

NEW YORK CITY
LANDMARKS PRESERVATION
COMMISSION SUBMISSION

LPC-24-09829

September 10, 2024



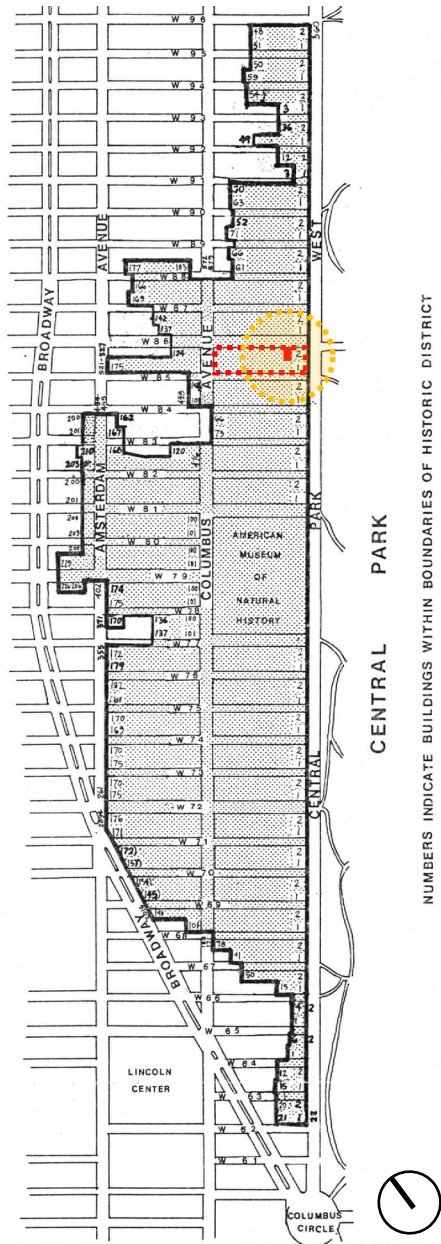
Bard
Graduate
Center

8 WEST 86TH STREET | PROPOSED STUDY COLLECTION BUILDING

SUSAN T RODRIGUEZ
ARCHITECTURE • DESIGN

UPPER WEST SIDE /
CENTRAL PARK WEST HISTORIC DISTRICT

DESIGNATED APRIL 24, 1990
LANDMARKS PRESERVATION COMMISSION



NUMBERS INDICATE BUILDINGS WITHIN BOUNDARIES OF HISTORIC DISTRICT

LANDMARK DISTRICT LP-1647



EXISTING



**Bard
Graduate
Center**

Bard Graduate Center is devoted to the study of decorative arts, design history, and material culture through research, advanced degrees, exhibitions, publications, and events.

FOUNDED in 1993. Accredited through Bard College and a member of the Association of Research Institutes in Art History

- **MA AND PHD RESEARCH PROGRAMS** in Decorative Arts, Design History, and Material Culture
- **EXHIBITIONS** in the gallery and online emerge from classroom teaching and faculty research
- **PUBLIC PROGRAMS** including gallery talks and tours, lectures and seminars, symposia and performances



SUPPORTING AN “OBJECT-BASED APPROACH TO PEDAGOGY”



Proposed Home for the BGC Study Collection



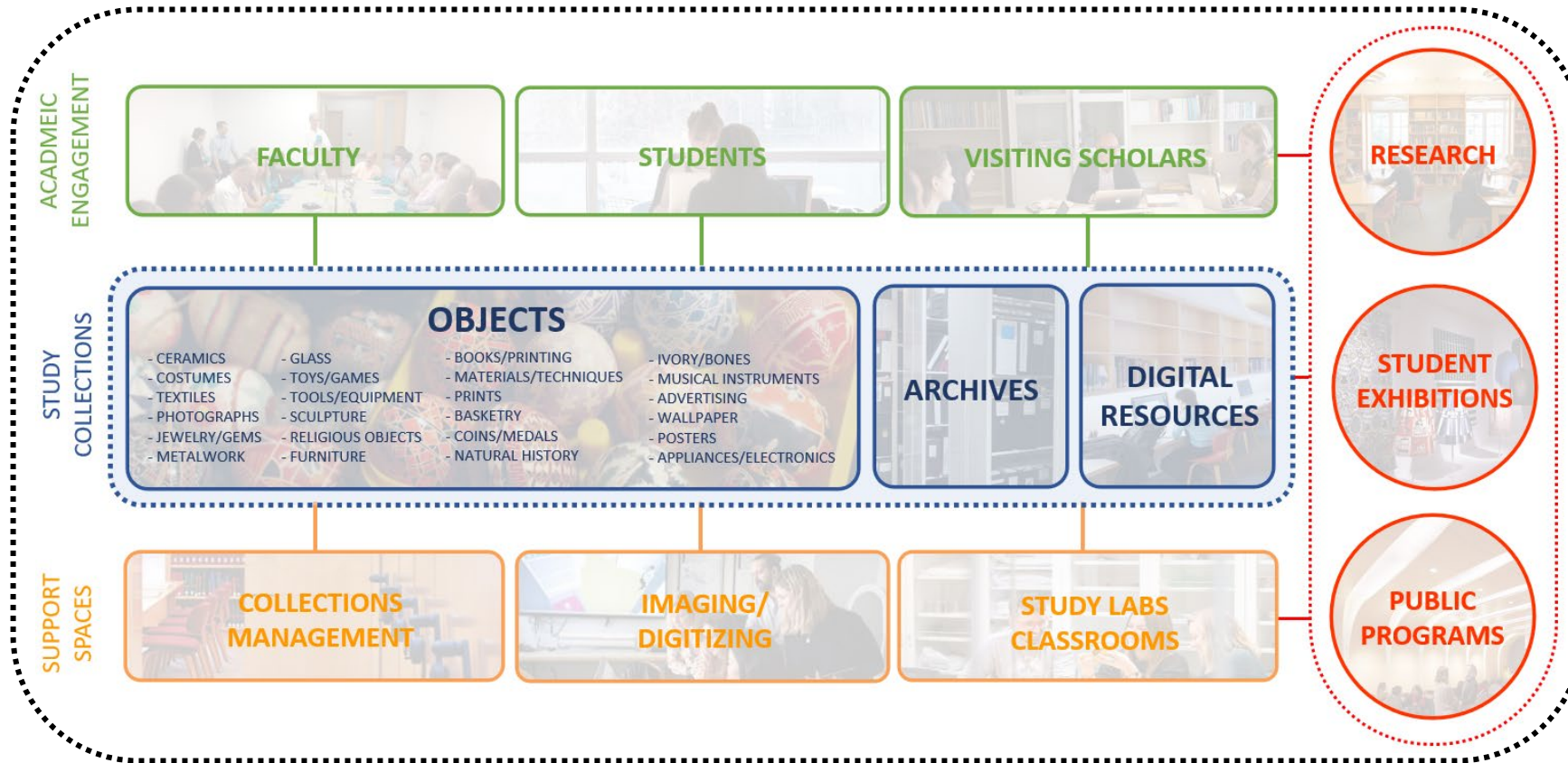
Study Collection “Object Highlights”

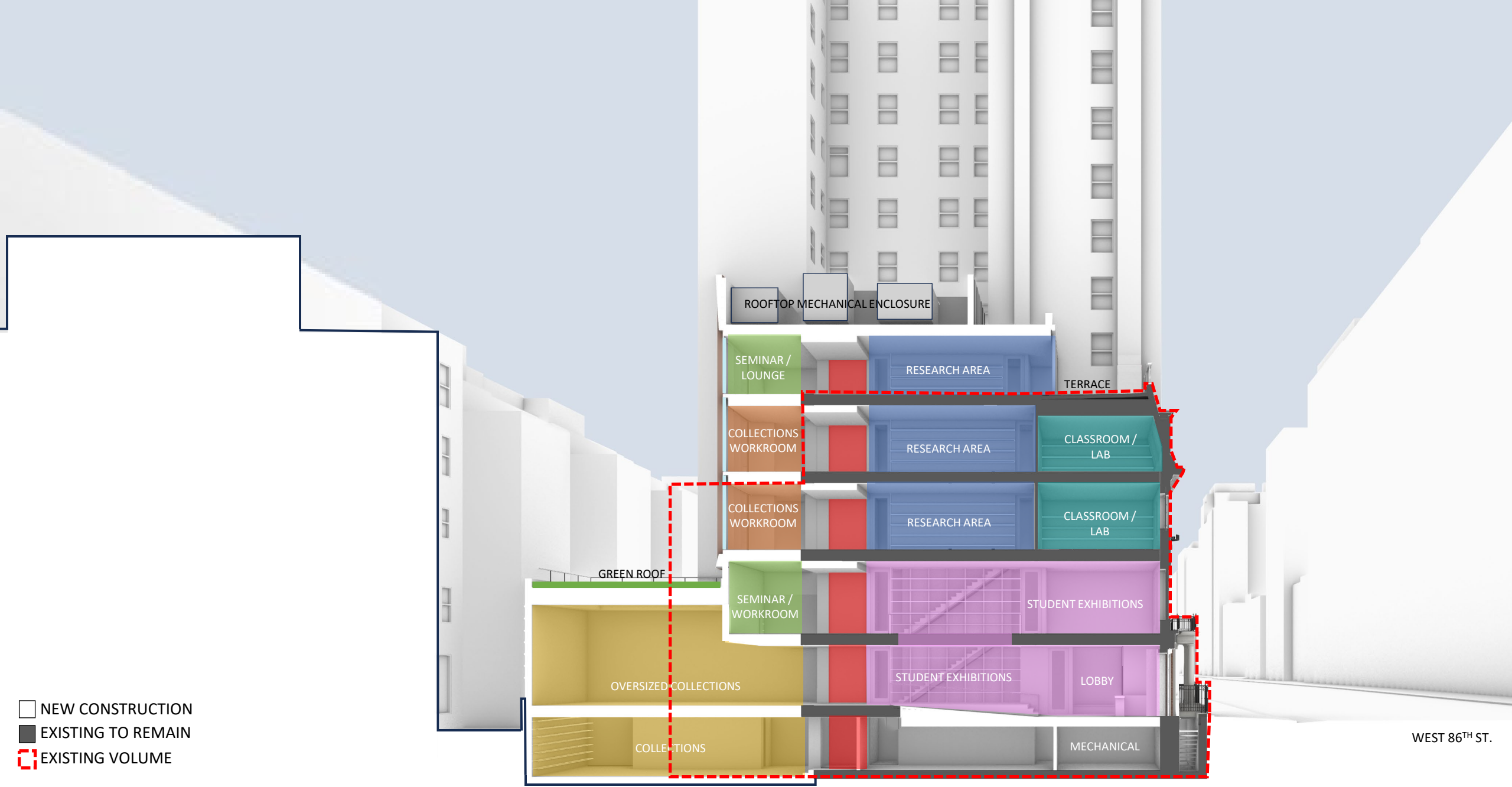




A BUILDING FOR THE BGC STUDY COLLECTION







- NEW CONSTRUCTION
- EXISTING TO REMAIN
- EXISTING VOLUME

WEST 86TH ST.



