

326 WEST 77<sup>TH</sup> STREET  
NEW YORK, NY 10024

LPC PUBLIC HEARING  
APRIL 05TH, 2016

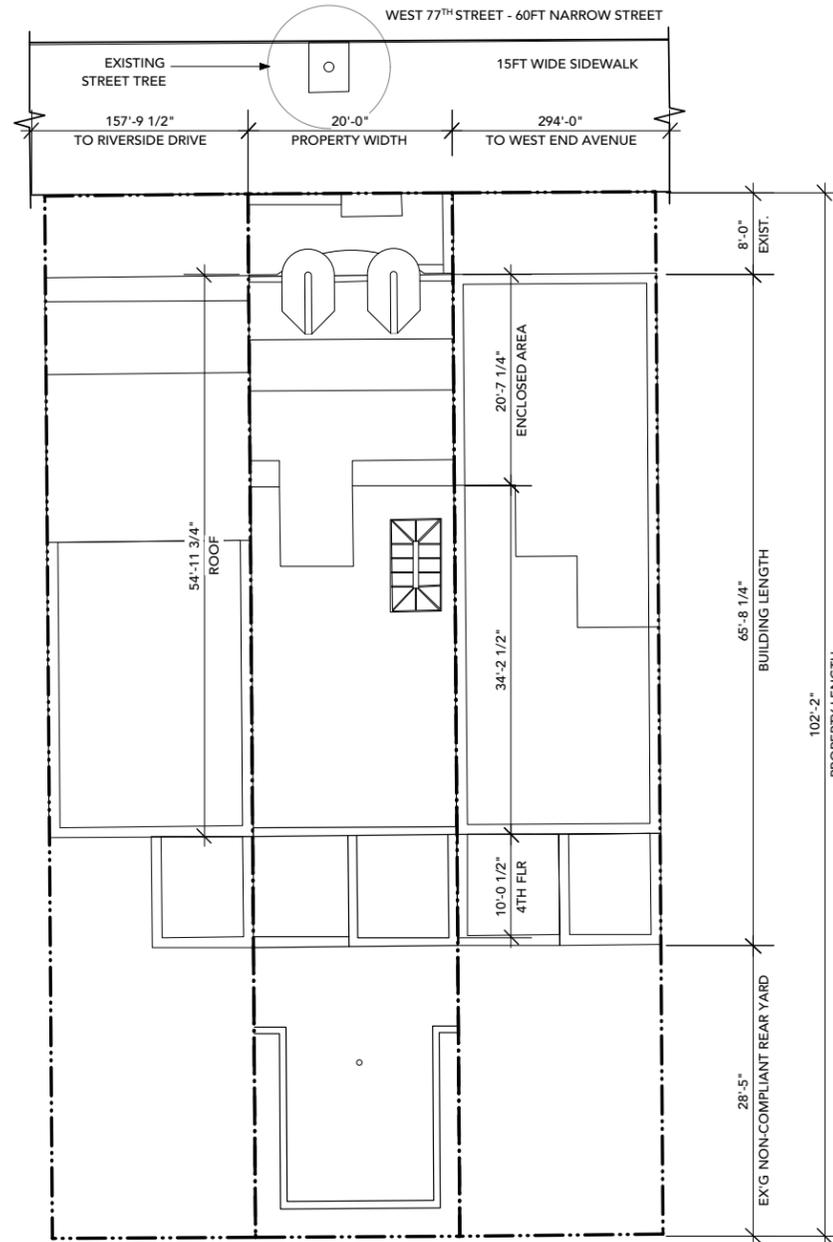
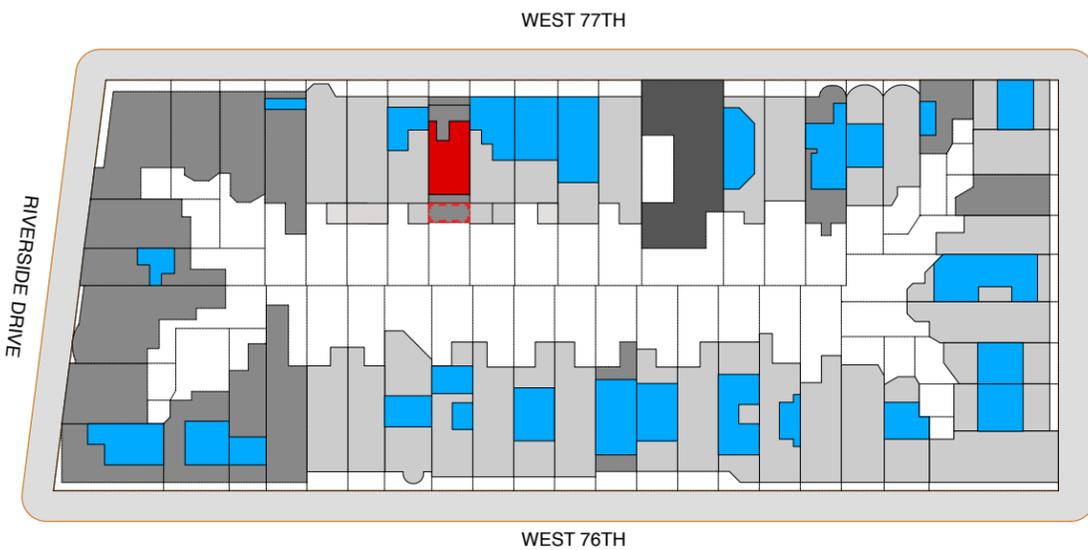




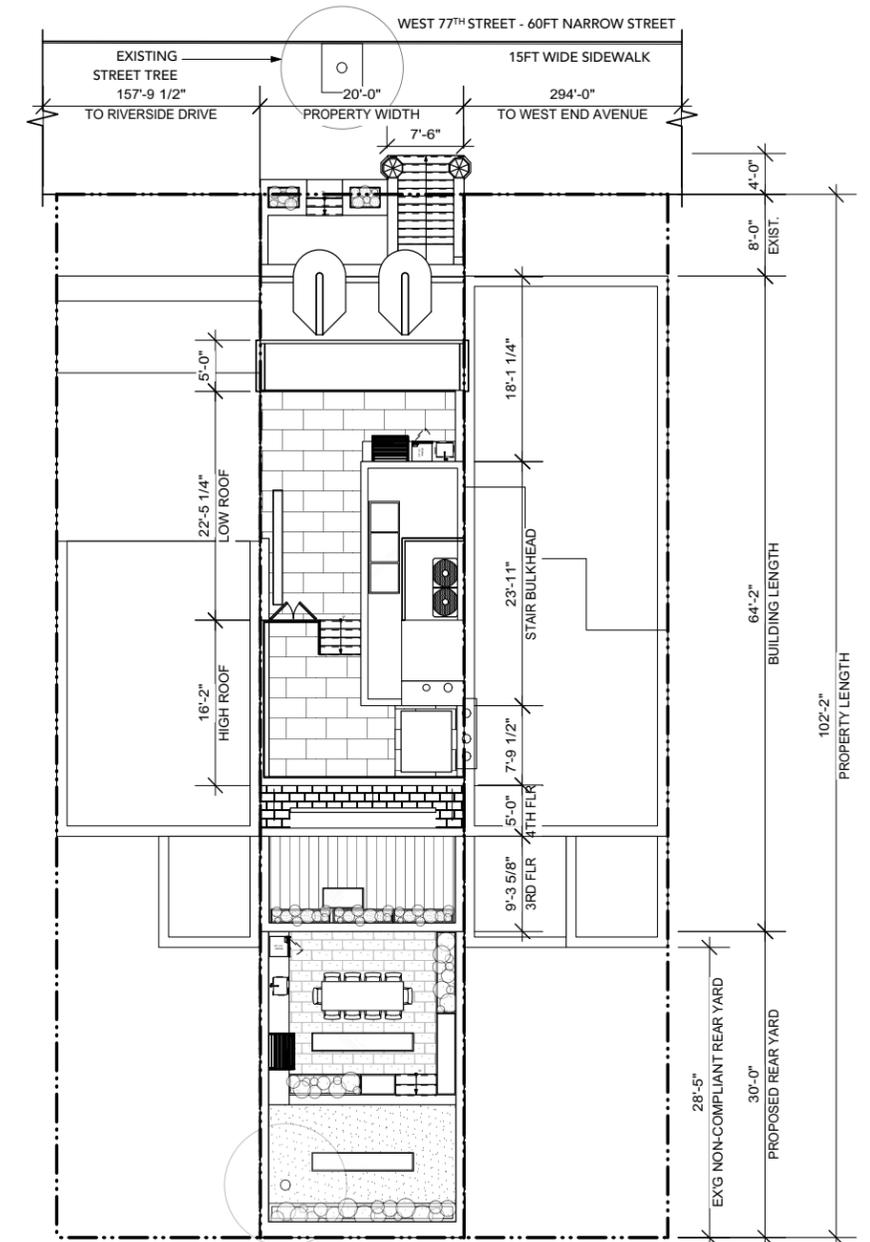
326 WEST 77<sup>TH</sup> STREET  
NEW YORK, NY 10024

ZONING DISTRICT: R-8B  
MAP: 5D  
BLOCK: 1185  
LOT: 88  
COMMUNITY BOARD: #7

BLOCK PLAN



EXISTING SITE PLAN

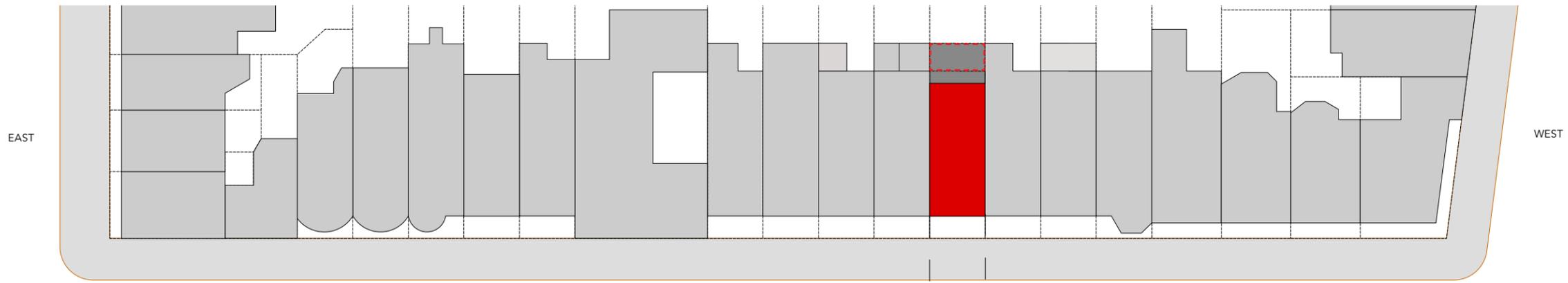


PROPOSED SITE PLAN



LEGEND:

- PROPOSED ADDITION
- ROOFTOP ADDITION
- PROPOSED REAR ADDITION
- LOT LINE
- 4 STOREYS
- 5 STOREYS
- 9 STOREYS



WEST 77TH STREET - PLAN



WEST 77TH STREET - SOUTH ELEVATION



WEST 77TH STREET - NORTH ELEVATION



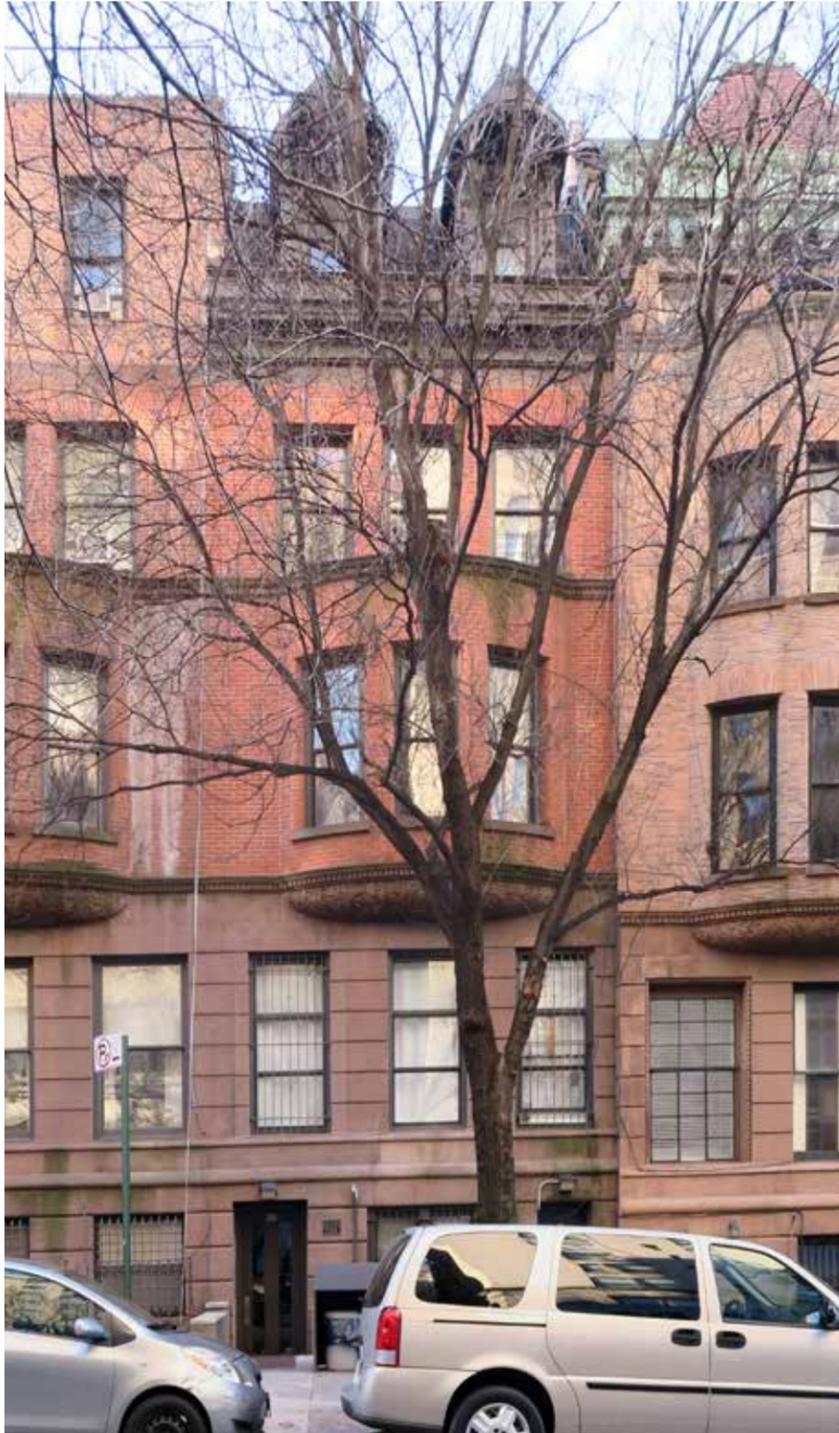
FRONT FACADE IN 1940s



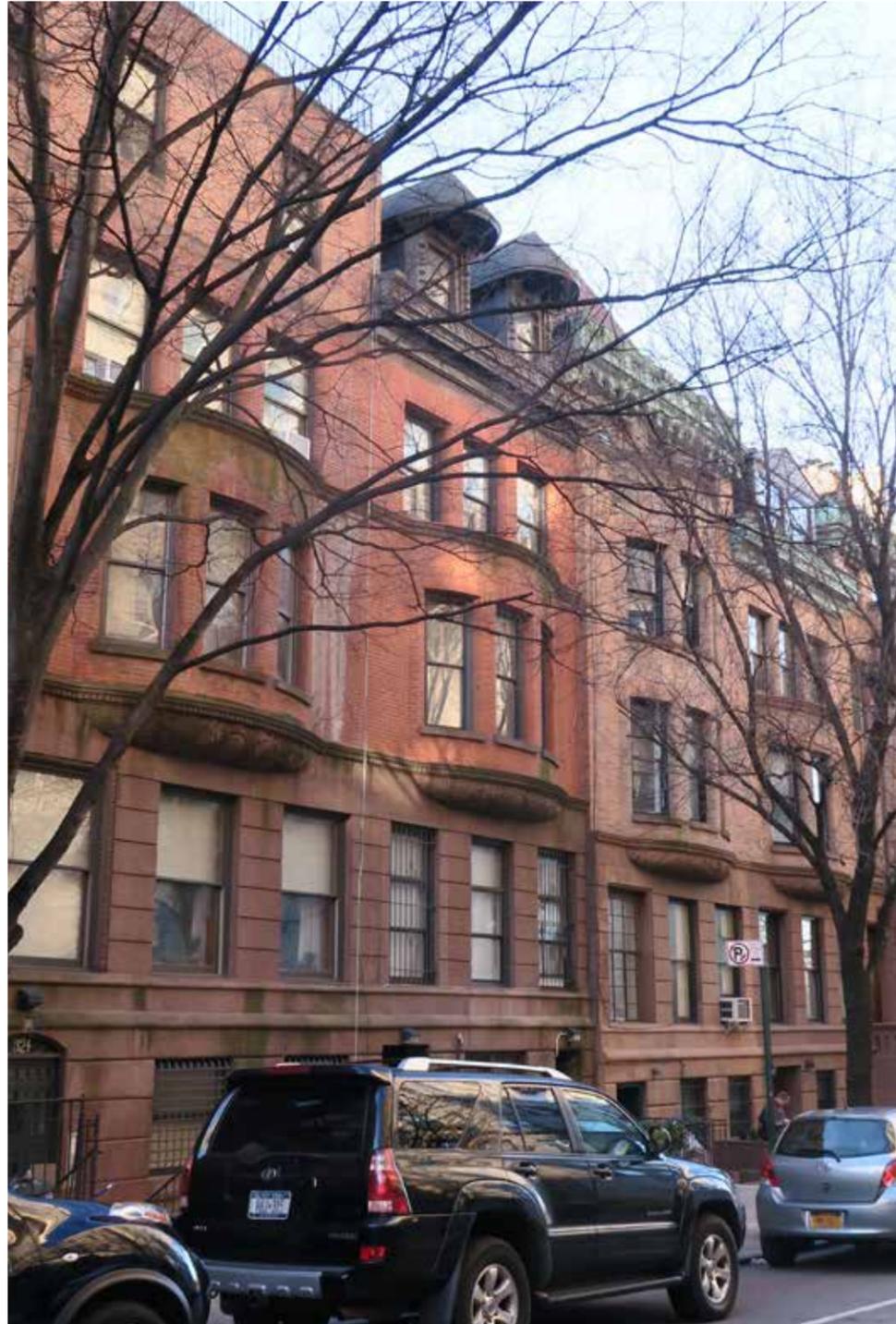
FRONT FACADE IN 1980s



CURRENT FRONT FACADE



CURRENT FRONT FACADE



CURRENT BLOCK VIEW FROM THE EAST SIDE OF THE STREET



CURRENT BLOCK VIEW FROM THE WEST SIDE OF THE STREET



322 W77TH

324 W77TH

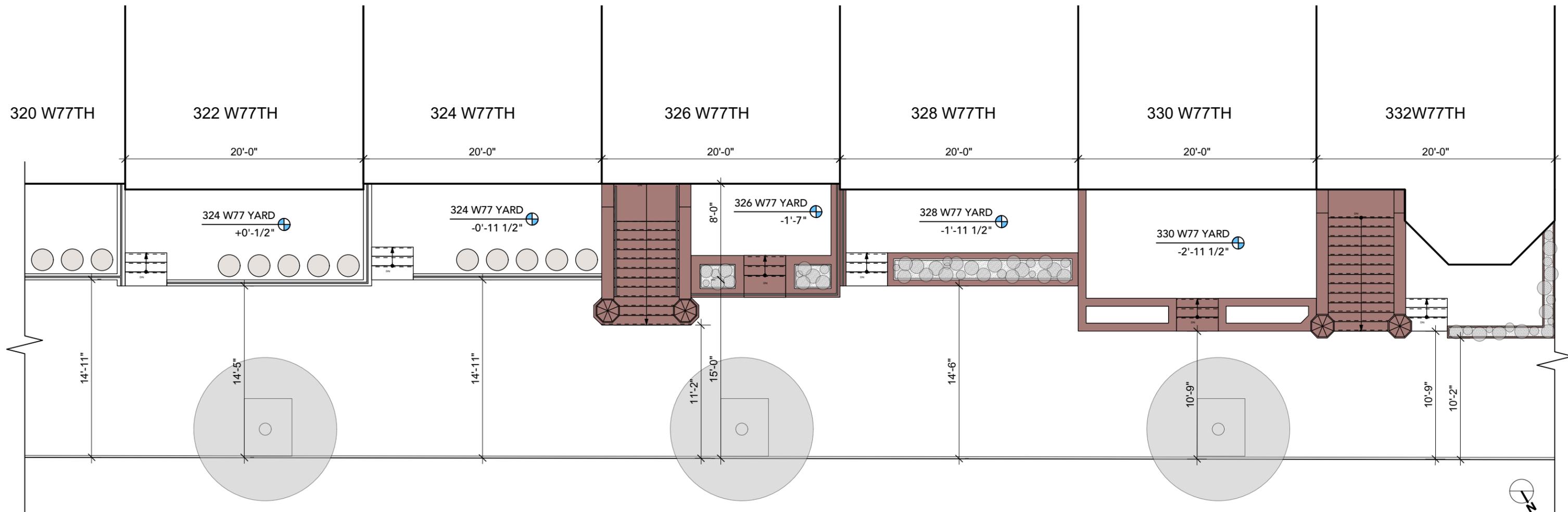
**326 W77TH**

328 W77TH

330 W77TH

332 W77TH

HISTORICAL TAX PHOTOS, 1940



EXISTING FRONT YARDS

# 326 WEST 77<sup>TH</sup> ST

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APRIL 05, 2016

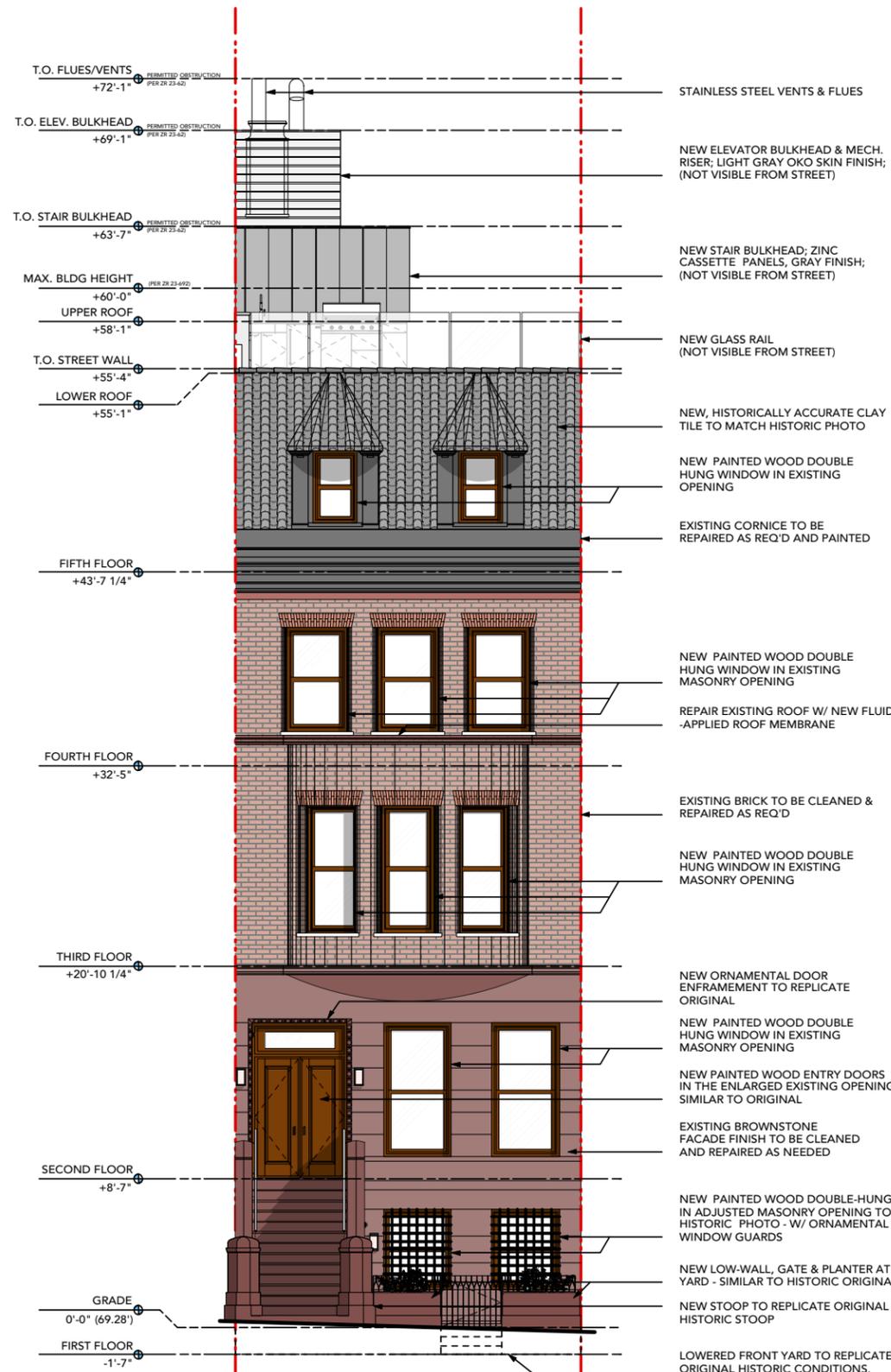
THE TURETT COLLABORATIVE

FRONT YARD COMPARISON

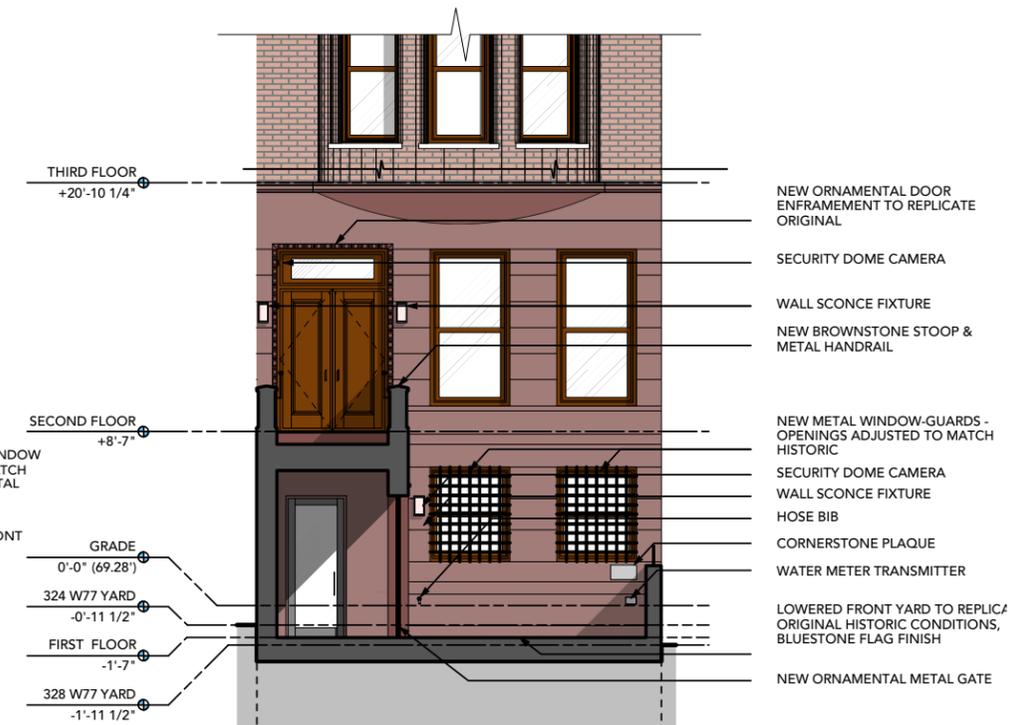
03/22/16  
**6**  
6 OF 32



EXISTING FRONT FACADE



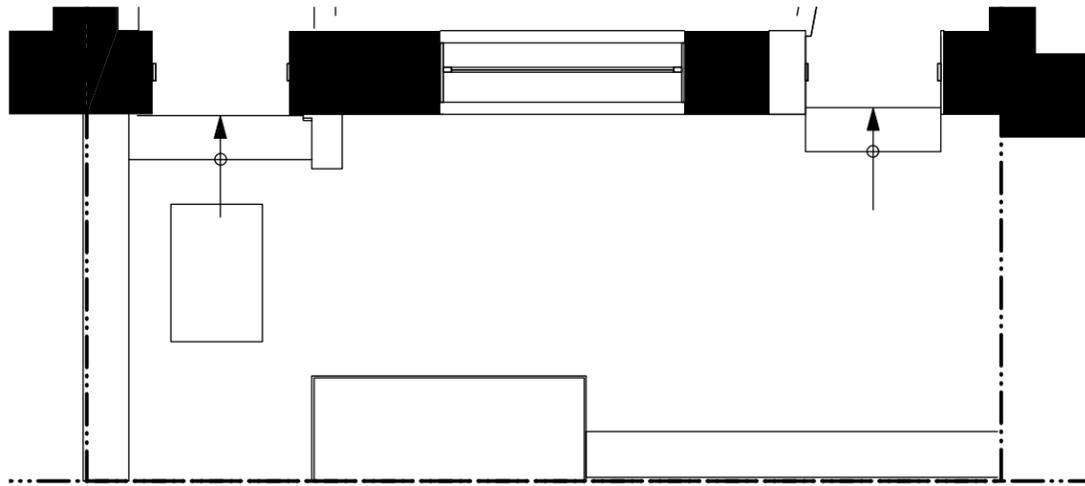
PROPOSED FRONT FACADE



PROPOSED FRONT FACADE SECTION



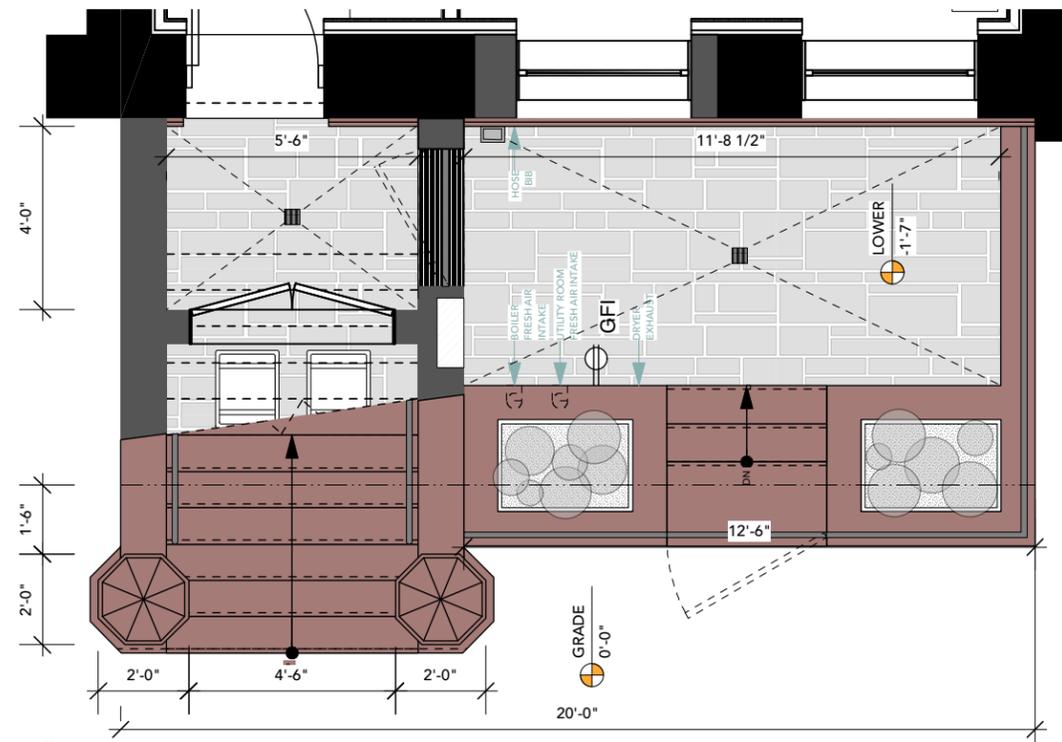
EXISTING STOOP SECTION SOUTH  
SCALE: 1/4" = 1'-0"



EXISTING FRONT YARD PLAN GROUND FLOOR  
SCALE: 1/4" = 1'-0"

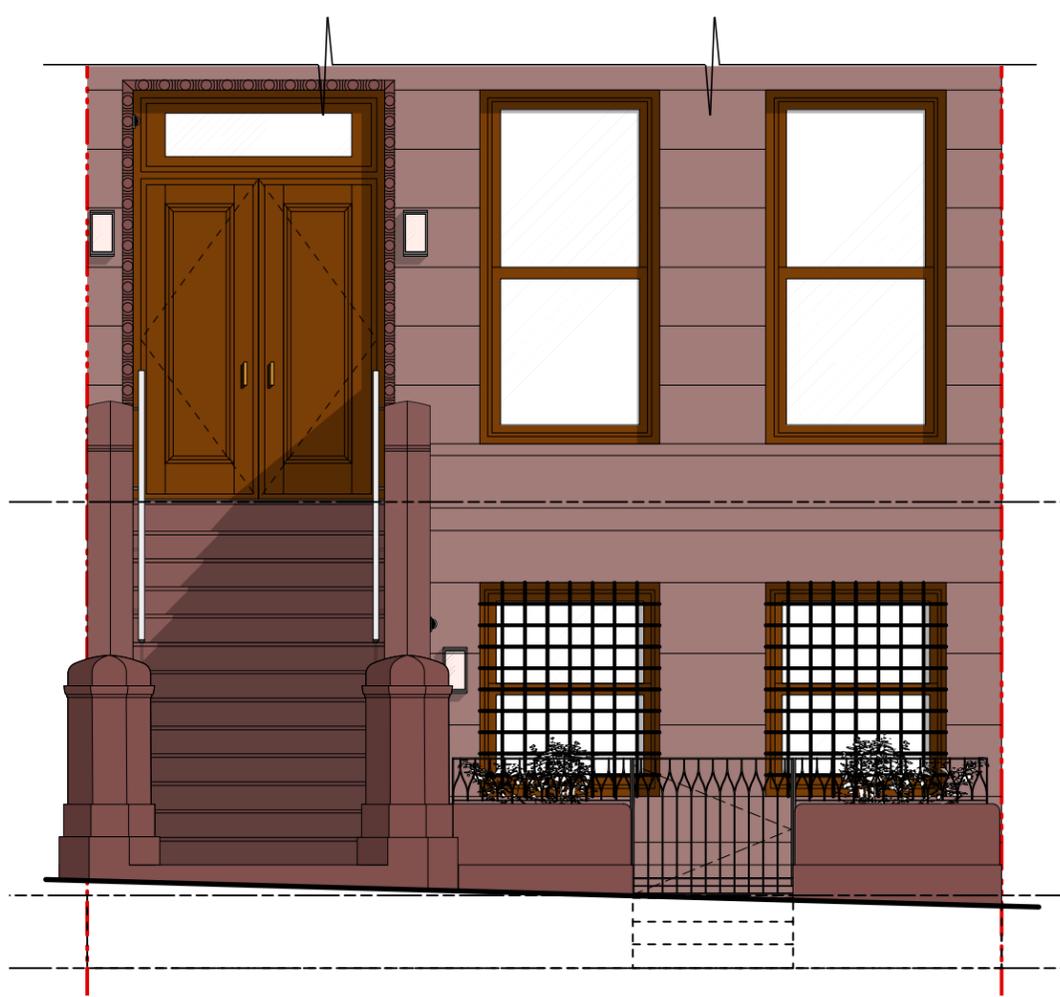


PROPOSED STOOP ELEVATION SOUTH  
SCALE: 1/4" = 1'-0"



PROPOSED FRONT YARD PLAN GROUND FLOOR  
SCALE: 1/4" = 1'-0"



