

May 19, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-02329

35 West 83rd Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 215 8714

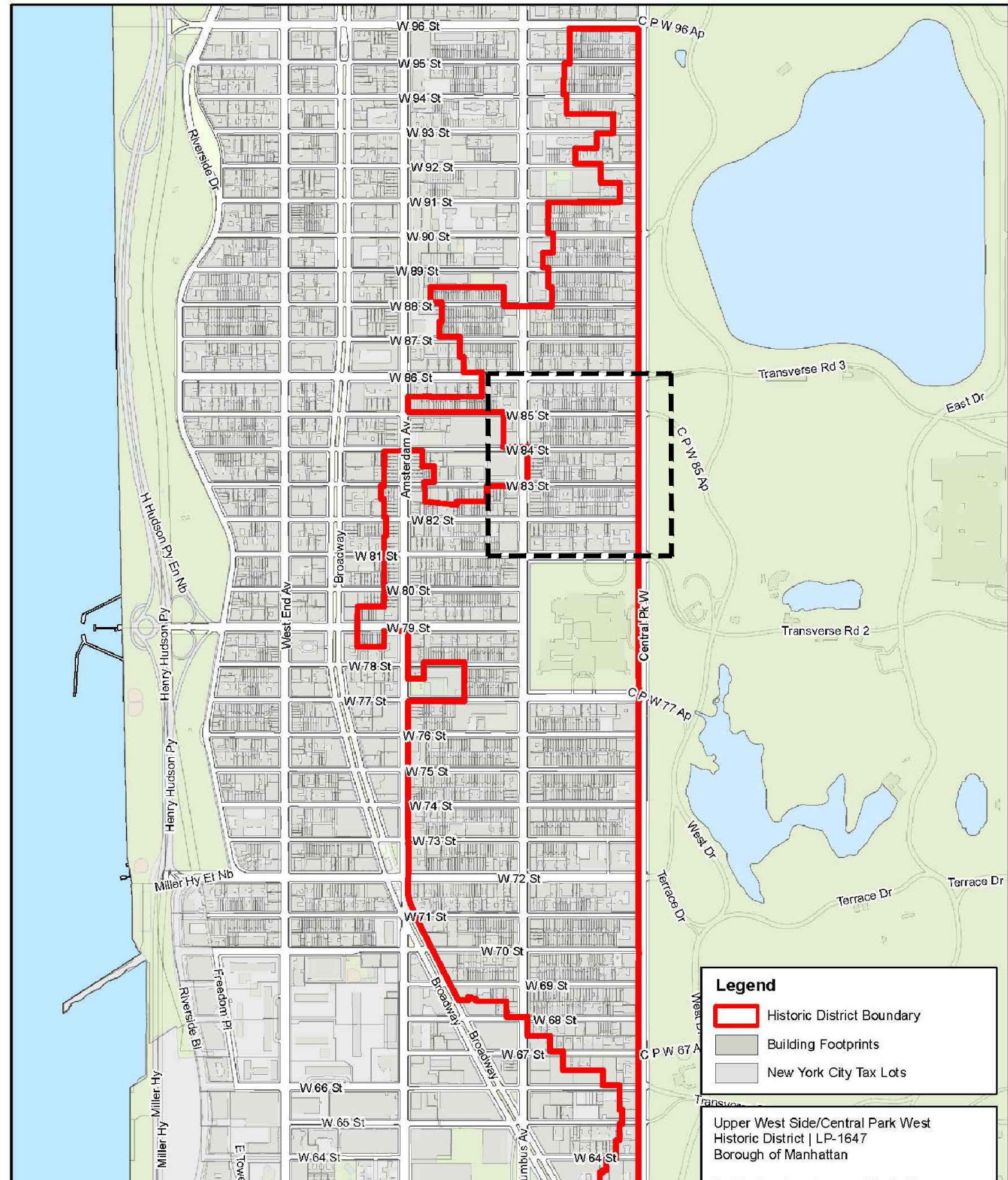
Passcode: 958652

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.



CENTRAL PARK WEST HISTORIC DISTRICT MAP

PROJECT LOCATION: 35 WEST 83RD ST NEW YORK, NY 10024

DOCKET # LPC-26-02329

BLOCK: 1197 LOT: 18

ZONING: R8B MAP: 5d

HISTORIC DISTRICT: Upper West Side/Central Park West Historic District

Property Description: An Italianate style rowhouse designed by Andrew Spence and built in 1870-1874.

PROPOSED SCOPE OF WORK:

The proposed project involves a comprehensive rehabilitation of the four-story single-family rowhouse. The scope is focused on the meticulous restoration of the primary 1870s street-facing facade; the reconstruction of the deteriorated rear facade; and a rooftop addition. The plan preserves the building's historic character while performing necessary repairs to ensure it remains a safe and functional home.

35 West 83rd Street

LPC Public Hearing

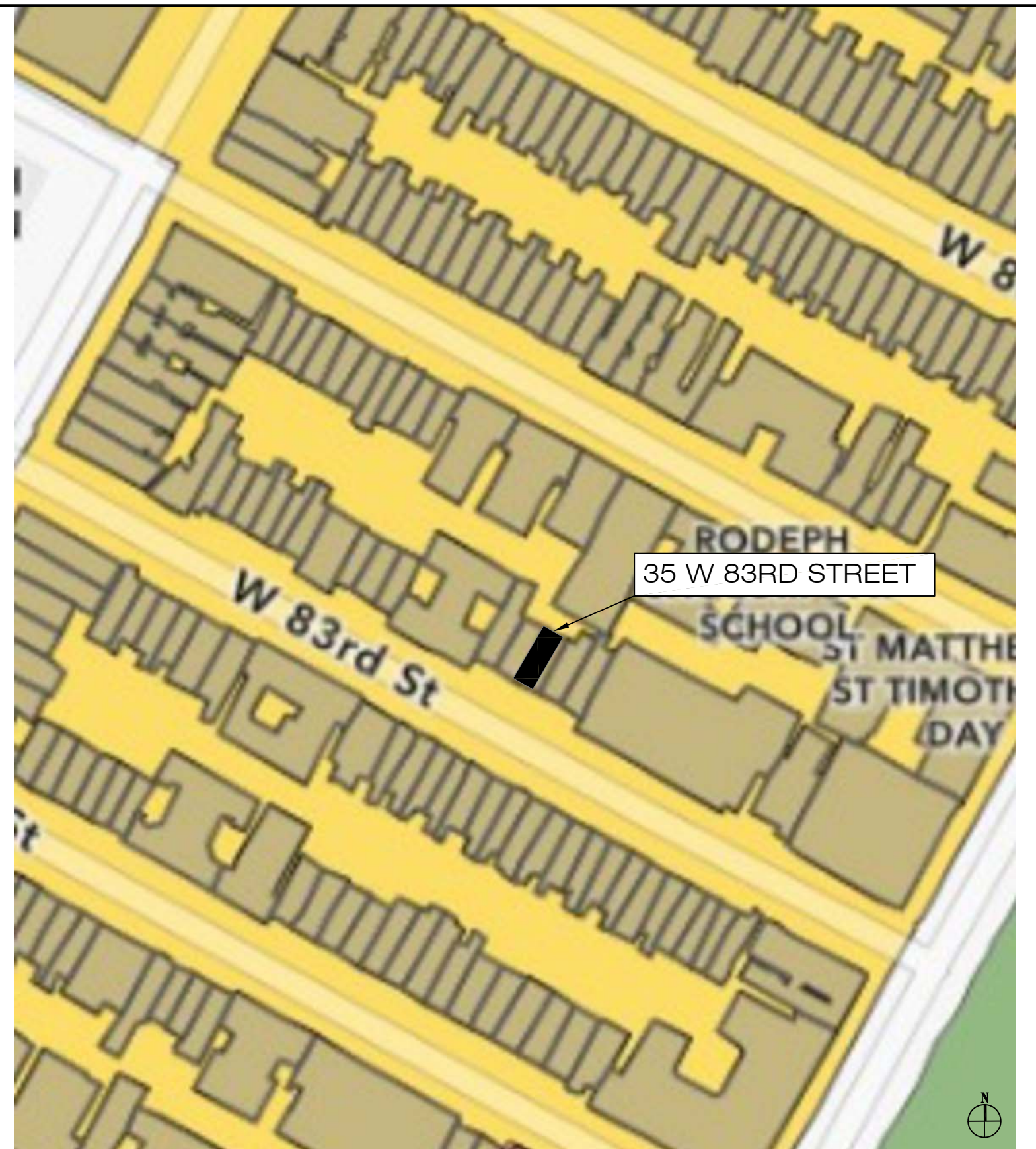
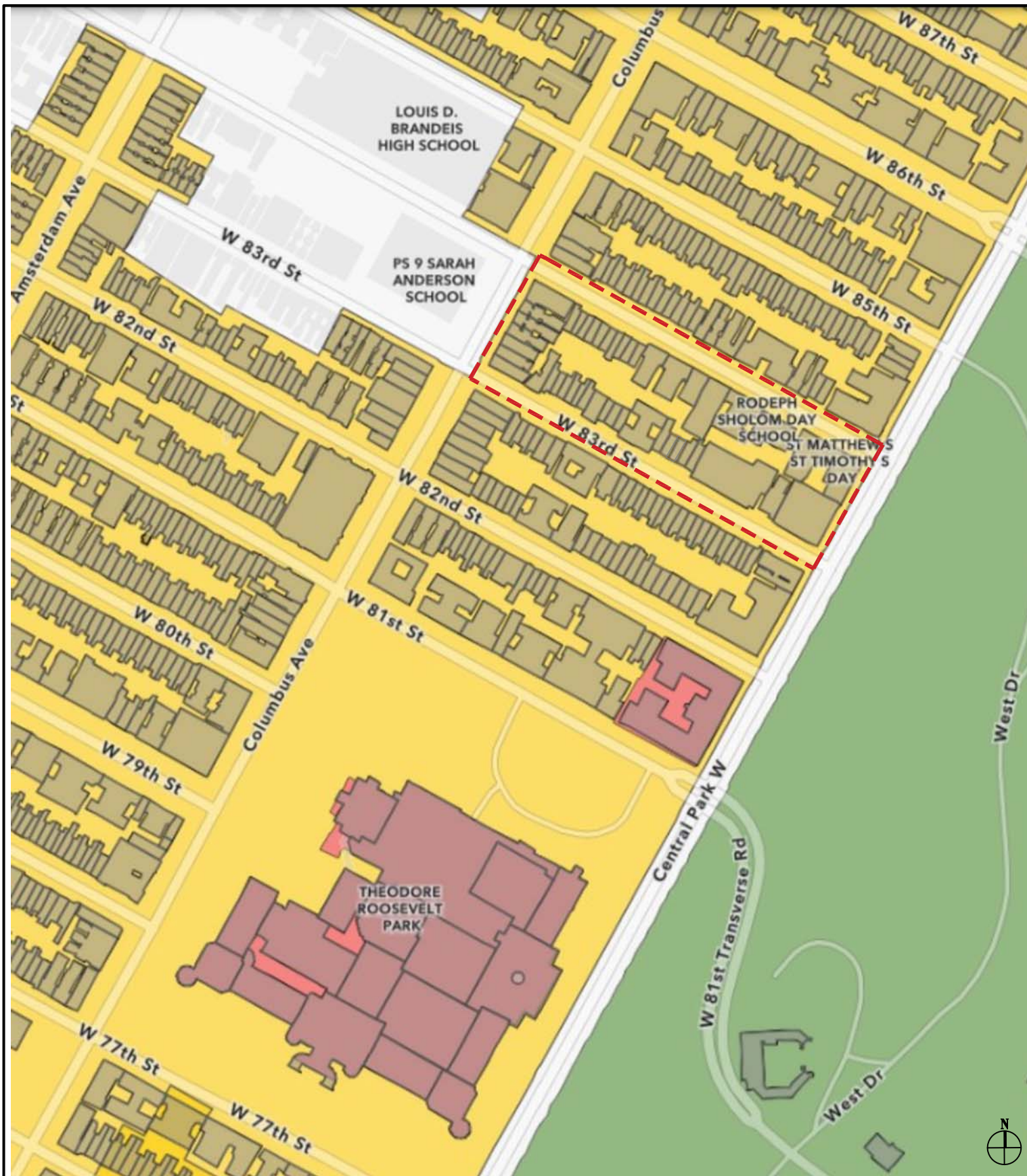
19 May 2026

DRAWING LIST:

1. HISTORIC DISTRICT - SITE MAP
2. HISTORIC DISTRICT - SITE MAP
3. HISTORIC PHOTOS
4. BLOCK PLAN
5. BLOCK AERIAL VIEW
6. EXISTING CONDITIONS - (83RD ST VIEW)
7. EXISTING BUILDING PHOTOS - FRONT FACADE
8. EXISTING BUILDING PHOTOS - REAR FACADE
9. ROOFTOP EXISTING CONDITIONS
10. EXISTING CONDITIONS - FRONT YARD/CURB CUT
11. BLOCK ELEVATIONS - 83RD ST VIEW
12. BLOCK ELEVATIONS - REAR VIEW
13. EXISTING PLAN
14. EXISTING PLAN
15. EXISTING PLAN
16. EXISTING BUILDING SECTION
17. PROPOSED ZONING COMPLIANCE
18. PLOT PLAN
19. PROPOSED PLANS
20. PROPOSED PLANS
21. PROPOSED PLANS
22. PROPOSED PLANS
23. FRONT ELEVATION EXISTING & PROPOSED
24. REAR ELEVATION EXISTING & PROPOSED
25. SIDE (WEST) ELEVATION
26. SIDE (EAST) ELEVATION
27. SIGHTLINE SECTION
28. FRONT ELEVATION WINDOWS - EXISTING & PROPOSED
29. REAR ELEVATION WINDOWS - PROPOSED
30. PROPOSED MASSING
31. MOCK UP PHOTO
32. MOCK UP PHOTO
33. VISIBILITY STUDIES
34. VISIBILITY STUDIES
35. VISIBILITY STUDIES



