



1 SOUTHWEST CORNER VIEW OF THE BELNORD



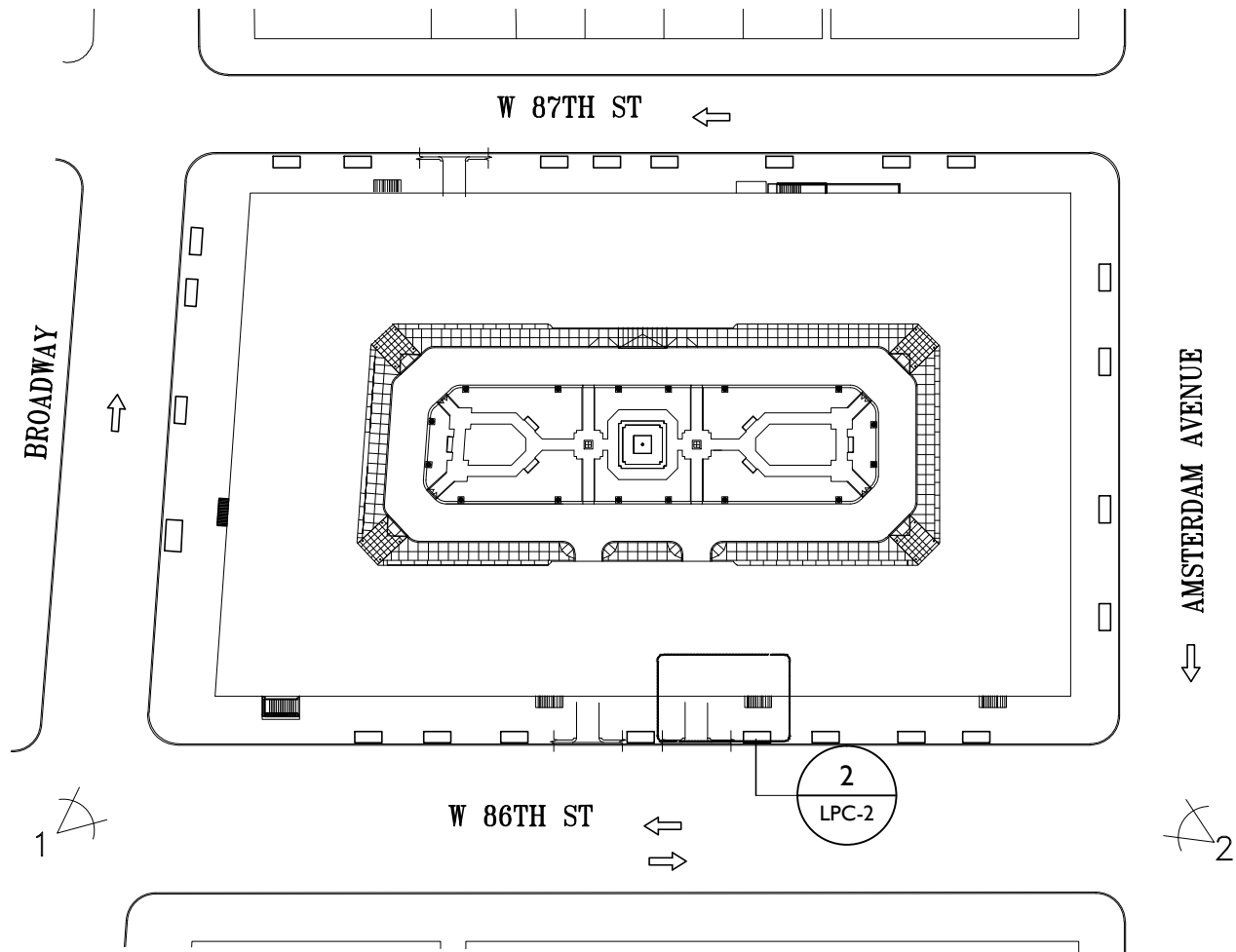
AREA OF
PROPOSED
GUARD BOOTH
/ KIOSK

2 SOUTHEAST CORNER VIEW OF THE BELNORD

THE BELNORD

RESIDENTIAL ENTRANCE & COURTYARD PROPOSED REHABILITATION

FOR
BELNORD PARTNERS



NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

THE BELNORD
225 WEST 86TH STREET
NEW YORK, NEW YORK 10024

Design Architect
ROBERT A.M. STERN ARCHITECTS
460 WEST 34TH STREET, 18TH FL
NEW YORK, NY 10001

Landscape Architect
HOLLANDER DESIGN
200 PARK AVENUE SOUTH, SUITE 1200
NEW YORK, NY 10003

Architect
PAGE AYRES COWLEY ARCHITECTURE, LLC
10 EAST 33RD STREET, 7TH FLOOR
NEW YORK, NY 10016

TITLE SHEET

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AFTER COMPLETION, 1908

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

THE BELNORD
225 WEST 86TH STREET
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Design Architect
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COMPLETED STOREFRONTS, 1911

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COMPLETED COURTYARD WITH EARLIEST PLANTINGS, DECEMBER 1911

NEW YORK CITY LANDMARKS
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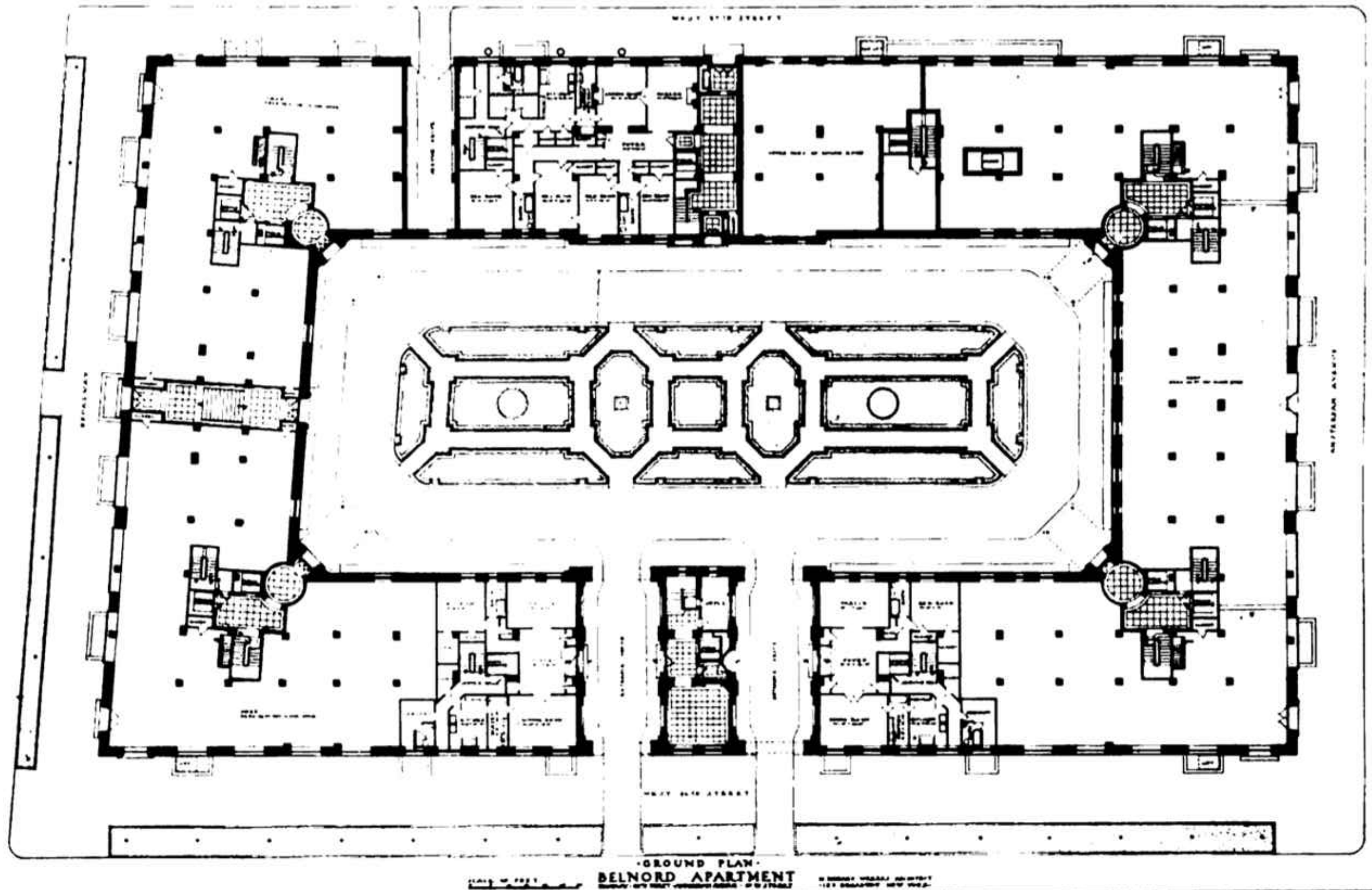
Landscape Architect
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ORIGINAL GROUND FLOOR DESIGN PLAN
H. HOBART WEEKES, COURTESY, ARCHITECTURE, 1908

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

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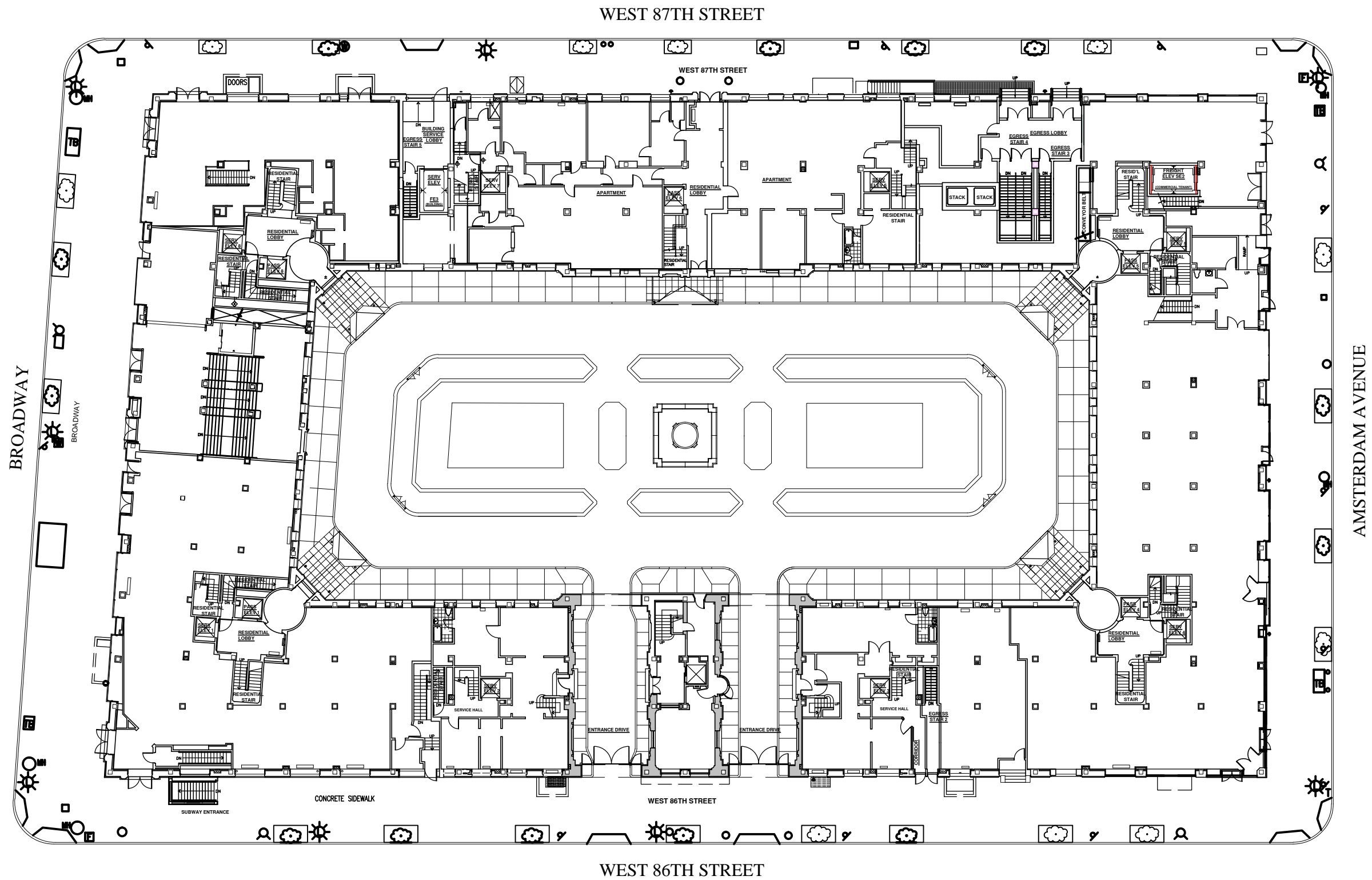
FLOOR PLAN

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CURRENT GROUND FLOOR PLAN

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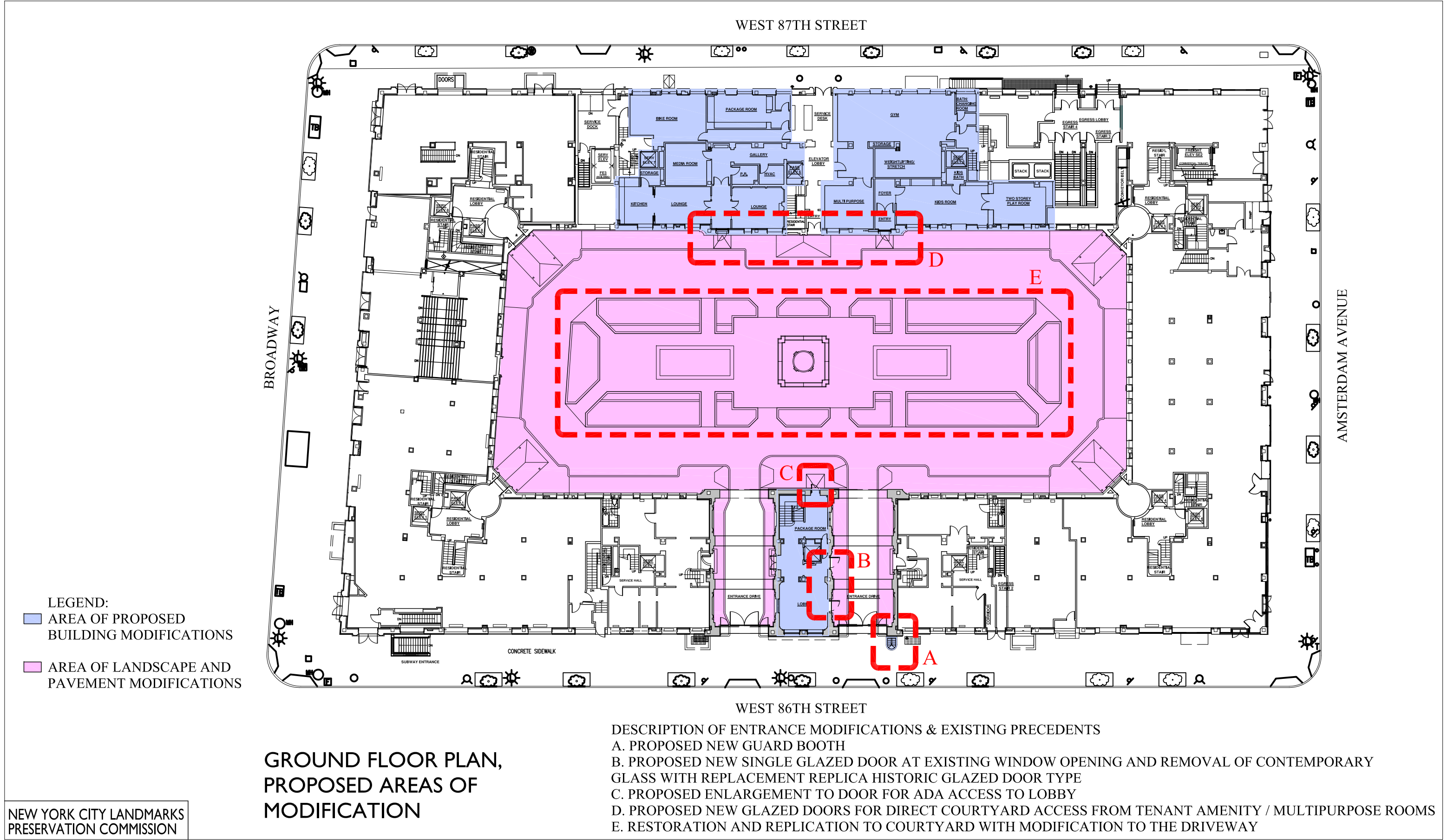
FLOOR PLAN

