

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION | PUBLIC HEARING

STOREFRONT MASTER PLAN

451-259 COLUMBUS AVENUE aka 80 West 82nd Street MANHATTAN

Legalization of railings at 76 & 78 West 82nd Street



GUARDIA | ARCHITECTS

451 Columbus Ave, New York, N X



Show search results for 451 Columbu...



Search result

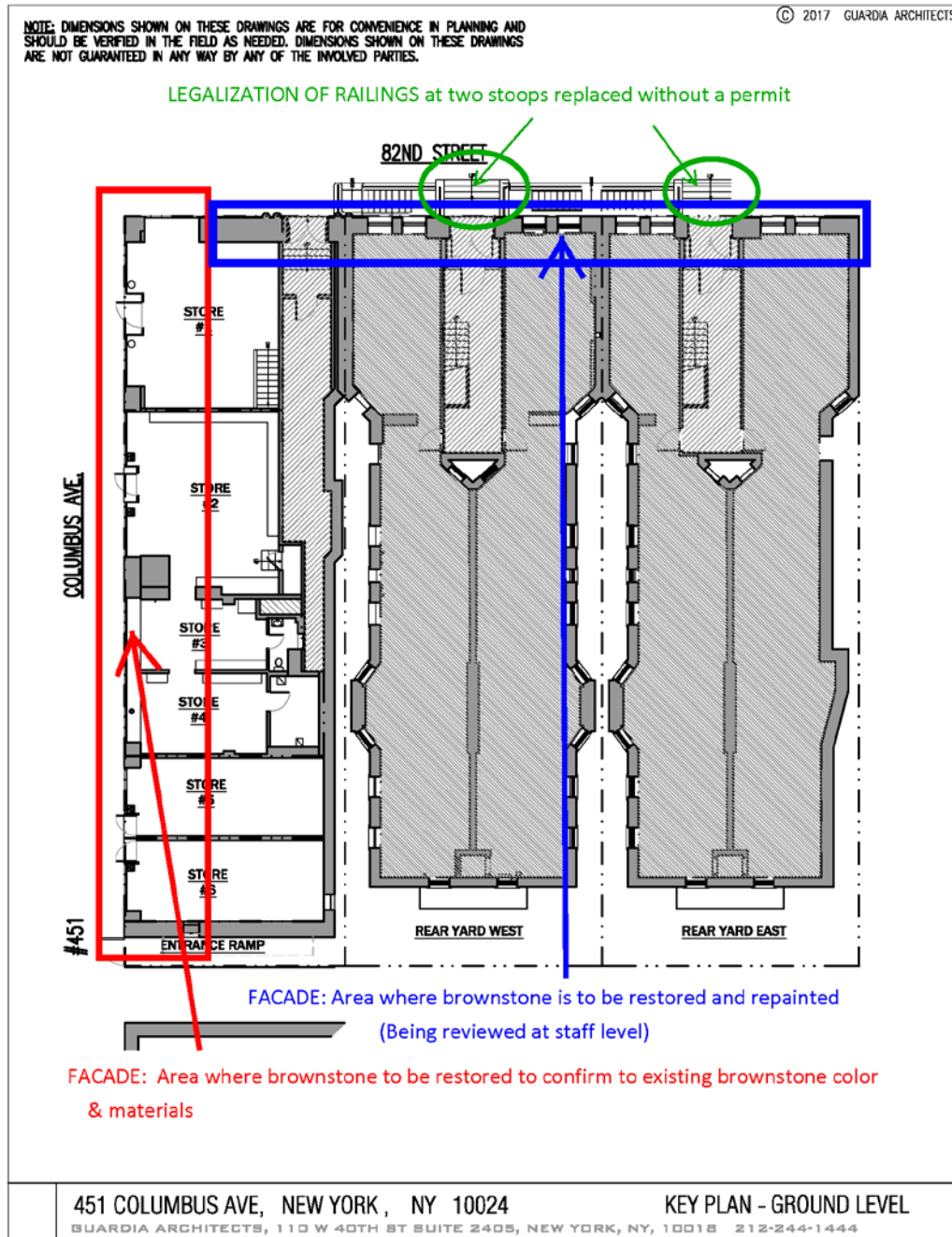


451 Columbus Ave, New York, NY, 10024, USA

[Zoom to](#)



