

Landmarks Preservation Commission

# METROPOLITAN MONTESSORI SCHOOL

325 West 85th Street



## OVERVIEW

2 AERIAL VIEW

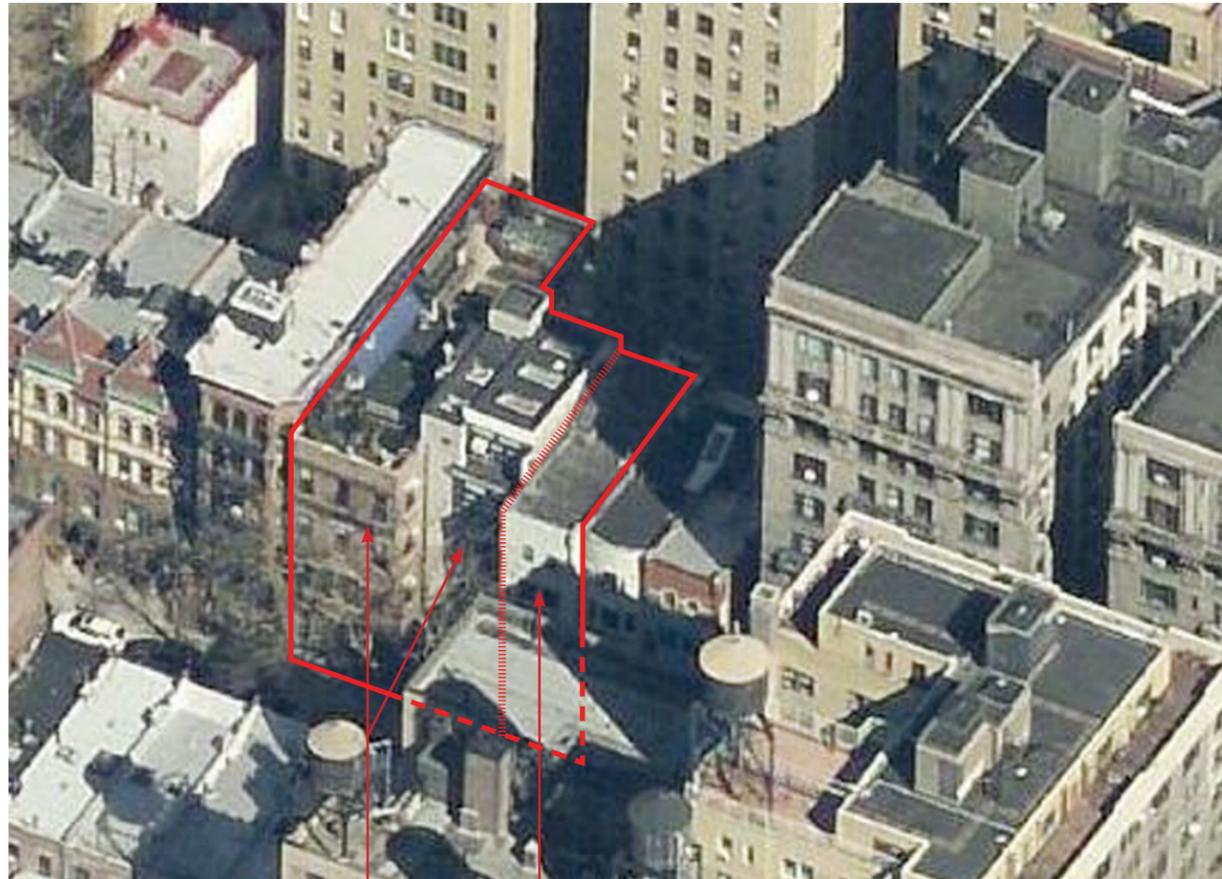
## EXISTING CONDITIONS

- 3 EXISTING SITE PLAN
- 4 HISTORIC VIEWS
- 5 EXISTING VIEWS

## PROPOSED

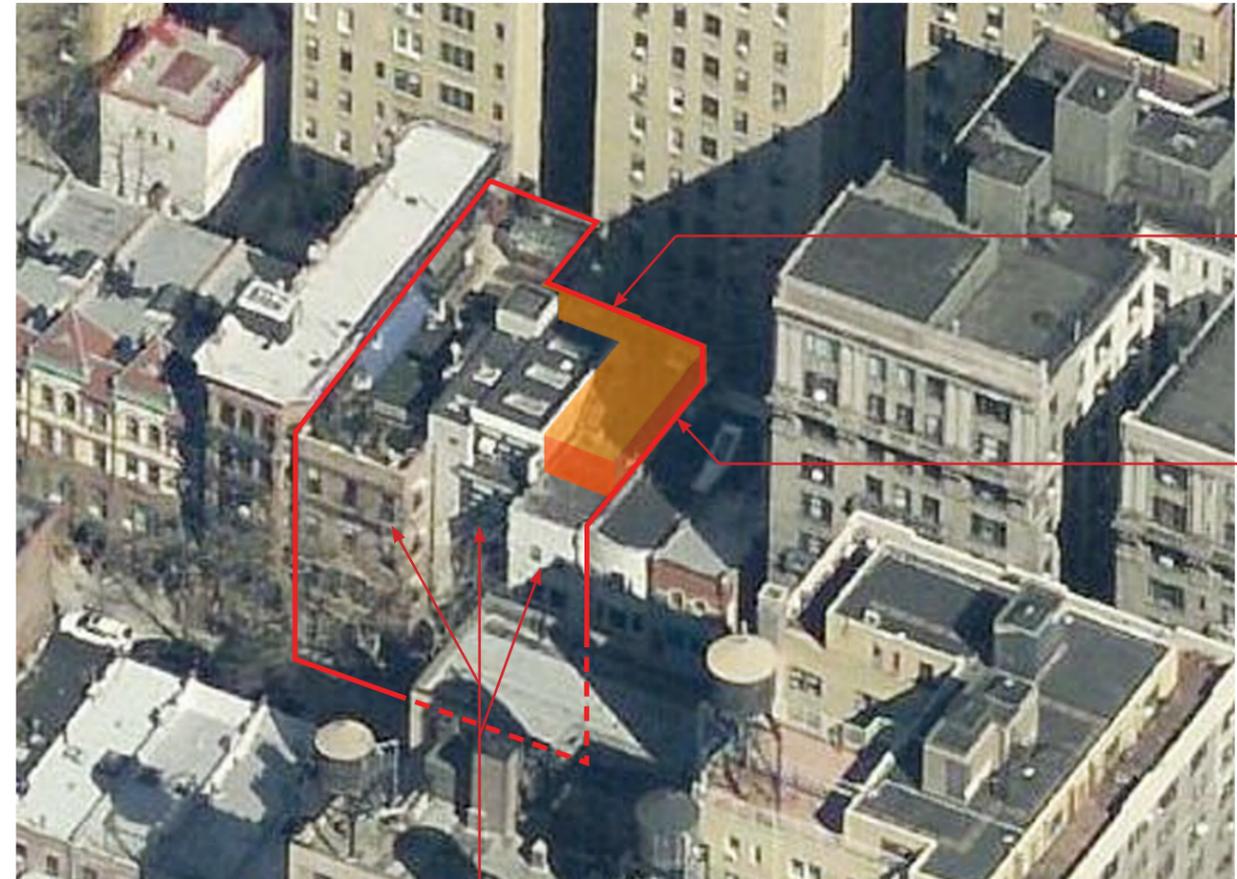
- 8 AXONOMETRIC DIAGRAMS
- 9 RENDERED AERIAL VIEWS
- 13 PLANS
- 21 ELEVATIONS
- 23 SECTIONS
- 27 FACADE MATERIALITY
- 30 ENTRY DETAIL
- 33 STREET VIEWS

325 West 85th Street



EXISTING

325 W 85TH ST SCHOOL  
 315 W 85TH ST RESIDENTIAL



PROPOSED

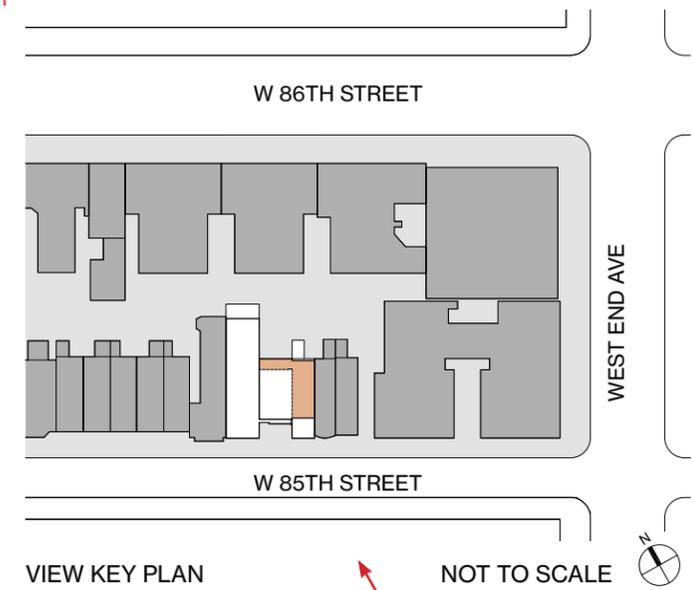
325 W 85TH ST SCHOOL  
 REAR ADDITION  
 ROOFTOP ADDITION

The Metropolitan Montessori School project includes a renovation and expansion of the school's current building at 325 West 85th St. The existing school building is composed of two adjoining structures: a four-story structure built as a carriage house and a five-story side addition constructed on an empty lot to the east of the carriage house in 1996.

The proposed project converts a third structure at 315 W 85th St from a residential building to a school building in order to house additional classrooms and office space. Interior connections will be made between these buildings.

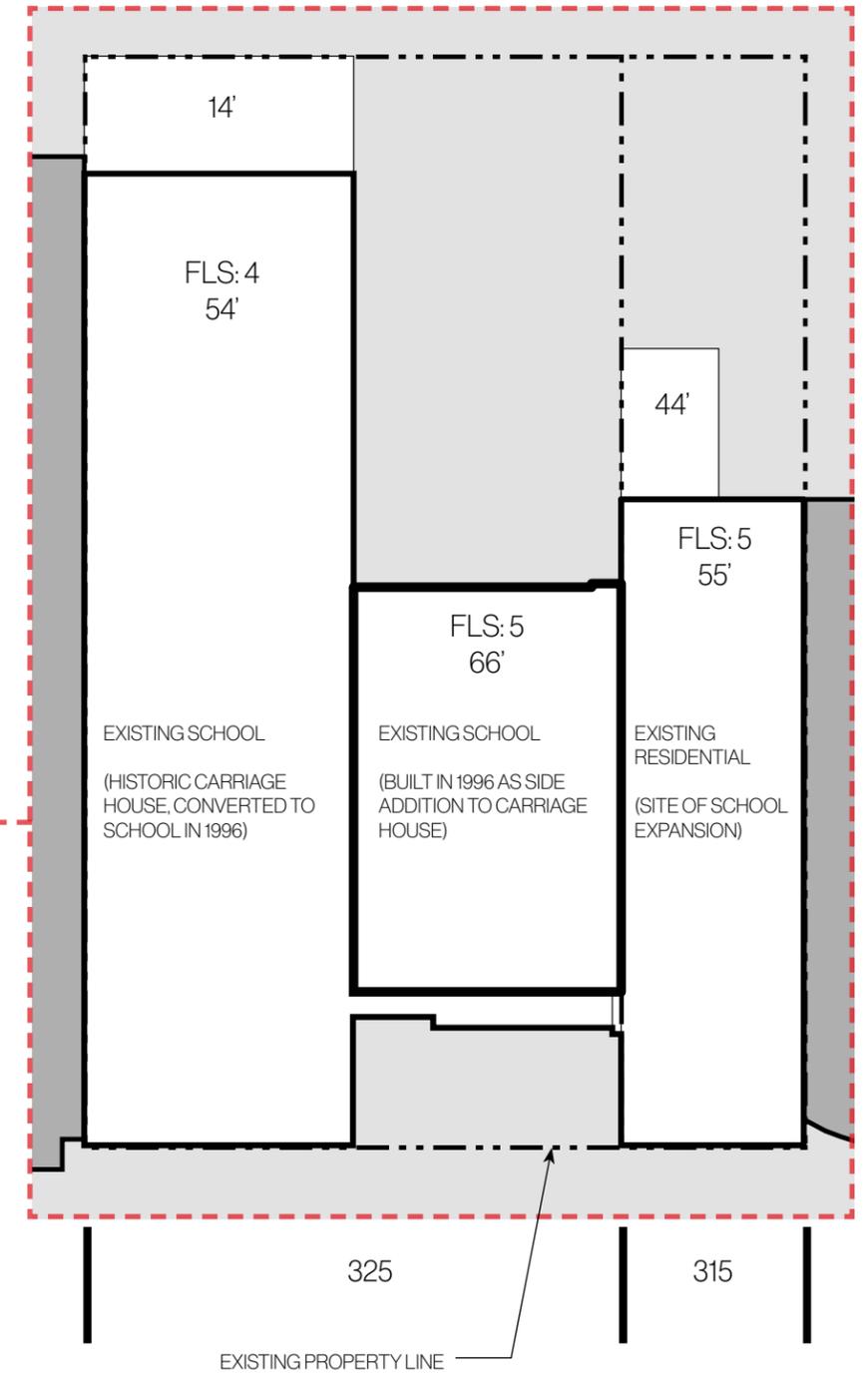
The project also proposes a 9'-7" rear addition to the 1996 structure and a one-story rooftop addition to the building at 315 West 85th St, bringing its roof to the same height as that of the existing school building. The project also includes a new ramp in front of the 315 building in order to make the school's entrance, which is currently inaccessible, ADA-compliant.

**AERIAL VIEW**





NOT TO SCALE



NOT TO SCALE



**EXISTING SITE PLAN**

PHOTO KEY, SEE EXISTING VIEWS, PAGES 5-7

325 West 85th Street



VIEW 'A'  
HISTORIC TAX PHOTO, ca. 1940



VIEW 'B'  
HISTORIC PHOTO (PRE-1996)

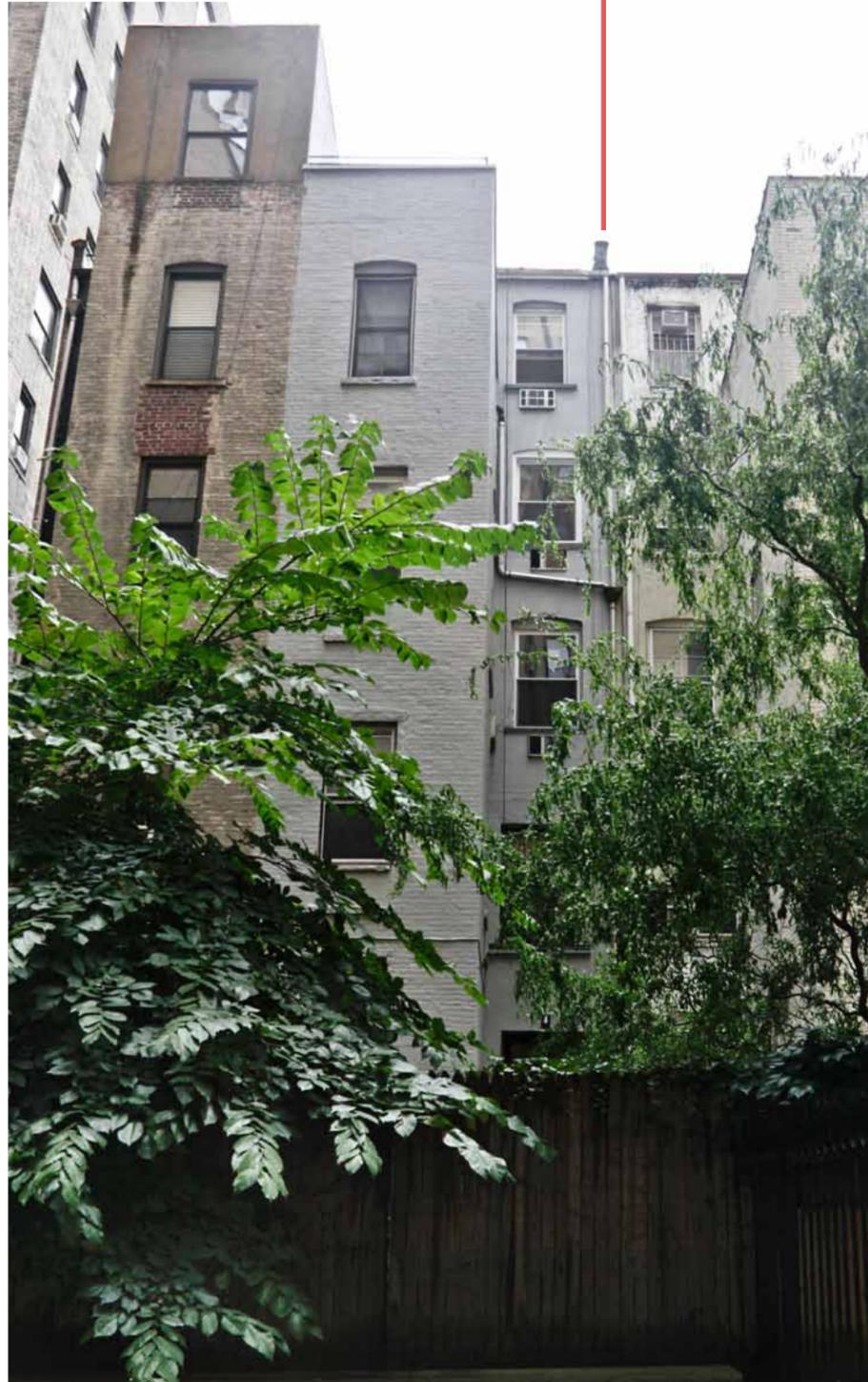


VIEW 'C'  
CURRENT PHOTO

**HISTORIC VIEWS**  
SEE KEY PLAN, P 3

VIEW 'D'

315 W 85TH ST →



VIEW 'E'

315 W 85TH ST →



VIEW 'F'