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GROUND FLOOR PLAN

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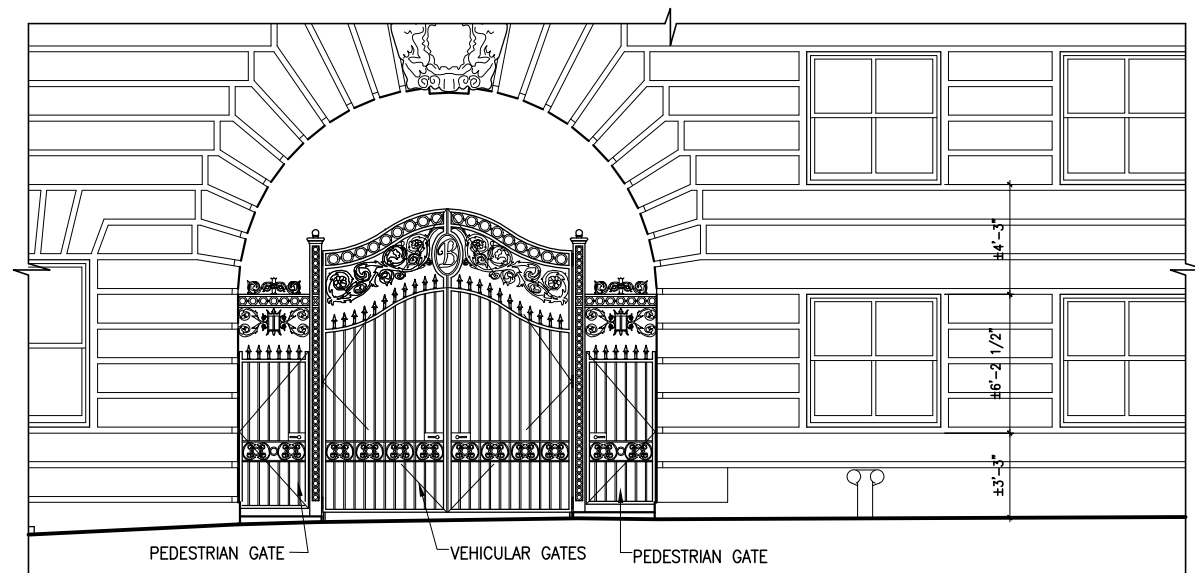
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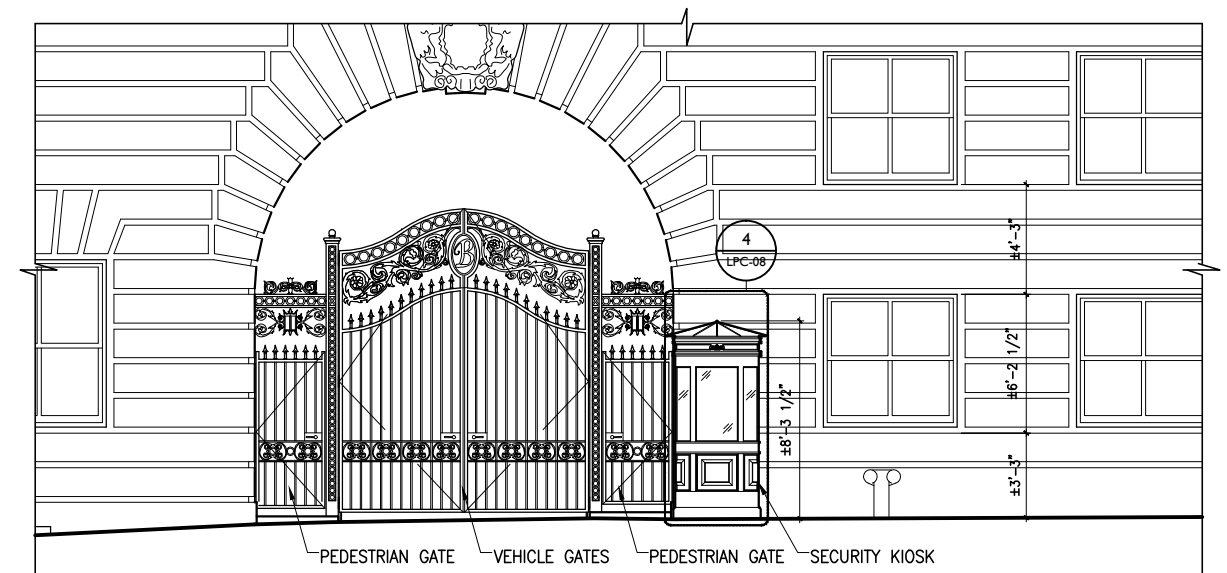
PHOTOGRAPHS OF FIRST GUARD BOOTH PRIOR TO 2006 LPC APPROVAL



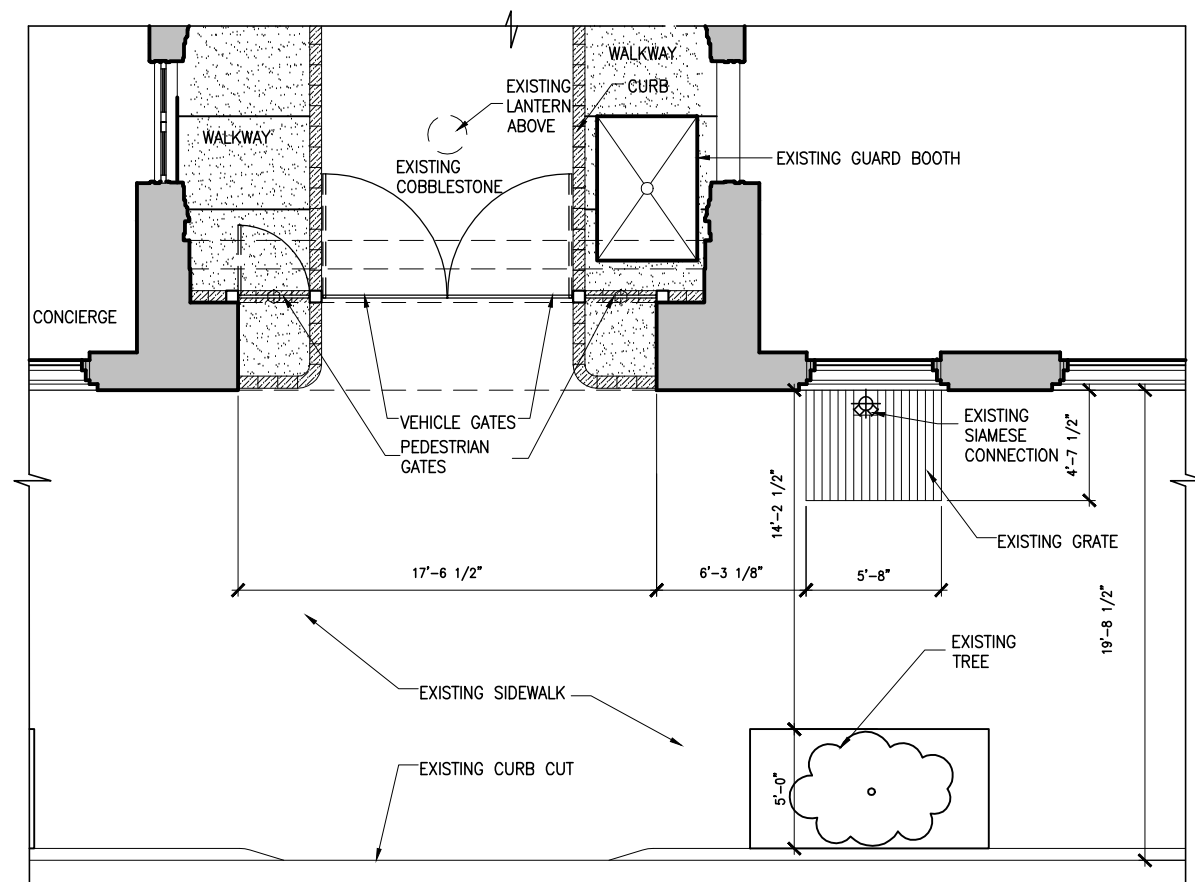
PHOTOGRAPHIC RENDERINGS OF GUARD BOOTH WITH UPDATED EXTERIOR TREATMENT



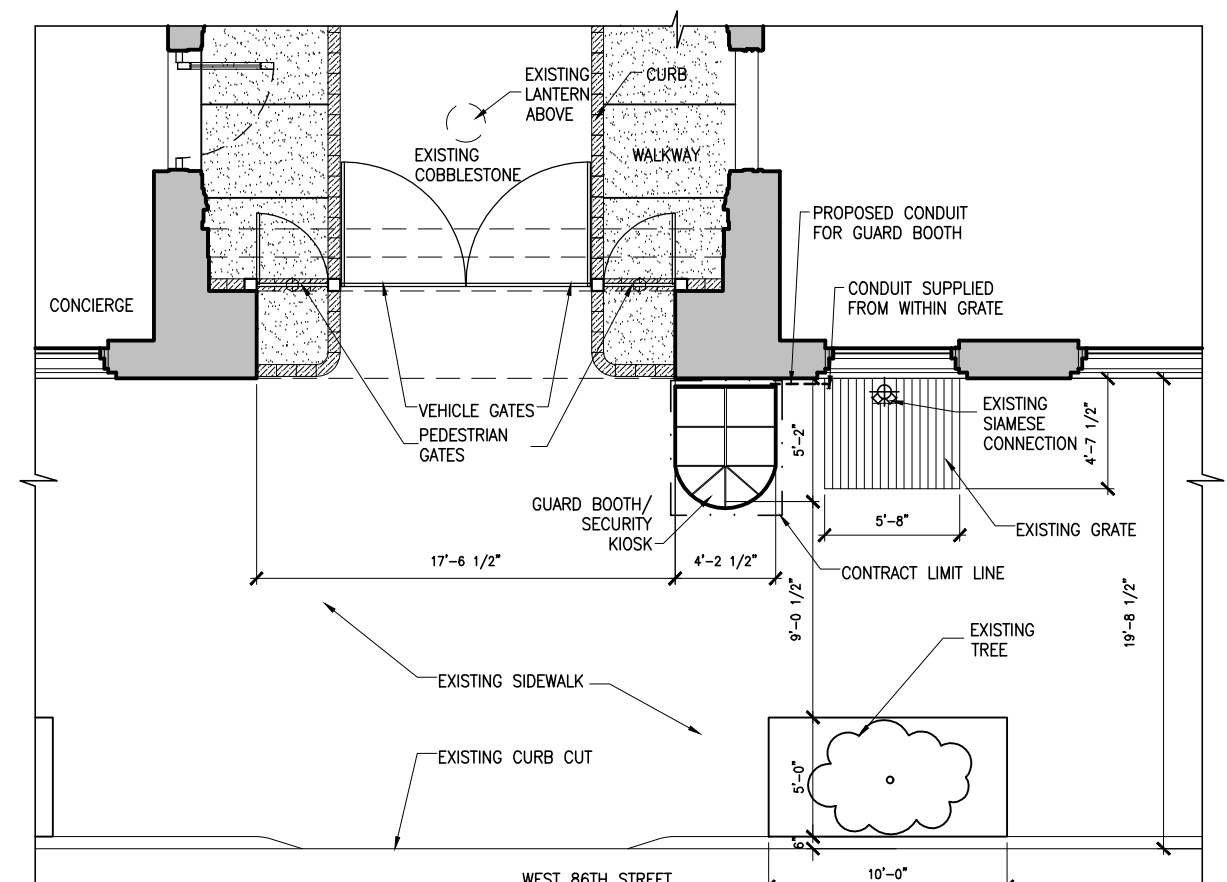
1 EXISTING 86TH STREET EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 PROPOSED 86TH STREET EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 EXISTING PARTIAL STREET LEVEL PLAN
SCALE: 3/8" = 1'-0"



