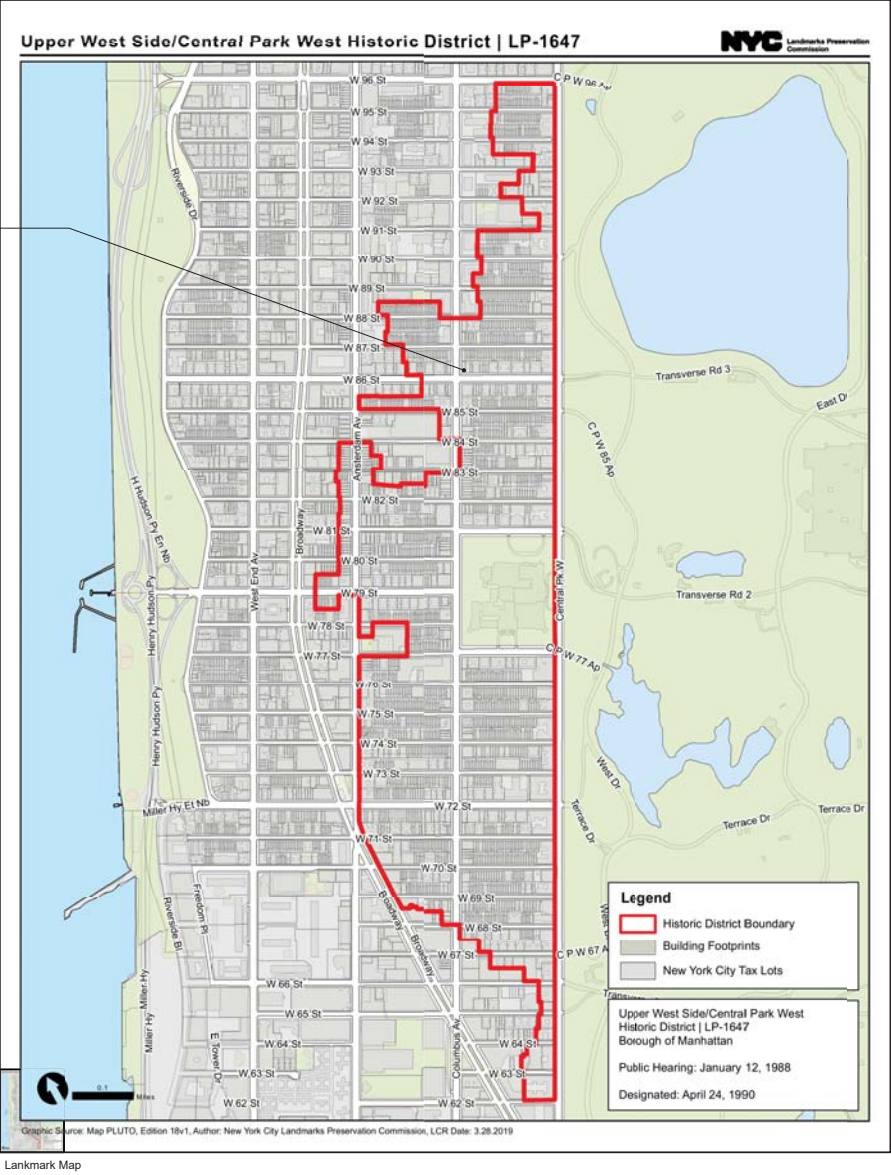
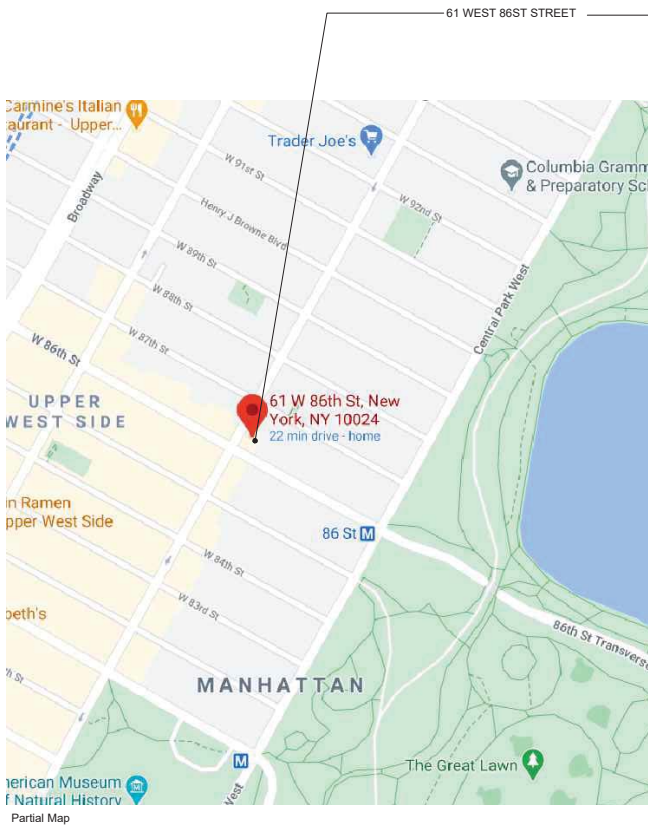


61 West 86 St | Landmark Preservation Commission

2022 01 27





Date: 2010
Building: 61 W 86 Street
Location: Corner of Columbus Avenue and 86 Street