**EXISTING VIEWS**  
SEE KEY PLAN, P 3

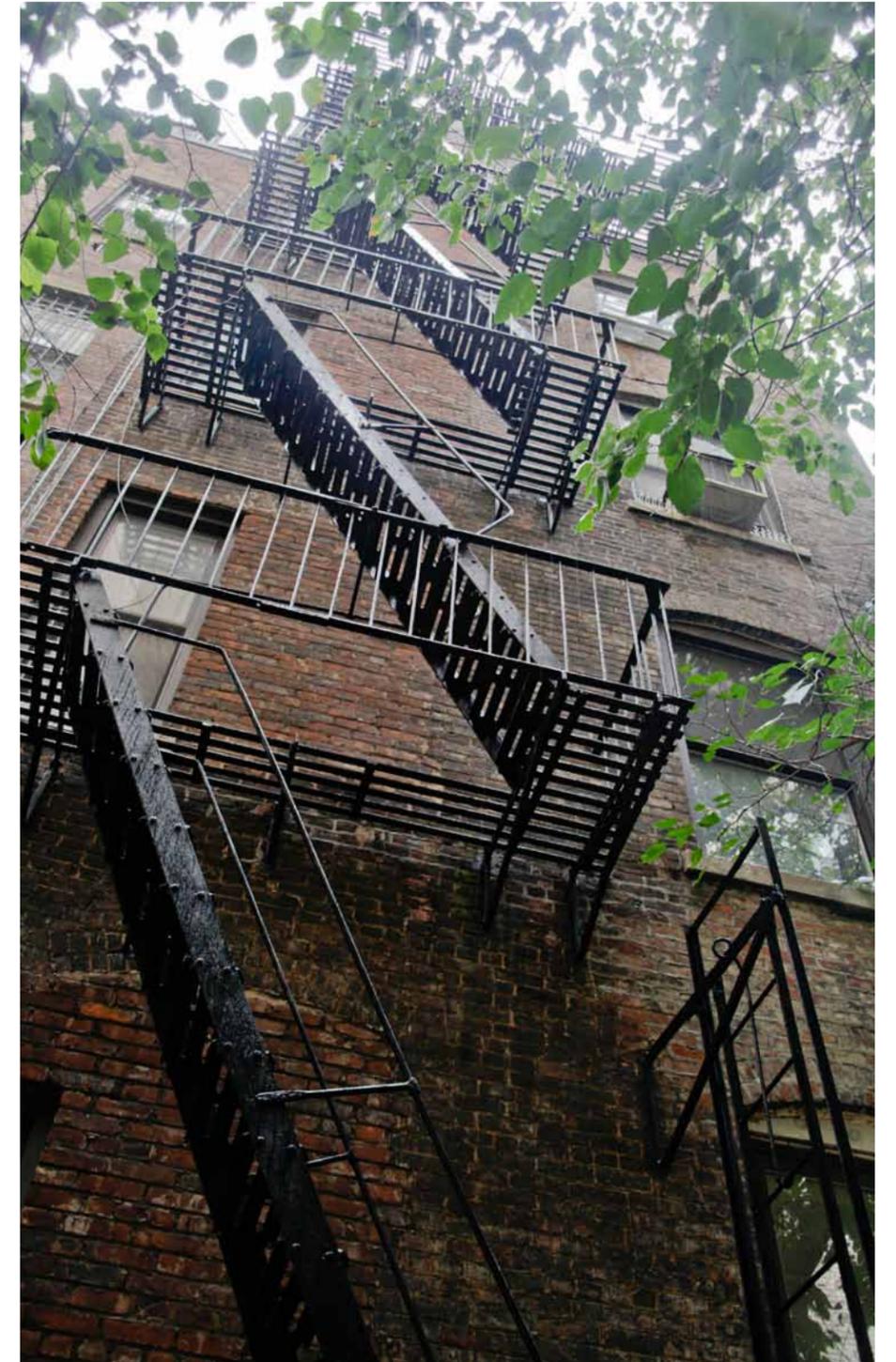
VIEW 'G'



VIEW 'H'



VIEW 'J'



**EXISTING VIEWS**  
SEE KEY PLAN, P 3

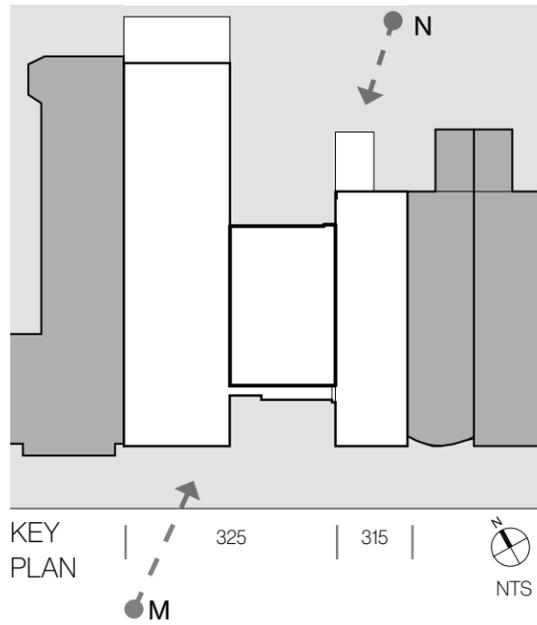
VIEW 'K'



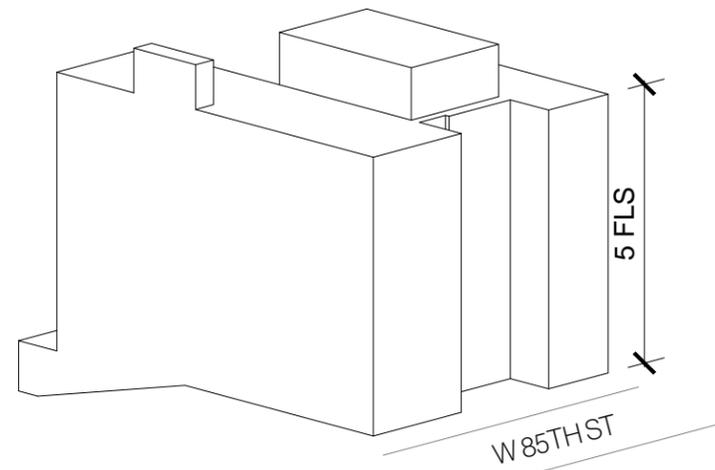
VIEW 'L'



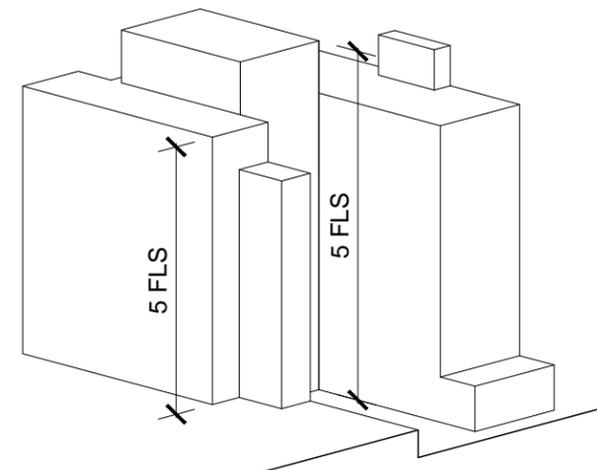
**EXISTING VIEWS**  
SEE KEY PLAN, P 3



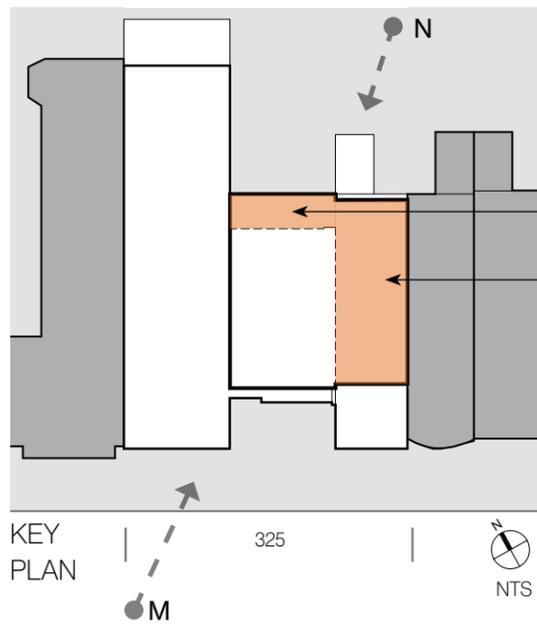
EXISTING



VIEW 'M'

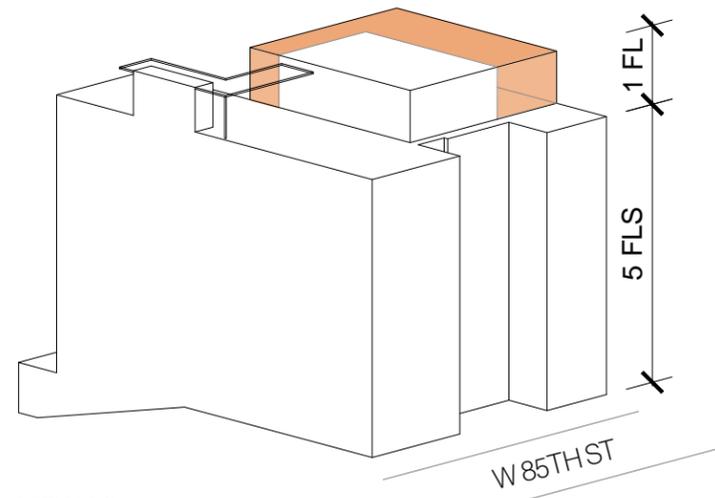


VIEW 'N'

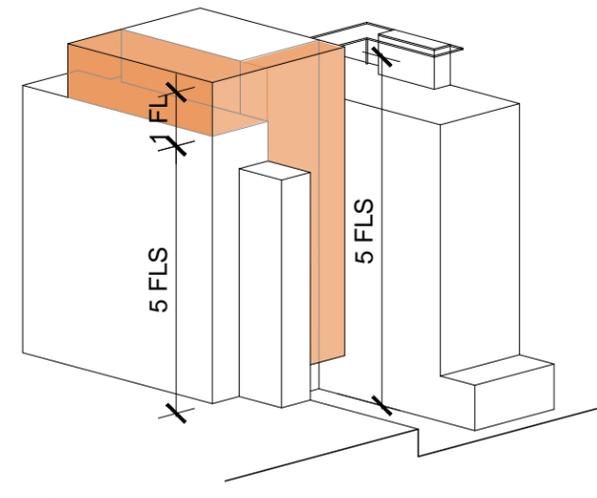


PROPOSED

5-STORY  
REAR ADDITION  
1-STORY  
ROOFTOP ADDITION



VIEW 'M'



VIEW 'N'

