

March 10, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-00098

**163 West 122nd Street – Mount Morris Park**

**Historic District Extension – 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)

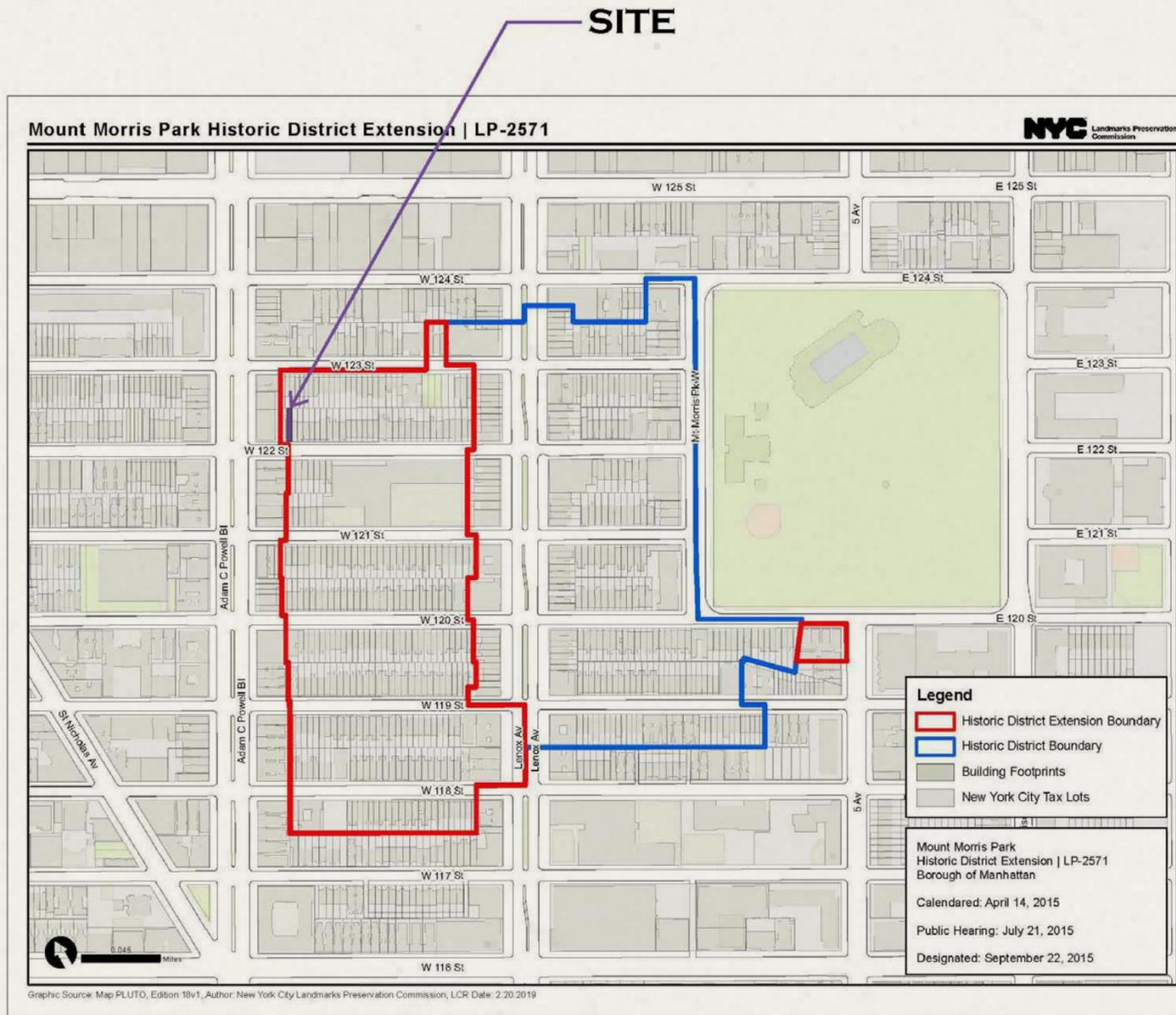
833-568-8864 (Toll-free)

**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.

**LPC PRESENTATION**

163 WEST 122ND STREET, NEW YORK, NY 10027

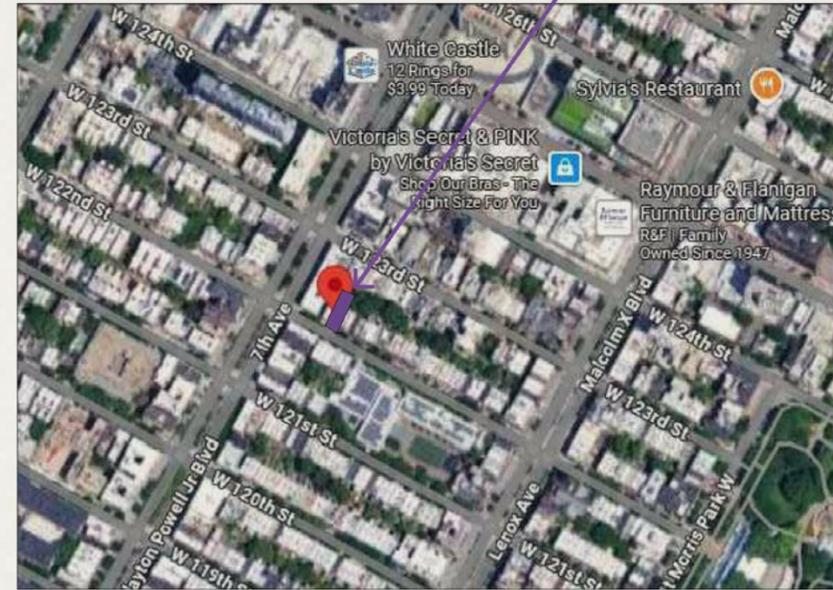
# HISTORIC DISTRICT & SITE



## MOUNT MORRIS PARK HISTORIC DISTRICT EXTENSION

BOROUGH: MANHATTAN  
 BLOCK: 1907  
 LOT: 5  
 ZONING: R7-2 (C2-4 OVERLAY)