SITE:	61 WEST 86 STREET
STORIES:	5
DATE:	COMPLETION OF CONSTRUCTION 1900 (ESTIMATED YEAR)
ARCHITECT:	JOHN G. PRAGUE
MATERIAL:	BRICK AND LIMESTONE
TYPE:	RESIDENTIAL AND COMMERCIAL
STYLE:	A COMBINATION OF NEO-GREC AND ROMANESQUE REVIVAL STYLES. USES OF ROUGH-HEWN STONE, AND FOLIATED PANELS UNDER THE WINDOW LINTELS
HISTORIC:	COLUMBUS AVENUE LARGELY ASSUMED ITS PRESENT ARCHITECTURAL CHARACTER, WHICH IS THAT OF FLATS INTERSPERSED WITH TENEMENTS, APARTMENT HOTELS, AND A HANDFUL OF SMALL COMMERCIAL BUILDINGS. SEVERAL APARTMENT BUILDINGS WERE BUILT IN THE EARLY YEARS OF THE TWENTIETH CENTURY. THESE BUILDING TYPES SHARE MANY EXTERIOR ARCHITECTURAL CHARACTERISTICS, SUCH AS STREET-LEVEL STOREFRONTS AND MASONRY FACADES WHICH STRONGLY DEFINE THE STREET WALL.

Site Location



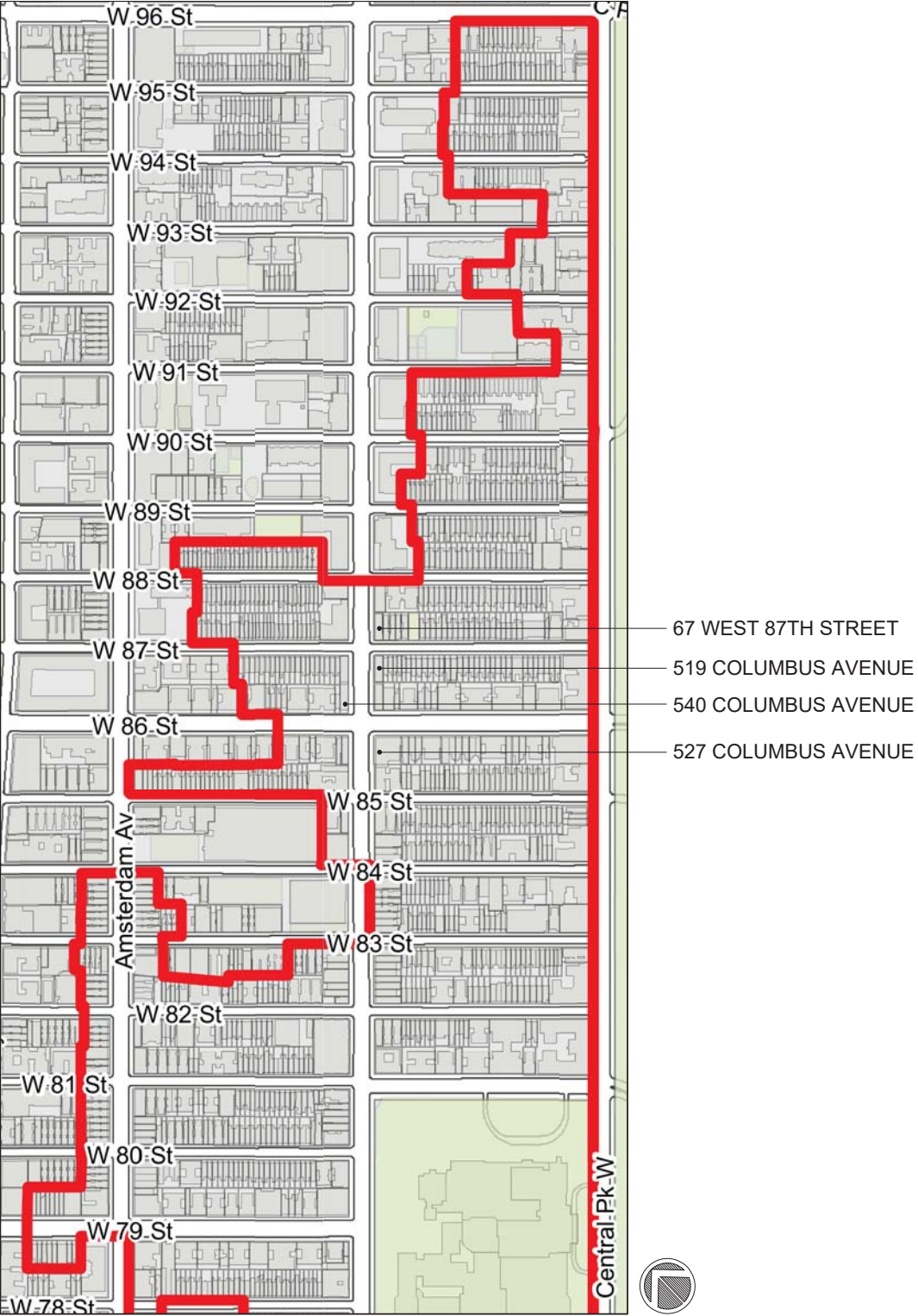
23-24 Steinway Street
Astoria, NY 11105
T: 718.606.0966
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PROJECT: 61 West 86 St Manhattan | Block 1200-Lot 1

TITLE: Landmark Preservation Commission

DATE: 2022 January 27

REV.	DATE	ISSUE	SUBJECT	SHEET	OPTION
01	03-01-21	LPC	(P) Storefront Update	01	
02	10-11-21	LPC	Landmark Submittal		
03	10-14-21	C.B.			
04	01-25-22	LPC PRESENTATION			