VIEW LOOKING SOUTHWEST FROM WEST 86TH STREET



PROPOSED

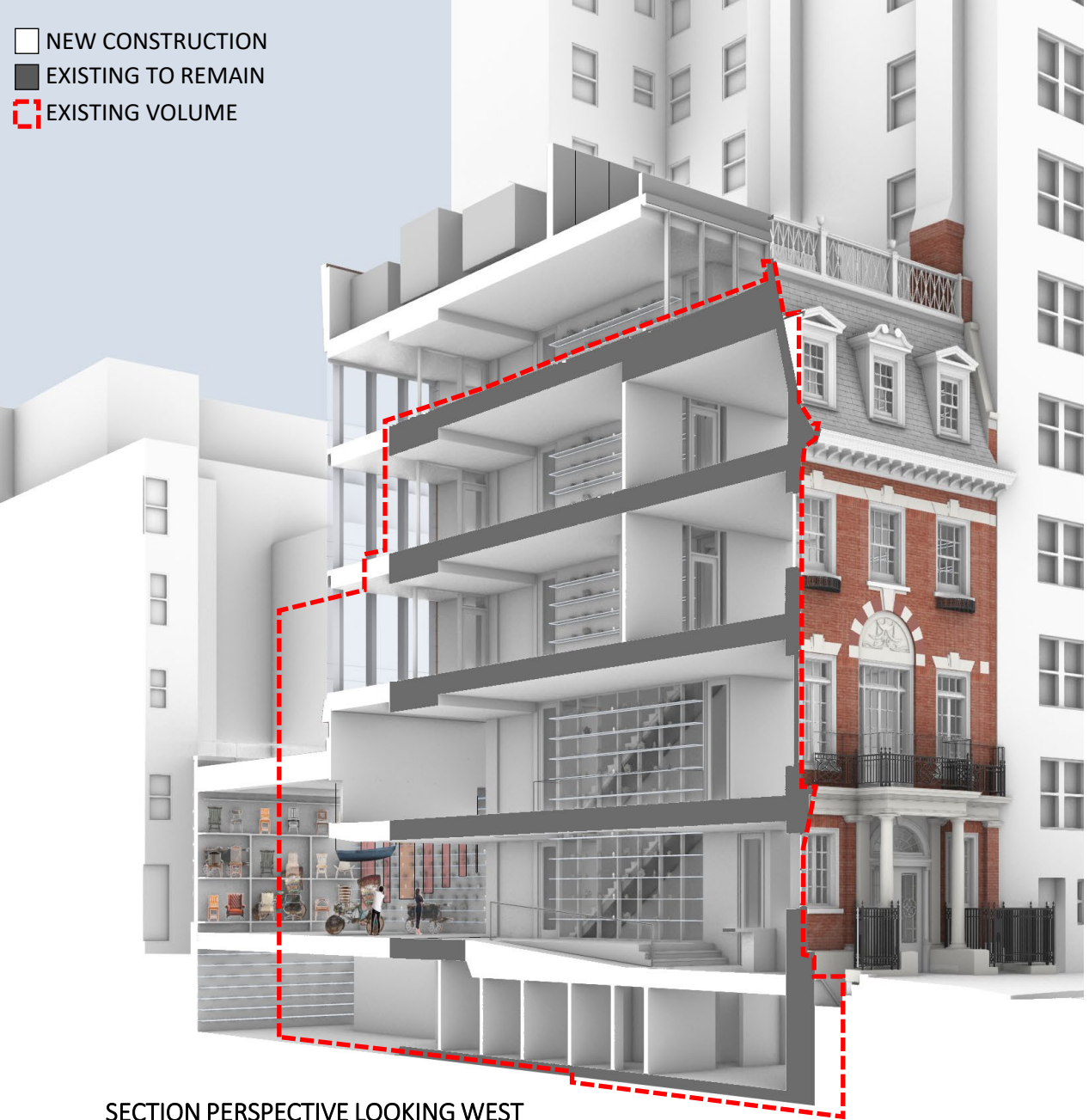


SECTION PERSPECTIVE LOOKING WEST



PROPOSED

- NEW CONSTRUCTION
- EXISTING TO REMAIN
- EXISTING VOLUME



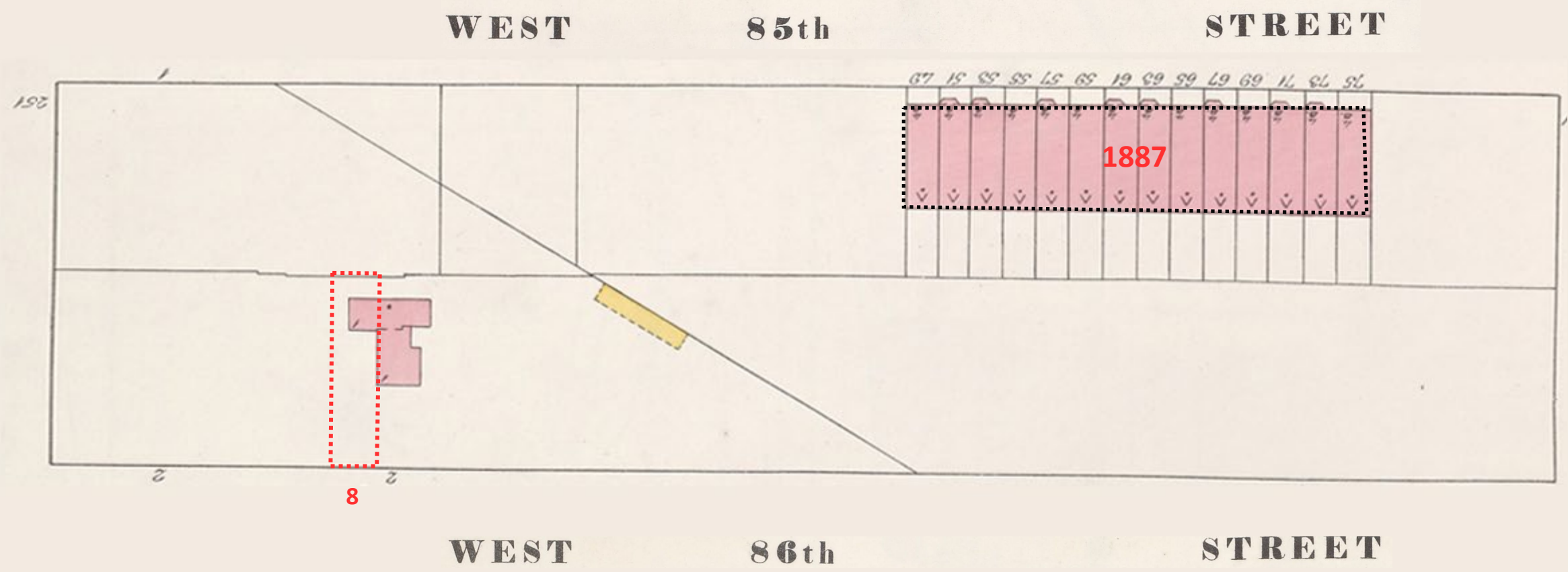
SECTION PERSPECTIVE LOOKING WEST



PROPOSED

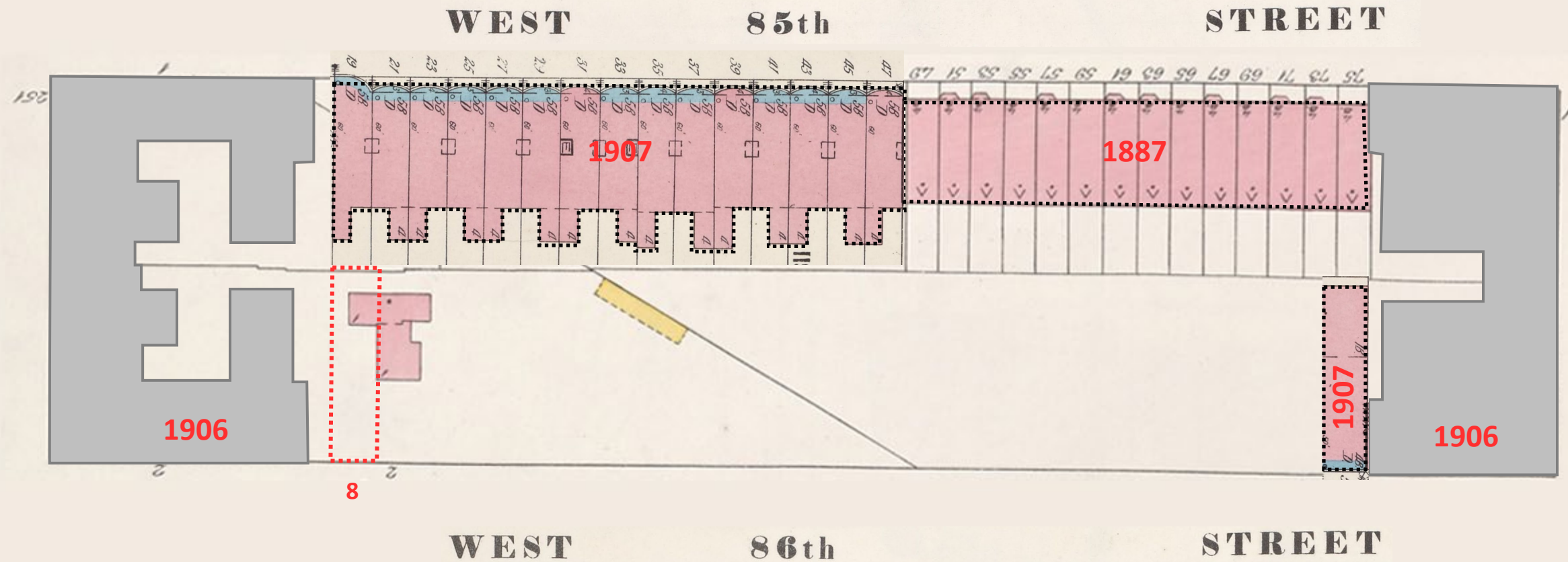


HISTORICAL CONTEXT



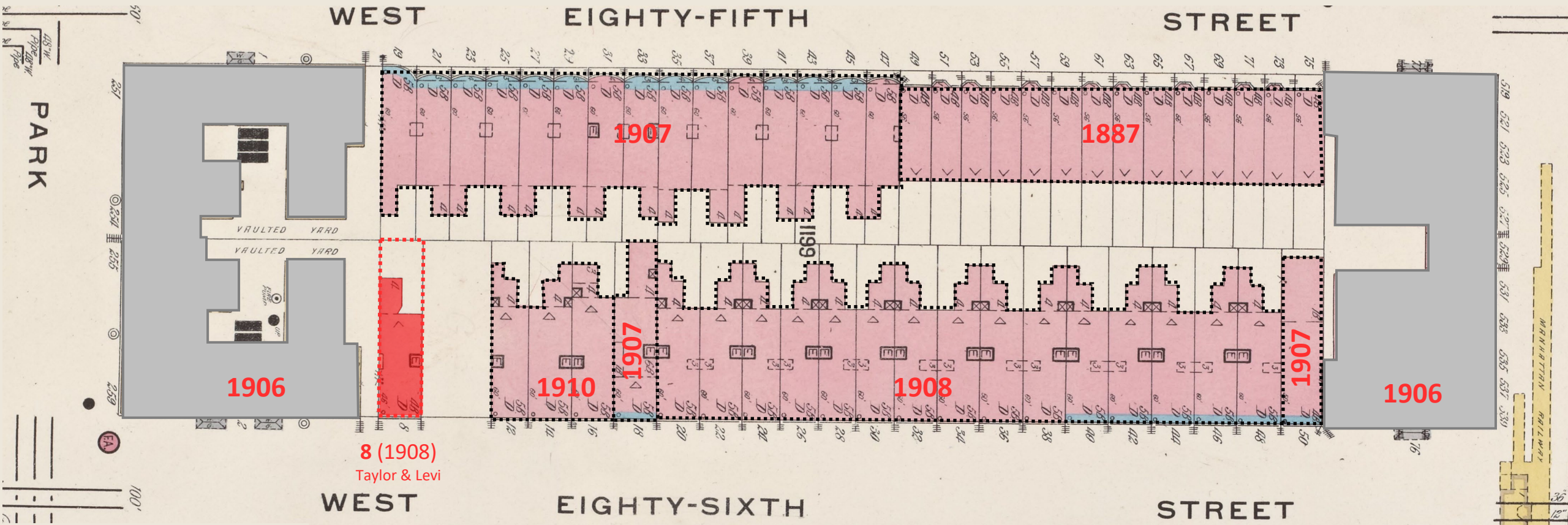
1902 Sanborn Fire Insurance Map





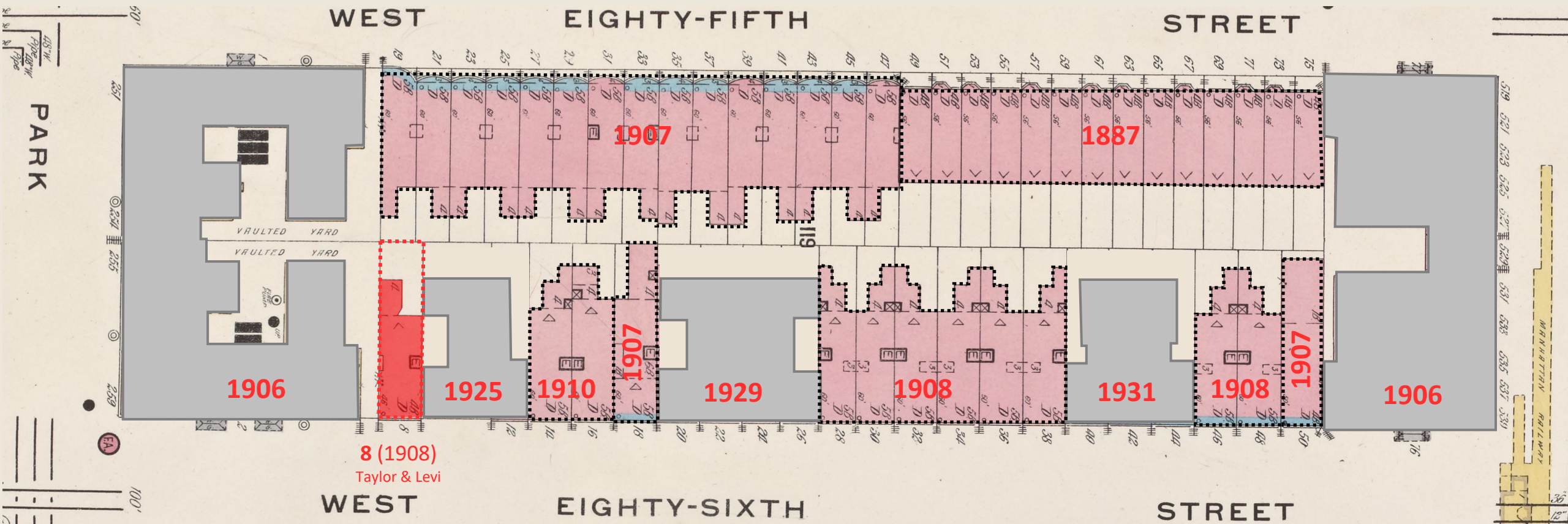
Composite 1902 and 1912 Sanborn Fire Insurance Maps





1912 Sanborn Fire Insurance Map



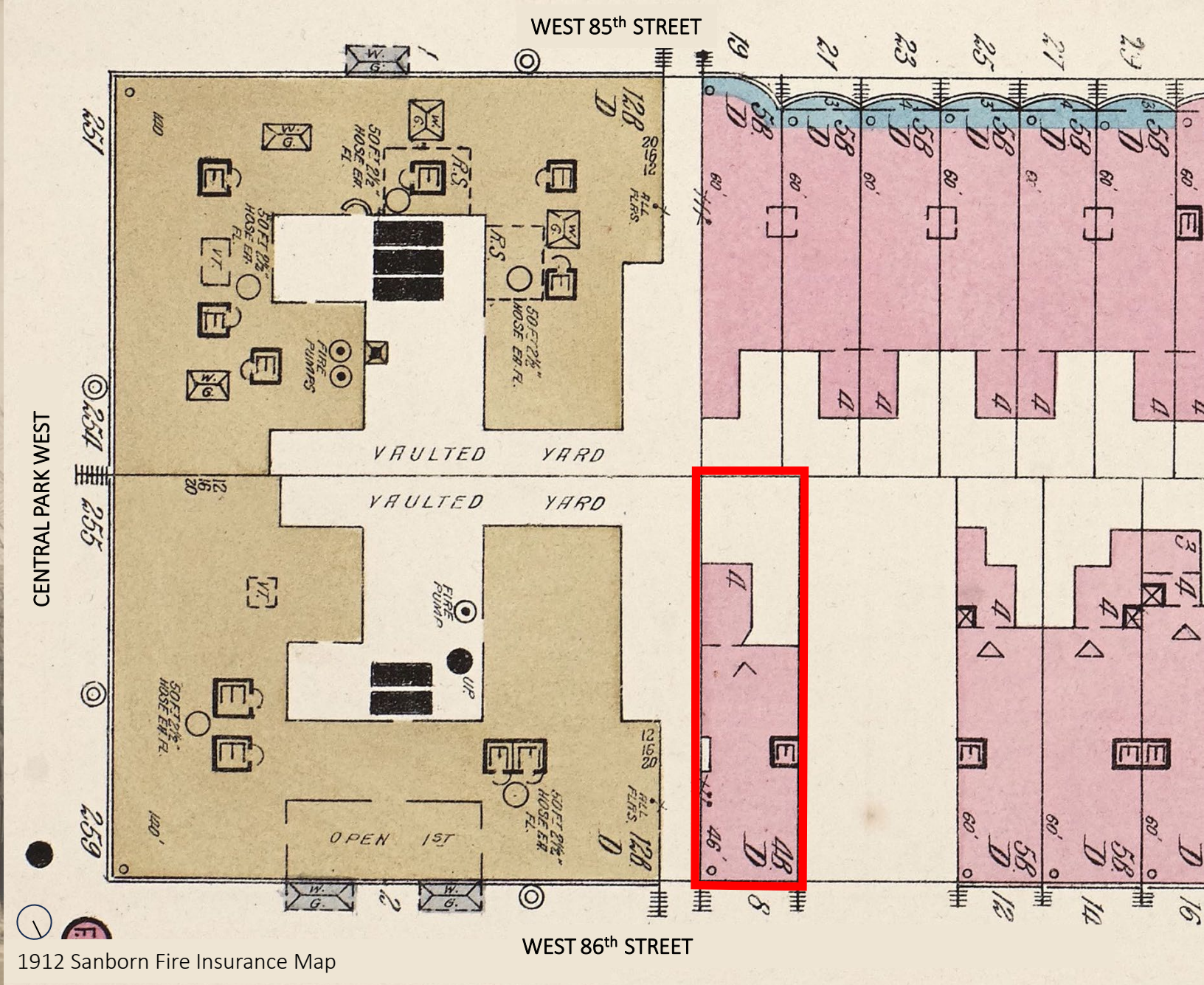


Composite 1902 Sanborn and 1955 Bromley Fire Insurance Maps





1908, Avery Library

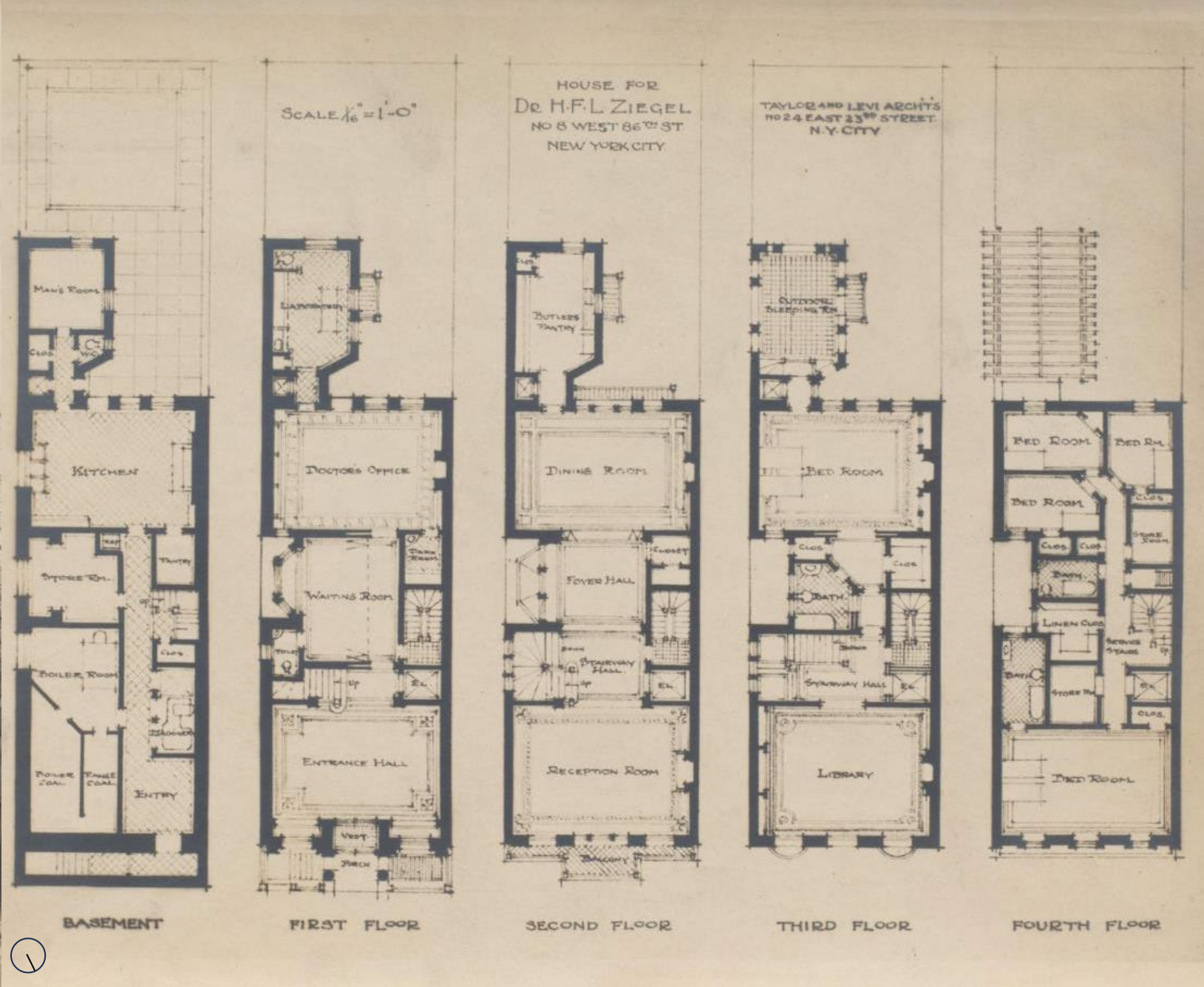


1912 Sanborn Fire Insurance Map

HISTORY OF 8 WEST 86TH | DESIGNED BY TAYLOR & LEVI, BUILT 1908



1908, Avery Library





Martin Erdman House, 57 E 55th Street (1909)
Individual landmark, designated 2016



32 E 70th Street (1914)
UES Historic District, designated 1981



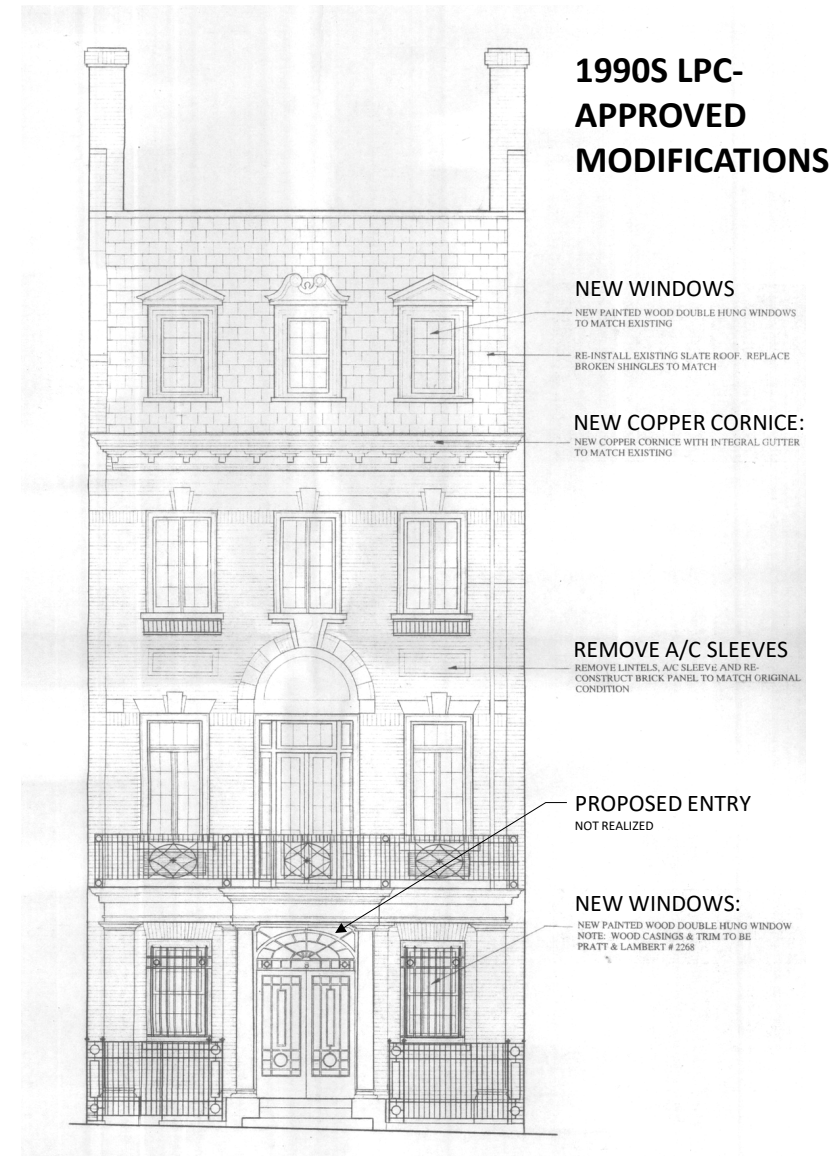
160 E 72nd Street (1928)
UES Historic District, designated 2010



Tax photo, 1940

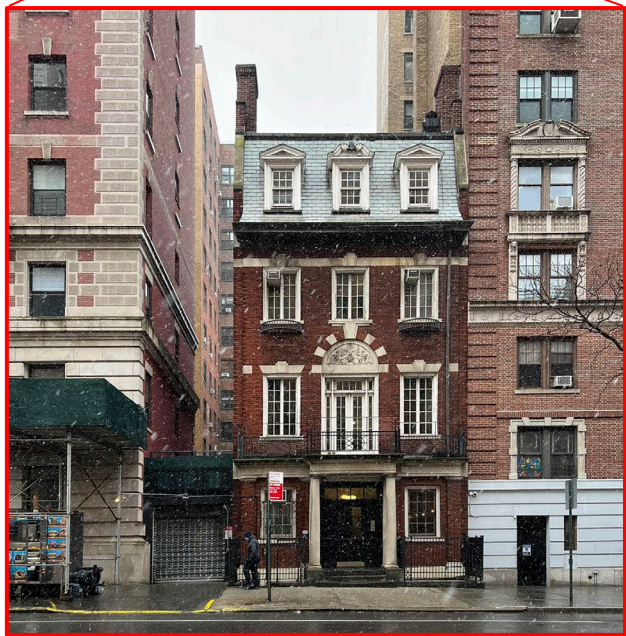


LPC Designation photo, 1990



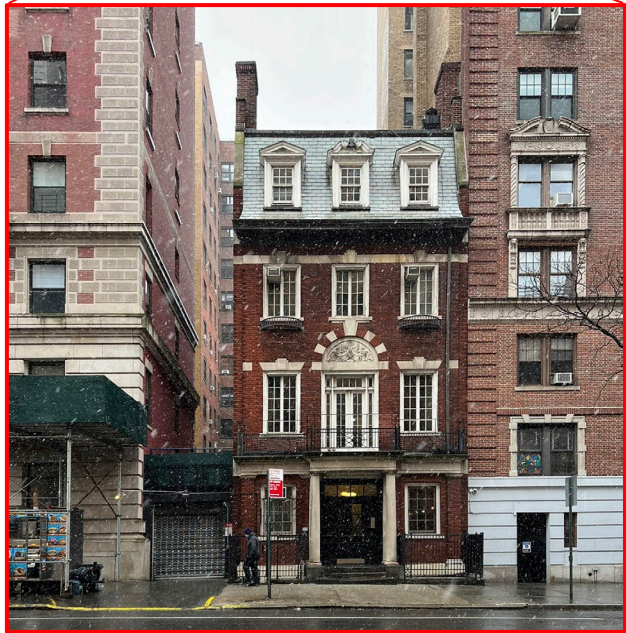
1996 proposed elevation (Platt Byard Dovell)