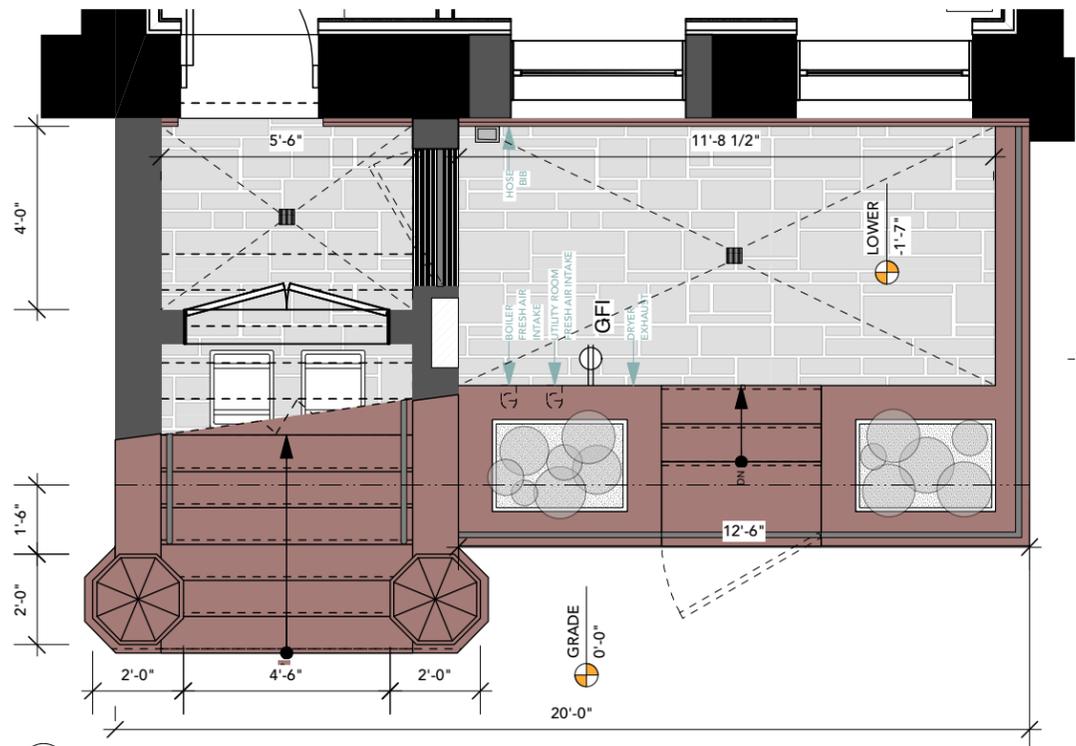


**STOOP ELEVATION SOUTH**  
SCALE: 1/4" = 1'-0"

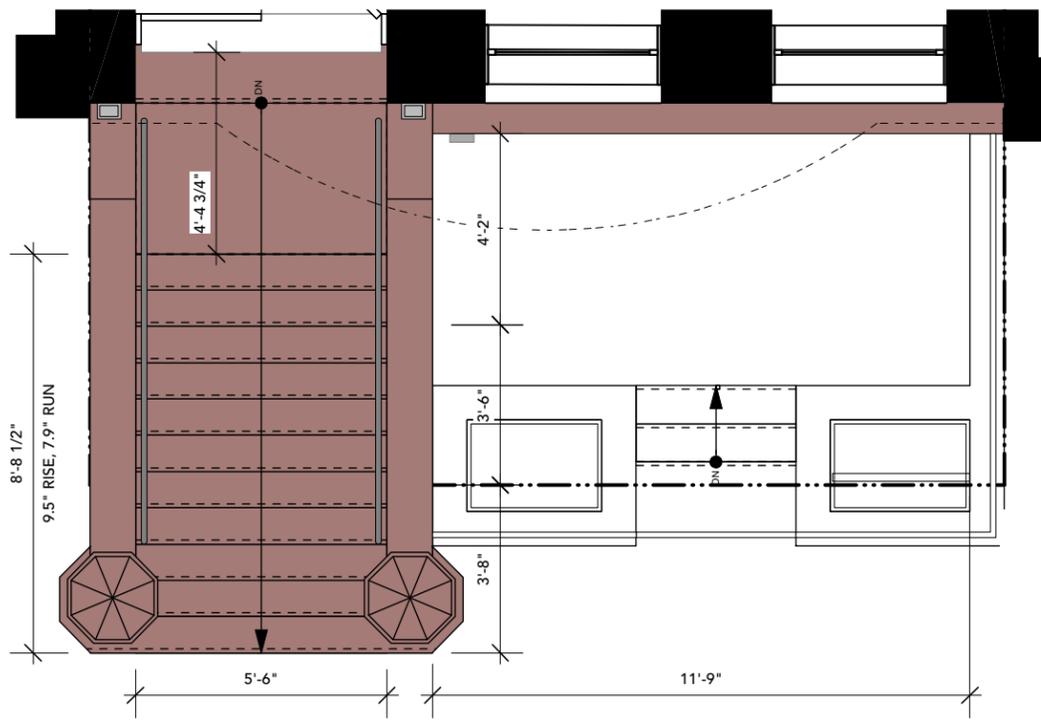


**STOOP SECTION SOUTH**  
SCALE: 1/4" = 1'-0"

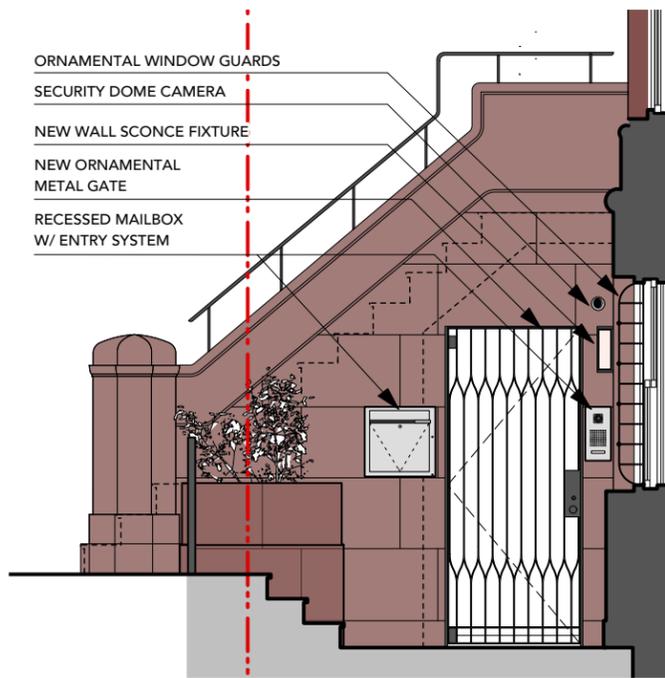
- NEW ORNAMENTAL DOOR ENFRAMMENT TO REPLICATE ORIGINAL
- SECURITY DOME CAMERA
- WALL SCONCE FIXTURE
- NEW BROWNSTONE STOOP & METAL RAIL
  
- NEW PTD WD ENTRY DOORS IN ENLARGED EX'G WINDOW OPENING
- NEW METAL WINDOW-GUARDS - OPENINGS ADJUSTED TO MATCH HISTORIC
- SECURITY DOME CAMERA
- WALL SCONCE FIXTURE
- HOSE BIB
- CORNERSTONE PLAQUE
- WATER METER TRANSMITTER
- NEW ORNAMENTAL METAL GATE
- -0'-11 1/2"
- 324 W77 YARD
- -1'-11 1/2"
- 328 W77 YARD



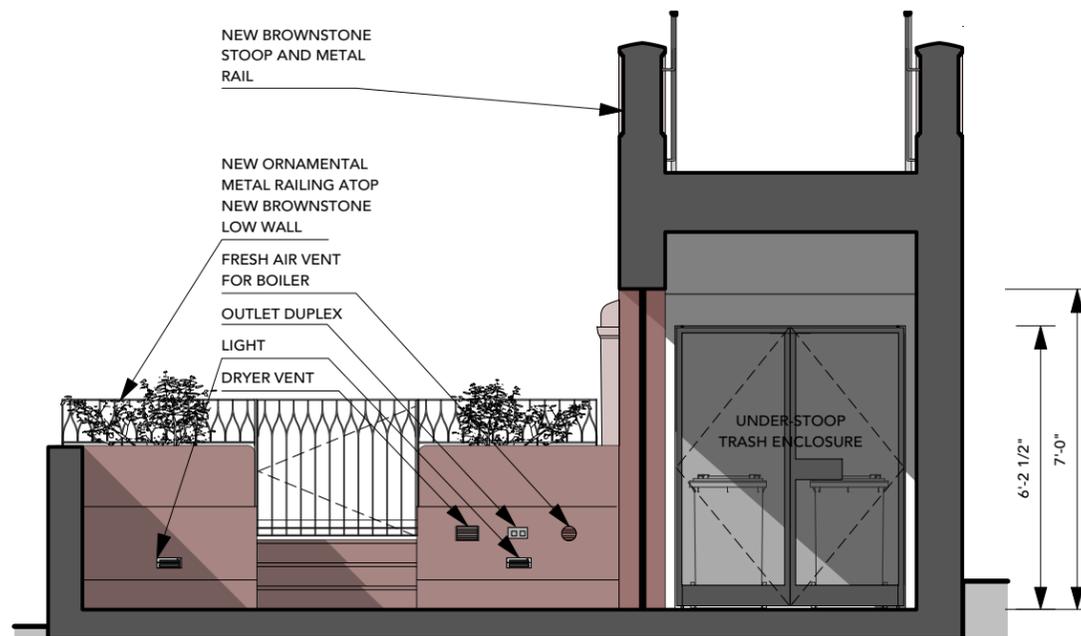
**FRONT YARD PLAN GROUND FLOOR**  
SCALE: 1/4" = 1'-0"



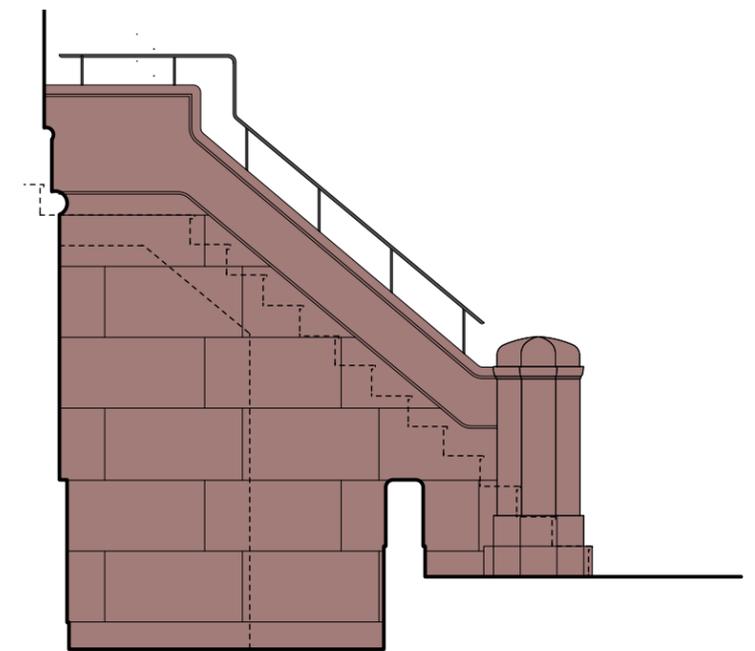
**FRONT YARD PLAN PARLOR**  
SCALE: 1/4" = 1'-0"



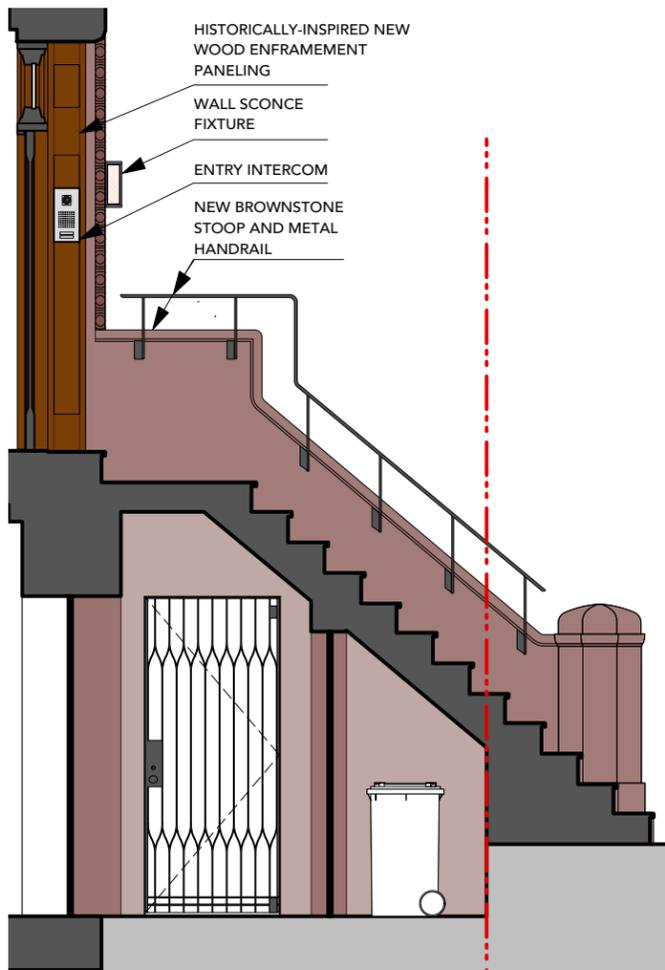
**STOOP ELEVATION EAST**  
SCALE: 1/4" = 1'-0"



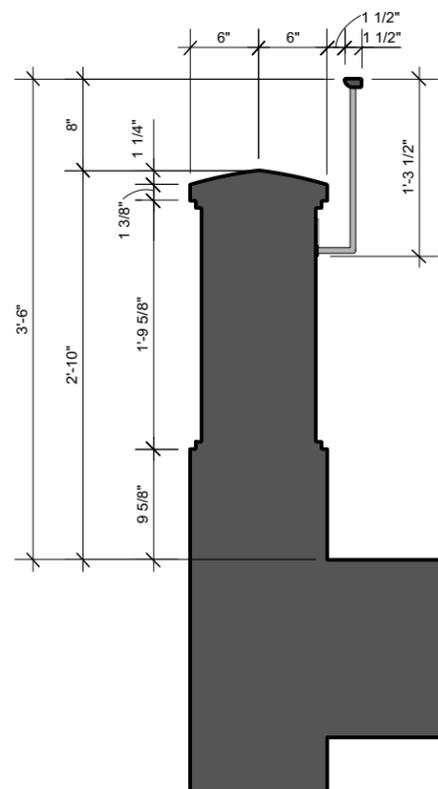
**STOOP SECTION NORTH**  
SCALE: 1/4" = 1'-0"



**STOOP ELEVATION WEST**  
SCALE: 1/4" = 1'-0"



**STOOP SECTION WEST**  
SCALE: 1/4" = 1'-0"



**STOOP SECTION DETAIL NORTH**  
SCALE: 3/4" = 1'-0"



**EXTERIOR WALL SCONCE**  
RESTORATION HARDWARE - BRAXTON SCONCE  
WEATHERED ZINC - 6-1/4" X 5-1/4" X 12"



**PLANTER STEP LIGHT**  
BEGA - 3160 RECESSED LUMINAIRE  
SATIN STAINLESS - 6-1/2" X 2-3/4"



**STOOP MAILBOX**  
SEIDLE CLASSIC CL-BF3-01  
BRUSHED STAINLESS 18-3/8" X 18-3/8"



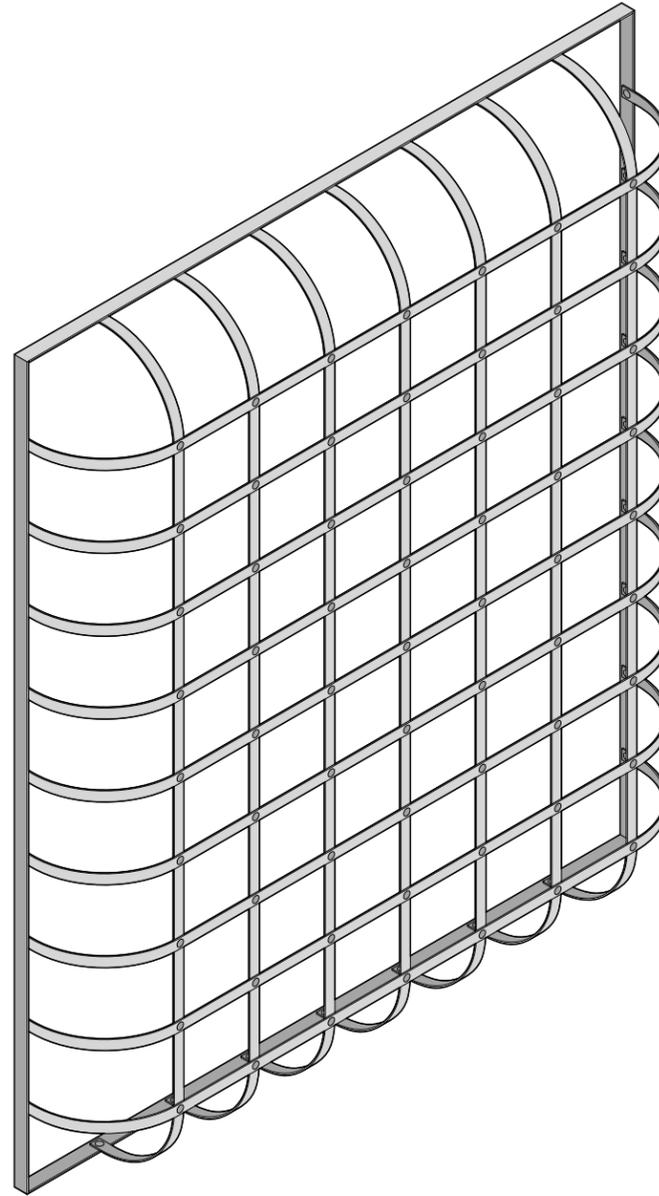
**PARLOR + STOOP DOOR ENTRY**  
SEIDLE CLASSIC CL-V130  
BRUSHED STAINLESS 6-3/4" X 14"



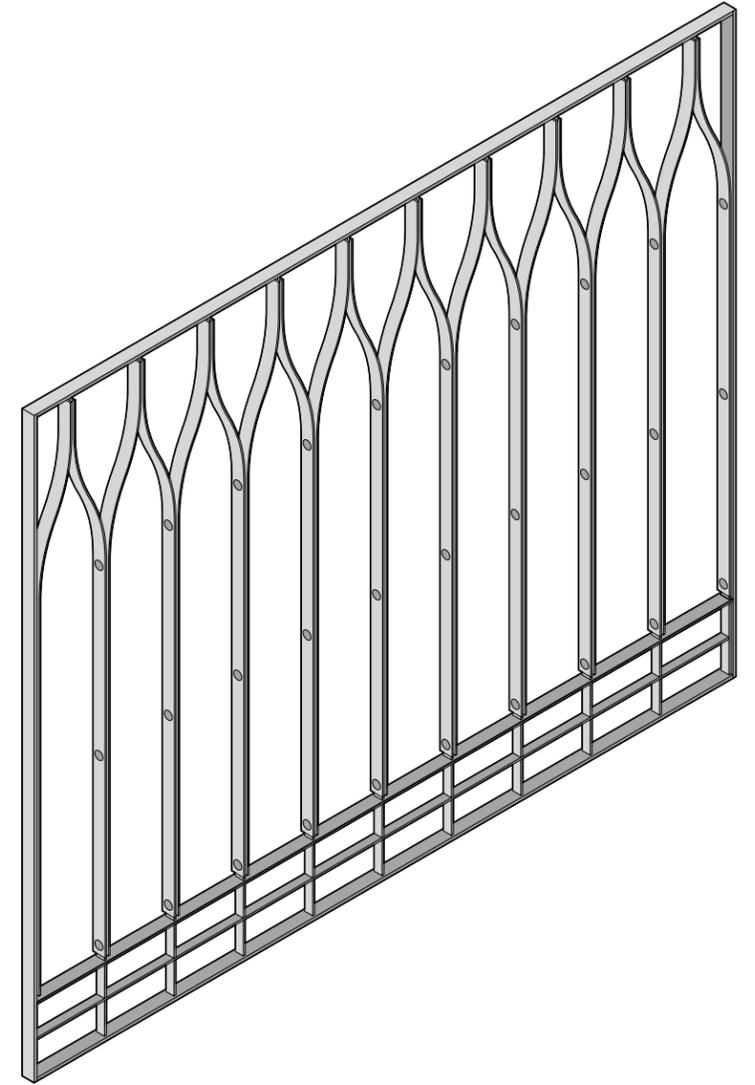
**STOOP @ 332W77TH**  
RECONSTRUCTED STOOP AT  
NEIGHBORING BUILDING



**WINDOW GUARDS @ 324W77TH**  
WROUGHT IRON WINDOW GUARDS AT  
NEIGHBORING BUILDING



**PROPOSED WINDOW GUARDS**  
WROUGHT IRON GUARDS AT WINDOW TO  
MATCH NEIGHBORING BUILDINGS



**PROPOSED GATE AND LOW FENCE**  
WROUGHT IRON GATE AT FRONT YARD TO MATCH  
STYLE AND MATERIAL OF WINDOW GUARDS



EXISTING REAR FACADE ELEVATION IN CONTEXT



FACADES OF THE INSIDE OF THE BLOCK (SOUTH)



FACADES OF THE INSIDE OF THE BLOCK (NORTH)



EXISTING REAR FACADE



EXISTING REAR YARD



NEIGHBORS ADJACENT REAR FACADES (WEST)



NEIGHBORS ADJACENT REAR FACADES (EAST)



