378 WEST END AVENUE

COOKFOX ARCHITECTS
WEST END COLLEGIATE CHURCH
LANDMARKS PRESERVATION COMMISSION SUBMISSION
9.28.2015

CONTENTS

Executive Summary

Landmarks Preservation Commission Presentation

Appendix: Historic Photos

Appendix: Context Photos

Appendix: Model Photos

Appendix: Scope & Details

Appendix: Zoning

Appendix: Floorplans

Appendix: Elevations & Sections

Appendix: Materials

Appendix: Shadow Studies

Appendix: COOKFOX Architects Previous Projects

EXECUTIVE SUMMARY
378 WEST END AVENUE

The opportunity for West End Collegiate Church/Collegiate Church Corporation (CCC) to develop the site at 378 West End Avenue/260 West 78th Street arose when Collegiate School, which is independent from Collegiate Church, was compelled to relocate due to space constraints. CCC is currently pursuing this project without a traditional development partner; a strategic choice. As a longstanding members of the Upper West Side community, it is important to Collegiate Church to maintain control of the design of the building and shepherd a project through the approvals process that is sensitive to the neighborhood's rich architectural fabric. To that end, CCC retained COOKFOX Architects, a firm with a record of buildings in historic districts including the award winning Front Street development at South Street Seaport, to design an appropriate residential development. The funds generated by the new development which will include the restoration of West End Plaza (378 West End Avenue) will be used to support the Church's robust charitable programs and to preserve and improve its landmark West End Church building.

Development Information

- The development proposal is as-of-right by zoning, and anticipates a zoning lot merger and transfer of development rights from zoning lot 1 to zoning lots 60/61. See block and lot diagram.

- The project site is within the West End-Collegiate Historic District Extension (designated June 2013). Therefore, the project will be submitted to the New York City Landmarks Preservation Commission (LPC) for a Certificate of Appropriateness.

- West End Plaza which currently functions in its entirety as part of Collegiate School and includes classroom, cafeteria and office spaces with no current residential use. West End Plaza will be retained, refurbished and restored as part of the new project. The restored West End Plaza will be connected to the new West 78th Street addition and function as one residential building.

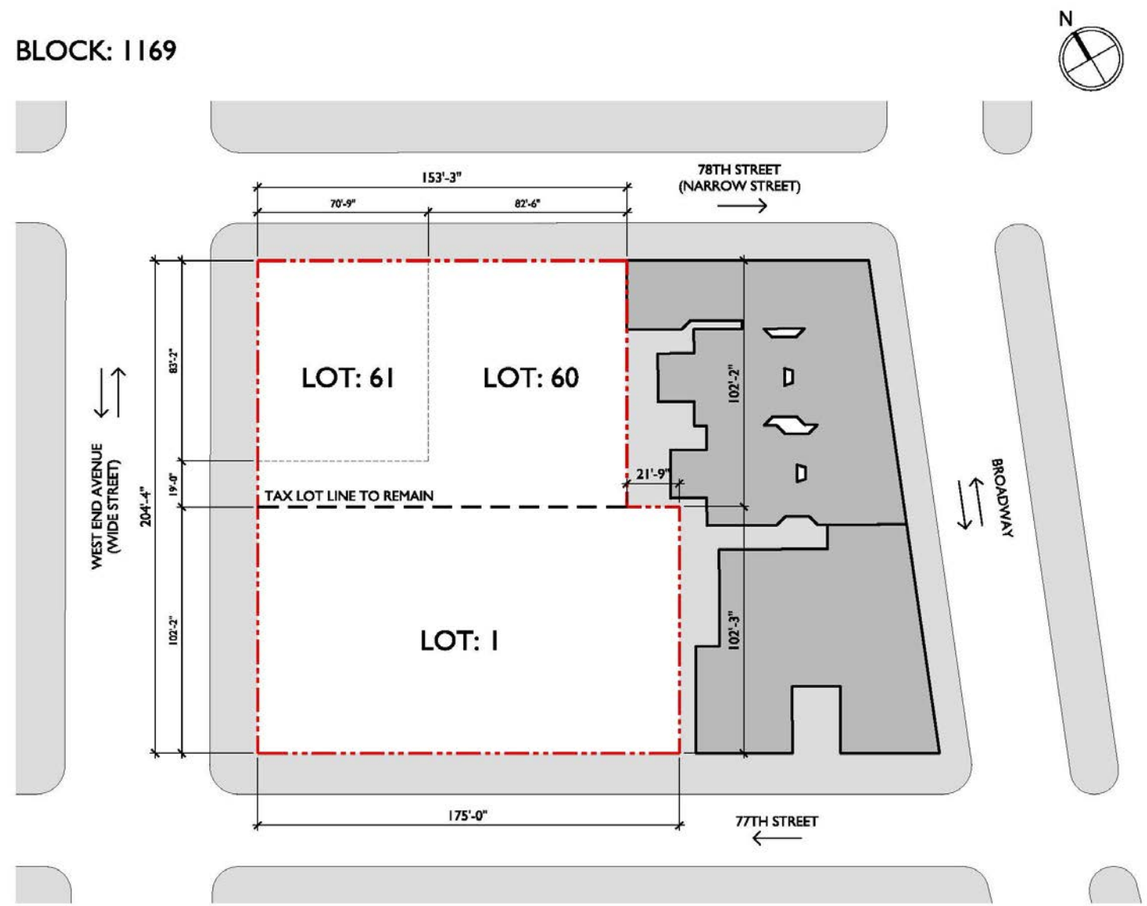
- The new residential development will have 66 apartments currently planned to include a variety of unit types from studios to four bedrooms.

- The proposed building height is 210 ft to top of the new roof as allowed by the Zoning Resolution. Allowable rooftop zoning obstructions reach 234 ft to the top of the new Mechanical/Bulkhead (16 ft less than the allowable). The building has an area of 198,095 Zoning Square Feet.

- The new residential building will set a new standard for integrated, environmental sustainability, prioritizing connections to nature to promote health and wellbeing, and integrating high-performance design to achieve LEED certification.

- An extensive restoration plan and facilities improvement for West End Collegiate Church, funded by this development project, will be filed under a separate application.

- The design, unique to its time and context, connects to the historic evolution of the Upper West Side fabric, and is crafted to be appropriate to its setting.



Project Key Plan

378 WEST END AVENUE

COOKFOX ARCHITECTS
WEST END COLLEGIATE CHURCH
LANDMARKS PRESERVATION COMMISSION SUBMISSION: PRESENTATION
9.28.2015

78TH STREET DEVELOPMENT PURPOSE

- Provide funding to preserve our landmarked sanctuaries and facilities, including a Program for the Continuing Maintenance of West End Collegiate Church
- Replenish Collegiate's endowment to enable the ministries to sustain their 400-year old mission, grow community outreach and benevolence efforts
- Continue and expand programming and staff

2009 Healing Turtle Island Ceremony - marking a reconciliation between Collegiate Church and the Lenape

2007 Founding of Collegiate 5th Ministry Intersections International, a "multi-cultural, multi-faith, global initiative"

1892 West End Collegiate Church and School are dedicated. "Since the Church and School trace their origins back to the first Dutch communty the architect appropriatly combined elements of Dutch and Flemish Renaissance styles...
- NYC LPC Designation Report

1724 Collegiate is bequested a large parcel of land in lower Manhattan by John Harberdinck which forms "the basis for ministry and philanthropic work that would be done over the next three hundred years" - Reverend Michael Bos

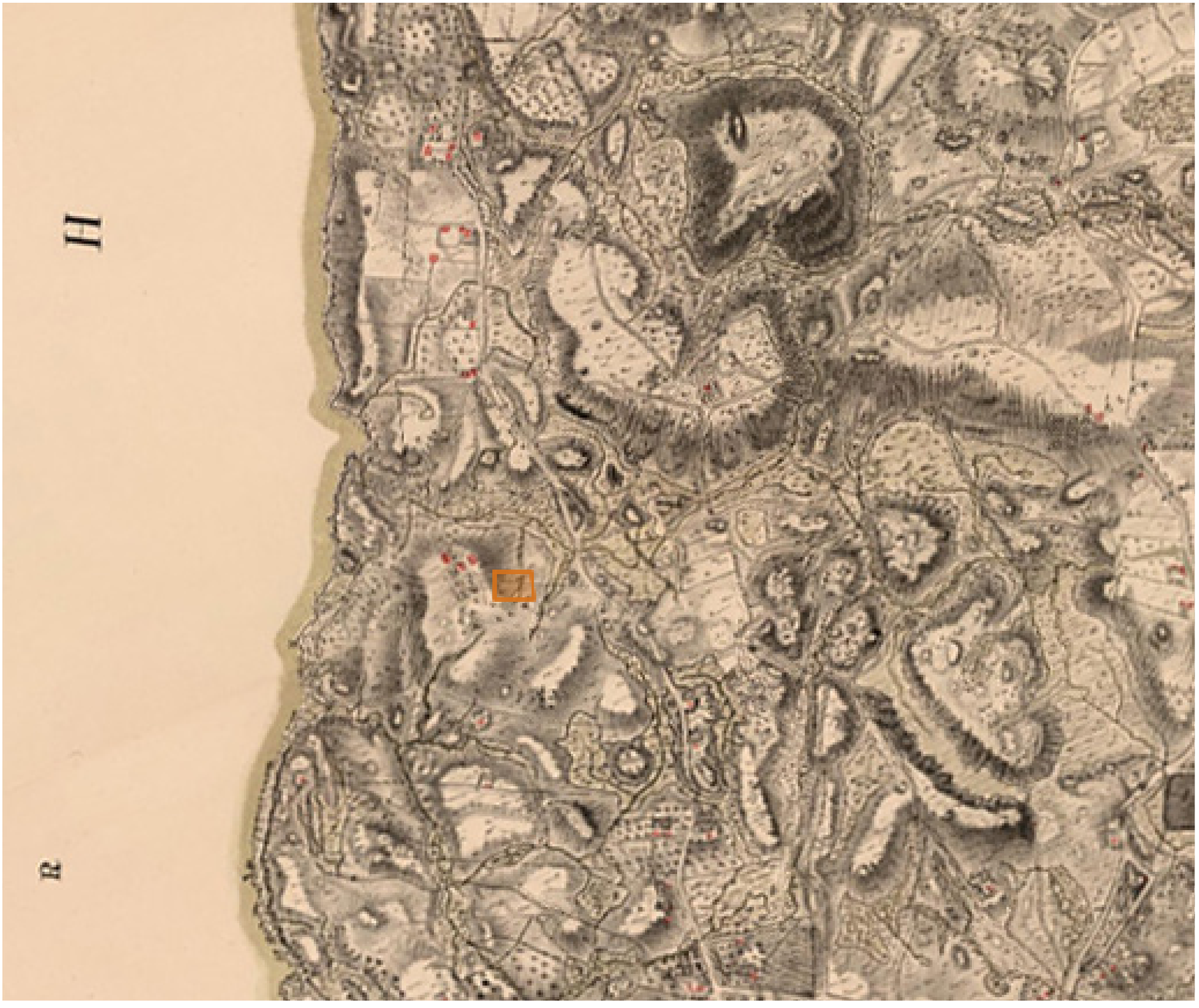
1696 Collegiate Church is incorporated under a charter granted by King William III of England allowing the Church to own property

1628 Collegiate Church formally organized and meets in a large room over the colonisits mill. The first service was in Dutch and French.

MANAHATTA, 1609

Dr. Eric Sanderson

MANAHATTA
UPPER WEST SIDE



BRITISH HEADQUARTERS MAP, 1782

VIELE MAP, 1865

CURRENT PROJECT SITE
UPPER WEST SIDE

BLOCK: 1169
LOTS: 1, 60, 61

COLLEGIATE SCHOOL

PLATTEN HALL
LOT 60, 61

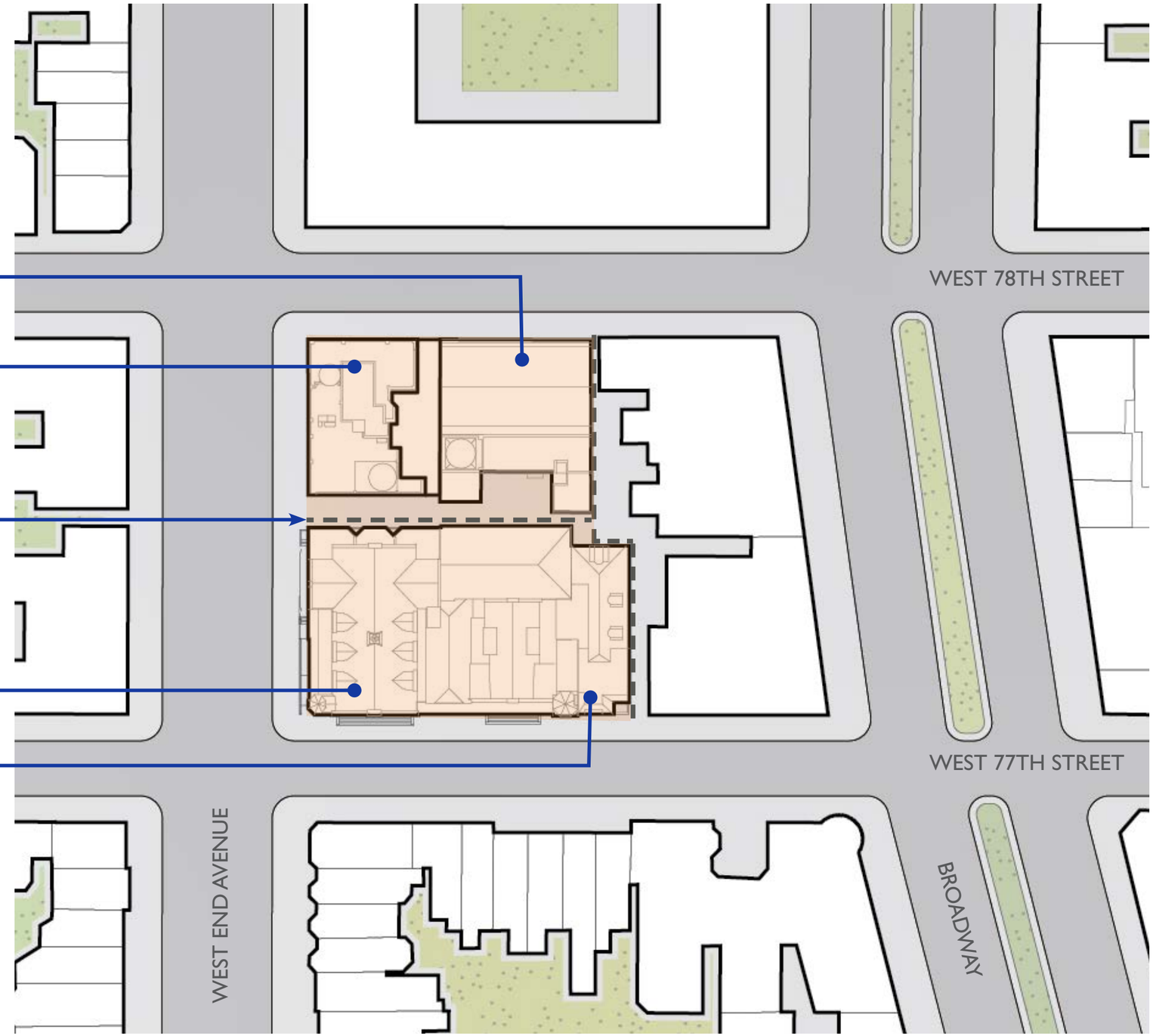
378 WEST END AVENUE
LOT 60, 61

TAX LOT LINE

WEST END COLLEGIATE CHURCH

WEST END COLLEGIATE CHURCH
LOT 1

COLLEGIATE SCHOOLHOUSE
LOT 1



CURRENT PROJECT SITE
UPPER WEST SIDE

RIVERSIDE WEST END HISTORIC DISTRICT
DESIGNATED DECEMBER 1989

RIVERSIDE WEST END HISTORIC DISTRICT EXTENSION
DESIGNATED JUNE 2012

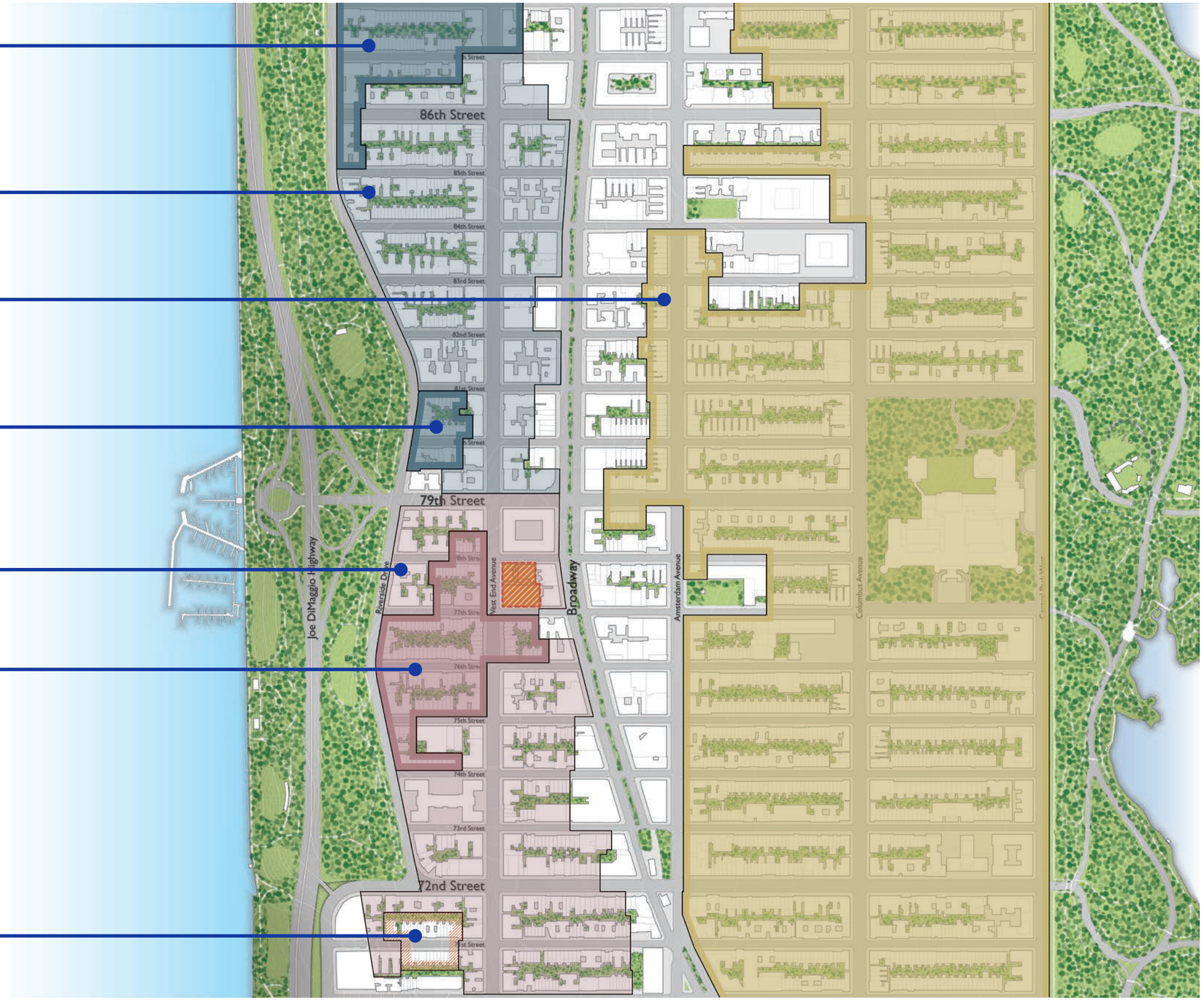
UPPER WEST SIDE/CENTRAL PARK HISTORIC DISTRICT
DESIGNATED APRIL 1990

RIVERSIDE DRIVE - WEST 80TH-81ST STREET HISTORIC DISTRICT
DESIGNATED MARCH 1985

WEST END-COLLEGIATE HISTORIC DISTRICT EXTENSION
DESIGNATED JUNE 2013

WEST END-COLLEGIATE HISTORIC DISTRICT
DESIGNATED JANUARY 1984

WEST 71ST STREET HISTORIC DISTRICT
DESIGNATED 1989



NYC LPC HISTORIC DISTRICTS UPPER WEST SIDE

RIVERSIDE WEST END HISTORIC DISTRICT EXTENSION

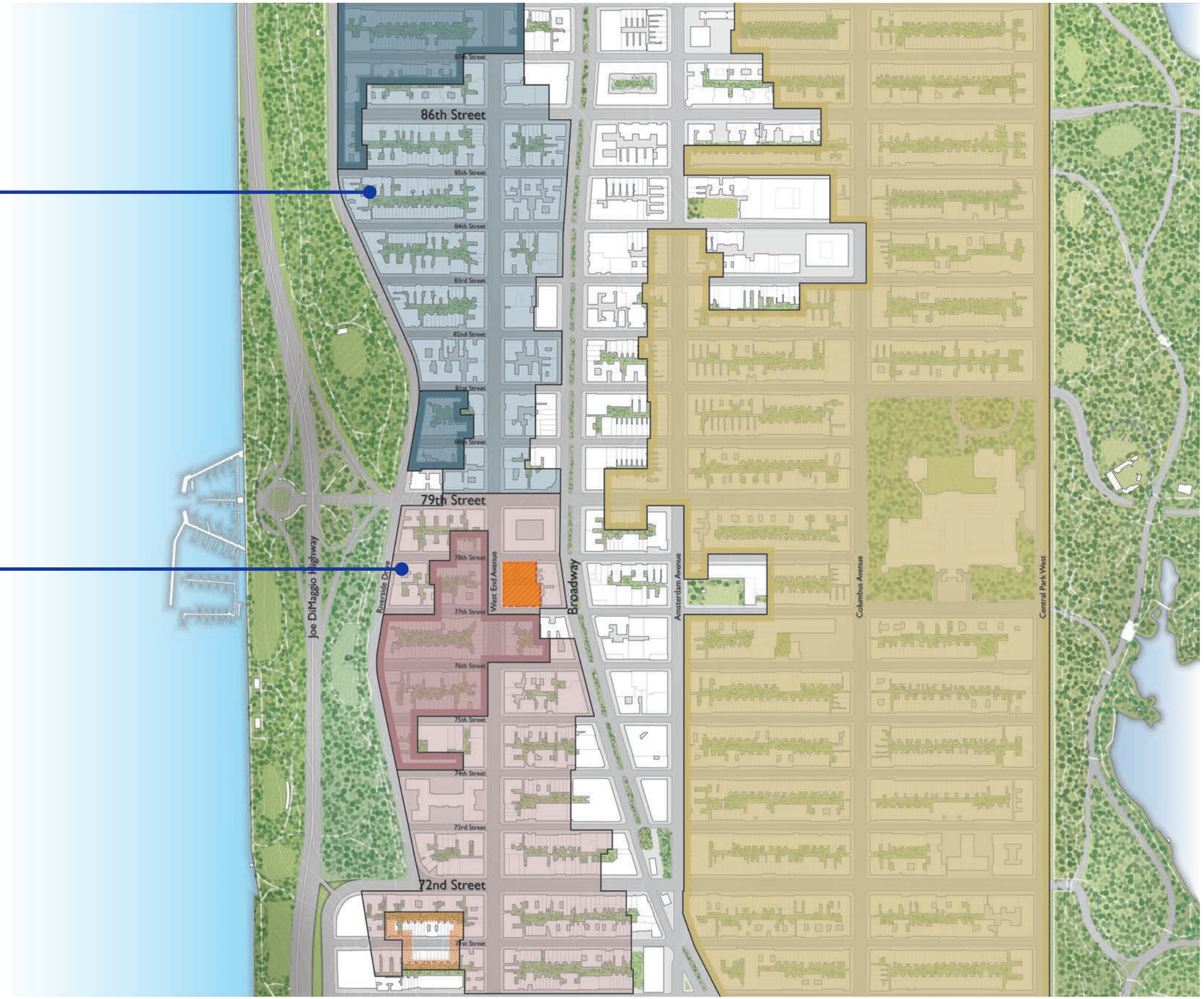
DESIGNATED JUNE 2012

WEST END-COLLEGIATE HISTORIC DISTRICT EXTENSION

DESIGNATED JUNE 2013

"In its broad array of row houses, town houses, flats, high-rise apartment buildings, schools, and churches…" the West End-Collegiate Historic District Extension/ Riverside-West End Historic District Extension "represents, in microcosm, the development of the Upper West Side of New York since the mid-1880s. "

-Language from both the West End-Collegiate Historic District Extension and Riverside-West End Historic District Extension Designation Reports



DESIGNATION REPORTS
UPPER WEST SIDE

SETBACK/CASCADE TYPE
336 WEST END AVENUE
West End Collegiate Historic District Extension
Romanesque Revival. 1932. (Boak & Paris)
Typically 18-22 stories, +/- 200' ft- 240' ft
336 WEA is 20 stories 210' ft + water tank enclosure)*

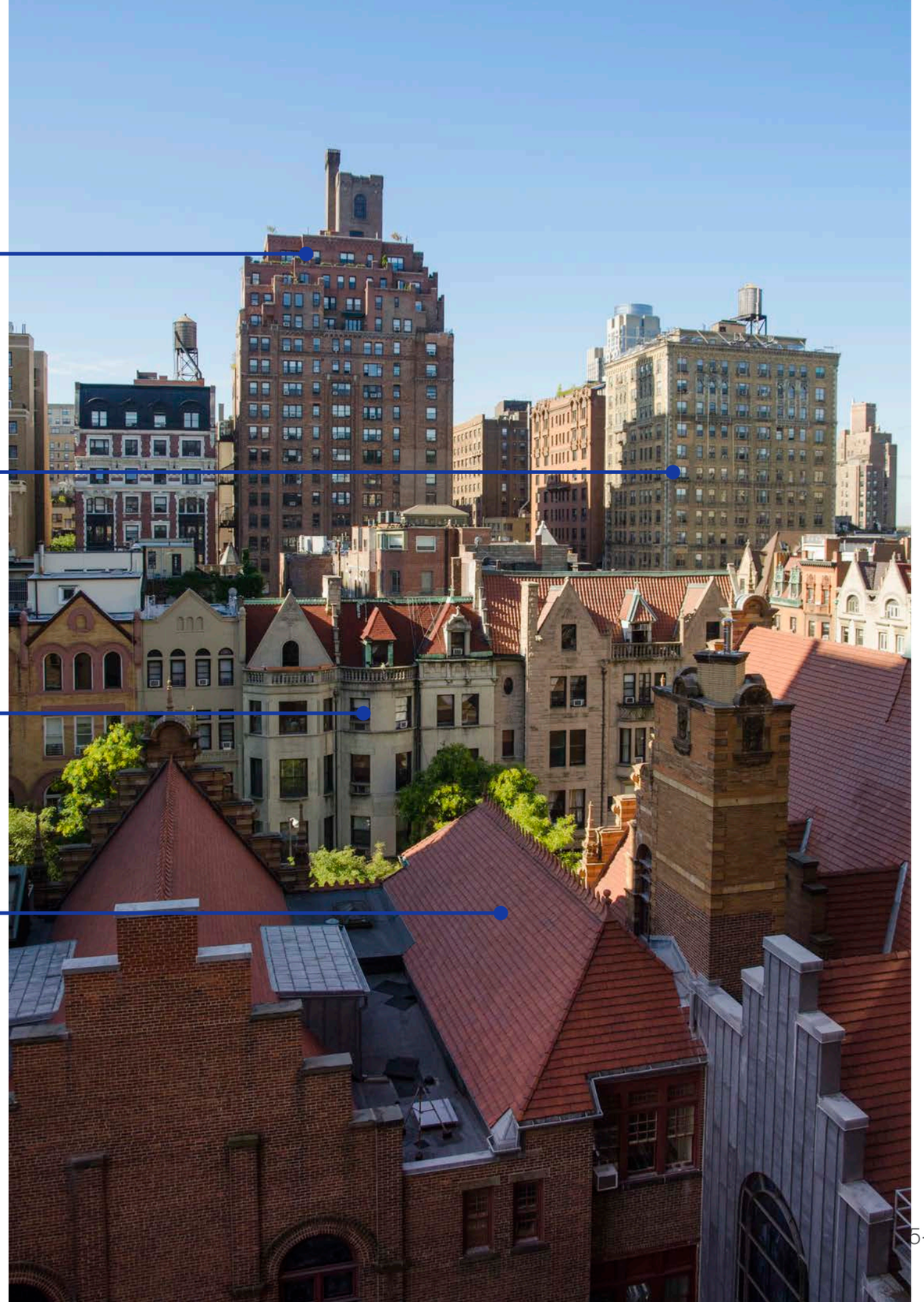
PALAZZO TYPE
335 WEST END AVENUE
West End Collegiate Historic District Extension
Neo-Venetian Gothic. 1925 (Emory Roth).
Typically 12-14 stories, +/- 150'

ROW HOUSE TYPE
West End Collegiate Historic District.
Romanesque Revival and "Eclectic" Style row houses.
1889-1892. (Architects vary).
Typically 4-5 Stories, +/- 50 ft -60 ft

WEST END COLLEGIATE CHURCH
Individual Landmark
Designated January 11, 1967
Flemish Renaissance Style. 1892. (Robert W. Gibson).

* Source: 2008 DOB C of O

PHOTO FROM 7TH FLOOR OF COLLEGIATE SCHOOL



Hudson Towers (Riverside Towers)
Sugarman, Hess & Berger, 1923
West End-Collegiate Historic District Extension
263 West End Avenue (at 72nd Street)
22 Stories (+/- 235')*

* 1947 C of O from NYC DOB BIS

STEPPED MASSING BUILDING TYPE

Hudson Towers (Riverside Towers)

Sugarman, Hess & Berger, 1923
West End-Collegiate Historic District Extension
263 West End Avenue (at 72nd Street)

22 Stories (+/- 235')*

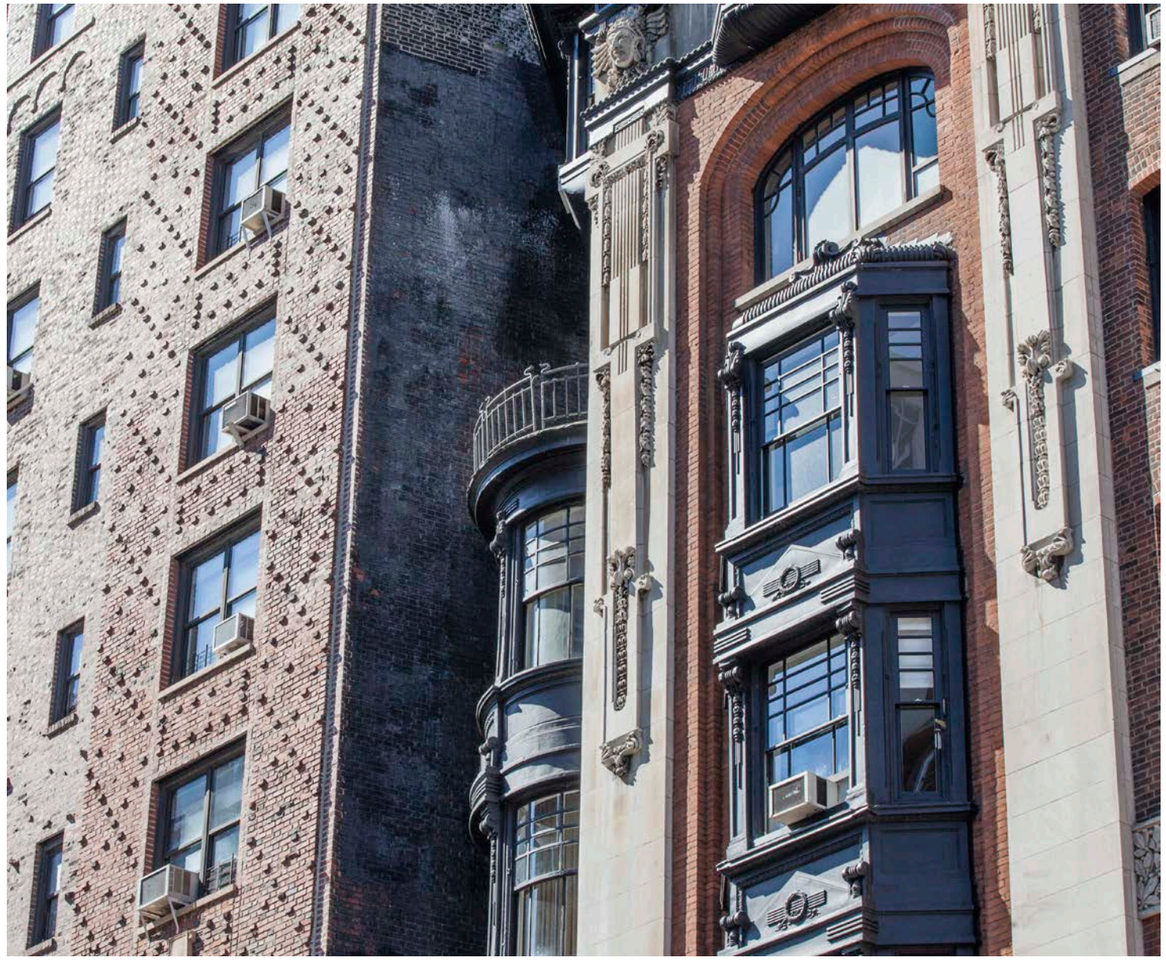
* 1947 C of O from NYC DOB BIS

STEPPED MASSING BUILDING TYPE

The Level Club
Clinton Russell Wells George and Holton
1925
253 West 73R Mid Block

Image from the New York Public Library

ECLECTIC EXCEPTIONS



Hotel Belleclaire
Emery Roth, 1903
Individual Landmark
250 West 77TH
10 Stories (+/- 120 ft)*

* 2002 C of O from NYC DOB BIS

ECLECTIC EXCEPTIONS

WEST END COLLEGIATE CHURCH
AND COLLEGIATE SCHOOL
WEST END AVENUE AND 77TH ST

370 WEST END AVENUE - SEPTEMBER 2013

WEST END COLLEGIATE CHURCH
AND COLLEGIATE SCHOOL
WEST END AVENUE AND 77TH ST

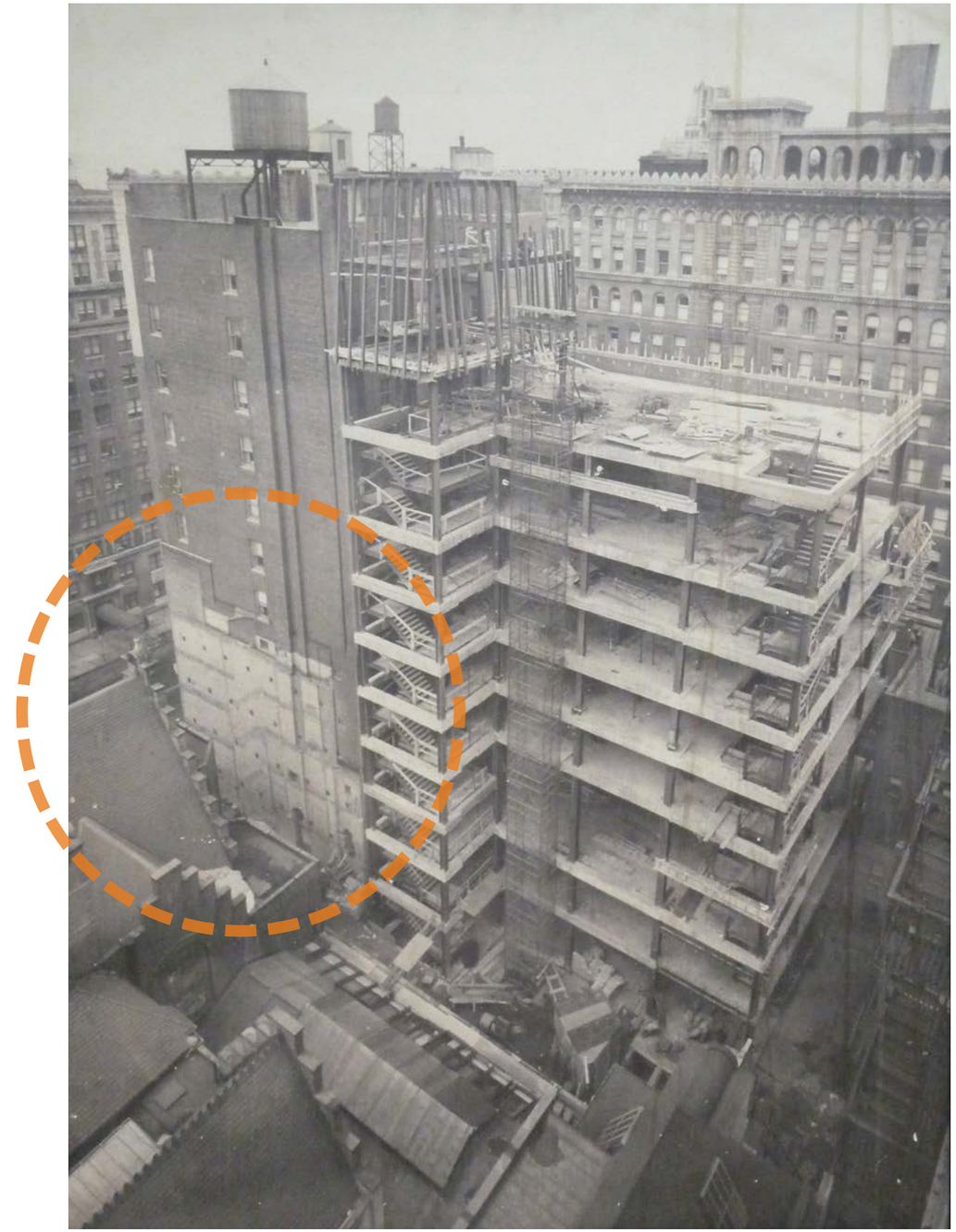


PHOTO C. 1967

PLATTEN HALL
BALLARD TODD & ASSOCIATES, 1968

378 WEST END AVENUE
SCHWARTZ & GROSS, 1914-1915

PHOTO C. 1916

WEST END COLLEGIATE CHURCH
ROBERT W. GIBSON, 1892

PHOTO C. 1915

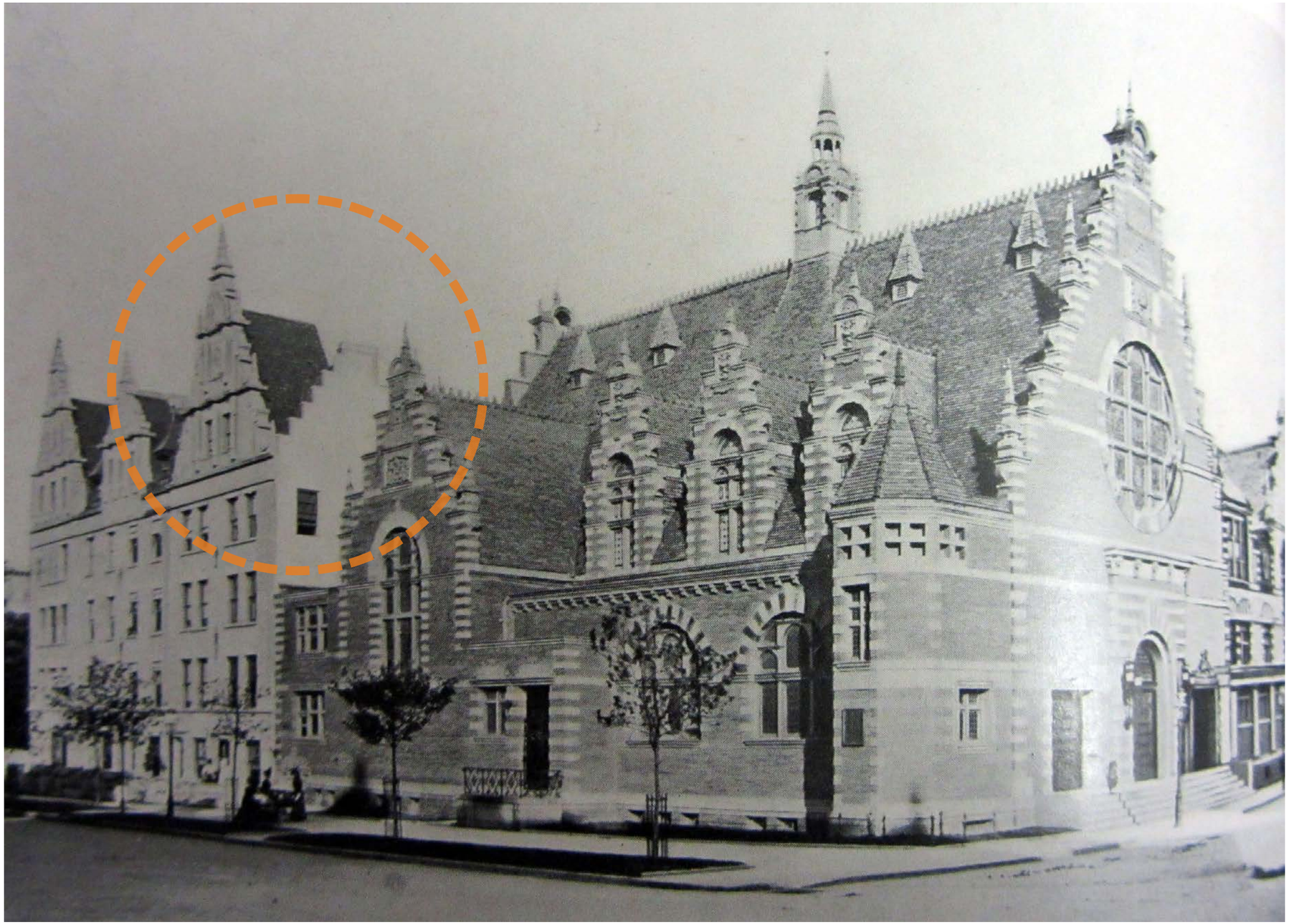


PHOTO C. 1898

WEST END COLLEGIATE CHURCH
ROBERT W. GIBSON, 1892

Image Provided by Higgins Quasebarth & Partners
Historic Preservation Consultants

VLEESHAL ("MEAT-HALL"),
HAARLEM
LIEVAN DE KEY, 1602-1603

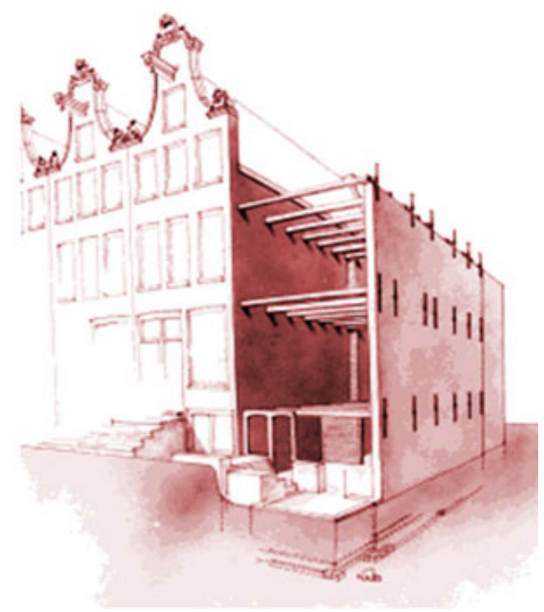
Ghent, Netherlands

"View of Delft"
Johannes Vermeer, 1660-1661

Image Provided by Higgins Quasebarth & Partners
Historic Preservation Consultants

Masons' Guild Hall, 16th Century

Amsterdam Canal Houses



Amsterdam Canal House Construction

WEST END COLLEGIATE CHURCH

Flemish Renaissance Style. 1892. (Robert W. Gibson).

"The general design of the exterior is grouped with picturesque effect, showing each of the buildings individually and yet combining them so that the necessary unity of the design is preserved."
-Description by R.W. Gibson as reprinted in the yearbook of the Collegiate Reformed Protestant Dutch Church 1894.

WEST END COLLEGIATE CHURCH AND COLLEGIATE SCHOOL WEST END AND 77TH

PHOTO DATE: 9.30.2013

WEST END COLLEGIATE CHURCH
AND COLLEGIATE SCHOOL
WEST END AND 77TH

PHOTO DATE: 9.30.2013

WEST END AVENUE
BETWEEN 76TH AND 77TH
PHOTO DATE: 9.16.2015

WEST END AVENUEAND 77TH

PHOTO DATE: 9.16.2015

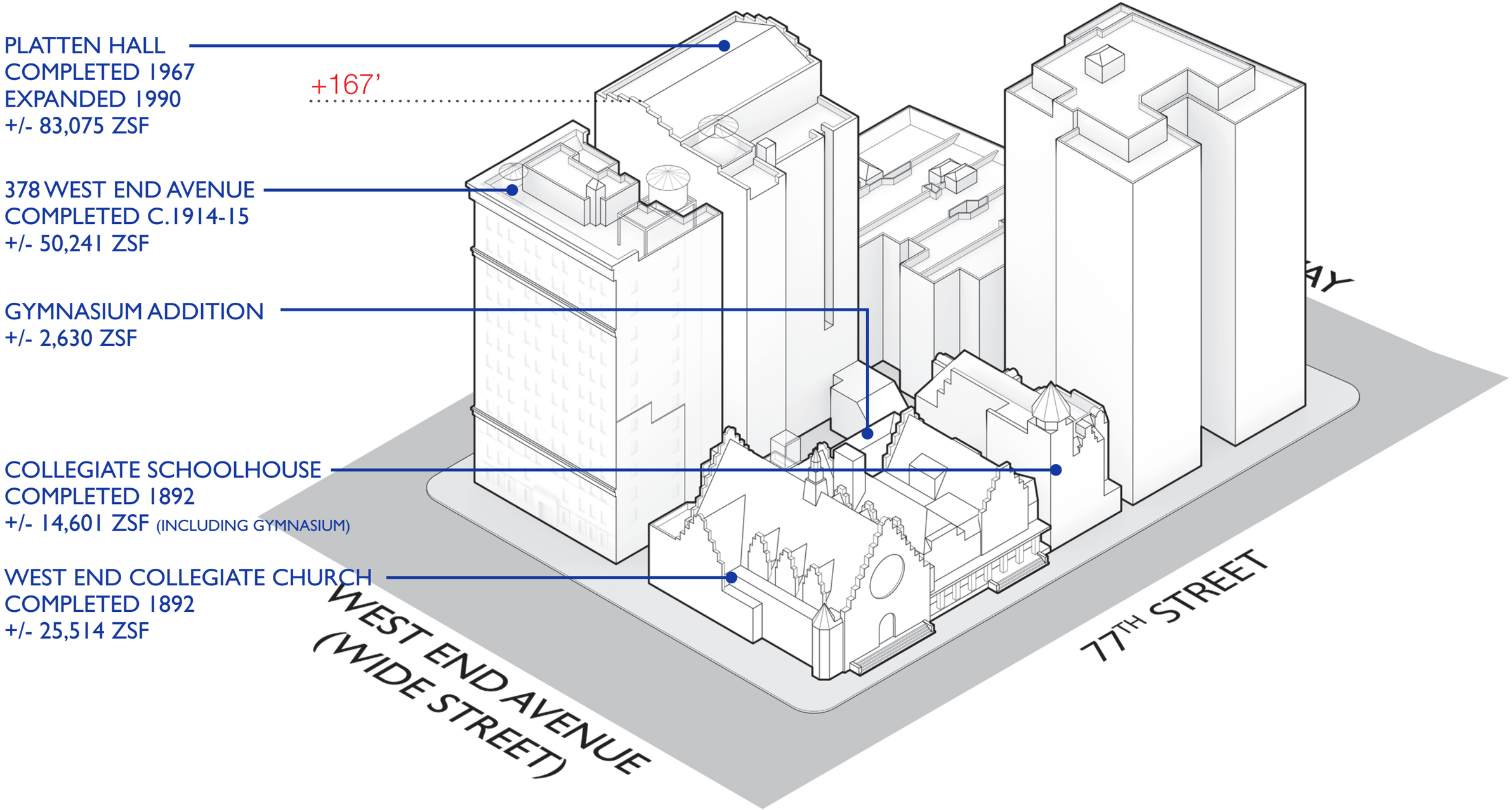
WEST END AVENUE AND 73RD

PHOTO DATE: 9.16.2015

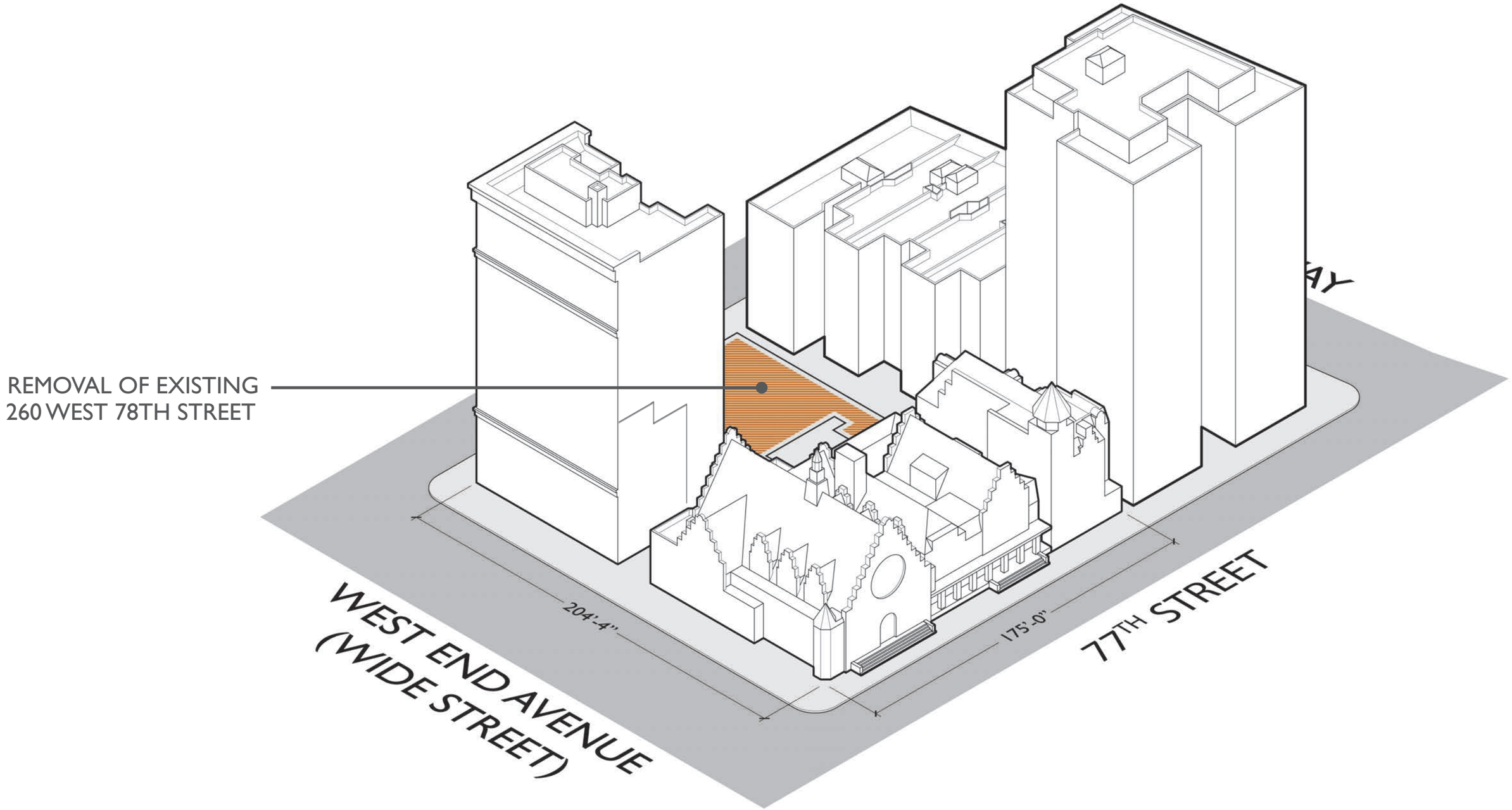
WEST END AVENUE AND 73RD

RIVERSIDE DRIVE AND 72ND

PHOTO DATE: 9.16.2015



378 WEST END AVENUE/WEST END COLLEGIATE CHURCH
EXISTING BUILDINGS



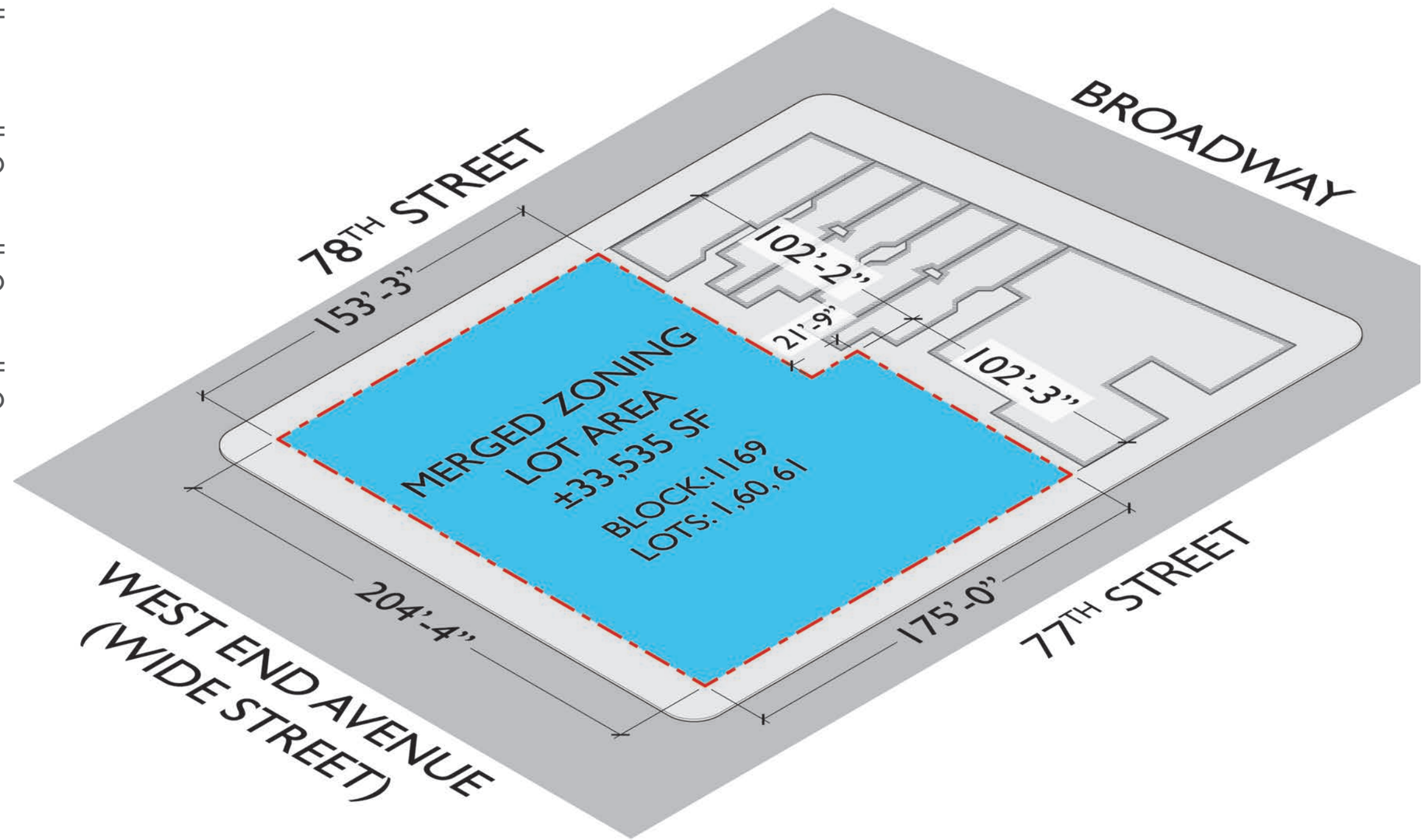
378 WEST END AVENUE
PROPOSED REMOVAL (1)

MERGED LOTS 1, 60,61

FLOOR AREA RATIO:	10 FAR
ZONING LOT AREA:*	33,535 SF
MAXIMUM ALLOWABLE ZONING FLOOR AREA:	+/-335,350 ZSF
ESTIMATED EXISTING ZONING SQUARE FEET 378 WEST END AVE*:	+/-50,240 ZSF ESTIMATED
APPROXIMATE EXIST. ZONING SQUARE FEET CHURCH:	+/-40,115 ZSF ESTIMATED
TOTAL EXISTING:	+/-90,355 ZSF ESTIMATED

TOTAL AVAILABLE DEVELOPMENT AREA:

+/- 245,005 ZSF



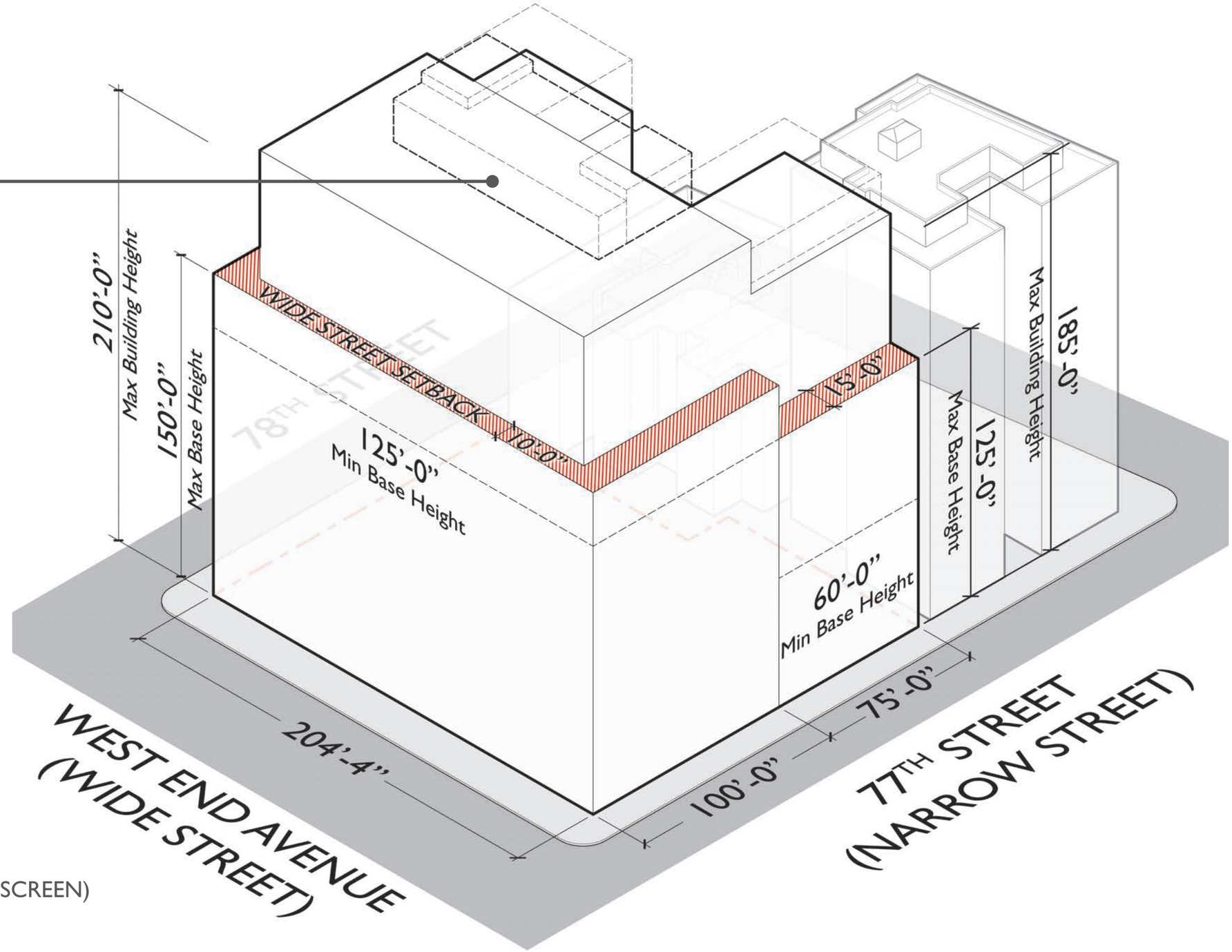
*SOURCE: SURVEY DATED NOVEMBER 8, 2013

378 WEST END AVENUE
PROPOSED MERGED ZONING LOT

378 WEST END AVENUE

WEST END AVE AND 77TH STREET
LOOKING NORTHEAST

HYPOTHETICAL MASSING OF PERMITTED OBSTRUCTIONS AT ROOF LEVEL



PERMITTED OBSTRUCTIONS HEIGHT AND SETBACK

SELECT LIST:

(A) AWNINGS

(B) BALCONIES, UNENCLOSED

(D) CHIMNEYS OR FLUES

(F) DORMERS

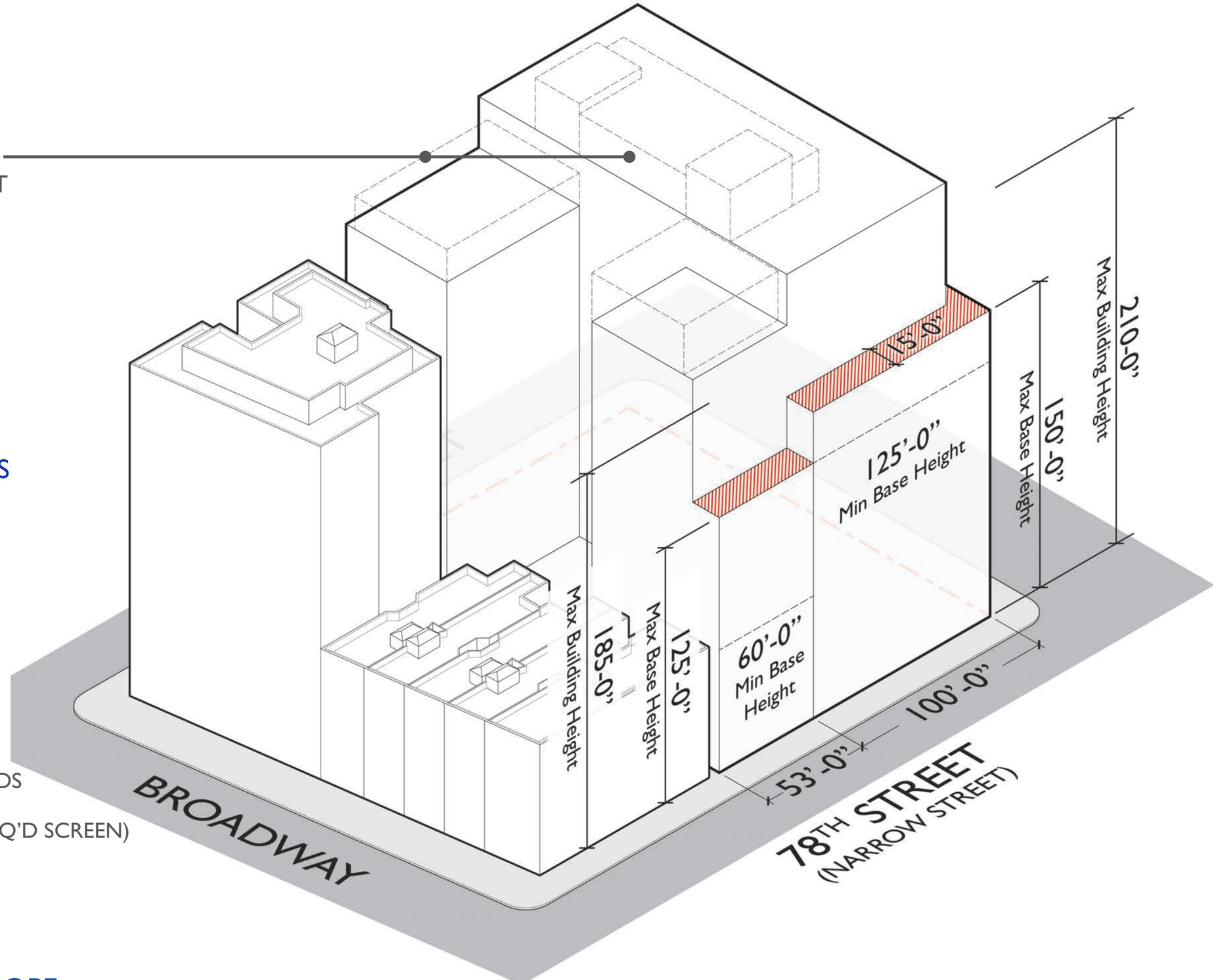
(G) ELEVATOR OR STAIR BULKHEADS
ROOF WATER TANKS
MECHANICAL EQUIPMENT (REQ'D SCREEN)

378 WEST END AVENUE PERMITTED ZONING ENVELOPE

378 WEST END AVENUE

BROADWAY AND 78TH STREET
LOOKING SOUTHWEST

HYPOTHETICAL MASSING OF PERMITTED OBSTRUCTIONS AT ROOF LEVEL



PERMITTED OBSTRUCTIONS HEIGHT AND SETBACK

SELECT LIST:

(A) AWNINGS

(B) BALCONIES, UNENCLOSED

(D) CHIMNEYS OR FLUES

(F) DORMERS

(G) ELEVATOR OR STAIR BULKHEADS
ROOF WATER TANKS
MECHANICAL EQUIPMENT (REQ'D SCREEN)

378 WEST END AVENUE PERMITTED ZONING ENVELOPE

9 WEAVE A PROPOSAL "IN THE ROUND" THAT SPEAKS TO THE DIVERSITY OF THE DISTRICT

8 ALIGN NEW BUILDING AS BACKDROP FOR WEST END COLLEGIATE CHURCH

5 MINIMALLY VISIBLE PENTHOUSE ADDITION TO 378 WEA

4 PRESERVE/RESTORE 378 WEST END AVENUE
RESTORE BALCONIES AND CORNICE CRESTING
SENSATIVE WINDOW REPLACEMENT

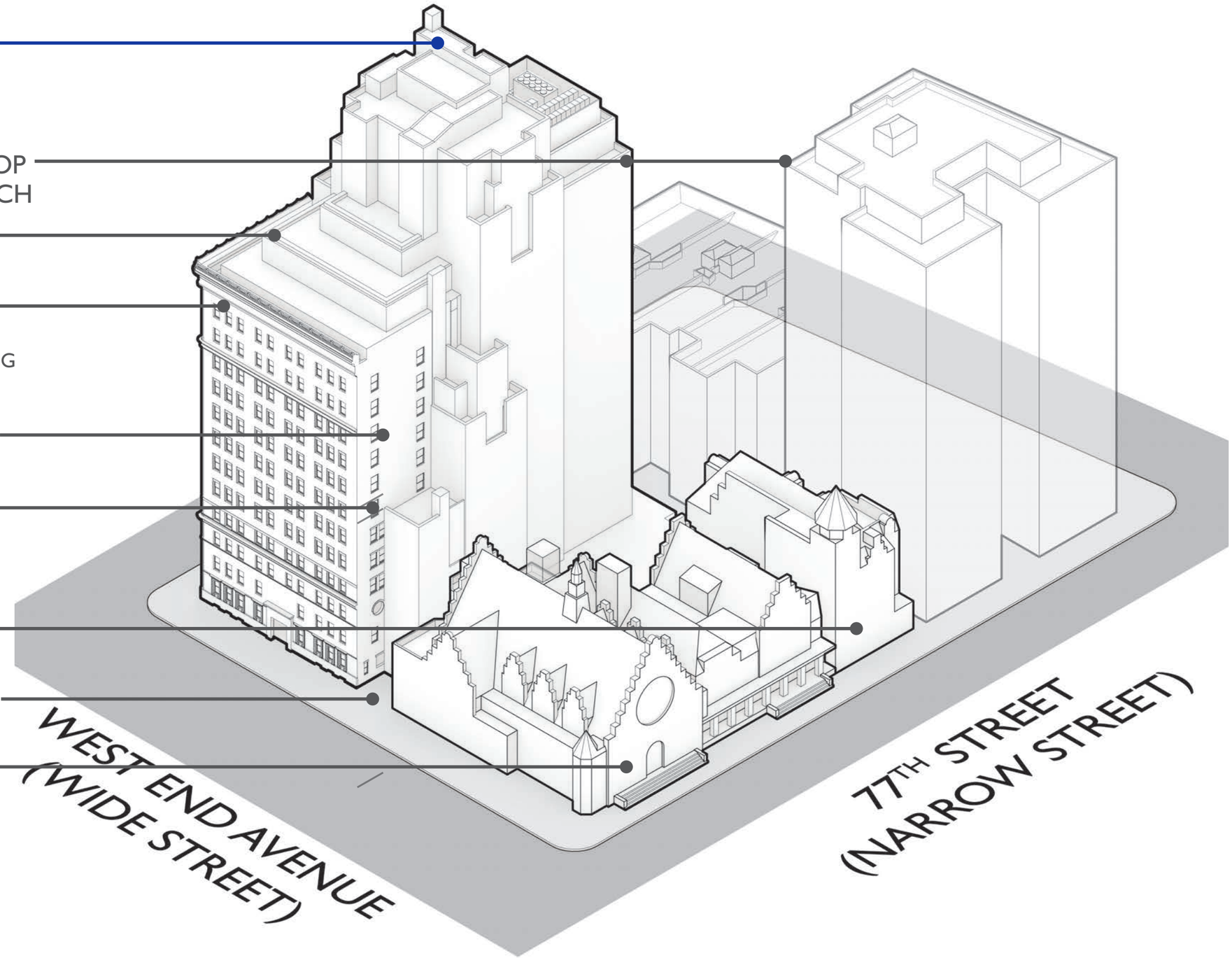
6 MAINTAIN "LOT LINE" EXPRESSION OF 378 WEA

7 NEW INFILL MASS SETS BACK:
- ACKNOWLEDGES HISTORIC "GHOST"
- ALLOWS READING OF WECC "IN THE ROUND"

2 PRESERVE/RESTORE HISTORIC SCHOOLHOUSE

3 HEALING TURTLE ISLAND GARDEN

1 PRESERVE/RESTORE WEST END COLLEGIATE CHURCH
*INCLUDES INTERIOR COURTYARD



378 WEST END AVENUE DESIGN INTENT

PROPOSED MASSING = +/- 60% OF TOTAL AVAILABLE DEVELOPMENT AREA

NEW DEVELOPMENT WILL FUNCTION AS ONE BUILDING CURRENTLY PLANNED FOR 66 RESIDENTIAL UNITS

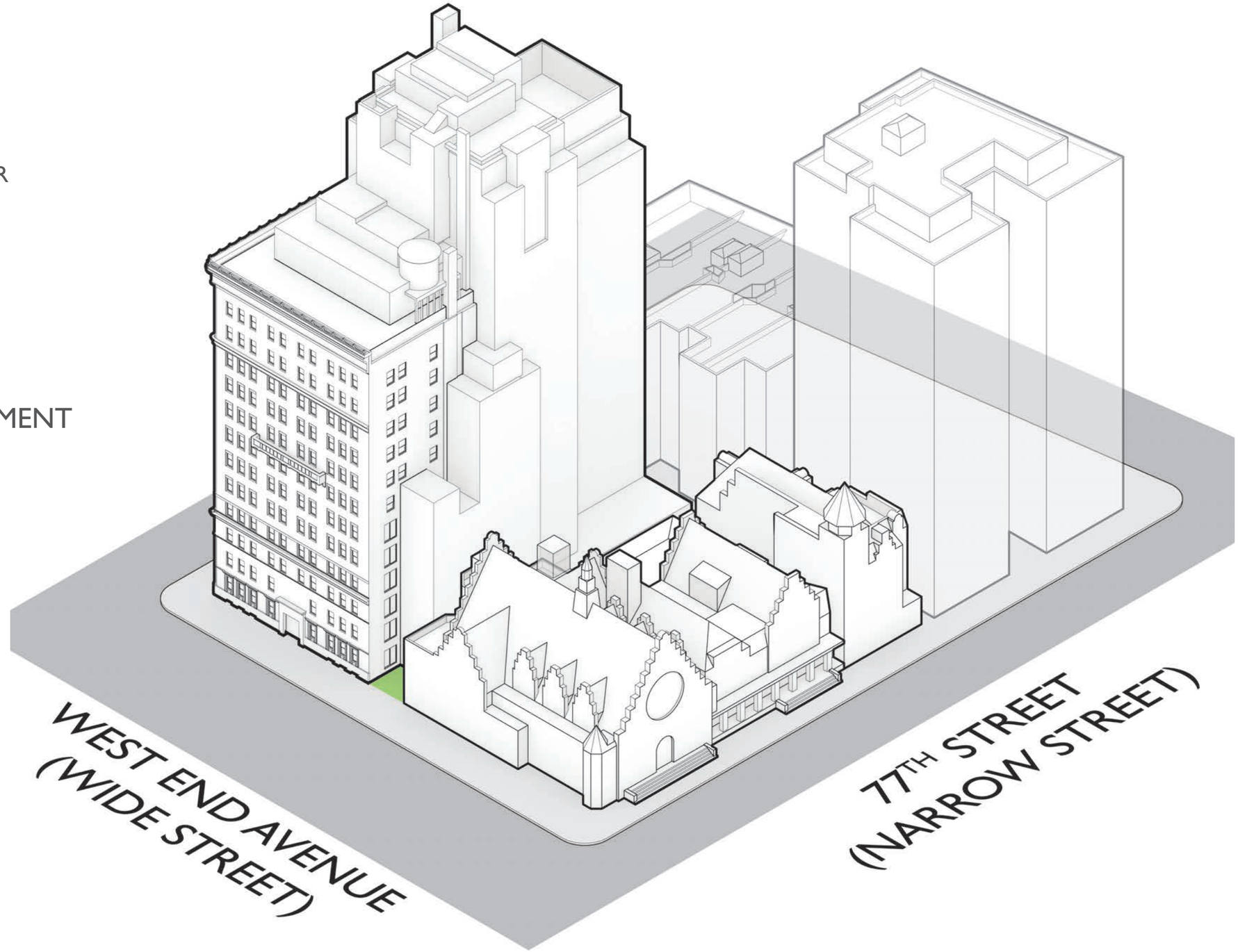
TOTAL AVAILABLE DEVELOPMENT AREA: +/- 245,005 ZSF

(IN ADDITION TO EXISTING 378 WEA AND WECC TO REMAIN)

TOTAL PROPOSED NEW DEVELOPMENT AREA: +/- 147,855 ZSF

(IN ADDITION TO EXISTING 378 WEA AND WECC TO REMAIN)

ALL NEW DEVELOPMENT TO BE LOCATED ON TAX LOT 60/61 WITH NO CHANGES PROPOSED FOR LOT 1 UNDER THIS APPLICATION



378 WEST END AVENUE PROPOSED MASSING

WOLF
PAPER
&
TWINE CO.

"Here is where being responsible and attuned to the environment pairs up with spiritual satisfaction."

Chris Johns, Editor in Chief
National Geographic, May 2009

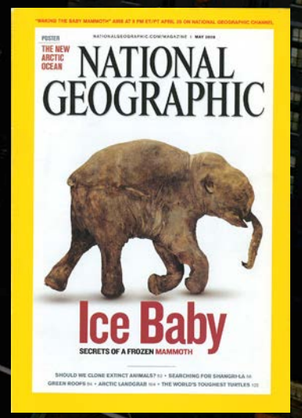
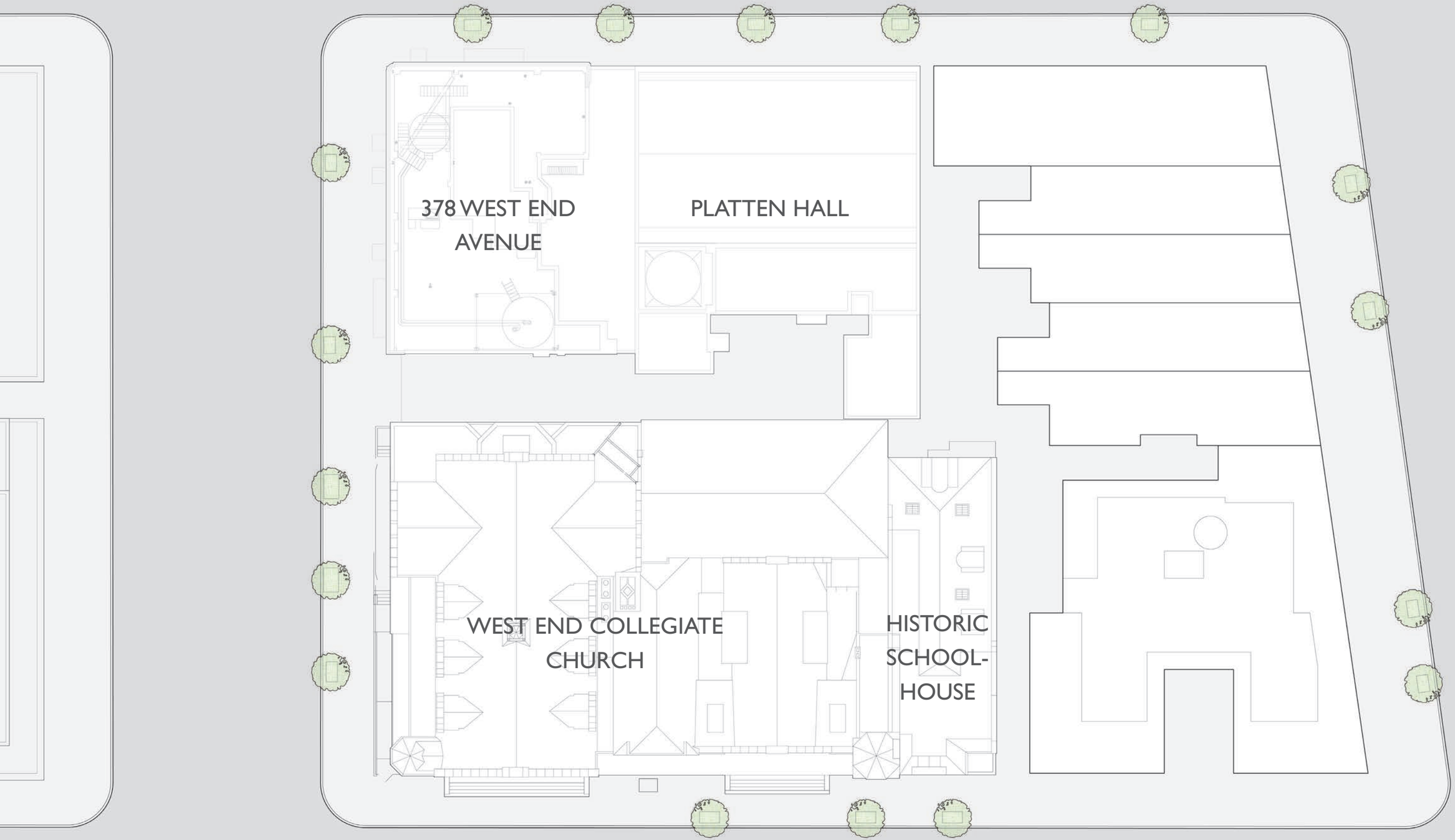
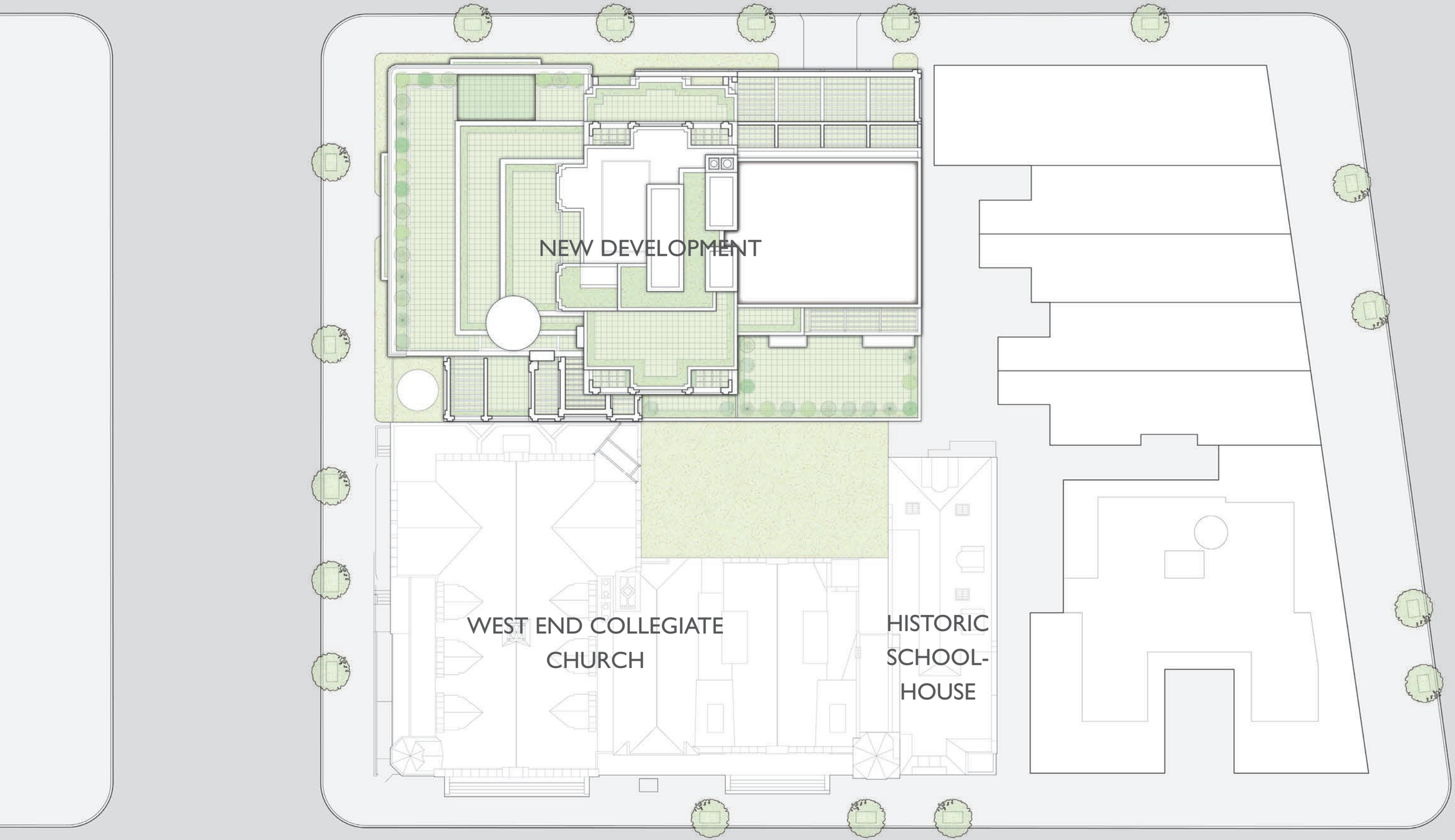


Photo by Diane Cook + Len Jenshel



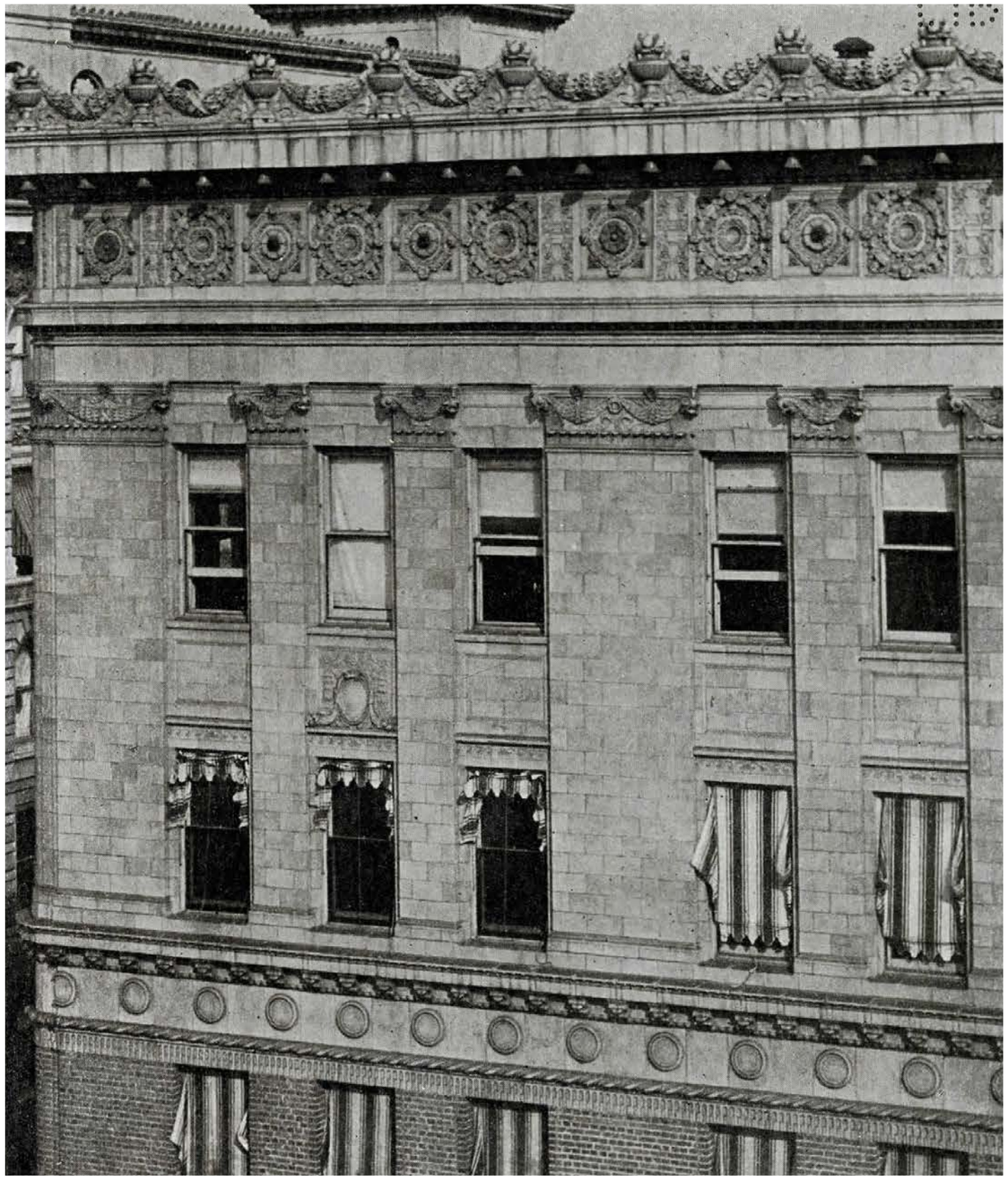
378 WEA SITE PLAN - EXISTING

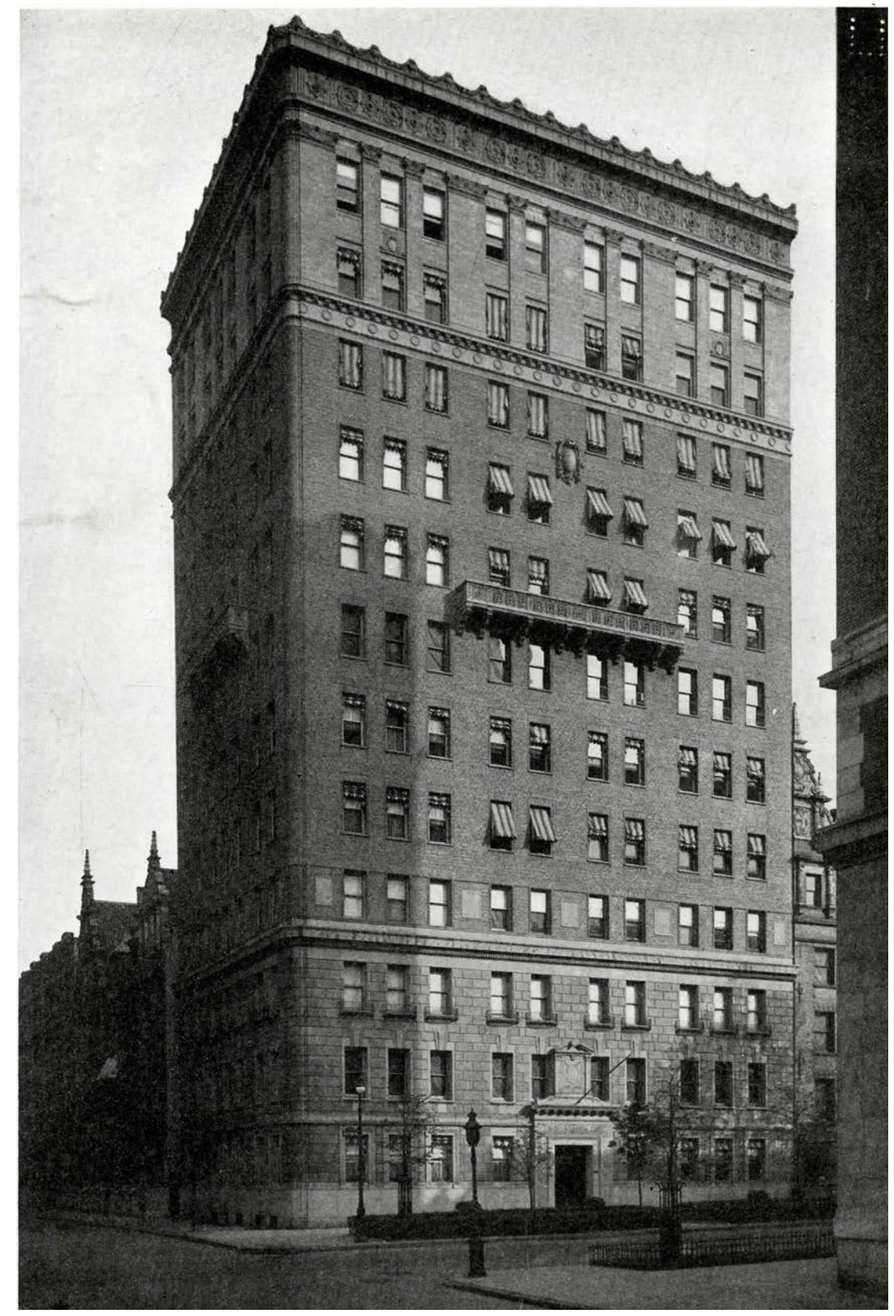
N



378 WEA SITE PLAN - PROPOSED

N





Images from *The American Architect* 1919

378 WEST END AVENUE RESTORATION SCOPE

RESTORE CORNICE CRESTING

ALL MASONRY (BRICK, STONE, GLAZED TERRA COTTA) TO BE CLEANED, REPAIRED AND REPOINTED

RESTORE ORIGINAL BALCONIES ON NORTH AND WEST FACADES

SYMPATHETIC WINDOW REPLACEMENT

NEW ENTRANCE CANOPY IN THE SPIRIT OF THE HISTORIC CANOPY

NEW ENTRY DOORS WITH GRILLS IN THE SPIRIT OF THE HISTORIC GRILLS

NOTE: EXPOSED CONDUITS, NON-SYMPATHETIC LIGHTS, GROUND FLOOR WINDOW BARS, HVAC GRILLS, WINDOW AC UNITS THROUGHOUT TO BE REMOVED

378 WEST END AVENUE
RESTORATION & REFURBISHMENT SCOPE

"Rainbow Mural" 1970's

c. 1983

PLATTEN HALL
DAVID TODD & ASSOCIATES, 1968

West 77th Street 2014

West 77th Street 2014

PLATTEN HALL
DAVID TODD & ASSOCIATES, 1968, ADDITIONS: HELPERN ARCHITECTS 1990 & 1999

PENTHOUSE ADDITION: BEFORE [1]
WEST END AVENUE AND 76TH
PHOTO DATE: 8.24.2015

PENTHOUSE ADDITION: BEFORE [2]
WEST END AVENUE AND 77TH
PHOTO DATE: 8.24.2015

PENTHOUSE ADDITION: BEFORE [3]
WEST END AVENUE AND 79TH
PHOTO DATE: 8.24.2015

PENTHOUSE ADDITION

AFTER VIEW: 1, 2 & 3

PHOTOS PENDING

DESIGN PROPOSAL

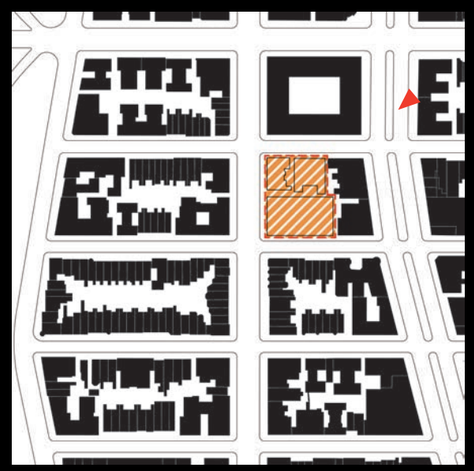
STREET VIEWS

PROPOSED
WEST END AVENUE AND 78TH
LOOKING EAST

PROPOSED
WEST END AVENUE AND 78TH
LOOKING EAST

PROPOSED
WEST END AVENUE AND 78TH
LOOKING EAST

PROPOSED
WEST END AVENUE AND 78TH
LOOKING EAST



PROPOSED
BROADWAY MID-BLOCK 78TH/79TH
LOOKING WEST

PROPOSED
BROADWAY AND 78TH
LOOKING WEST

PROPOSED
BROADWAY AND 78TH
LOOKING WEST

PROPOSED
BROADWAY MID-BLOCK 77TH/78TH
LOOKING WEST

PROPOSED
BROADWAY MID-BLOCK 77TH/78TH
LOOKING WEST

PROPOSED
BROADWAY AND 77TH STREET
LOOKING WEST

PROPOSED
77TH STREET
LOOKING NORTH

PROPOSED
77TH STREET
LOOKING NORTH

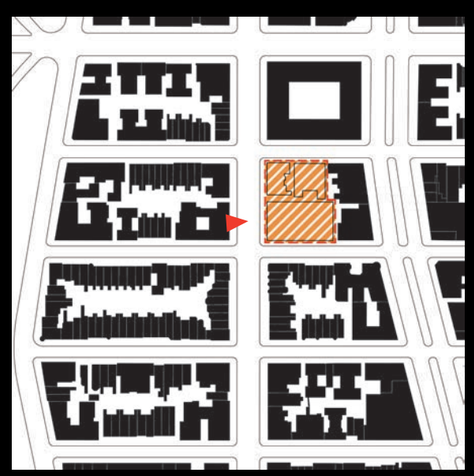
PROPOSED
77TH STREET
LOOKING NORTH

PROPOSED
77TH STREET
LOOKING NORTH

PROPOSED
WEST END AVENUE AND 77TH
LOOKING NORTH

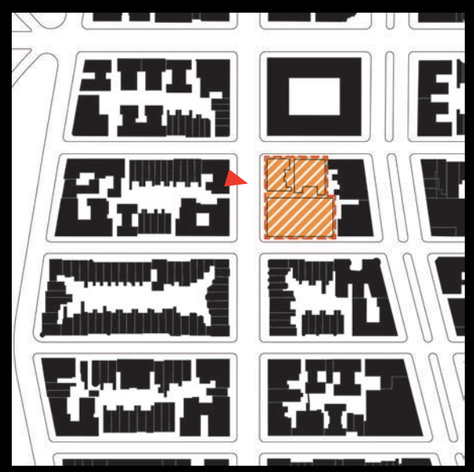
PROPOSED
WEST END AVENUE MID-BLOCK 76TH/77TH
LOOKING NORTH

PROPOSED
WEST END AVENUE AND 77TH
LOOKING NORTH



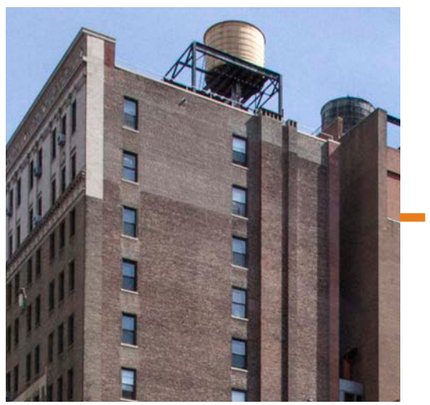
PROPOSED
WEST END AVENUE MID-BLOCK 77TH /78TH
LOOKING EAST

PROPOSED
WEST END AVENUE MID-BLOCK 77TH /78TH
LOOKING EAST



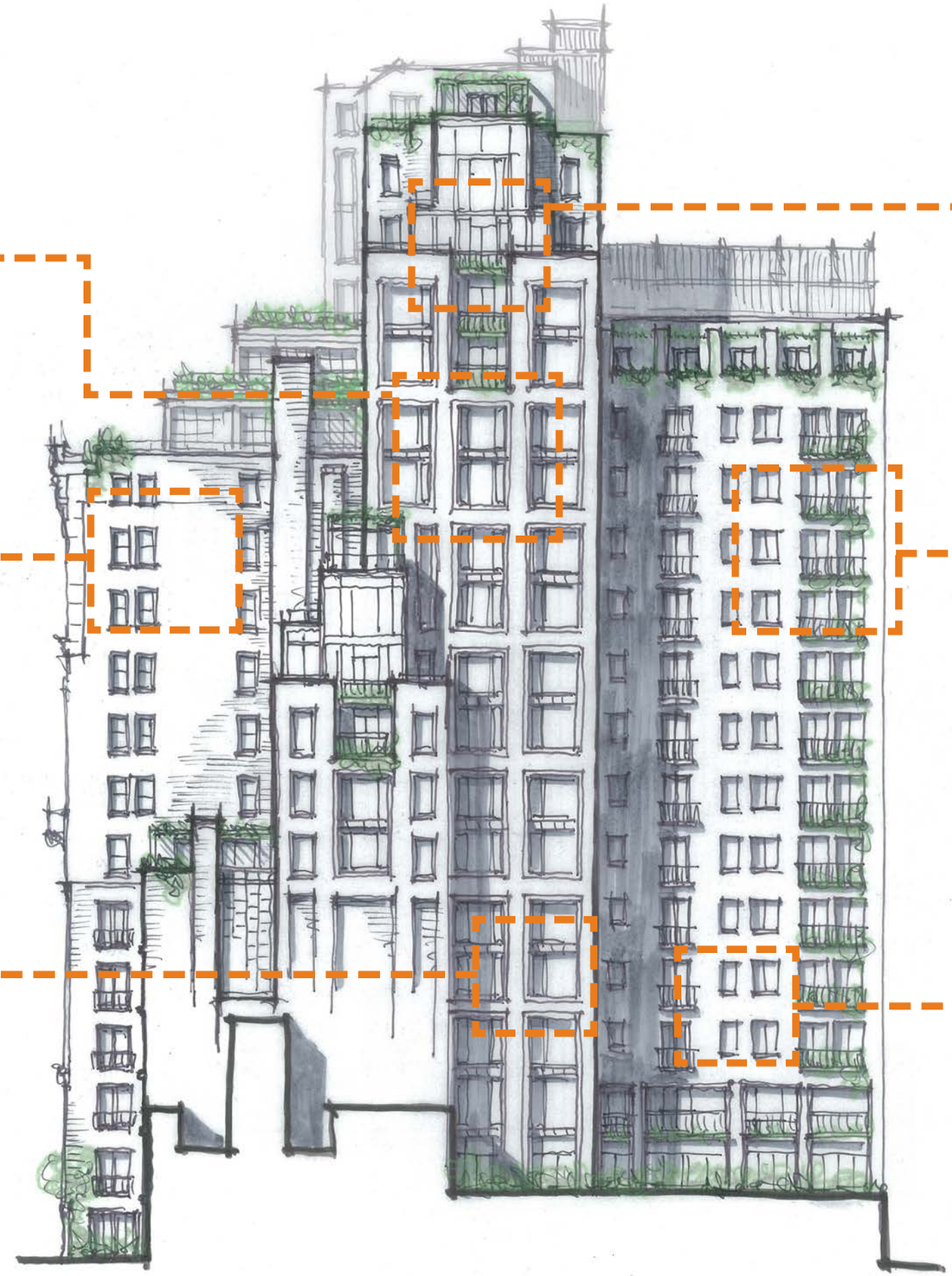
PROPOSED
WEST END AVENUE MID-BLOCK 77TH /78TH
LOOKING EAST

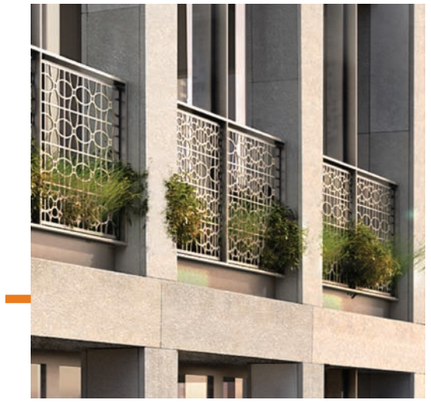
TYPICAL DUTCH ROWHOUSES



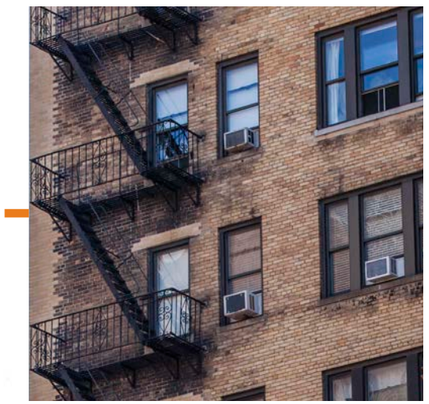
EXISTING LOT LINE EXPRESSION

COOKFOX 18TH STREET PROJECT
Lady's Mile Historic District

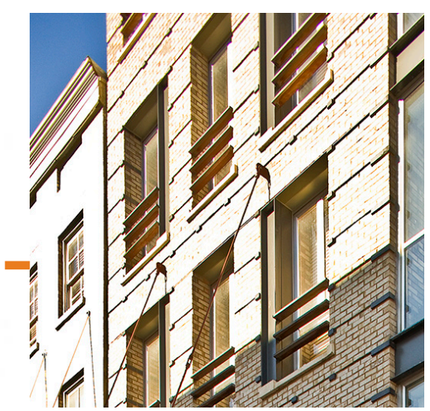




COOKFOX 23RD STREET PROJECT
Lady's Mile Historic District



EXISTING SITE CONTEXT



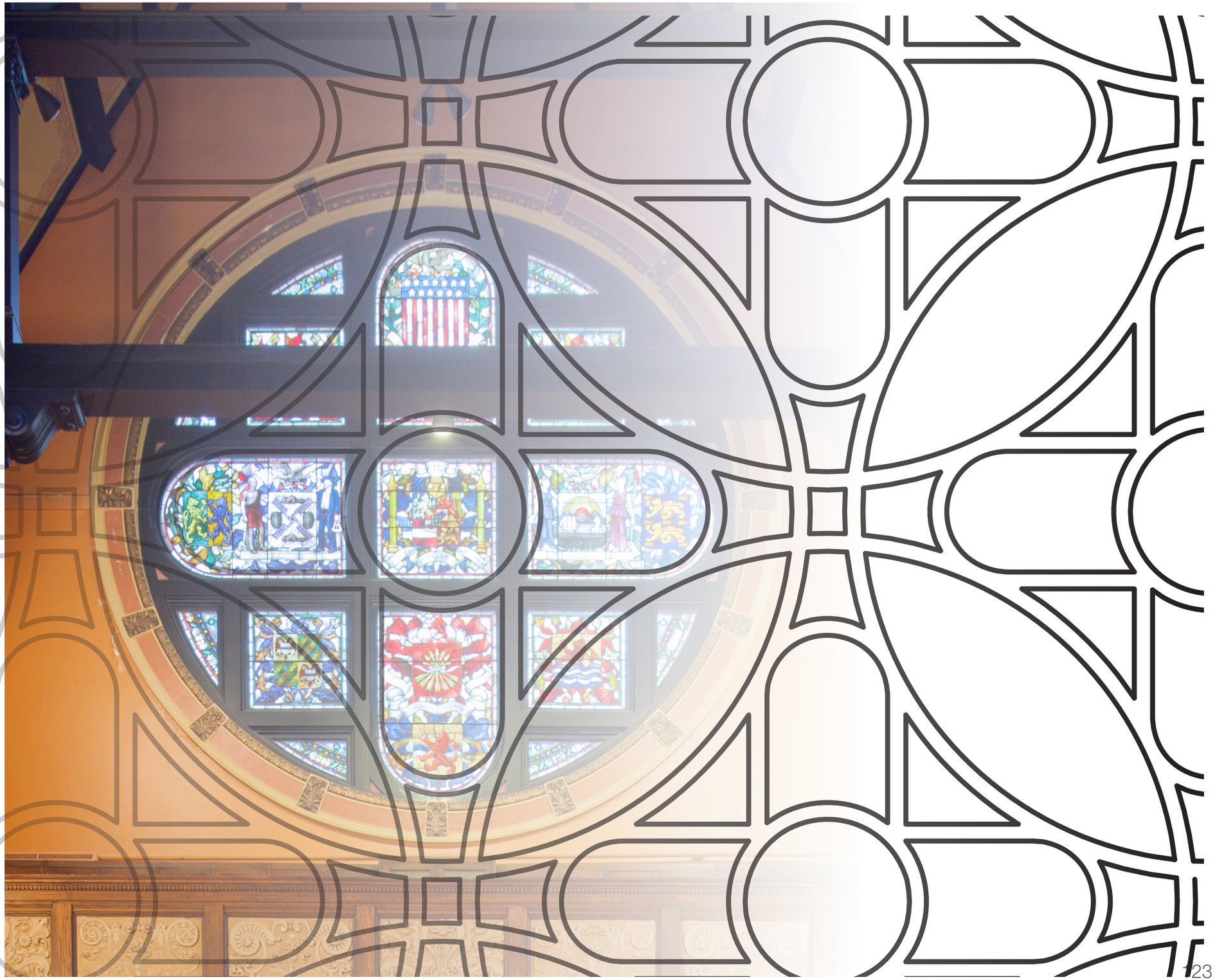
COOKFOX FRONT STREET PROJECT
South Street Seaport Historic District