8 W 86TH STREET





8 PROPOSED STUDY COLLECTIONS

1908, architect: Taylor and Levi



18 GALLERY / ADMINISTRATION

1907, architect: Buchman and Fox



36/38 ACADEMICS / LIBRARY / PUBLIC PROGRAM

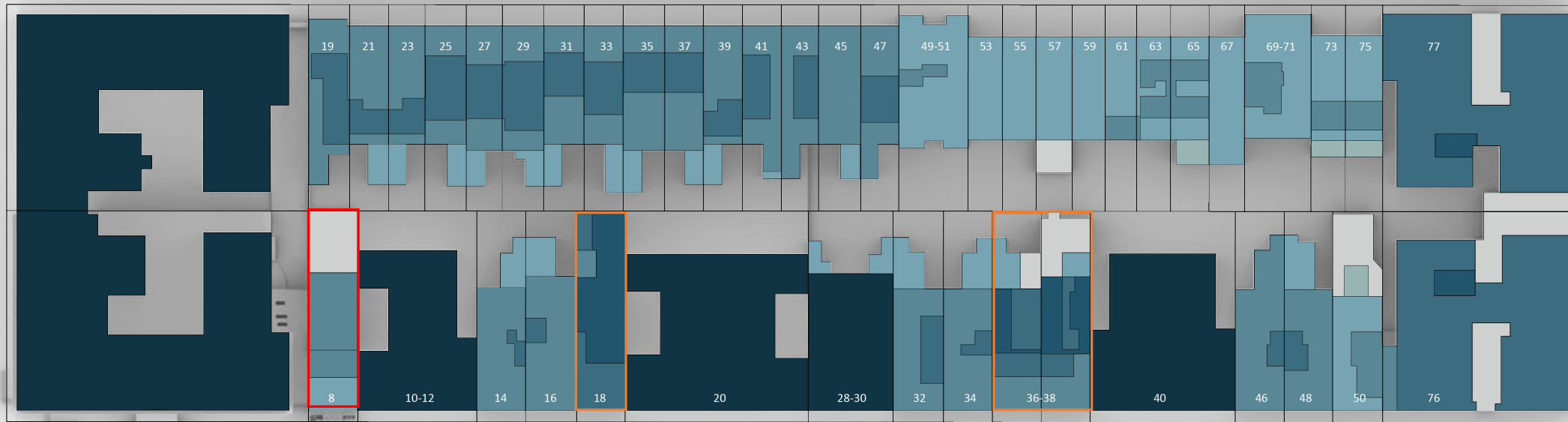
1908, architect: Welch, Smith and Provot

WEST 85TH STREET

STORIES



CENTRAL PARK WEST



WEST 86TH STREET

8

18

36 - 38

COLUMBUS AVENUE

18 WEST 86TH STREET

LPC Approved Rear & Rooftop Additions:

- 1995
- (Spector Group)



36-38 WEST 86TH STREET

LPC Approved Rear & Rooftop Additions:

- 38 - 1998
 - 36 - 2008
- (Polshek Partnership)



36-38 WEST 86TH STREET

LPC Approved Rear & Rooftop Additions:

- 38 - 1998
- 36 - 2008

(Polshek Partnership)

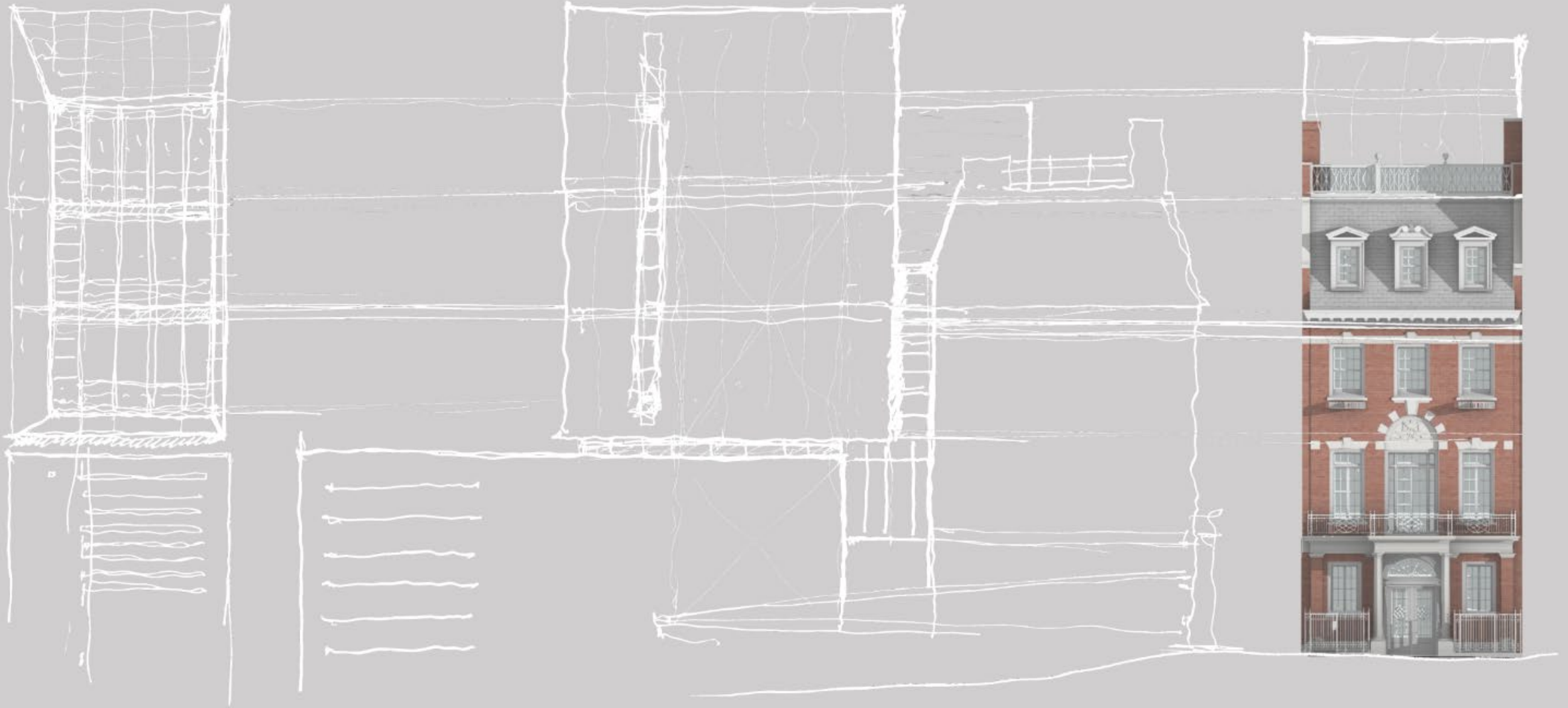




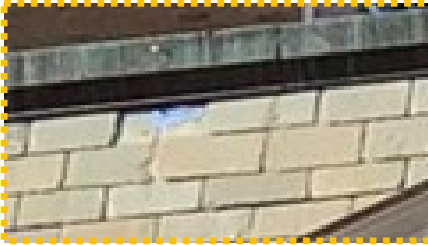
Goethe Institute, 1014 5th Avenue (David Chipperfield Architects, Paratus Group, Karo Architects, LPC-approved 2022)

Friends Seminary, 216-222 East 16th Street (Kilment Halsband Architects, LPC-approved 2006)

Spence School, 56 East 93rd Street (PBDW, LPC-approved 2003)



PROPOSED DESIGN | TRANSFORMING 8 WEST 86TH STREET TO HOUSE THE BGC STUDY COLLECTION



SLATE ROOF / DORMERS

- Replace missing slate tiles
- Repair wood trim at windows and restore dormers



WOOD

- Repair wood trim at all windows on north facade



LIMESTONE

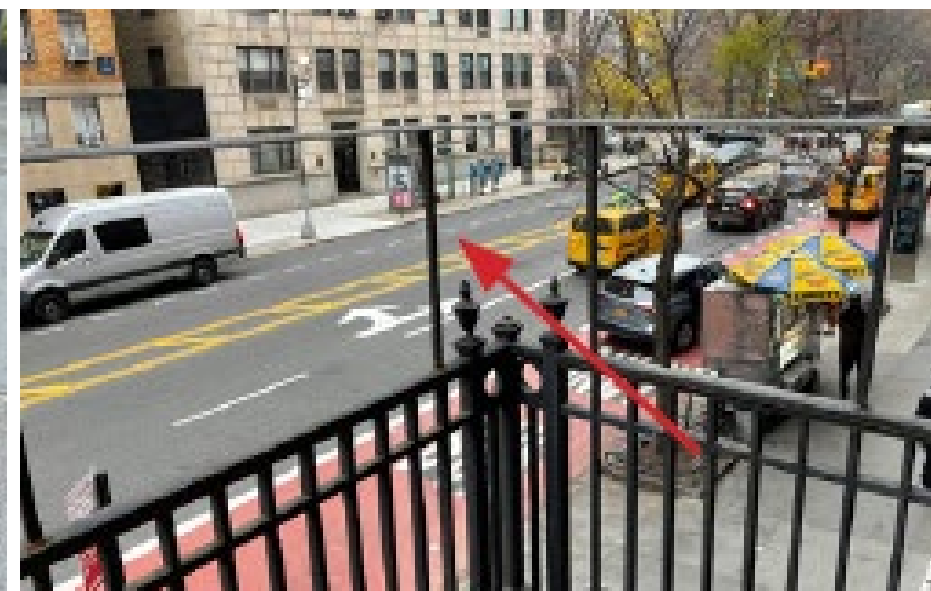
- Repair cracks and remove stains on limestone at north and east facades



BRICK

- Replace damaged or non-historic bricks as needed and repoint throughout







1908, Avery Library



EXISTING WINDOWS



1908, Avery Library





Hollins House, 12 West 56th Street
McKim, Mead & White, 1901
(Individual Landmark)



George F. Baker, Jr. House, 75 East 93rd Street
Delano & Aldrich, 1918. North addition, 1928.
(Individual Landmark)

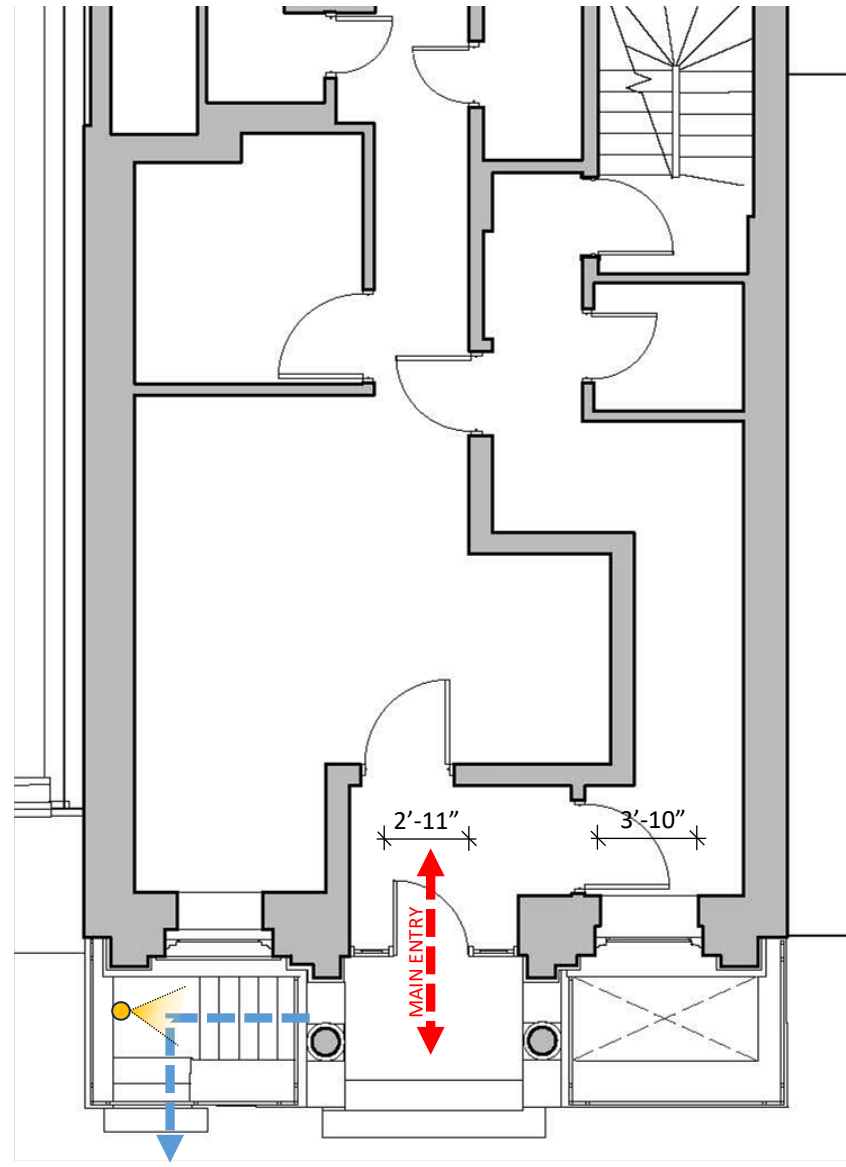


Knickerbocker Club, 2 East 62nd Street
Delano & Aldrich, 1915.
(Individual Landmark)

