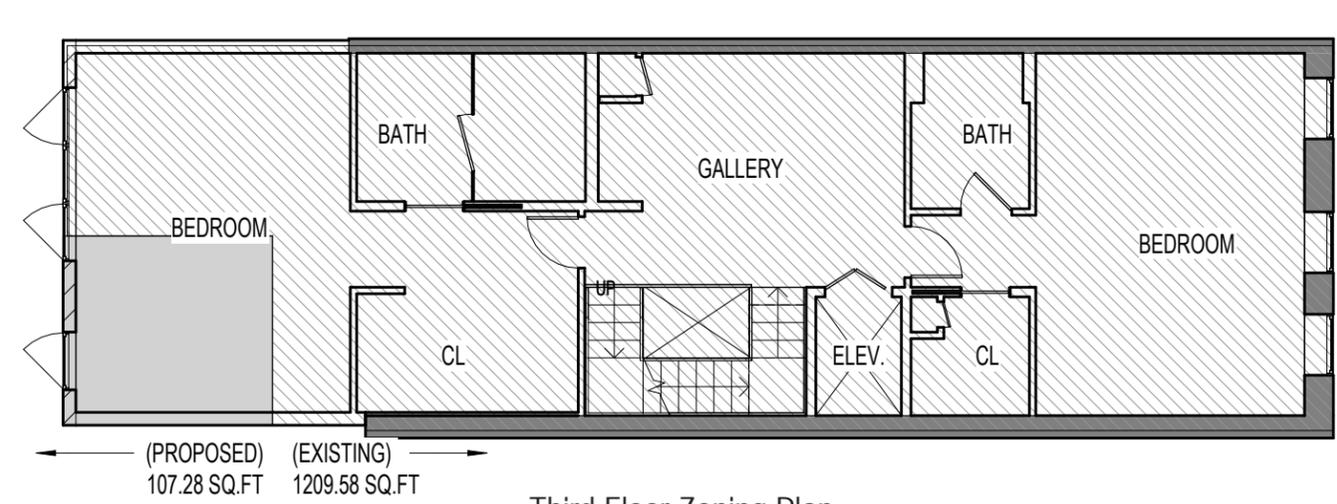
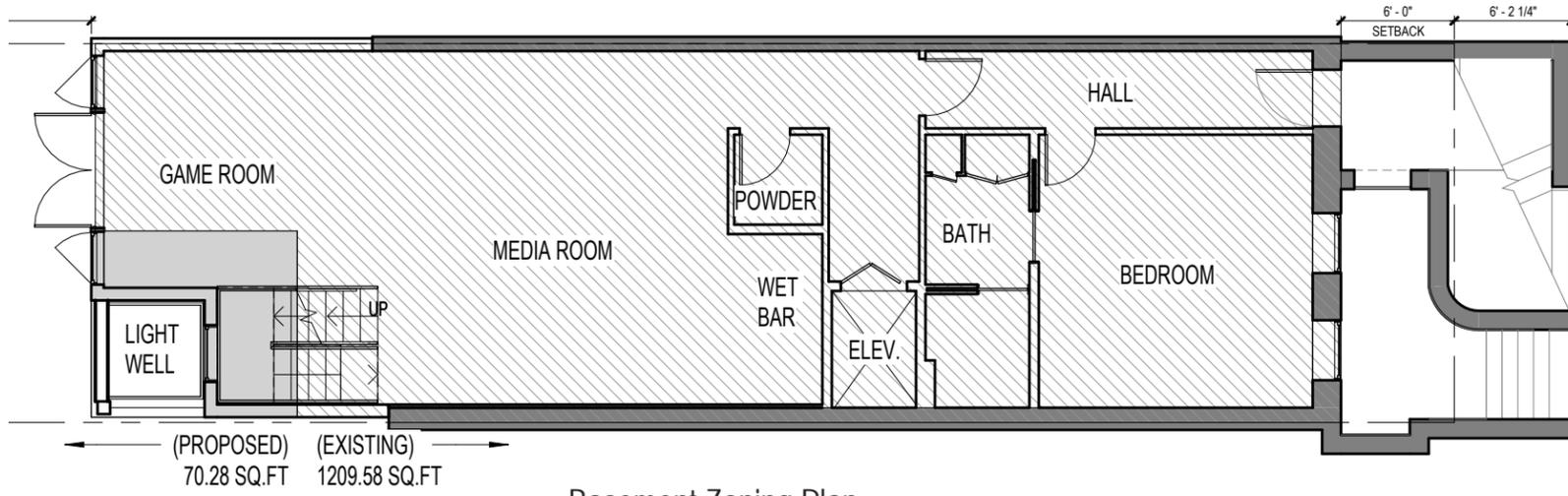
6 WINDOW TYPE H - PROPOSED ELEVATION
SCALE: 3/8" = 1'-0"

