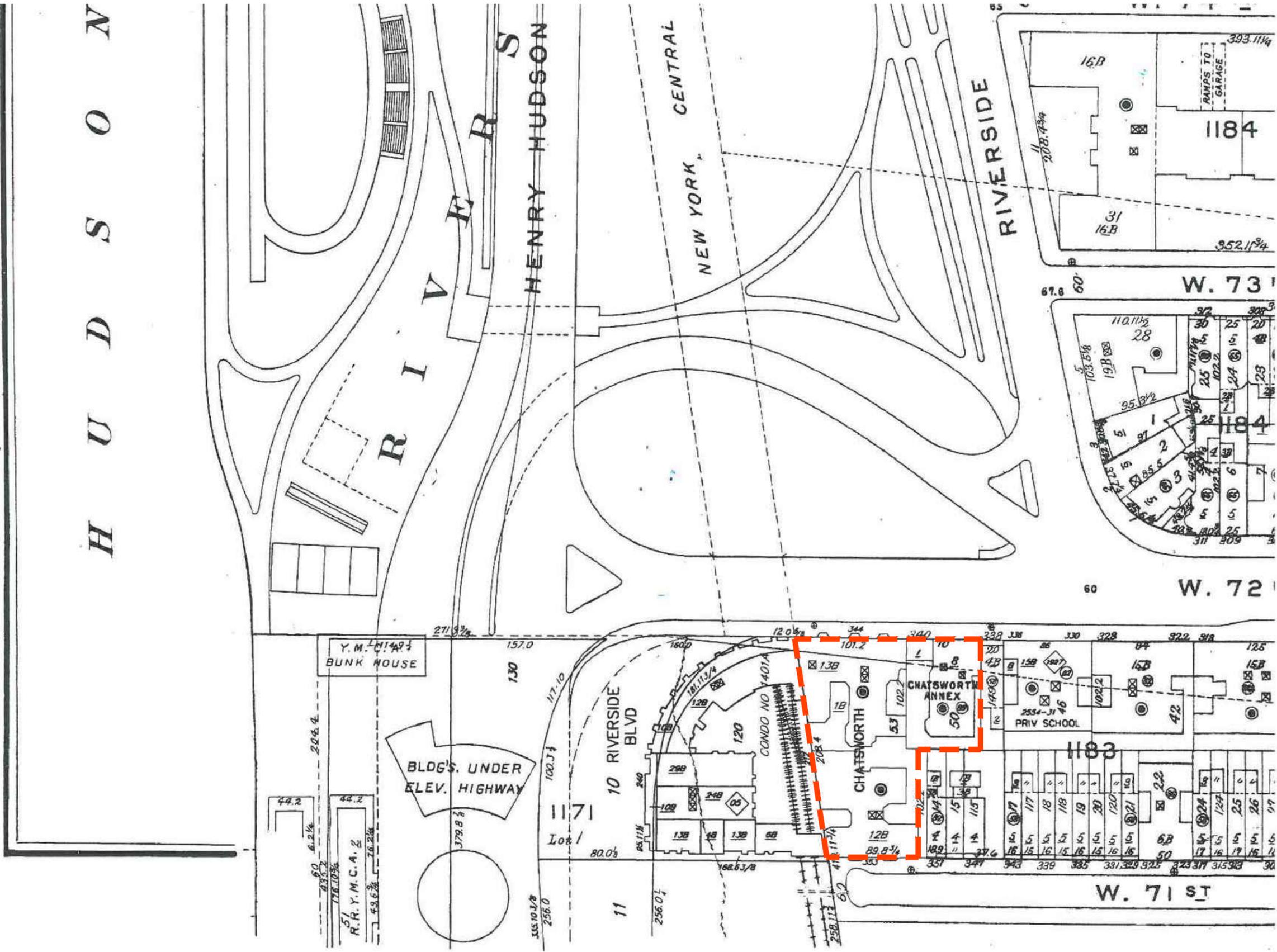


THE CHATSWORTH & ANNEX 340-344 WEST 72ND STREET

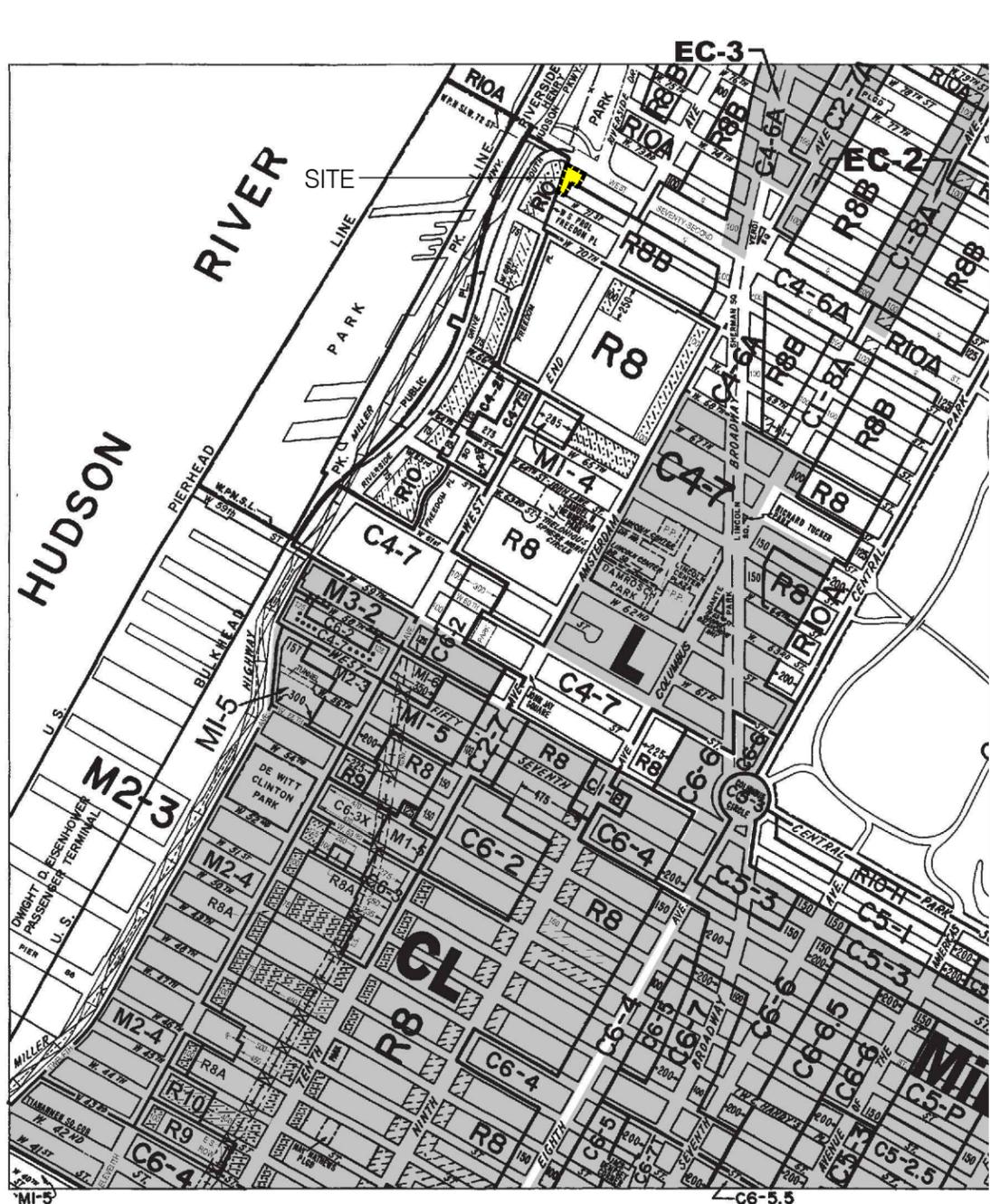


PRESENTATION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

MAPS & CONTEXT,
HISTORIC & EXISTING PHOTOGRAPHS



SITE CONTEXT



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:

02 C6 2013 C 120396 7MM

Special Requirements:

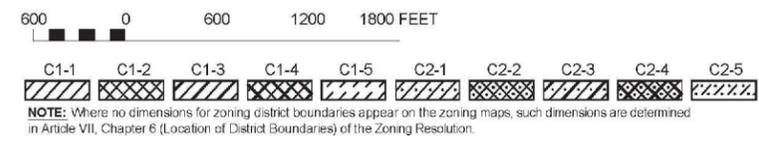
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
 For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

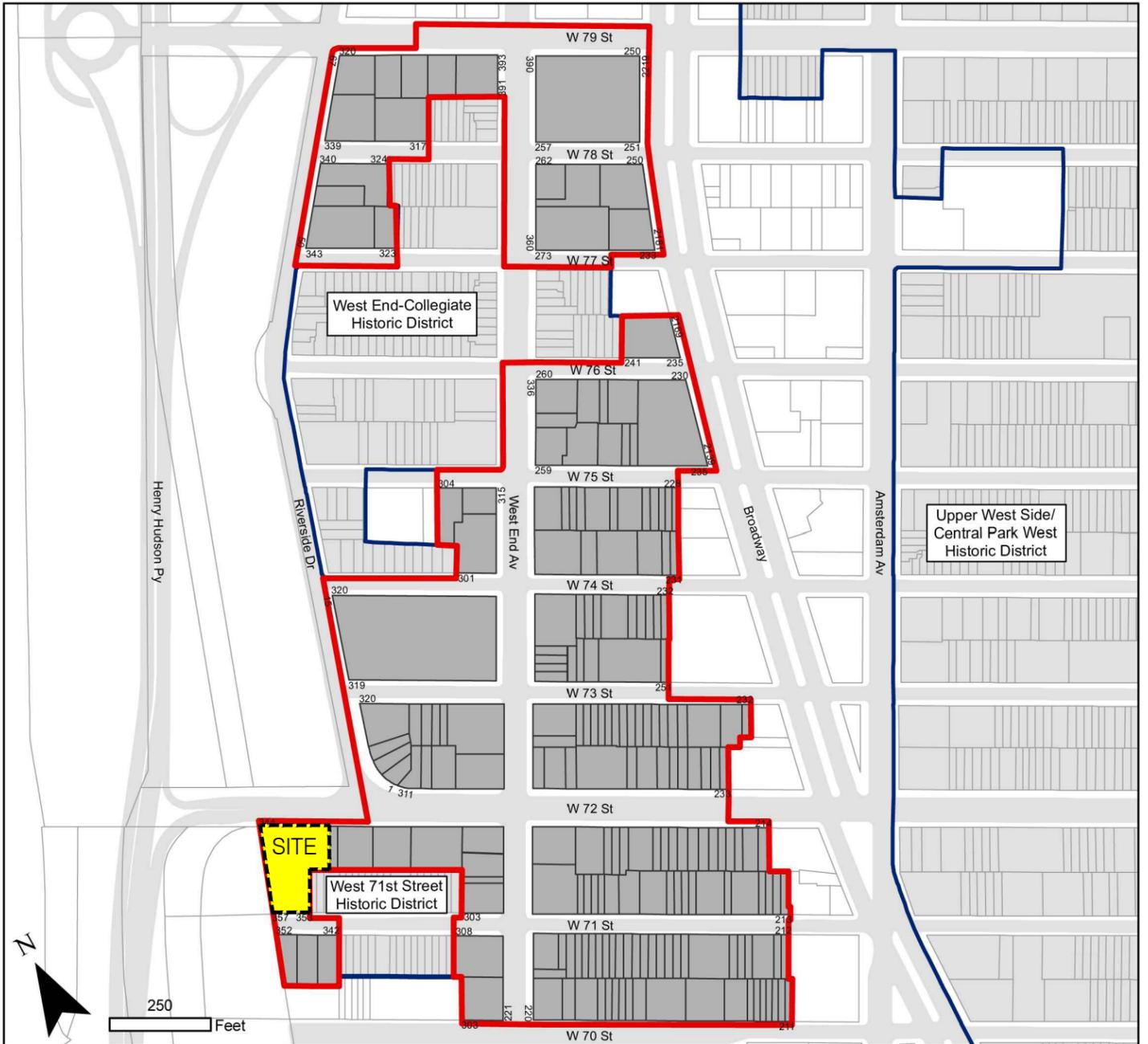
	5d	6b
8a	8c	9a
8b	8d	9b

© Copyrighted by the City of New York

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.

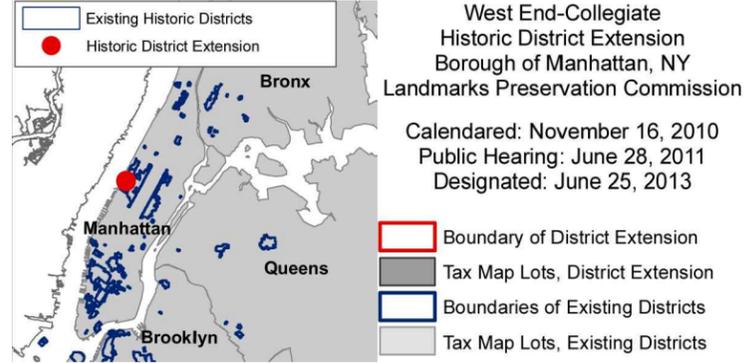


ZONING MAP 8C



Graphic Source: MapPLUTO, Edition 09v1, 2009. Author: Landmarks Preservation Commission, JM. Date: June 25, 2013.

WEST END-COLLEGIATE HISTORIC DISTRICT EXTENSION



West End-Collegiate Historic District Extension
 Borough of Manhattan, NY
 Landmarks Preservation Commission

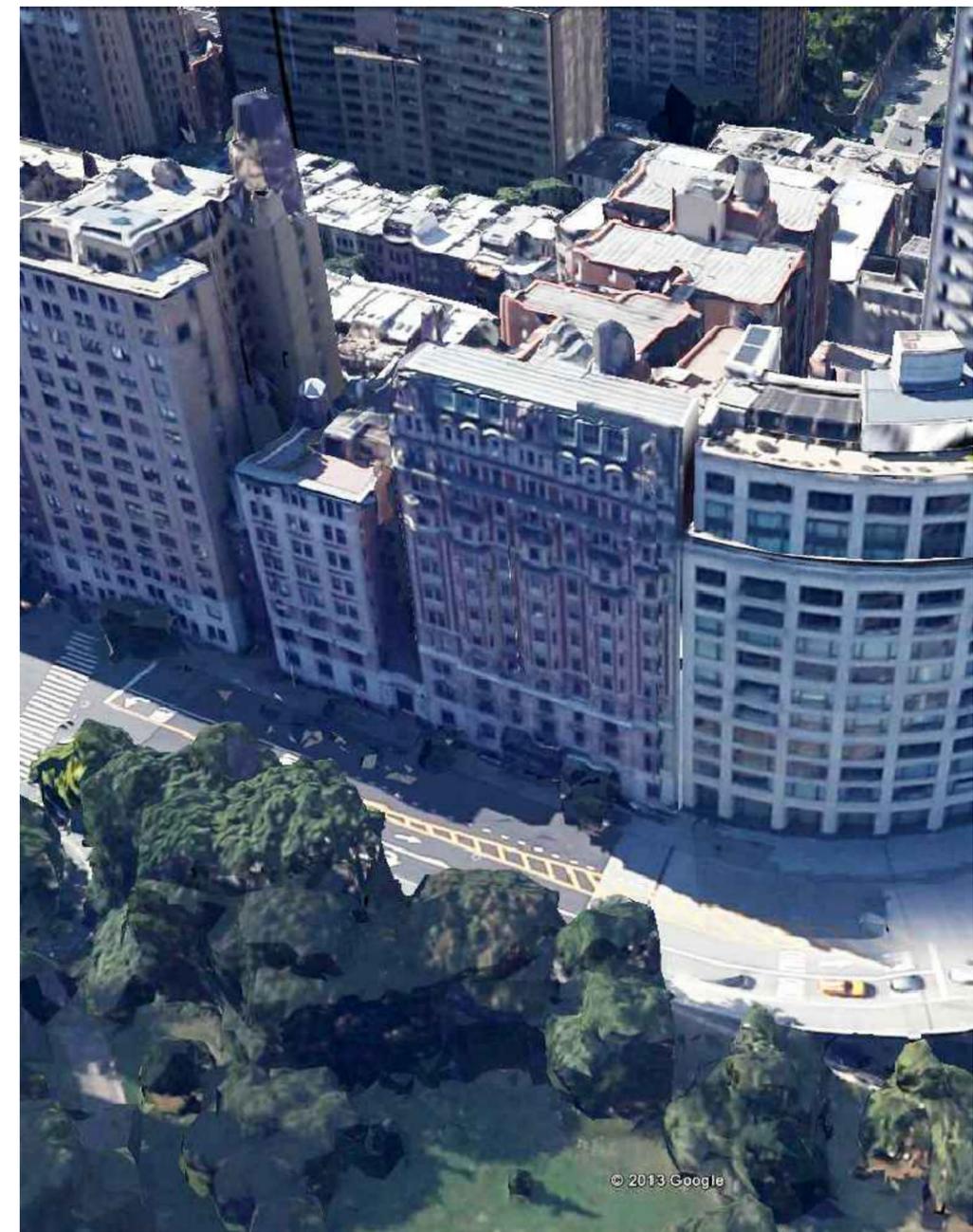
Calendared: November 16, 2010
 Public Hearing: June 28, 2011
 Designated: June 25, 2013

- Boundary of District Extension
- Tax Map Lots, District Extension
- Boundaries of Existing Districts
- Tax Map Lots, Existing Districts

ZONING AND HISTORIC MAP

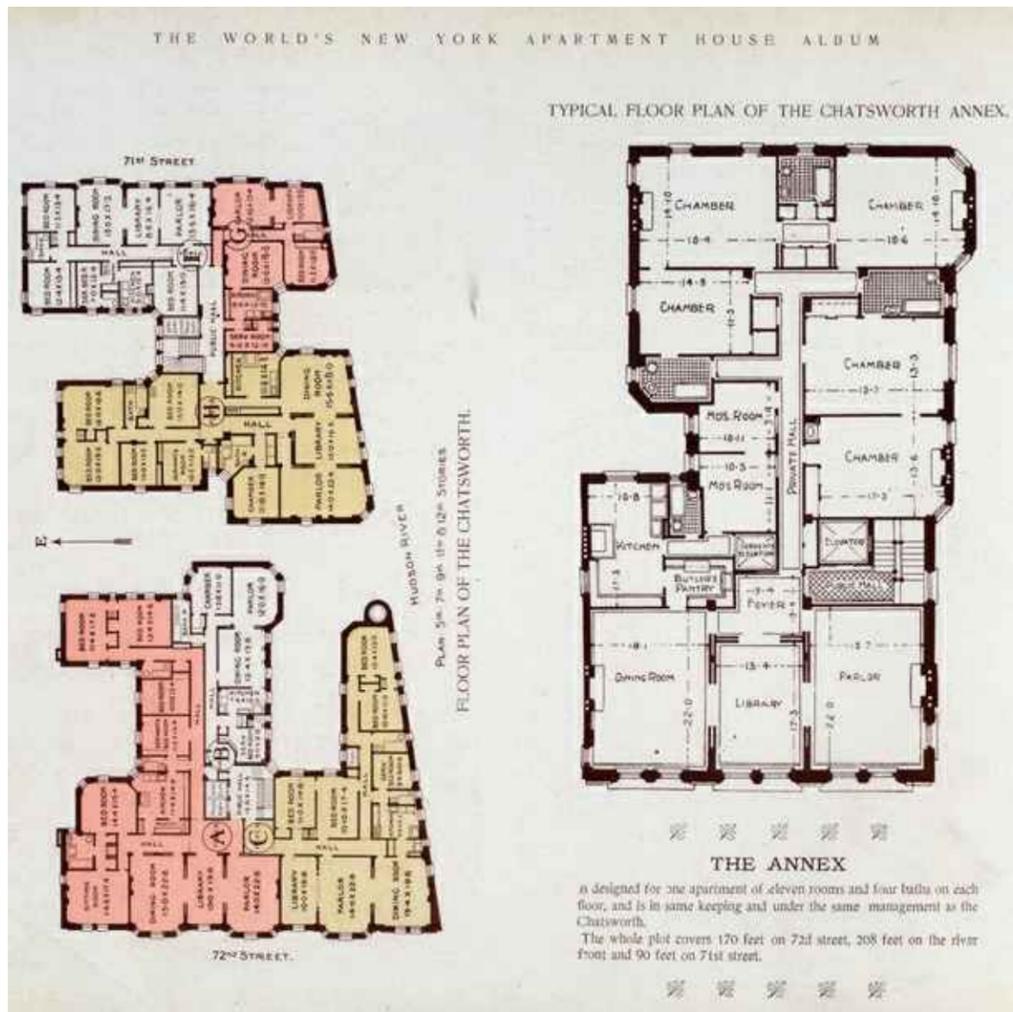


AERIAL VIEW FROM NORTH



ENLARGED AERIAL VIEW

MASSING CONTEXT



APARTMENT HOUSES OF THE METROPOLIS

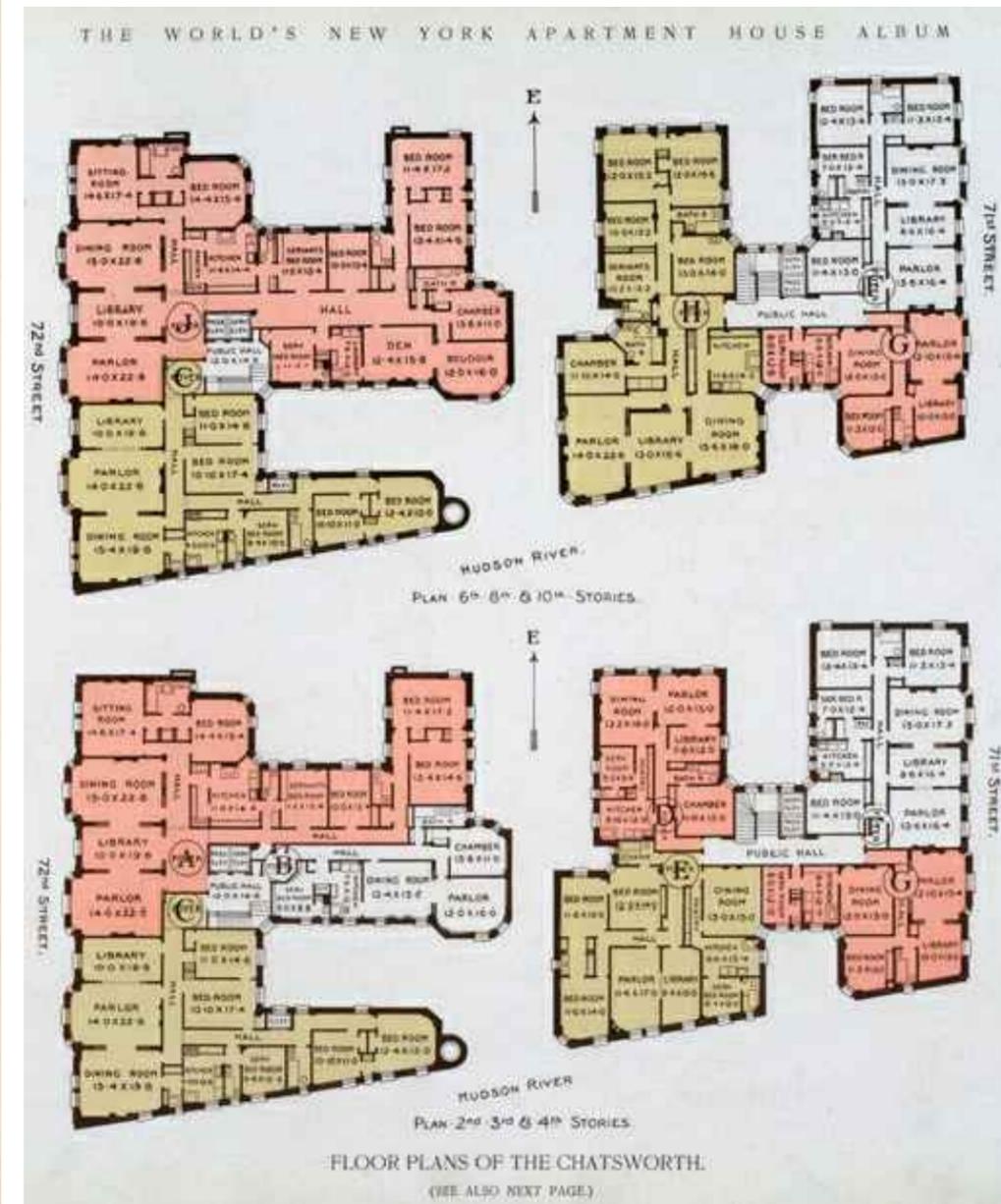
THE CHATSWORTH AND ANNEX
72nd STREET AND RIVERSIDE DRIVE

Built by JOHNSON-KAHN CO. 1904

Annex Built in 1907

JOHN R. SCHARSMITH Architect

SITUATED at Riverside Drive and 72nd Street, overlooking Riverside Park. The views from the windows are panoramic as well as picturesque and cannot be duplicated in New York. The house is fireproof and contains every approved improvement up-to-date, and the plumbing, cabinet and decorative work have been carried out consistently with the high-class character of the house. The parlors are in white mahogany, libraries in regular mahogany, and dining rooms in mission oak. The building has its own lighting and refrigerating plants.



HISTORIC BUILDING PUBLICATION EXCERPT AND FLOOR PLANS



THE CHATSWORTH 71ST STREET FACADE



EXISTING ENLARGED BUILDING PHOTOS

HISTORIC



EXISTING



HISTORIC VS EXISTING - THE CHATSWORTH

HISTORIC

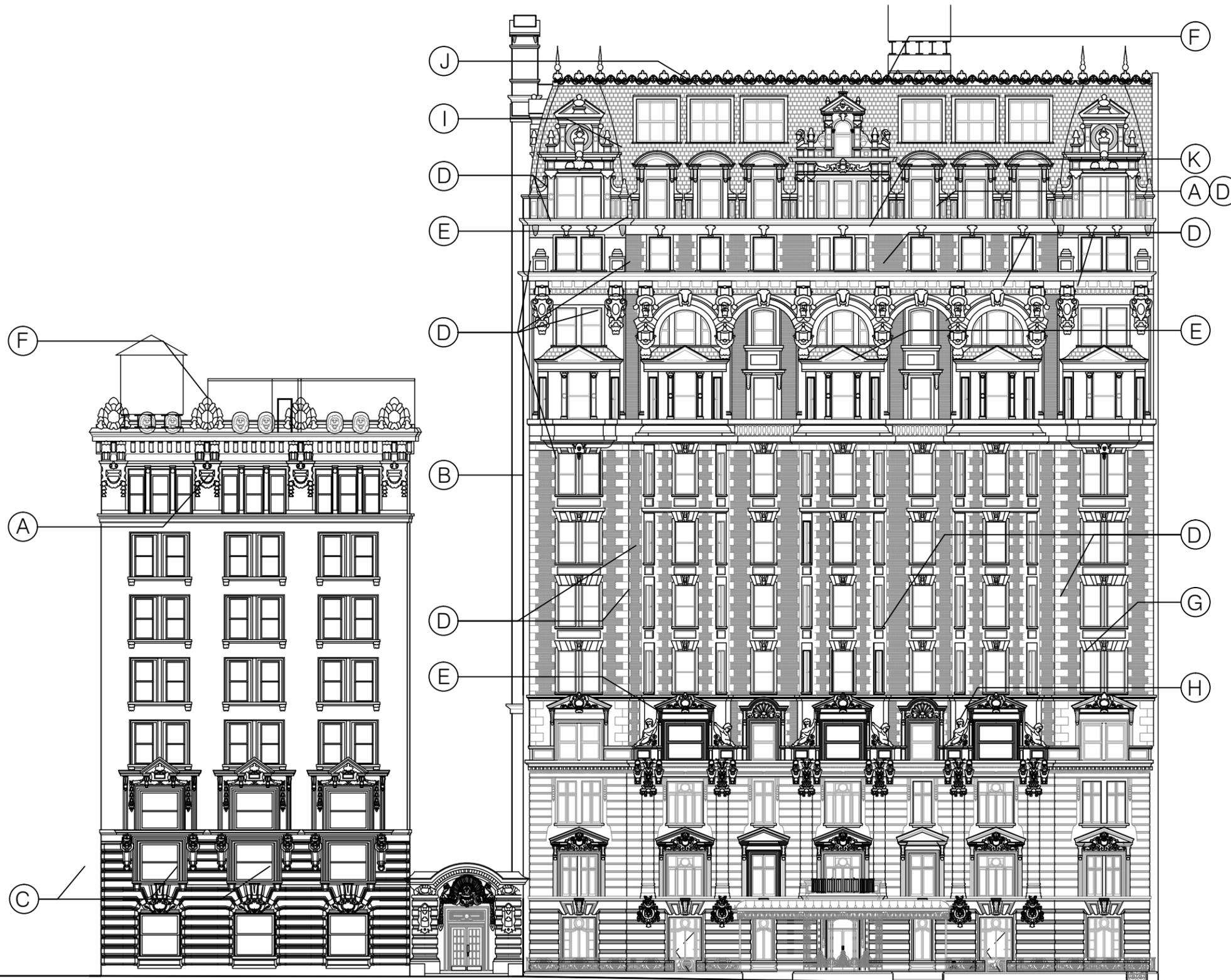


Year: 1915
Source: Internet (www.daytoninmanhattan.blogspot.com)

EXISTING



HISTORIC VS EXISTING - THE ANNEX



NOTES:

- (A) Repair copper coping as needed along entire length of terra cotta stone cornice using flat seam copper to match original
- (B) All masonry to be cleaned with an appropriate masonry restoration cleaner
- (C) All terra cotta will be cleaned with an appropriate terra cotta restoration cleaner
- (D) Repair cracks via composite patching material to match existing
- (E) Replace missing or significantly damaged decorative terra cotta elements with new precast elements custom made to match form, color, and texture of existing
- (F) Restored ornamentation to be patina'd copper finish as per historic photographs
- (G) Patch/repair window lintel conditions
- (H) Clean cherubim sculpture to match original historic condition
- (I) Repair and/or replace broken slate shingles and flashing to match existing
- (J) Repair and/or replace broken slate shingles and metal edge
- (K) Replace missing stone with pre-cast part material to match existing color and texture

EXTERIOR RESTORATION - NORTH ELEVATION

EXTERIOR RESTORATION



(A) Repair as needed copper coping along entire length of terra cotta cornice using flat seam copper to match original design



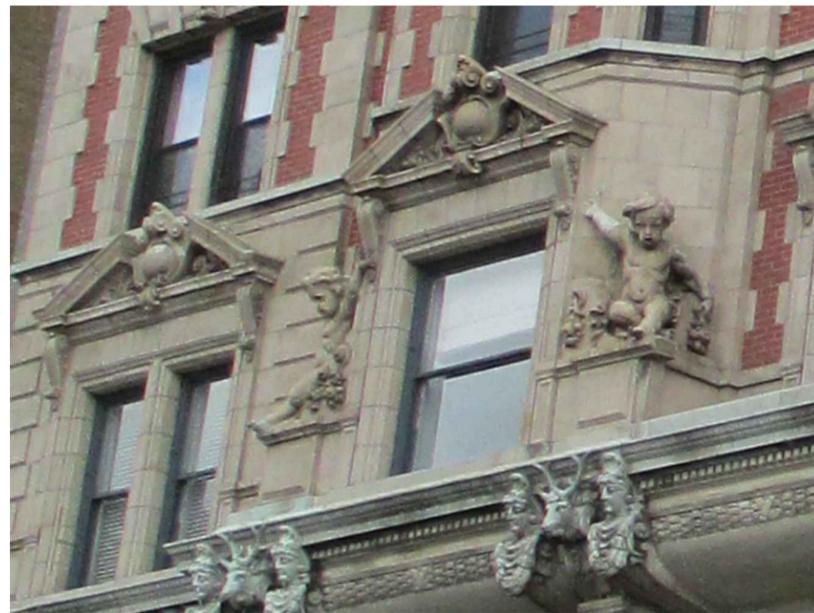
(B) All masonry will be cleaned with an appropriate masonry restoration cleaner



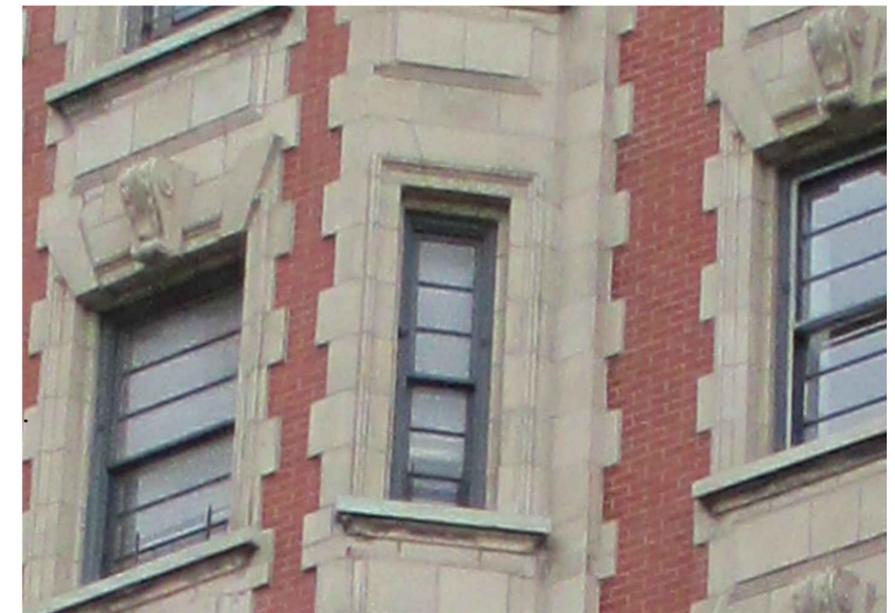
(C) All terra cotta will be cleaned with an appropriate terra cotta restoration cleaner



(D) Repair cracks via composite patching material to match existing.