Preliminary Design Sketch

EXISTING PHOTO
WEST END AVENUE

PROPOSED GARDEN
WEST END AVENUE

RAILING DESIGN DETAIL
WEST END AVENUE



DRAFT
09.22.2015

EXISTING PHOTO
WEST END AVENUE AND 78TH
LOOKING EAST

PROPOSED RENDERING
WEST END AVENUE AND 78TH
LOOKING EAST

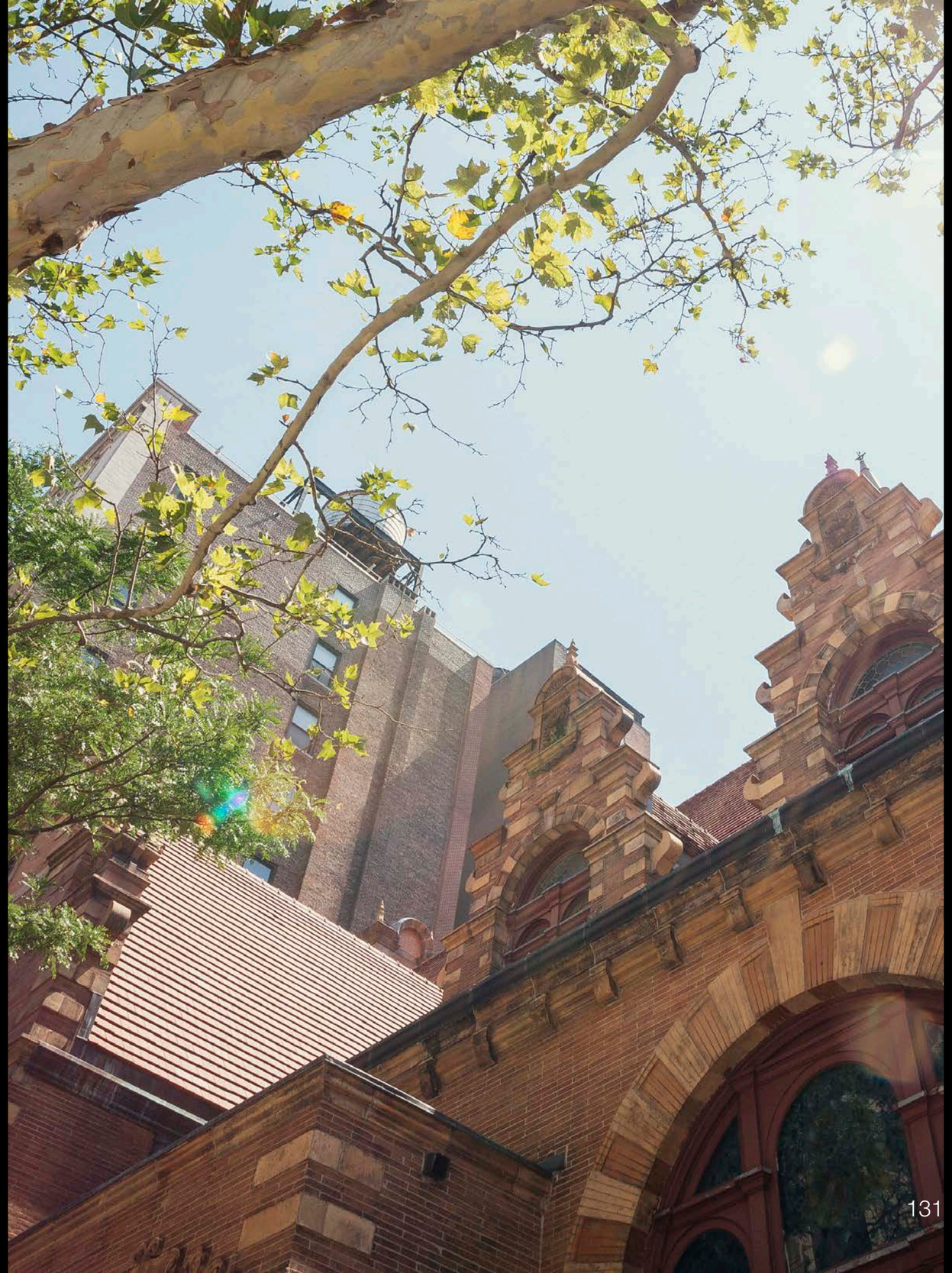
PROPOSED RENDERING
WEST END AVENUE AND 78TH
LOOKING EAST

PROPOSED RENDERING
WEST END AVENUE AND 78TH
LOOKING EAST

EXISTING PHOTO
BROADWAY AND 78TH
LOOKING WEST

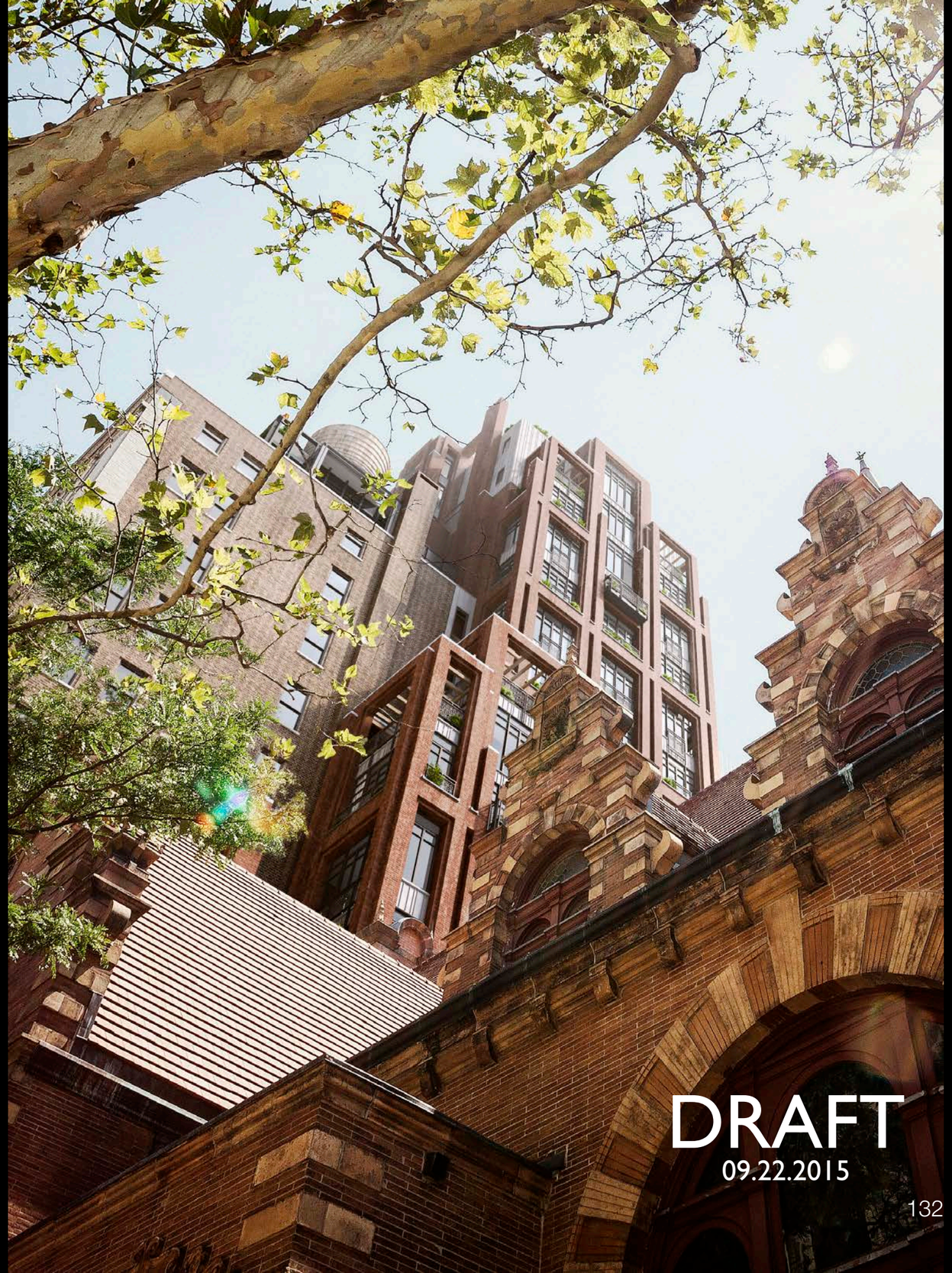
EXISTING PHOTO
BROADWAY AND 78TH
LOOKING WEST

DRAFT
09.22.2015



EXISTING PHOTO
WEST END AVENUE

PROPOSED RENDERING
WEST END AVENUE



EXISTING PHOTO
WEST END AVENUE AND 77TH ST

PROPOSED RENDERING
WEST END AVENUE AND 77TH ST

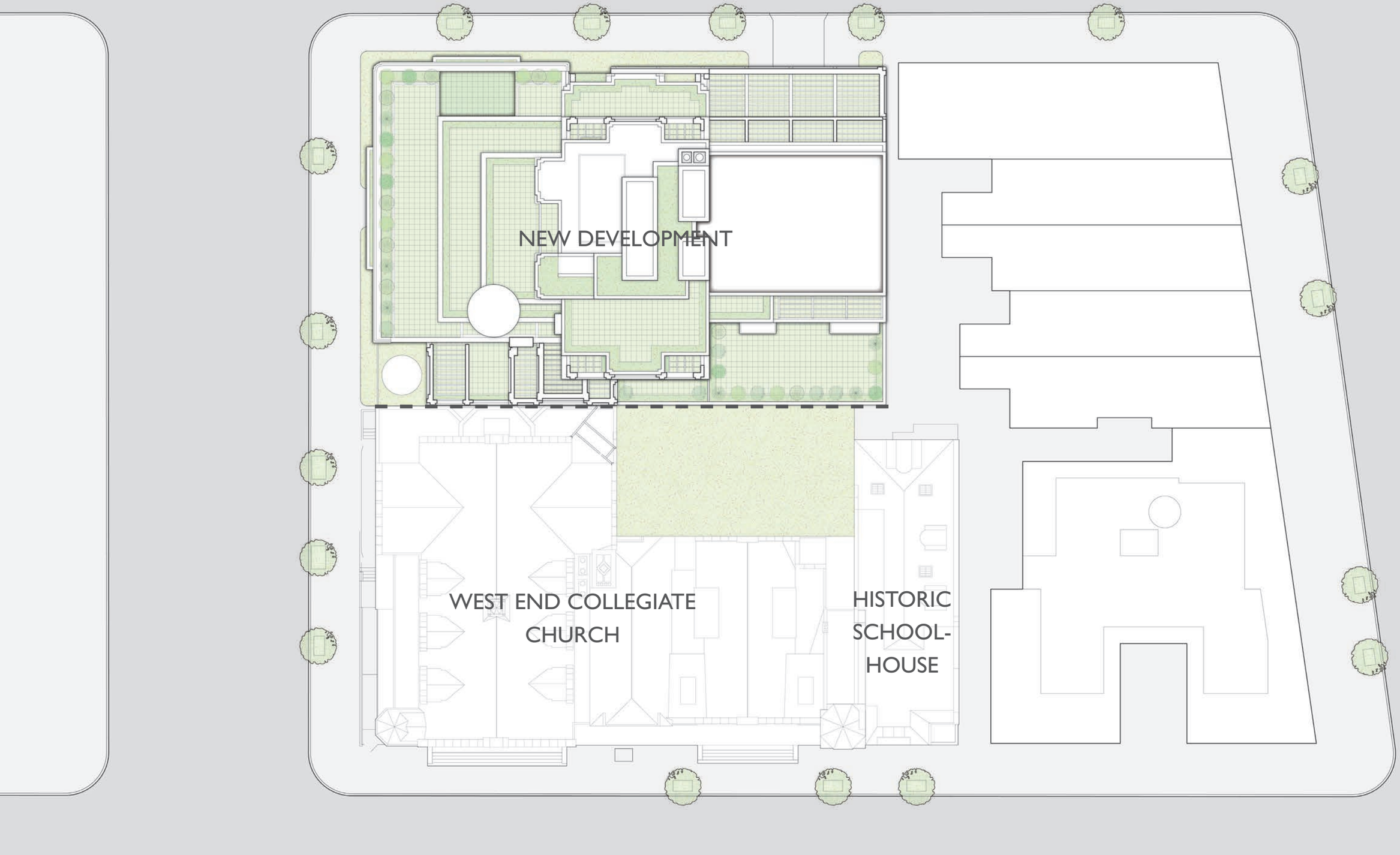
DRAFT
09.22.2015

PROPOSED RENDERING
WEST END AVENUE AND 77TH ST

DRAFT
09.22.2015

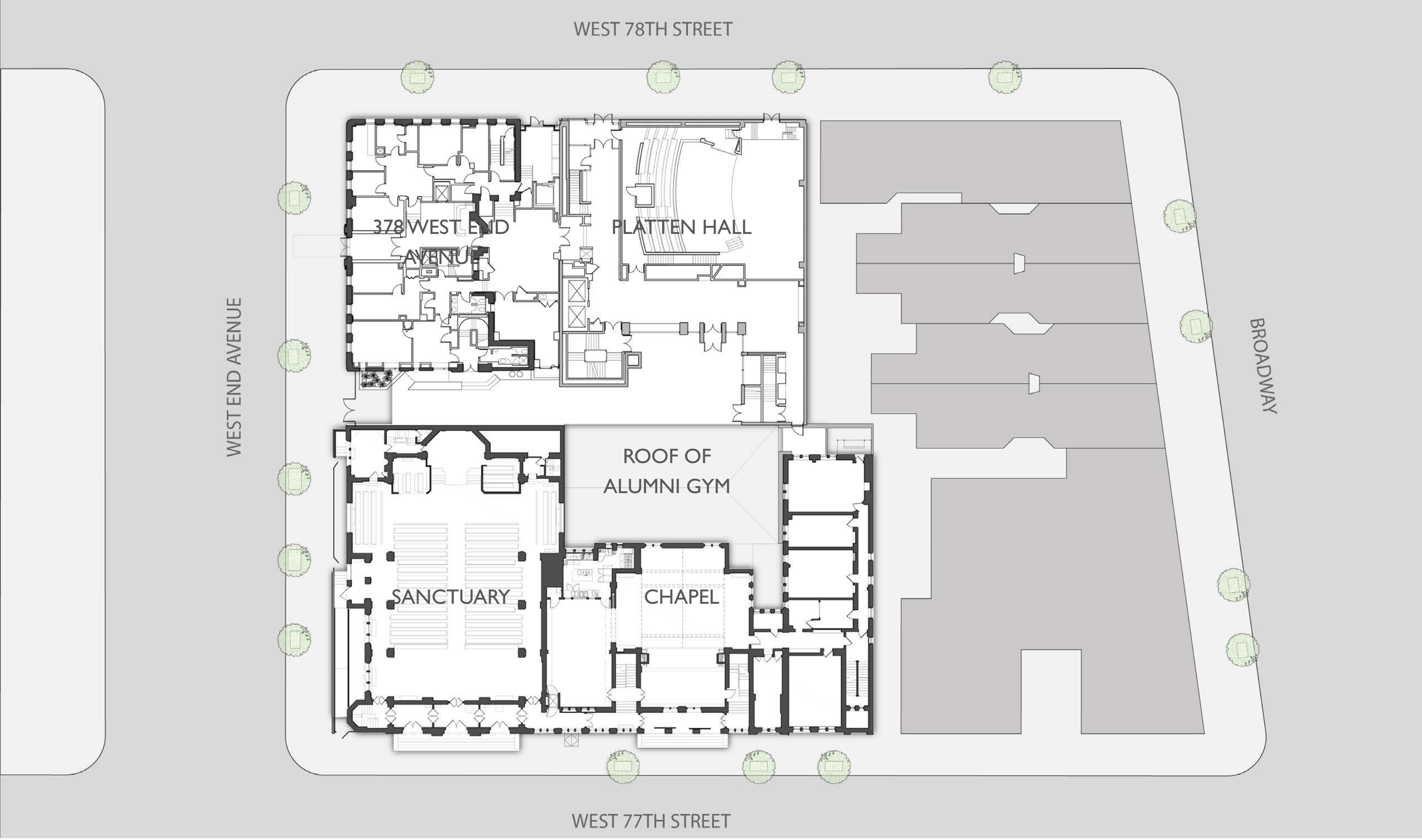
378 WEST END AVENUE

APPENDIX
PLANS, SECTIONS & ELEVATIONS



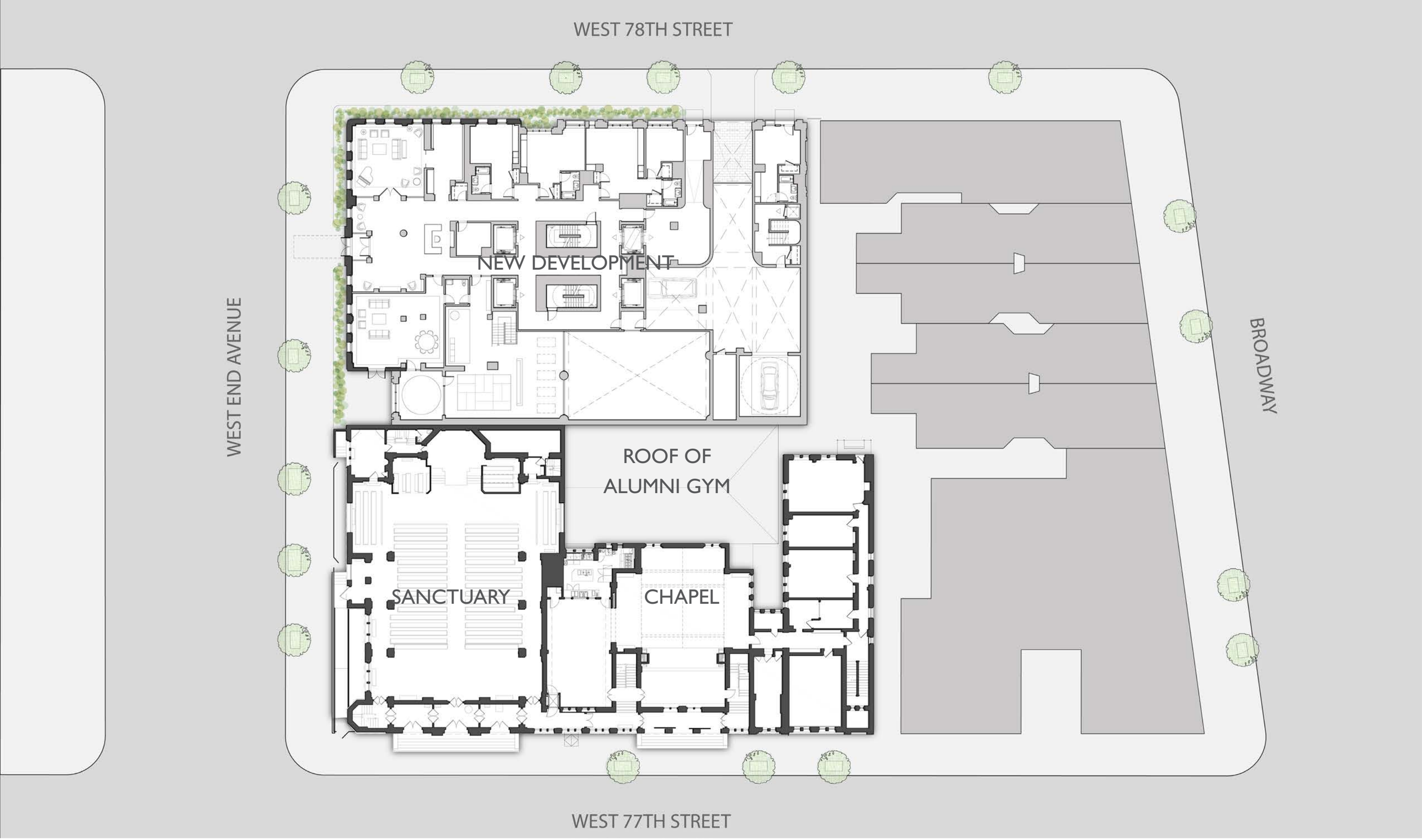
378 WEA SITE PLAN - PROPOSED

N



378 WEA GROUND FLOOR SITE PLAN - EXISTING

N

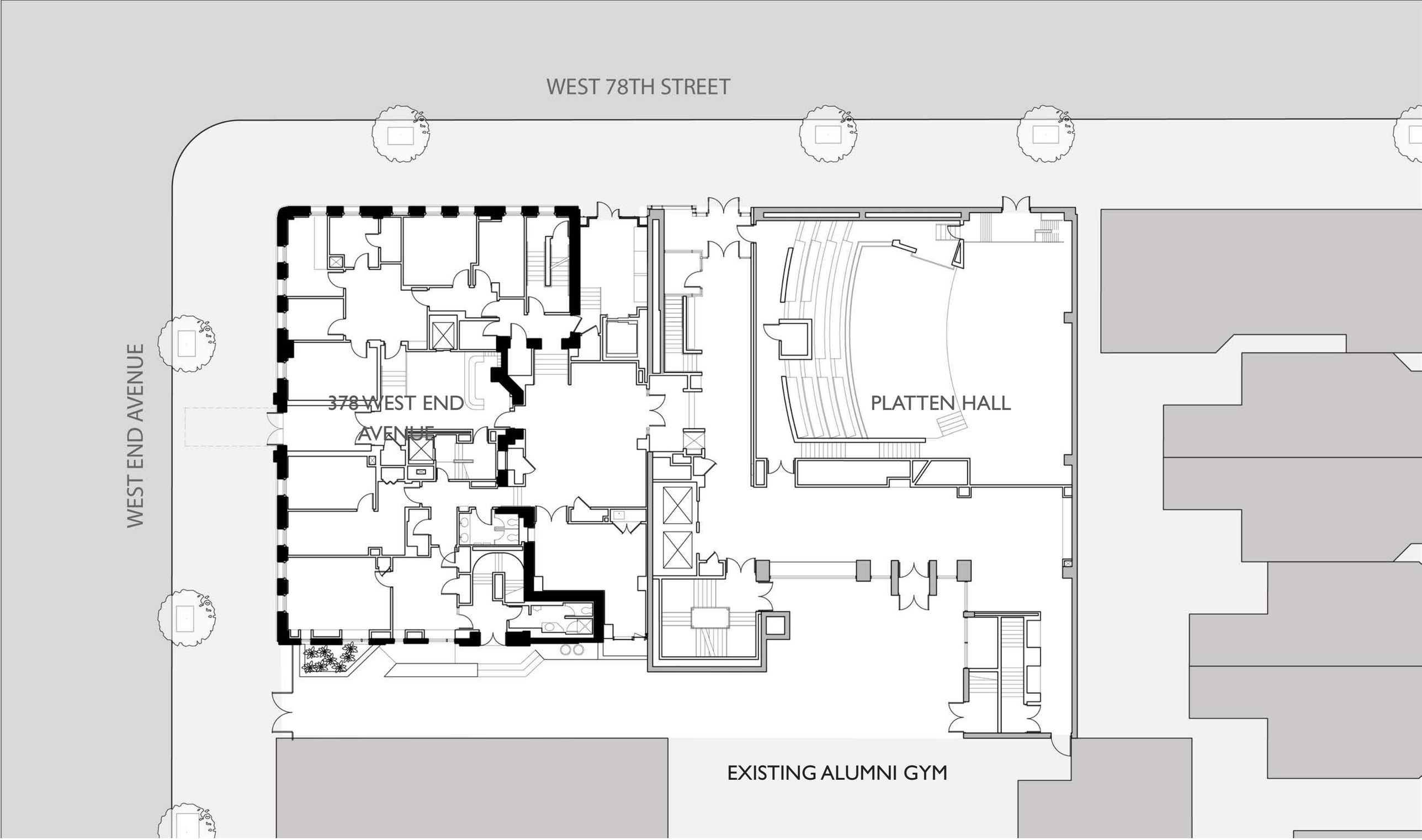


378 WEA GROUND FLOOR SITE PLAN - PROPOSED

N

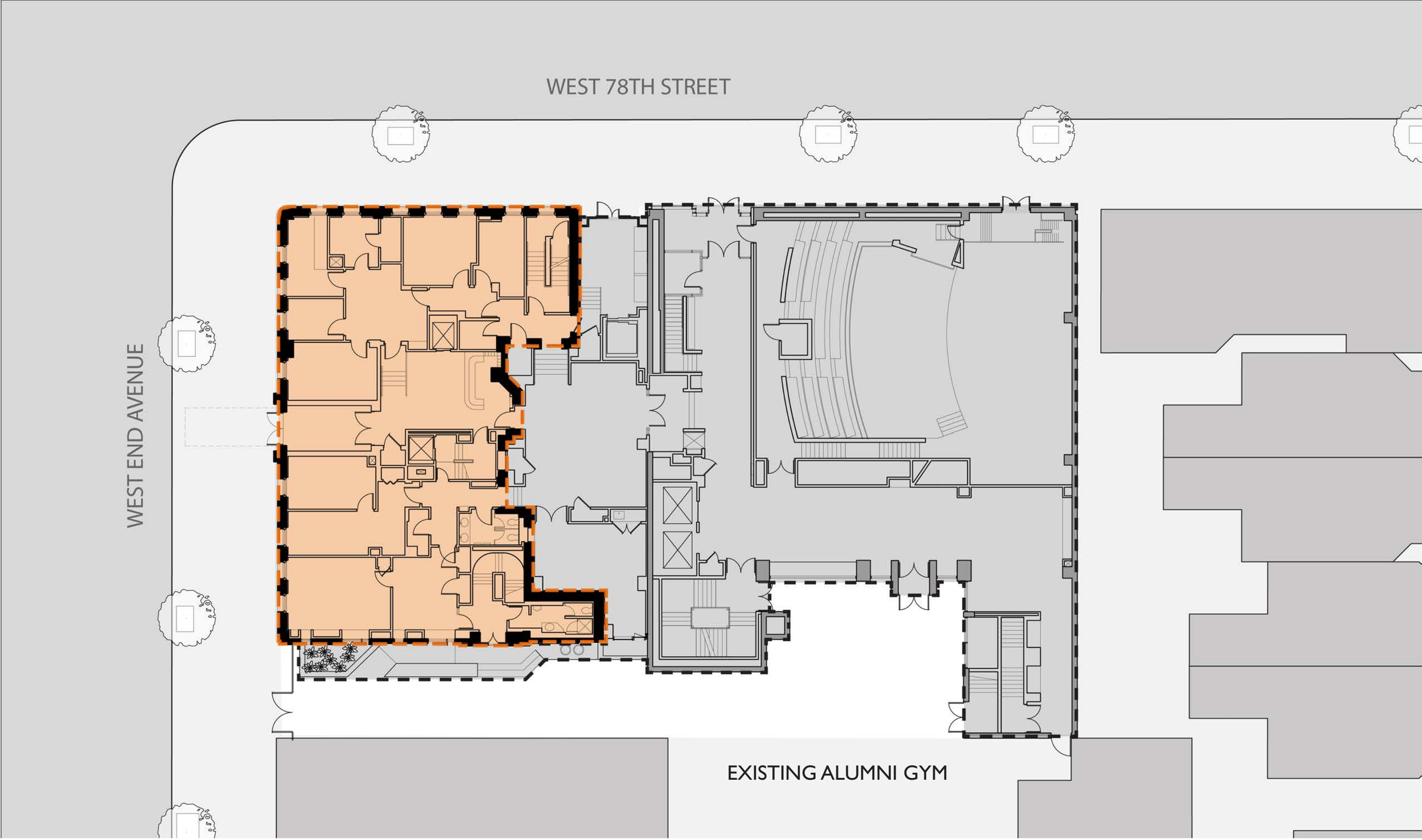
378 WEA GROUND FLOOR SITE PLAN -
CONCEPTUAL ALLOCATION TO BE DONE UNDER SEPARATE APPLICATION

N



378 WEA FIRST FLOOR PLAN- EXISTING

N

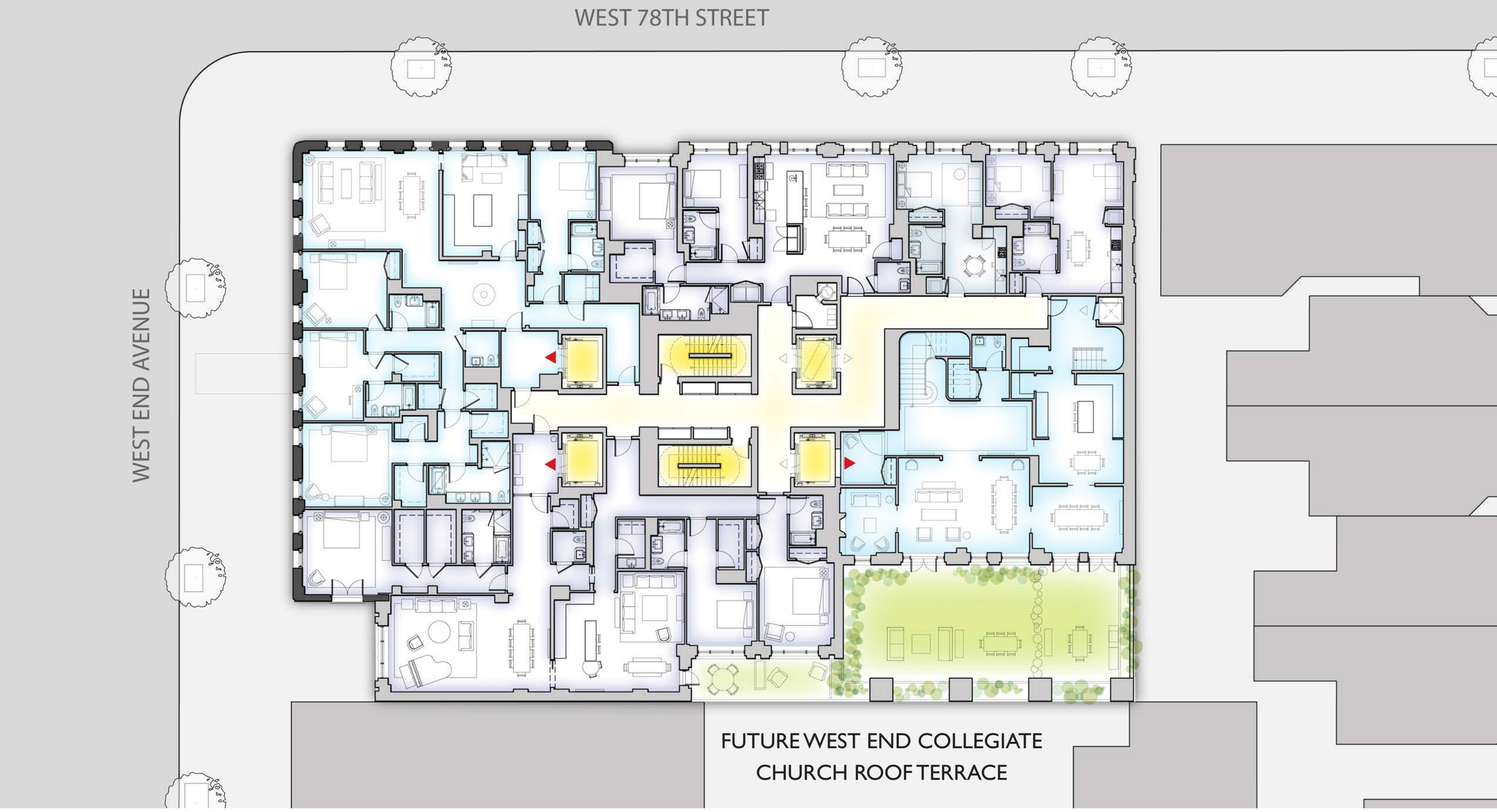


378 WEA FIRST FLOOR PLAN- EXISTING

N

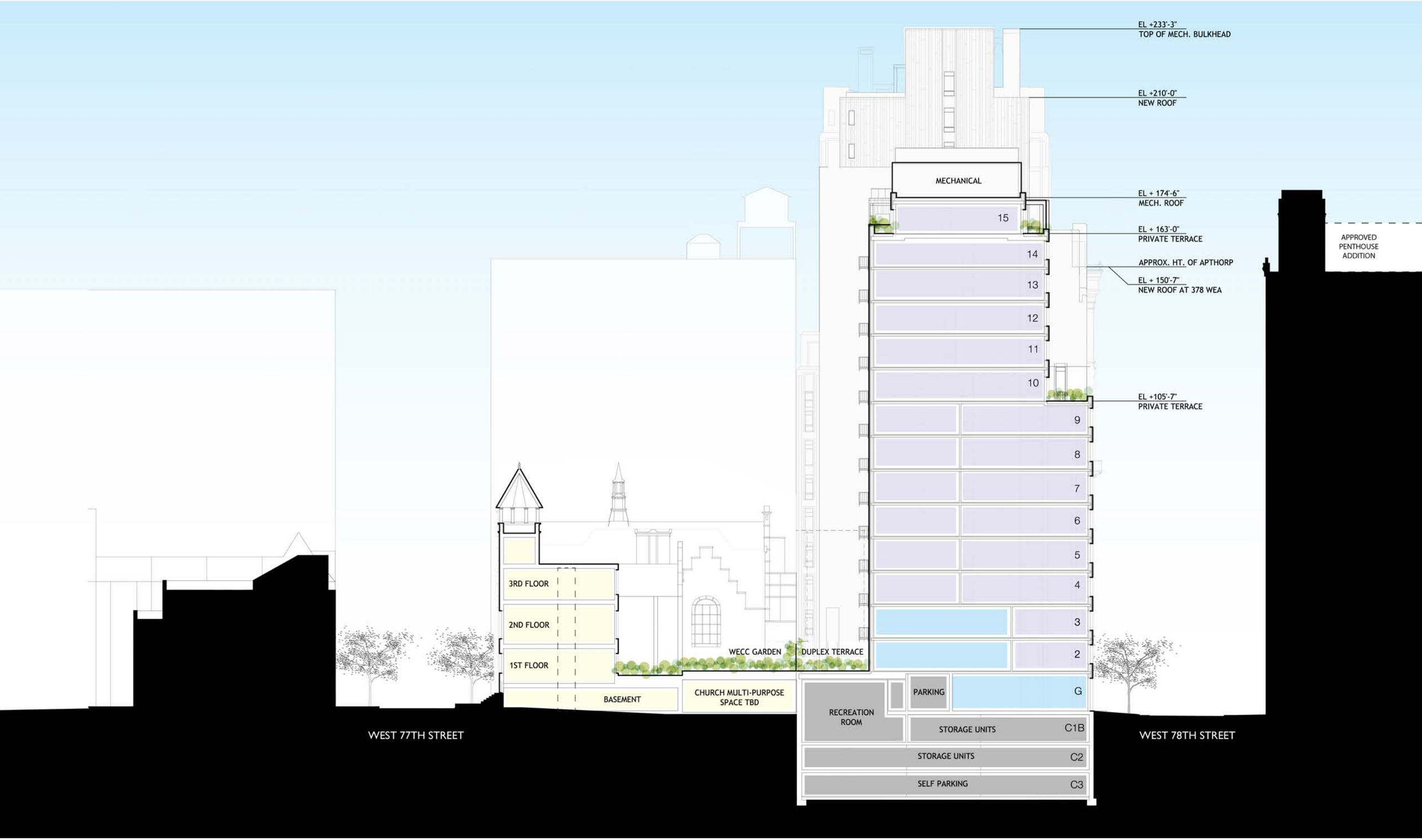
378 WEA PROPOSED FIRST FLOOR PLAN

N

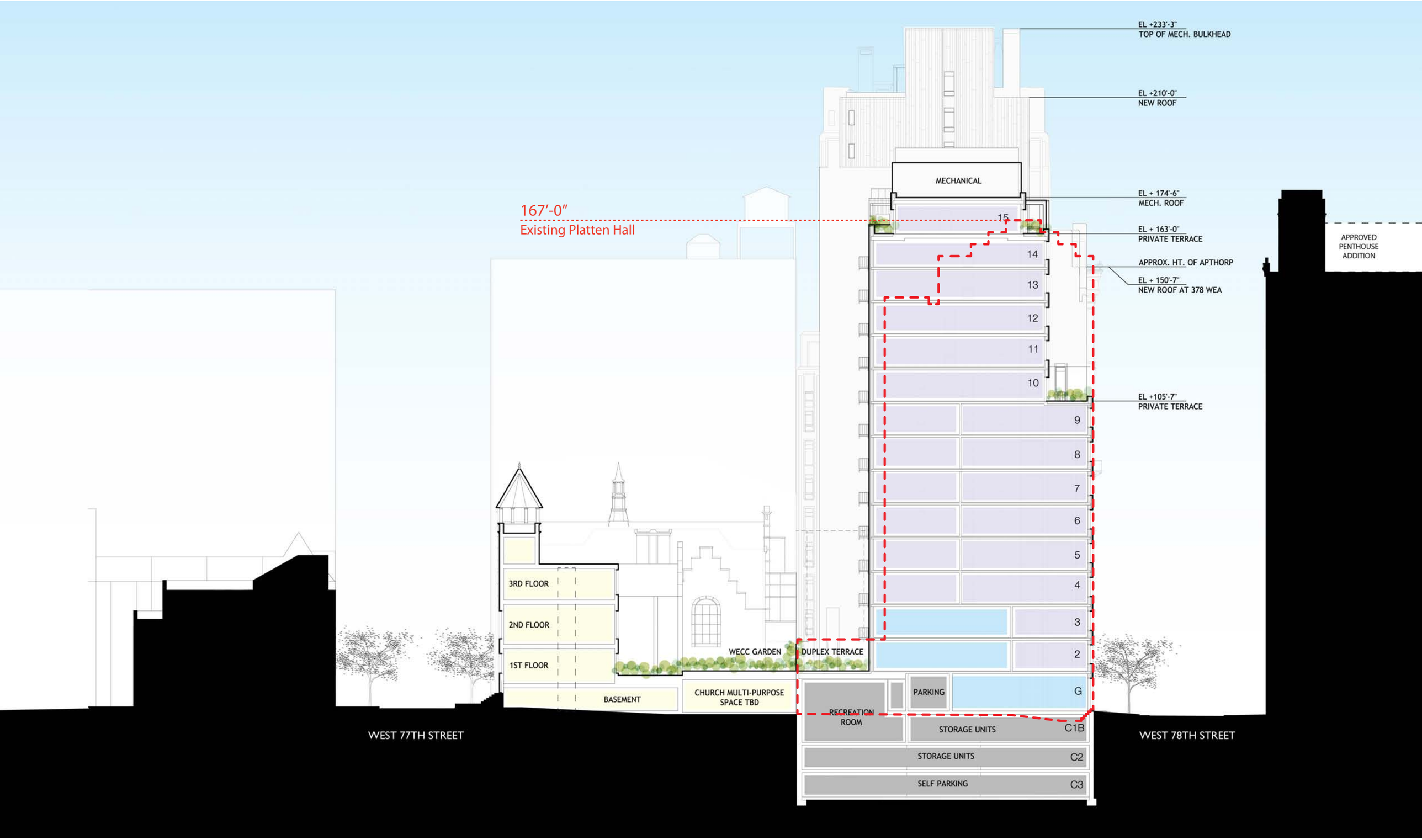


378 WEA PROPOSED SECOND FLOOR PLAN

N



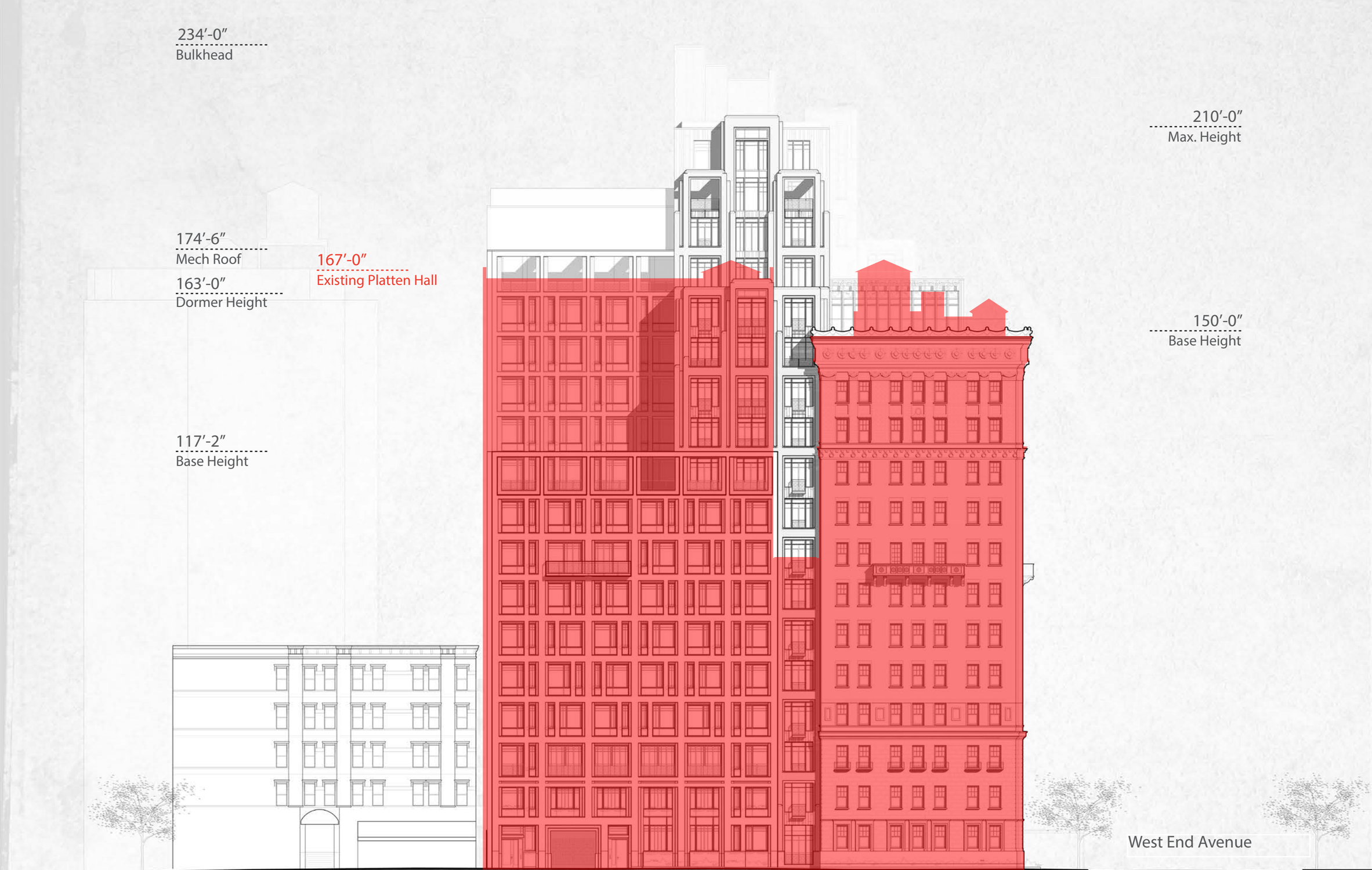
378 WEA NORTH-SOUTH SECTION



378 WEA NORTH-SOUTH SECTION

378 WEA EAST-WEST SECTION

378 WEA NORTH ELEVATION



378 WEA NORTH ELEVATION

378 WEA EAST ELEVATION

378 WEA EAST ELEVATION

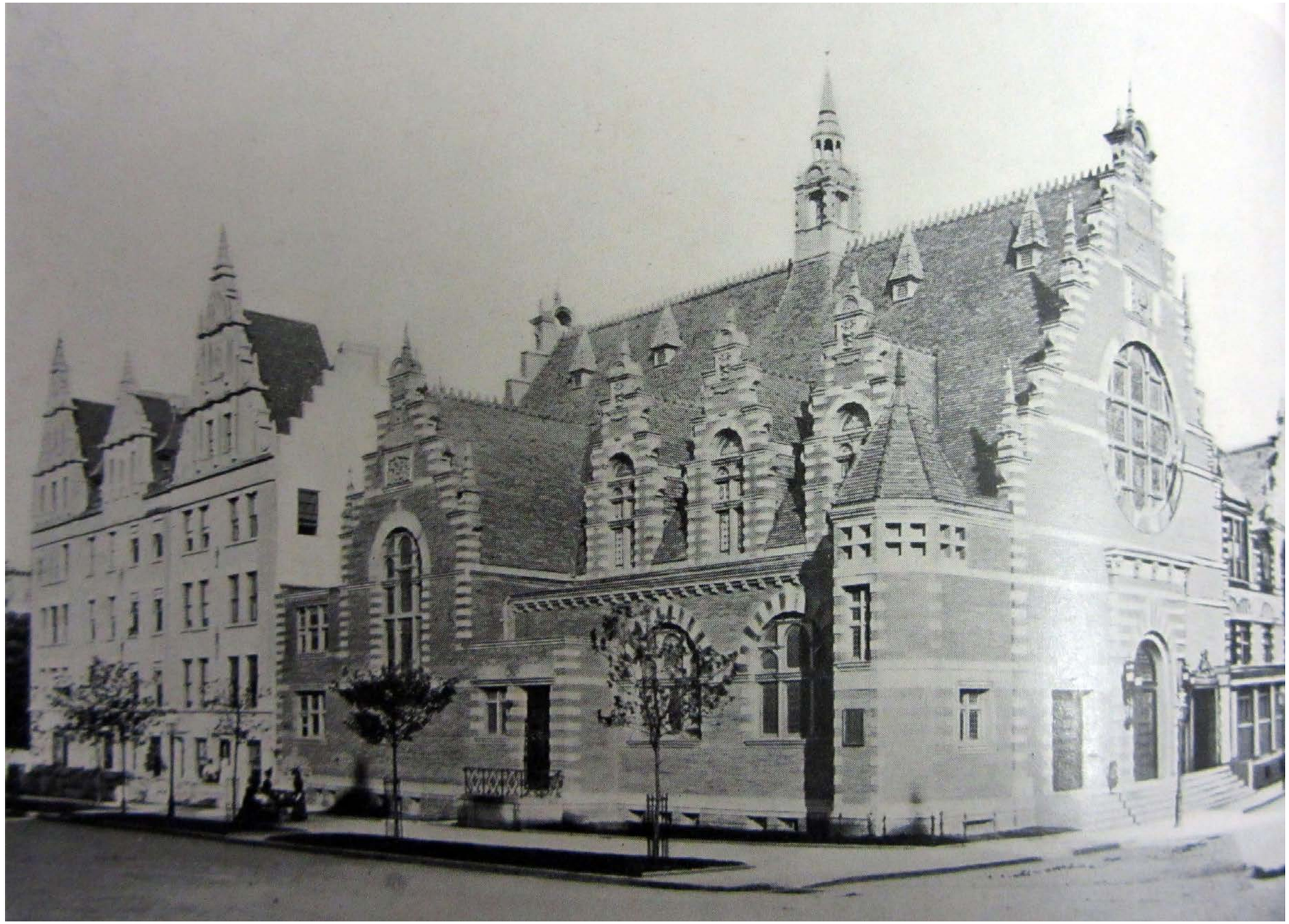
378 WEA SOUTH ELEVATION

378 WEA LOWER WEST ELEVATION

378 WEA UPPER WEST ELEVATION

378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
HISTORIC PHOTOS



WEST END COLLEGIATE CHURCH
ROBERT W. GIBSON, 1892
PHOTOGRAPH C. 1898

WEST END COLLEGIATE CHURCH AND SCHOOL
ROBERT W. GIBSON, 1892
PHOTOGRAPH C. 1915

ENLARGEMENT OF ORIGINAL CARRIAGE WAY ENTRY

Image from Museum of the CIty of New York Archive

WEST END COLLEGIATE SCHOOL
ROBERT W. GIBSON, 1892
PHOTOGRAPH C. 1935

Image from Museum of the CIty of New York Archive

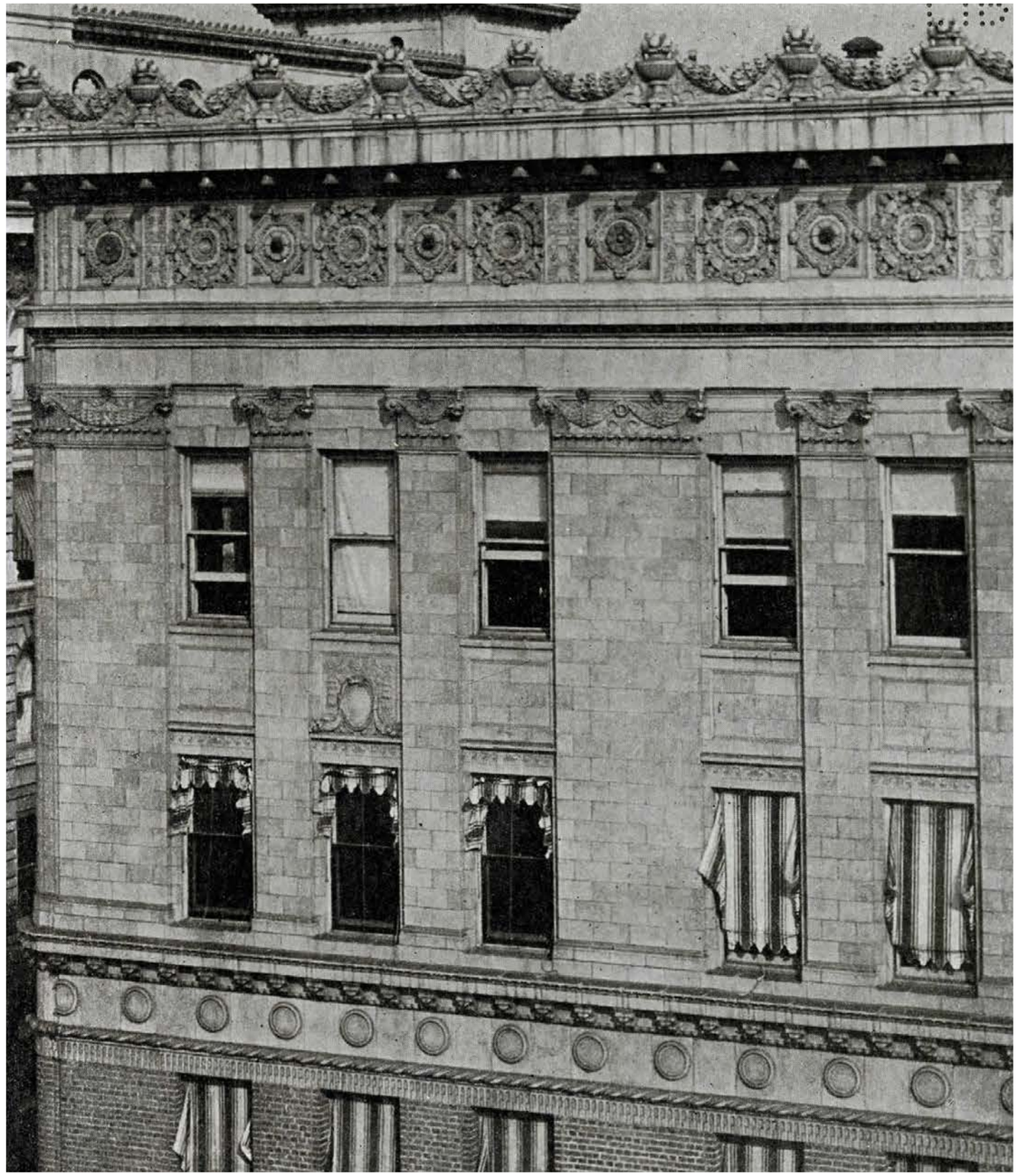
378 WEST END AVENUE
SCHWARTZ & GROSS, 1914-1915
PHOTOGRAPH C. 1916

ENLARGEMENT OF ORIGINAL HISTORIC AWNING

378 WEST END AVENUE
SCHWARTZ & GROSS, 1914-1915
PHOTOGRAPH C. 1916

APARTMENT HOUSE, 378 WEST END AVENUE, NEW YORK CITY.
Schwartz & Gross, Architects.

Image from Architecture & Building, December 1916 issue



378 WEST END AVENUE
SCHWARTZ & GROSS, 1914-1915
PHOTOGRAPH C. 1919

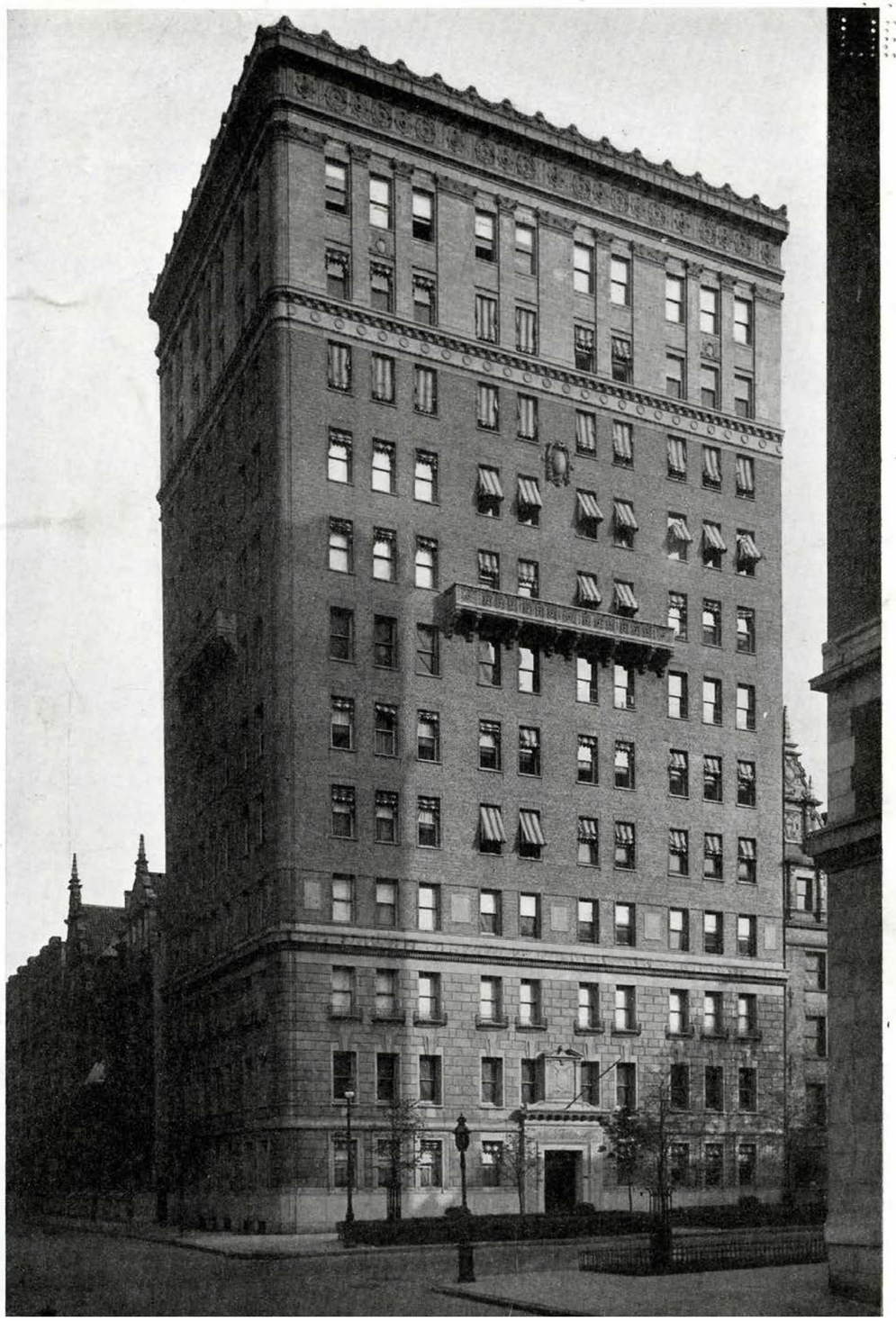


Image from American Architect, 1919

378 WEST END AVENUE
SCHWARTZ & GROSS, 1914-1915
PHOTOGRAPH C. 1919

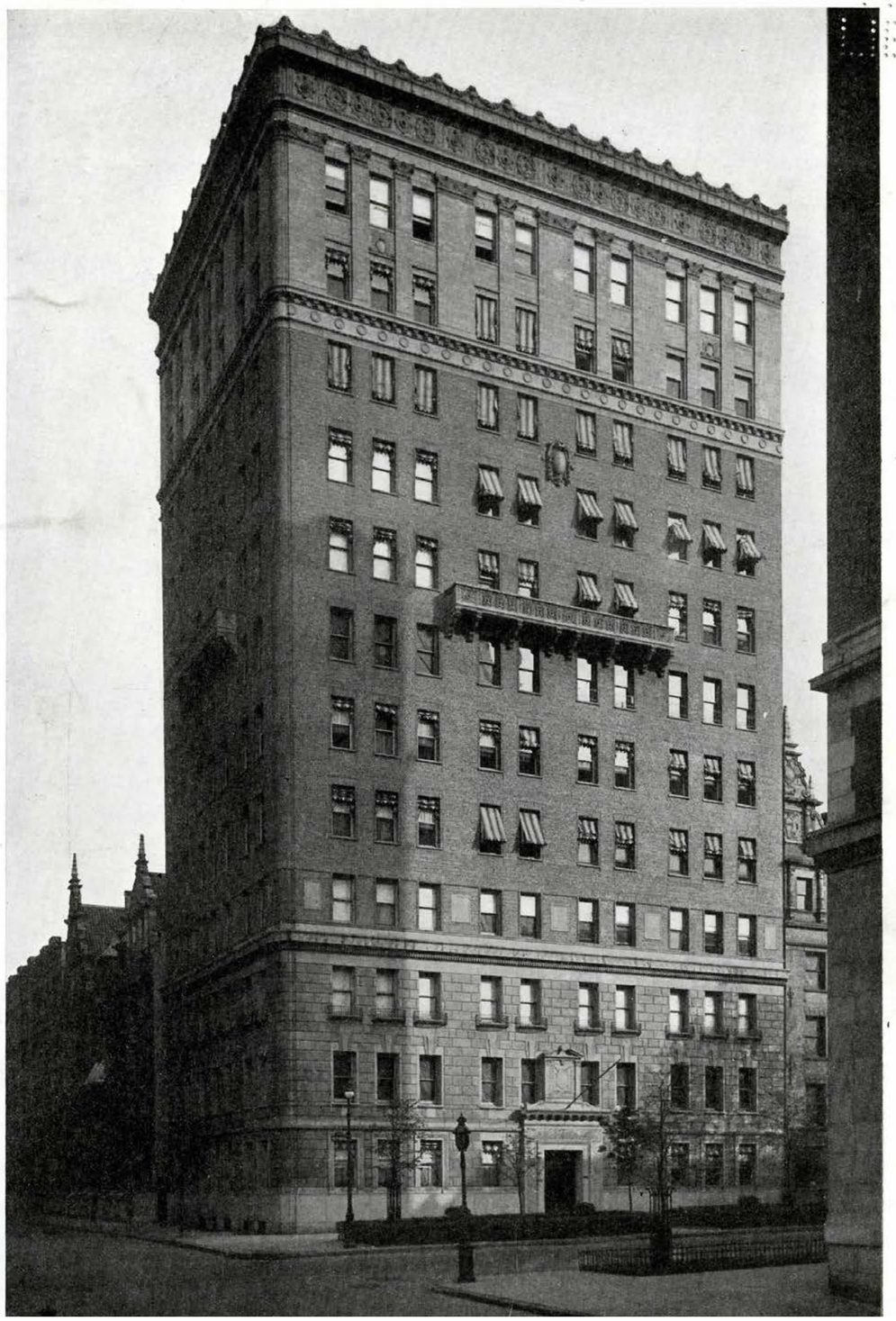


Image from American Architect, 1919

378 WEST END AVENUE
SCHWARTZ & GROSS, 1914-1915
TAX LOT PHOTOGRAPH C. 1938

PLATTEN HALL

BALLARD TODD & ASSOCIATES, 1968
PHOTOGRAPH C. 1967 (UNDER CONSTRUCTION)

PLATTEN HALL
BALLARD TODD & ASSOCIATES, 1968
PHOTOGRAPH C. 1970S AND 1988

PLATTEN HALL - ADDITION

HELPERN ARCHITECTS, 1990

PHOTOGRAPH C. 1989(UNDER CONSTRUCTION)

PLATTEN HALL - INFILL

HELPERN ARCHITECTS, 1999/2000

COLOR DRAWING C. 1999, PHOTO C. 2000

378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
CONTEXT PHOTOS

CONTEXT PHOTO
WEST END AVENUE AND 71ST
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
BROADWAY AND 72ND
THE ANSONIA - PHOTO DATE: 9.30.2013

RIVERSIDE DRIVE AND 72ND

PHOTO DATE: 9.16.2015

CONTEXT PHOTO
WEST END AVENUE AND 72ND
PHOTO DATE: 9.30.2013

WEST END AVENUE AND 73RD

PHOTO DATE: 9.16.2015

WEST END AVENUE AND 73RD

CONTEXT PHOTO
WEST END AVENUE AND 75TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 76TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 76TH

PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE BETWEEN 76TH AND 77TH
PHOTO DATE: 9.16.2015

CONTEXT PHOTO
WEST END AVENUE AND 77TH
PHOTO DATE: 9.16.2015

CONTEXT PHOTO
WEST END AVENUE AND 77TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 78TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 78TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 78TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 79TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 79TH
PHOTO DATE: 9.30.2013

CONTEXT PHOTO
WEST END AVENUE AND 77TH ST

370 WEST END AVENUE - SEPTEMBER 2013

EXISTING PHOTO
WEST END AVENUE

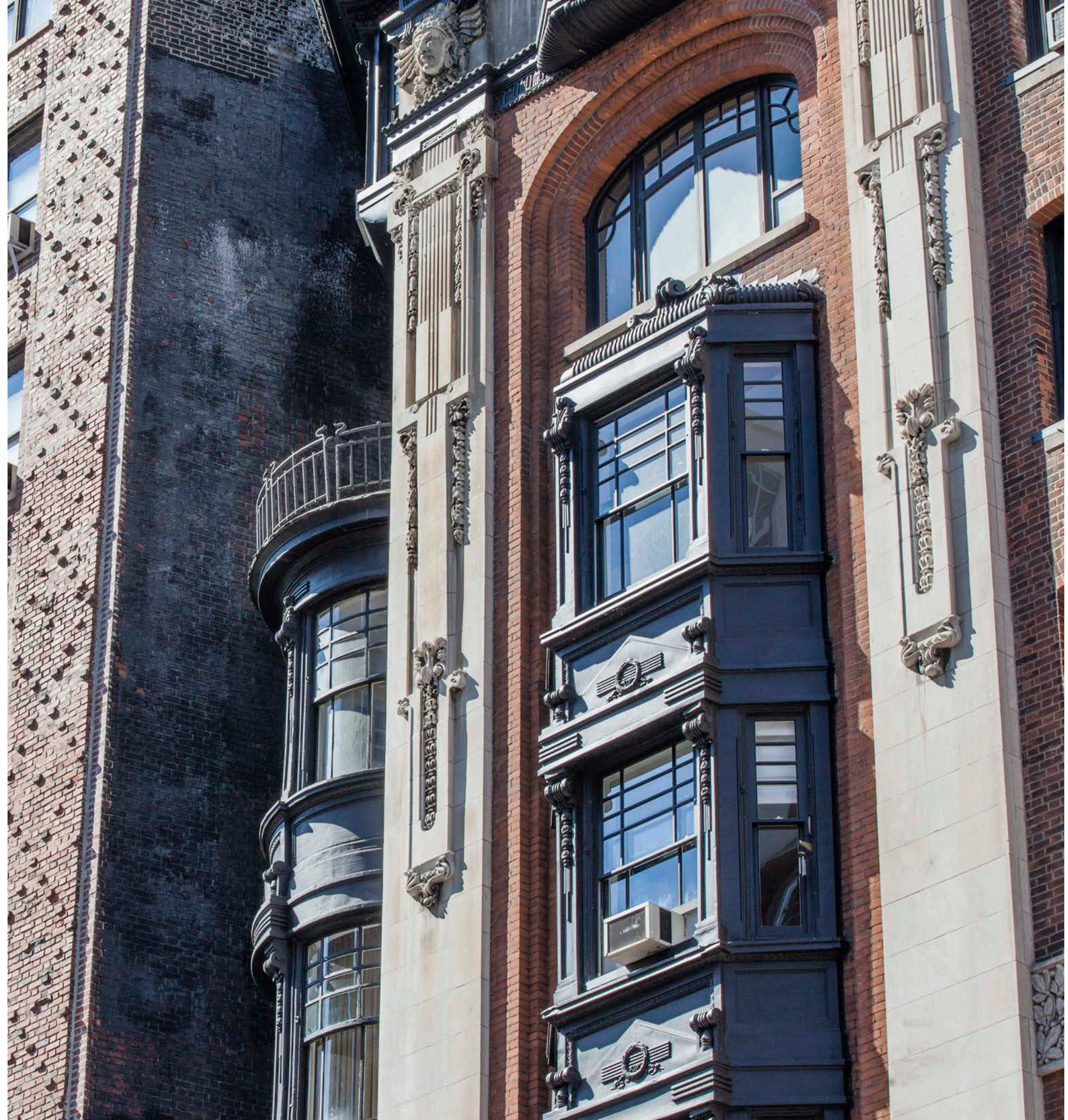
EXISTING PHOTO
WEST END AVENUE AND 78TH
LOOKING EAST

CONTEXT PHOTO
BROADWAY AND 78TH

CONTEXT PHOTO
263 WEST END AVENUE (AT 72ND)
HUDSON TOWERS

CONTEXT PHOTO
RIVERSIDE DRIVE AND 72ND
PHOTO DATE: 9.16.2015

CONTEXT PHOTO
BROADWAY AND 72ND

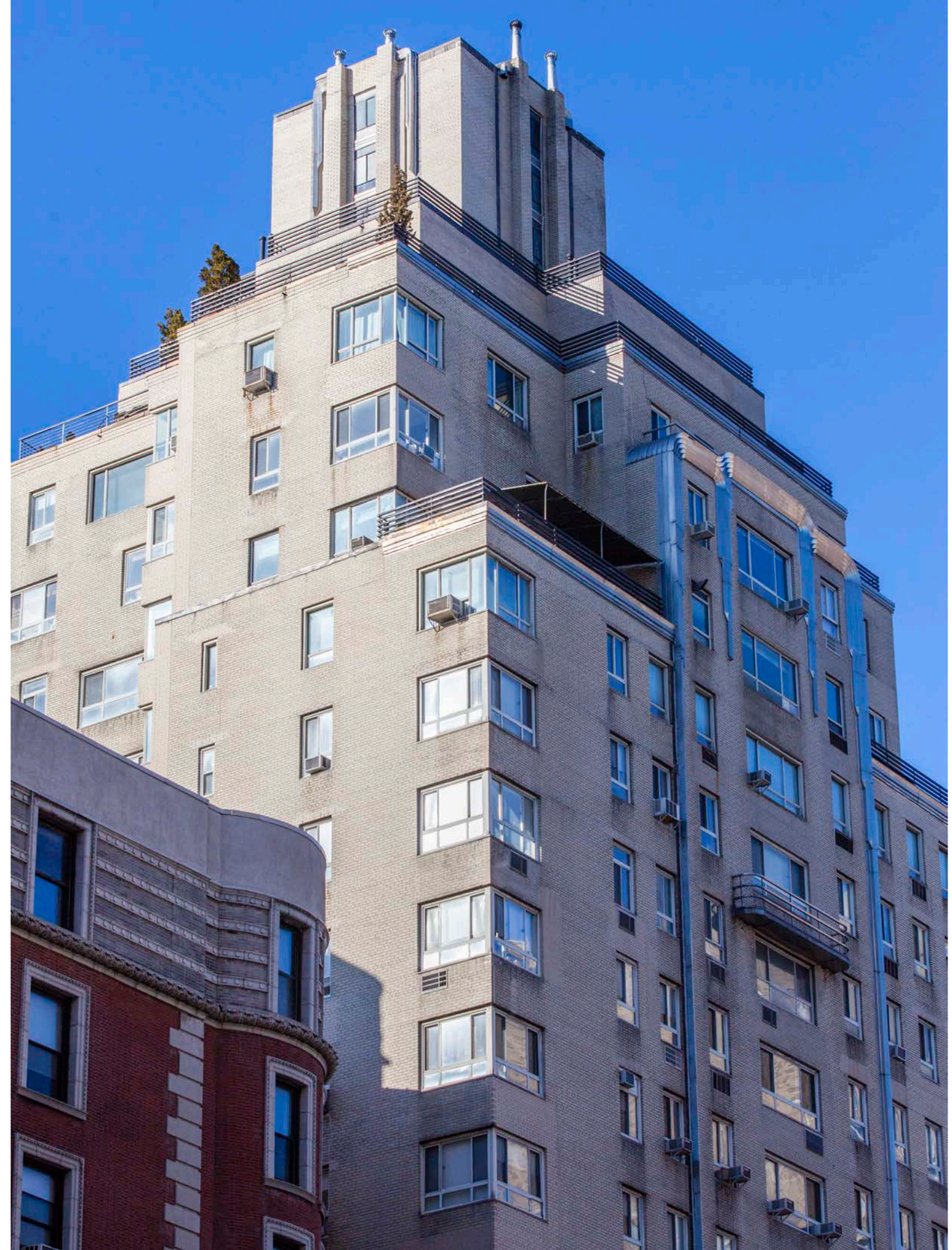


CONTEXT PHOTO
250 WEST 77TH
HOTEL BELLCLARIE

CONTEXT PHOTO
250 WEST 77TH
HOTEL BELLCLARIE

CONTEXT PHOTO
250 WEST 77TH
HOTEL BELLCLARIE

CONTEXT PHOTO
BROADWAY AND 76TH



CONTEXT PHOTO
WEST END AVENUE AND 80TH

378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
MODEL PHOTOGRAPHS

TENGUERIAN
MODELS, INC.

TENGUERIAN
MODELS, INC.

TENGUERIAN
MODELS, INC.

TENOLIERIAN
MODELS, INC.

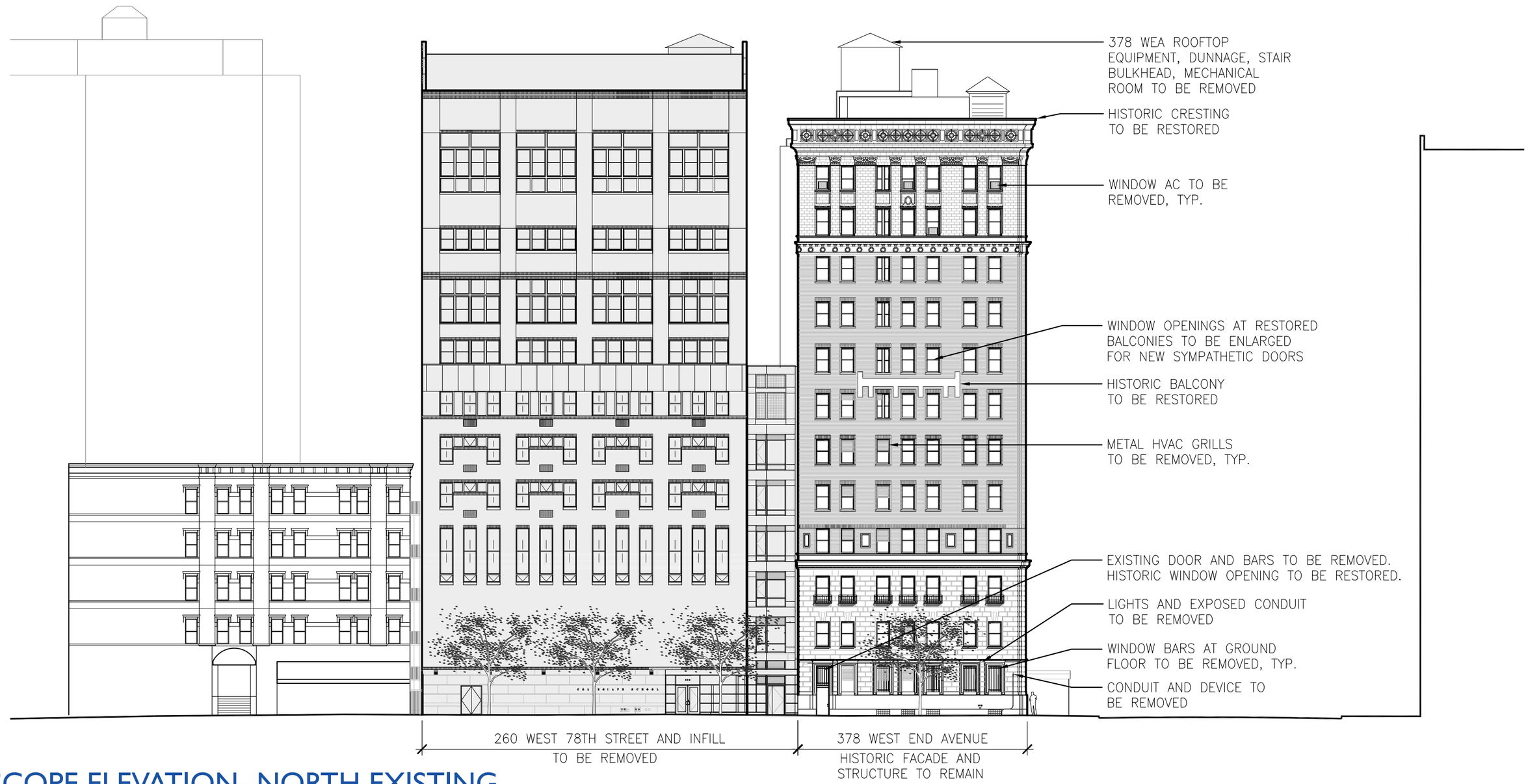
378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
SCOPE AND DETAILS

ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZED TERRA COTTA) TO BE CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AND SIGNAGE TO BE REMOVED.