67 WEST 87TH STREET
CONSTRUCTION DATE: 1889 - 1890
ARCHITECT / BUILDER: THOM & WILSON
OWNER / DEVELOPER: CHARLES GAHREN
MAJOR ALTERATION(S): NONE
ALTERATION ARCHITECT(S): NONE
STYLE(S): RENAISSANCE REVIVAL, ROMANESQUE REVIVAL
MATERIAL(S): BRICK, STONE, WOOD



519 COLUMBUS AVENUE
CONSTRUCTION DATE: 1888 - 1889
ARCHITECT / BUILDER: JOHN G. PRAGUE
OWNER / DEVELOPER: JOHN G. PRAGUE
MAJOR ALTERATION(S): NONE
ALTERATION ARCHITECT(S): NONE
STYLE(S): ROMANESQUE REVIVAL
MATERIAL(S): BRICK, BROWNSTONE



527 COLUMBUS AVENUE
CONSTRUCTION DATE: 1905 - 1906
ARCHITECT / BUILDER: MULLIKEN & MOELLER
OWNER / DEVELOPER: HARRY S. HAUPT & ROBERT S. FINNEY
MAJOR ALTERATION(S): NONE
ALTERATION ARCHITECT(S): NONE
STYLE(S): NEO-RENAISSANCE
MATERIAL(S): BRICK, LIMESTONE, TERRA COTTA, IRONWORK



540 COLUMBUS AVENUE
CONSTRUCTION DATE: 1886 - 1887
ARCHITECT / BUILDER: JOHN G. PRAGUE
OWNER / DEVELOPER: JOHN G. PRAGUE
MAJOR ALTERATION(S): NONE
ALTERATION ARCHITECT(S): NONE
STYLE(S): QUEEN ANNE, RENAISSANCE REVIVAL
MATERIAL(S): BRICK, STONE

Upper West Side/ Central Park West Historic District- Precedents



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Date: 1900
Building: 61 W 86 Street
Location: Corner of Columbus Avenue and 86 Street



Date: 1900
Building: 72 W 87 Street
Location: Corner of Columbus Avenue and 87 Street



Date: 1970
Building: 61 W 86 Street
Location: Corner of Columbus Avenue and 86 Street

Historic Timeline



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Historic Preservation and Materials



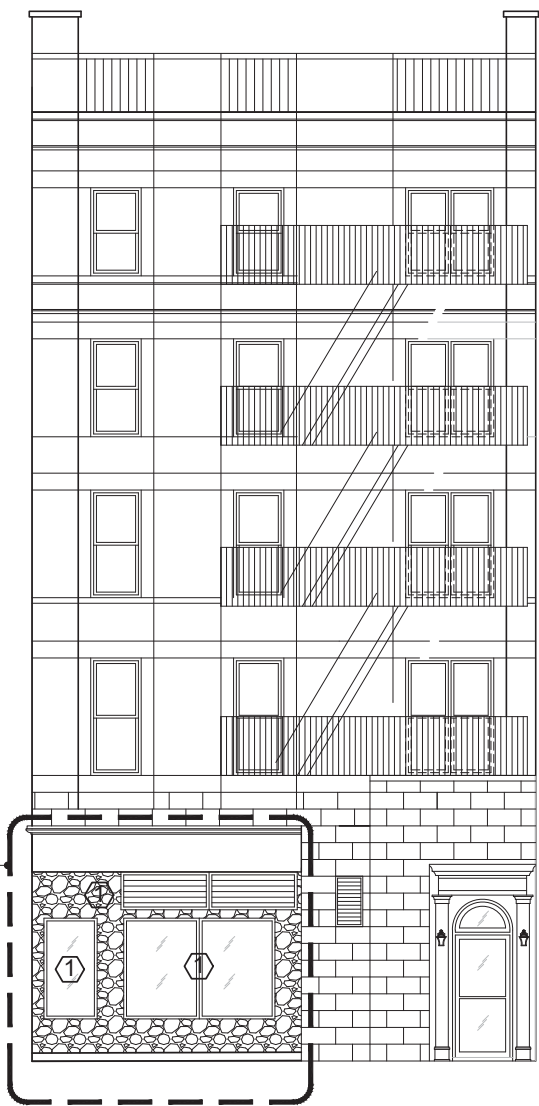
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- KEYNOTES:
- 1. Existing storefront to be demolished
 - 2. Removed existing tiles & stucco as needed; coordinate w/ structural engineer prior to demolition
 - 3. Existing residential entrance to remain in its entirety

- NOTES:
- 1. Building area outside of proposed work area shall remain existing and preserved.



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1 Existing Conditions



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- Keynotes:

 - 1. Proposed grazing to be installed
 - 2. Proposed door to be installed
 - 3. Proposed pier to be installed
- Notes:

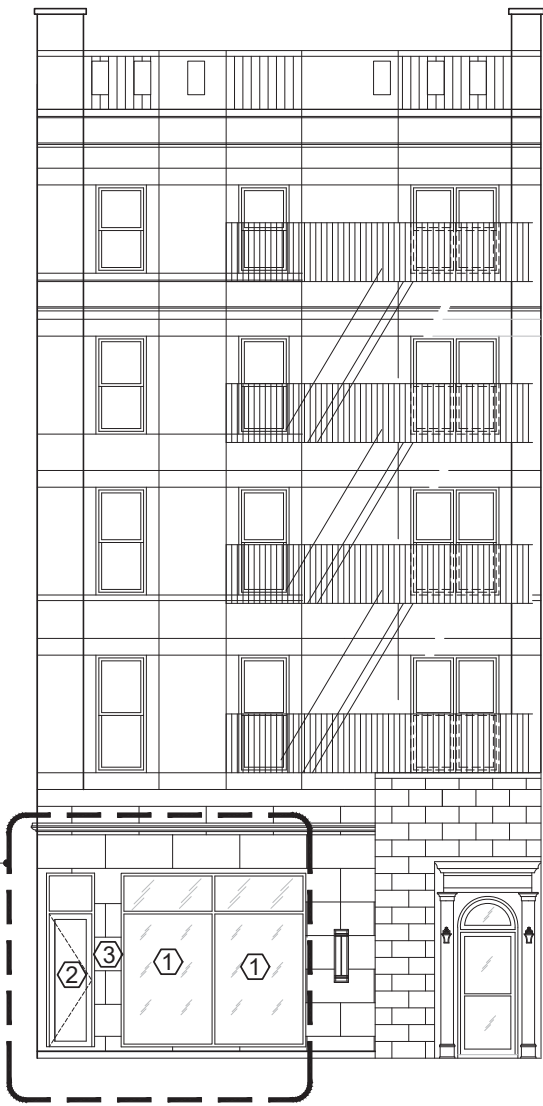
 - 1. building area outside of proposed work area shall remain existing and preserved.



1

Proposed West Facade Elevation

SCALE : N.T.S.



2

Proposed South Facade Elevation

SCALE : N.T.S.



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61 West 86 St Manhattan | Block 1200-Lot 1

TITLE:

Landmark Preservation Commission

DATE:

2022 January 27

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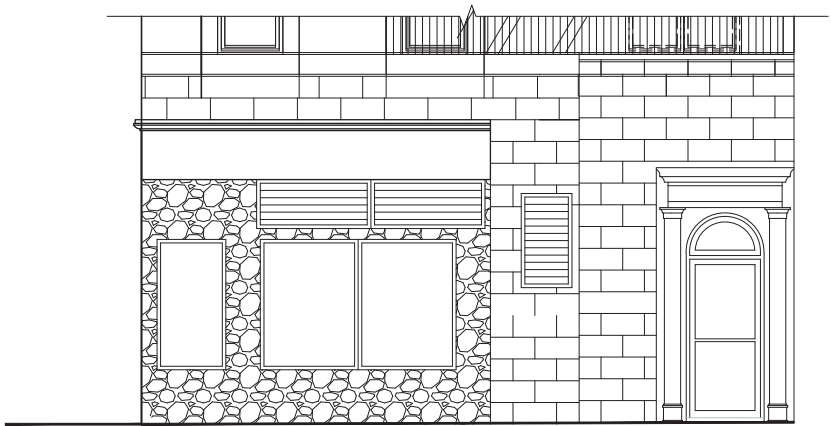
1 Proposed Storefront



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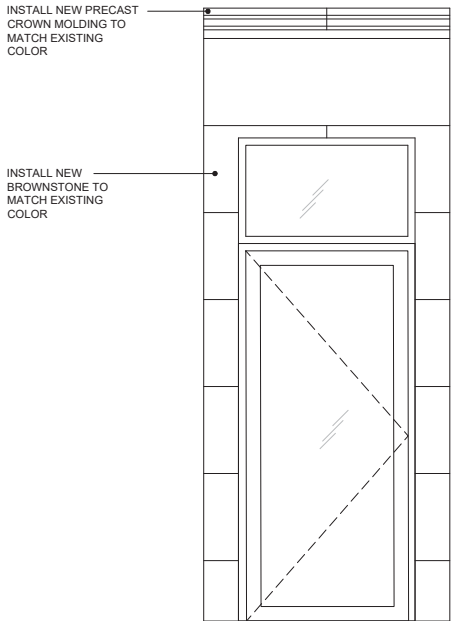
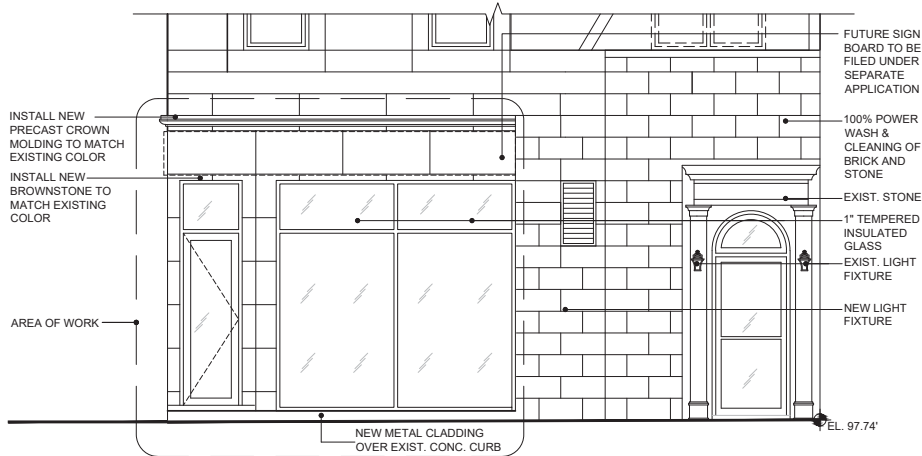
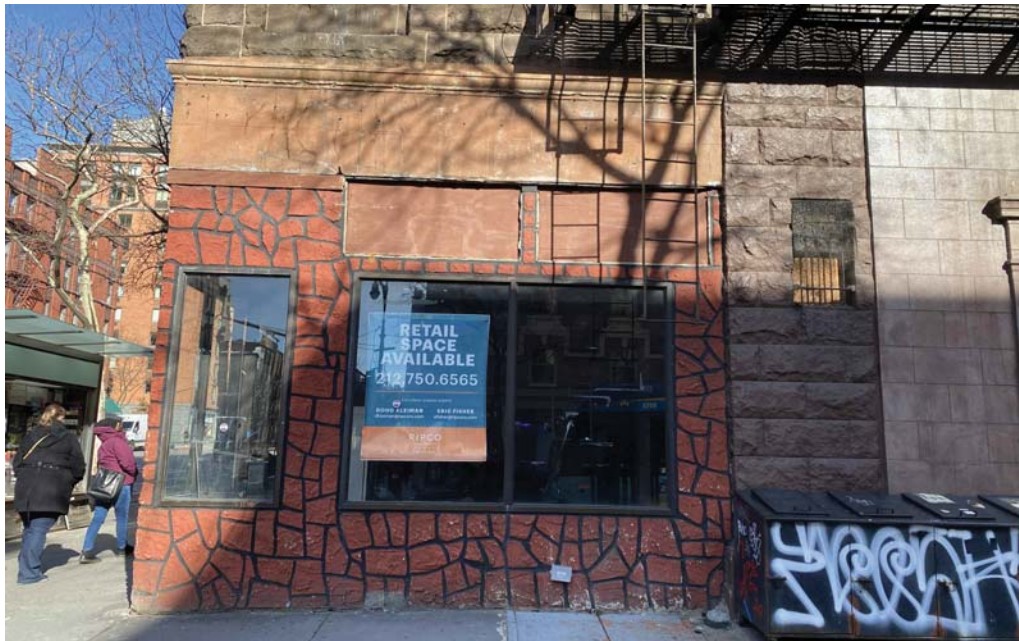
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4 HISTORIC PHOTOGRAPHY-1900