SITE MAP



- PROJECT SITE
- INDIVIDUAL LANDMARK
- HISTORIC DISTRICT BUILDING
- SCENIC LANDMARK BUILDING



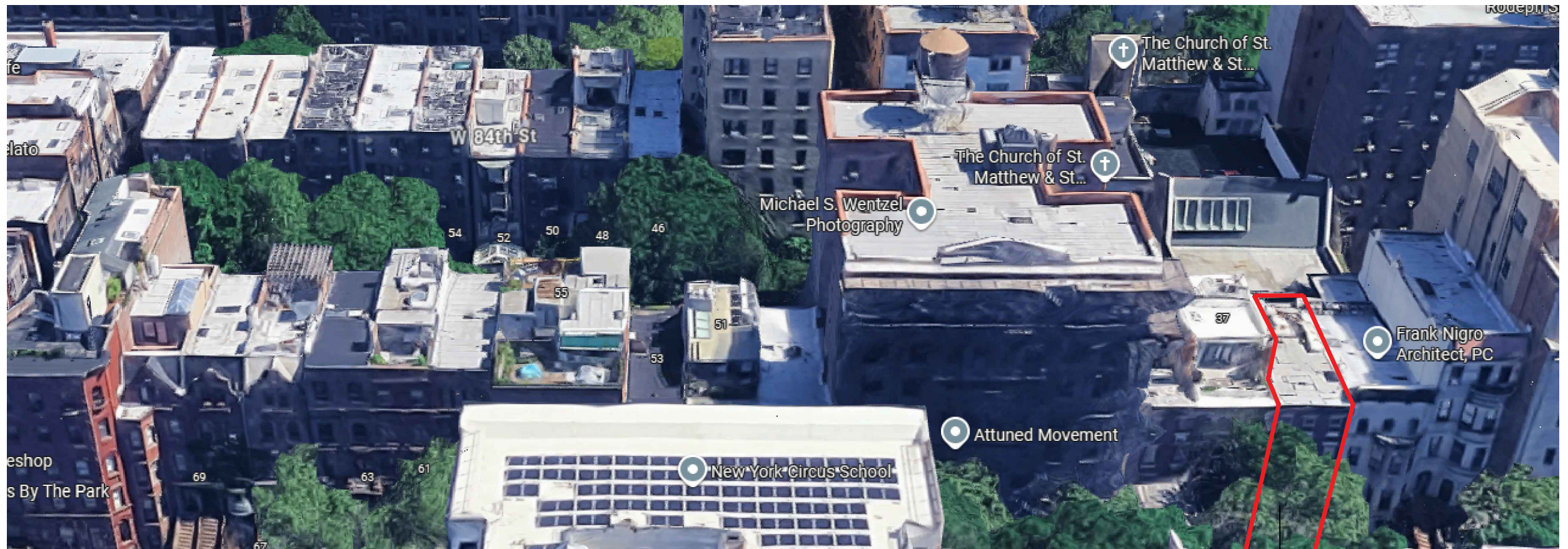
1940s TAX PHOTO



1980s TAX PHOTO



CURRENT (2025) PHOTO



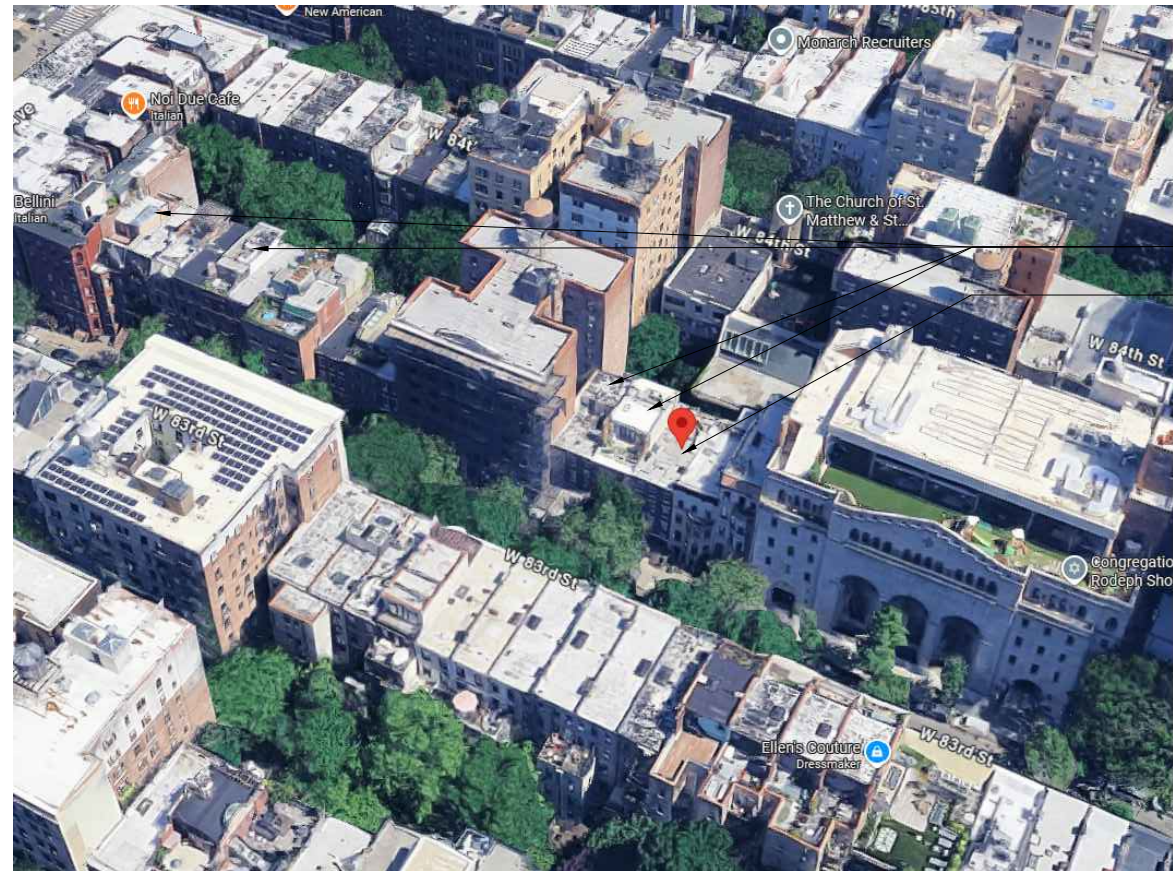
AERIAL PHOTO SHOWING REAR VIEW OF TOP FLOORS WITHIN THE BLOCK



AERIAL PHOTO SHOWING REAR VIEW OF TOP FLOORS WITHIN THE BLOCK



BLOCK PERSPECTIVE TOWARD COLUMBUS AVE



EXISTING PRECEDENT
ROOFTOP ADDITIONS
SUBJECT SITE

BLOCK PERSPECTIVE AERIAL VIEW



83RD ST FACADE VIEW



SUBJECT SITE FRONT FACADE



UNDERSTOOP GATE

FRONT FACADE VIEW



REFINISH STEPS WITH CAST STONE

RAILING DETAIL

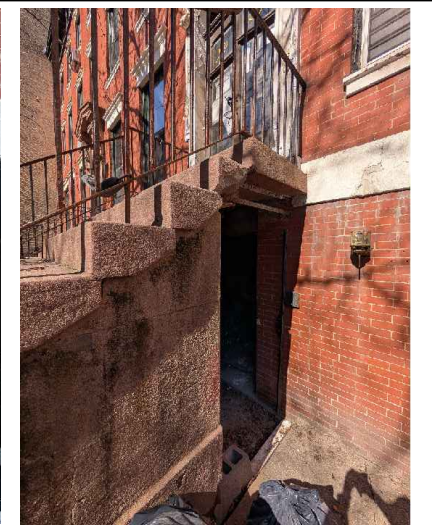
STOOP-SIDE VIEW

EXISTING STOOP AND STEPS TO BE WASHED.
REFINISH STEPS WITH CAST STONE
REPLACE RAILINGS WITH NEW PICKET RAILINGS



STOOP-SIDE VIEW

REPLACE EXISTING RAILINGS



STOOP-SIDE VIEW

RESURFACE EXISTING GATE



EXISTING RAILING

EXISTING



EXISTING DECORATIVE

**35 W 83rd St
c. 1940
and oblique view**



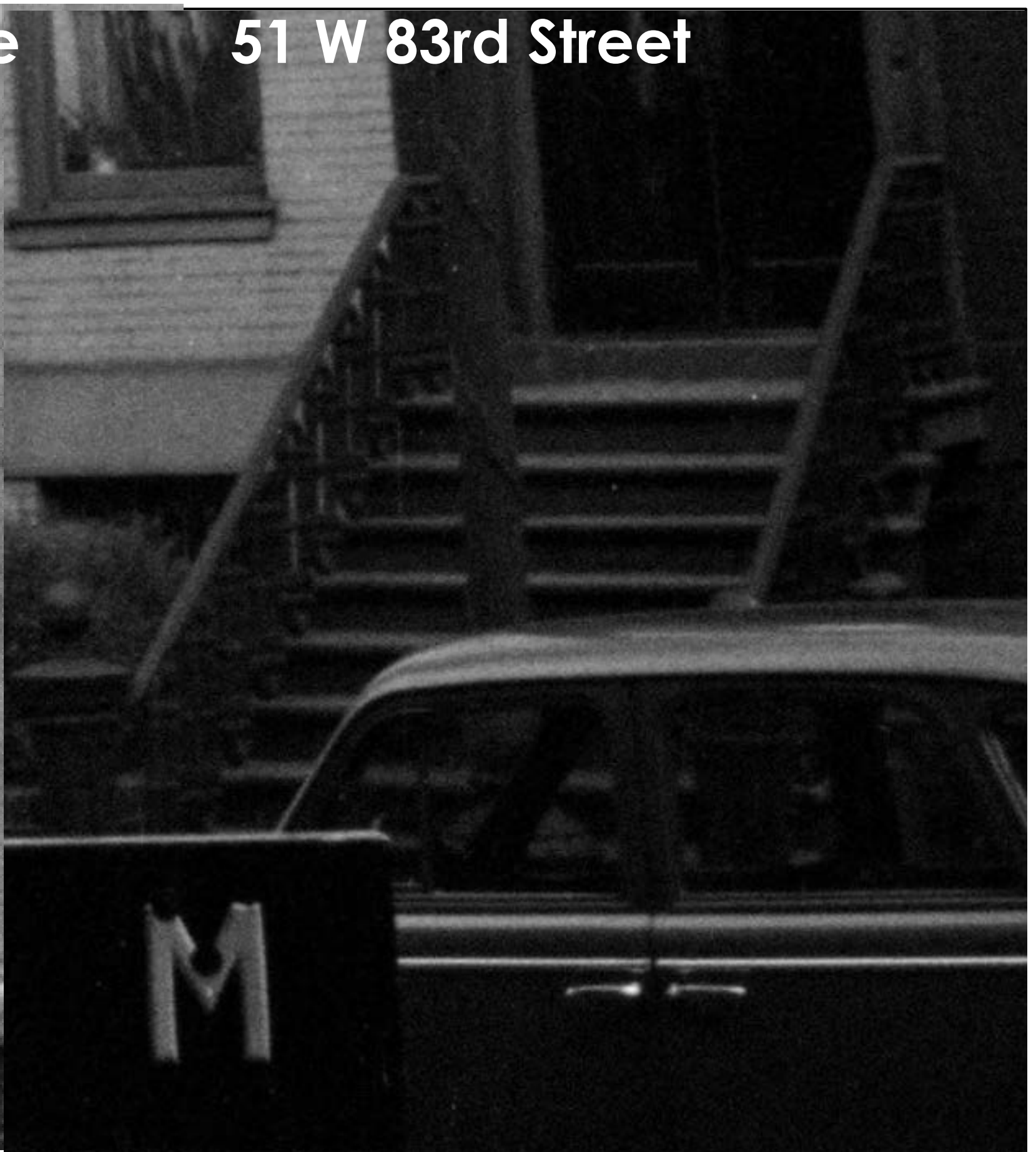
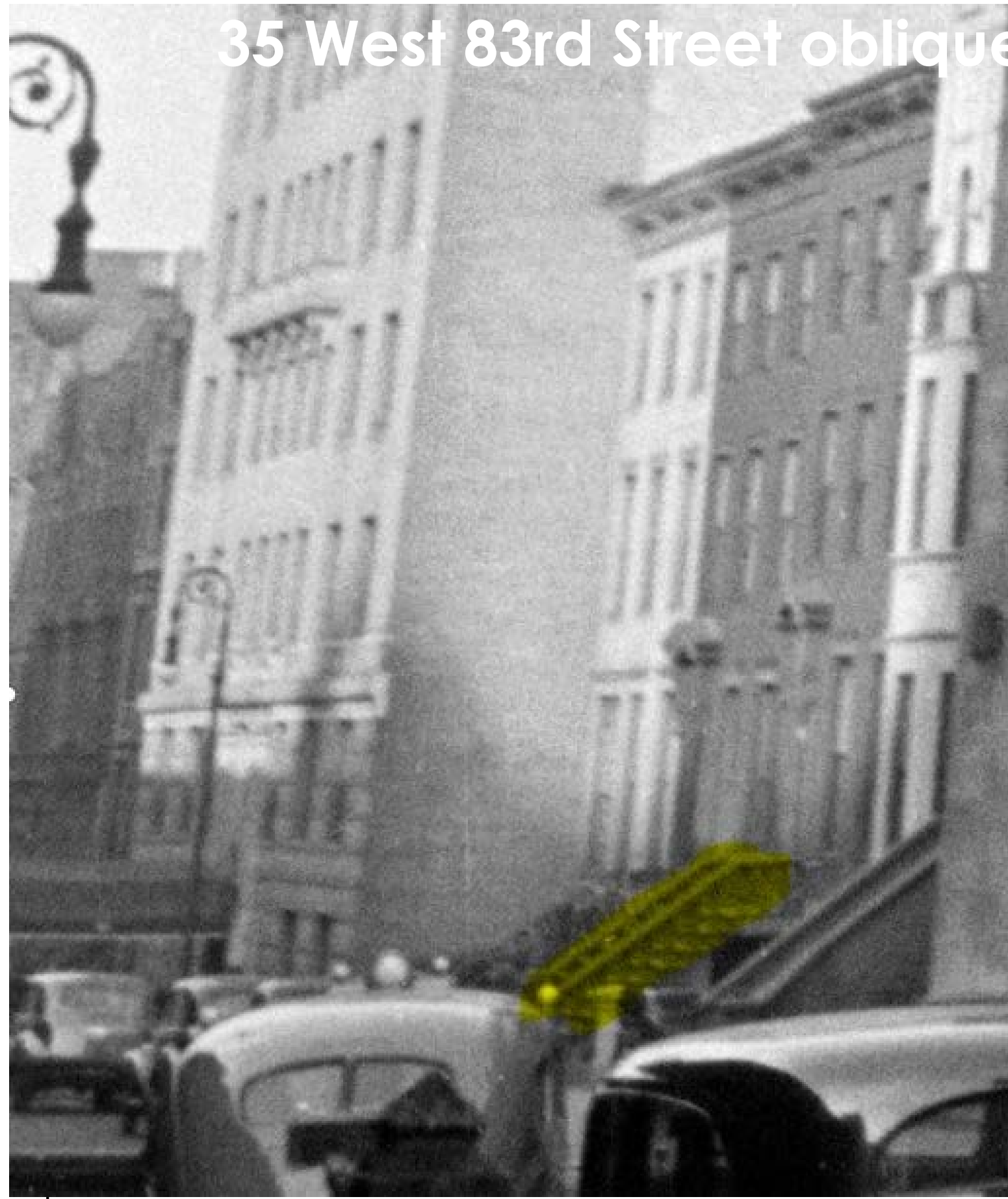
23 W 83rd St

67-69 W 83rd Street



35 West 83rd Street oblique

51 W 83rd Street





**51 West 83rd Street (left)
and 53-49 West 83rd Street in 2019**



VIEW OF CURB CUT



VIEW OF EXIST. SIDEWALK
LOOKING WEST ON 83 ST



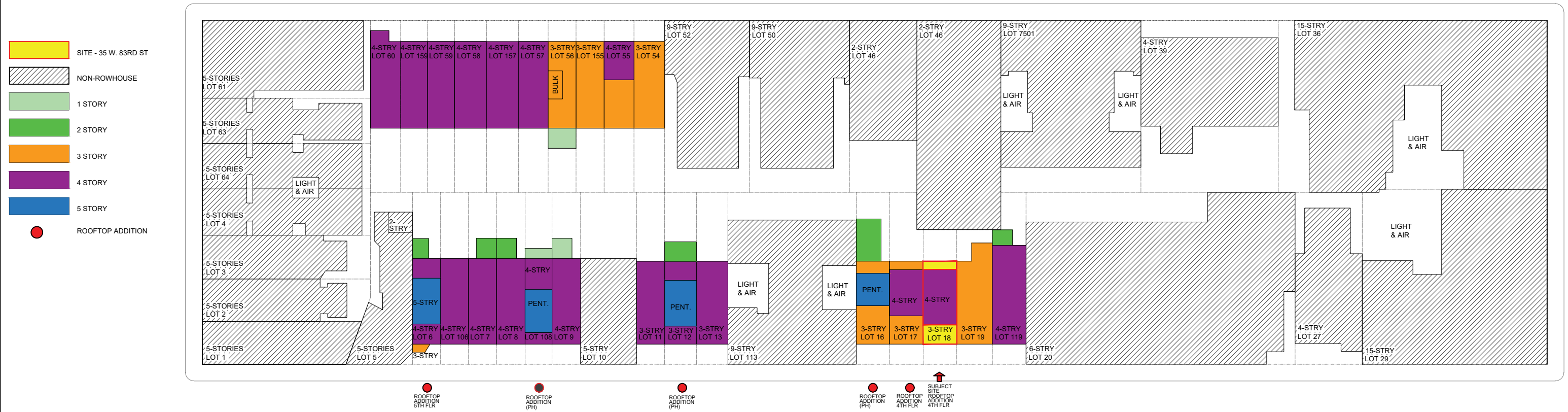
VIEW OF EXIST. SIDEWALK
LOOKING EAST ON 83 ST



VIEW OF CONCRETE SIDEWALK & CURB CUT



AERIAL PHOTO SHOWING ROOF TOP EXTENSION WITHIN THE BLOCK



BLOCK PLAN WITH ROOF TOP ADDITION WITH IN THE BLOCK



GOOGLE AERIAL VIEW

SUBJECT SITE



PHOTO 2: NORTH EAST VIEW (REAR YARD)



PHOTO 3: NORTH VIEW (#37 ADJ PROPERTY)