BROWNSTONE RESTORATION OF THIS BUILDING AND TWO ADJACENT TENEMENTS ON WEST 82 STREET BEING REVIEWED AT STAFF LEVEL



Designation photos 1990
View looking east at the Columbus Avenue elevation



View looking southeast at the corner of West 82nd Street & Columbus Avenue



Tax photos 1940 & 1980





76 – 78 80 West 82nd Street Tax Photos



SEQUENTIAL FAÇADE PHOTOS COLUMBUS AVENUE FROM NORTH (at West 82nd Street) MOVING SOUTH





SCHWEITZER LINEN









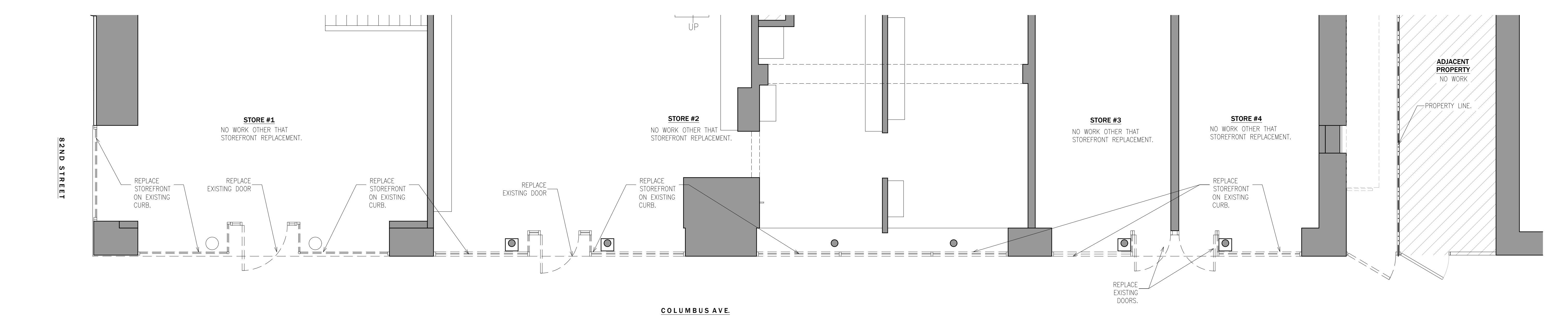
WEST 82nd STREET FACADES FOR CONTEXT
Only the corner store is part of this review