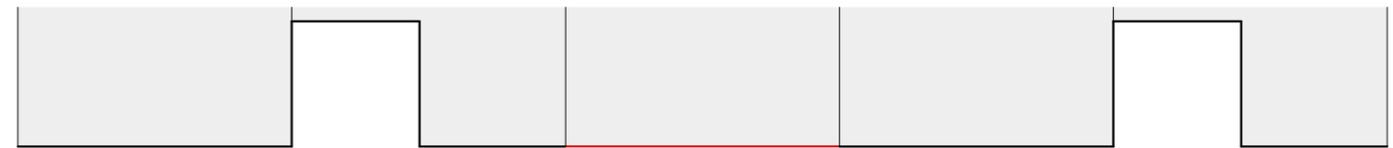
FACADES OPPOSITE (SOUTH) OF PROPERTY



EXISTING REAR FACADE ELEVATION IN CONTEXT



PROPOSED REAR FACADE ELEVATION IN CONTEXT



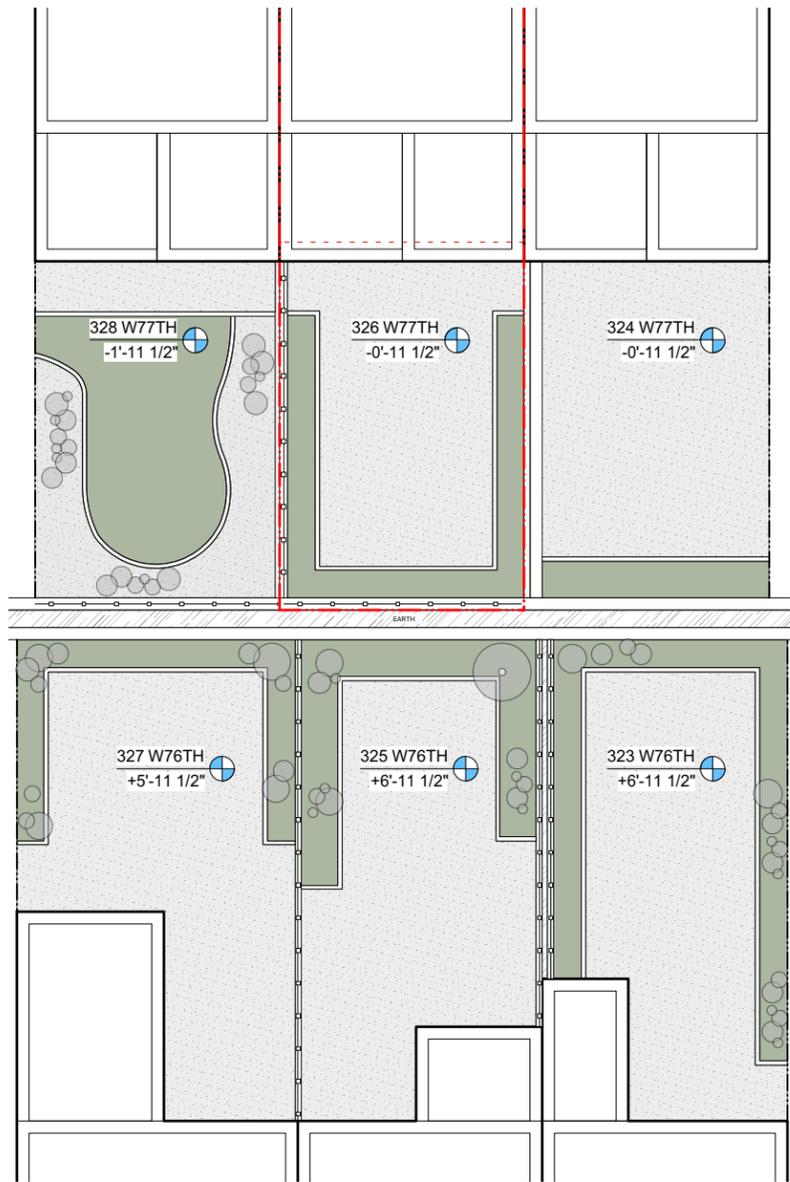
330 W 77th    328 W 77th    **326 W 77th**    324 W 77th    322 W 77th