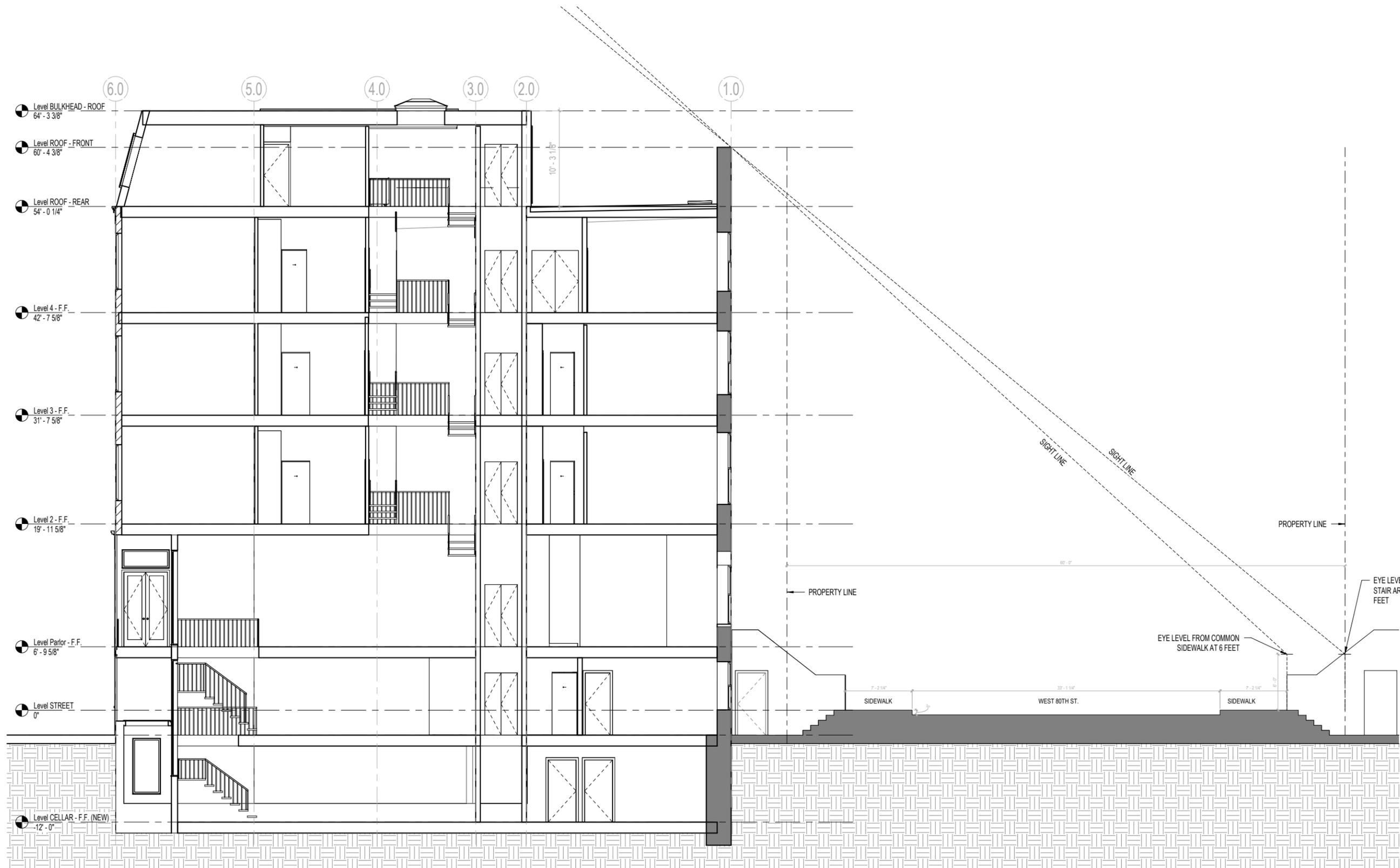


2 DOOR D500
SCALE: 3/8" = 1'-0"

Proposed Elevations - Windows

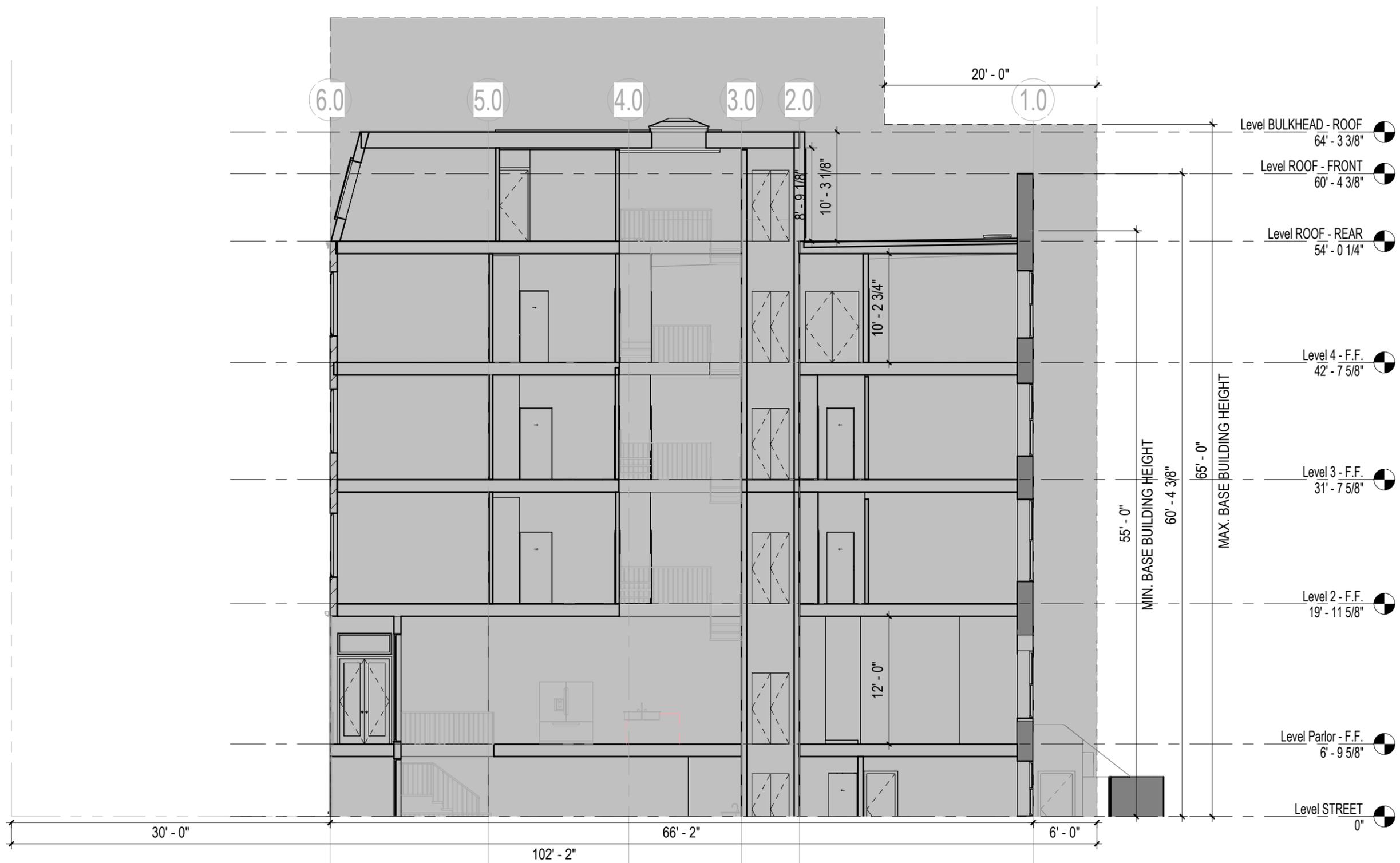