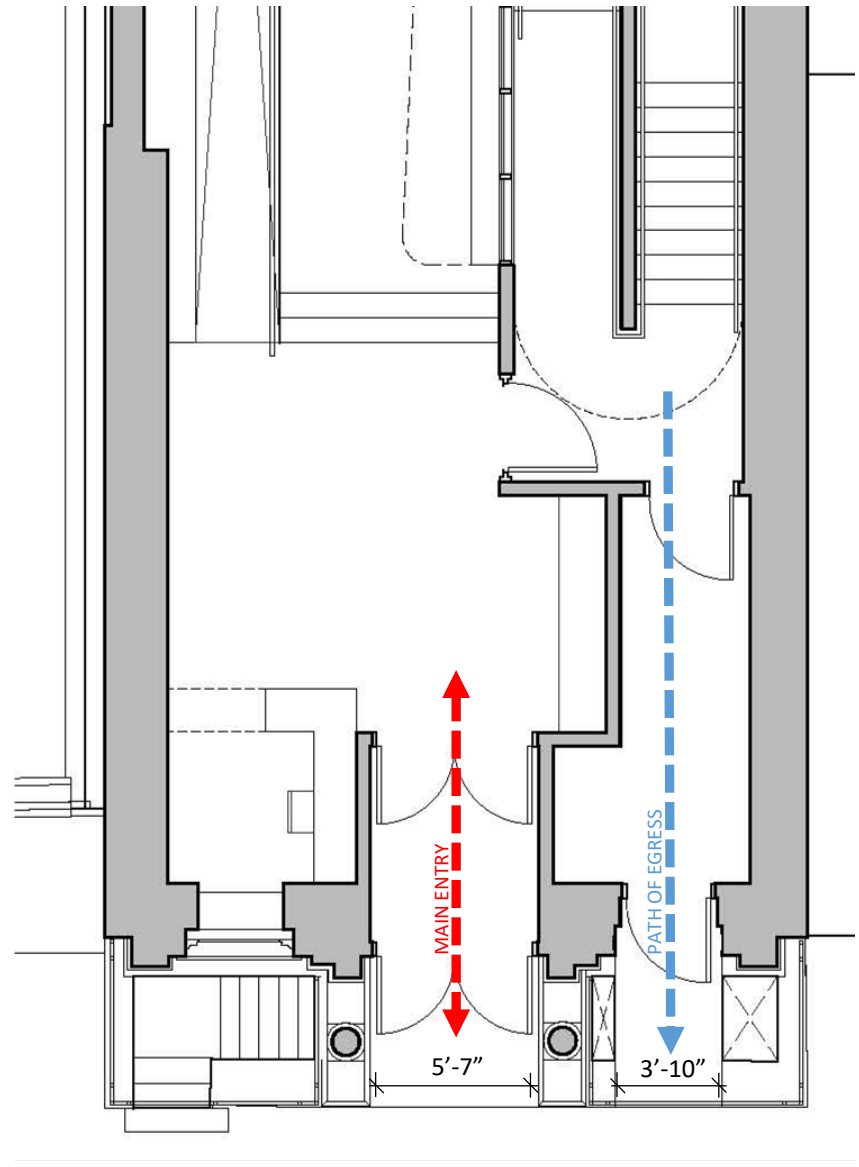


NON-CODE COMPLIANT STAIR AND EGRESS ROUTE

EXISTING AREAWAY STAIR



EXISTING

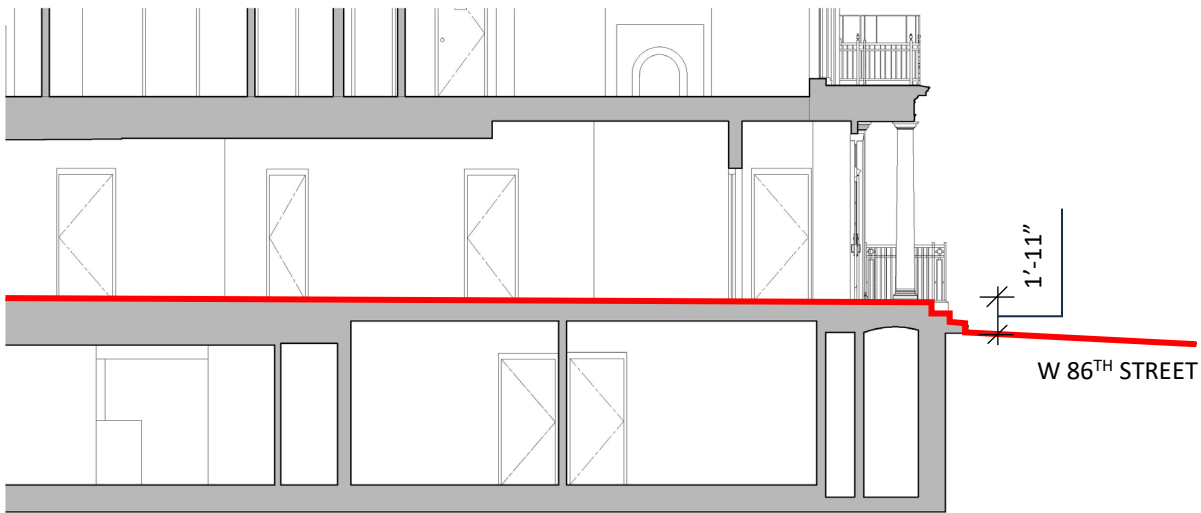


PROPOSED

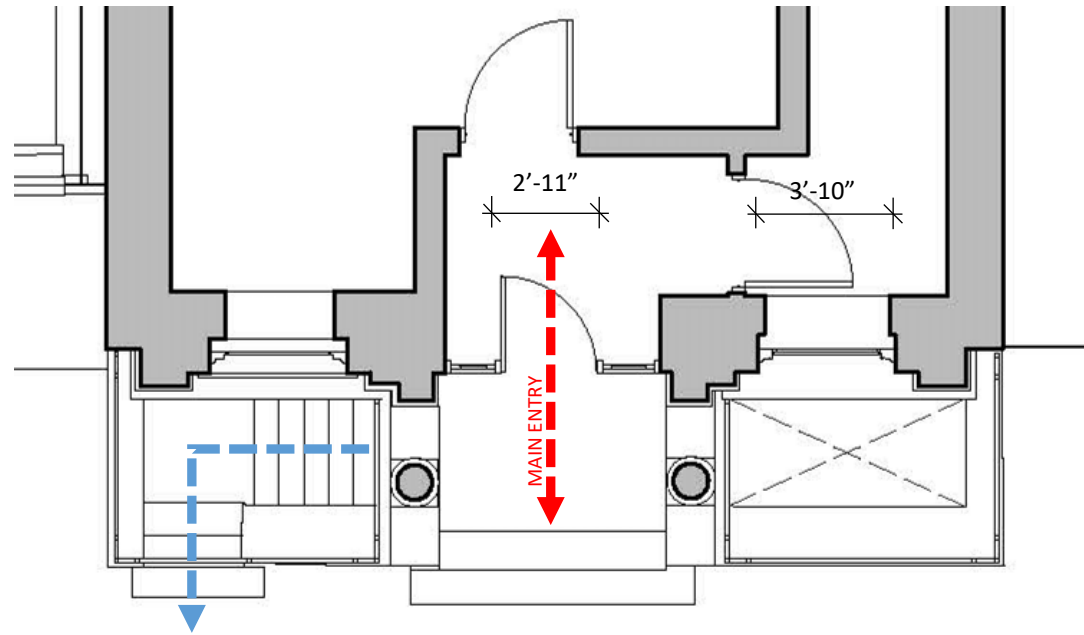


EXISTING FRONT DOOR

EXISTING



EXISTING SECTION THROUGH ENTRANCE



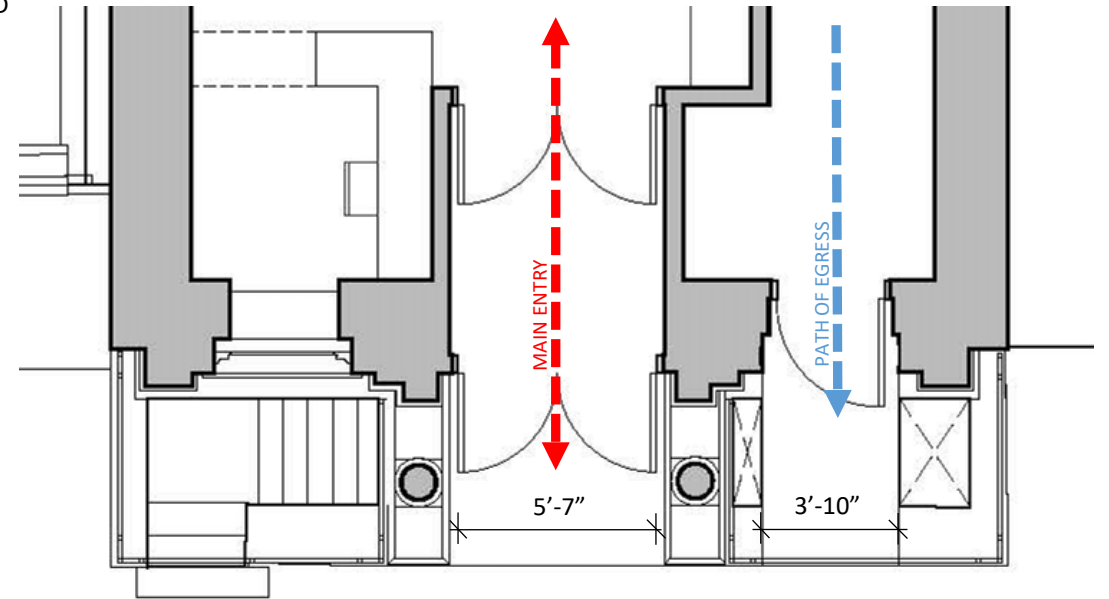
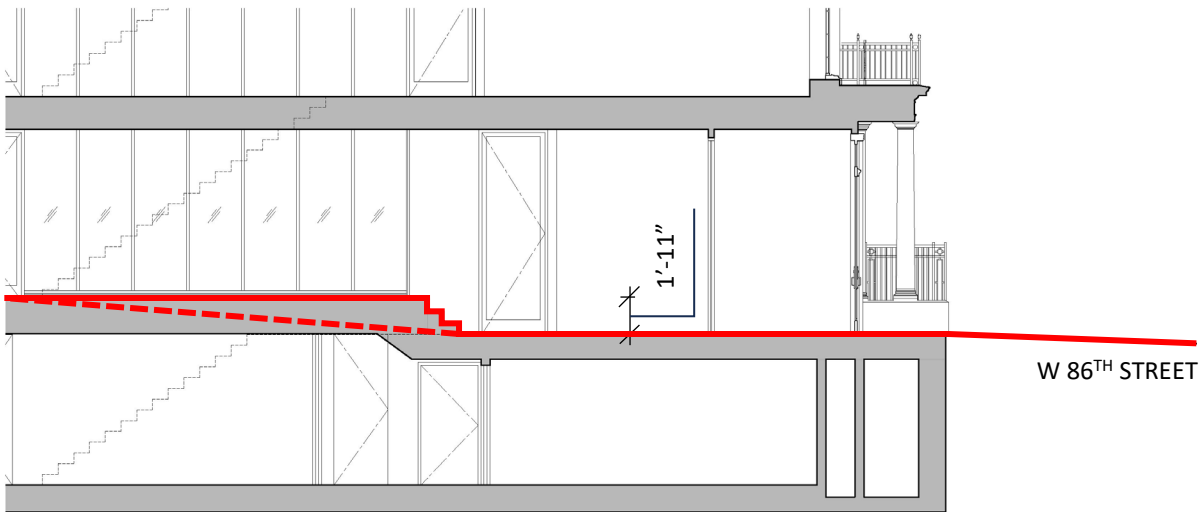
EXISTING 1ST FLOOR PLAN

W 86TH STREET



1908, AVERY LIBRARY

PROPOSED



PROPOSED SECTION THROUGH ENTRANCE

PROPOSED 1ST FLOOR PLAN

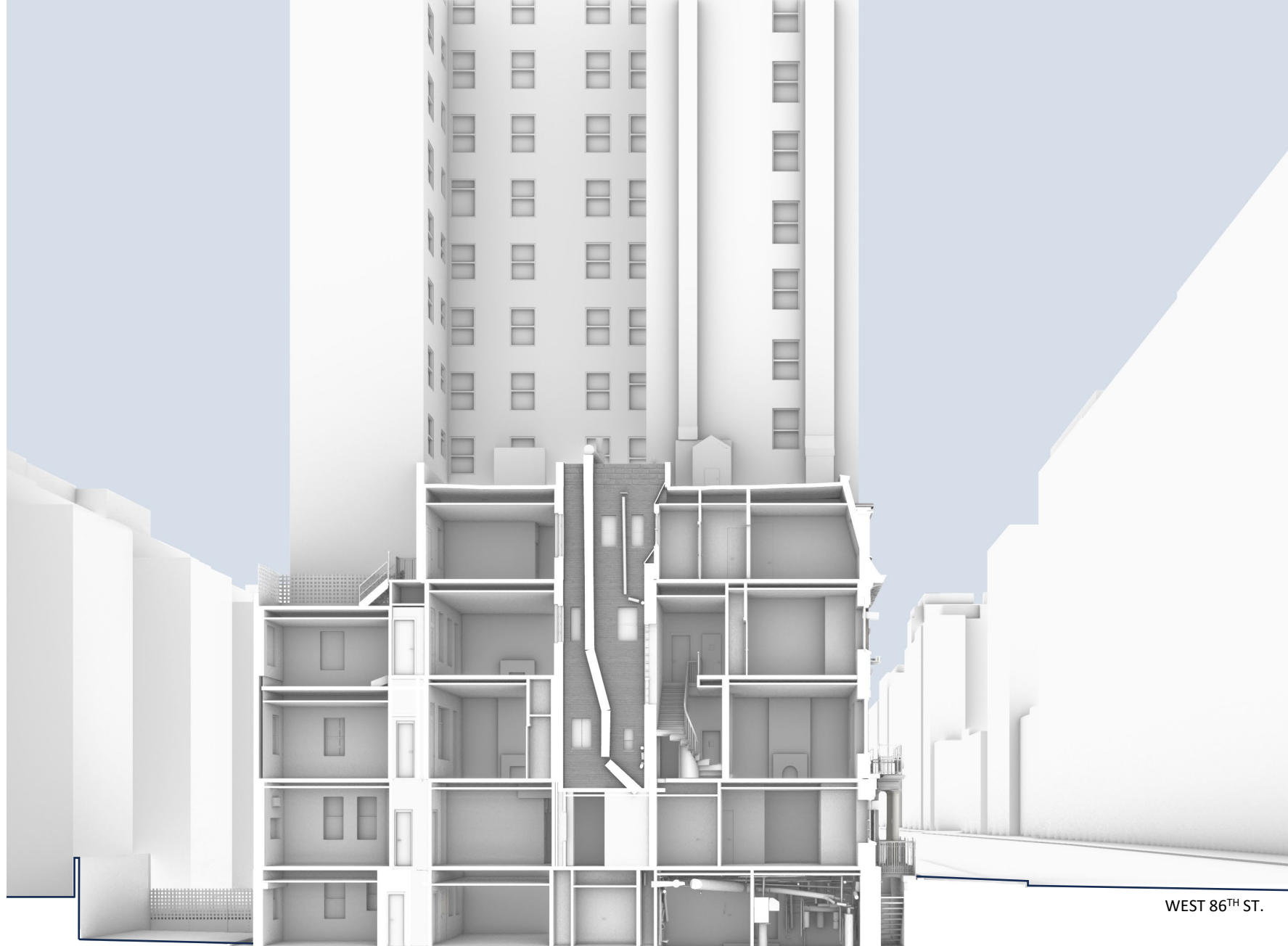
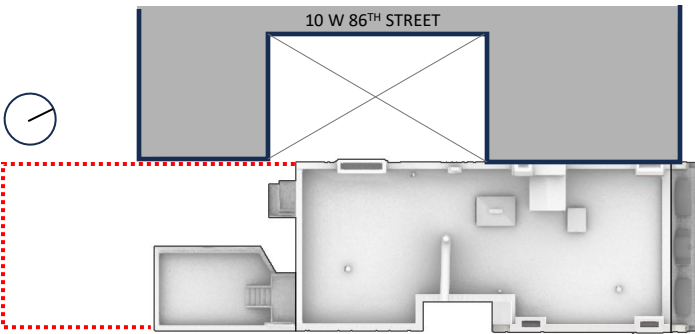
W 86TH STREET



EXISTING



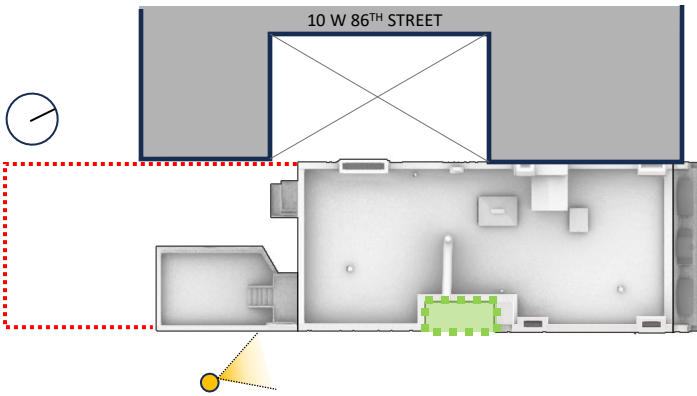
PROPOSED



WEST 86TH ST.



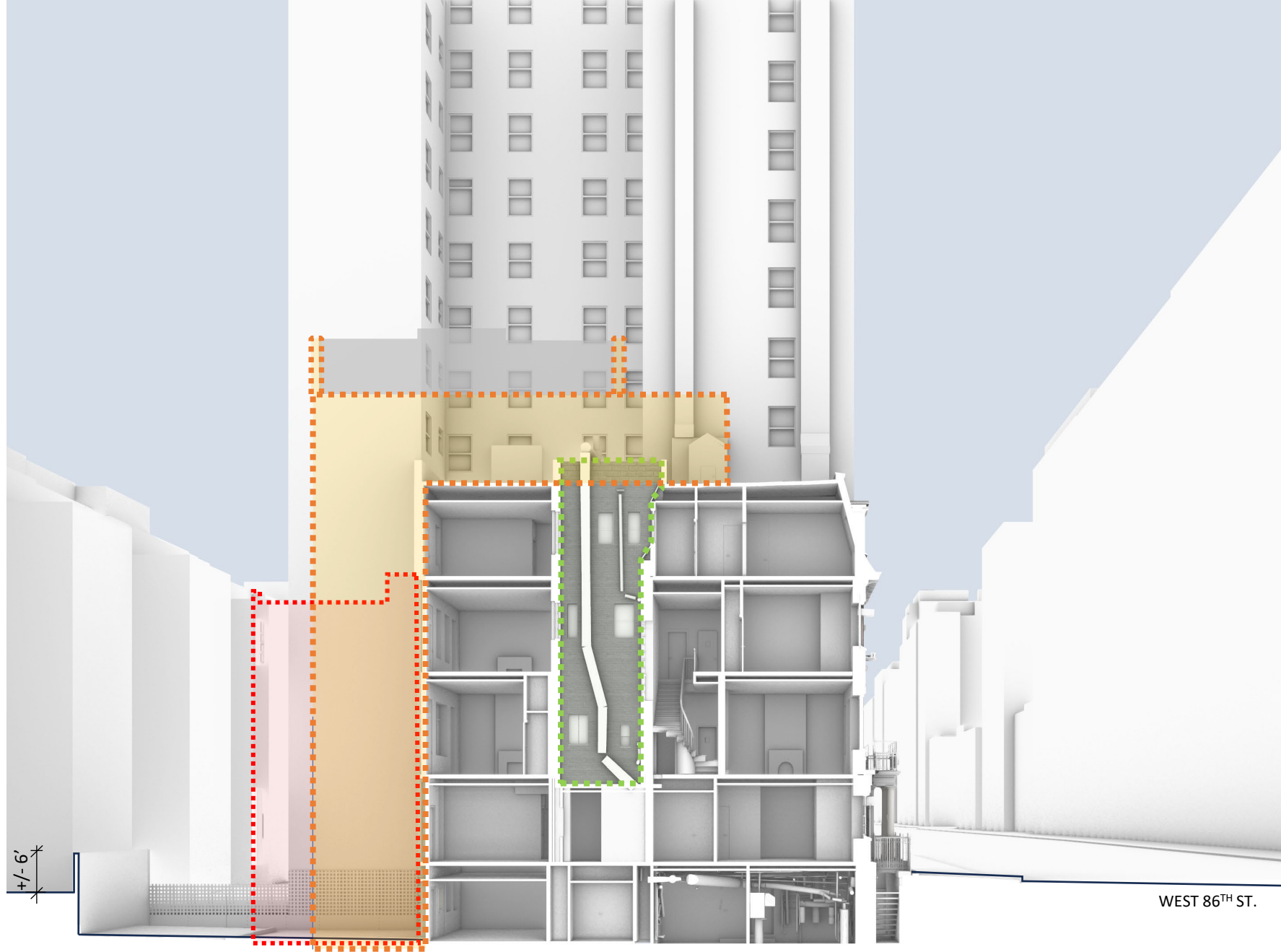
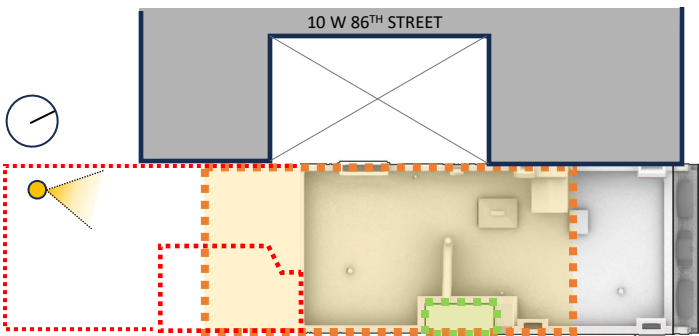
SERVICE ALLEY LOOKING NORTH



WEST 86TH ST.



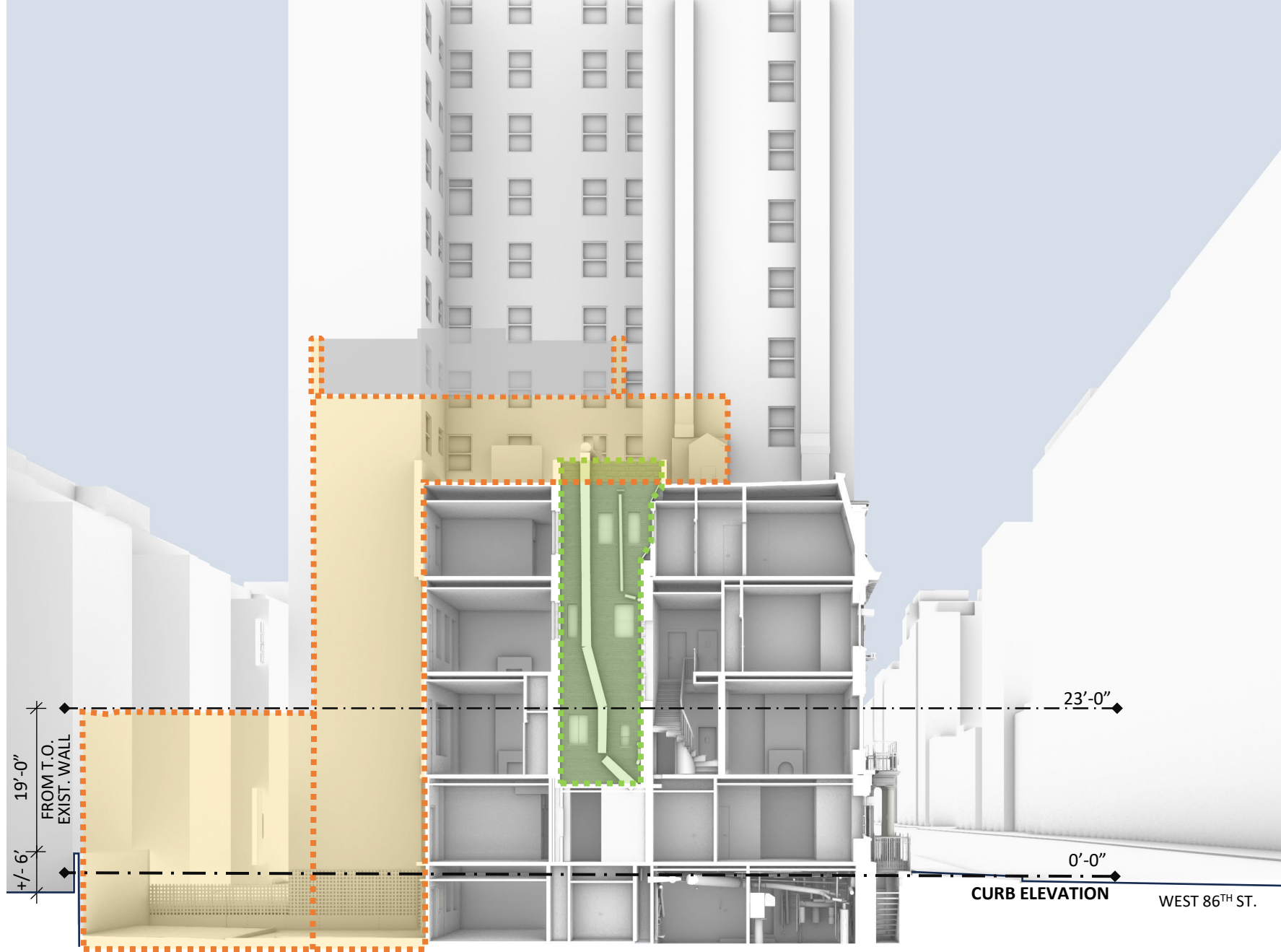
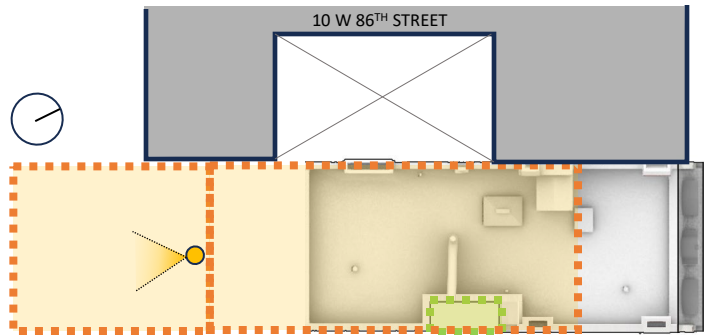
REAR YARD LOOKING NORTH



WEST 86TH ST.