EXISTING REAR FACADE PLAN IN CONTEXT

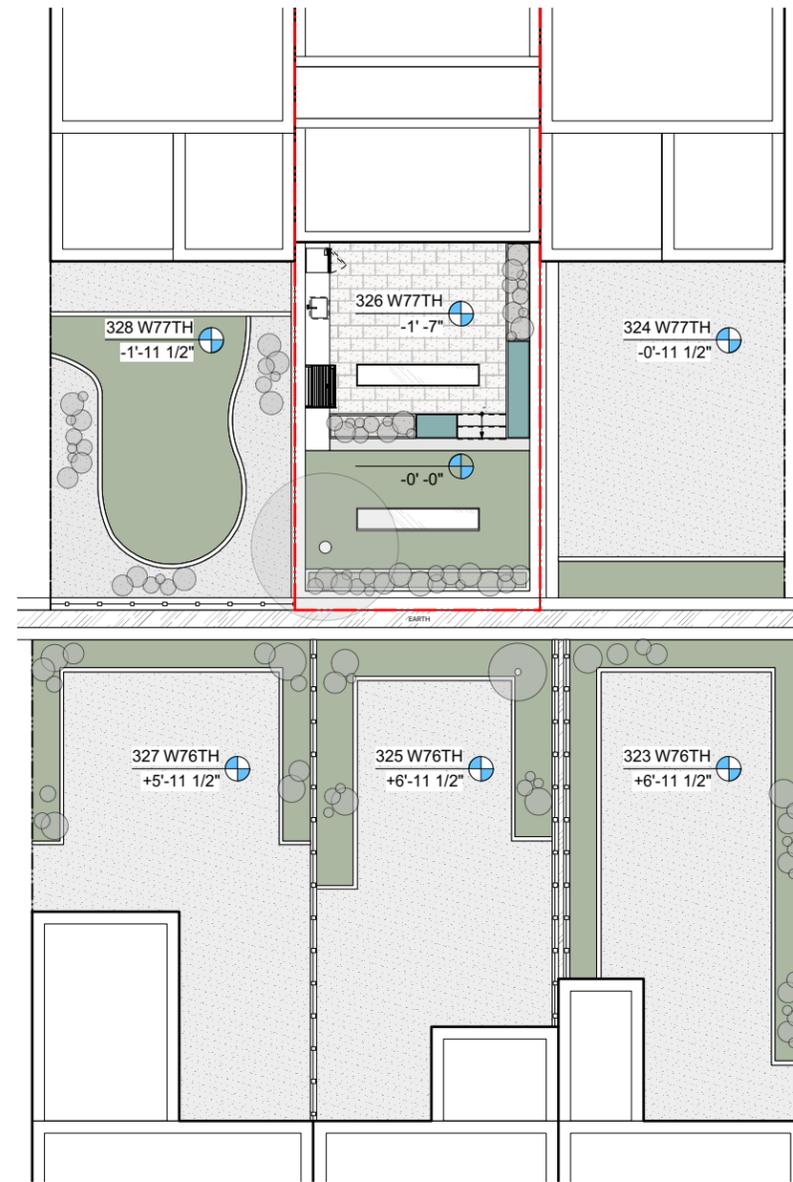


330 W 77th    328 W 77th    **326 W 77th**    324 W 77th    322 W 77th

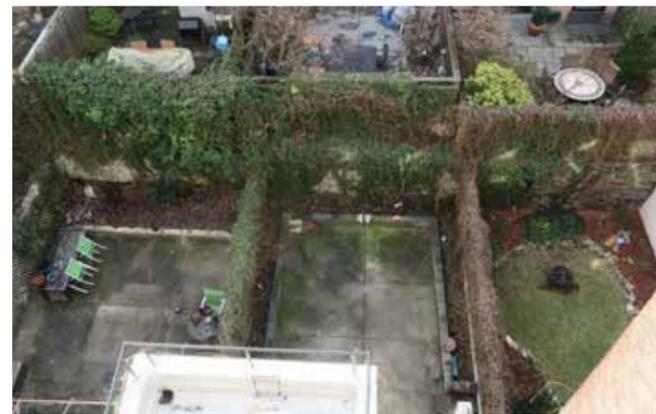
PROPOSED REAR FACADE PLAN IN CONTEXT



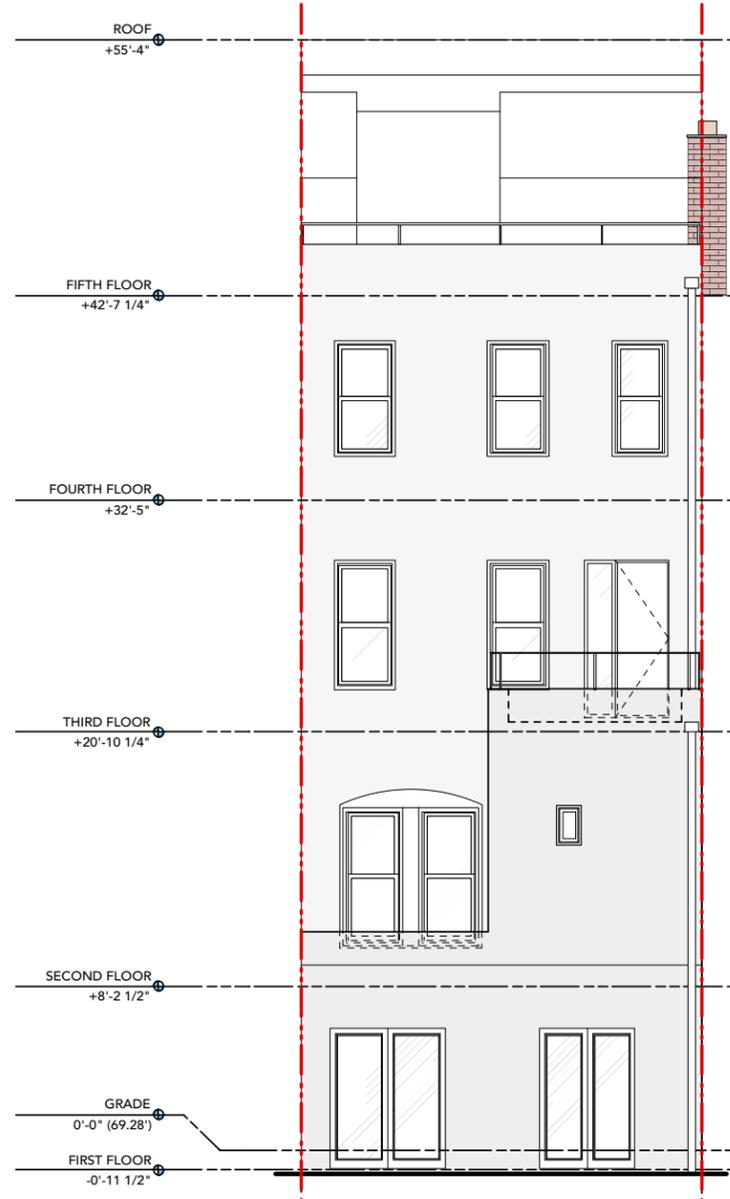
EXISTING REAR YARDS



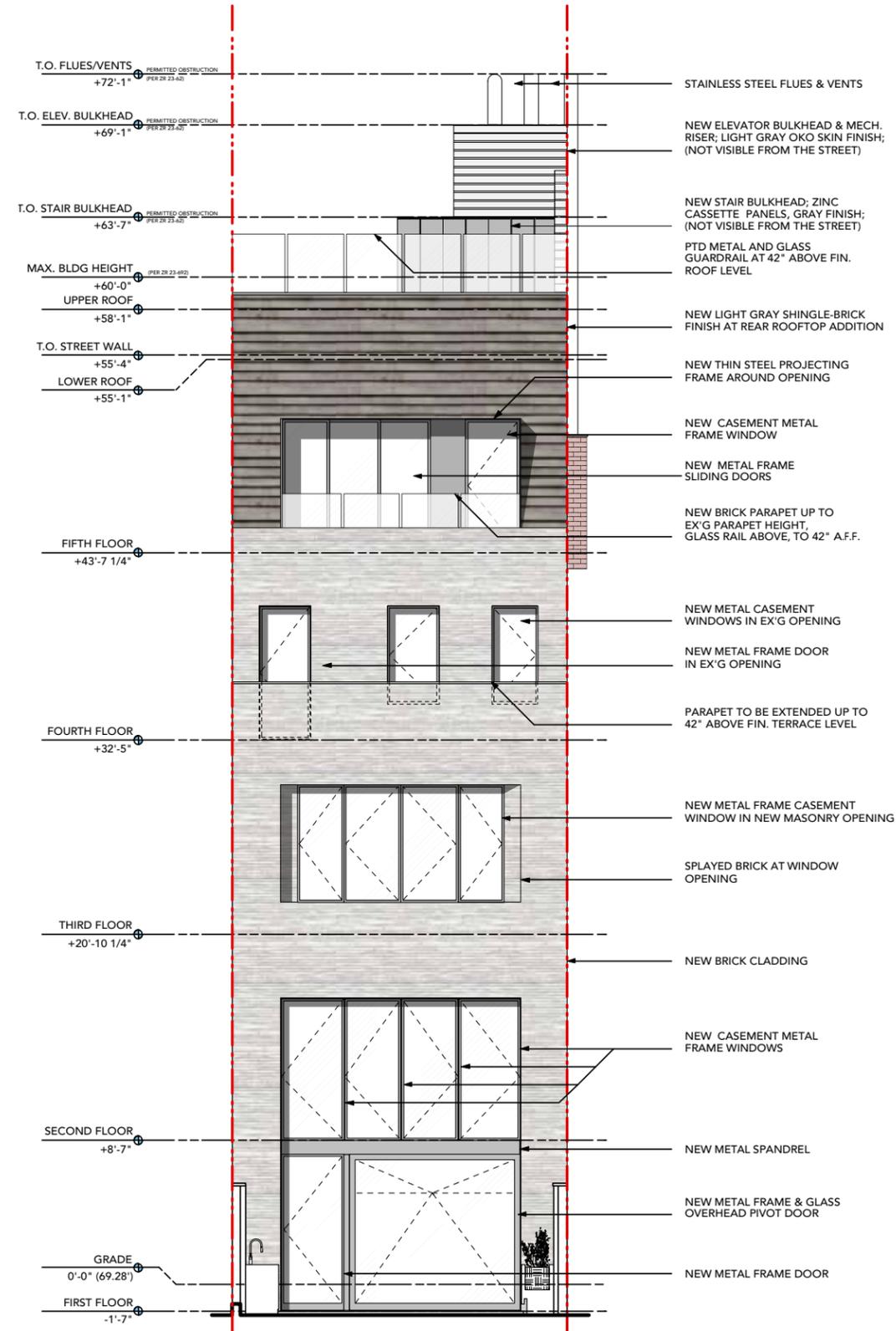
PROPOSED REAR YARD FOR 326 W77



REAR YARD CONTEXT PHOTOS



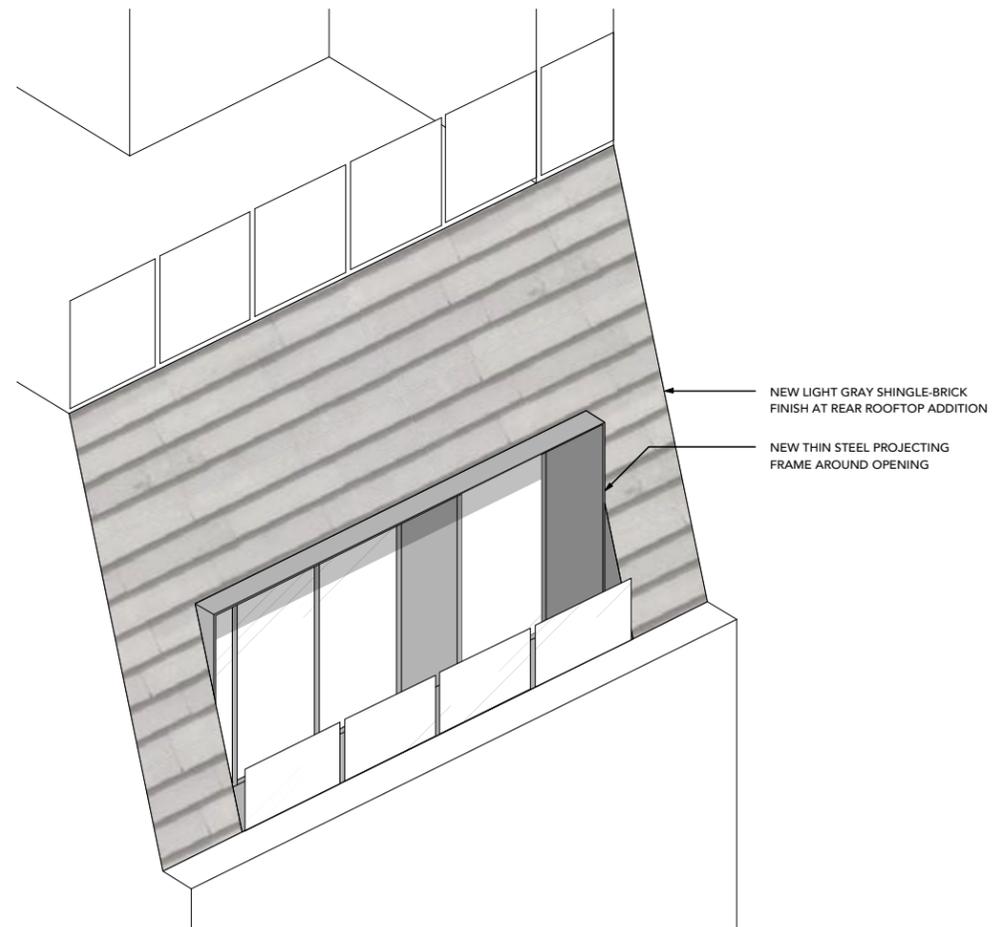
EXISTING REAR FACADE



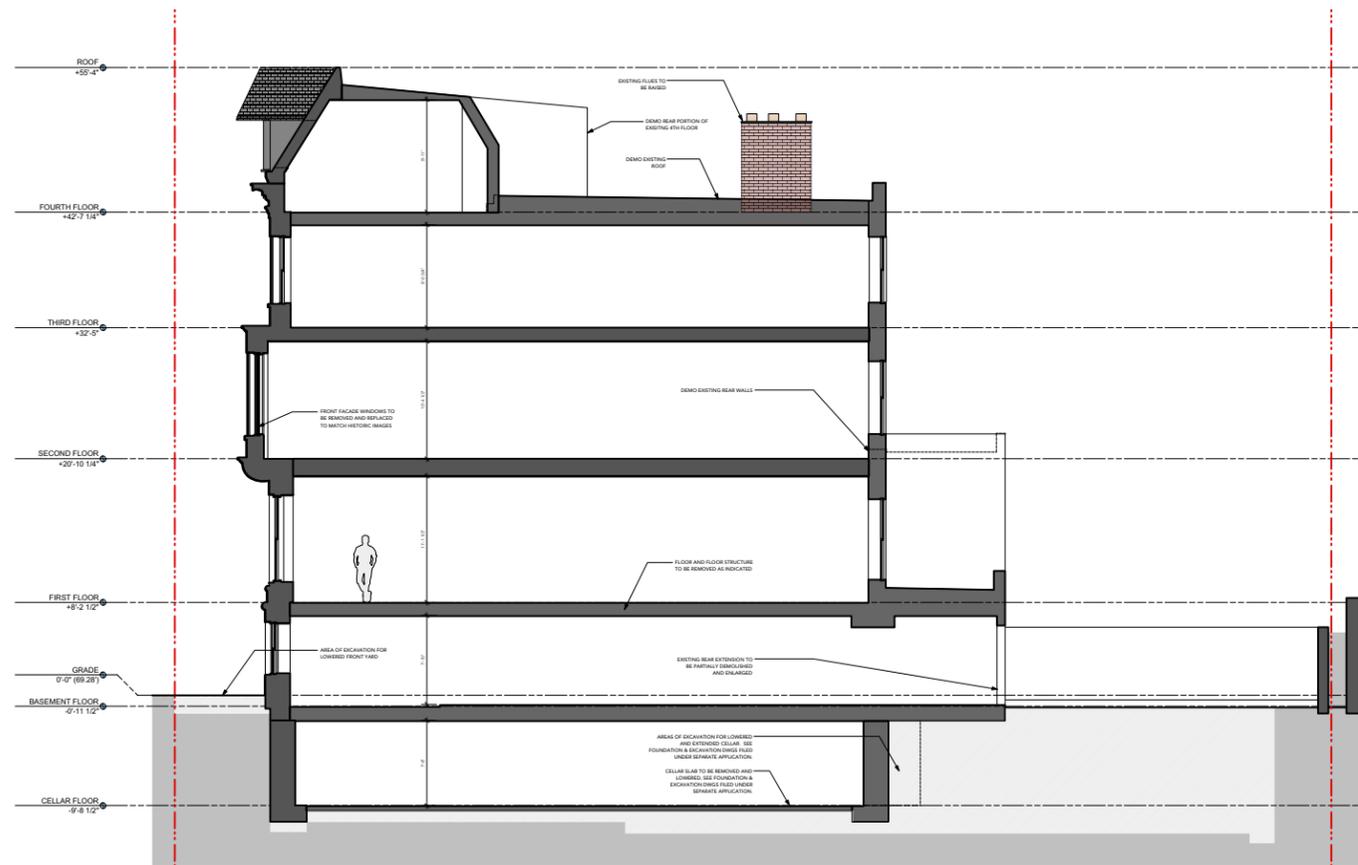
PROPOSED REAR FACADE



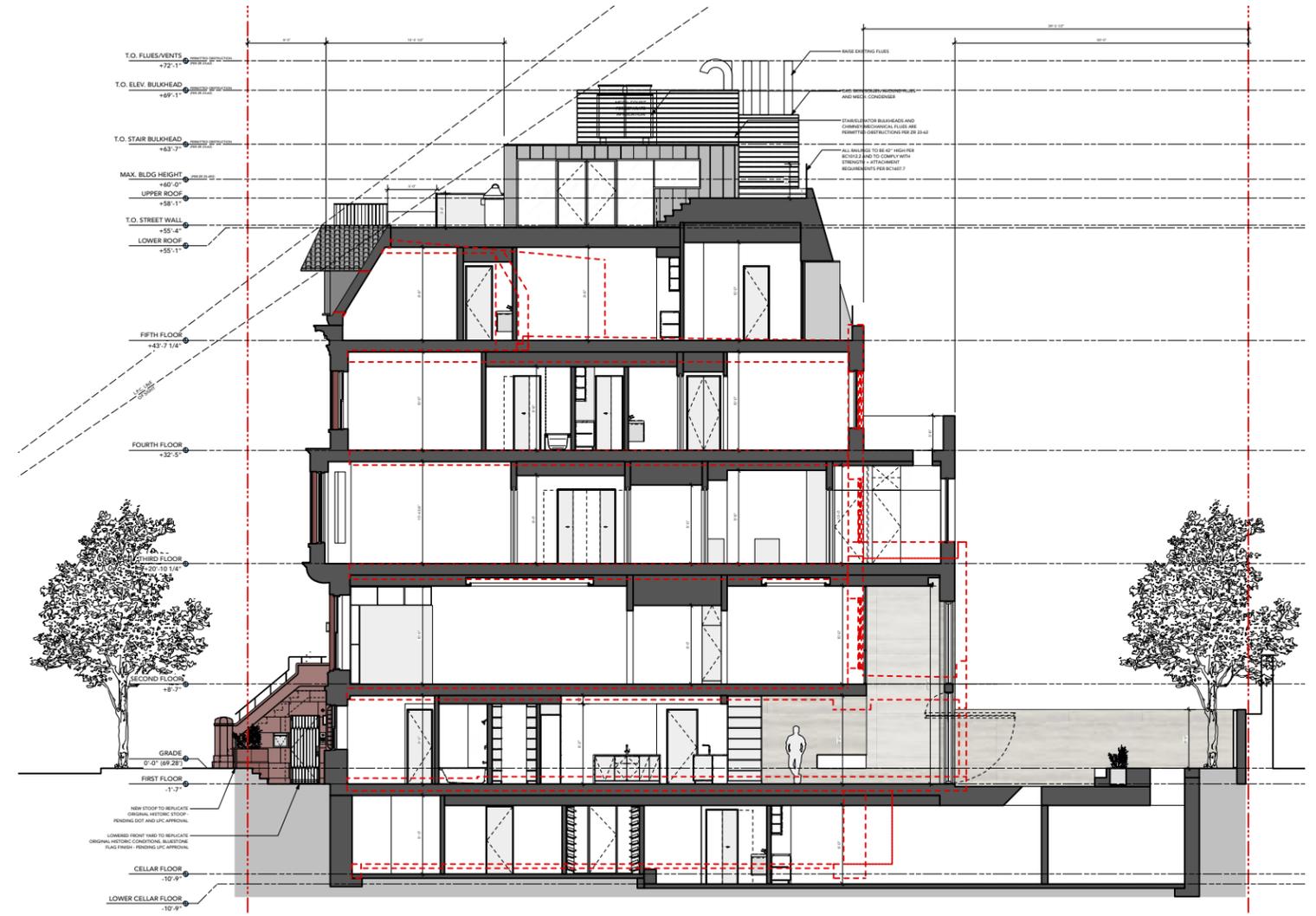
ROUNDED BRICK SPY @ FRONT WINDOWS



PROPOSED 5TH FLOOR ADDITION - AXONOMETRIC DETAIL



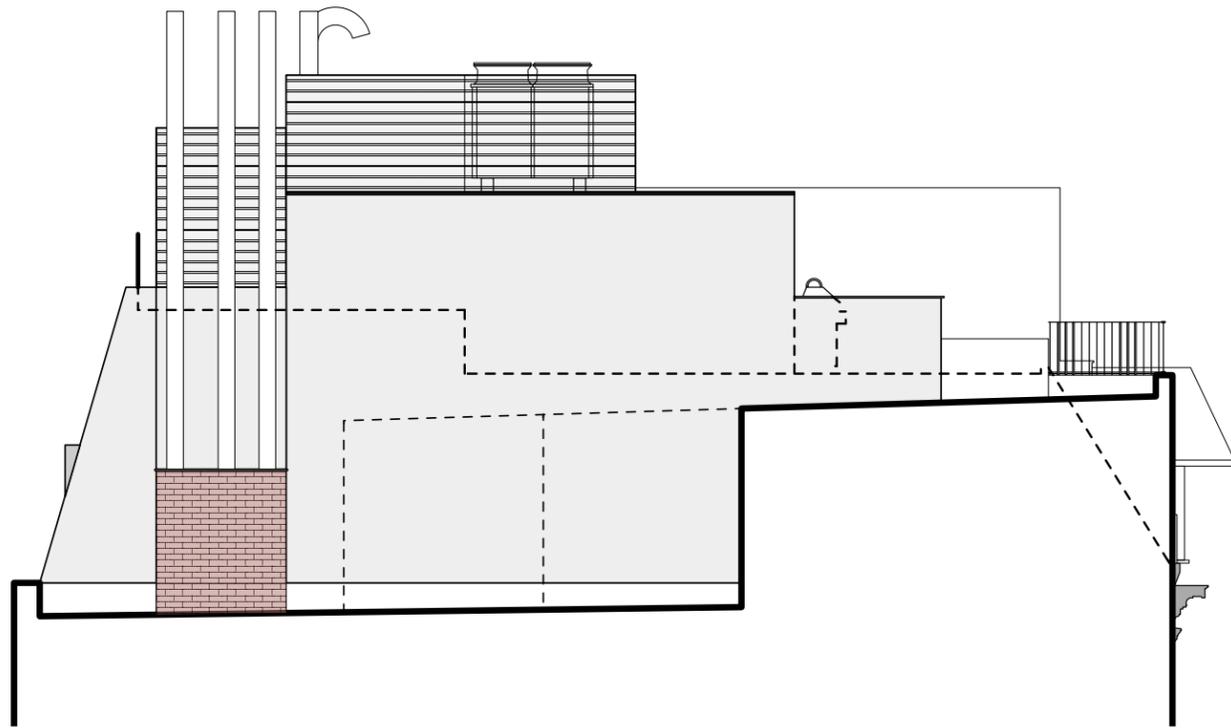
EXISTING SECTION



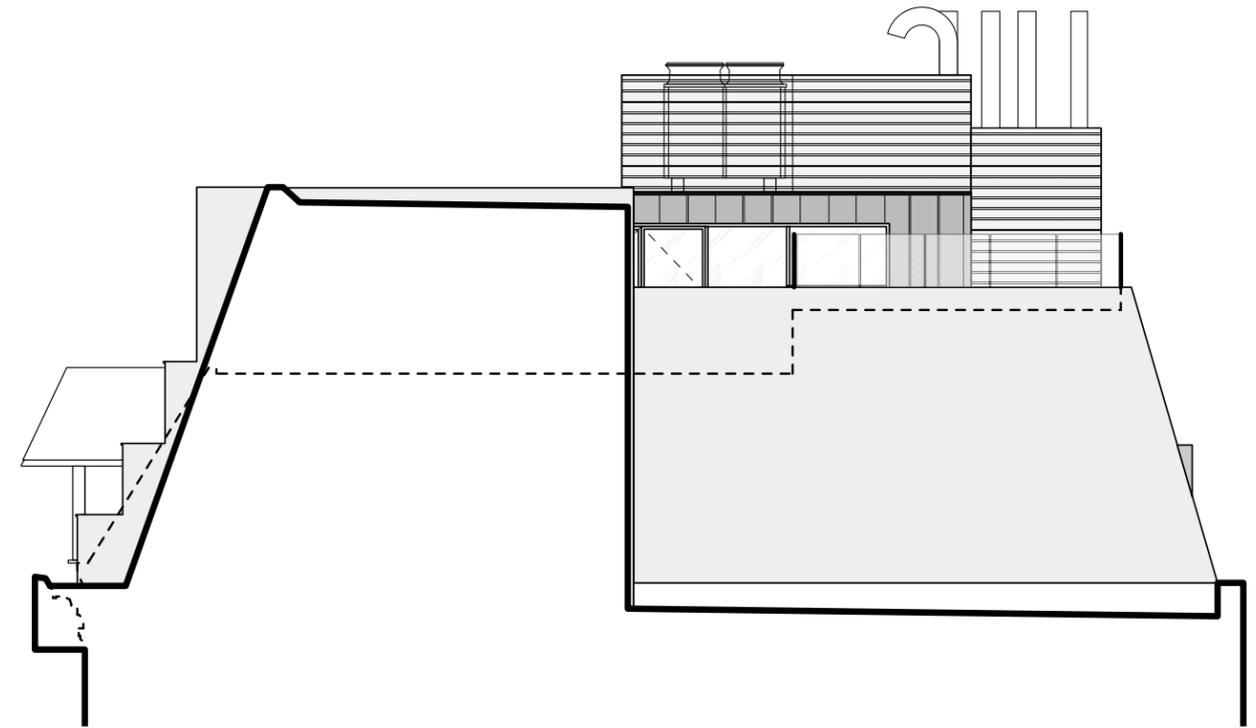
PROPOSED SECTION



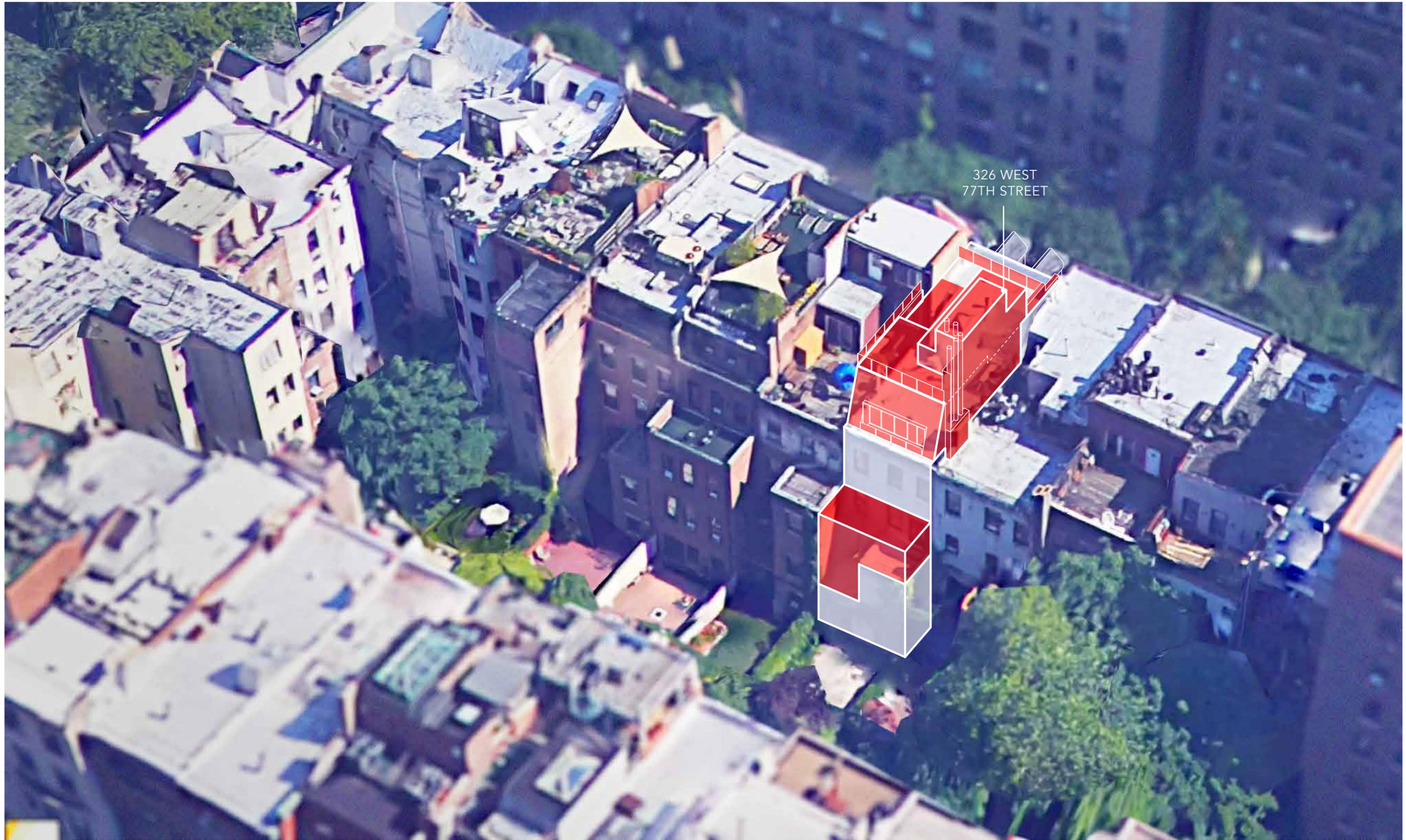
BULKHEAD LINE OF SIGHT



BULKHEAD EAST ELEVATION (FROM 324 W77)



BULKHEAD WEST ELEVATION (FROM 328 W77)



326 WEST  
77TH STREET

AERIAL PERSPECTIVE - FROM THE SOUTHEAST

# 326 WEST 77<sup>TH</sup> ST

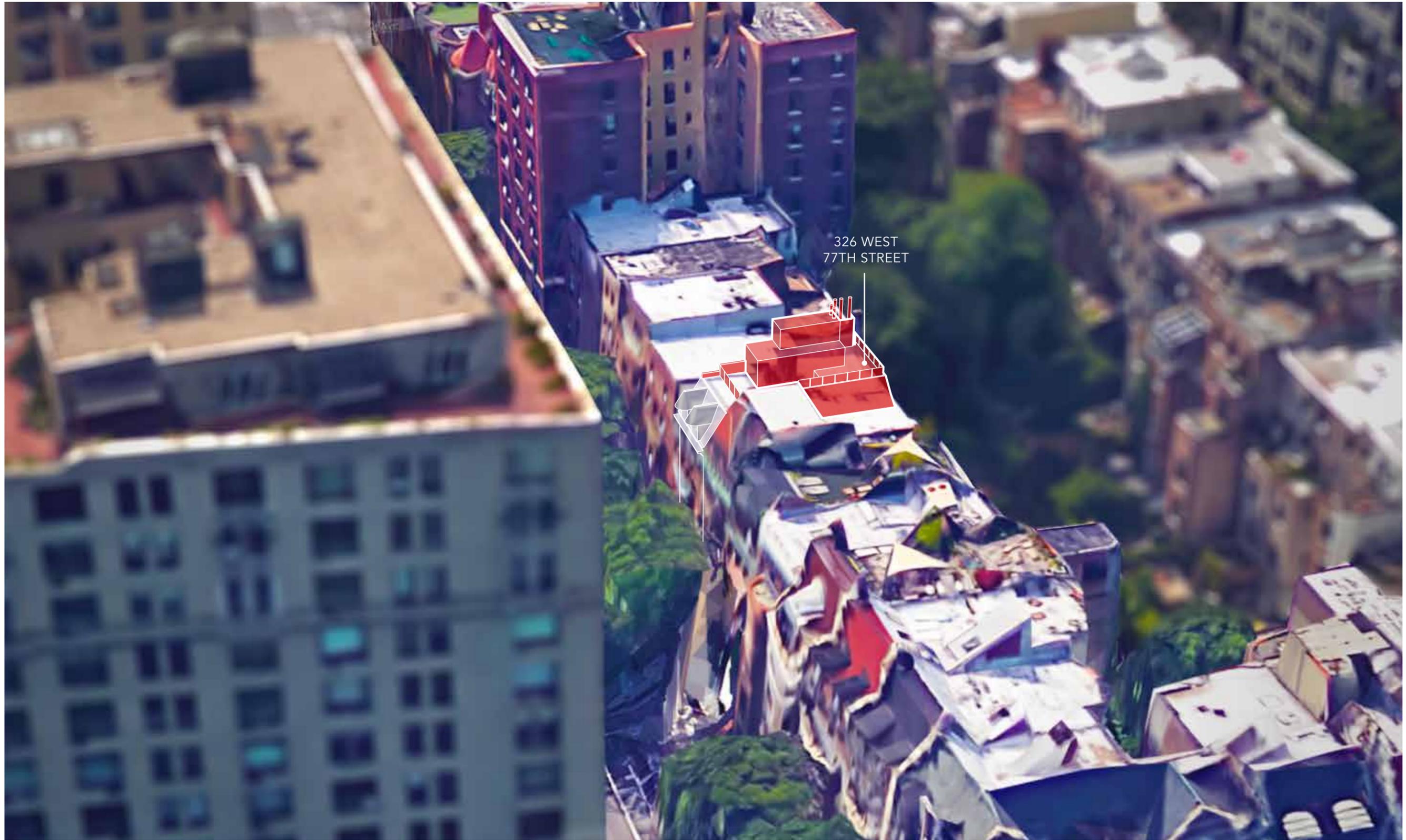
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THE TURETT COLLABORATIVE