PROPOSED ADDITION AT  
ROOF LEVEL & REAR

325 West 85th Street

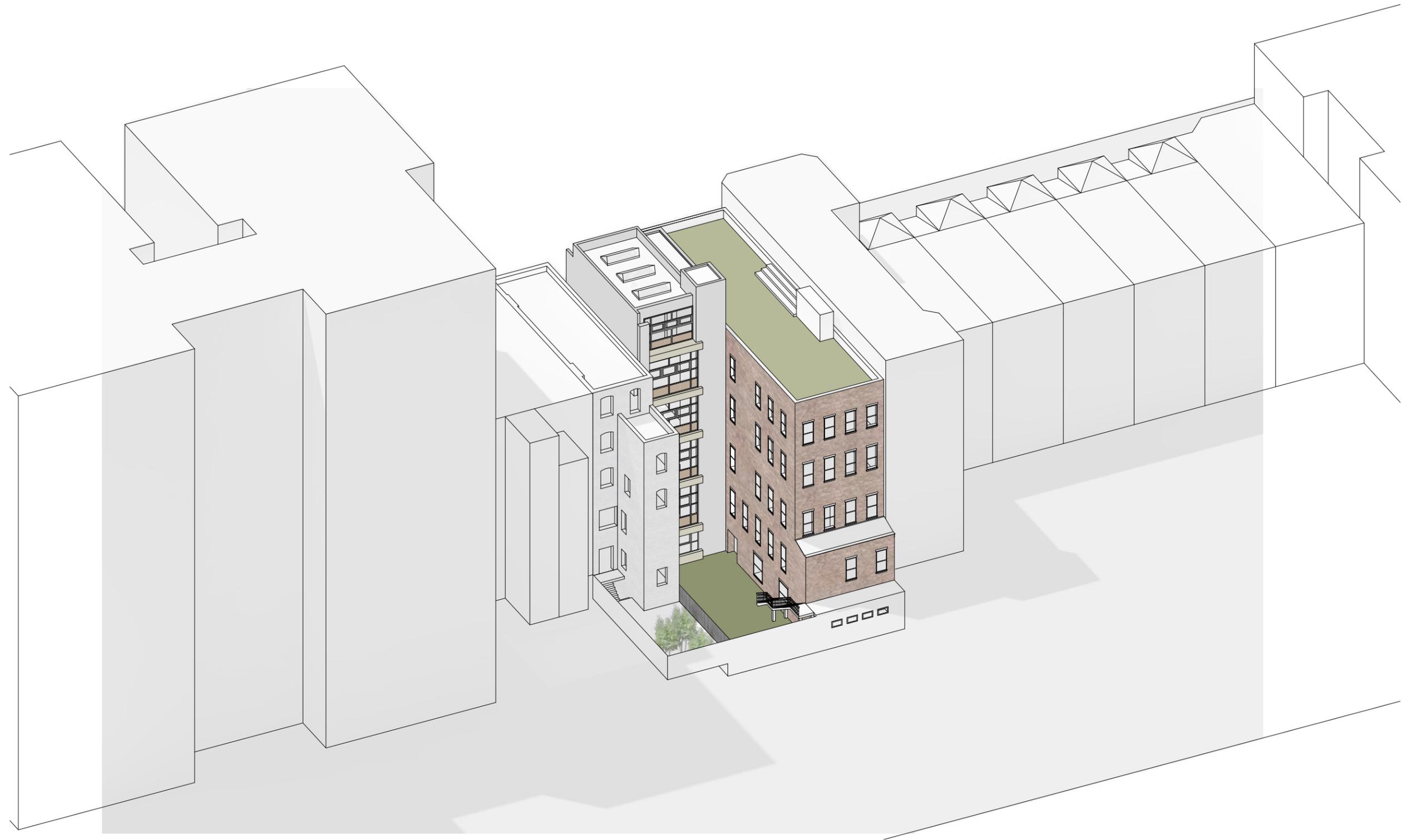


**RENDERED AERIAL VIEW**  
VIEW 'M': EXISTING; SEE KEY PLAN, P 8

325 West 85th Street



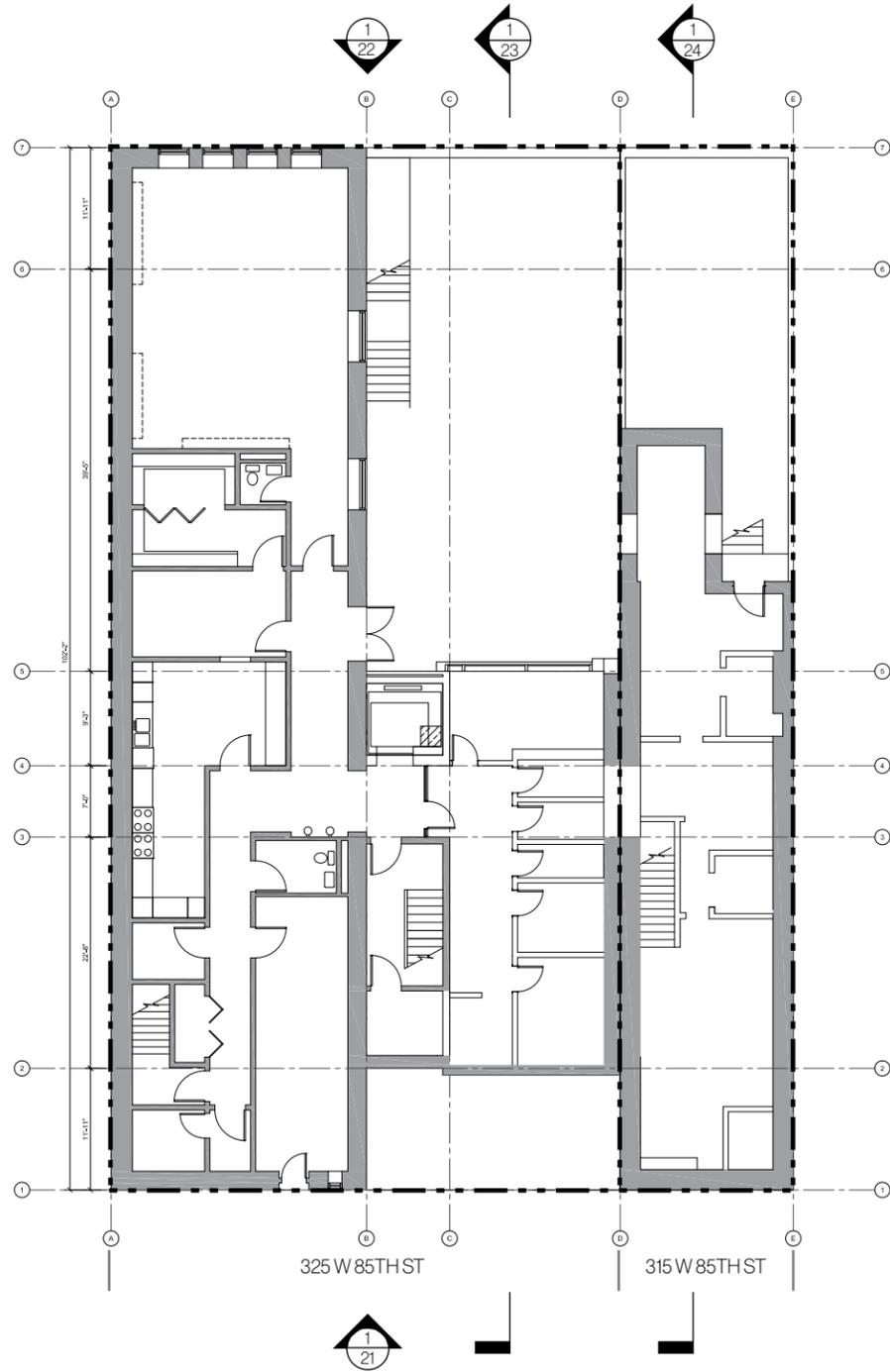
**RENDERED AERIAL VIEW**  
VIEW 'M': PROPOSED; SEE KEY PLAN, P 8



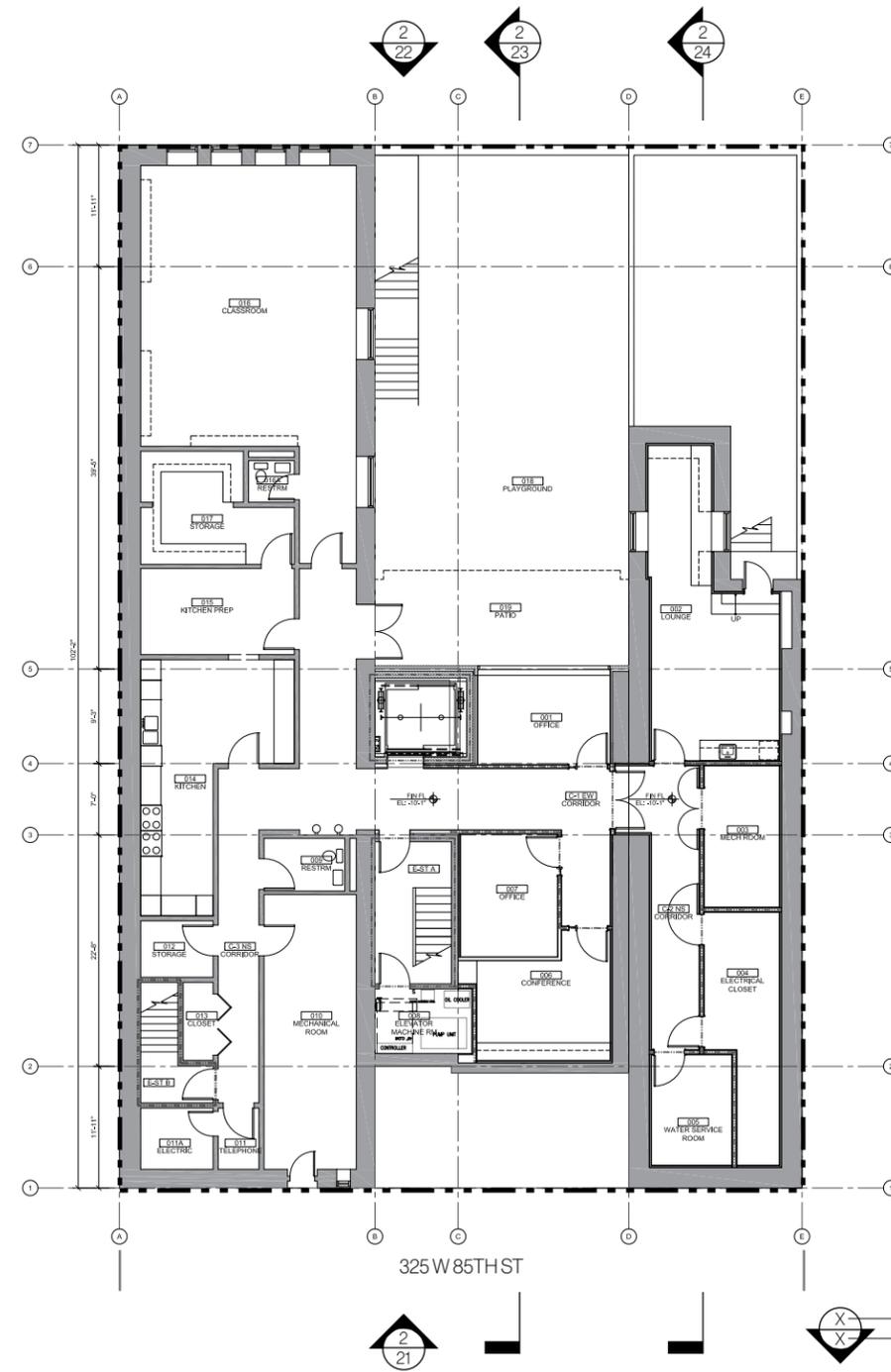
**RENDERED AERIAL VIEW**  
VIEW 'N': EXISTING; SEE KEY PLAN, P 8



**RENDERED AERIAL VIEW**  
VIEW 'N': PROPOSED; SEE KEY PLAN, P 8



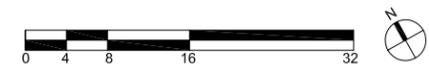
**1 CELLAR PLAN**  
EXISTING

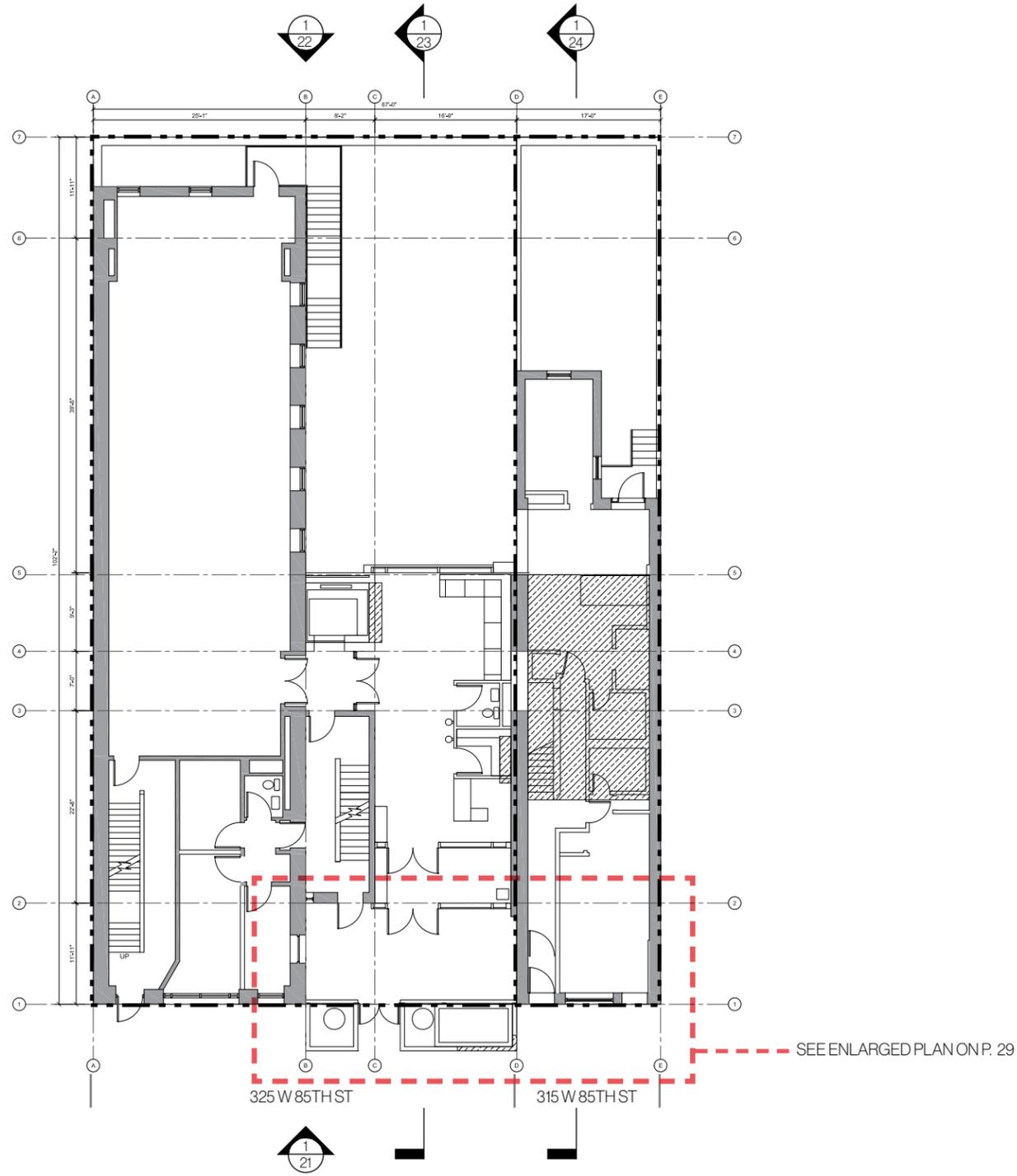


**2 CELLAR PLAN**  
PROPOSED

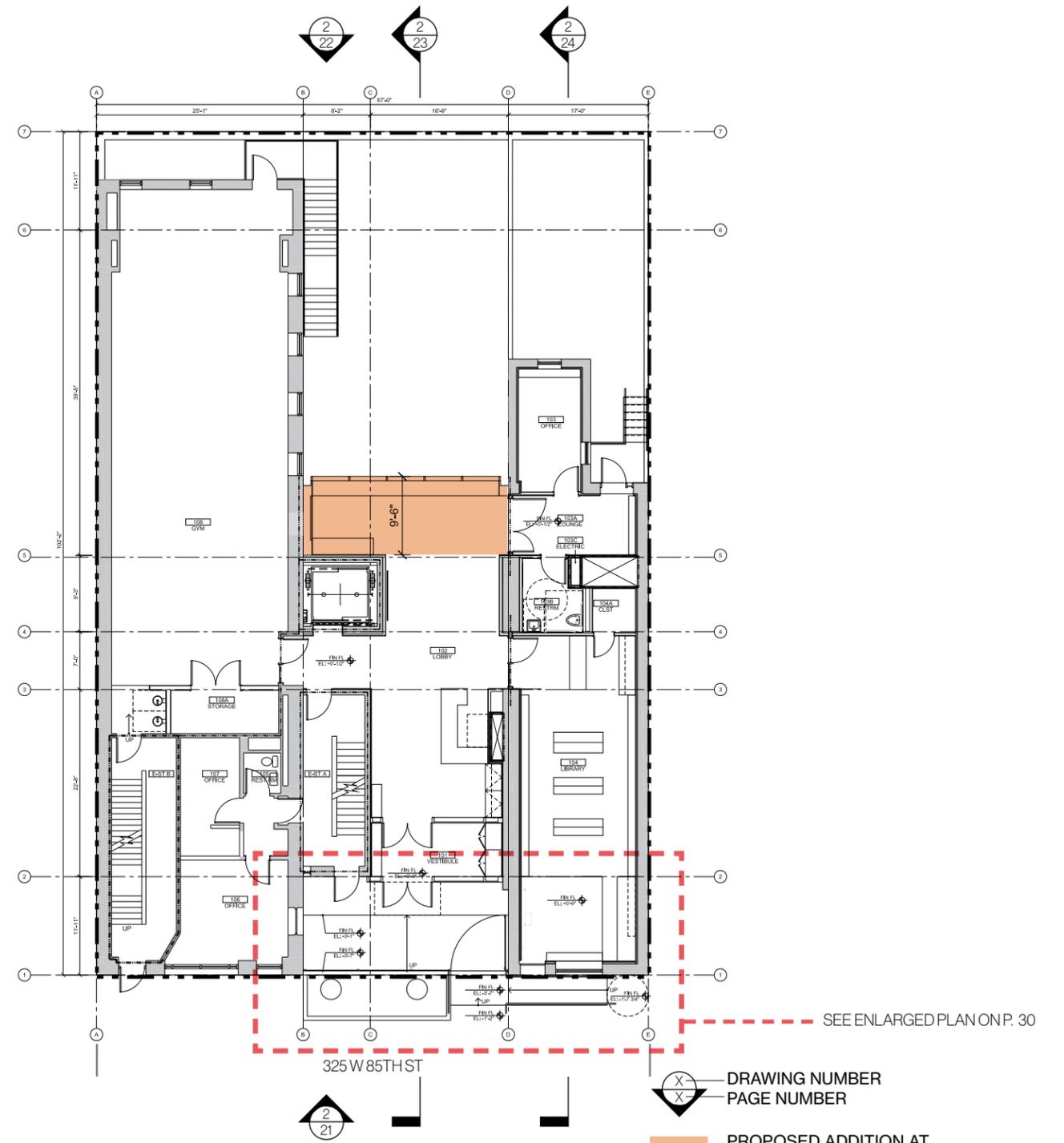
 DRAWING NUMBER  
PAGE NUMBER  
 PROPOSED ADDITION AT  
ROOF LEVEL & REAR

--- LOT LINE



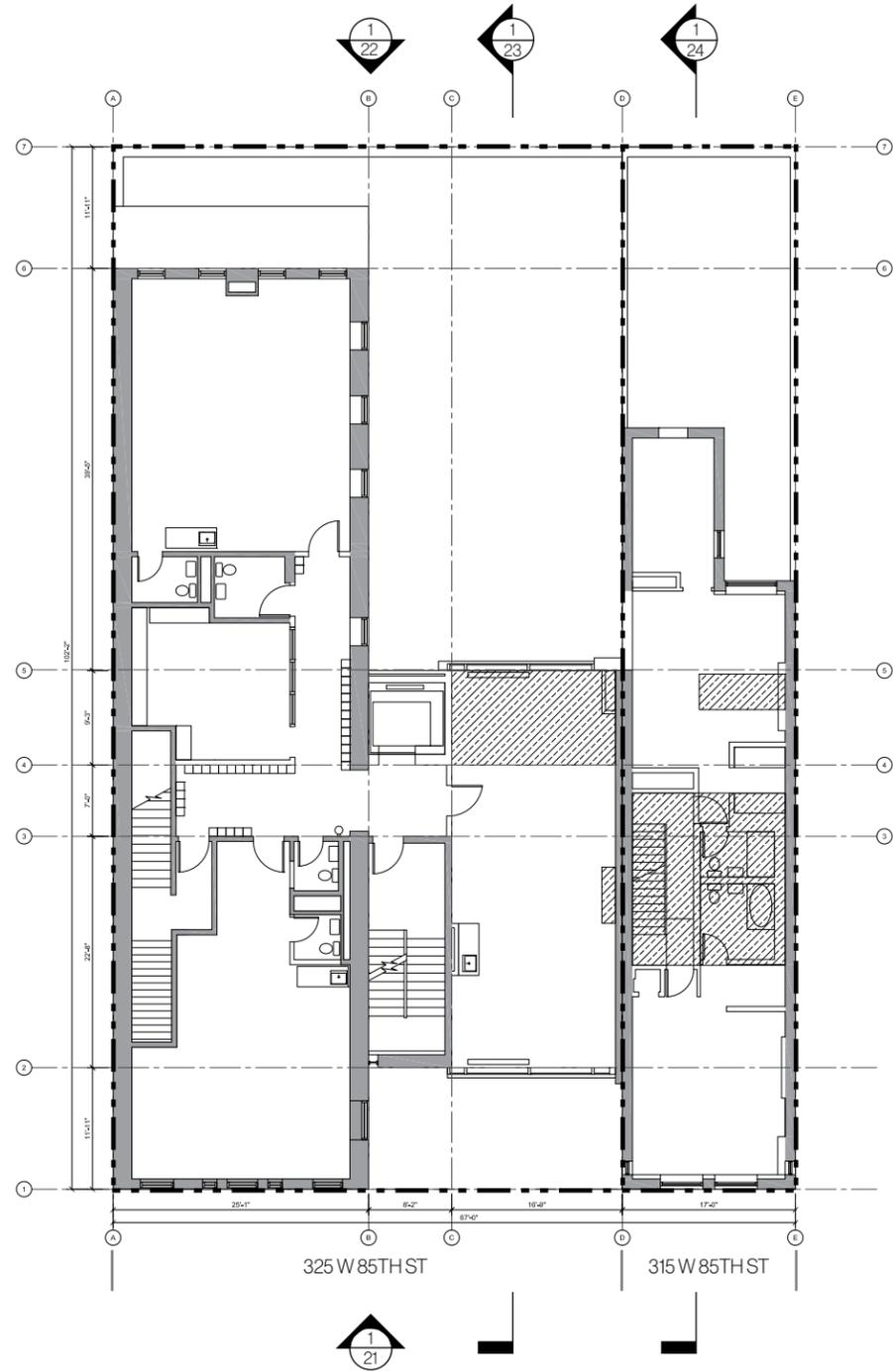