(E) Replace missing or significantly damaged decorative terra cotta elements with new precast elements custom made to match form color and texture of existing.



(D) Repair cracks via composite patching material to match existing.

EXTERIOR RESTORATION



(B) All masonry will be cleaned with an appropriate masonry restoration cleaner



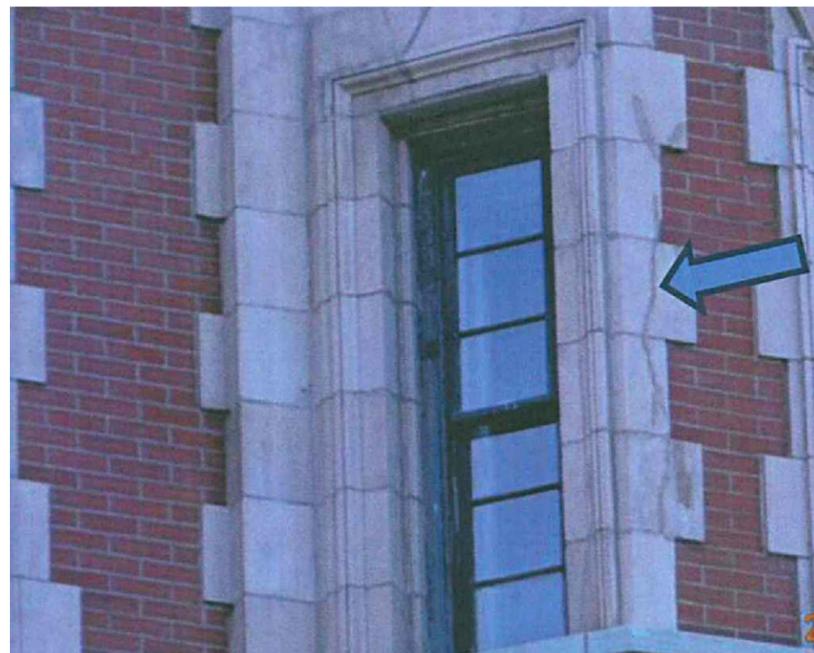
(G) Patch / Repair window lintel conditions



(D) Repair cracks via composite patching material to match existing



(D) Repair cracks via composite patching material to match existing.



(D) Repair cracks via composite patching material to match existing.



(E) Replace missing or significantly damaged decorative terra cotta elements with new precast elements custom made to match form color and texture of existing.

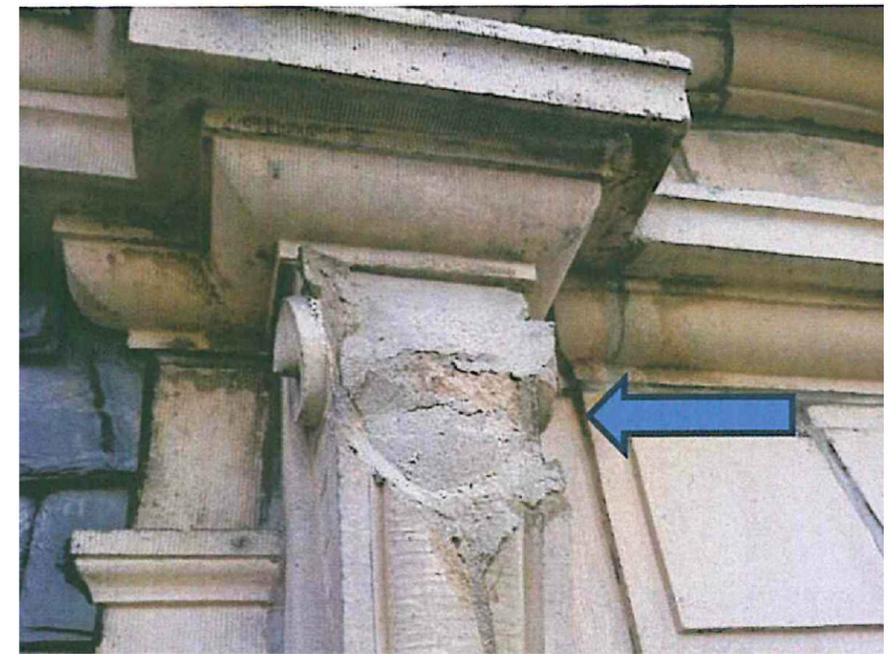
EXTERIOR RESTORATION



(B) All masonry to be cleaned with an appropriate masonry restoration cleaner



(D) Repair cracks via composite patching material to match existing



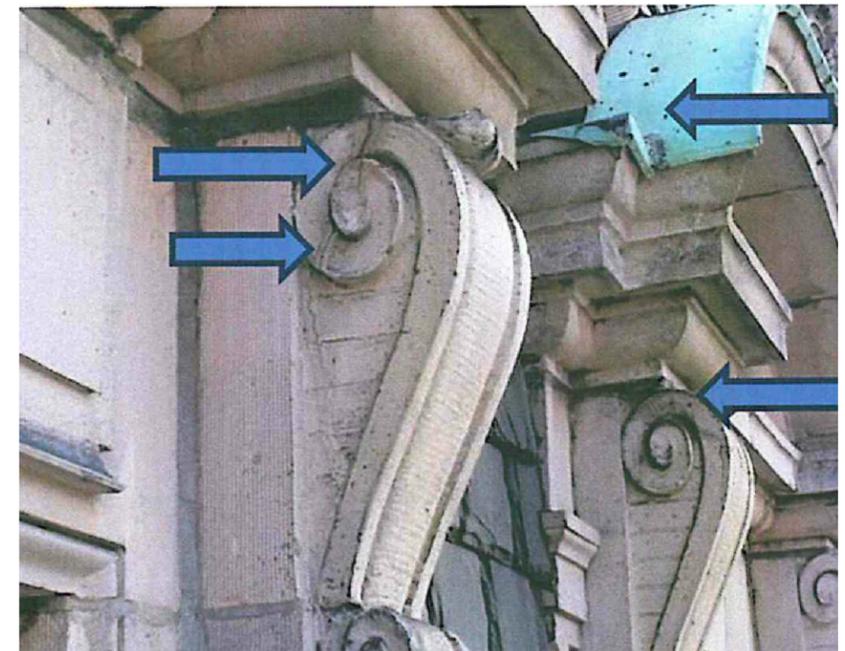
(E) Replace missing or significantly damaged decorative terra cotta elements with new precast elements custom made to match form color and texture of existing.



(D) Repair cracks via composite patching material to match existing.



(D) Repair cracks via composite patching material to match existing.



(A) Repair cracks via composite patching material to match existing. Repair as needed copper coping using flat seam copper to match original design
(D)

EXTERIOR RESTORATION



Ⓜ Clean cherubim sculpture to match original historic condition



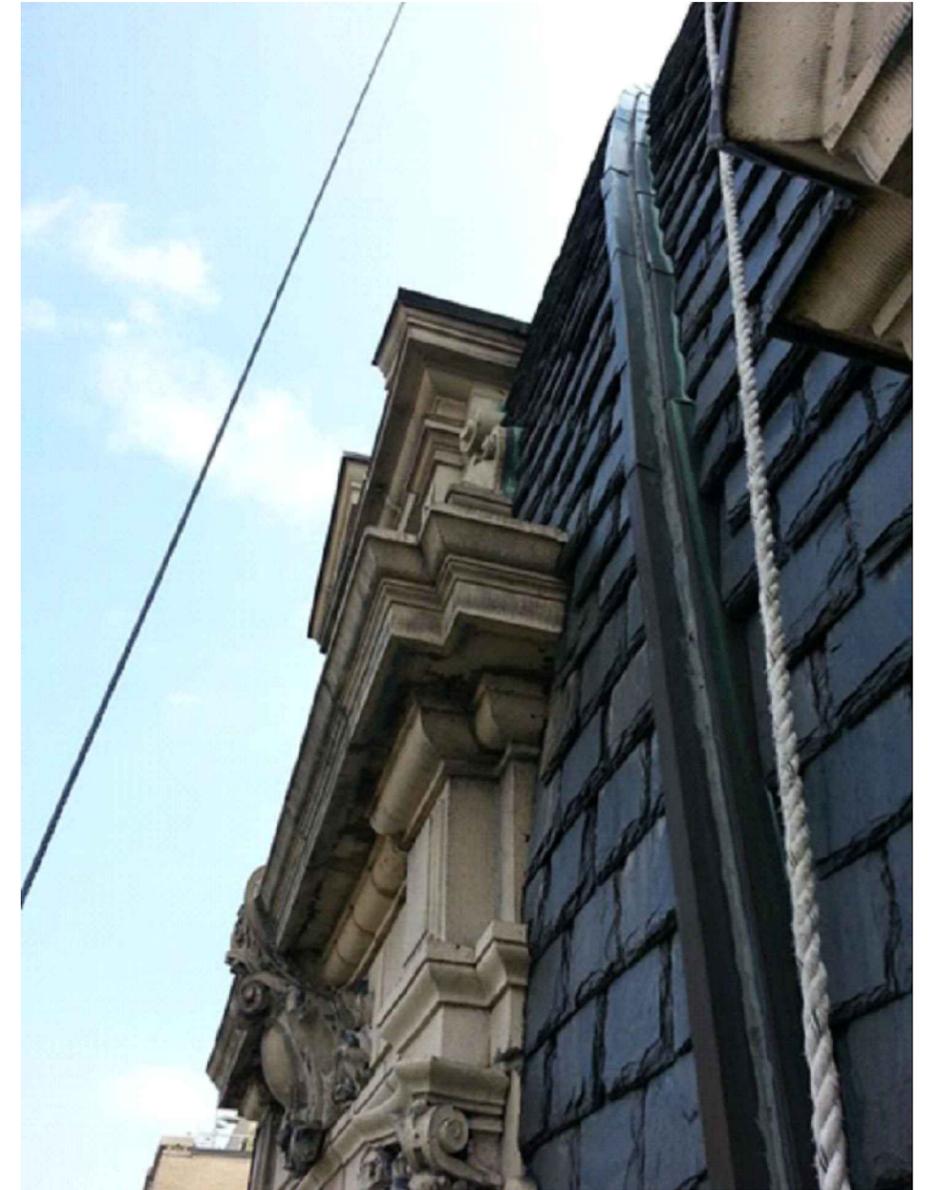
Ⓜ Repair and or replace broken slate shingles and repair metal edge



Ⓜ Clean cherubim sculpture to match original historic condition



Ⓜ Replace missing stone with a precast part material to match existing color and texture



Ⓜ Repair slate shingles and flashing to match existing.

EXTERIOR RESTORATION

WINDOW REPLACEMENT



EXISTING WINDOW @ W. 72ND ST.



"ORIGINAL" WOOD WINDOW @ W. 72ND ST.



"ORIGINAL" WOOD WINDOW @ W. 72ND ST.



EXISTING 3 OVER 3 WINDOWS @ W. 71 ST.

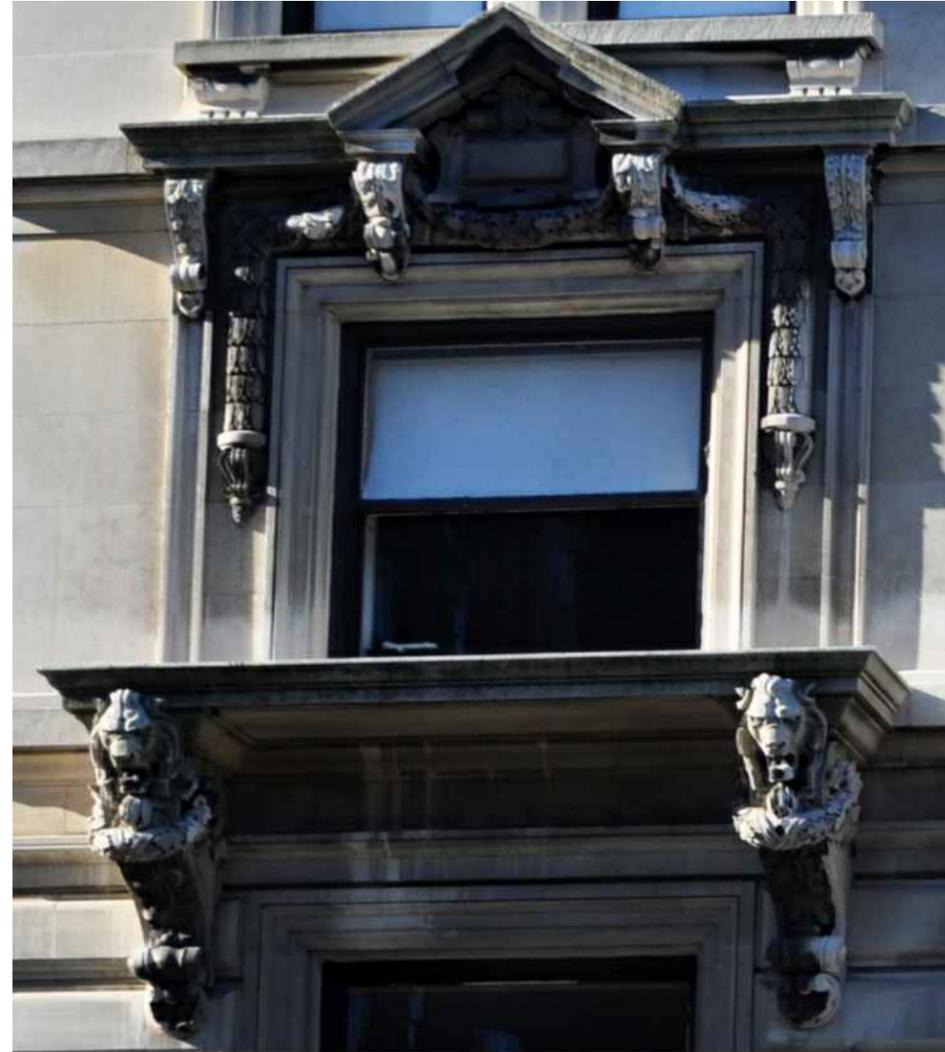


EXISTING WINDOW @ W. 72ND ST.

EXISTING WINDOWS AT THE CHATSWORTH



EXISTING WINDOW @ W. 72 ST.



EXISTING WINDOW @ W. 72 ST.



EXISTING DOUBLE HUNG WINDOW @ W. 72 ST.



EXISTING 3 X 3 WINDOW @ W. 72 ST.

EXISTING WINDOWS AT THE ANNEX

EXTERIOR VIEW OF EXISTING 3 OVER 3 WINDOW AT 3RD FLOOR TO BE REPLACED W/ WINDOW IN IMAGE 2



IMAGE 1

EXTERIOR VIEW OF ORIGINAL 3 OVER 3 WINDOW AT 3RD FLOOR TO BE REPLICATED



IMAGE 2



IMAGE 3

WINDOW REPLACEMENT - CHATSWORTH 72ND STREET



Streetscape - Facing 72nd Street

Arched windows at 10th floor to be replaced by wood windows

ALUMINUM REPLACEMENT



3 over 3 Window to be Replaced at 3rd Floor, TYP. Window Type 'D' with wood

WOOD REPLACEMENT



3 over 3 Window to be Replaced at 5th Floor, TYP. Window Type 'F' with aluminum



Front Elevation - 2nd to 5th Floors

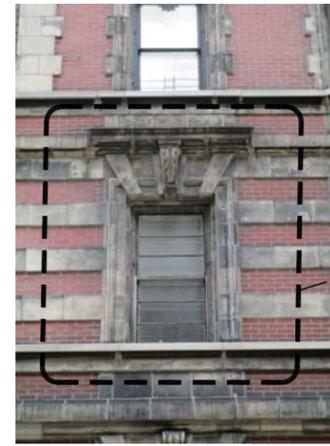


3 over 3 Window to be Replaced at 4th Floor, TYP. Window Type 'E' with wood

WINDOW REPLACEMENT - CHATSWORTH 72ND STREET



Streetscape - Facing 71st Street



3 over 3 Window to be Replaced at 3rd Floor, TYP. Window Type 'E'



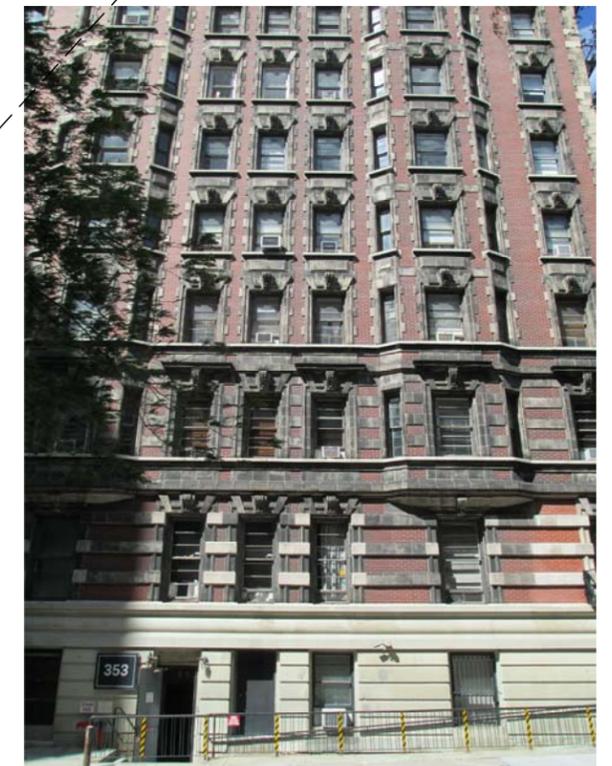
1 over 1 Window to be Replaced at 4th Floor, TYP. Window Type 'F'.



1 over 1 Window to be Replaced at Cellar, TYP. Window Type 'E'.



71st Street Elevation - 1st to 4th Floors



71st Street Elevation

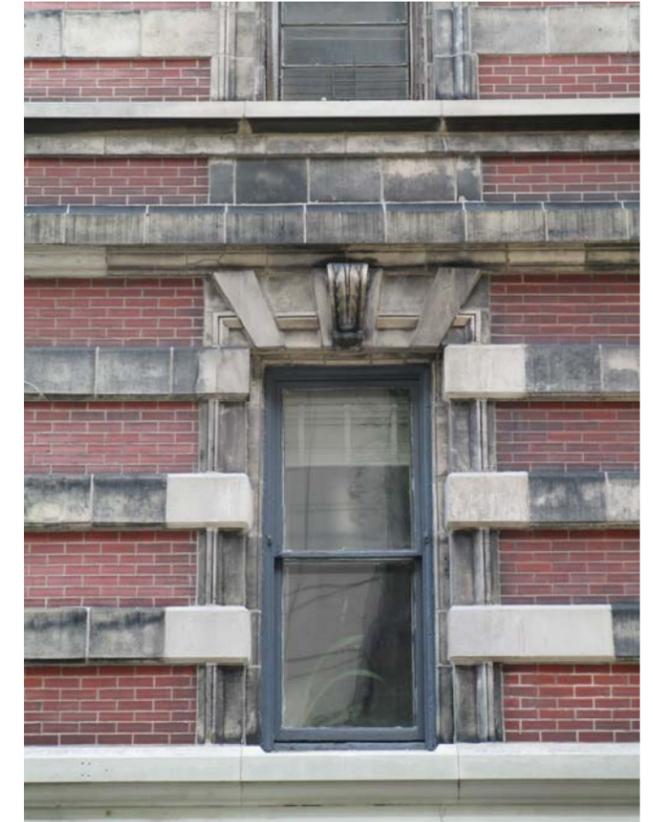
WINDOW REPLACEMENT - CHATSWORTH 71ST STREET



Exterior View - 3 over 3 Windows to be Replaced, TYP. 71st Street Facade.



Interior View - 3 over 3 Windows to be Replaced, TYP.



Exterior View - 1 over 1 Windows to be Replaced, TYP. 71st Street Facade.

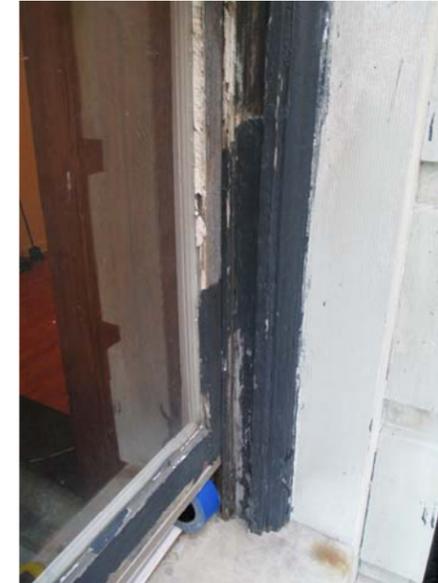
WINDOW REPLACEMENT - CHATSWORTH 71ST STREET EXISTING CONDITIONS



1st Floor Window Jamb Condition.



Typical Window Sill and Jamb Condition.



Typical Window Brickmold Condition.

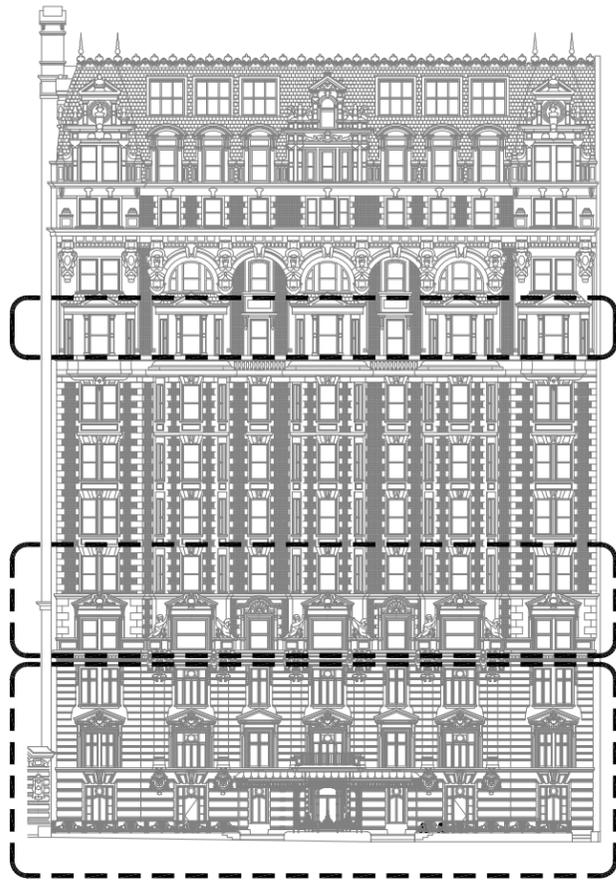


1st Floor Window Sill Condition.

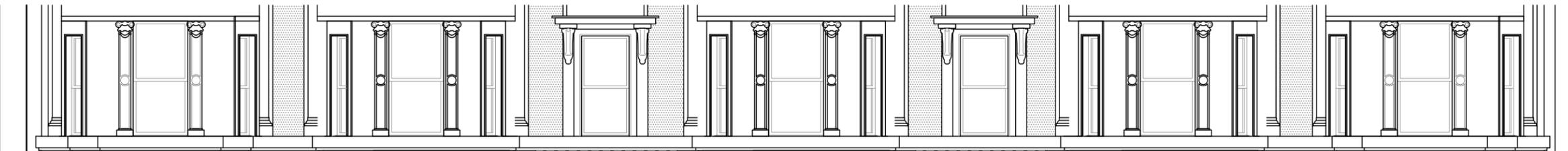


Typical Window Brickmold and Jamb Condition.

WINDOW CONDITIONS @ - CHATSWORTH 72 ST. FACADE



West 72nd St.



9th Floor Elevation - EXISTING WINDOWS TO BE REPLACED WITH ALUMINUM WINDOWS.

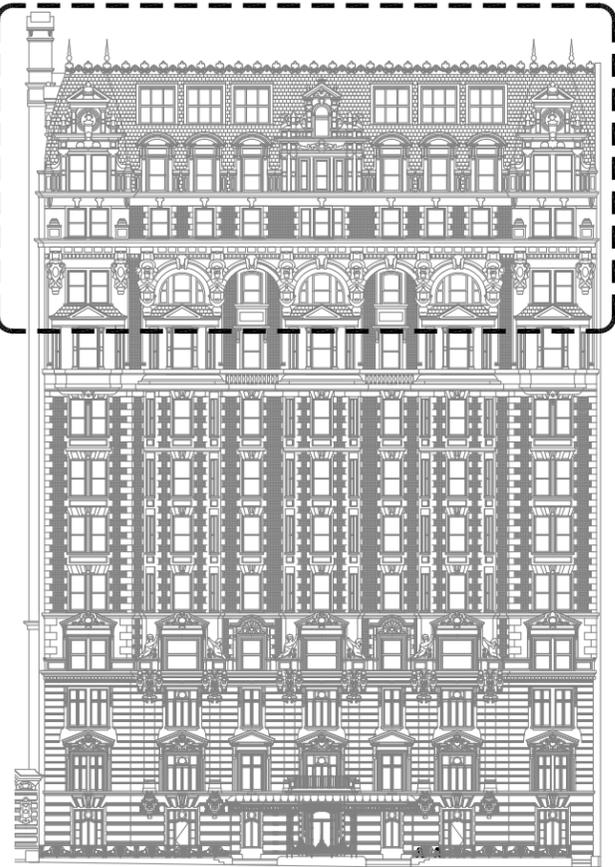


4th to 8th Floors Elevation - EXISTING WINDOWS TO BE REPLACED WITH ALUMINUM WINDOWS.

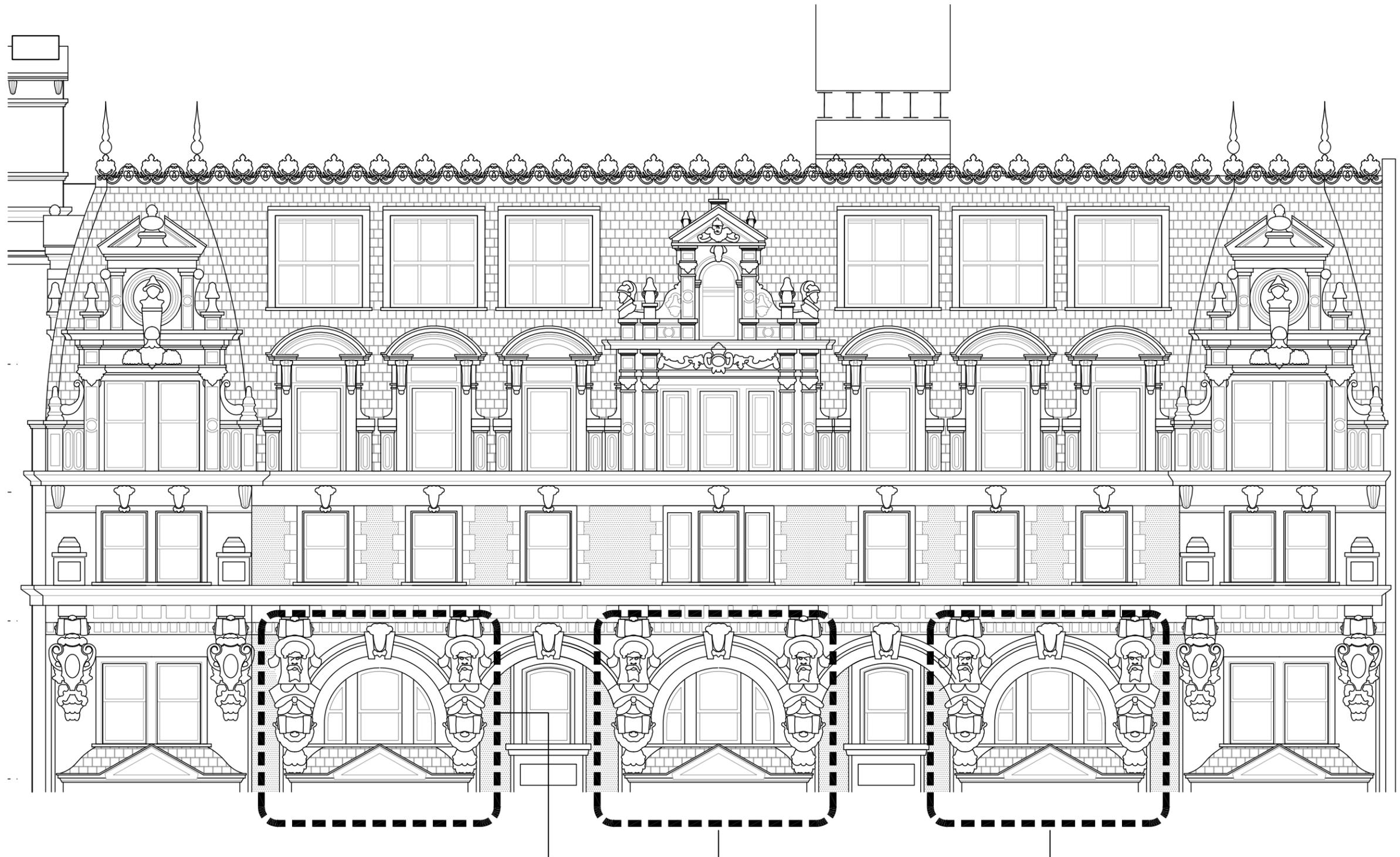


1st to 4th Floors Elevation - EXISTING WINDOWS TO BE REPLACED WITH WOOD WINDOWS.