PROPOSED MASSING DIAGRAM

03/22/16  
20  
20 OF 32



AERIAL PERSPECTIVE - FROM THE NORTHWEST

# 326 WEST 77<sup>TH</sup> ST

LPC PUBLIC HEARING  
APRIL 05, 2016

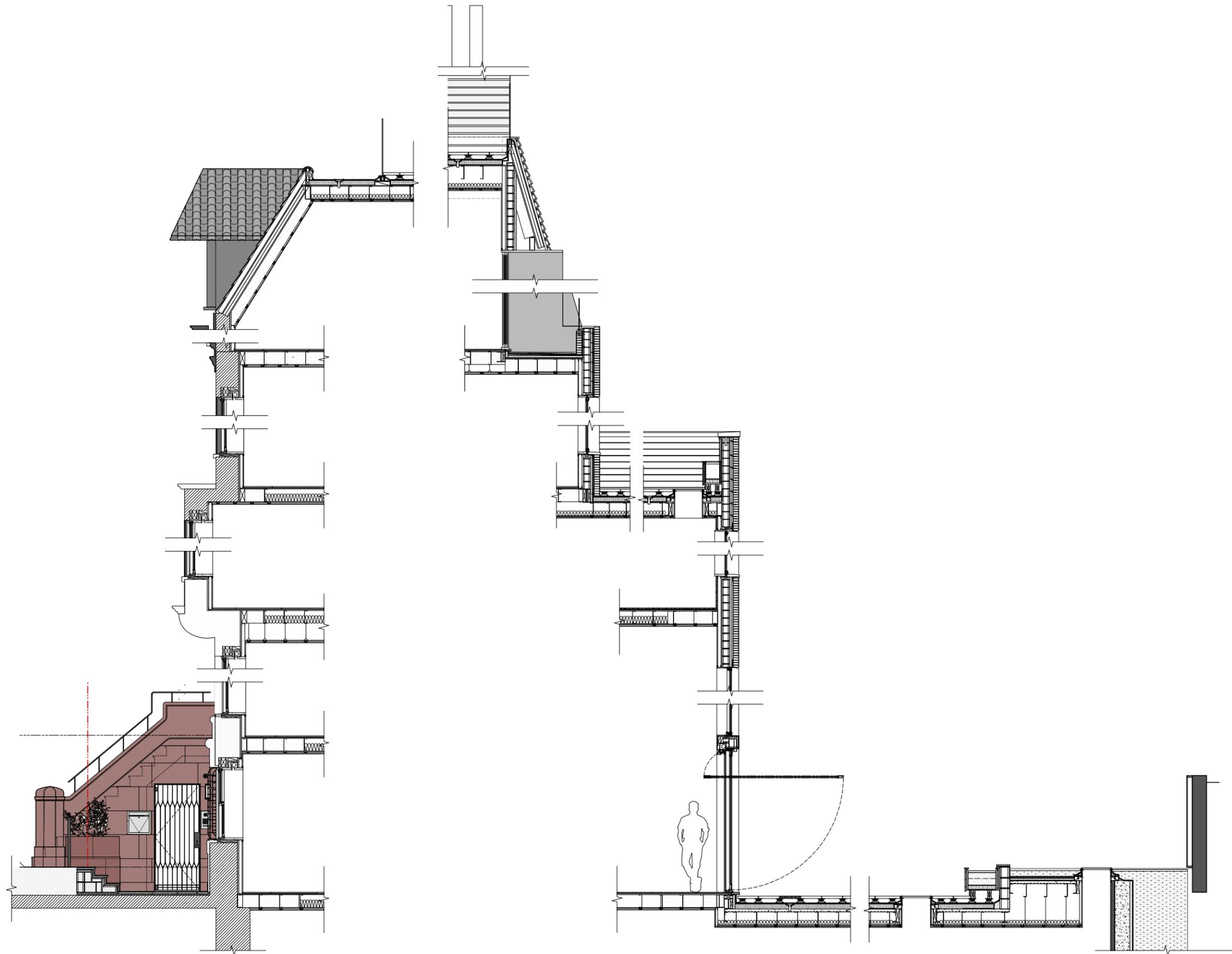
THE TURETT COLLABORATIVE



PROPOSED MASSING DIAGRAM

03/22/16

21  
21 OF 32



WALL SECTION DETAIL FRONT FACADE

WALL SECTION DETAIL REAR FACADE



326 WEST 77<sup>TH</sup> - MOCK UP - ROOF VIEW 1 (LOOKING NORTH EAST @ PARAPET)



326 WEST 77<sup>TH</sup> - MOCK UP - ROOF VIEW 2 (LOOKING NORTH AT REAR/LOW ROOF)



326 WEST 77<sup>TH</sup> - MOCK UP - ROOF VIEW 3 (LOOKING SOUTHEAST AT HIGH ROOF)



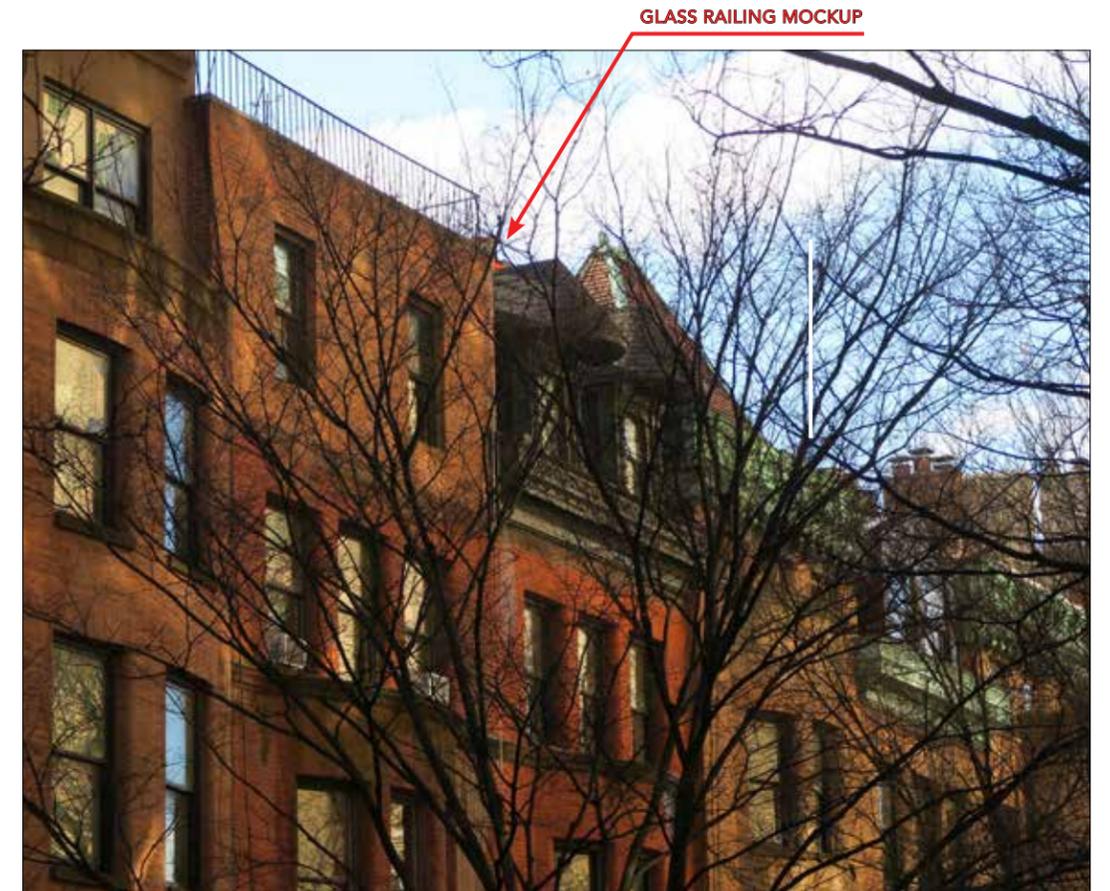
326 WEST 77<sup>TH</sup> - MOCK UP - ROOF VIEW 4 (AT SOUTHERN END)



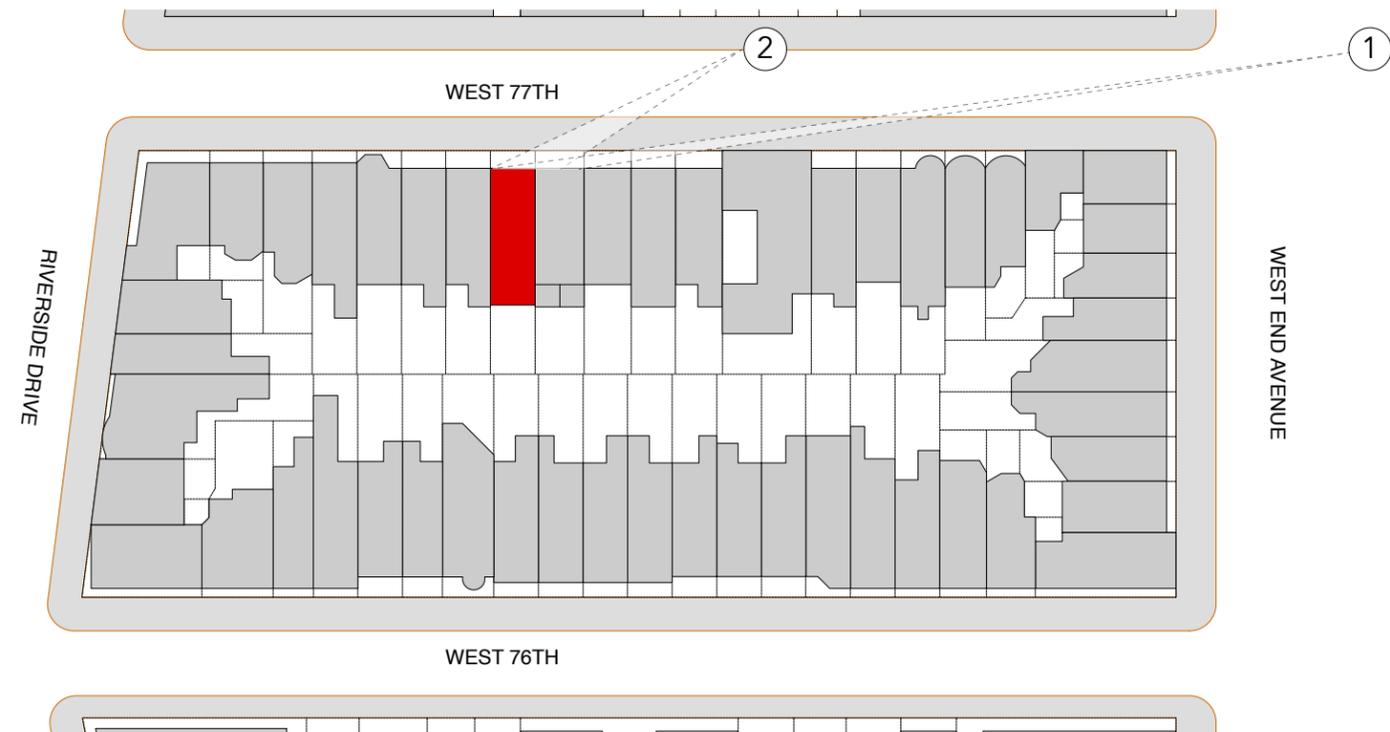
1 - MOCK UP - STREET VIEW



1A - MOCK UP - STREET VIEW ZOOMED



2 - MOCK UP - STREET VIEW



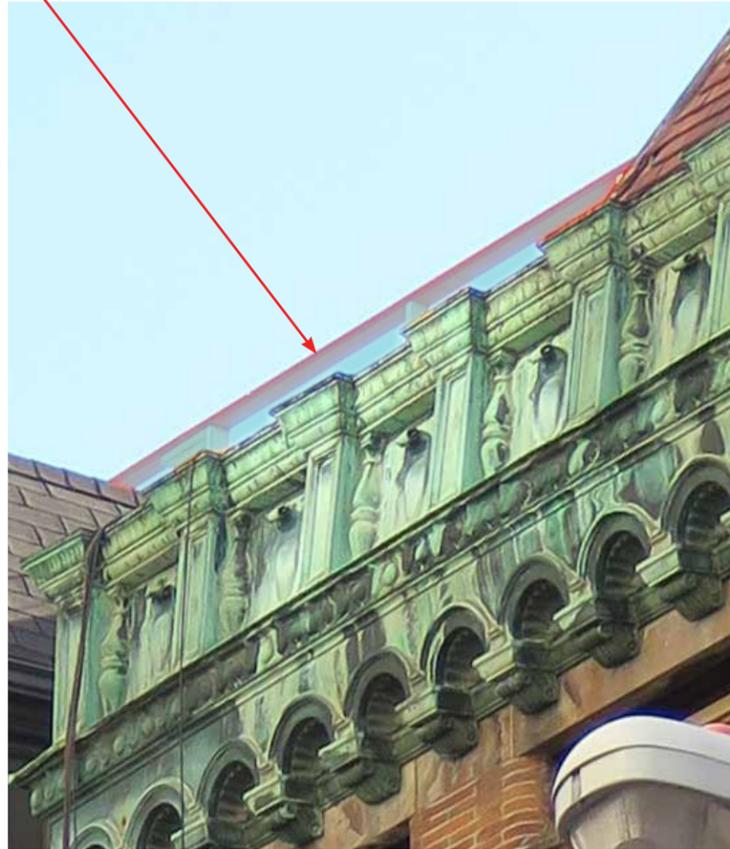
326 WEST 77<sup>TH</sup> - MOCK UP - BLOCK PLAN



2A - MOCK UP - STREET VIEW ZOOMED



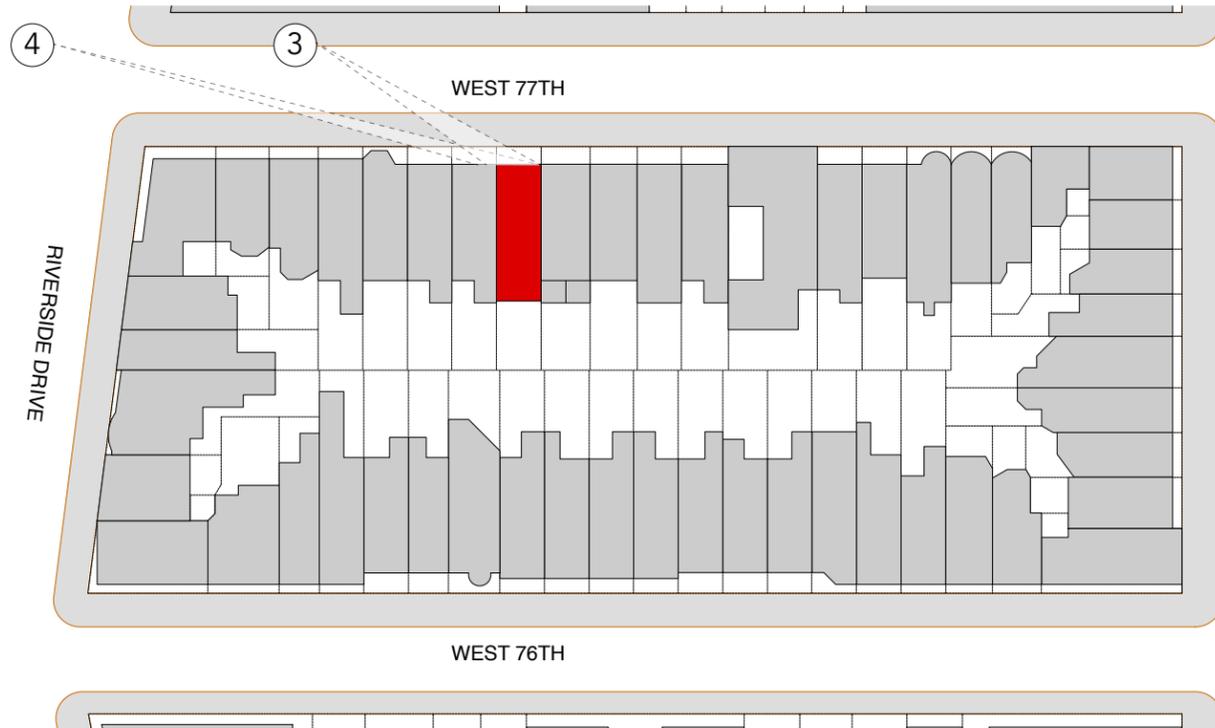
3 - MOCK UP - STREET VIEW



3A - MOCK UP - STREET VIEW ZOOMED



4 - MOCK UP - STREET VIEW



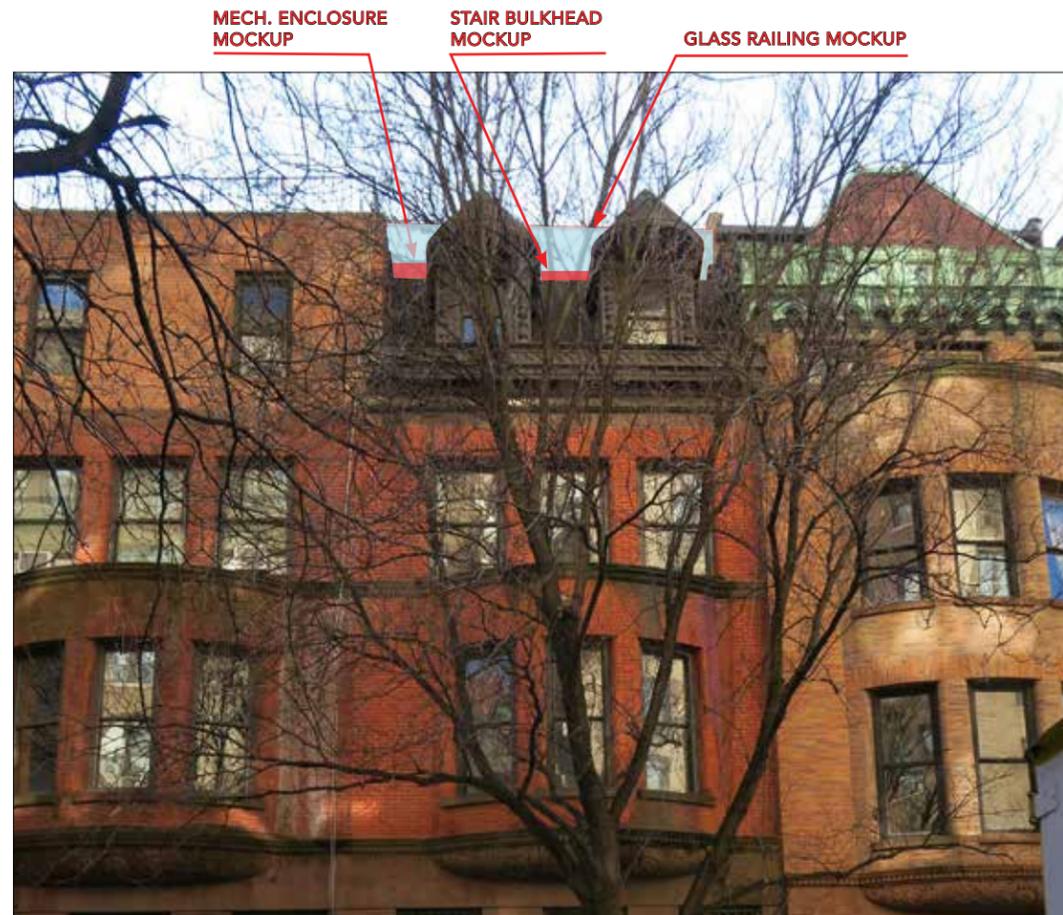
326 WEST 77<sup>TH</sup> - MOCK UP - BLOCK PLAN