4 PROPOSED PARTIAL STREET LEVEL PLAN
SCALE: 3/8" = 1'-0"

PROPOSED GUARD BOOTH AT EAST ENTRANCE LOCATION WAS APPROVED FOR IDENTICAL GUARD BOOTH BY LPC 2007

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT A

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NEW YORK, NY 10016

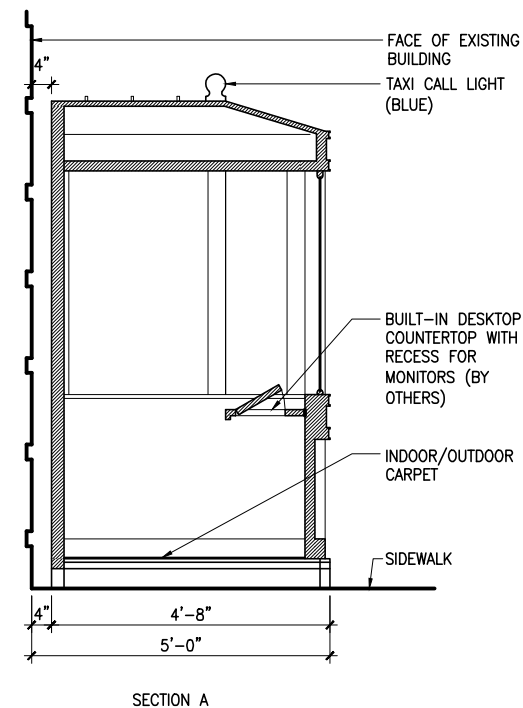
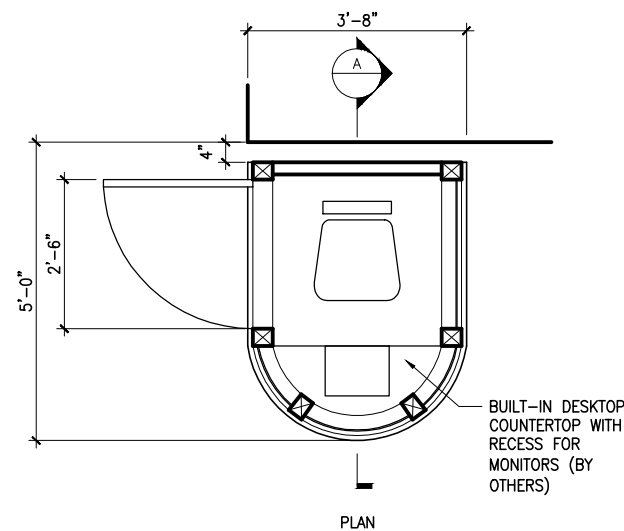
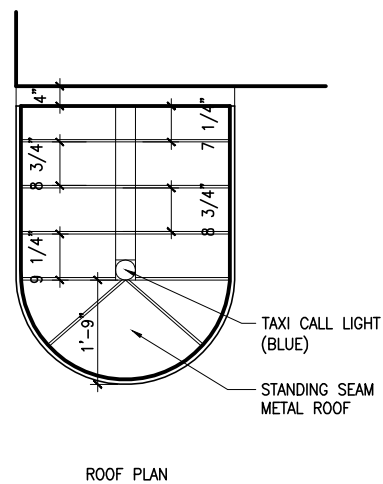
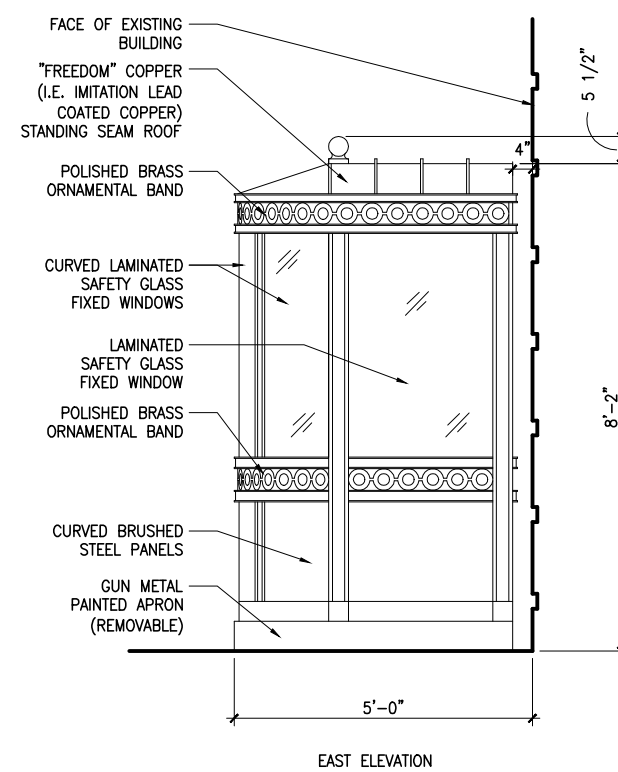
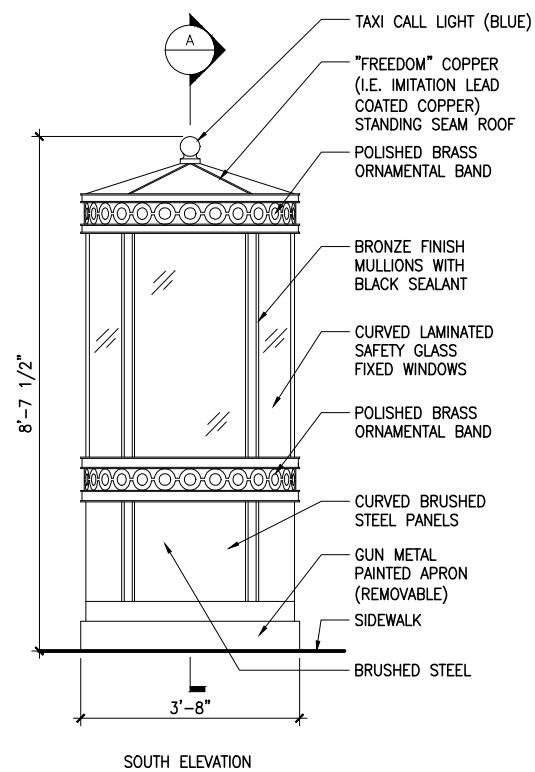
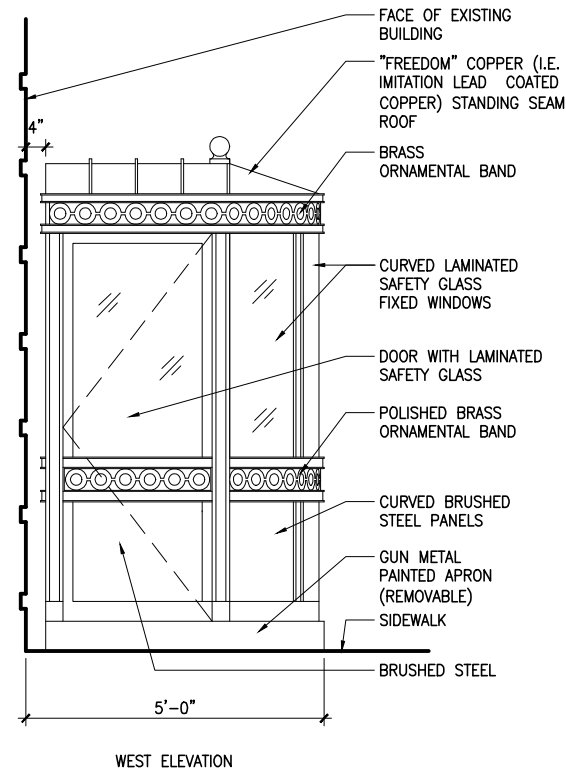
**PROPOSED GUARD
BOOTH**

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PREVIOUSLY PROPOSED GUARD BOOTH DETAILS APPROVED BY LPC IN 2007

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PRESERVATION COMMISSION

PROJECT A

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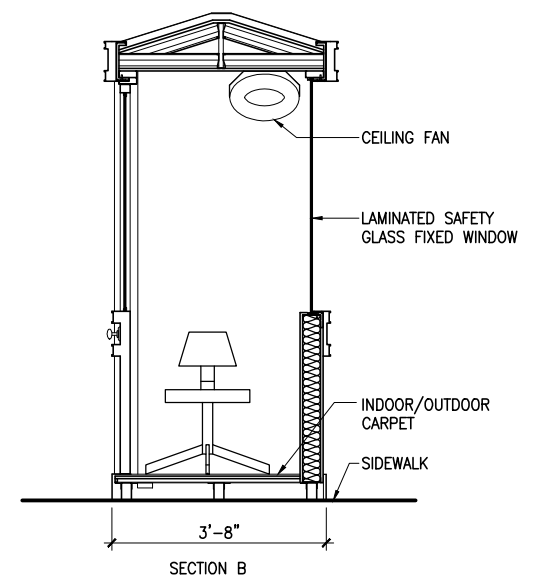
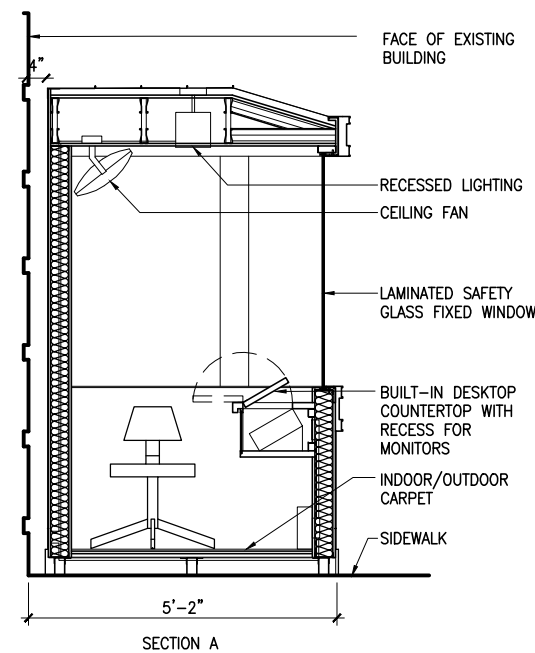
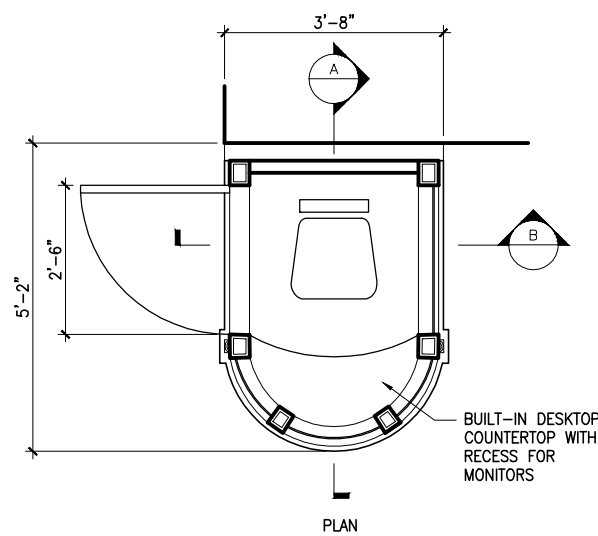
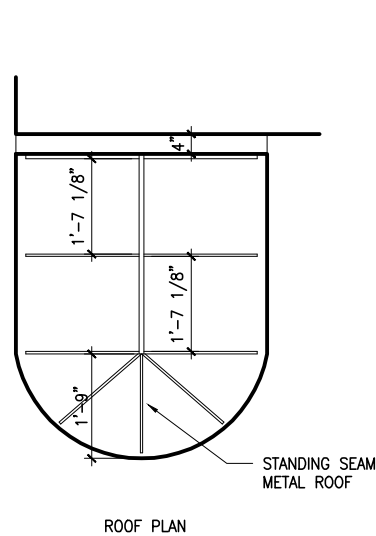
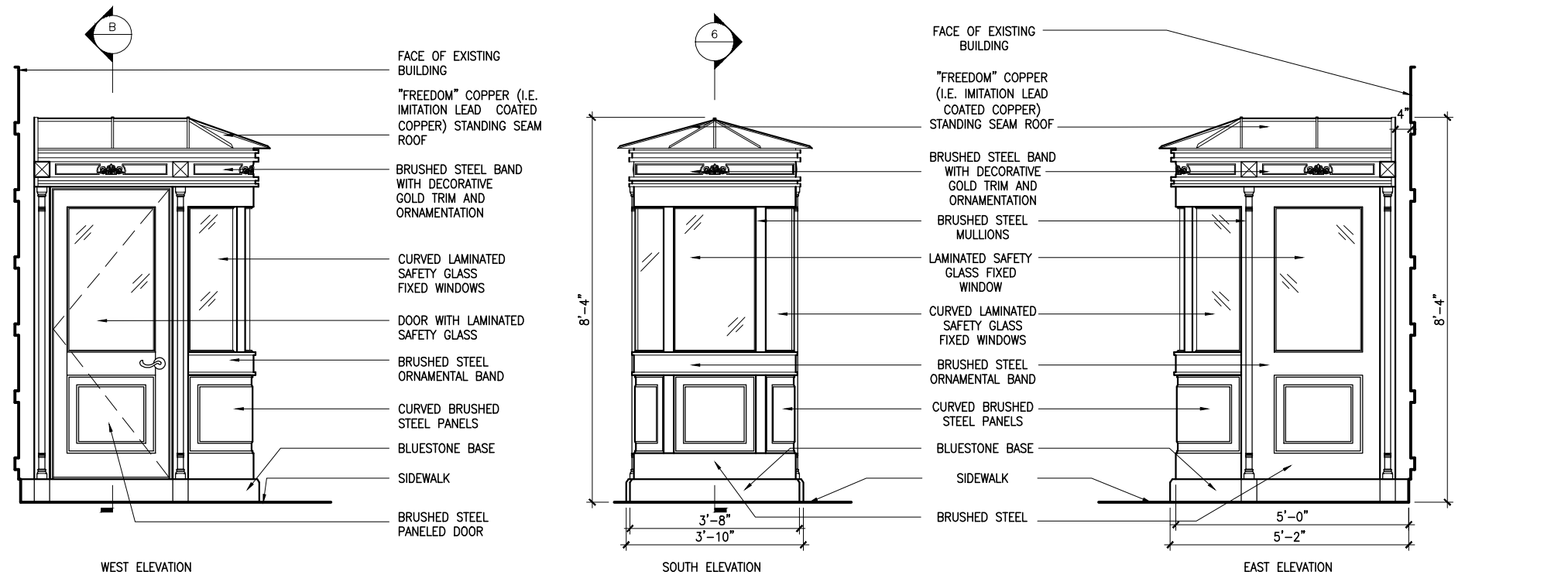
Landscape Architect
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PROPOSED GUARD BOOTH
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LPC-10
DRAWING NO.



CURRENT PROPOSED GUARD BOOTH DETAILS NO CHANGE EXCEPT TO EXTERIOR COLOR & ORNAMENTATION

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT A

THE BELNORD
225 WEST 86TH STREET
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Design Architect
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460 WEST 34TH STREET, 18TH FL
NEW YORK, NY 10001

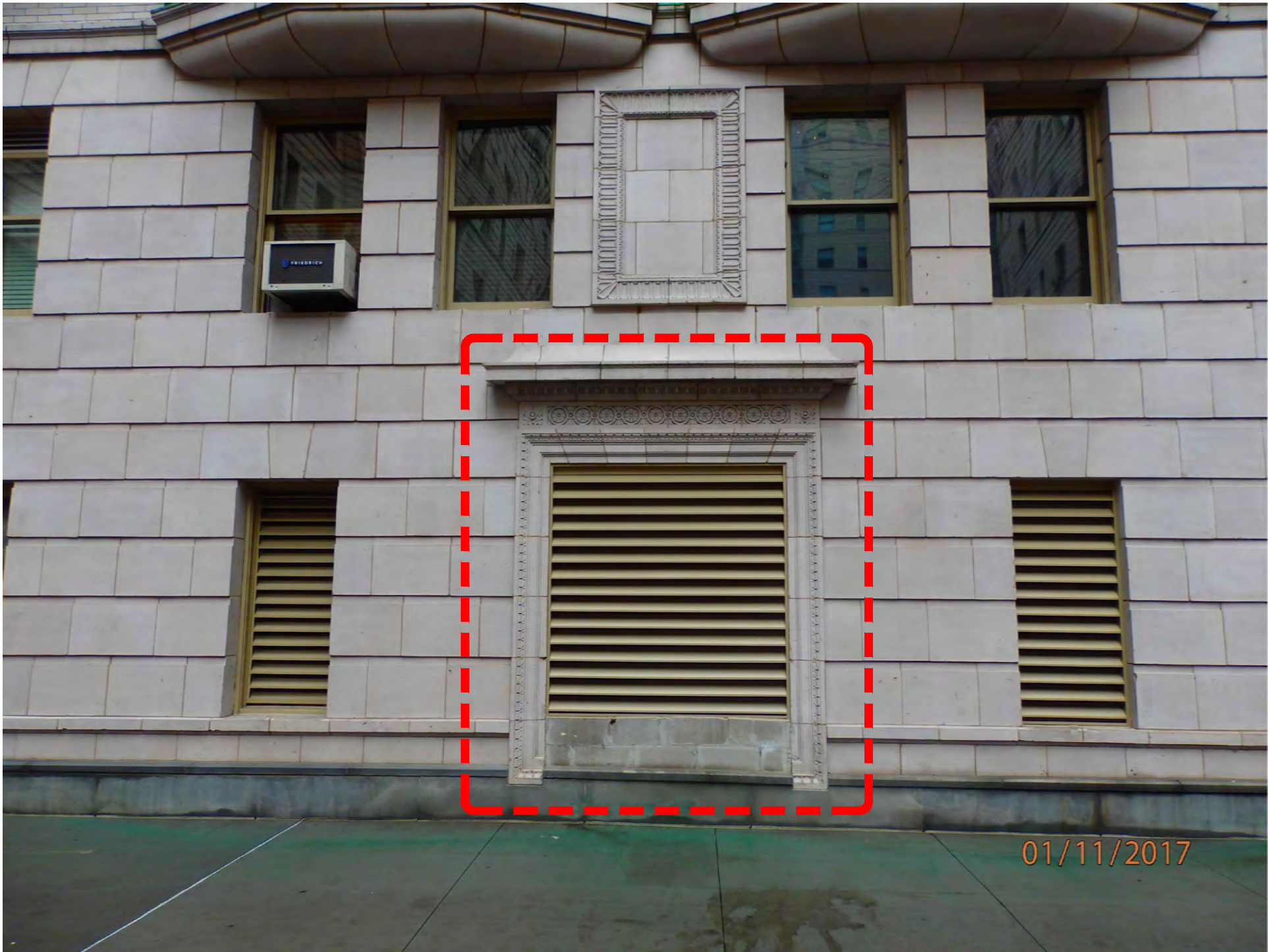
Landscape Architect
HOLLANDER DESIGN
200 PARK AVENUE SOUTH, SUITE 1200
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Architect
PAGE AYRES COWLEY ARCHITECTURE, LLC
10 EAST 33RD STREET, 7TH FLOOR
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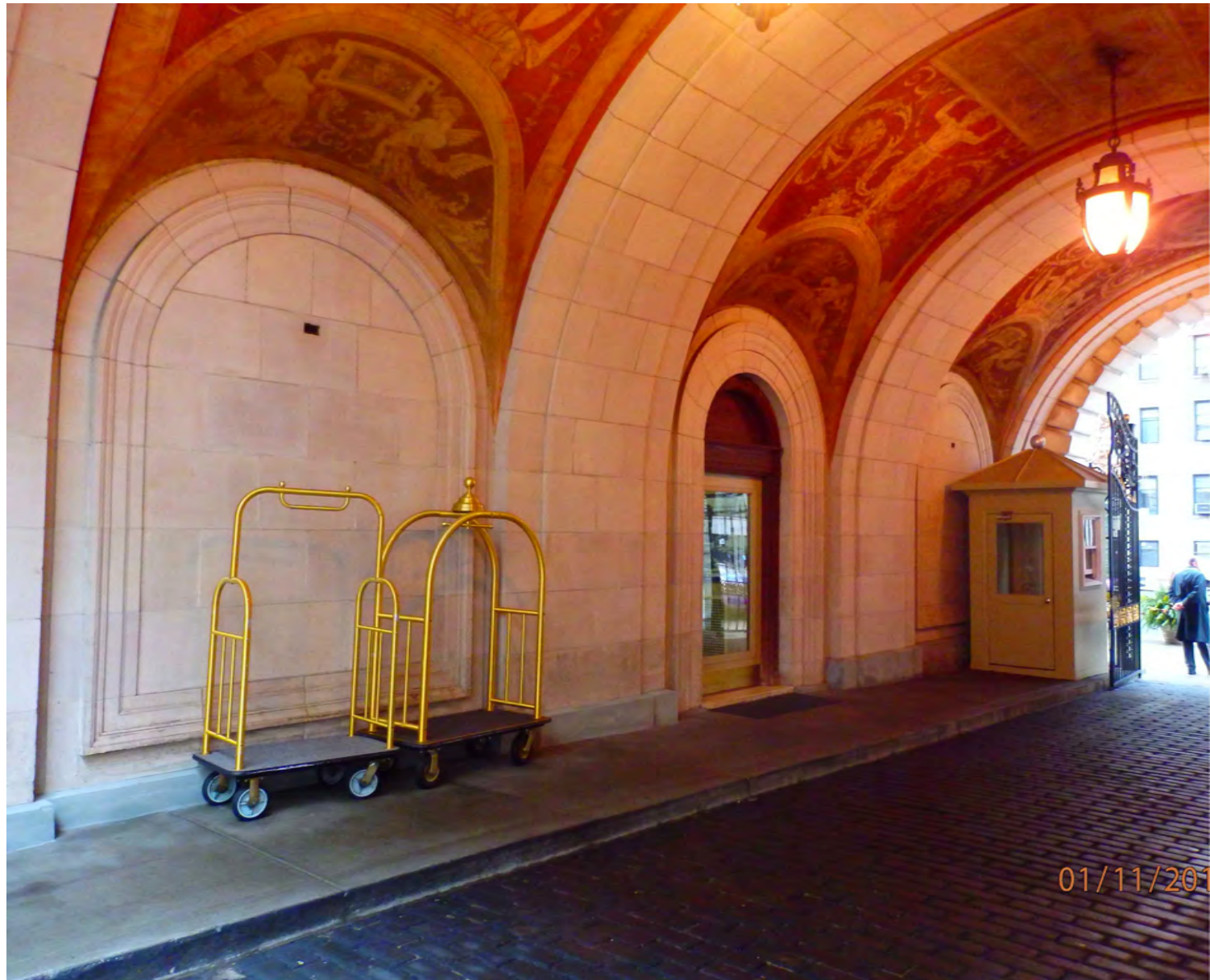
**CURRENT PROPOSED GUARD
BOOTH**
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ORIGINAL LOCATION OF MAIN BROADWAY ENTRANCE
ADAPTED FOR FRESH AIR INTAKE FOR RETAIL SPACE PRIOR TO 1980
ENTRANCE NOT CITED IN 1966 DESIGNATION REPORT