5 EXISTING SOUTH STOREFRONT
SCALE : 1/4" = 1'-0"



3 CURRENT PHOTOGRAPHY

2 PROPOSED SOUTH STOREFRONT
SCALE : 1/4" = 1'-0"

1 CORNER ENTRANCE
SCALE : 1/2" = 1'-0"



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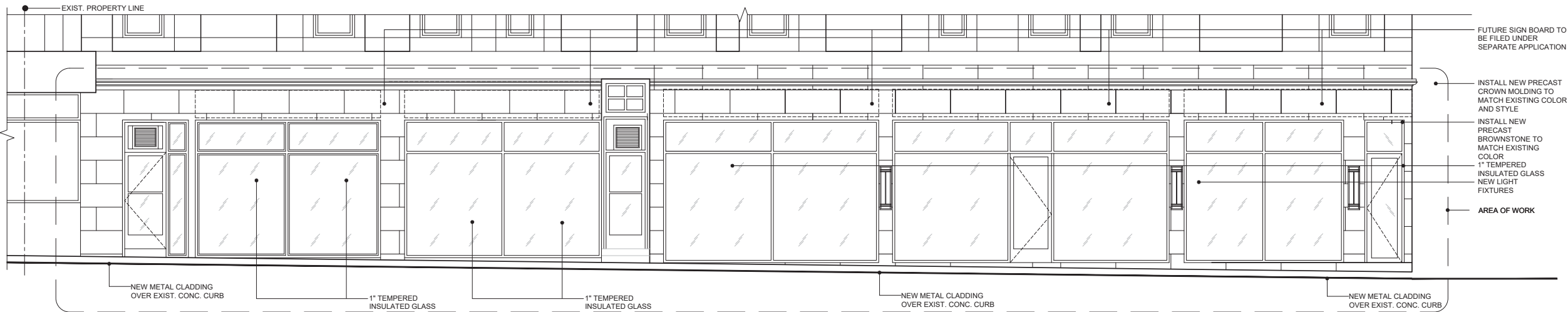
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3 CURRENT PHOTOGRAPHY-WEST STOREFRONT



2 EXISTING WEST STOREFRONT



NOTES:
1. EXISTING WINDOW TO BE DEMOLISHED
2. EXISTING DOOR TO BE DEMOLISHED
3. REMOVE EXISTING BRICK AS NEEDED; COORDINATE W/ STRUCTURAL ENGINEER PRIOR TO DEMOLITION
4. EXISTING RAMP & RAILING TO BE DEMOLISHED
5. EXISTING RESIDENTIAL ENTRANCE TO REMAIN IN ITS ENTIRETY
6. BUILDING AREA OUTSIDE OF PROPOSED WORK AREA SHALL REMAIN EXISTING AND PRESERVED
7. WHEN POWER WASHING WATER PRESSURE MUST BE BELOW 500 PSI FOR MASONRY AND 300 PSI FOR CAST IRON
8. PROPOSED WORK WILL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAIN 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK

NOTES:
1. WHEN POWER WASHING WATER PRESSURE MUST BE BELOW 500 PSI FOR MASONRY AND 300 PSI FOR CAST IRON
2. PROPOSED WORK WILL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAIN 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK

1 PROPOSED WEST STOREFRONT
SCALE : 1/4" = 1'-0"



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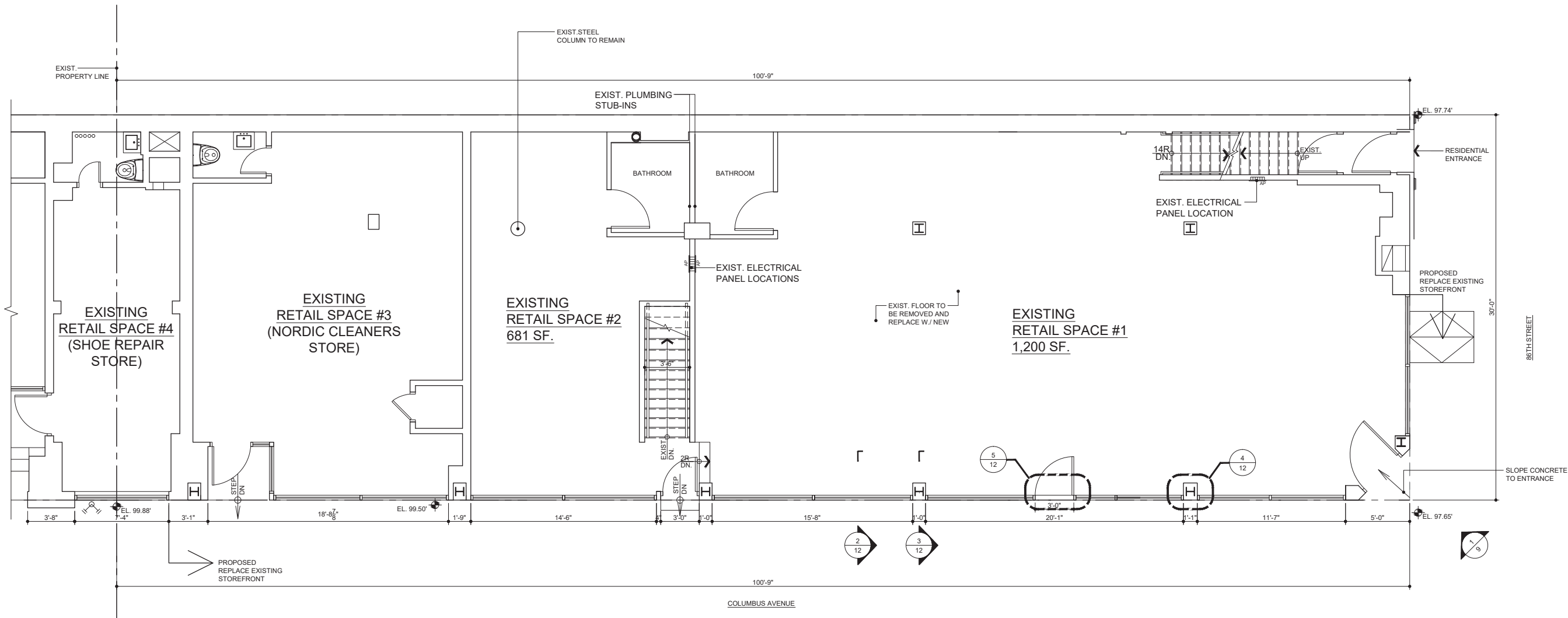
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NOTES
PROPOSED WORK WILL TAKE PLACE ONLY WHEN THE EXTERIOR TEMPERATURE REMAIN 45 DEGREES OR ABOVE FOR A 72 HOUR PERIOD FROM THE COMMENCEMENT OF WORK