2. REMOVAL OF EXISTING 378 WEST END AVENUE WINDOWS FOR SYMPATHETIC REPLACEMENT.

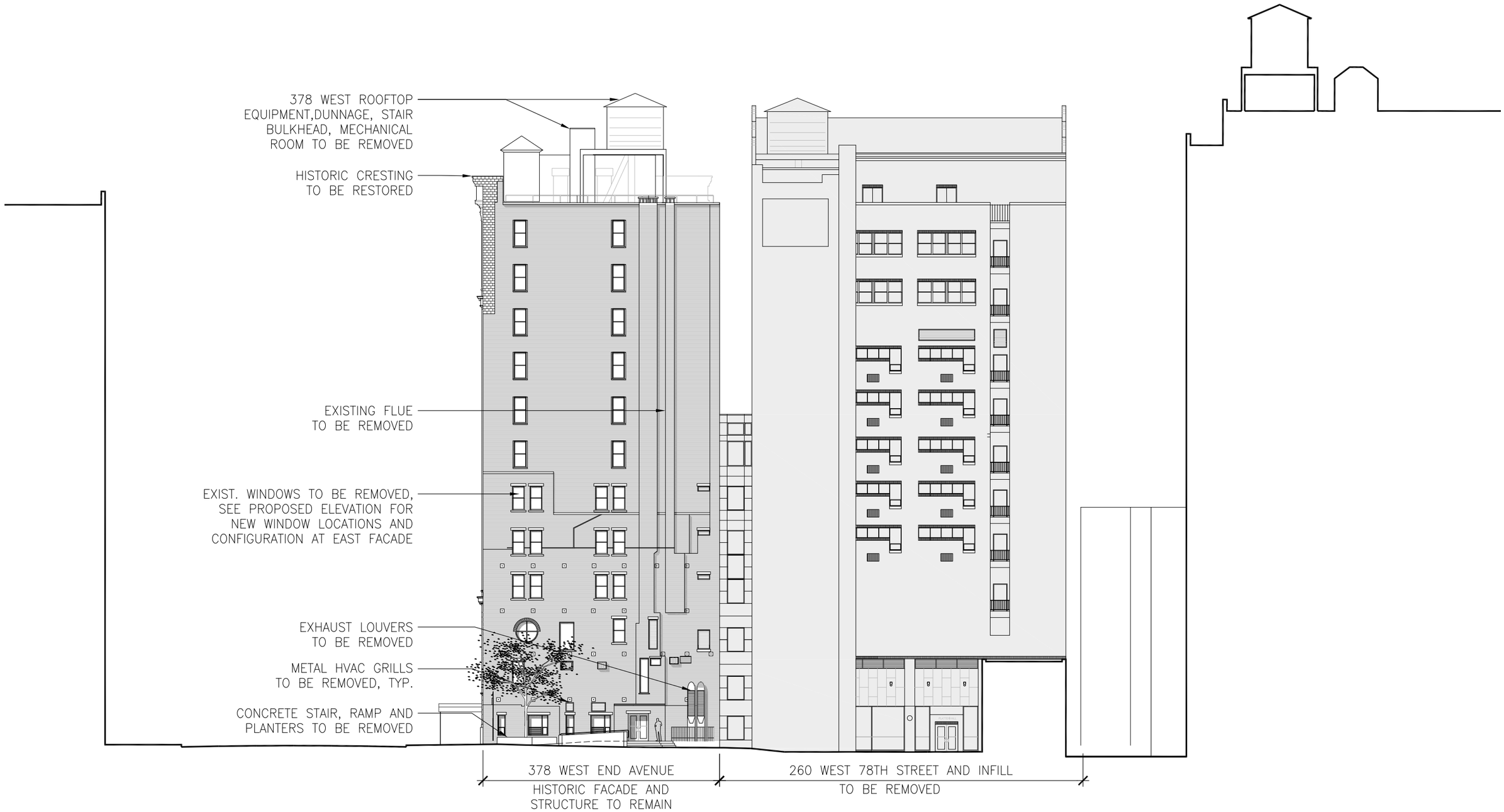


SCOPE ELEVATION- NORTH EXISTING

ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZED TERRA COTTA) TO BE CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AND SIGNAGE TO BE REMOVED.

2. REMOVAL OF EXISTING 378 WEST END AVENUE WINDOWS FOR SYMPATHETIC REPLACEMENT.

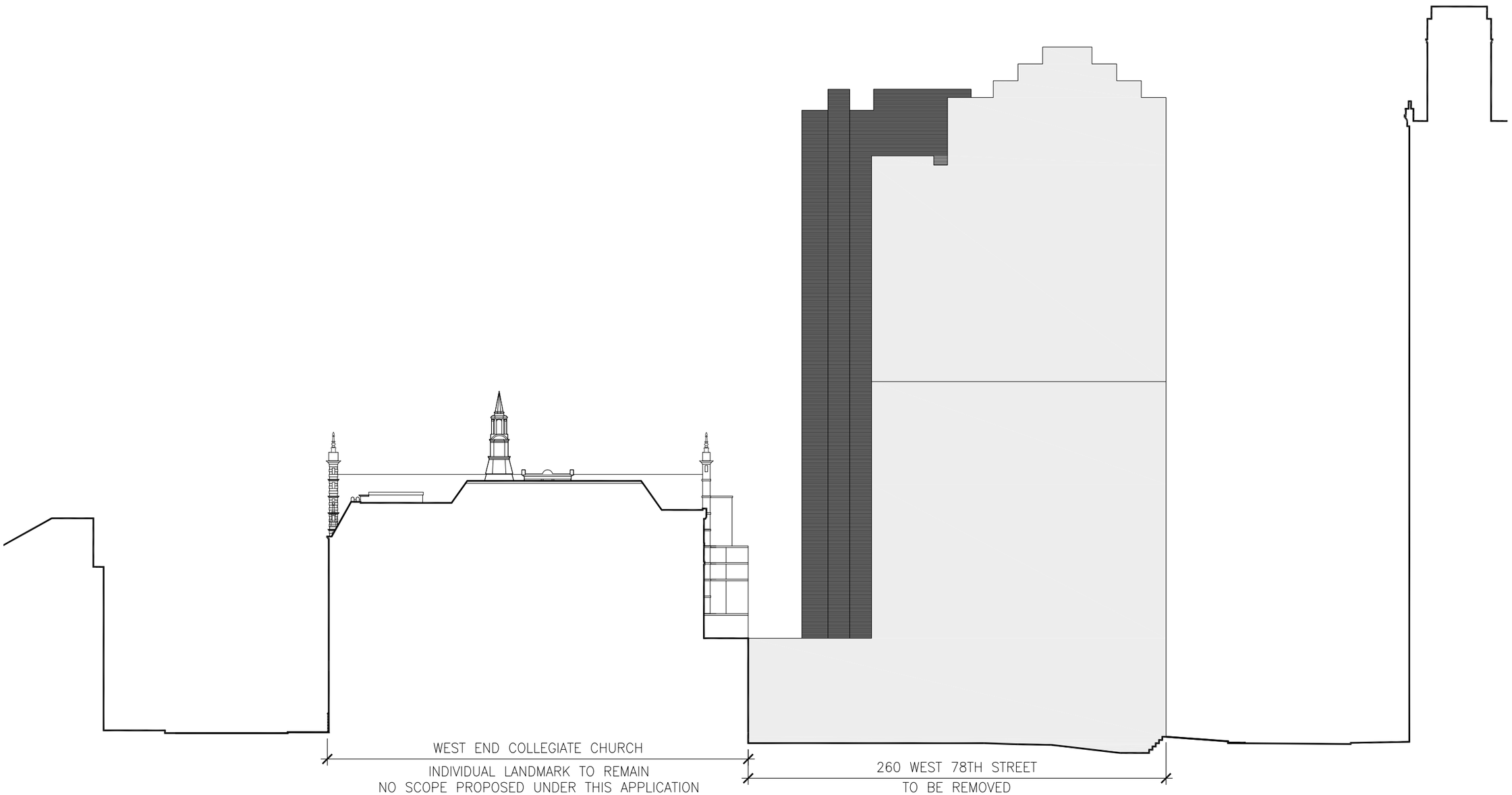


SCOPE ELEVATION- SOUTH EXISTING

ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZED TERRA COTTA) TO BE CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AND SIGNAGE TO BE REMOVED.

2. REMOVAL OF EXISTING 378 WEST END AVENUE WINDOWS FOR SYMPATHETIC REPLACEMENT.

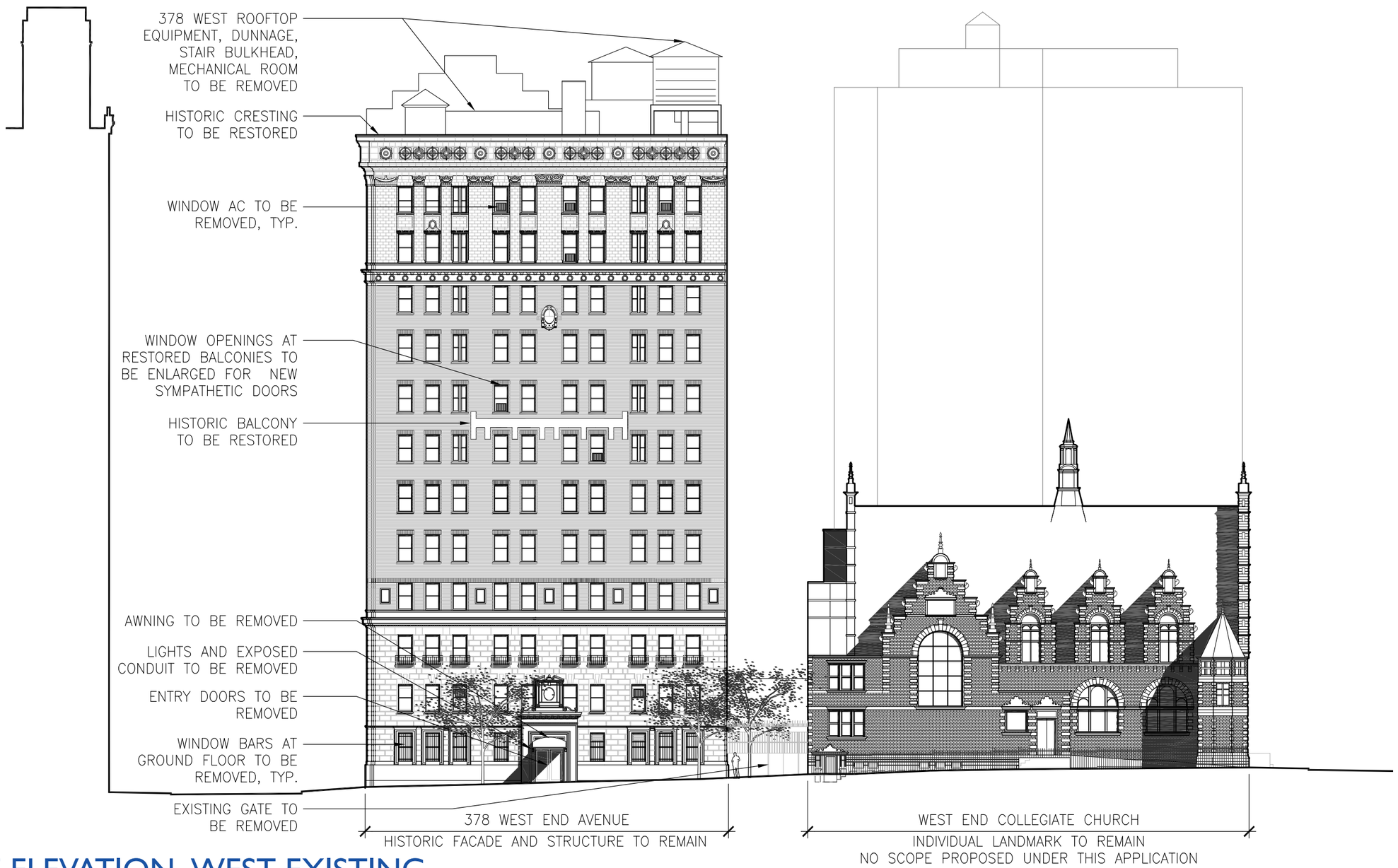


SCOPE ELEVATION- EAST EXISTING

ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZED TERRA COTTA) TO BE CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AND SIGNAGE TO BE REMOVED.

2. REMOVAL OF EXISTING 378 WEST END AVENUE WINDOWS FOR SYMPATHETIC REPLACEMENT.

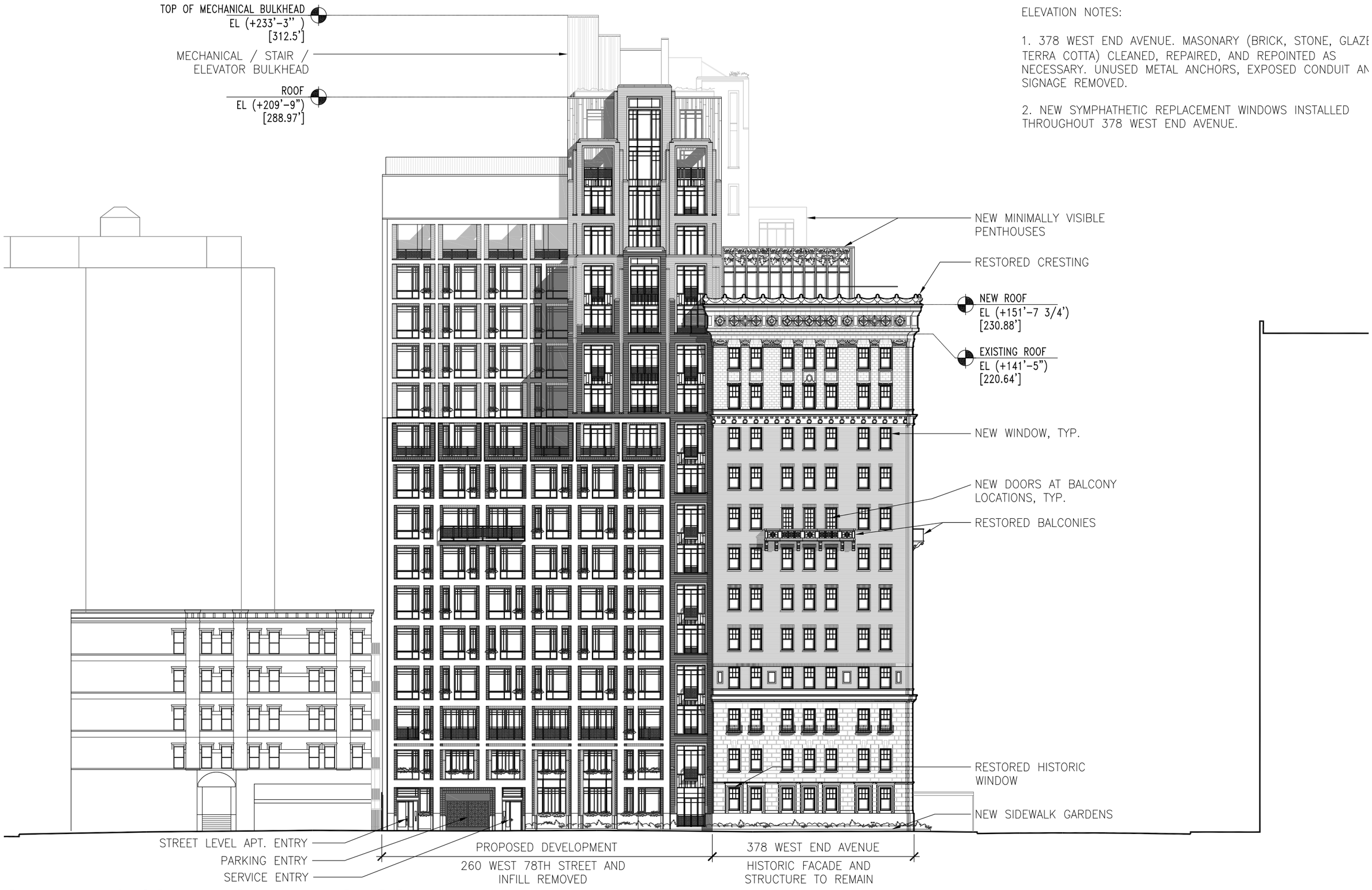


SCOPE ELEVATION- WEST EXISTING

ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZE TERRA COTTA) CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AN SIGNAGE REMOVED.

2. NEW SYMPHATHETIC REPLACEMENT WINDOWS INSTALLED THROUGHOUT 378 WEST END AVENUE.

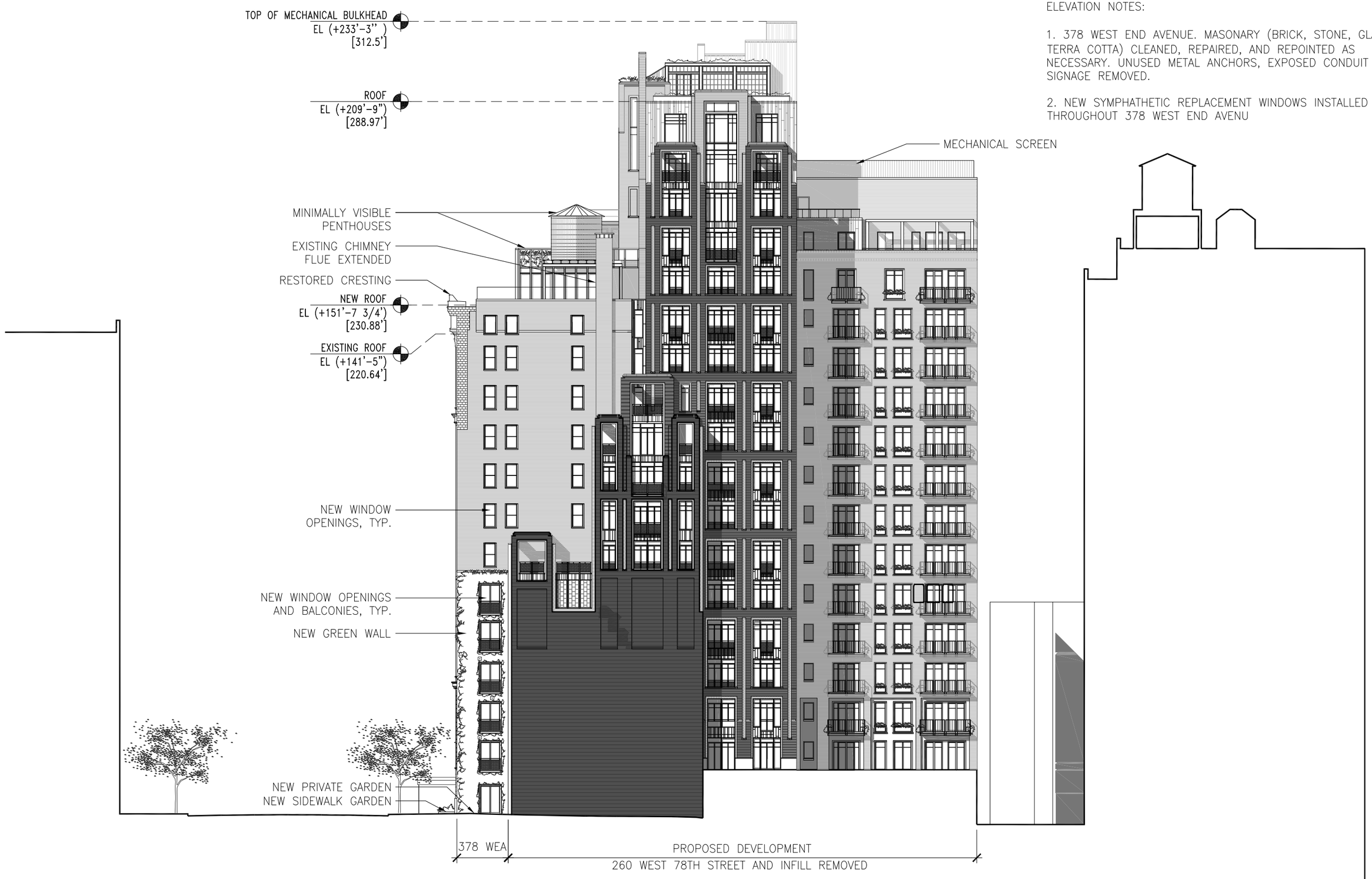


SCOPE ELEVATION- NORTH PROPOSED

ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZED TERRA COTTA) CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AND SIGNAGE REMOVED.

2. NEW SYMPHATHETIC REPLACEMENT WINDOWS INSTALLED THROUGHOUT 378 WEST END AVENU

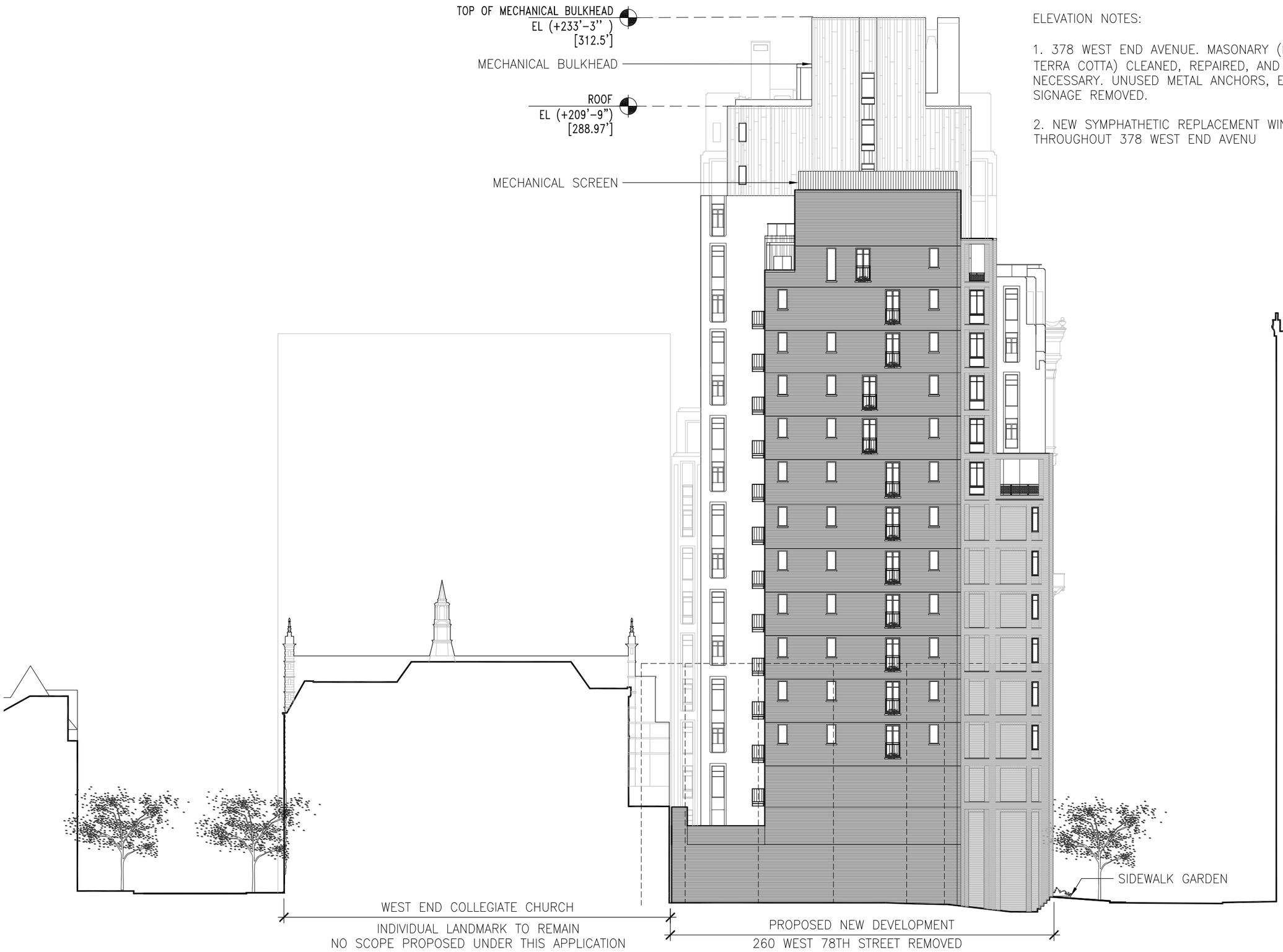


SCOPE ELEVATION- SOUTH PROPOSED

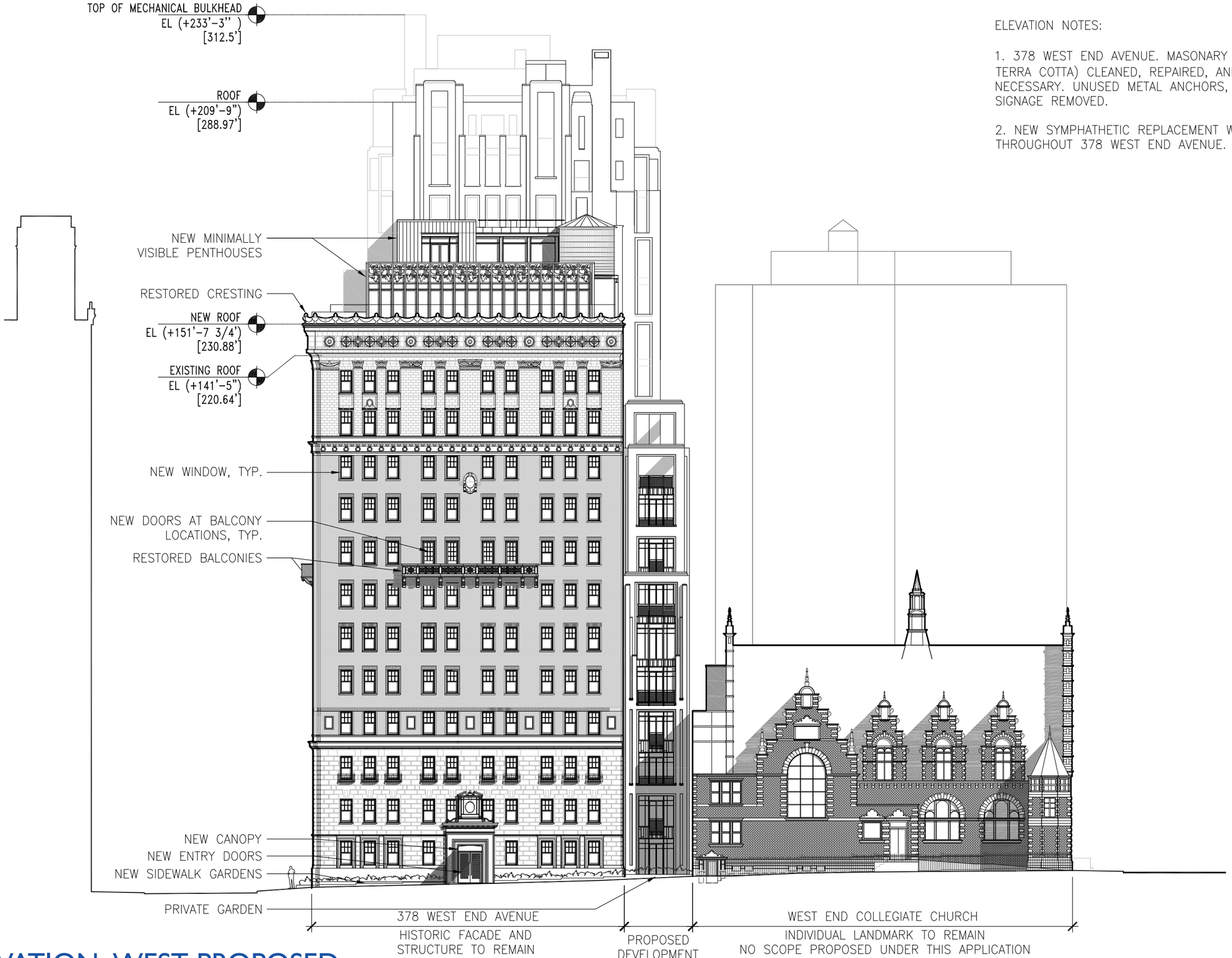
ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZED TERRA COTTA) CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AND SIGNAGE REMOVED.

2. NEW SYMPHATHETIC REPLACEMENT WINDOWS INSTALLED THROUGHOUT 378 WEST END AVENU



SCOPE ELEVATION- EAST PROPOSED



ELEVATION NOTES:

1. 378 WEST END AVENUE. MASONARY (BRICK, STONE, GLAZED TERRA COTTA) CLEANED, REPAIRED, AND REPOINTED AS NECESSARY. UNUSED METAL ANCHORS, EXPOSED CONDUIT AND SIGNAGE REMOVED.

2. NEW SYMPHATHETIC REPLACEMENT WINDOWS INSTALLED THROUGHOUT 378 WEST END AVENUE.

SCOPE ELEVATION- WEST PROPOSED

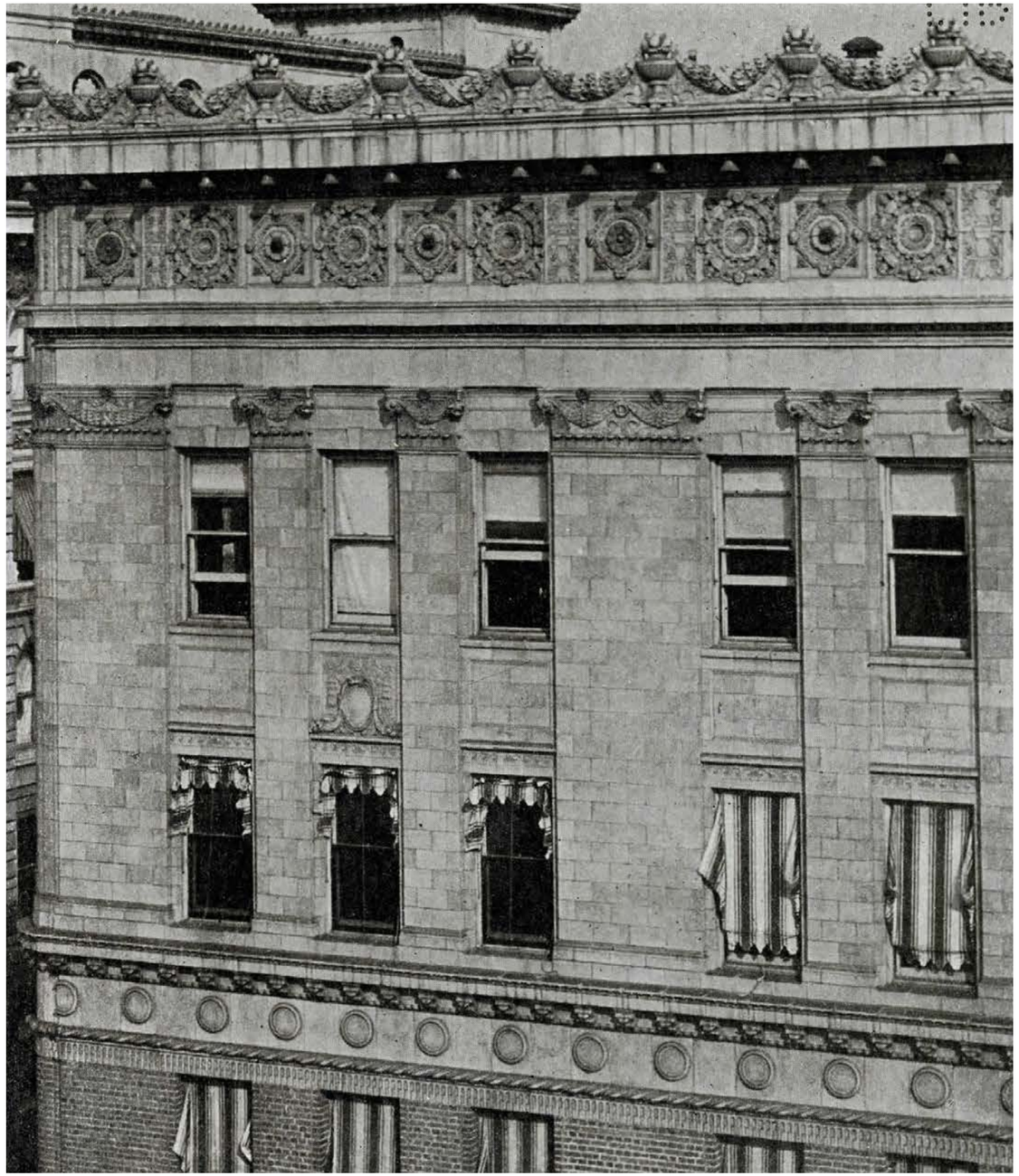
Images from the Museum of the City of New York

378 WEST END AVENUE
C. 1915 PHOTOGRAPH

378 WEST END AVENUE
1916 PHOTOGRAPH

APARTMENT HOUSE, 378 WEST END AVENUE, NEW YORK CITY.
Schwartz & Gross, Architects.

Image from Architecture & Building, December 1916 issue



378 WEST END AVENUE
1919 PHOTOGRAPH

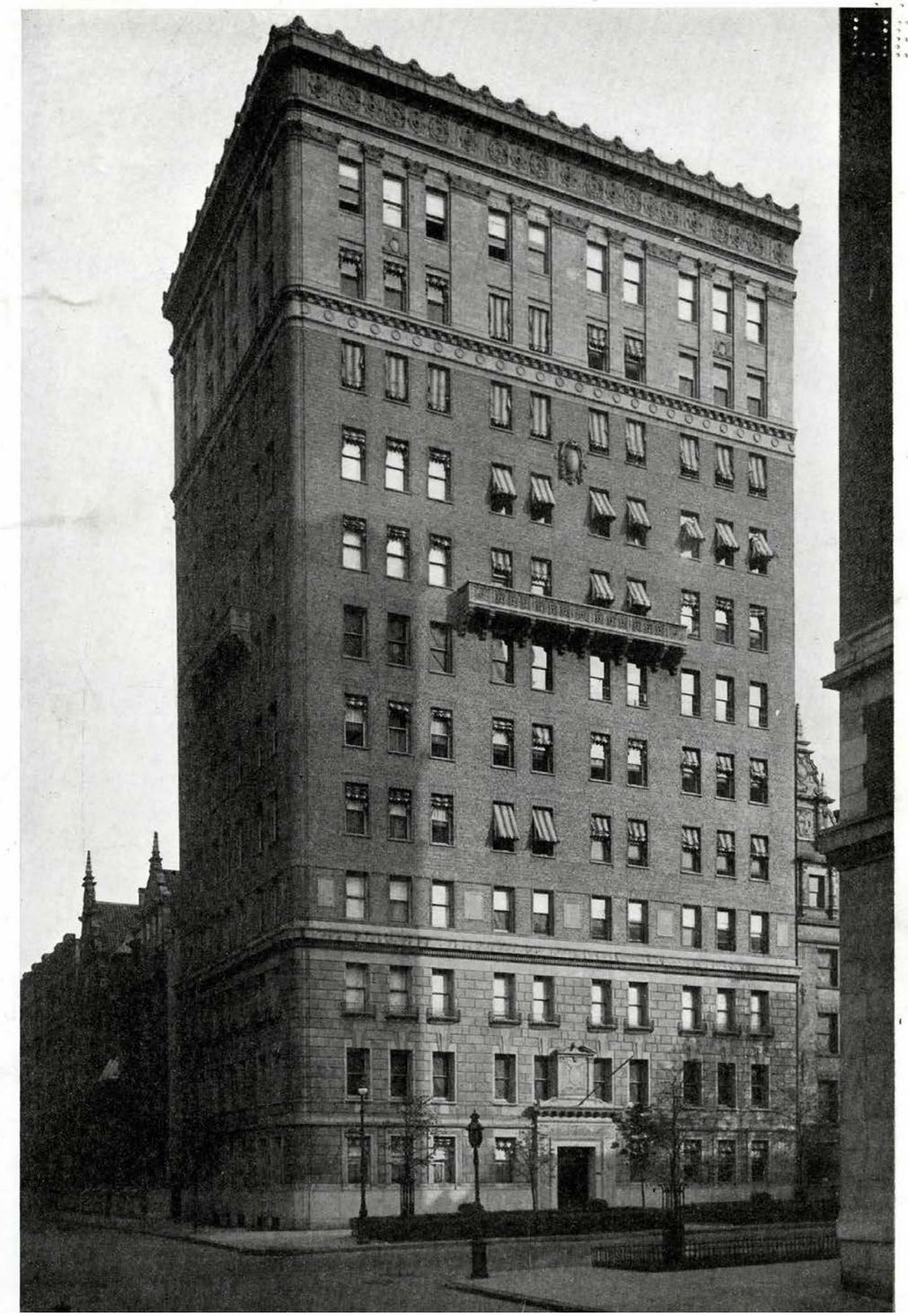
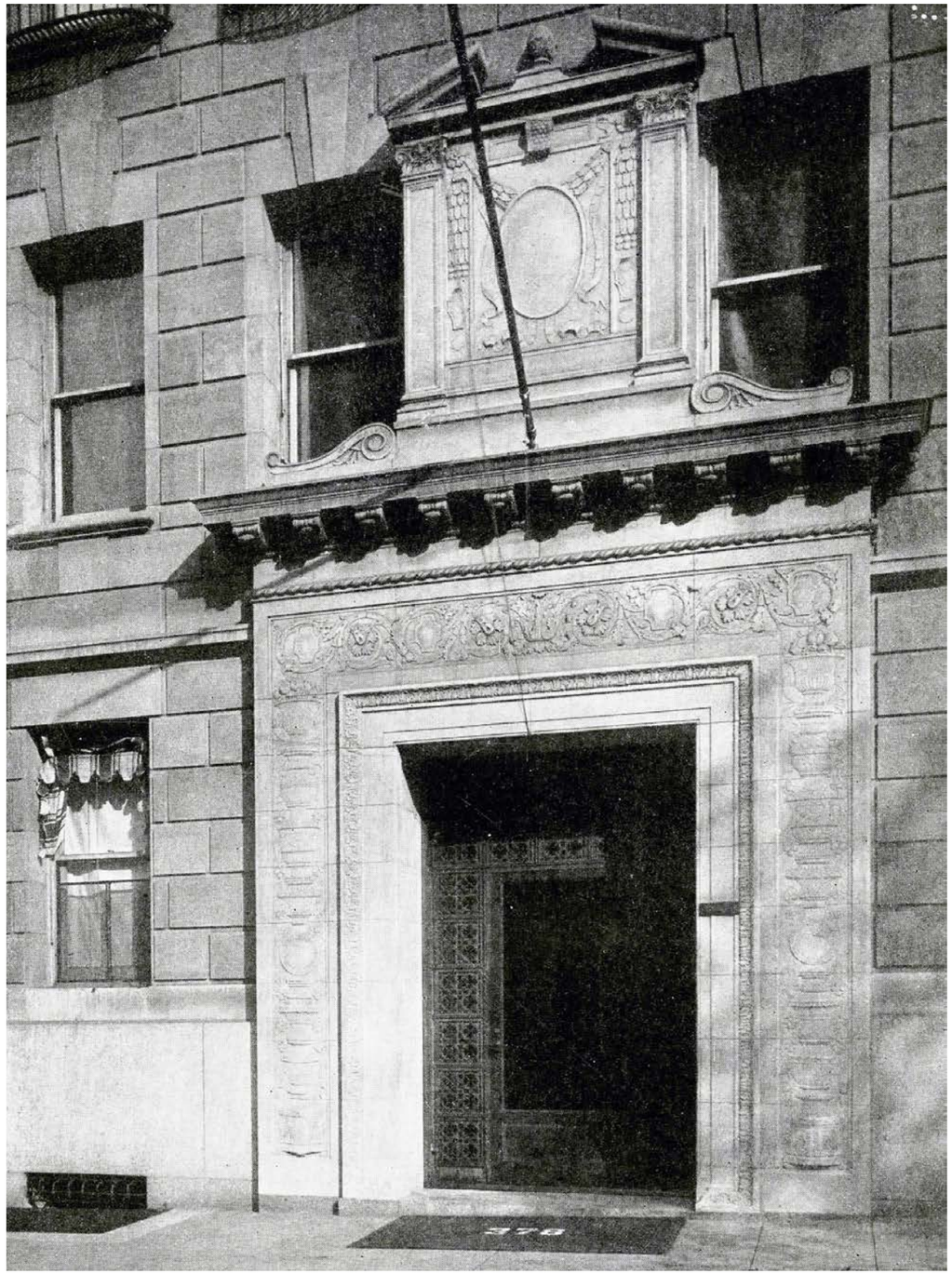


Image from American Architect, 1919



378 WEST END AVENUE
1919 PHOTOGRAPH

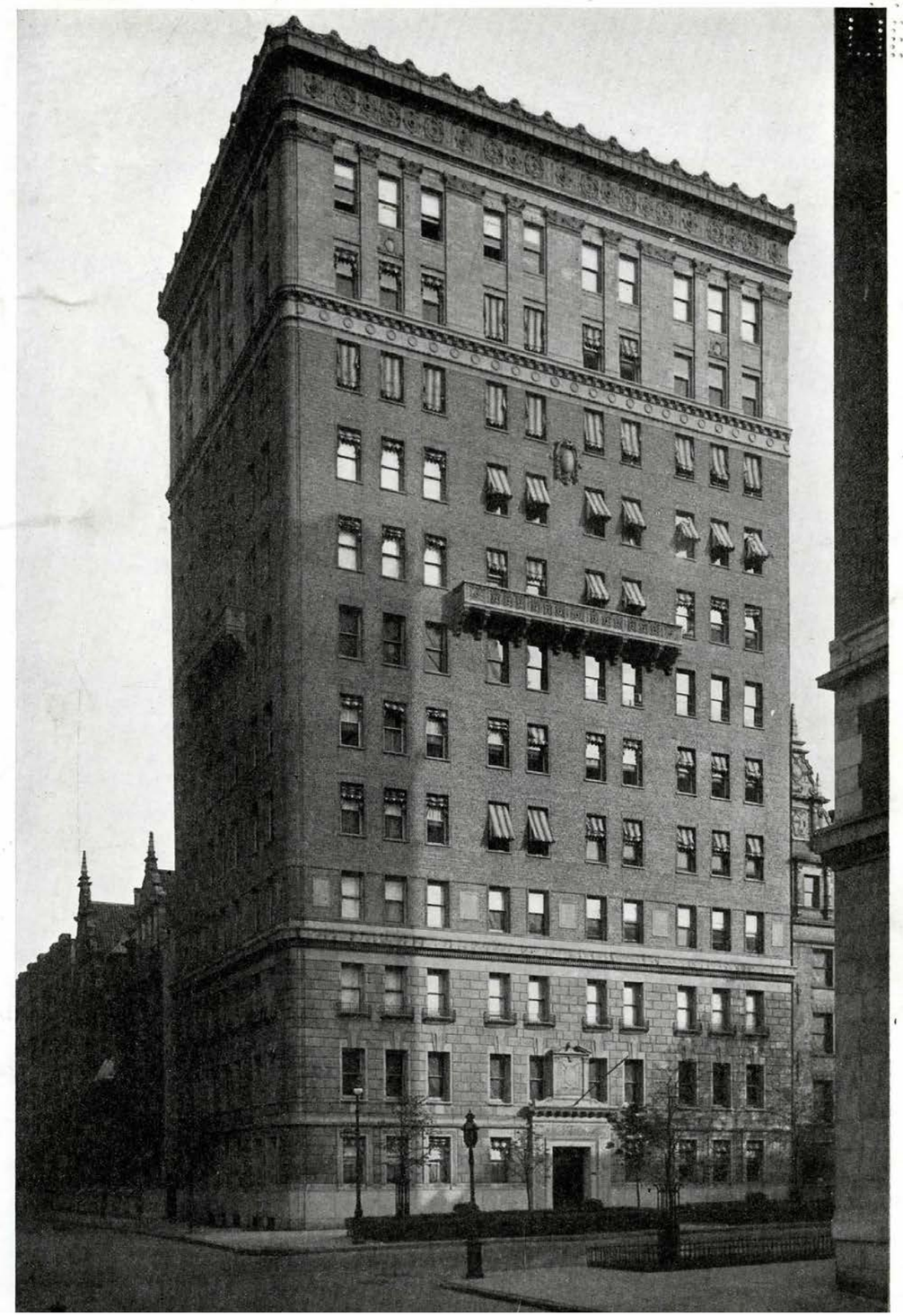


Image from American Architect, 1919

378 WEST END AVENUE
CURRENT PHOTOGRAPH

233 West 77th Street (at Broadway)
Schwartz & Gross, 1923

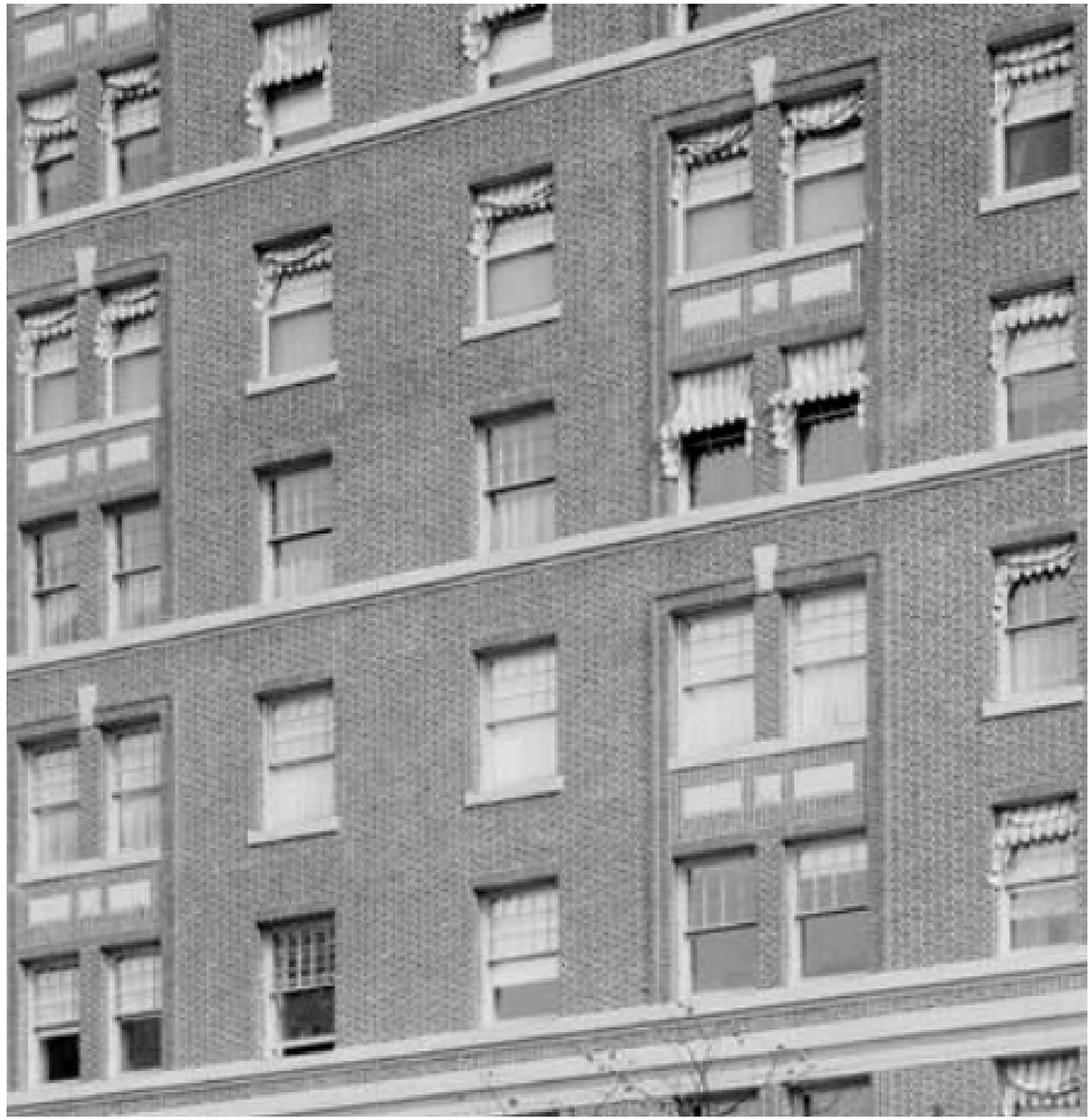
Image from the Museum of the City of New York

WINDOW REPLACEMENT PRECEDENT

37 Riverside Drive (at 76th Street)
Schwartz & Gross, 1924

Image from the Museum of the City of New York

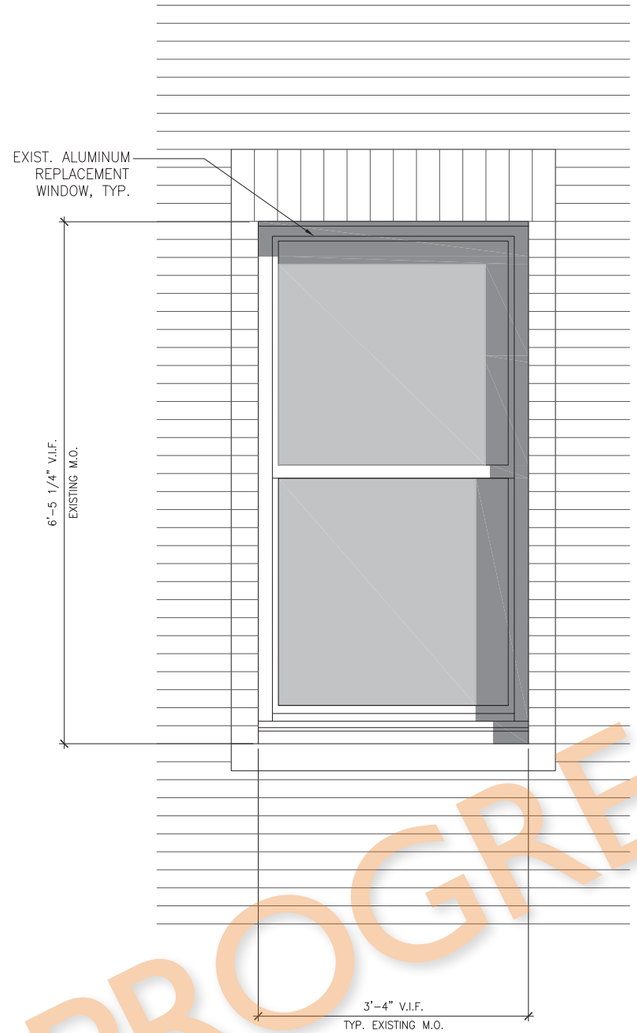
WINDOW REPLACEMENT PRECEDENT



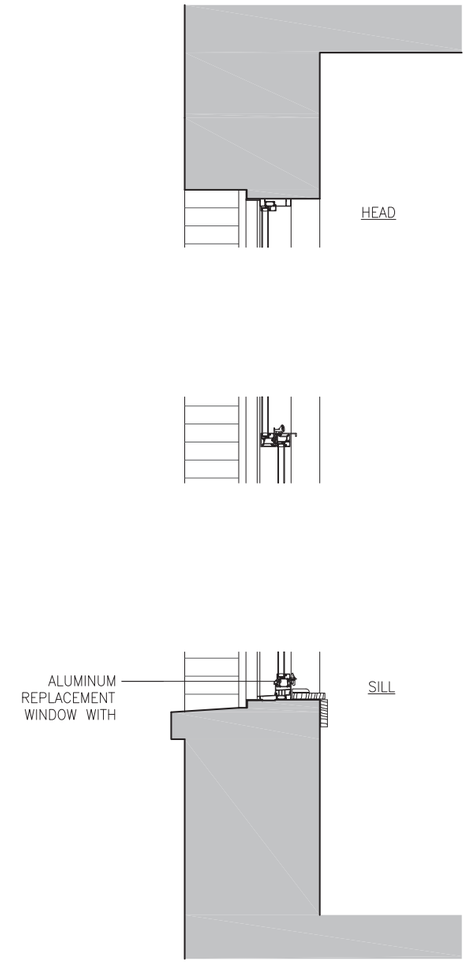
300 West End Avenue (at 74th Street)
Schwartz & Gross, 1916

Image from the Museum of the City of New York

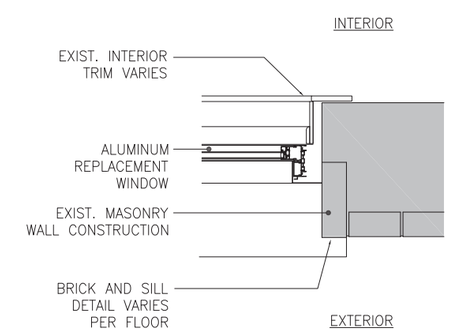
WINDOW REPLACEMENT PRECEDENT



03 ELEVATION: EXISTING WINDOW FLOORS 4-10
1" = 1'-0"



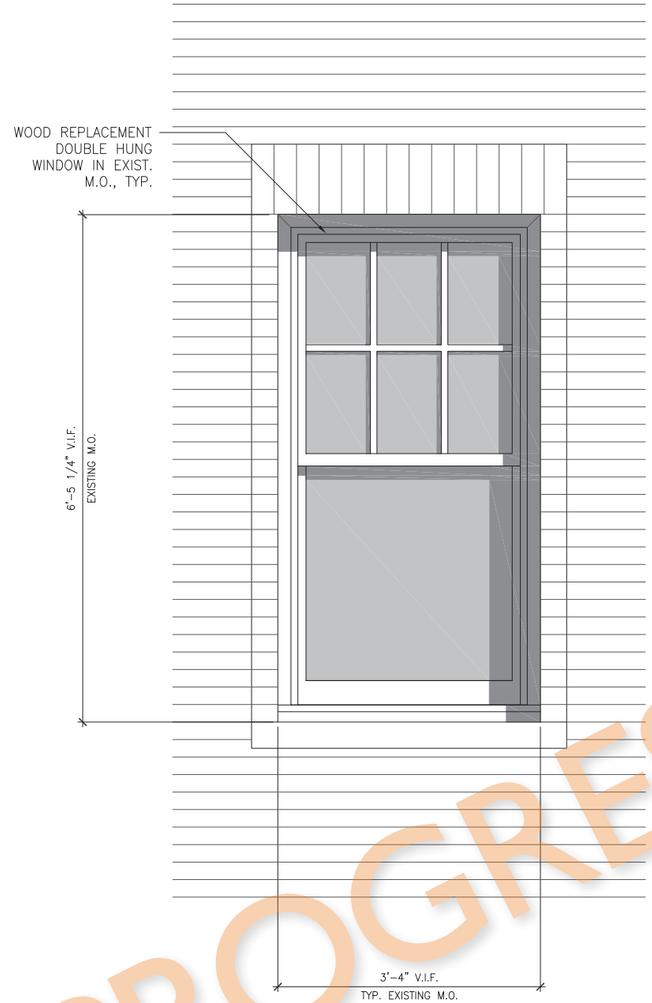
02 SECTION DETAIL: EXISTING WINDOW
1" = 1'-0"



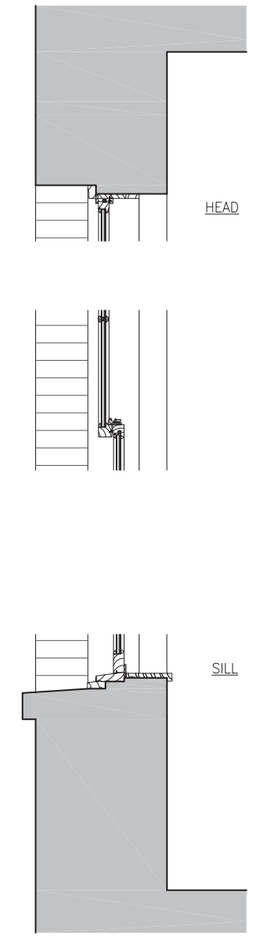
01 JAMB DETAIL: EXISTING WINDOW
1" = 1'-0"

DRAFT IN PROGRESS
DRAFT

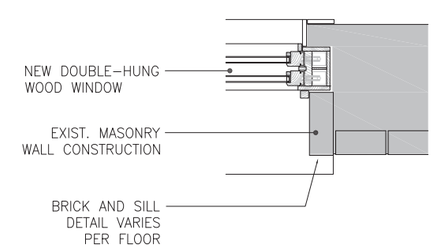
WINDOW REPLACEMENT - EXISTING TYPICAL WINDOW



03 ELEVATION: PROPOSED WINDOW
1" = 1' - 0"



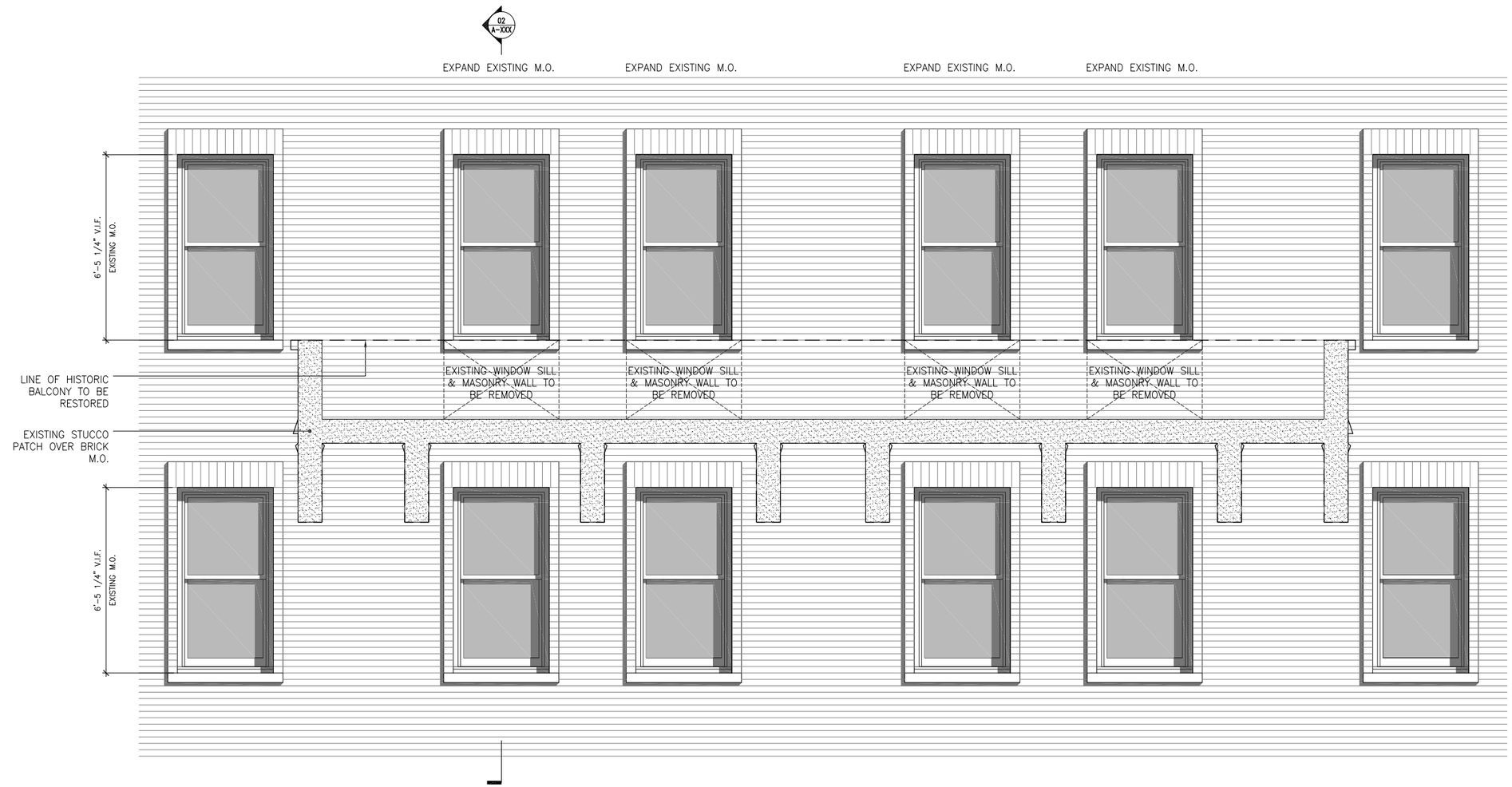
02 SECTION DETAIL: PROPOSED WINDOW
1" = 1' - 0"



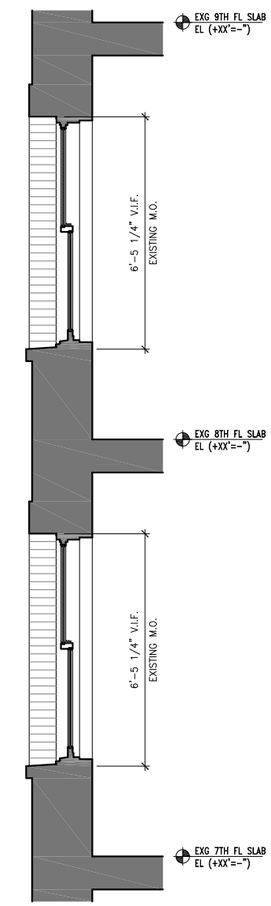
01 JAMB DETAIL: PROPOSED WINDOW
1" = 1' - 0"

DRAFT IN PROGRESS
DRAFT

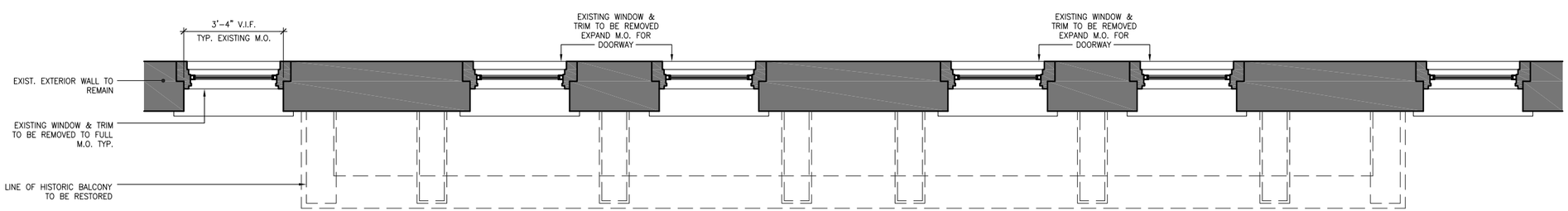
WINDOW REPLACEMENT - PROPOSED WINDOW



03 DETAIL ELEVATION: EXISTING CONDITION
1/2 = 1' - 0"
XXX.DWG



01 DETAIL SECTION: EXISTING CONDITION
1/2 = 1' - 0"
XXX.DWG

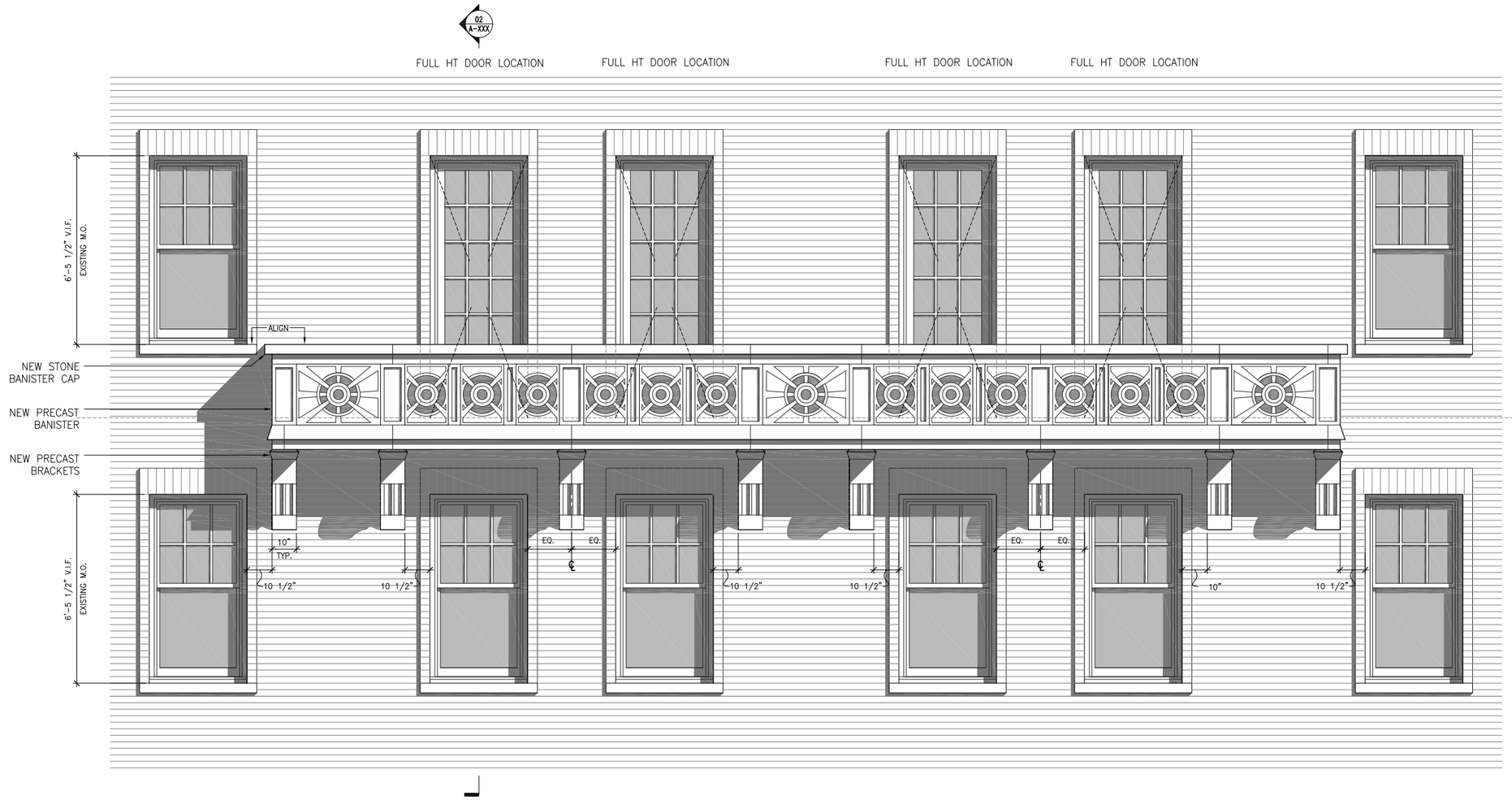


02 DETAIL PLAN: EXISTING CONDITION
1/2" = 1' - 0"
XXX.DWG

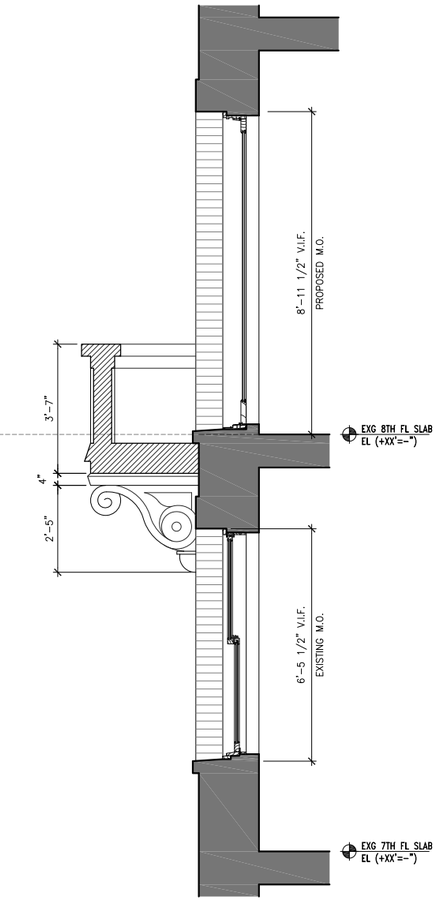
SHEET NOTES:
1. EXISTING METAL REPLACEMENT DOUBLE HUNG WINDOWS TO BE REMOVED AND REPLACED WITH NEW WOOD DOUBLE HUNG WINDOWS AS SHOWN, TYPICAL.

