SITE CONTEXT
SITE LOCATION
UPPER WEST SIDE/CENTRAL PARK WEST HISTORIC DISTRICT

Upper West Side/Central Park West Historic District | LP-1647
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

55 WEST 86TH ST
1928 ELEVATION

CASEMENT WITH DIVIDED LITES
STEEL AND GLASS STOREFRONT
MARBLE BULKHEAD

55 WEST 86TH ST
1980 PHOTO
1986 renovation in progress. Storefront removed and multiple entrances and archways created.
CURRENT FACADE PHOTOS

55 WEST 86TH ST
CURRENT PHOTO
FACADE RESTORATION
EXISTING / PROPOSED FACADE

EXISTING FACADE

PROPOSED FACADE

WINDOW REPLACEMENT ON 3RD TO 5TH FLOOR

MODIFY CLADDING, STOREFRONT AND WINDOWS

SIGNAGE BAND
EXISTING / PROPOSED FACADE
ELEVATIONS

EXISTING FRONT FACADE ELEVATION

PROPOSED FRONT FACADE ELEVATION
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

BOOK CULTURE
1ST FLOOR STOREFRONT & RESIDENTIAL DOOR DETAILS

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

SECTION THROUGH STOREFRONT
2ND FLOOR WINDOWS REPLACEMENT DETAILS

PROPOSED 2ND FLOOR FRONT WINDOW JAMB DETAIL

PROPOSED 2ND FLOOR FRONT WINDOW SECTION DETAIL
MATERIALS

2ND FL. ARCHED WINDOWS
DYNAMIC ALUMINUM-ARTE WINDOWS - BLACK WALNUT POWDER COAT FINISH

FAÇADE MATERIAL - SMOOTH LIMESTONE PANELS

STOREFRONT POWDER COAT COLOR
SHERWIN-WILLIAMS POWDURA POWDER COATINGS (SATIN BLACK SAF854-C2634)

STOREFRONT MARBLE BULKHEAD