

55 WEST 86TH ST_FACADE RESTORATION

OPERA-STUDIO ARCHITECTURE
SEPTEMBER 22, 2020 PUBLIC HEARING

SITE CONTEXT

SITE LOCATION

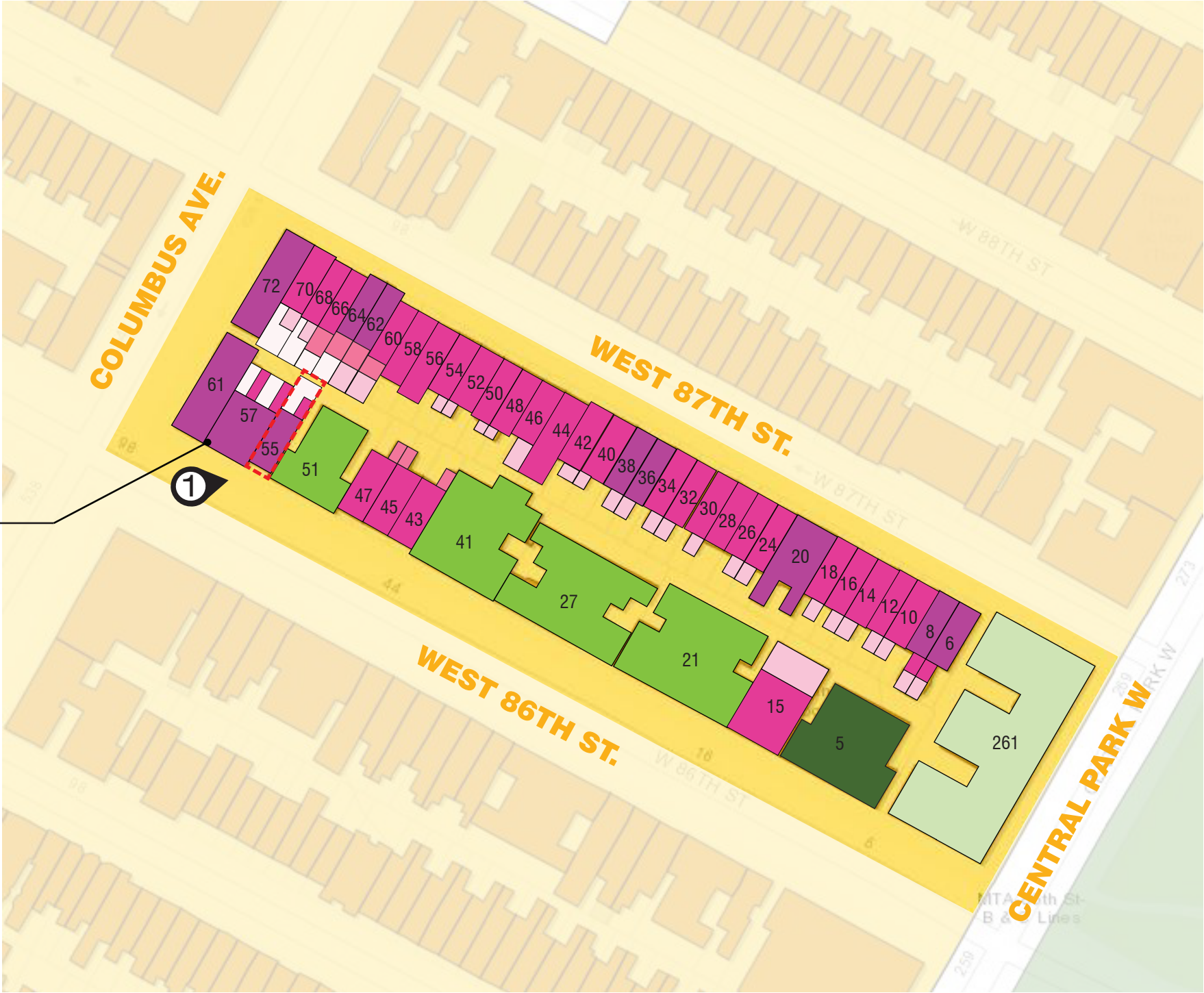
UPPER WEST SIDE/CENTRAL PARK WEST HISTORIC DISTRICT



SITE LOCATION

BLOCK 1200, LOT 4

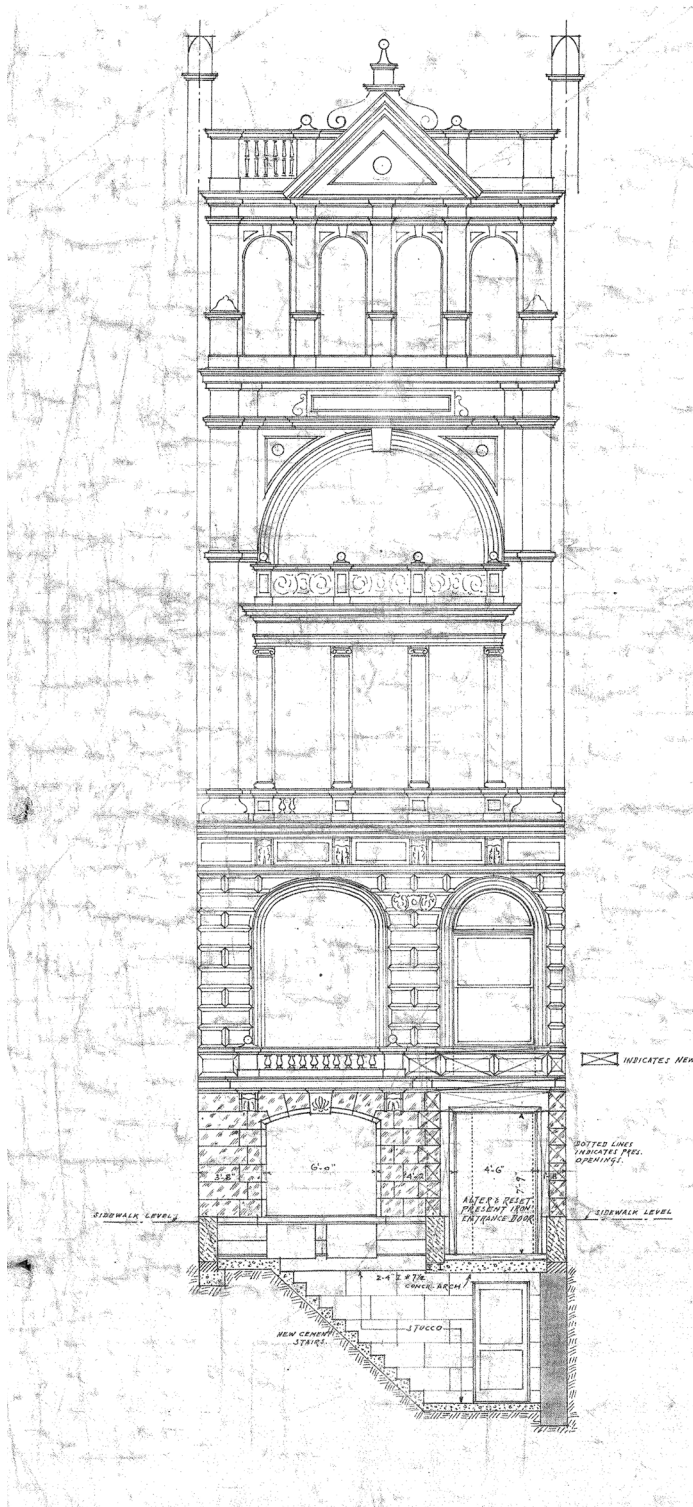
SUBJECT PROPERTY
55 W 86 STREET
MANHATTAN, NEW YORK, NY 10024



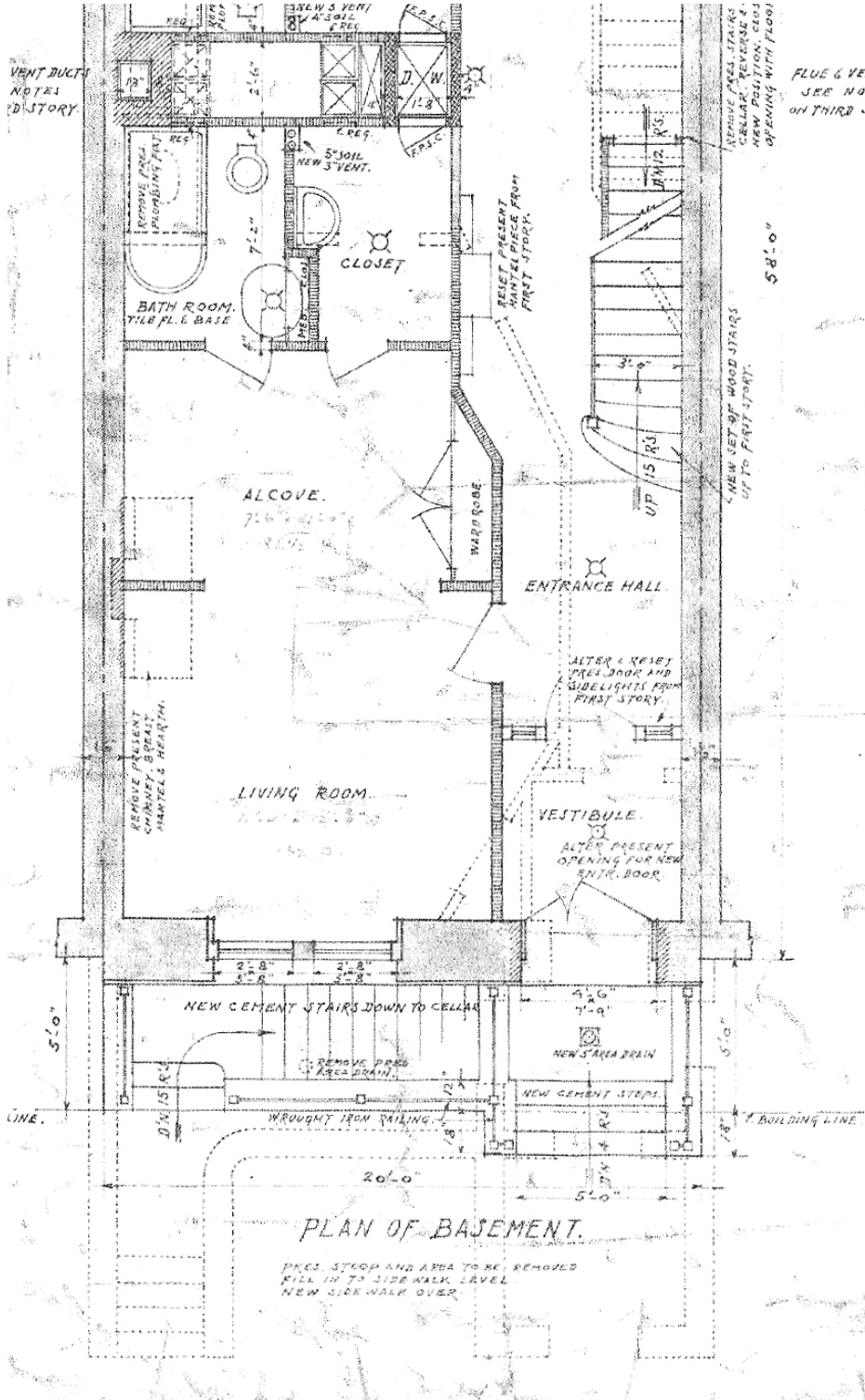
HISTORIC OVERVIEW