2. IN LOCATIONS NOTED EXISTING METAL REPLACEMENT DOUBLE HUNG WINDOWS TO BE REMOVED, WALL TO BE DEMOLISHED AND NEW IN-SWING WOOD DOORS TO BE INSTALLED AS SHOWN.

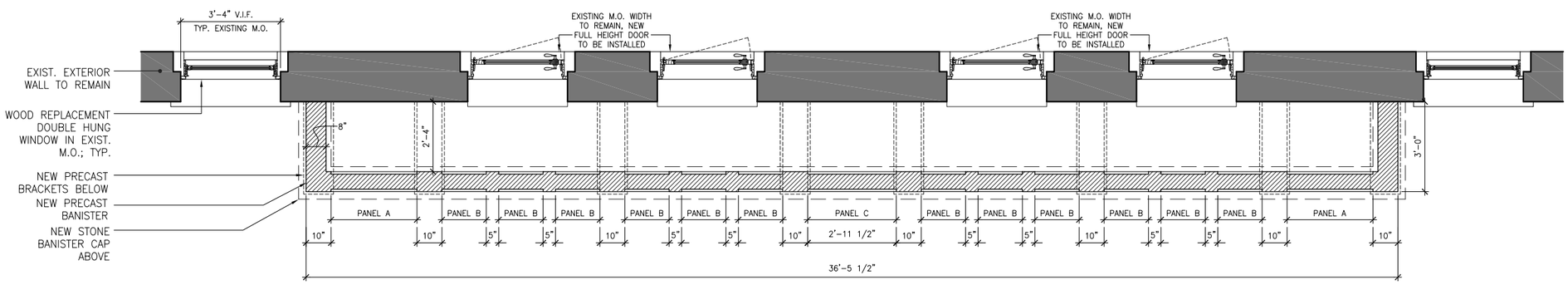
WINDOW/DOOR REPLACEMENT AND BALCONY EXISTING CONDITIONS



03 DETAIL ELEVATION: RESTORED BALCONY
1/2 = 1'-0"
XXX.DWG



01 DETAIL SECTION: RESTORED BALCONY
1/2 = 1'-0"
XXX.DWG

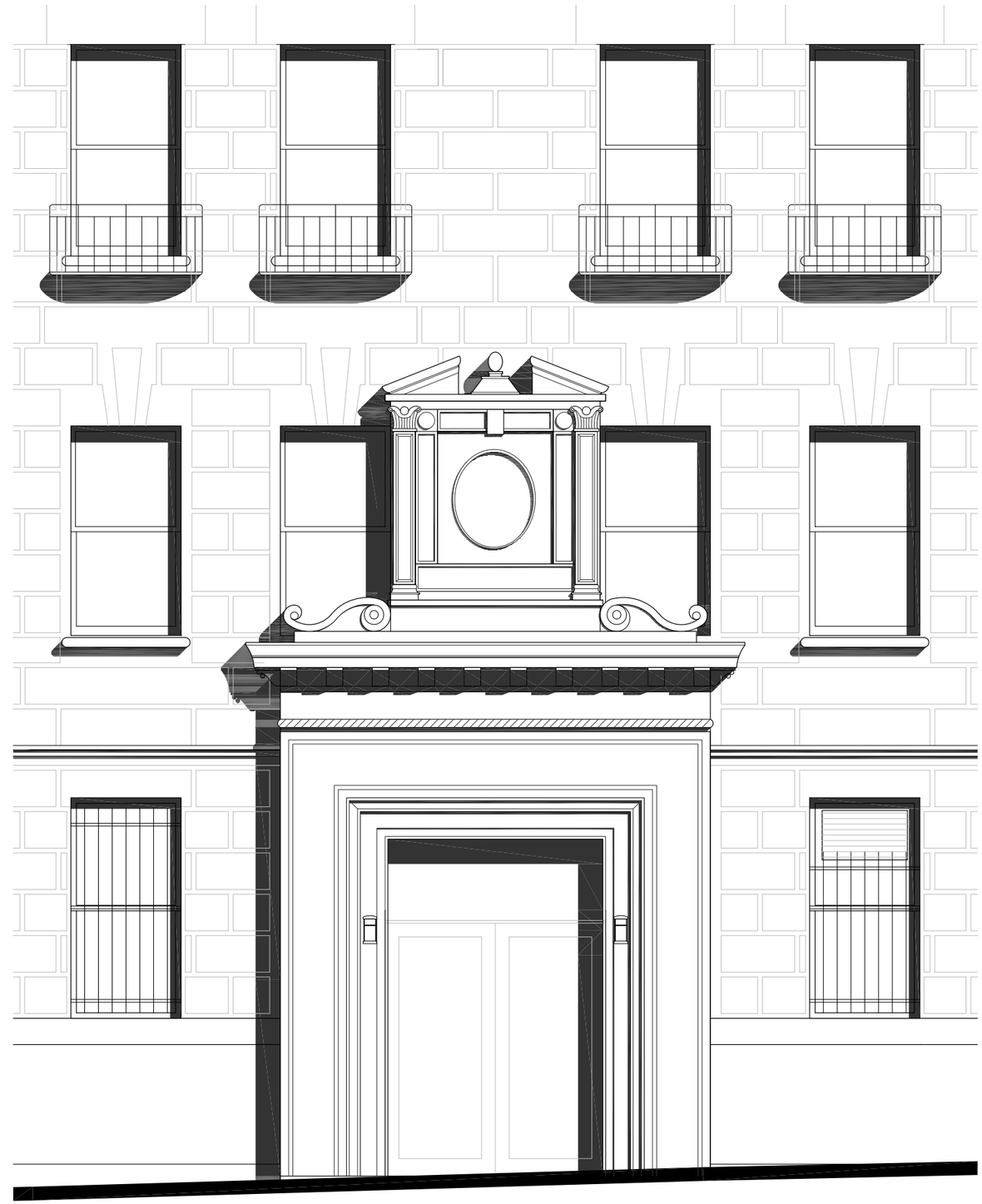


02 DETAIL PLAN: RESTORED BALCONY
1/2" = 1'-0"
XXX.DWG

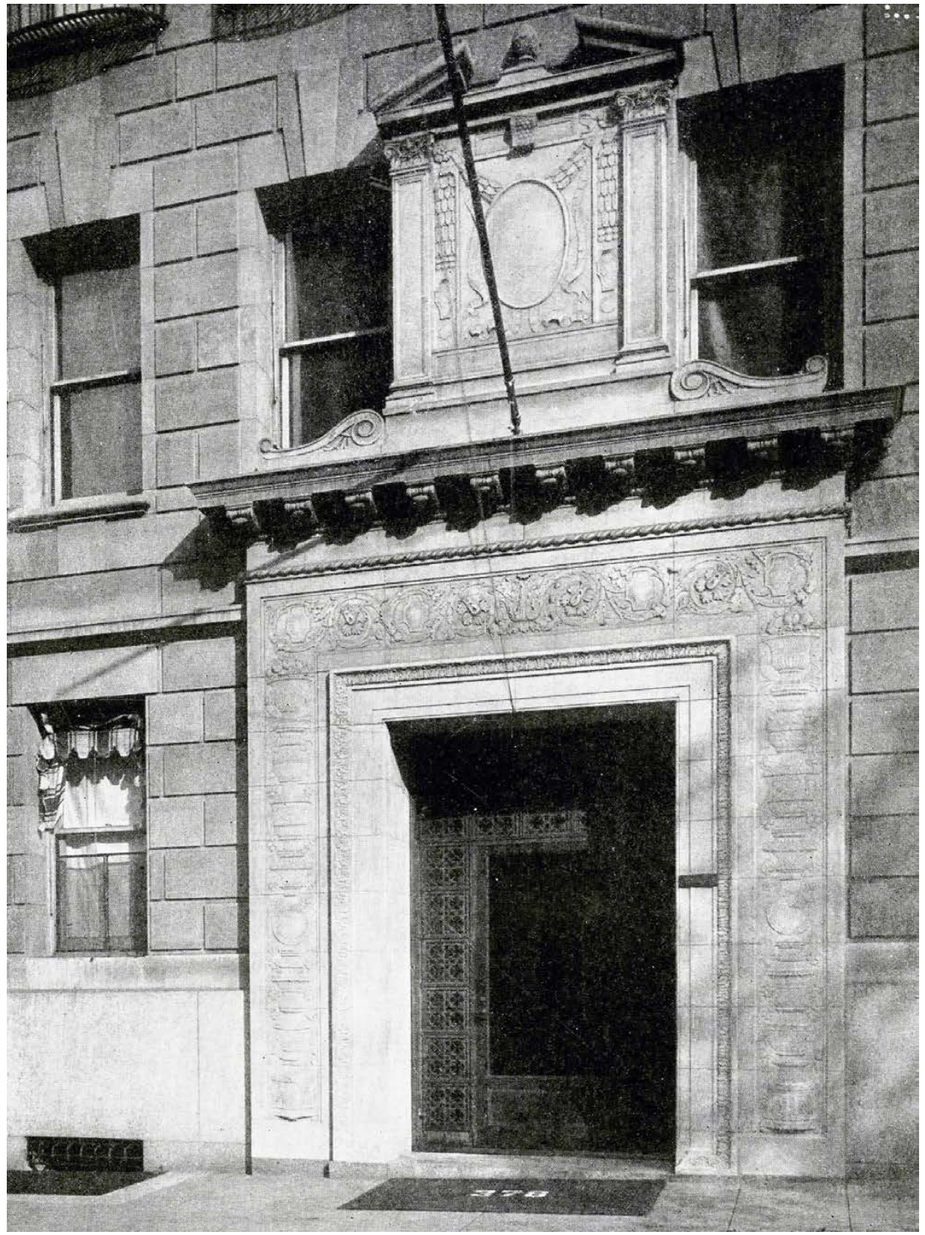
SHEET NOTES:
1. EXISTING METAL REPLACEMENT DOUBLE HUNG WINDOWS TO BE REMOVED AND REPLACED WITH NEW WOOD DOUBLE HUNG WINDOWS AS SHOWN, TYPICAL.

2. IN LOCATIONS NOTED EXISTING METAL REPLACEMENT DOUBLE HUNG WINDOWS TO BE REMOVED, WALL TO BE DEMOLISHED AND NEW IN-SWING WOOD DOORS TO BE INSTALLED AS SHOWN.

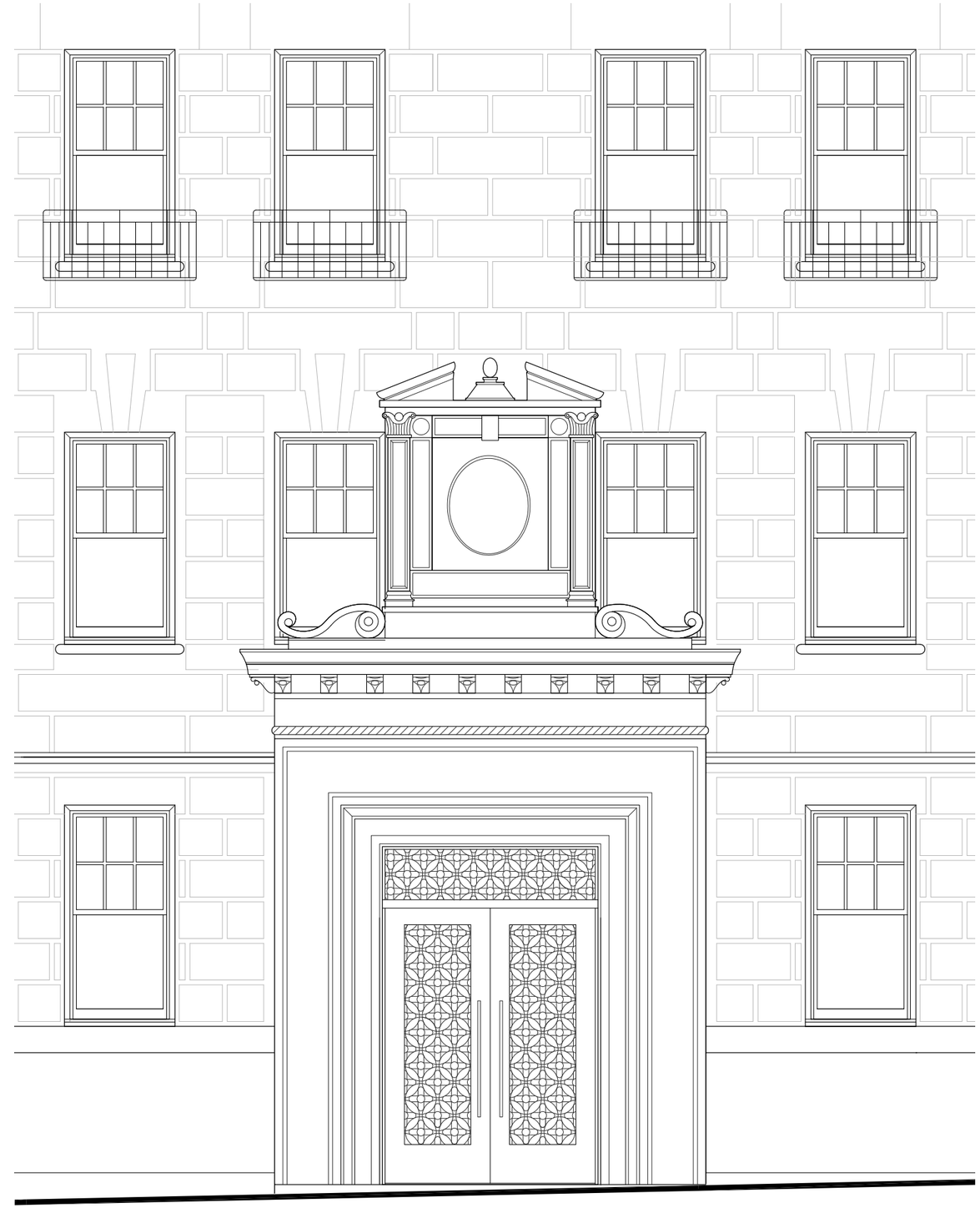
WINDOW/DOOR REPLACEMENT AND BALCONY RESTORATION



ENTRY DOOR REPLACEMENT - EXISTING CONDITION



1919 HISTORIC PHOTO



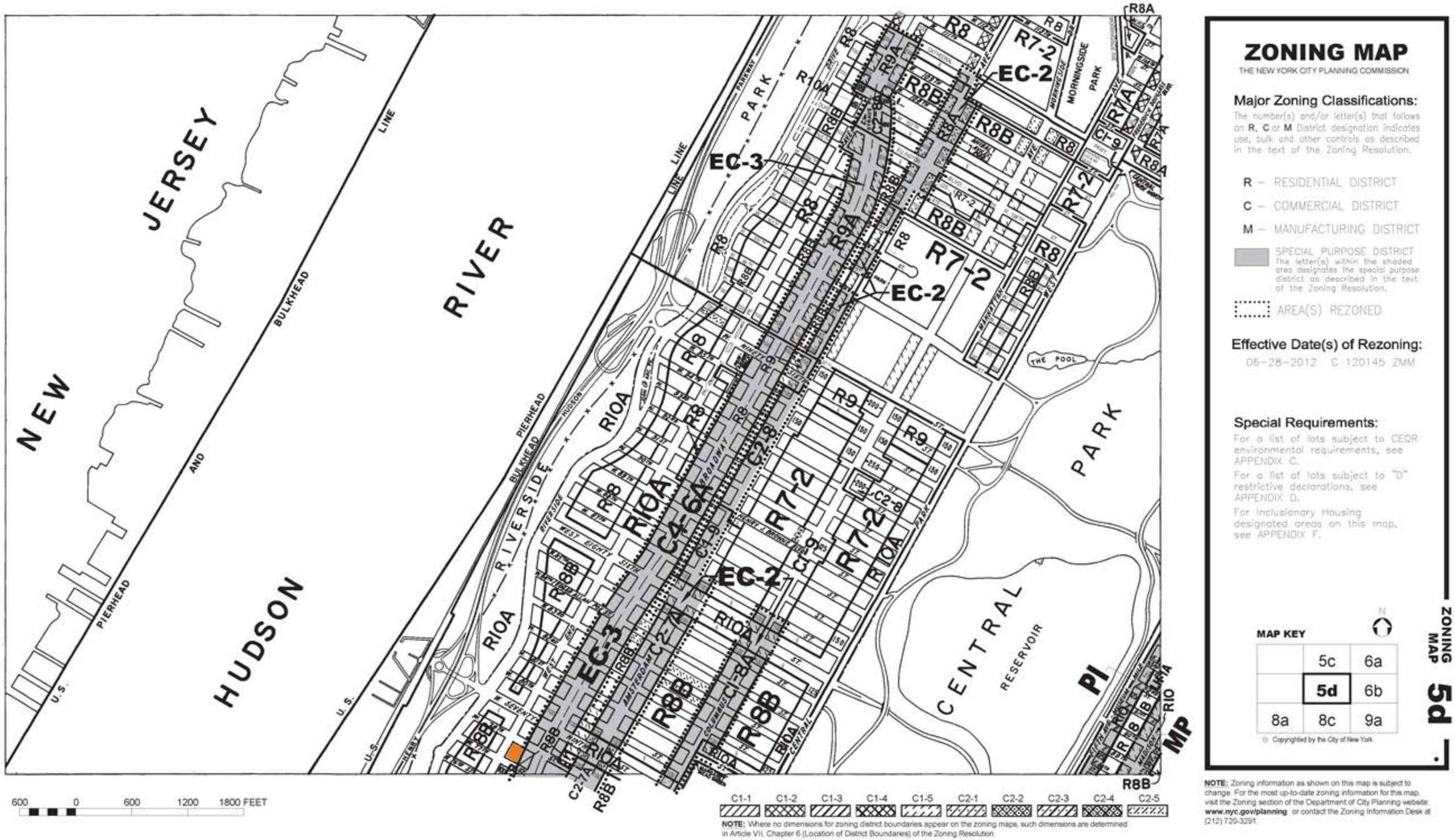
ENTRY DOOR REPLACEMENT - PROPOSED

ENTRY AWNING REPLACEMENT - EXISTING CONDITION

ENTRY AWNING REPLACEMENT - PROPOSED

378 WEST END AVENUE

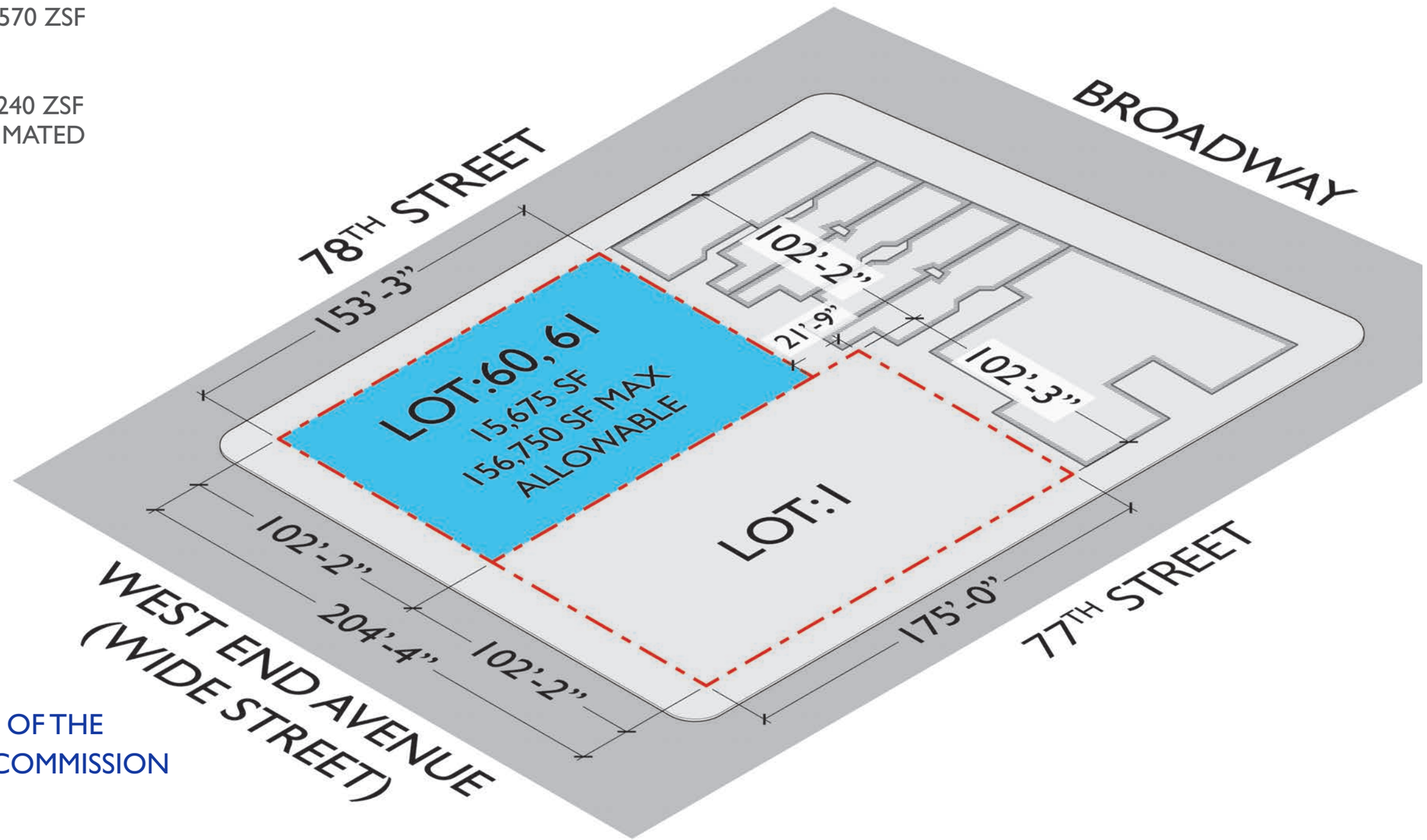
LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
ZONING



378 WEST END AVENUE
ZONING MAP 5D

EXISTING LOTS 60,61

FLOOR AREA RATIO:	10 FAR
ZONING LOT AREA:*	15,657 SF
MAXIMUM ALLOWABLE ZONING FLOOR AREA:	+/-156,570 ZSF
ESTIMATED EXISTING ZONING FLOOR AREA WEST END PLAZA*:	+/- 50,240 ZSF ESTIMATED



TOTAL AVAILABLE DEVELOPMENT AREA:

+/- 106,325 ZSF

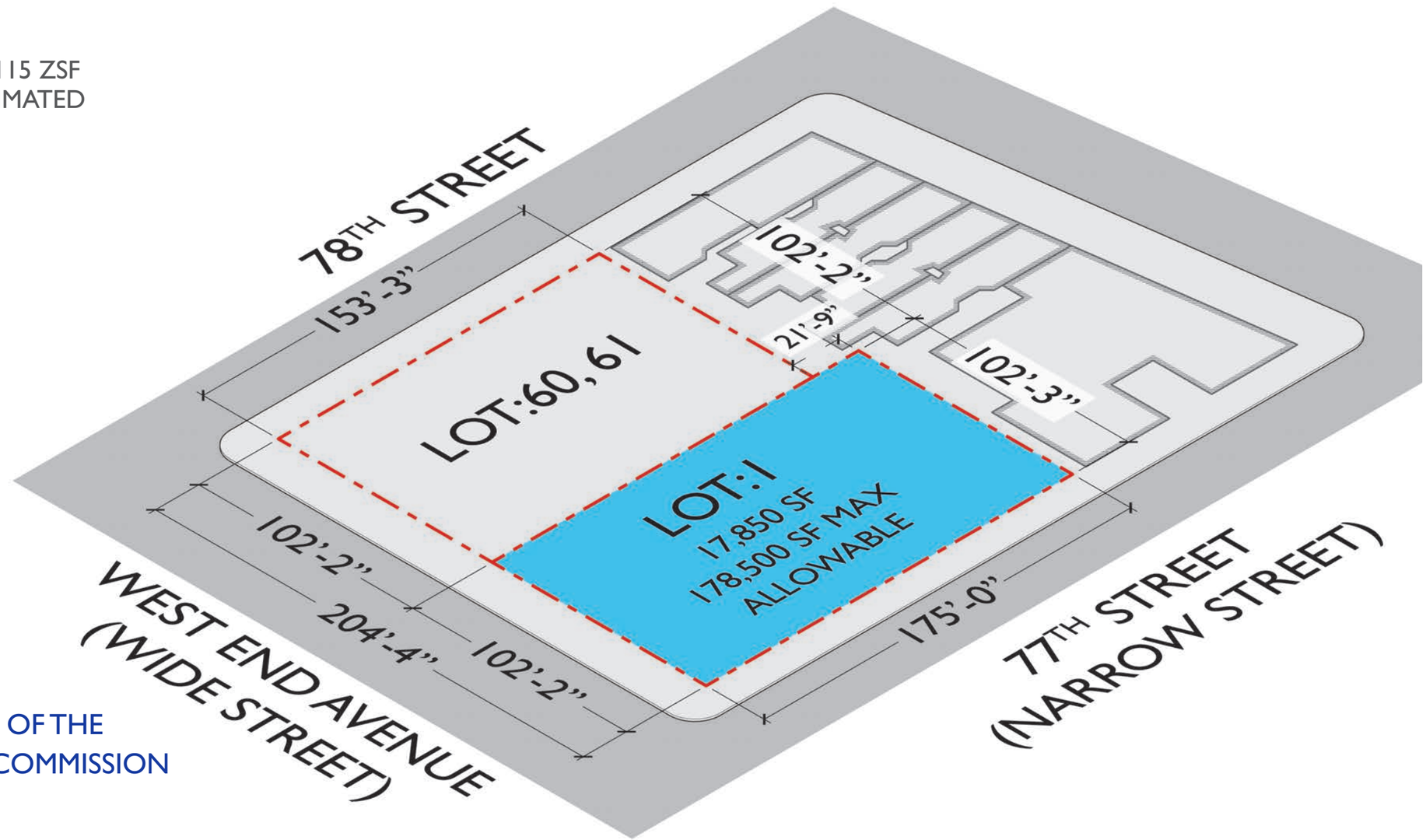
AREA USABLE AT THE DESCRETION OF THE NYC LANDMARKS PRESERVATION COMMISSION

*SOURCE: SURVEY DATED NOVEMBER 8, 2013

378 WEST END AVENUE
EXISTING ZONING LOTS

EXISTING LOT 1

FLOOR AREA RATIO:	10 FAR
ZONING LOT AREA:*	17,879 SF
MAXIMUM ALLOWABLE ZONING FLOOR AREA:	+/-178,790 ZSF
APPROXIMATE EXIST. ZONING FLOOR AREA CHURCH/SCHOOLHOUSE:	+/- 40,115 ZSF ESTIMATED



TOTAL AVAILABLE DEVELOPMENT AREA:

+/- 138,675 ZSF

AREA USABLE AT THE DESCRETION OF THE NYC LANDMARKS PRESERVATION COMMISSION

*SOURCE: SURVEY DATED NOVEMBER 8, 2013

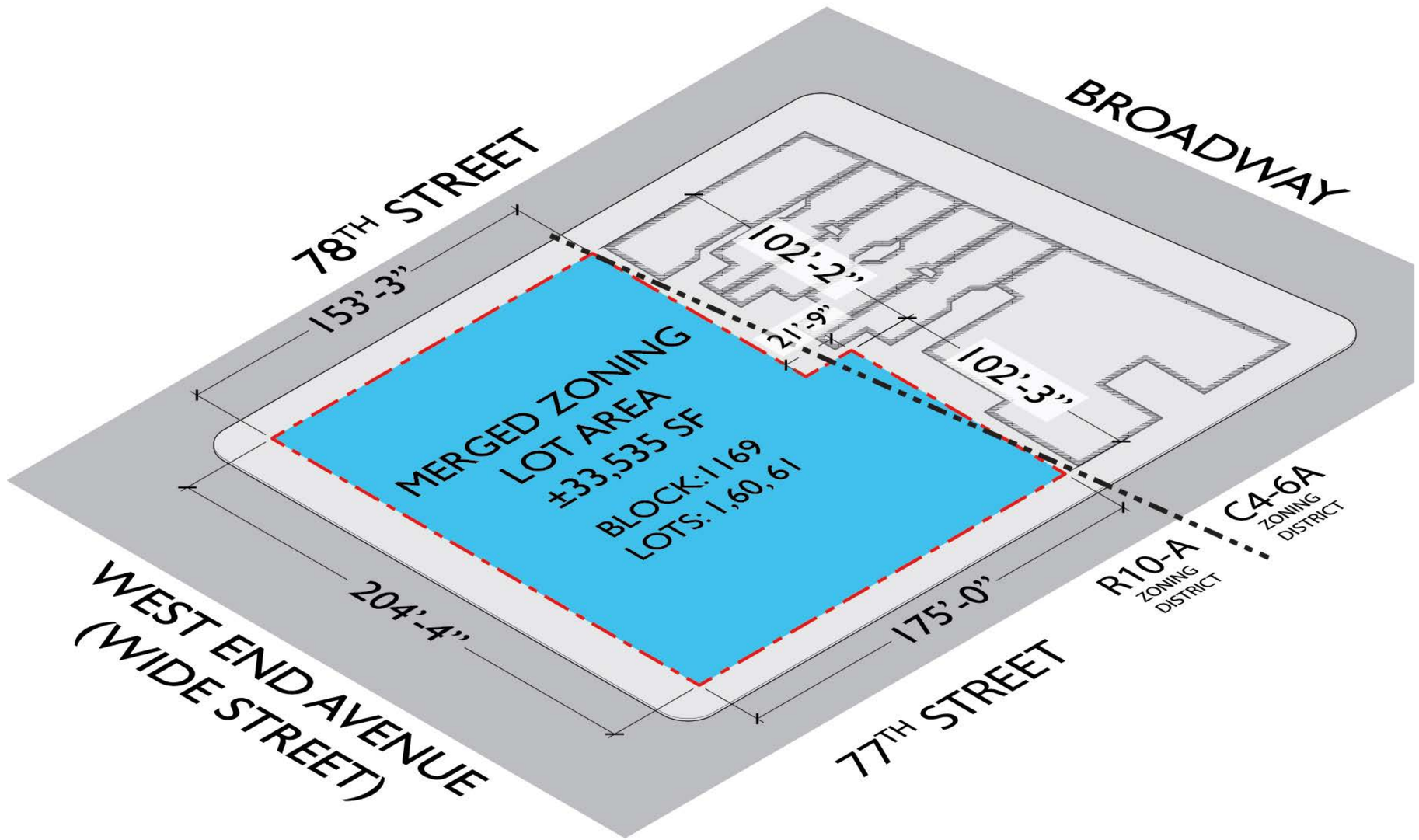
378 WEST END AVENUE EXISTING ZONING LOTS

MERGED LOTS 1, 60,61

FLOOR AREA RATIO:	10 FAR
ZONING LOT AREA:*	33,536 SF
MAXIMUM ALLOWABLE ZONING FLOOR AREA:	+/-335,360 ZSF
ESTIMATED EXISTING ZONING SQUARE FEET 378 WEST END AVE*:	+/-50,240 ZSF ESTIMATED
APPROXIMATE EXIST. ZONING SQUARE FEET CHURCH:	+/-40,115 ZSF ESTIMATED
TOTAL EXISTING:	+/-90,355 ZSF ESTIMATED

TOTAL AVAILABLE DEVELOPMENT AREA:

+/- 245,005 ZSF



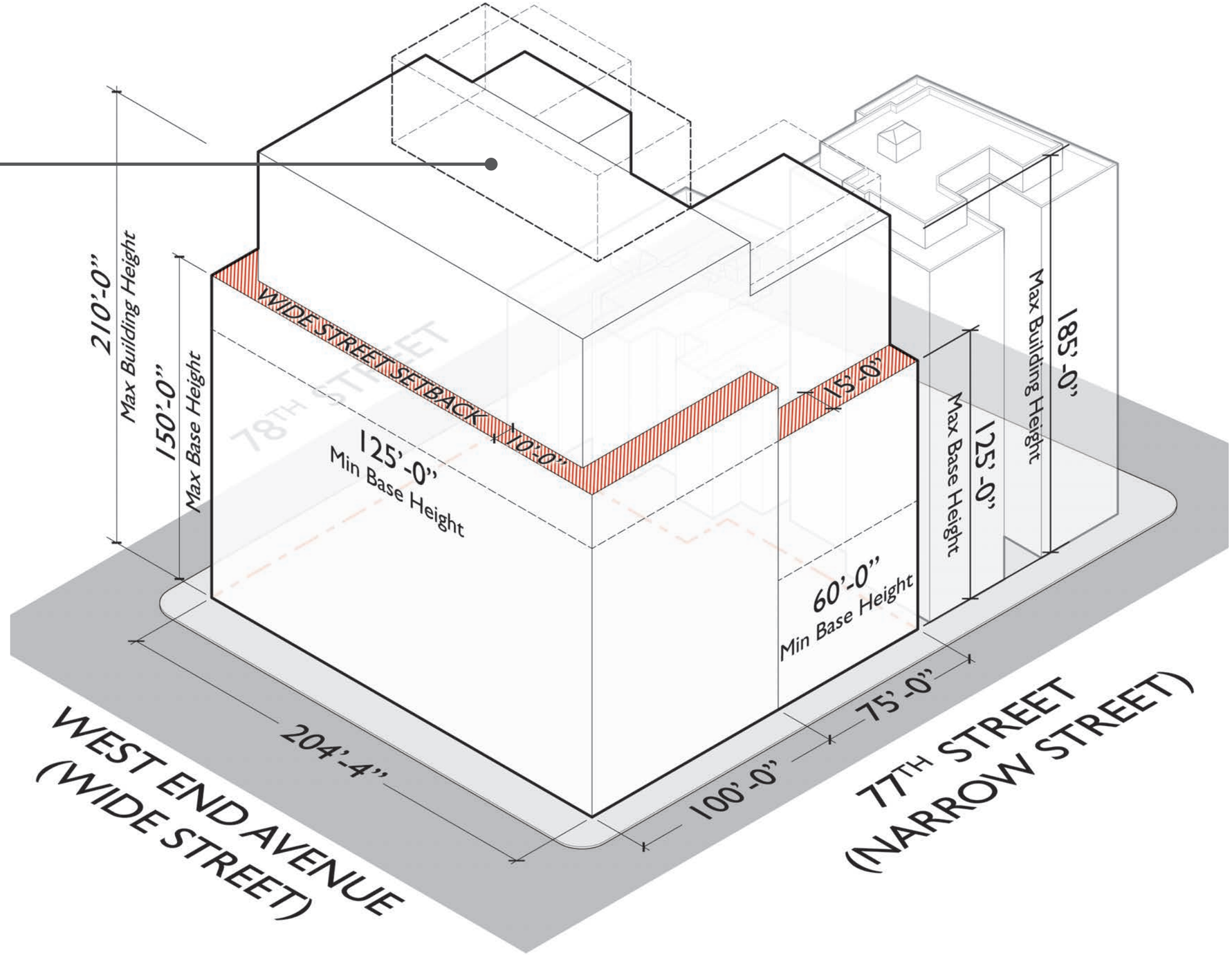
*SOURCE: SURVEY DATED NOVEMBER 8, 2013

378 WEST END AVENUE
PROPOSED MERGED ZONING LOT

378 WEST END AVENUE

WEST END AVE AND 77TH STREET
LOOKING NORTHEAST

HYPOTHETICAL MASSING OF PERMITTED OBSTRUCTIONS AT ROOF LEVEL (40 FT ABOVE MAX BUILDING HEIGHT)



PERMITTED OBSTRUCTIONS HEIGHT AND SETBACK

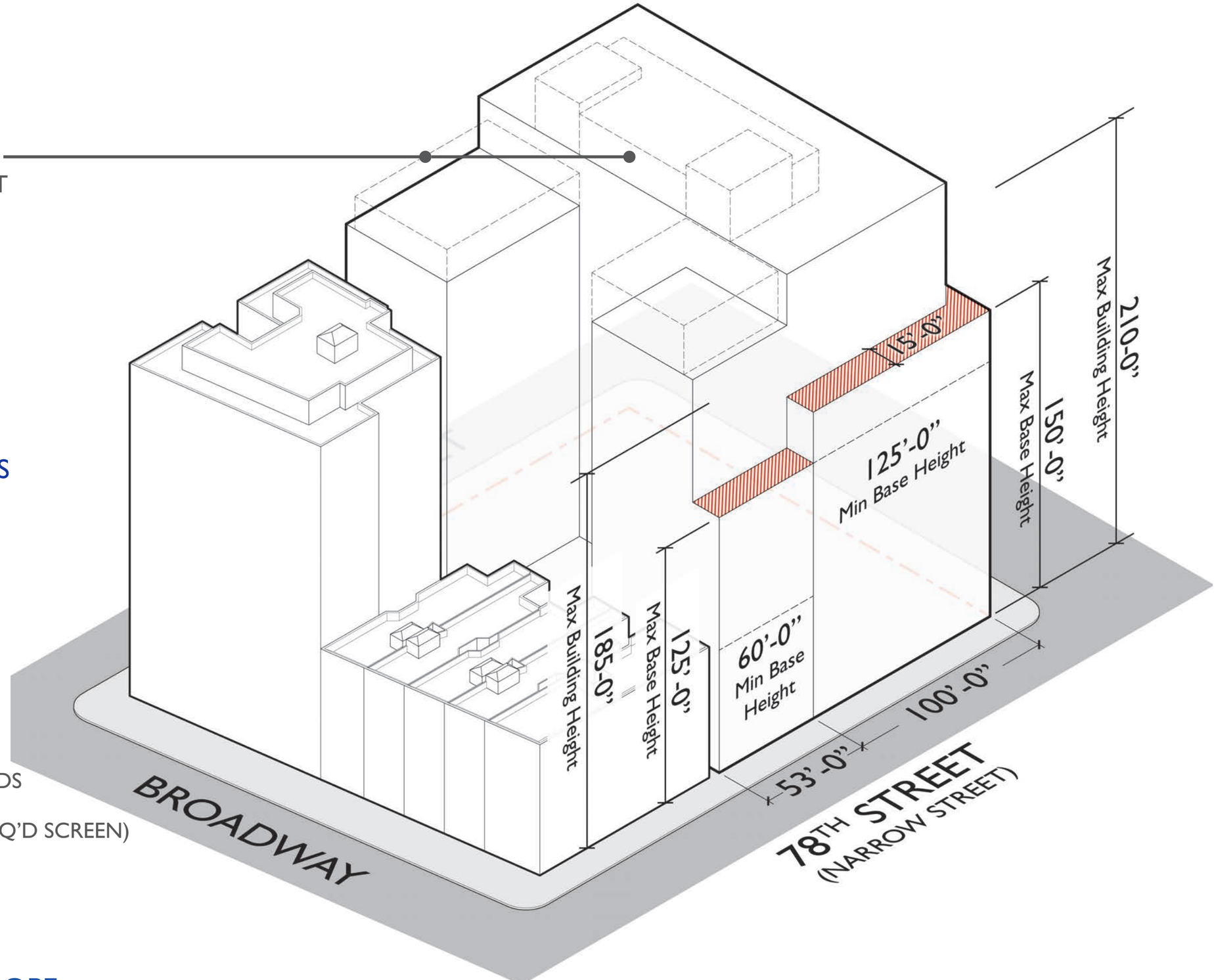
SELECT LIST:
(A) AWNINGS
(B) BALCONIES, UNENCLOSED
(D) CHIMNEYS OR FLUES
(F) DORMERS
(G) ELEVATOR OR STAIR BULKHEADS
ROOF WATER TANKS
MECHANICAL EQUIPMENT (REQ'D SCREEN)

378 WEST END AVENUE PERMITTED ZONING ENVELOPE

378 WEST END AVENUE

BROADWAY AND 78TH STREET
LOOKING SOUTHWEST

HYPOTHETICAL MASSING OF PERMITTED OBSTRUCTIONS AT ROOF LEVEL



PERMITTED OBSTRUCTIONS HEIGHT AND SETBACK

SELECT LIST:

(A) AWNINGS

(B) BALCONIES, UNENCLOSED

(D) CHIMNEYS OR FLUES

(F) DORMERS

(G) ELEVATOR OR STAIR BULKHEADS
ROOF WATER TANKS
MECHANICAL EQUIPMENT (REQ'D SCREEN)

378 WEST END AVENUE
PERMITTED ZONING ENVELOPE

378 WEST END AVENUE

WEST END AVE AND 77TH STREET
LOOKING NORTHEAST

NOTES:

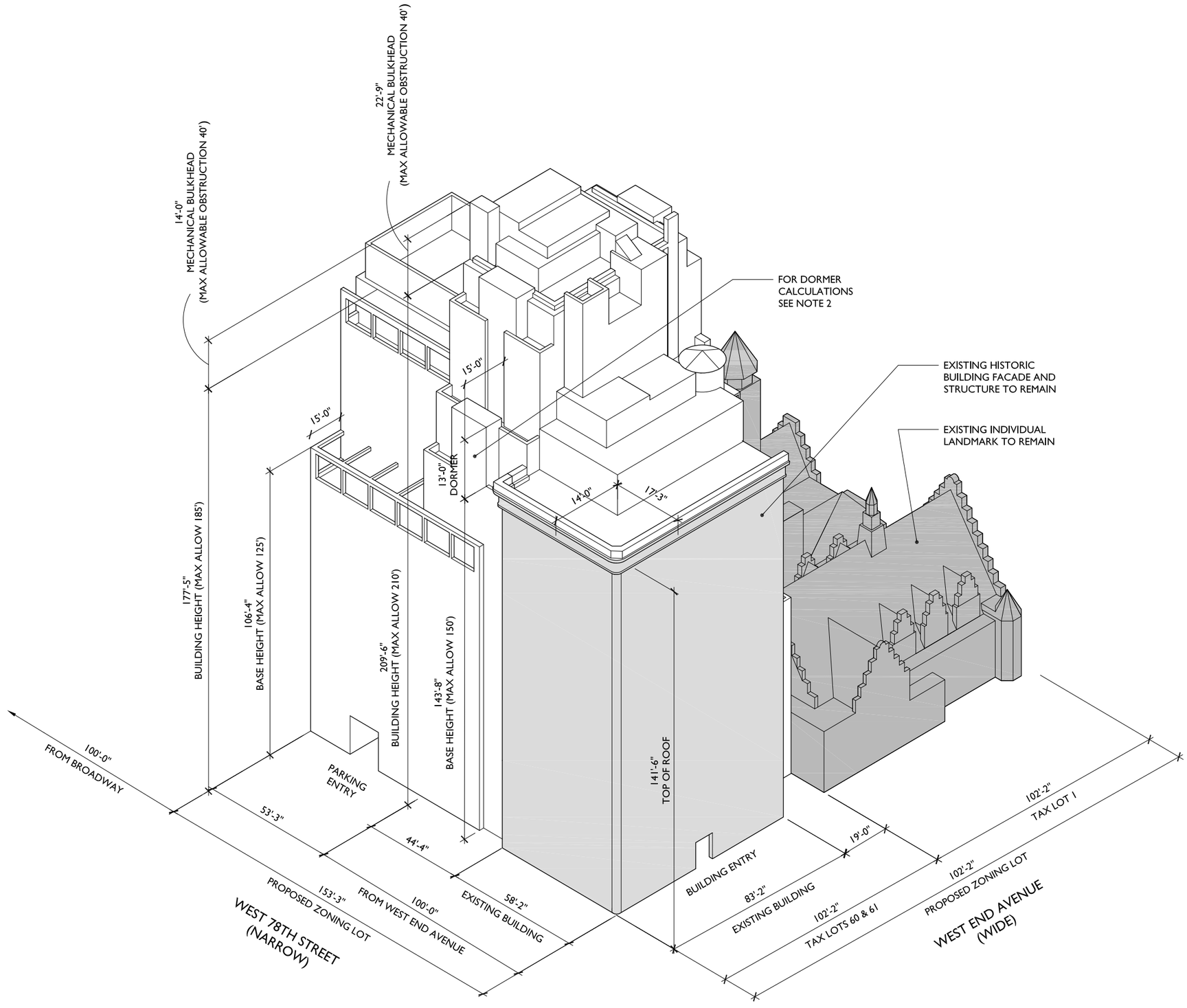
(1) HEIGHTS MEASURED FROM ZONING BASE PLANE.

(2) DORMER COMPLIES WITH ZR 23-6 21 (C) (1)

CALCULATIONS:

- BASE WALL= 100'
- ALLOWABLE DORMER WIDTH = 100' X 0.6 = 60'
- ALLOWABLE BASE HEIGHT= 150'

- ABOVE ALLOWABLE BASE HEIGHT DORMER WIDTH MUST DECREASE BY 1% OF BASE WIDTH PER FOOT OF HEIGHT
  - 100' X 0.01= 1'
  - DORMER HEIGHT = 13'-0" ABOVE ALLOWABLE BASE HEIGHT
  - 13' X 1'= 13'
  - ALLOWABLE DORMER WIDTH = 60' - 13' = 47'
  - PROPOSED DORMER WIDTH = 44'-4"

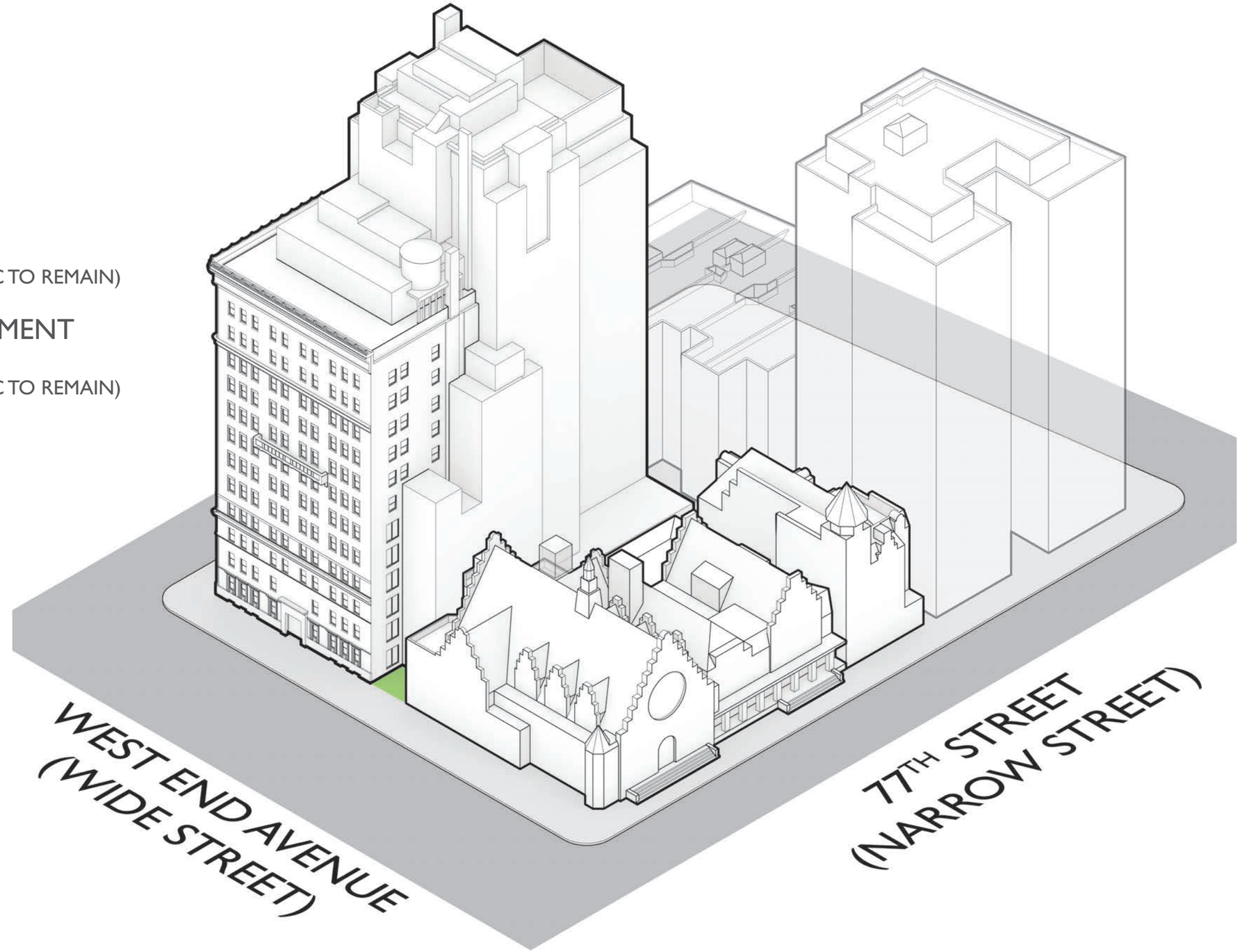


378 WEST END AVENUE
PROPOSED ZONING ENVELOPE

PROPOSED MASSING = +/- 60% OF TOTAL AVAILABLE DEVELOPMENT AREA

TOTAL AVAILABLE DEVELOPMENT AREA: +/- 245,005 ZSF
(IN ADDITION TO EXISTING 378 WEA AND WECC TO REMAIN)

TOTAL PROPOSED NEW DEVELOPMENT AREA: +/- 147,855 ZSF
(IN ADDITION TO EXISTING 378 WEA AND WECC TO REMAIN)

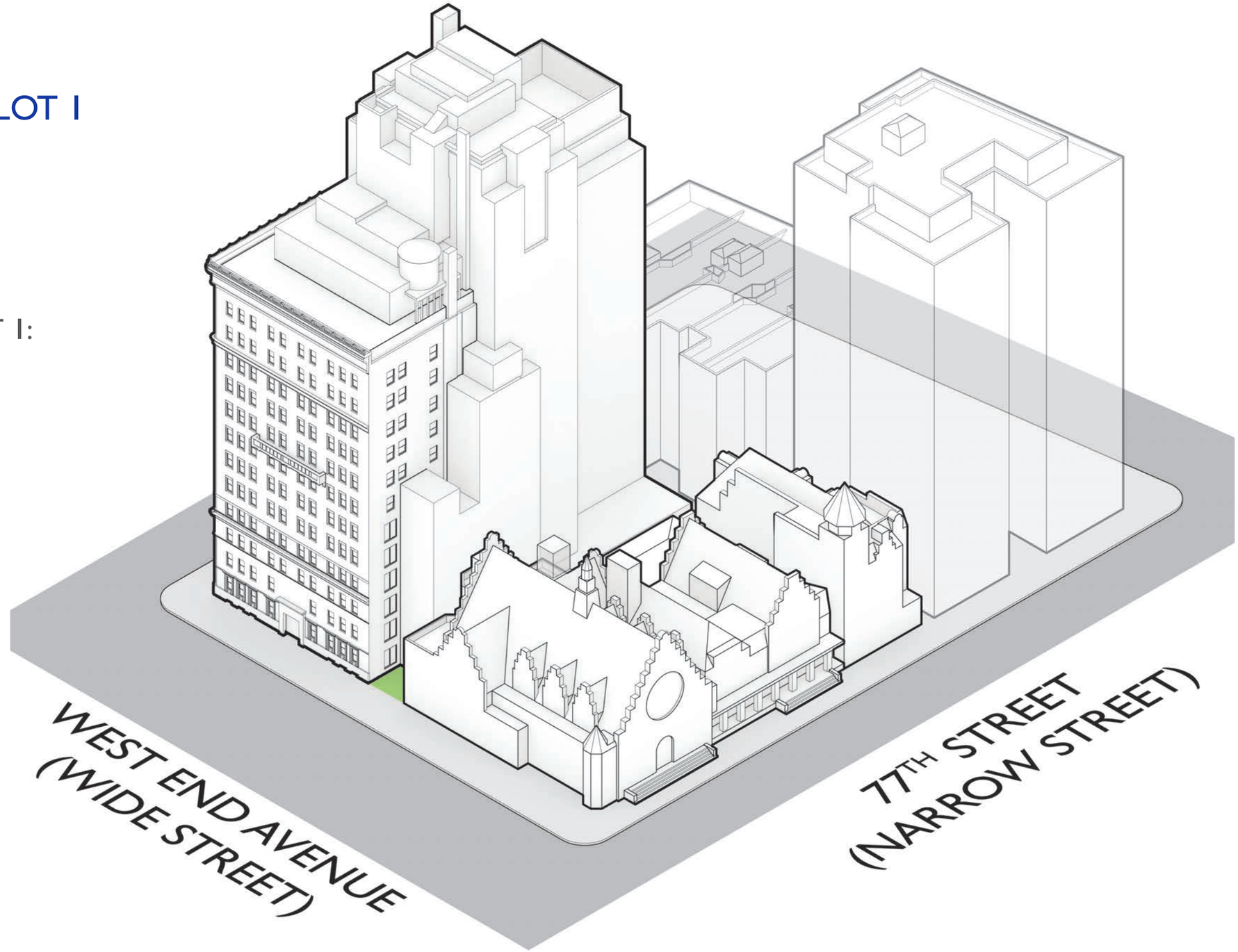


378 WEST END AVENUE PROPOSED MASSING

PROPOSED MASSING USES +/- 30% OF AVAILABLE DEVELOPMENT AREA FROM LOT 1

TOTAL AVAILABLE DEVELOPMENT AREA LOT 1: +/- 138,675 ZSF
(IN ADDITION TO EXISTING WECC TO REMAIN)