CHATSWORTH WINDOW REPLACEMENT - PARTIAL 72ND STREET EXTERIOR ELEVATIONS

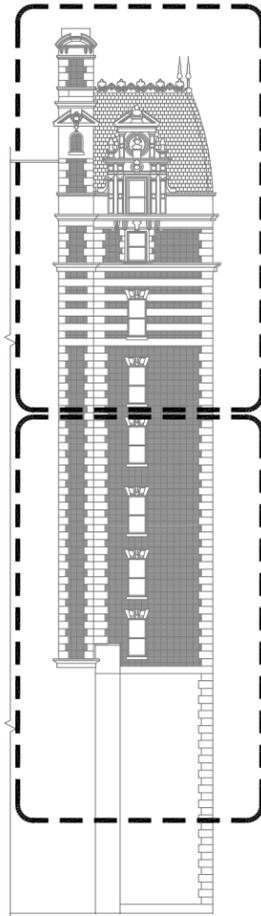


West 72nd St.

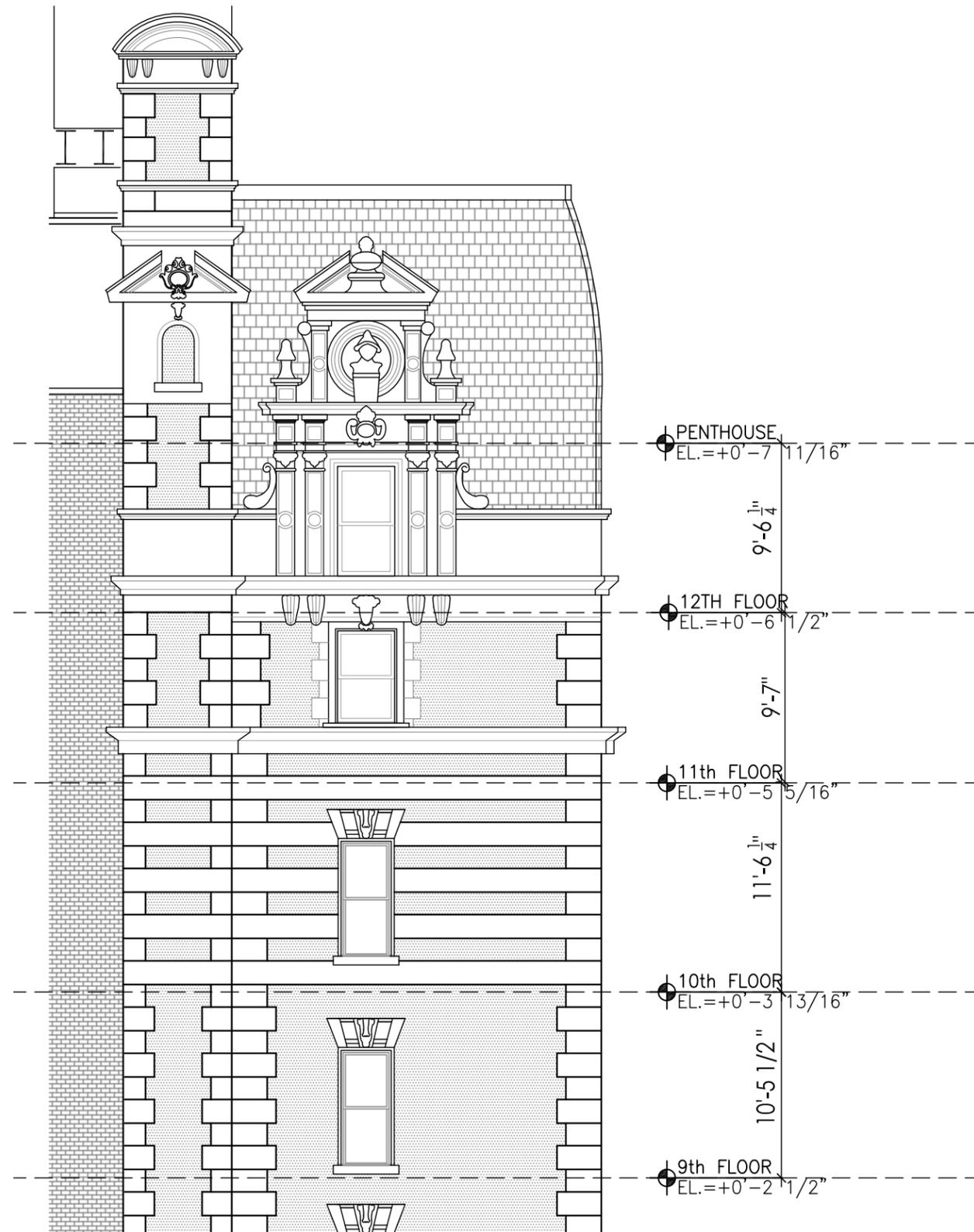


10th Floor - EXISTING WINDOWS TO BE REPLACED WITH WOOD WINDOWS.
 10th to PH Floors Elevation - BALANCE OF WINDOWS TO BE REPLACED W/ ALUMINUM WINDOWS, TYP

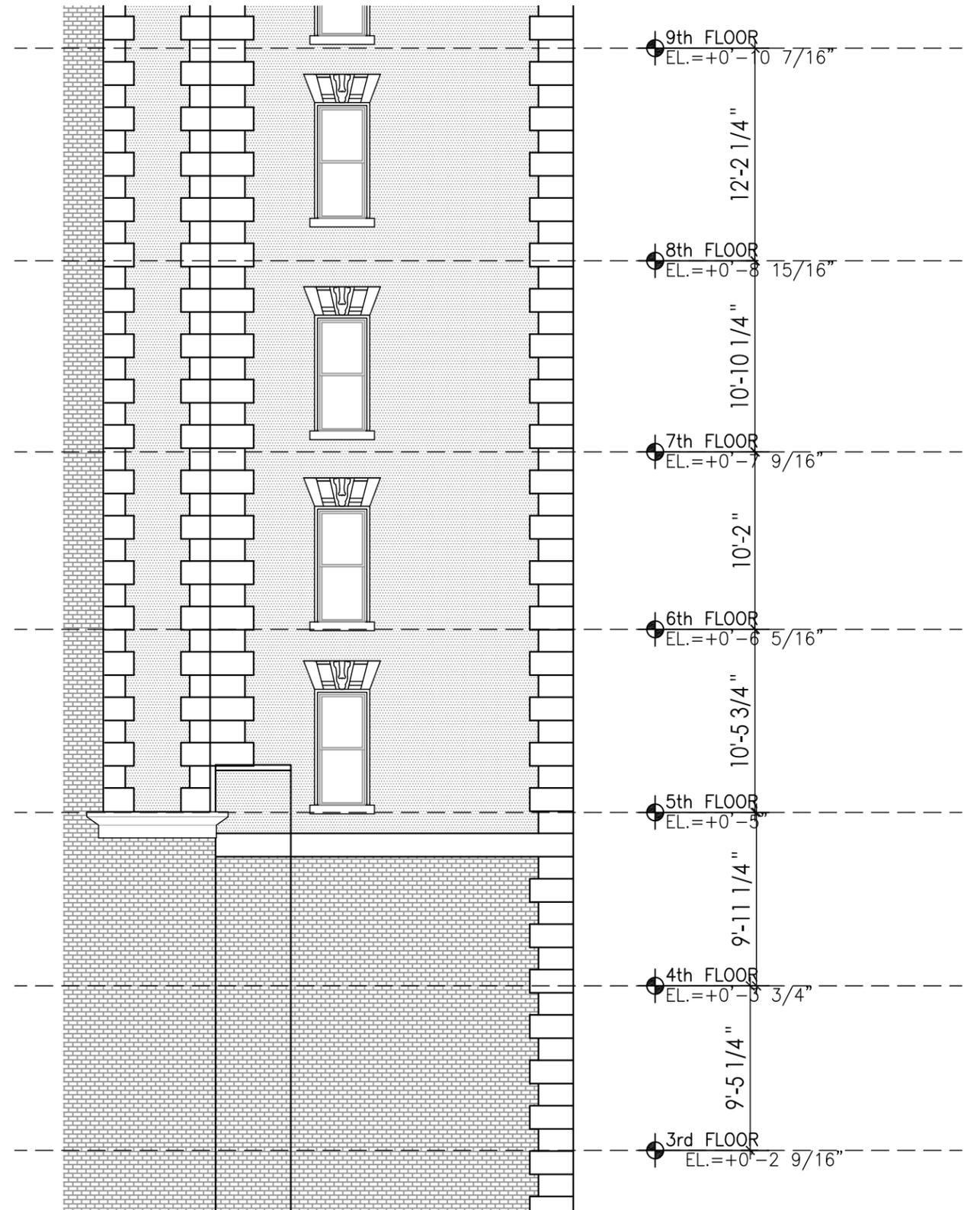
CHATSWORTH WINDOW REPLACEMENT - PARTIAL 72ND STREET EXTERIOR ELEVATION



West 72nd St.



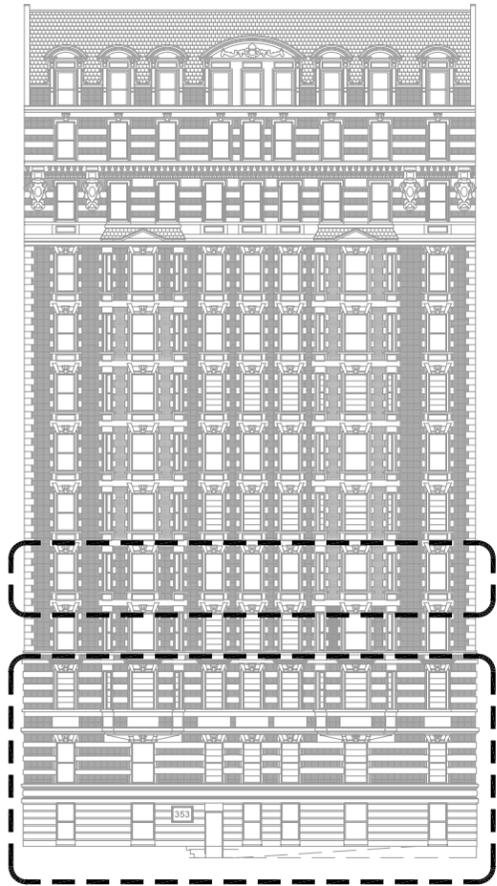
9th to 12th Floors Elevation



5th to 8th Floors Elevation

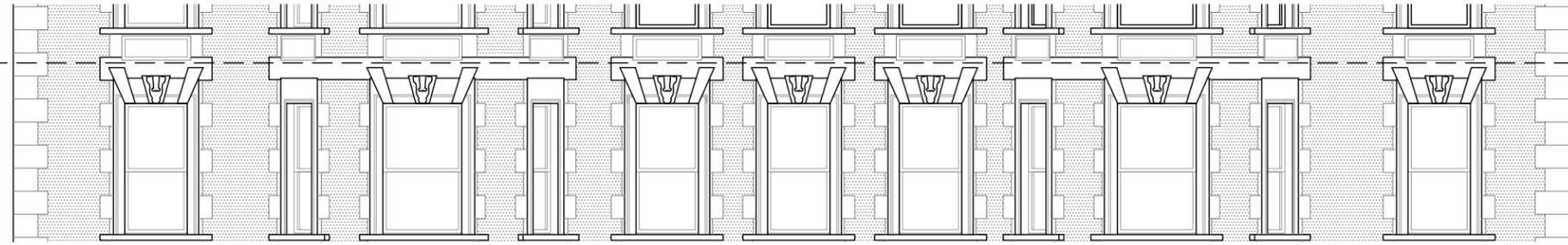
WINDOWS TO BE REPLACED WITH ALUMINUM WINDOWS.

CHATSWORTH WINDOW REPLACEMENT - PARTIAL EAST ELEVATION



West 71st St.

5th FLOOR
EL.=+0'-10 3/16"



4th to 9th Floors Elevation - EXISTING WINDOWS TO BE REPLACED WITH ALUMINUM WINDOWS.

3rd FLOOR
EL.=+0'-7 5/8"

12'-0 3/4"

2nd FLOOR
EL.=+0'-6 1/8"

12'-4 1/4"

1ST FLOOR
EL.=+0'-5"

11'-1 1/2"

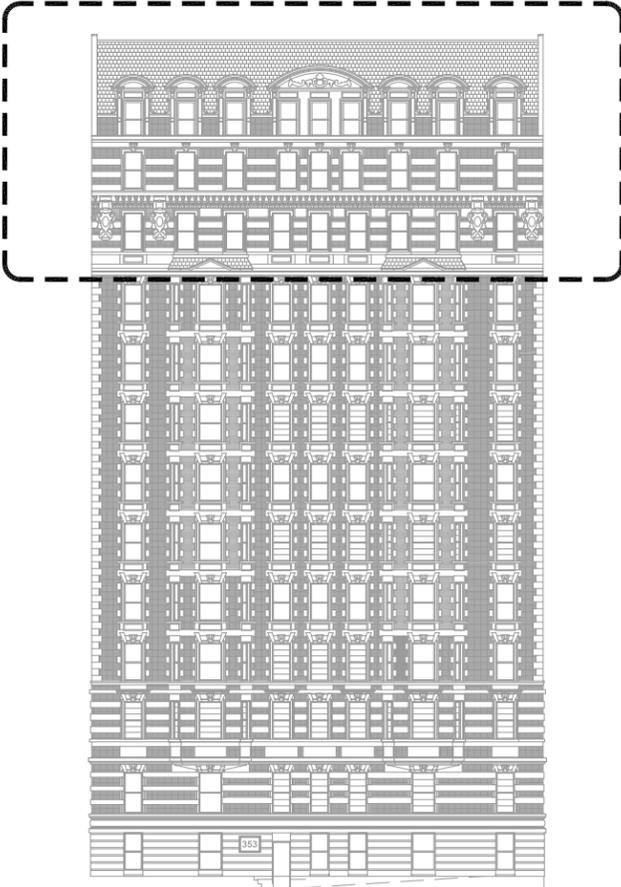
CELLAR
EL.=+0'-4"

ELEVATION
+0'-3 1/8"



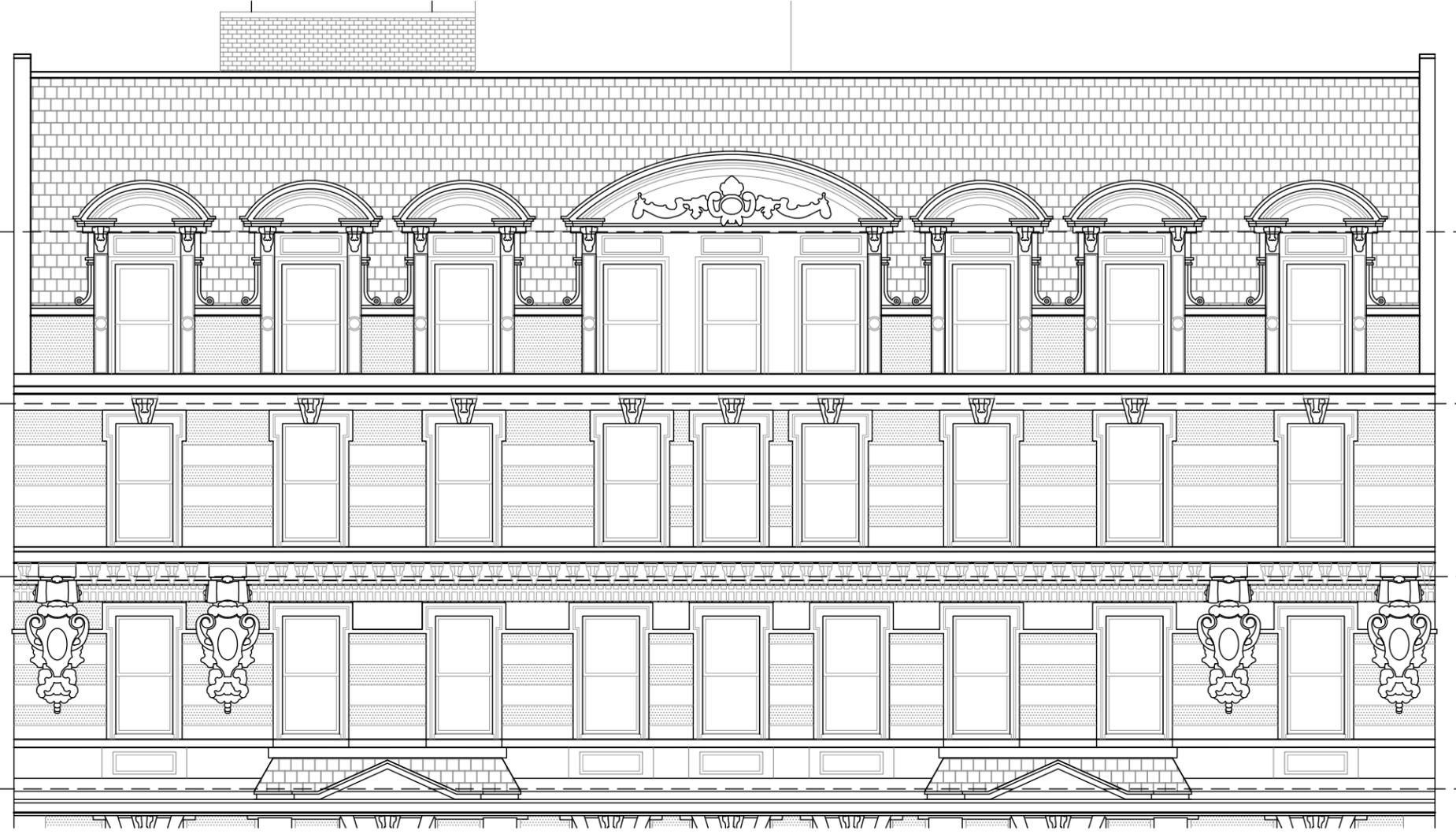
Cellar, 1st & 2nd Floors Elevation - EXISTING WINDOWS TO BE REPLACED WITH WOOD WINDOWS.

CHATSWORTH WINDOW REPLACEMENT - PARTIAL STREET ELEVATION AT 71ST STREET



West 71st St.

PENTHOUSE
 EL.=+0'-8 15/16"
 9'-6 1/4"
 12TH FLOOR
 EL.=+0'-7 3/4"
 9'-7"
 11th FLOOR
 EL.=+0'-6 9/16"
 11'-6 1/4"
 10th FLOOR
 EL.=+0'-5 1/8"

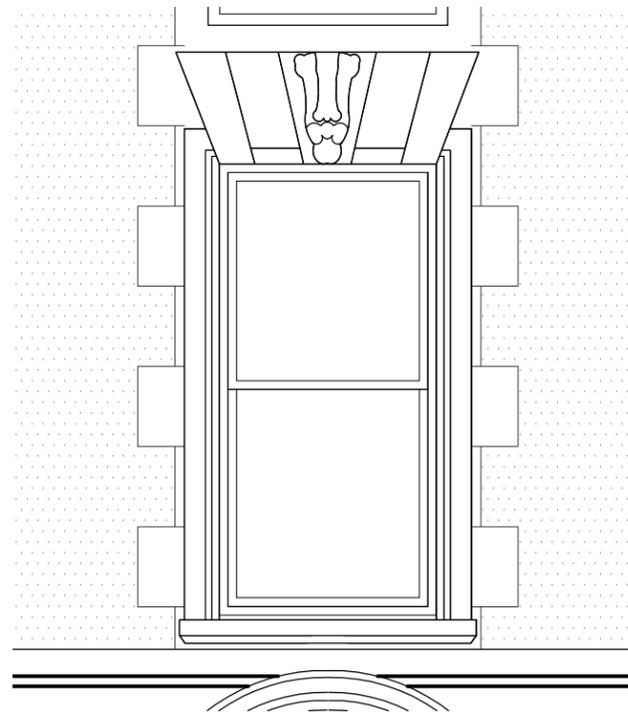


10th, 11th & 12th Floors Elevation -EXISTING WINDOWS TO BE REPLACED WITH ALUMINUM WINDOWS.

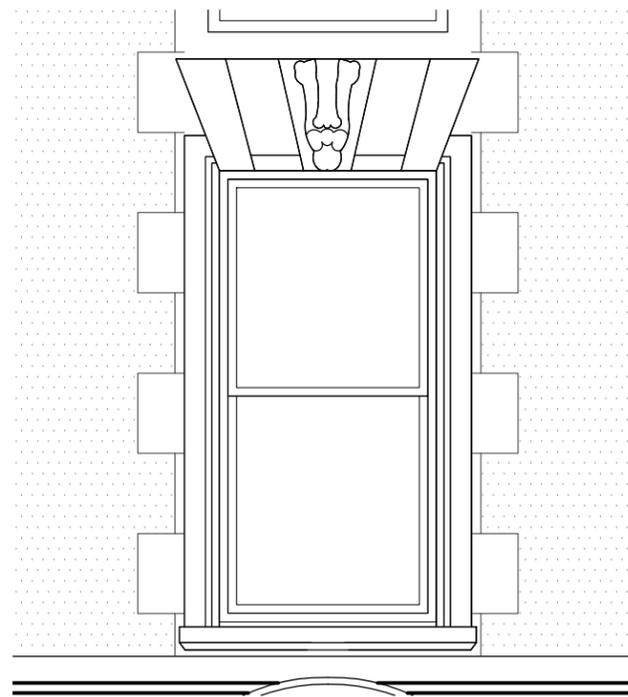
CHATSWORTH WINDOW REPLACEMENT - PARTIAL SOUTH ELEVATION AT 71ST STREET



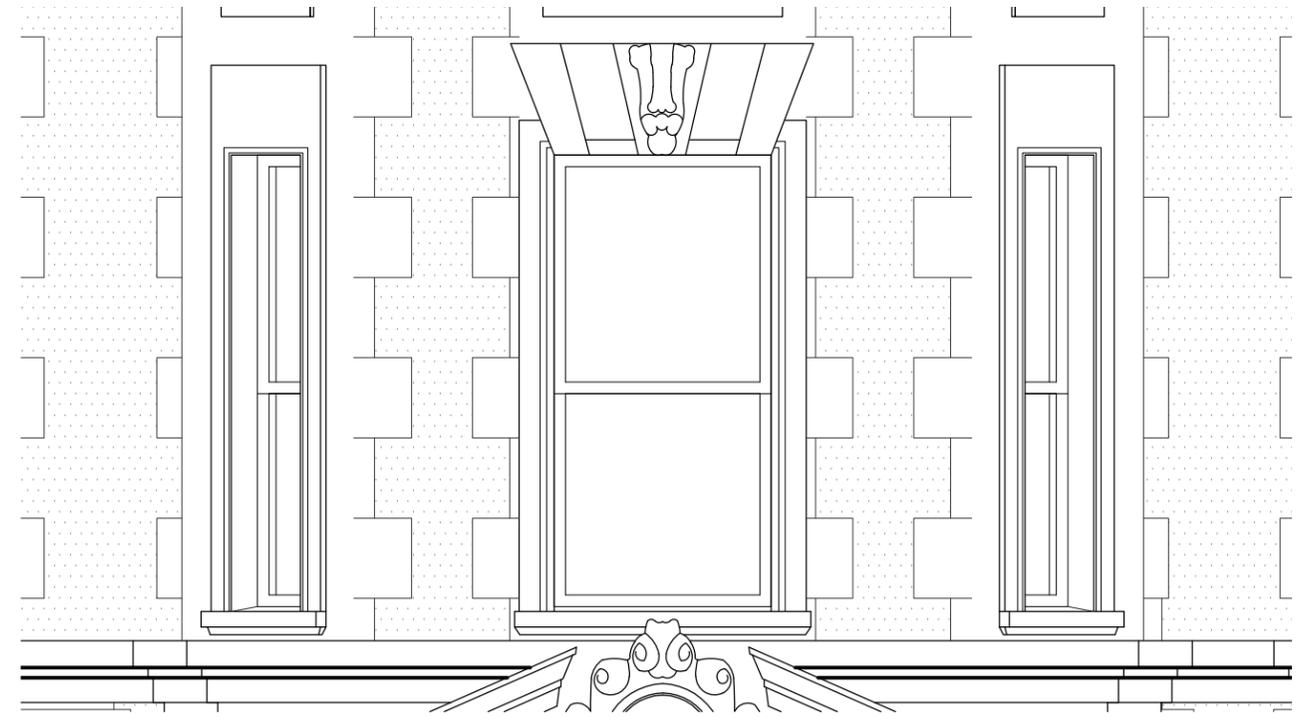
West 72nd St.



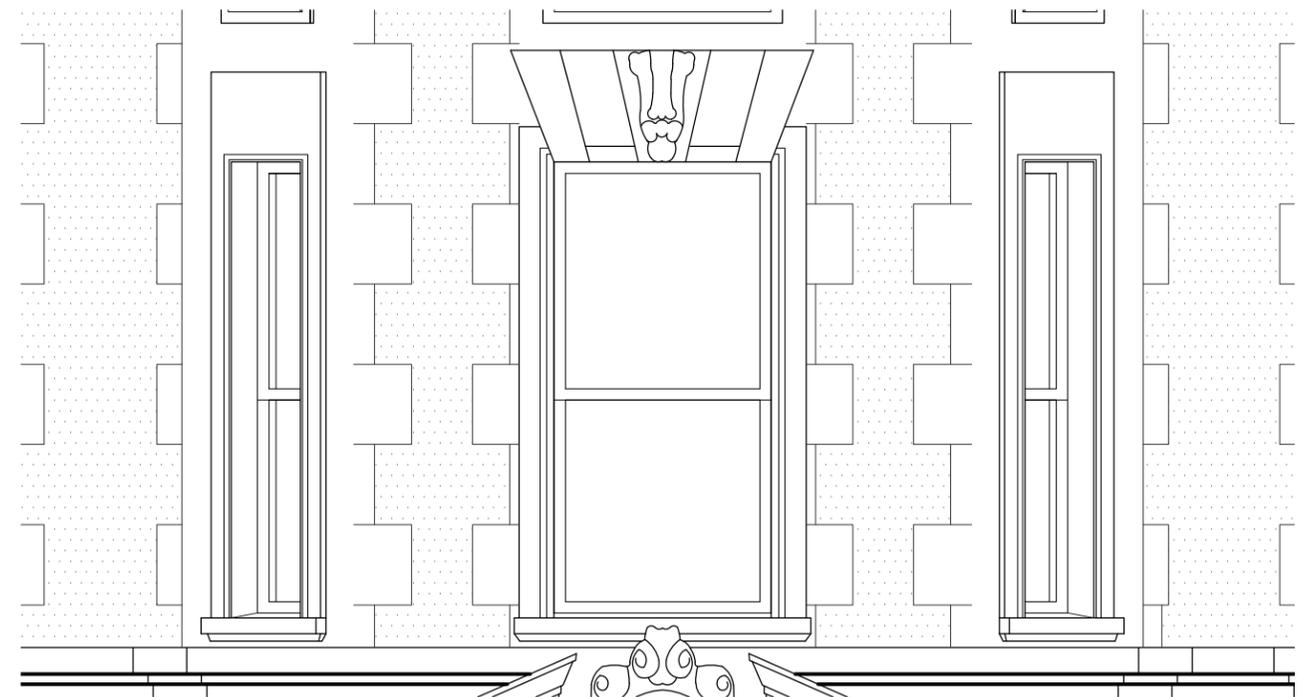
Window Type 'E' to be Replaced, TYP.



Proposed Window Type 'E' , TYP.

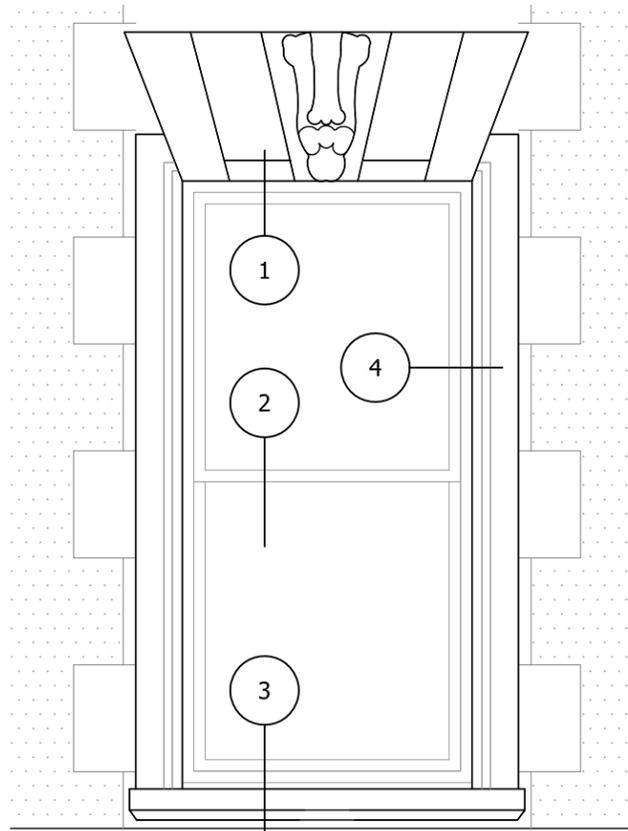


Window Type 'F' to be Replaced, TYP.



Proposed Window Type 'F', TYP.