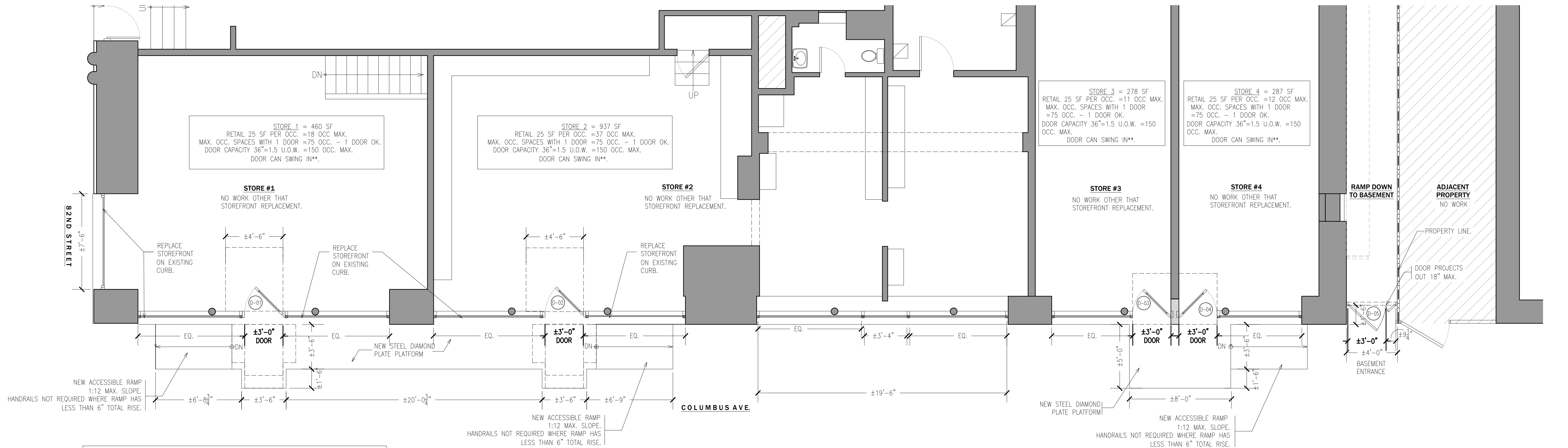
EXISTING CONDITIONS AT STORE ONE ■ CORNER OF COLUMBUS AVE & WEST 82nd STREET



PROBES MADE AT SIGNBOARD AREA SHOWING NO HISTORIC MATERIAL UNDERLYING EXISTING SURFACES



1 FLOOR PLAN- EXISTING & REMOVALS - GROUND FLOOR LEVEL.
1/4" = 1'-0"



§(C26-604.4) 27-371 DOORS.
(1) EXTERIOR STREET FLOOR EXIT DOORS HAVING AN EXTERIOR SEPARATION OF MORE THAN FIFTEEN FEET NEED NOT HAVE A FIRE-PROTECTION RATING.
** DOOR SWING- EXIT DOORS, CORRIDOR DOORS FROM ROOMS OR SPACES CLASSIFIED IN HIGH HAZARD OCCUPANCY GROUP A, OR SPACES CLASSIFIED IN HIGH HAZARD OCCUPANCY GROUP A, OR FROM FACTORIES AS DEFINED IN THE LABOR LAW, AND CORRIDOR DOORS FROM ROOMS REQUIRED TO HAVE MORE THAN ONE DOOR UNDER THE PROVISIONS OF SECTION 27-365 OF ARTICLE FOUR OF THIS SUBCHAPTER, SHALL SWING IN THE DIRECTION OF EXIT TRAVEL, EXCEPT:
(1) EXTERIOR STREET FLOOR EXIT DOORS FROM SPACES IN OCCUPANCY GROUP C OR E NOT EXCEEDING TWO THOUSAND SQUARE FEET IN AREA, AND OCCUPIED BY LESS THAN FIFTY PERSONS, WHERE THE MAXIMUM TRAVEL DISTANCE TO A DOOR DOES NOT EXCEED FIFTY FEET.