**1 FIRST FLOOR PLAN**  
EXISTING

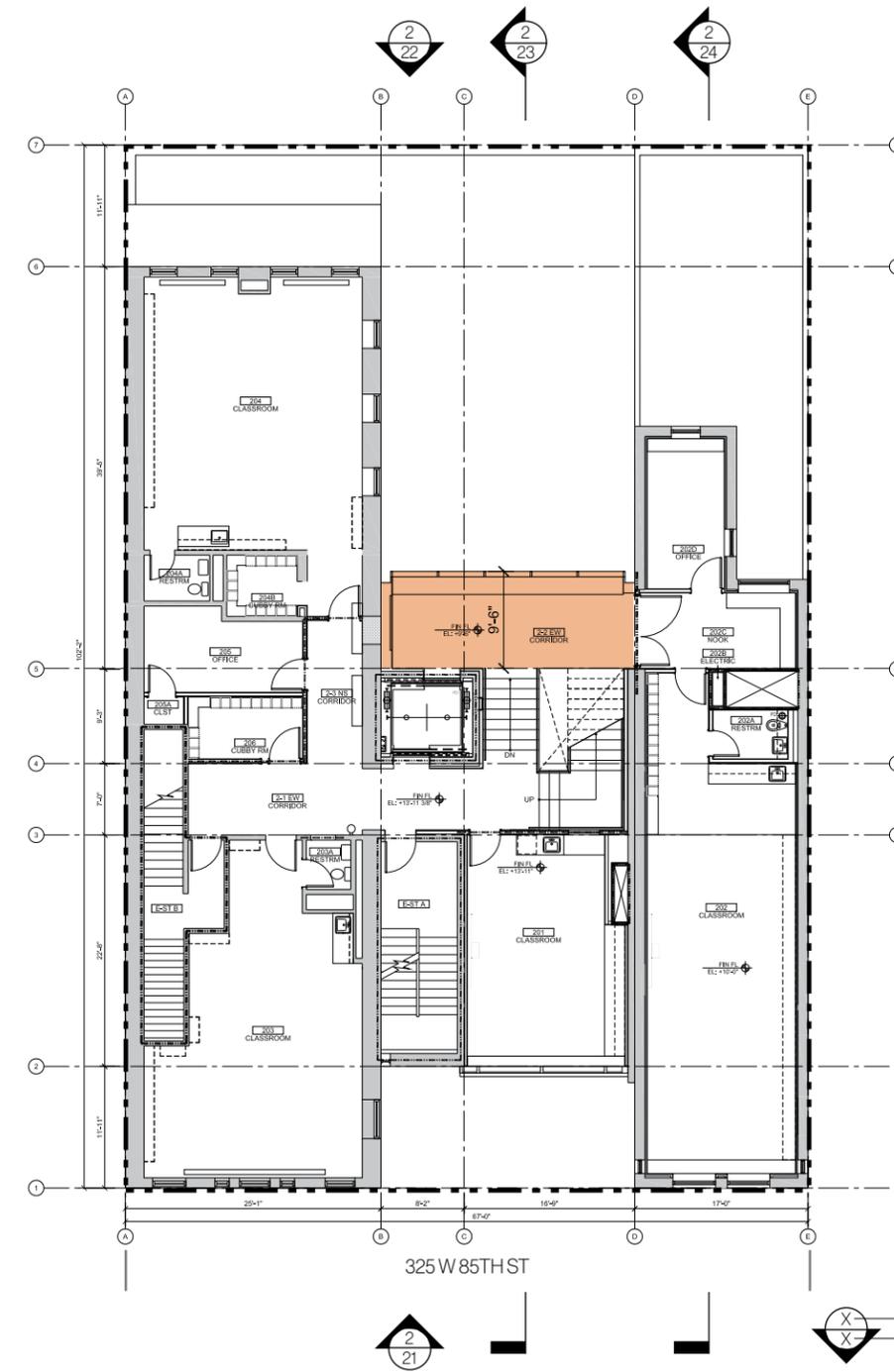


**2 FIRST FLOOR PLAN**  
PROPOSED

DRAWING NUMBER  
PAGE NUMBER  
 PROPOSED ADDITION AT  
ROOF LEVEL & REAR  
 LOT LINE  
 0 4 8 16 32

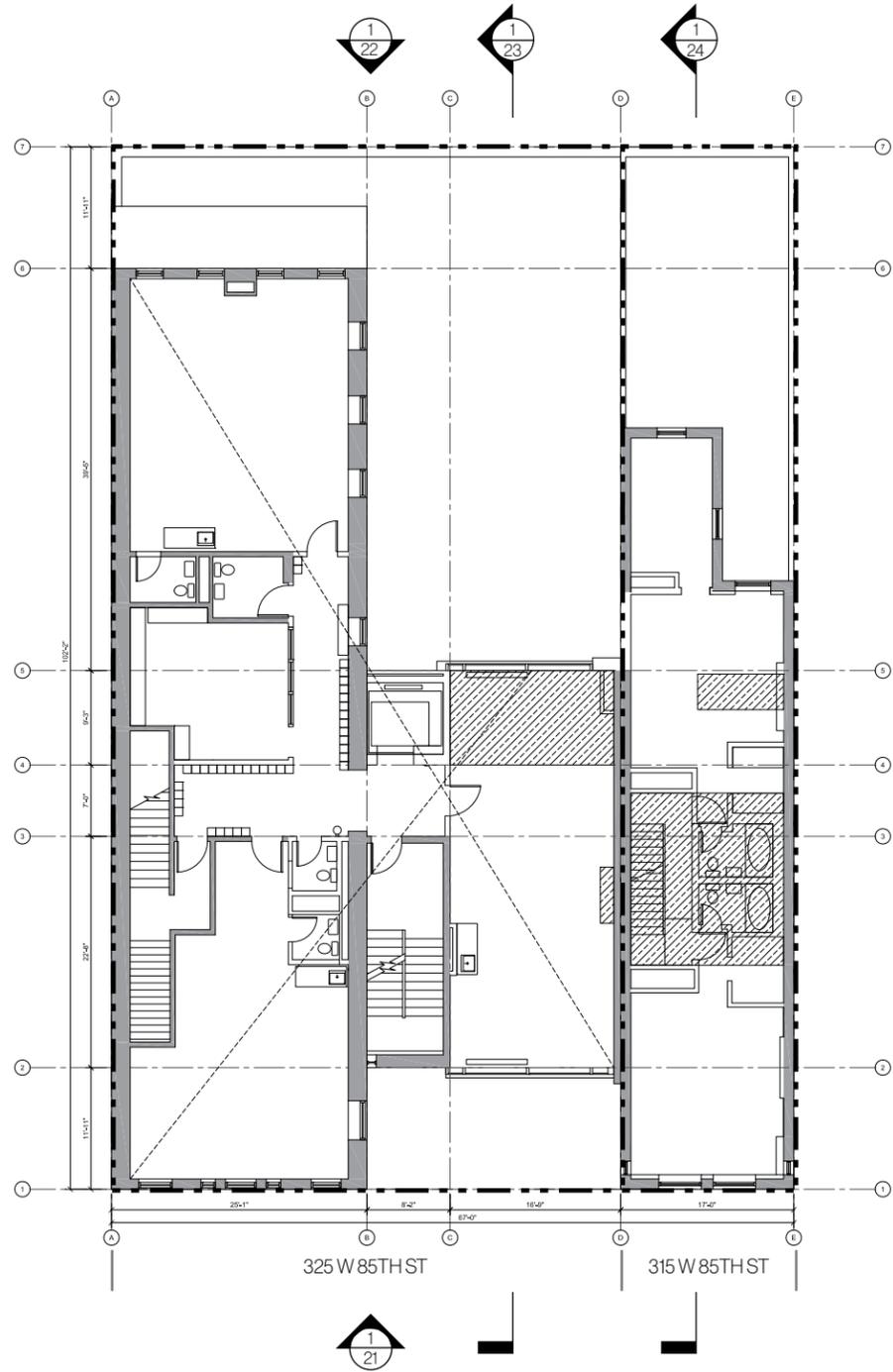


**1 SECOND FLOOR PLAN**  
EXISTING

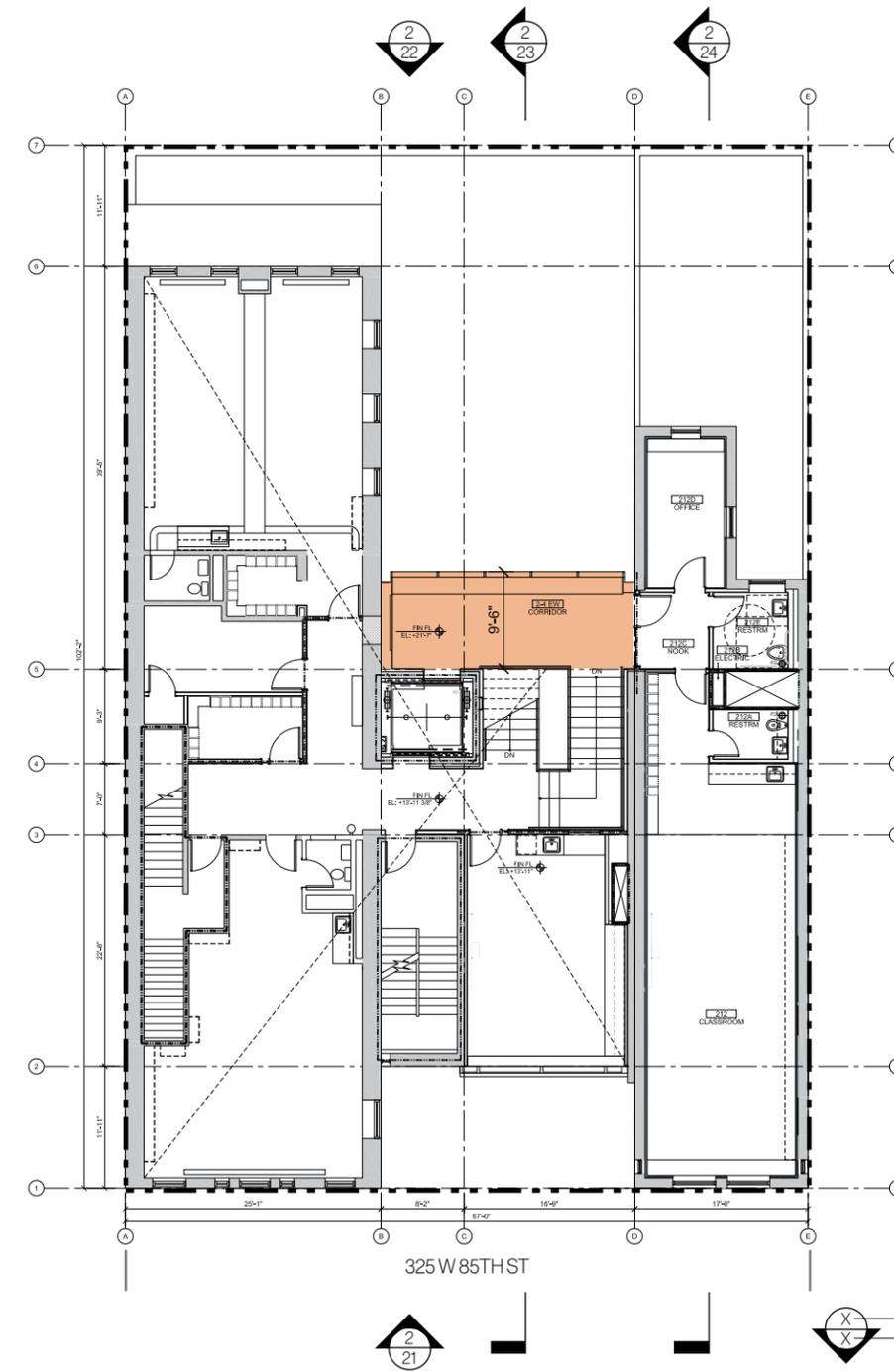


**2 SECOND FLOOR PLAN**  
PROPOSED

DRAWING NUMBER  
PAGE NUMBER  
 PROPOSED ADDITION AT  
ROOF LEVEL & REAR  
 LOT LINE  
 0 4 8 16 32



**1 SECOND FLOOR MEZZANINE PLAN**  
EXISTING

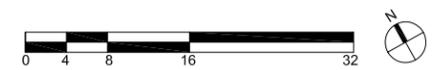


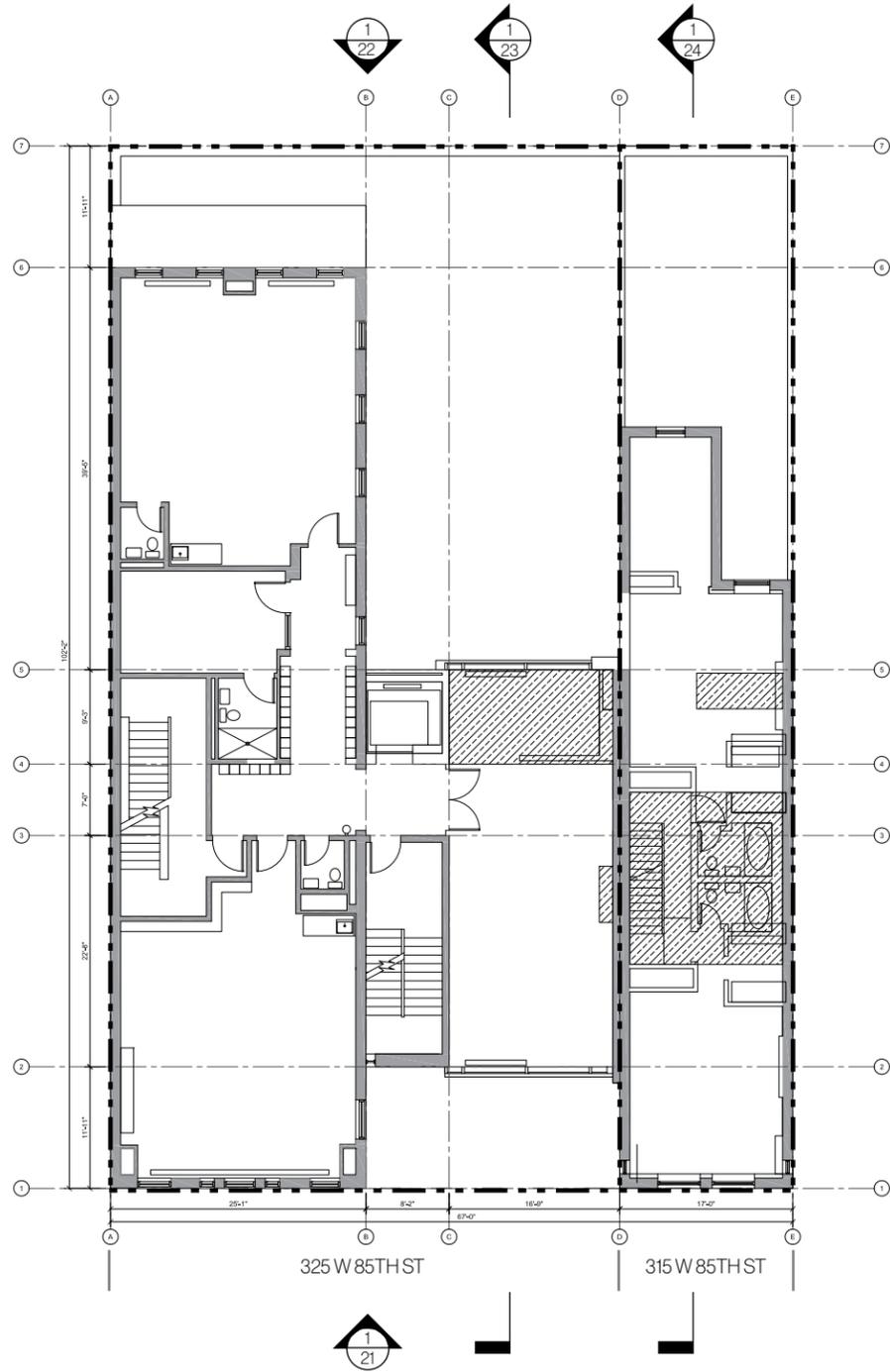
**2 SECOND FLOOR MEZZANINE PLAN**  
PROPOSED

DRAWING NUMBER  
PAGE NUMBER

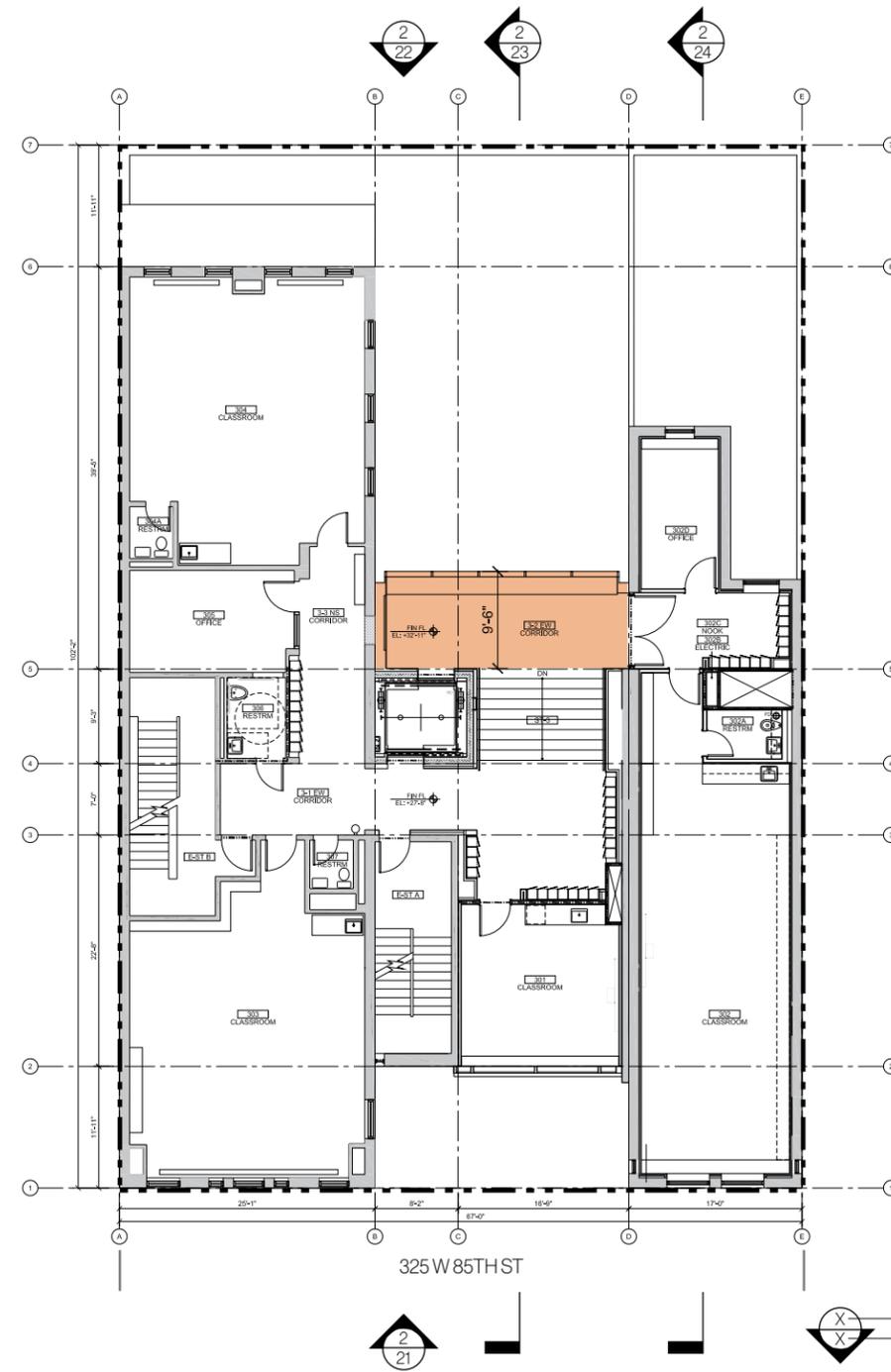
PROPOSED ADDITION AT  
ROOF LEVEL & REAR