CHATSWORTH WINDOW REPLACEMENT - ALUMINUM WINDOW ELEVATIONS



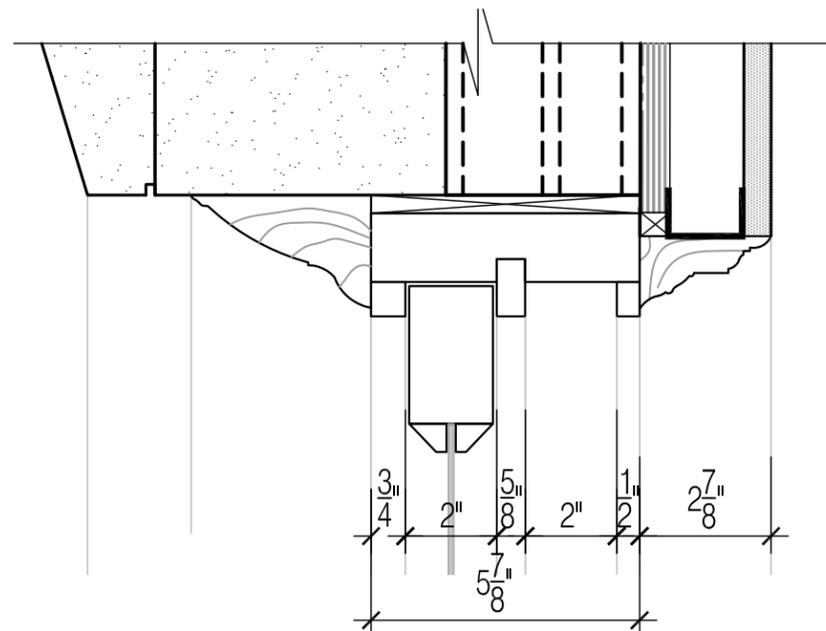
Existing Wood Window



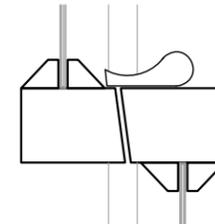
Existing Wood Window - exterior



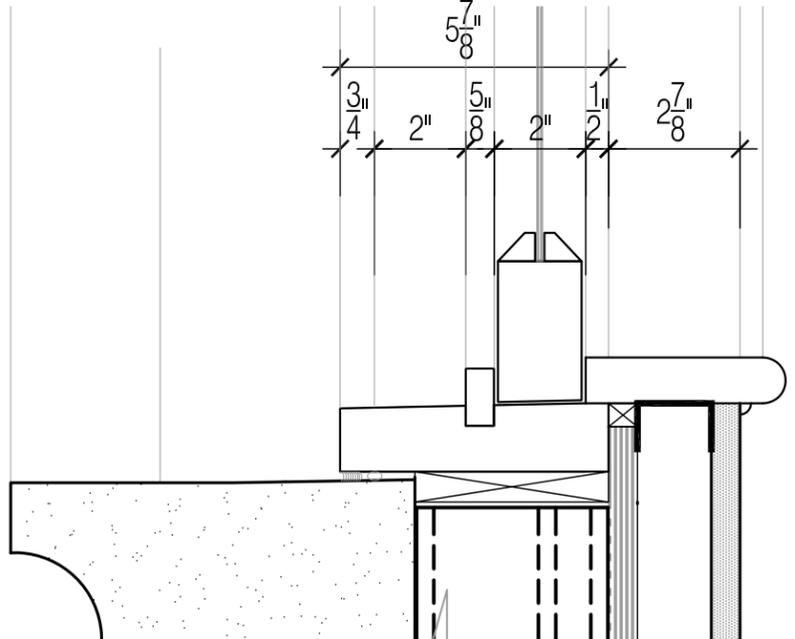
Existing Wood Window - interior



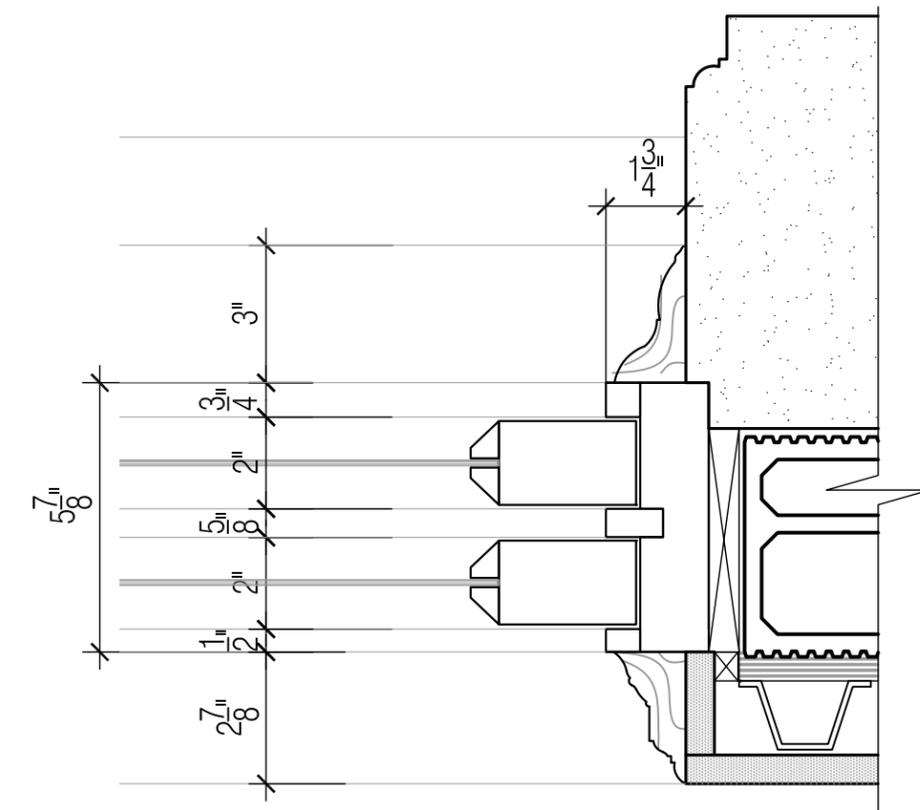
1 - Existing Wood Window Head Detail



2 - Existing Wood Window Meeting Detail

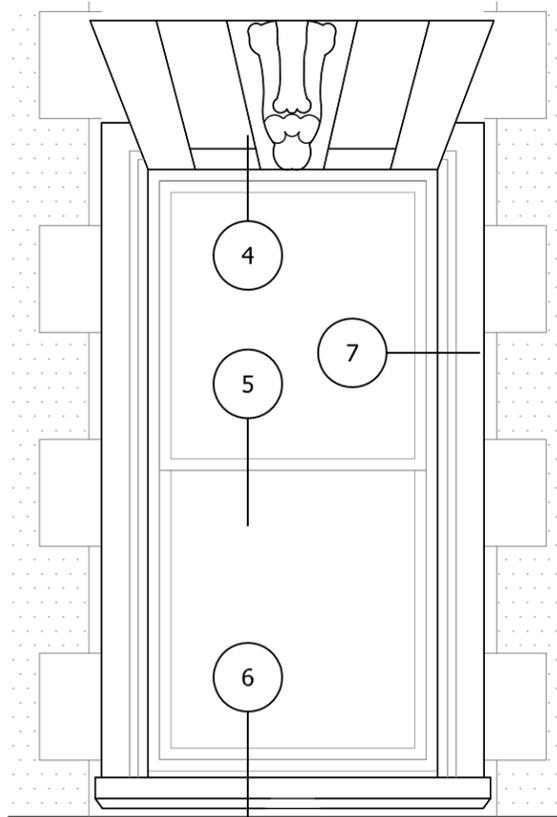


3 - Existing Wood Window Sill Detail

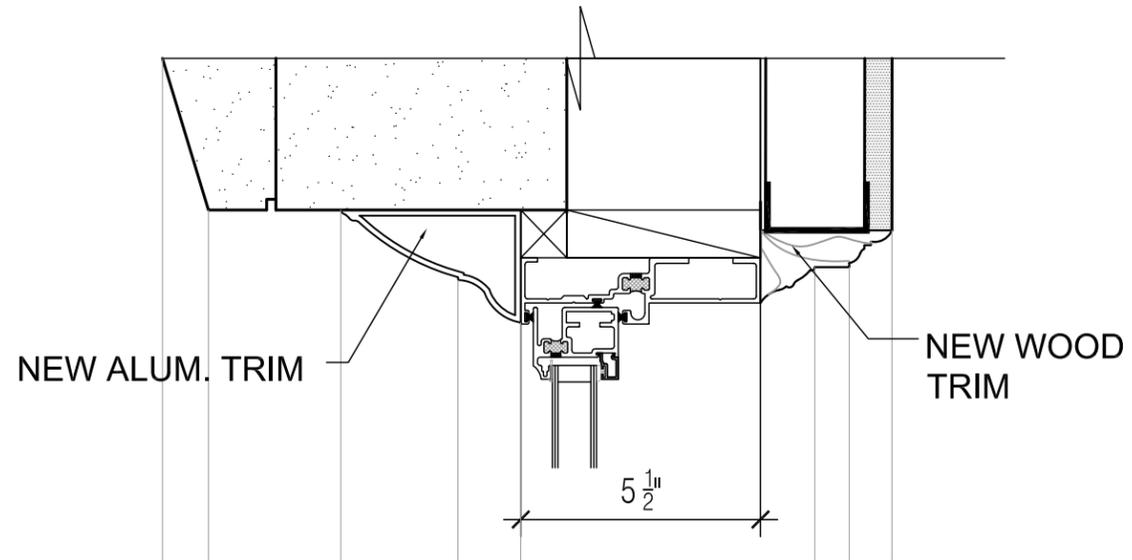


4 - Existing Wood Window Jamb Detail

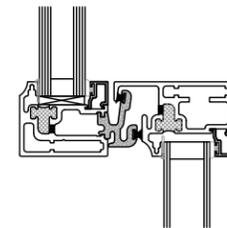
EXISTING WINDOWS TYPE 'E' & 'F' DETAILS



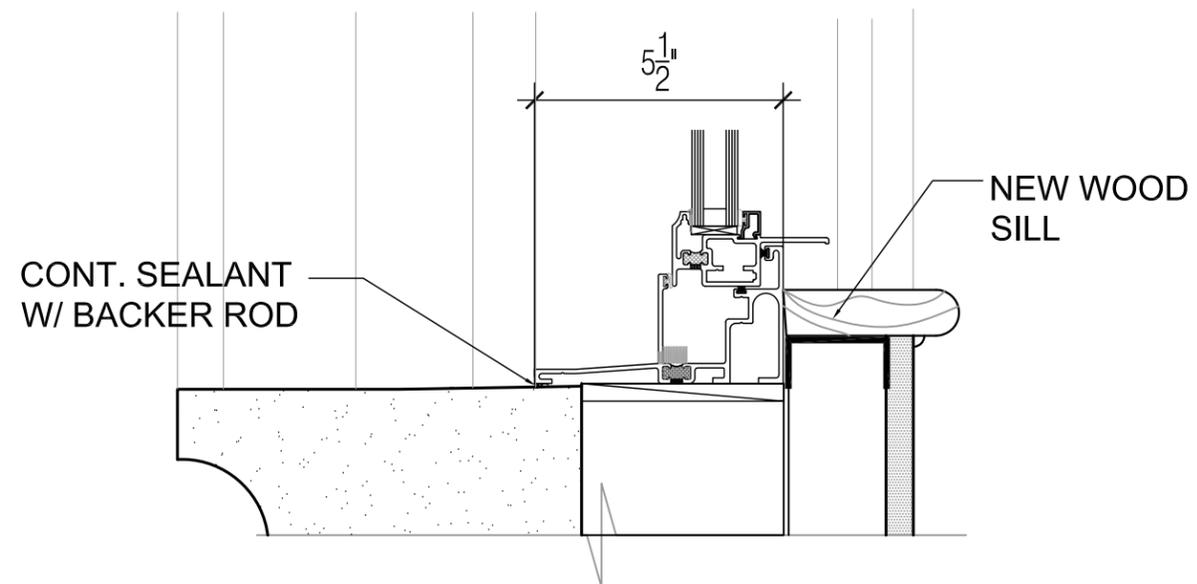
Proposed Aluminum Replacement Window



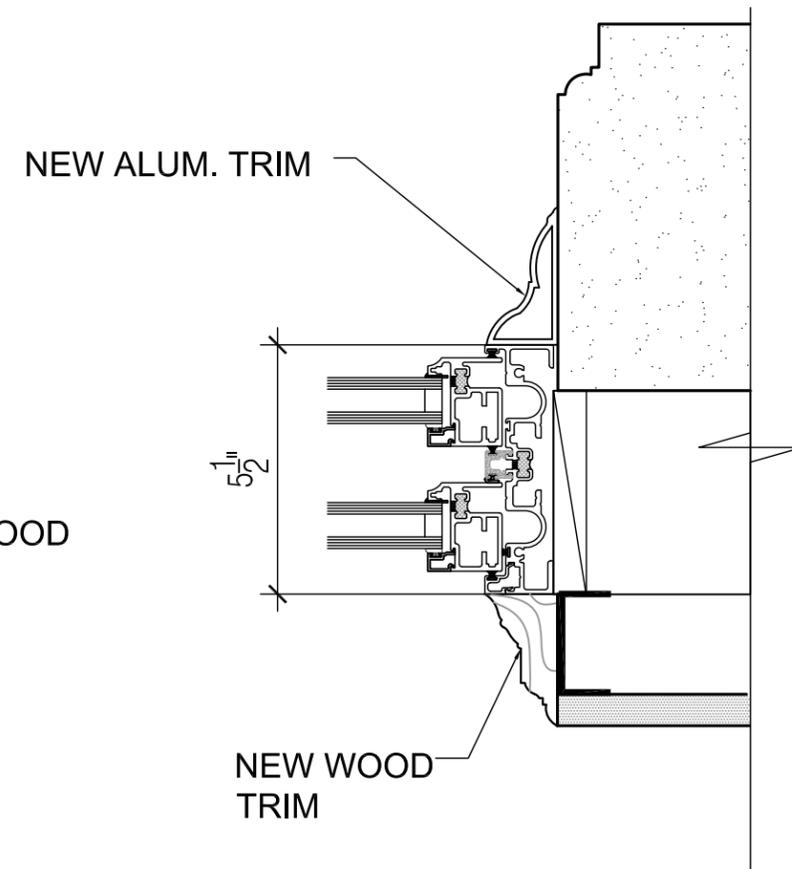
4 - Proposed Aluminum Window Head Detail



5 - Proposed Aluminum Window Meeting Detail

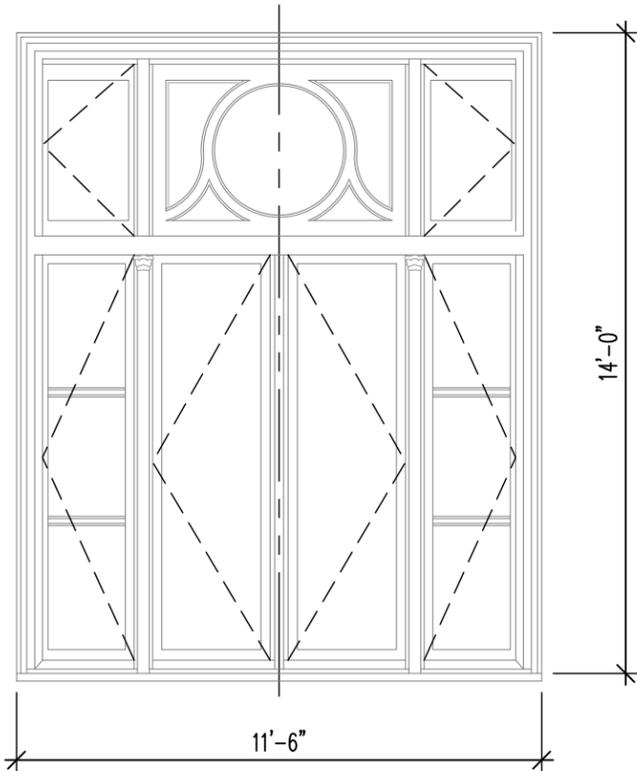


6 - Proposed Aluminum Window Sill Detail

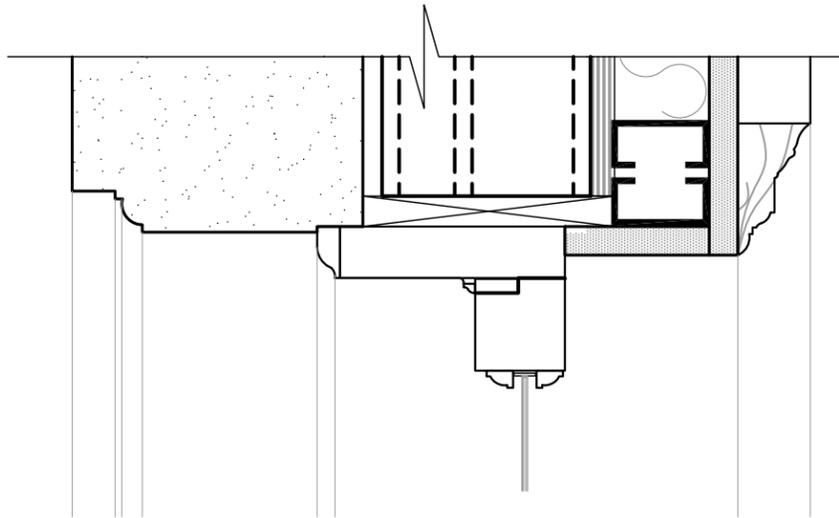


7 - Proposed Aluminum Window Jamb Detail

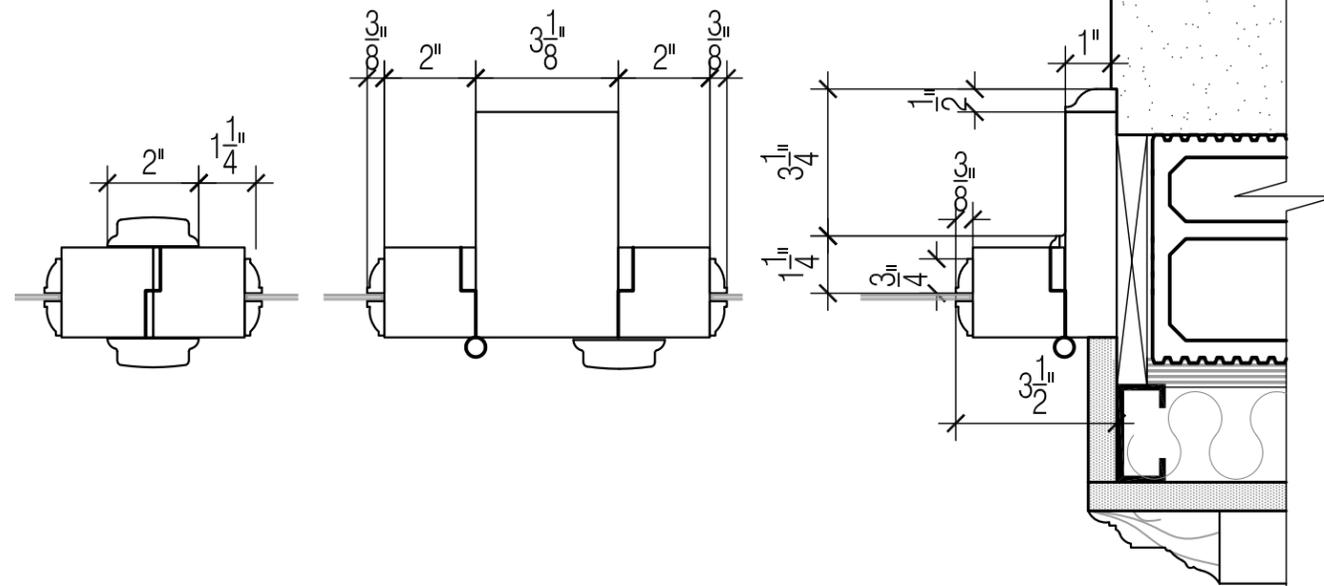
PROPOSED WINDOWS TYPE 'E' & 'F' DETAILS



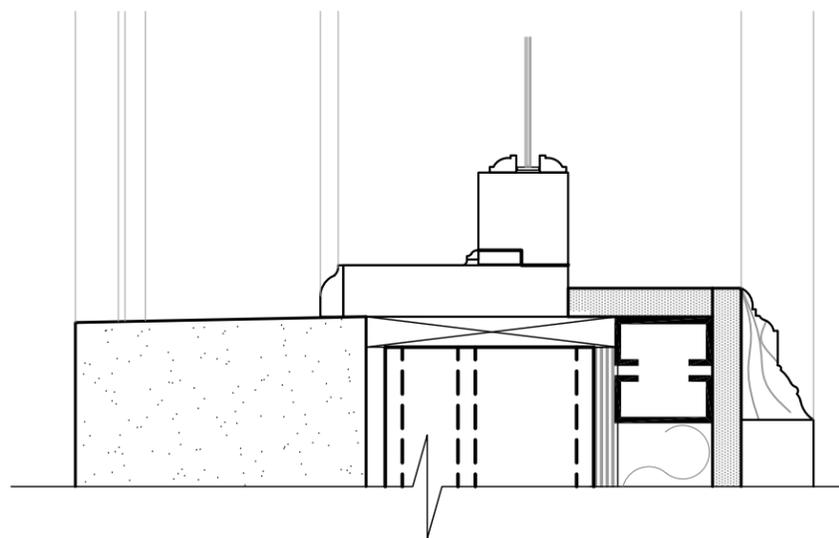
Existing Wood Window Elevation to be Replaced
In Kind Original Window to be replicated, 3rd Fl.



Existing Window Type 'A' & 'D', Head -TYP.

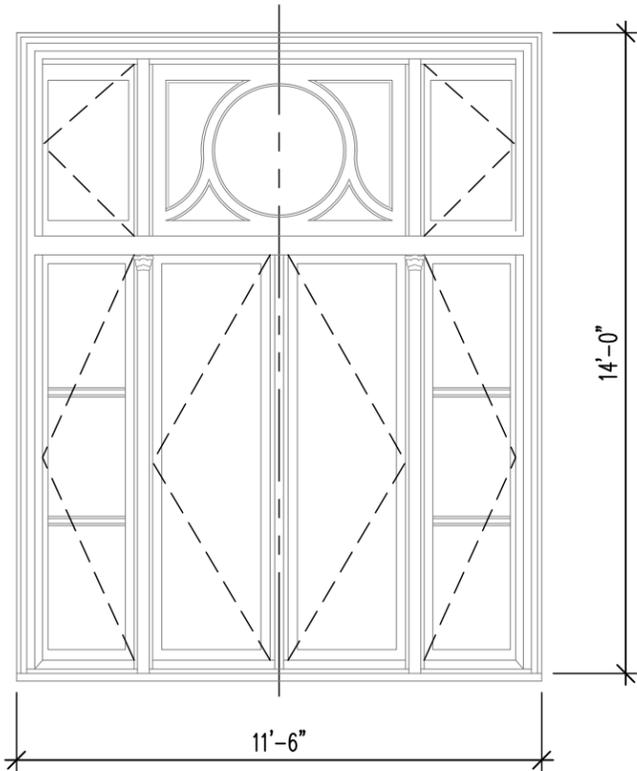


Existing Window Type 'A' & 'D', Jamb to be Replaced, TYP.

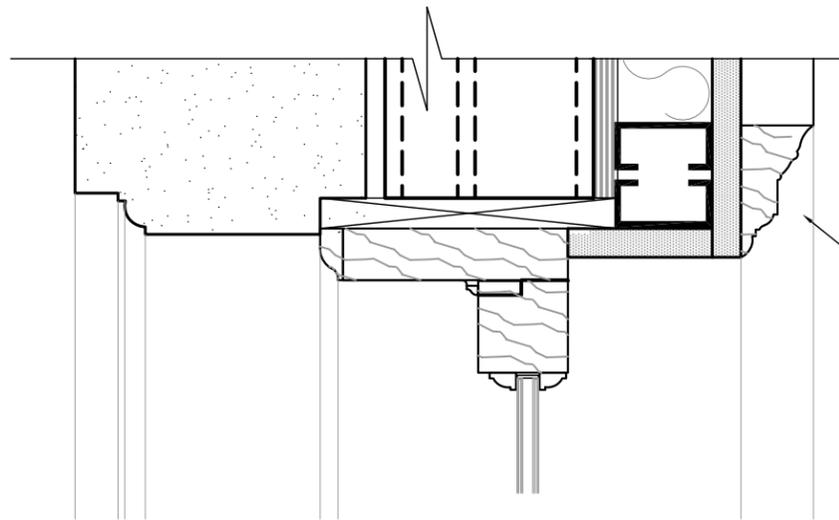


Existing Window Type 'A' & 'D', Sill-TYP.

EXISTING WINDOW TYPE 'A' & 'D' DETAILS

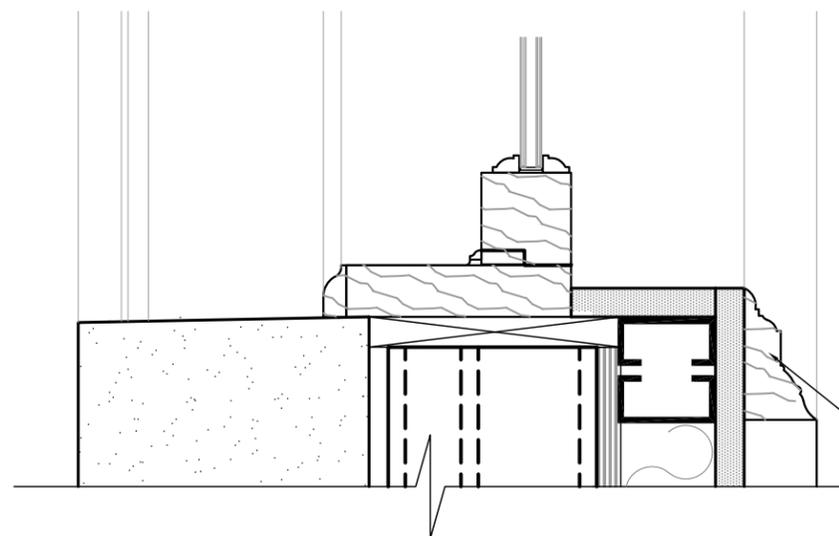
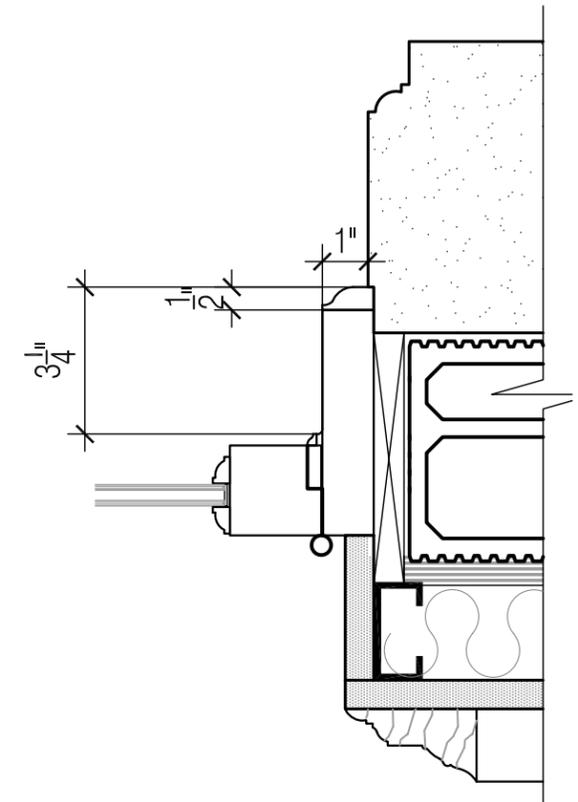
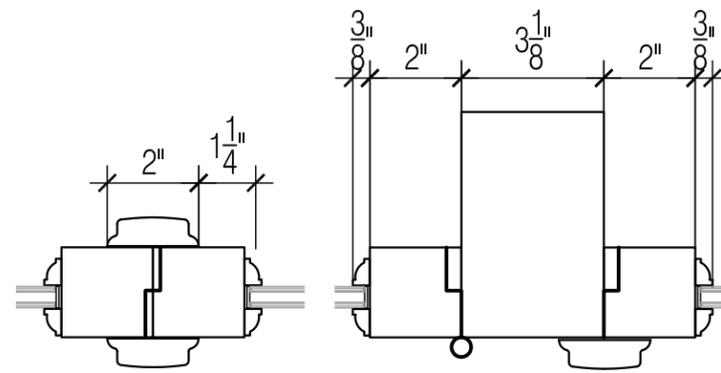


Proposed Window Elevation, 3rd Fl.



Proposed Window Type 'A' & 'D, Head-TYP.

NEW WOOD TRIM

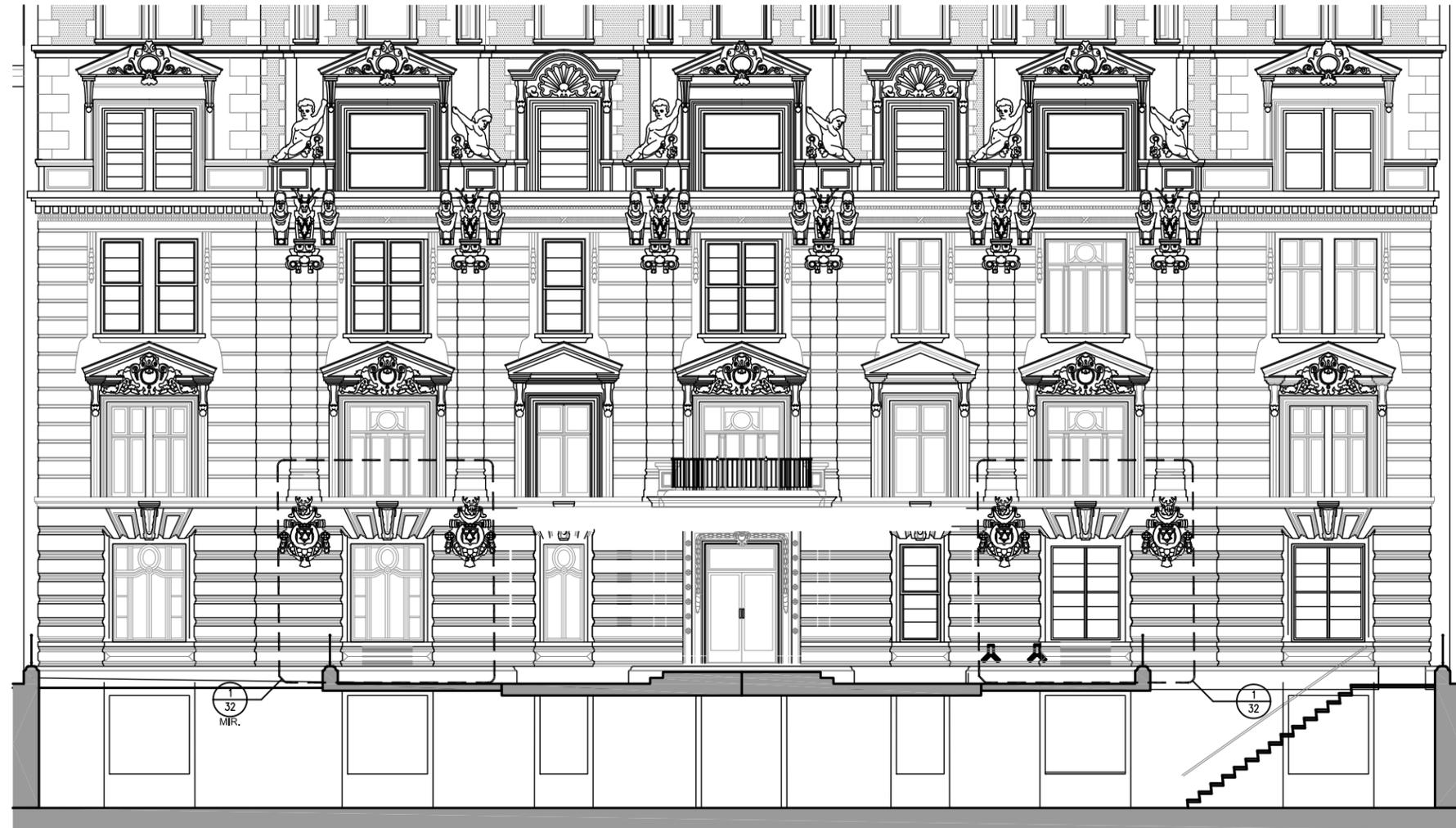


Proposed Window Type 'A' & 'D, Sill-TYP.

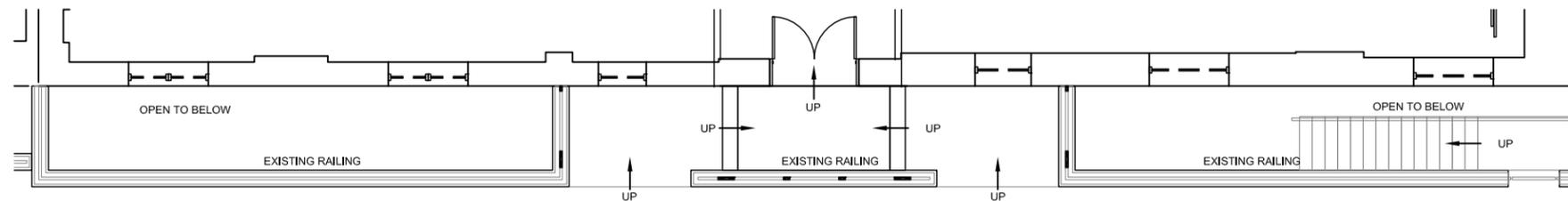
Proposed Window Type 'A' & 'D, Jamb-TYP.