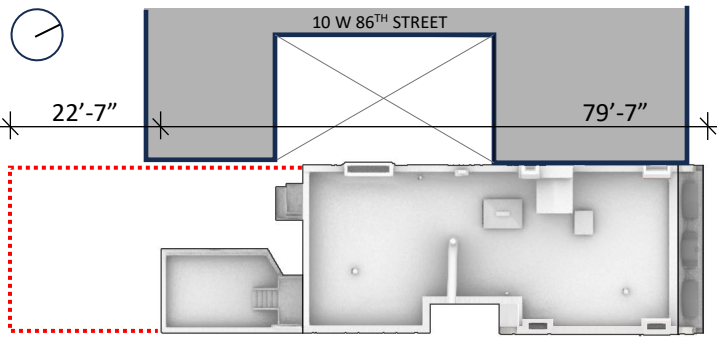
REAR YARD LOOKING SOUTH FROM 3RD FLOOR



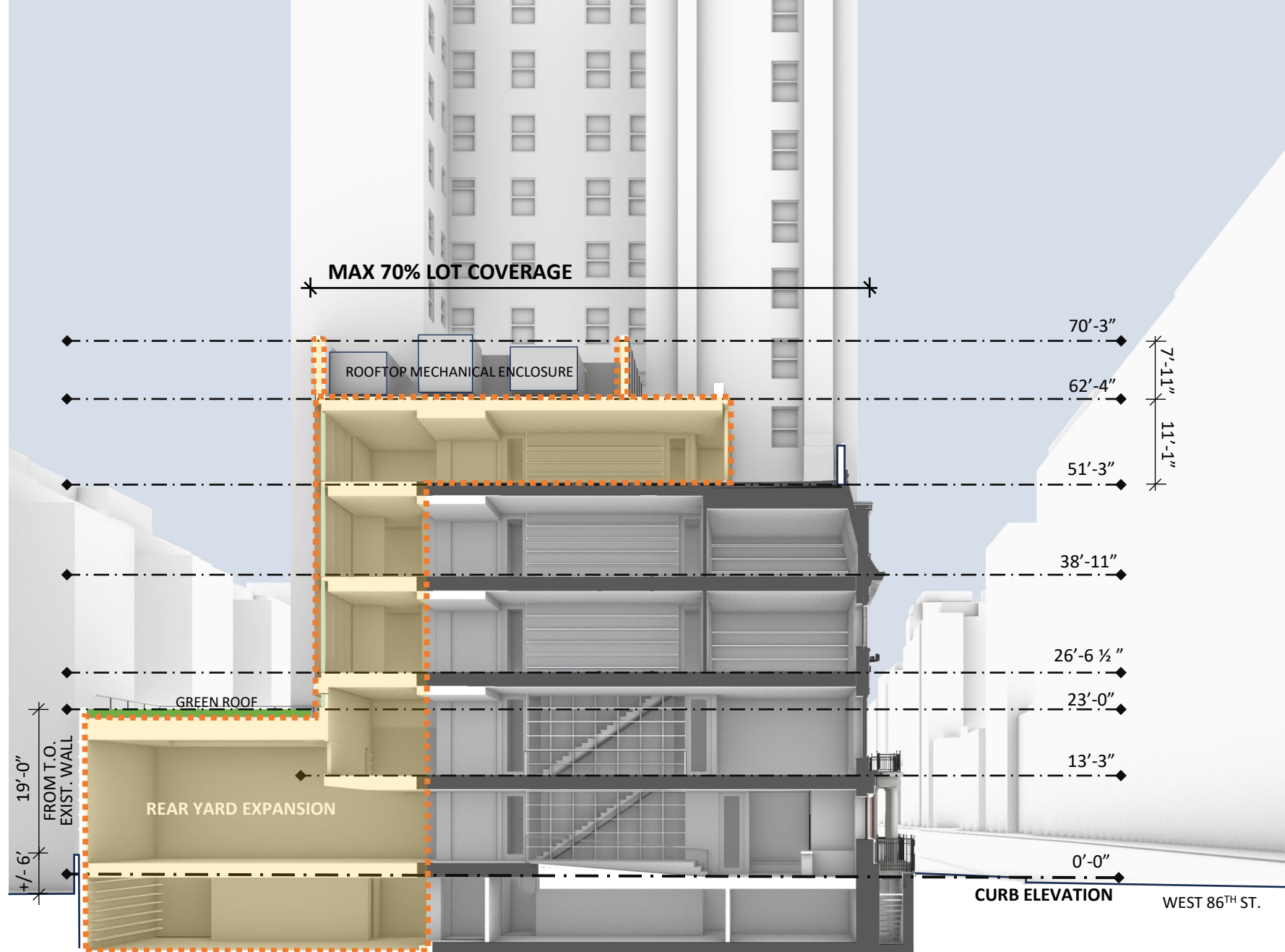
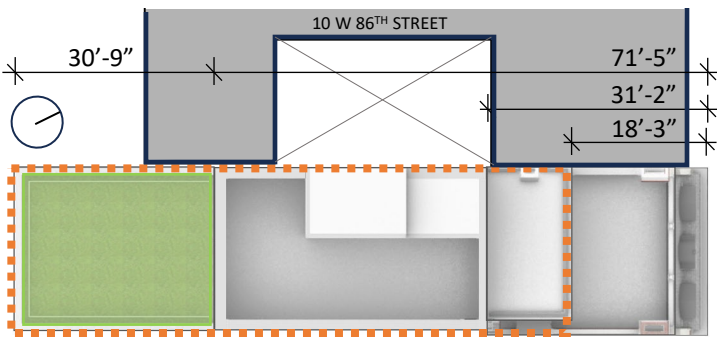
AS OF RIGHT CONSTRUCTION

- 70% Lot Coverage
- 23' High Rear Yard Expansion w/ Green Roof
- Single-Story Rooftop Addition
- Rooftop Mechanical w/ Enclosure Screen

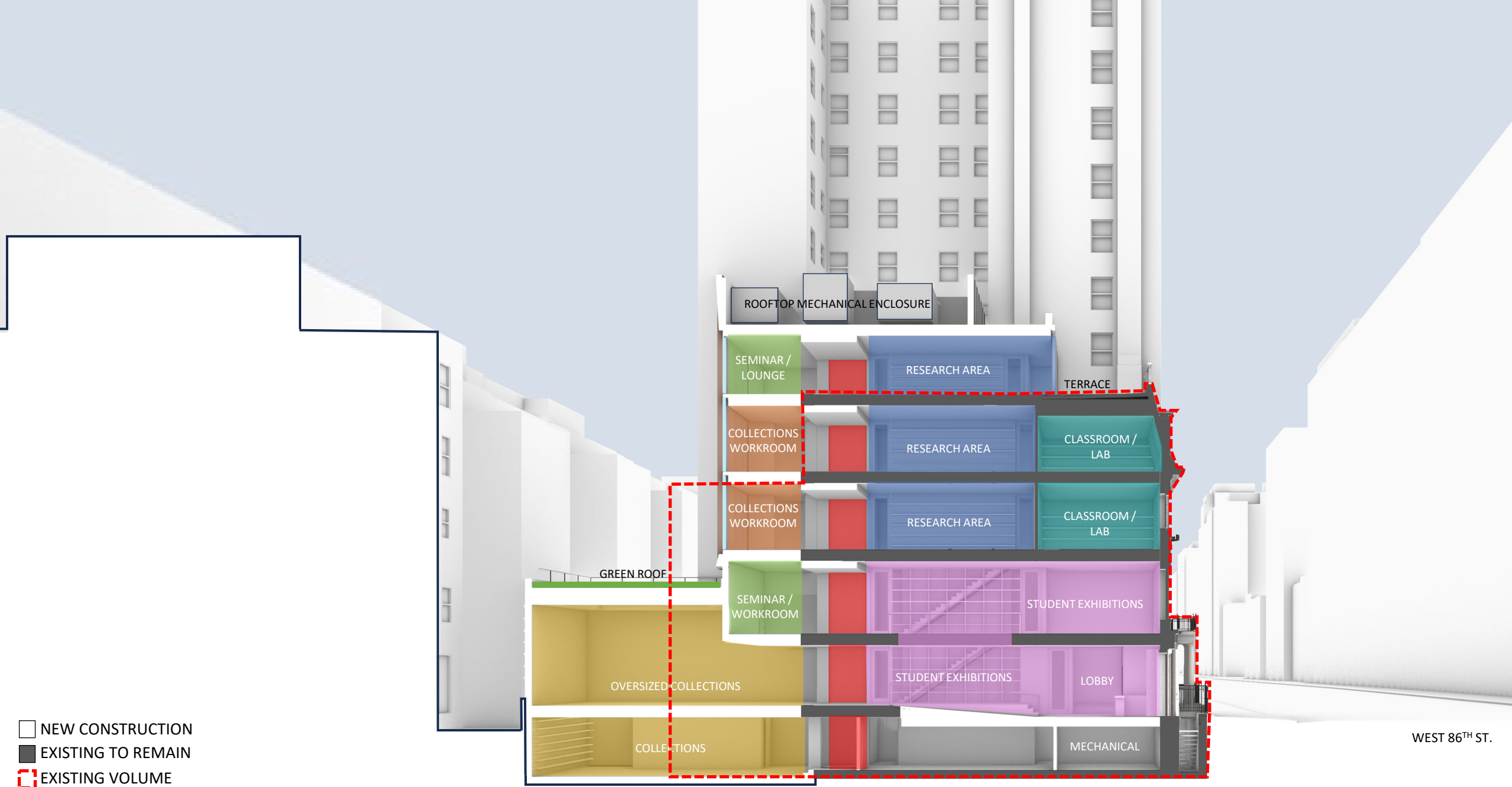
EXISTING: 8,110 GFA, FAR 3.19



PROPOSED: 11,915 GFA, FAR 3.53 (allowable FAR, 10)



□ NEW CONSTRUCTION
 ■ EXISTING TO REMAIN



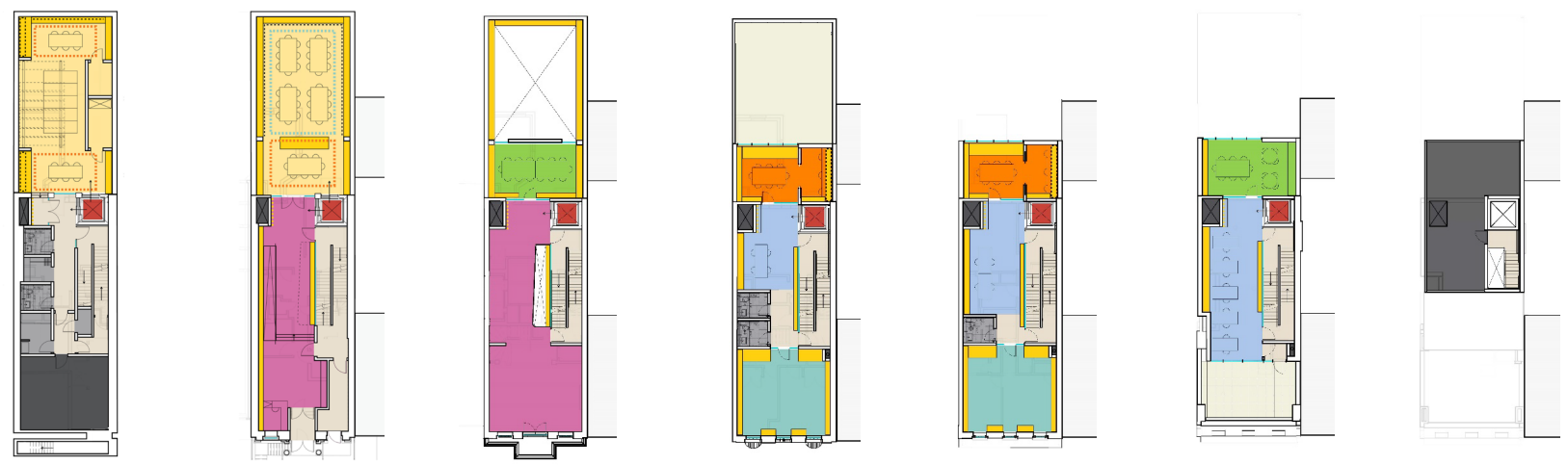
- NEW CONSTRUCTION
- EXISTING TO REMAIN
- ▬ EXISTING VOLUME

WEST 86TH ST.

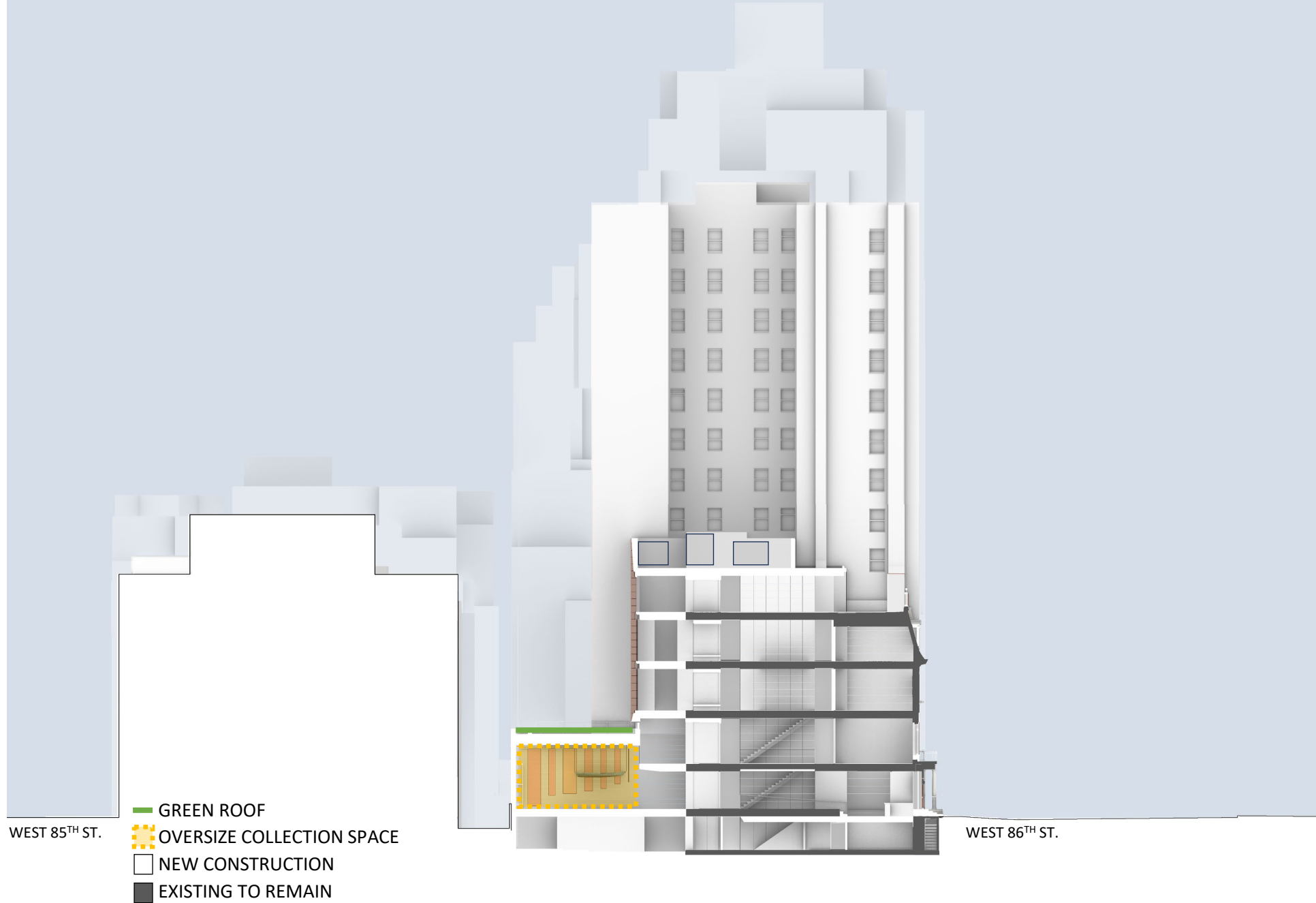
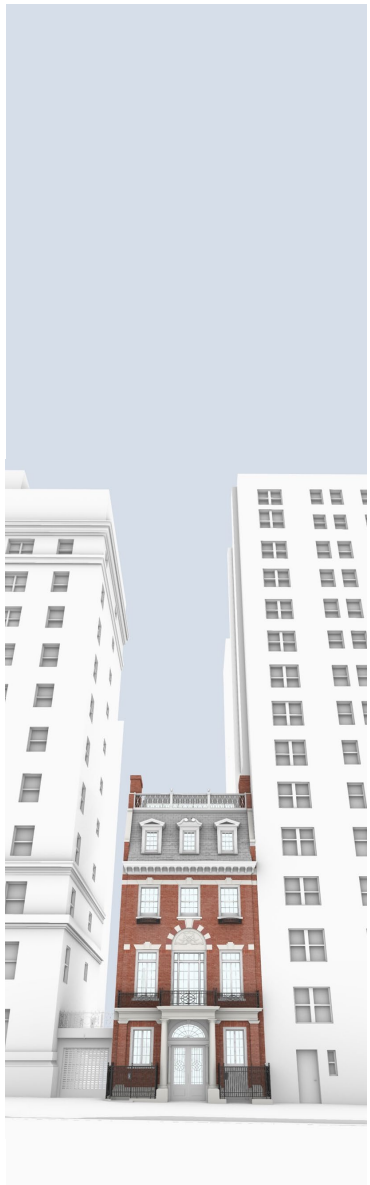