LOT LINE





**1 THIRD FLOOR PLAN**  
EXISTING

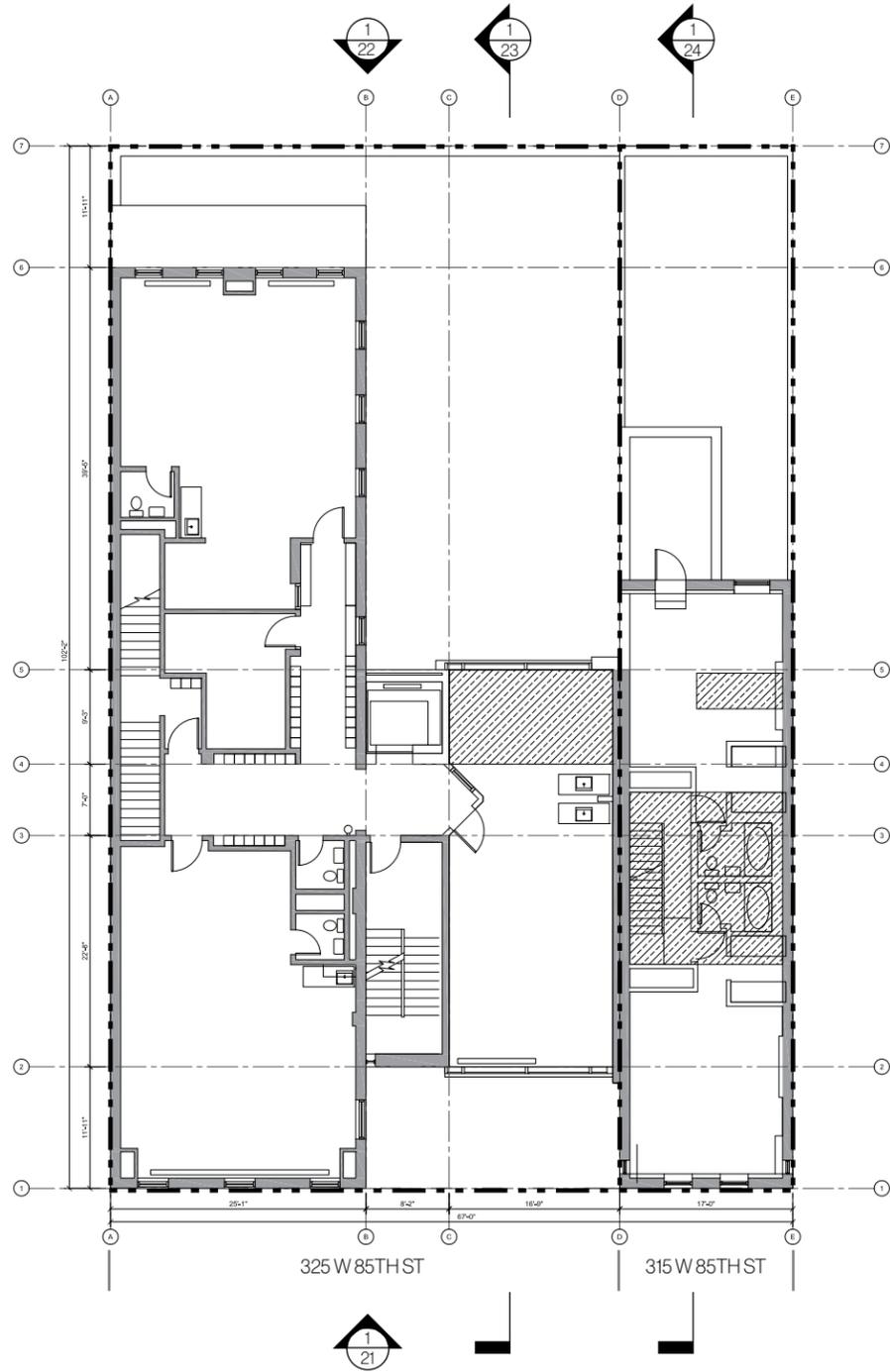


**2 THIRD FLOOR PLAN**  
PROPOSED

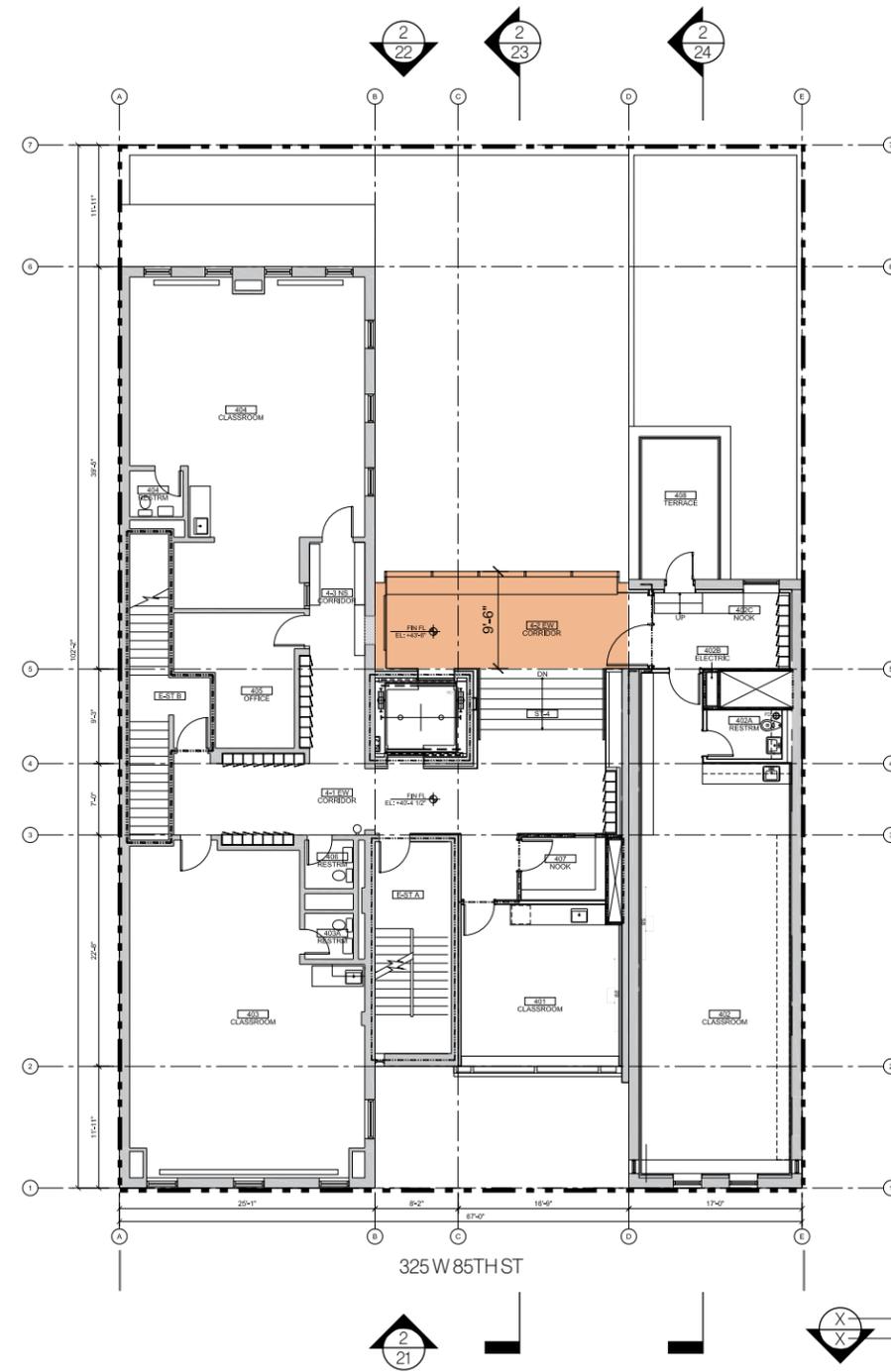
DRAWING NUMBER  
PAGE NUMBER

PROPOSED ADDITION AT  
ROOF LEVEL & REAR

LOT LINE



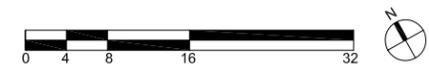
**1 FOURTH FLOOR PLAN**  
EXISTING

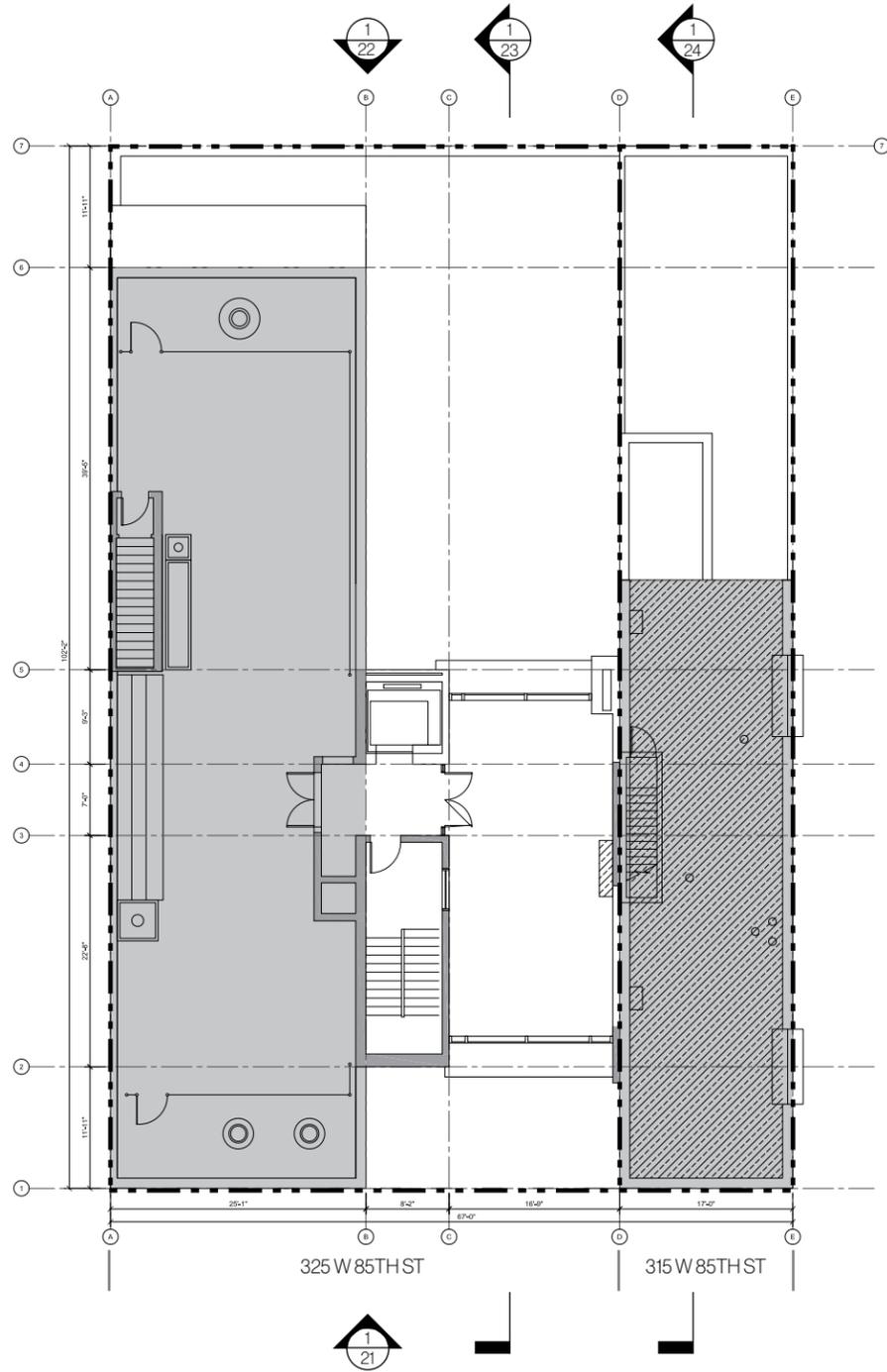


**2 FOURTH FLOOR PLAN**  
PROPOSED

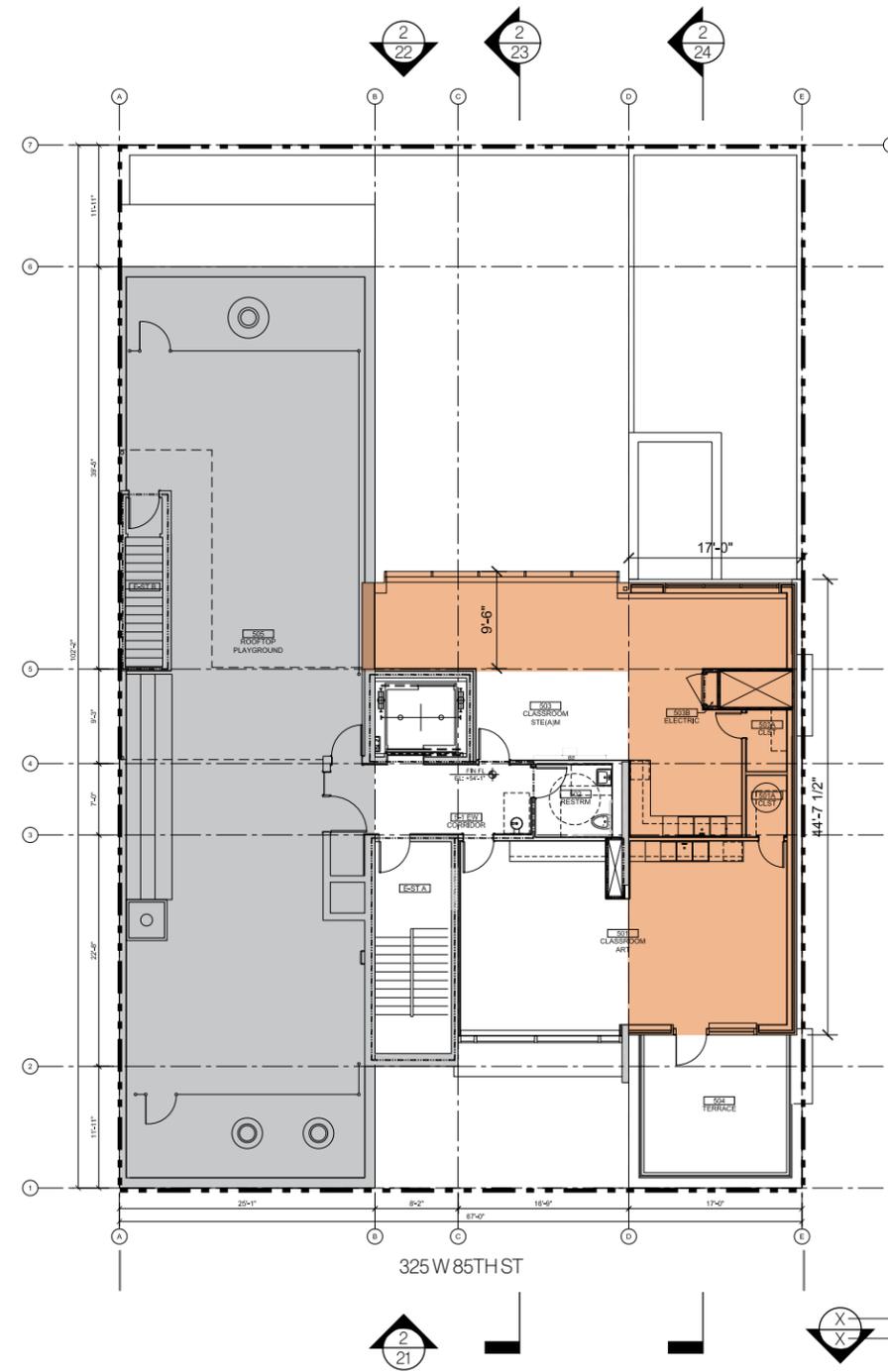
 DRAWING NUMBER  
PAGE NUMBER  
 PROPOSED ADDITION AT  
ROOF LEVEL & REAR

--- LOT LINE



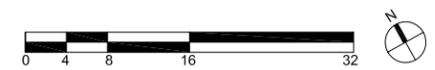


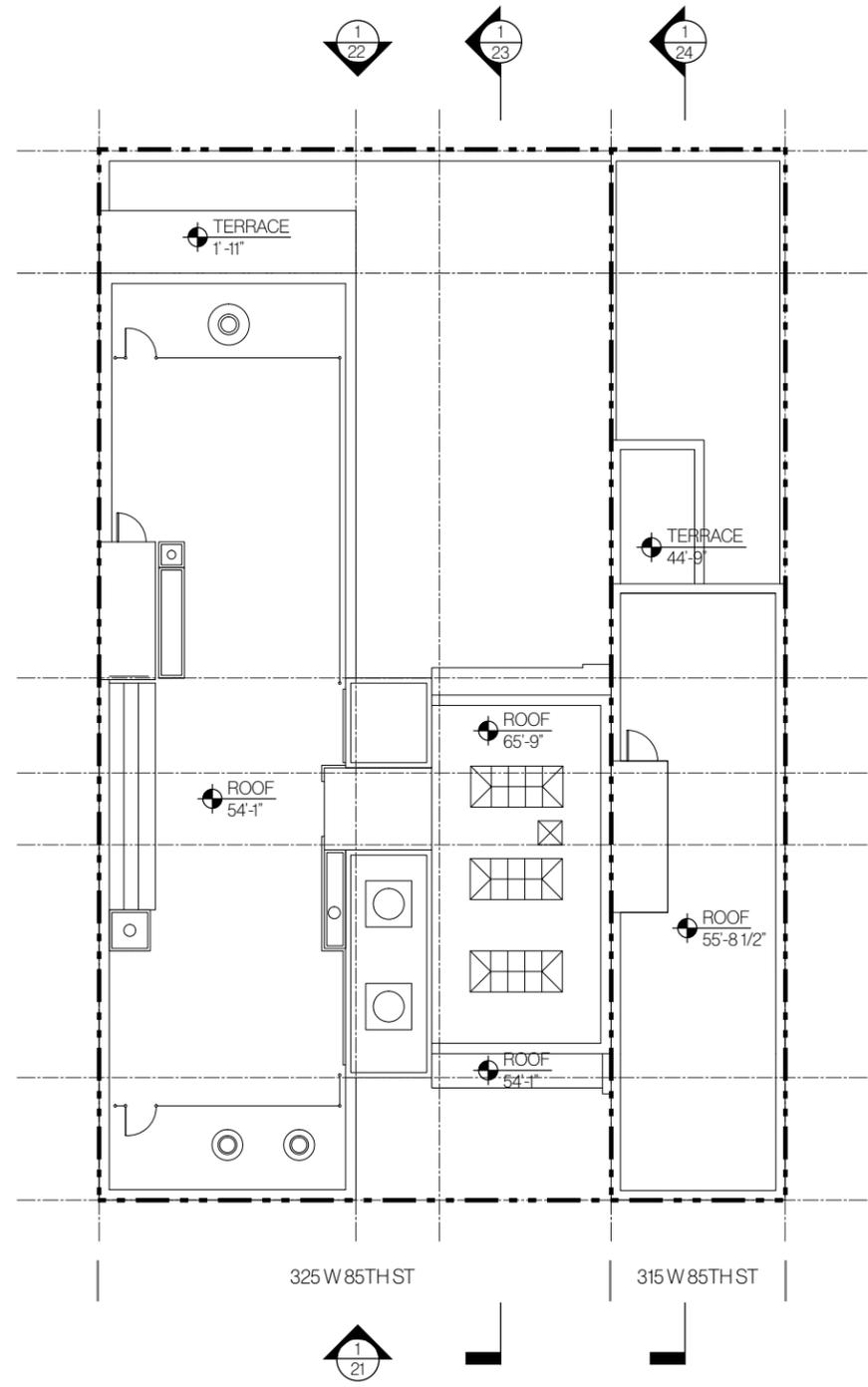
**1 FIFTH FLOOR PLAN**  
EXISTING



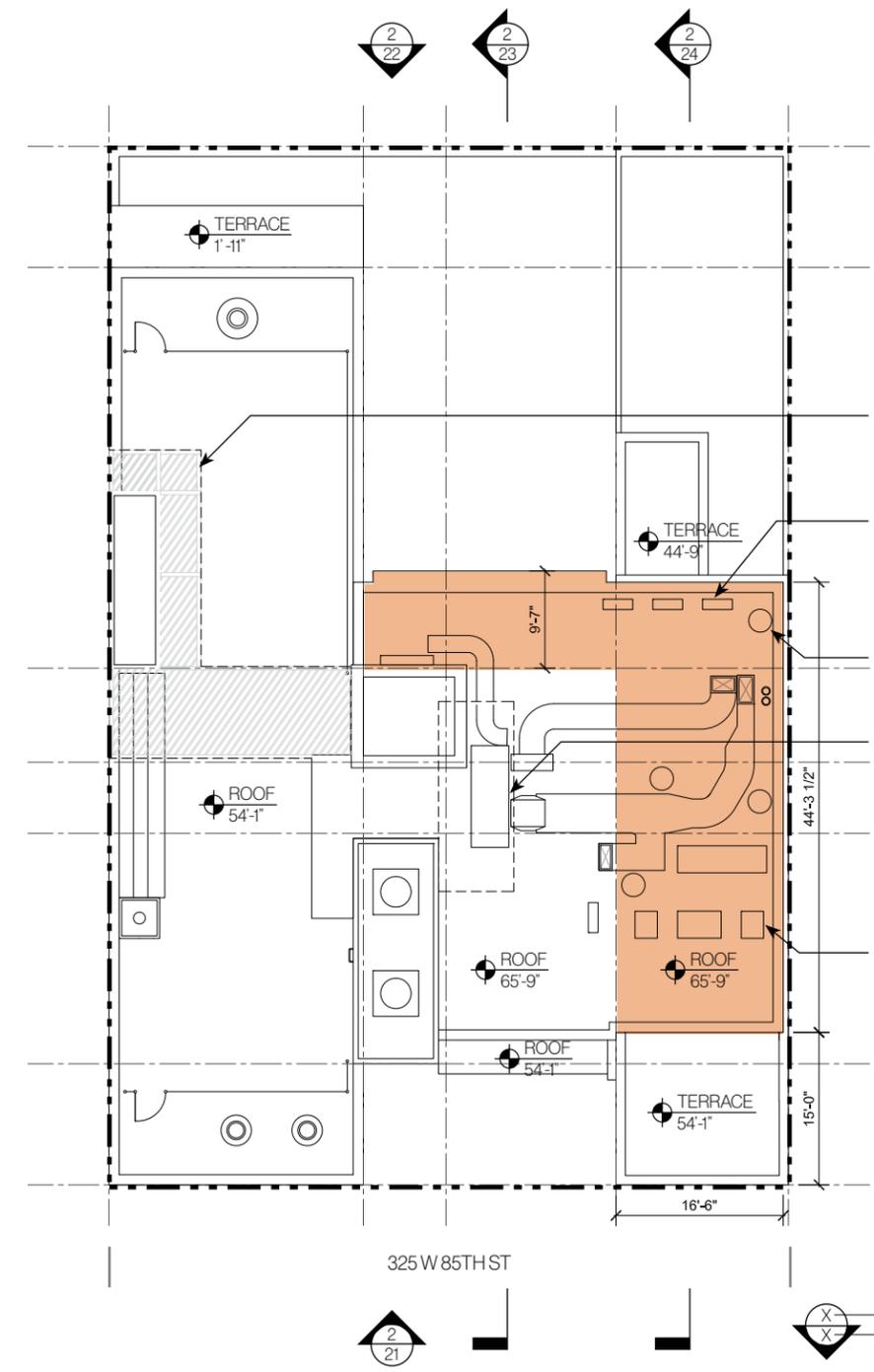
**2 FIFTH FLOOR PLAN**  
PROPOSED

 DRAWING NUMBER  
PAGE NUMBER  
 PROPOSED ADDITION AT  
ROOF LEVEL & REAR  
 LOT LINE





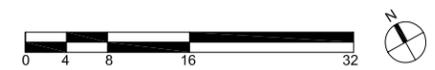
**1 ROOF PLAN**  
EXISTING

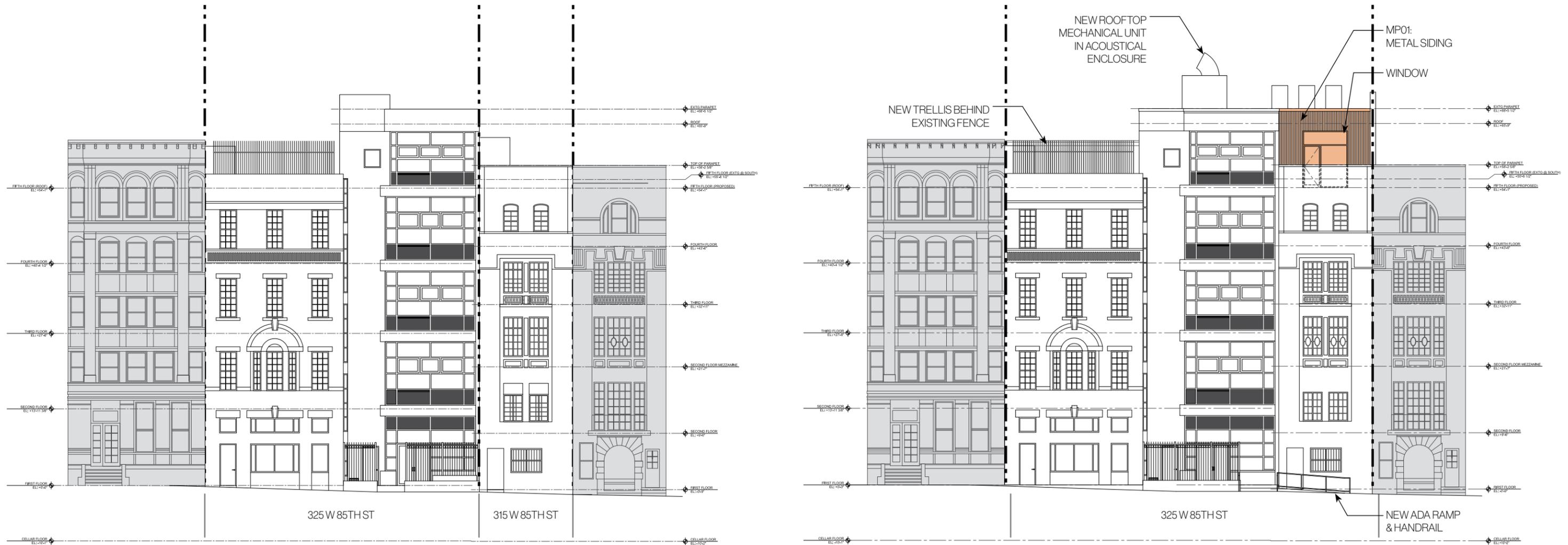


**2 ROOF PLAN**  
PROPOSED

- NEW TRELLIS
- NEW AIR COOLED CONDENSING UNIT, TYP.
- NEW ROOFTOP EXHAUST, TYP.
- NEW ROOFTOP MECHANICAL UNIT IN ACOUSTICAL ENCLOSURE
- NEW AIR COOLED CONDENSING UNIT, TYP.