NEW WOOD TRIM

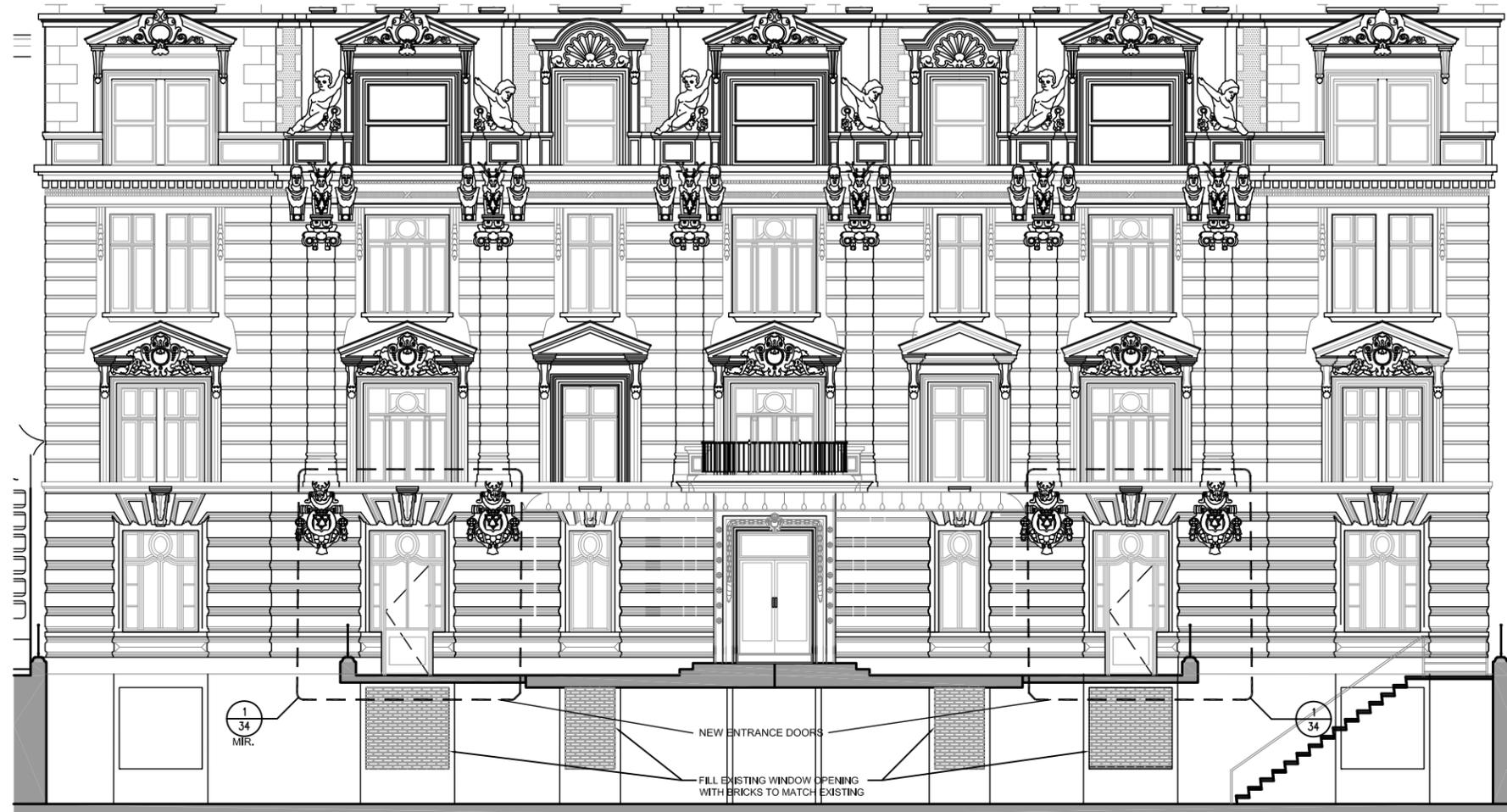
PROPOSED WINDOW TYPE 'A' & 'D' DETAILS



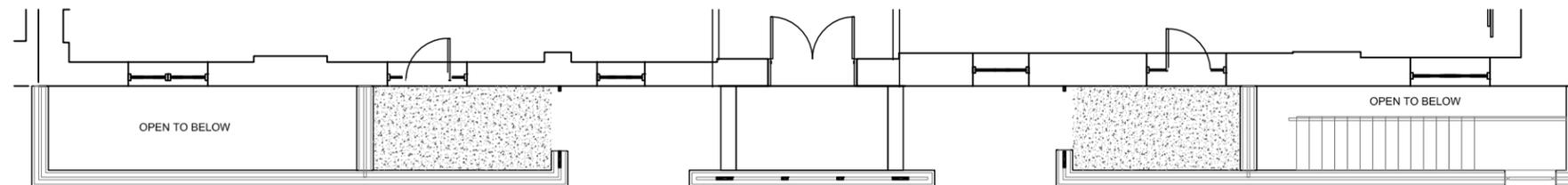
1 CHATSWORTH - EXISTING PARTIAL ELEVATION AT FIRST FLOOR
3/32" = 1'-0"



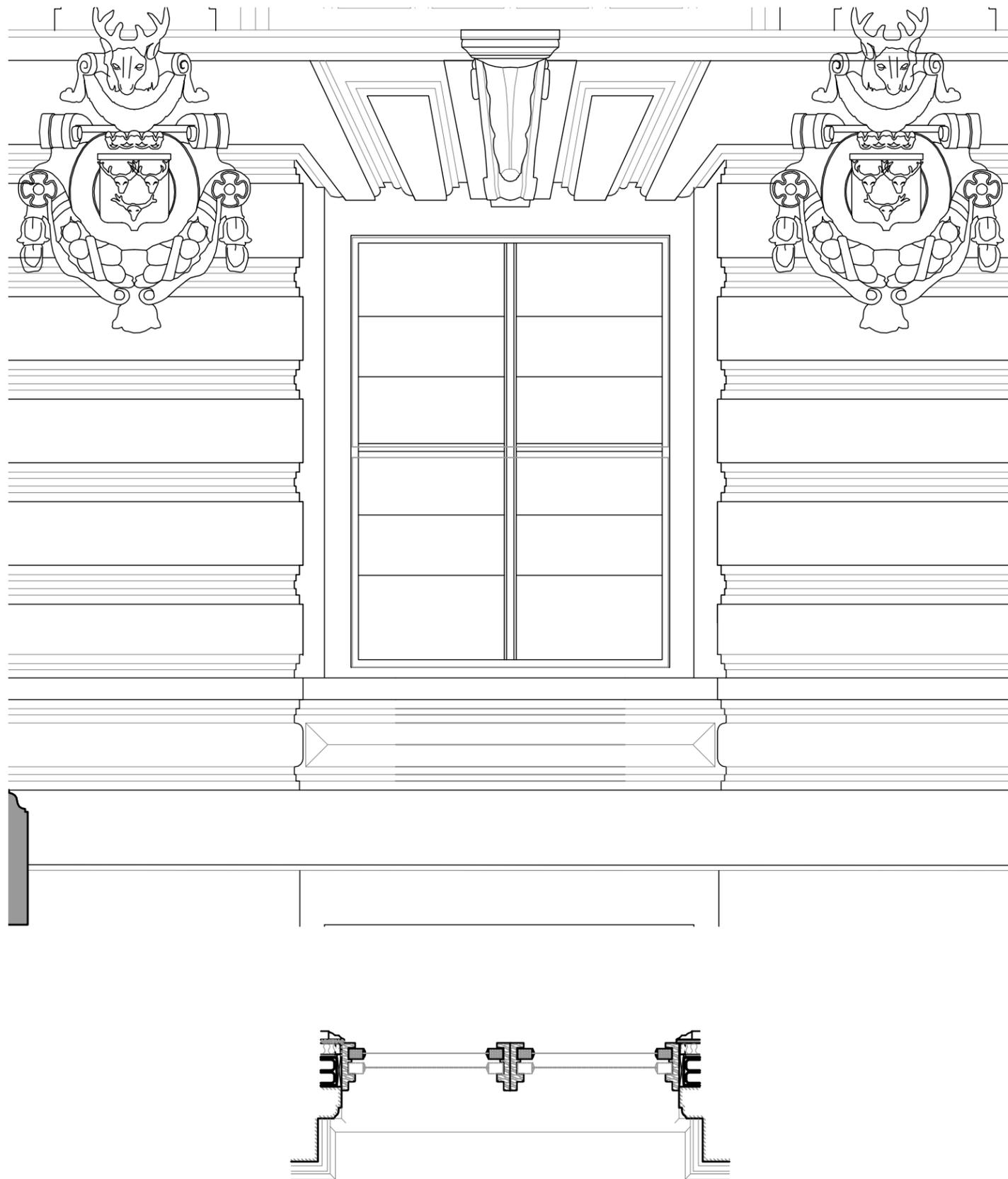
2 CHATSWORTH - EXISTING PARTIAL PLAN AT FIRST FLOOR
3/32" = 1'-0"



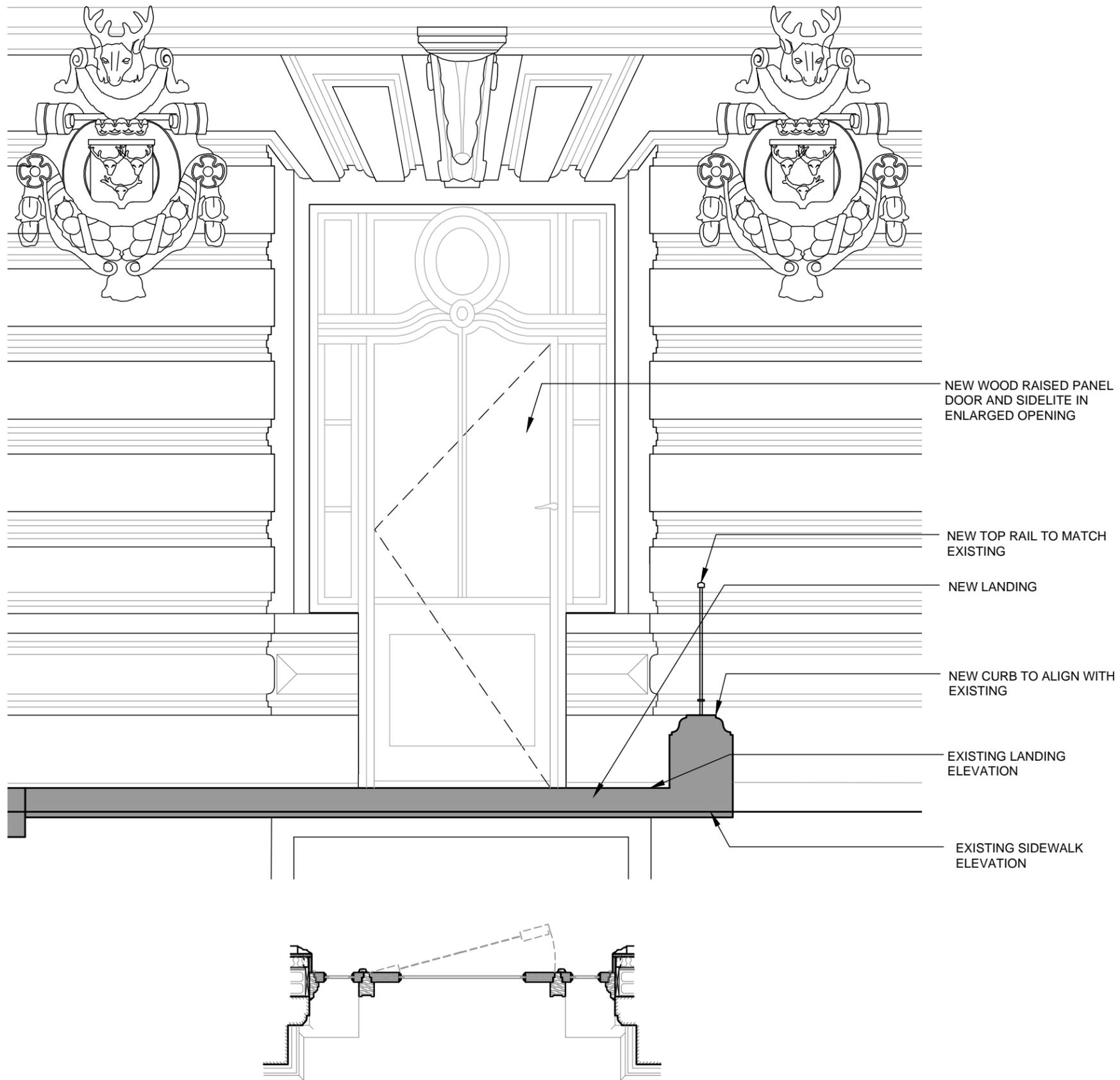
1 CHATSWORTH - PROPOSED PARTIAL ELEVATION AT FIRST FLOOR
3/32" = 1'-0"



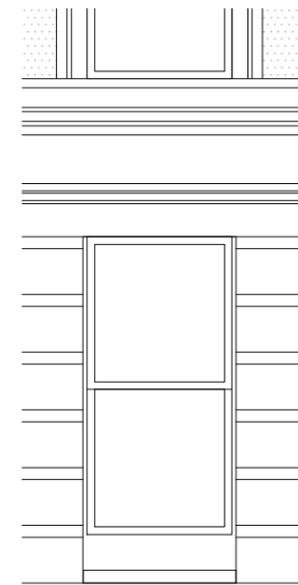
2 CHATSWORTH - PROPOSED PARTIAL PLAN AT FIRST FLOOR
3/32" = 1'-0"



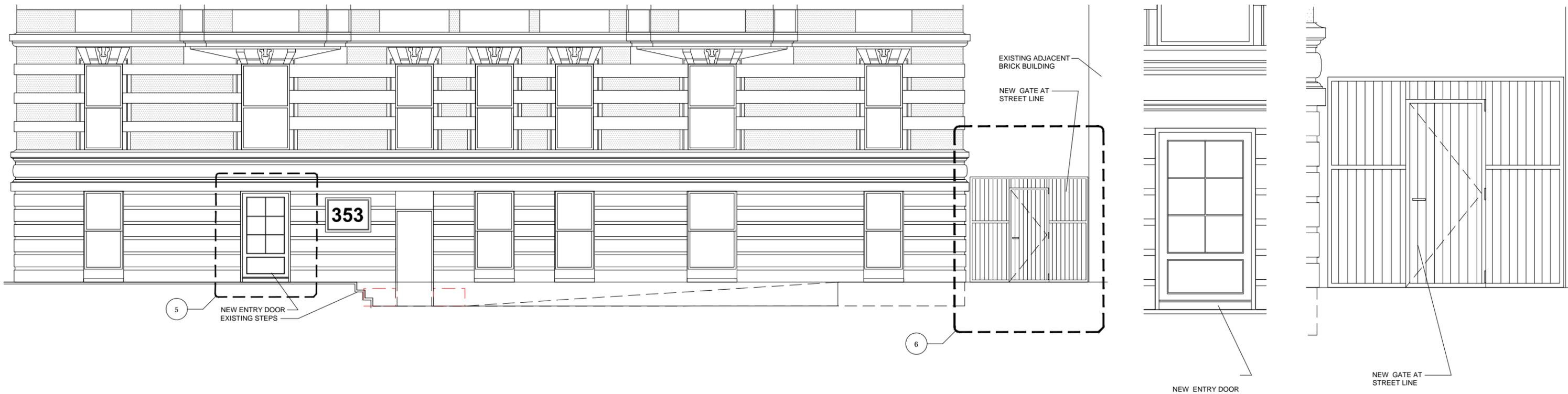
1 CHATSWORTH - EXISTING WINDOW AT FIRST FLOOR
1/2"=1'-0"



1 CHATSWORTH - PROPOSED DOOR EXISTING LANDING - ELEVATION AND PLAN
1/2"=1'-0"



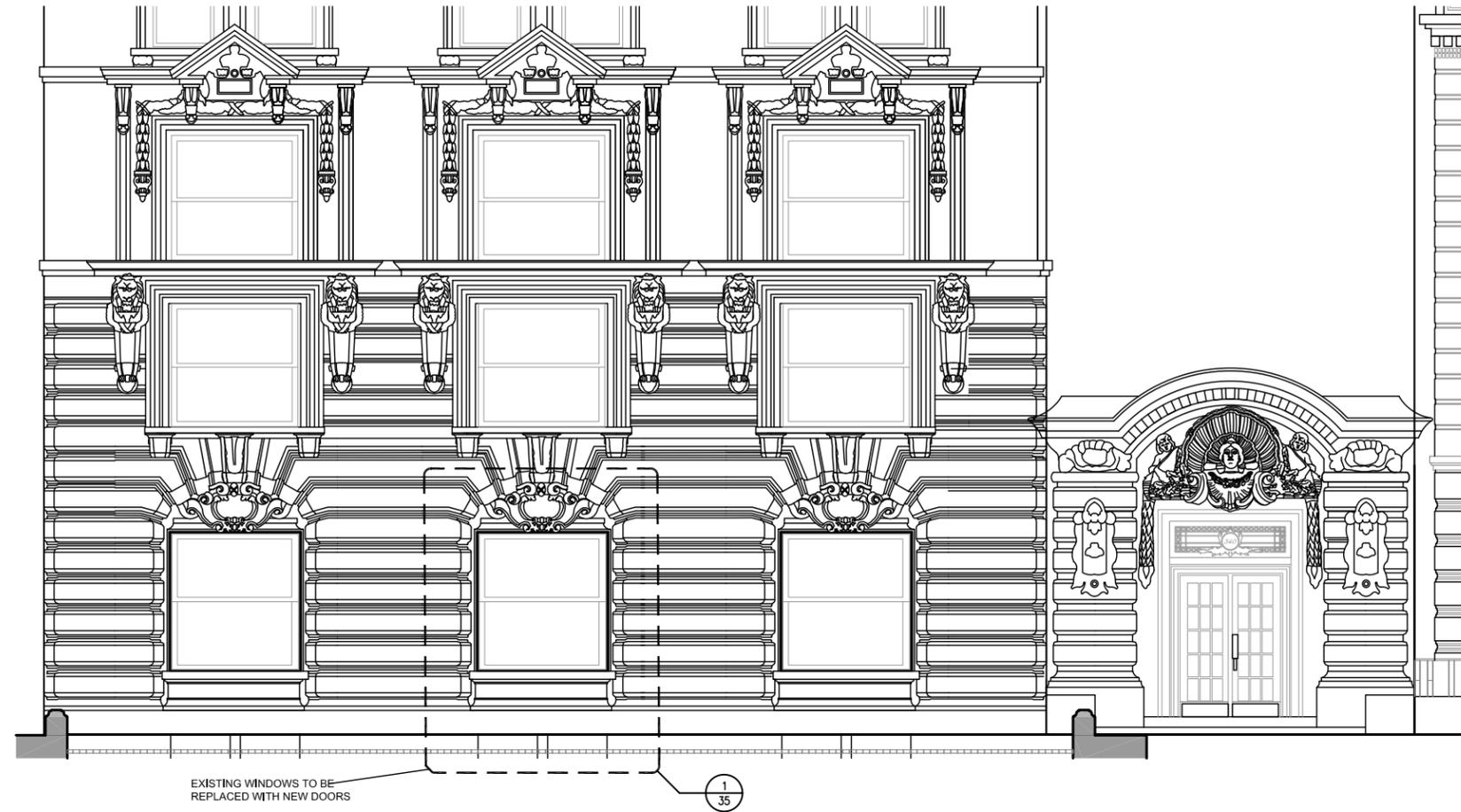
1 1/8" = 1'-0"	CHATSWORTH - EXISTING PARTIAL ELEVATION AT 71ST ST.	2 CHATSWORTH EXISTING WINDOW AT 71ST.	4 CHATSWORTH EXISTING GATE TO BE REMOVED
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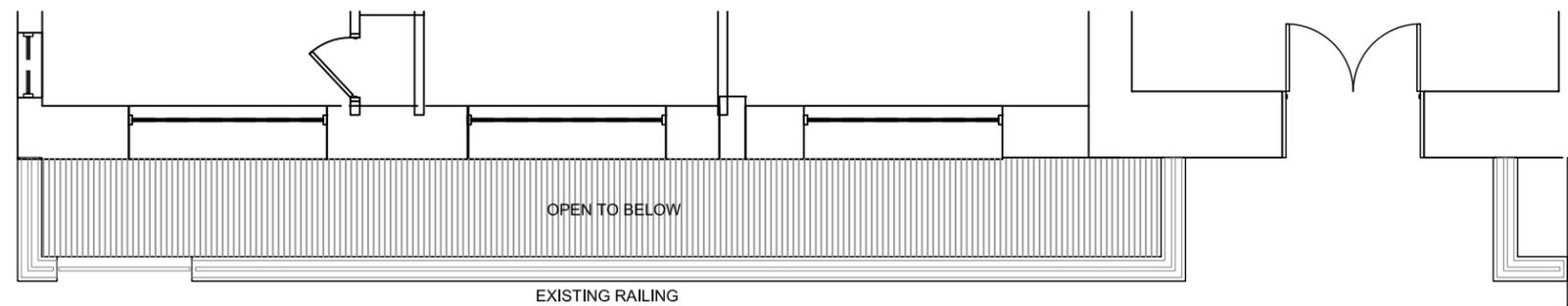
3 CHATSWORTH - PROPOSED PARTIAL ELEVATION AT 71ST ST
1/8" = 1'-0"

5 CHATSWORTH
NEW ENTRY DOOR AT 71ST ST

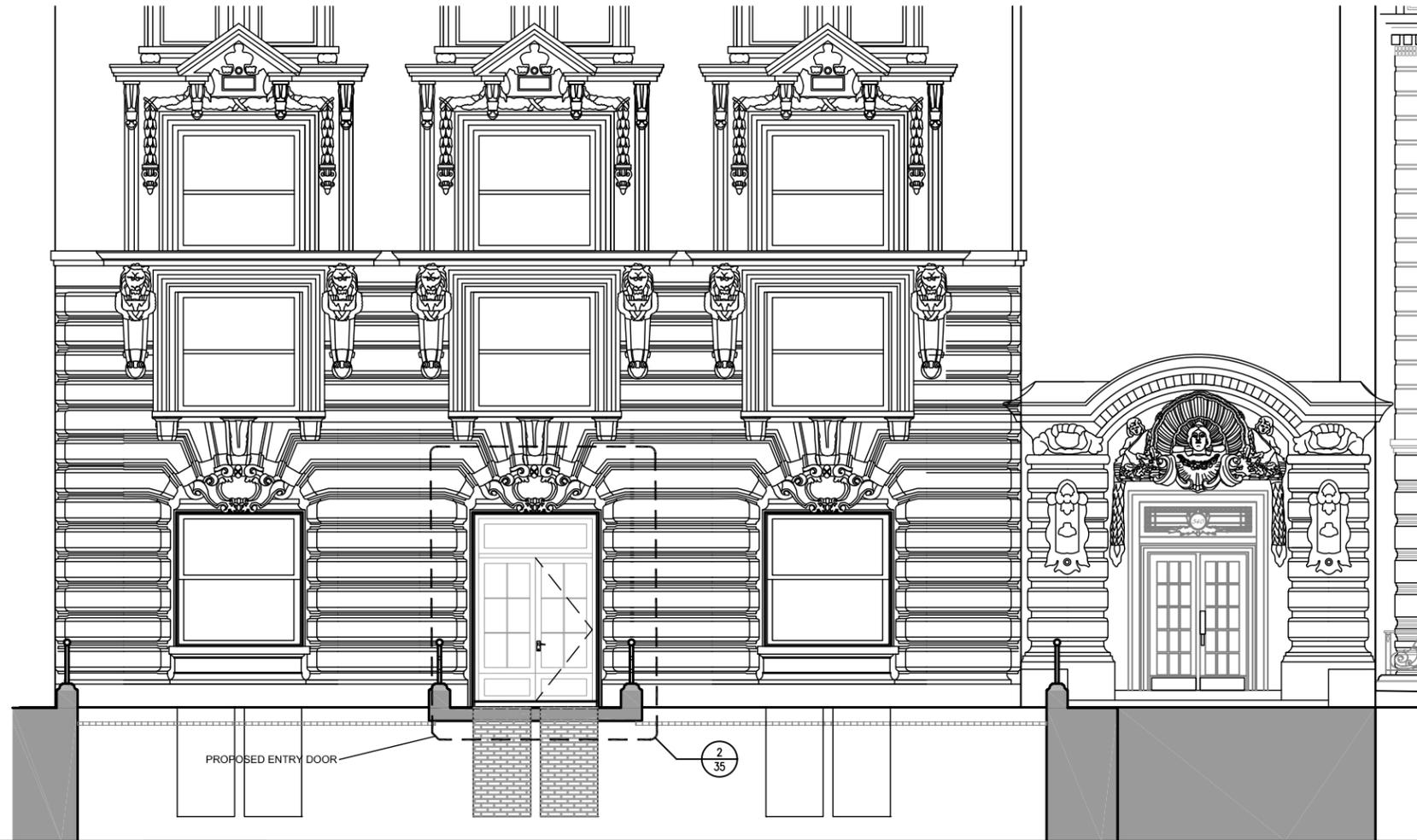
6 CHATSWORTH
NEW GATE AT 71ST ST.



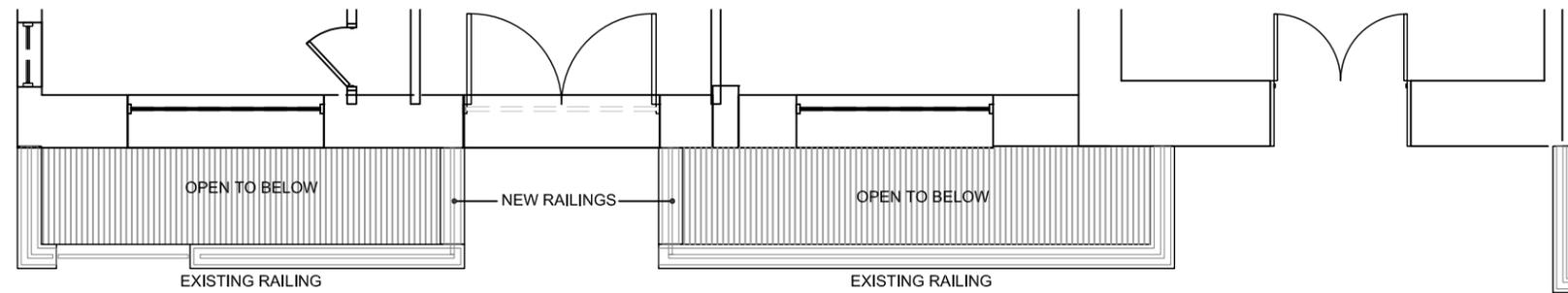
1
1/8" = 1'-0"
ANNEX - EXISTING PARTIAL ELEVATION AT FIRST FLOOR



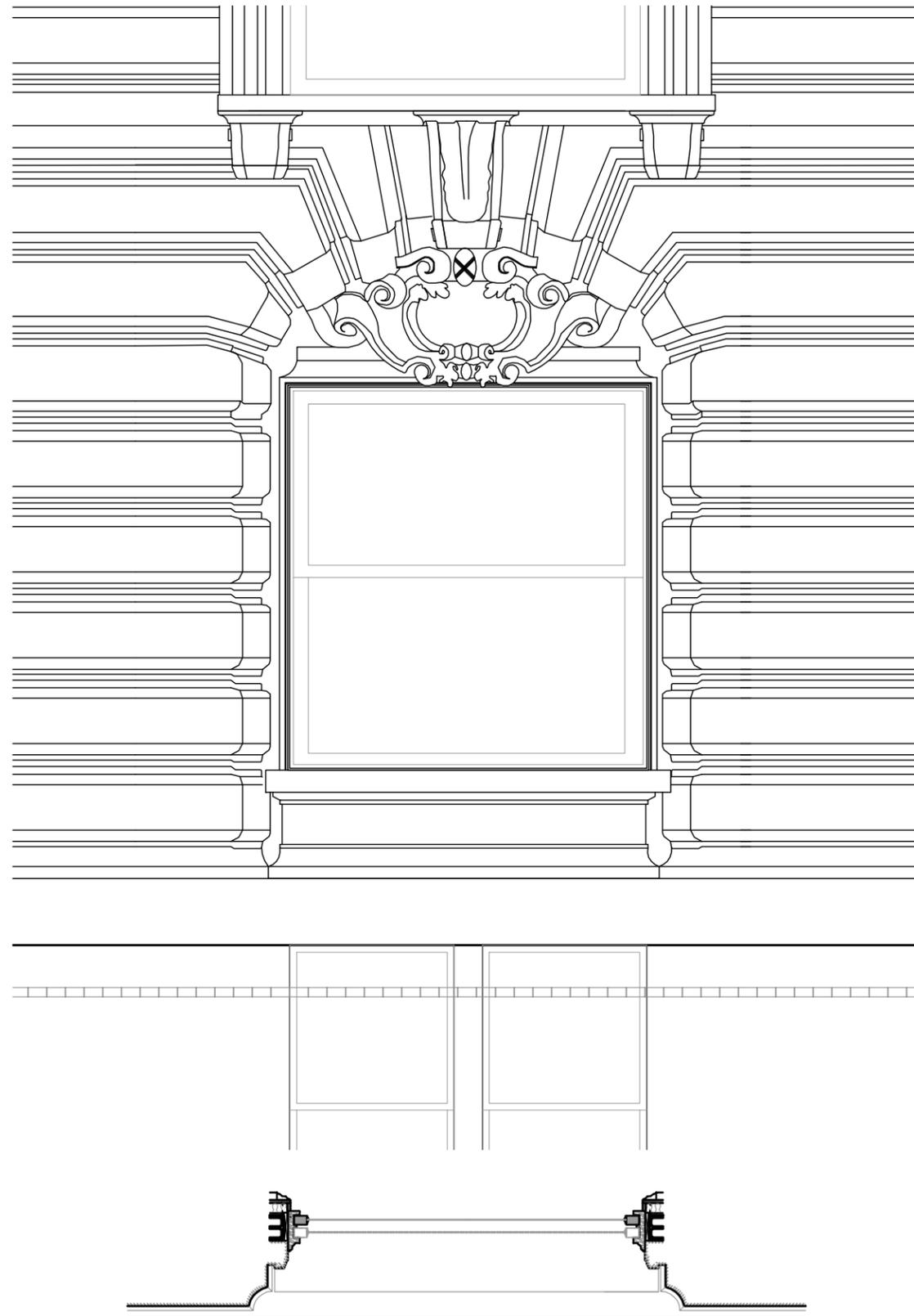
2
1/8" = 1'-0"
ANNEX - EXISTING PARTIAL PLAN AT FIRST FLOOR



1 ANNEX - PROPOSED PARTIAL ELEVATION AT FIRST FLOOR
1/8" = 1'-0"

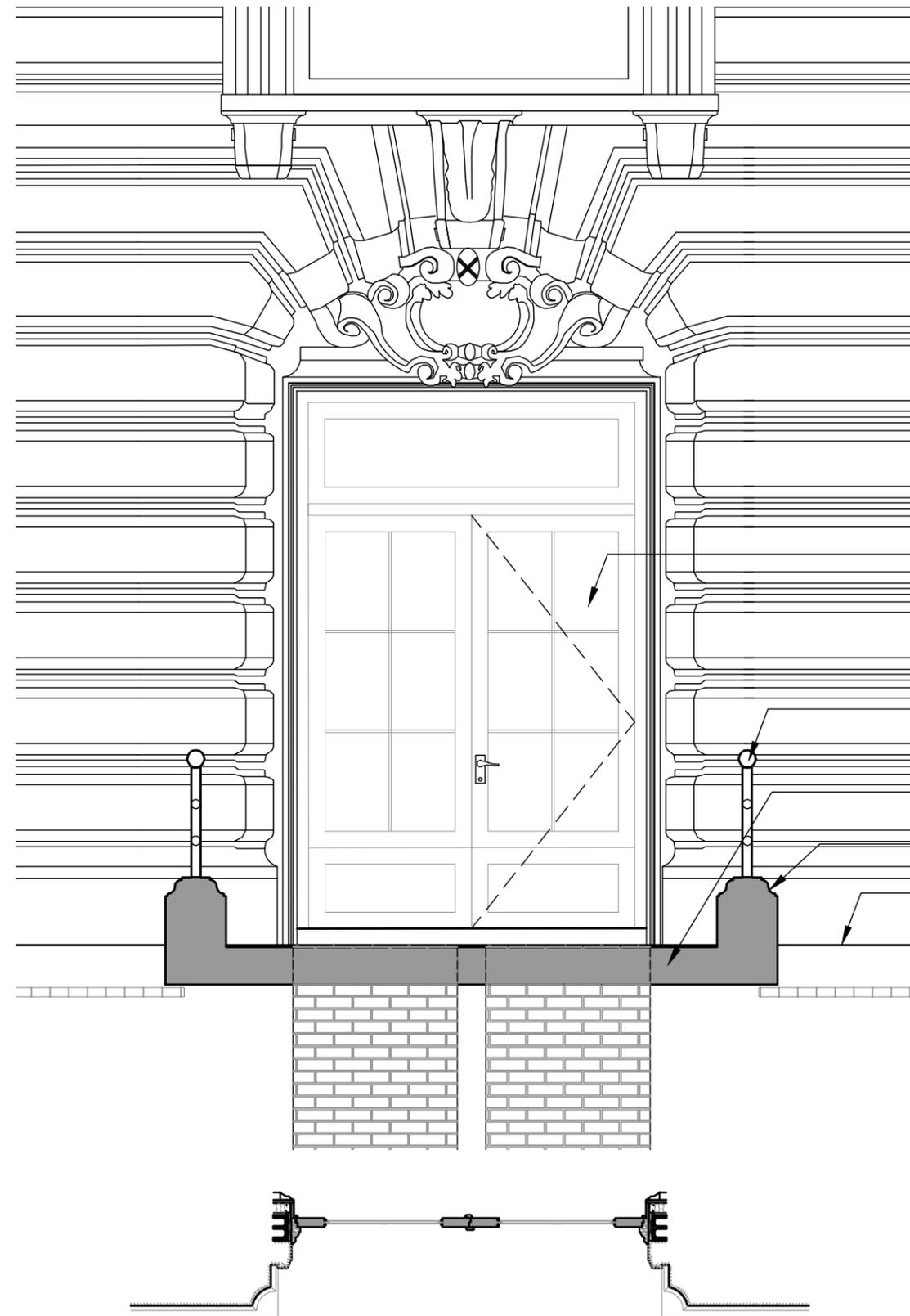


2 ANNEX - PROPOSED PARTIAL PLAN AT FIRST FLOOR
1/8" = 1'-0"



1
1/2"=1'-0"