VIEW EAST SIDE OF EAST ARCHWAY
NOTE ORIGINAL HISTORIC DOOR TYPE AT CENTER



VIEW WEST SIDE OF EAST ARCHWAY
NOTE CURVED BRASS AND GLASS DOOR

EXISTING PAINTED MAHOGANY
WOOD 1/1 SASH WINDOWS



EXISTING CURVED
BRASS AND GLASS DOOR



EXISTING PAINTED MAHOGANY
WOOD 1/1 SASH WINDOWS



VIEW WEST SIDE OF EAST ARCHWAY ENTRANCE
DETAIL IMAGES OF WEST SIDE OPENING TYPES

LEGEND:

■ ■ INDICATES LIMIT LINE OF ALTERATIONS

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT B

THE BELNORD
225 WEST 86TH STREET
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NEW YORK, NY 10016

**PHOTOGRAPHS OF EAST SIDE
ARCHWAY**

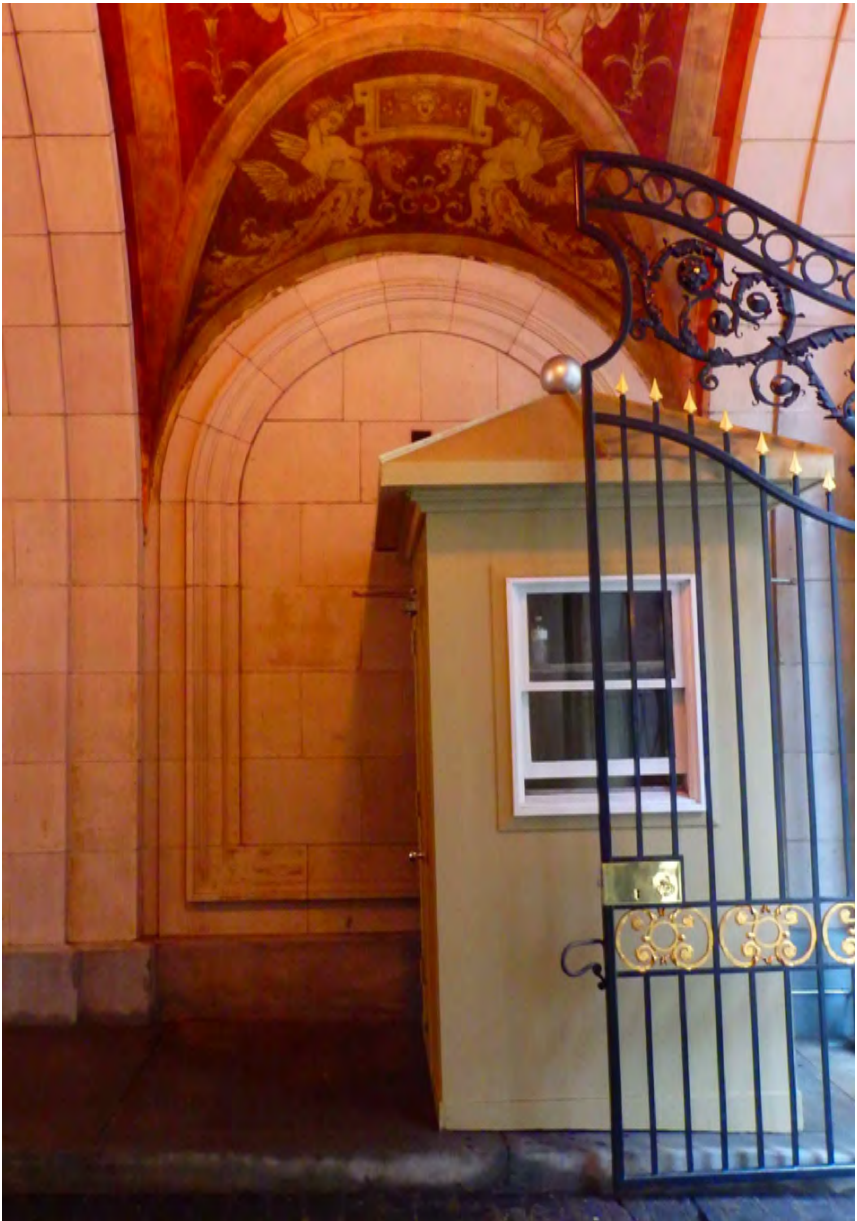
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LPC-14

DRAWING NO.

ORIGINAL HISTORIC DOOR TYPE,
MAHOGANY NATURAL FINISH FRAME
AND PAINTED MAHOGANY DOOR



VIEW EAST SIDE OF WEST ARCHWAY ENTRANCE
DETAIL IMAGES OF EAST SIDE OPENING TYPES

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT B

THE BELNORD
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**PHOTOGRAPHS OF EAST SIDE
ARCHWAY**
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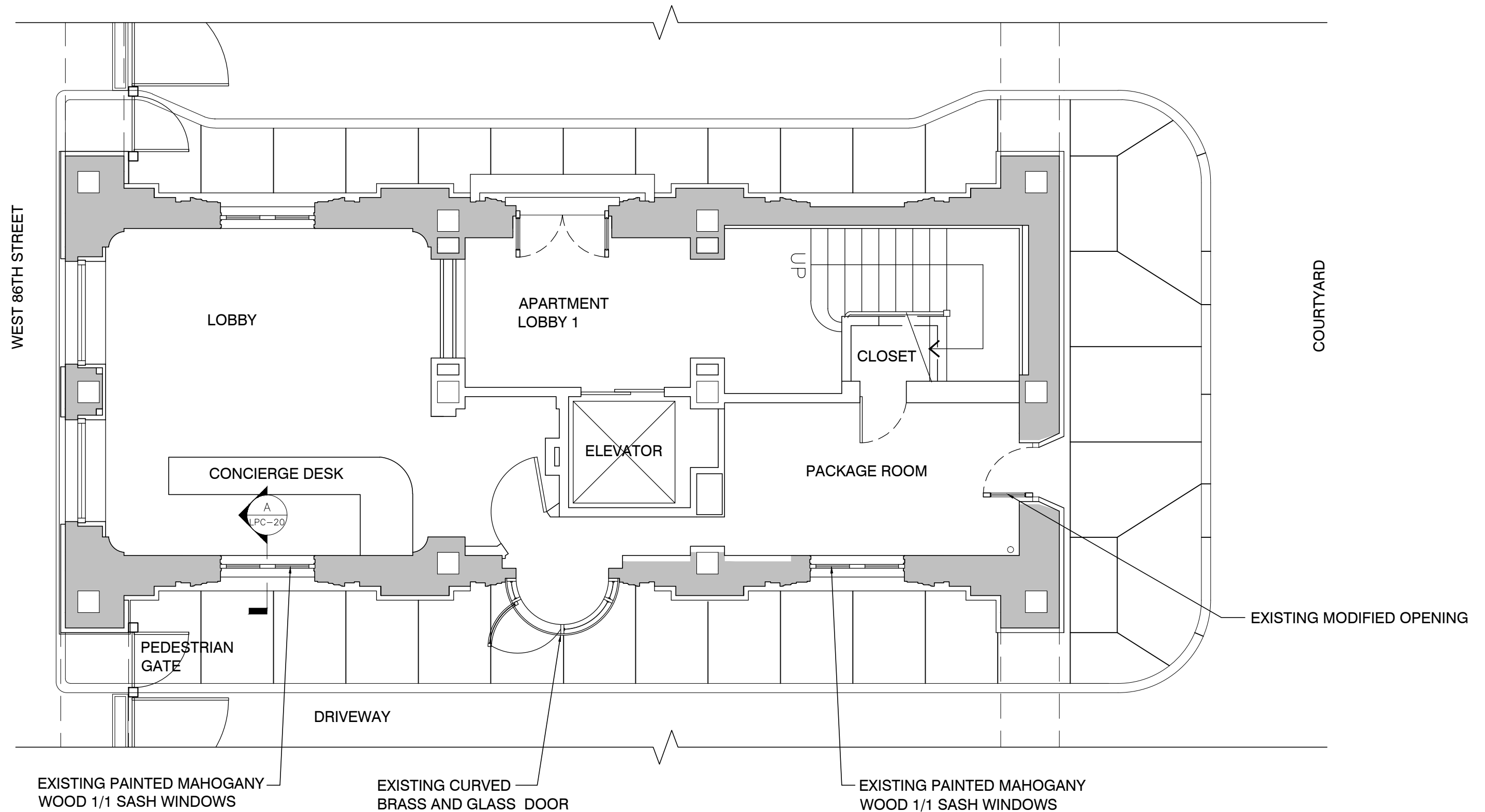
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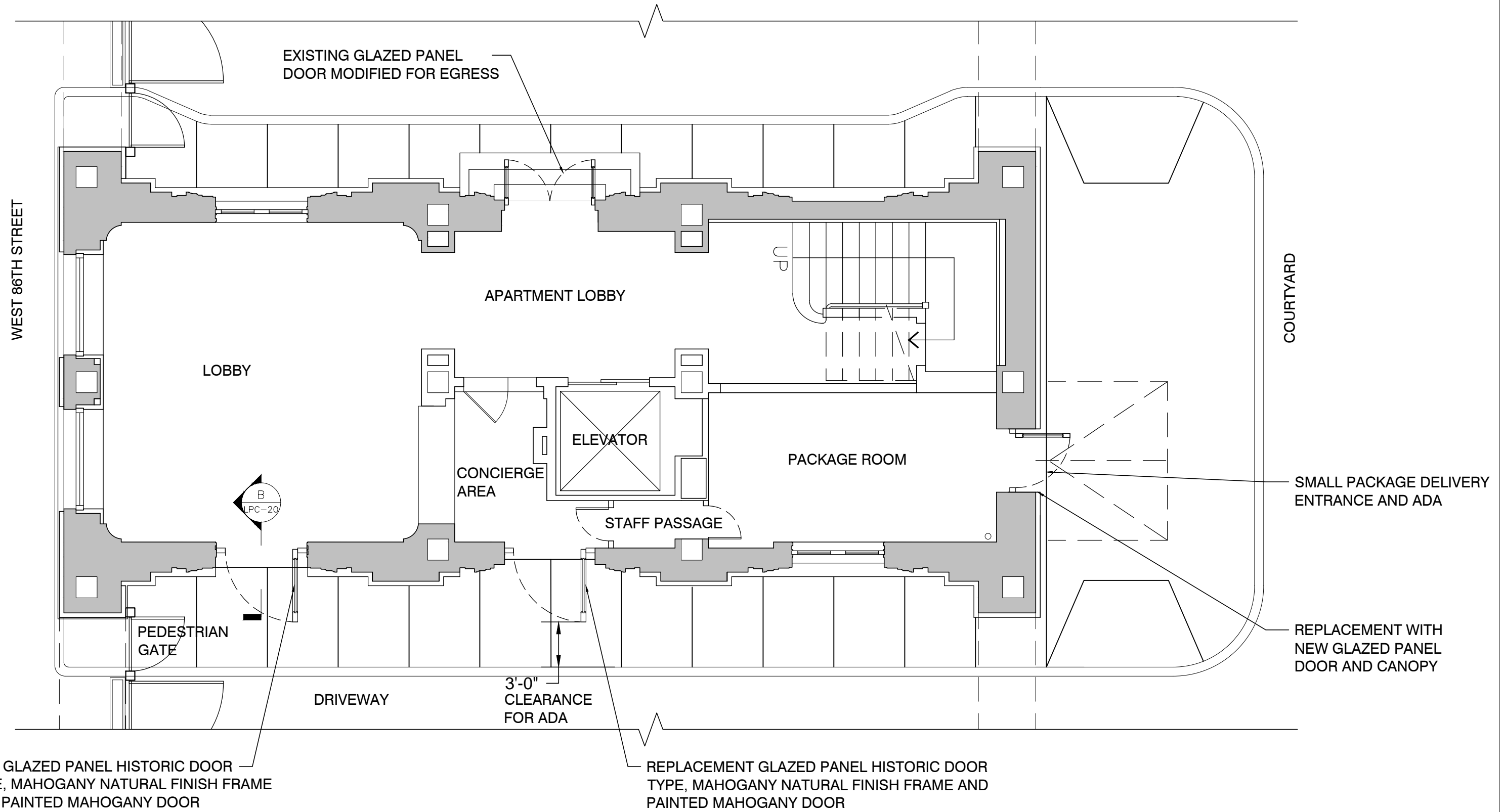
VIEW EAST SIDE OF WEST ARCHWAY EXISTING CONDITIONS
NO CHANGE IN THIS AREA