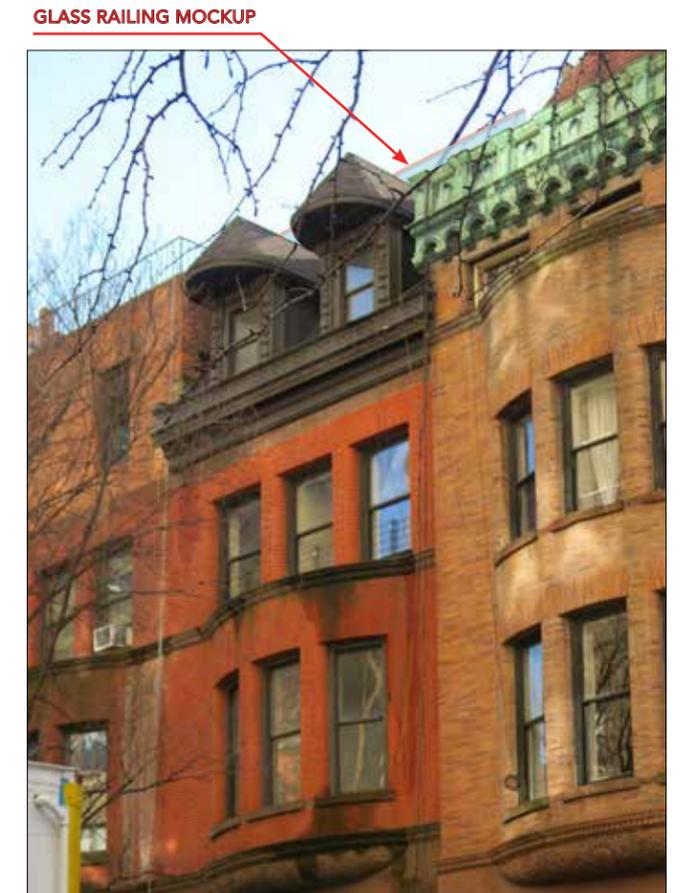
4A - MOCK UP - STREET VIEW ZOOMED



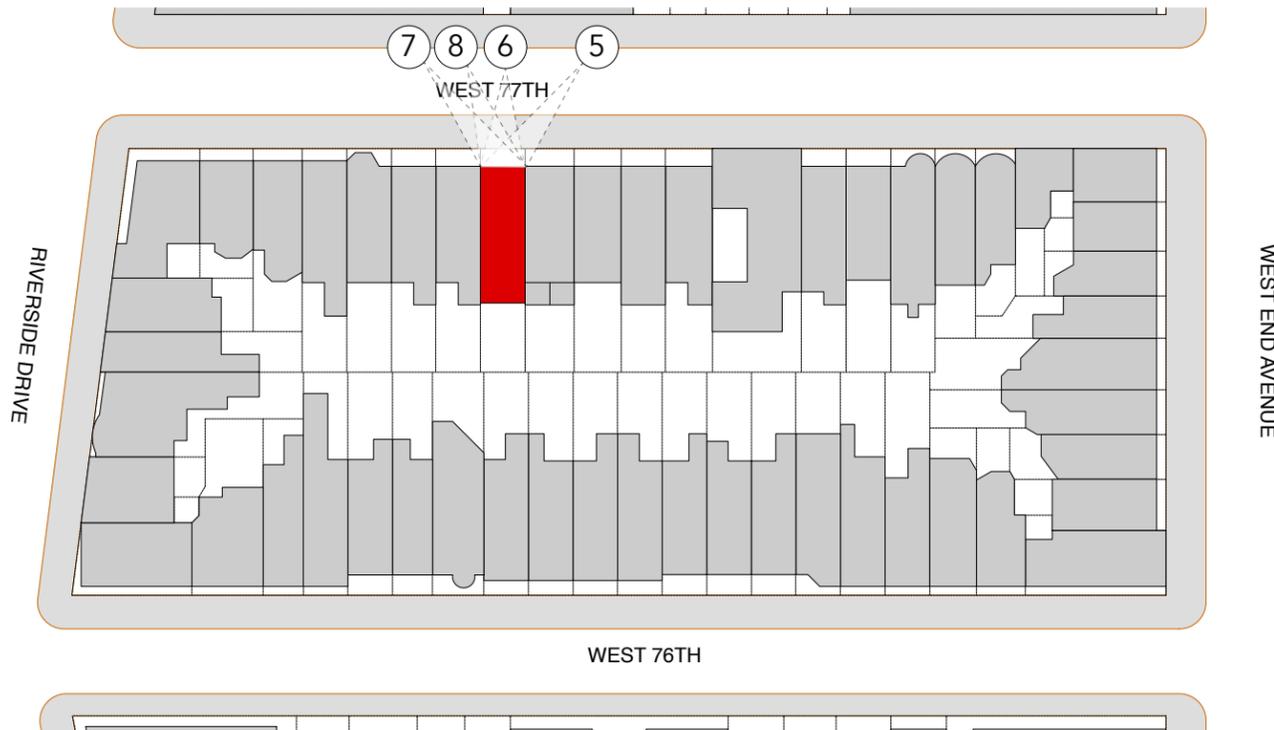
5 - MOCK UP - STREET VIEW



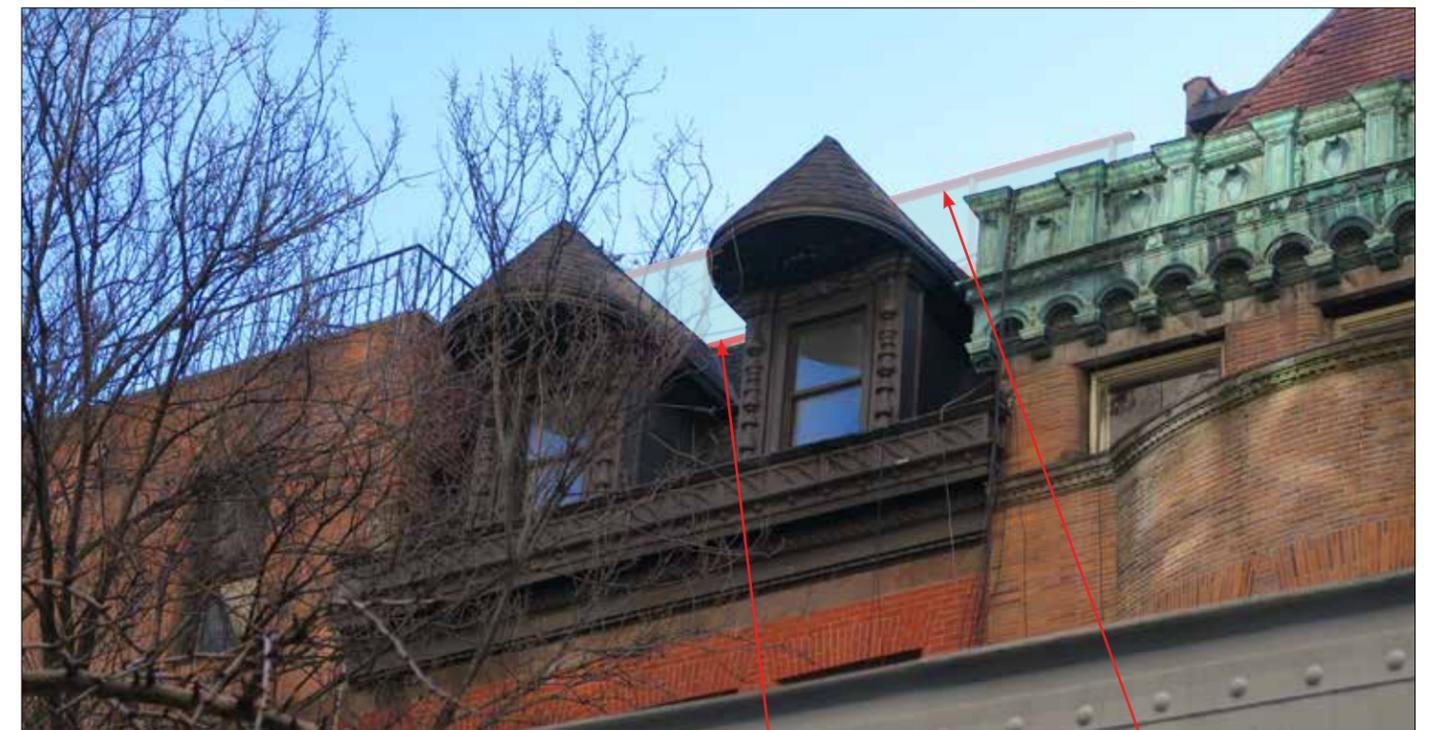
6 - MOCK UP - STREET VIEW



7 - MOCK UP - STREET VIEW



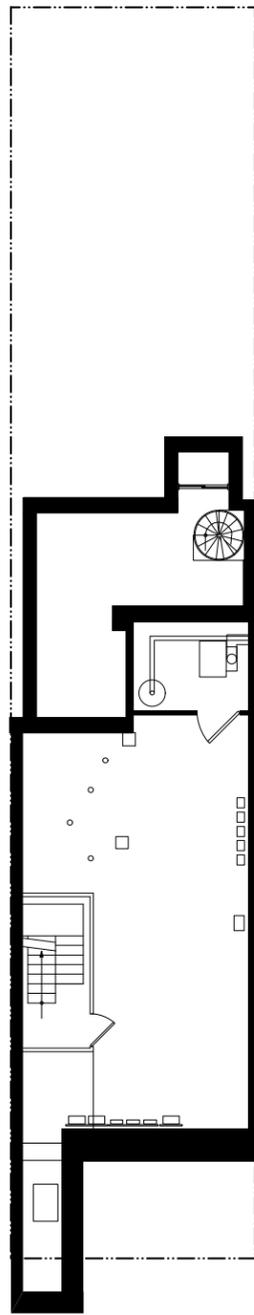
326 WEST 77<sup>TH</sup> - MOCK UP - BLOCK PLAN