ANNEX - EXISTING WINDOW AT FIRST FLOOR - ELEVATION AND PLAN

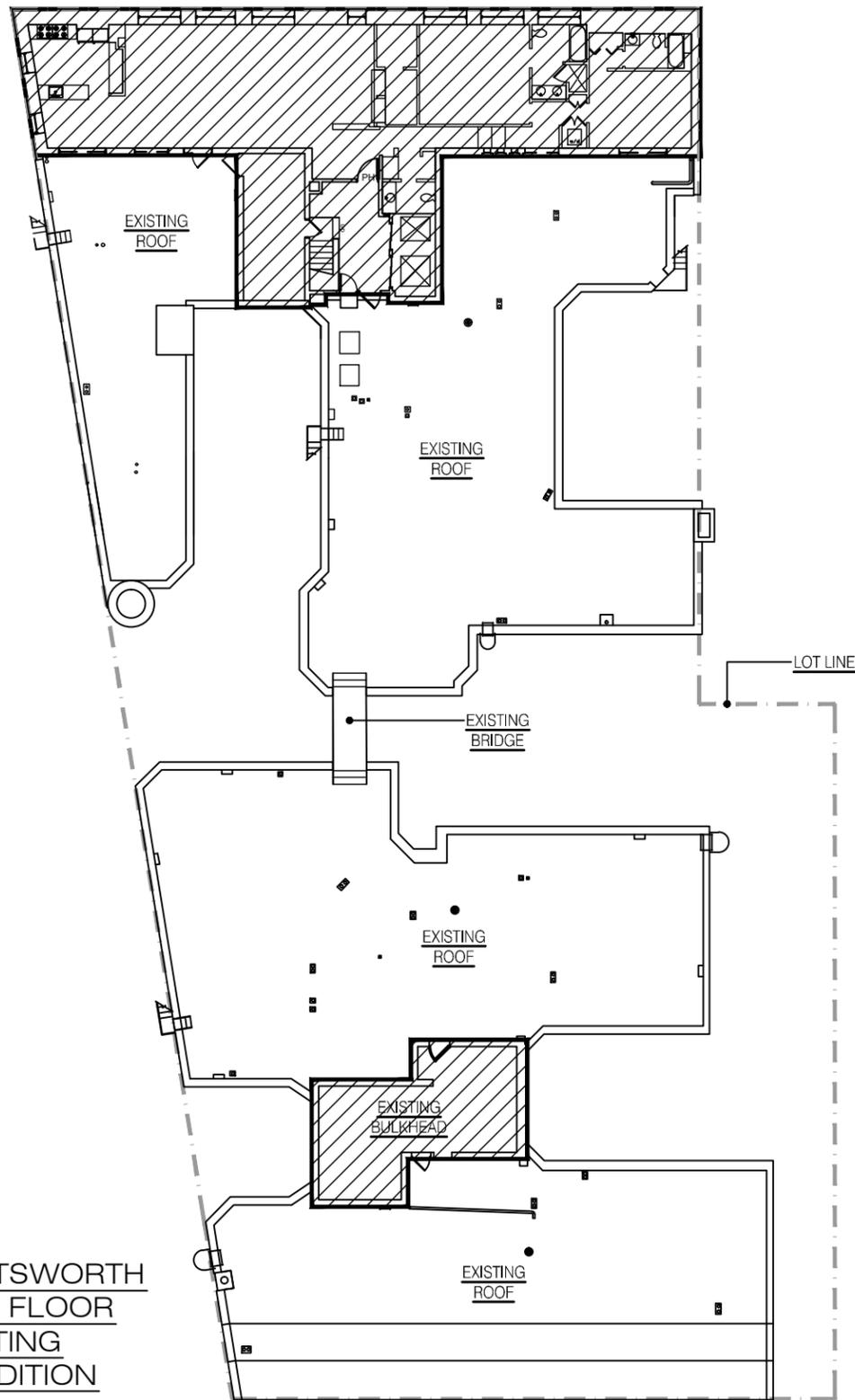


- NEW WOOD RAISED PANEL DOOR AND SIDELITE IN ENLARGED OPENING
- NEW PIPE RAILING TO MATCH EXISTING
- NEW LANDING
- NEW GRANITE CURB TO ALIGN WITH EXISTING EXISTING SIDEWALK ELEVATION

1
1/2"=1'-0" ANNEX - PROPOSED DOOR AT FIRST FLOOR - ELEVATION AND PLAN

PROPOSED ADDITION

WEST 72ND STREET

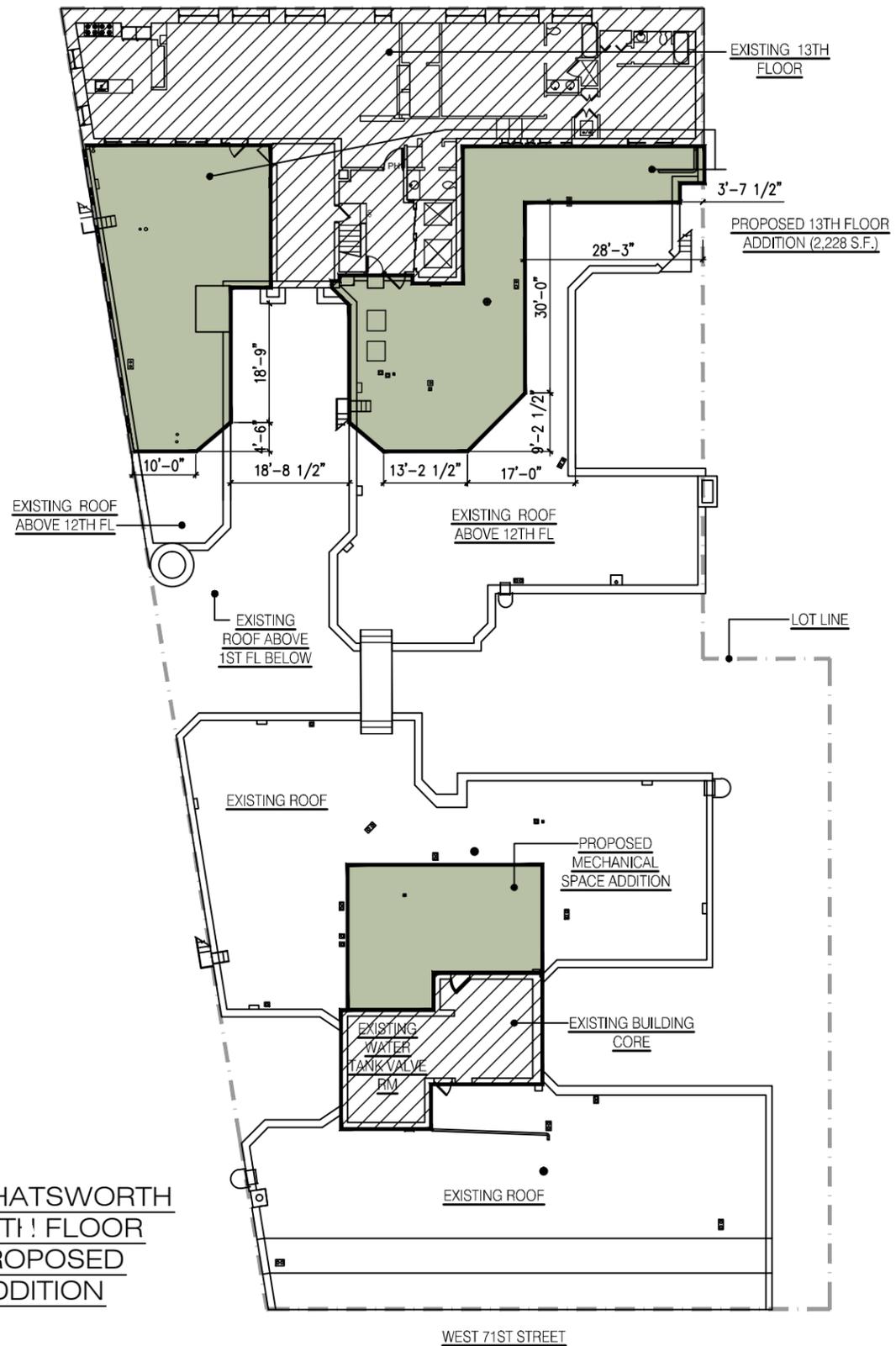


CHATSWORTH
13TH FLOOR
EXISTING
CONDITION

WEST 71ST STREET

LEGEND	
	PROPOSED ADDITION
	EXISTING FLOOR

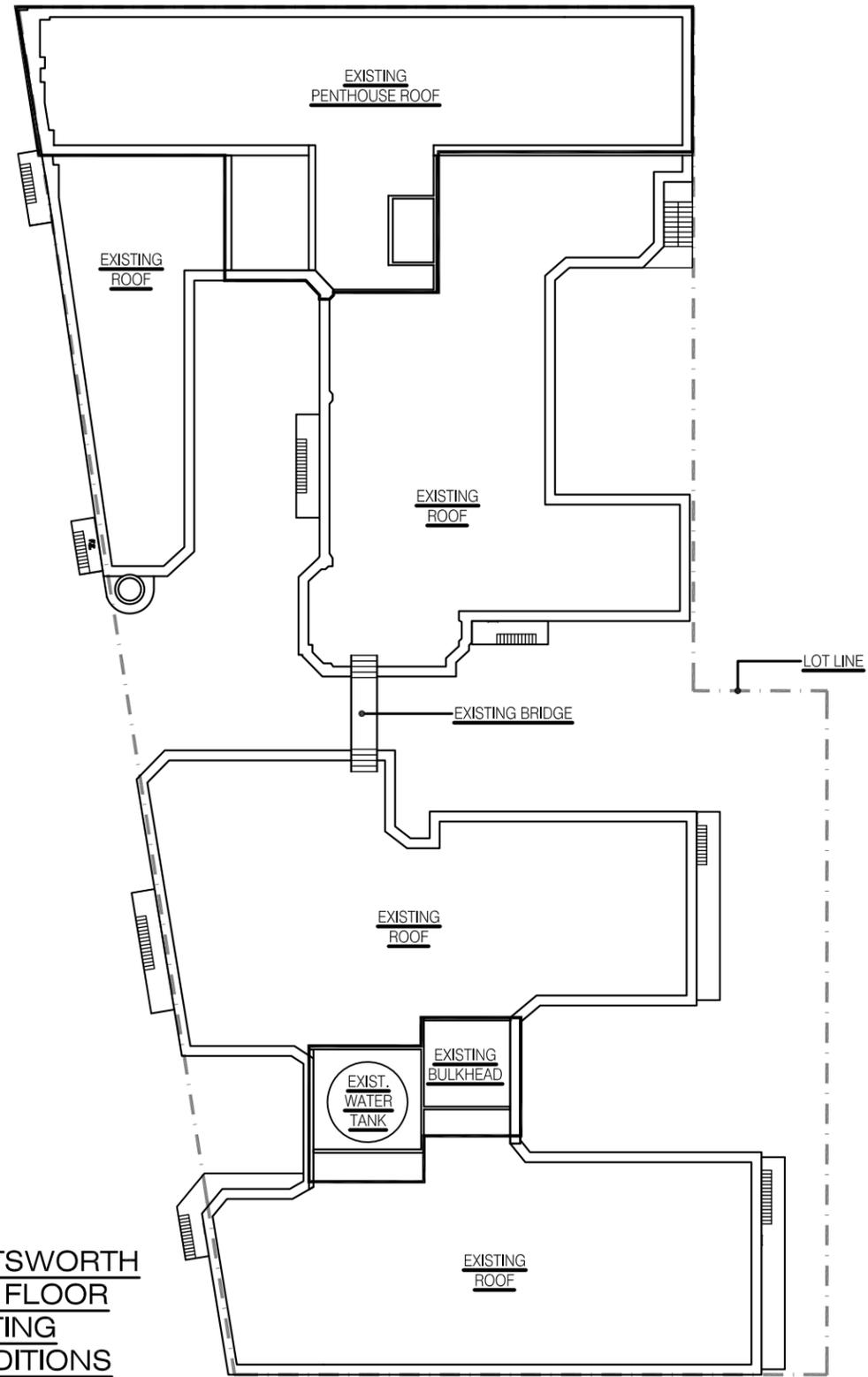
WEST 72ND STREET



**CHATSWORTH
13TH FLOOR
PROPOSED
ADDITION**

LEGEND	
	PROPOSED ADDITION
	EXISTING FLOOR

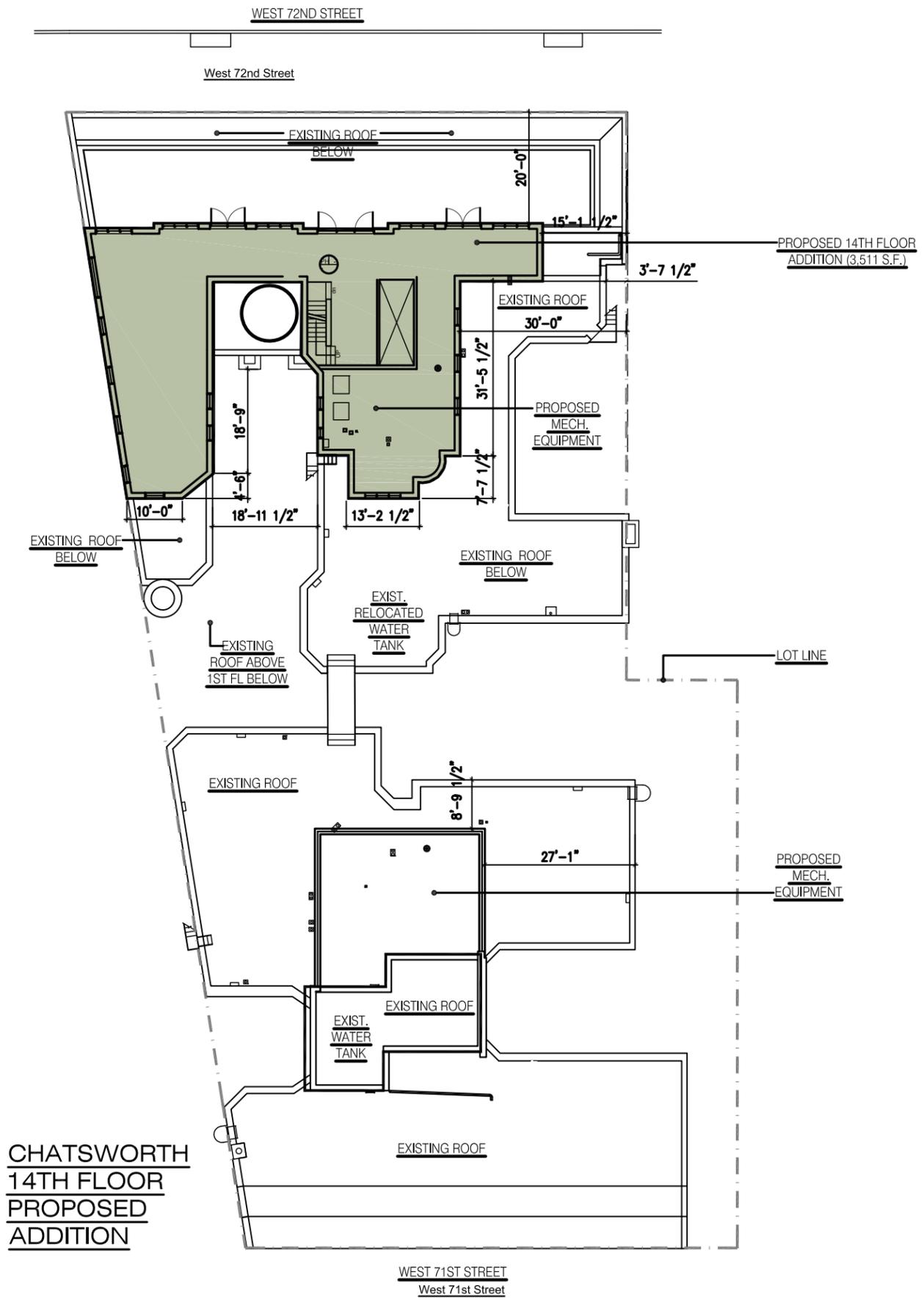
WEST 72ND STREET



**CHATSWORTH
14TH FLOOR
EXISTING
CONDITIONS**

WEST 71ST STREET

LEGEND	
	PROPOSED ADDITION
	EXISTING FLOOR



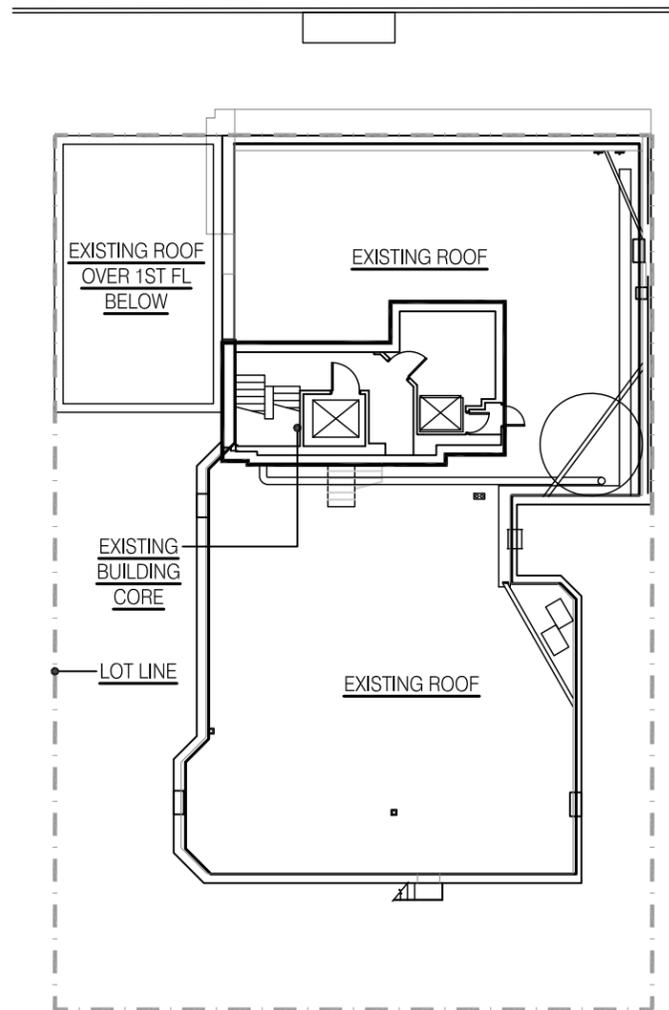
**CHATSWORTH
14TH FLOOR
PROPOSED
ADDITION**

PROPOSED 14TH FLOOR
ADDITION (3,511 S.F.)

PROPOSED
MECH.
EQUIPMENT

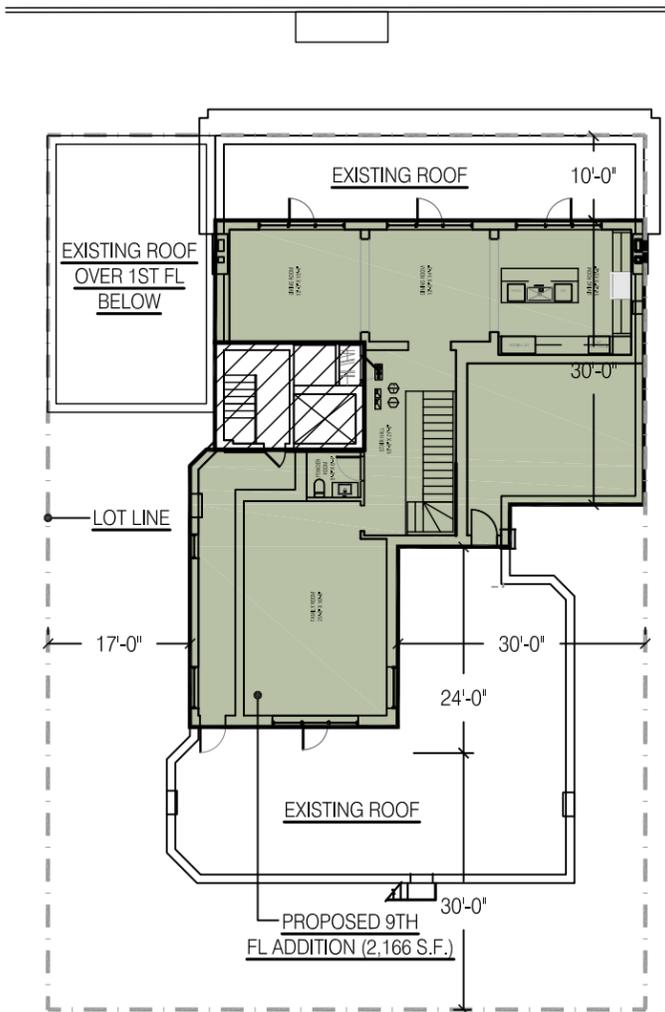
LEGEND	
	PROPOSED ADDITION
	EXISTING FLOOR

WEST 72ND STREET



ANNEX
ROOF LEVEL
EXISTING
CONDITION

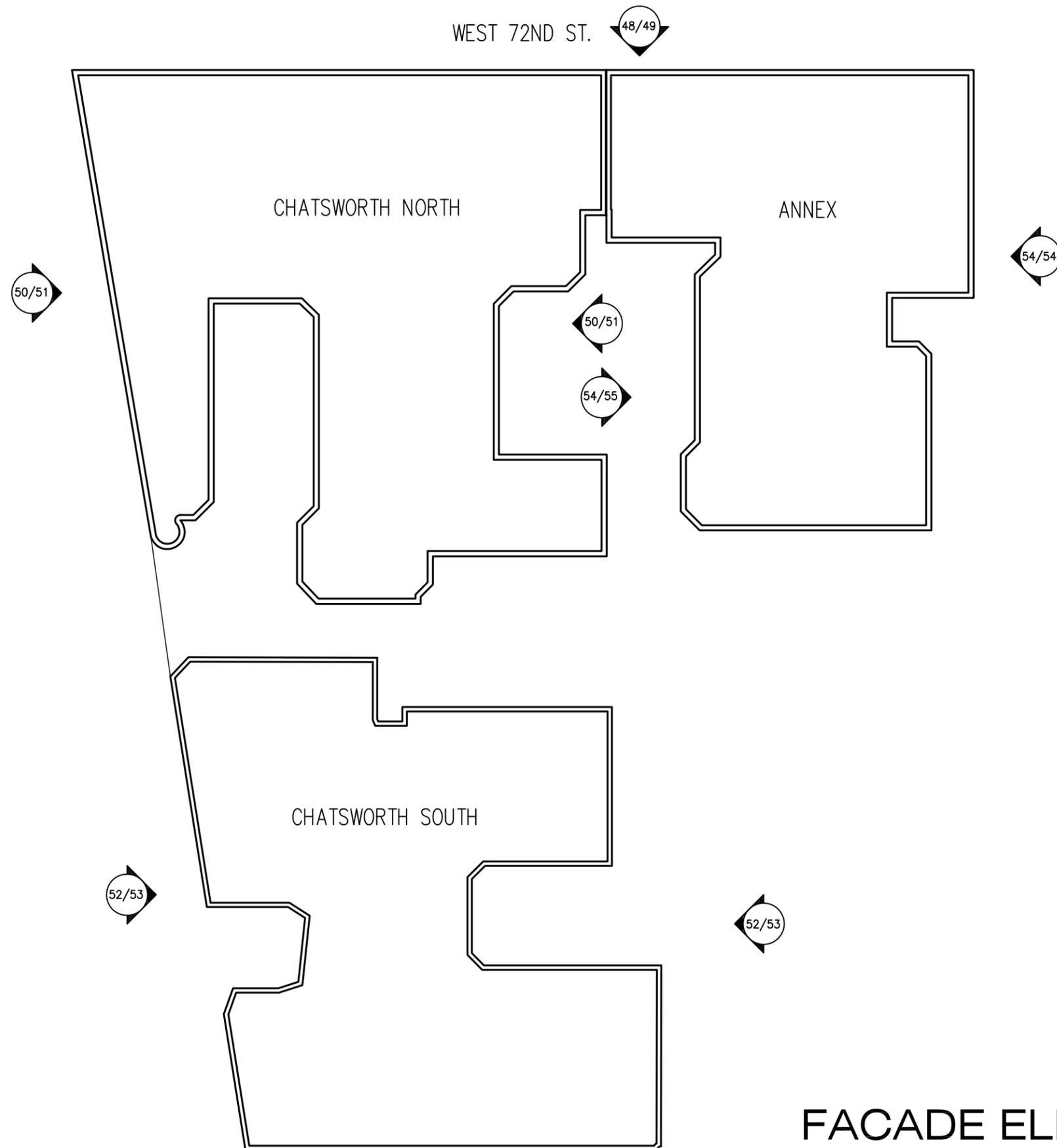
WEST 72ND STREET



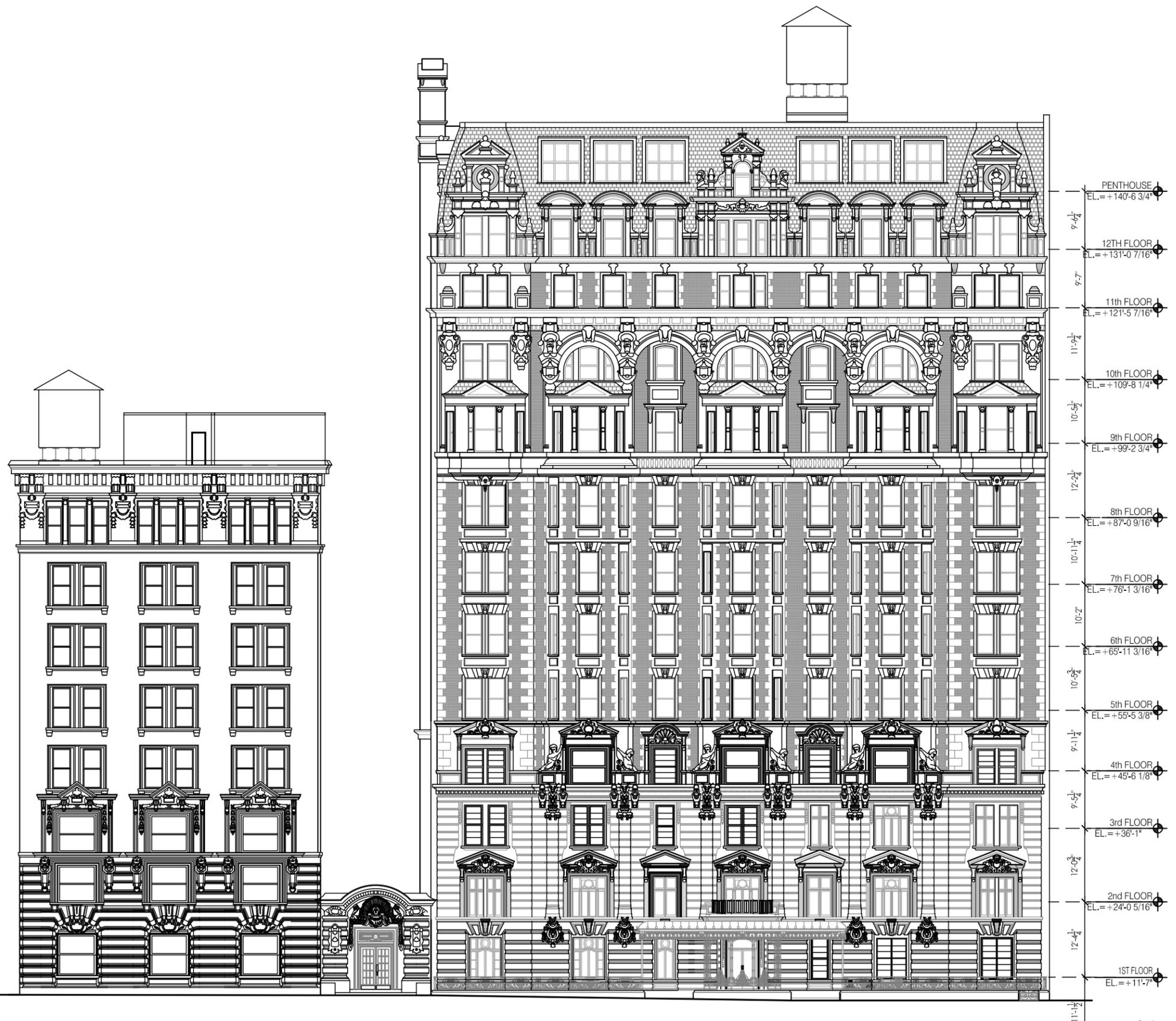
LEGEND	
	PROPOSED ADDITION
	EXISTING FLOOR