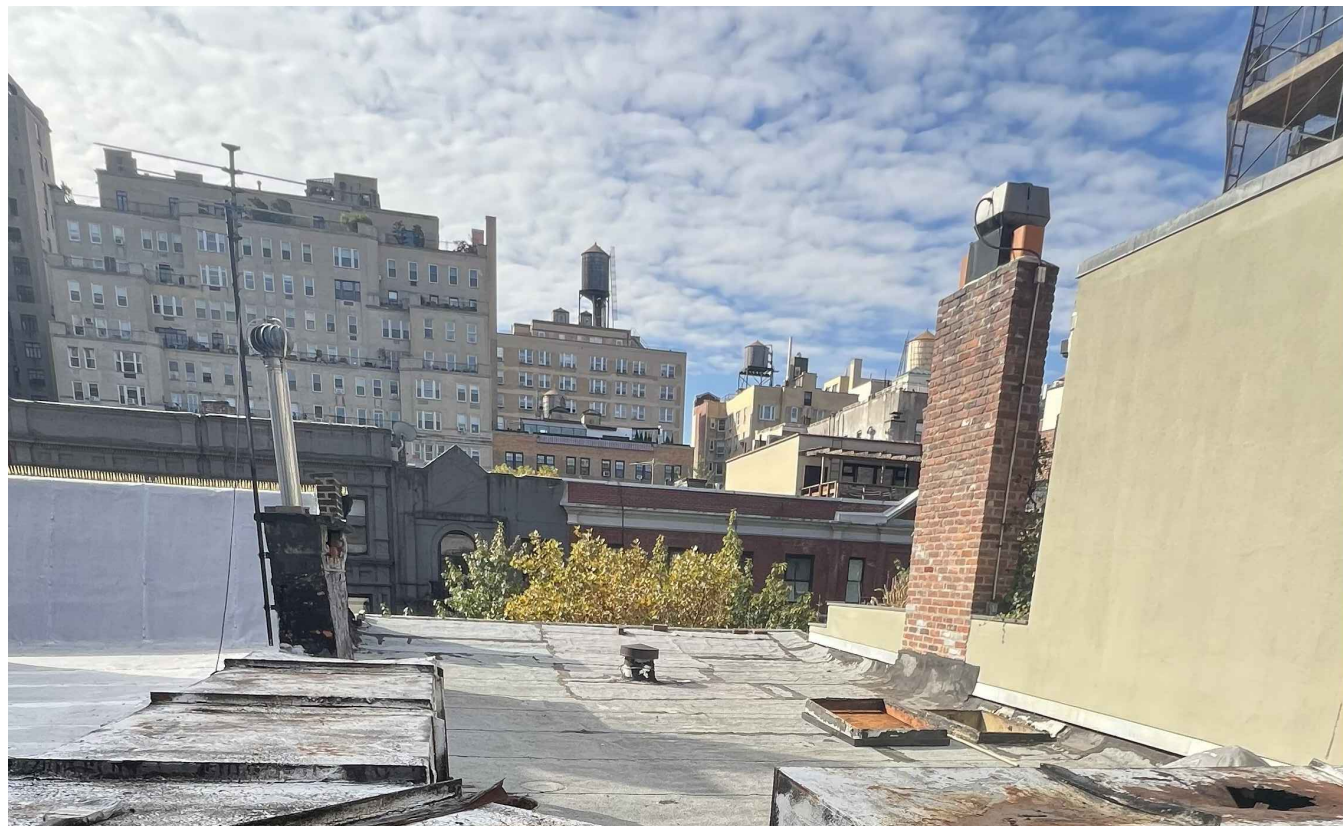
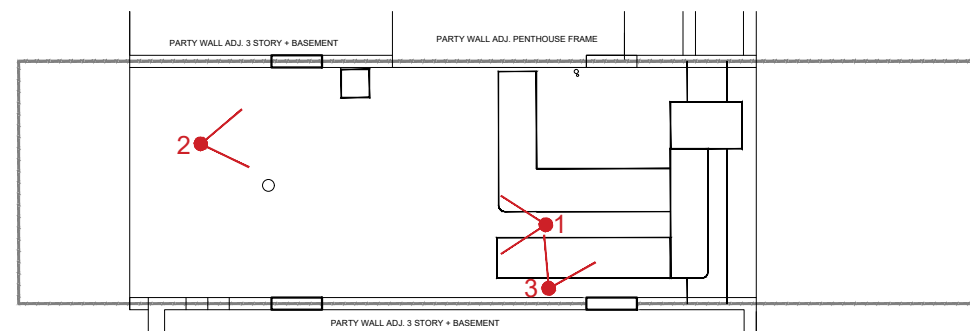


PHOTO 1: WEST VIEW (83RD ST)



KEY PLAN

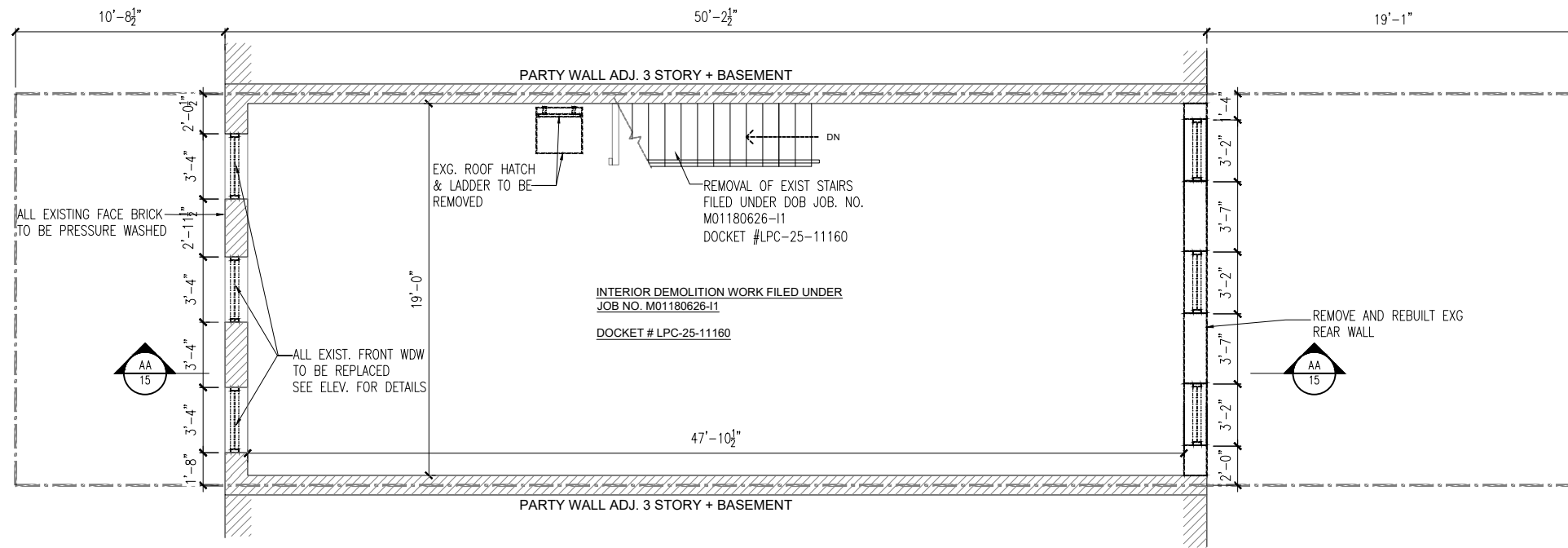
PROJECT ADDRESS:
35 WEST 83RD ST NEW YORK, NY 10024



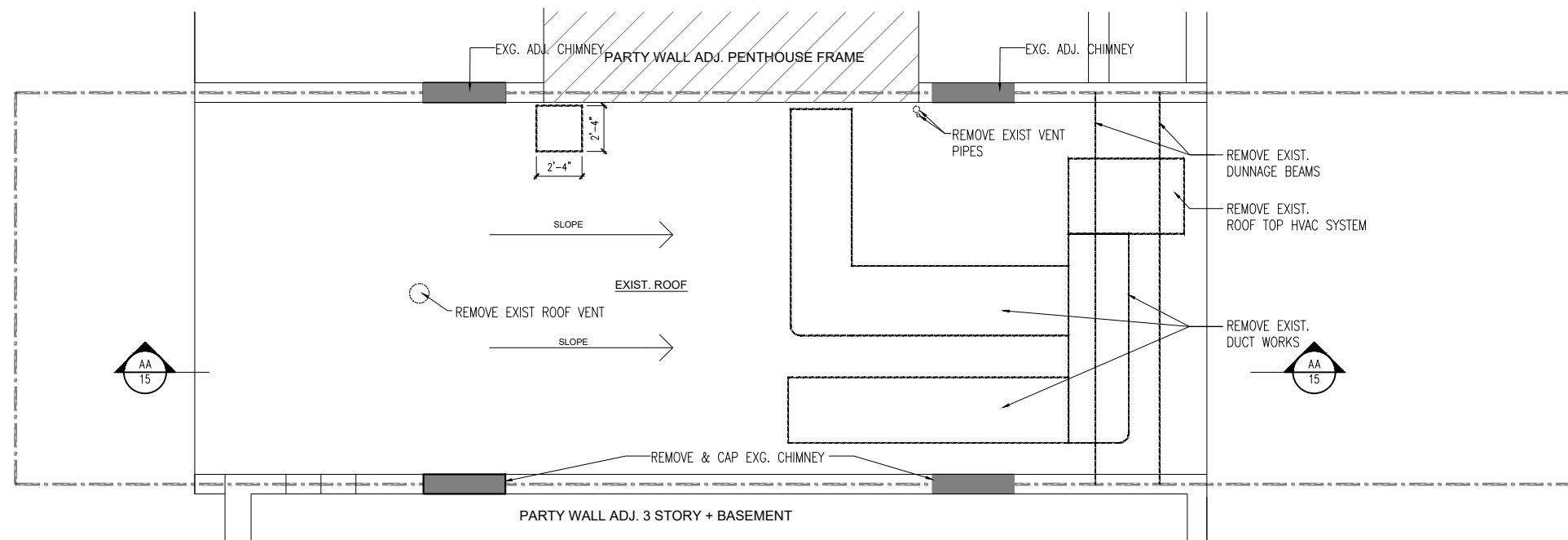
EXISTING BLOCK ELEVATION (83RD STREET)



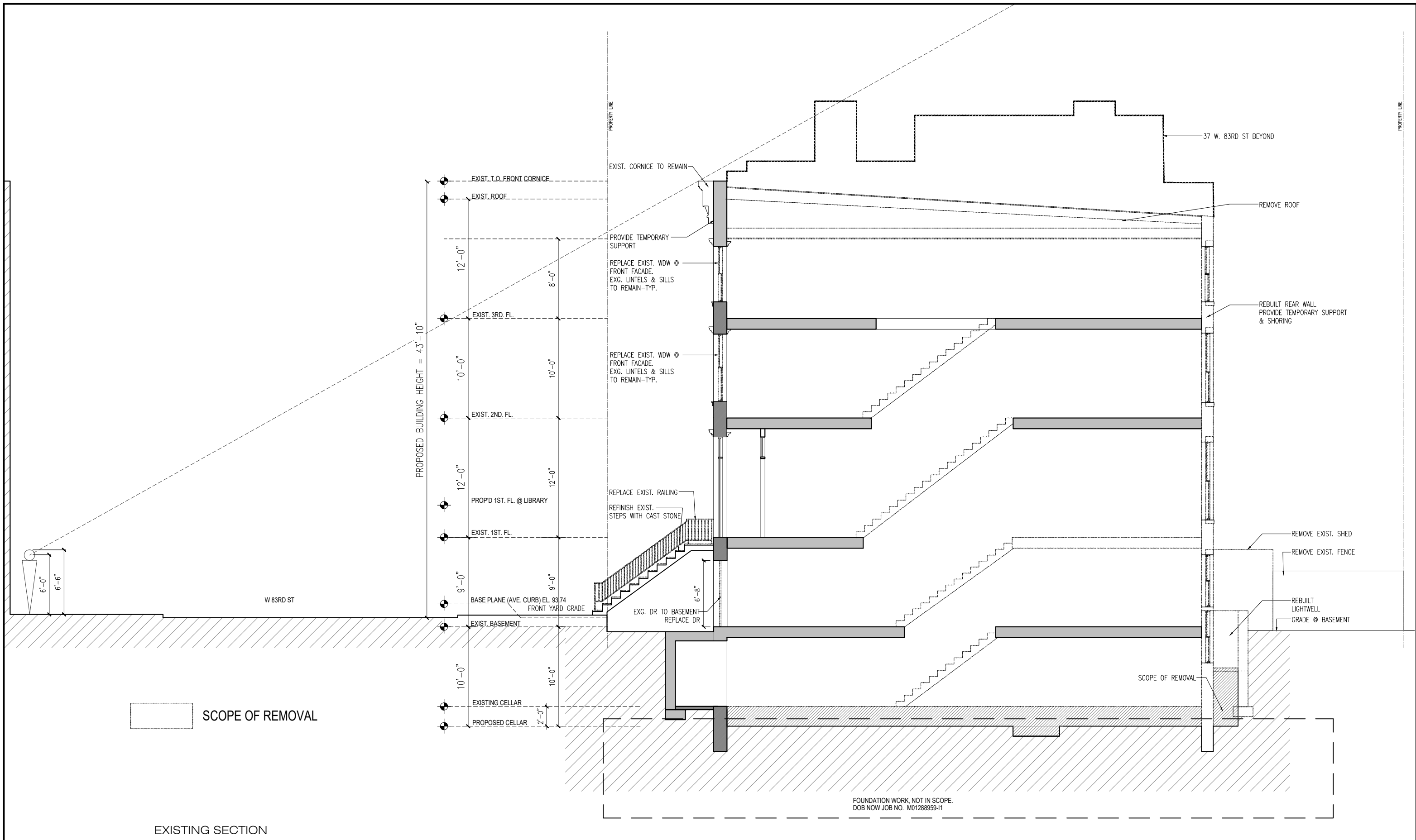
PROPOSED BLOCK ELEVATION (83RD STREET)



EXISTING 3RD FLOOR PLAN



EXISTING ROOF PLAN



SCOPE OF REMOVAL

EXISTING SECTION

Building Consulting Engineering & Architecture
 4916 3rd Avenue, Brooklyn New York 11220
 Email: info@bcepllc.com
 Tel.: (718) 439 - 8588
 www.bcepllc.com

PROJECT ADDRESS:
 35 WEST 83RD ST NEW YORK, NY 10024

LANDMARKS PRESERVATION COMMISSION PRESENTATION
 DRAWING: EXISTING SECTION
 SCALE: NTS
 DATE: 03/09/2026

ZONING ANALYSIS				
BLOCK 1197 LOT 18	LOT AREA	MAX. RES. FAR	MAX. RES. FAR	RES. FAR
	1600	4.00	6400 SF	
FLOOR	EXISTING GROSS RES.	PROPOSED GROSS RES.	EXISTING ZFA	PROPOSED ZFA
CELLAR	1035 SF	1115 SF	0 SF	0 SF
BASEMENT	1004 SF	1004 SF	1004 SF	1004 SF
1ST	1004 SF	1004 SF	1004 SF	1004 SF
2ND	1004 SF	1004 SF	1004 SF	1004 SF
3RD	1004 SF	1004 SF	1004 SF	1004 SF
4TH	0	648 SF	0 SF	648 SF
TOTAL GFA	5051 SF	5779 SF		
TOTAL ZFA			4016 SF	4664 SF
				2.92
MAX. ZFA (ALLOWABLE)				4.00
REMAINING ZFA				1.08
COMPLIES				

NYC Landmarks Preservation Commission

Zoning Statement Form

Landmark Preservationist
Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

RE: LPC Docket Number (if available) 26-02329
Address: 35 WEST 83RD STREET
NEW YORK, NY 10024
Block: 1197 Lot: 18

Dear Landmarks Preservation Commission (LPC) staff,

I hereby state that I am the Design Professional of Record, and will file the above-referenced project at the Department of Buildings (DOB) with the same complete set of zoning drawings that I will submit to LPC as part of my application for a new addition or new building, and will submit those zoning drawings and a complete set of architectural drawings consistent with the LPC approval to the DOB. And that I have personally examined the application and plans and any other required documentation relating to the above-referenced proposed work and to the best of my knowledge and belief, find said work to be in compliance with the Zoning Resolution of the City of New York and all other applicable laws, rules and regulations. I further state that the proposed work is as-of-right with respect to bulk, lot coverage, height, setbacks, yards and other criteria governing size, bulk and configuration of the proposed structure and requires no reconsideration or variance from the Board of Standards and Appeals and/or no special permit or other approval from the City Planning Commission. Should the project change during the DOB review process, resulting in a change to the size, bulk and/or configuration of the proposed structure, I confirm that I will contact the Landmarks Preservation Commission (LPC) to ascertain whether I will be required to submit an application for a post-approval amendment for further review.