2 FLOOR PLAN- PROPOSED - GROUND FLOOR LEVEL.
1/4" = 1'-0"



DOB BSCAN

ALTERATION TYPE < 2", BLOCK 1195, LOT #62

ARCHITECT: GUARDIA ARCHITECTS 110 W 40TH ST SUITE 240S, NEW YORK, NY, 10018
212-244-1444 SB@GUARDIAARCHITECTS.COM

PROJECT

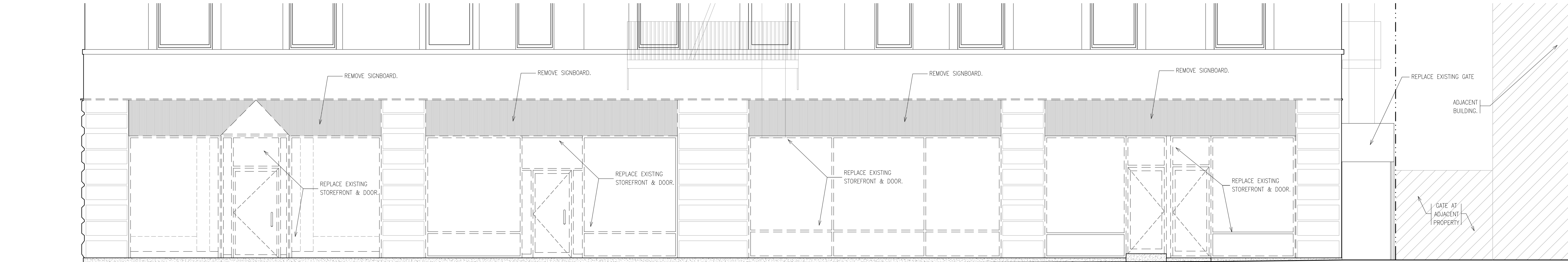
78 W 82ND STREET
NEW YORK, NY 10024

FLOOR PLAN EXISTING &
PROPOSED- GROUND FLOOR

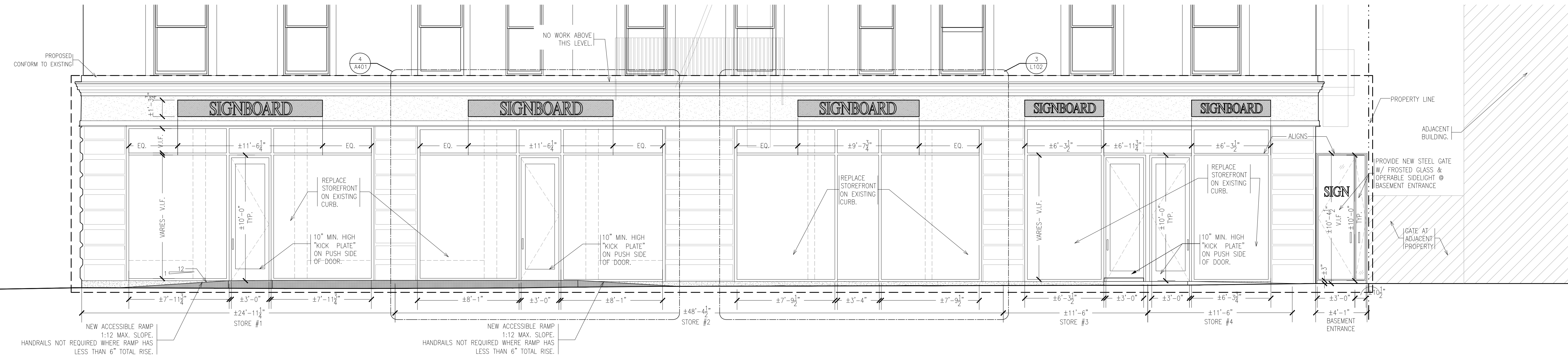
SCALE AS NOTED WHEN PRINTED ON 36" X 24" PAPER