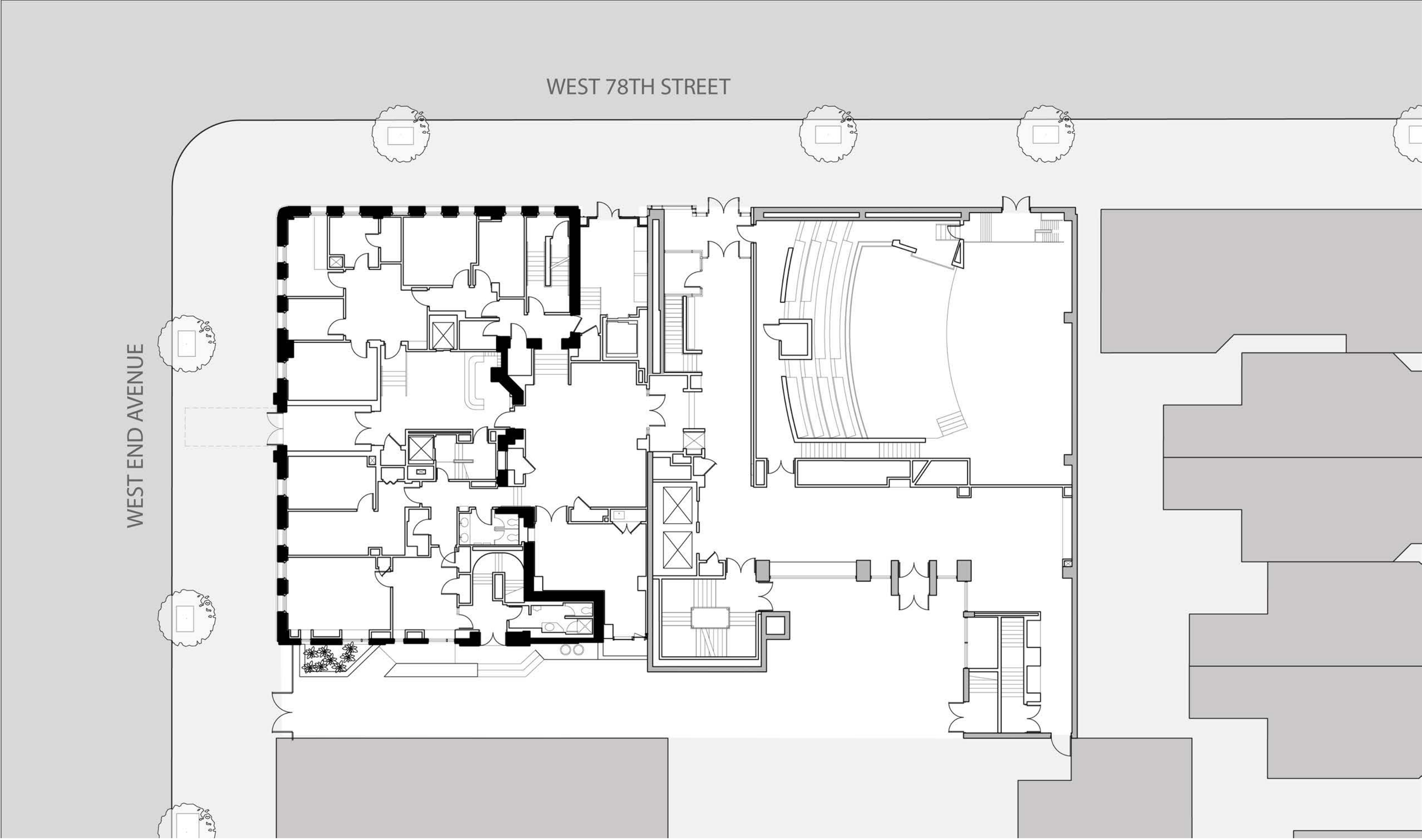
DEVELOPMENT RIGHTS FROM LOT 1:
+/- 41,525 ZSF



378 WEST END AVENUE PROPOSED MASSING

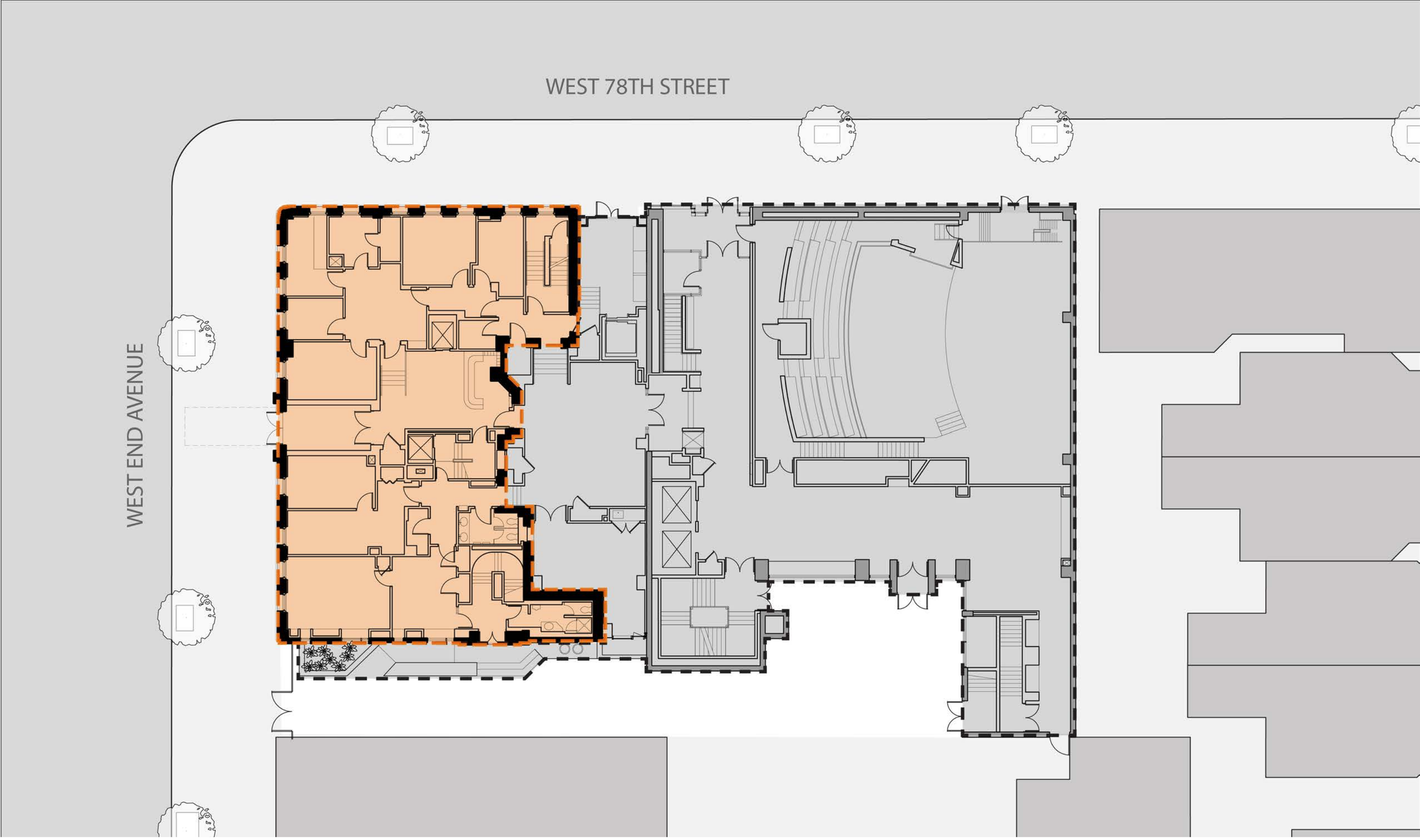
378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
PLANS



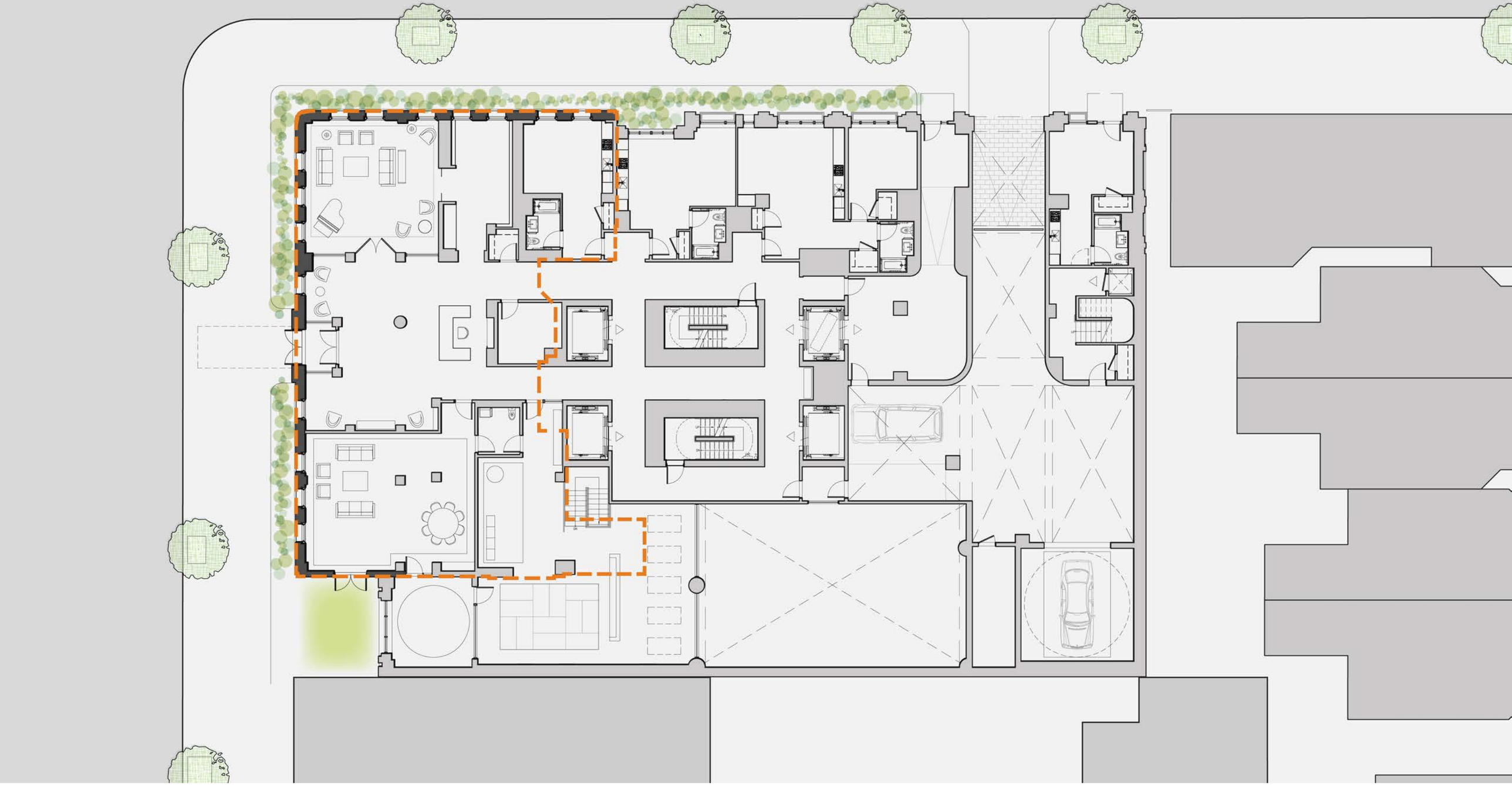
378 WEA FIRST FLOOR PLAN- EXISTING

N



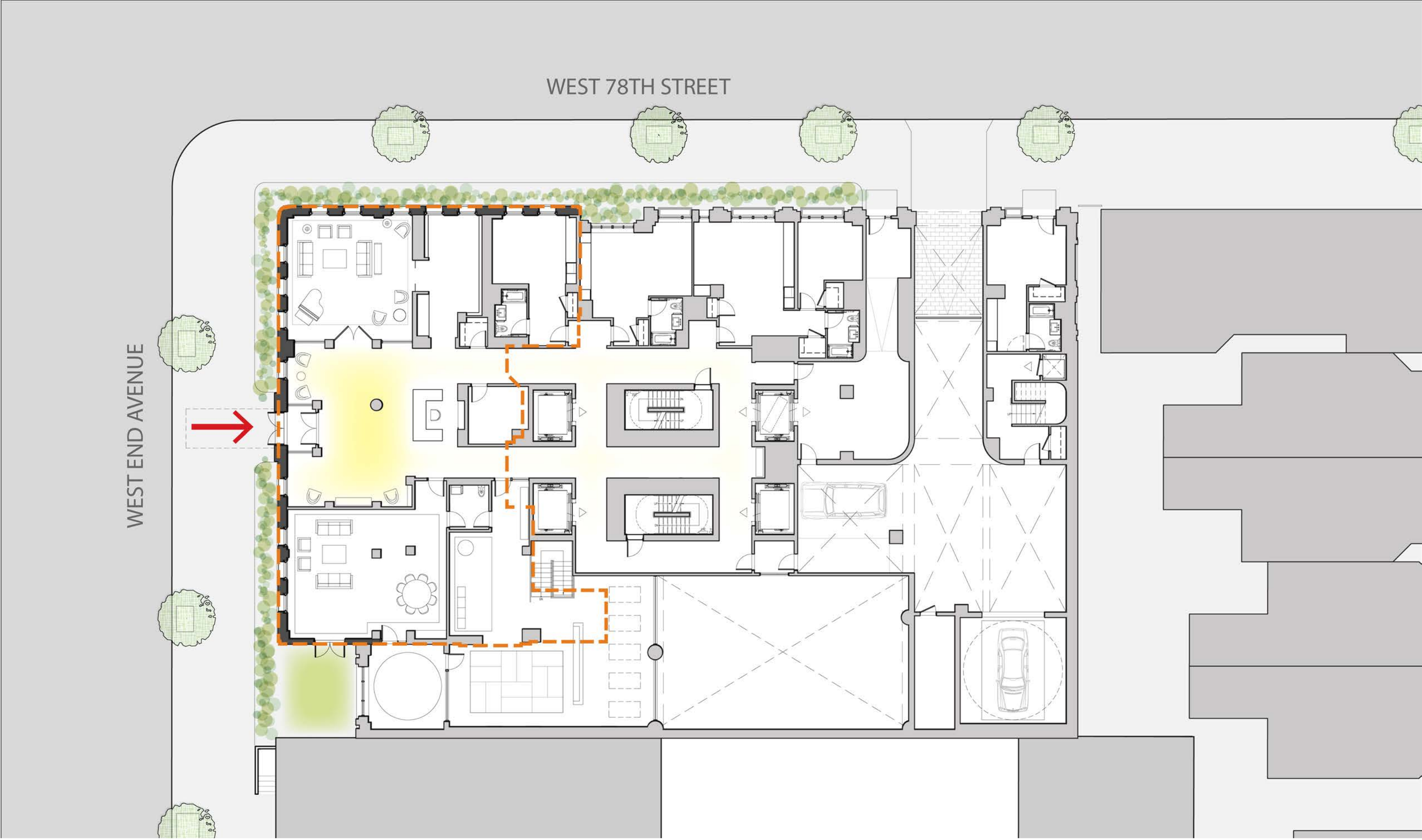
378 WEA FIRST FLOOR PLAN- EXISTING

N



378 WEA PROPOSED FIRST FLOOR PLAN- GARDENS

N



378 WEA PROPOSED FIRST FLOOR PLAN- ENTRY

N

378 WEA PROPOSED FIRST FLOOR PLAN - CORE

N

378 WEA PROPOSED FIRST FLOOR PLAN- PUBLIC SPACES

N

378 WEA PROPOSED FIRST FLOOR PLAN- RESIDENTIAL UNITS

N

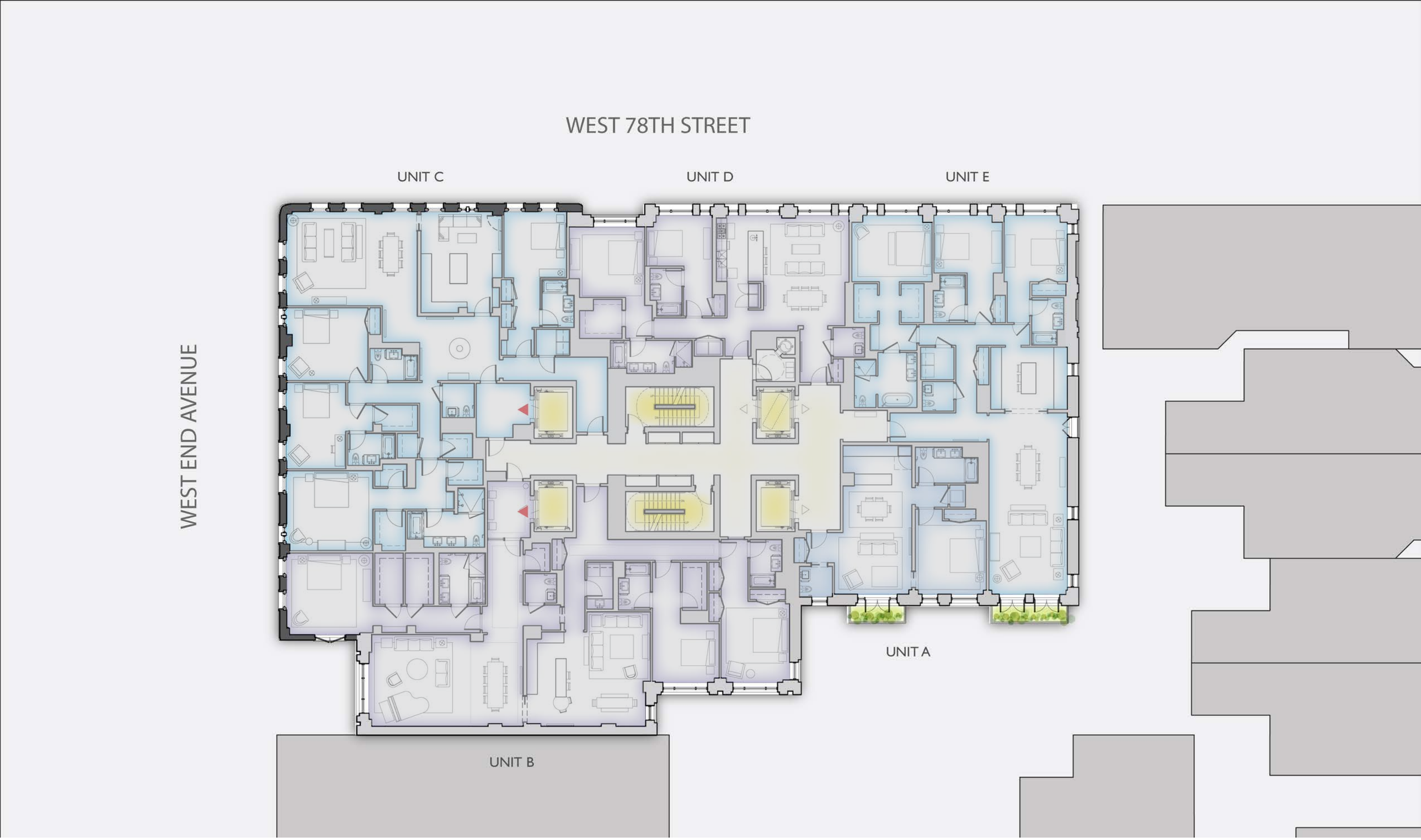
378 WEA PROPOSED FIRST FLOOR PLAN- PARKING

N

378 WEA PROPOSED SECOND FLOOR PLAN

N

378 WEA PROPOSED THIRD FLOOR PLAN



378 WEA PROPOSED TYPICAL FLOOR PLAN (FLOORS 4-6)

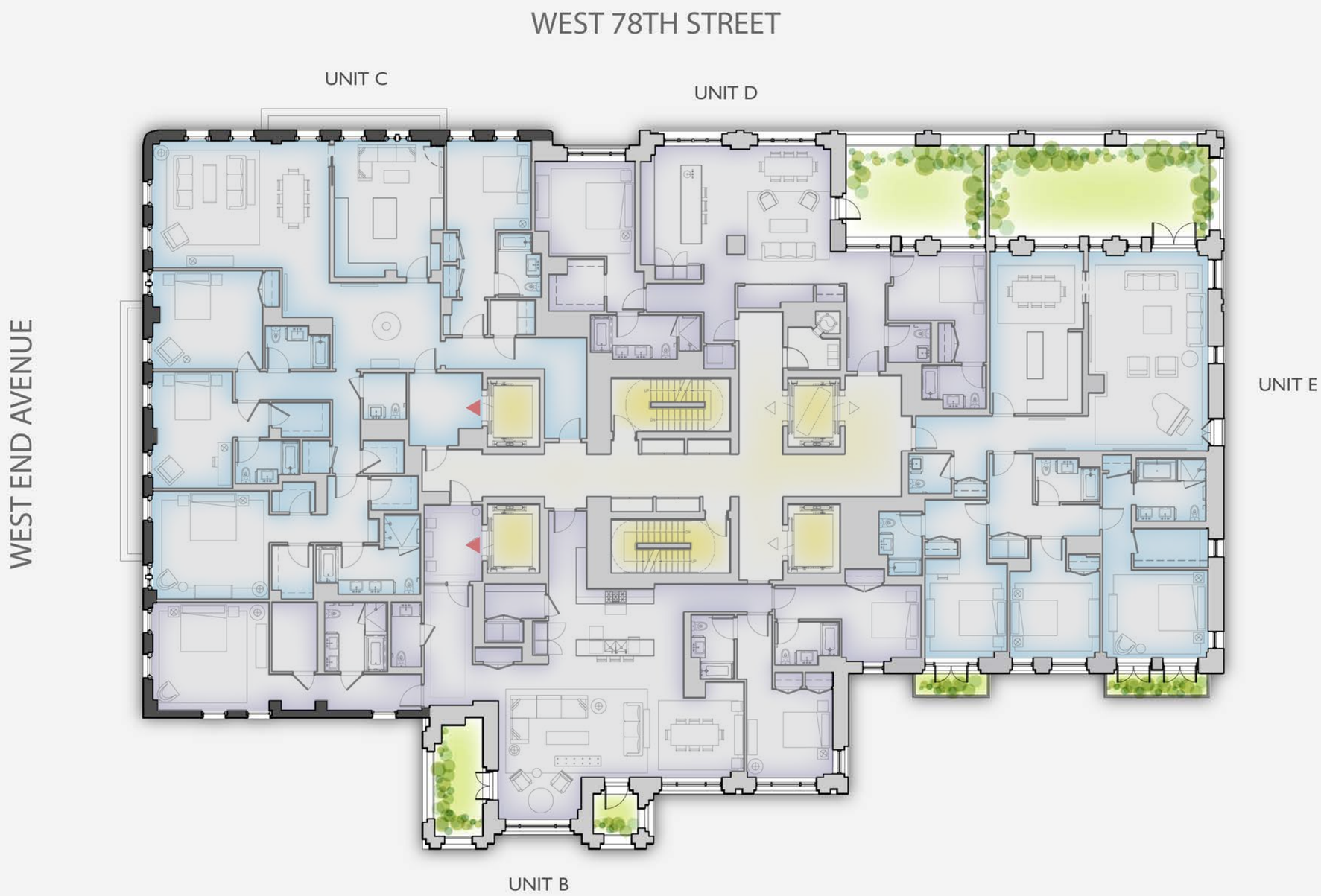
N

378 WEA PROPOSED SEVENTH FLOOR PLAN

N

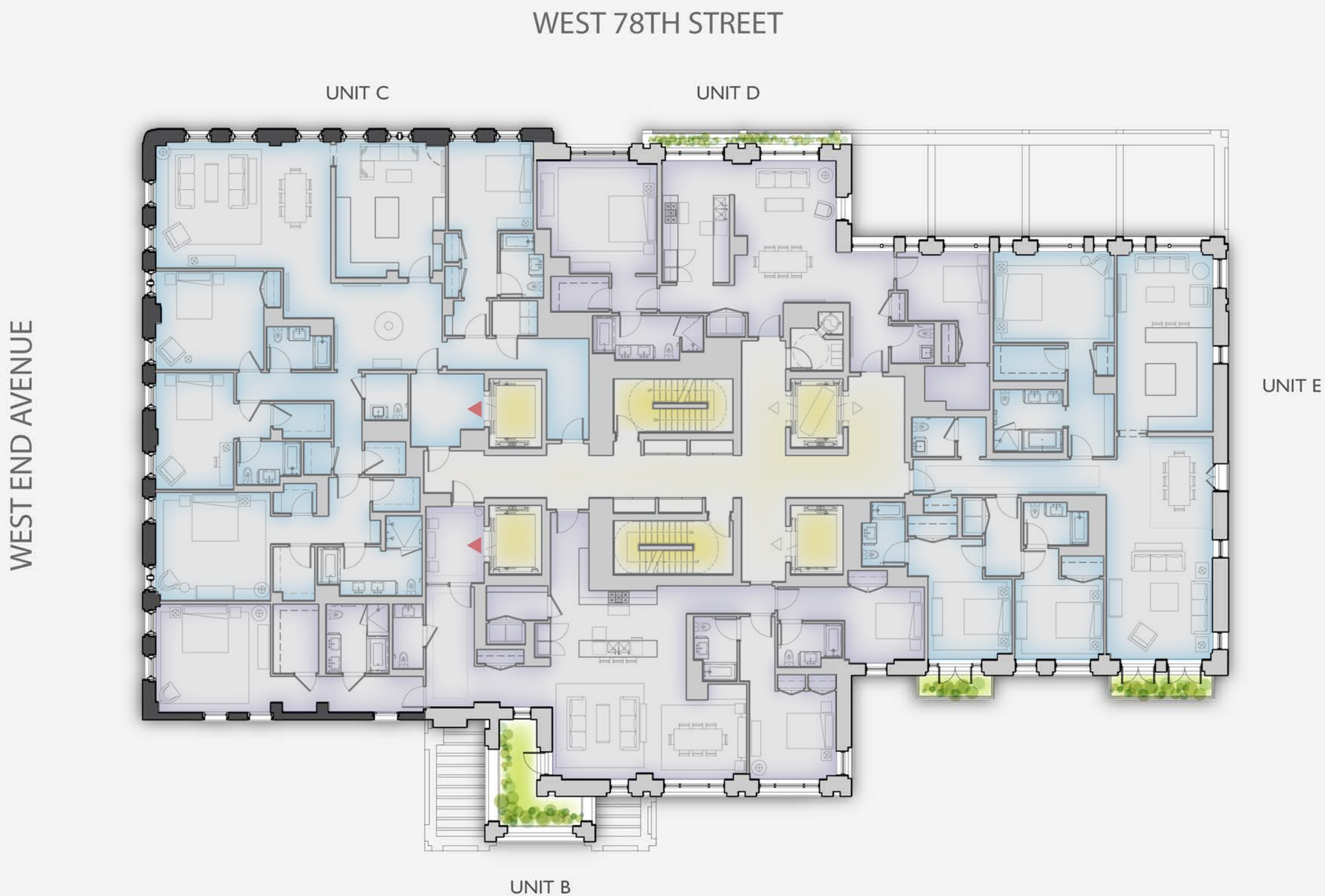
378 WEA PROPOSED EIGTH-NINTH FLOOR PLAN

N



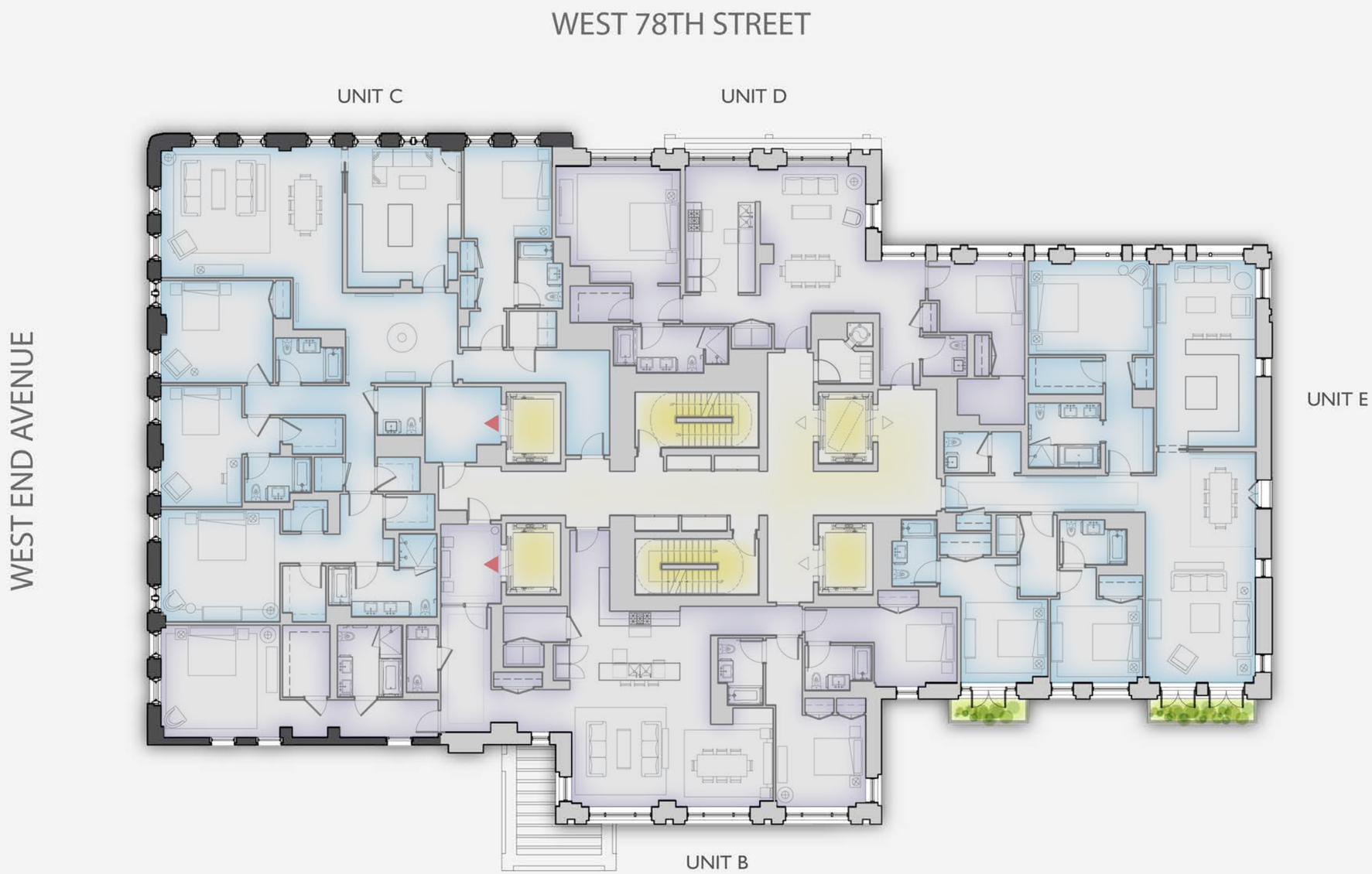
378 WEA PROPOSED TENTH FLOOR PLAN

N



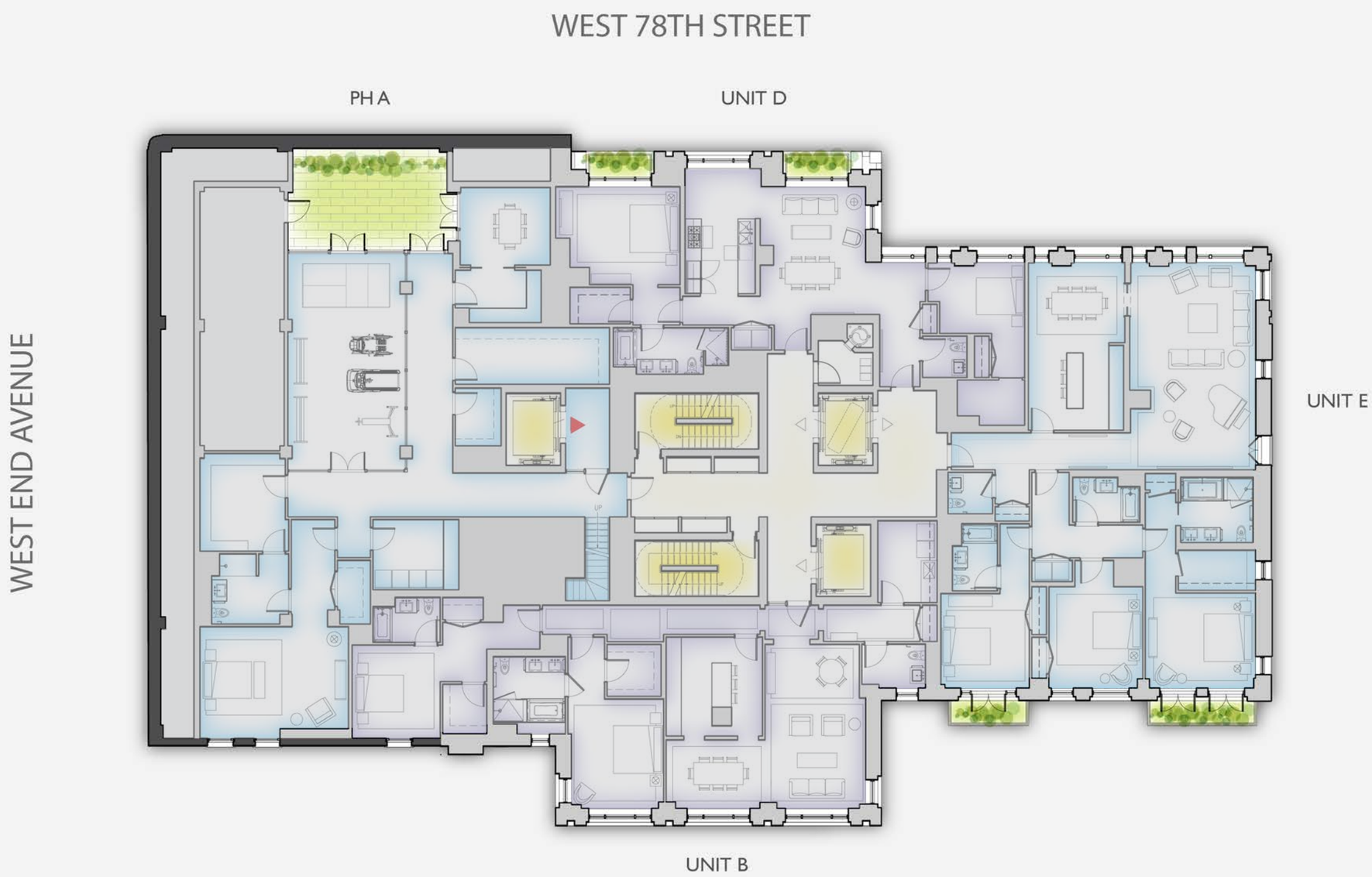
378 WEA PROPOSED ELEVENTH FLOOR PLAN

N



378 WEA PROPOSED TWELTH FLOOR PLAN

N



378 WEA PROPOSED THIRTEENTH FLOOR PLAN

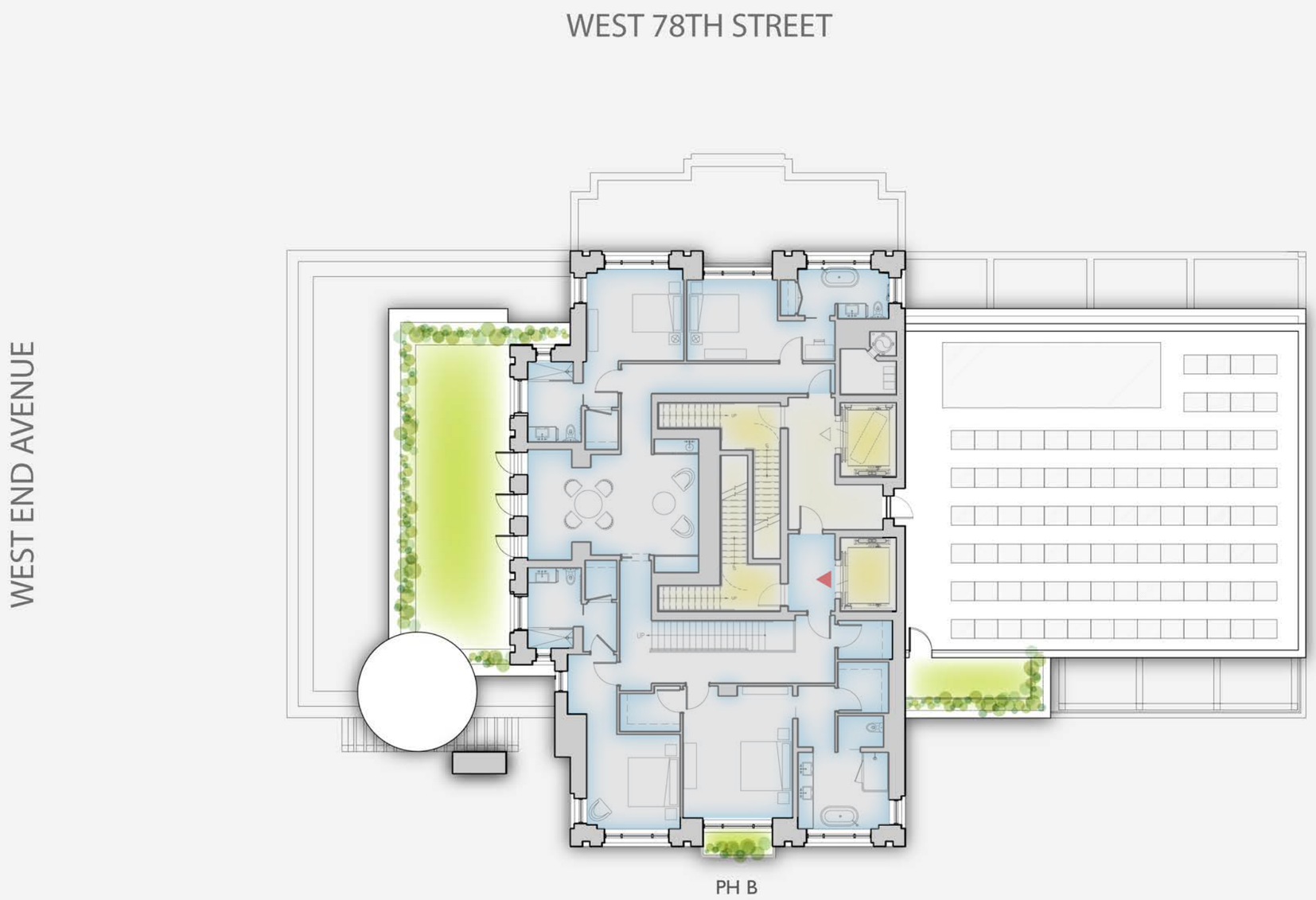
N

378 WEA PROPOSED FOURTEENTH FLOOR PLAN

N

378 WEA PROPOSED FIFTEENTH FLOOR PLAN

N

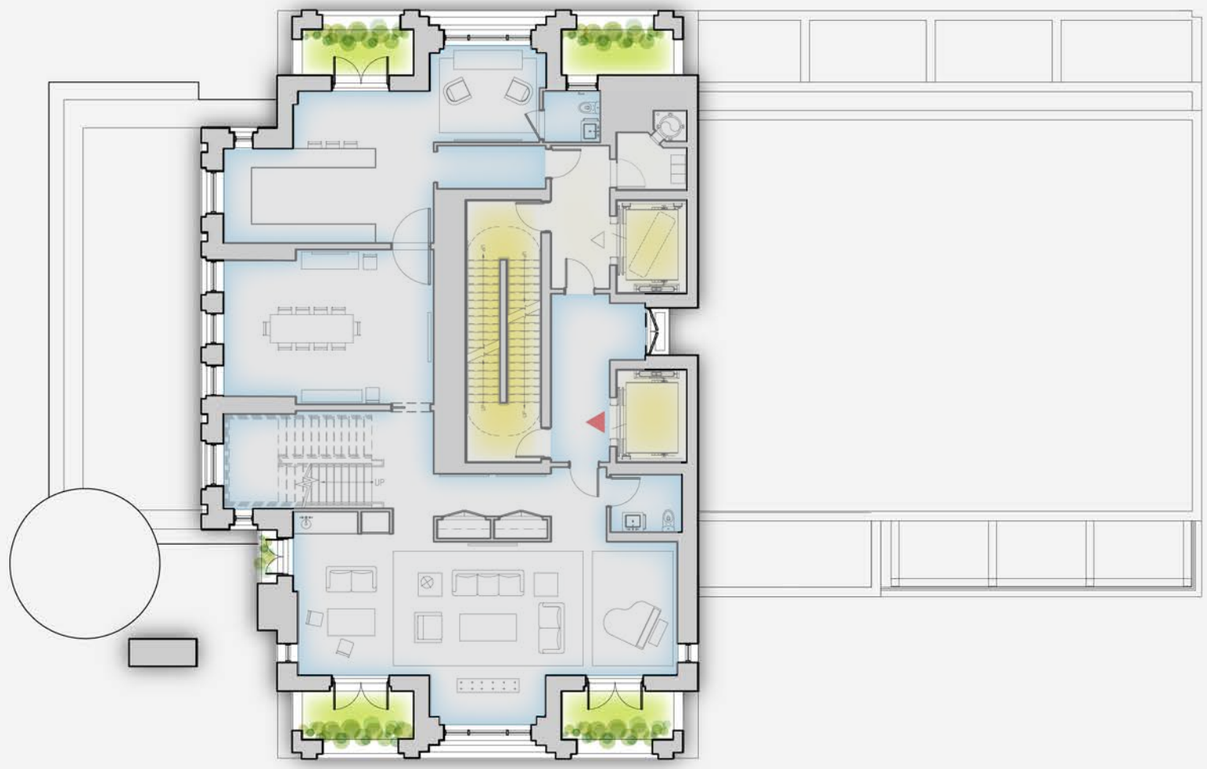


378 WEA PROPOSED SIXTEENTH FLOOR PLAN

N

WEST 78TH STREET

WEST END AVENUE



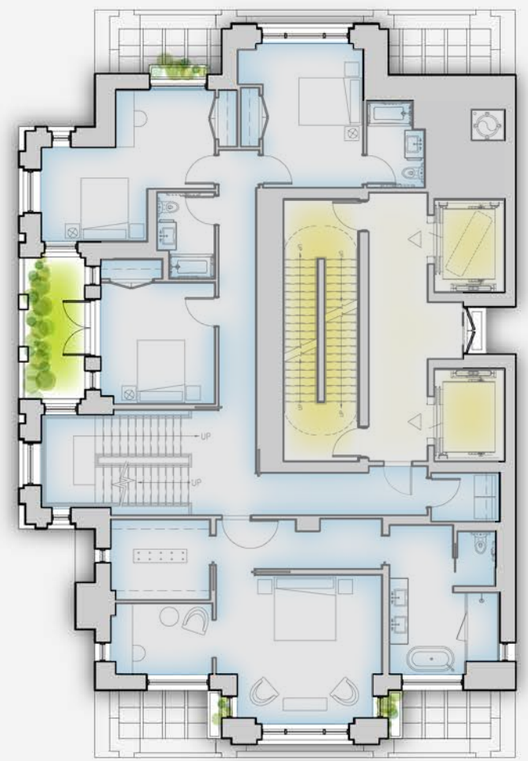
PH B

378 WEA PROPOSED SEVENTEENTH FLOOR PLAN

N

WEST 78TH STREET

WEST END AVENUE



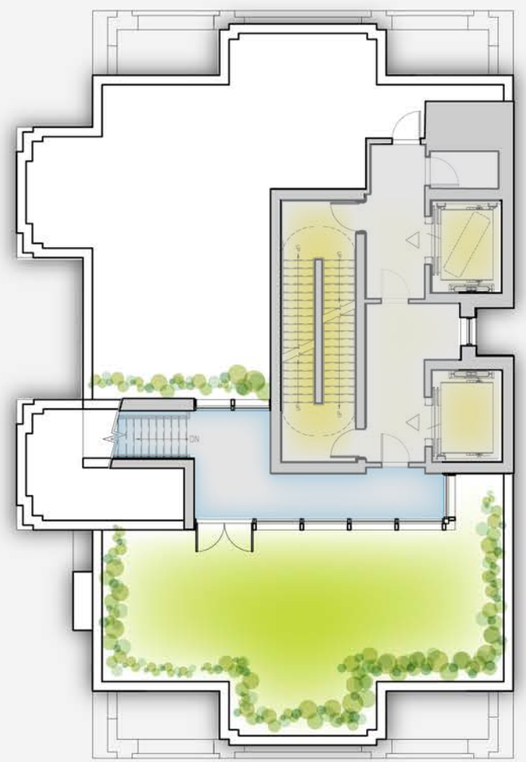
PH C

378 WEA PROPOSED EIGHTEENTH FLOOR PLAN

N

WEST 78TH STREET

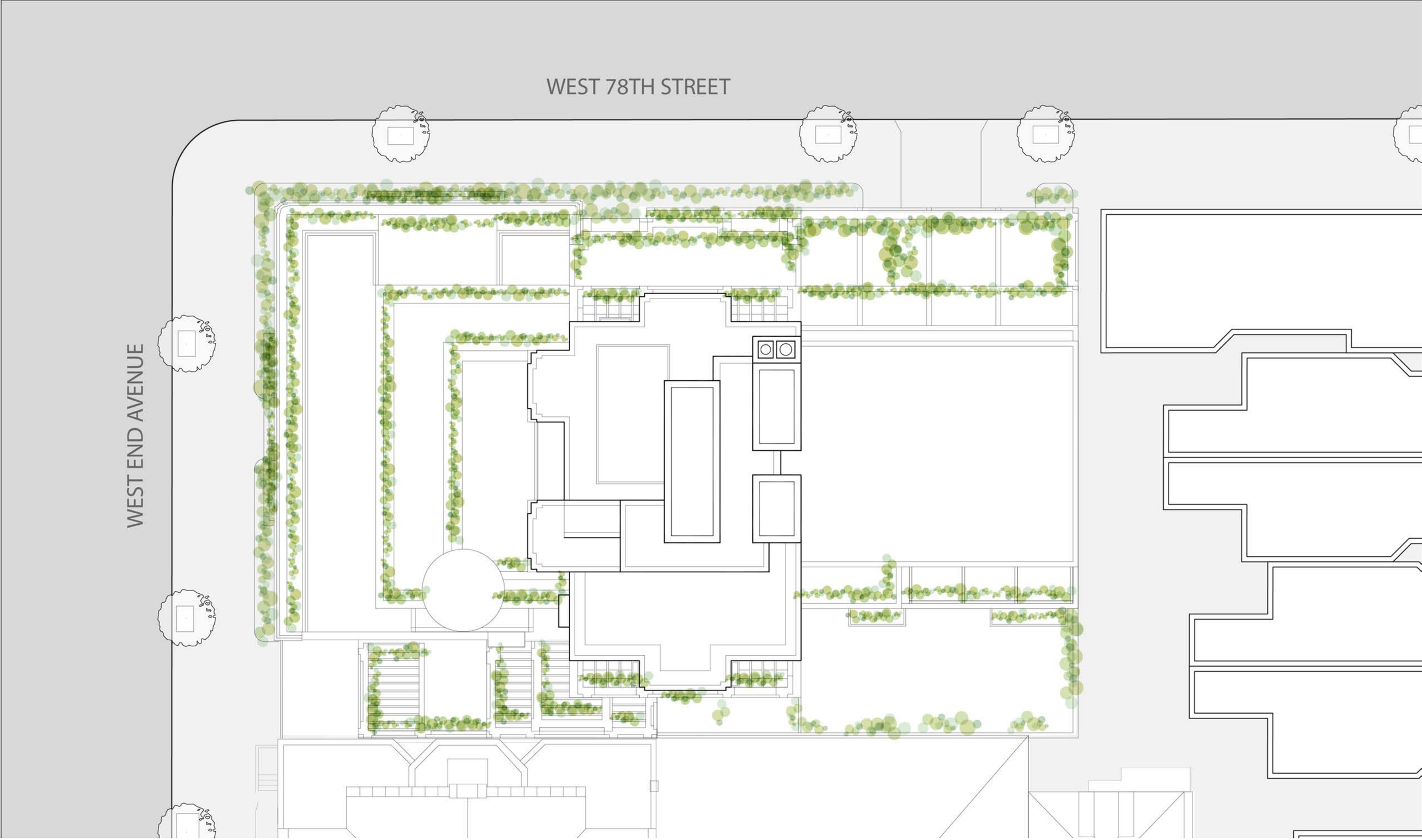
WEST END AVENUE



PH C

378 WEA PROPOSED BULKHEAD FLOOR PLAN

N

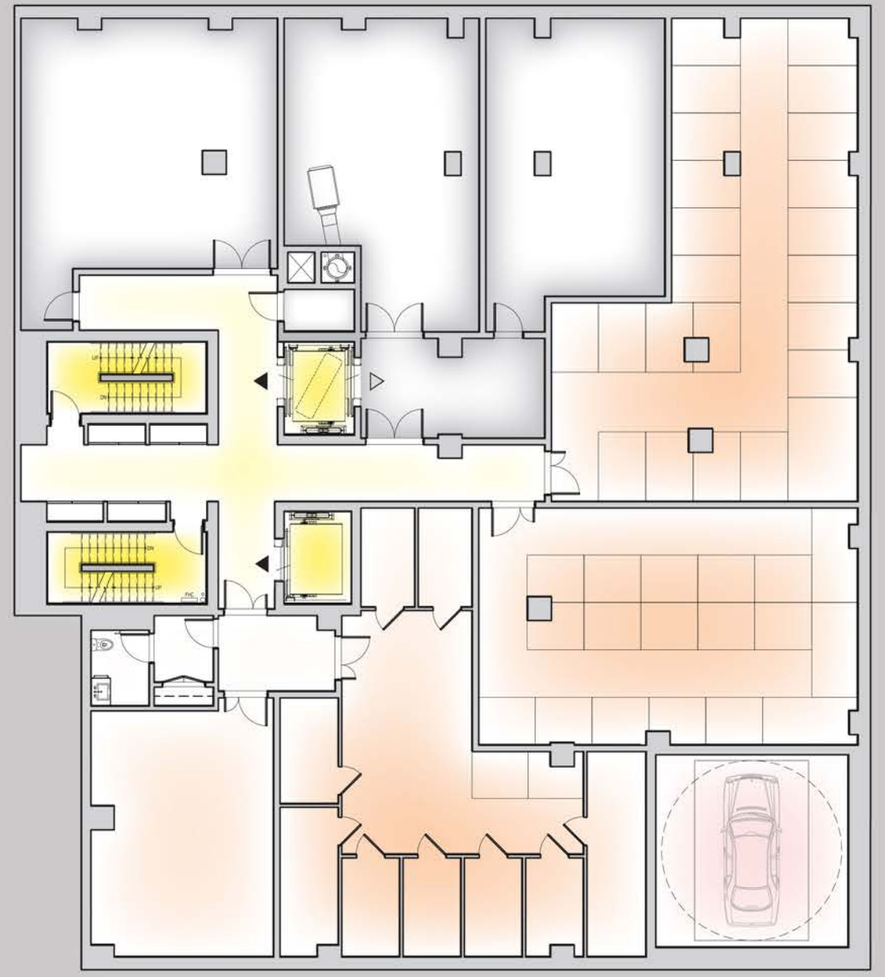


378 WEA PROPOSED ROOF PLAN

N

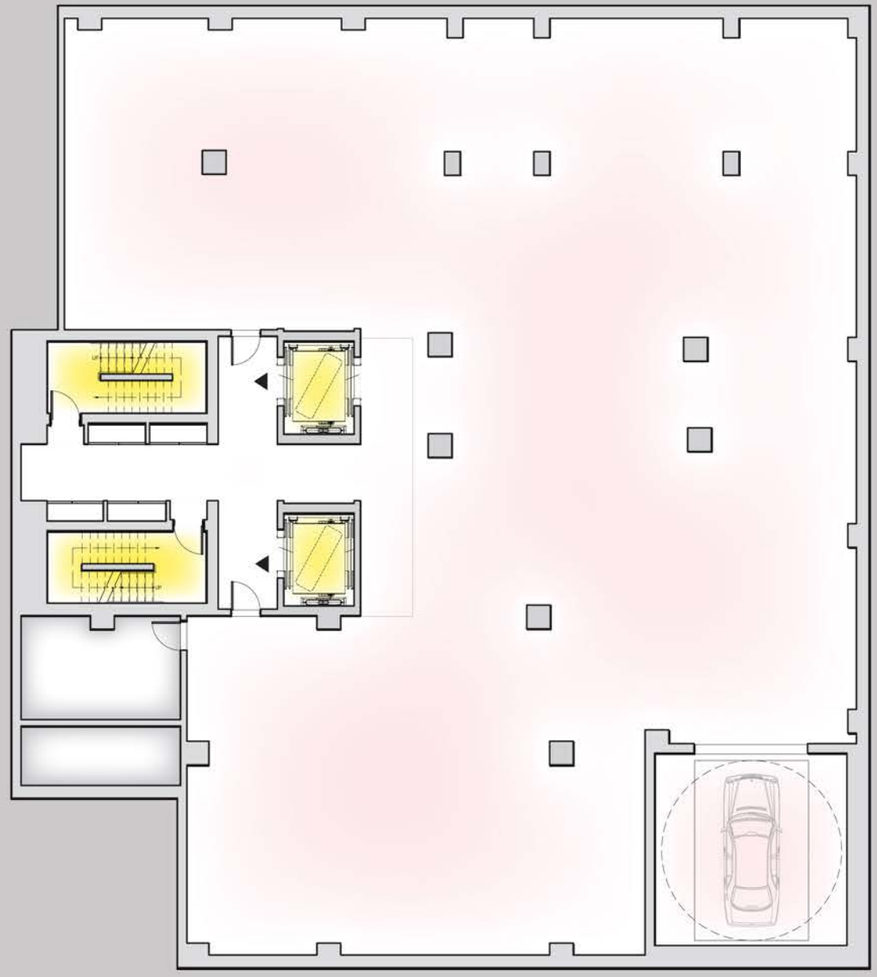
378 WEA PROPOSED CELLAR PLAN

N



378 WEA PROPOSED SUB-CELLAR 1 PLAN

N



378 WEA PROPOSED SUB-CELLAR 2 PLAN

N

378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
PROPOSED ELEVATIONS AND SECTIONS

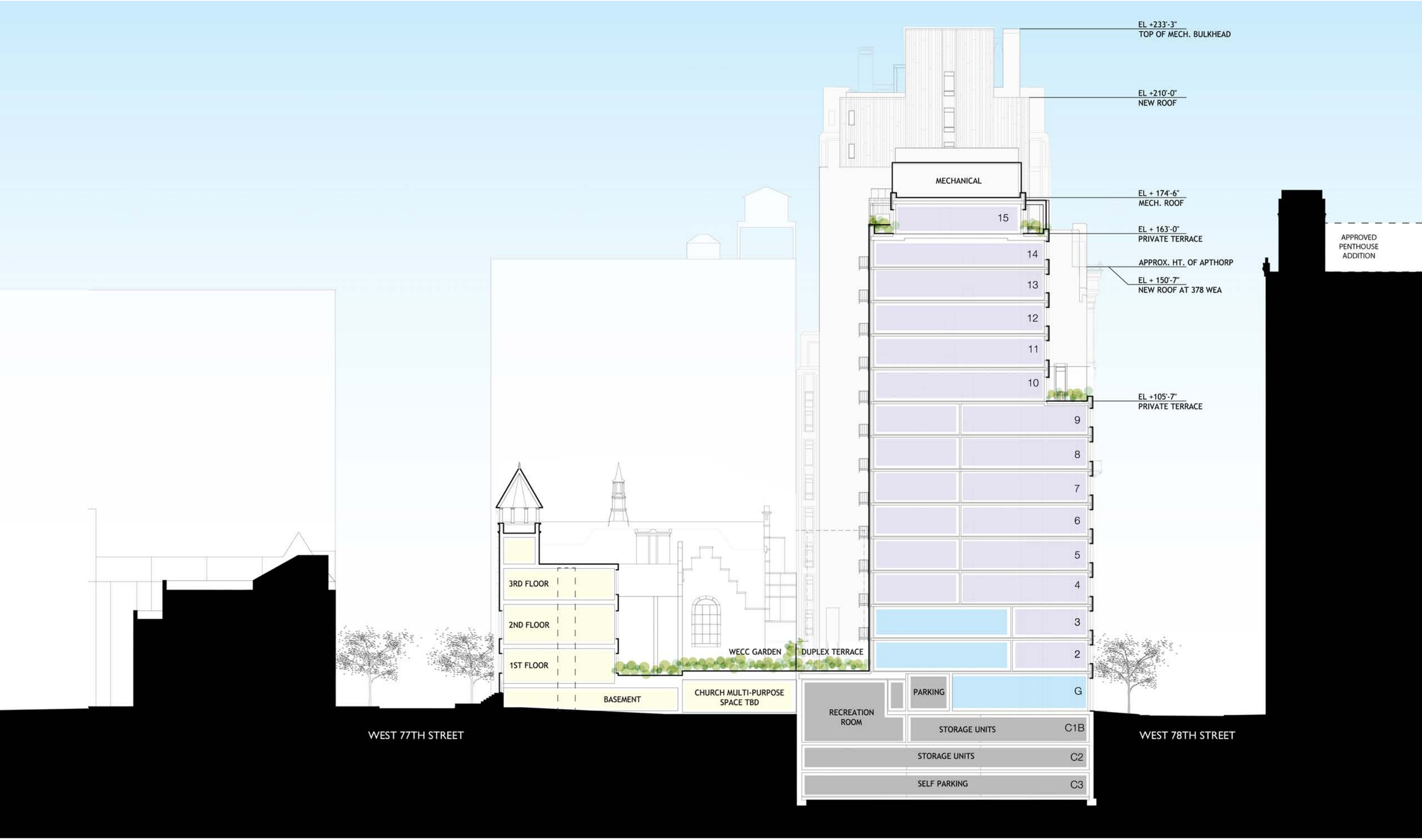
378 WEA NORTH ELEVATION

378 WEA EAST ELEVATION

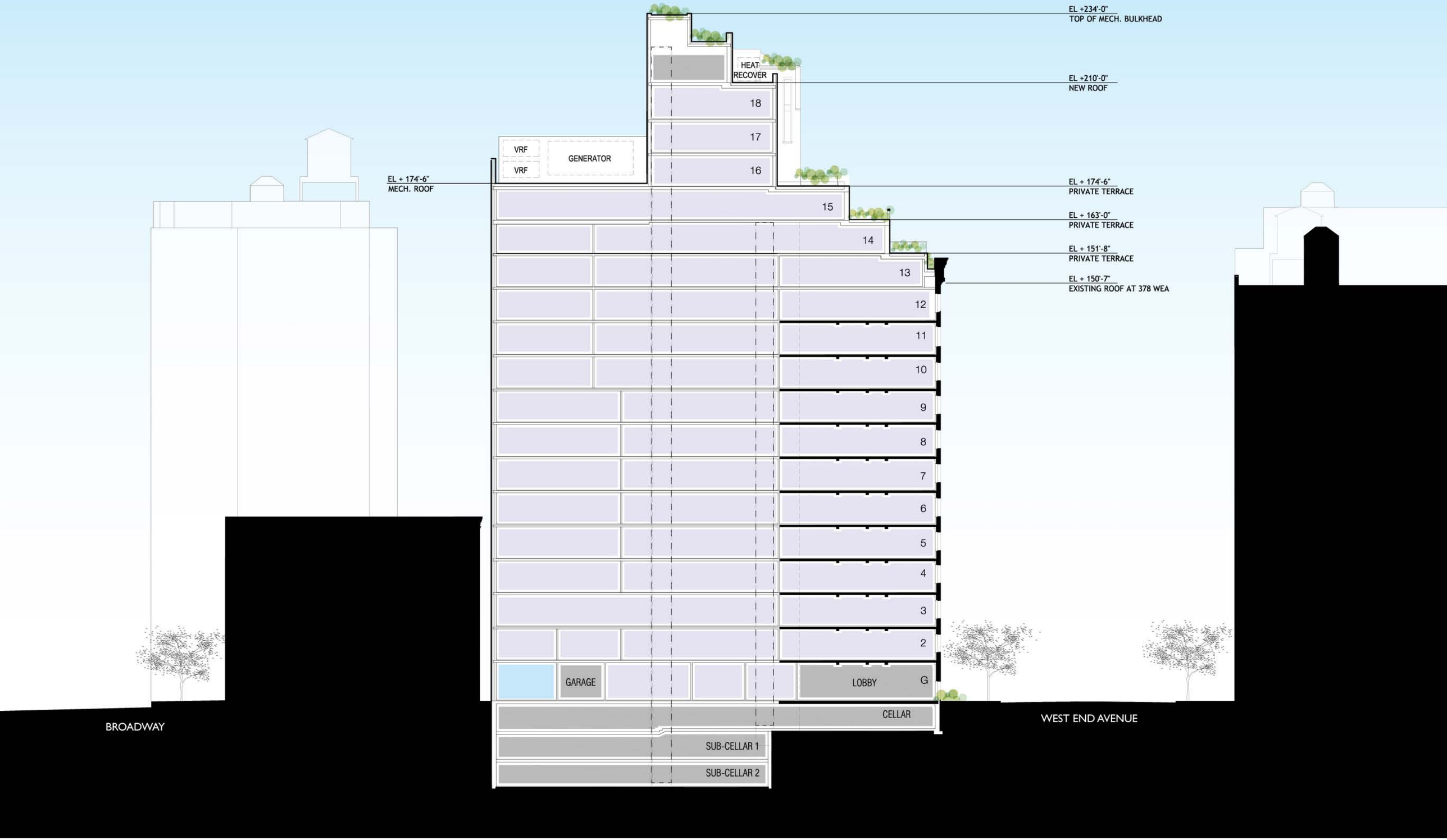
378 WEA SOUTH ELEVATION

378 WEA LOWER WEST ELEVATION

378 WEA UPPER WEST ELEVATION



378 WEA NORTH-SOUTH SECTION



378 WEA EAST-WEST SECTION

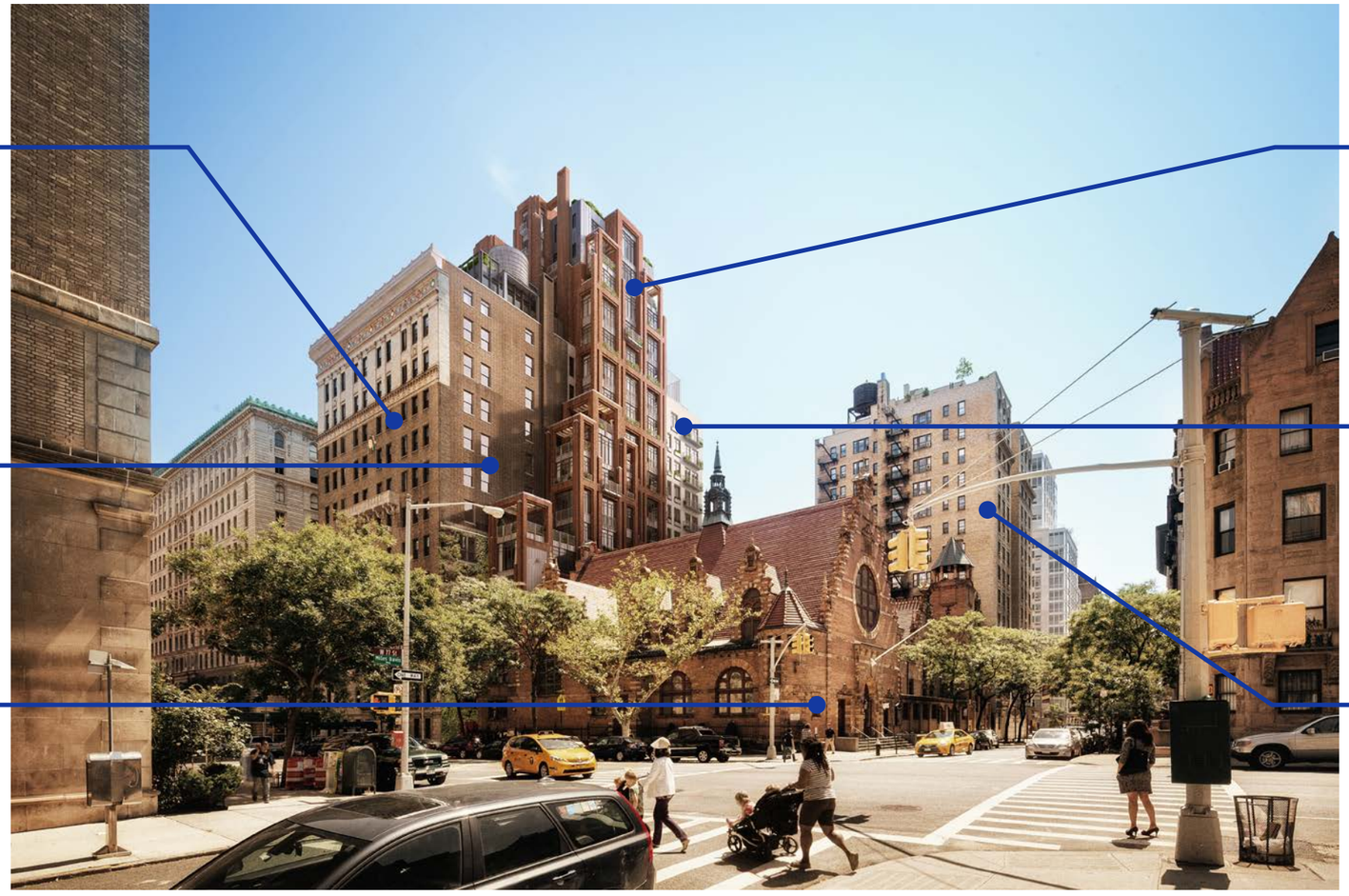
378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
MATERIALS