TONY G. ONYEAAGRO Name
11/06/2025 Date
Tony G. Onyeaagro Signature



Place signature and seal here

Falsification of any statement is a misdemeanor under Section 25-317(c) of the Administrative Code and is punishable by fine or imprisonment or both.
(12/23)

4

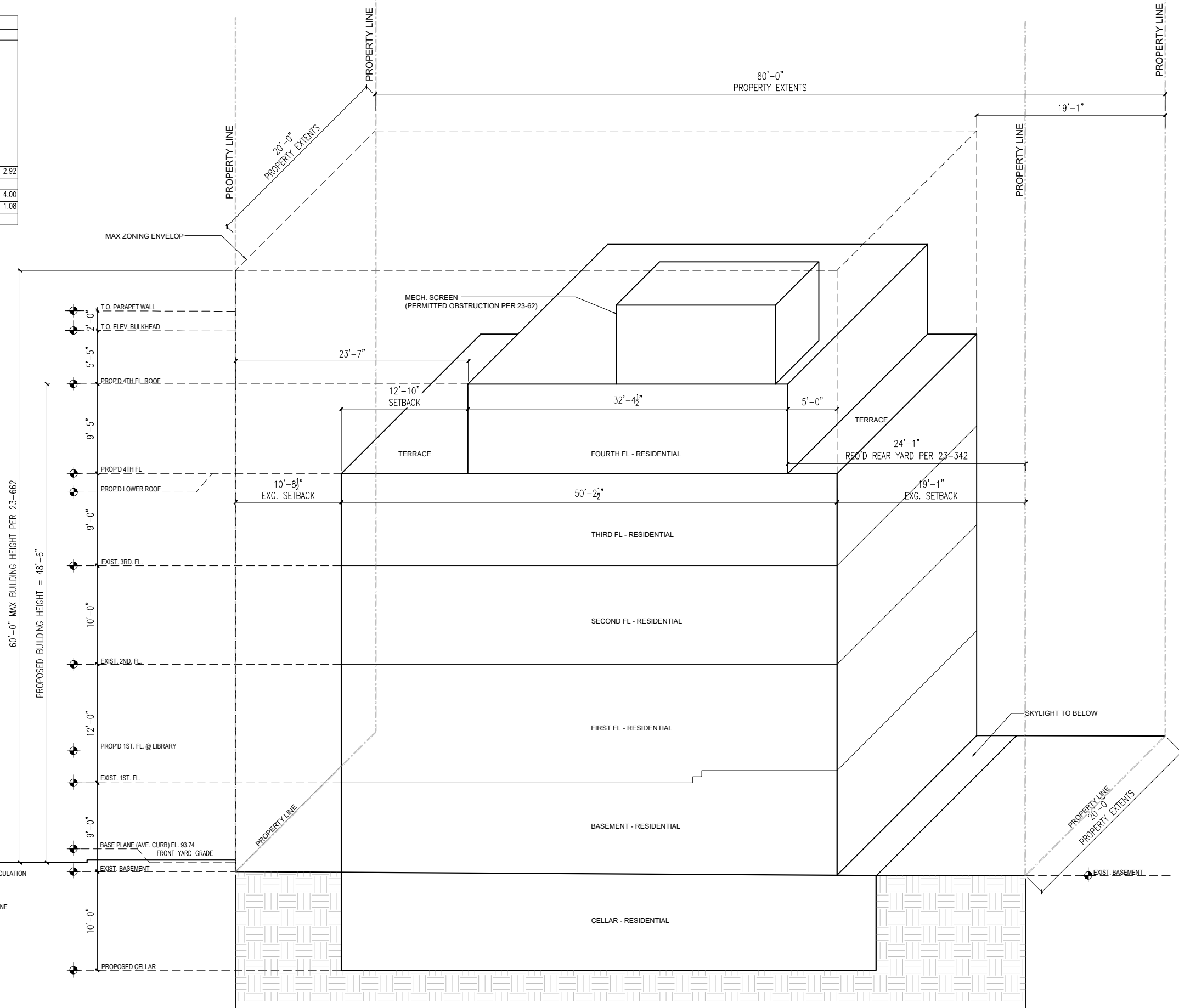
WEST 83RD STREET
(NARROW STREET - 60' WIDE)

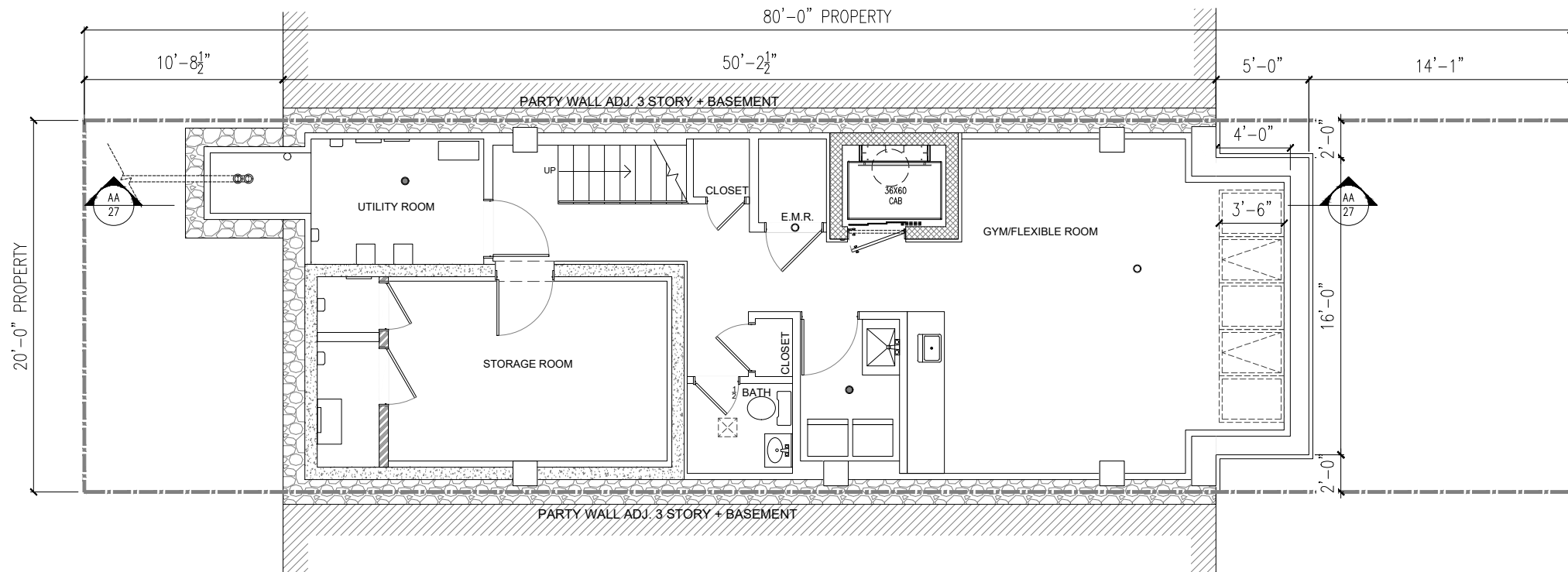
FOR THE PURPOSES OF DETERMINING A BASE PLANE, CURB LEVEL IS THE MEAN LEVEL AT THAT PORTION OF THE CURB ADJOINING A ZONING LOT FROM WHICH, WHEN VIEWED DIRECTLY FROM ABOVE, LINES PERPENDICULAR TO THE CURB MAY BE DRAWN TO STREET WALL.

BASE PLANE CALCULATION
93.71'
+ 3.00'
187.25'
X 0.5
= 93.74' BASE PLANE

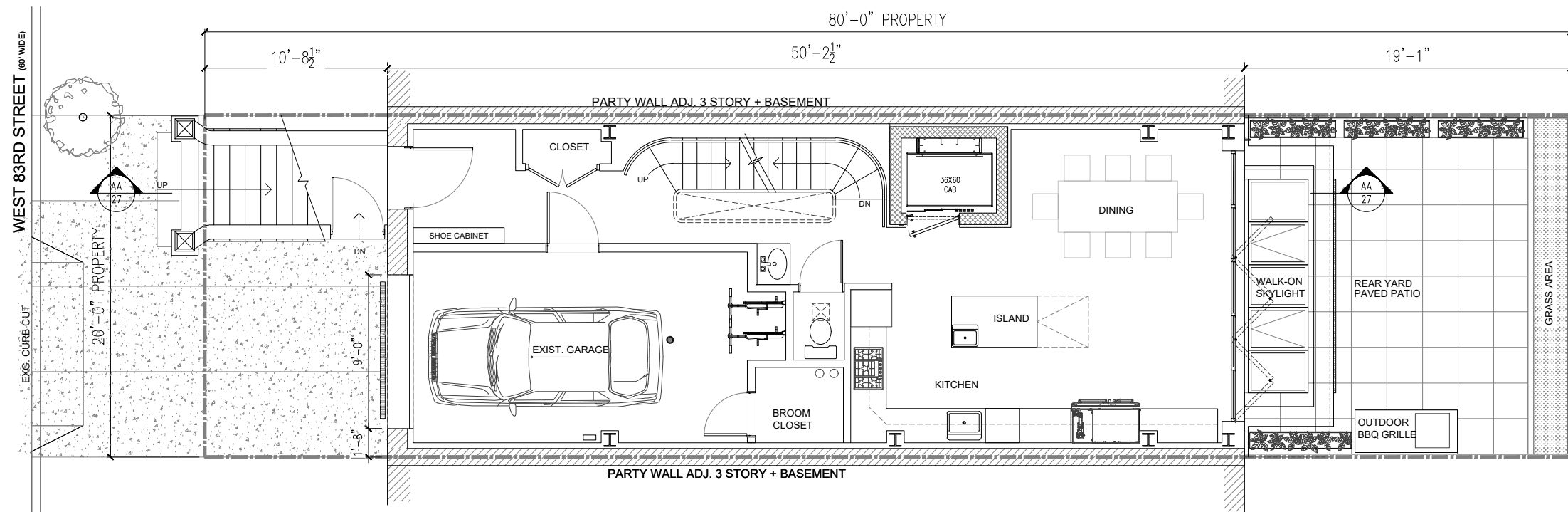
THE FOLLOWING TOP OF SIDEWALK AT PROPERTY LINE ELEVATIONS ARE TAKEN FROM THE SITE SURVEY DATED 03/26/2025