LPC-101.00

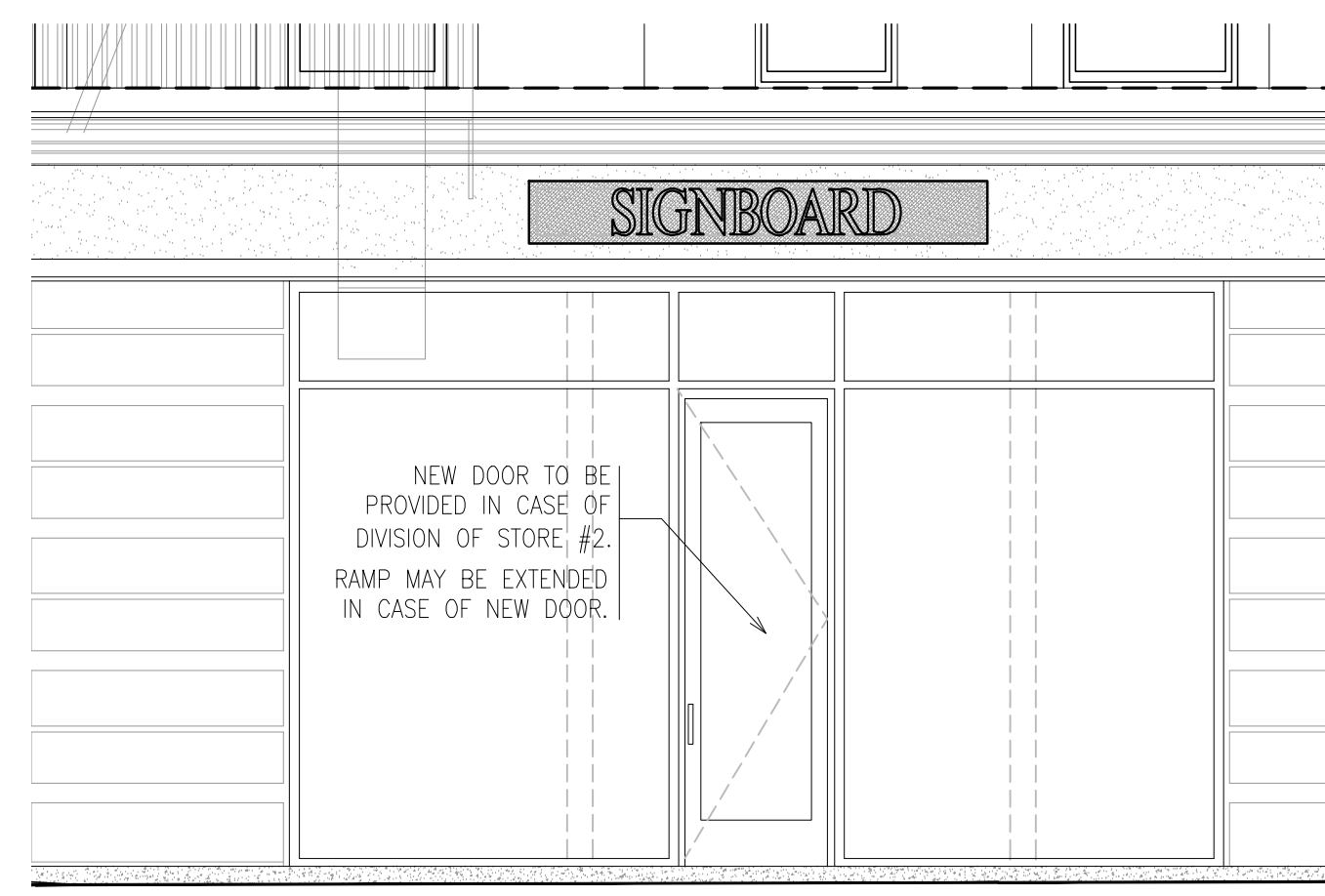
4 OF 7



1 ELEVATION FRONTING COLUMBUS AVE- EXISTING & REMOVALS
1/4" = 1'-0"



2 ELEVATION FRONTING COLUMBUS AVE - PROPOSED
1/4" = 1'-0"



3 ELEVATION FRONTING COLUMBUS AVE - PROPOSED
1/4" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD BY	DATE
1	10/17/2018	EXISTING ELEVATION	SS	SS	
2	10/17/2018	PROPOSED ELEVATION	SS	SS	
3	10/17/2018	PROPOSED ELEVATION	SS	SS	

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SEAL AND SIGNATURE

PROJECT

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NEW YORK, NY 10024

ELEVATION EXISTING &
PROPOSED.

SCALE AS NOTED WHEN PRINTED ON 36" X 24" PAPER

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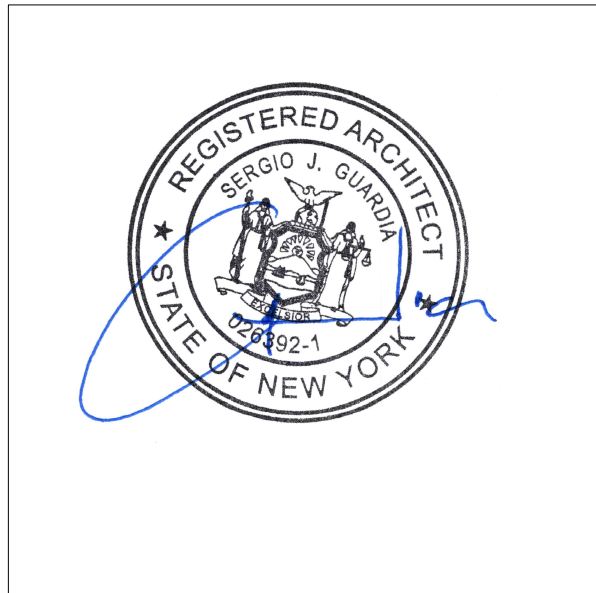
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1
A103
ELEVATION FRONTING 82ND STREET- EXISTING & REMOVALS
1/4" = 1'-0"



2
A103
ELEVATION FRONTING 82ND STREET- EXISTING & REMOVALS
1/4" = 1'-0"



NO.	DATE	REVISION
1	06/23/2024	01. EIP REVIEW
2	06/23/2024	02. EIP REVIEW
3	06/23/2024	03. EIP REVIEW
4	06/23/2024	04. EIP REVIEW
5	06/23/2024	05. EIP REVIEW
6	06/23/2024	06. EIP REVIEW
7	06/23/2024	07. EIP REVIEW
8	06/23/2024	08. EIP REVIEW
9	06/23/2024	09. EIP REVIEW
10	06/23/2024	10. EIP REVIEW
11	06/23/2024	11. EIP REVIEW
12	06/23/2024	12. EIP REVIEW
13	06/23/2024	13. EIP REVIEW
14	06/23/2024	14. EIP REVIEW
15	06/23/2024	15. EIP REVIEW
16	06/23/2024	16. EIP REVIEW
17	06/23/2024	17. EIP REVIEW
18	06/23/2024	18. EIP REVIEW
19	06/23/2024	19. EIP REVIEW
20	06/23/2024	20. EIP REVIEW

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ALTERATION TYPE < 2>, BLOCK 1195, LOT #62

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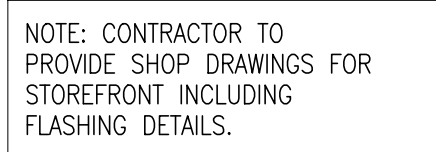
PROJECT