378 WEST END AVENUE

378 WEST END AVENUE-
LOT LINE

WEST END COLLEGIATE
CHURCH



PROPOSED- INFILL MASSING

PROPOSED- PALAZZO
MASSING

233 WEST 77TH STREET

BUILDING MATERIALS - KEY

BUILDING MATERIALS
EXISTING CONDITIONS
378 WEST END AVENUE - BRICK SAMPLE

BUILDING MATERIALS

EXISTING CONDITIONS

378 WEST END AVENUE LOT LINE- BRICK SAMPLE

BUILDING MATERIALS

EXISTING CONDITIONS

WEST END COLLEGIATE CHURCH - BRICK SAMPLE

BUILDING MATERIALS
EXISTING CONDITIONS
233 WEST 77TH STREET - BRICK SAMPLE

BUILDING MATERIALS

PROPOSED DESIGN

INFILL MASSING - BRICK OPTION 1

BUILDING MATERIALS
PROPOSED DESIGN
INFILL MASSING - BRICK OPTION 2

BUILDING MATERIALS

PROPOSED DESIGN

PALAZZO MASSING - BRICK SAMPLE

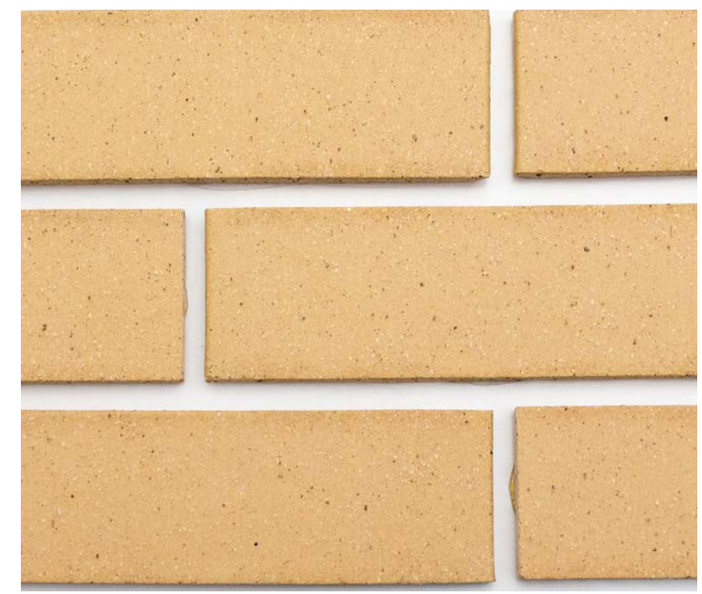
378 WEST END AVENUE

INFILL MASSING - OPTION 1

PALAZZO MASSING

WEST END COLLEGIATE CHURCH

INFILL MASSING - OPTION 2



233 WEST 77TH STREET

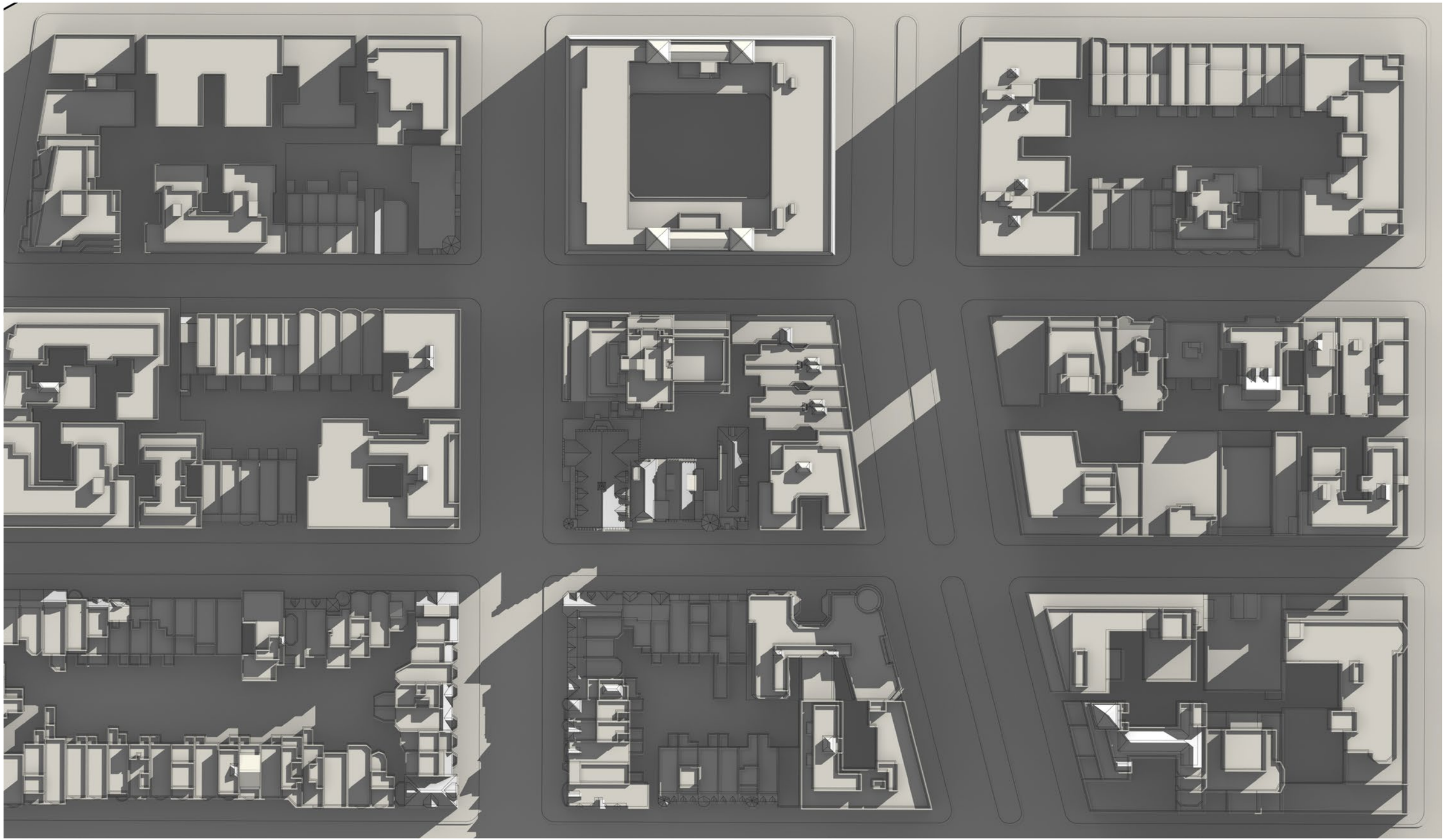
BUILDING MATERIALS

PROPOSED SITE PALETTE

EXISTING & PROPOSED - BRICK SAMPLES

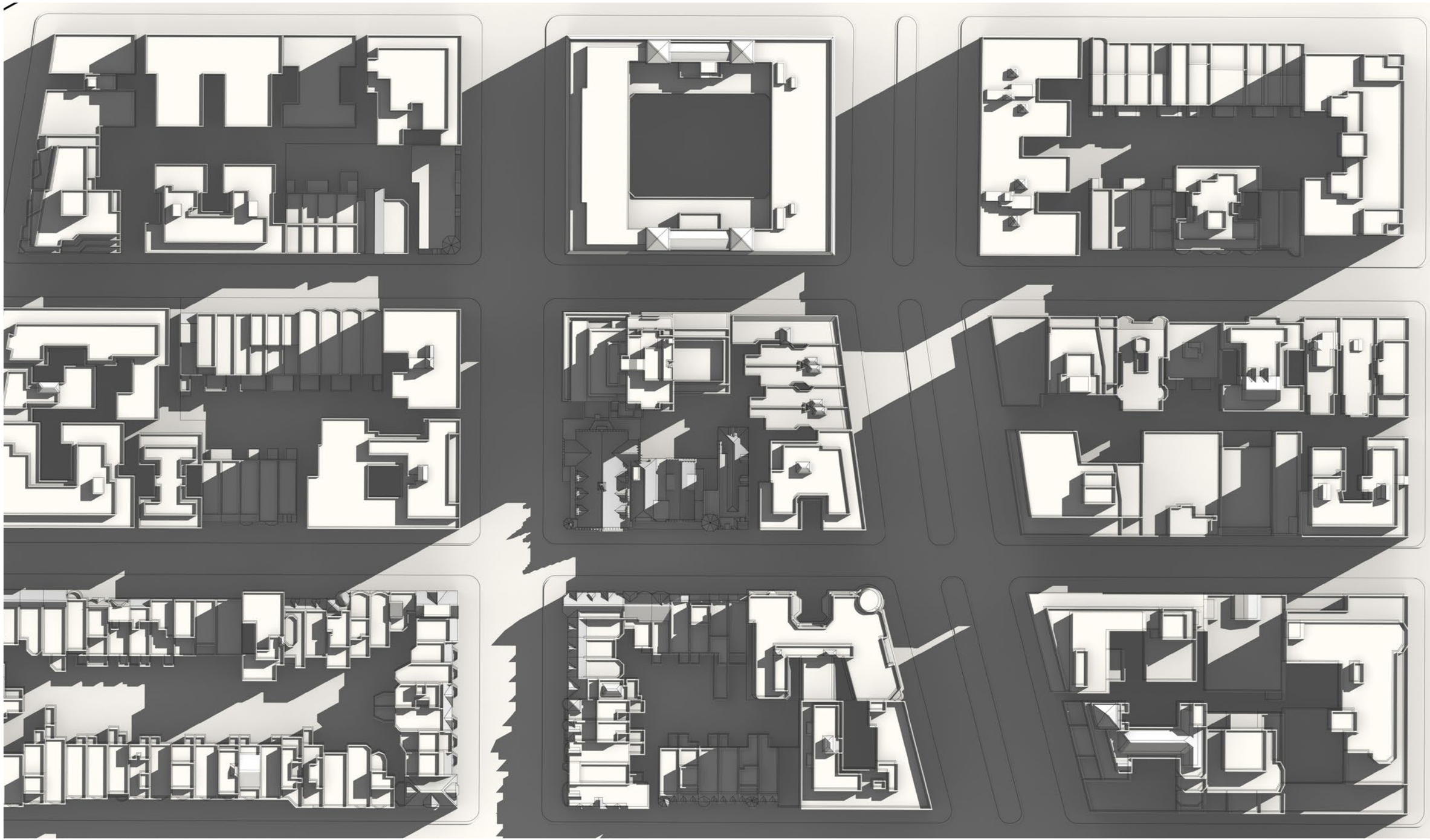
378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
SHADOW STUDIES



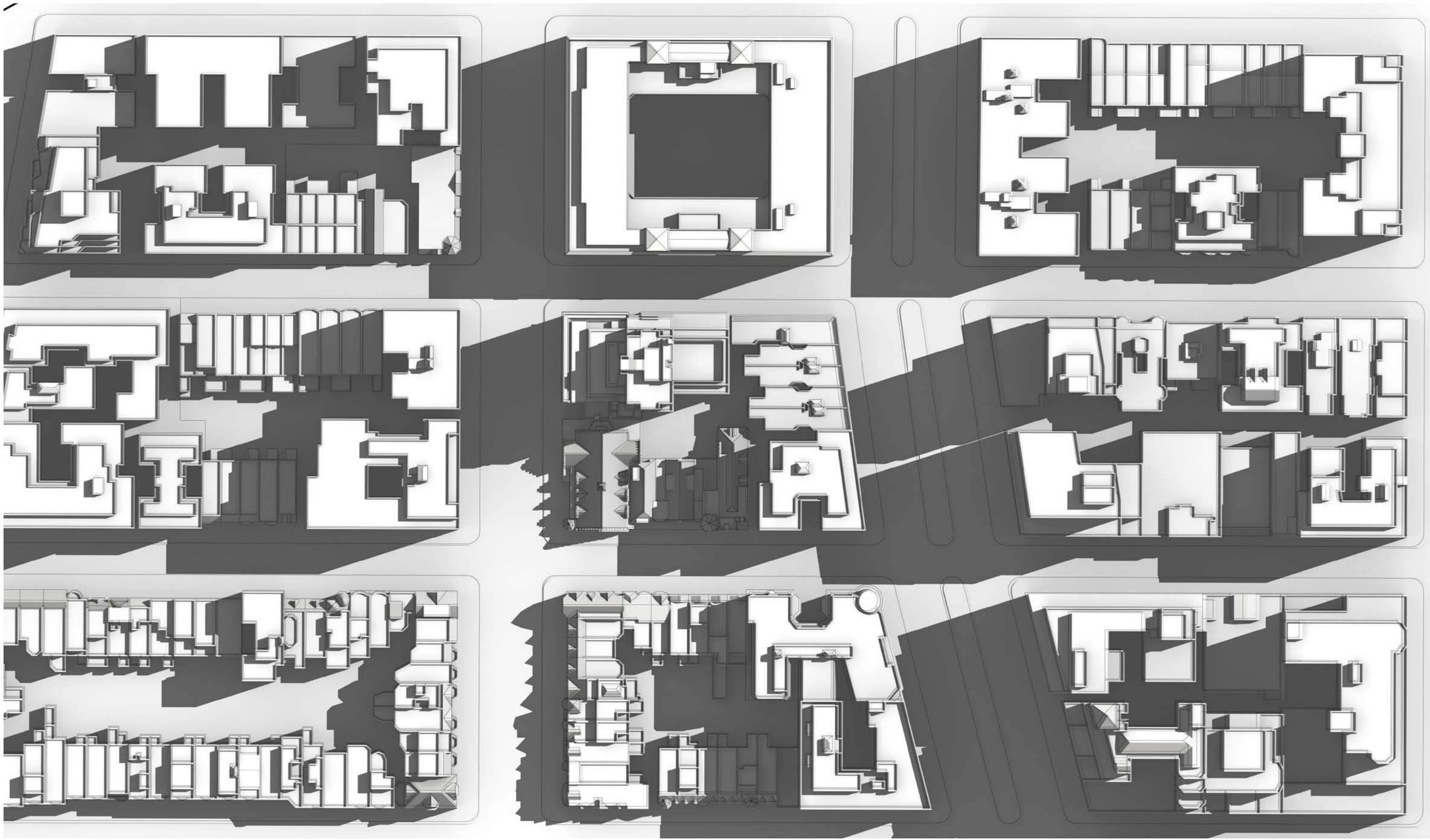
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 7AM

N



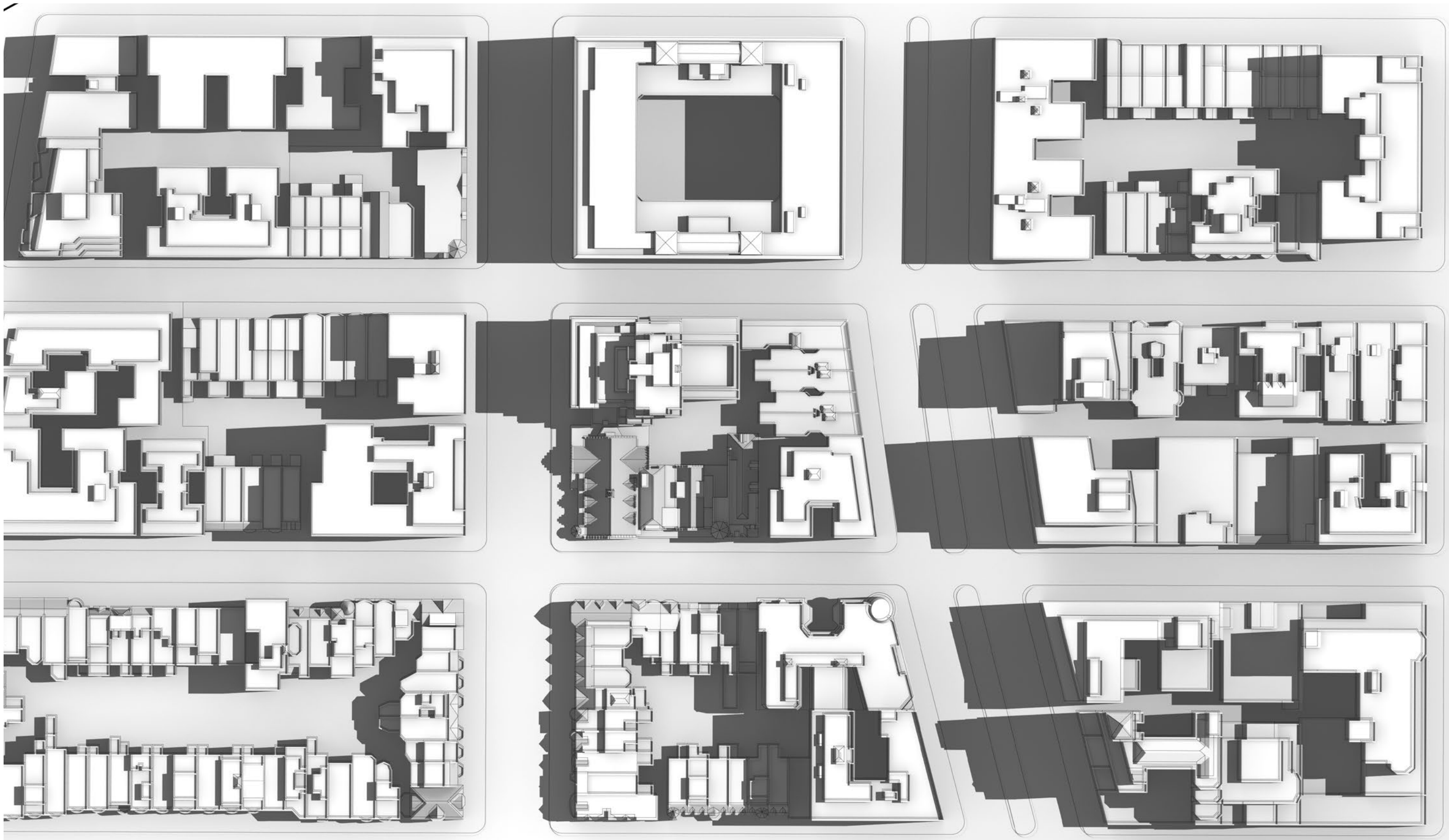
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 8AM

N



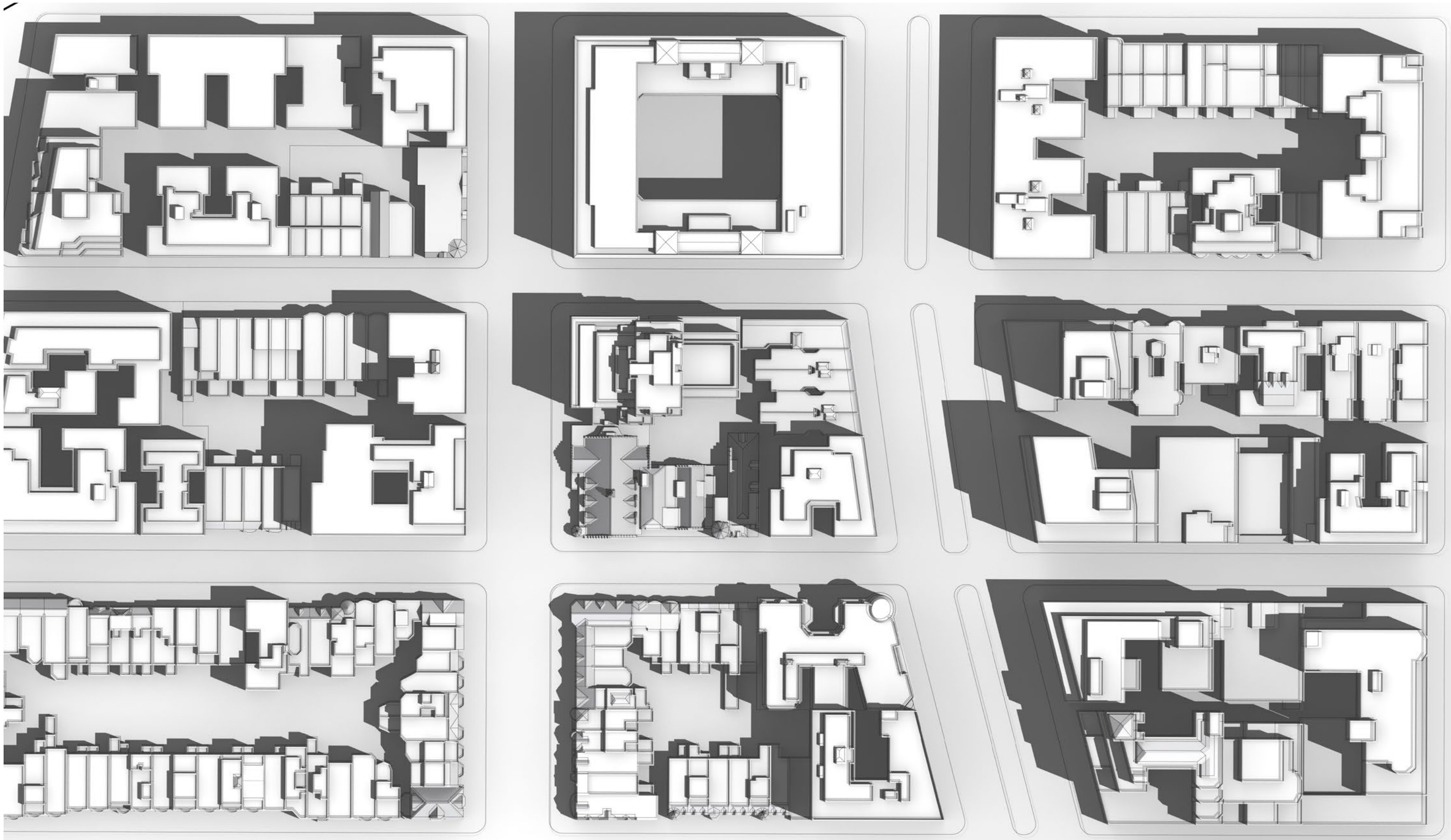
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 9AM

N



378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 10AM

N

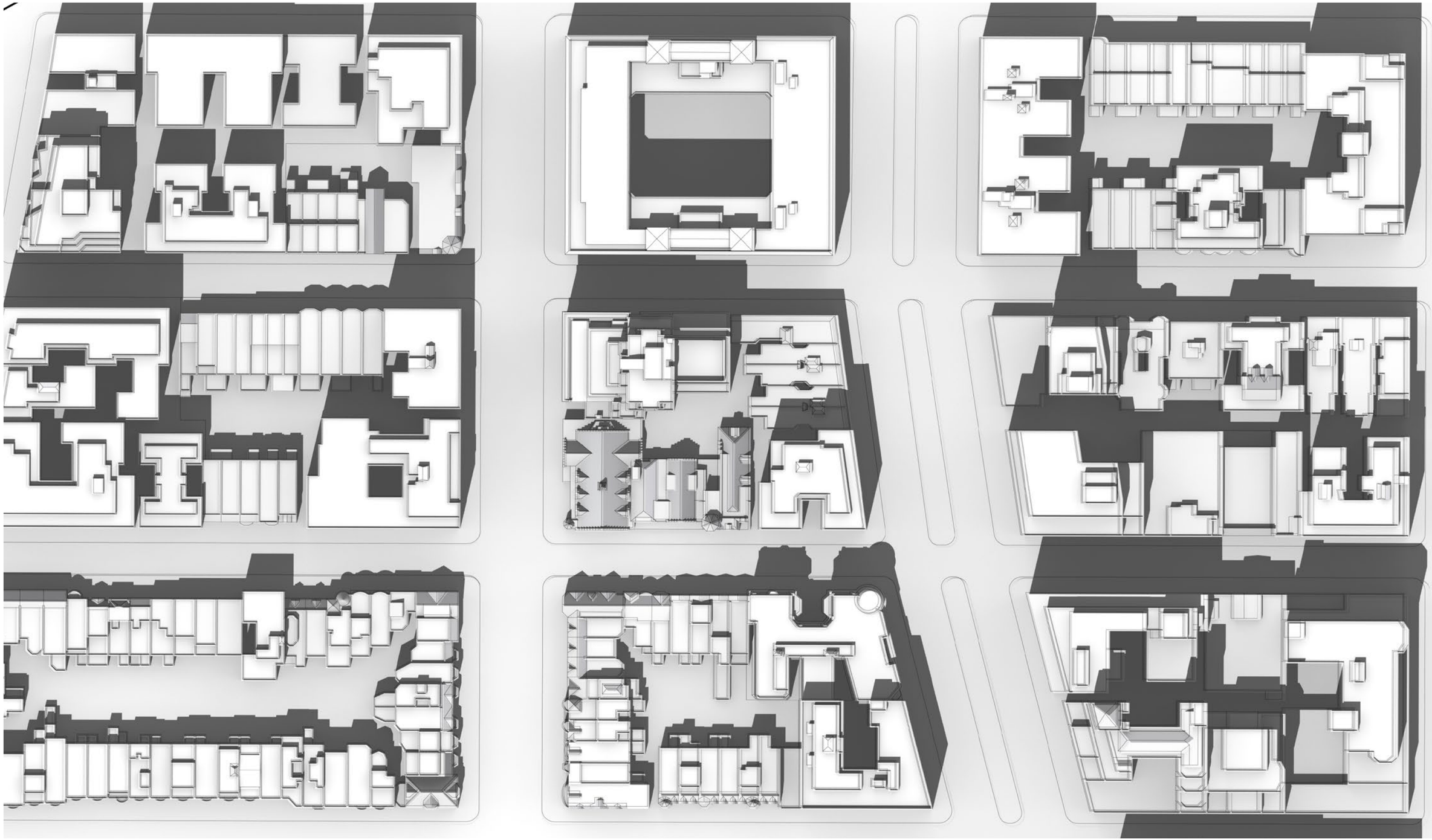


378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 11AM

N

378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 12PM

N



378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 1PM

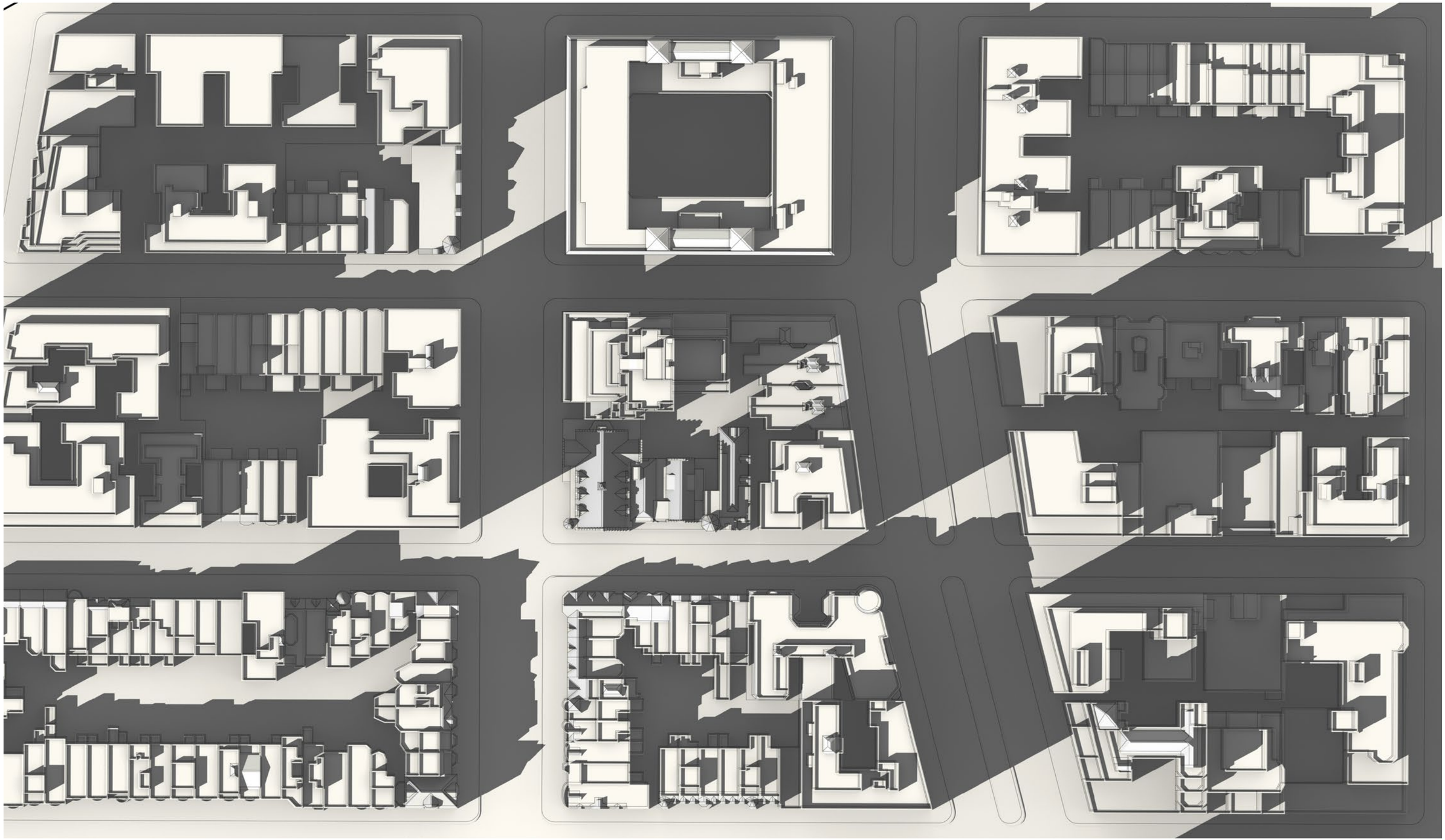
N

378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 2PM

N

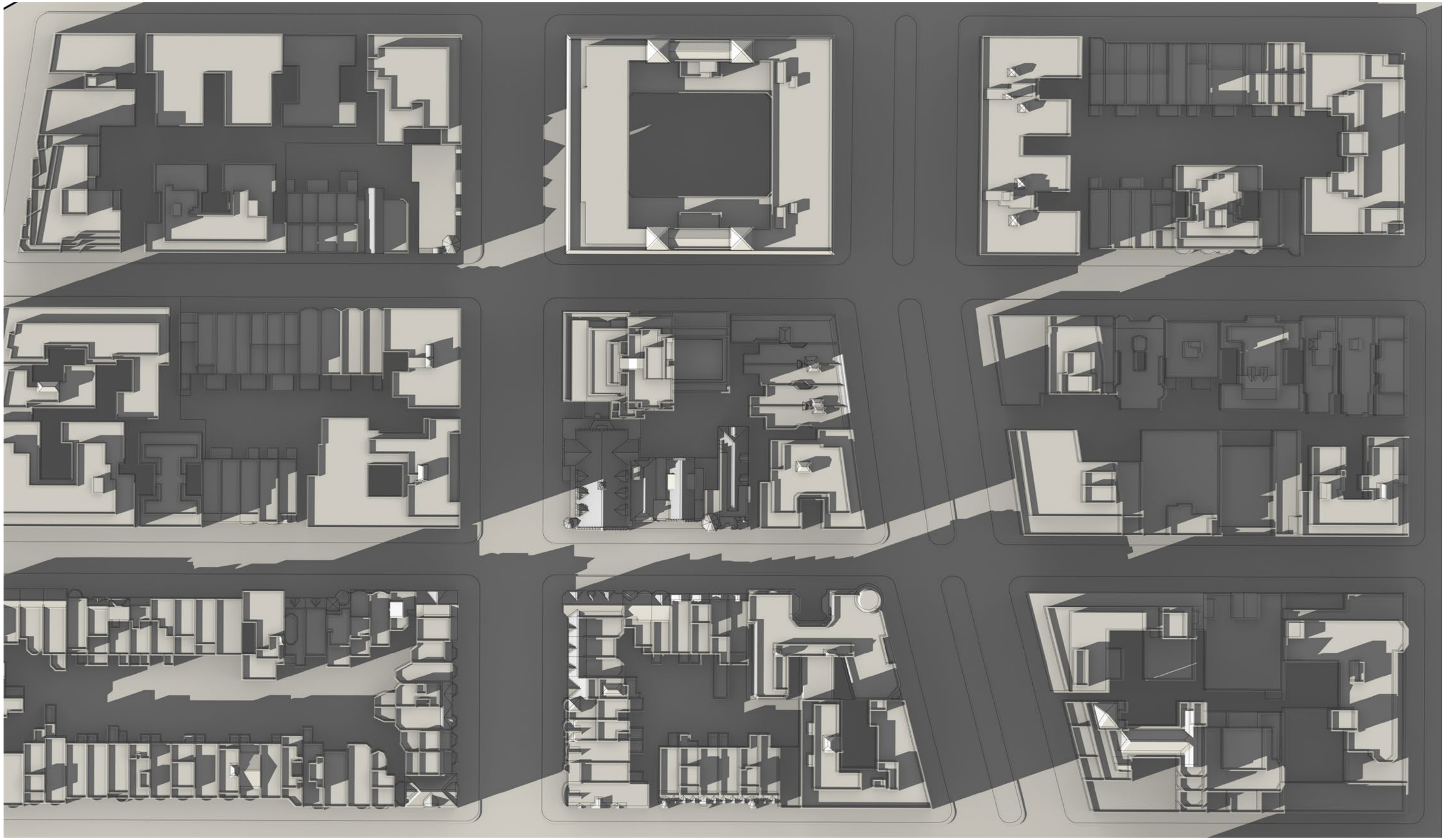
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 3PM

N



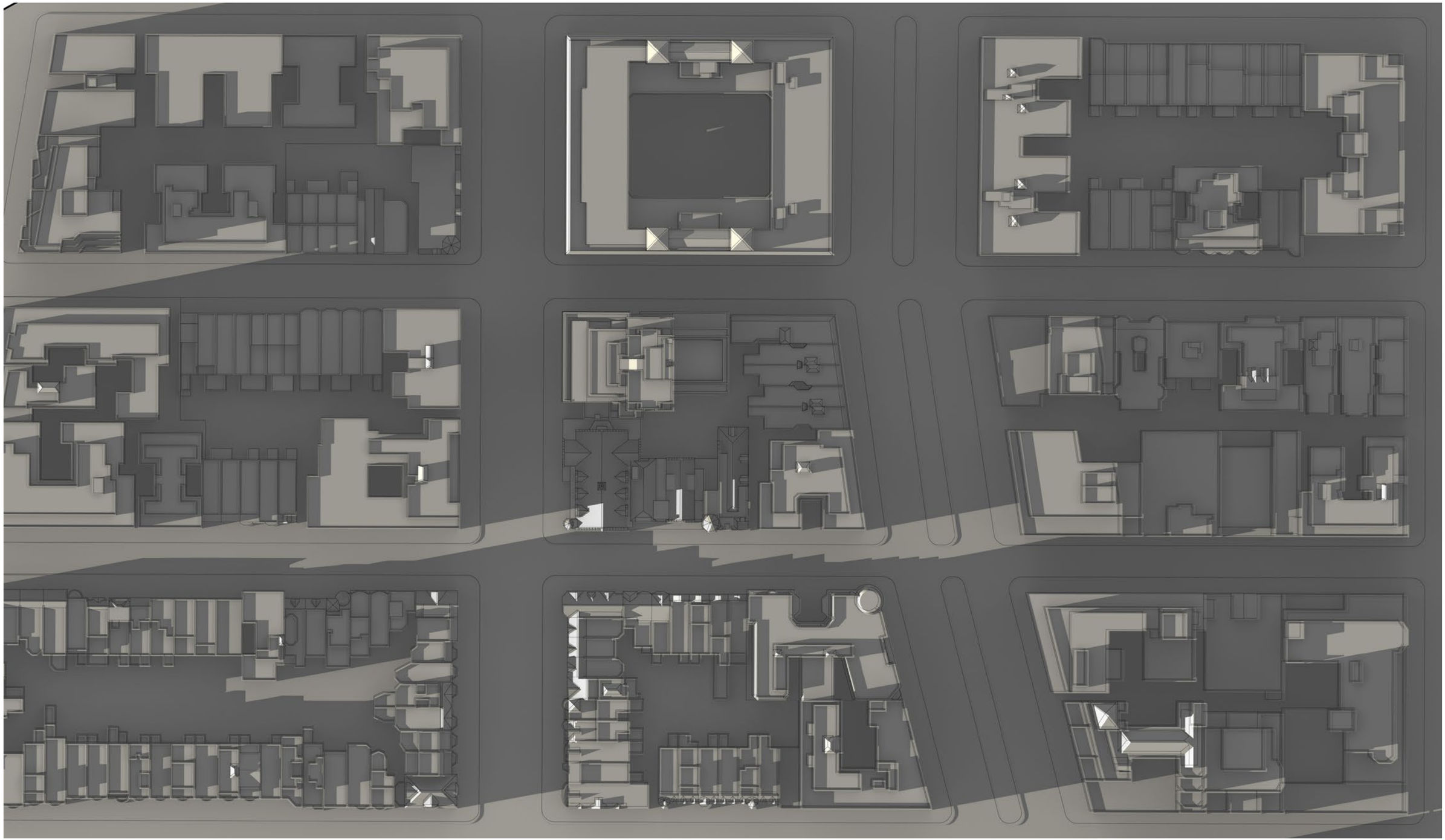
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 4PM

N



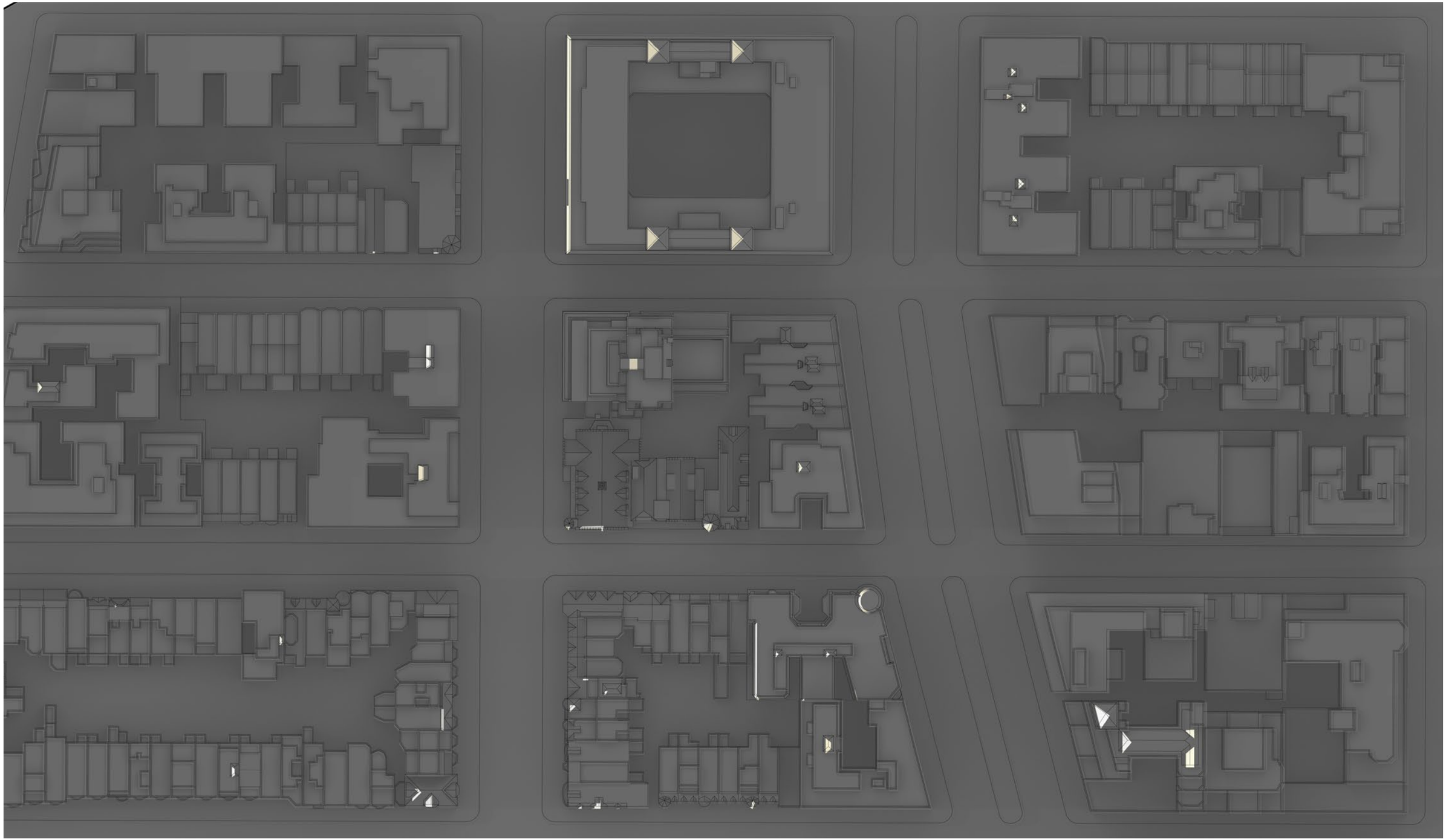
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 5PM

N



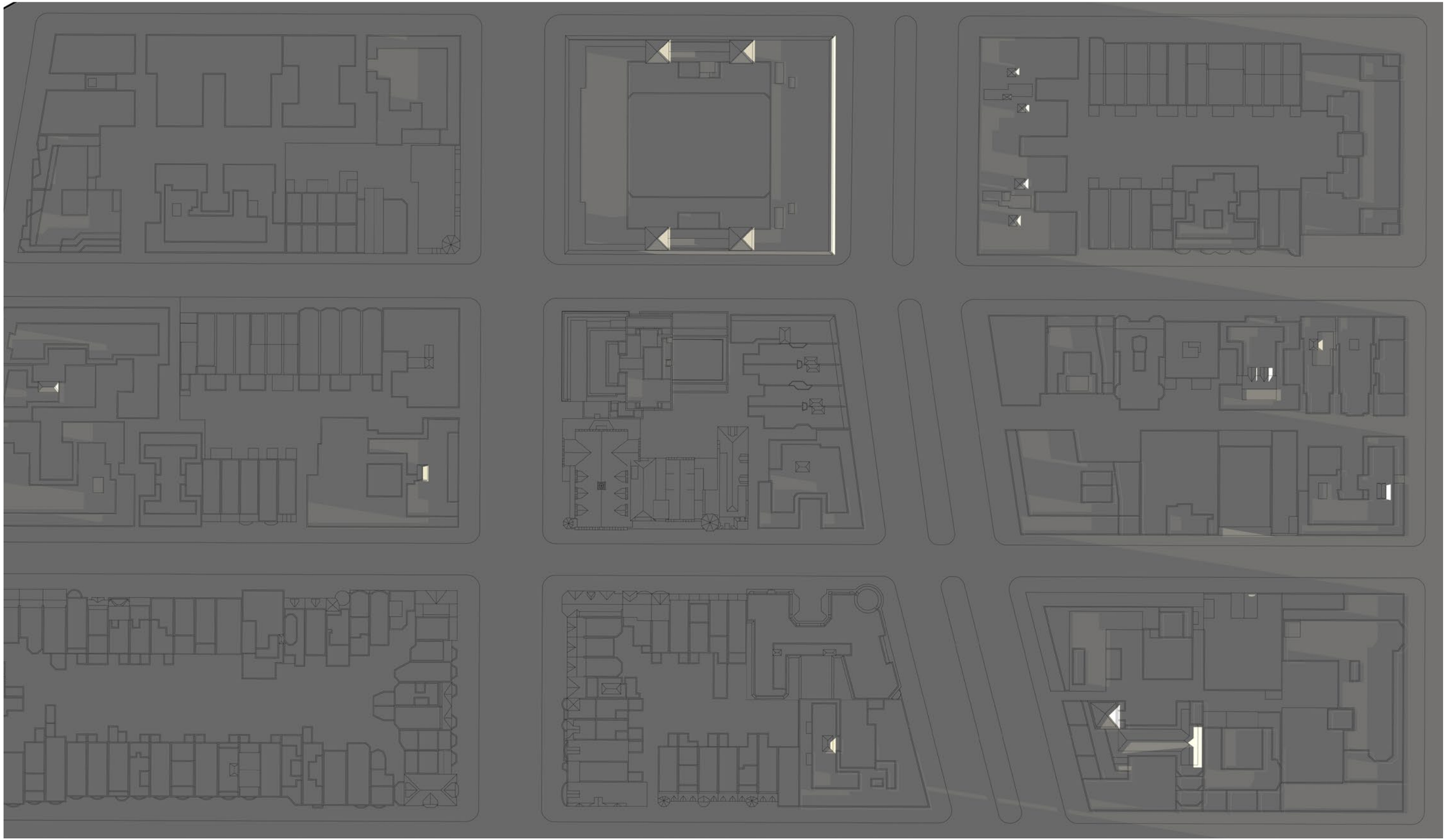
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 6PM

N



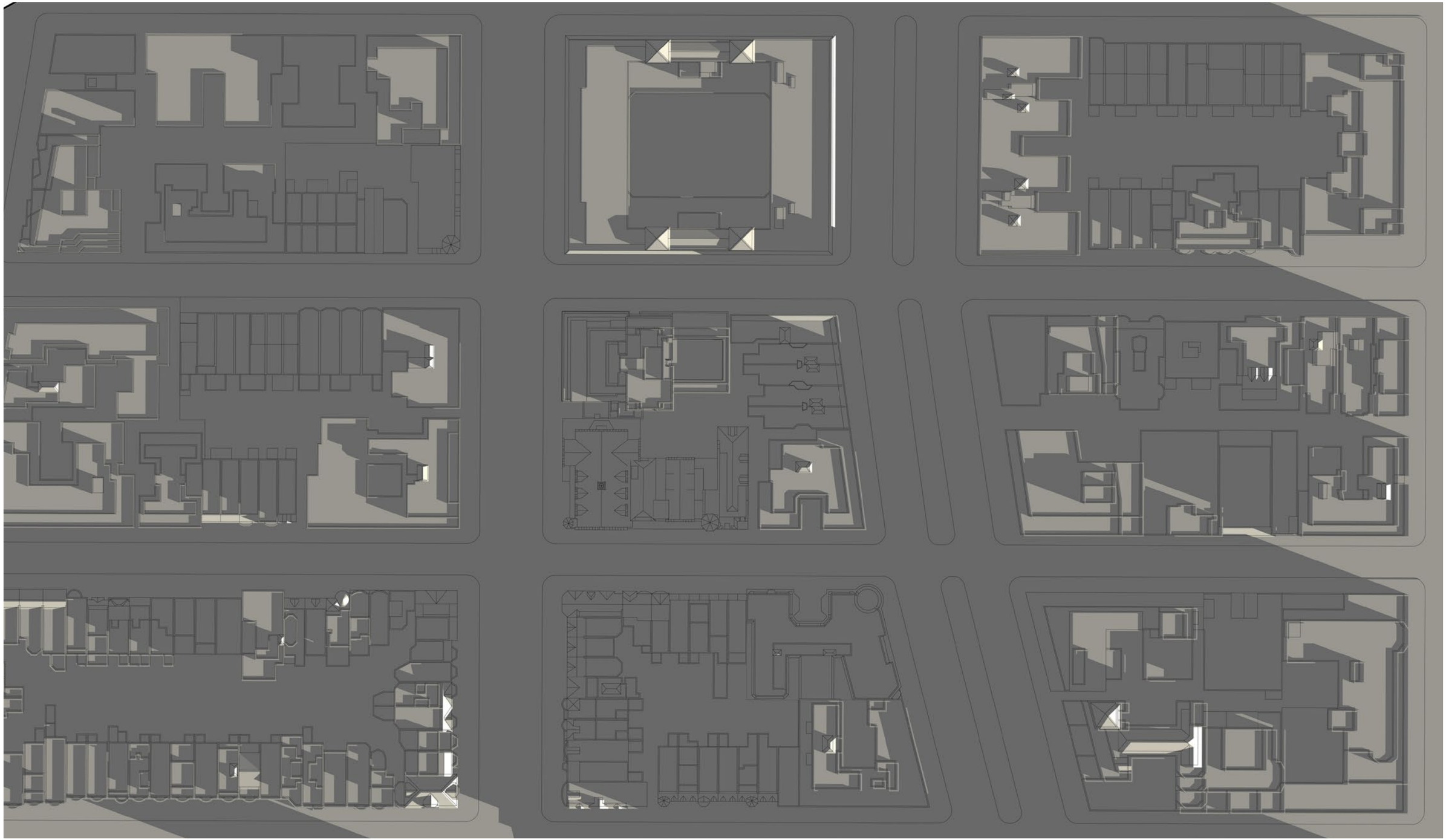
378 WEST END AVENUE
SHADOW STUDIES: JUNE 21ST- 7PM

N



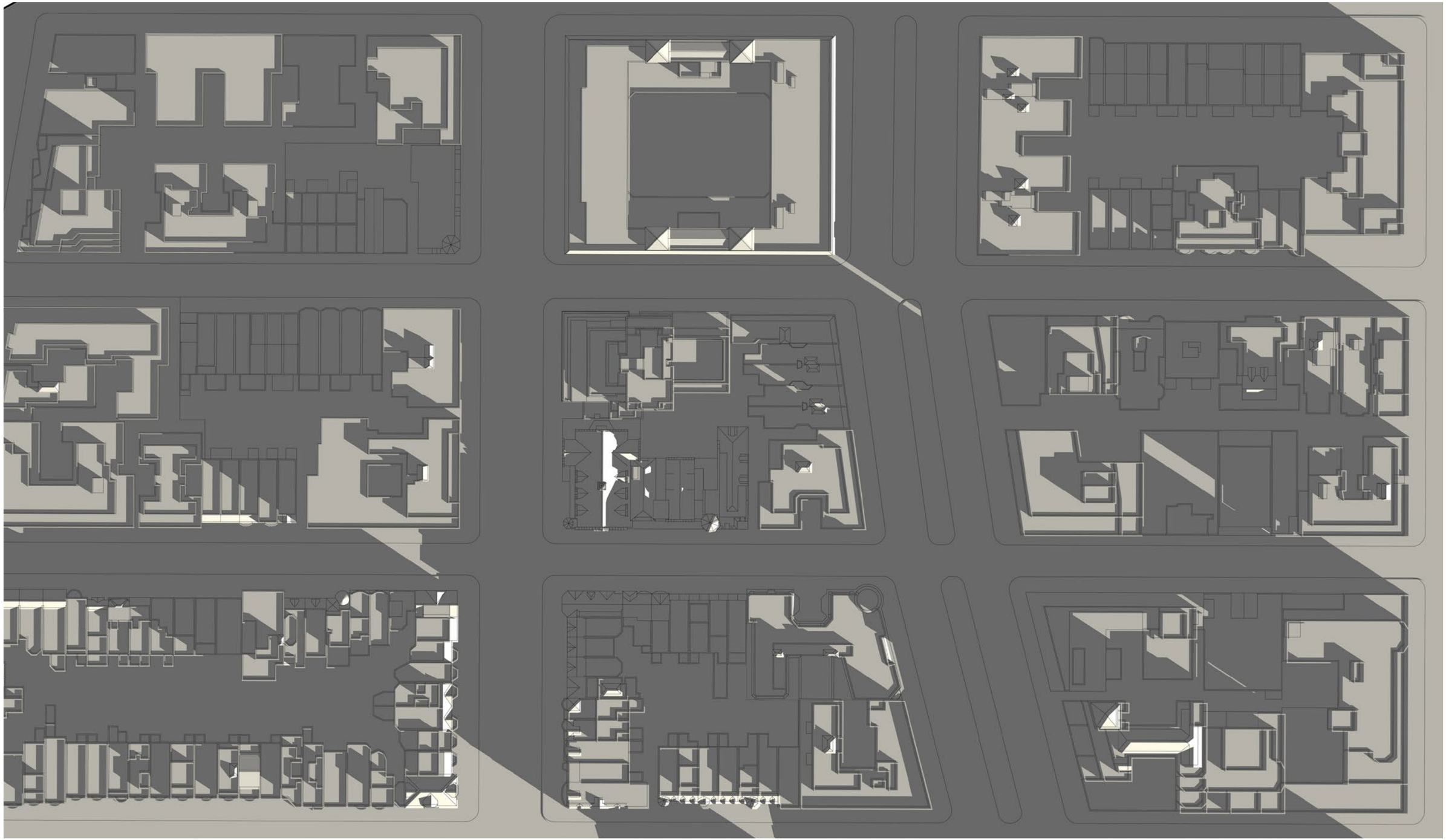
378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 8AM

N



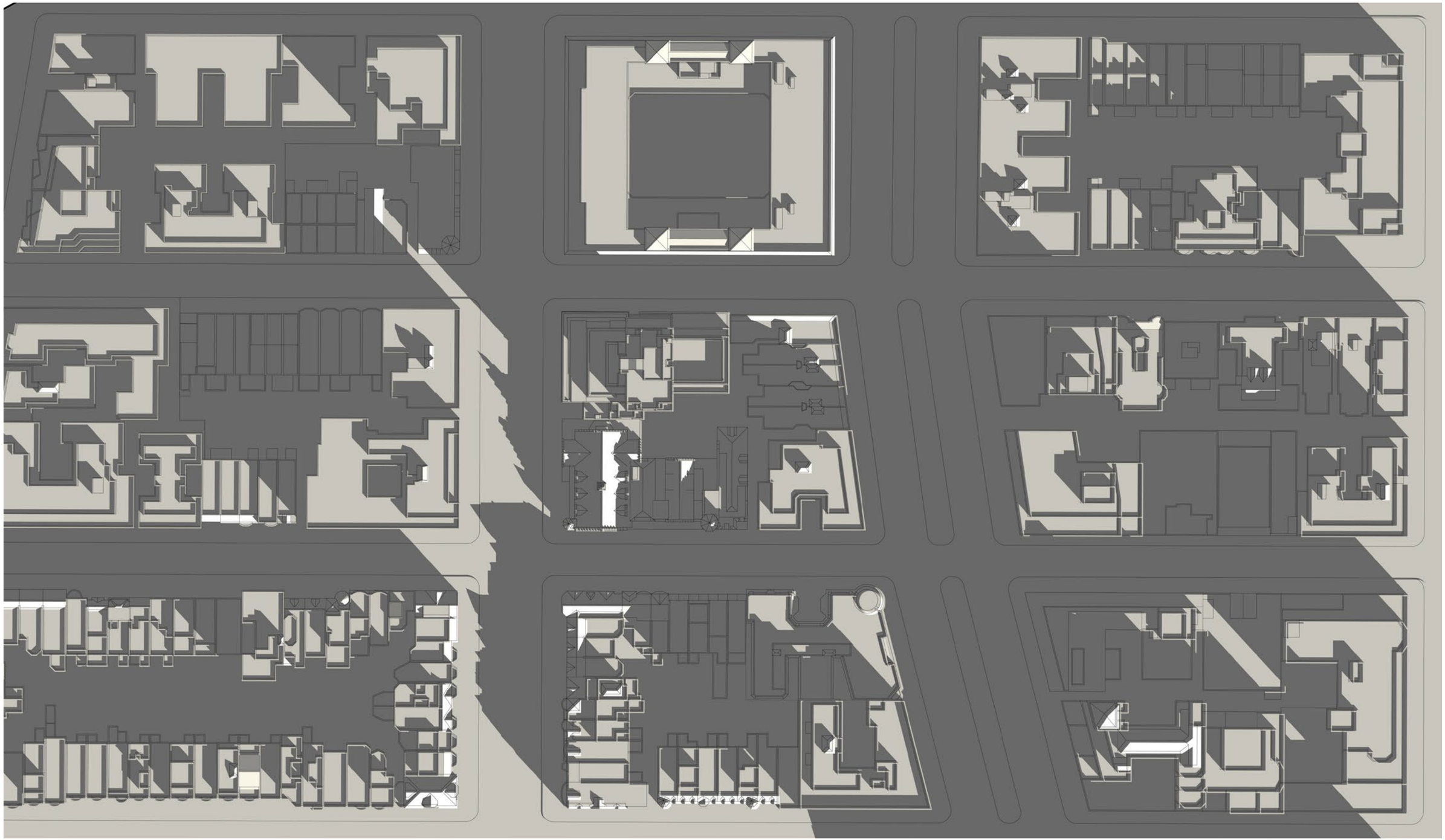
378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 9AM