ANNEX
9TH FLOOR
PROPOSED
ADDITION

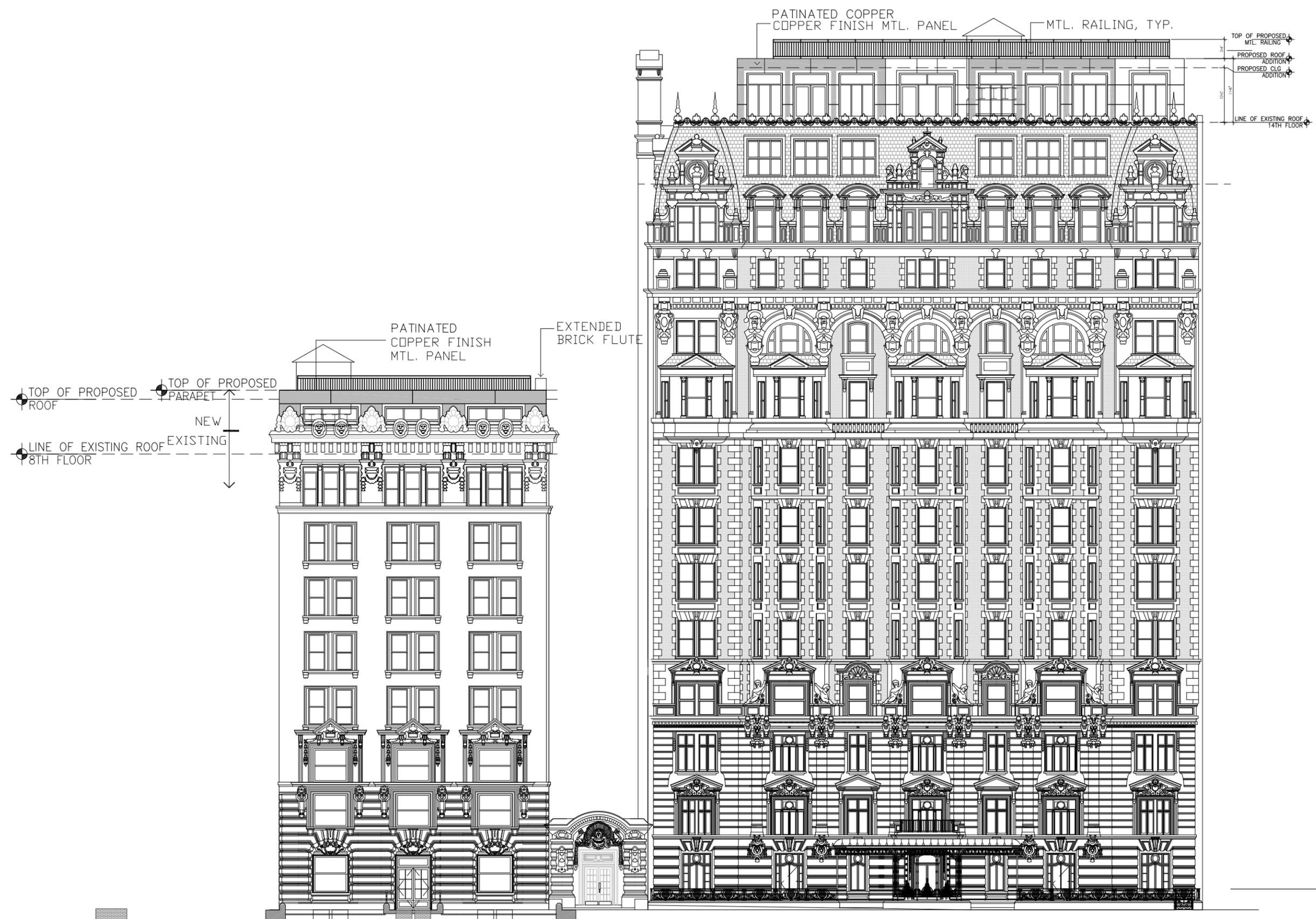
EXISTING AND PROPOSED
ELEVATIONS



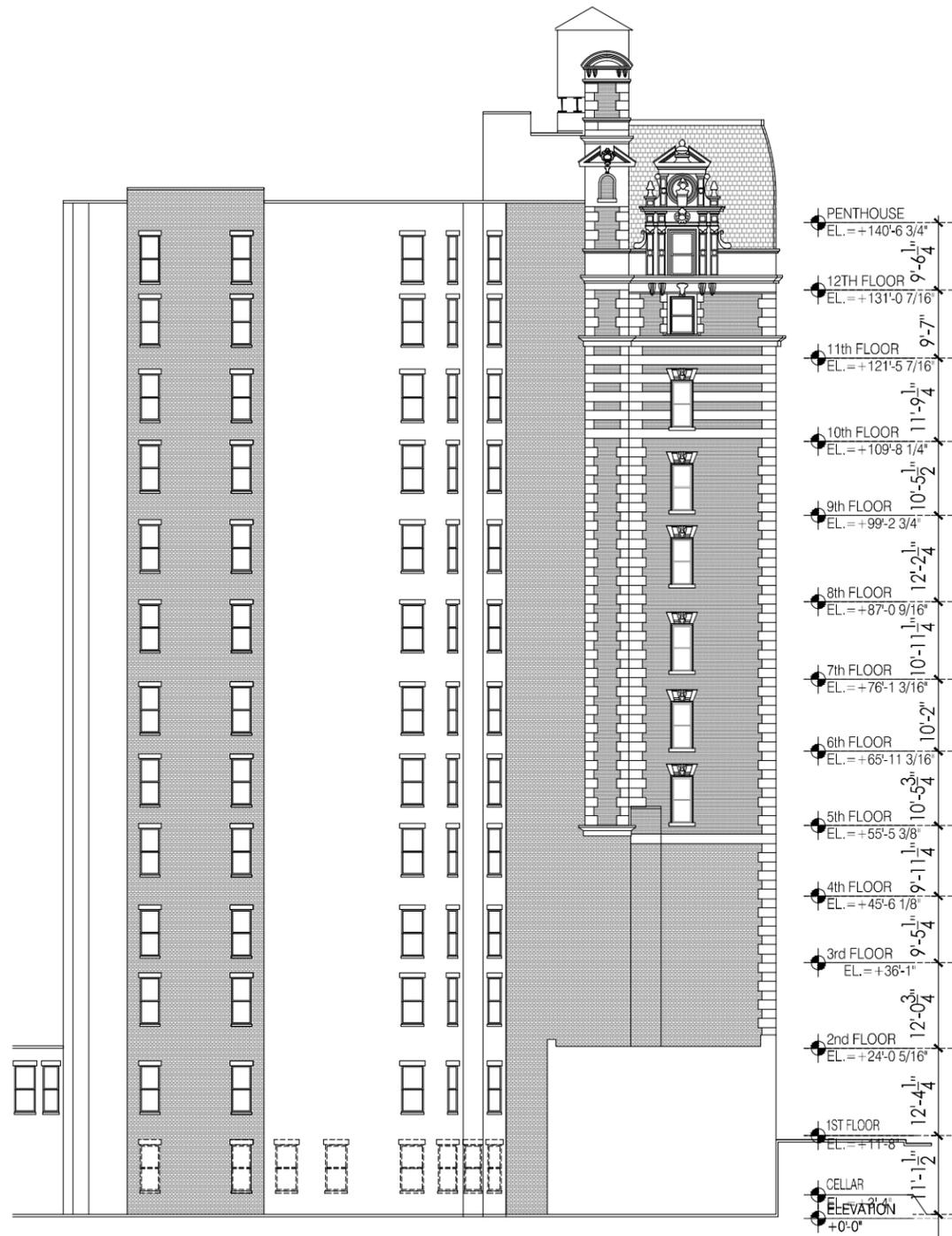
FACADE ELEVATION KEYPLAN



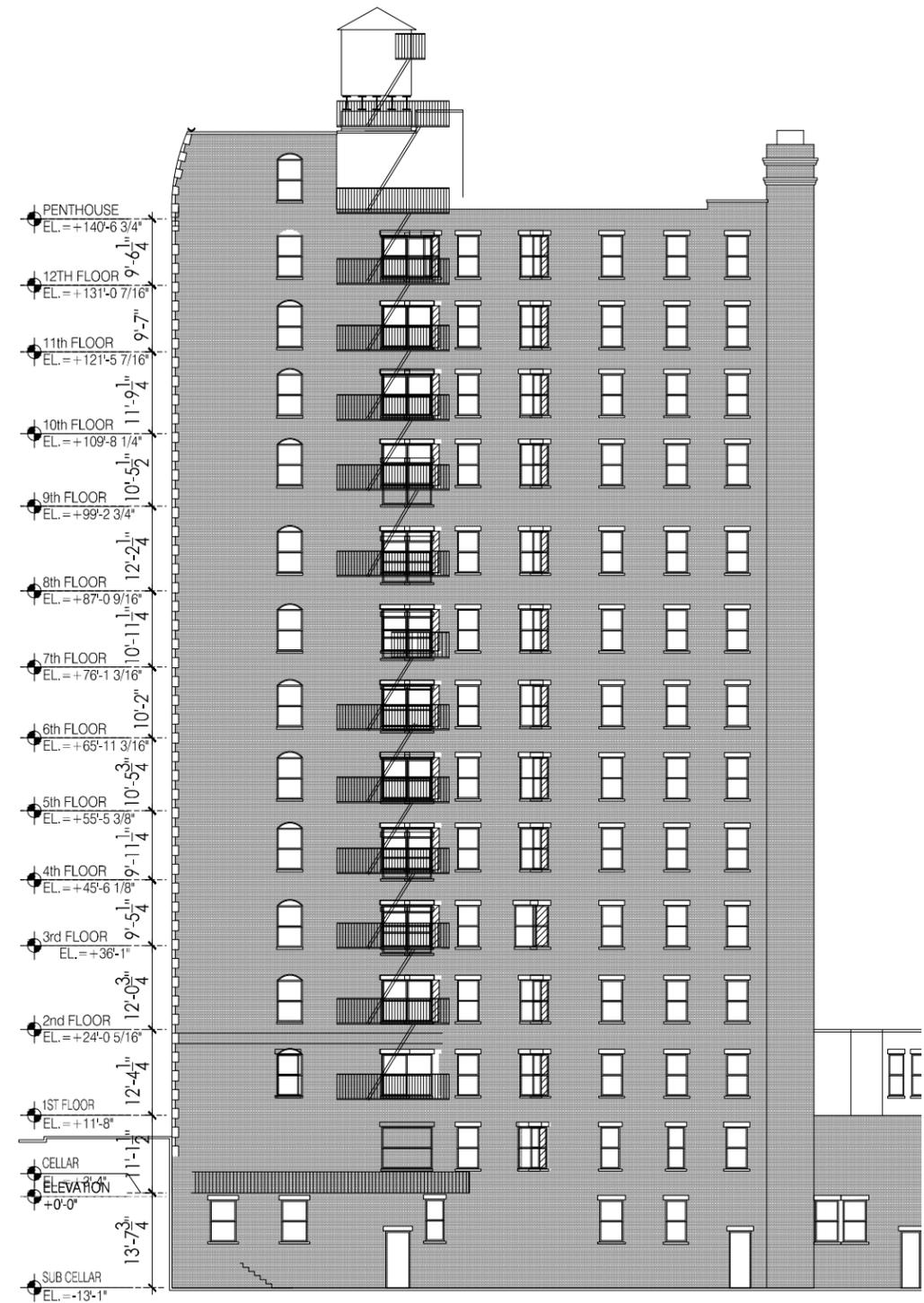
CHATSWORTH & ANNEX EXISTING NORTH ELEVATION



CHATSWORTH & ANNEX PROPOSED NORTH ELEVATION

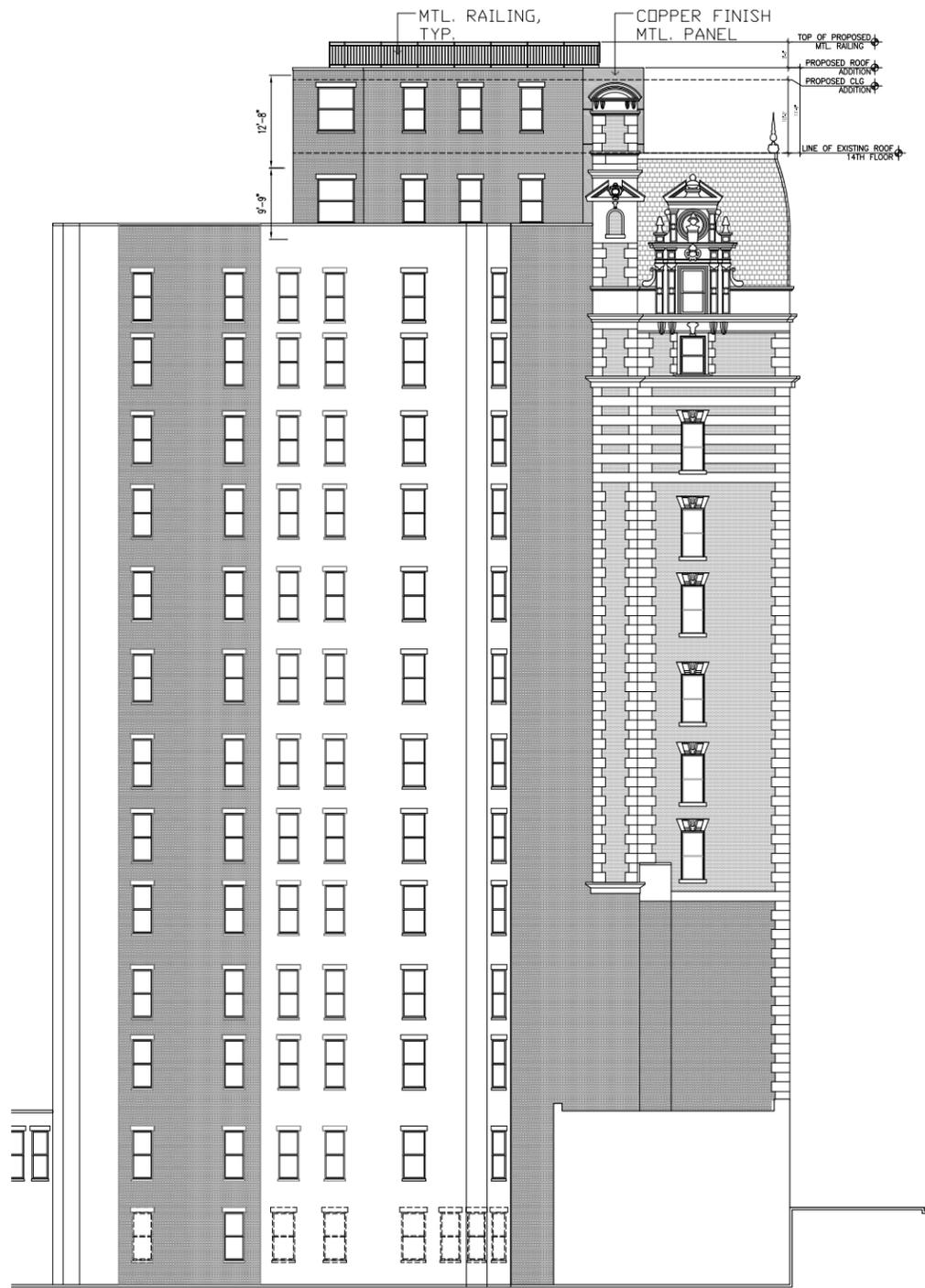


EXISTING : EAST ELEVATION

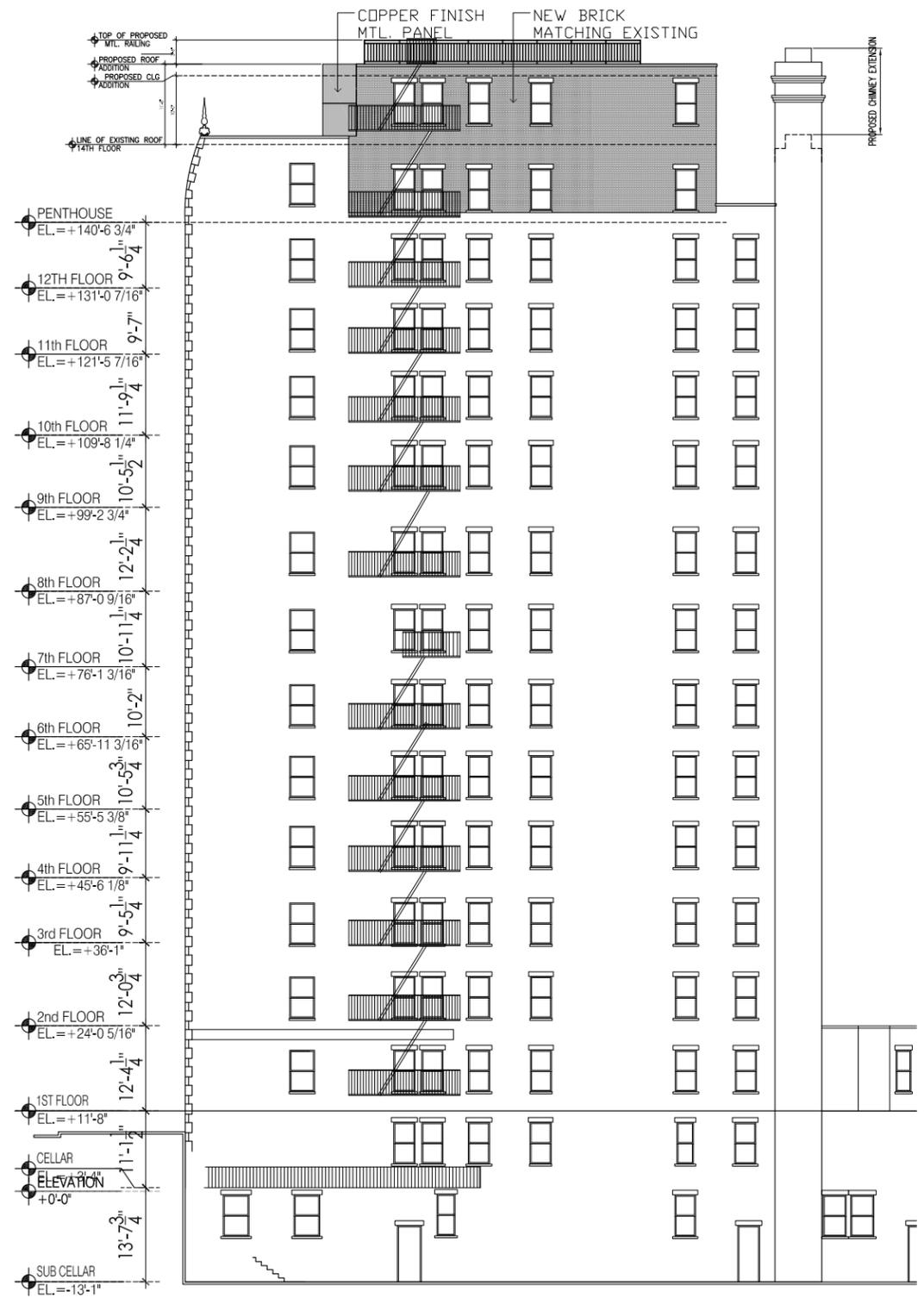


EXISTING: WEST ELEVATION

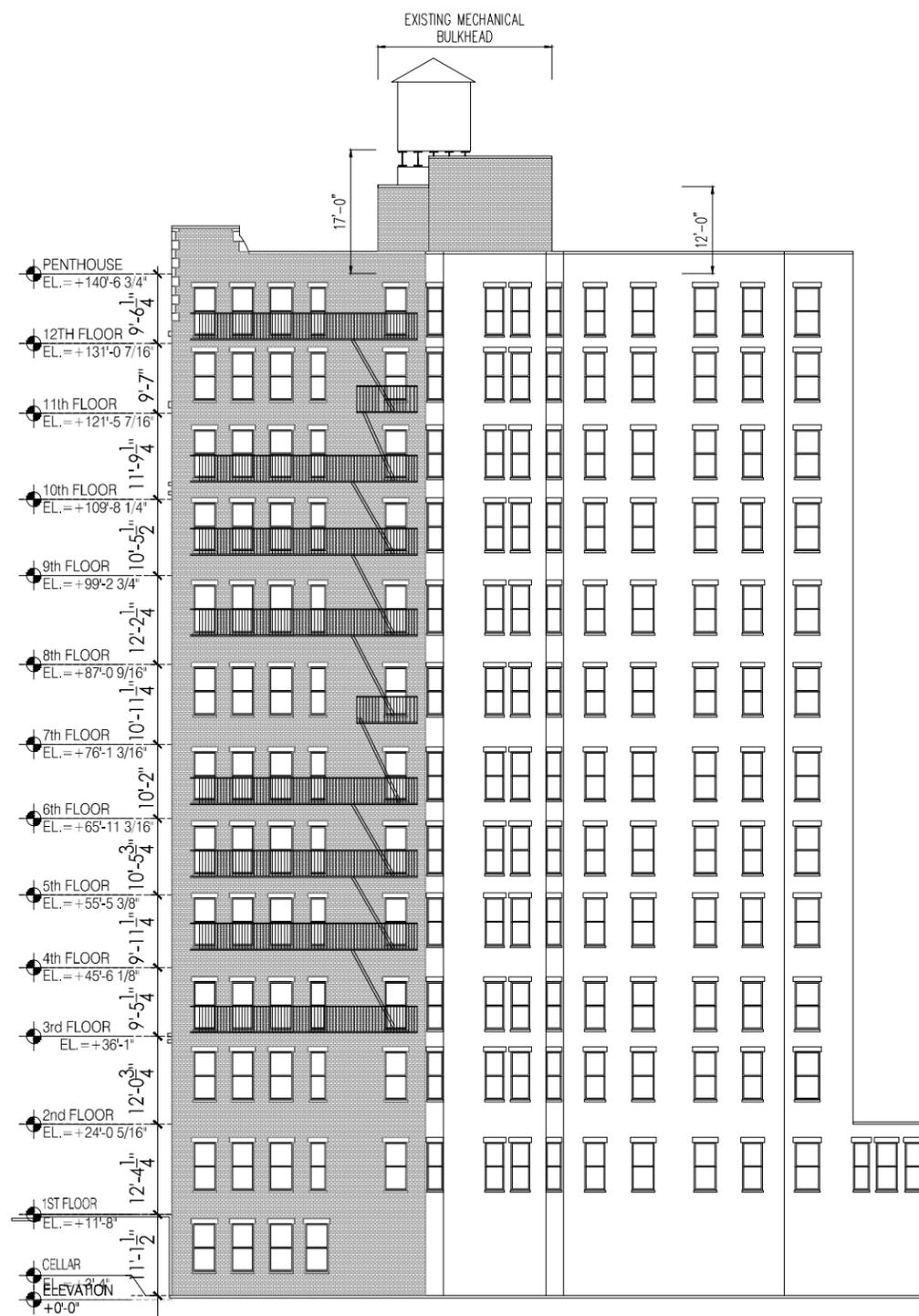
CHATSWORTH (north tower) ELEVATIONS



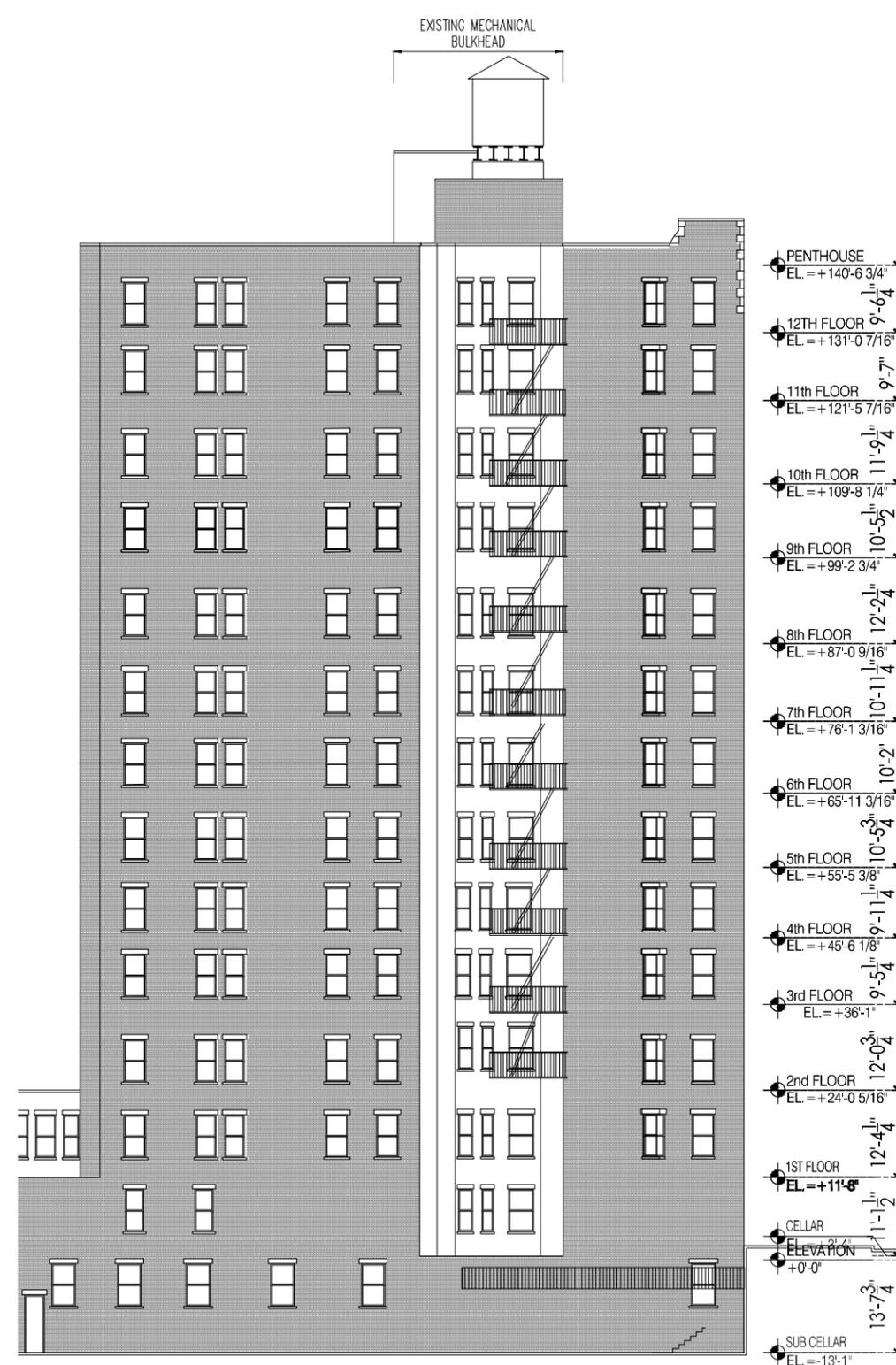
PROPOSED: EAST ELEVATION



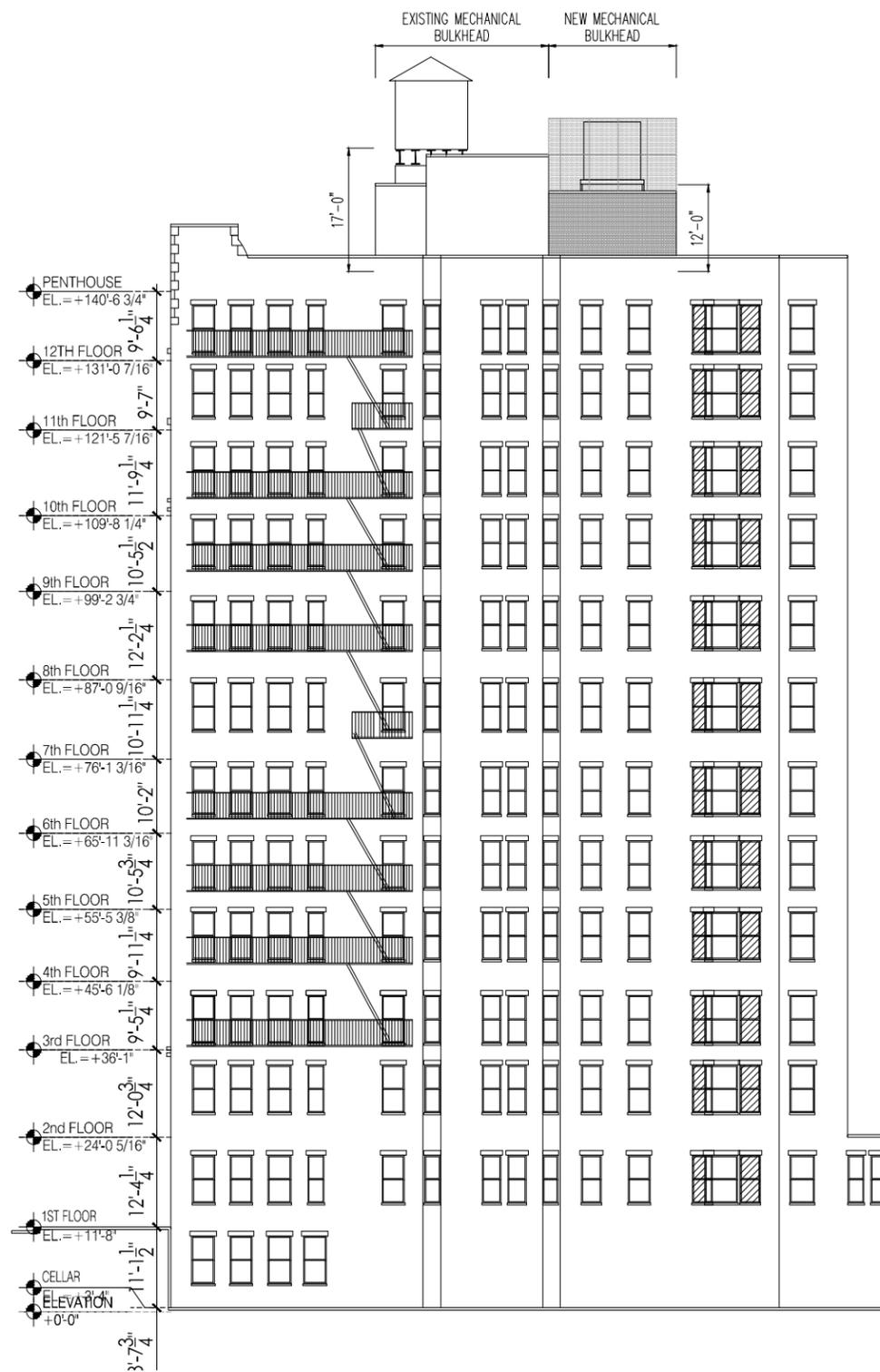
PROPOSED: WEST ELEVATION
 CHATSWORTH (north tower) ELEVATIONS