- DRAWING NUMBER  
PAGE NUMBER
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- LOT LINE



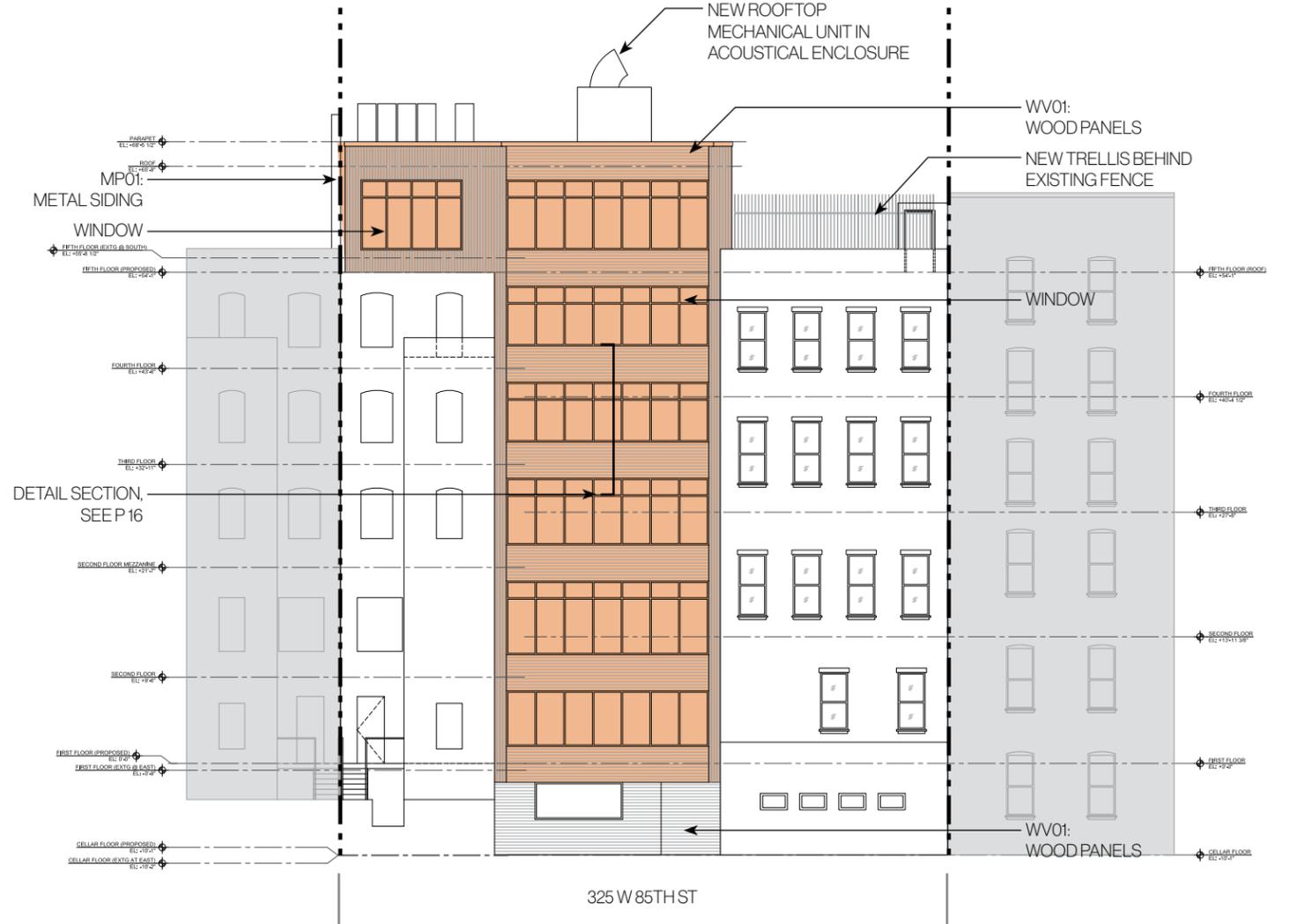


**1 SOUTH ELEVATION**  
EXISTING

**2 SOUTH ELEVATION**  
PROPOSED



**1 NORTH ELEVATION**  
EXISTING

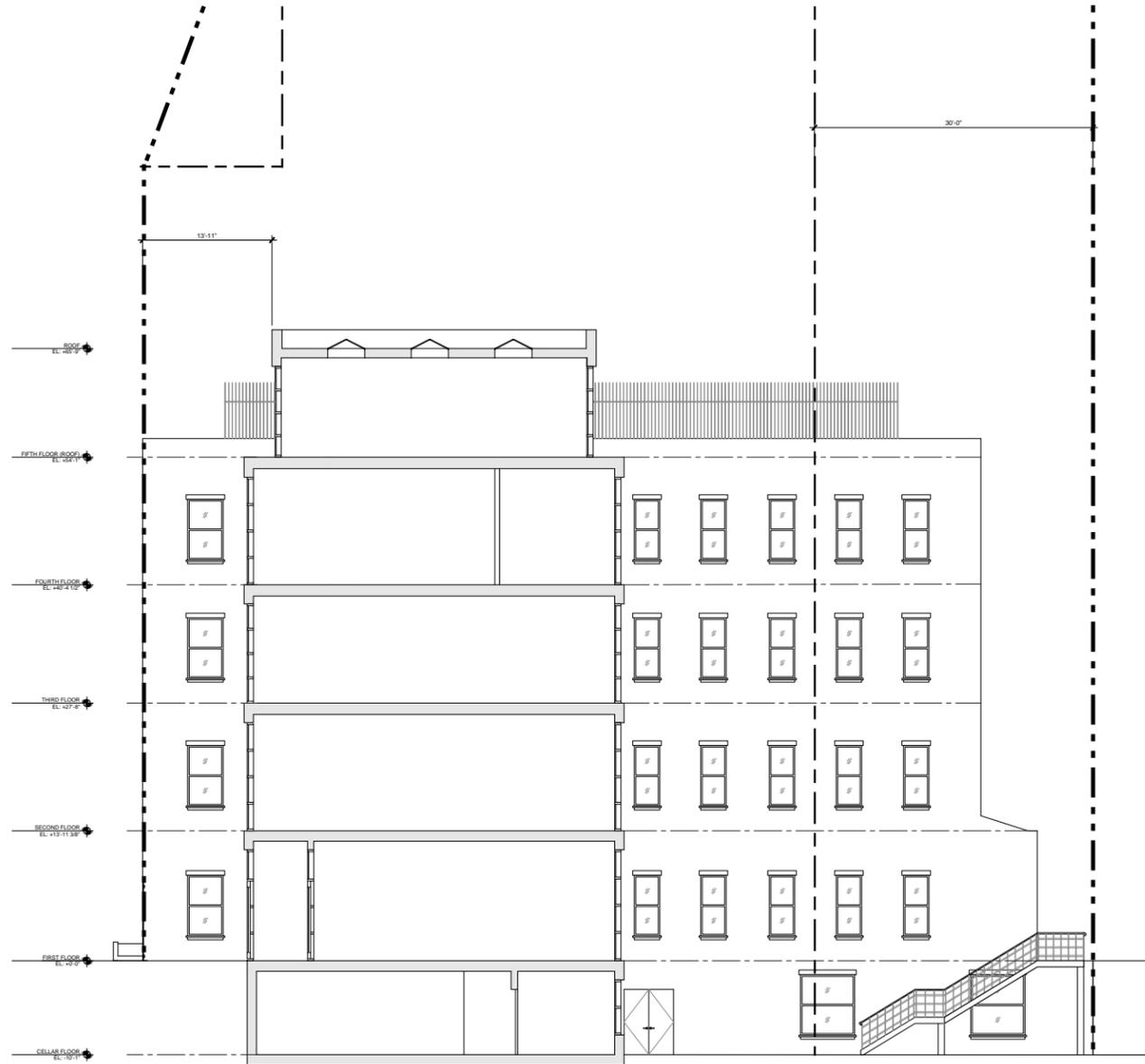


**2 NORTH ELEVATION**  
PROPOSED

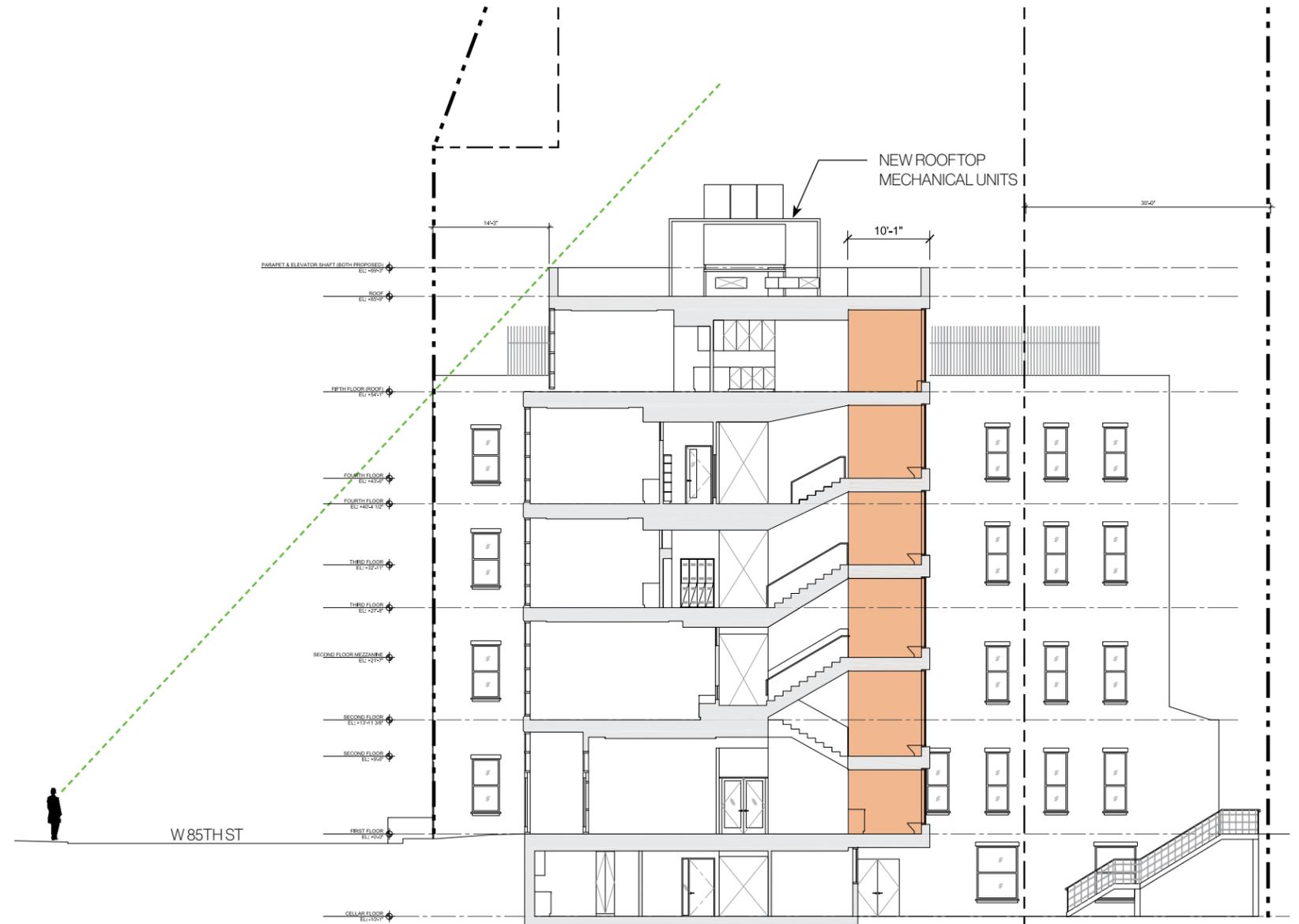
PROPOSED ADDITION AT  
ROOF LEVEL & REAR

LOT LINE





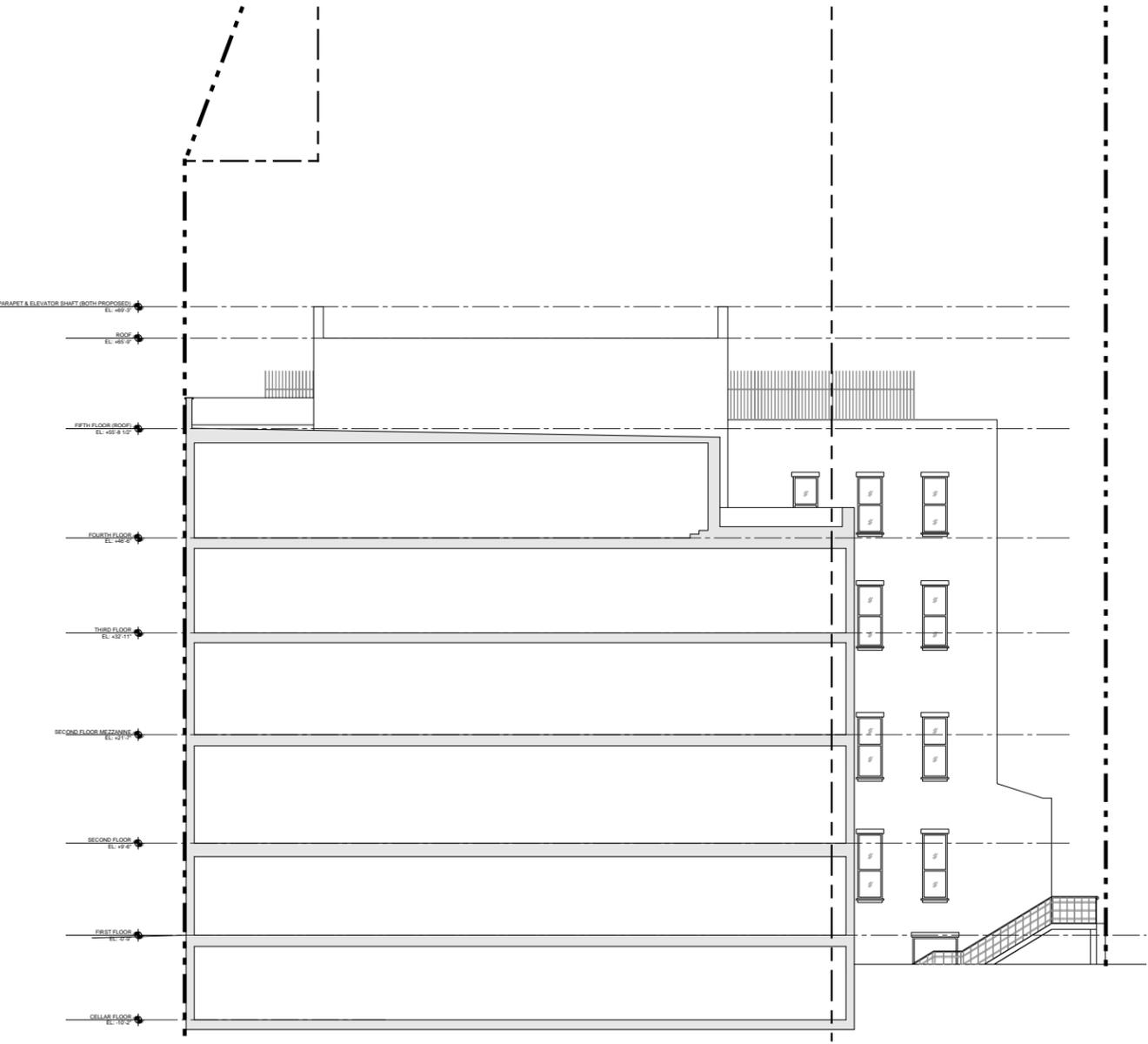
**1 SECTION THROUGH 325 W 85TH ST**  
EXISTING



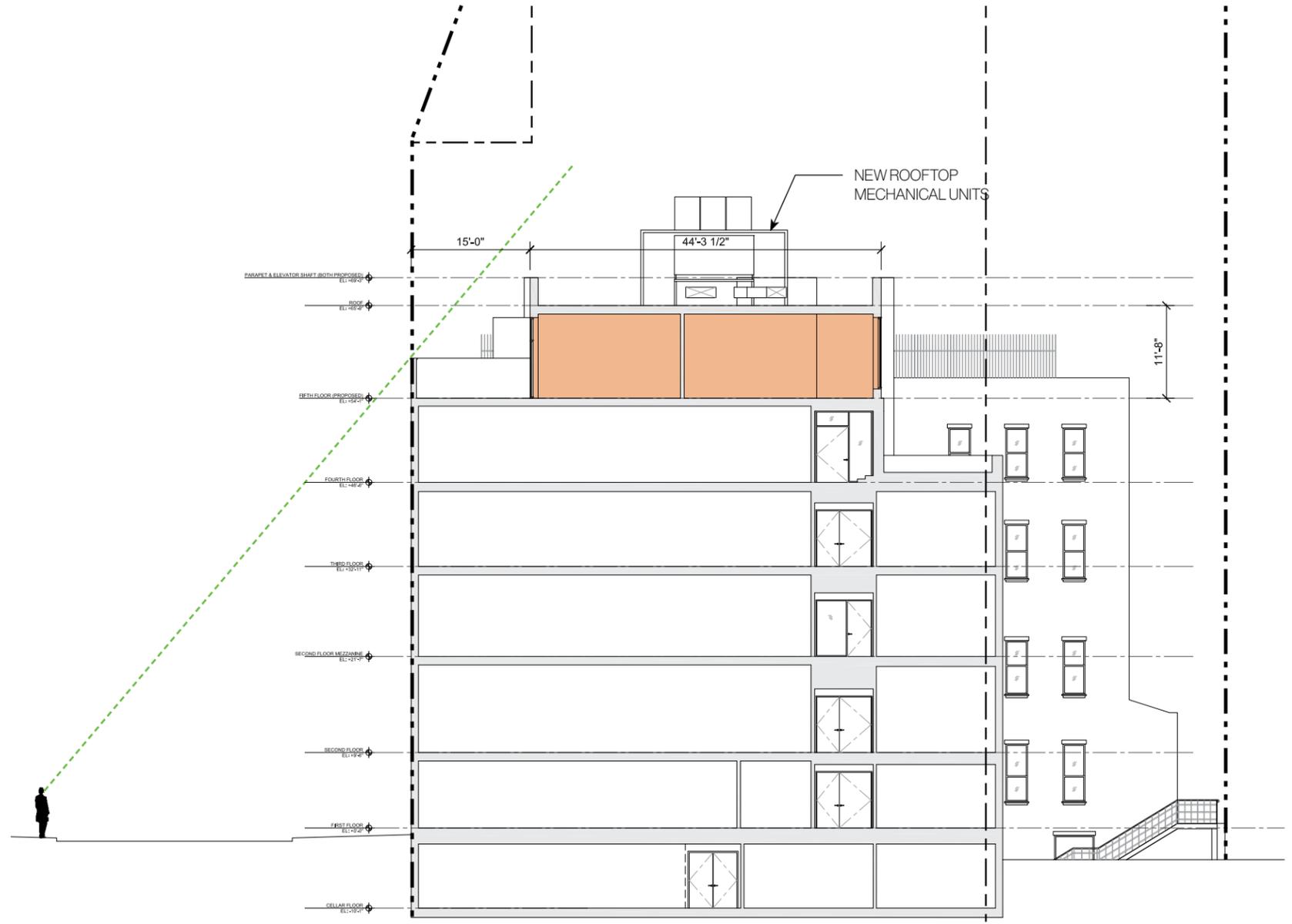
**2 SECTION THROUGH 325 W 85TH ST**  
PROPOSED

- SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - BUILDING SETBACKS
- · · LOT LINE





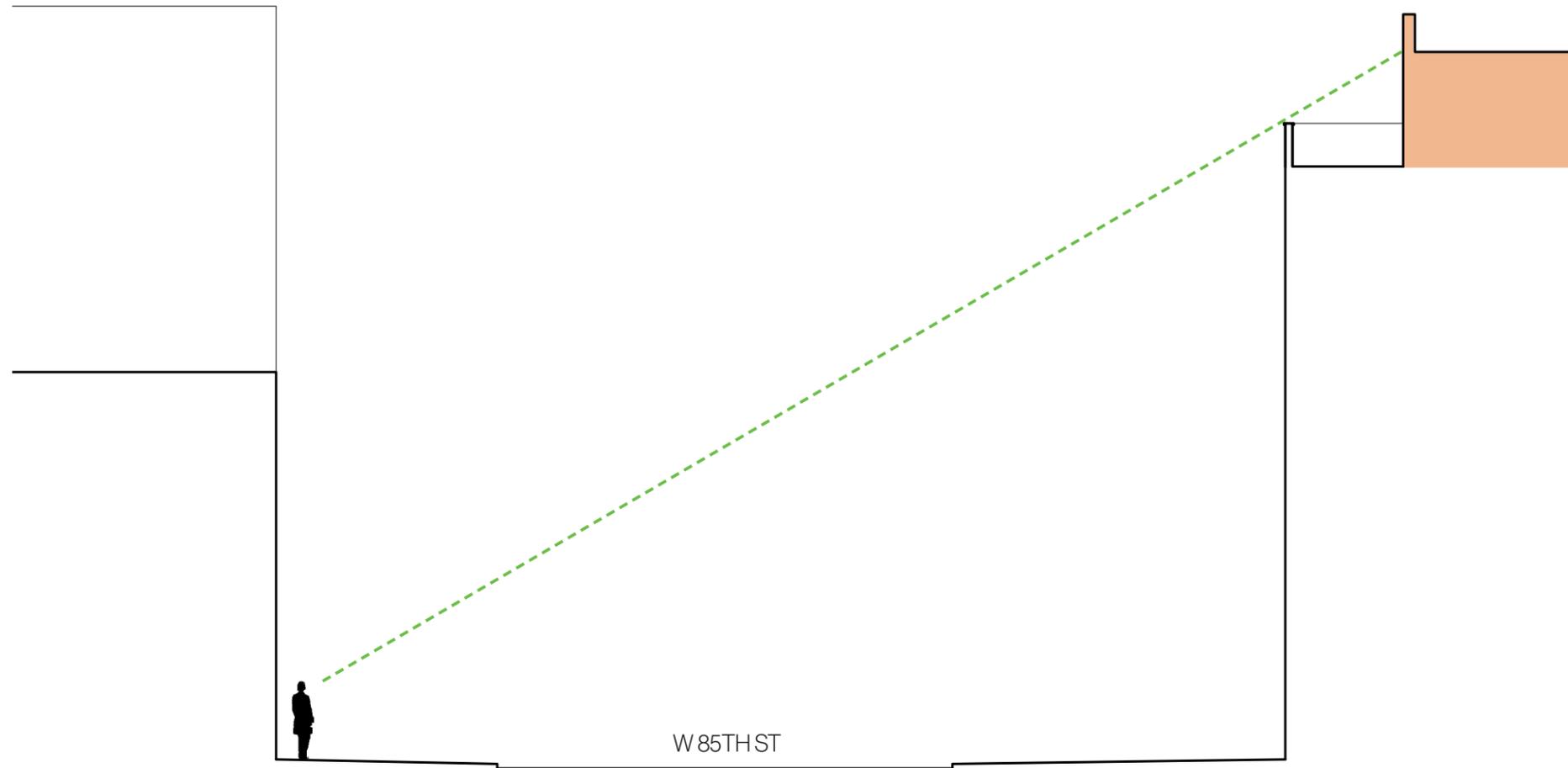
**1 SECTION THROUGH 315 W 85TH ST**  
EXISTING



**2 SECTION THROUGH 315 W 85TH ST**  
PROPOSED

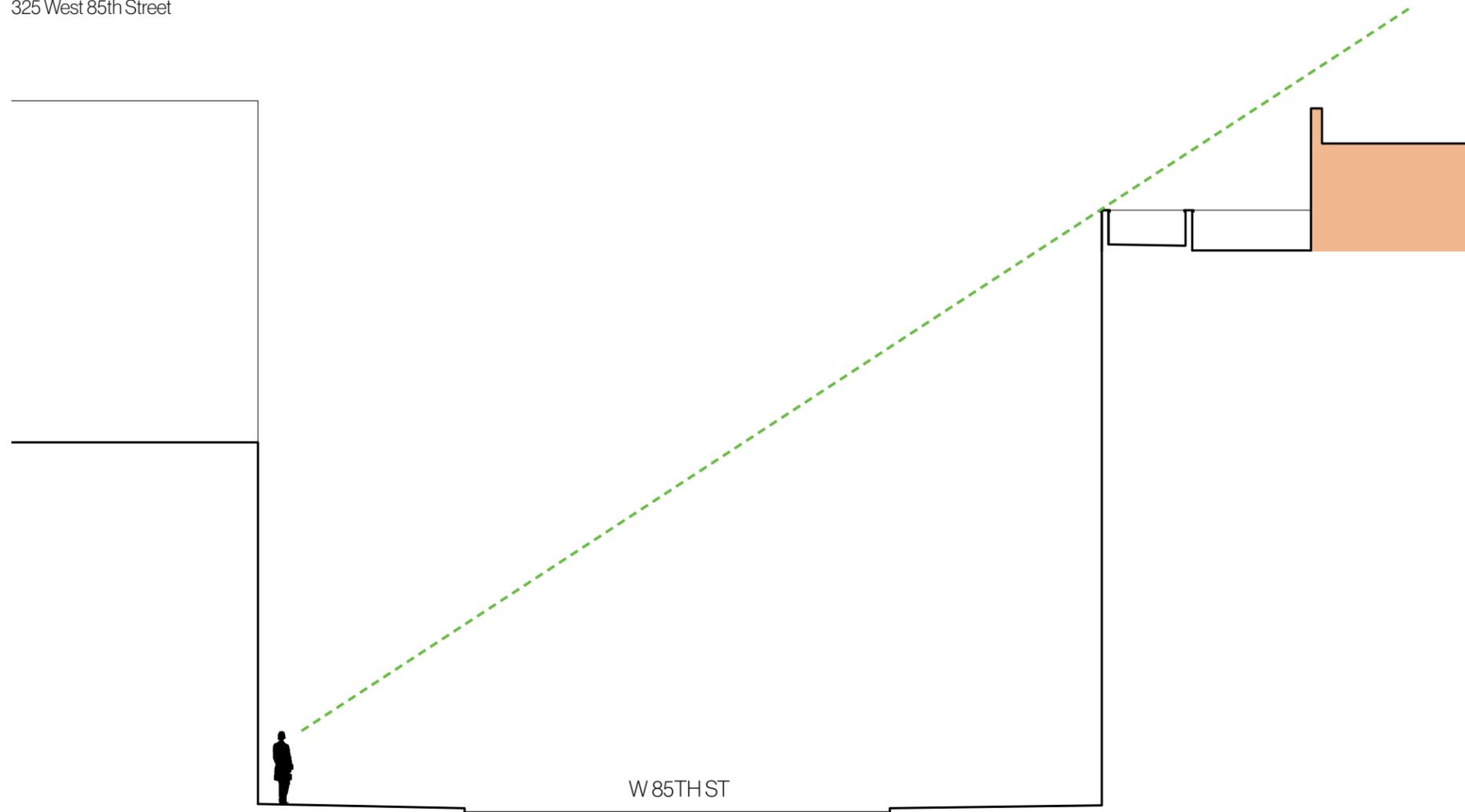
- - - - - SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - - - BUILDING SETBACKS
- · · · · LOT LINE





- SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - BUILDING SETBACKS
- · · LOT LINE

**OBLIQUE SECTION SHOWING SIGHT LINE FROM WEST OF 315**  
PROPOSED



- SIGHT LINE
- PROPOSED ADDITION AT ROOF LEVEL & REAR
- - - BUILDING SETBACKS
- · · LOT LINE

**OBLIQUE SECTION SHOWING SIGHT LINE FROM EAST OF 315**  
PROPOSED



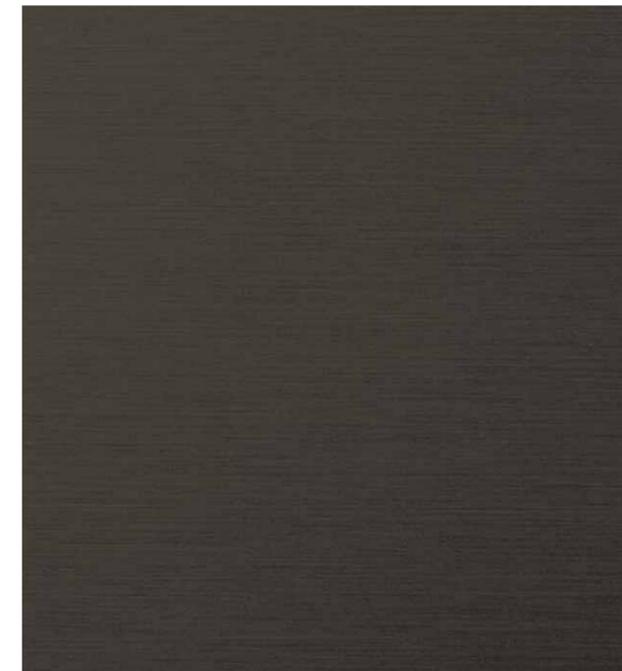
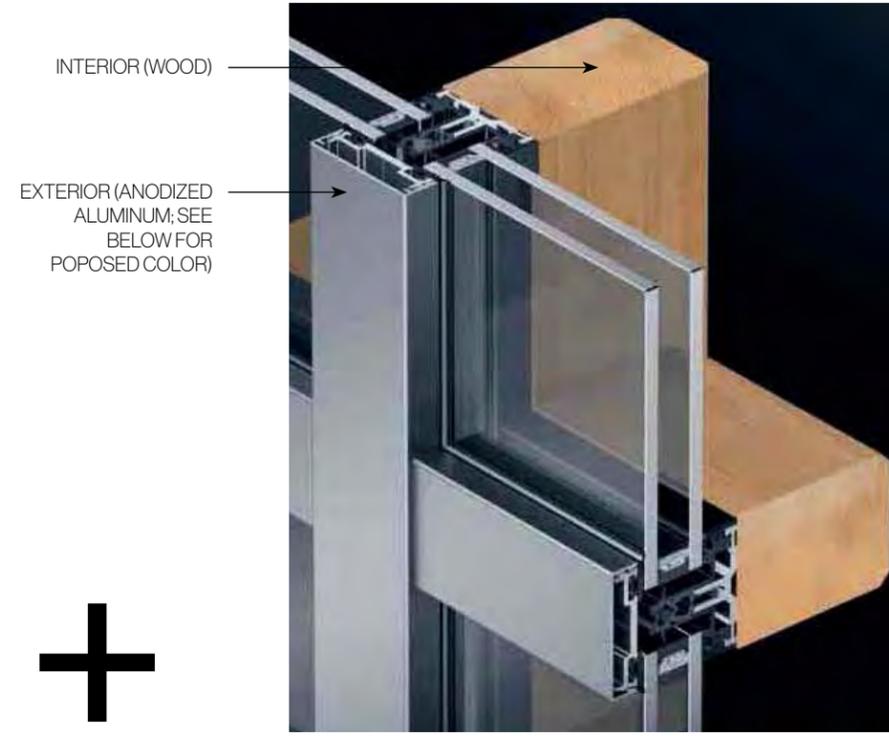
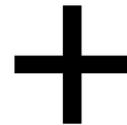
METAL SIDING: EXAMPLE



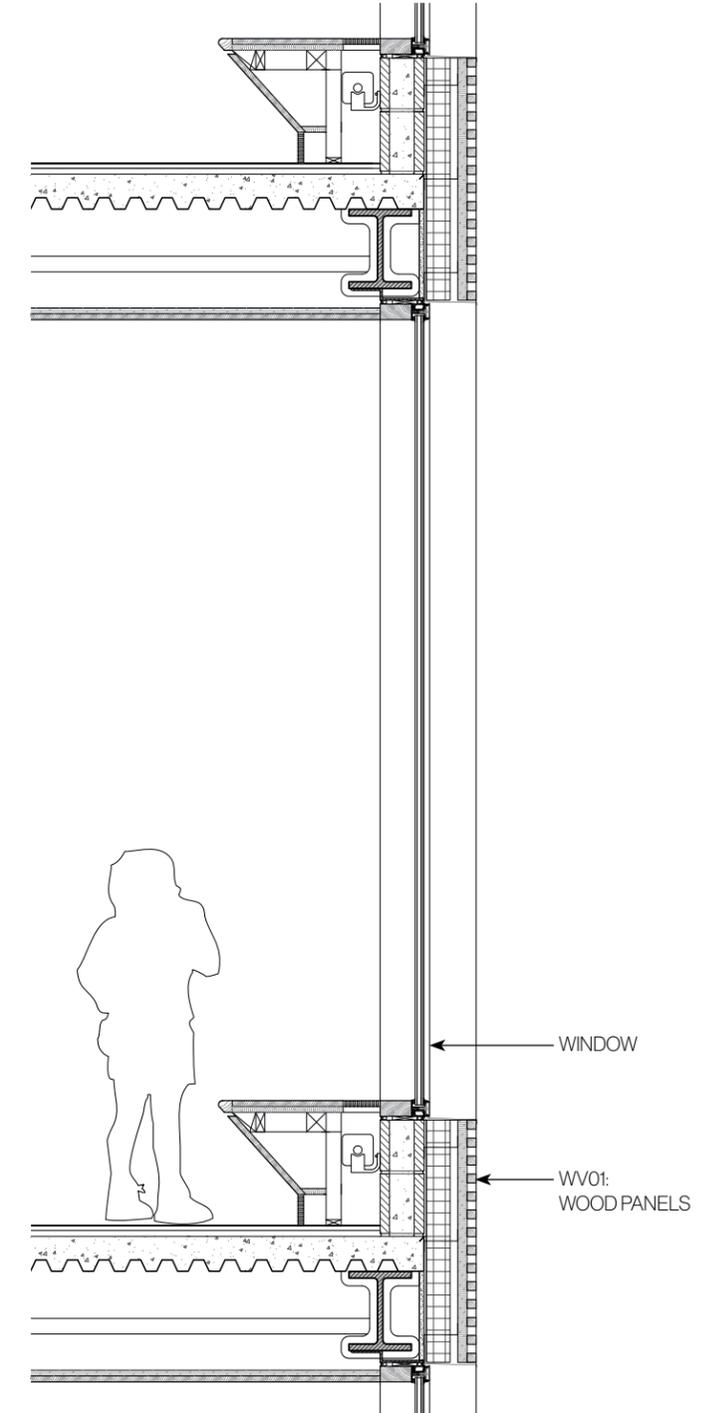
METAL SIDING: PROPOSED COLOR



PRE-STAINED IPE WOOD SIDING

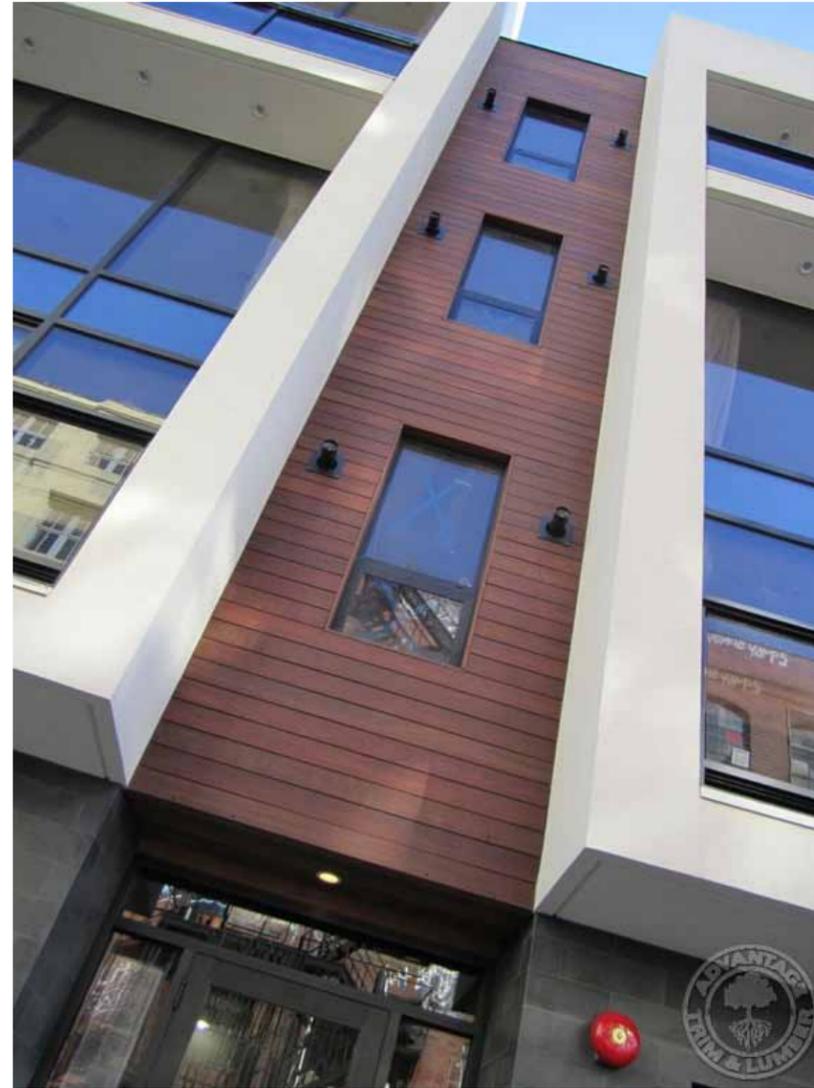
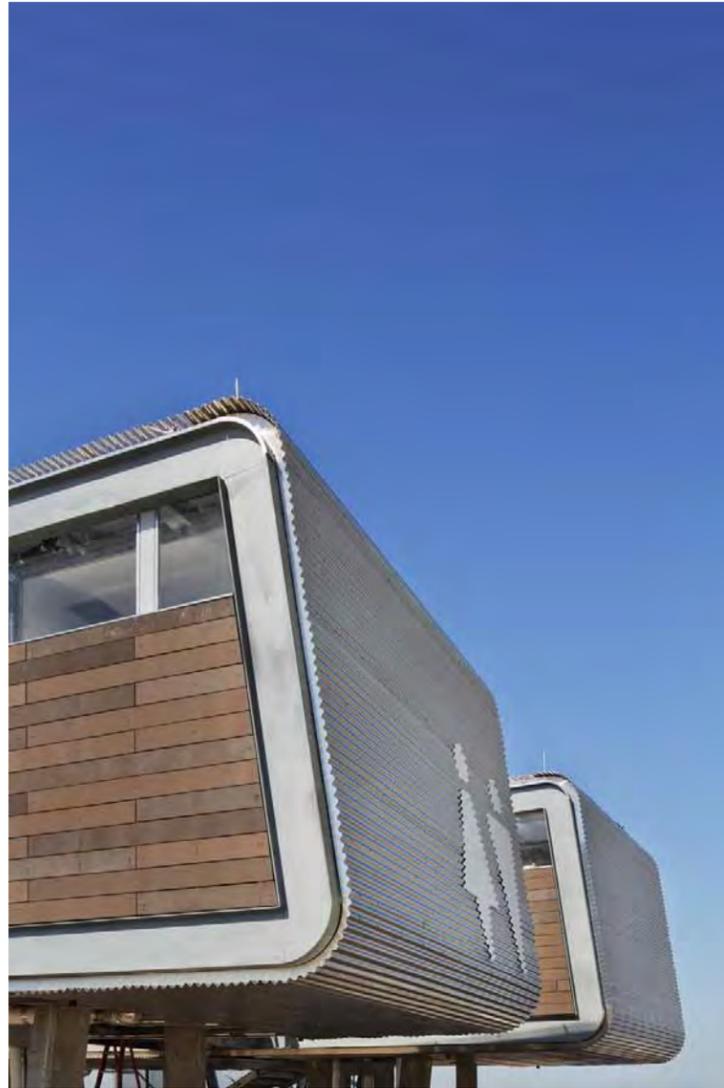