N



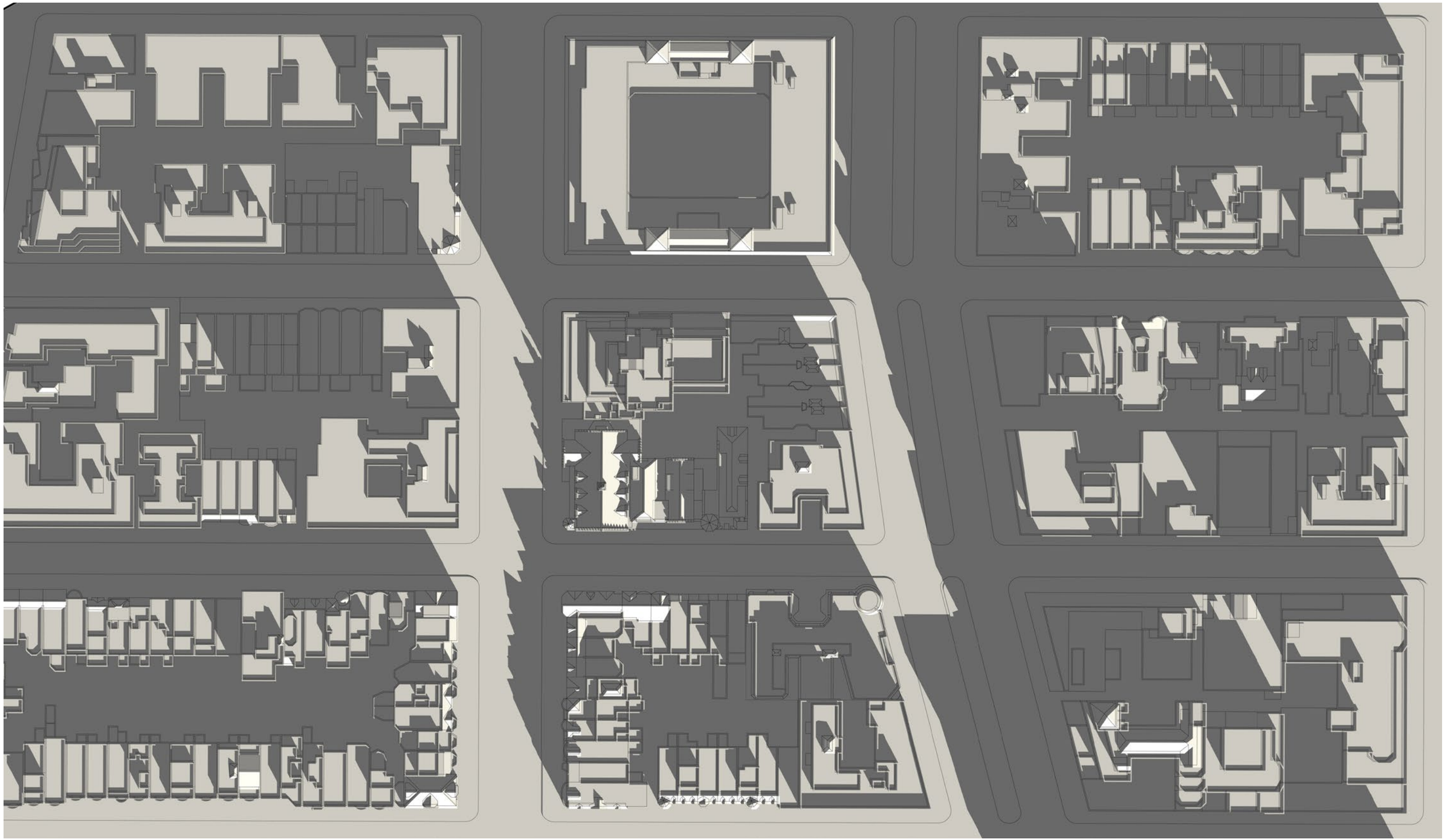
378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 10AM

N



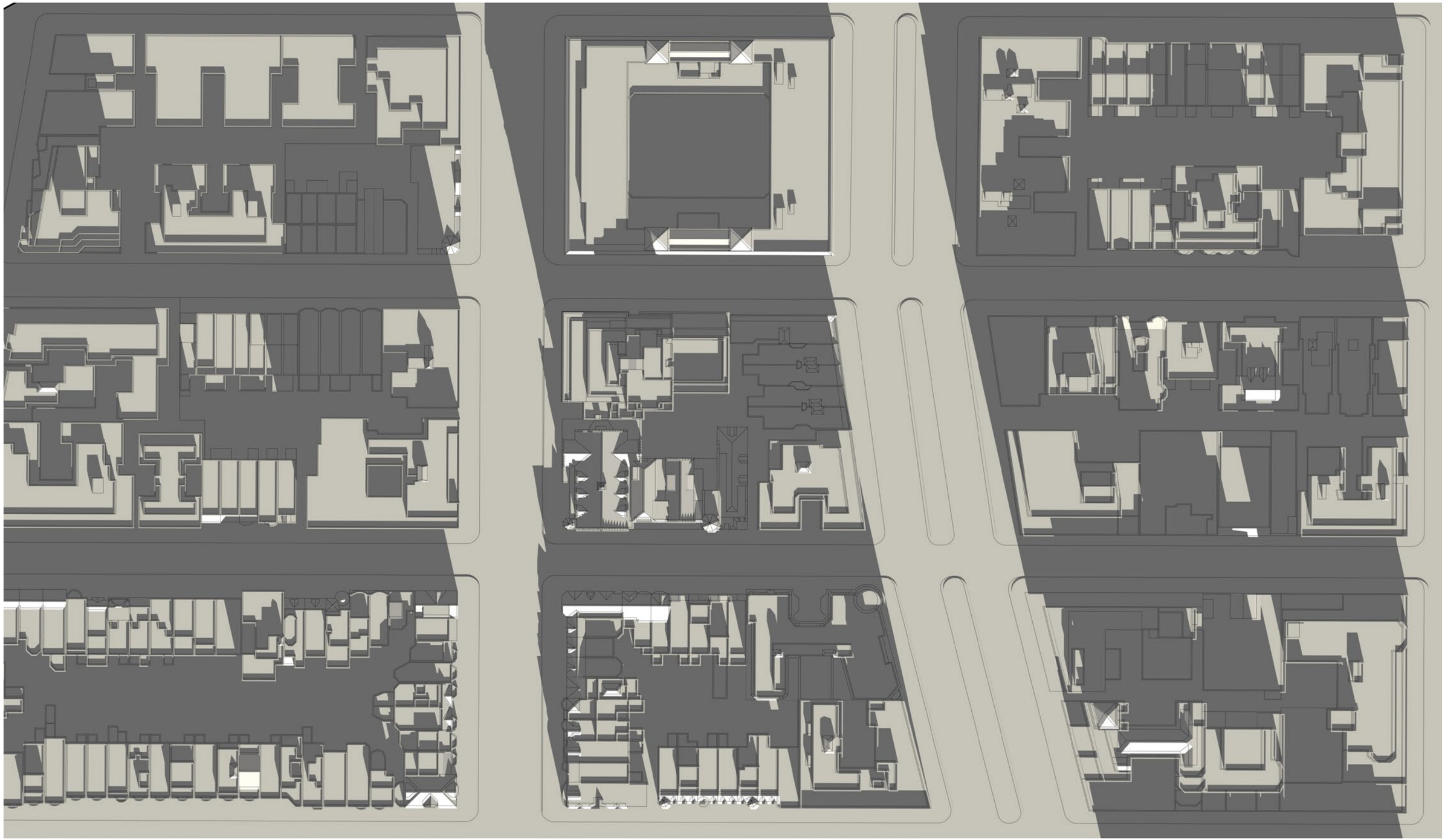
378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 11AM

N



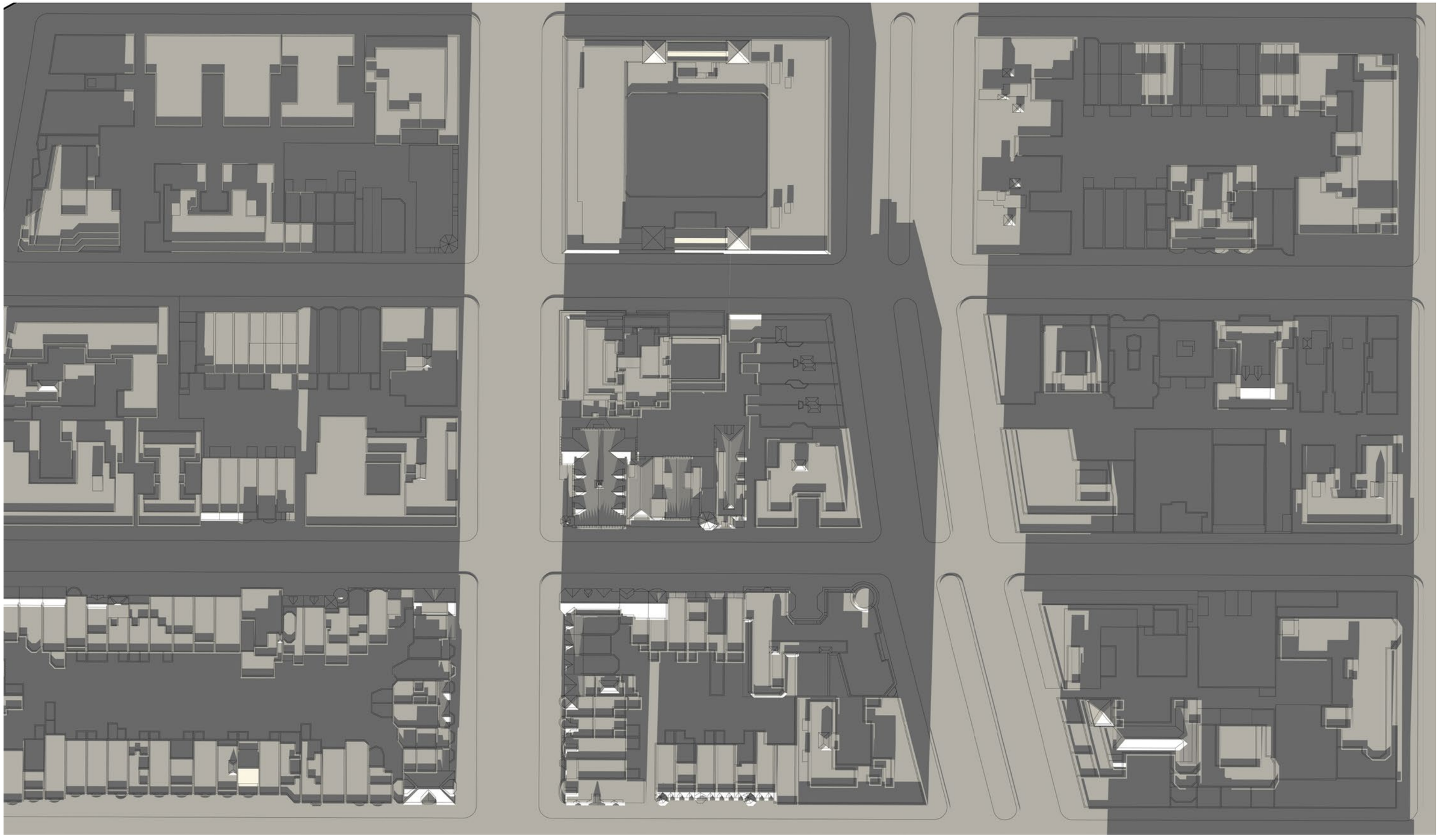
378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 12PM

N



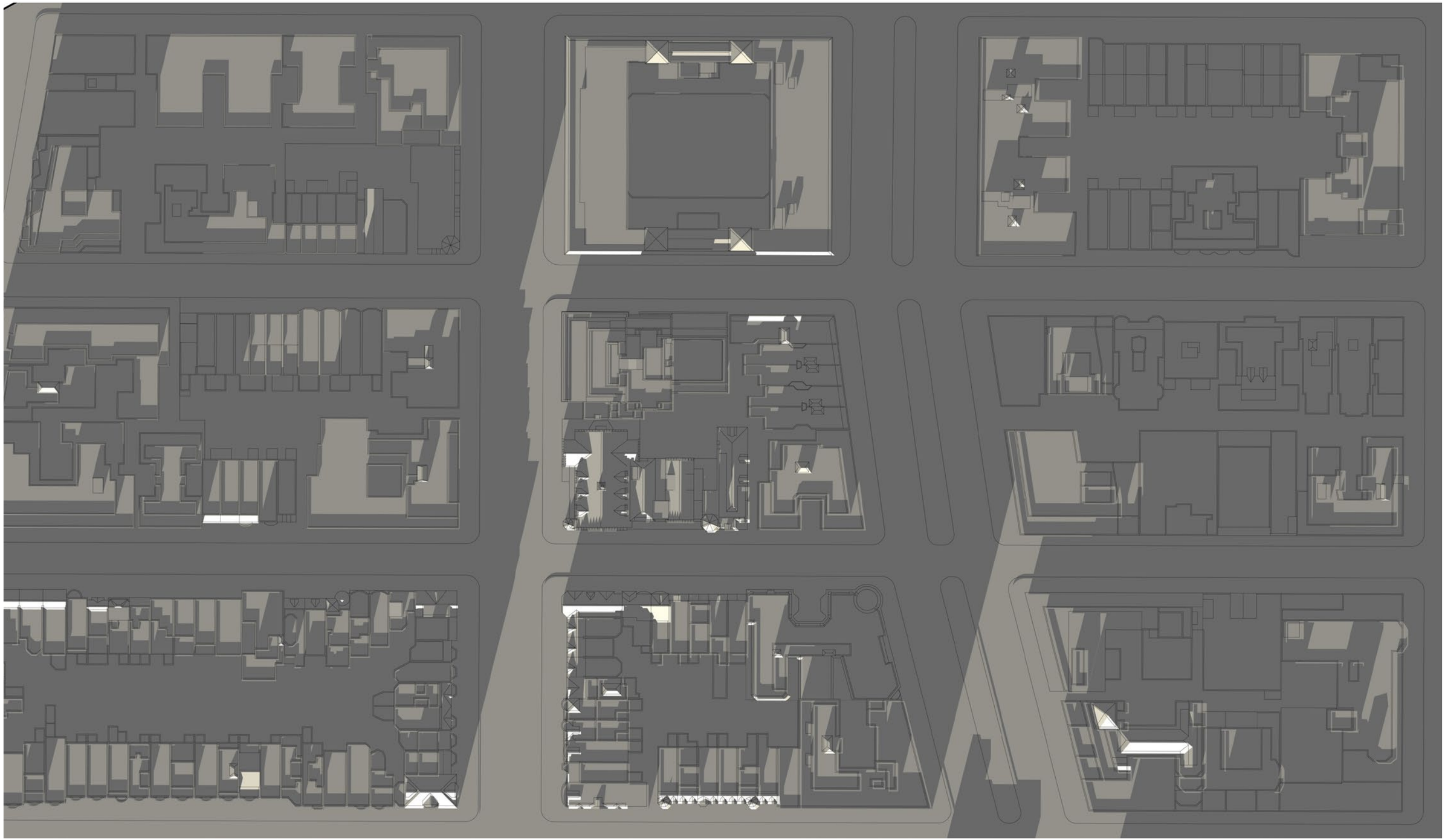
378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 1PM

N



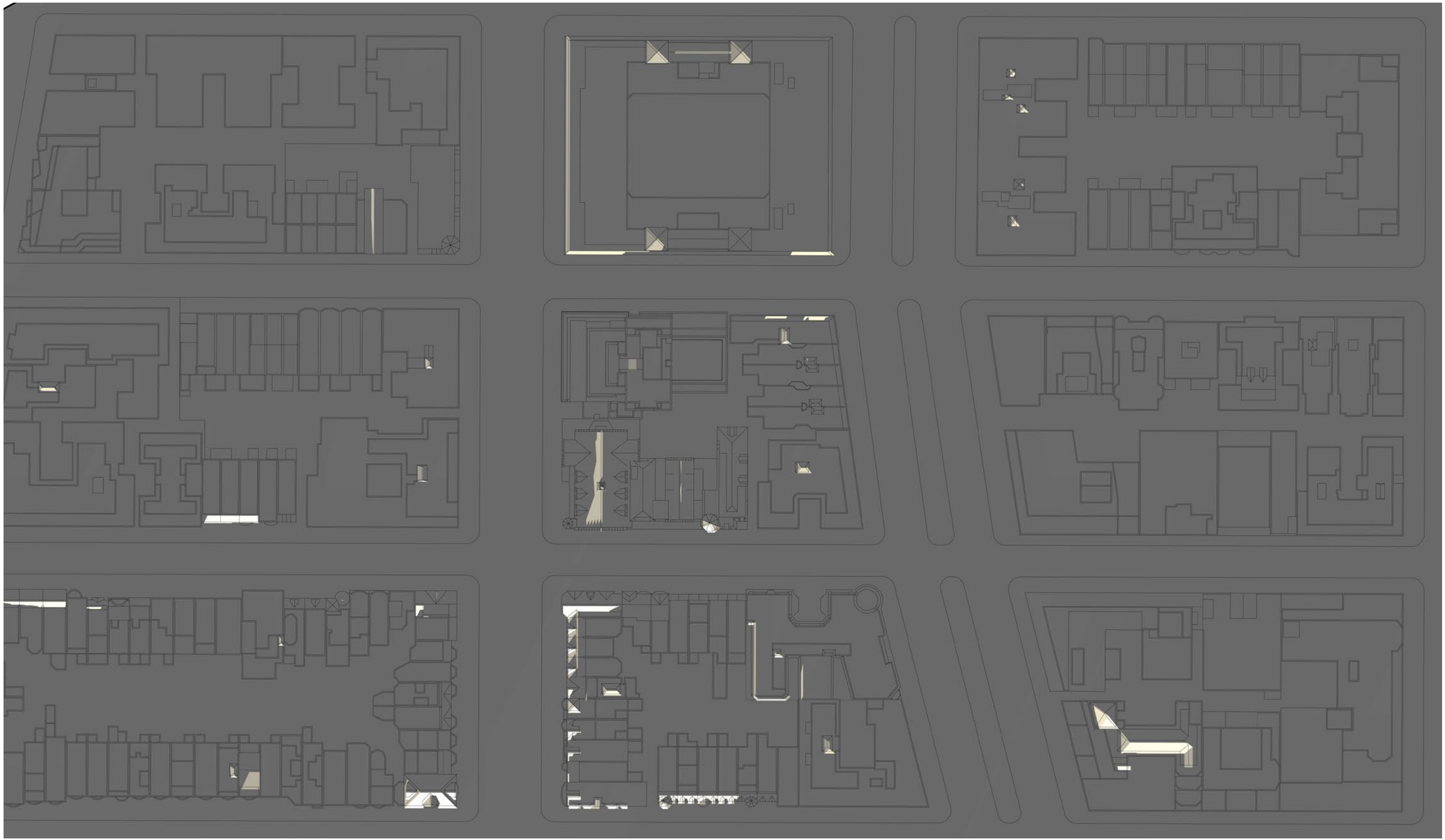
378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 2PM

N



378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 3PM

N



378 WEST END AVENUE
SHADOW STUDIES: DECEMBER 22ND- 4PM

N

378 WEST END AVENUE

LANDMARKS PRESERVATION COMMISSION SUBMISSION
APPENDIX
COOKFOX ARCHITECTS PREVIOUS PROJECTS

“Theoline” Pier 11, East River,
Manhattan, 1936
Berenice Abbott

FRONT STREET

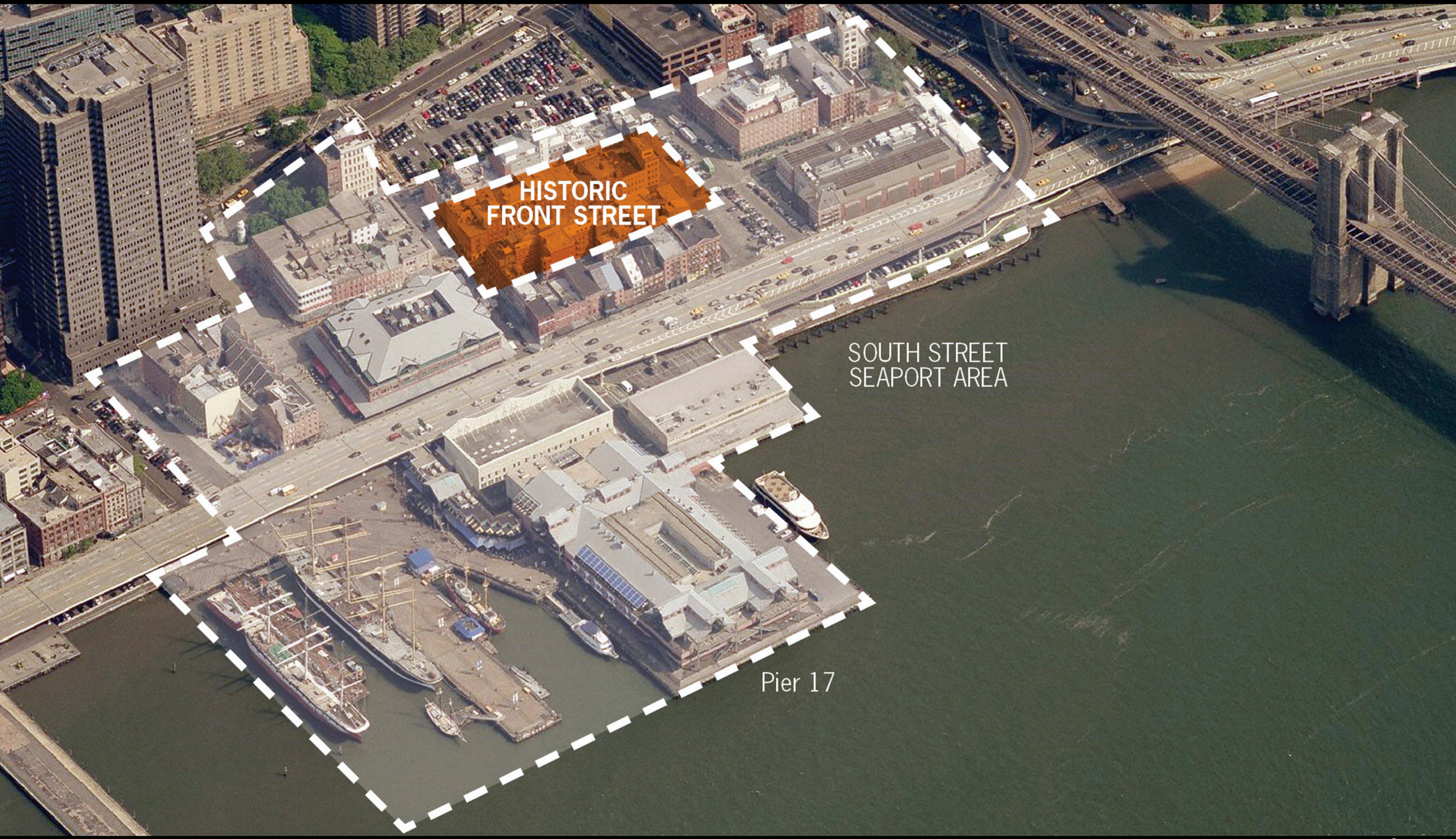
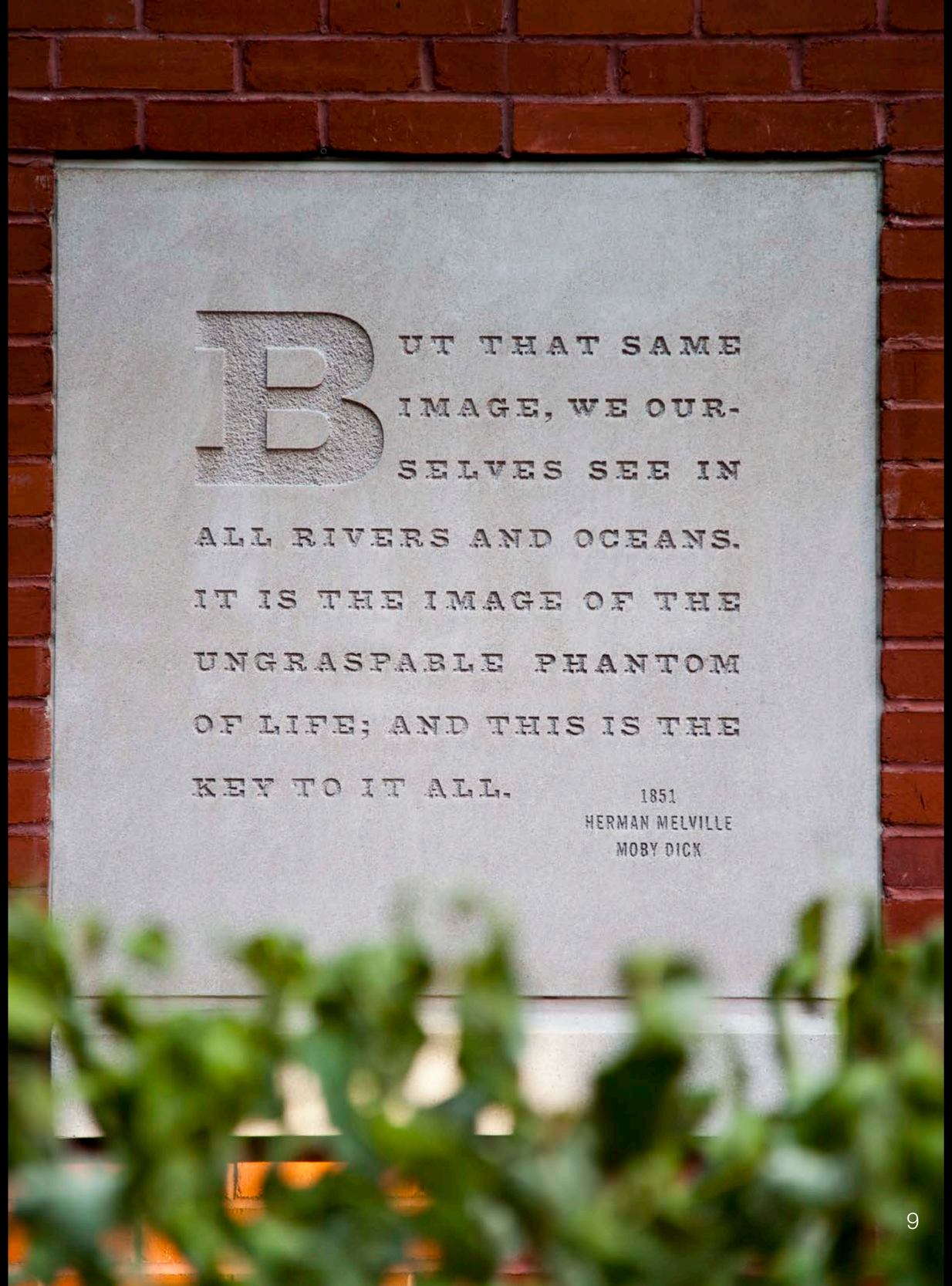

HISTORIC
FRONT STREET
SOUTH STREET
SEAPORT AREA
Pier 17

TABLE
01. Retail
02. Residential Lobby
03. Residential Courtyard

0' 50' 100'

GROUND FLOOR


BUT THAT SAME
IMAGE, WE OUR-
SELVES SEE IN
ALL RIVERS AND OCEANS.
IT IS THE IMAGE OF THE
UNGRASPABLE PHANTOM
OF LIFE; AND THIS IS THE
KEY TO IT ALL.
1851
HERMAN MELVILLE
MOBY DICK

ONE WAY
FRONT ST
PECK SLIP
suteishi

ECK SLIP

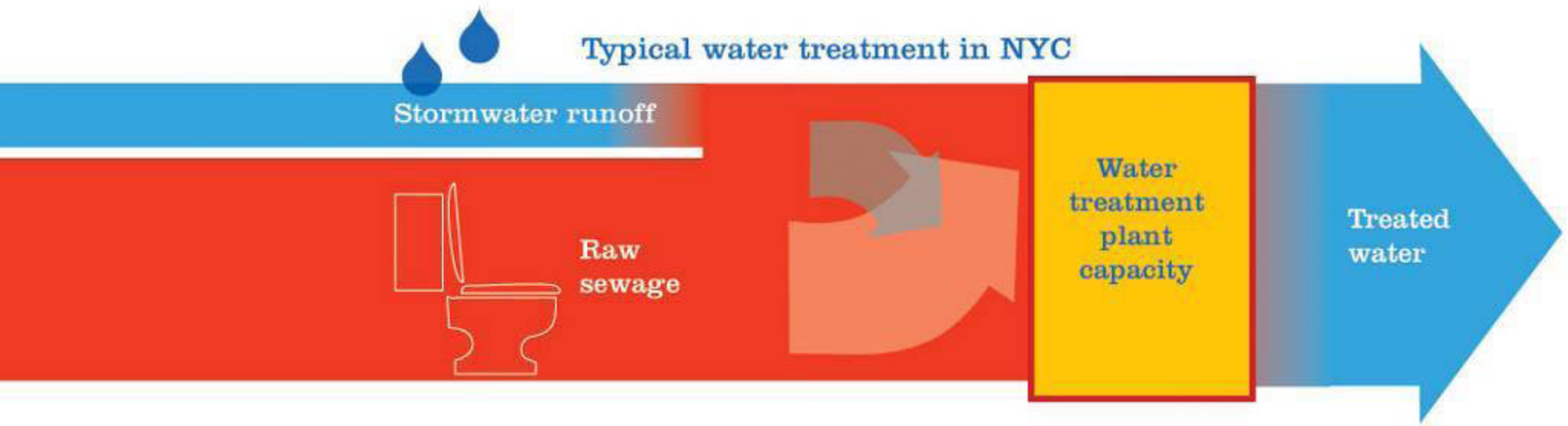
ONE BRYANT PARK

Crystal Palace
for the New York
Exhibition for the
Industry of All Nations.
Completed in 1853.

"Beautiful Beyond Description!"

Mark Twain

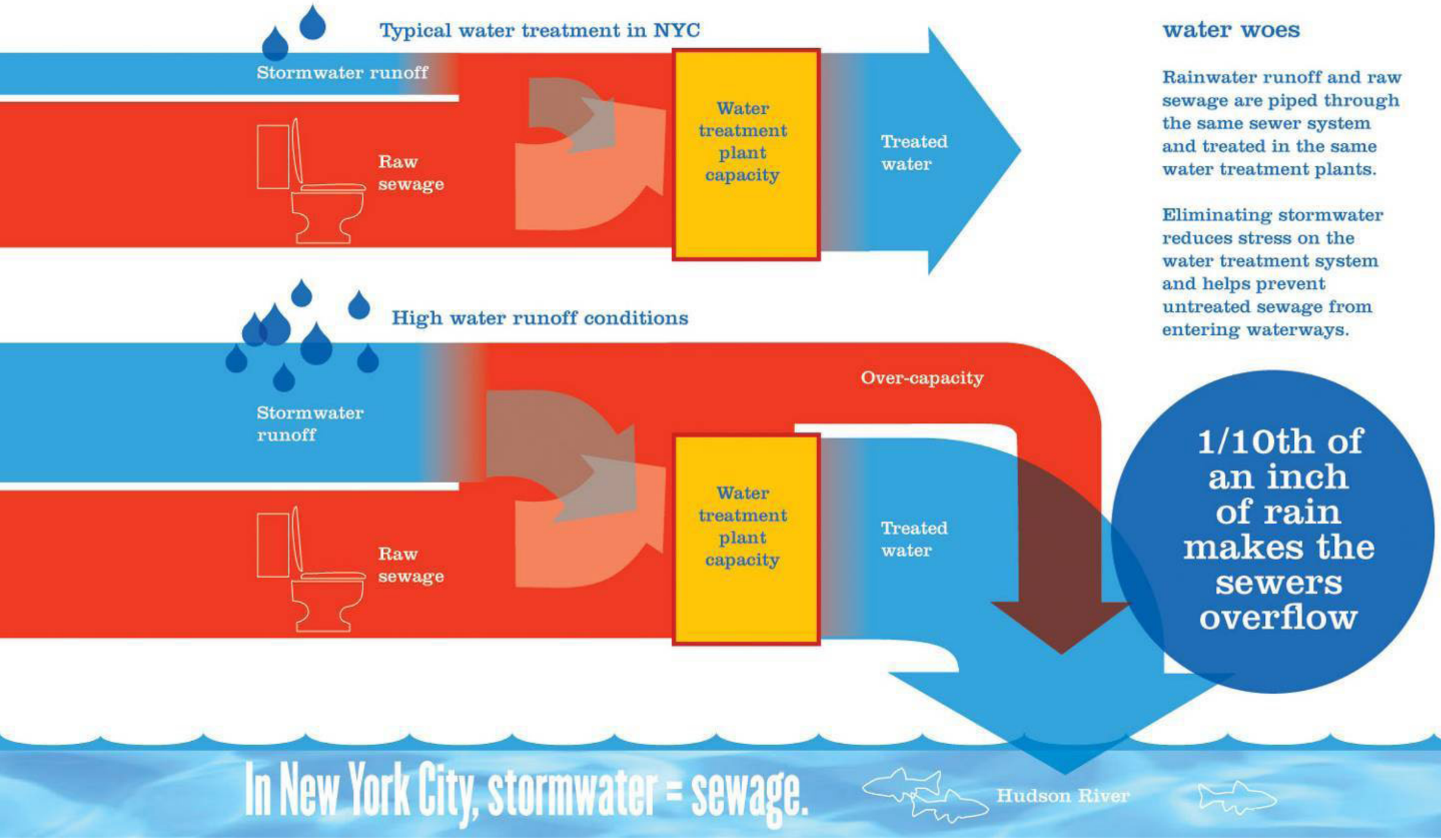
OF AMERICA TOWER
ONE BRYANT



water woes

Rainwater runoff and raw sewage are piped through the same sewer system and treated in the same water treatment plants.

Eliminating stormwater reduces stress on the water treatment system and helps prevent untreated sewage from entering waterways.



water woes

Rainwater runoff and raw sewage are piped through the same sewer system and treated in the same water treatment plants.

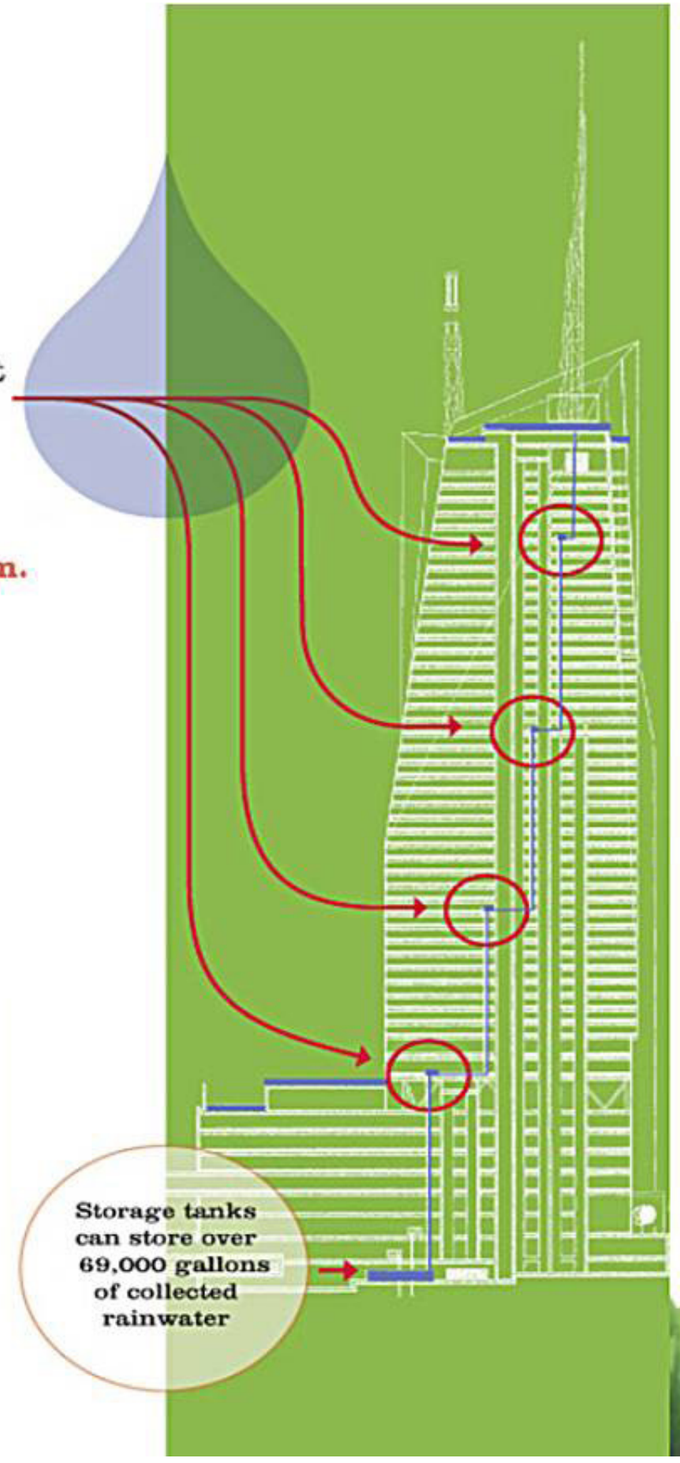
Eliminating stormwater reduces stress on the water treatment system and helps prevent untreated sewage from entering waterways.

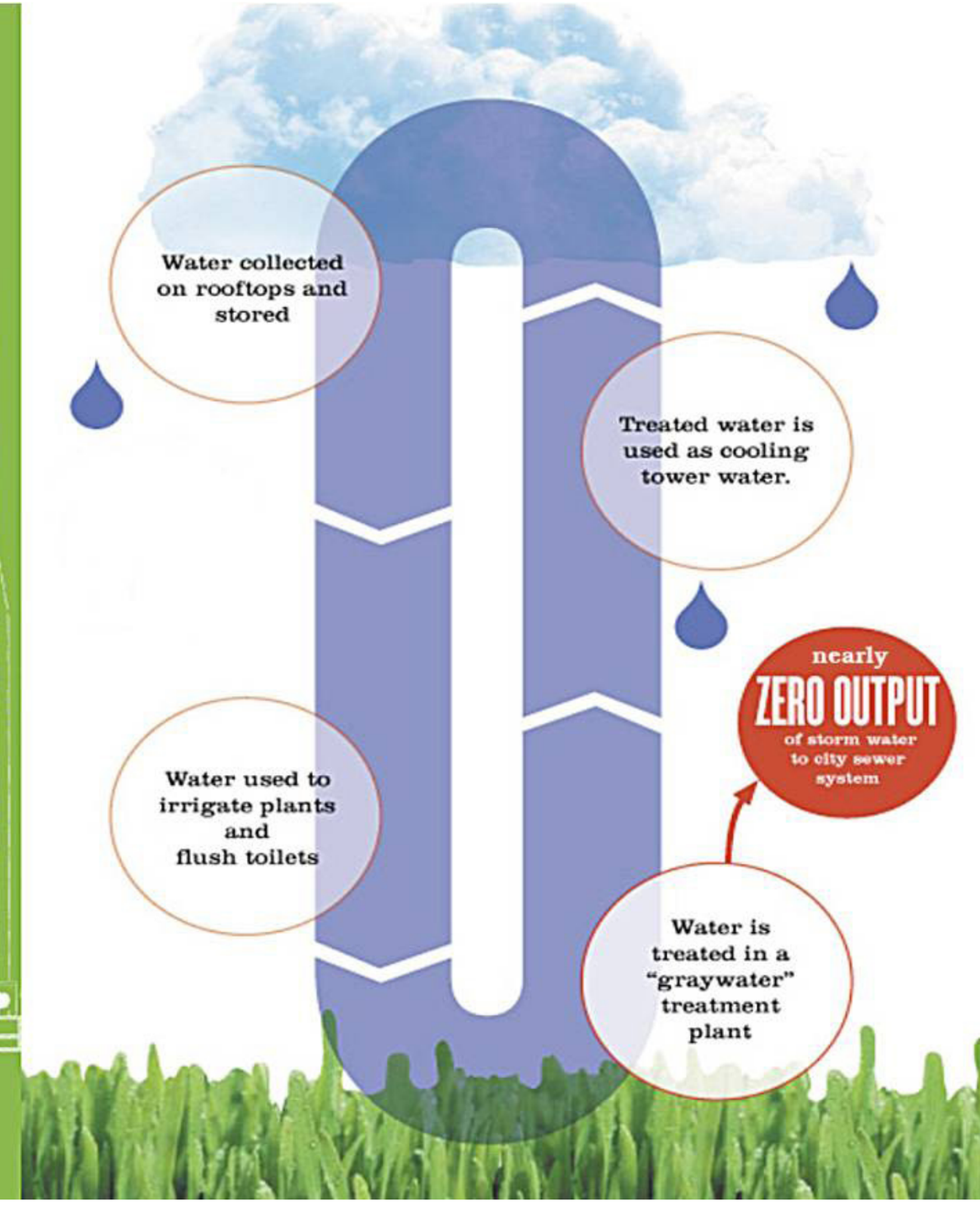
rain harvest

Rain water is collected on all roof areas.

Water tanks on 4 different levels reduce pumping needs for lavatories.

Almost zero storm water discharged to the city system.





passing water

Water consumption will be reduced by more than half.

All lavatories will be water-saving.

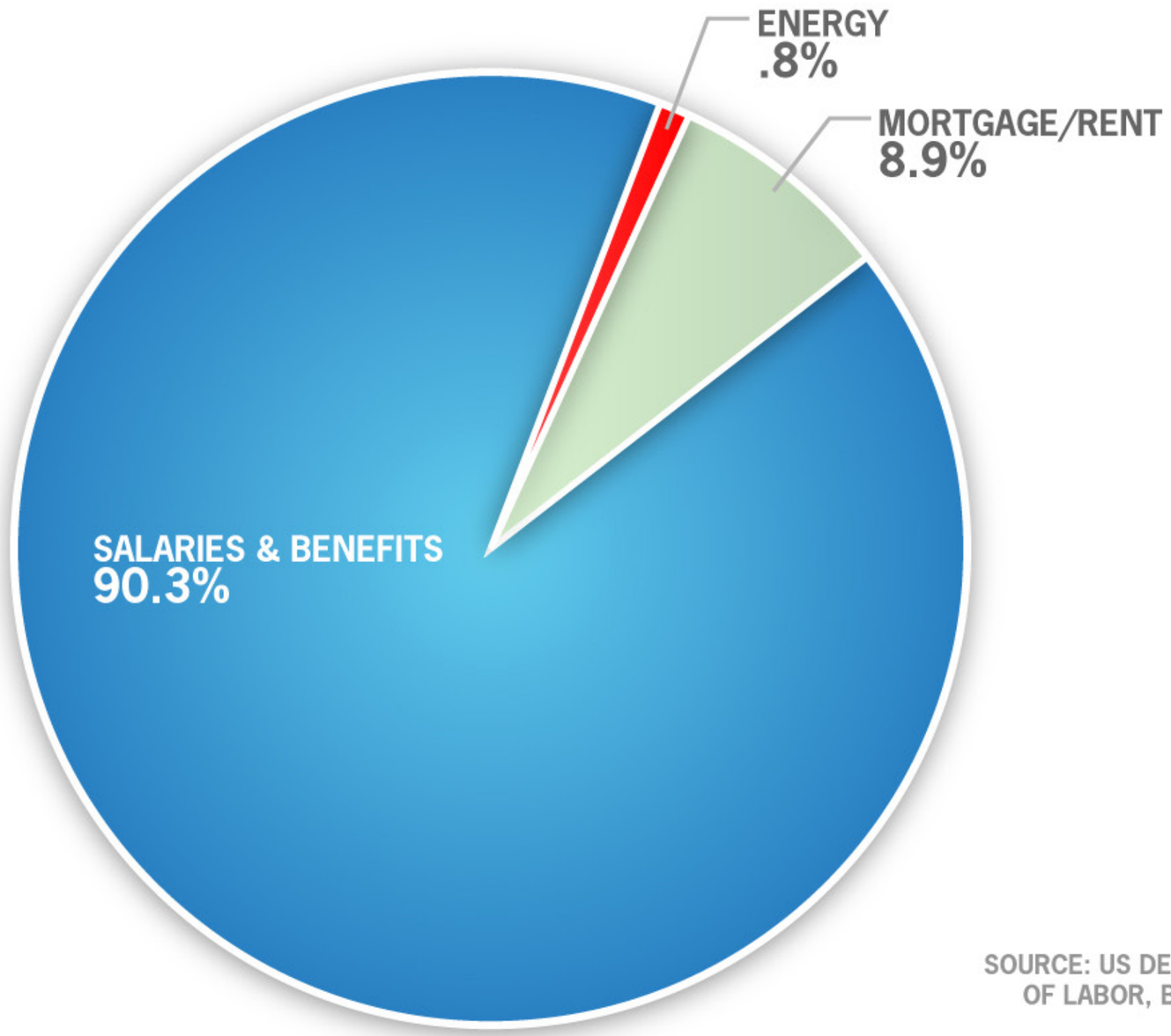
All urinals will be waterless.

By using waterless urinals, we save: 1 gallon per flush x 3 flushes a day x 4000 males x 5 days x 50 weeks = 3,000,000 gallons

3 million gallons is over 22 million half-liter bottles of water.

Enough to span end-to-end the 2929 miles from San Diego to New York City.

HUMAN RESOURCES ACCOUNT FOR 90% OF THE AVERAGE COMMERCIAL COSTS



SOURCE: US DEPARTMENT OF LABOR, BOMA 2009

*AVERAGE COMMERCIAL COSTS

Improvement in children's test scores were reported in daylit vs. non-daylit conditions.

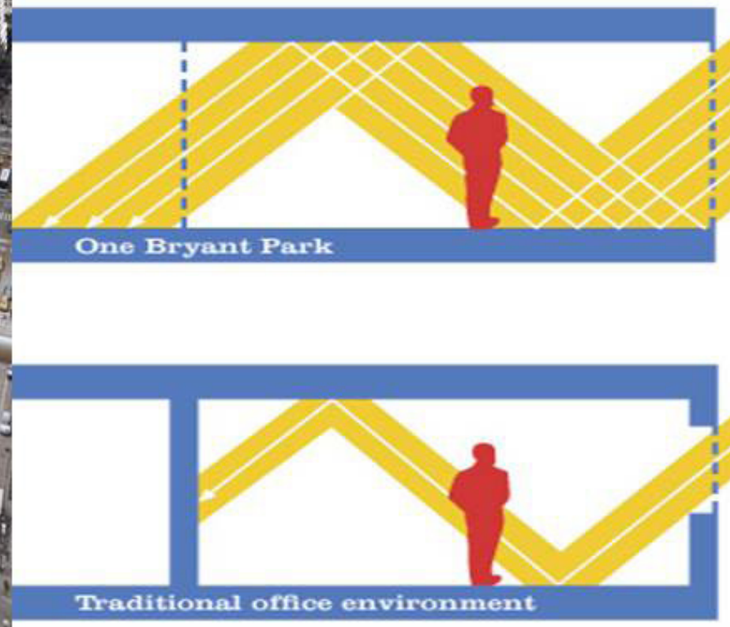
25%

of lighting energy is conserved through daylight dimming and selectively shutting off lighting of unused rooms with motion detectors

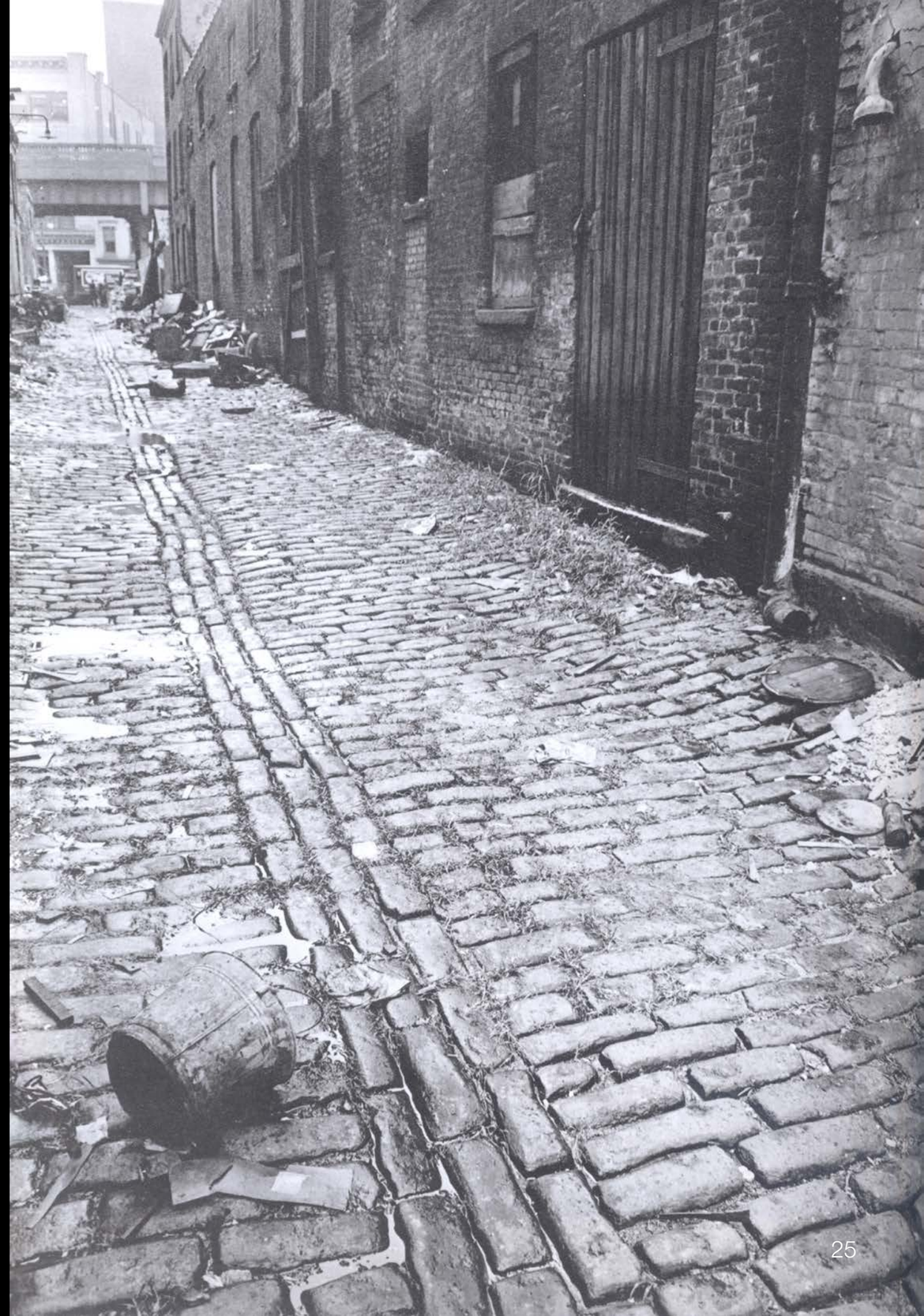
daylight access

Floor-to-ceiling windows saturate building in natural light and provide unbelievable views.

Automatic light dimmers reduce energy draw during daylight hours.

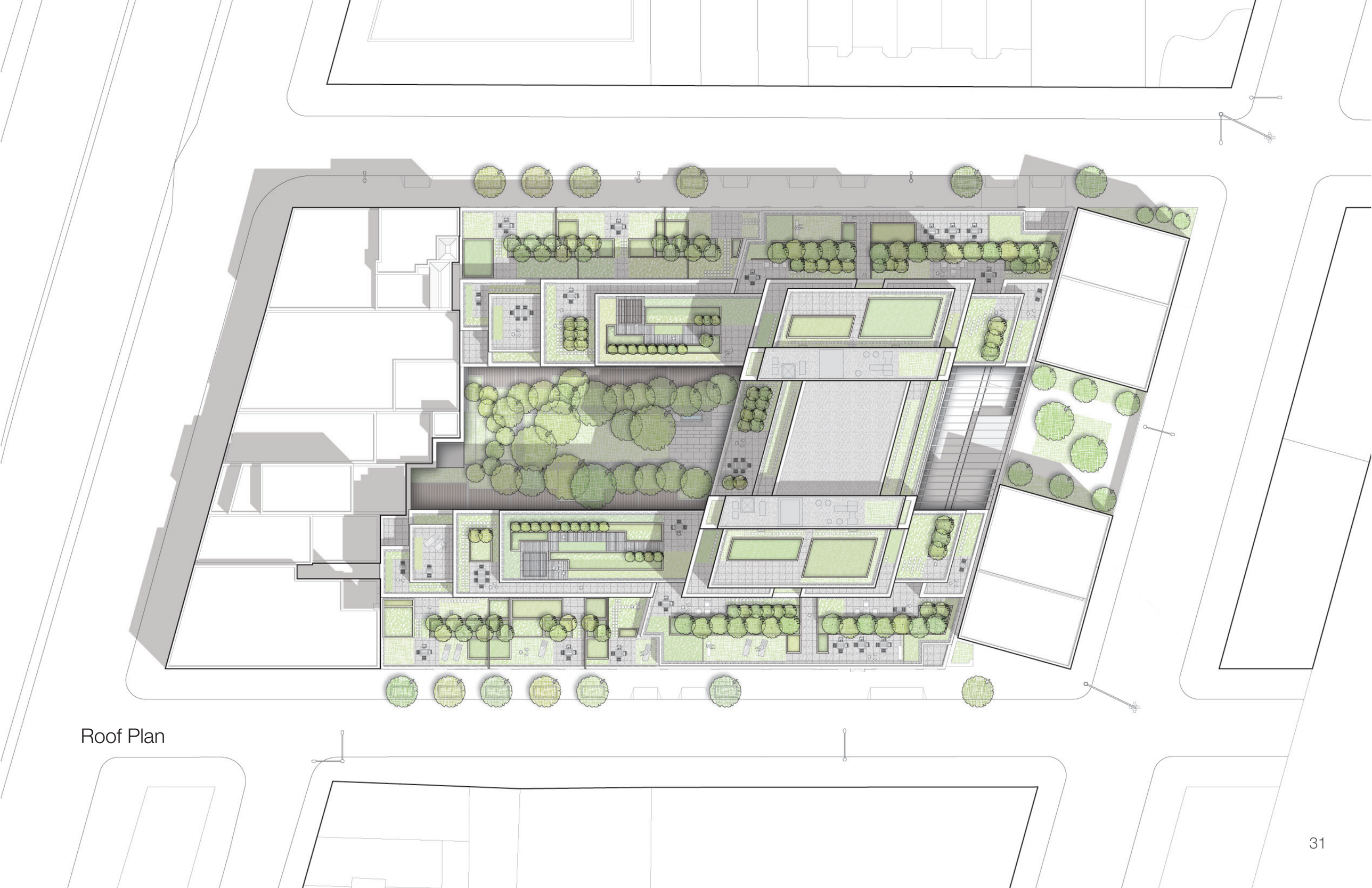


150 CHARLES STREET

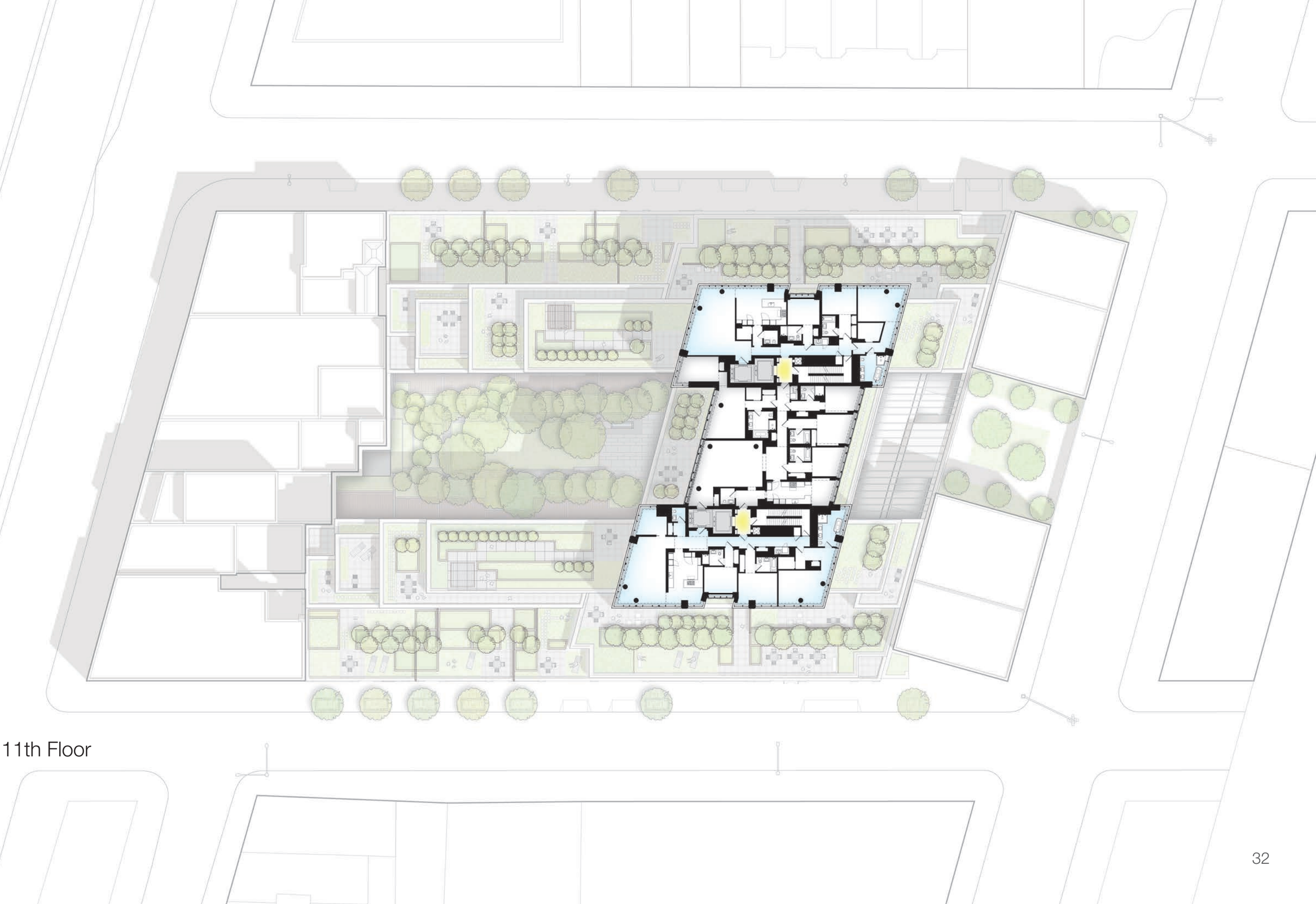


"Charles Lane"
Berenice Abbott

150



Roof Plan



11th Floor

130 WEST 12TH

OneThirtyWest12

IF
ly one

POETICS OF ARCHITECTURE
THECITIESBOOK