SITE



AERIAL VIEW OF THE SITE

SITE



HISTORICAL SANDBORN MAP 1940's



# 122ND STREET



# SITE, 163 W 122ND STREET





CURRENT PHOTO



1940

# ALIGNMENTS

T.O. PARAPET

CORNICE

3RD FLOOR WINDOWS

2ND FLOOR WINDOWS

UPPER FLOORS

1ST FLOOR WINDOWS

BASEMENT WINDOW

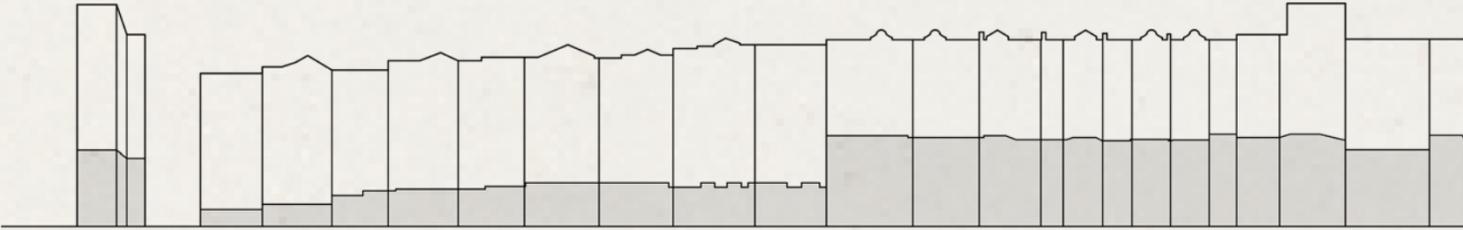
RUSTICATED BASE



# PROPOSAL



# DIAGRAMS



RUSTICATED BASE



CORNICES



BELT COURSING



ARCHES & CURVES

# FRONT ELEVATION

FLUTED STACKED BOND CORNICE

STRETCHER BOND BRICK ON UPPER LEVELS WITH SOLDIER COURSE HEAD AND SILL

PELLA CASEMENT BLACK SURROUND

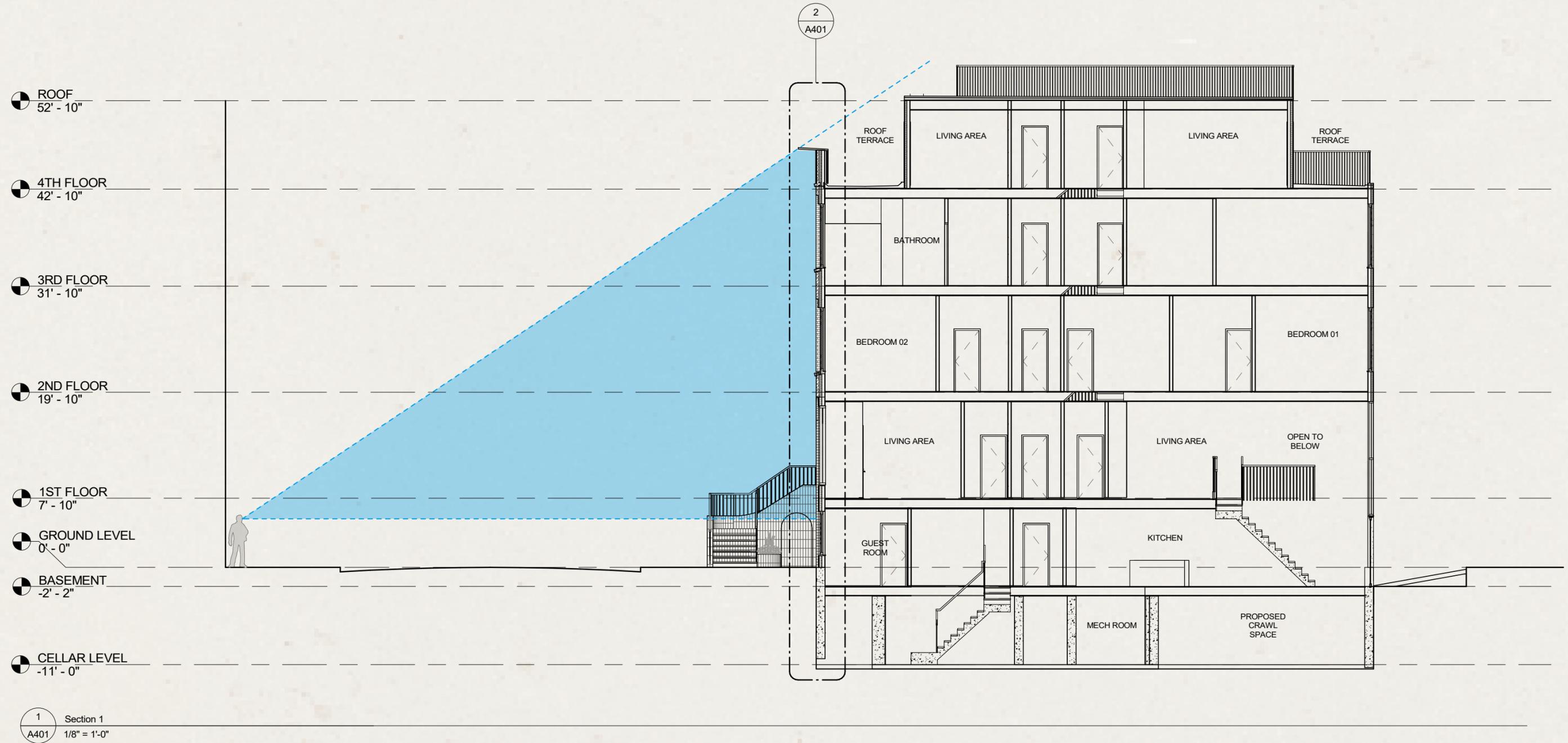
ARCHED OPENINGS ON THE PARLOUR FLOOR

BELDEN QUAKER IN VERTICAL STACKED BOND NORMAN COODINATE MORTAR TO MATCH

PAINTED WOODEN DOORS



# SIGHT LINE

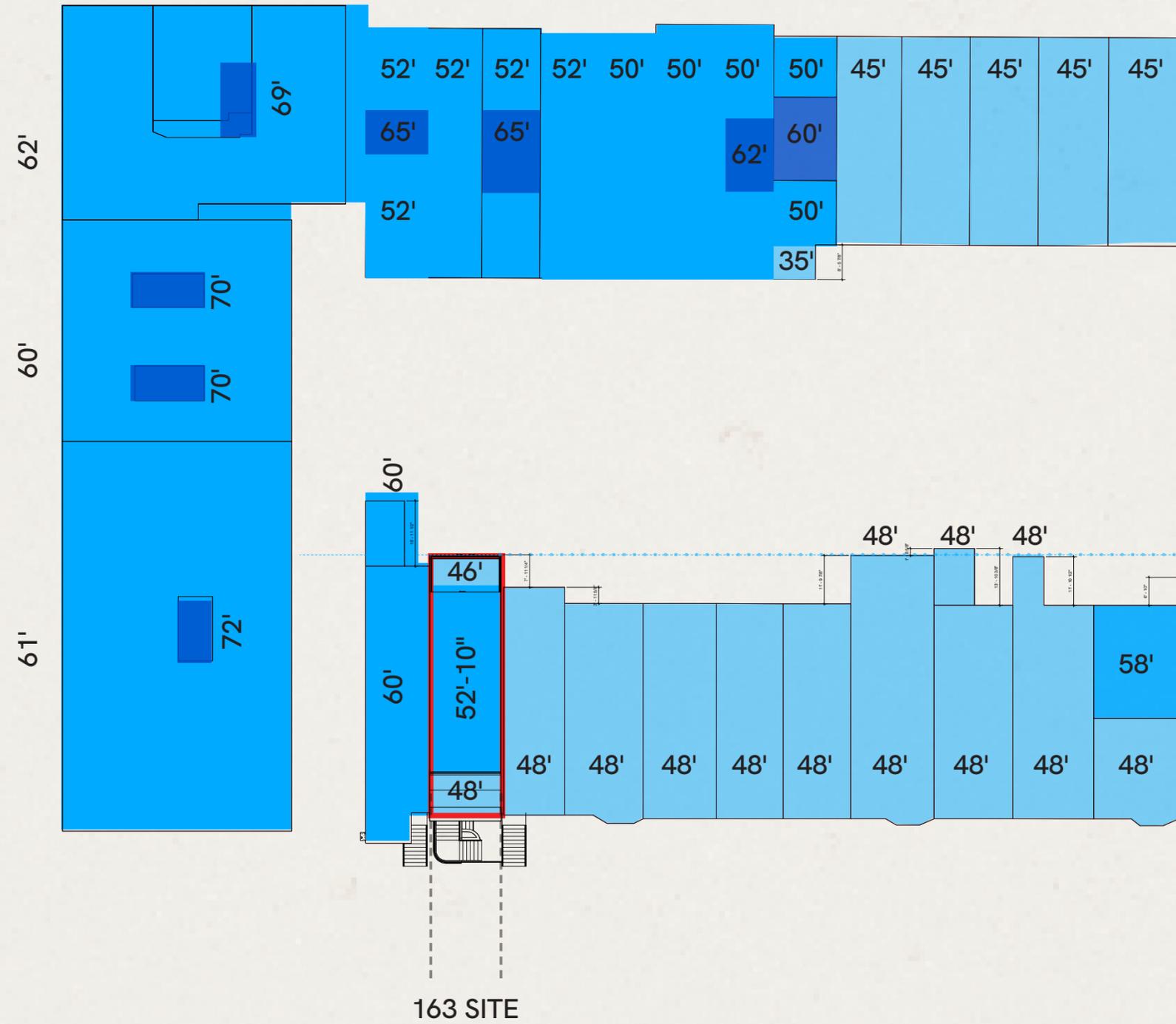




# BUILDING HEIGHTS

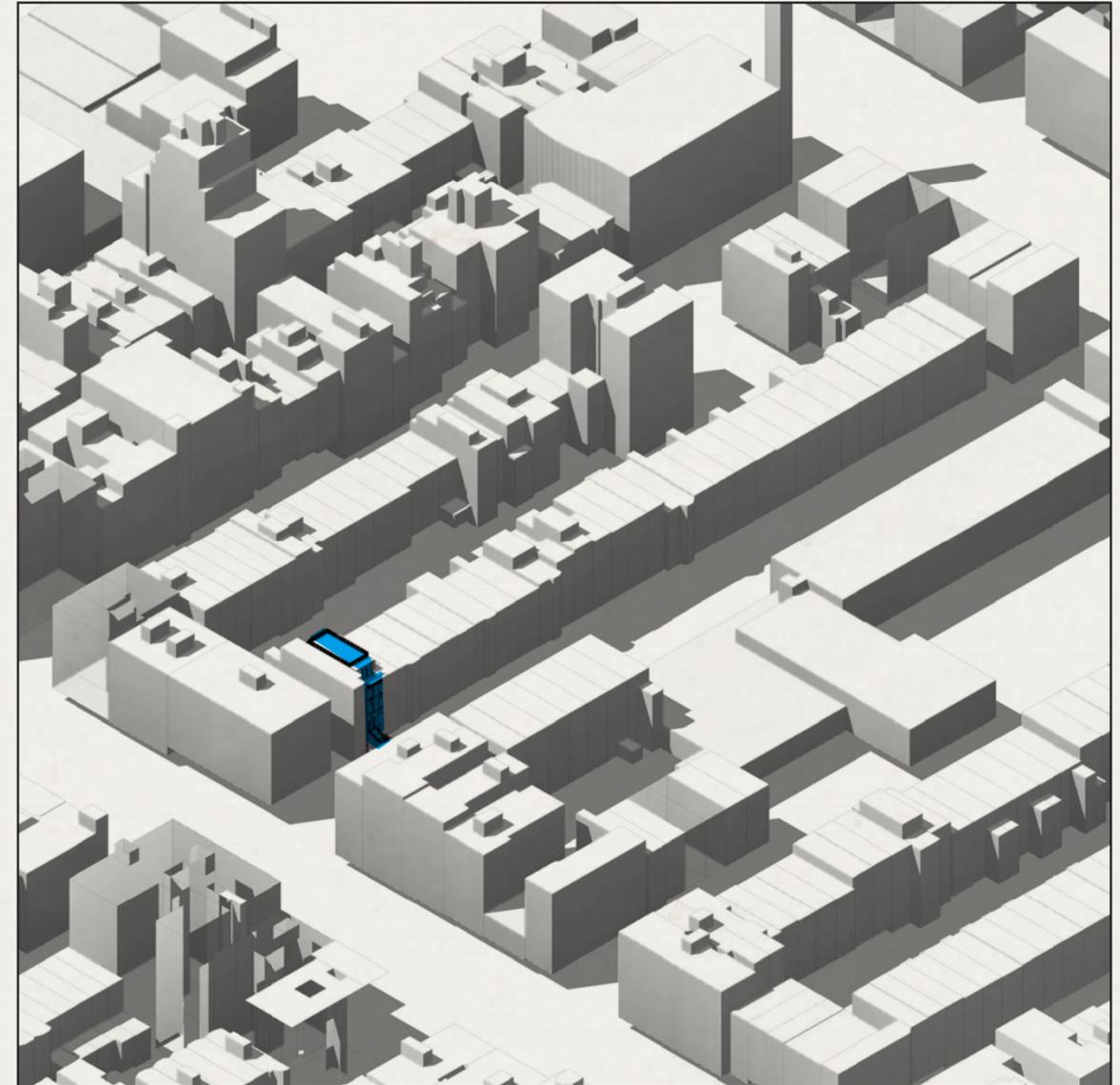
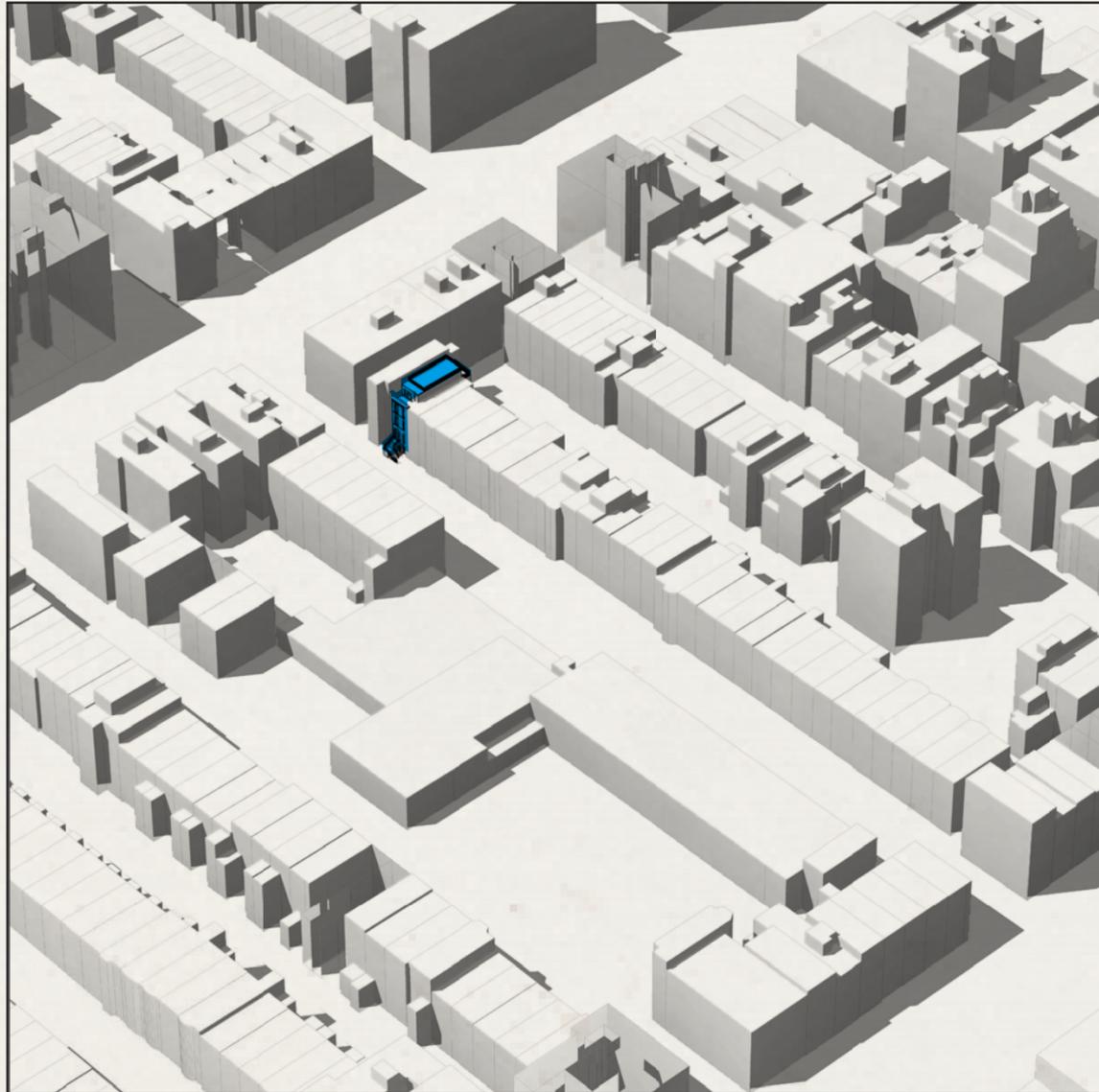
- 8+ STORIES + BASEMENT
- 5 STORIES + BASEMENT
- 4 STORIES + BASEMENT
- 3 STORIES + BASEMENT
- 2 STORIES + BASEMENT