HISTORIC OVERVIEW

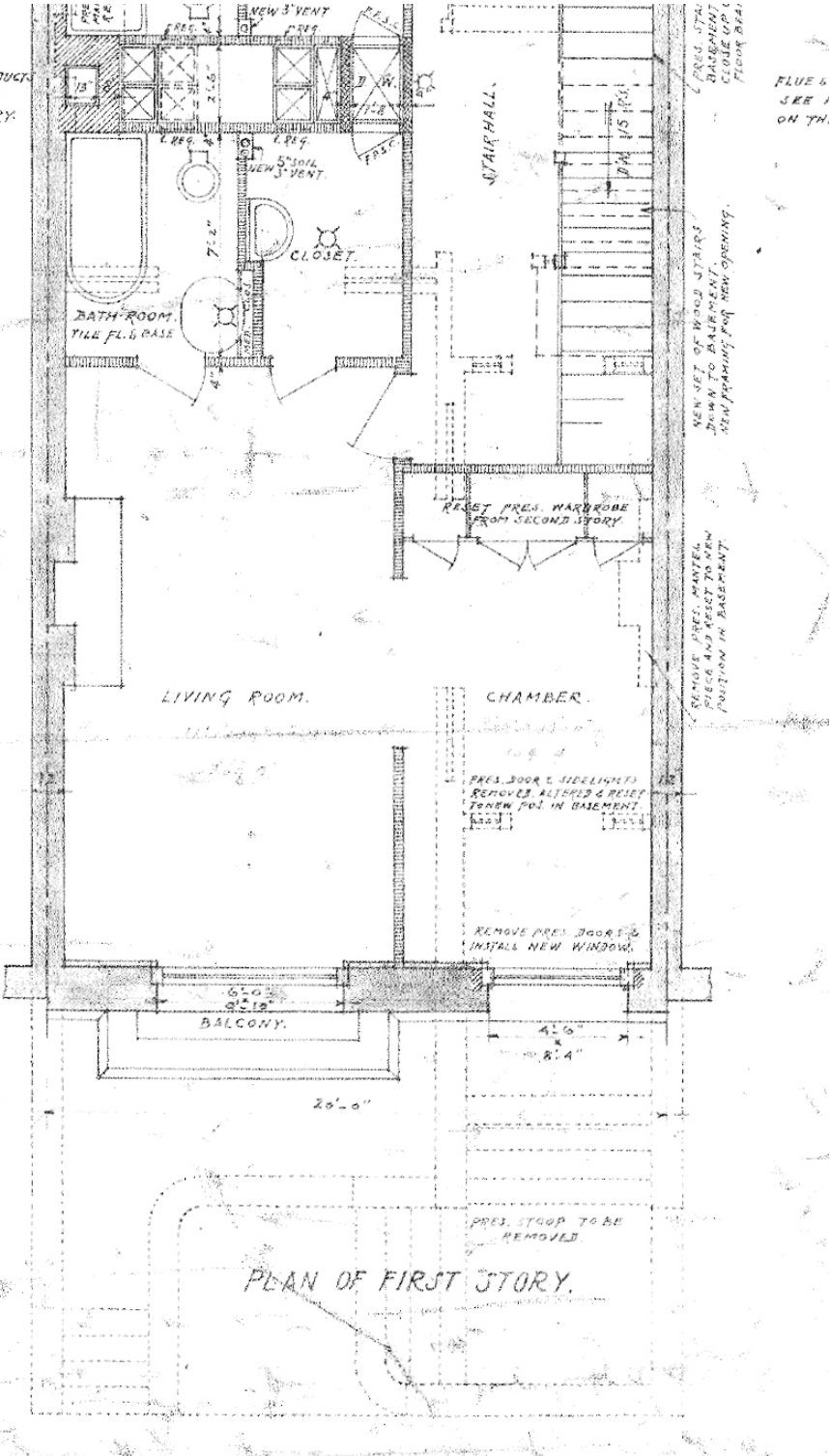
1889 ORIGINAL TOWNHOUSE



55 WEST 86TH ST
ORIGINAL 1889 TOWNHOUSE ELEVATION



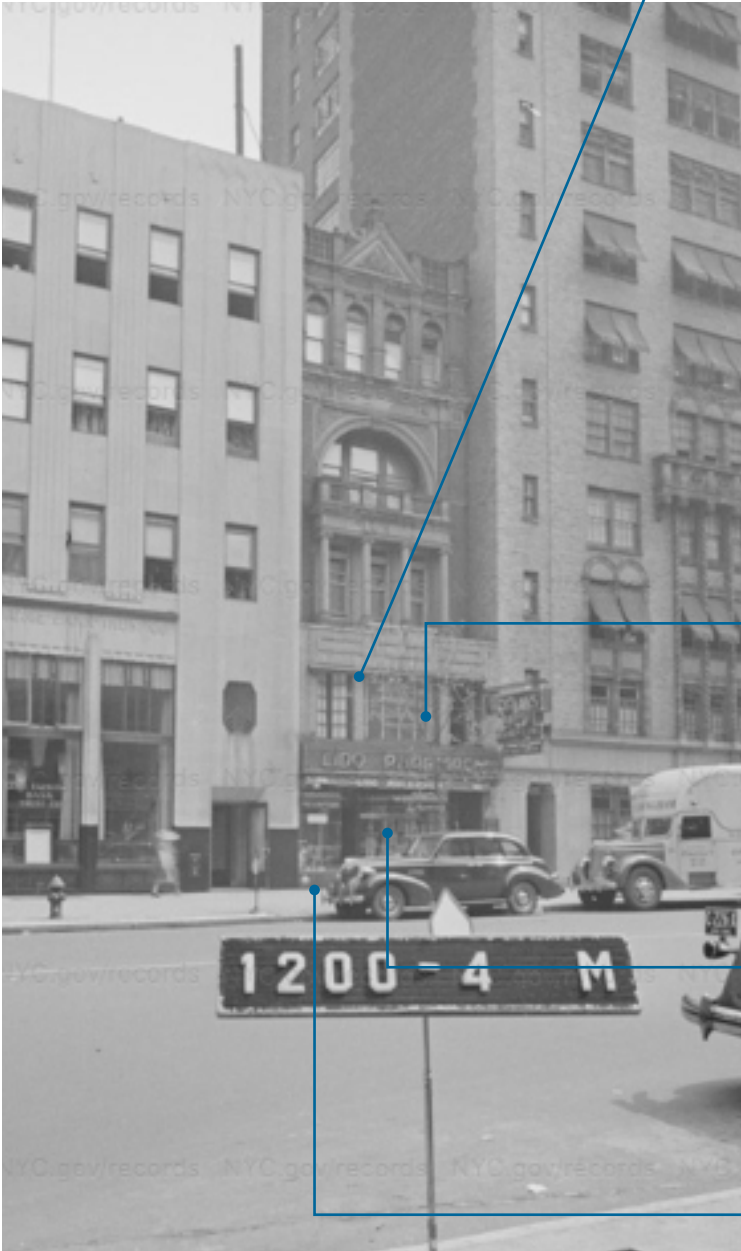
55 WEST 86TH ST
ORIGINAL 1889 TOWNHOUSE PLAN



HISTORIC OVERVIEW

HISTORIC STOREFRONT 1928 ALTERATIONS

1928 MODIFICATION of 5 story townhouse.
New commercial storefront and two story addition added with brick facing and piers.