Proposed Elevations - Exterior Doors





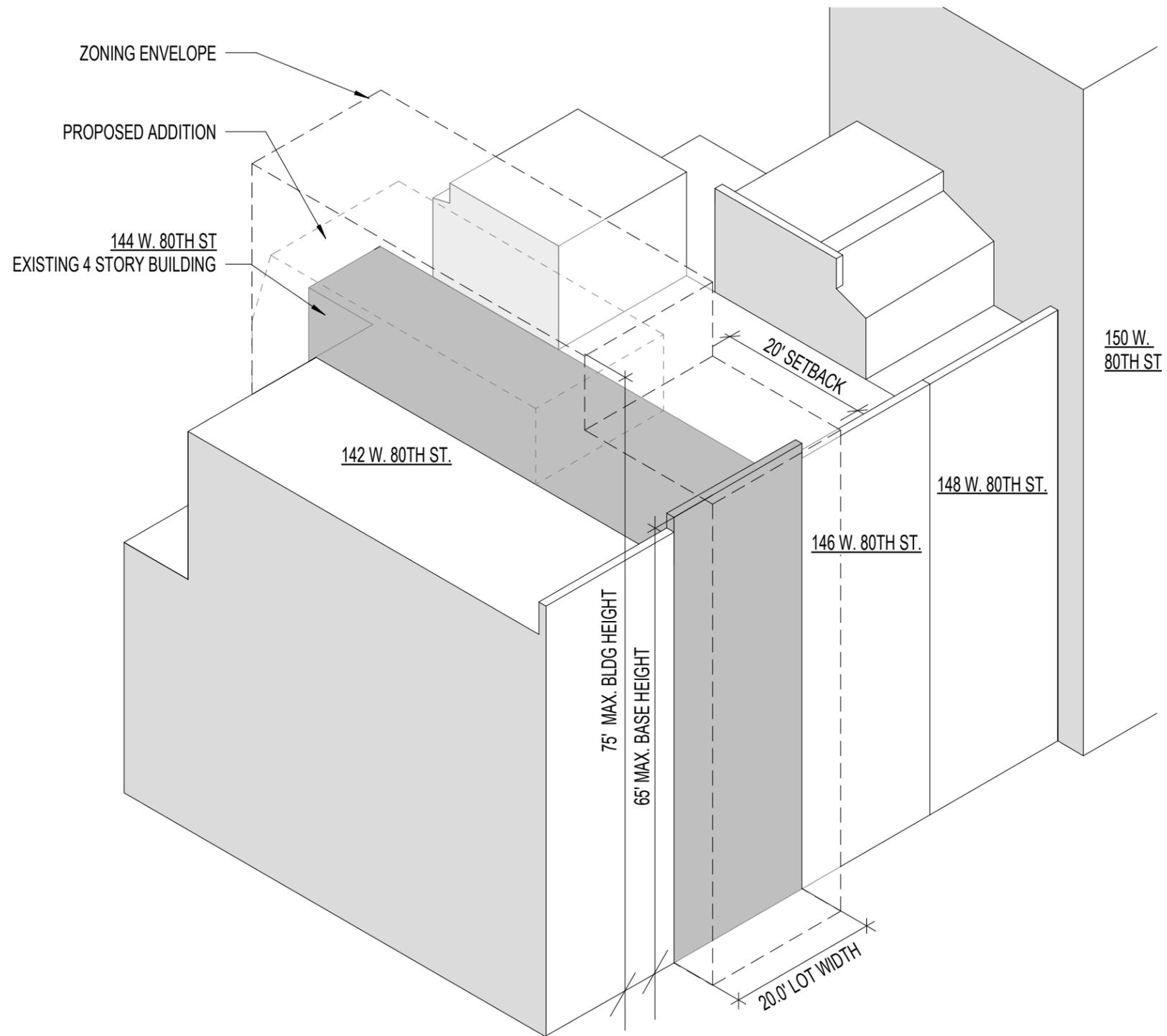
Proposed Bulding Section within Allowable Zoning Envelope