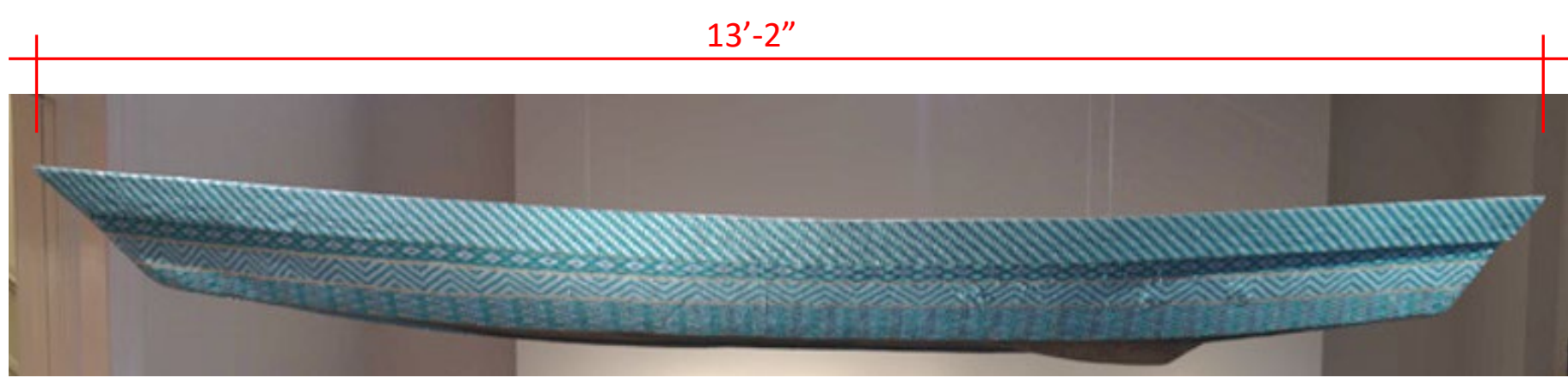
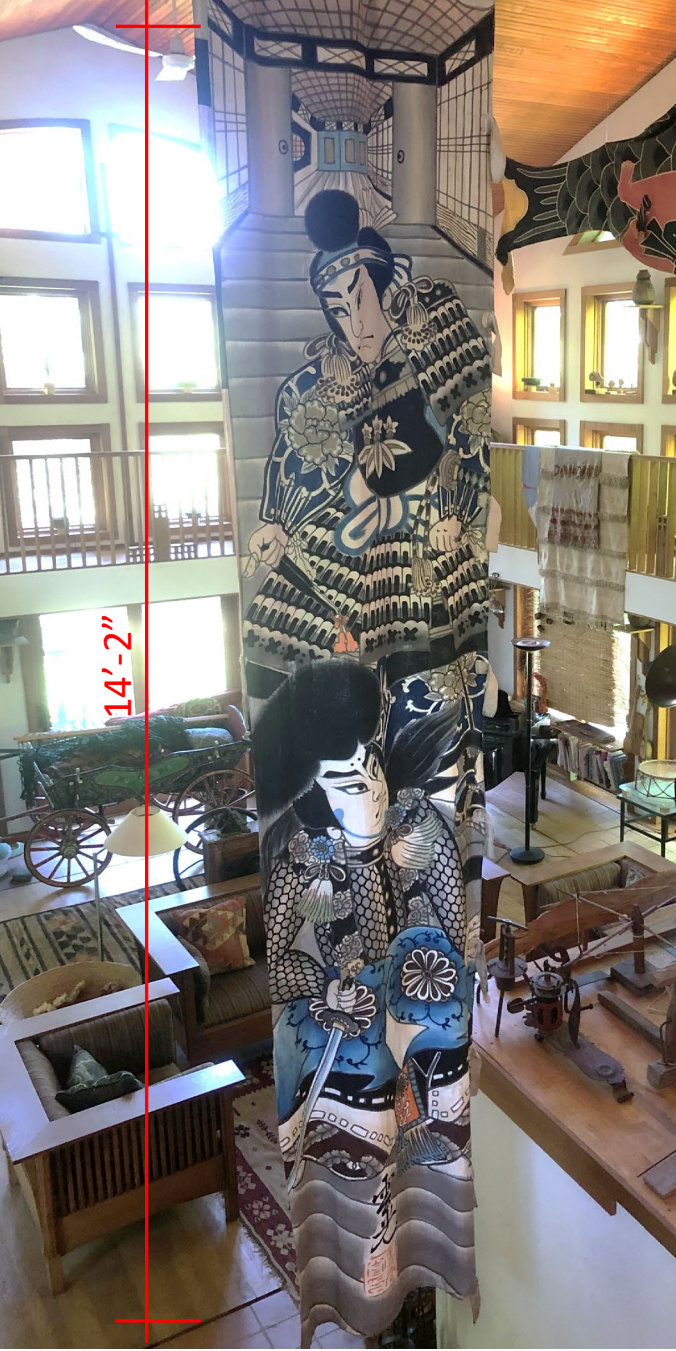
PROGRAM OF SPACES

- Lobby/Student Exhibitions/Security
- Collections
- Collection Workrooms/Staff
- Research Spaces
- Classrooms/Labs
- Student Gathering/Study Spaces
- Building Support



CELLAR 1 2 3 4 5 BULKHEAD





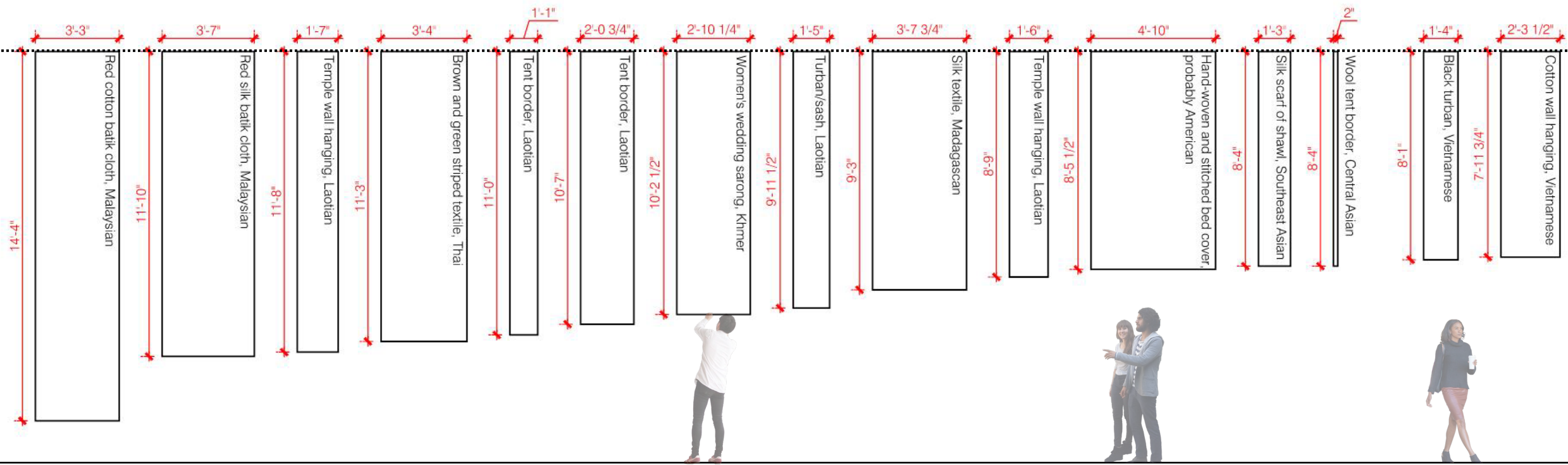
Inga (Canoe): 11" wide, 29 1/2" long



Bell Collection in Woodstock



Mongolian Ger: Approx. 12' diameter, 9' tall



Oversize textiles from the BGC Study Collection



STORIES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8+

WEST 85TH STREET



CENTRAL PARK WEST

WEST 86TH STREET



STORIES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8+



WEST 85TH STREET

CENTRAL PARK WEST



WEST 86TH STREET



Green roof example: NYU Global Center for Academic and Spiritual Life







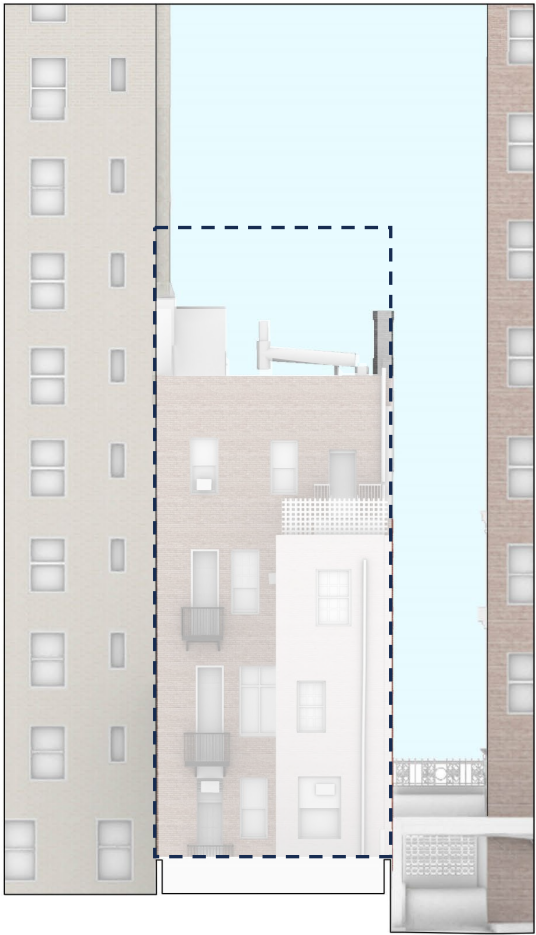
SOUTH (REAR)



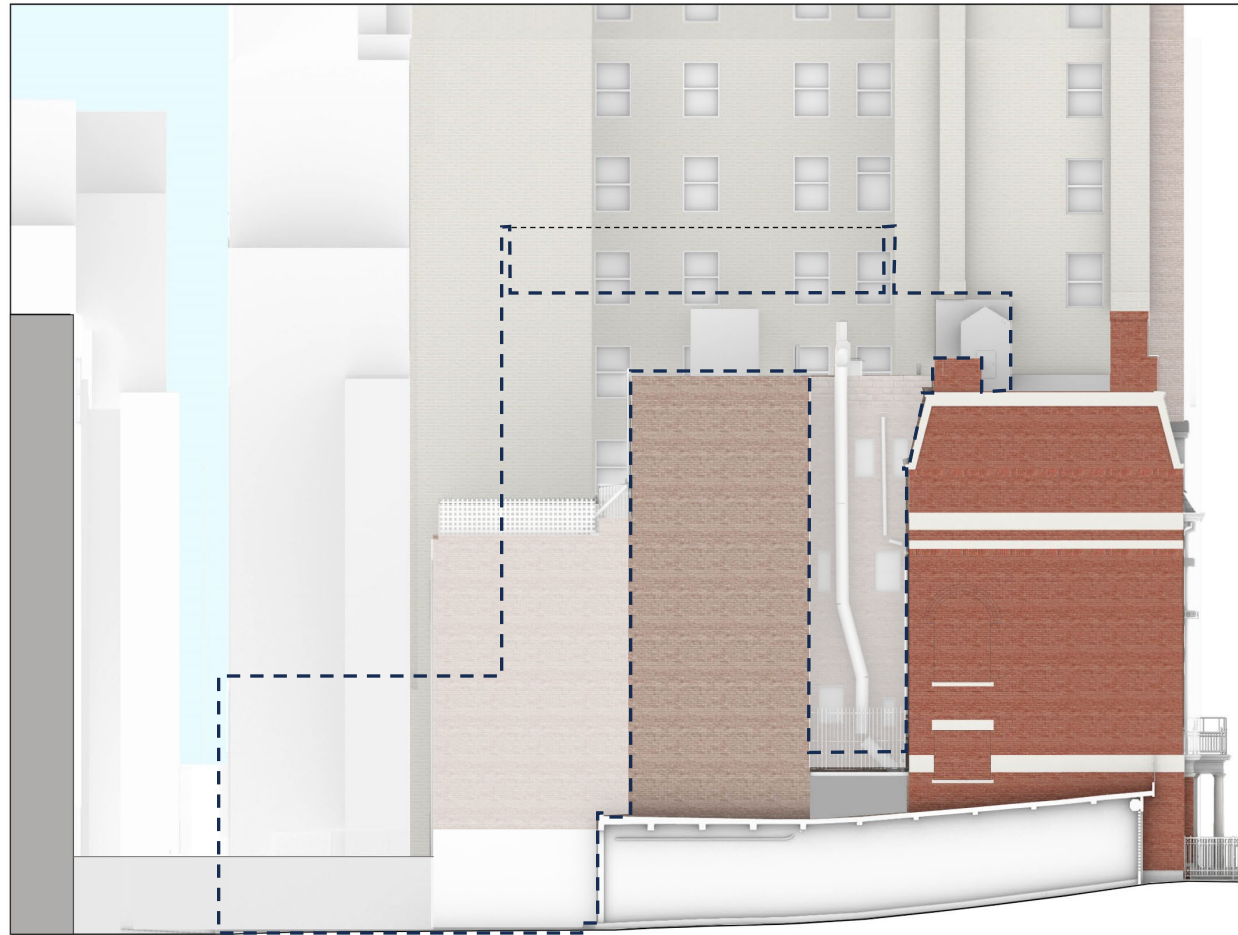
EAST (SIDE)



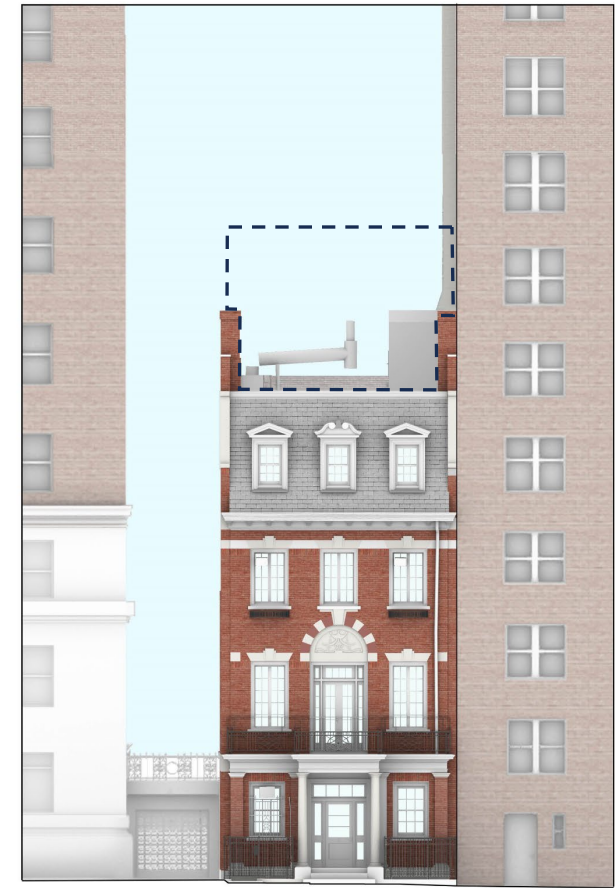
NORTH (FRONT)



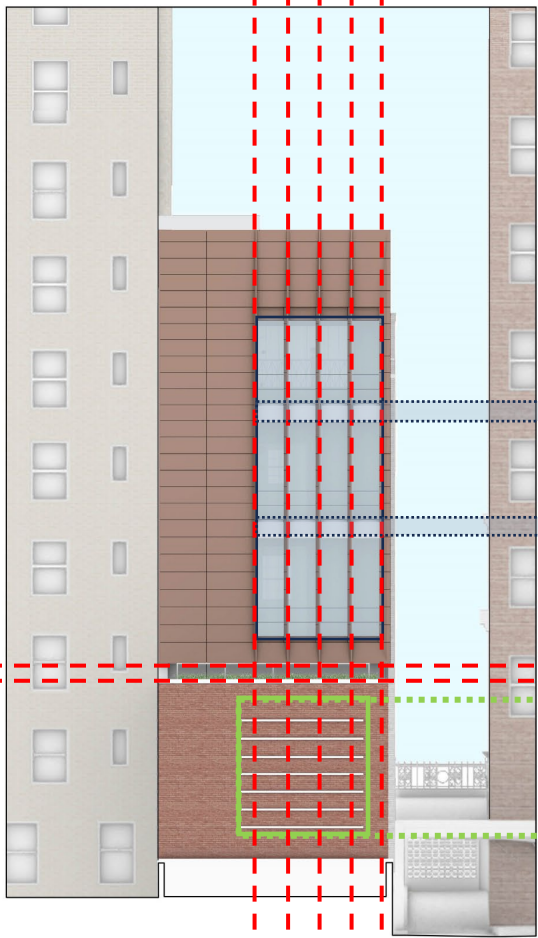
SOUTH (REAR)



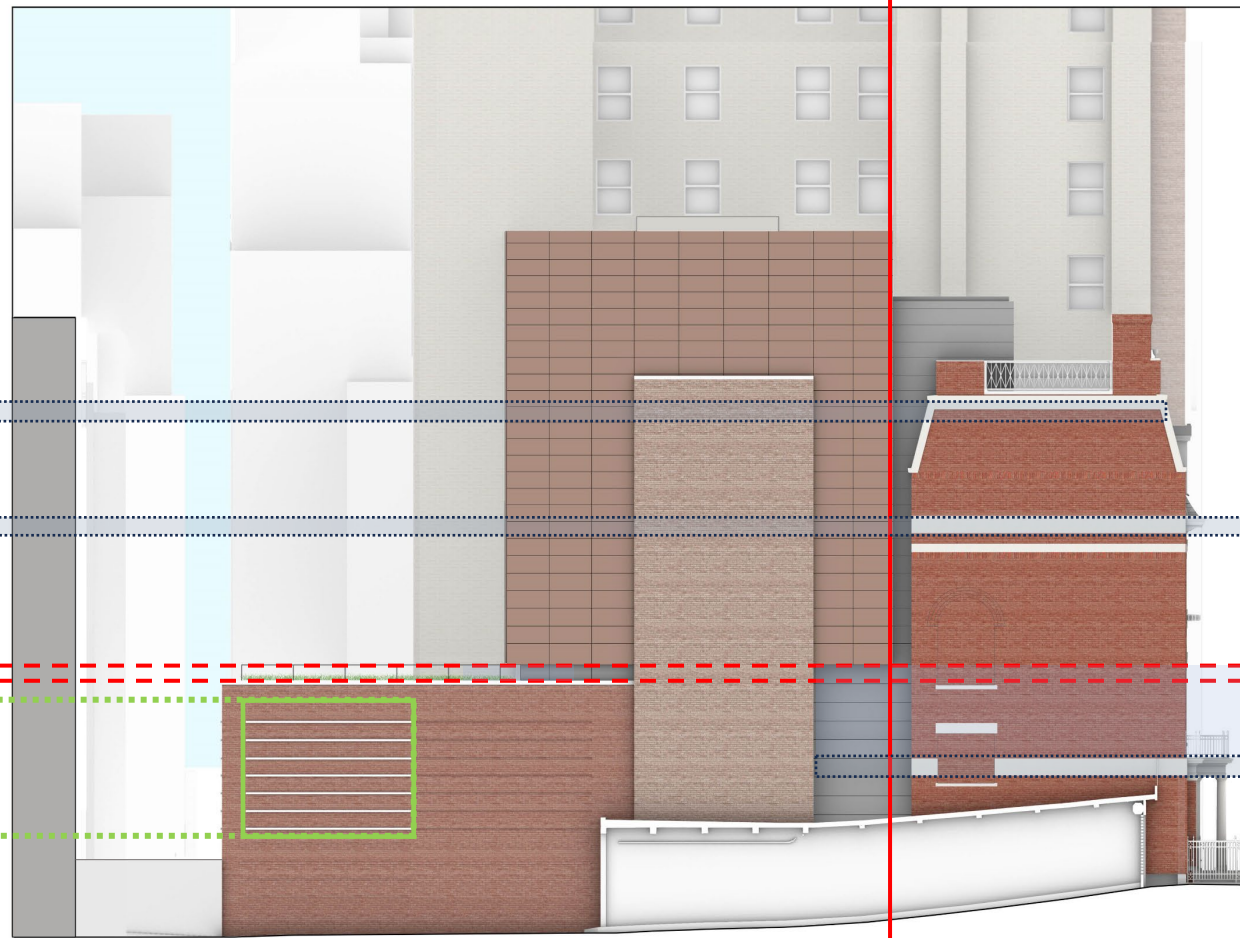
EAST (SIDE)



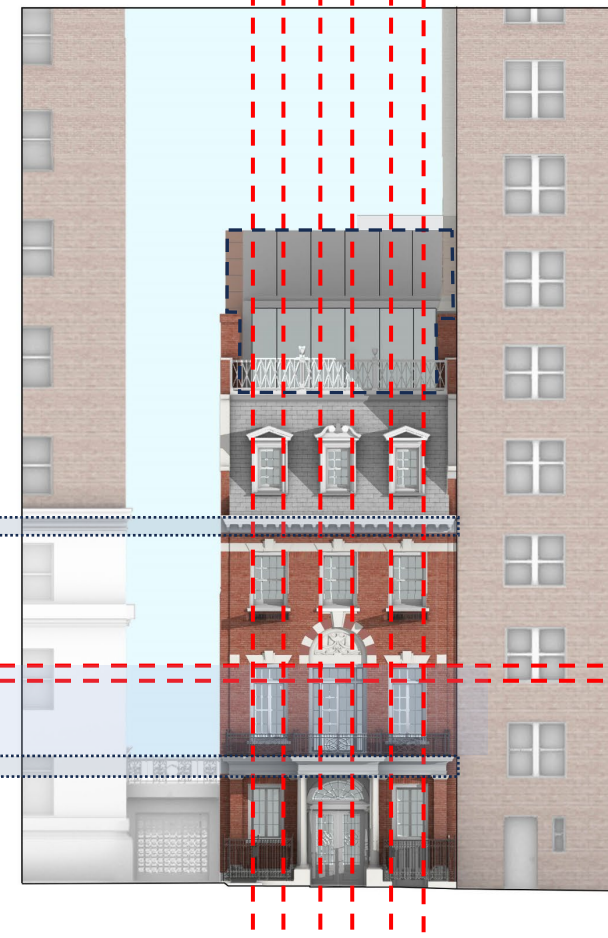
NORTH (FRONT)