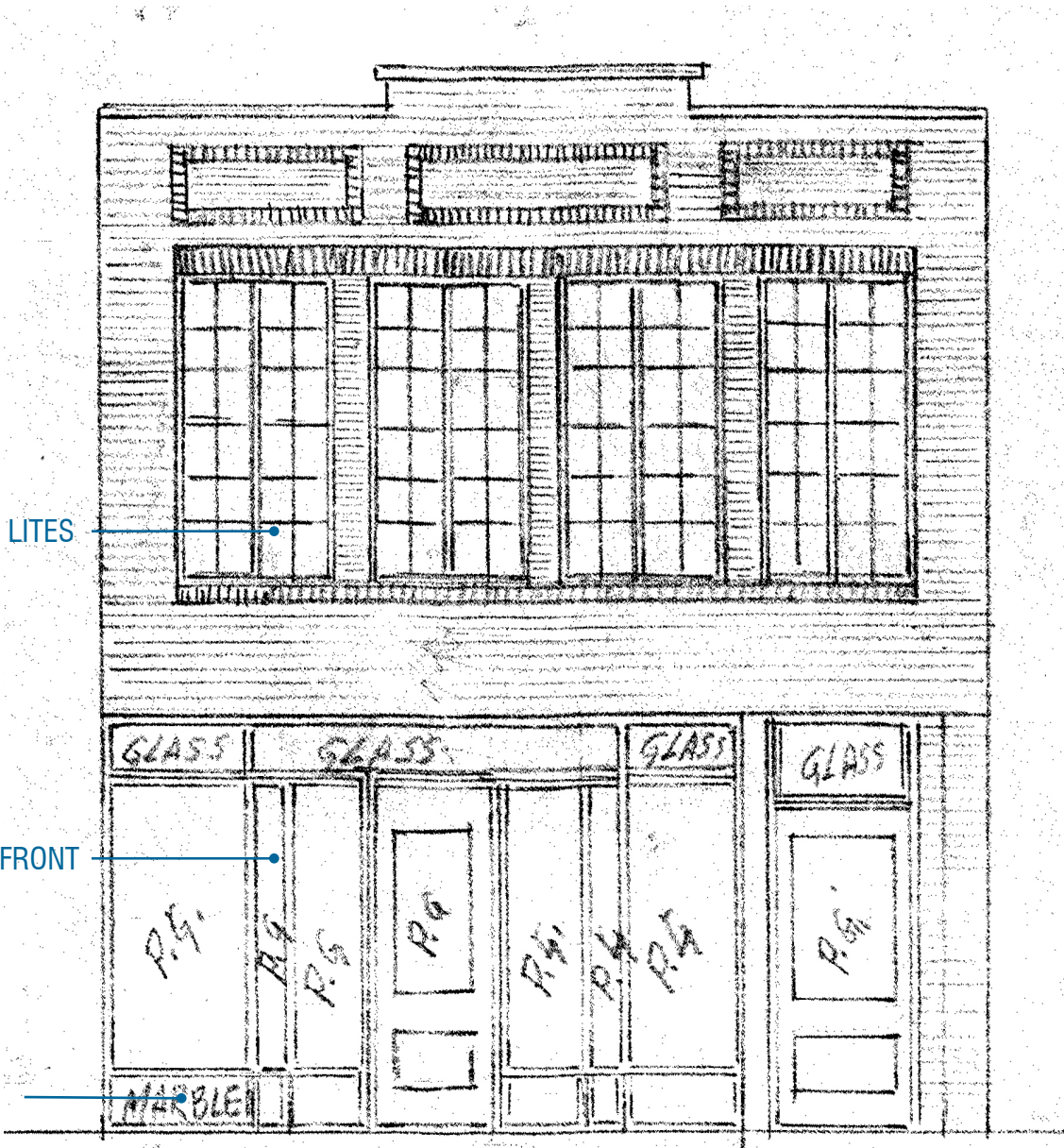


55 WEST 86TH ST
1940 TAX PHOTO

CASEMENT WITH DIVIDED LITES

STEEL AND GLASS STOREFRONT

MARBLE BULKHEAD



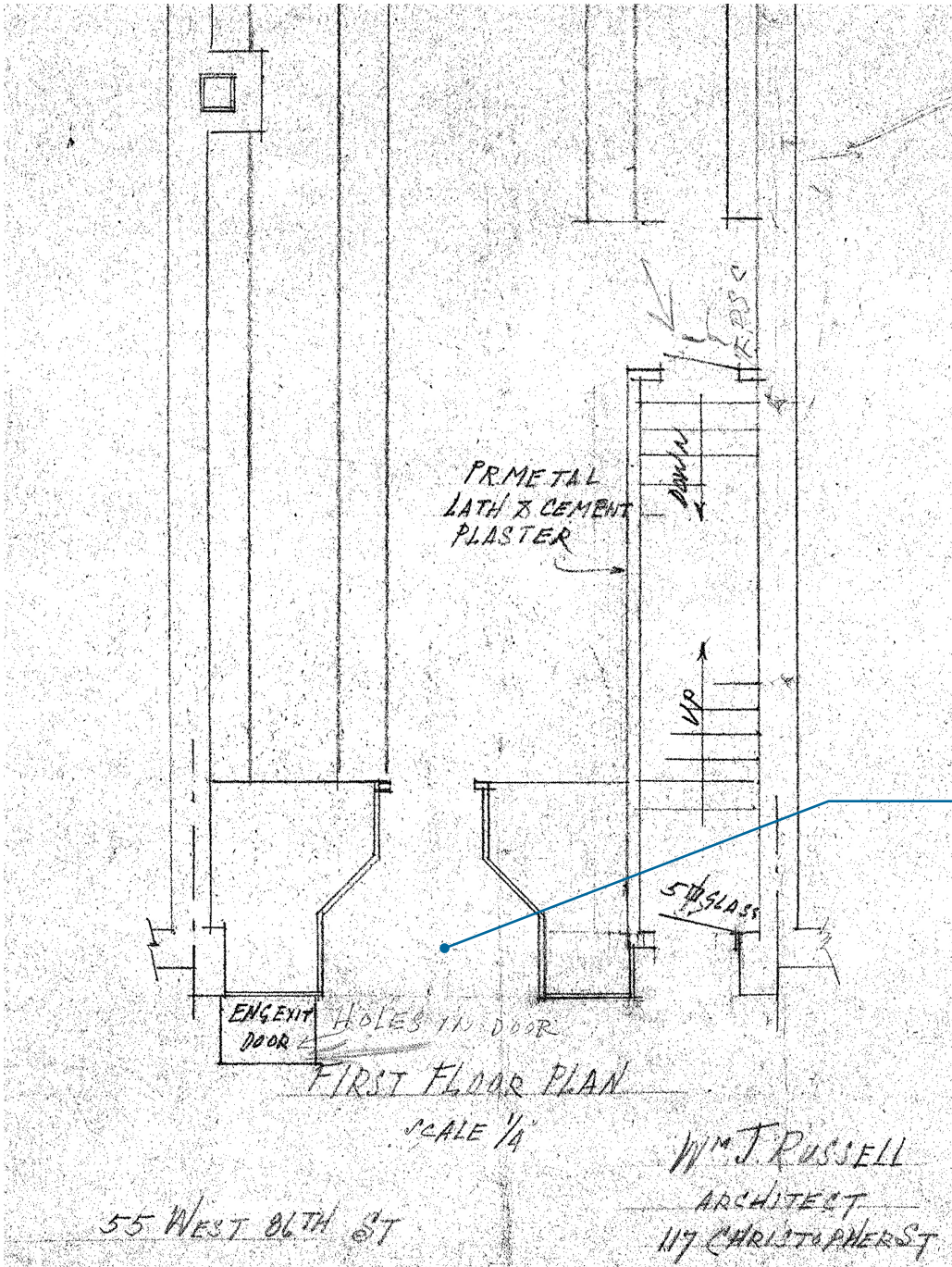
55 WEST 86TH ST
1928 ELEVATION



55 WEST 86TH ST