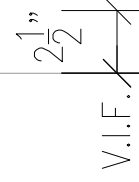
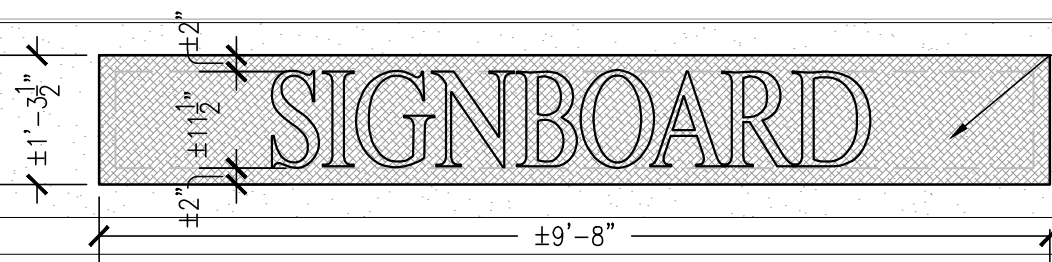
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ELEVATION EXISTING &
PROPOSED.

SCALE AS NOTED WHEN PRINTED ON 36" X 24" PAPER

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$$1/2'' = 1'-0'$$

$$1 = 1' - 0''$$

$$1'' = 1' - 0''$$


A401



DOB BSCAN

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NEW YORK, NY 10024

SECTION & DETAILS

SCALE AS NOTED WHEN PRINTED ON 36" X 24" PAPER.

LPC-401.00

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No.	DATE	ISSUE FOR
1	05/28/2009	CLIENT REVIEW
2	06/12/2009	CLIENT REVIEW
3	02/11/2000	CONSTRUCTION
4	09/28/2000	CONSTRUCTION
5	10/13/2000	CONSTRUCTION

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RENDERING OF PROPOSED CONDITIONS ■ COLUMBUS AVENUE FAÇADE
New conforming storefronts within the historic openings ■ New sidewalk ramps shown



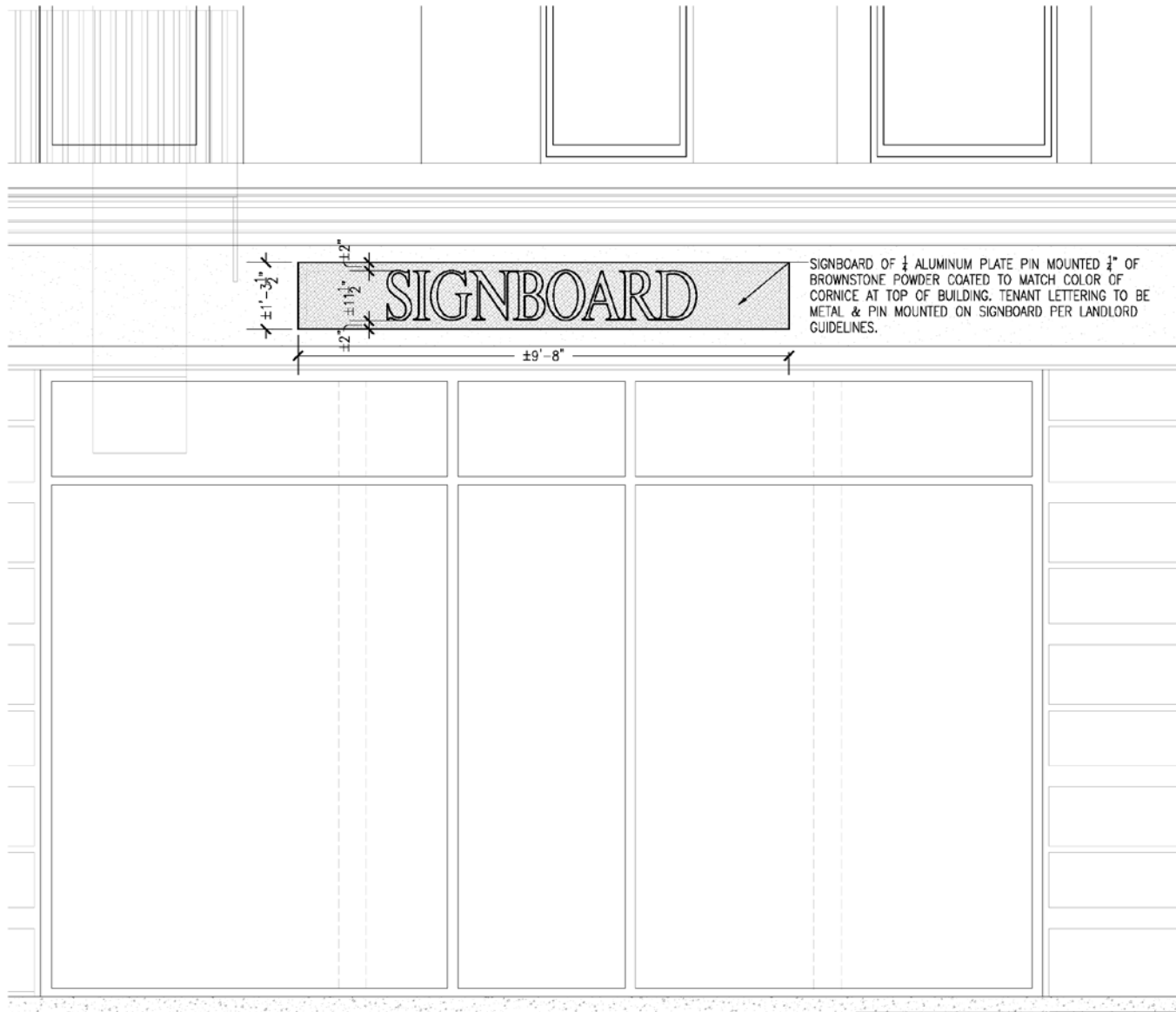
RENDERING OF PROPOSED CONDITIONS ■ COLUMBUS AVENUE FAÇADE FROM THE CORNER OF WEST 82nd ST
Note new cornice detail that continues existing from West 82nd Street