PROPOSED ZONING DIAGRAM

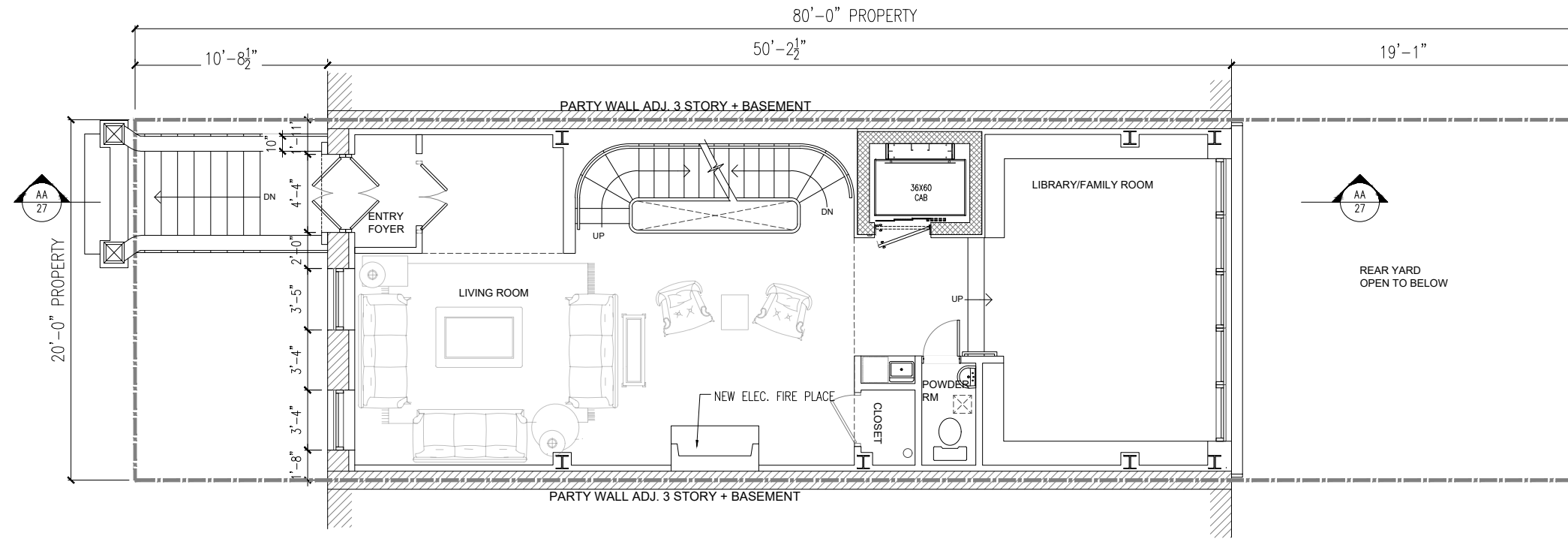




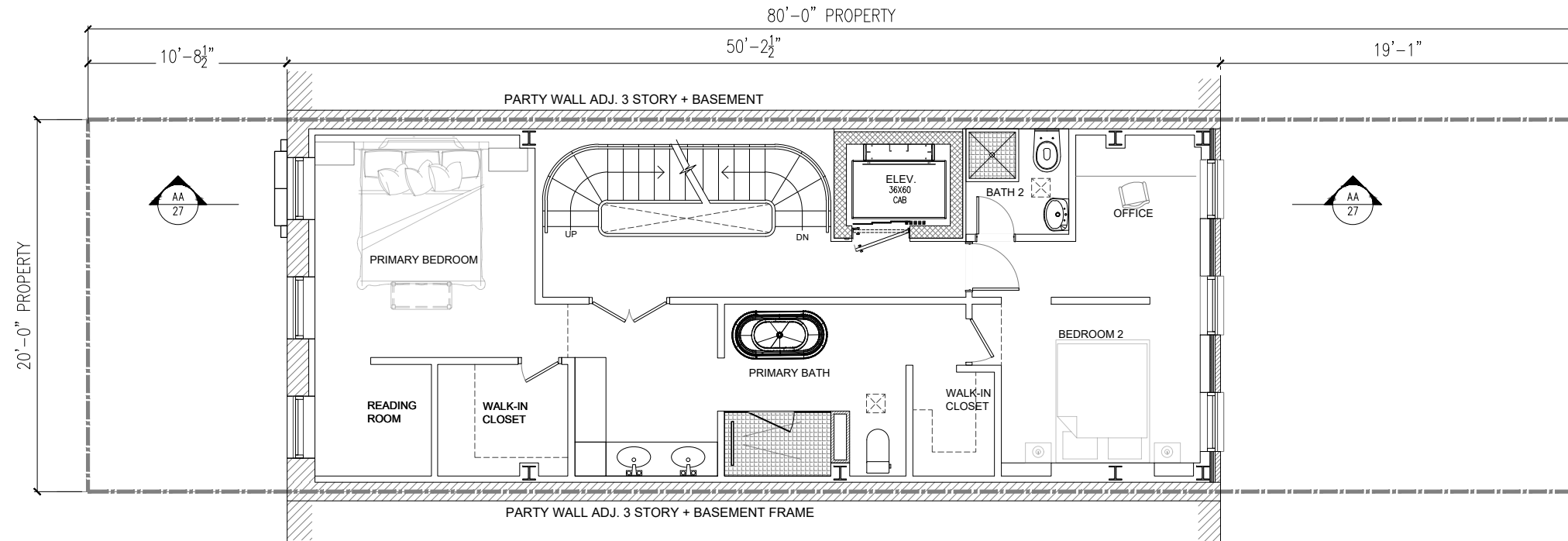
PROPOSED CELLAR FLOOR PLAN



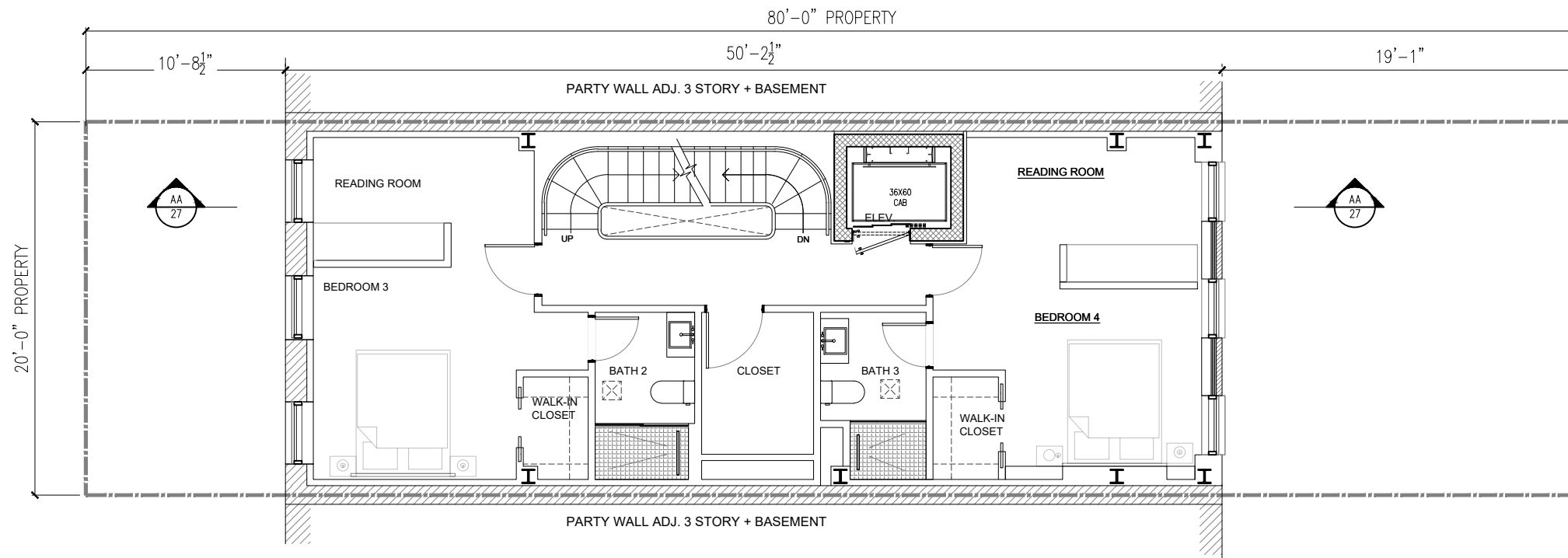
PROPOSED BASEMENT FLOOR PLAN



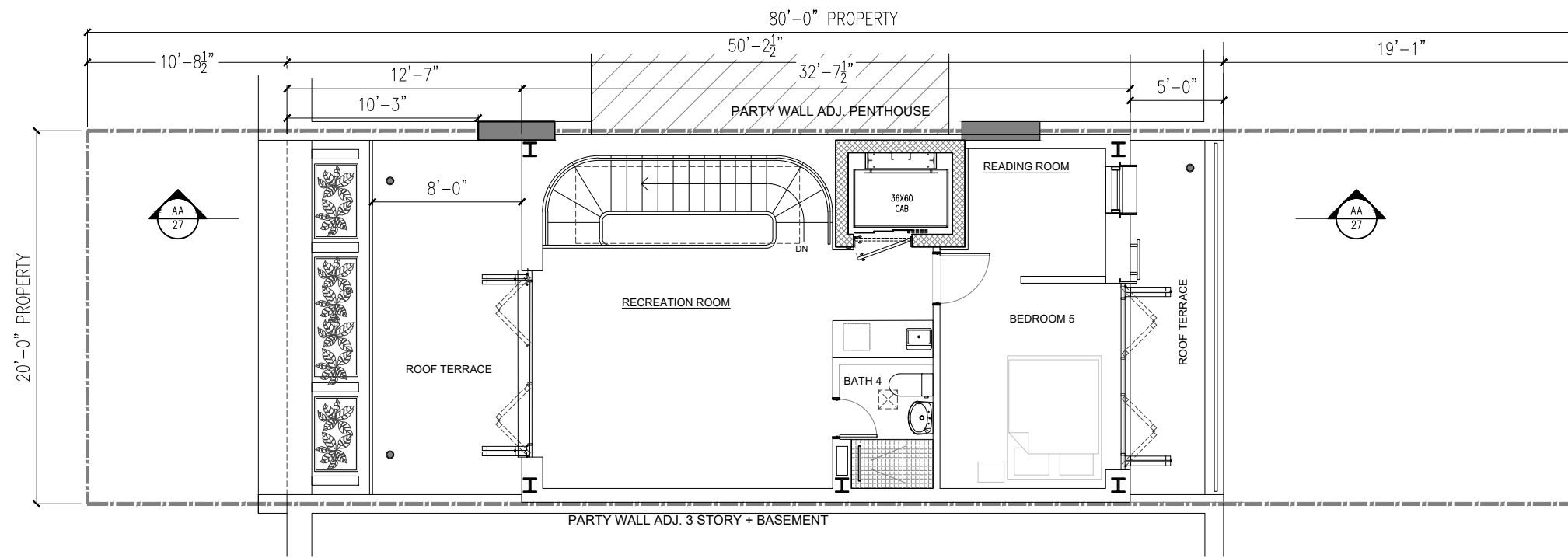
PROPOSED 1ST FLOOR PLAN



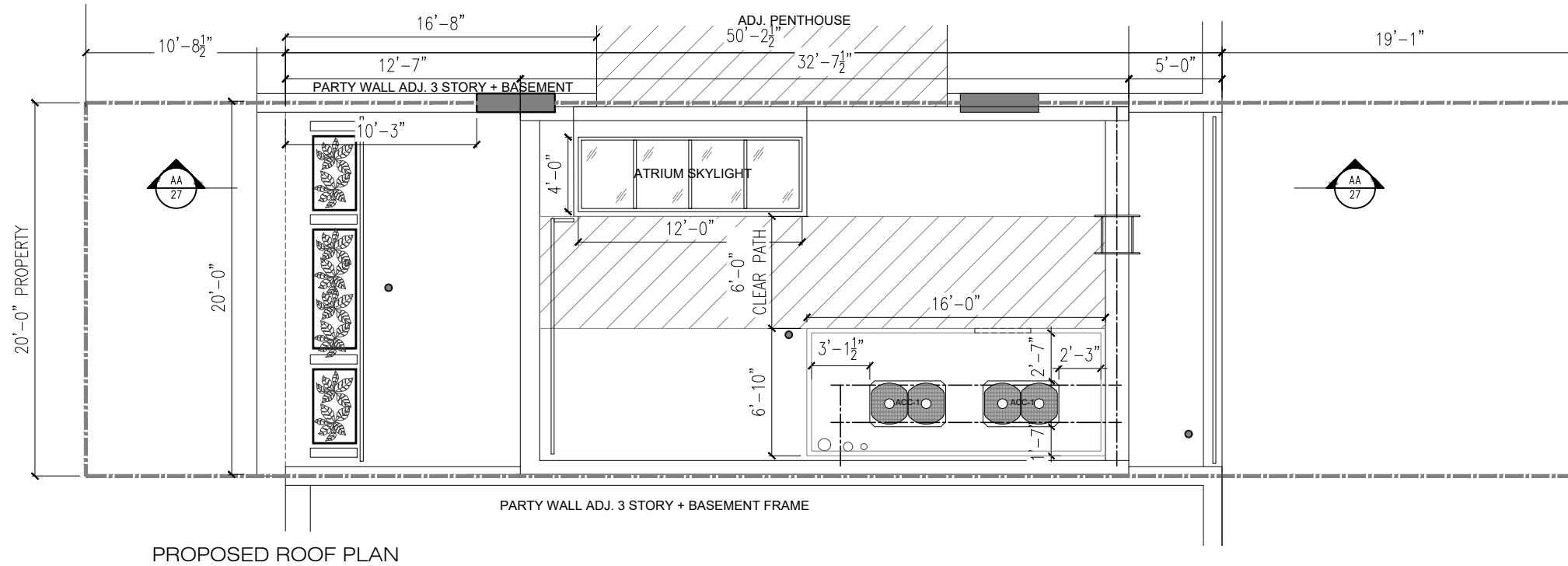
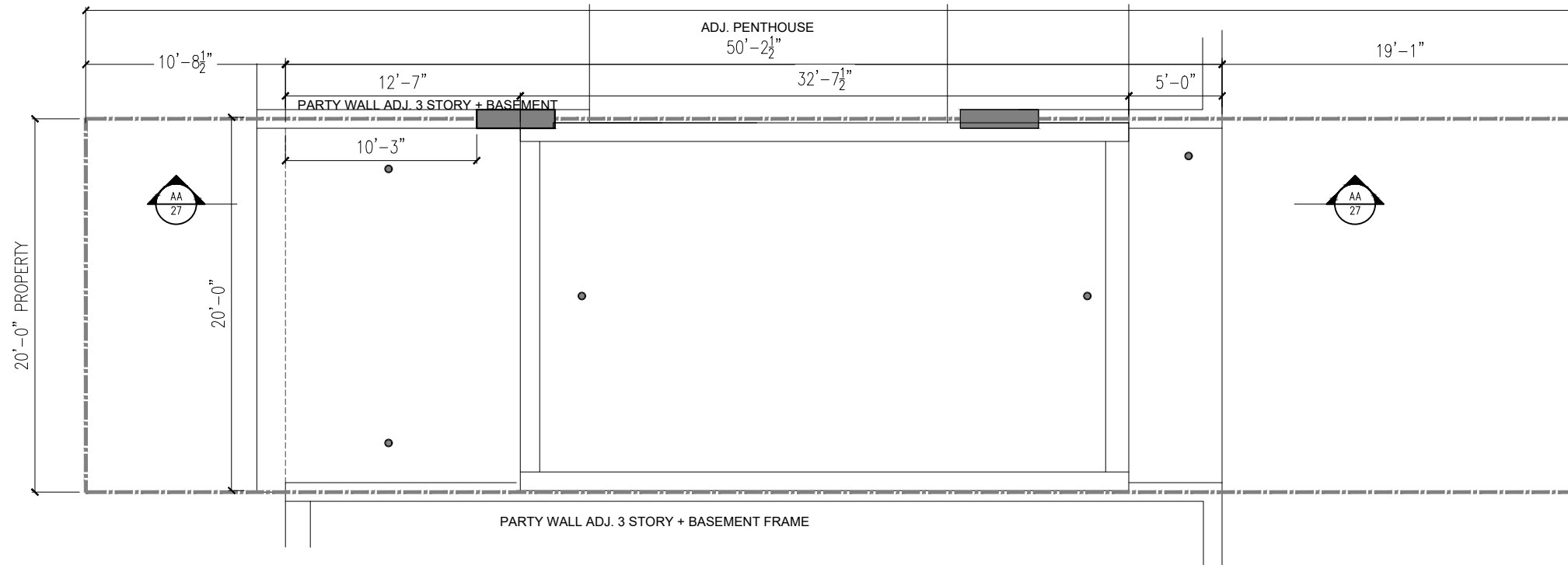
PROPOSED 2ND FLOOR PLAN