VIEW WEST SIDE OF WEST ARCHWAY EXISTING CONDITIONS
NO CHANGE IN THIS AREA



EXISTING LOBBY CONFIGURATION PLAN



PROPOSED LOBBY CONFIGURATION PLAN

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT B

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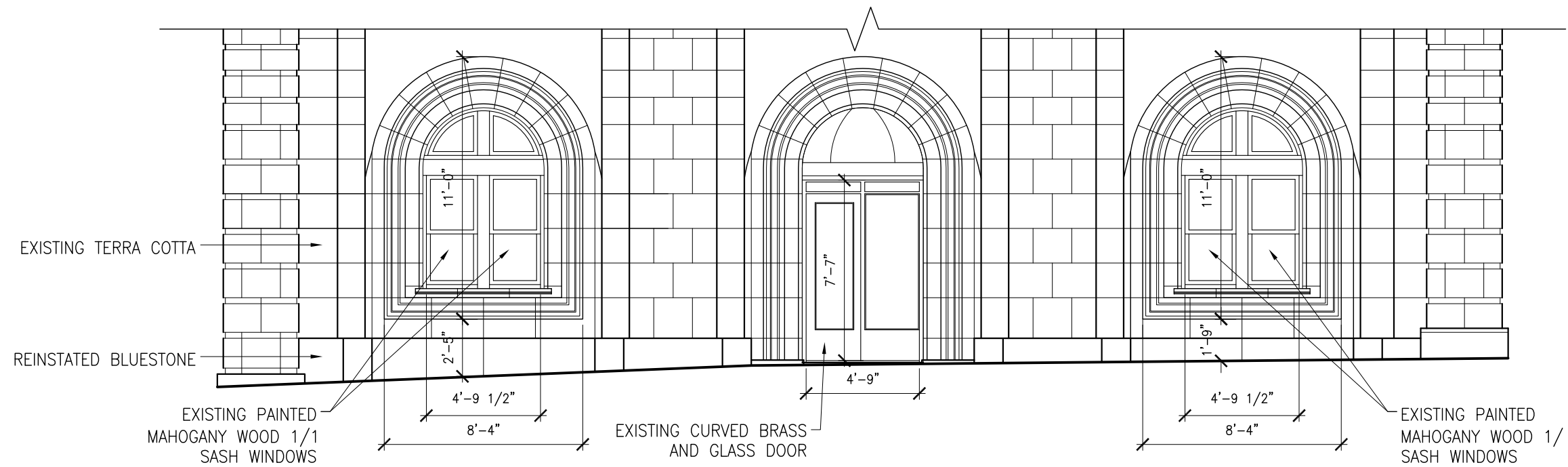
PROPOSED LOBBY PLAN

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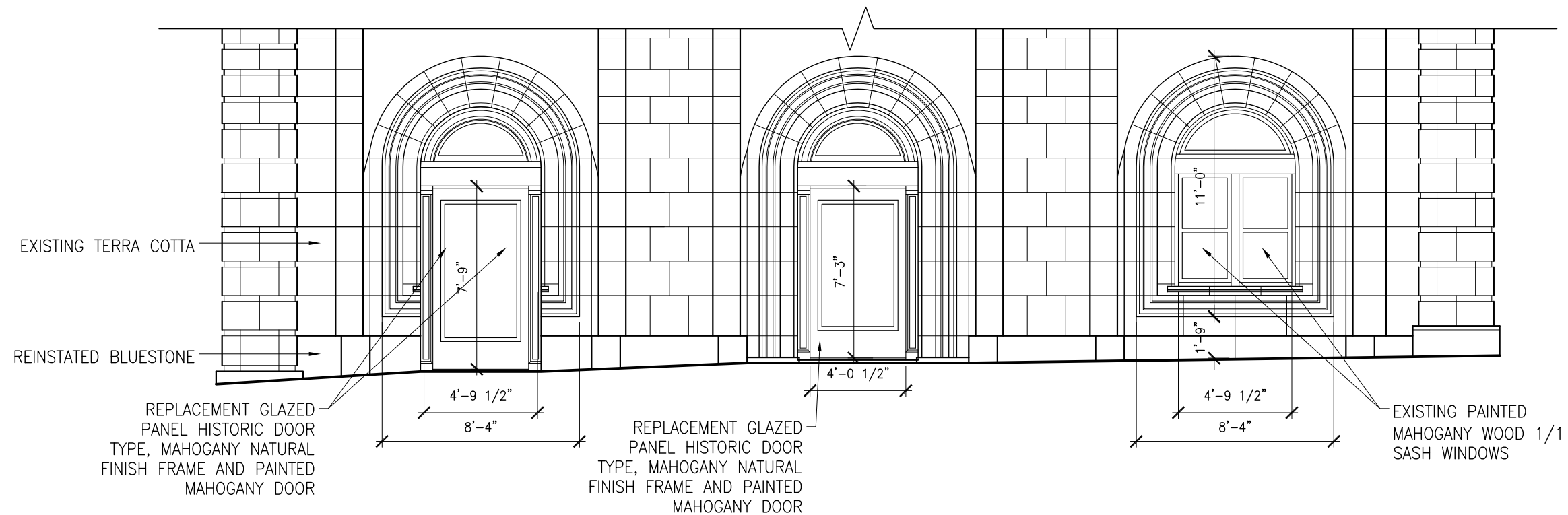
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EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION

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PRESERVATION COMMISSION

PROJECT B

THE BELNORD
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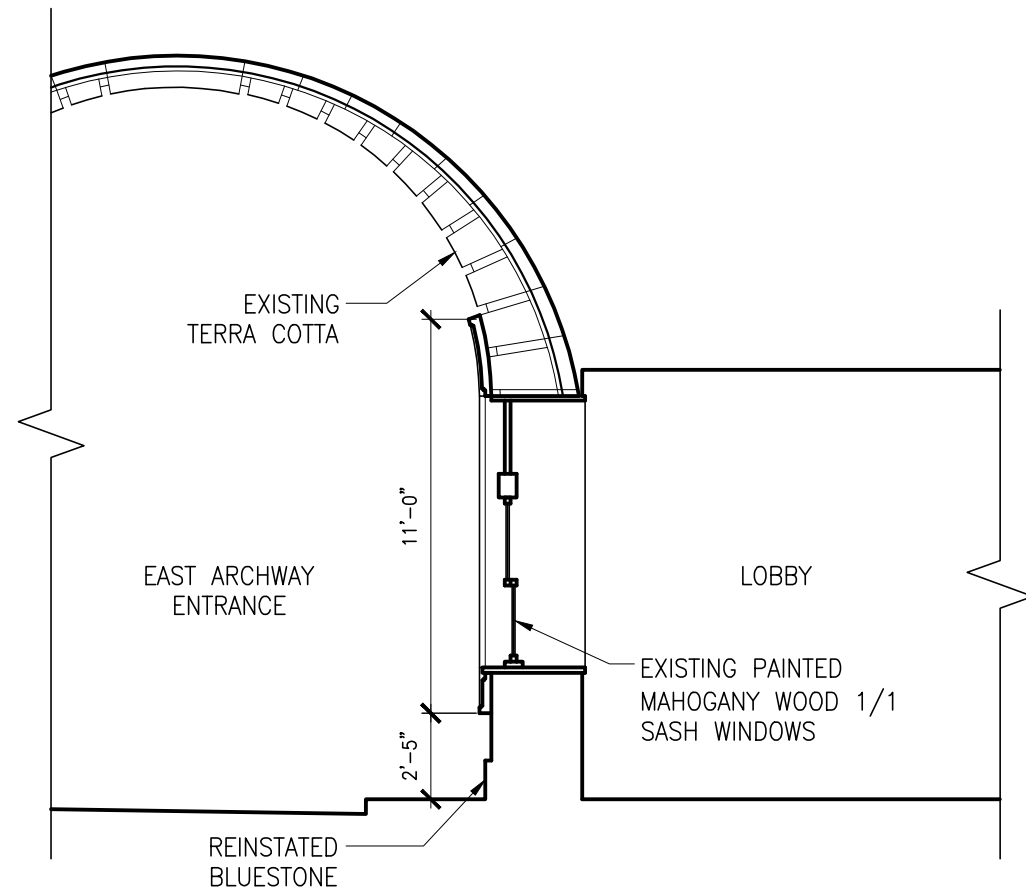
**EAST ARCHWAY WEST
ELEVATION**

DRAWING TITLE

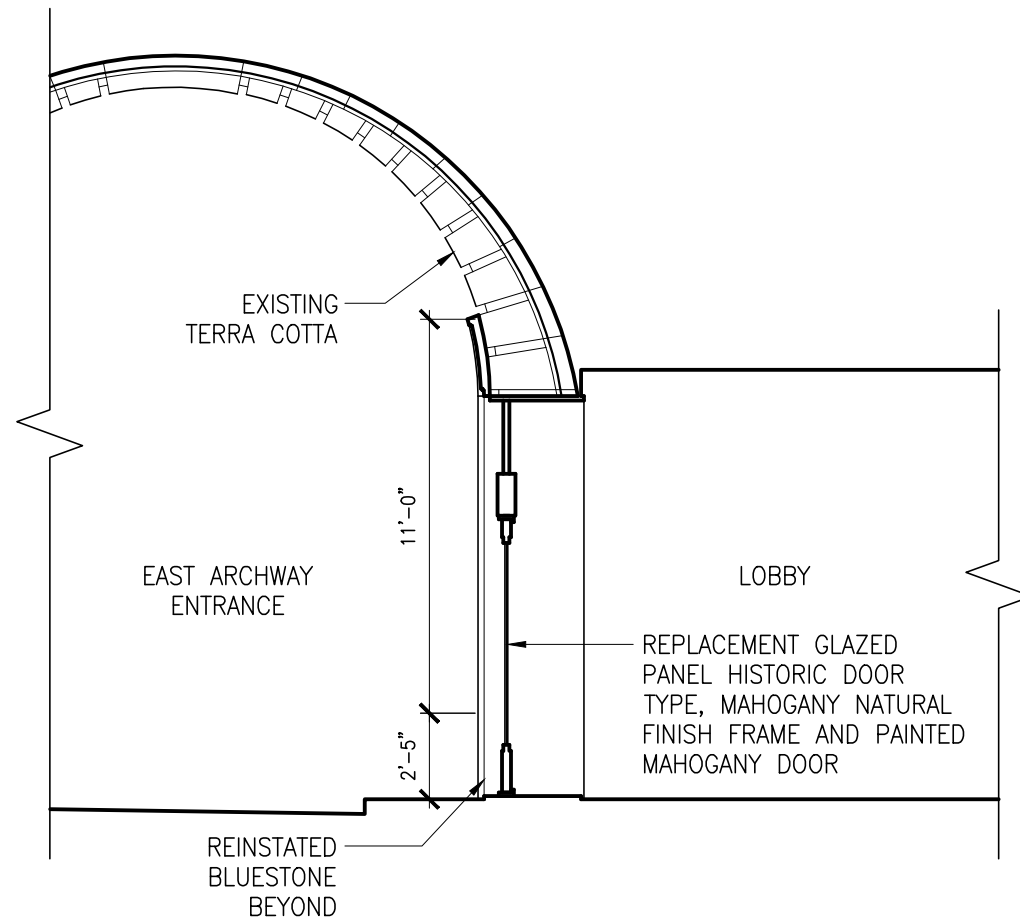
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LPC-19

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SECTION A - EXISTING WINDOW



SECTION B - PROPOSED DOOR

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT B

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NEW YORK, NY 10016

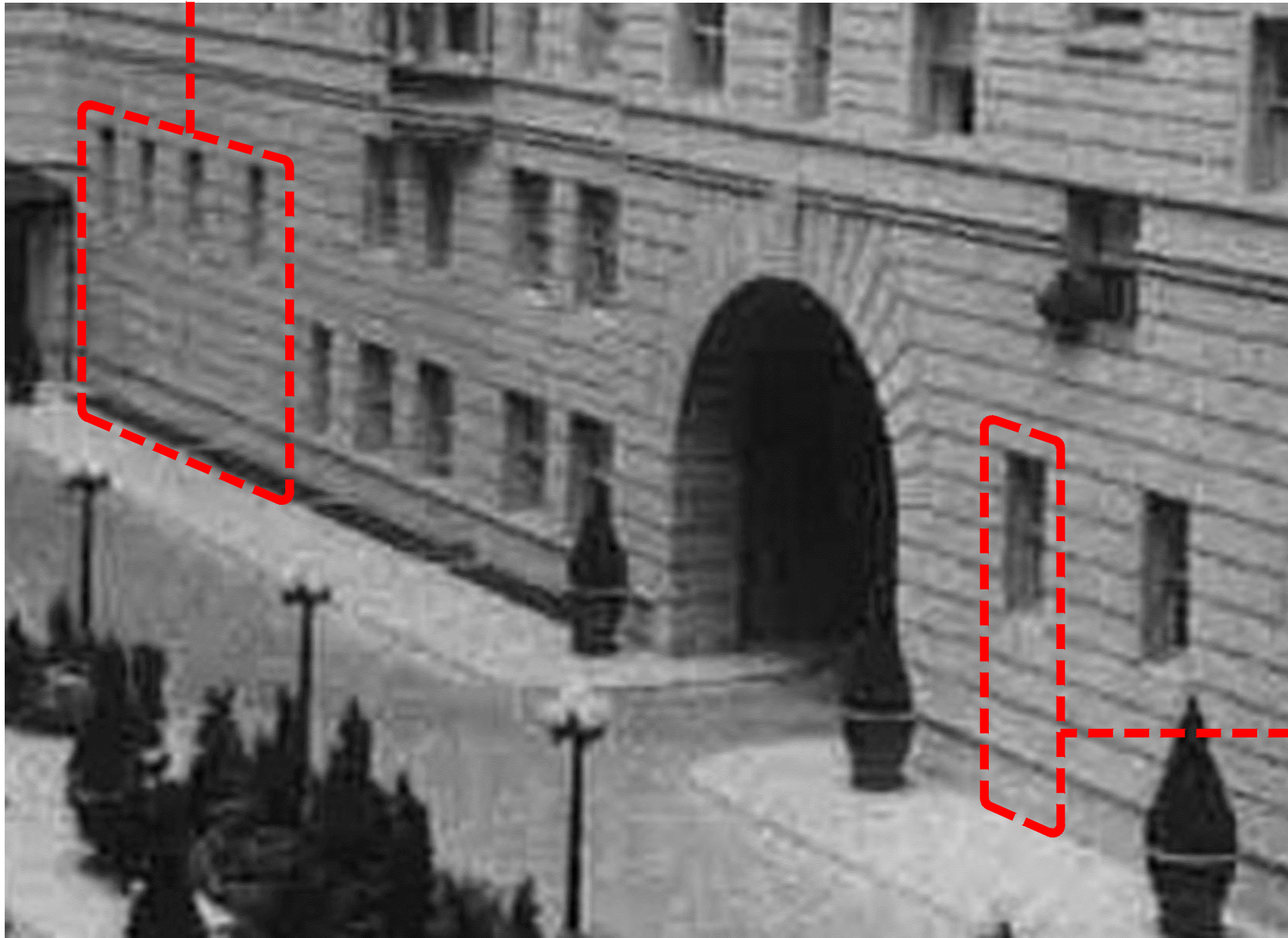
EAST ARCHWAY SECTIONS

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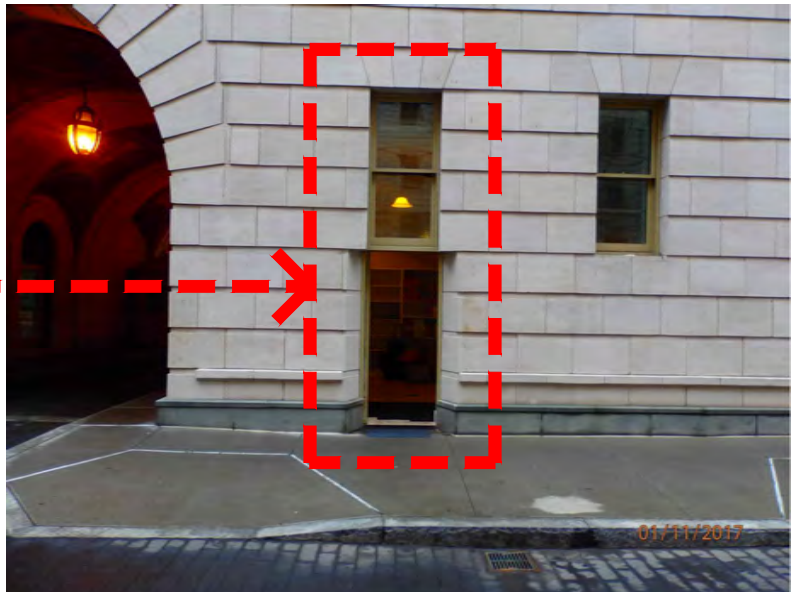
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BELNORD ARCHIVAL PHOTOGRAPH, CA 1911 - SOUTHEAST CORNER OF COURTYARD
DETAIL OF PROPOSED AREA OF WORK