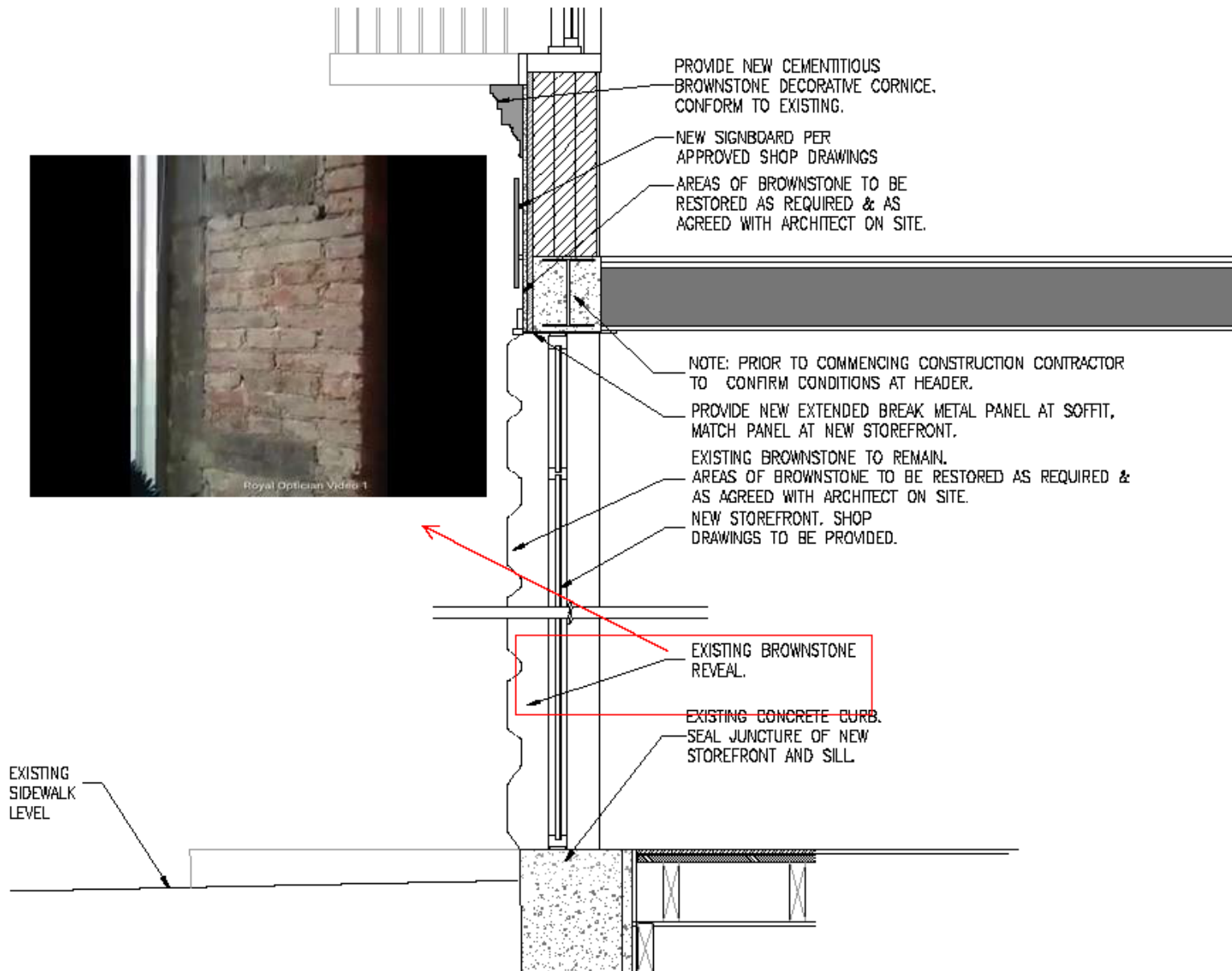
RENDERING OF PROPOSED CONDITIONS ■ COLUMBUS AVENUE FAÇADE
From mid-block between West 81st & West 82nd Streets