1980 PHOTO

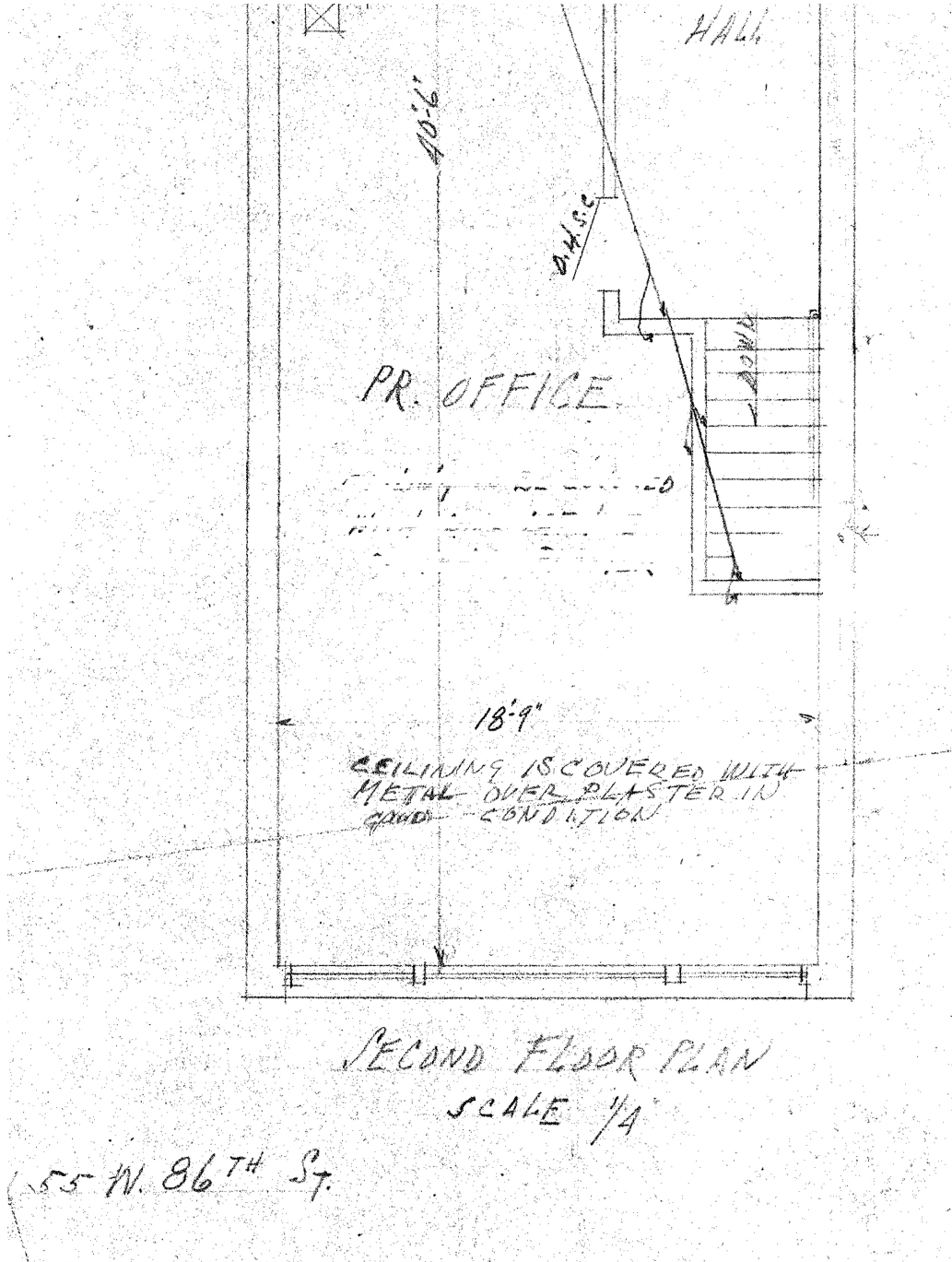
HISTORIC OVERVIEW

1928 PLANS



plan of original storefront
from 1928 renovation

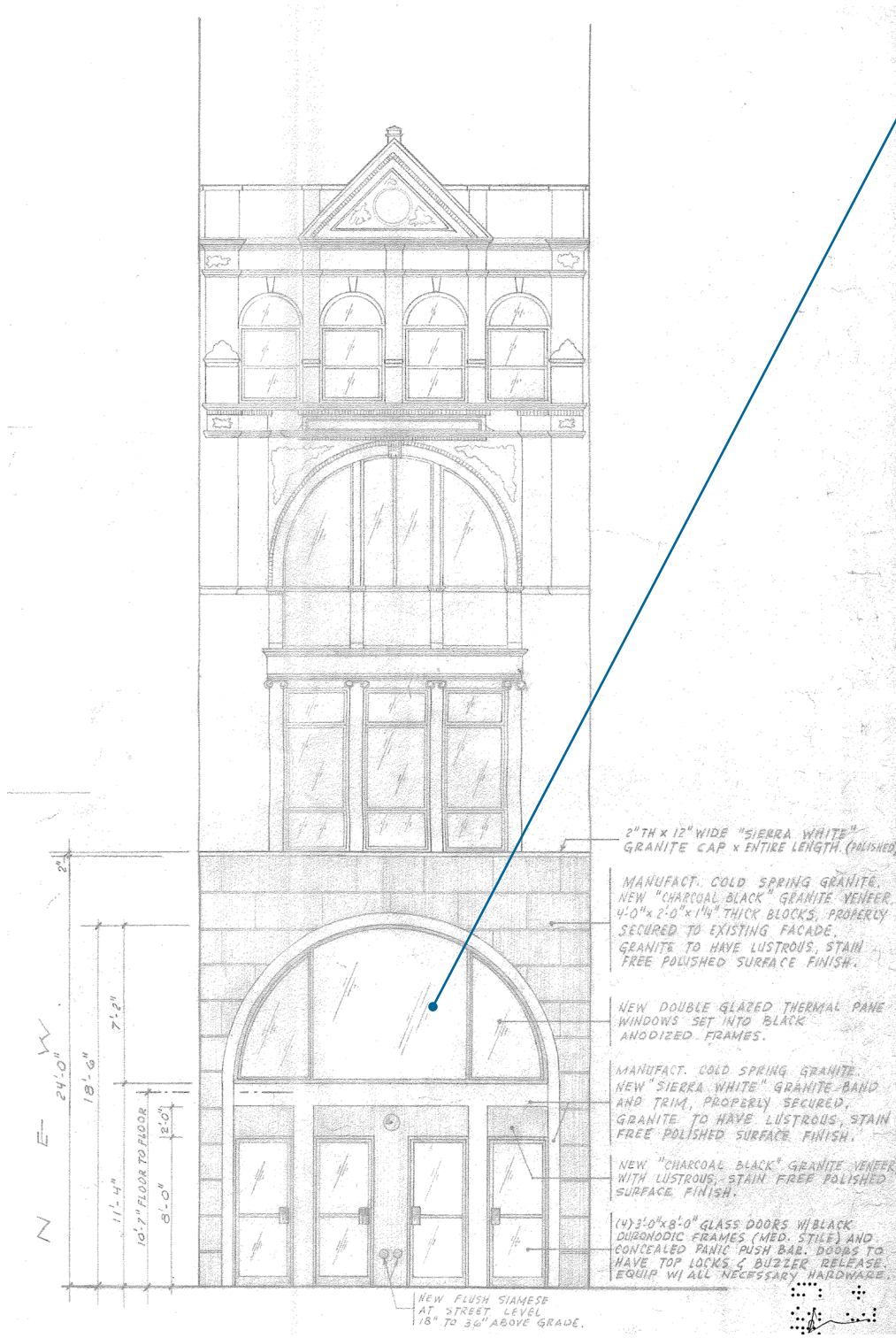
55 WEST 86TH ST
1928 HISTORIC FIRST FLOOR PLAN