SOUTHEAST CORNER OF COURTYARD ACCESS TO PRIVATE
APARTMENT (INSTALLED PRIOR TO 1966 DESIGNATION)



CENTRAL BAY AT SOUTH COURTYARD
(NEW DOOR INSTALLED PRIOR TO 1966 DESIGNATION)

PREVIOUS INTERIOR COURTYARD MODIFICATION PRECEDENCE
(WINDOWS ENLARGED FOR DOORWAY)

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT C

THE BELNORD
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NEW YORK, NY 10016

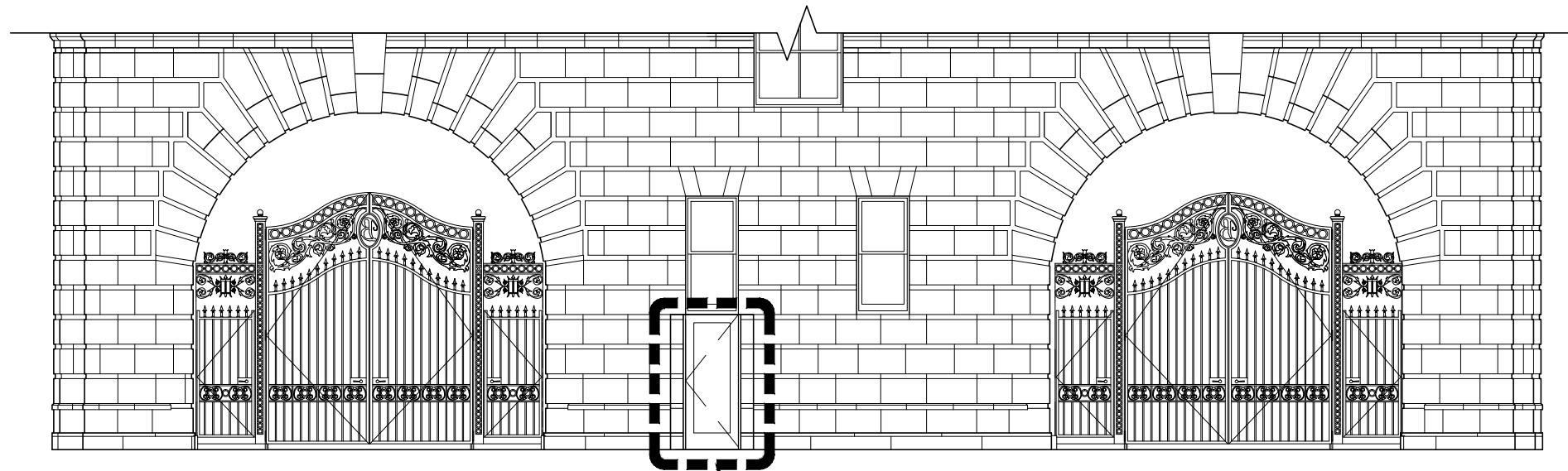
PHOTOGRAPHS

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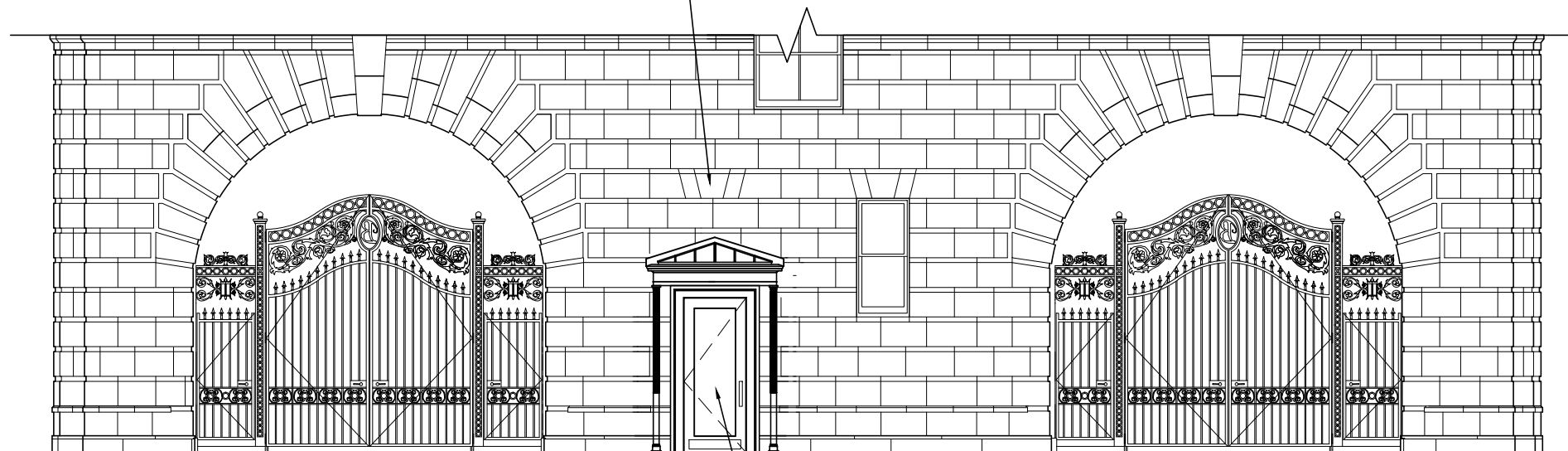
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EXISTING COURTYARD SOUTH ELEVATION

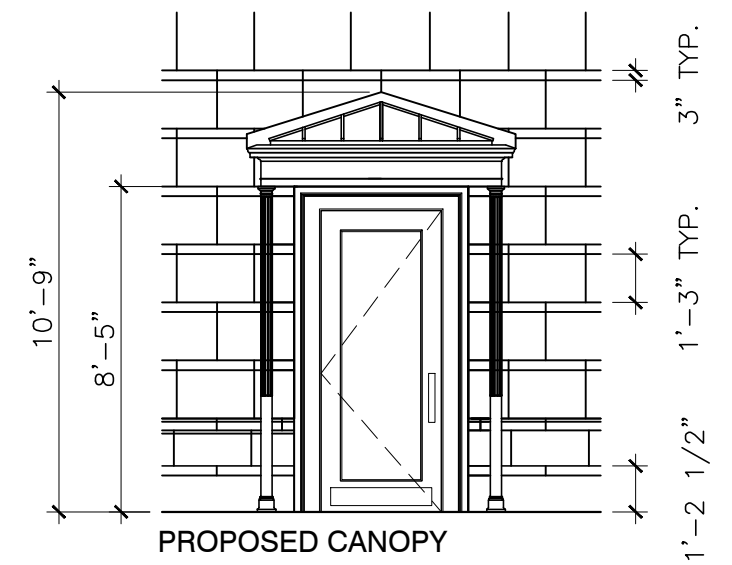
EXISTING MODIFIED OPENING INSTALLED PRIOR TO 1966
DESIGNATION

CLOSED UP WINDOW OPENING WITH
NEW TERRA COTTA TO MATCH EXISTING

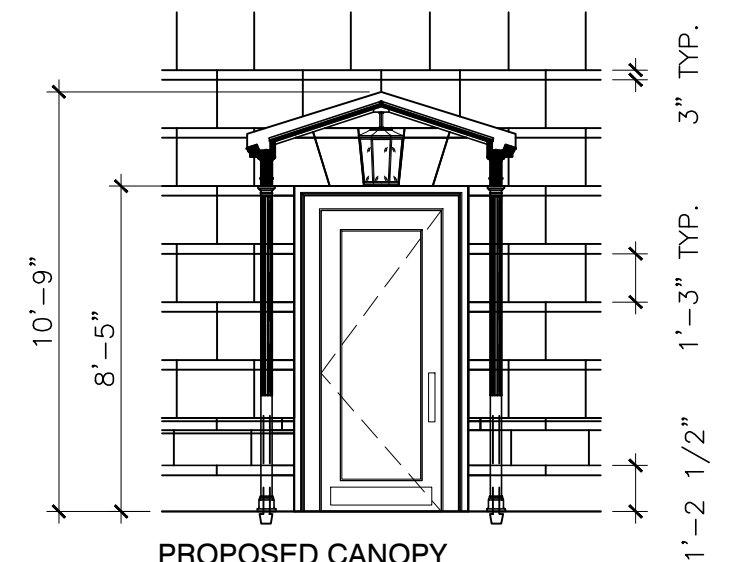


PROPOSED COURTYARD SOUTH ELEVATION

NEW GLAZED PANEL DOOR AND CANOPY
TO MATCH HISTORIC DOOR TYPE
SAME AS NEW DOOR AND CANOPY
AT OPPOSITE SIDE



PROPOSED CANOPY
FRONT VIEW



PROPOSED CANOPY
SECTION

PROPOSED MODIFICATION TO EXISTING PACKAGE DOOR (PROJECT C) FOR ADA ACCESS TO LOBBY AND APARTMENTS

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

PROJECT C

THE BELNORD
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Landscape Architect
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Architect
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NEW YORK, NY 10016

**COURTYARD SOUTH
ELEVATIONS**

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EXISTING NORTH ELEVATION WITHIN COURTYARD

NEW YORK CITY LANDMARKS
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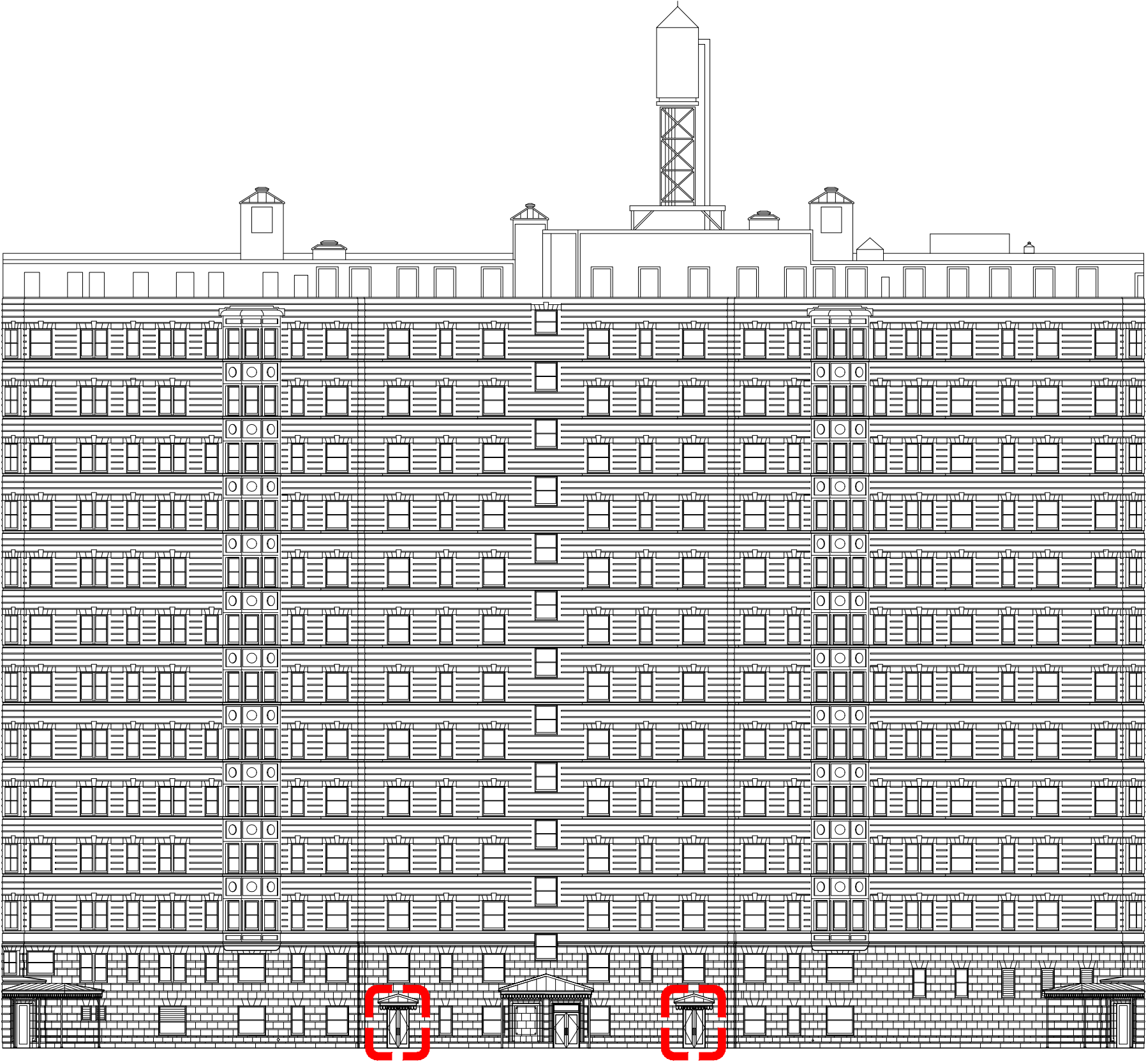
EXISTING NORTH ELEVATION

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PROPOSED NORTH ELEVATION WITHIN COURTYARD
TWO NEW CANOPIES

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PRESERVATION COMMISSION

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**PROPOSED NORTH
ELEVATION**
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EXISTING VIEW OF THE CENTER AREA OF THE COURTYARD NORTH FACADE
OPTION 1 - PROPOSED LOCATION OF NEW FRENCH DOOR TO TENANT AMENITY ROOMS