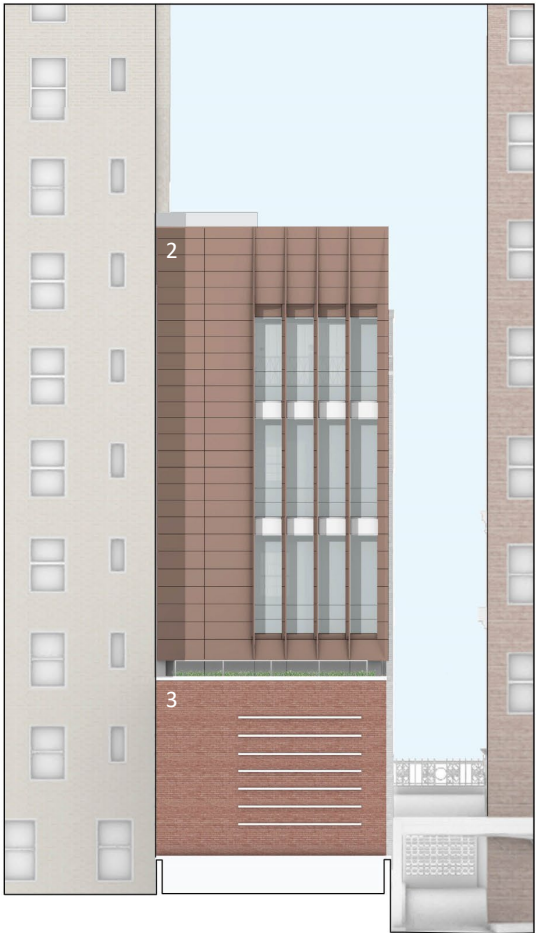
SOUTH (REAR)



EAST (SIDE)



NORTH (FRONT)



SOUTH (REAR)



EAST (SIDE)



NORTH (FRONT)



1: ZINC

2: TERRACOTTA

3: BRICK

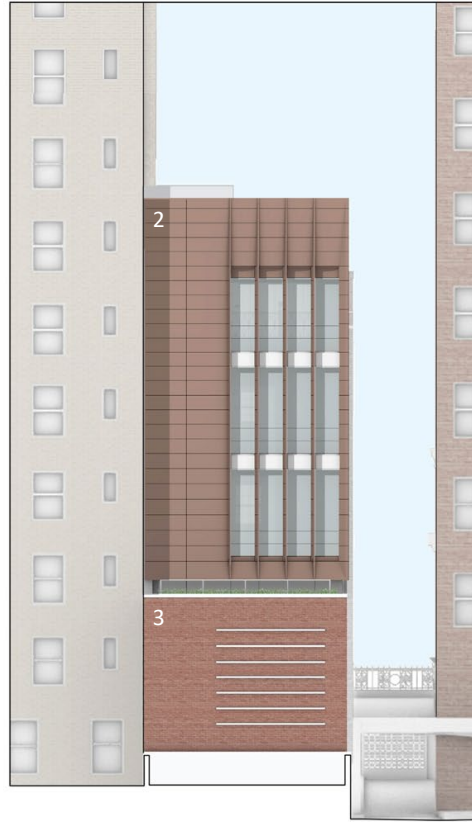
4: EXISTING COMMON BRICK

5: EXISTING ORNAMENTAL BRICK





EXISTING SOUTH (REAR)



PROPOSED SOUTH (REAR)



EXISTING NORTH (FRONT)



PROPOSED NORTH (FRONT)

- ◆ 70'-3"
MECHANICAL ENCLOSURE
- ◆ 62'-4"
ROOFTOP ADDITION
- ◆ 51'-3"
EXISTING ROOF



1: ZINC

2: TERRACOTTA

3: BRICK

4: EXISTING-COMMON BRICK

5: EXISTING ORNAMENTAL BRICK



EXISTING EAST (SIDE)



PROPOSED EAST (SIDE)

- ◆ 70'-3" MECHANICAL ENCLOSURE
- ◆ 62'-4" ROOFTOP ADDITION
- ◆ 51'-3" EXISTING ROOF



1: ZINC

2: TERRACOTTA

3: BRICK

4: EXISTING COMMON BRICK

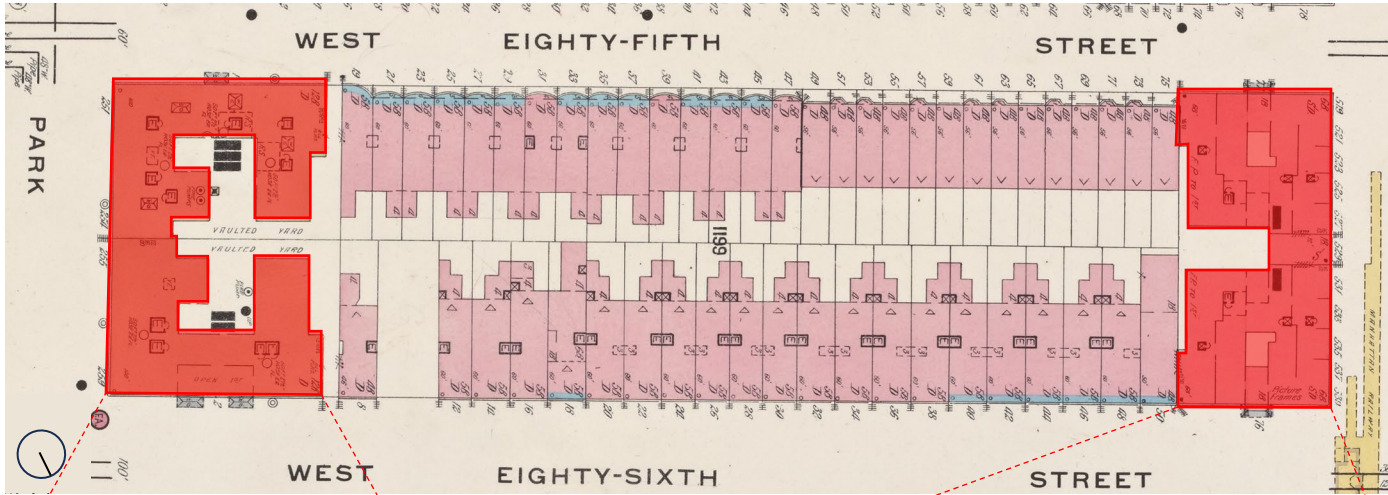
5: EXISTING ORNAMENTAL BRICK

Streetscapes/Mulliken & Moeller, Architects; Upper West Side Designs in Brick and Terra Cotta

Share full article

By **Christopher Gray**
Sept. 14, 2003

THE architectural firm of Mulliken & Moeller, little known today, produced an unusually vigorous series of brick and terra cotta Upper West Side apartment buildings, including two notable pairs - on Amsterdam Avenue from 72nd to 73rd and Central Park West from 85th to 86th. All four early 1900's buildings have had recent restoration work that has brought attention to the long-forgotten partnership.





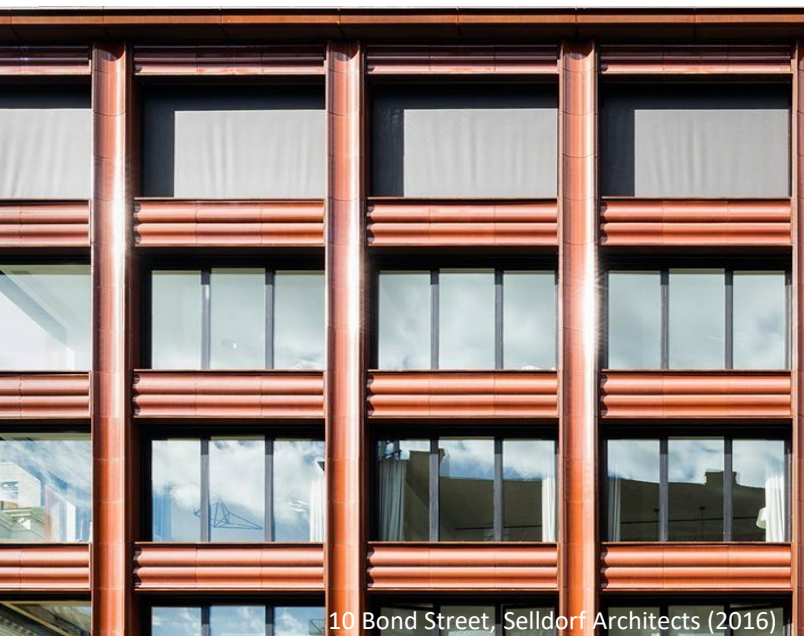
252 West 75th Street



111 57th Street, Shop Architects (2021)



200 11th Ave, Selldorf Architects (2010)



10 Bond Street, Selldorf Architects (2016)



Museum of Arts and Design, Allied Works (2008)



One Madison Gatehouse, BSK (2017)

STORIES

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8+



+/-17'

+/-70'