Sight Line Section



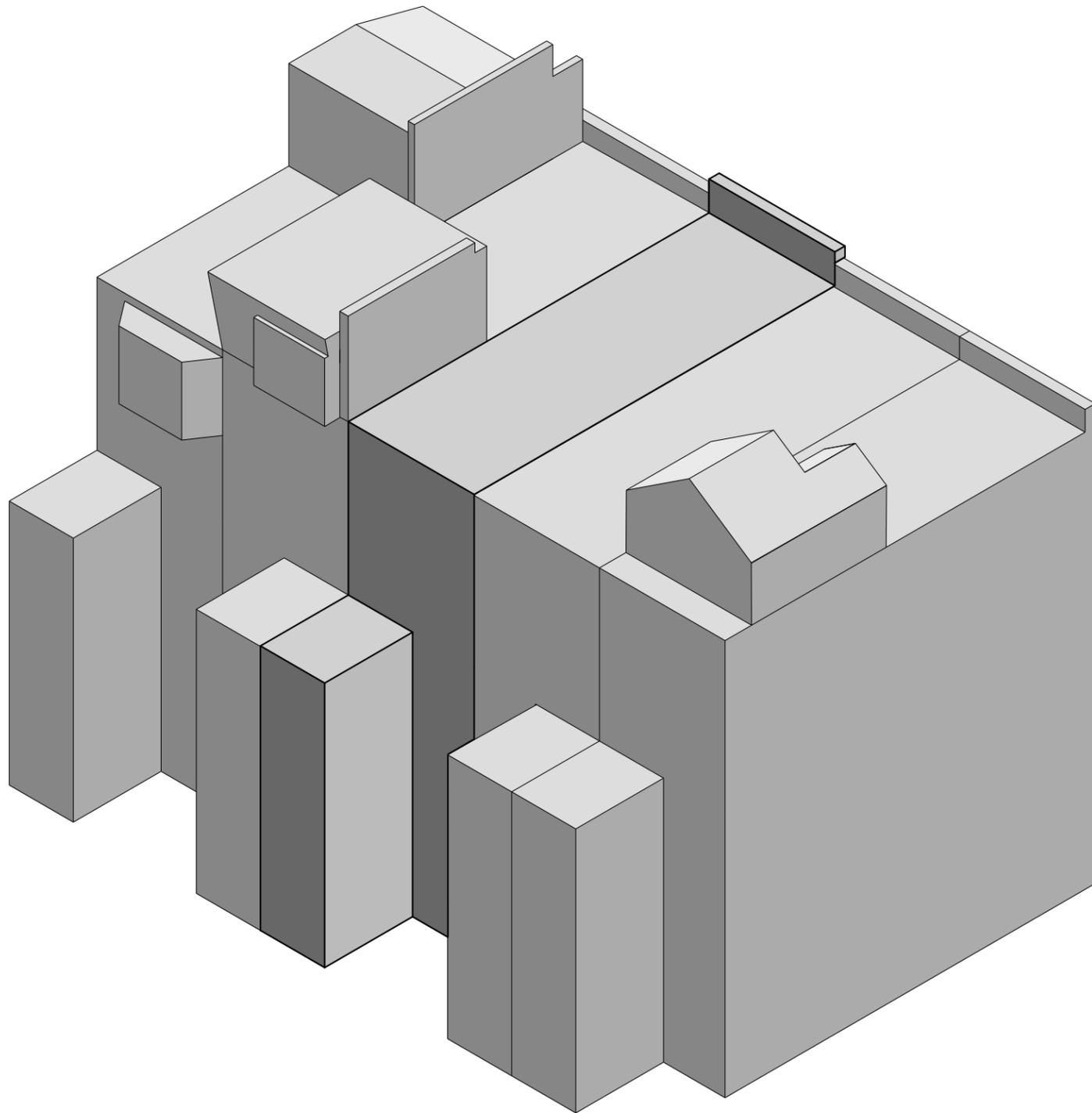
Proposed Bulding Section within Allowable Zoning Envelope