LEGEND:
■ ■ ■ INDICATES EXTEND OF PROPOSED ALTERATIONS OF HISTORIC FABRIC

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

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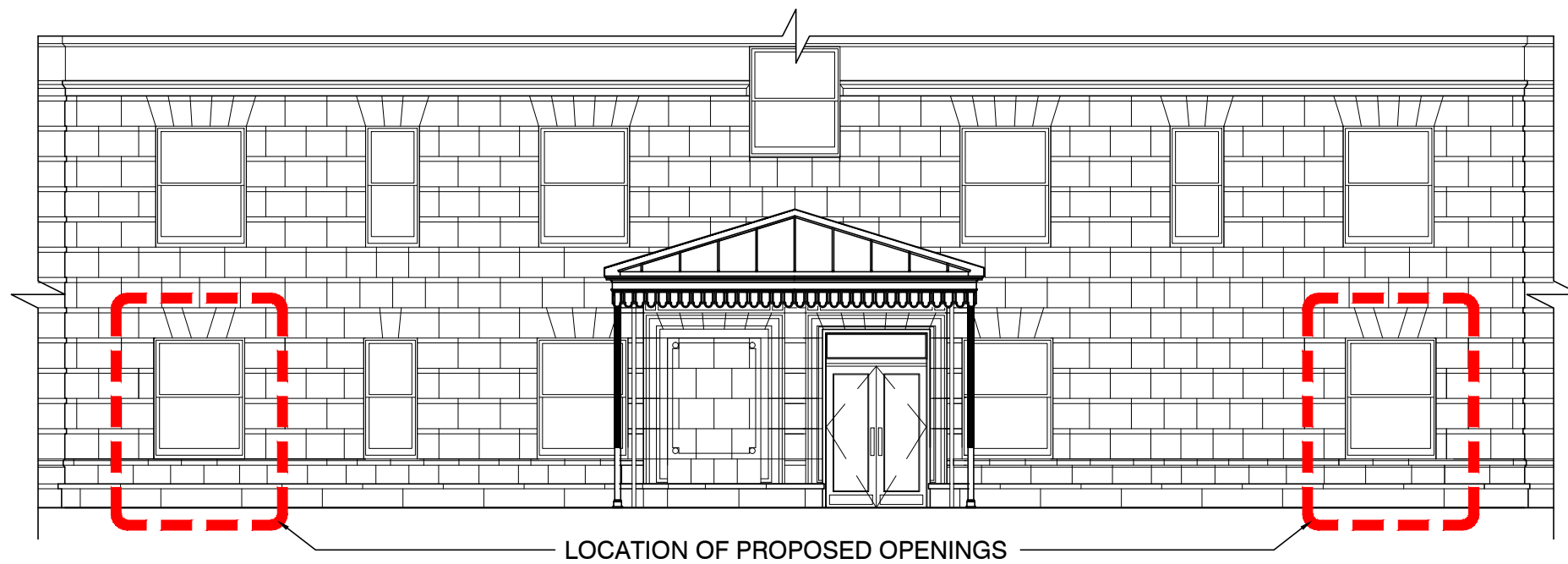
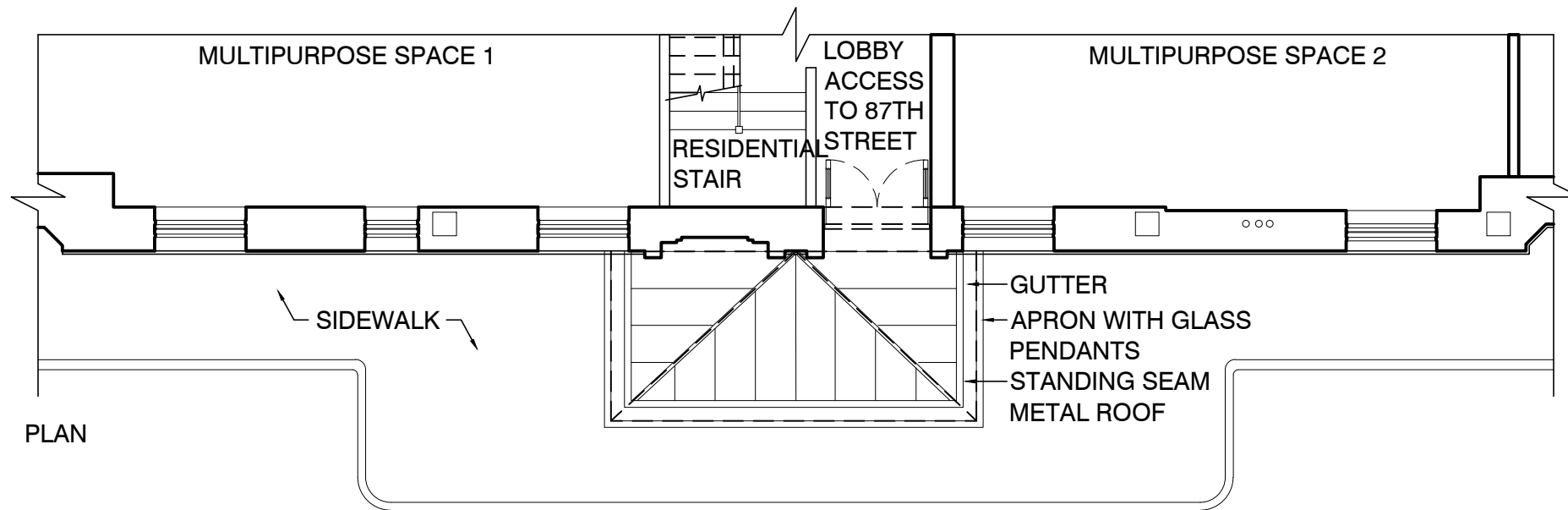
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**PROPOSED NEW MODIFIED
OPENINGS**
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EXISTING COURTYARD NORTH ELEVATION



COURTYARD CANOPY AT CENTER ENTRANCE ON NORTH FACADE

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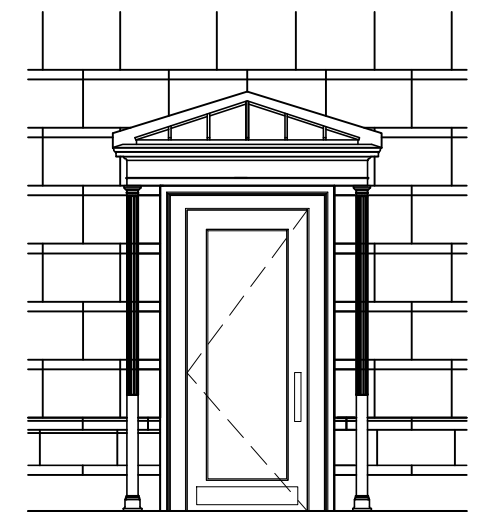
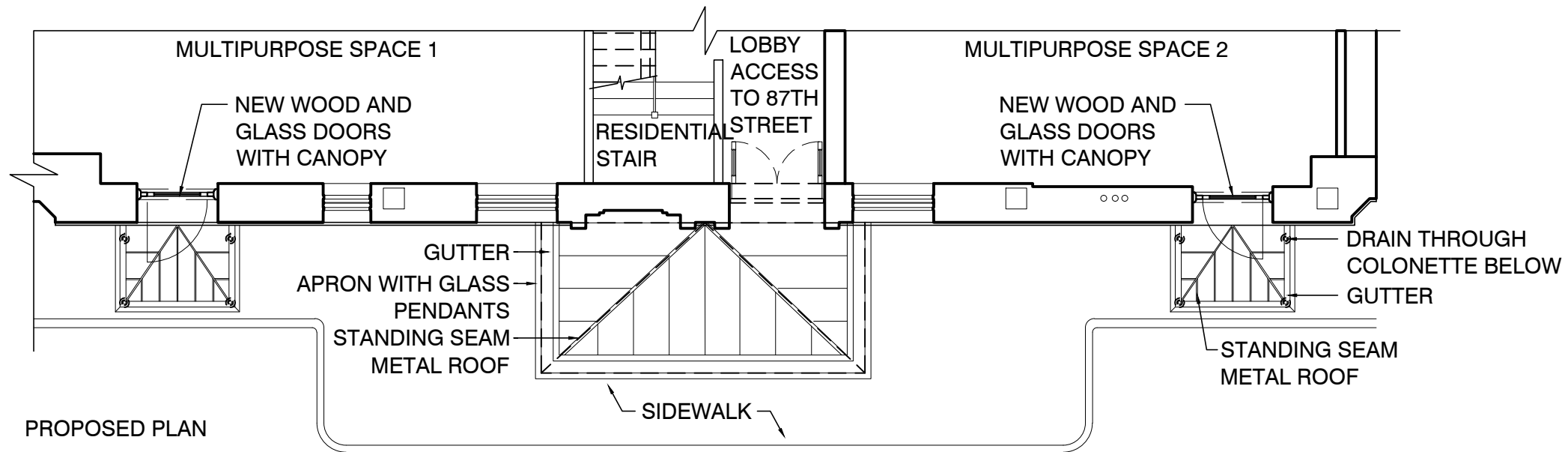
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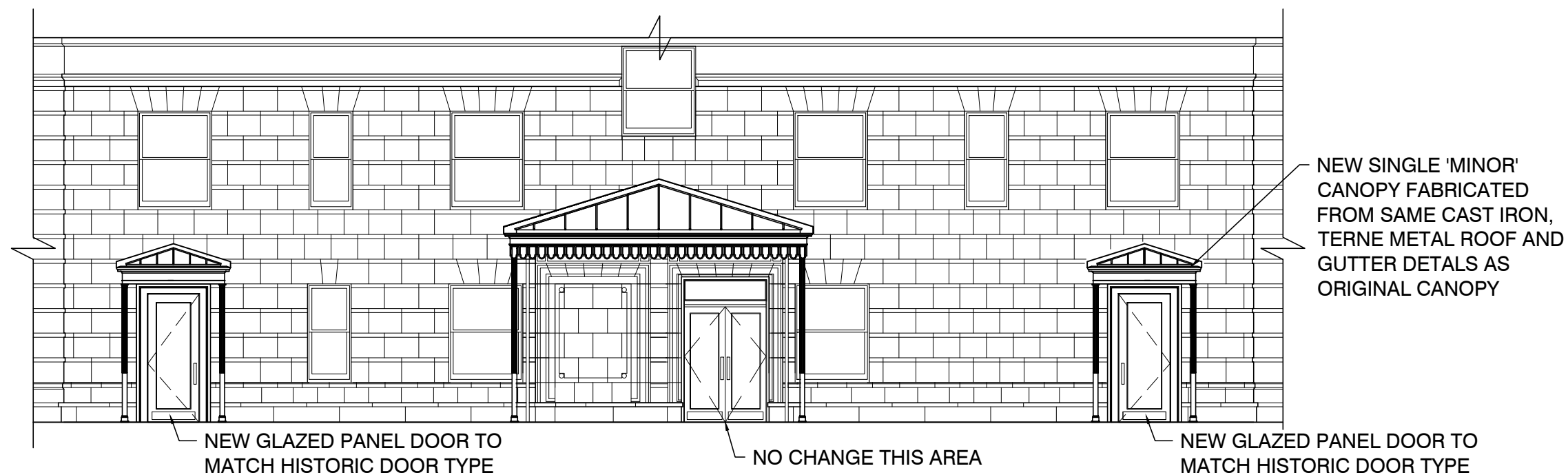
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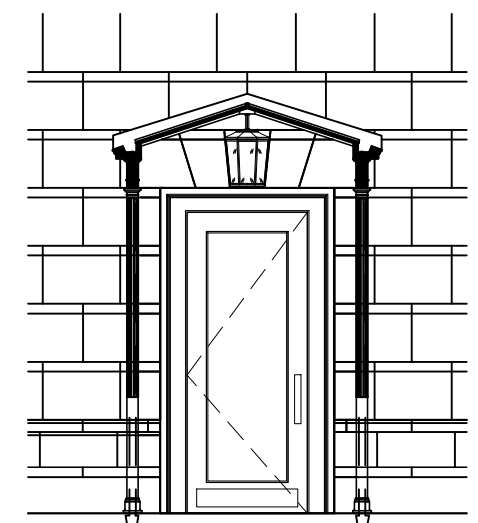
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PROPOSED CANOPY FRONT VIEW



PROPOSED COURTYARD NORTH ELEVATION



PROPOSED CANOPY SECTION

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PRESERVATION COMMISSION

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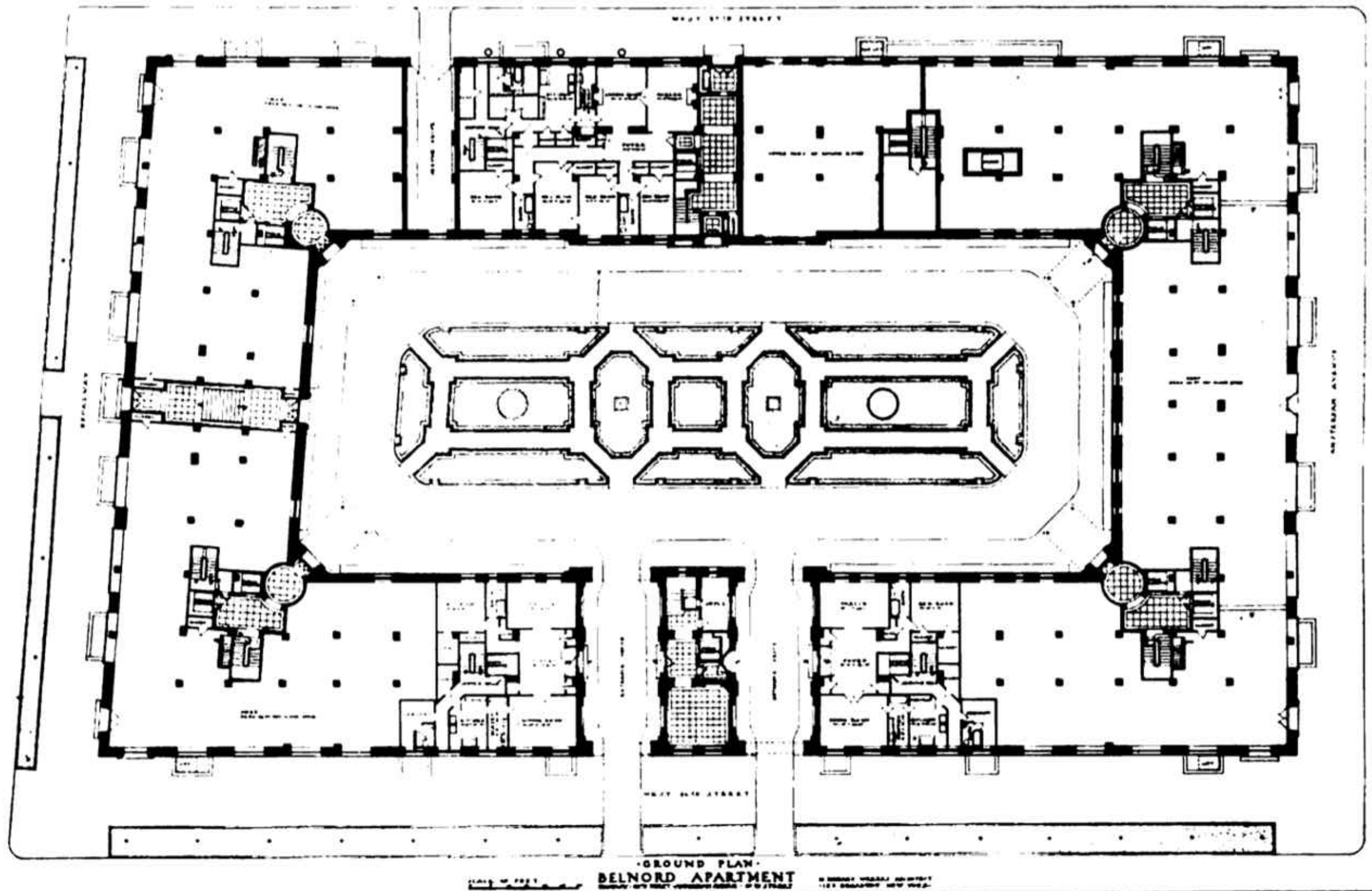
PROPOSED CANOPIES

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ORIGINAL COURTYARD PLAN 1908