55 WEST 86TH ST
1928 HISTORIC SECOND FLOOR PLAN

HISTORIC OVERVIEW

1986-89 RENOVATION



55 WEST 86TH ST
1986 ELEVATION DRAWING

1986 renovation in progress.
Storefront removed and multiple entrances and archways created.



55 WEST 86TH ST
1988 PHOTO



55 WEST 86TH ST
CURRENT PHOTO

CURRENT FACADE PHOTOS



55 WEST 86TH ST
CURRENT PHOTO

FACADE RESTORATION

EXISTING / PROPOSED FACADE
RENDER IMAGES

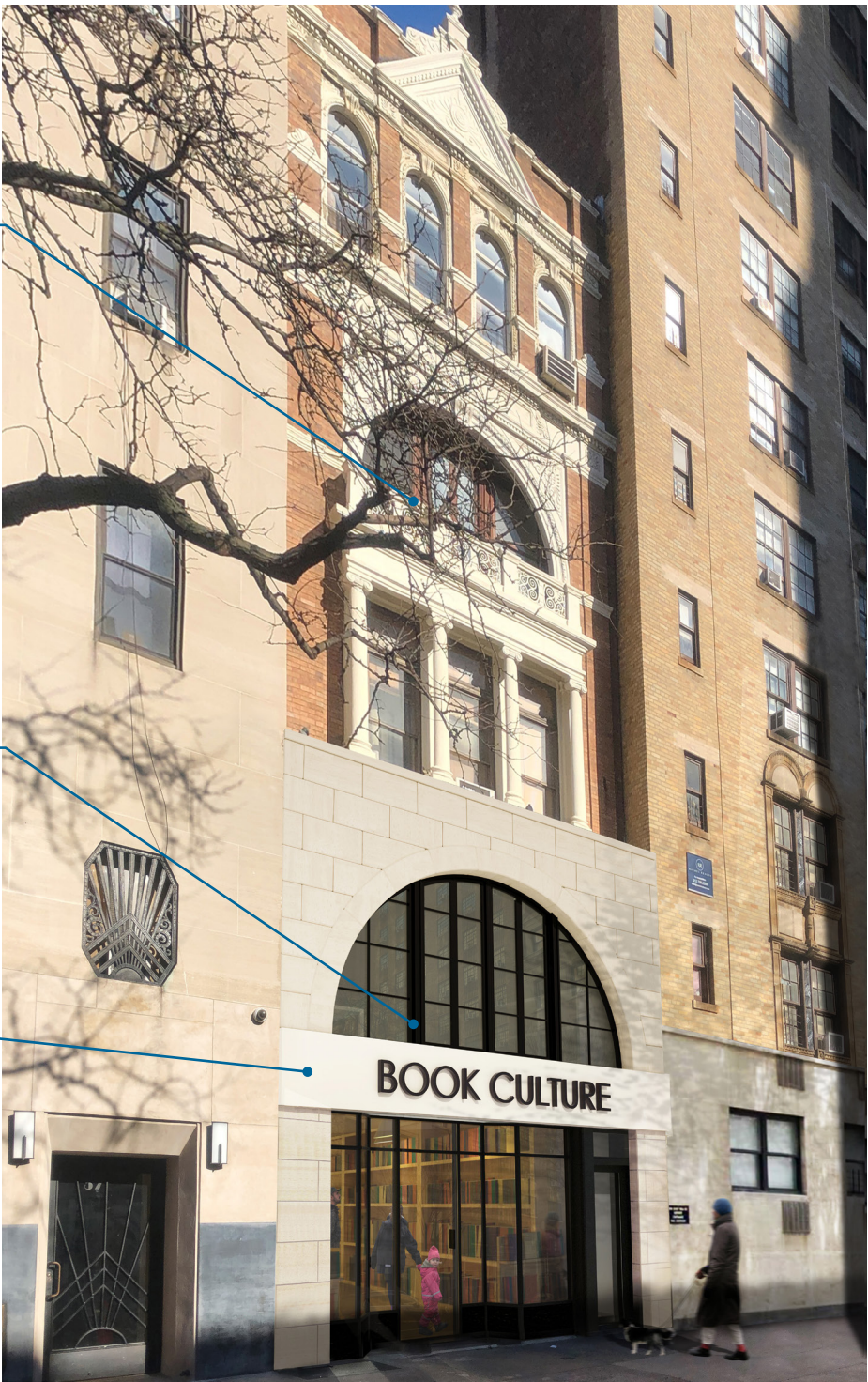


EXISTING FACADE

WINDOW REPLACEMENT