LEGEND

EXISTING WALLS/PARTITIONS TO REMAIN

EXISTING WALLS/PARTITIONS TO BE REMOVED



1

PROPOSED 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



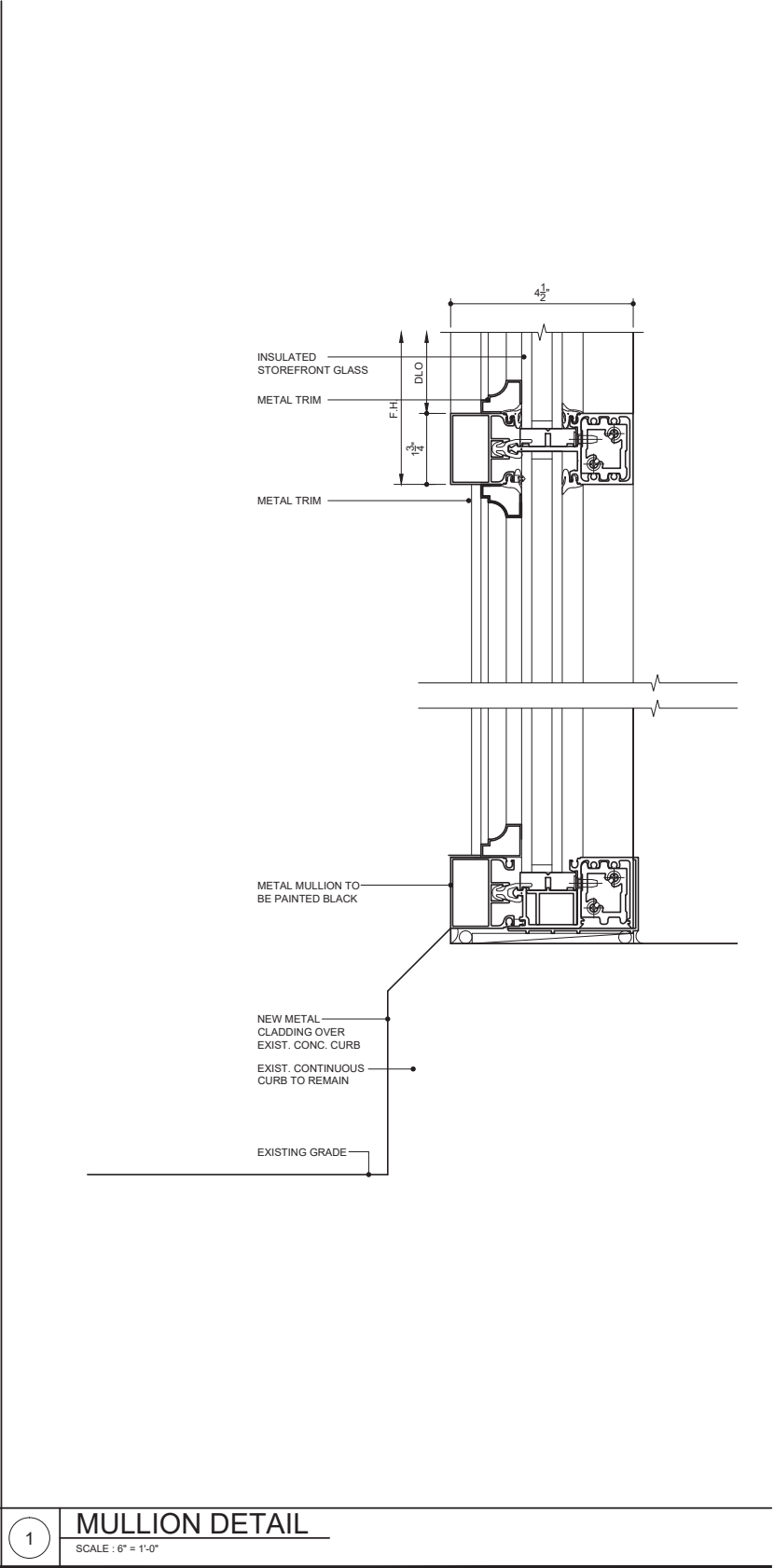
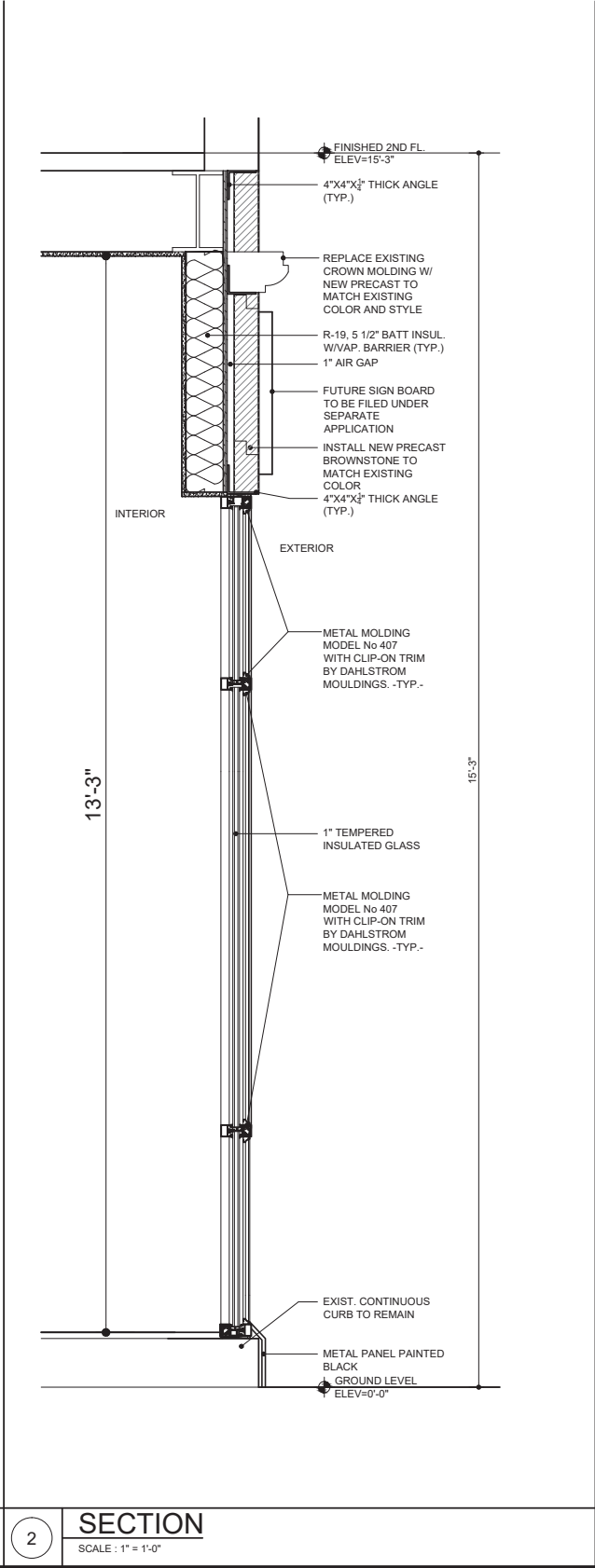
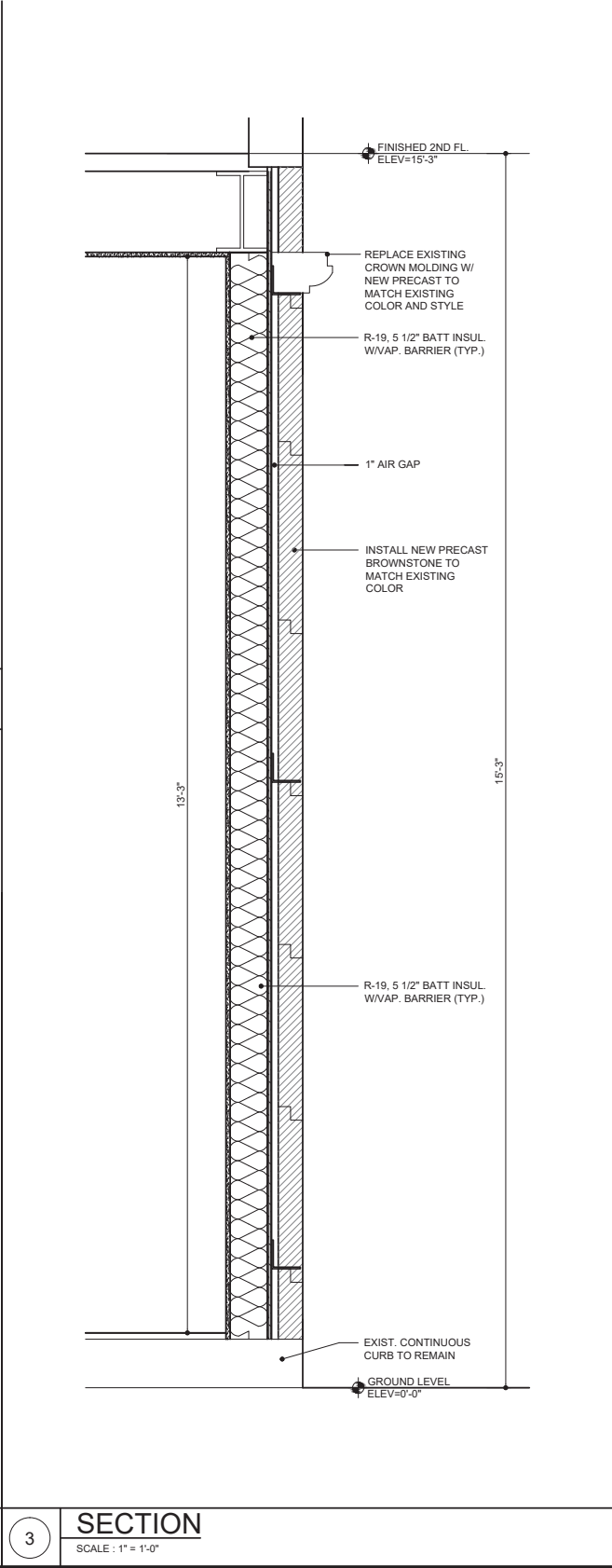