ADAM CLAYTON POWELL JR. BLVD



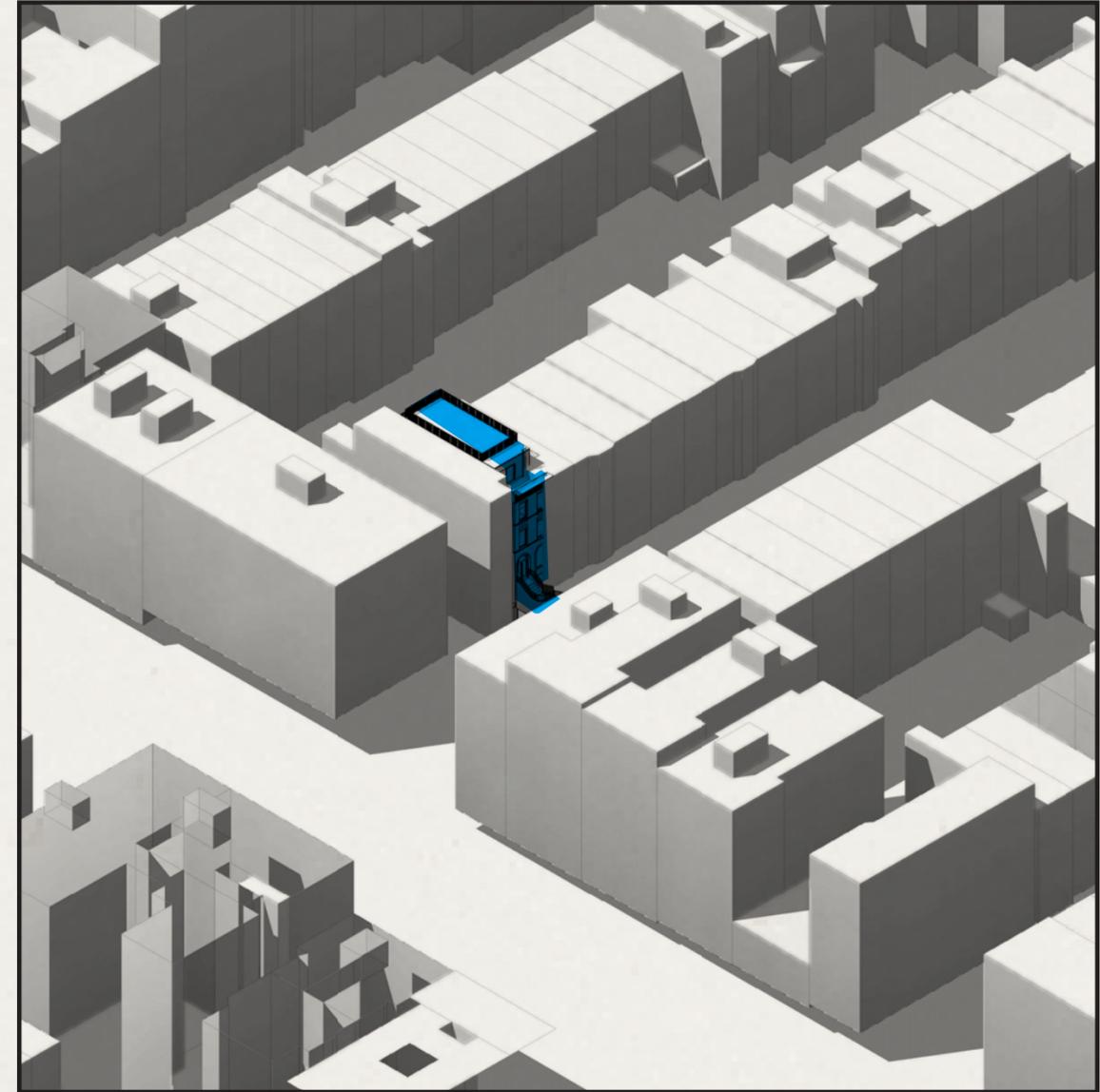
# STREET VIEWS

CONTEXT MODEL FROM NYC.GOV DIGITAL CITY MAP



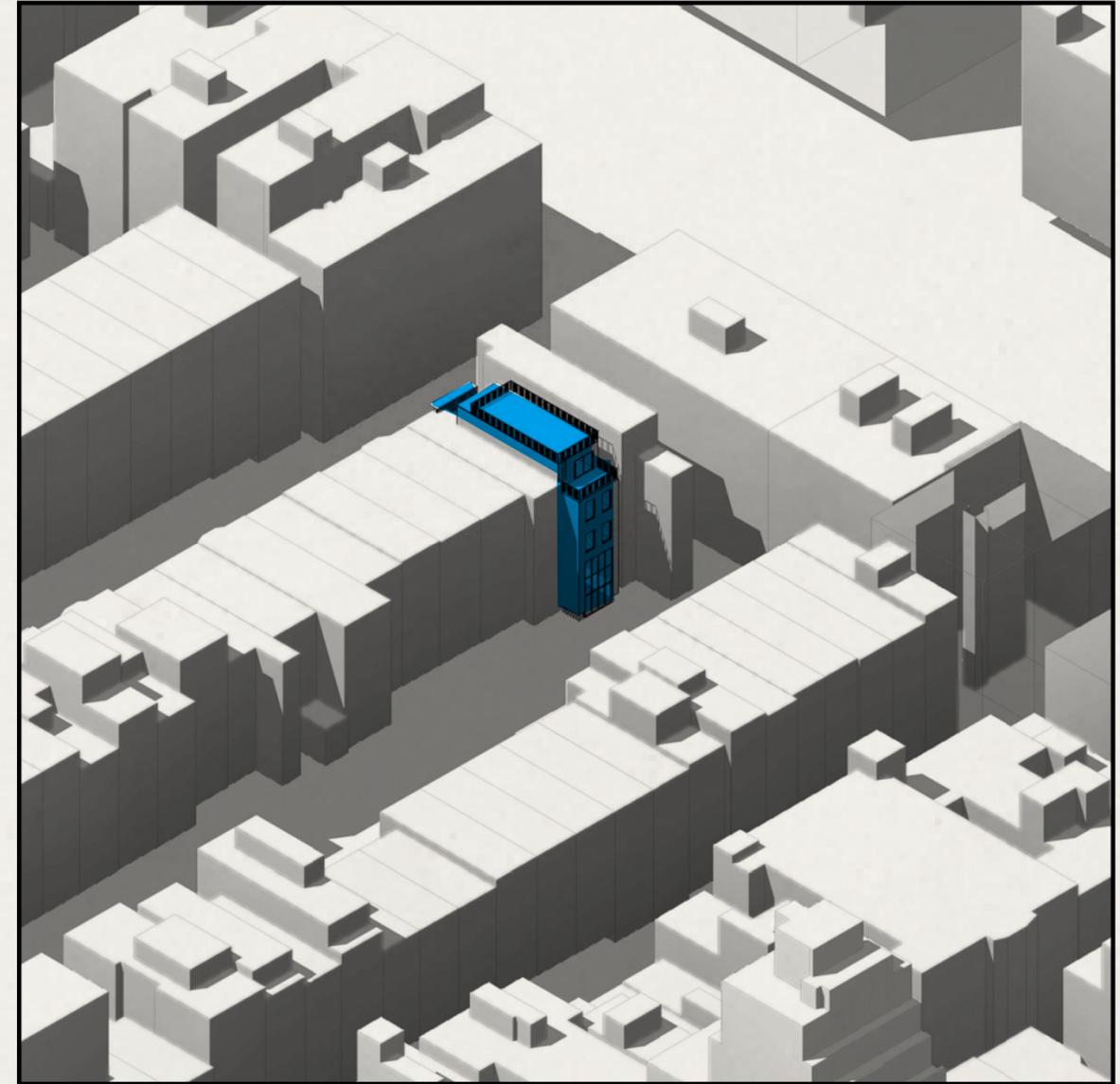
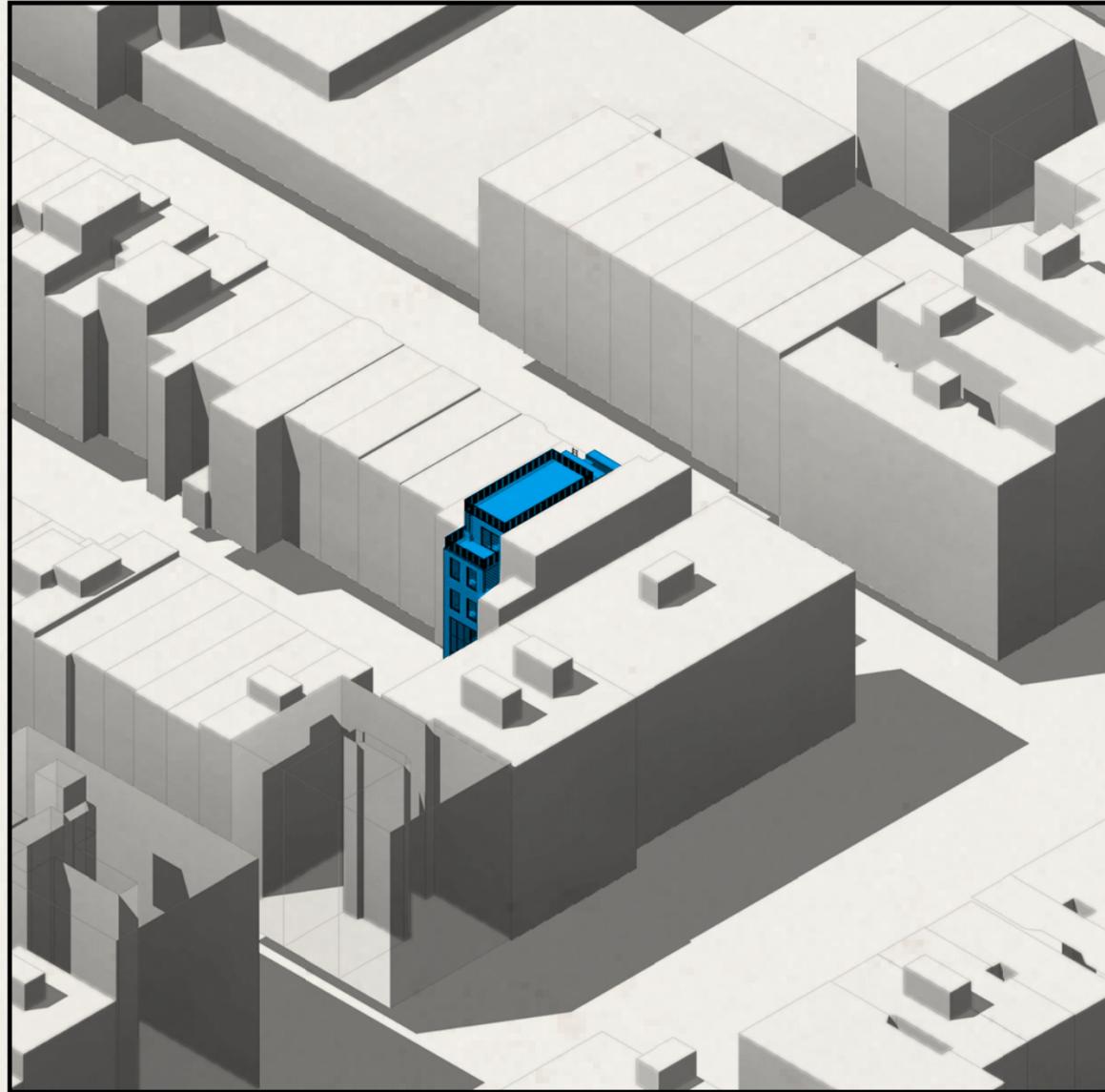
# STREET VIEWS