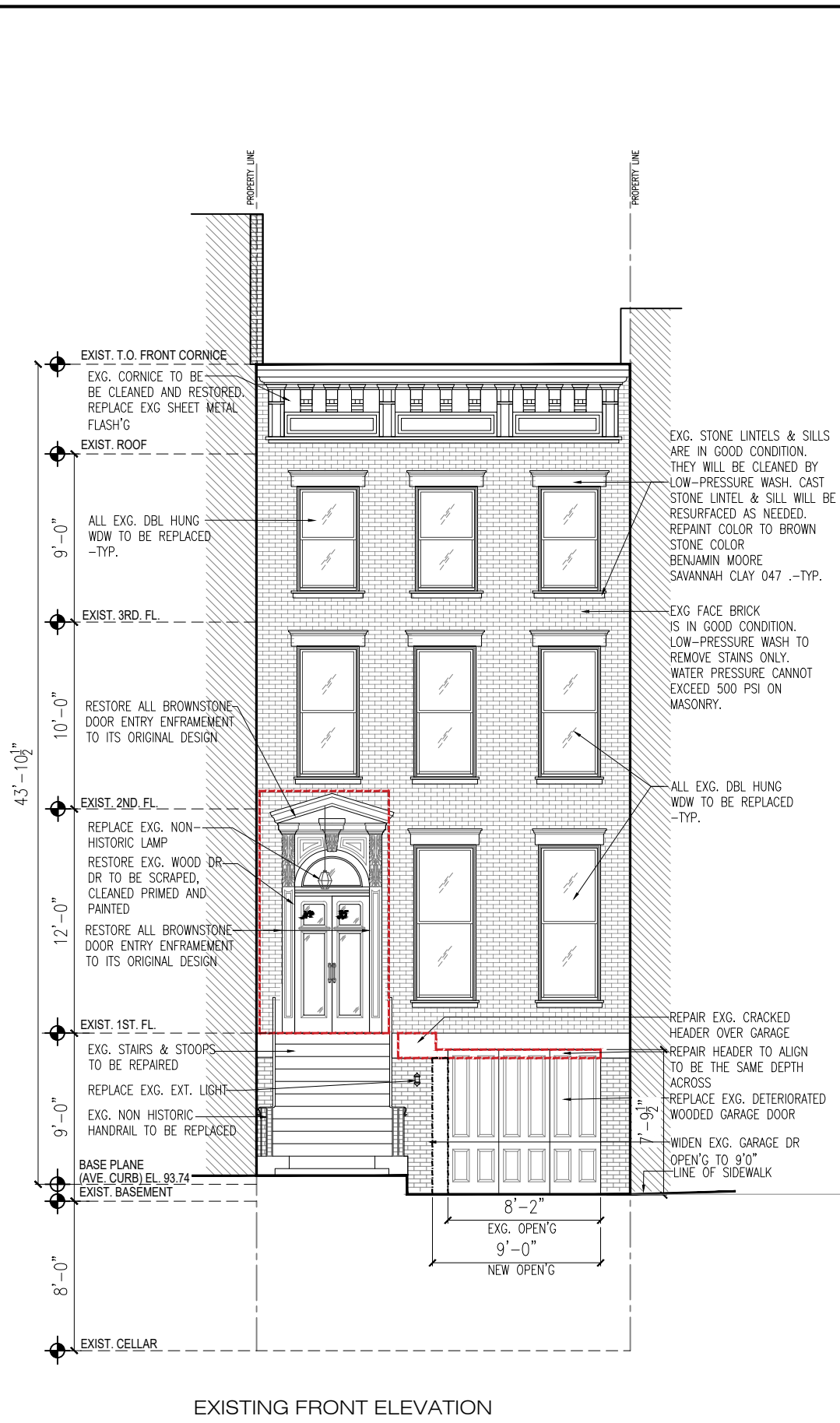


PROPOSED 3RD FLOOR PLAN

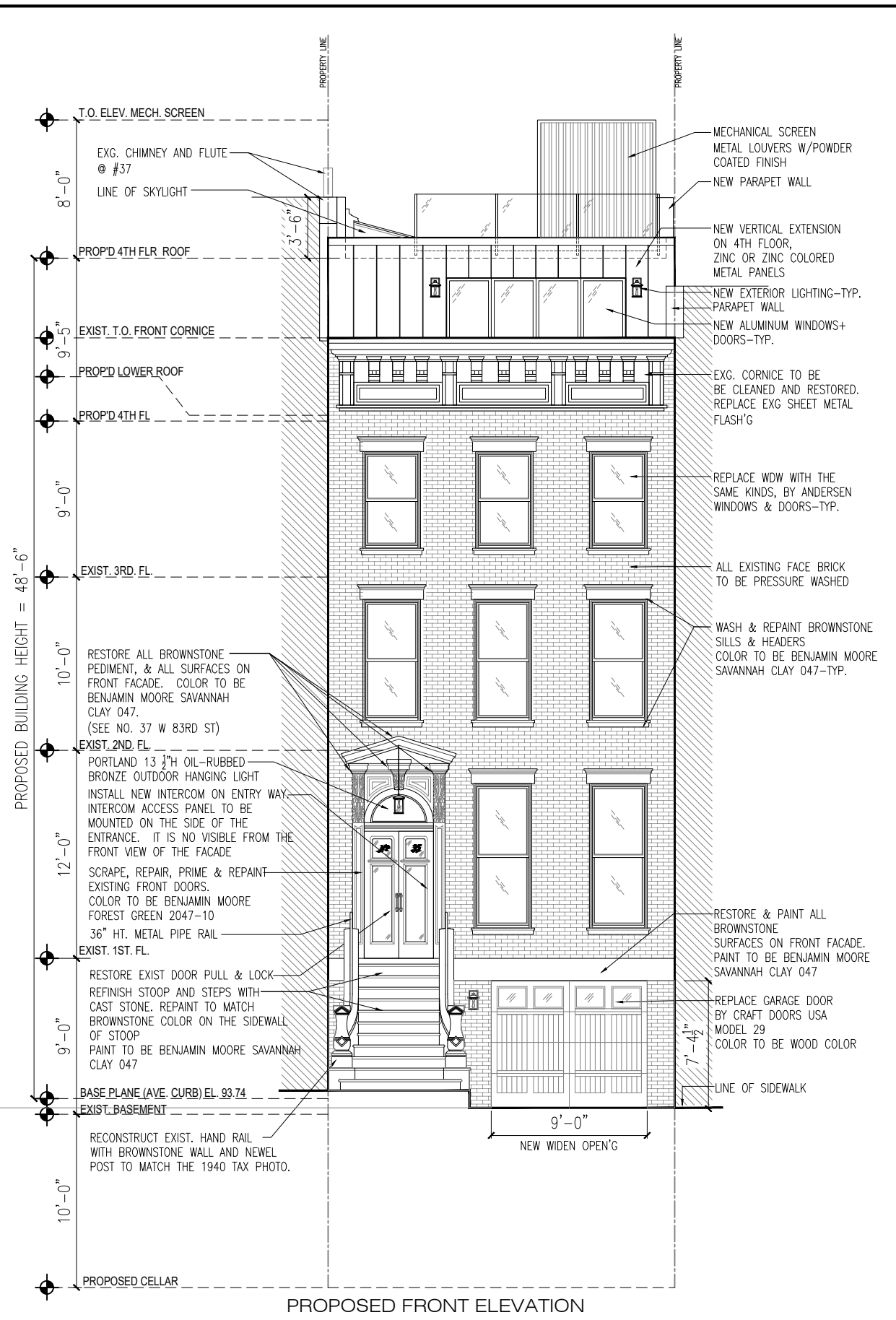


PROPOSED 4TH FLOOR PLAN





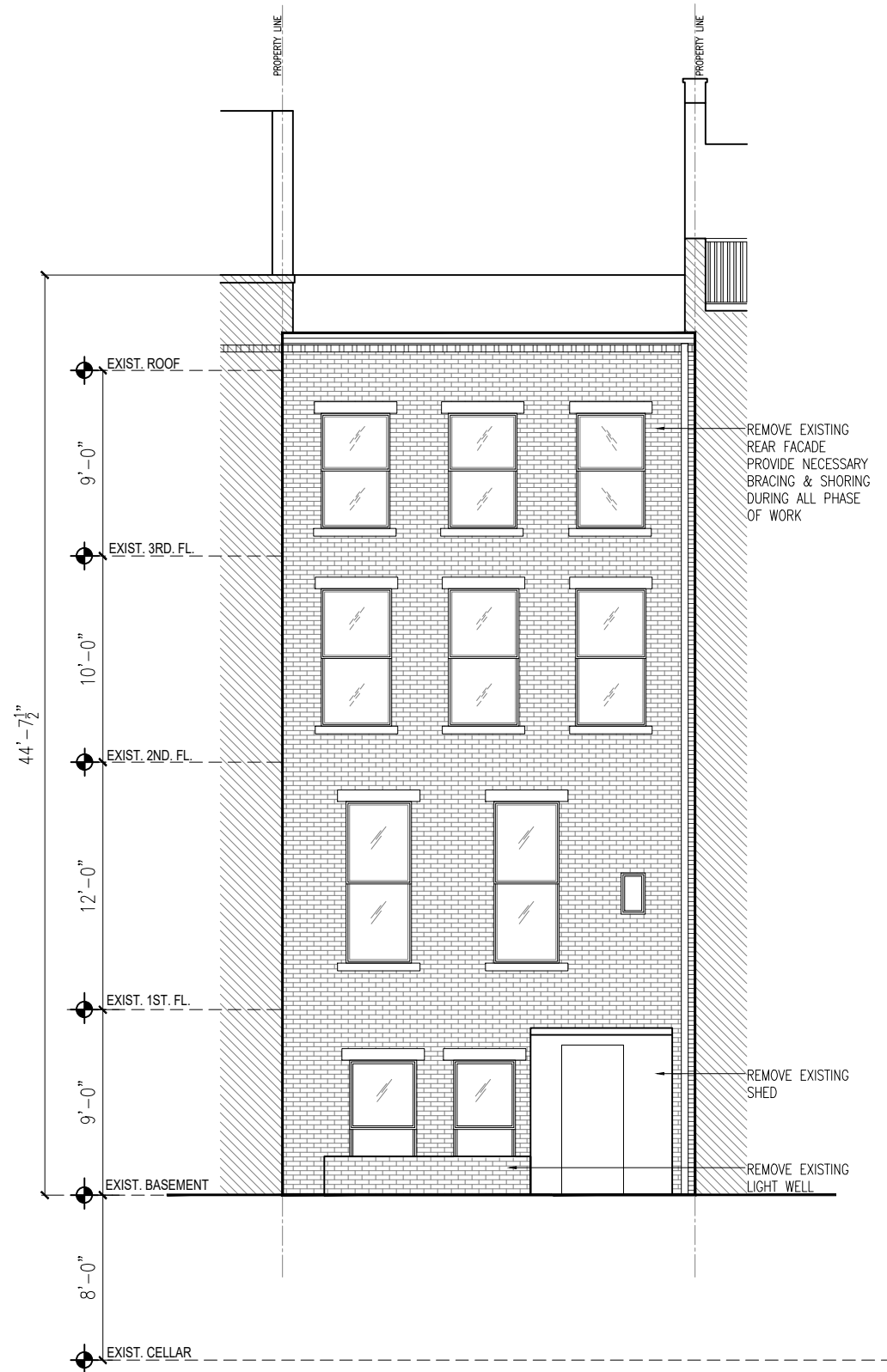
EXISTING FRONT ELEVATION



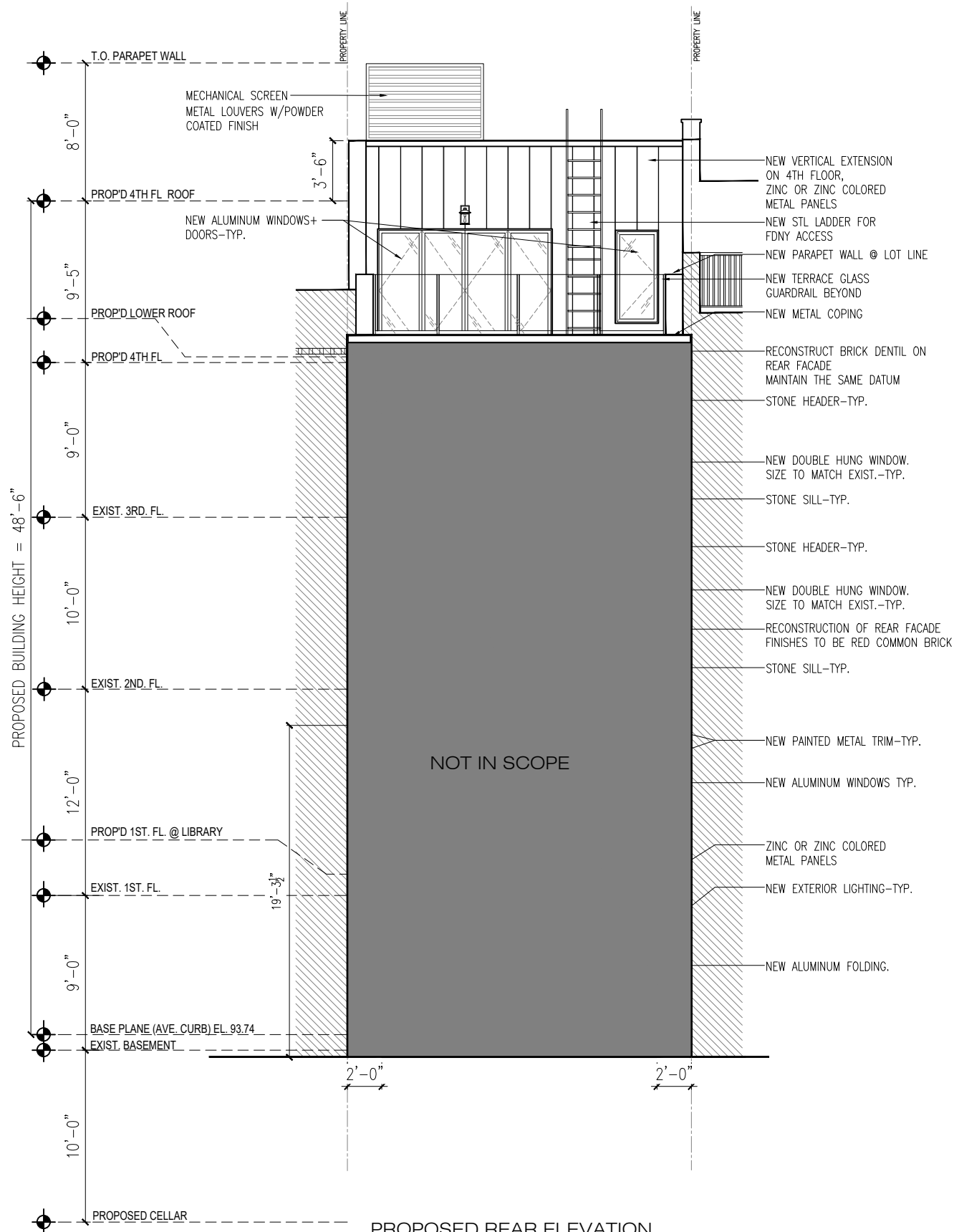
PROPOSED FRONT ELEVATION

MATERIAL LEGEND

-  HISTORICAL RED BRICK
-  BRICK JOINTS COLOR: GLEN-GERY MORTAR BLEND G-404
-  BROWN STONE COLOR: BENJAMIN MOORE SAVANNAH CLAY 047
-  DOOR FRAME COLOR, WINDOW FRAME & CORNICE COLOR TO BE BENJAMIN MOORE FOREST GREEN 2047-10
-  RAILING COLOR: BENJAMIN MOORE BLACK HC-190
-  GARAGE DOOR: STAINED WALNUT COLOR
-  FRONT FACADE WINDOW BY ANDERSEN WINDOWS 400 SERIES WOODWRIGHT DOUBLE HUNG IN FOREST GREEN
-  PENDANT LIGHT @ FRONT DOOR: PORTLAND OIL RUBBED BRONZE 8" (W) x 13.5 (H) x 8 (D) INCH
-  WALL SCONCE @ SIDE ENTRANCE: PORTLAND OIL RUBBED BRONZE 6" (W) x 10.25 (H) x 7.25 (D) INCH
-  MAIN ENTRY INTERCOM: 2N 1P SOLO WITH CAMERA SURFACE MOUNTED 4.213 (W) x 5.118 (H) x 1.102 (D) INCH
-  ZINC OR ZINC COLORED METAL PANEL
-  MECHANICAL SCREENING LOUVER STYLE

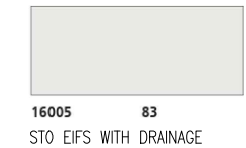
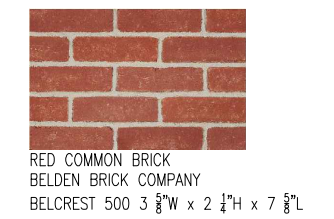