ON 3RD TO 5TH FLOOR

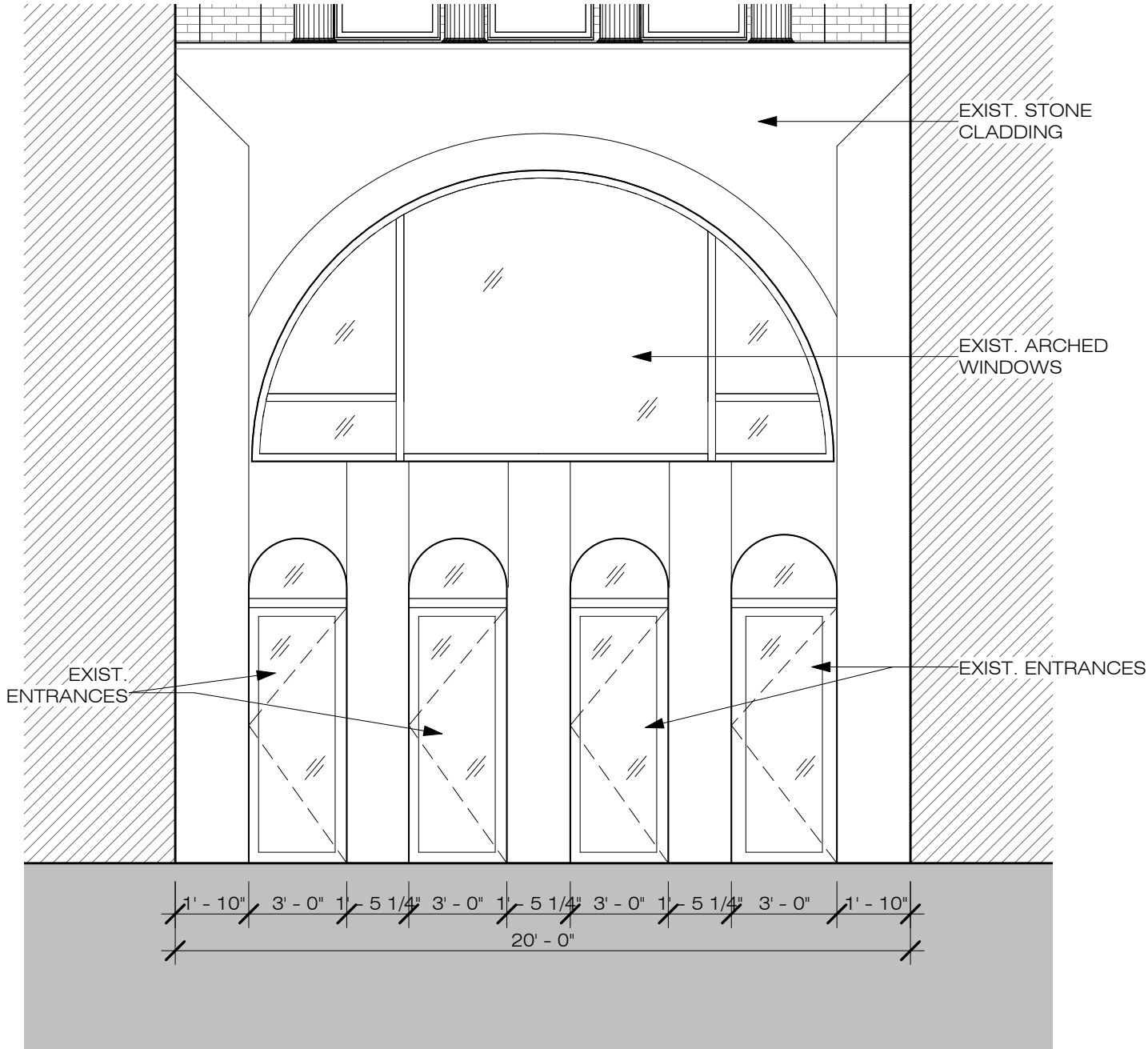
MODIFY CLADDING,
STOREFRONT AND WINDOWS

SIGNAGE BAND

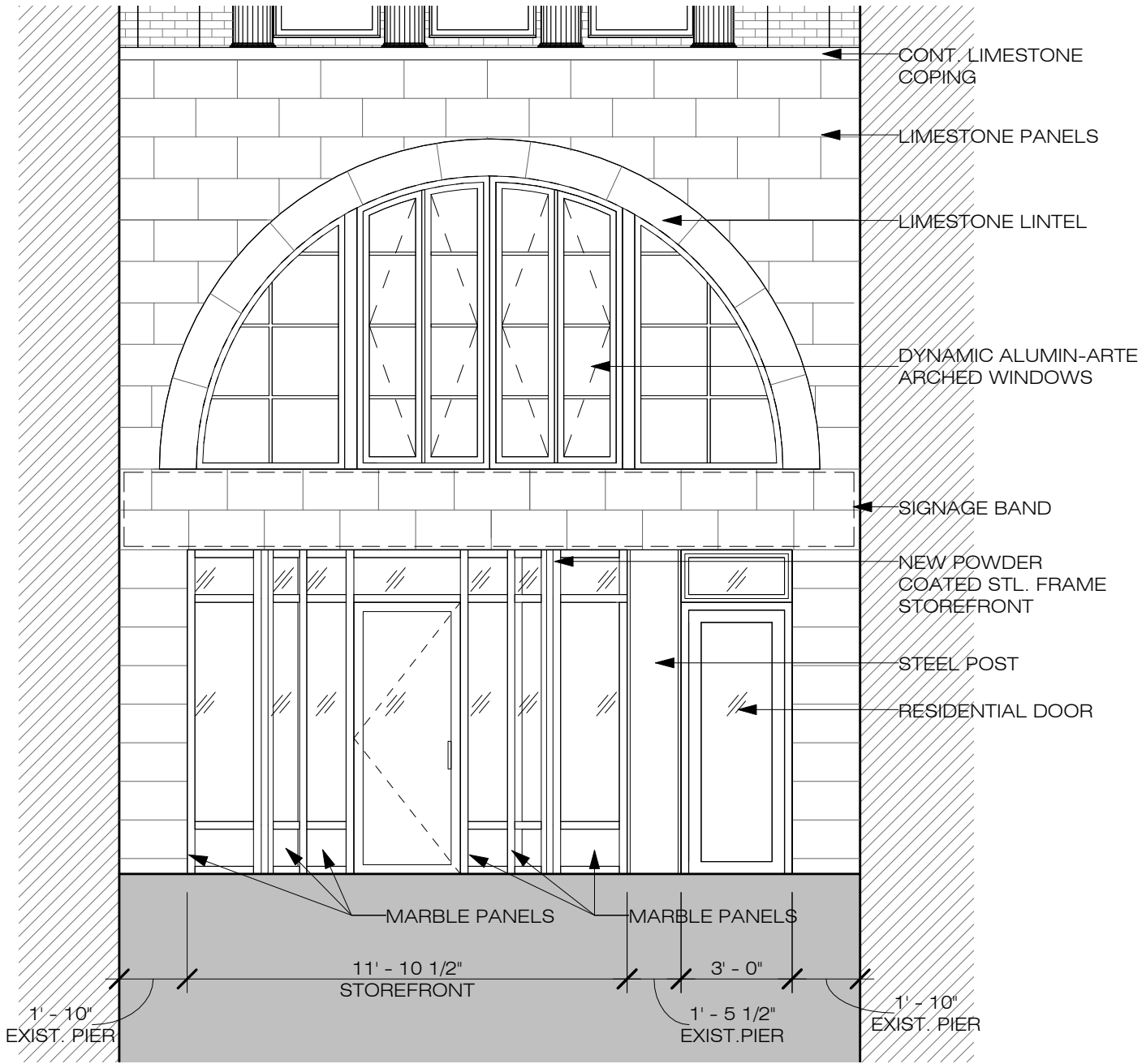


PROPOSED FACADE

EXISTING / PROPOSED FACADE
ELEVATIONS



EXISTING FRONT FACADE ELEVATION



PROPOSED FRONT FACADE ELEVATION

PROPOSED FACADE
RENDER IMAGE

New limestone panels

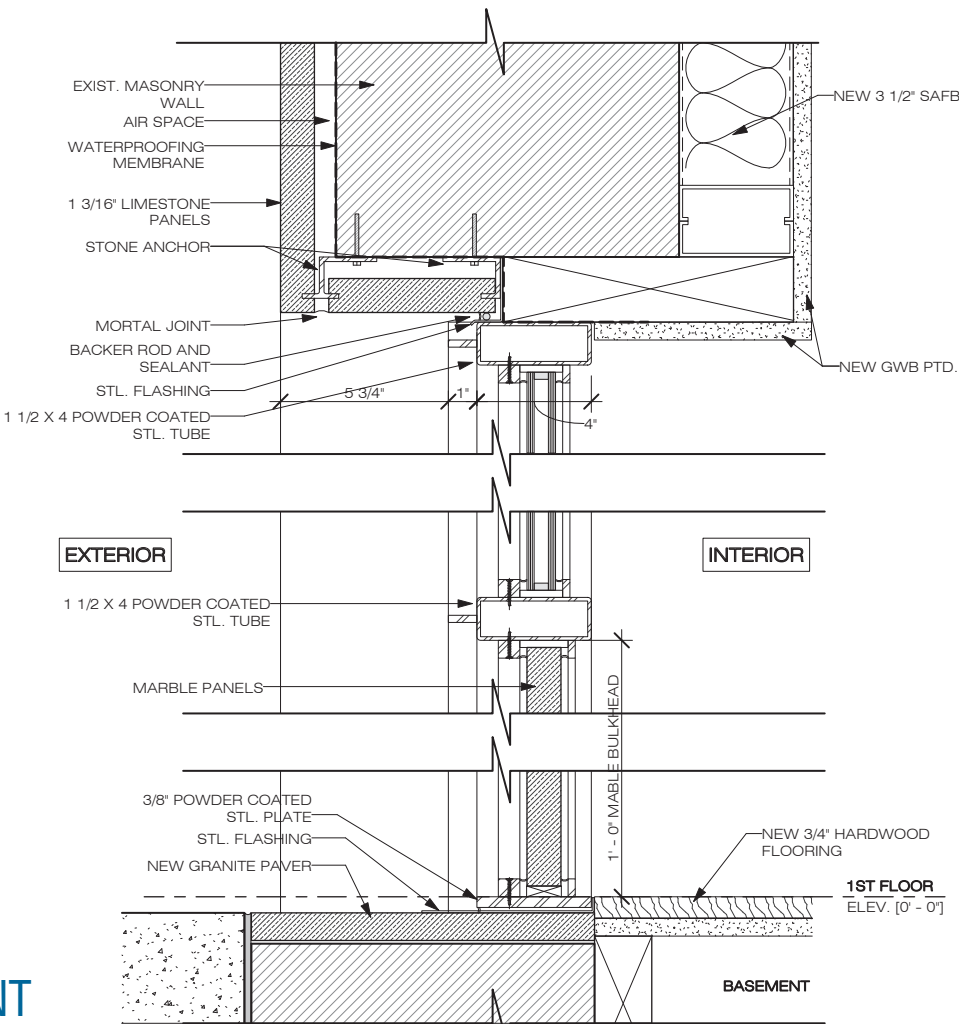
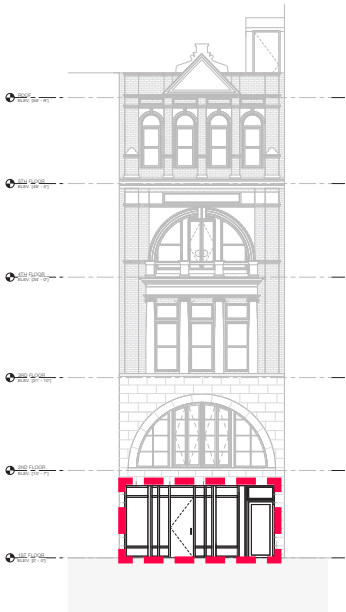
New alum-arte steel look windows.
Casement with divided lites and steel mullions