CONTEXT MODEL FROM NYC.GOV DIGITAL CITY MAP



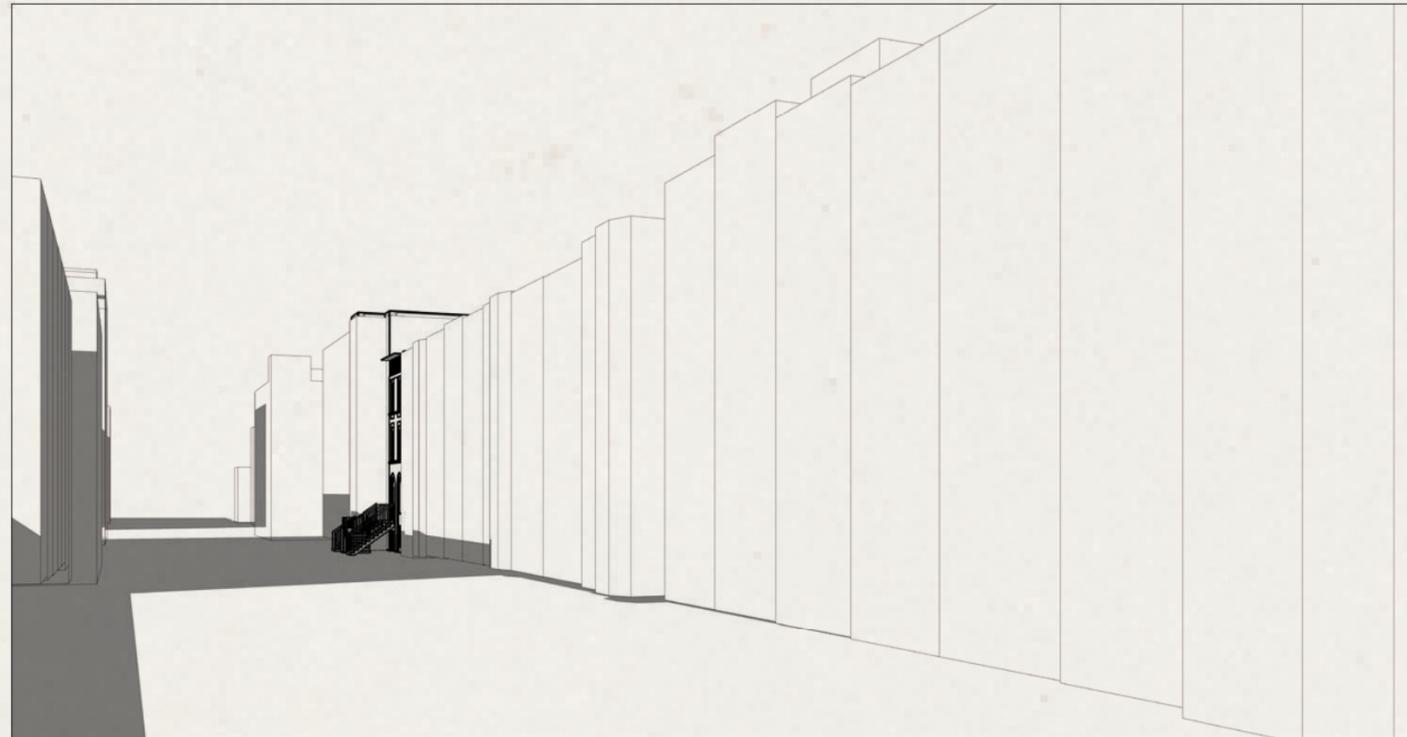
# STREET VIEWS

CONTEXT MODEL FROM NYC.GOV DIGITAL CITY MAP



# STREET VIEWS

CONTEXT MODEL FROM NYC.GOV DIGITAL CITY MAP



# STREET VIEWS

CONTEXT MODEL FROM NYC.GOV DIGITAL CITY MAP

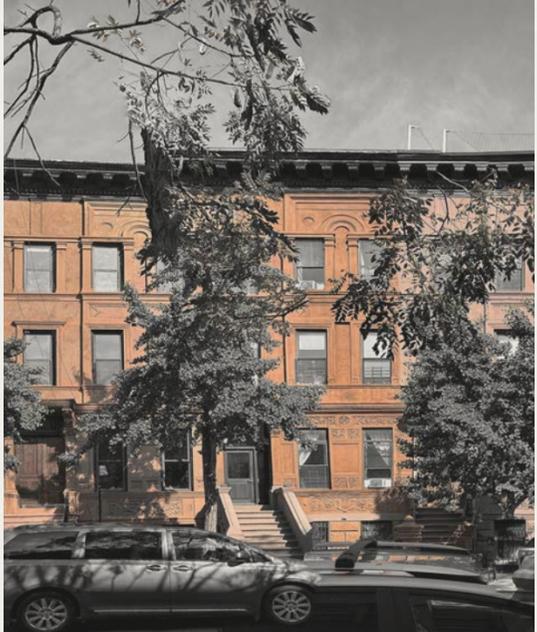
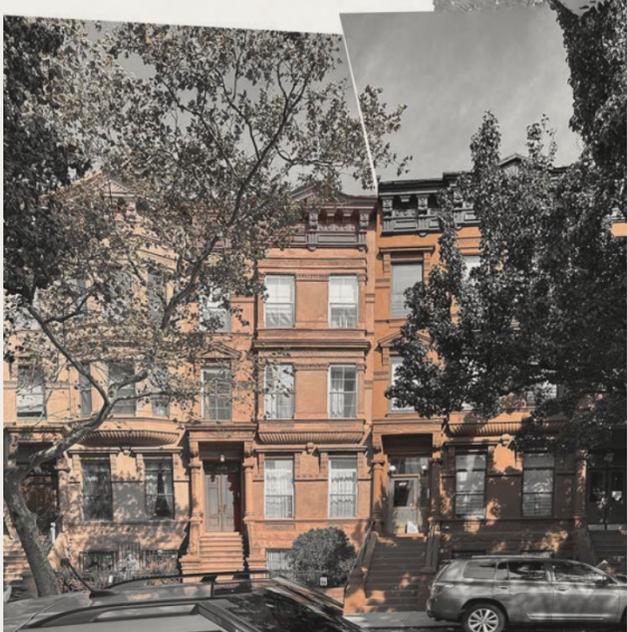
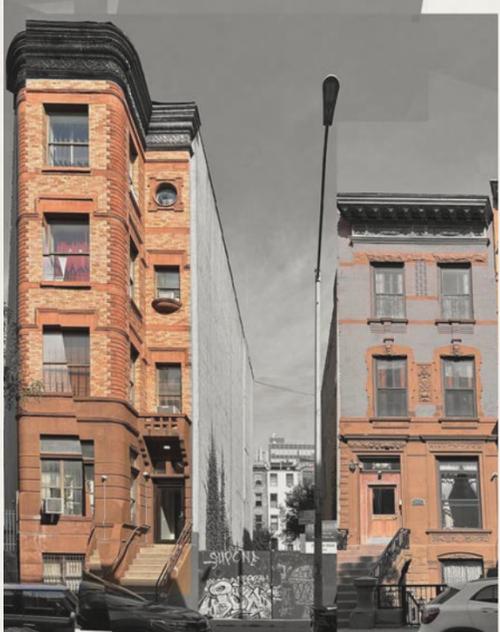


# STREET VIEWS

CONTEXT FROM GOOGLE STREET VIEW



# COLOR ANALYSIS



BELDEN QUAKER



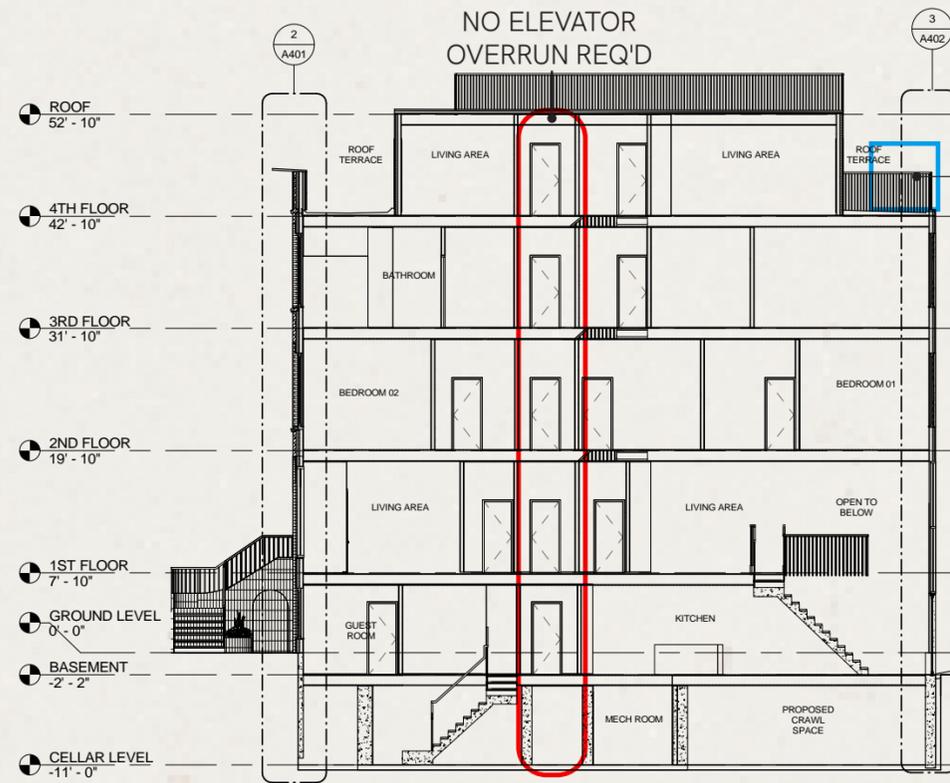
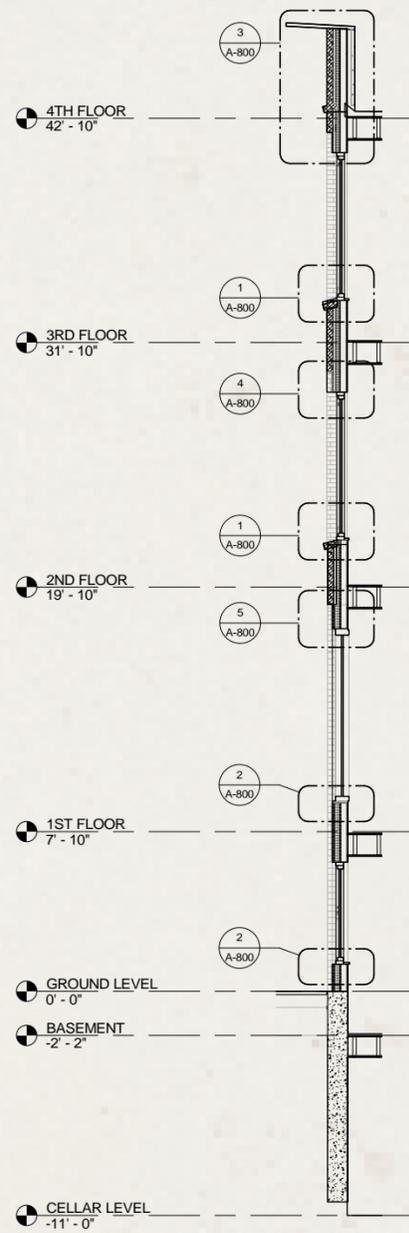
# PROPOSAL