Zoning Section

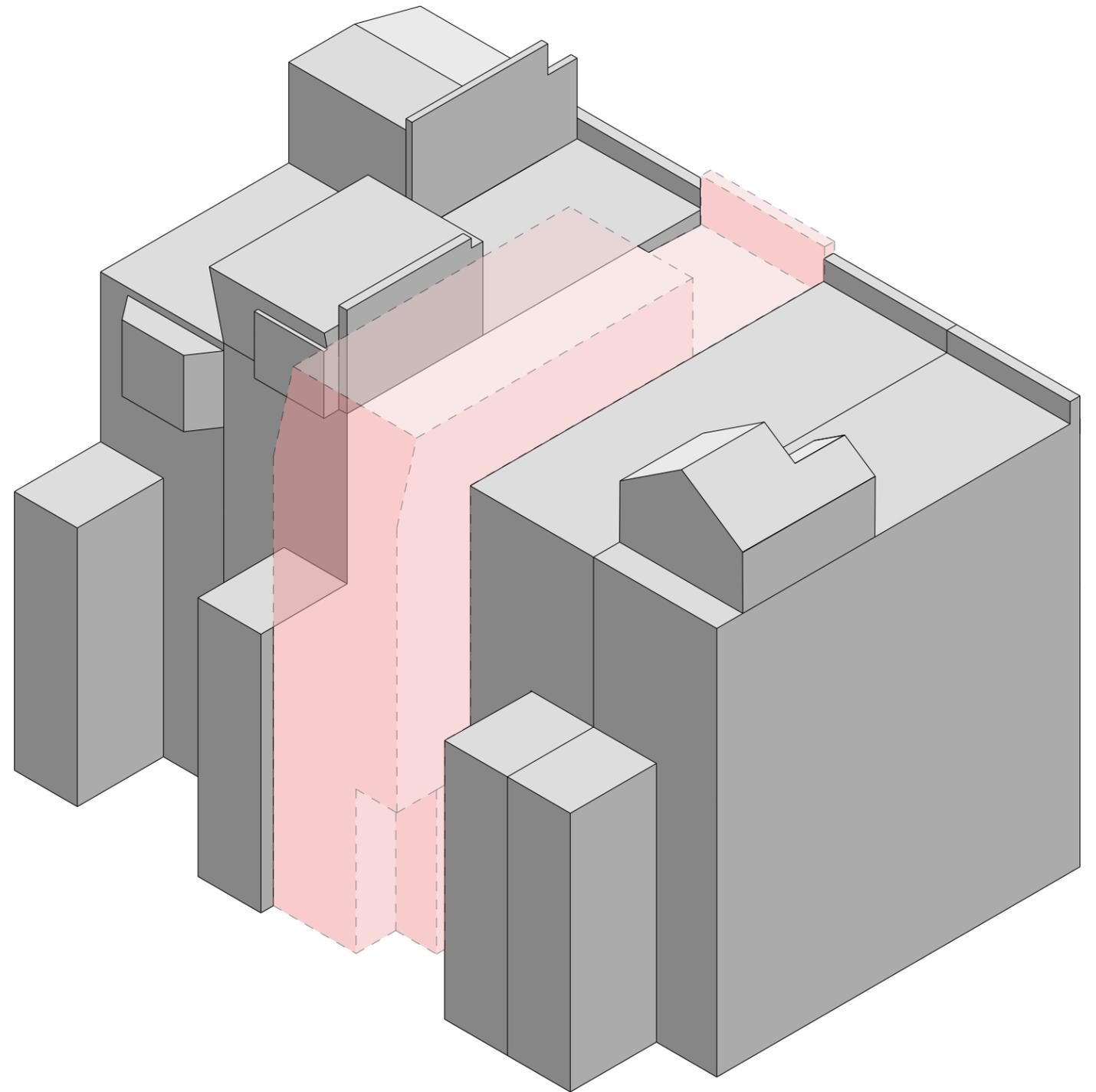


Proposed Building Axonometric Diagram within Allowable Zoning Envelope

Zoning Diagram

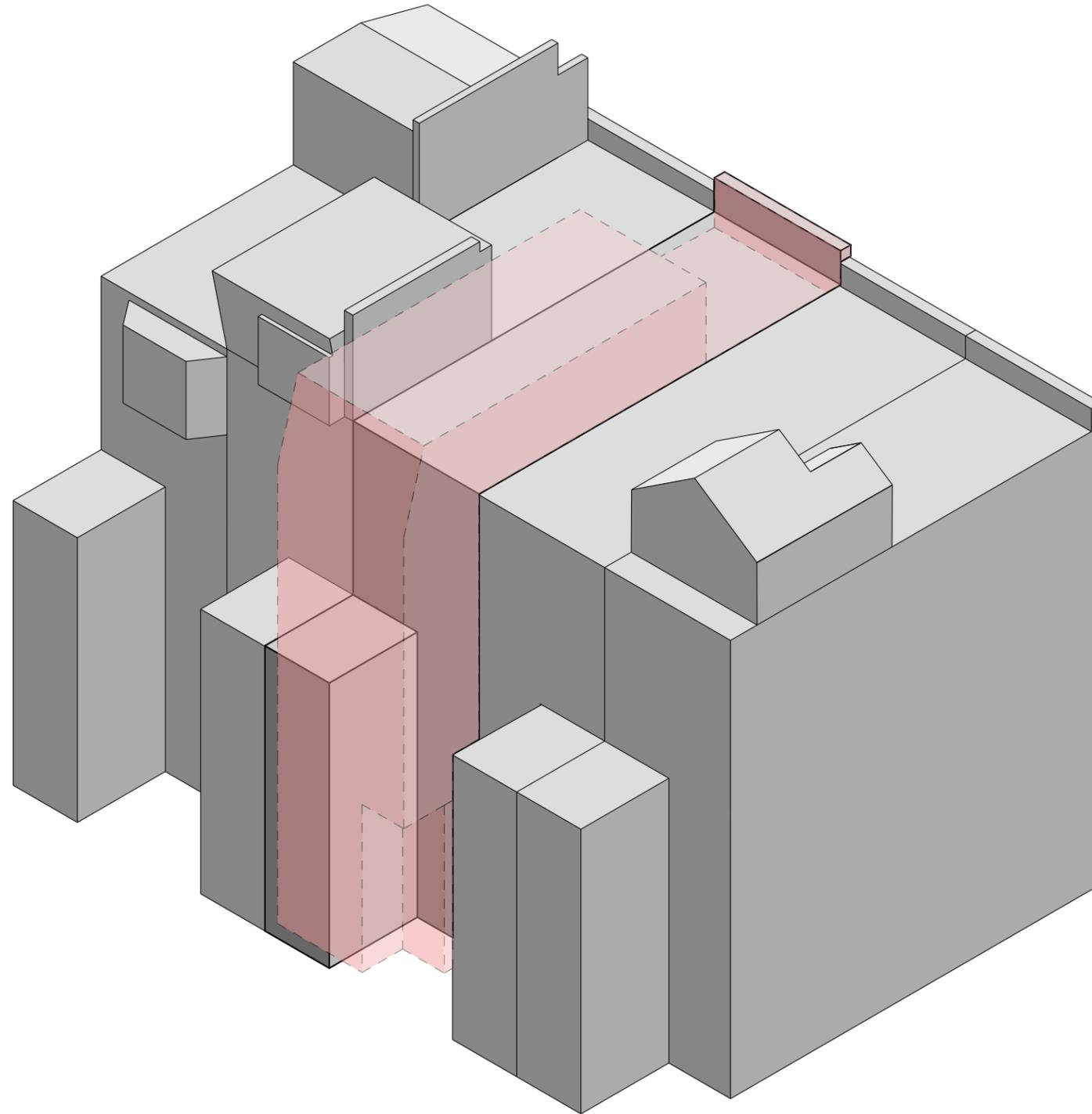


Existing Massing



Proposed Massing

Existing versus Proposed Massing at Rear

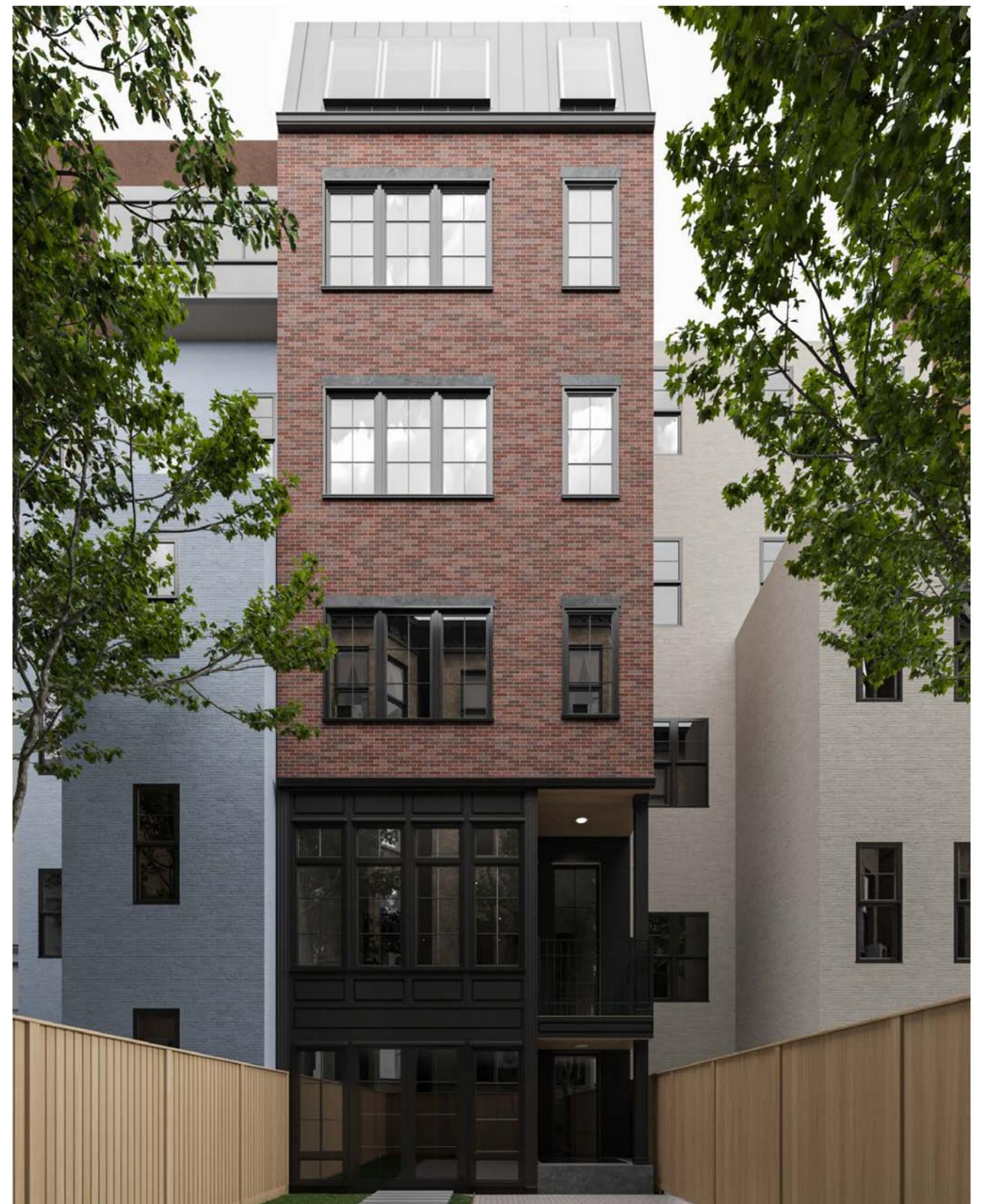


Existing Massing (Gray) vs. Proposed Massing (Red)

Existing versus Proposed Massing at Rear



Proposed North/Front Facade Rendering



Proposed South/Rear Facade Rendering

Proposed Front and Rear Renderings



134 W. 80th St.
Non-Visible Bulkhead

136 W. 80th St.
Visible Bulkhead

138 W. 80th St.
No Addition

140 W. 80th St.
Visible railing, Non-Visible Bulkhead

142 W. 80th St.
No Addition

144 W. 80th St.
Proposed Non-Visible Bulkhead

146 W. 80th St.
Non-Visible Bulkhead

148 W. 80th St.
Visible Bulkhead

144, 146 and 148 West 80th St. From 80th Street (North)