WEST 85TH STREET

WEST 86TH STREET

CENTRAL PARK WEST

COLUMBUS AVENUE



1



2



3



4



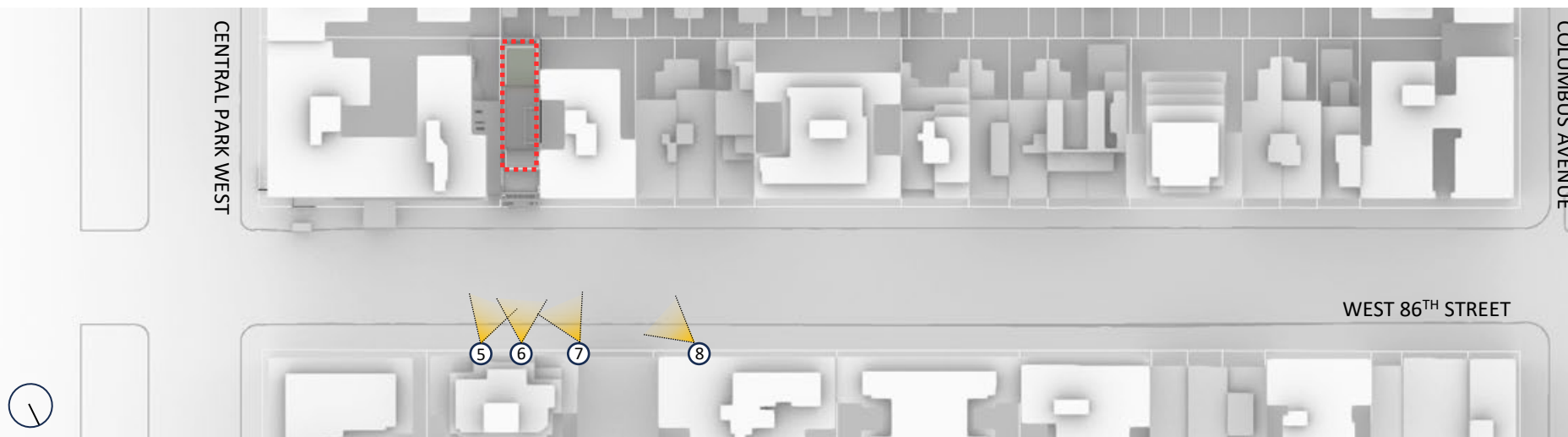
ENLARGED VIEW 3

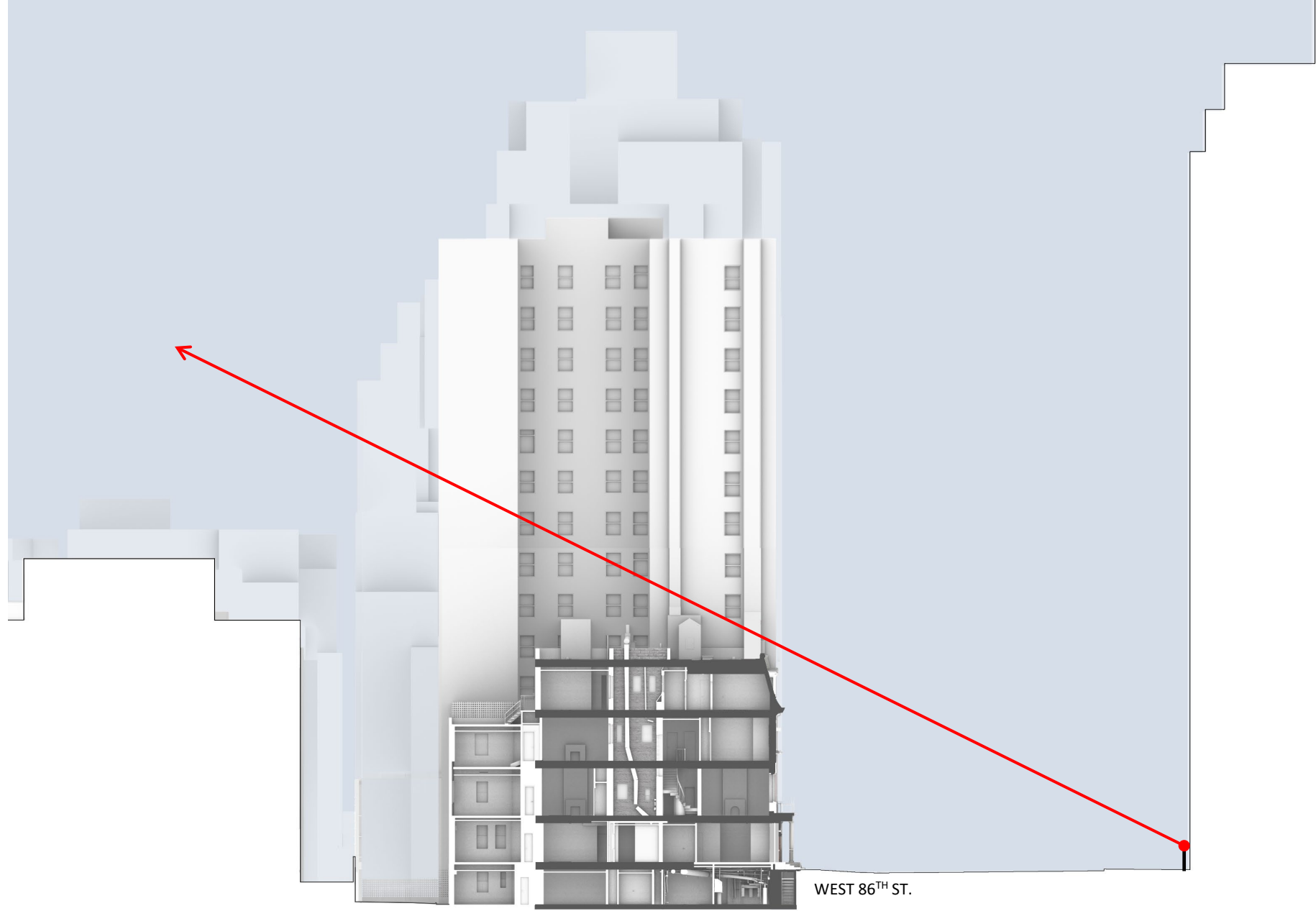
- PROPOSED BALUSTRADE
- 5TH FLOOR ADDITION
- MECHANICAL ENCLOSURE



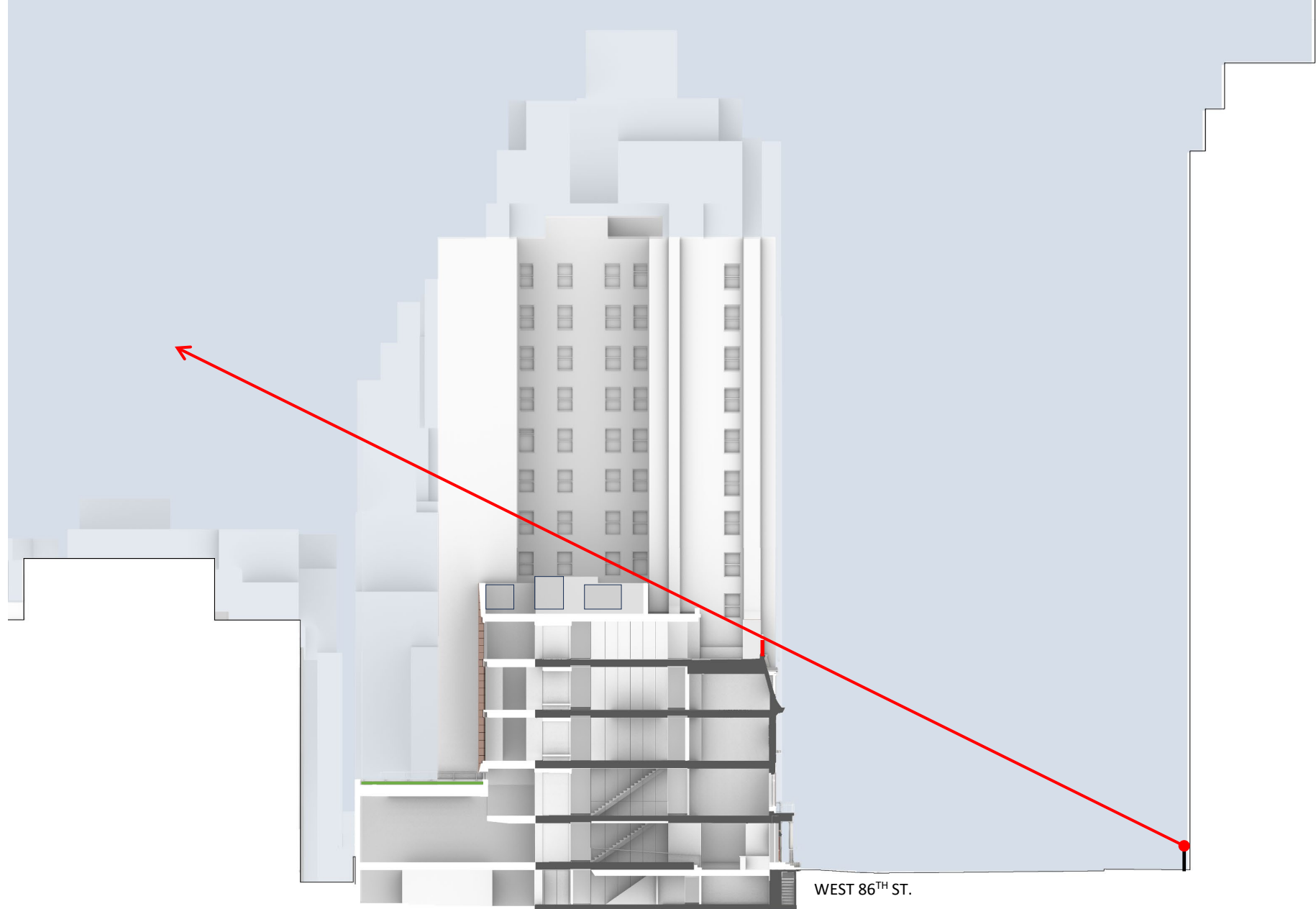


- PROPOSED BALUSTRADE
- 5TH FLOOR ADDITION
- MECHANICAL ENCLOSURE

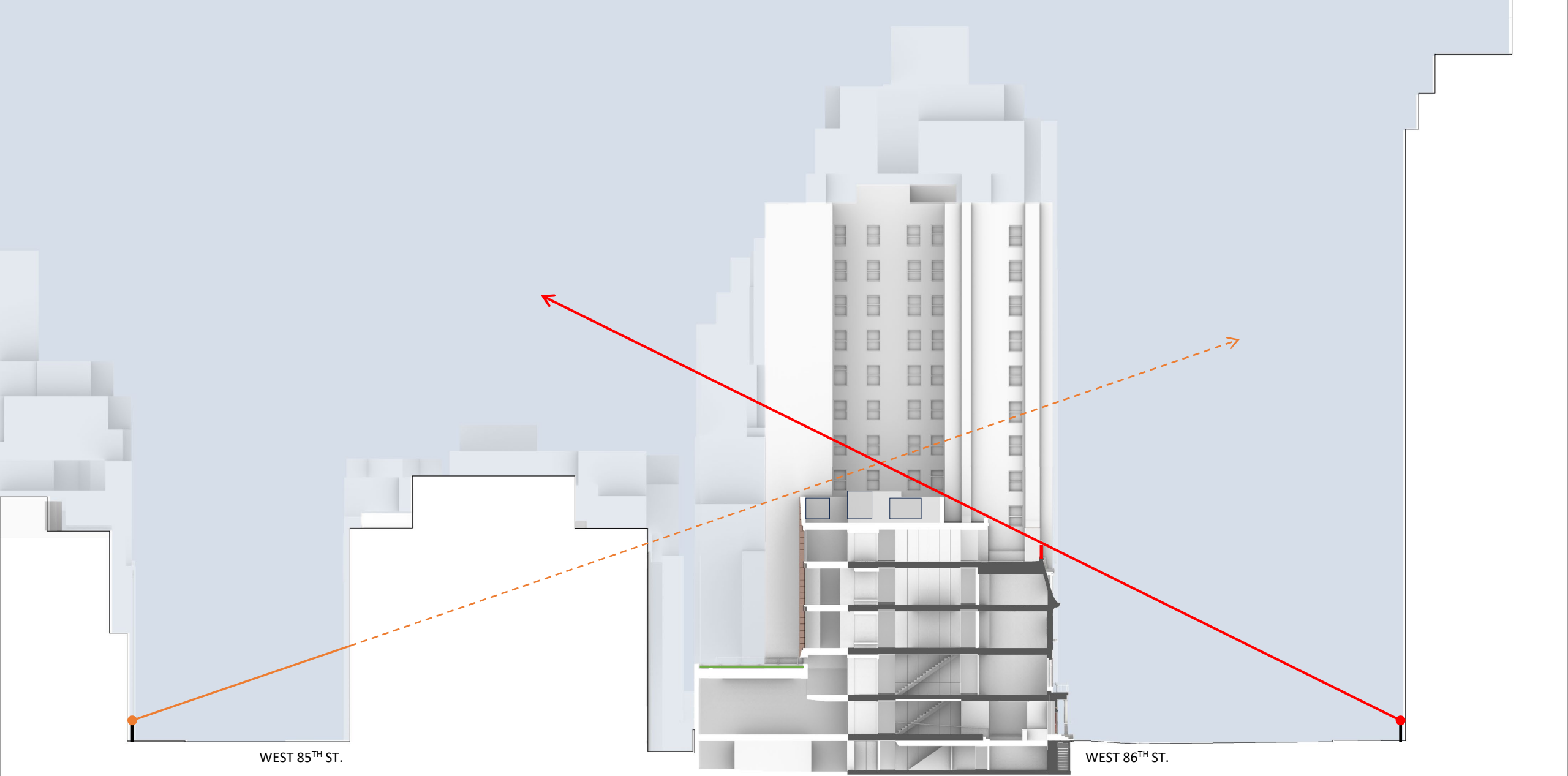




WEST 86TH ST.

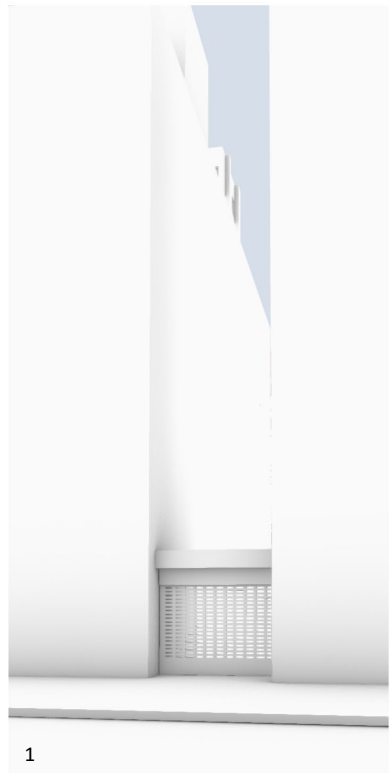


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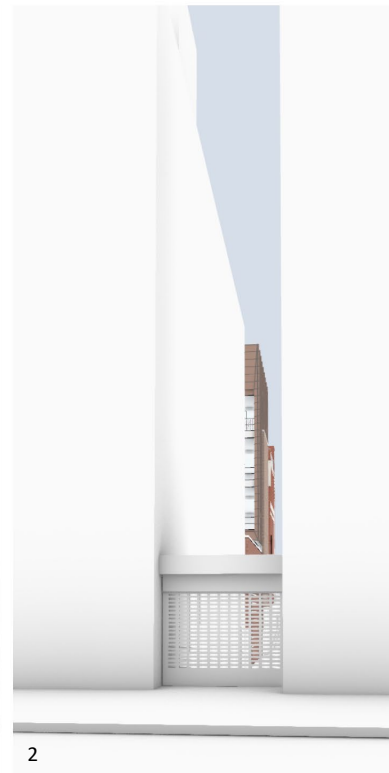


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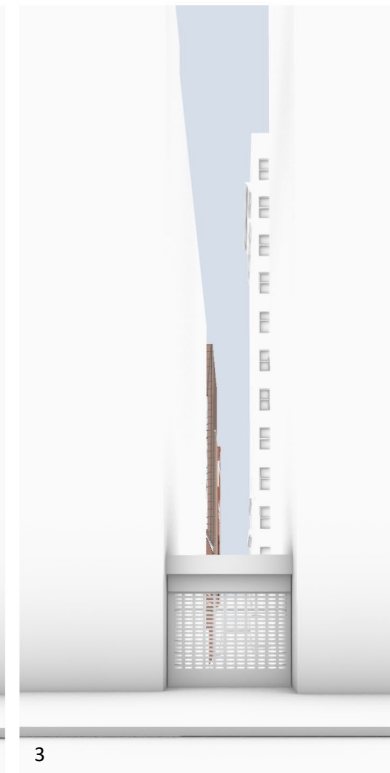
WEST 86TH ST.



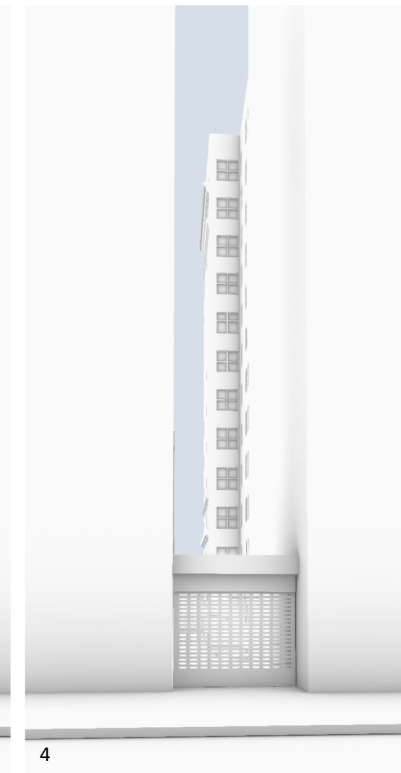
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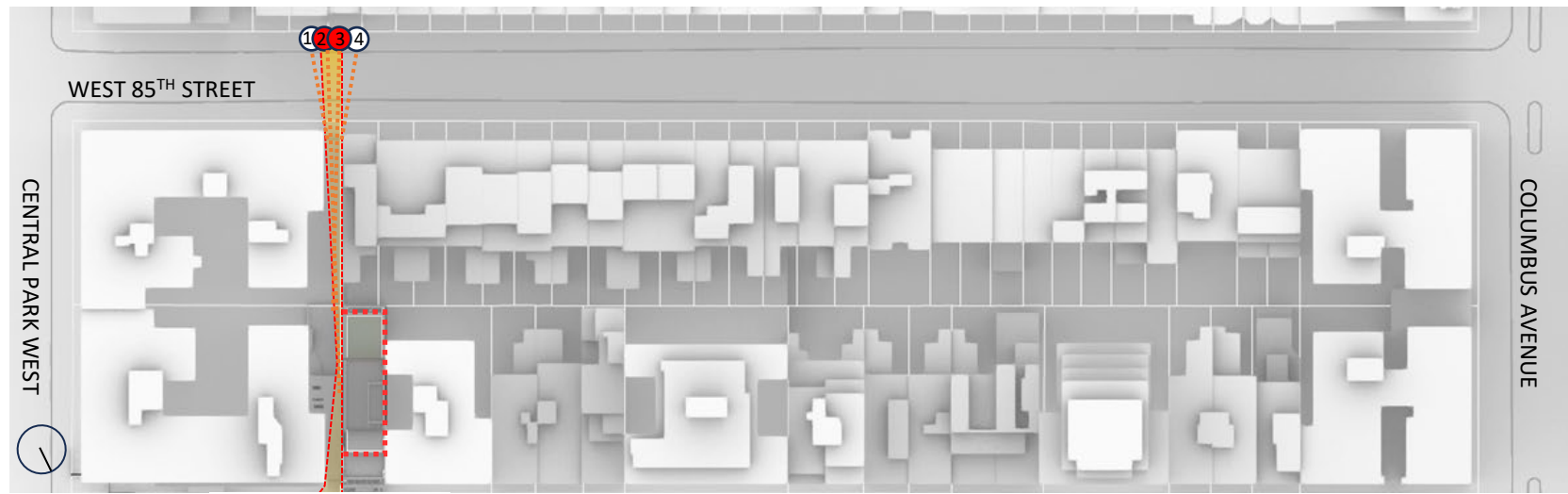
2



3



4





MOCK-UP



PROPOSED



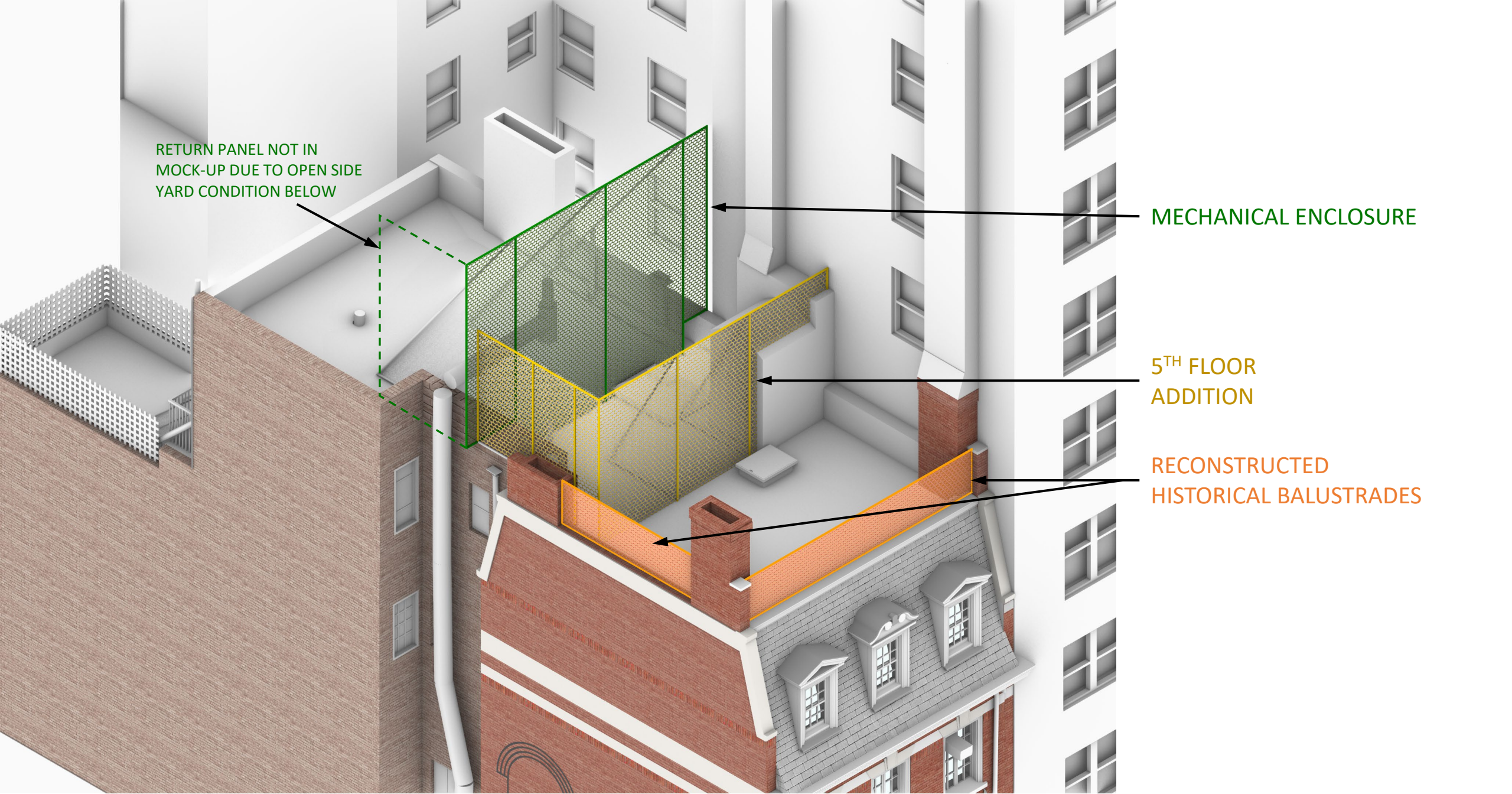
MOCK-UP



PROPOSED



DIAGRAM PREPARED BY LANDMARKS PRESERVATION COMMISSION STAFF

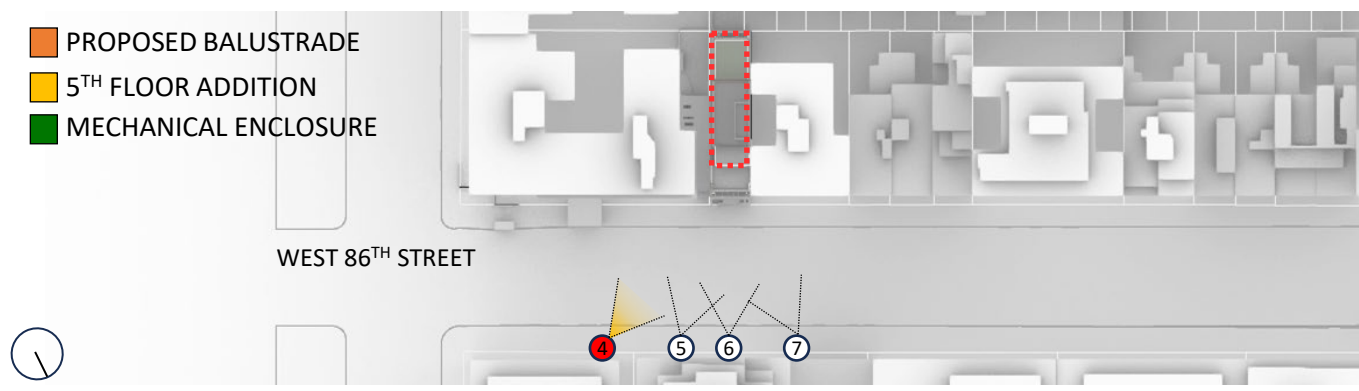


RETURN PANEL NOT IN
MOCK-UP DUE TO OPEN SIDE
YARD CONDITION BELOW

MECHANICAL ENCLOSURE

5TH FLOOR
ADDITION

RECONSTRUCTED
HISTORICAL BALUSTRADES



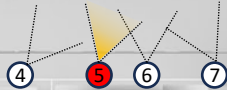


ENLARGED SOUTHWEST VIEW

- PROPOSED BALUSTRADE
- 5TH FLOOR ADDITION
- MECHANICAL ENCLOSURE



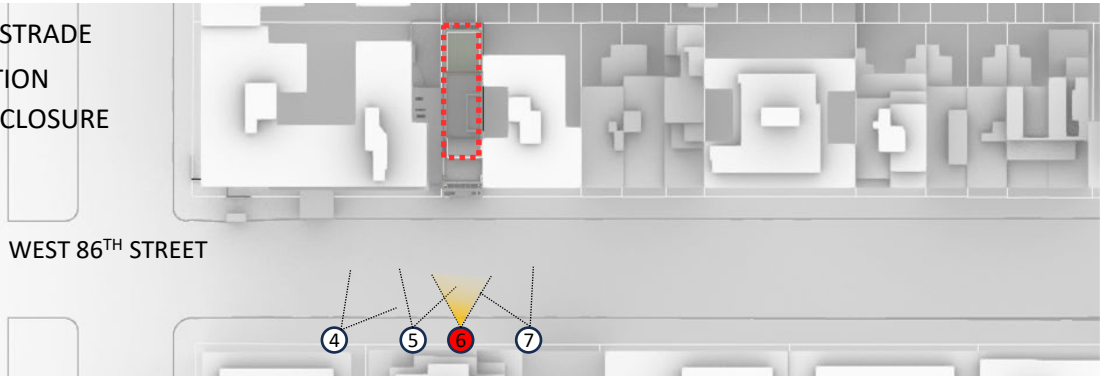
WEST 86TH STREET





ENLARGED VIEW DIRECTLY ACROSS WEST 86TH STREET

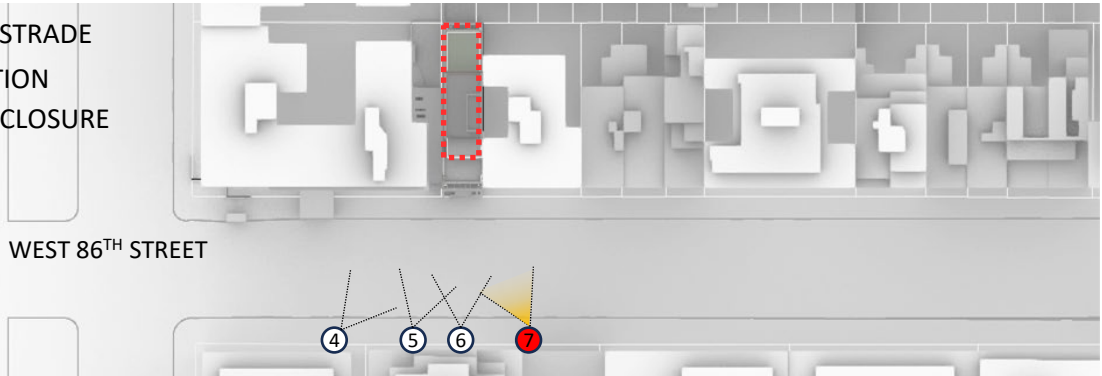
- PROPOSED BALUSTRADE
- 5TH FLOOR ADDITION
- MECHANICAL ENCLOSURE





ENLARGED SOUTHEAST VIEW

- PROPOSED BALUSTRADE
- 5TH FLOOR ADDITION
- MECHANICAL ENCLOSURE





Rear View of 8 West 86th Street from Courtyard

Rear View of 8 West 86th Street from Service Alley



Rear Yard View of 19 and 21 West 85th Street from 3rd Floor Deck



Rear Yard View of West 85th Street Looking Southwest



View Looking South of Adjacent Service Alley



View Looking South at Rear Yard of 8 West 86th Street and Service Alley