BELDEN QUAKER

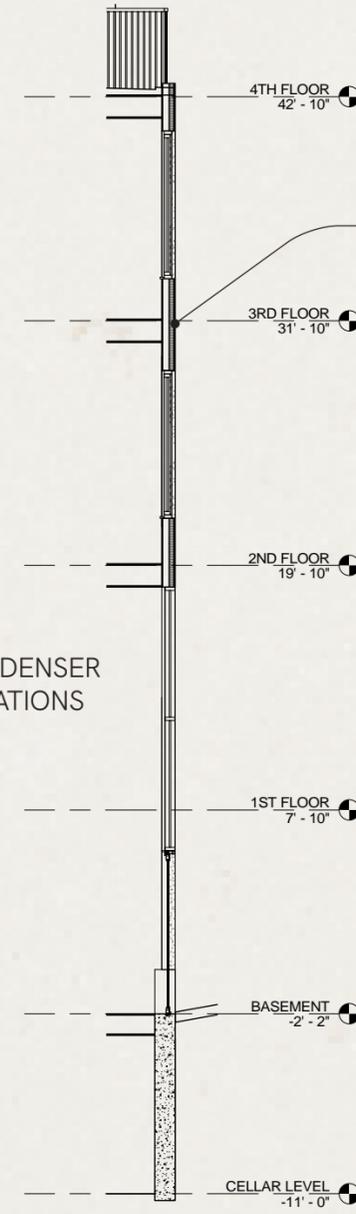


# WALL SECTIONS

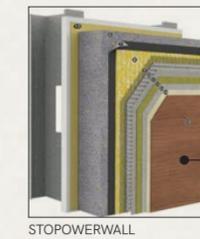


NO ELEVATOR  
OVERRUN REQ'D

CONDENSER  
LOCATIONS

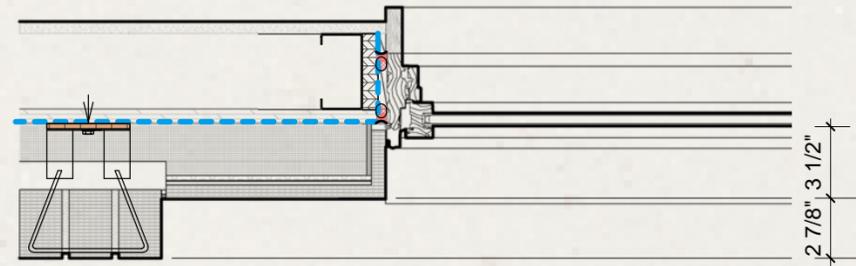


STUCCO APPLIED OVER EIFS SYSTEM  
COLOR TO MATCH BELDEN QUAKER

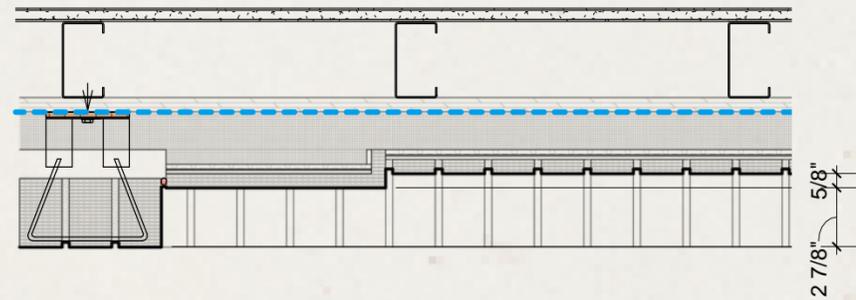


PLASTER

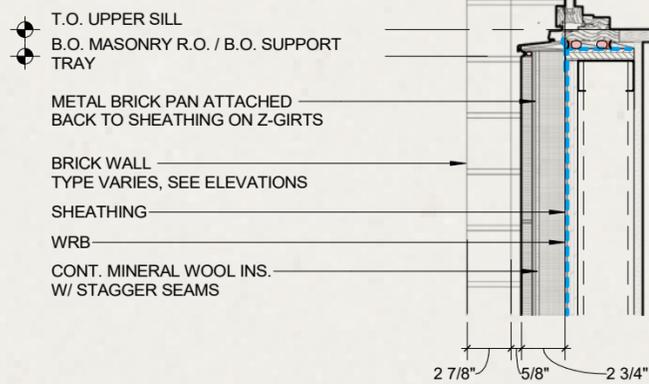
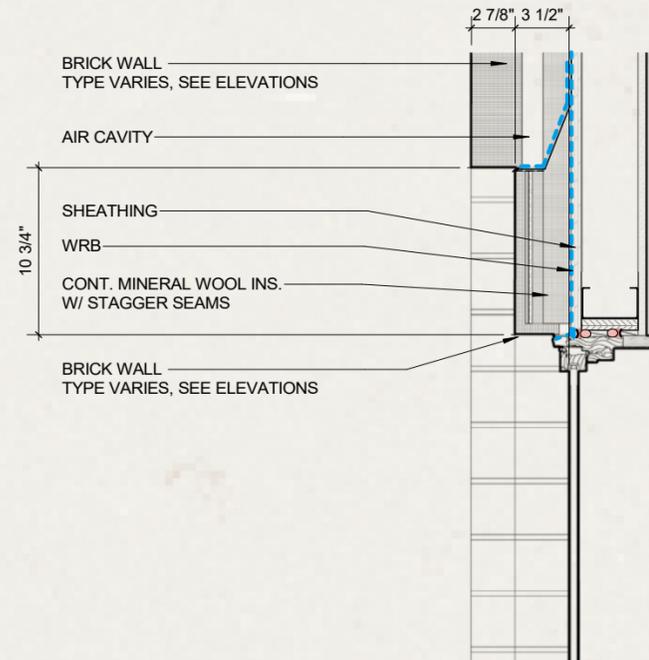
# BRICK DETAILS



PLAN CUT AT WINDOW JAMB

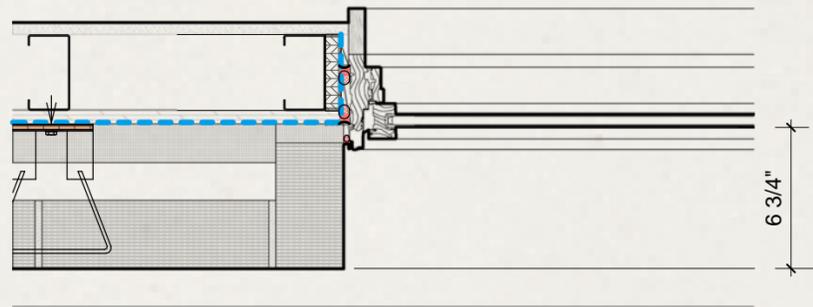


PLAN CUT AT LEVEL 1

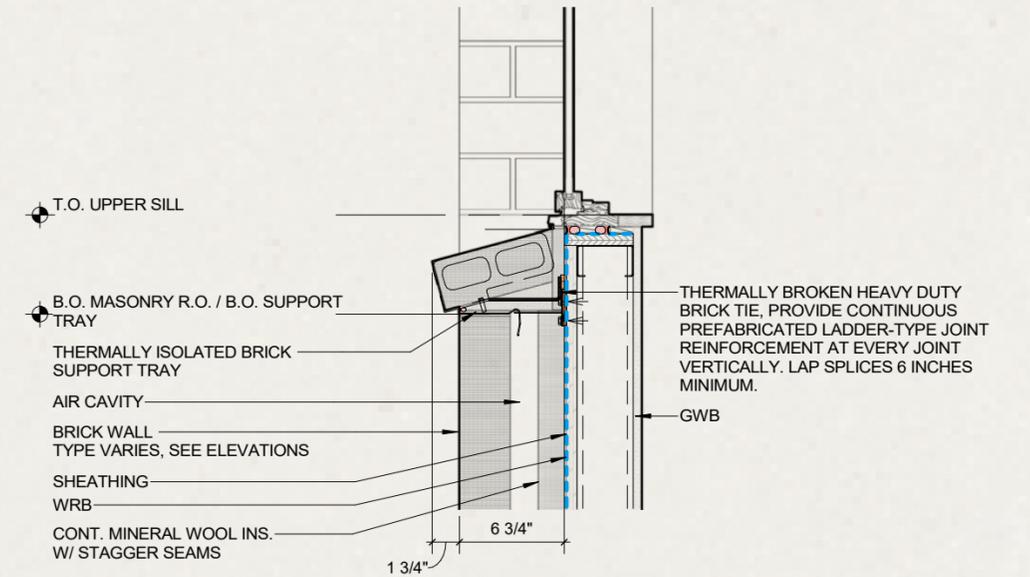
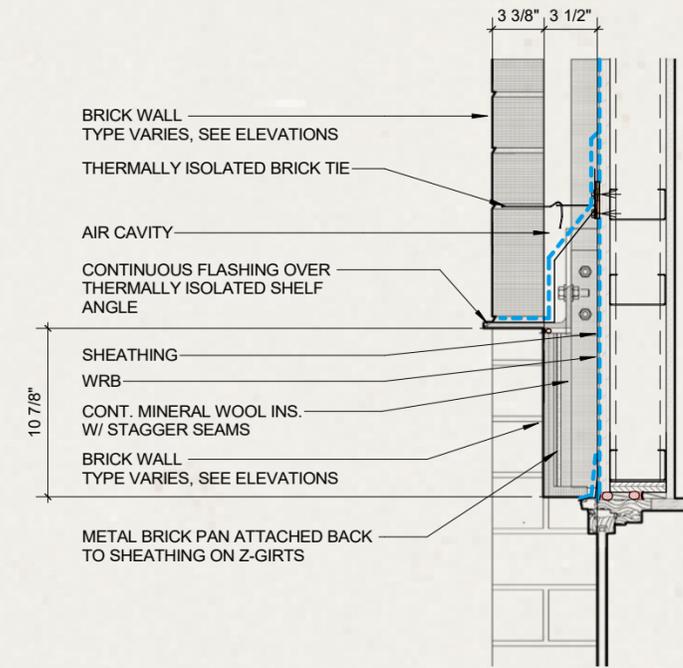


SECTION AT LEVEL 1 ARCH

# BRICK DETAILS

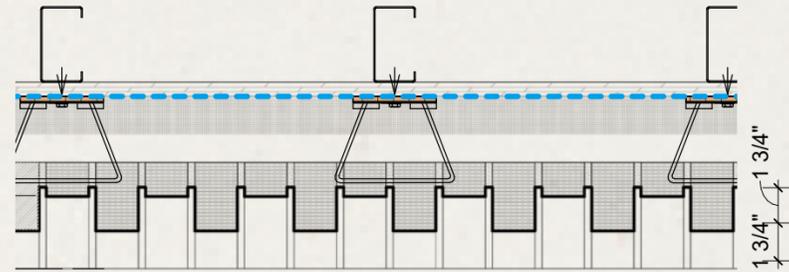


PLAN CUT AT TYPICAL WINDOW JAMB

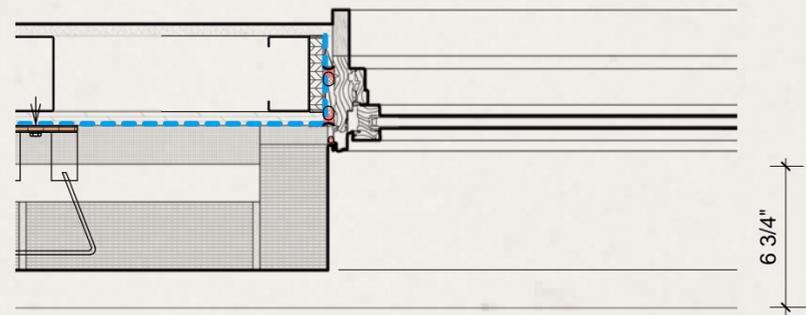


SECTION AT TYPICAL WINDOW

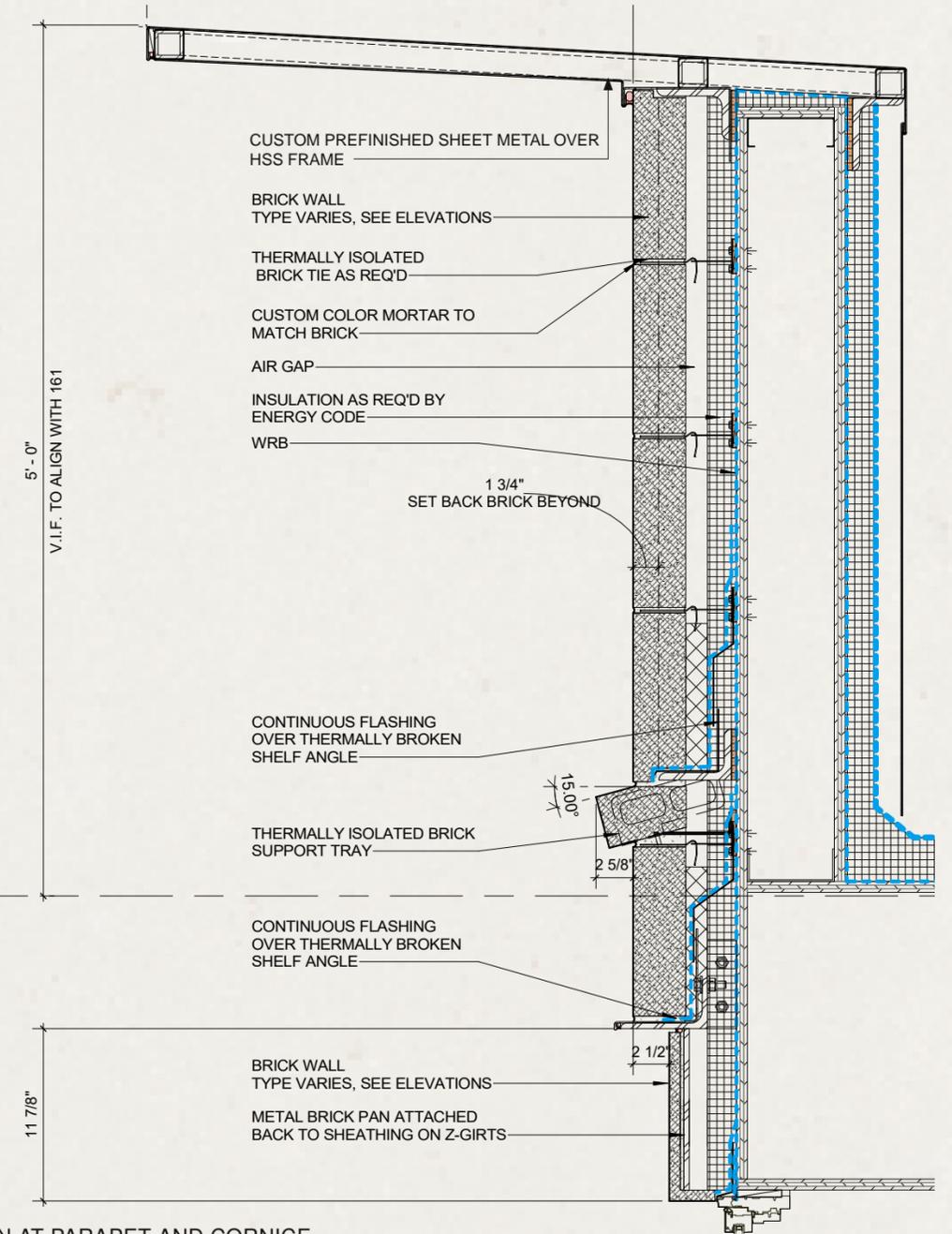
# PARAPET DETAILS



PLAN CUT AT CORNICE



PLAN CUT AT TYPICAL WINDOW JAMB



SECTION AT PARAPET AND CORNICE

# FRONT ELEVATION

THIN BRICK LOCATION

EXPANSION JOINT



# ENTRY DETAILS

## LIGHTING

● LOCATION

**MOD** - LED Outdoor Sconce  
WS-W65607



**dweLED**  
by WAC Lighting

Fixture Type:

Catalog Number:

Project:

Location:

### PRODUCT DESCRIPTION

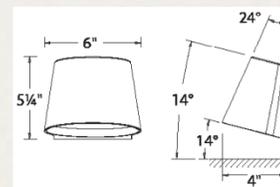
Modernistic and always in fashion. A clean asymmetrical down light.