ELEVATION OF PROPOSED CONDITIONS ■ COLUMBUS AVENUE FAÇADE . TYPICAL



SECTION OF PROPOSED CONDITIONS ■ COLUMBUS AVENUE FAÇADE . TYPICAL



SAMPLING OF POST-DESIGNATION STOREFRONTS IN THE DISTRICT ALONG COLUMBUS AVENUE



77 West 68th Street



100 West 73rd Street



101 West 70th Street



247 Columbus Avenue (71st – 72nd Streets)



308 Columbus Ave (74th – 75th Streets)



345 Columbus Ave (76th – 77th Streets)



353 Columbus Avenue (76th – 77th Streets)



101 West 80th Street

APPLICATION FOR LEGALIZATION OF RAILINGS INSTALLED WITHOUT A PERMIT

76 & 78 West 82nd Street



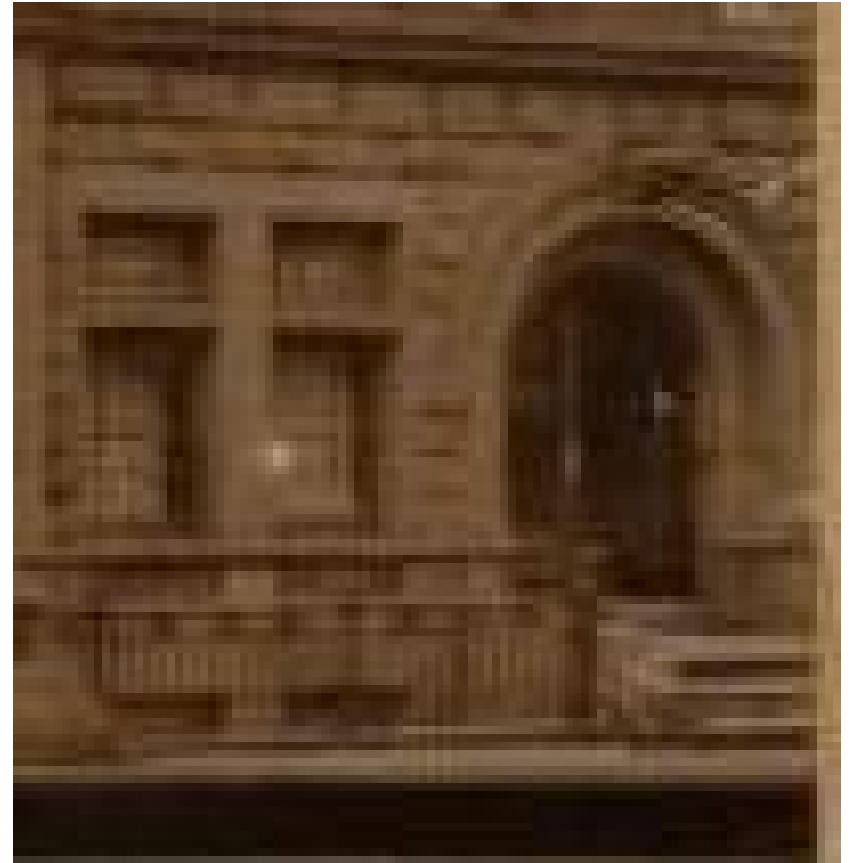
Former railings / Date unknown . Approx 12" high
Replaced without a permit after a fall into the areaway

Entrance 80 West 82nd Street (westernmost building:



Railings included in application for legalization circled.

74 and 76 West 82nd Street (1913): Source NYPL



Ironwork and stoop configuration appear to be in place as of 1913

Railings for which legalization is requested.



Replacement railings were inserted in existing openings in stoop



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