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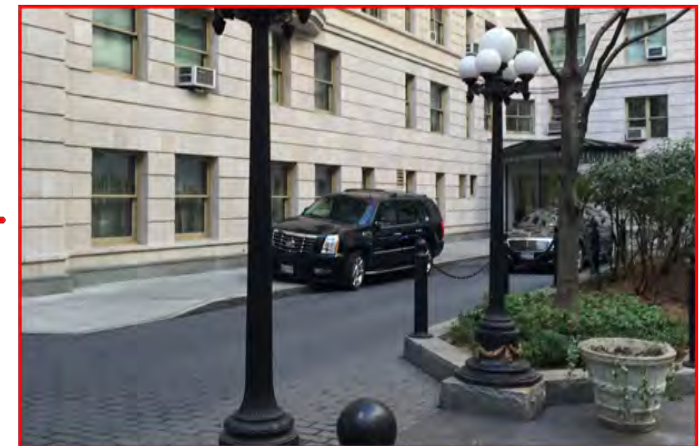
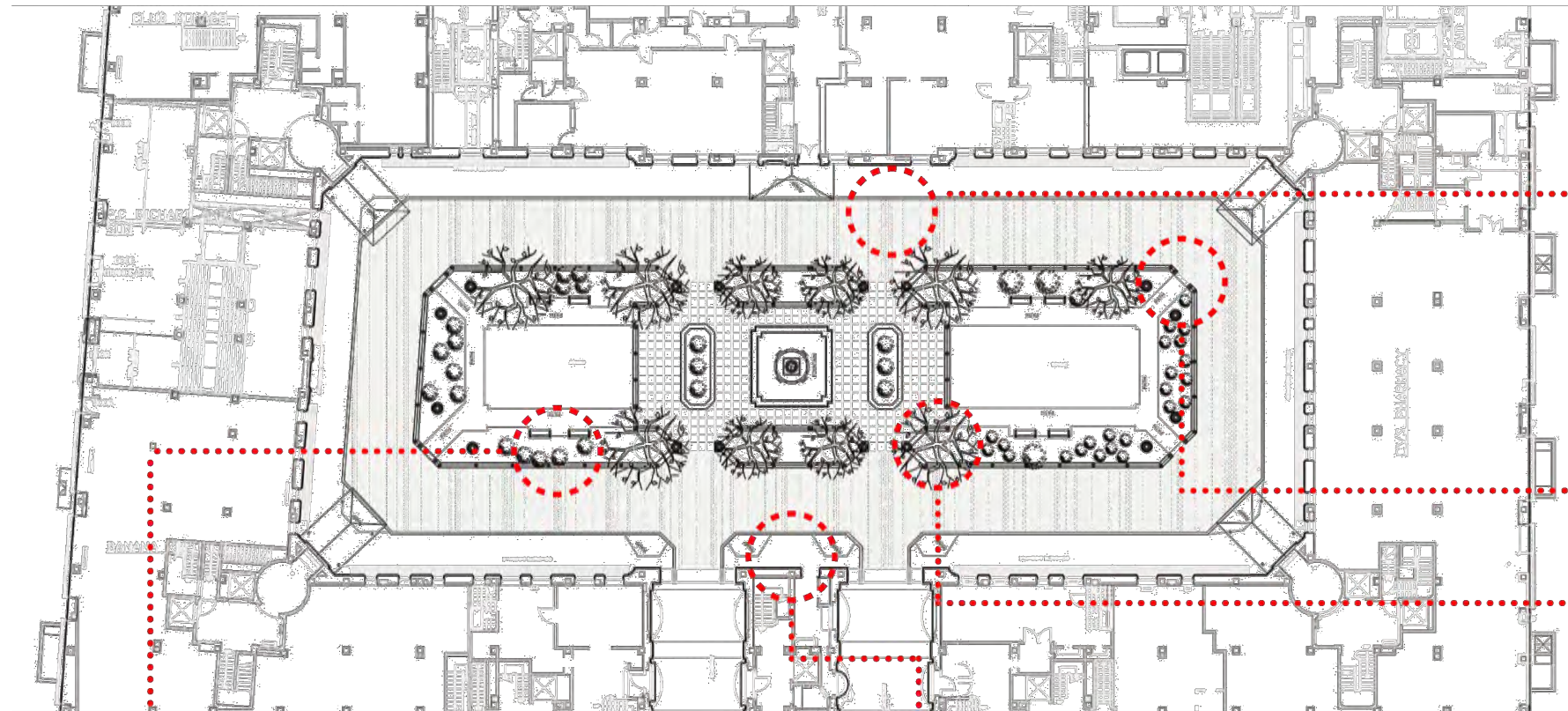
ORIGINAL COURTYARD PLAN

DRAWING TITLE

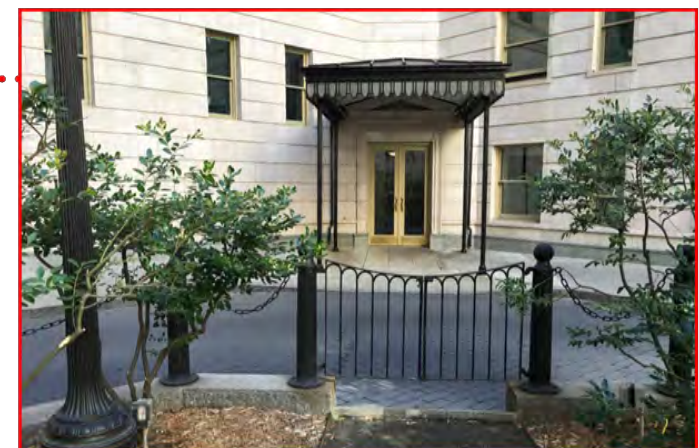
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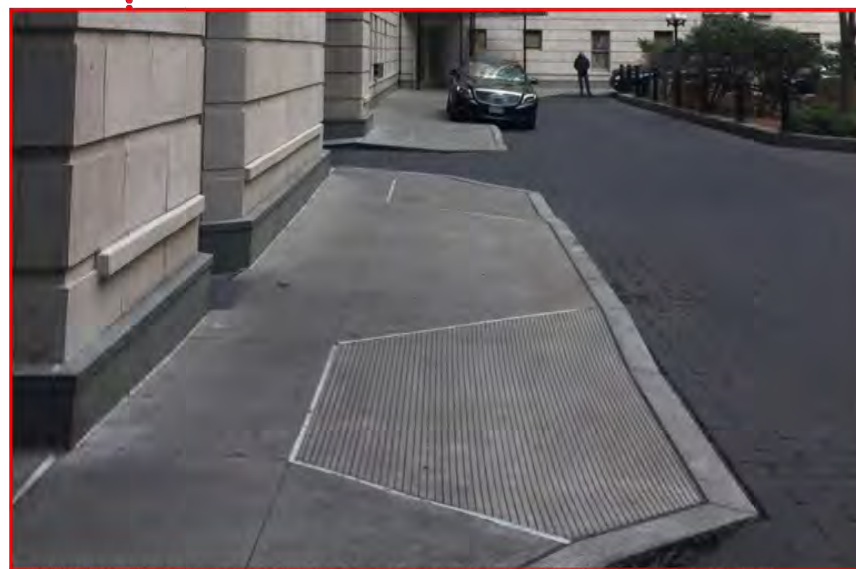
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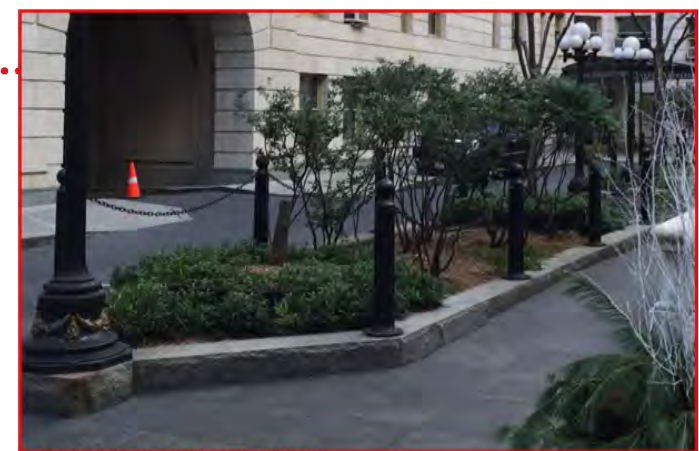
OBSTRUCTED COURTYARD ENTRANCE



POORLY-MAINTAINED GRAVEL PATHS AND PLANTINGS, UNHEALTHY LAWN PANEL



VEHICULAR CONFLICTS WITH PEDESTRIAN CIRCULATION AND ADA ACCESS



DECLINING PLANT MATERIAL

EXISTING COURTYARD & GARDEN PLAN RECONSTRUCTION (2004) - PROBLEMATIC CONDITIONS

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

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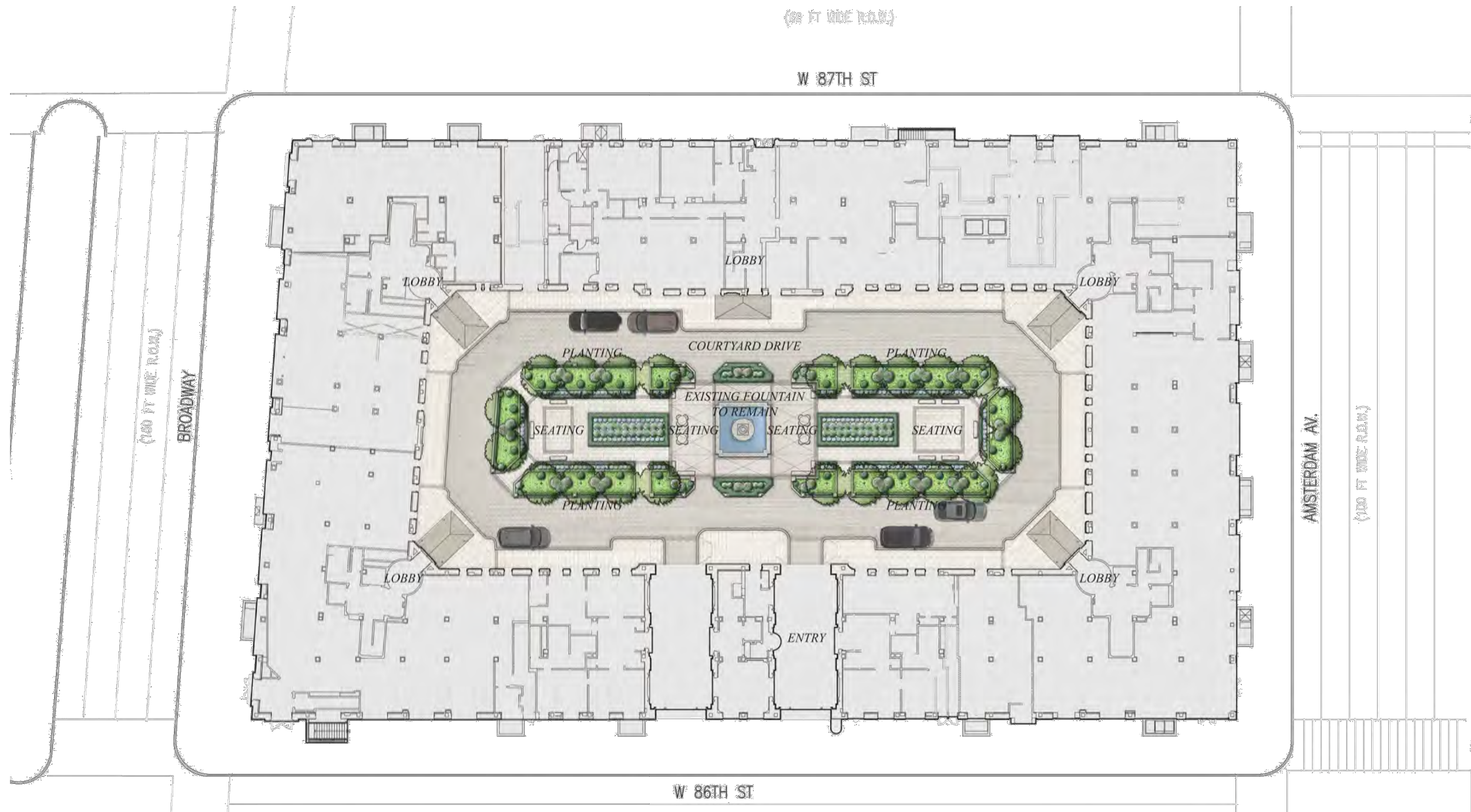
EXISTING COURTYARD PLAN

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PROPOSED MODIFICATION TO COURTYARD COURTYARD DRIVE AND REPLANTING PLAN (10 LAY-BY SPACES PROVIDED)

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PRESERVATION COMMISSION

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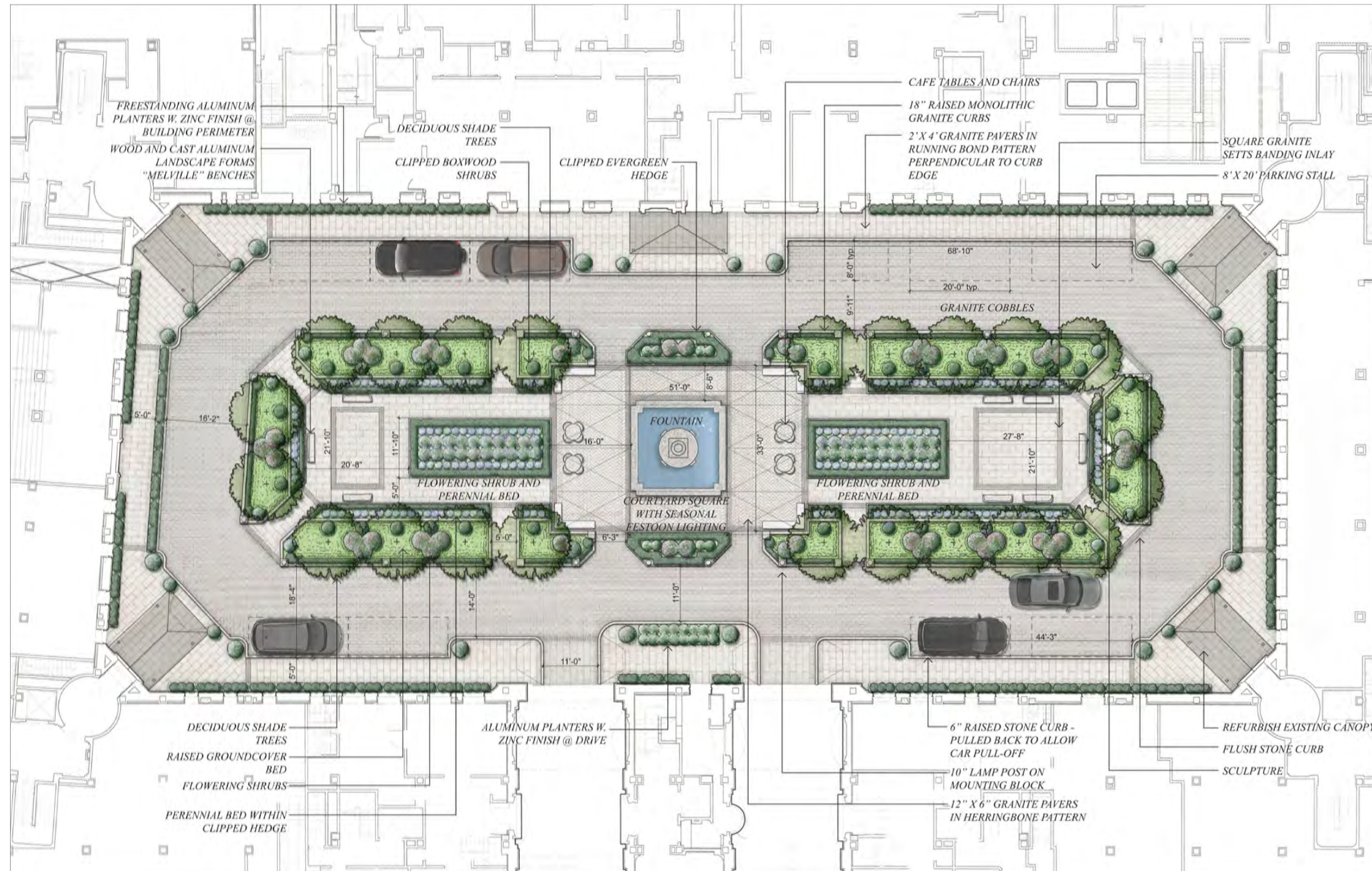
**PROPOSED COURTYARD
PLAN**

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PROPOSED DETAILS OF COURTYARD & GARDEN PLAN

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PROPOSED COURTYARD PLAN

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EXISTING - VIEW WEST FROM FOUNTAIN



EXISTING - VIEW EAST TOWARD FOUNTAIN



EXISTING - VIEW SOUTHWEST TOWARD COURTYARD ENTRANCE



PROPOSED - VIEW WEST FROM FOUNTAIN



PROPOSED - VIEW EAST TOWARD FOUNTAIN



PROPOSED - VIEW SOUTHWEST TOWARD COURTYARD ENTRANCE

COMPARATIVE RENDERINGS ILLUSTRATING EXISTING & PROPOSED VIEWS

NEW YORK CITY LANDMARKS
PRESERVATION COMMISSION

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RENDERINGS

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