### FEATURES

- Low profile with effective path illumination
- Weather-resistant powder coated finish
- Light engine is factory sealed for maximum protection from the elements
- Luminaire may be rotated 180° when mounting
- Integrated driver
- Universal driver (120V-220V-277V)
- Color Temperature: 3000K
- CRI: 90
- Rated Life: 70,000 hours

### SPECIFICATIONS

- Construction:** Aluminum body with acrylic diffuser
- Input:** 120V-277V
- Dimming:** 100% - 10% ELV
- Light Source:** High output LED
- Finish:** Bronze (BZ), Graphite (GH), White (WT), Black (BK)
- Standards:** Title 24 California, ETL/cETL, Wet location listed, IP65 Rated, ADA Compliant



WS-W65607

### ORDER NUMBER

Model	Size	Watt	LED Lumens	Delivered Lumens	Finish
WS-W65607	6"	12W	1165	850	<b>BZ</b> Bronze <b>GH</b> Graphite <b>WT</b> White <b>BK</b> Black

Example: WS-W65607-BZ

dweLED.com  
Phone (800) 526.2588  
Fax (800) 526.2585

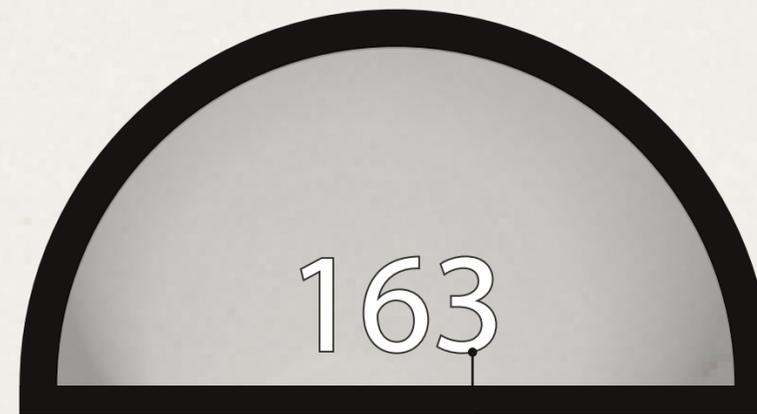
Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760

dweLED retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2019

## SIGNAGE

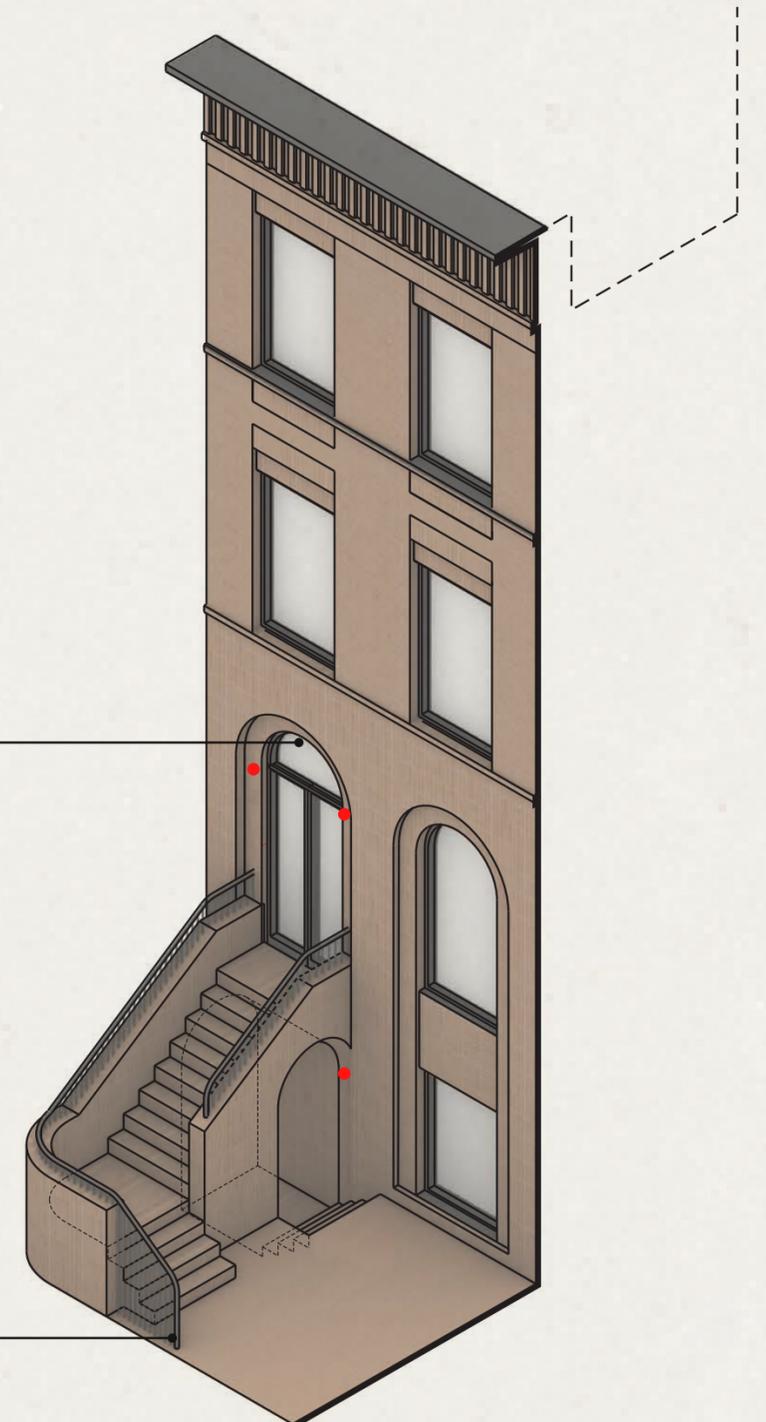


ETCHED LETTERING WITH  
PINSTRIPE BLACK OUTLINE

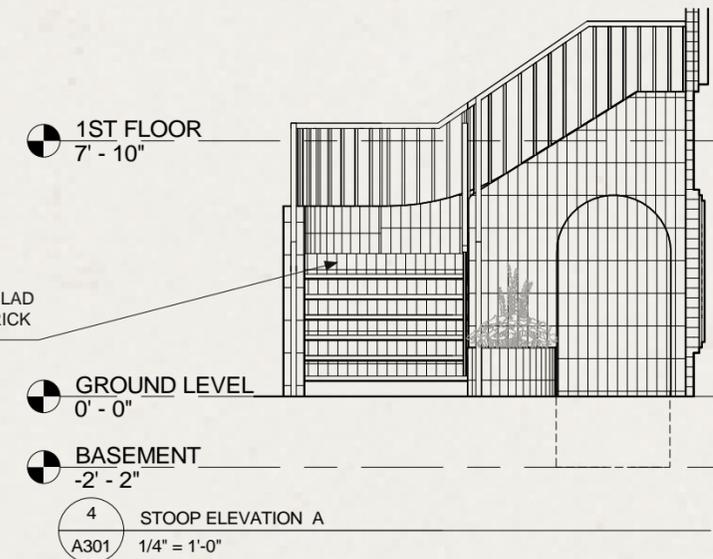
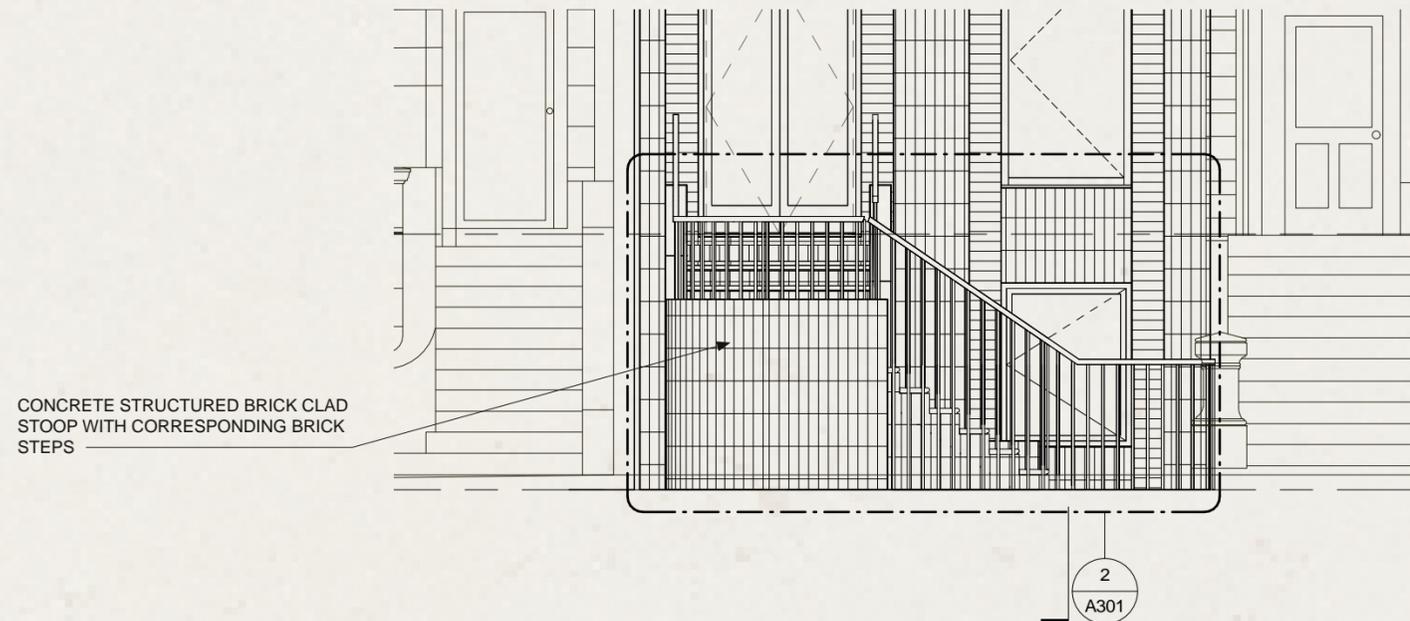
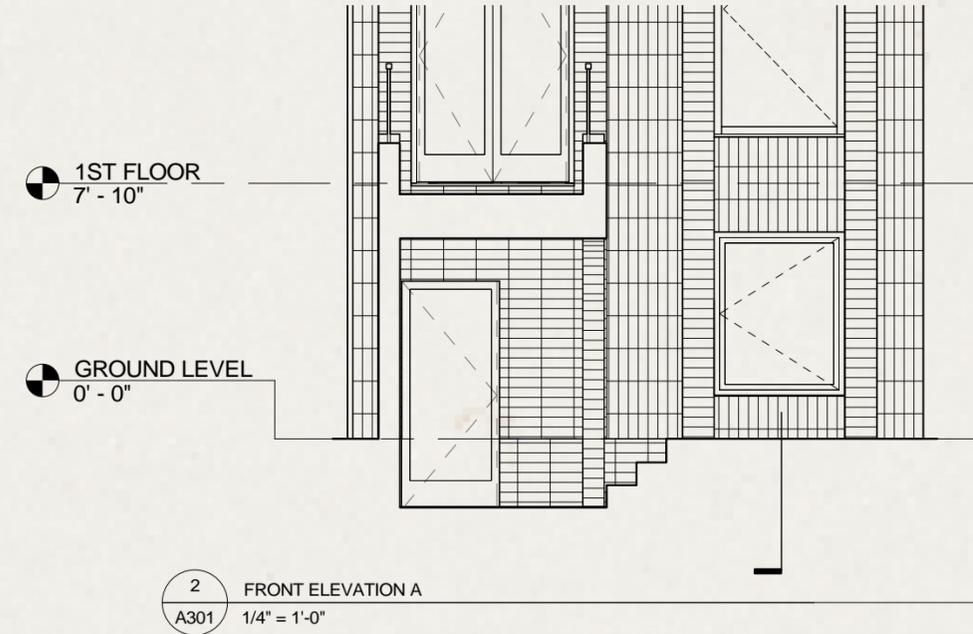
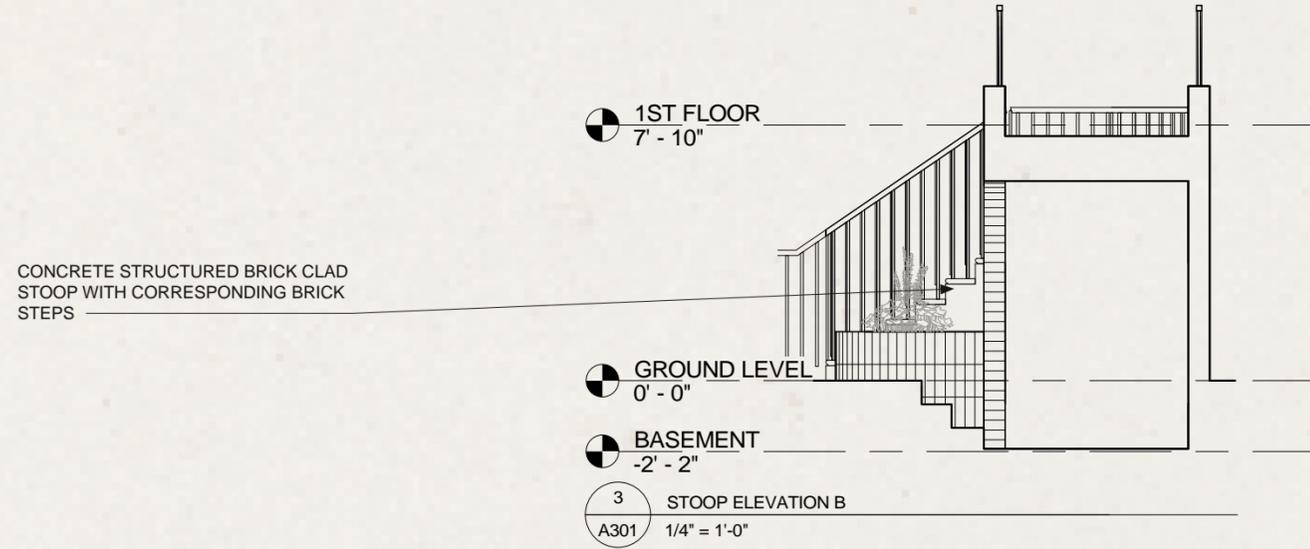
## GUARD RAIL