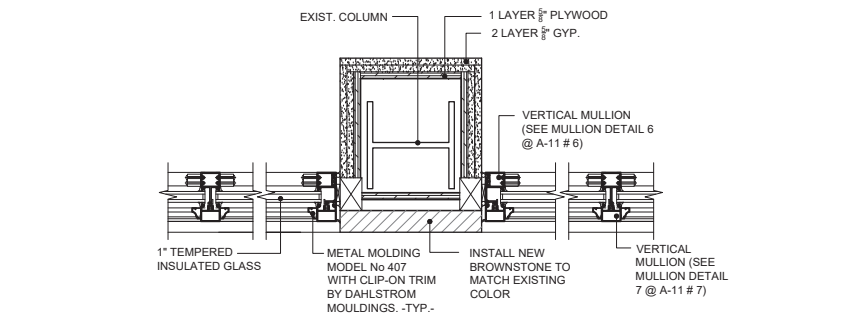
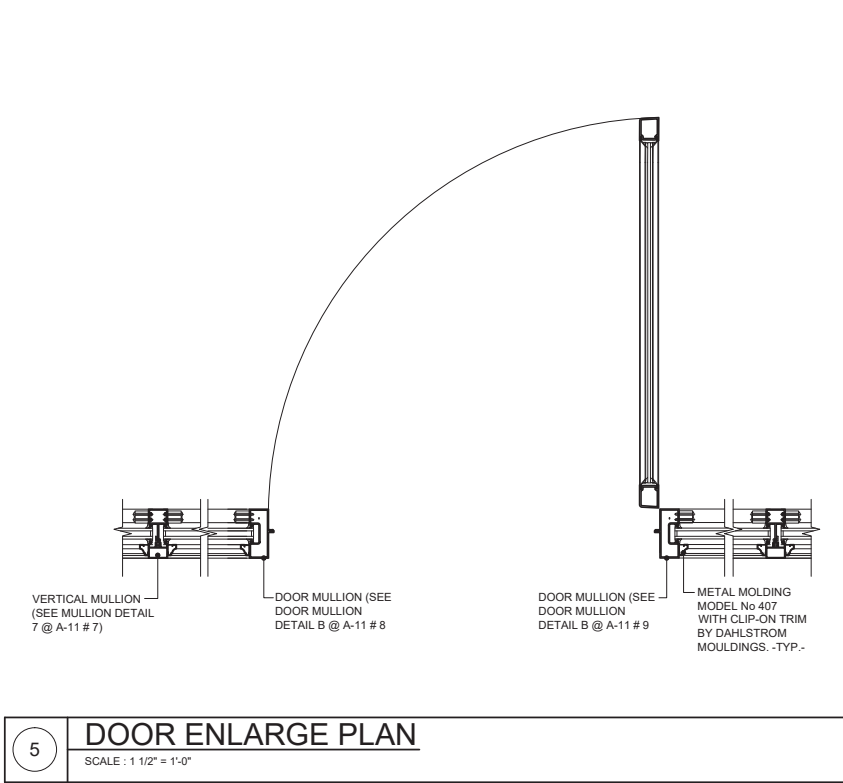
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REV. DATE

01 03-01-21

02 10-11-21

03 10-14-21

04 01-25-22

ISSUE

LPC

LPC

C.B.

LPC PRESENTATION

SUBJECT

(P) Storefront Update

Landmark Submittal

SHEET

12

OPTION