Painted signage band.
Signage to be filed separately

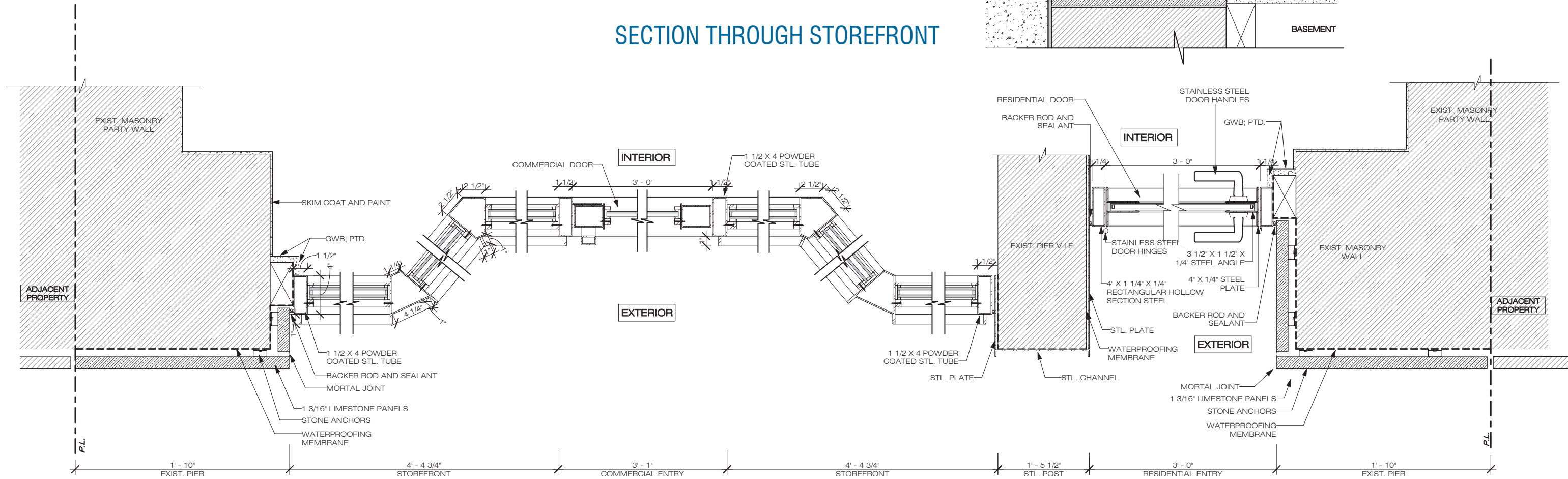
New steel and glass storefront / residential entry



1ST FLOOR STOREFRONT & RESIDENTIAL DOOR DETAILS



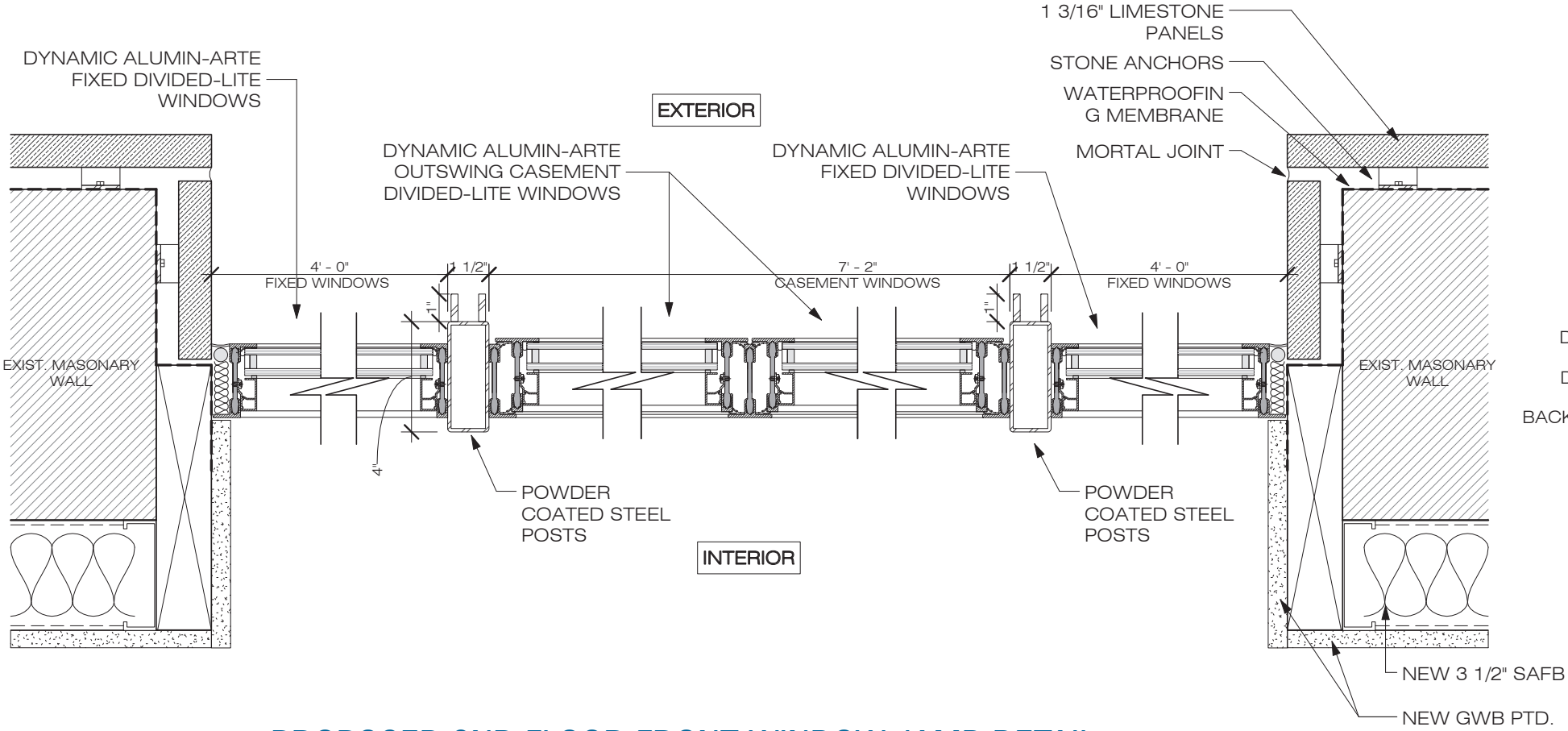
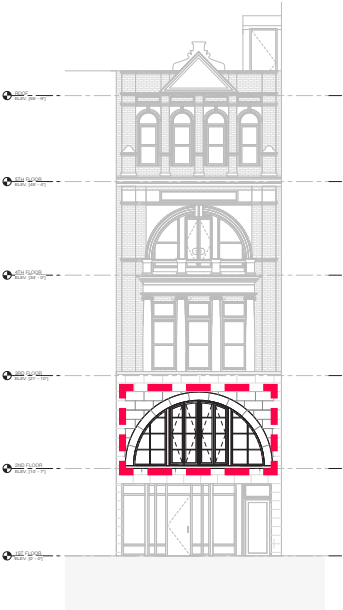
SECTION THROUGH STOREFRONT