CUSTOM VERTICAL WROUGHT IRON METAL GUARDRAIL  
1.5" X 1.5" POSTS WITH 0.5" X 1" PICKETS EVERY 4"  
FLAT BLACK FINISH



# STOOP ELEVATIONS



# WINDOWS

## Pella® Reserve™ Contemporary Clad/Wood

Simple and sophisticated designs that embody the tenets of pure, contemporary style.



- Easy-to-learn Pella Steady Set™ interior installation system**  
 Pella Steady Set Interior Installation System is a revolutionary, award-winning and safer way to install new construction windows.<sup>1</sup> The simple system is the fastest, most labor efficient wood window installation system with uncompromising quality.<sup>2</sup> Available on select windows.
- Clean lines**  
 Bring your vision to life with expansive glass options combined with some of the narrowest sightlines in the industry.
- Modern hardware**  
 Our renowned, exclusive hardware has set the bar for the industry. Featuring sleek lines, the Saldo foldaway crank adds the perfect finishing touch.
- Architectural interest**  
 Our industry-leading modern designs with through-stile construction deliver a clean sash joint with pure, 90-degree exteriors. Square grille profiles provide another layer of design flexibility.
- Virtually unlimited customization**  
 If you can dream it, we can build it with our most customizable product line. From extra tall to extra wide, Pella can craft unique windows that complement your aesthetic. Custom sizes, grille patterns and designs, finishes, wood types and glass options are available.
- Tailor-made solutions**  
 From preliminary drawings to installation, Pella's expert team of architects, engineers, drafters and consultants can work to deliver custom window and door solutions for your project. Partner with Pella to achieve your unique vision without concessions.
- Cutting-edge innovation**  
 Our intentional innovations solve modern-day inconveniences without compromising on design. Preserve the beauty of Pella Reserve windows and doors while protecting what matters most with integrated security sensors.
- Durable interiors and extruded aluminum exteriors**  
 To help save you time on the jobsite, interior finish options are available in a variety of paints, stains and primed and ready to paint. To complement your exterior aesthetic, choose from our carefully curated color palette or define your own custom color for your project.
- ENERGY STAR® certified<sup>1</sup>**  
 Pella wood products offer energy-efficient options that will meet or exceed ENERGY STAR guidelines in all 50 states.
- Testing beyond requirements**  
 At Pella, our products are tested beyond requirements to help ensure they have long-lasting performance and reduce call-backs for you.
- Best limited lifetime warranty<sup>2</sup>**  
 Pella Reserve products are covered by the best limited lifetime warranty in the business for wood windows and patio doors.<sup>2</sup>



Available in these window and patio door styles:



Special shape windows also available.

<sup>1,2</sup> See back cover for disclosures.



### Product Specifications

Window & Patio Door Styles	Min. Width	Min. Height	Max. Width	Max. Height	Performance Class & Grade	Performance Values			Frame / Install
						U-Factor	SHGC	STC	
Awning	13-3/4"	13-3/4"	73"	73"	LC30-CW50	0.19-0.48	0.15-0.55	26-34	Pella Steady Set™, Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould
Casement	13-3/4"	13-3/4"	47"	108"	R30-CW50	0.19-0.48	0.15-0.54	26-34	
Fixed Casement/Fixed Awning	10"	13-3/4"	144"	144"	CW30-CW50	0.16-0.50	0.16-0.50	28-33	
In-Swing Hinged Patio Door (Single)	24"	48"	48"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	Fold-out Fin, Block Frame, EnduraClad Exterior Trim / Brickmould,
In-Swing Hinged Patio Door (Double)	48"	79-1/2"	96"	119-1/2"	LC40-LC55	0.25-0.29	0.14-0.40	31-35	
Out-Swing Hinged Patio Door (Single)	24"	48"	48"	119-1/2"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Out-Swing Hinged Patio Door (Double)	48"	48"	96"	119-1/2"	LC40-LC70	0.25-0.30	0.14-0.39	30-36	
Sliding Patio Door (OX, XO)	60"	74"	120"	120"	R20-LC50	0.26-0.31	0.20-0.51	0.28-0.33	
Sliding Patio Door (OXO)	90"	74"	180"	120"	R20-LC35	0.26-0.31	0.20-0.51	-	
Sliding Patio Door (OXXO)	117"	74"	237"	120"	R20-LC35	0.26-0.31	0.20-0.51	-	For more info visit PellaADM.com
Multi-Slide Patio Door	41-7/8"	50-1/2"	713-5/8"	119-1/2"	R15-LC25 <sup>1</sup>	0.30-0.36	0.15-0.46	31	
Bifold Patio Door	32-1/8"	41"	425-7/8"	119-1/2"	R15-LC25 <sup>1</sup>	0.26-0.44	0.13-0.45	-	

Window sizes available in 1/8" increments  
 Special sizes available. For more information regarding performance, visit [pella.com/performance](http://pella.com/performance). For more information regarding frame and installation types, visit [PellaADM.com](http://PellaADM.com).

### Grilles

#### Integral Light Technology<sup>3,4</sup>

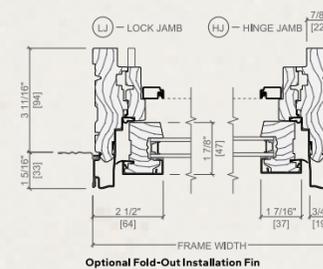
Choose the look of true divided light or make cleaning easier by selecting grilles-between-the-glass.



### Attention to Detail

#### Cross Sections

The venting casement cross sections provide visual reference to the squared-off profile on both the lock and hinge jamb and the consistent sightline this will provide from interior through to exterior.



Optional Fold-Out Installation Fin

<sup>3,4</sup> See back cover for disclosures.

### Window Hardware

#### Modern Collection

Achieve the ultimate contemporary look with exclusive hardware designed by Pella. Our renowned modern hardware has set the bar for the industry. Featuring sleek lines, the Saldo fold-away crank adds the perfect finishing touch.



Fold-away Crank Saldo

Finishes:



#### Patio Door Hardware

#### Modern Collection

BALDWIN

Select modern hardware created in collaboration with Baldwin® to achieve the ultimate contemporary look with sleek finishes.



Hinged & Bifold Patio Door Handle Spiere

Sliding & Multi-Slide Patio Door Handle Plazo

Multi-Slide Patio Door Handle<sup>5,6</sup>

Finishes:



#### Essential Collection

Elevate your style and transform a home with elegant selections.



Hinged & Bifold Patio Door Handle Standard

Sliding Patio Door Handle Standard

Multi-Slide Patio Door Handle<sup>5,6</sup>

Finishes:



Additional hardware collections available. Visit [PellaADM.com](http://PellaADM.com) for more information.

### Colors

#### Wood Types

Choose the wood species that best complements your project's interior.



Custom solutions:



<sup>5,6,7</sup> See back cover for disclosures.

# REAR SITE PHOTOS



# REAR ELEVATION

STUCCO TO MATCH  
BELDEN QUAKER

PELLA CASEMENT BLACK  
SURROUND



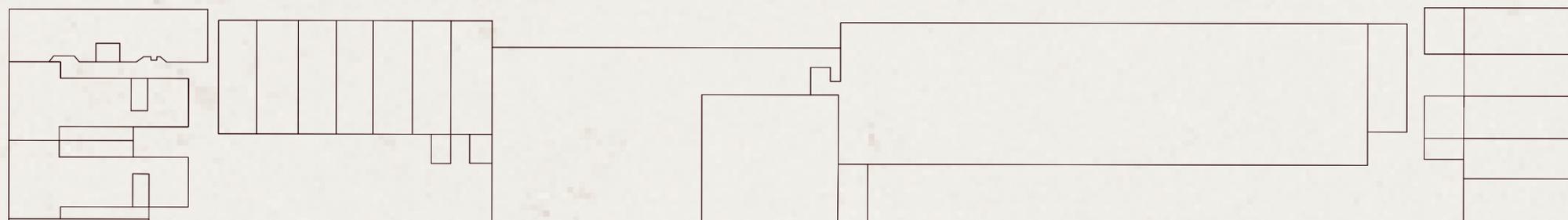
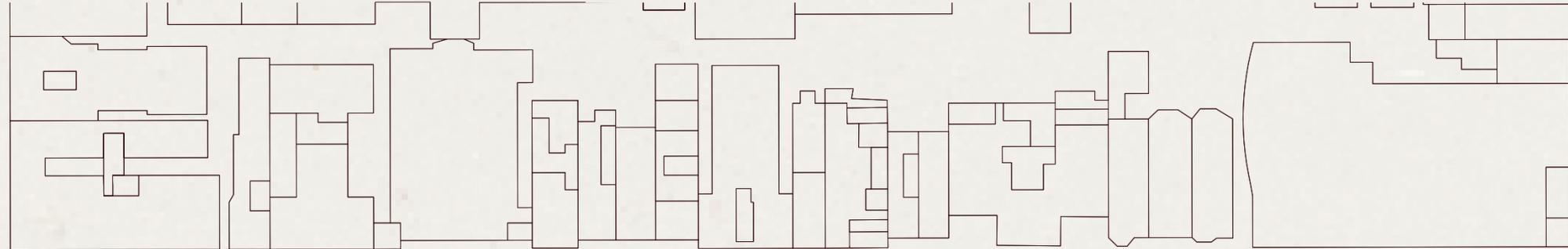
1 REAR ELEVATION  
A302 1/4" = 1'-0"

# REAR PERSPECTIVE



# REAR EXTENTS

-  PROJECT EXTENTS
-  MEETS OR EXCEEDS EXTENTS













# ZONING

## ZONING INFORMATION

RT-2 (C2-4 OVERLAY)