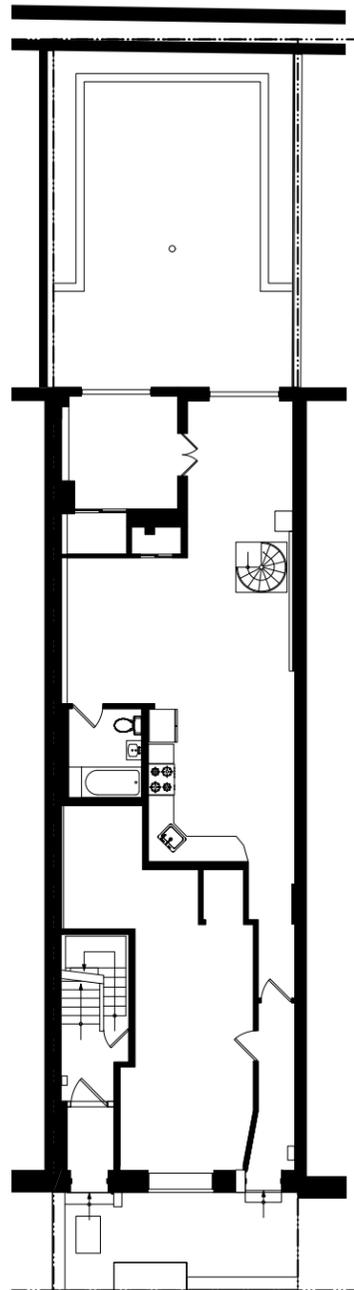
8 - MOCK UP - STREET VIEW



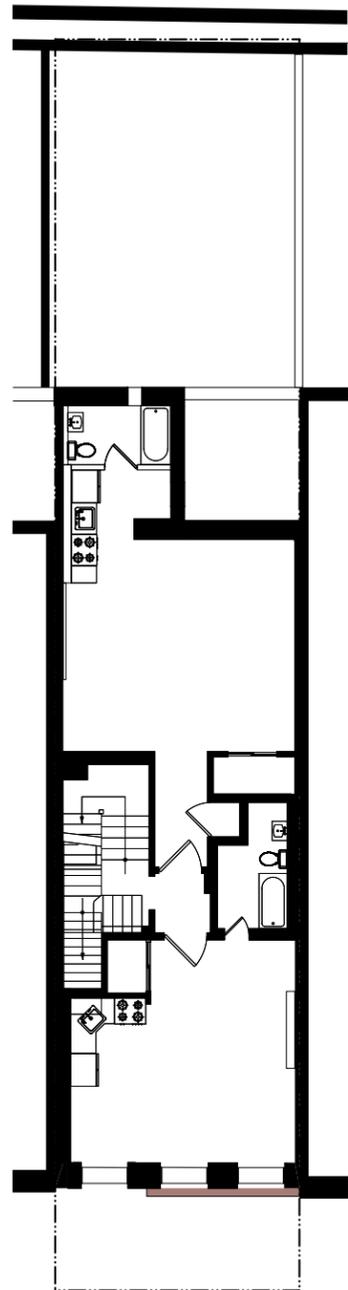
BULKHEAD LINE OF SIGHT



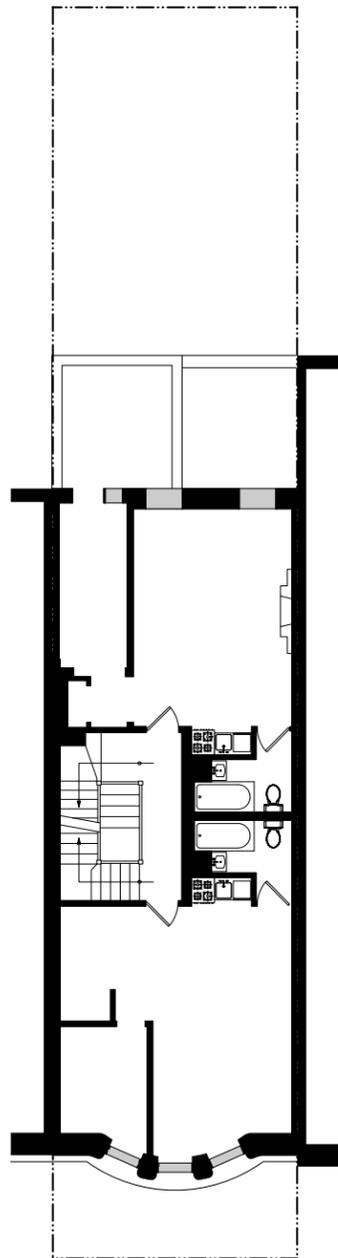
CELLAR



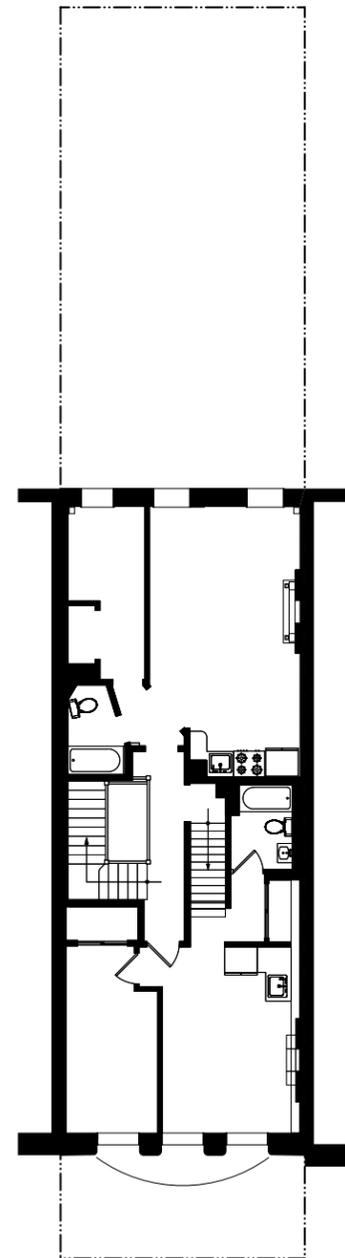
1ST FLOOR



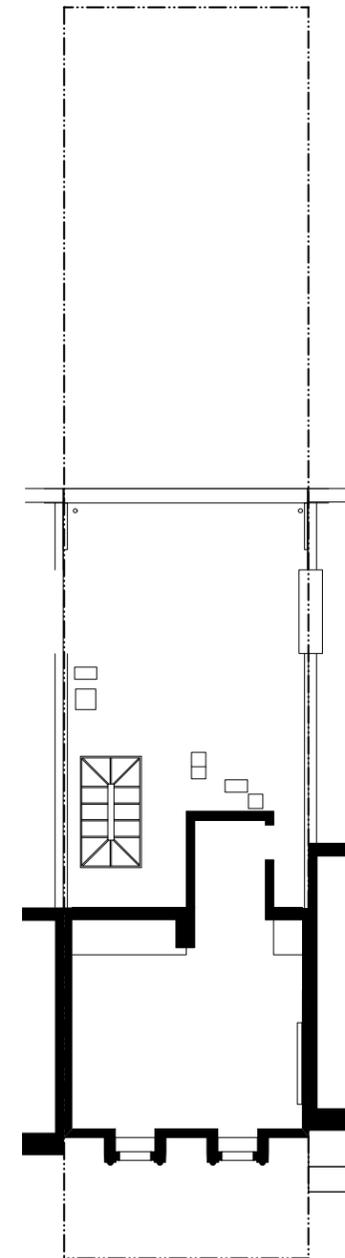
2ND FLOOR



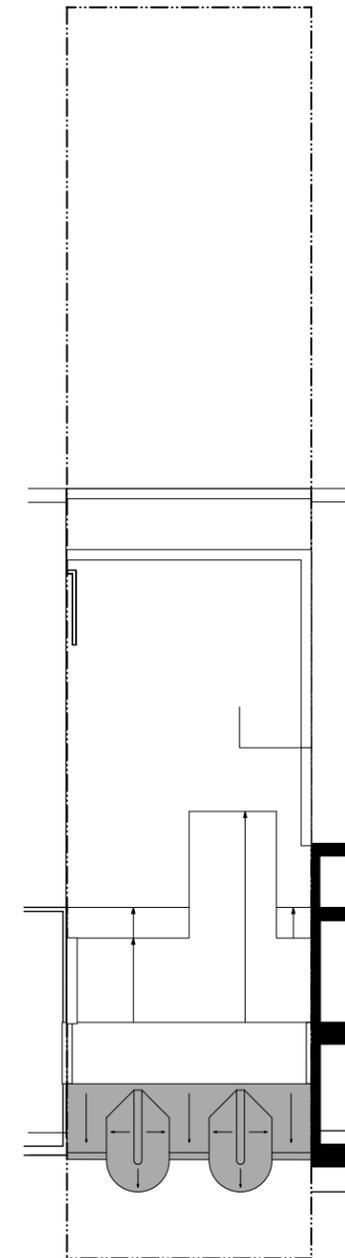
3RD FLOOR



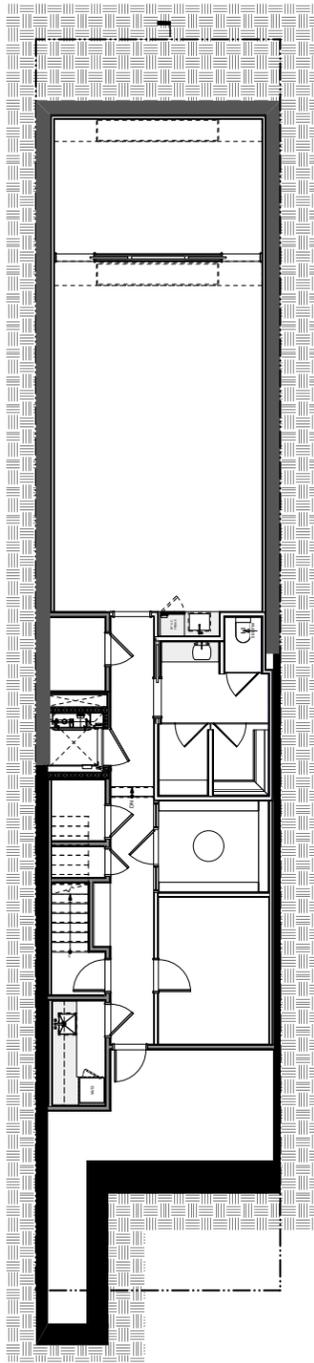
4TH FLOOR



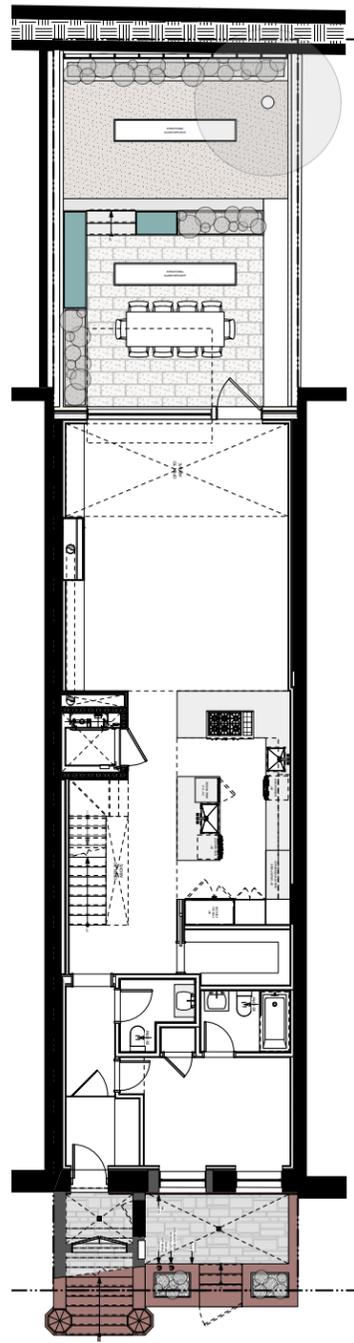
5TH FLOOR



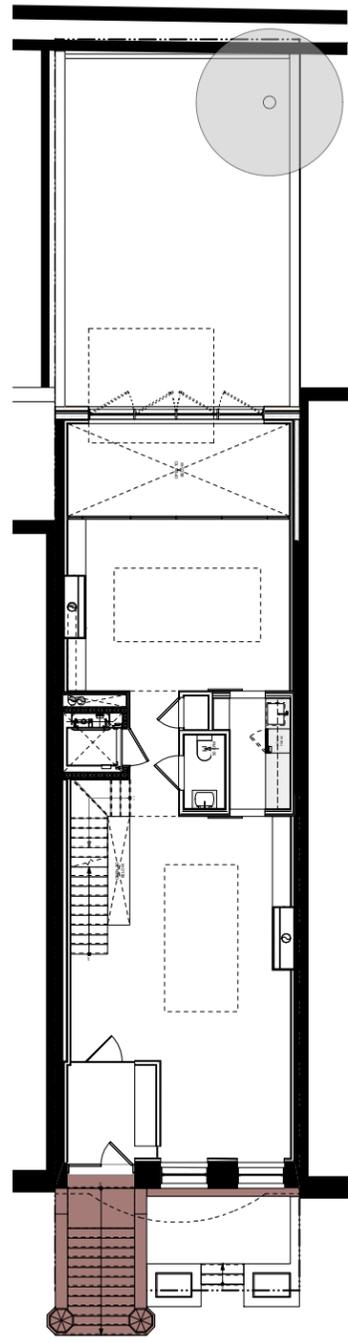
ROOF



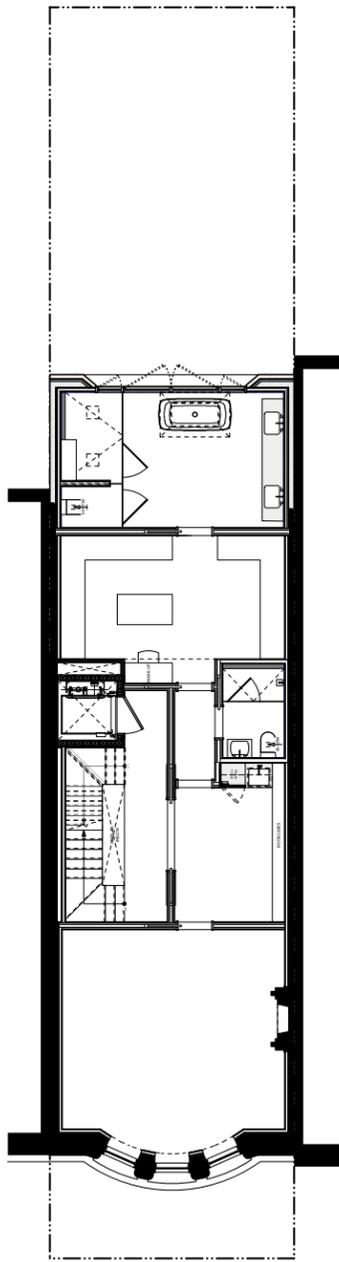
CELLAR



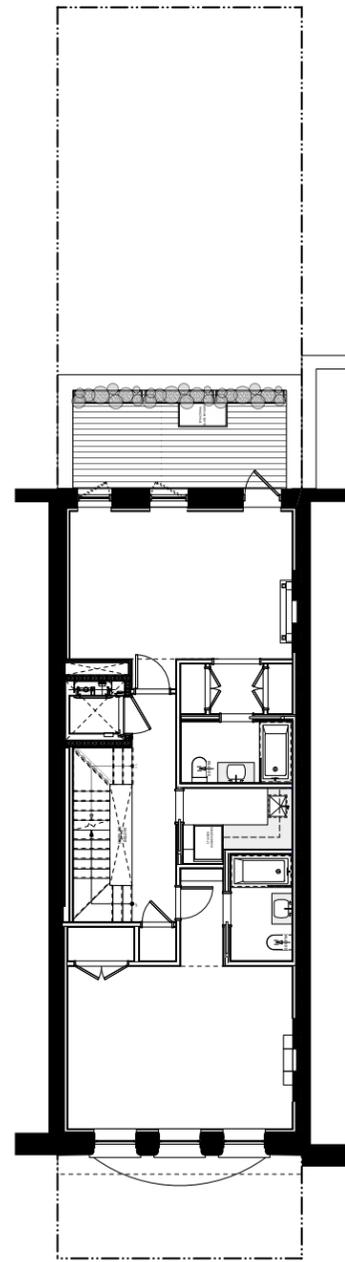
1ST FLOOR



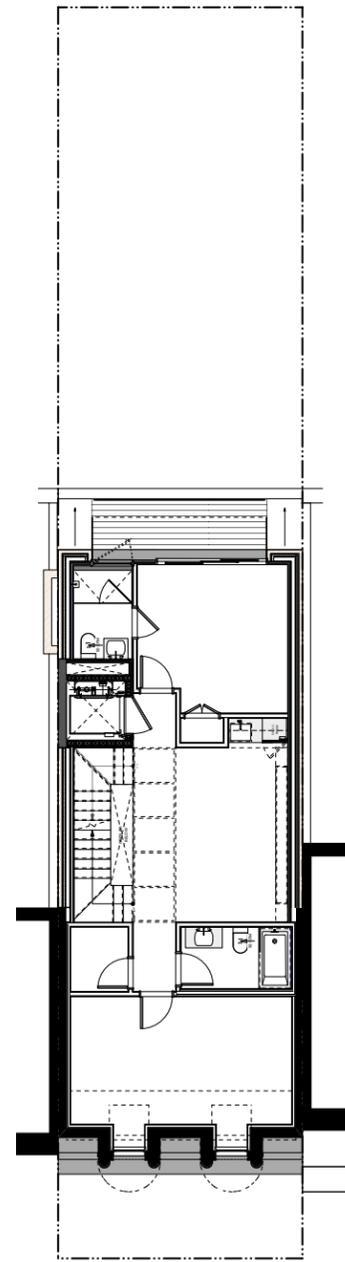
2ND FLOOR



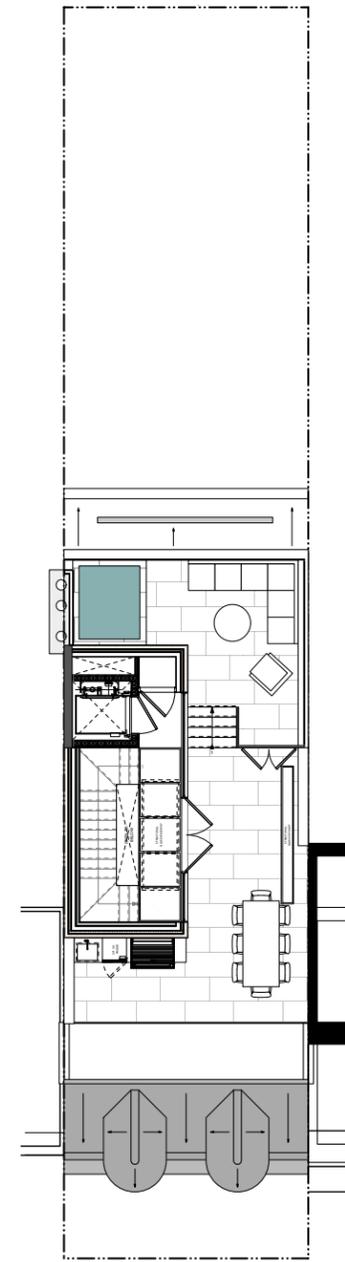
3RD FLOOR



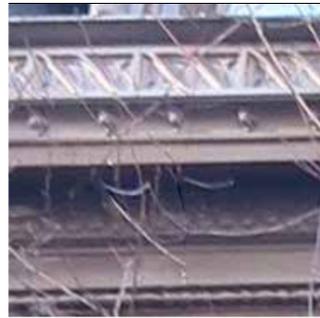
4TH FLOOR



5TH FLOOR

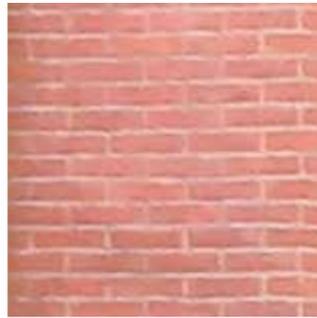


ROOF



REFURBISH/REPAIR EXISTING METAL CORNICE, PAINT WARM GRAY

BENJAMIN-MOORE HC-166 KENDALL CHARCOAL



CLEAN & REPAIR EX'G BRICK AS NEEDED



CLEAN & REPAIR EX'G BROWNSTONE AS NEEDED



NEW CLAY BARREL TILES AT DORMERS & ROOF TO MATCH

MCA CLAY TILE GRAY C-10 FINISH



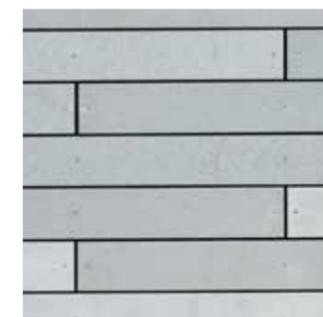
LIGHT GRAY SHINGLE-BRICK AT ROOFTOP ADDITION



STUCCO FINISH AT ROOFTOP ADDITION PARTY WALLS STO-36217



LIGHT GRAY ZINC CASSETTE AT STAIR BULKHEAD



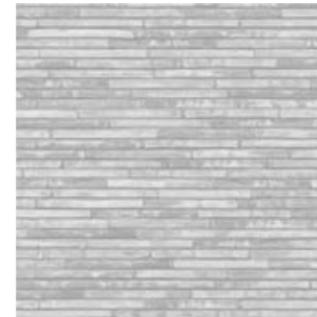
LIGHT GRAY OKO SKIN AT ELEVATOR BULKHEAD, MECHANICAL RISER AND AS MECHANICAL SCREEN FINISH



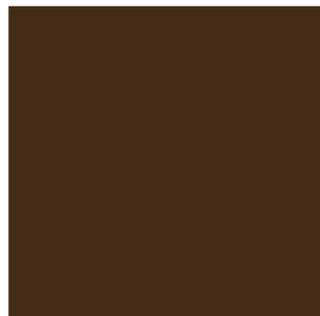
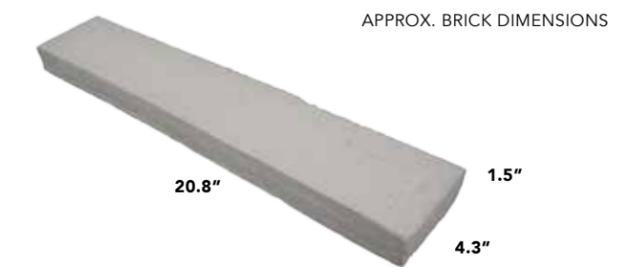
FACADE ENFRAMING DETAIL AROUND NEW FRONT DOOR (SIMILAR TO 324W77)



BLUESTONE PAVERS, FLAG LAYOUT, AT FRONT YARD



REAR FACADE LIGHT GRAY LONG BRICK



NEW DARK BROWN PAINTED WOOD WINDOWS AND PARLOR LEVEL FRONT DOOR



METAL WINDOW AND DOORS FRAMES

FRONT FACADE PROPOSED MATERIALS

REAR FACADE PROPOSED MATERIALS





FRONT FACADE CLAY BARREL TILE ROOF

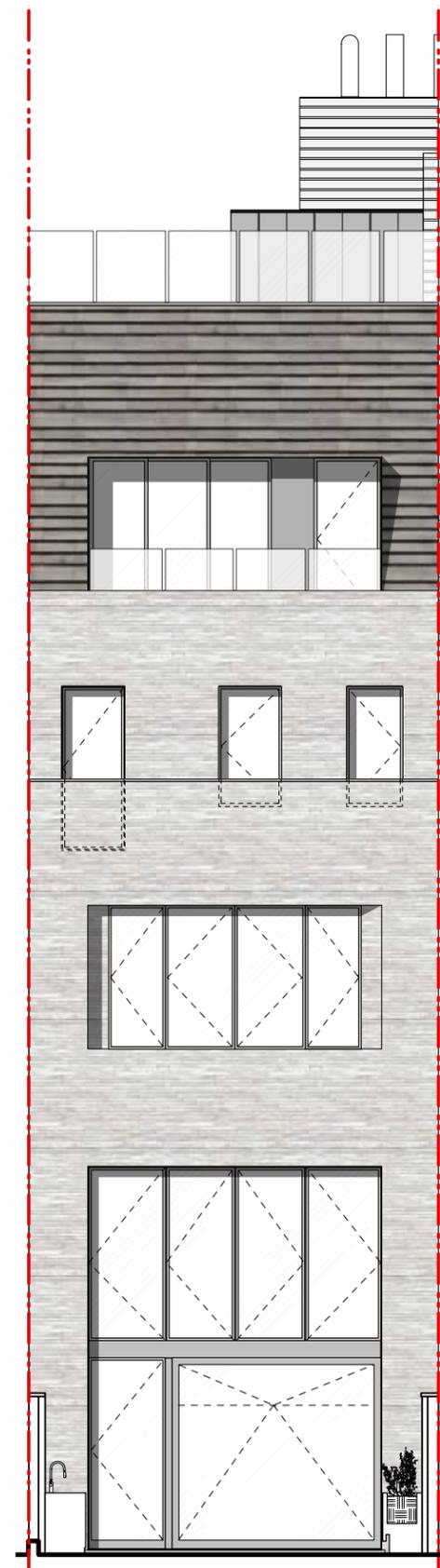


326W77 1940 TAX PHOTO

MCA CLAY TILE  
GRAY  
C-10 FINISH



262W73 1943 PHOTO  
ARCHITECT: CHARLES T. MOTT  
BUILT: 1887



REAR FACADE BRICK AND SHINGLE



**PETERSEN-TEGL**

- DENMARK
- FAMILY BUSINESS SINCE 1791
- WATER-STRUCK + COAL-FIRED BRICK
- EACH BRICK IS HAND FORMED



**COVER SHINGLE**

- LOW-TECH AND TRADITIONAL PRODUCTION AND INSTALL
- RECYCLABLE
- NO JOINTS, NO MAINTENANCE
- REMOVABLE AND REUSABLE



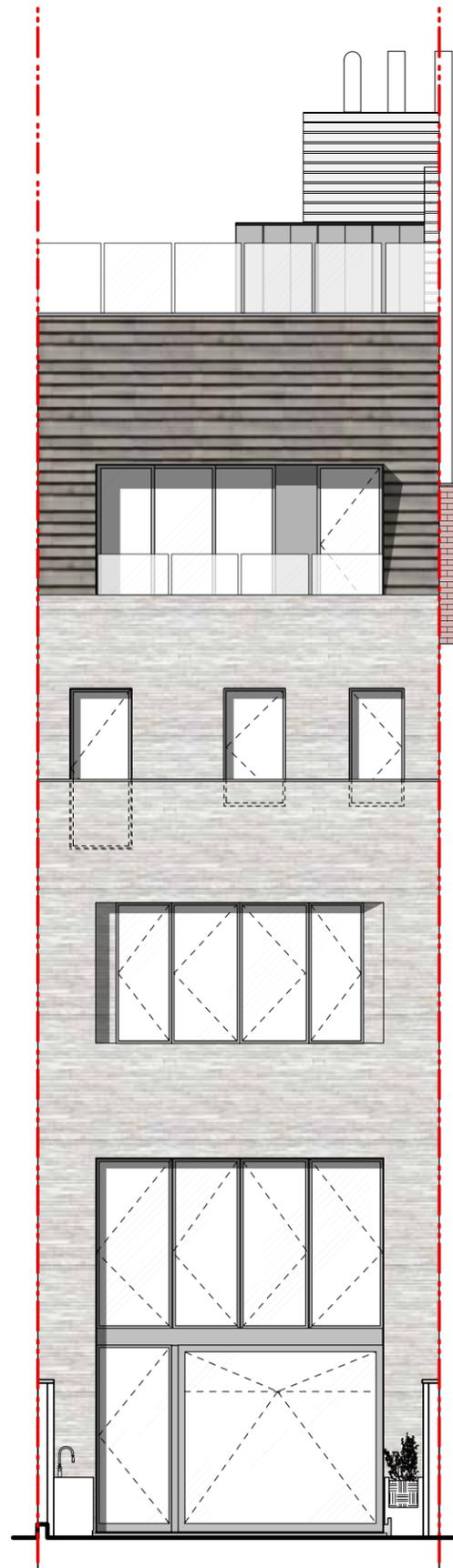
**KOLUMBA BRICK**

- DEVELOPED WITH PRITZKER PRIZE-WINNING ARCHITECT PETER ZUMTHOR
- UNIQUE DIMENSIONS
- LOW-TECH AND TRADITIONAL PRODUCTION AND INSTALL
- RECYCLABLE





PROPOSED FRONT FACADE



PROPOSED REAR FACADE