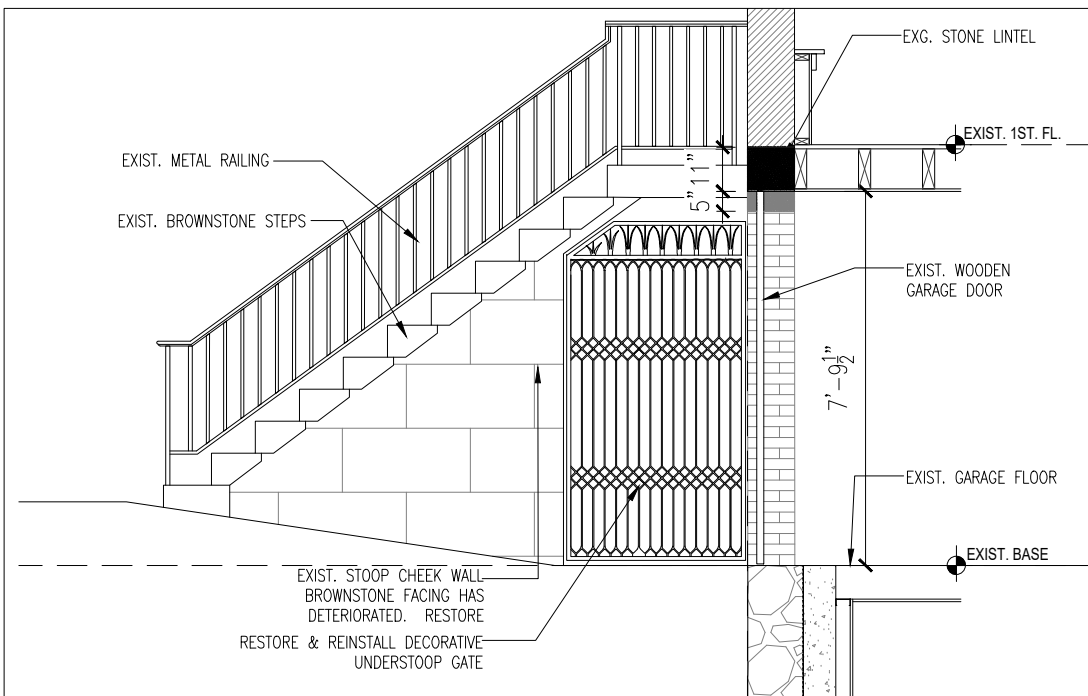
EXISTING REAR ELEVATION



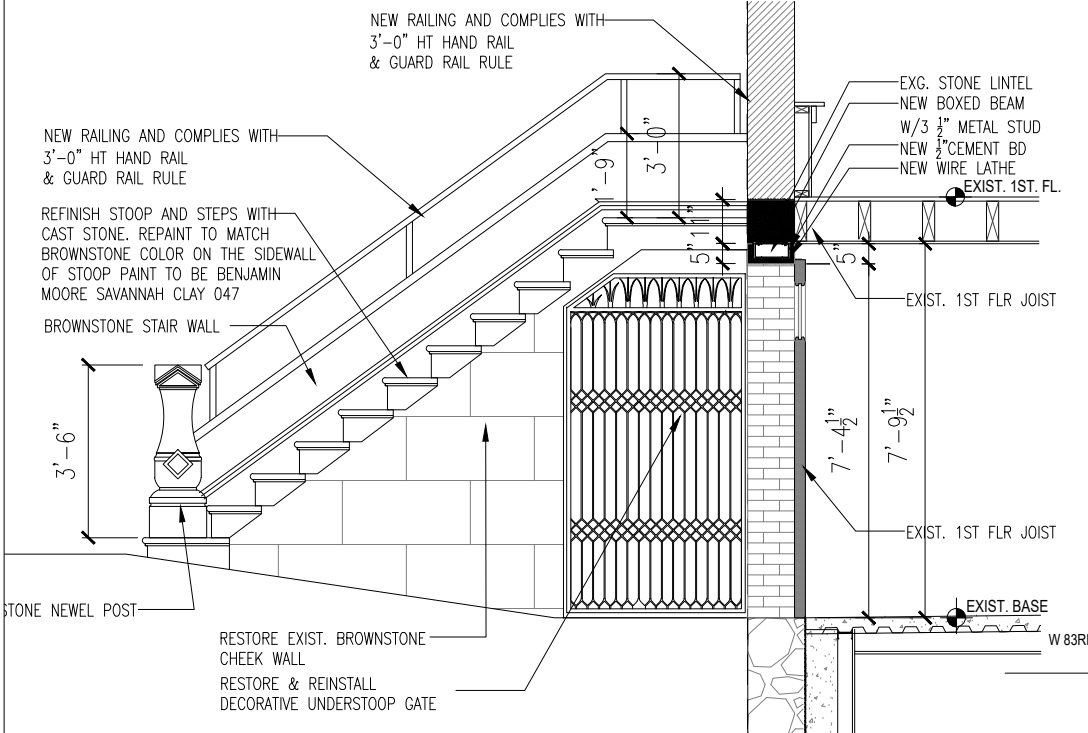
PROPOSED REAR ELEVATION

MATERIAL LEGEND

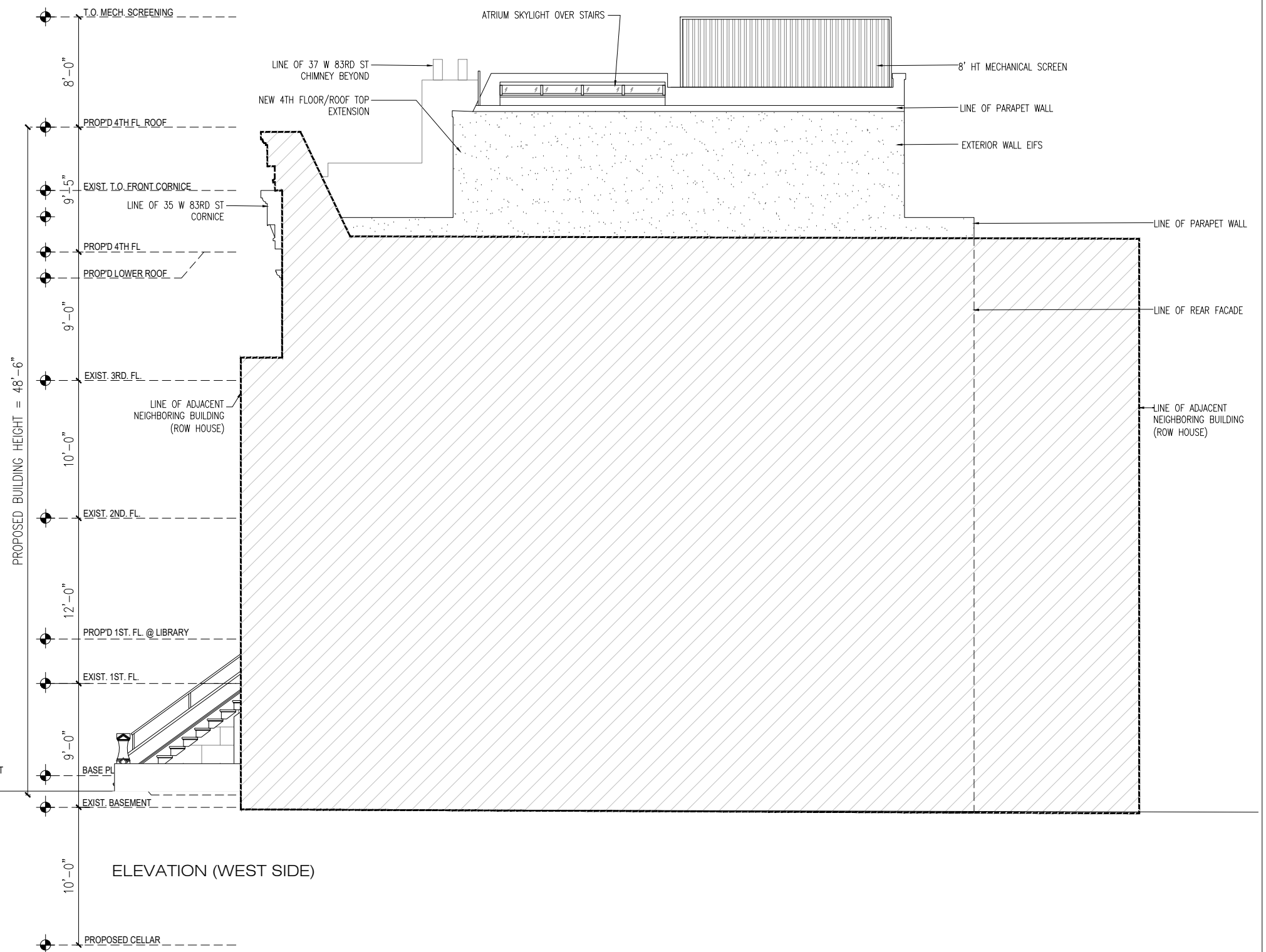




EXIST. STEPS & STOOB WITH DECORATIVE UNDERSTOOP GATE & GARAGE DOOR OPENING



PROPOSED STEPS & STOOB WITH DECORATIVE UNDERSTOOP GATE & GARAGE DOOR OPENING



ELEVATION (WEST SIDE)

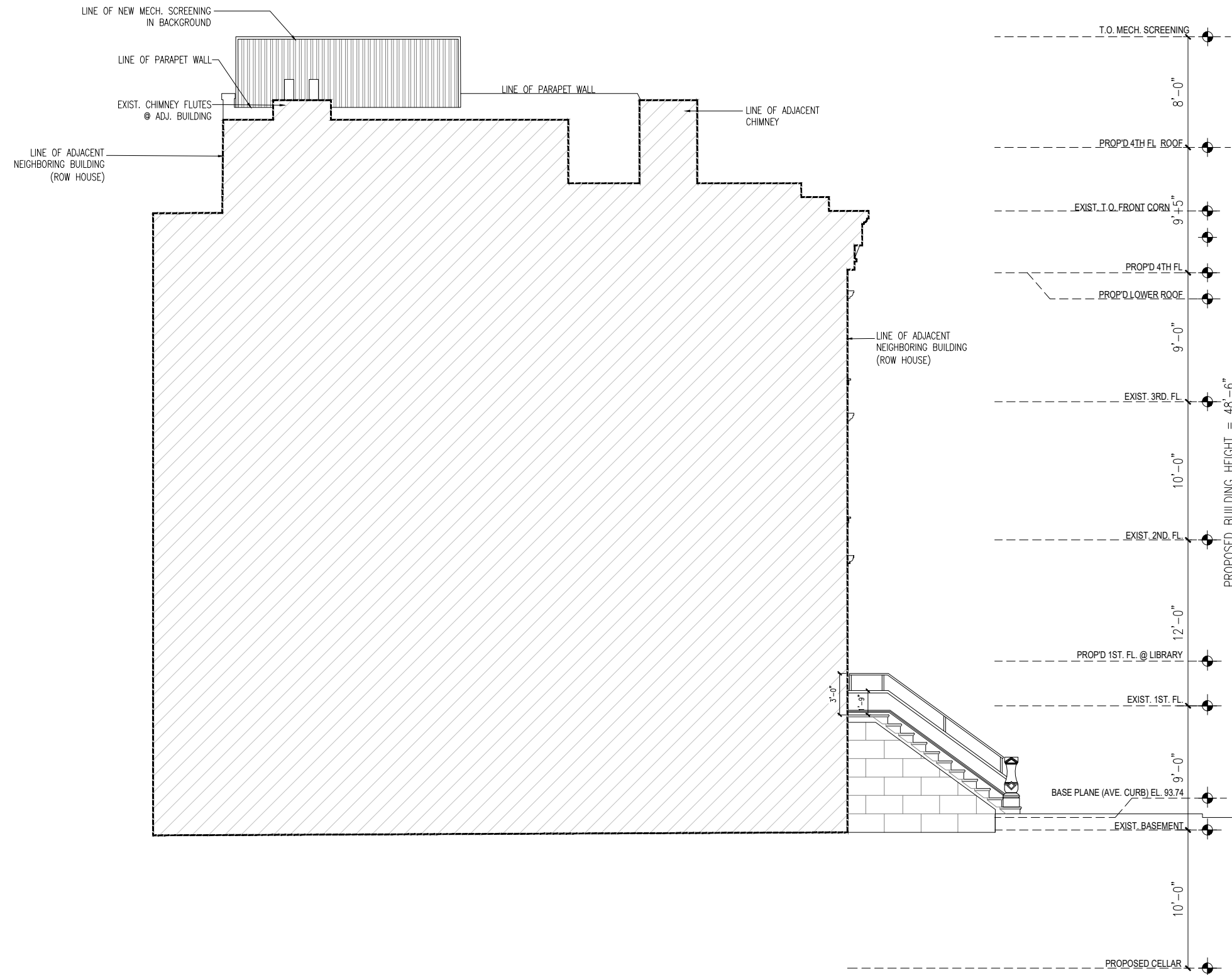
PROPOSED ELEVATION SIDE (WEST)

Building Consulting Engineering & Architecture
 4916 3rd Avenue, Brooklyn New York 11220
 Email: info@bcepllc.com
 Tel.: (718) 439-8588
 www.bcepllc.com

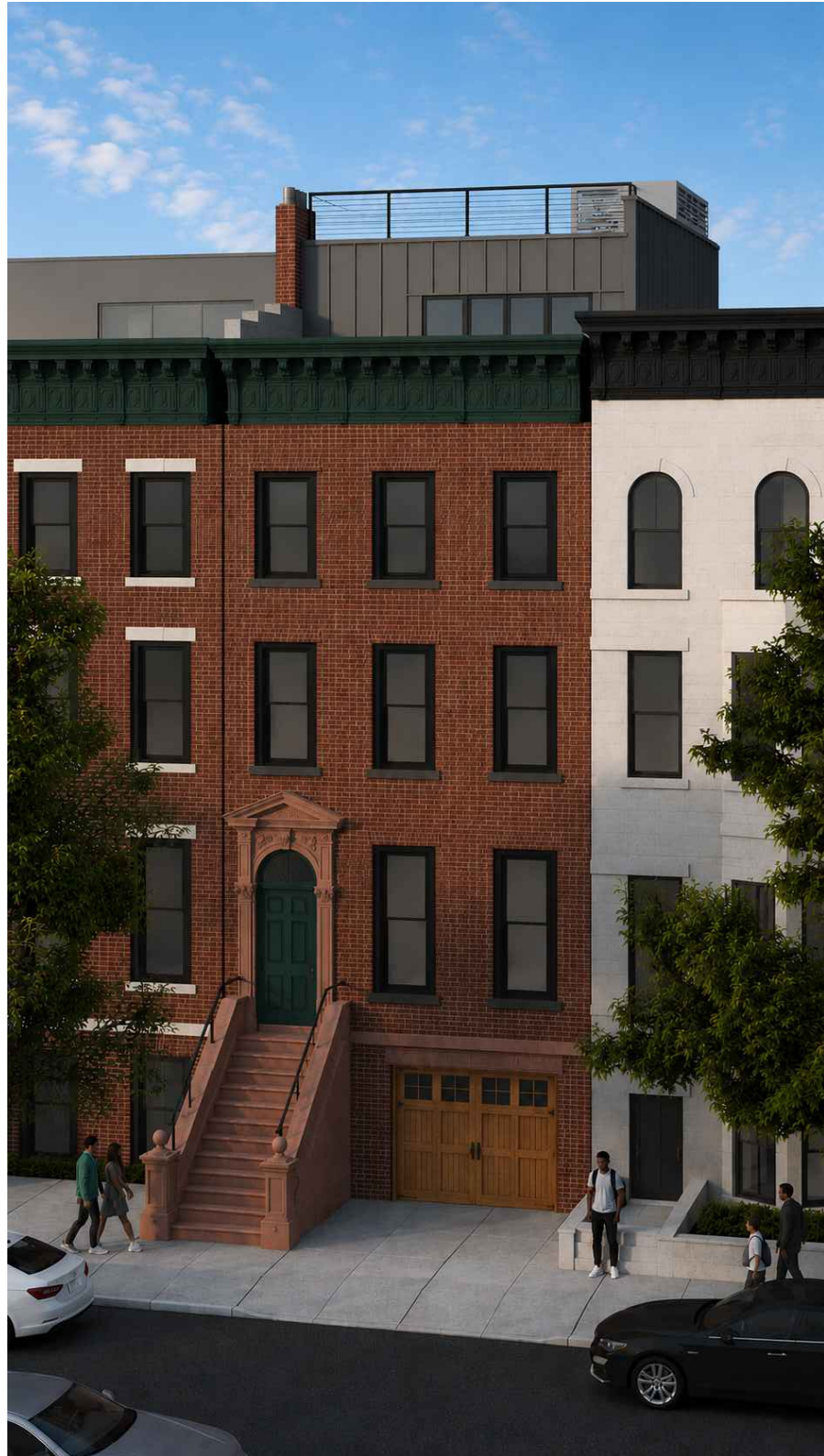
**PROJECT ADDRESS:
 35 WEST 83RD ST NEW YORK, NY 10024**

LANDMARKS PRESERVATION COMMISSION PRESENTATION

DRAWING: ELEVATION EXISTING & PROPOSED / SIDE (WEST)
 SCALE: NTS
 DATE: 03/09/2026



PROPOSED ELEVATION SIDE (EAST)