WOOD/ALUMINUM WINDOW SYSTEM



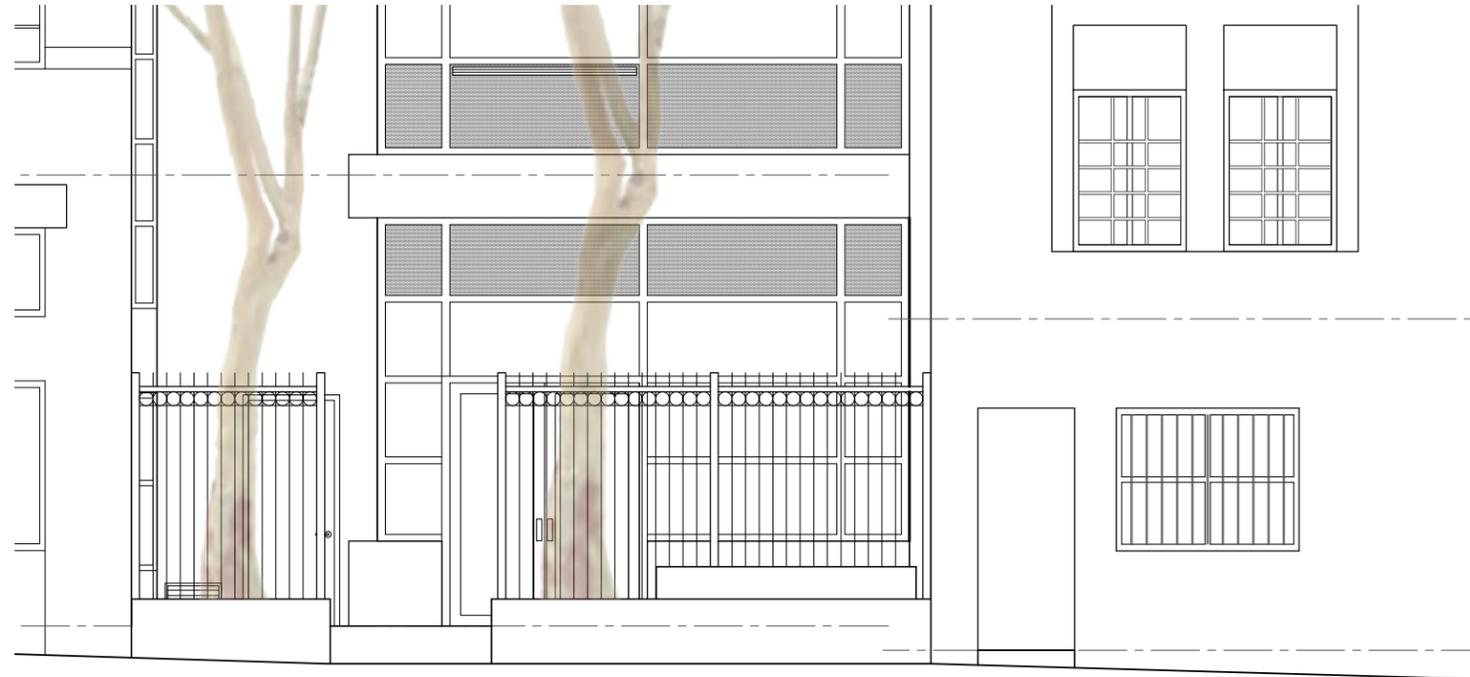
DETAIL SECTION

**FACADE MATERIALITY**  
REAR ADDITION

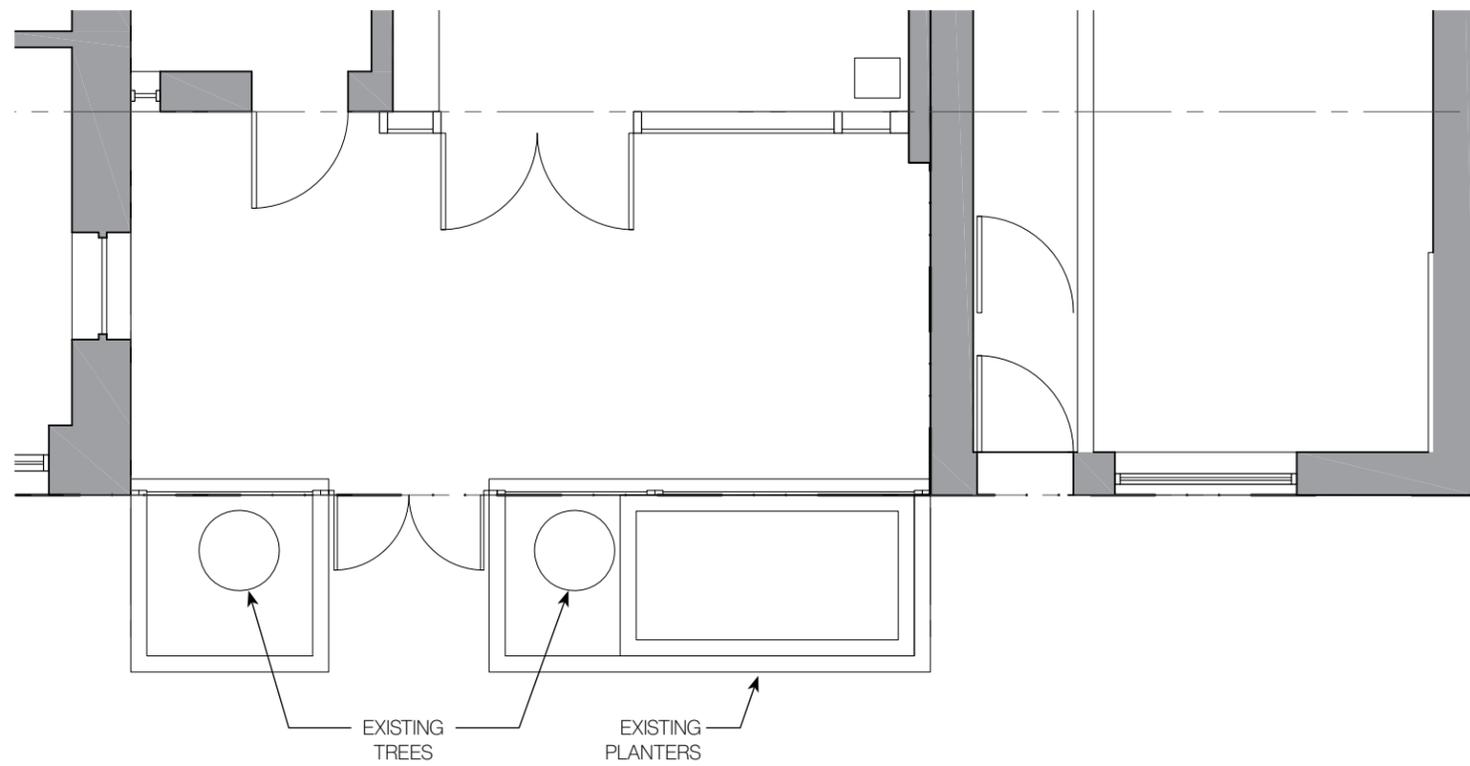


EXAMPLES OF WOOD SIDING IN NEW YORK CITY

325 West 85th Street



(CURRENT PHOTO)

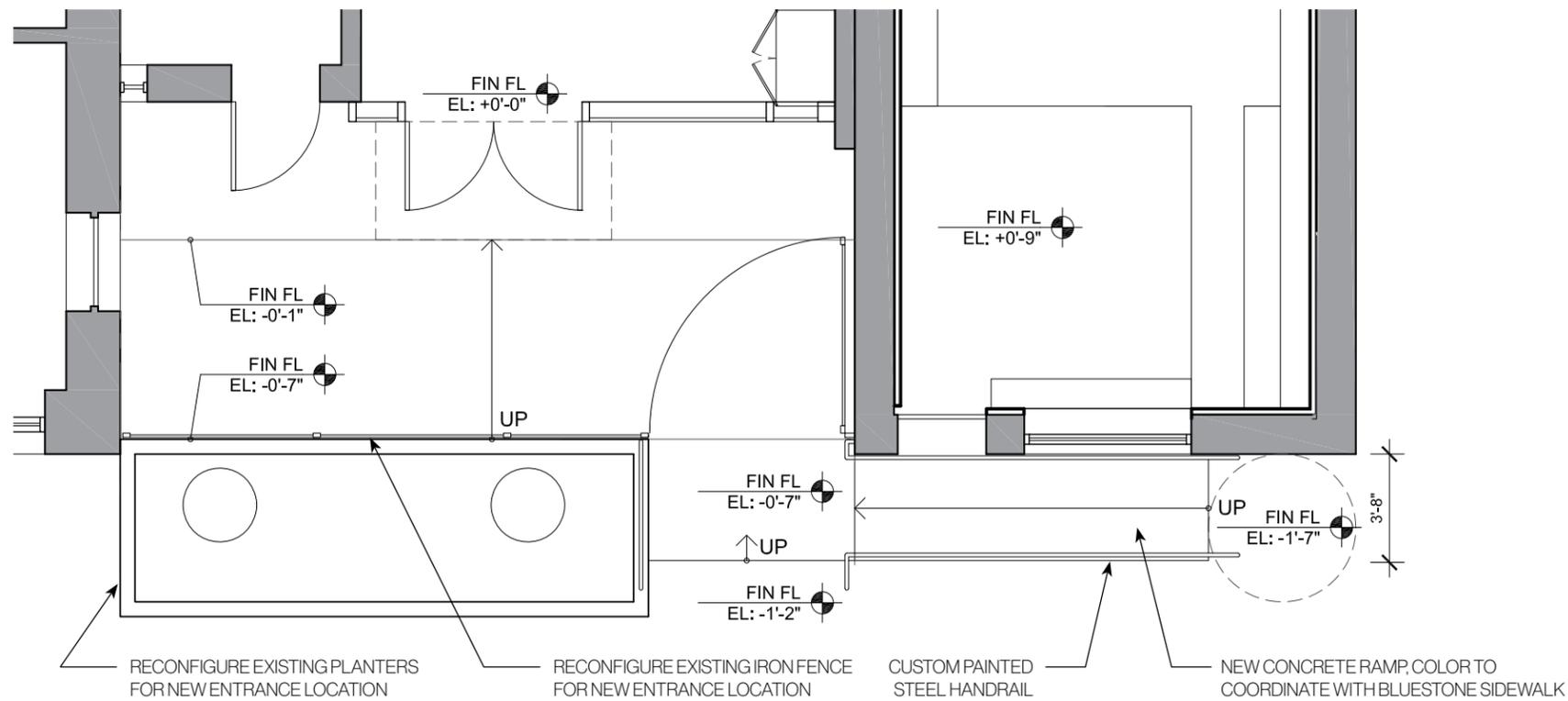


**ENTRY DETAIL**  
EXISTING

325 West 85th Street



(CURRENT PHOTO)



**ENTRY DETAIL**

PROPOSED (SEE FIRST FLOOR PLAN ON P. 14)



north side of w 85th st (131 Riverside Dr)  
facing east



north side of w 85th st (333 w 85th St)  
facing east



north side of w 85th st (229 w 85th St)  
facing east

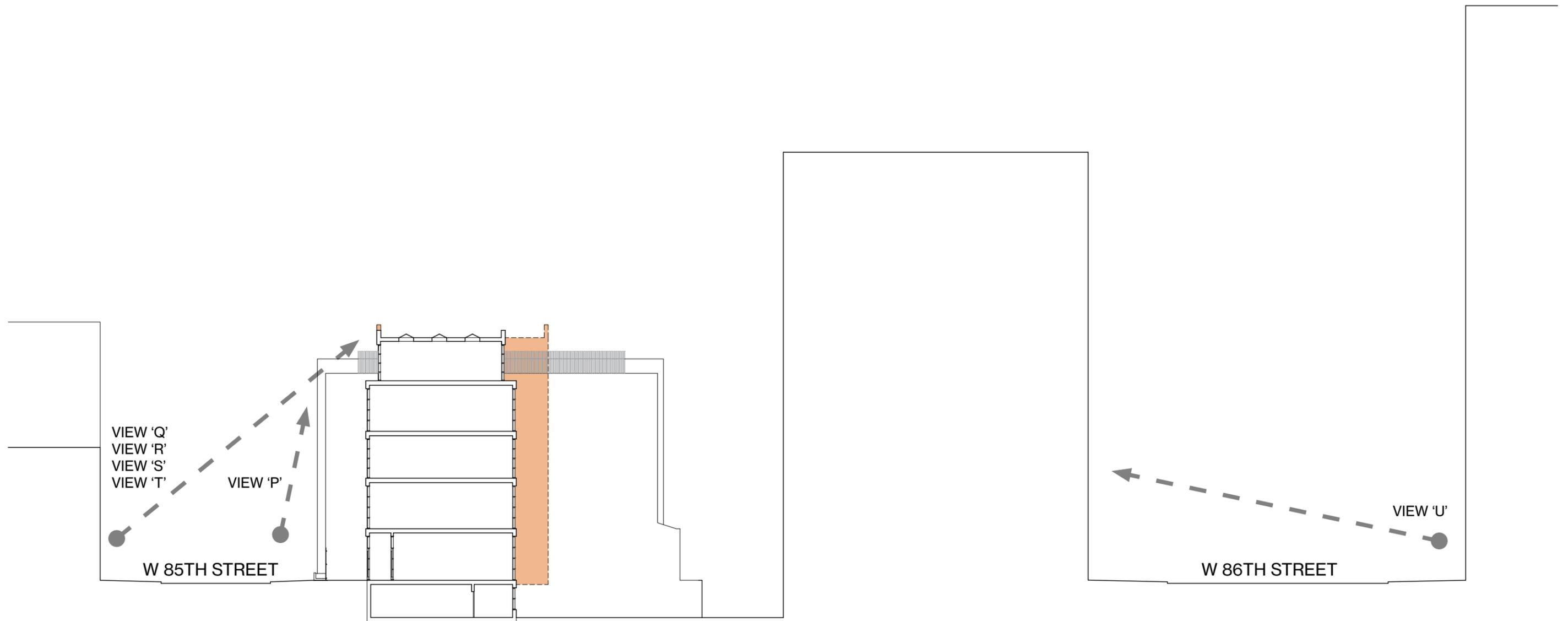


north side of w 85th st (525 West End Ave)  
facing west

EXISTING SCHOOL



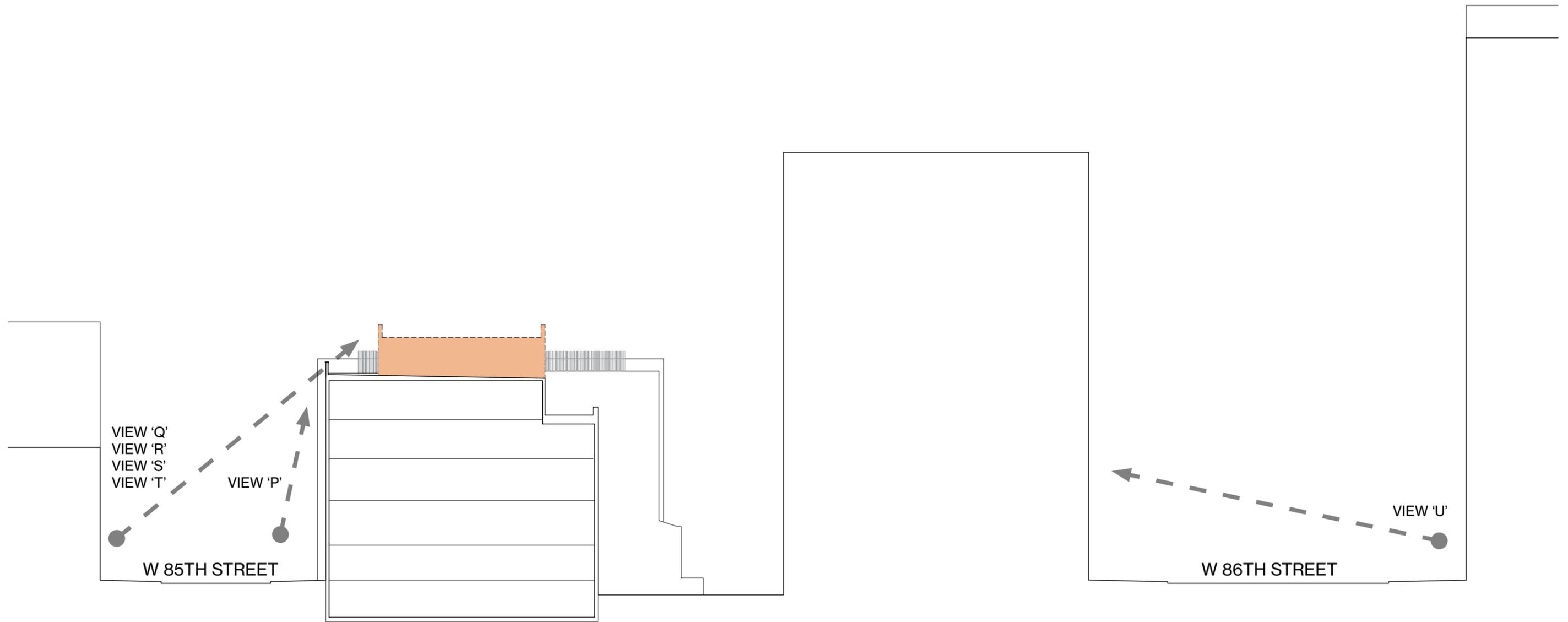
PROPOSED ADDITION AT  
ROOF LEVEL & REAR



PROPOSED ADDITION AT  
ROOF LEVEL & REAR

**KEY SECTION**  
STREET VIEWS

NOT TO SCALE



PROPOSED ADDITION AT  
ROOF LEVEL & REAR

**KEY SECTION**  
STREET VIEWS

NOT TO SCALE



EXISTING - VIEW 'P'



PROPOSED (RENDERED) - VIEW 'P'



PROPOSED (MOCKUP) - VIEW 'P'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS



EXISTING - VIEW 'Q'



PROPOSED (RENDERED) - VIEW 'Q'



PROPOSED (MOCKUP) - VIEW 'Q'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS

325 West 85th Street



EXISTING - VIEW 'R'



PROPOSED (RENDERED) - VIEW 'R'



PROPOSED (MOCKUP) - VIEW 'R'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS

325 West 85th Street



EXISTING - VIEW 'S'



PROPOSED (RENDERED) - VIEW 'S'



PROPOSED (MOCKUP) - VIEW 'S'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS

325 West 85th Street



EXISTING - VIEW 'T'



PROPOSED (RENDERED) - VIEW 'T'



PROPOSED (MOCKUP) - VIEW 'T'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS



EXISTING - VIEW 'U'



PROPOSED (RENDERED) - VIEW 'U'



PROPOSED (MOCKUP) - VIEW 'U'

 PROPOSED ADDITION

**VIEW ON W 85<sup>TH</sup> STREET**  
STREET VIEWS