148 West 80th St. From 80th Street (North)



144, 146 and 148 West 80th St. From 80th Street (North)



136 West 80th St. From 80th Street (North)



140 West 80th St. From 80th Street (North)



144 W. 80th Street from Backyard looking West



144 W. 80th Street from Backyard



144 W. 80th Street from Backyard looking East



142 and 140 West 80th St. From Rear Terrace (South)



146 West 80th St. From Rear Terrace (South)



148 and 146 West 80th St. From Rear Terrace (South)



Looking East from Rear Terrace



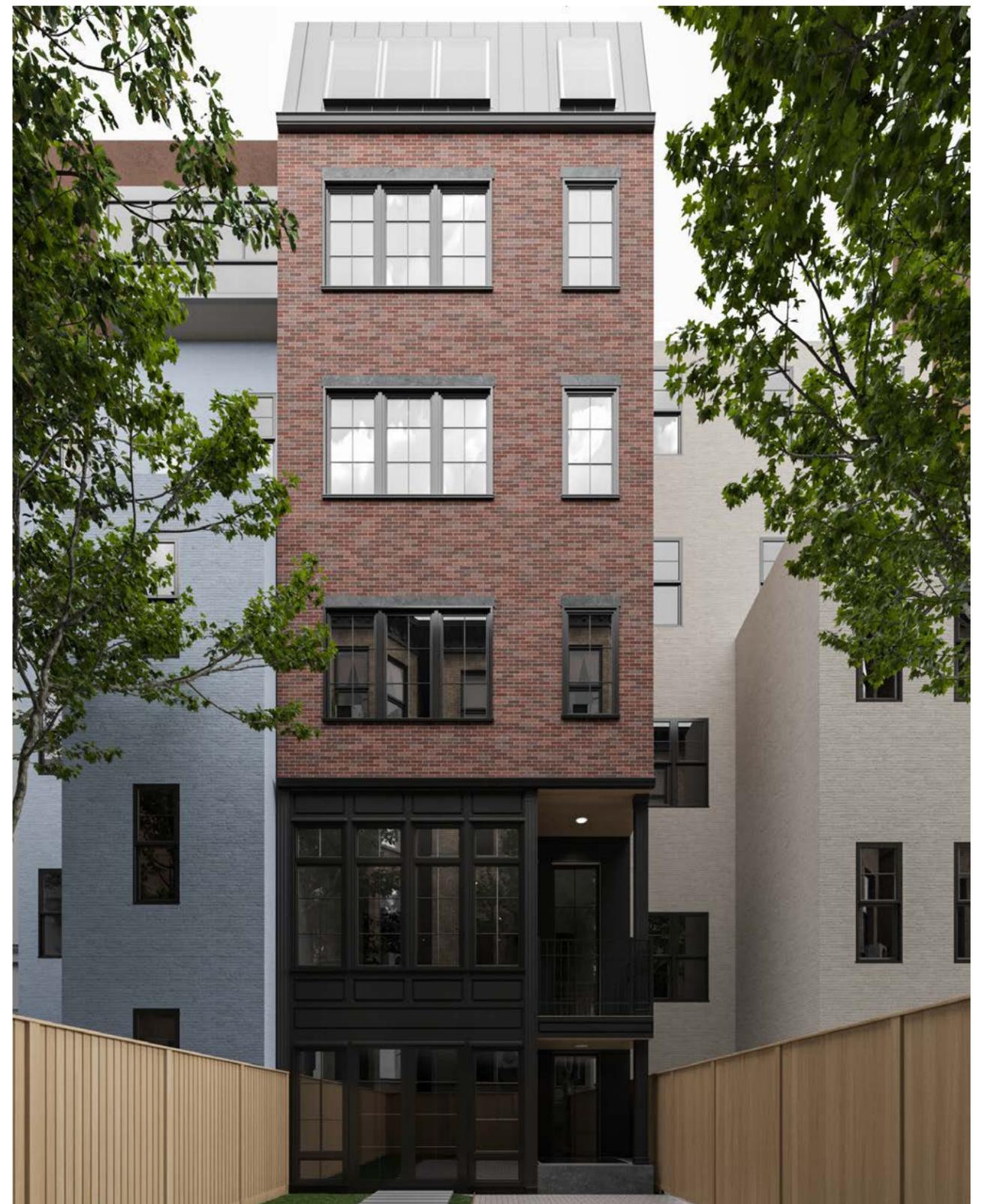
144, 142, and 140 West 80th St. From Rear Terrace (South)







Proposed North/Front Facade Rendering



Proposed South/Rear Facade Rendering

Proposed Front and Rear Renderings

Thank you!



dtls.
ARCHITECTURE

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