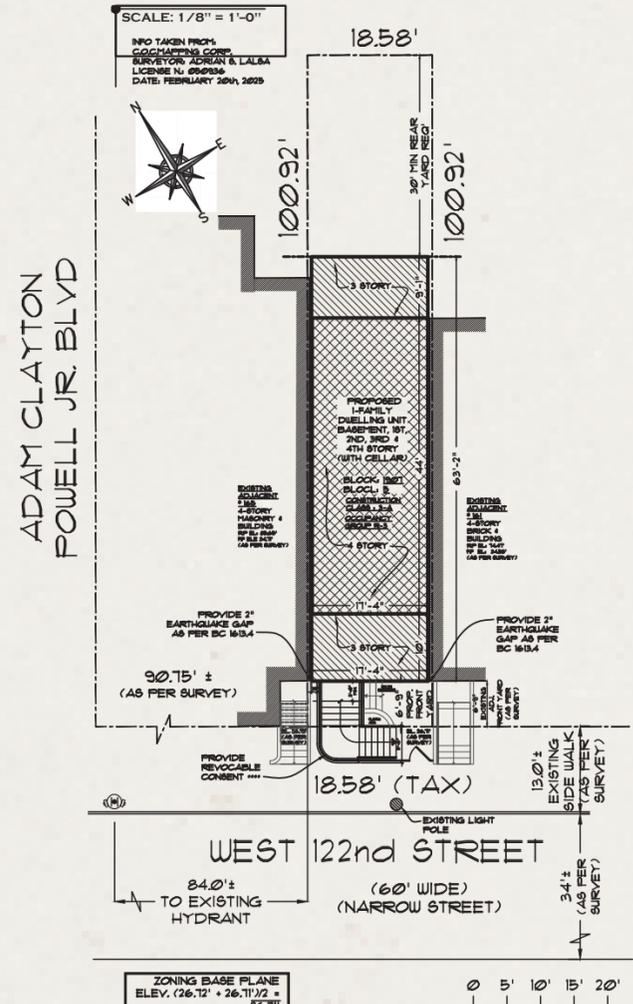
LOT AREA:	1,875.09#		
YARDS:	REQUIRED	PROPOSED	ZONING SECTION
FRONT:	NOT REQUIRED	6'-9" ALIGNED	(23-322)
REAR:	30' MIN	30'-0"	(23-342 (a)X2X1)
SIDE YARD:	0'	0'	(23-334 (b))

BUILDING HEIGHTS - ZR 23-432  
 MINIMUM BASE HEIGHT : 40'-0"  
 MAXIMUM BASE HEIGHT : 65'-0"  
 MAXIMUM BUILDING HEIGHT : 75'-0"

BUILDING HEIGHT 52'-10"

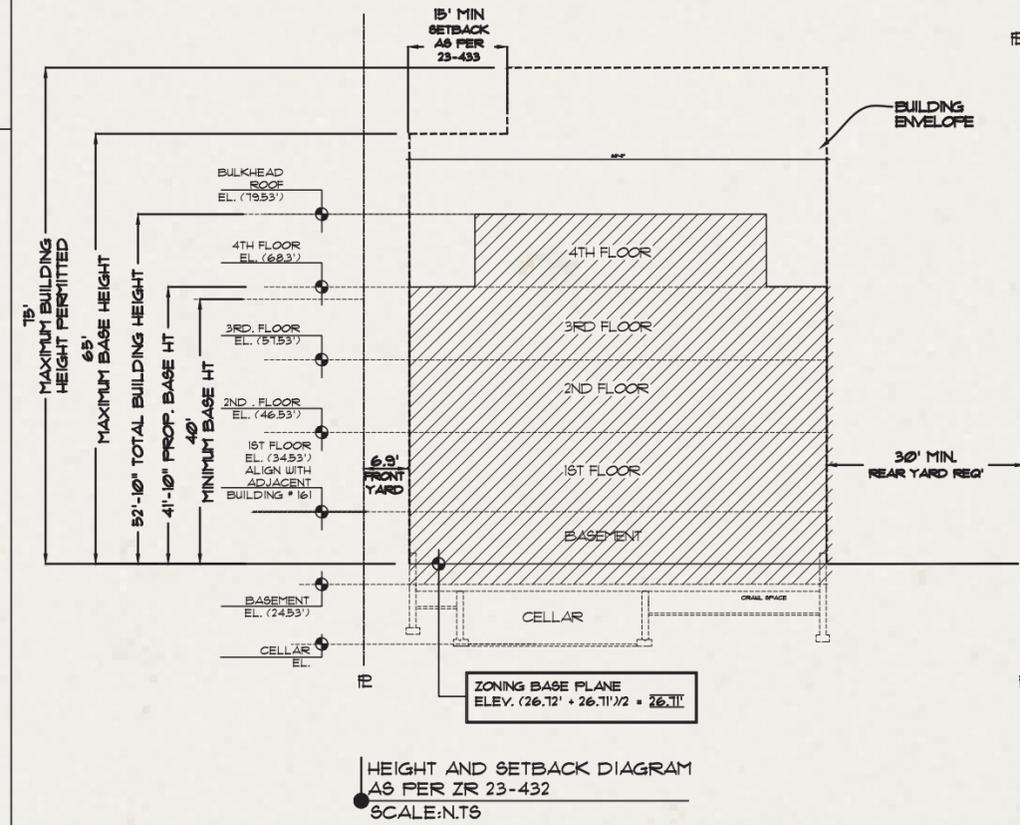
## PLOT PLAN

SCALE: N/T/S



## SECTION DIAGRAM

SCALE: NOT TO SCALE



## LEGEND

- EXISTING
- NEW
- ZONING LOT LINE
- RIDGE LINE
- EXISTING TREE
- PROPOSED TREE

# ZONING

## ZONING CALCULATIONS

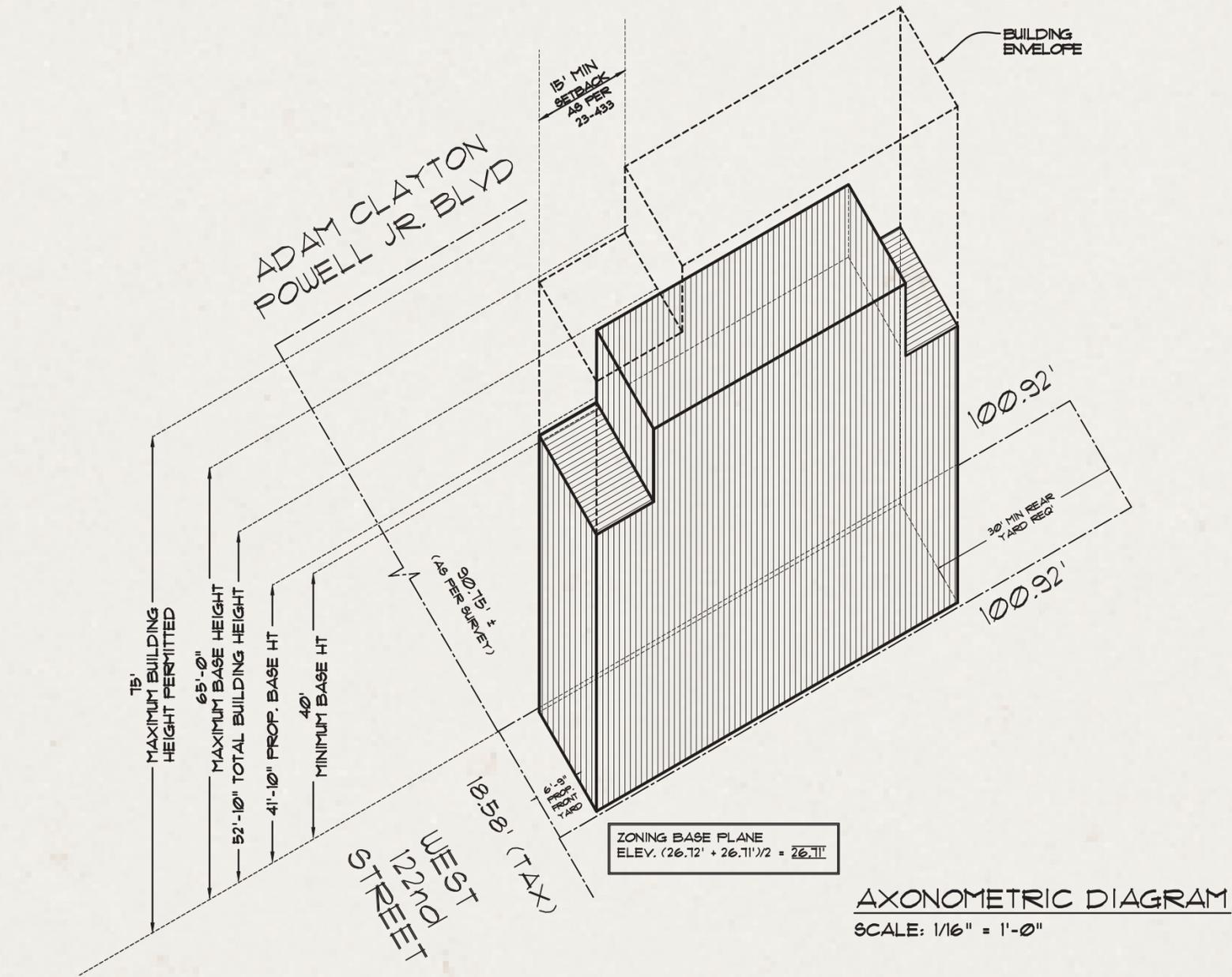
RT-2 (C2-4 OVERLAY)				(COY)
CALCULATION				ZR SECTION
LOT AREA	18.58' x 100.92' = 1,875.09 SQ FT (NARROW STREET)			23-10
MAX F.A.R	x 3.44' = 6,450.31 ALLOWABLE			23-22
(SEE BREAKDOWN DIAGRAM)				
	GROSS F.A	DEDUCTION		TOTAL F.A. (PER FLOOR)
FLOOR AREAS	CELLAR	567.40*	0.0*	= 567.40*
	BASEMENT	1,142.24*	0.0*	= 1,142.24*
	1ST FL.	1,142.24*	199.55*	= 942.69*
	2ND FL.	1,142.24*	0.0*	= 1,142.24*
	3RD FL.	1,142.24*	0.0*	= 1,142.24*
	4TH FLOOR	762.50*	0.0*	= 762.50*
	TOTAL	TOTAL GROSS = 5,258.84*		
TOTAL F.A.	= 5,131.89 SQ. FT. < 6,450.31 SQ. FT. = OK			OK
LOT COVERAGE	80% MAX REQ' 1,875.09* x 80% = 1,500.07* MAX PROVIDED: 1,142.24* (60.9%) < 1,500* OK			23-362a
DWELLING UNITS (MAX FLOOR AREA/680)	6,450.31/680 = 9.4 = 9 UNITS PROPOSED 1 D.U. OK			23-52b
MIN. LOT AREA & LOT WIDTH	REQ. LOT AREA: 1,700* REQ. LOT WITH: 18' EX. LOT AREA: 1,875.09* EX. LOT WITH: 18.58' OK			23-12
REQ'D. YARDS	FRONT YARD: NOT REQUIRED PROPOSED: 6'-9" (ALIGNED WITH ADJACENT BUILDING)			23-322
	SIDE YARD: 0' OR 5'. PROPOSED = 0' OK			23-334(b)
	REAR YARD: MIN REQ' 30'0" < 30'-0" PROVIDED OK			23-342 (a)(2)(1)
MAX. HEIGHT	MIN. BASE HT. = 40' PROP. 41'-10" MAX. BASE HT. = 65' PROP. 52'-10" MAX BLDG. HT. = 75' PROP. 52'-10" PROPOSED BLDG. HT. = 52'-10" OK			23-432
REQ'D. PARKING	1 D.U. x 50% = 5 = (1) SPACE REQ' PARKING WAIVERS REQ. = UP TO 25 SPACES 1 < 25 OK NO PARKING REQUIRED			(25-212)(b)
BICYCLE PARKING REQ'	REQ' 1 PER 2 DWELLING UNIT = 1 D.U. = 1 BICYCLE PARKING REQ' WAIVED FOR BUILDINGS LESS THAN 10 DWELLING UNITS PROVIDED: 1 D.U. < 10 OK			(25-80) (25-81a)
STREET TREE PLANTING	- NOT REQUIRED FOR SINGLE OR TWO FAMILY - REFER TO ST-1 FORM			23-611 (a)

## LEGEND

- EXISTING
- NEW

- ZONING LOT LINE
- RIDGE LINE

- EXISTING TREE
- PROPOSED TREE



# LETTER OF SUPPORT

## **Proposed New Building at 163 West 122nd Street**

To Whom It May Concern at the New York City Landmarks Preservation Commission:

We are writing as neighboring residents of **163 West 122nd Street** to express our support for the proposed new construction project.

We are excited by the contemporary design and believe it is a thoughtful and respectful addition to the block. The building's height and massing align with neighboring structures, the penthouse will not be visible from the public street, and the proposed materials are appropriate in tone and quality, reinforcing the historic character and rhythm of the streetscape.

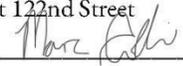
We have discussed the project with the applicant and appreciate their commitment to responsible construction practices and clear communication with nearby residents.

We would welcome the proposed building and our future neighbors to the block.

Sincerely,

**Name:** Marc Collier

**Address:** 161 West 122nd Street

**Signature:** 

**Date:** 01/28/2026

*Thank You!*



KANNER DESIGN WORKS

March 10, 2026  
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-26-00098

**163 West 122nd Street – Mount Morris Park**

**Historic District Extension – 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.