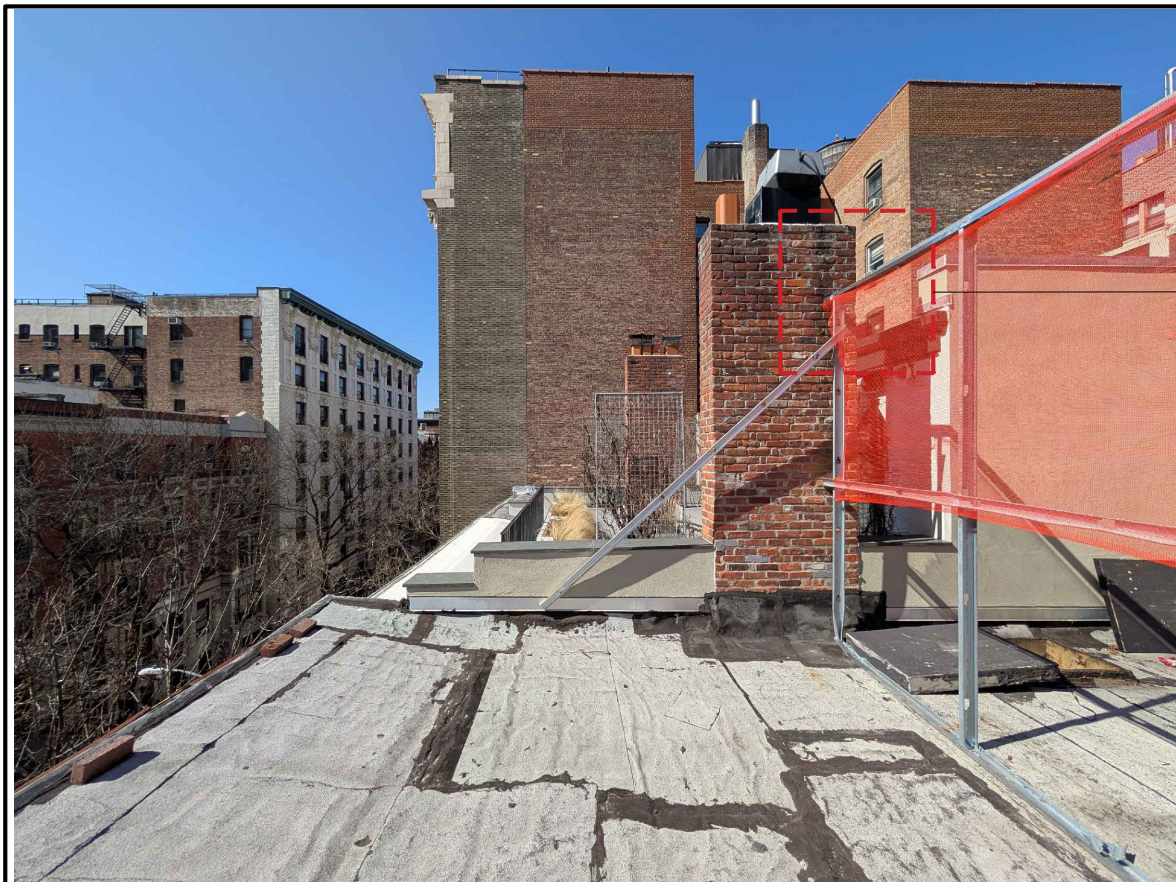
FRONT FACADE RENDERING VIEW



MASSING - AXONOMETRIC FRONT VIEW



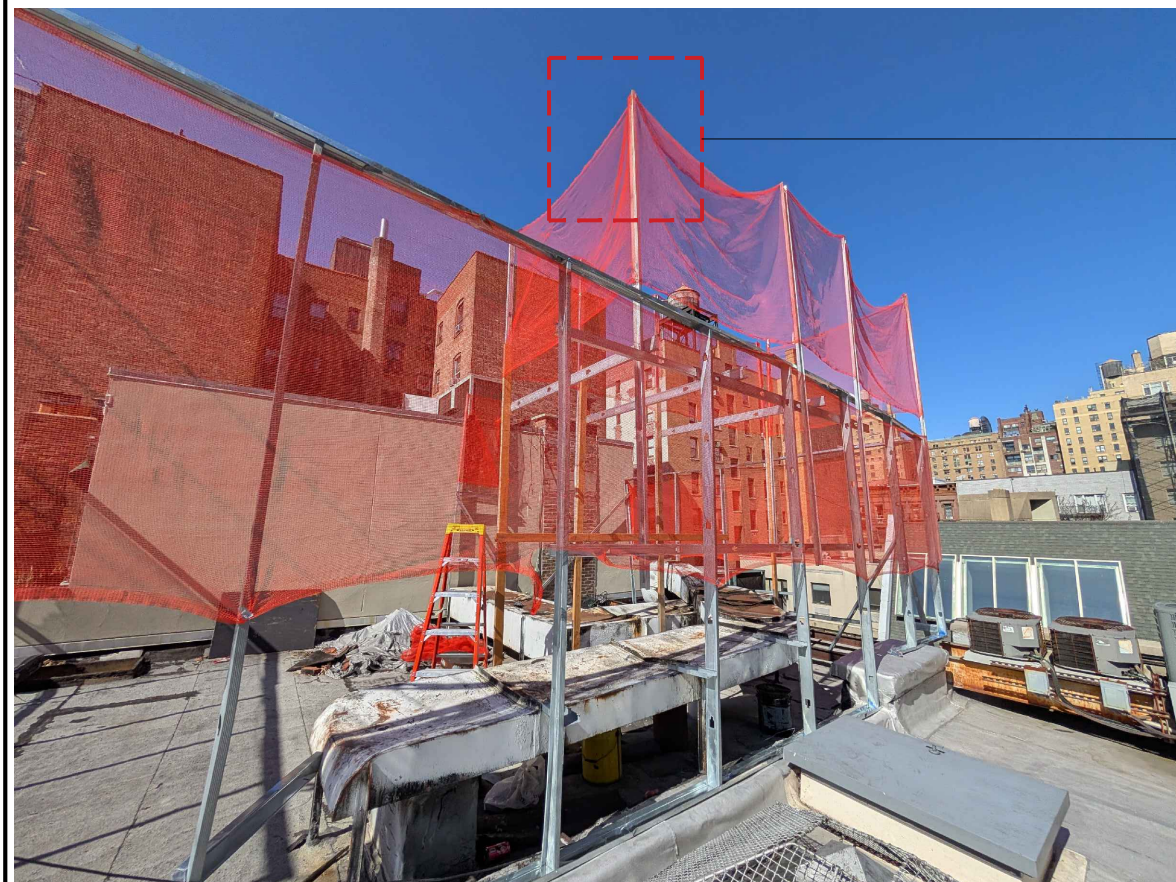
MASSING - AXONOMETRIC REAR VIEW



MOCK UP-ROOF TOP ADDITION VIEW 1



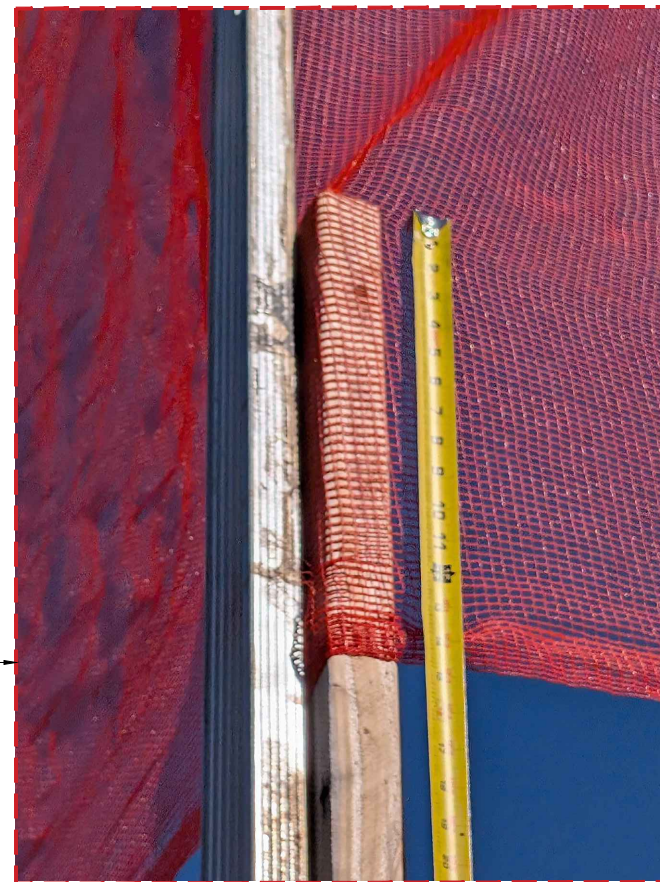
CLOSE UP OF ADDITION VIEW 1



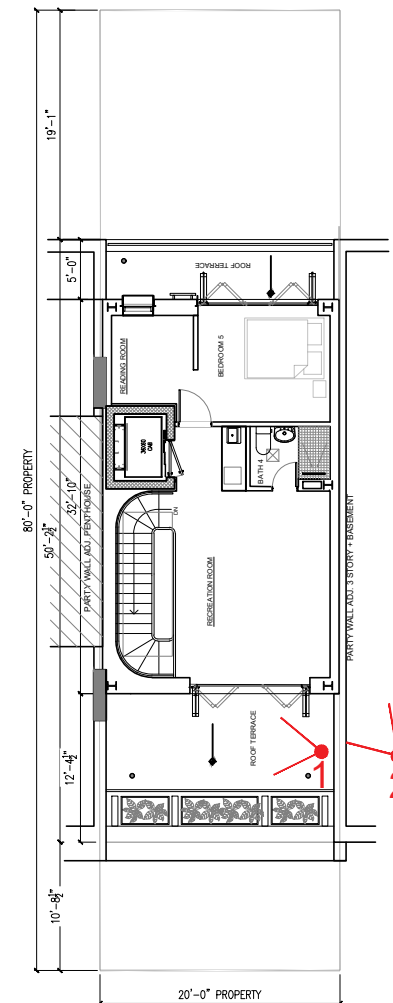
MOCK UP-ROOF TOP ADDITION VIEW 2



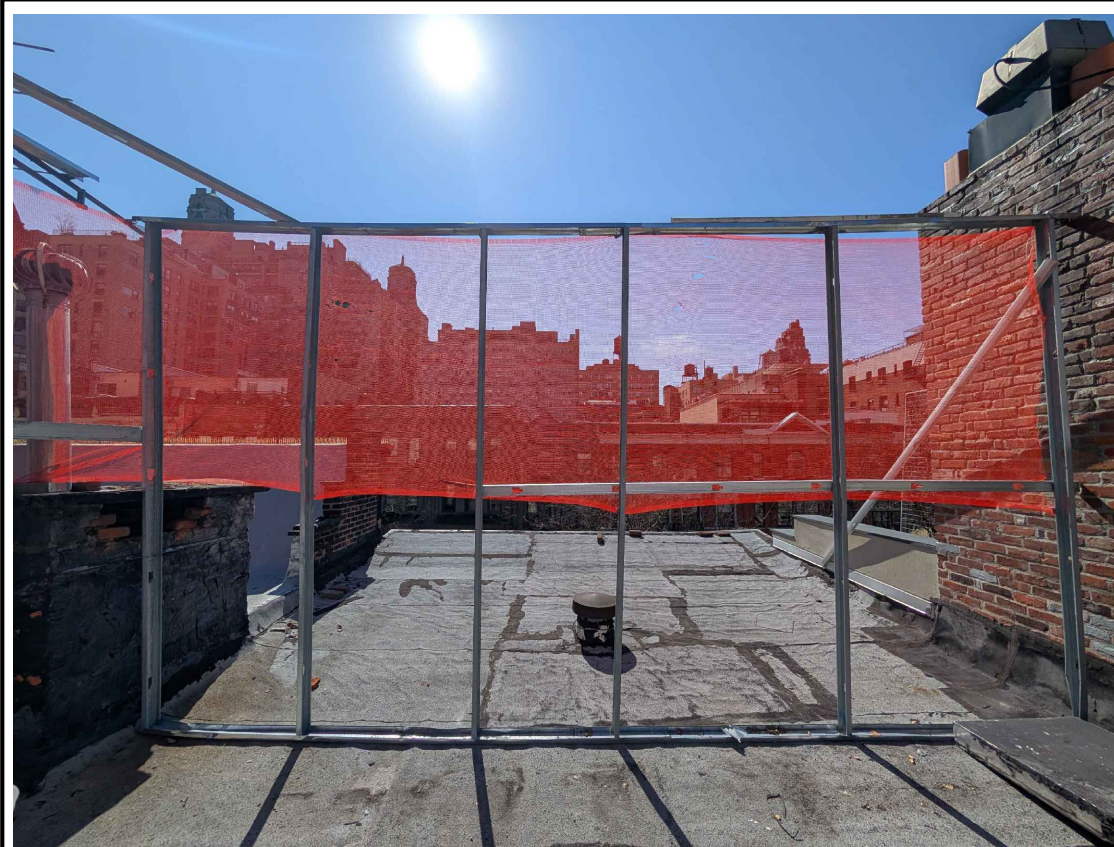
CLOSE UP OF ADDITION VIEW 2



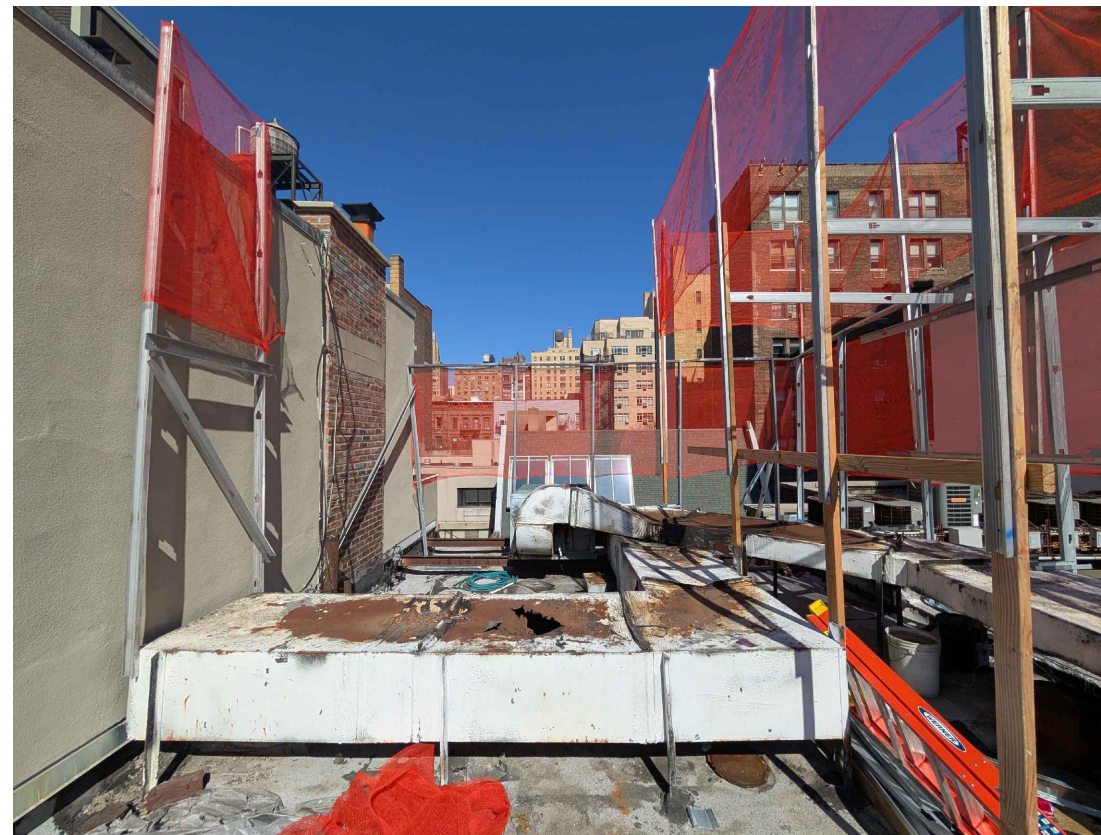
CLOSE UP OF ADDITION VIEW 2



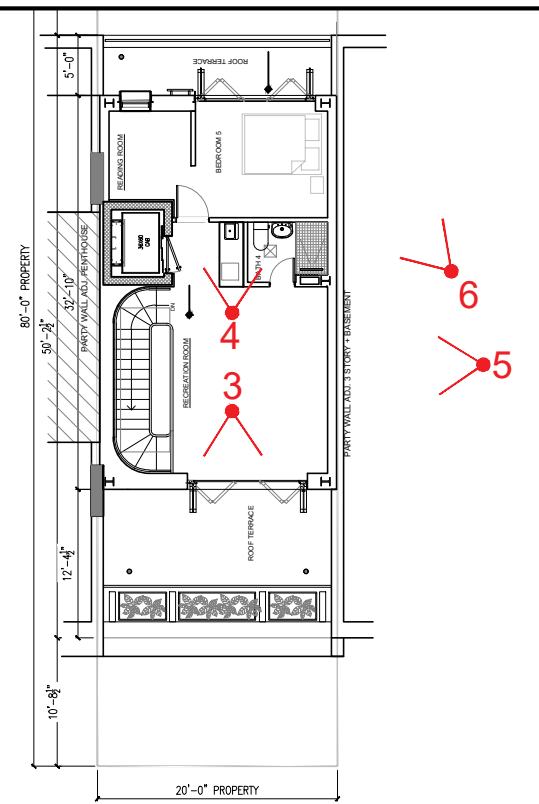
4TH FLOOR PLAN



MOCK UP-ROOF TOP ADDITION VIEW 3



CLOSE UP OF ADDITION VIEW 4



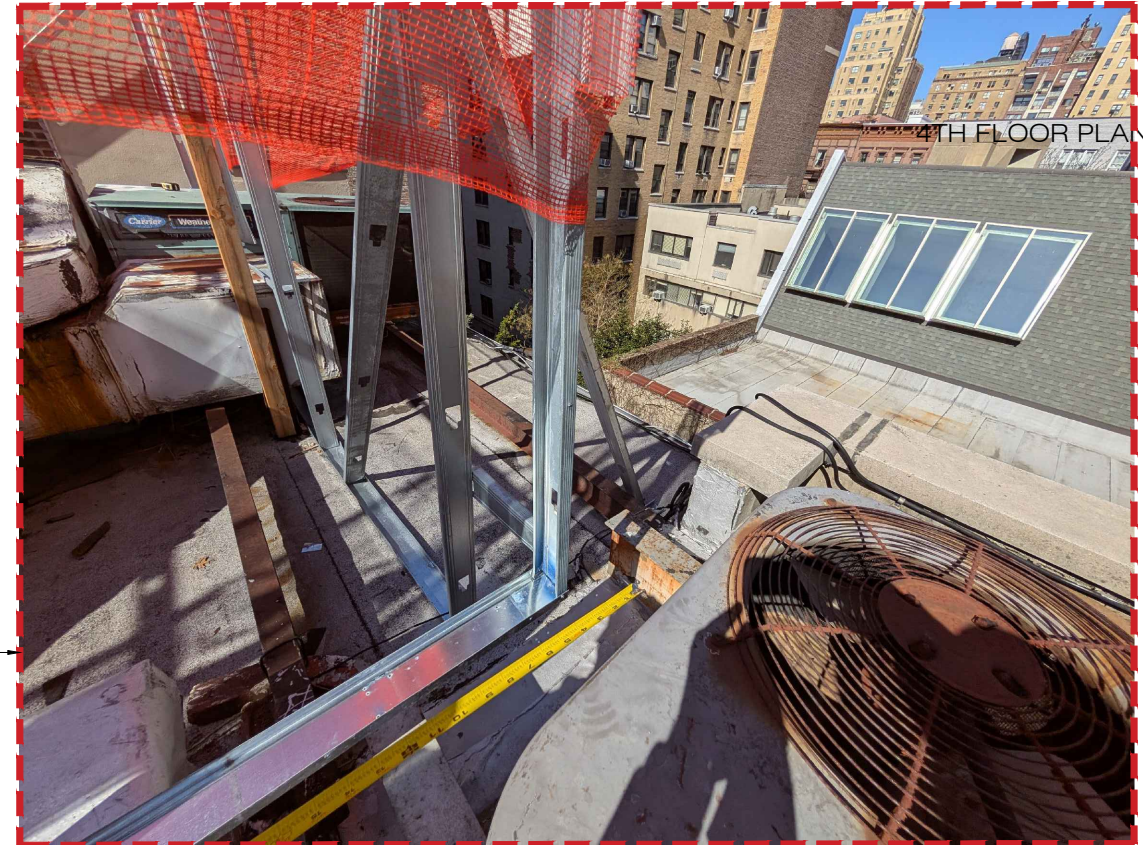
4TH FLOOR PLAN



MOCK UP-ROOF TOP ADDITION VIEW 5



MOCK UP-ROOF TOP ADDITION VIEW 6



CLOSE UP OF ADDITION VIEW 6



LOOKING WEST ON WEST 83RD STREET
MOCK UP - MINIMAL VISIBILITY



MOCK-UP VIEW MINIMAL VISIBILITY



KEY PLAN



FRONT VIEW
MOCK UP - NO VISIBILITY



KEY PLAN



FRONT VIEW - CLOSE UP
MOCK UP - NO VISIBILITY



FRONT VIEW - CLOSE UP
MOCK UP - NO VISIBILITY



LOOKING EAST ON WEST 83RD STREET VIEW 1
MOCK UP - MINIMAL VISIBILITY



VIEW 1 CLOSE UP
MOCK-UP MINIMAL VISIBILITY



KEY PLAN



LOOKING EAST ON WEST 83RD STREET VIEW 2
MOCK UP - MINIMAL VISIBILITY



VIEW 2 CLOSE UP
MOCK-UP MINIMAL VISIBILITY

May 19, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-02329

35 West 83rd Street – Upper West Side/Central Park West Historic District – Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 215 8714

Passcode: 958652

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.