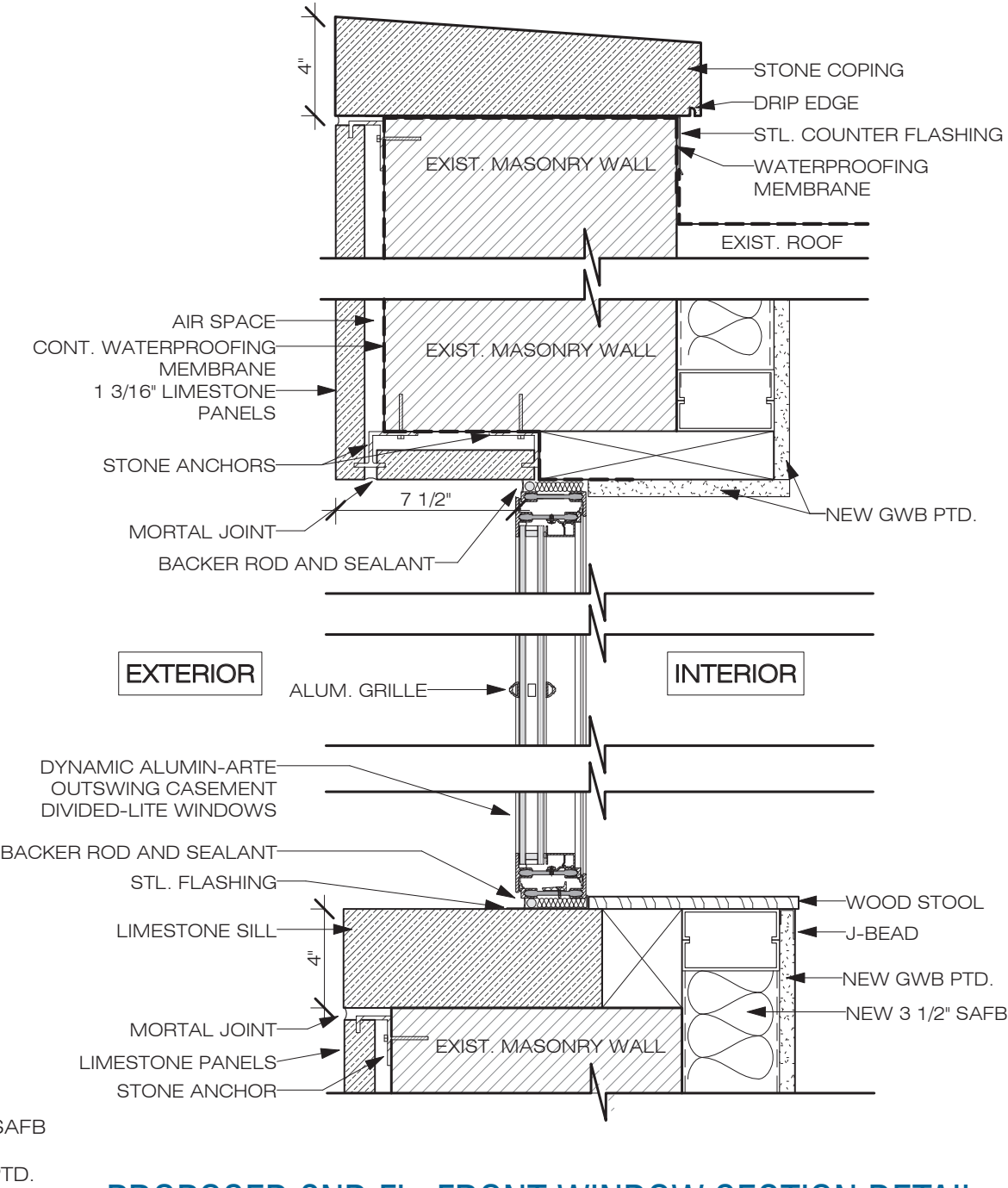
DETAILED PLAN THROUGH 1ST FLOOR RECESSED STOREFRONT ENTRYWAY AND RESIDENTIAL DOOR

2ND FLOOR WINDOWS REPLACEMENT DETAILS

DETAILS

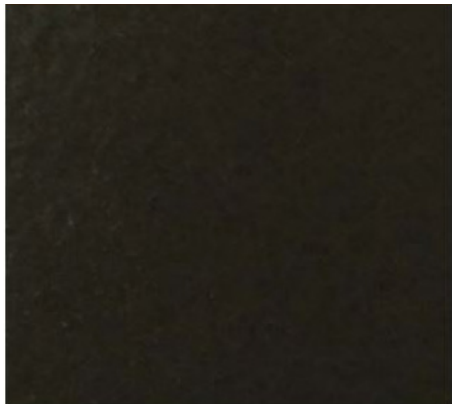
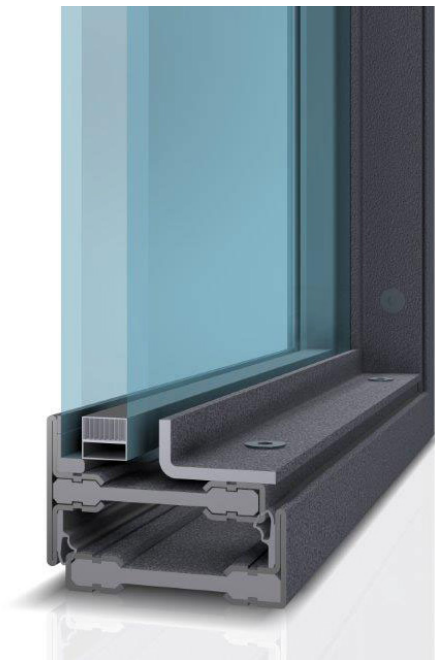


PROPOSED 2ND FLOOR FRONT WINDOW JAMB DETAIL



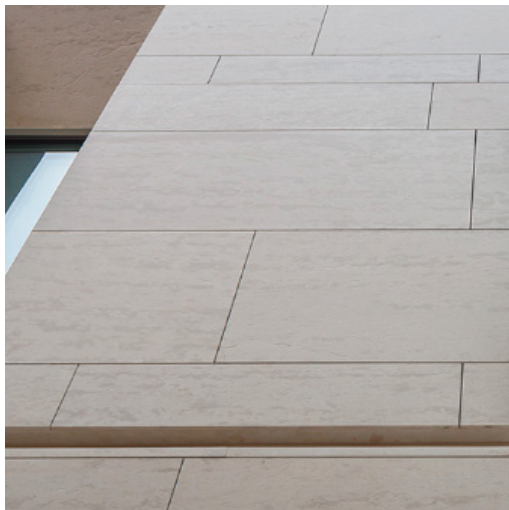
PROPOSED 2ND FL. FRONT WINDOW SECTION DETAIL

MATERIALS

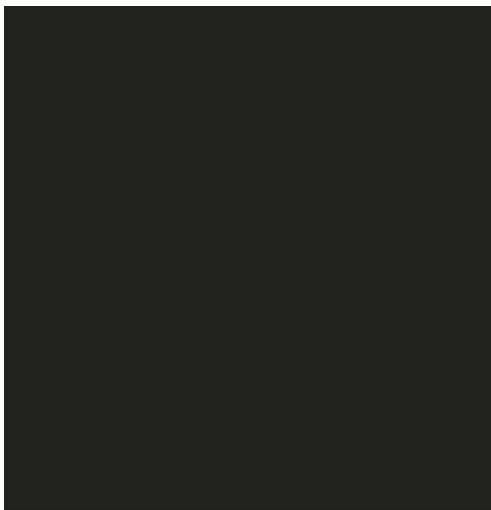


2ND FL. ARCHED WINDOWS

DYNAMIC ALUMINUM-ARTE WINDOWS - BLACK WALNUT POWDER COAT FINISH

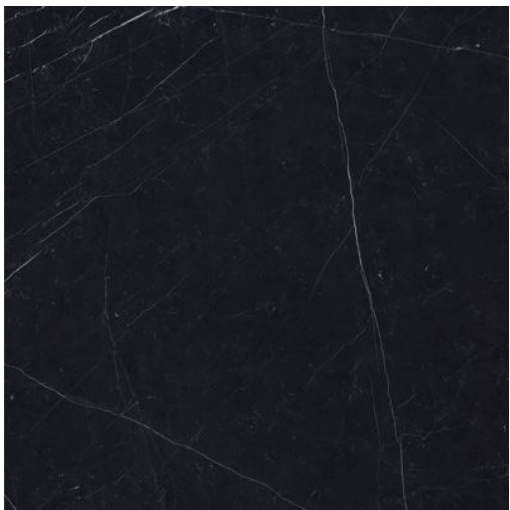


FACADE MATERIAL -
SMOOTH LIMESTONE PANELS



STOREFRONT POWDER COAT COLOR

SHERWIN-WILLIAMS POWDURA POWDER COATINGS
(SATIN BLACK SAFBS4-C2634)



STOREFRONT MABLE BULKHEAD