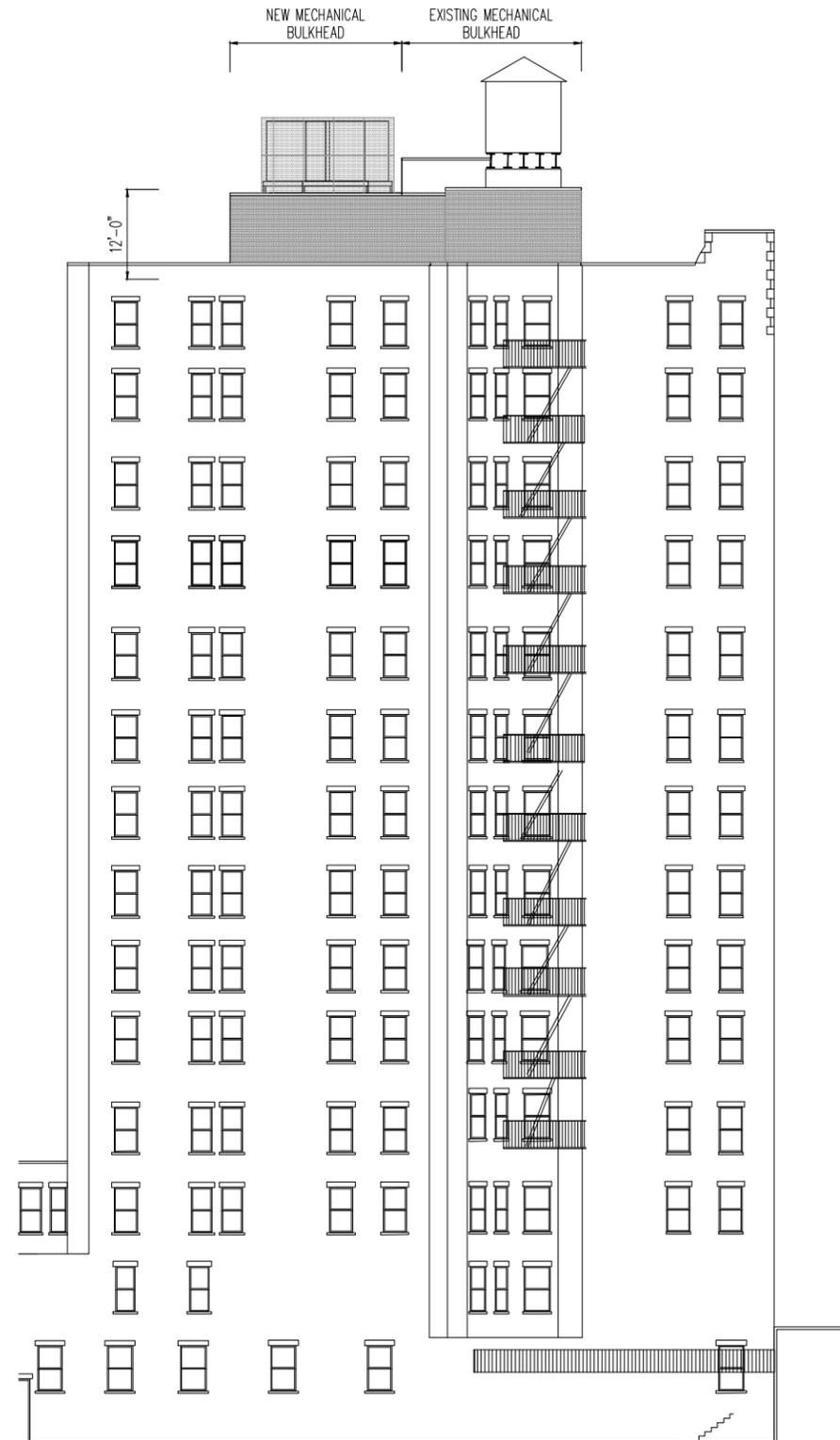
EXISTING: EAST ELEVATION



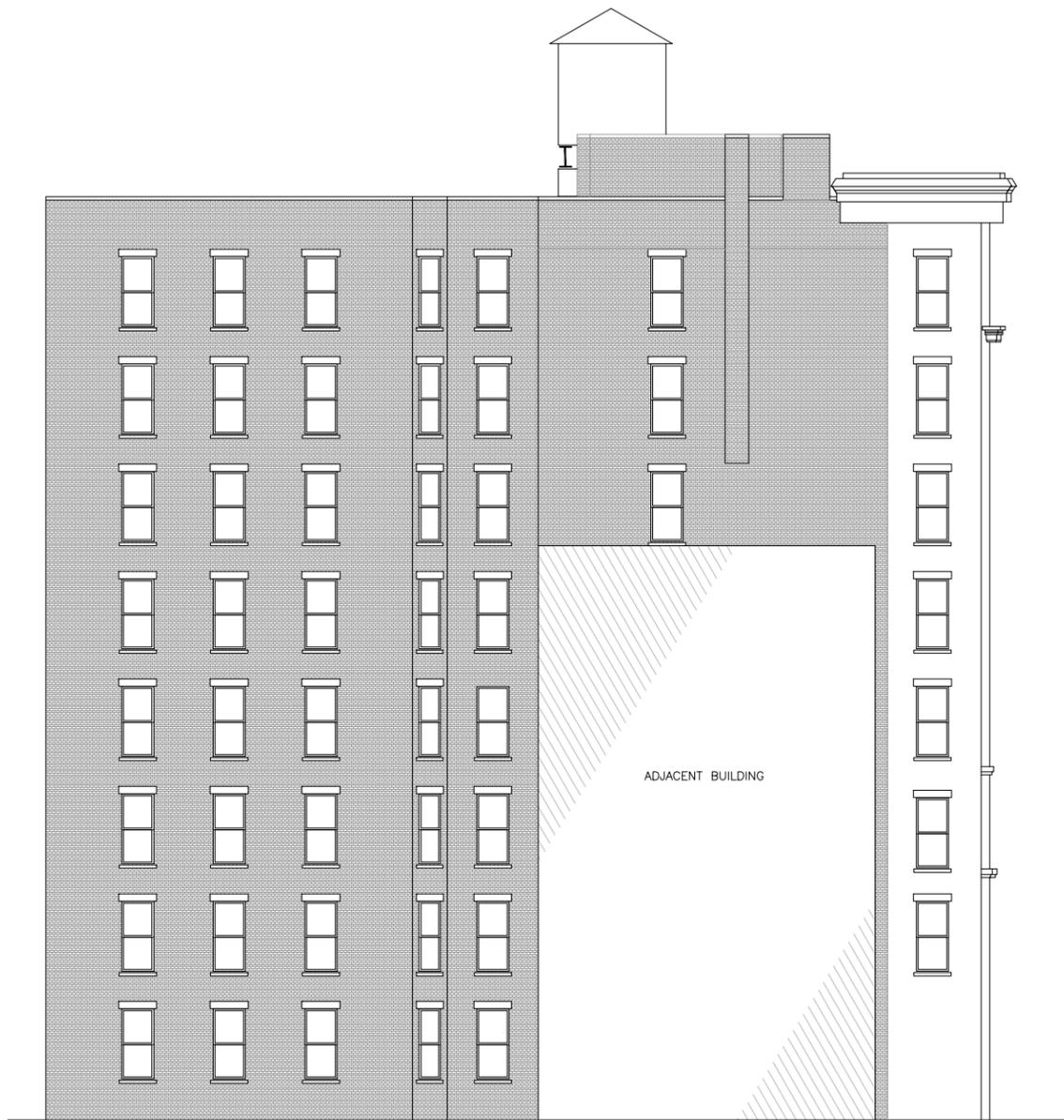
EXISTING: WEST ELEVATION
CHATSWORTH (south tower) ELEVATIONS



PROPOSED: EAST ELEVATION



PROPOSED: WEST ELEVATION
CHATSWORTH (south tower) ELEVATIONS

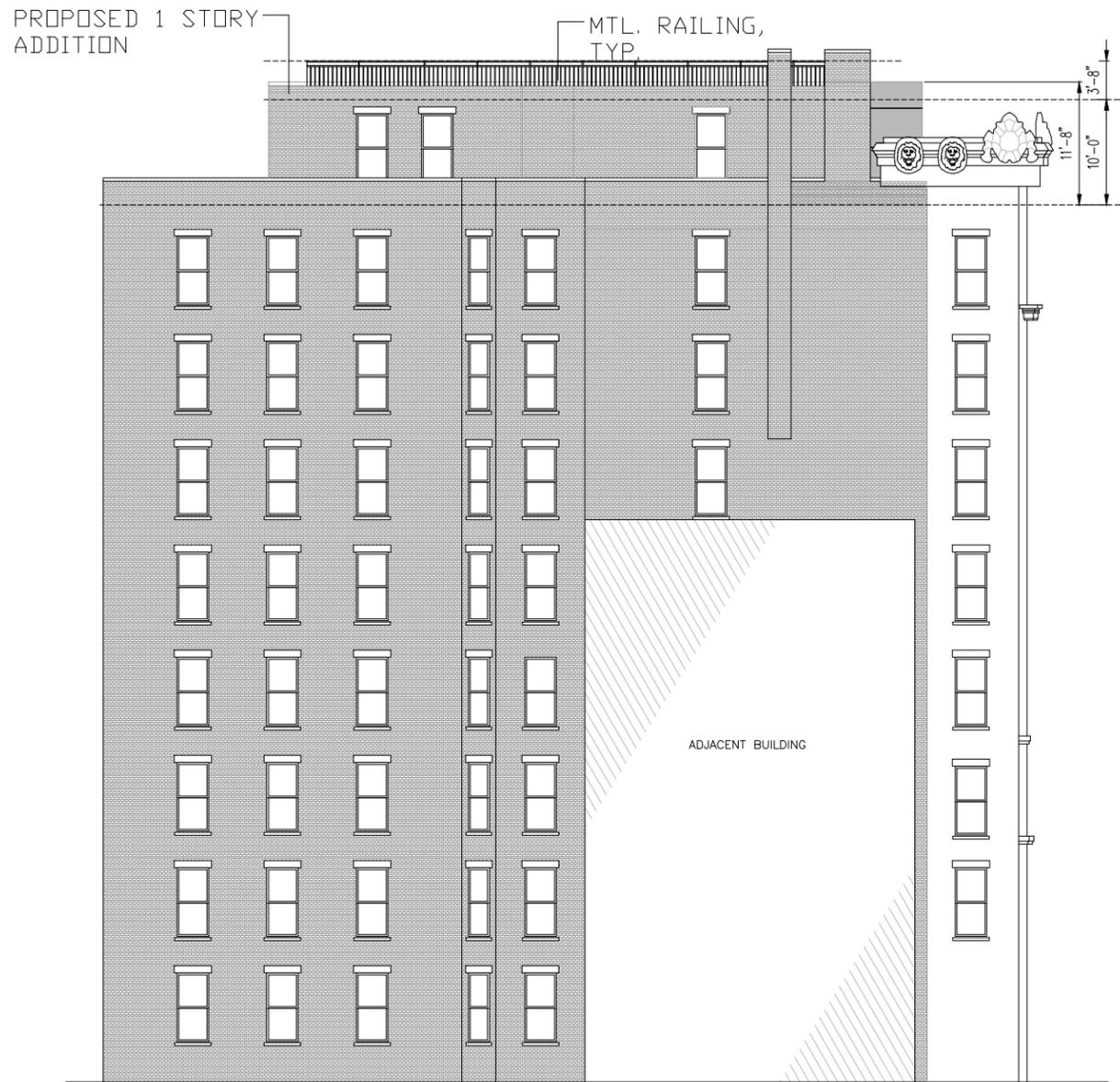


EXISTING: EAST ELEVATION

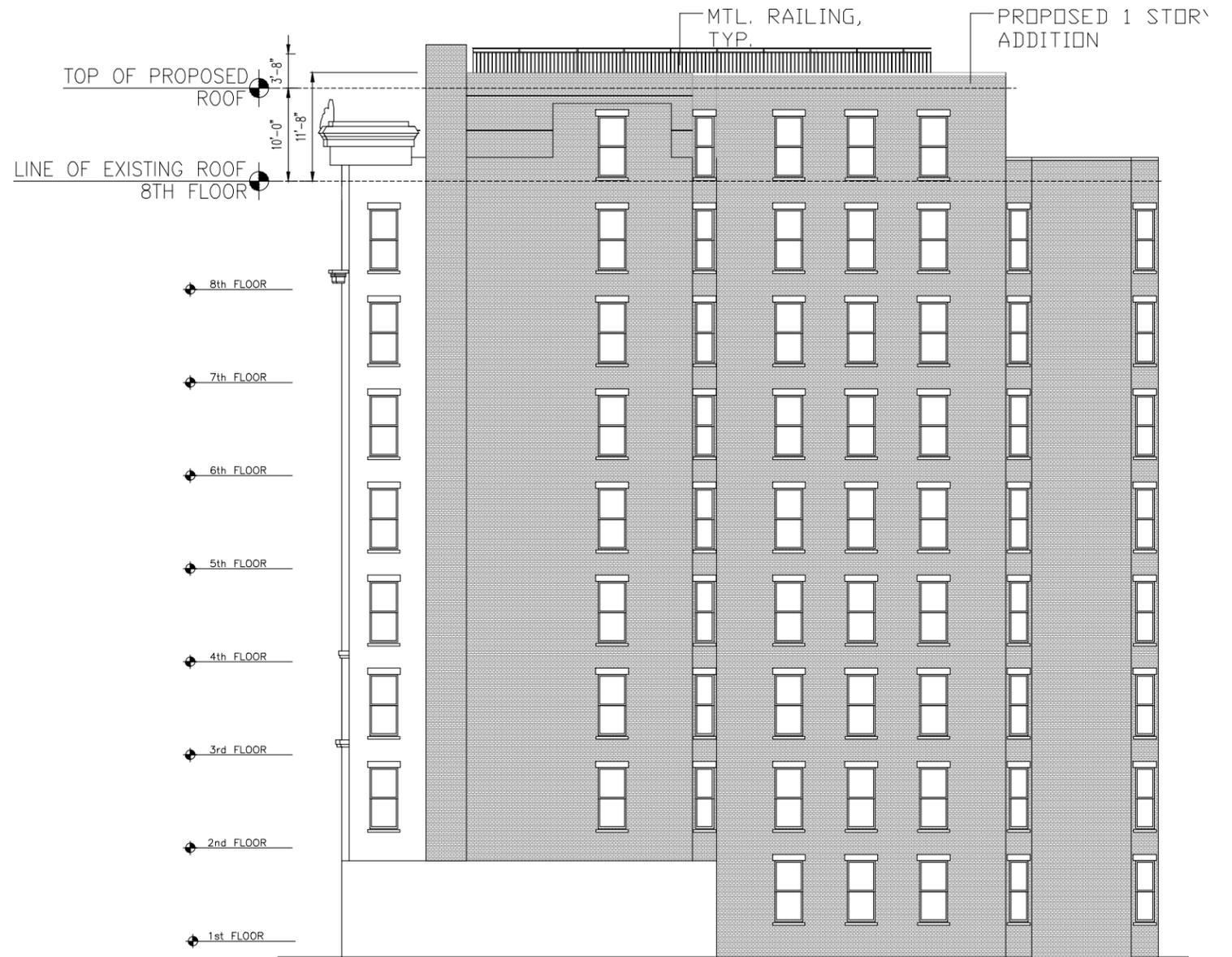


EXISTING: WEST ELEVATION

ANNEX ELEVATIONS



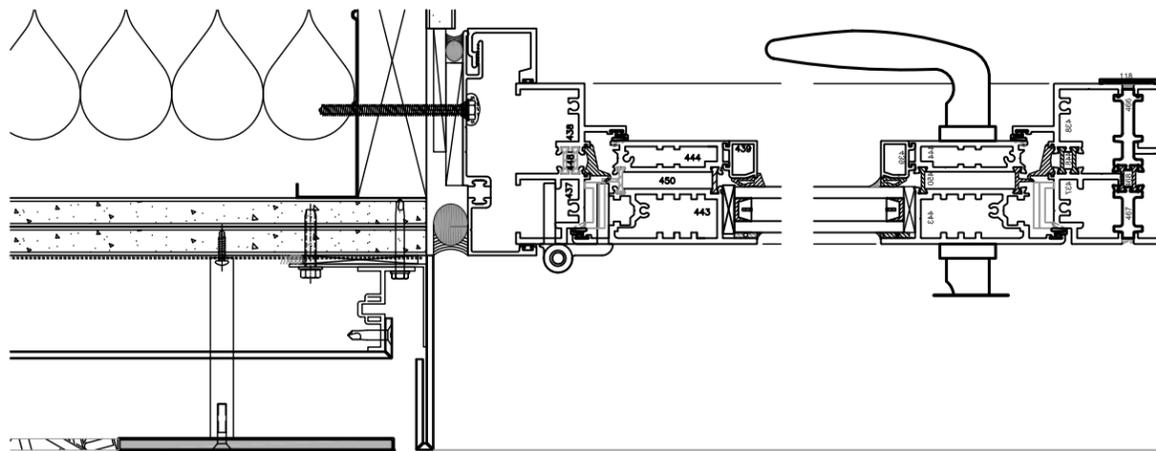
PROPOSED: EAST ELEVATION



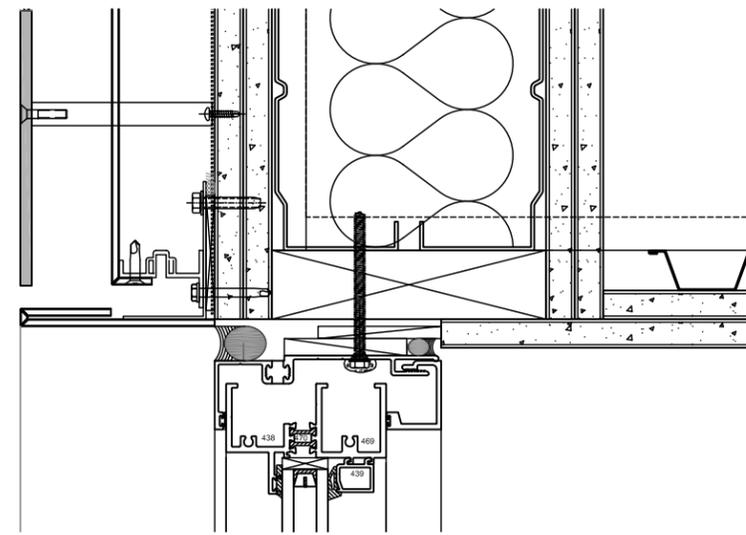
PROPOSED: WEST ELEVATION
ANNEX ELEVATIONS



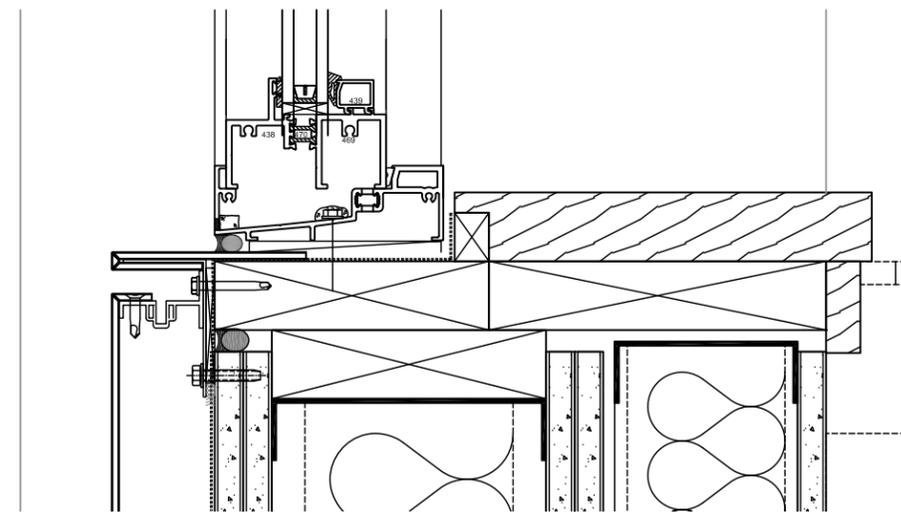
PENTHOUSE TERRACE DOORS & WINDOWS
@ NORTH SIDE



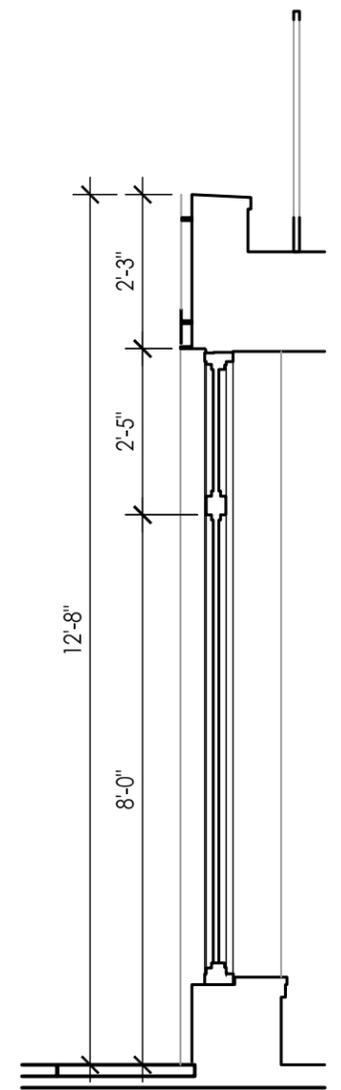
3 JAMB DETAIL



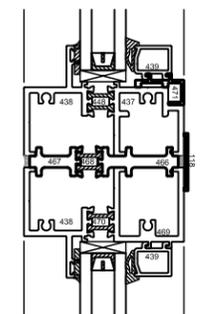
1 HEAD DETAIL



2 SILL DETAIL



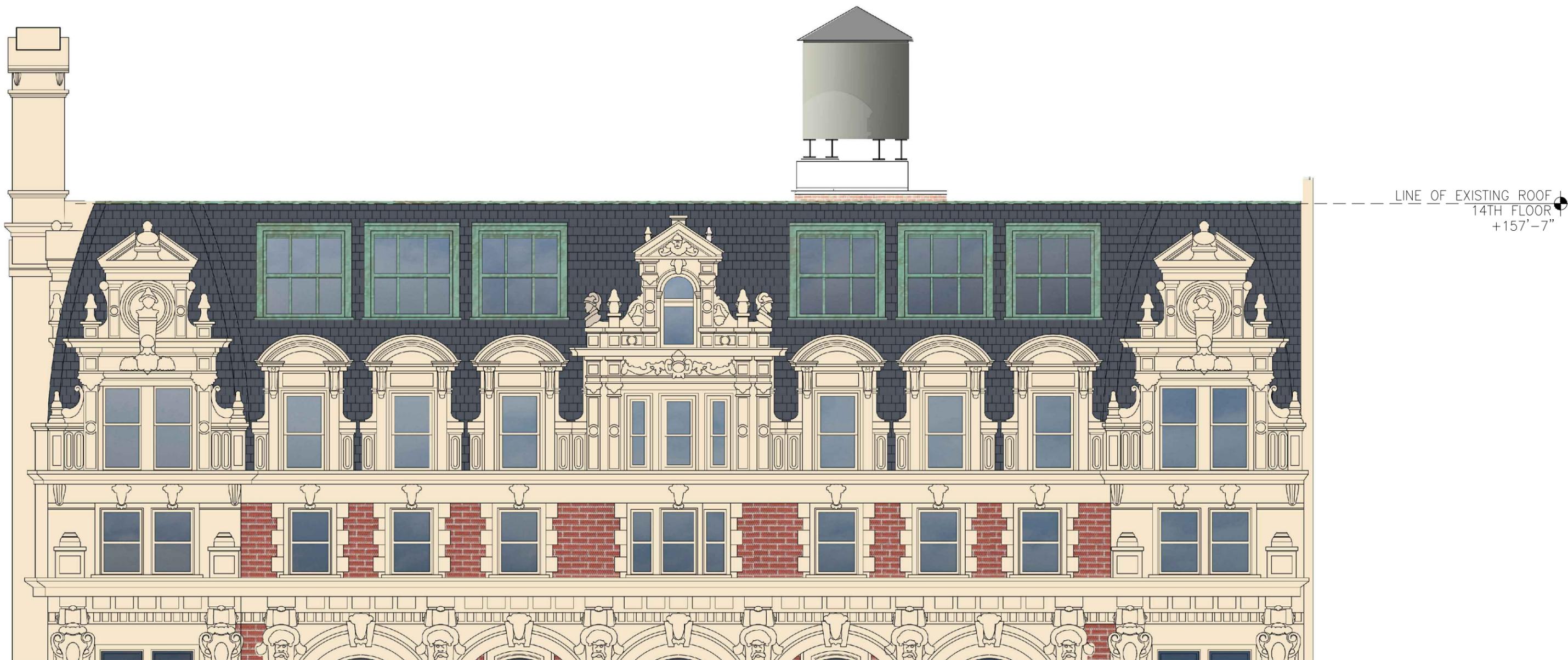
4 SECTION



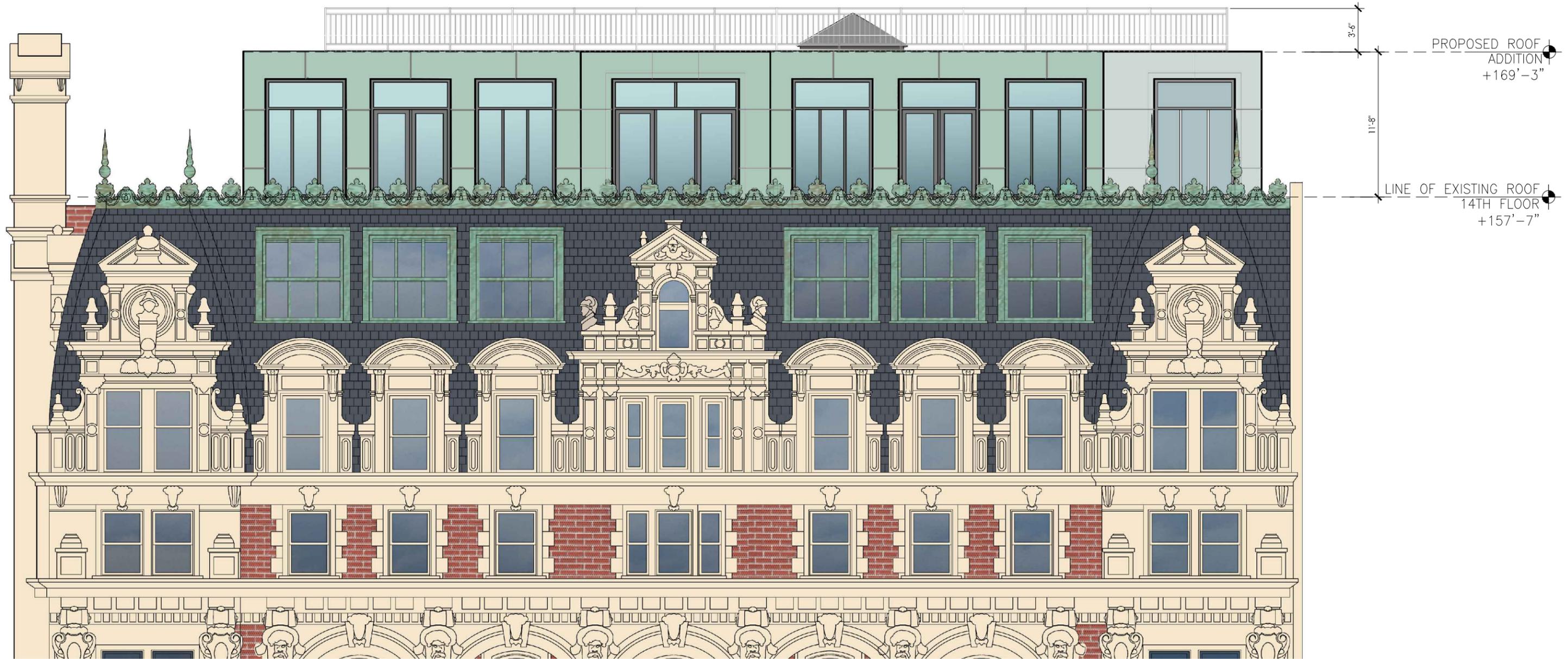
5 MULLION DETAIL

PENTHOUSE ADDITION ALUMINUM WINDOW DETAILS

PROPOSED ADDITION
RENDERINGS



EXISTING CHATSWORTH ADDITION ELEVATION - NORTH



PROPOSED CHATSWORTH ADDITION ELEVATION - NORTH



EXISTING CHATSWORTH ELEVATION - EAST



PROPOSED CHATSWORTH ELEVATION - EAST



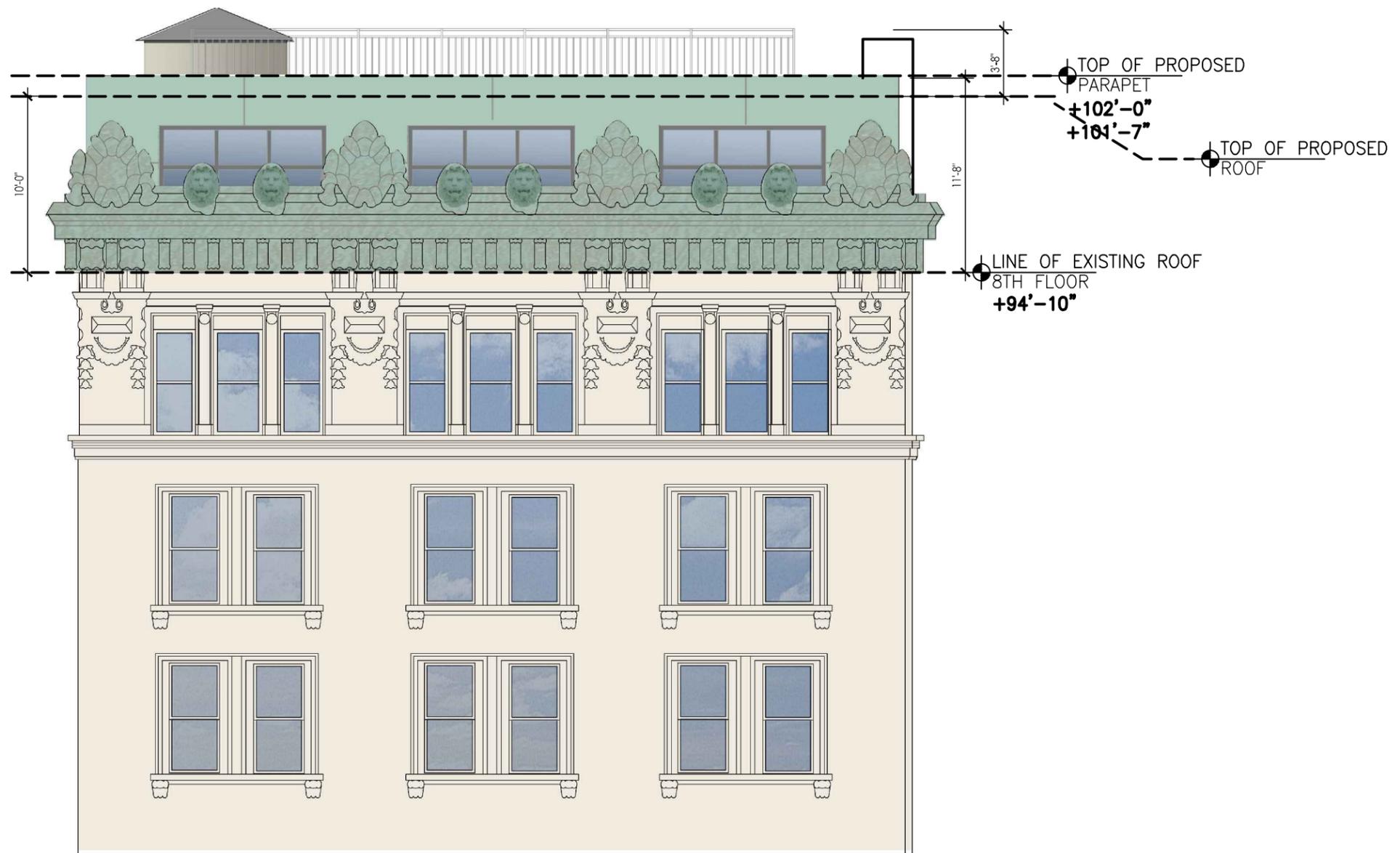
EXISTING CHATSWORTH ELEVATION - WEST



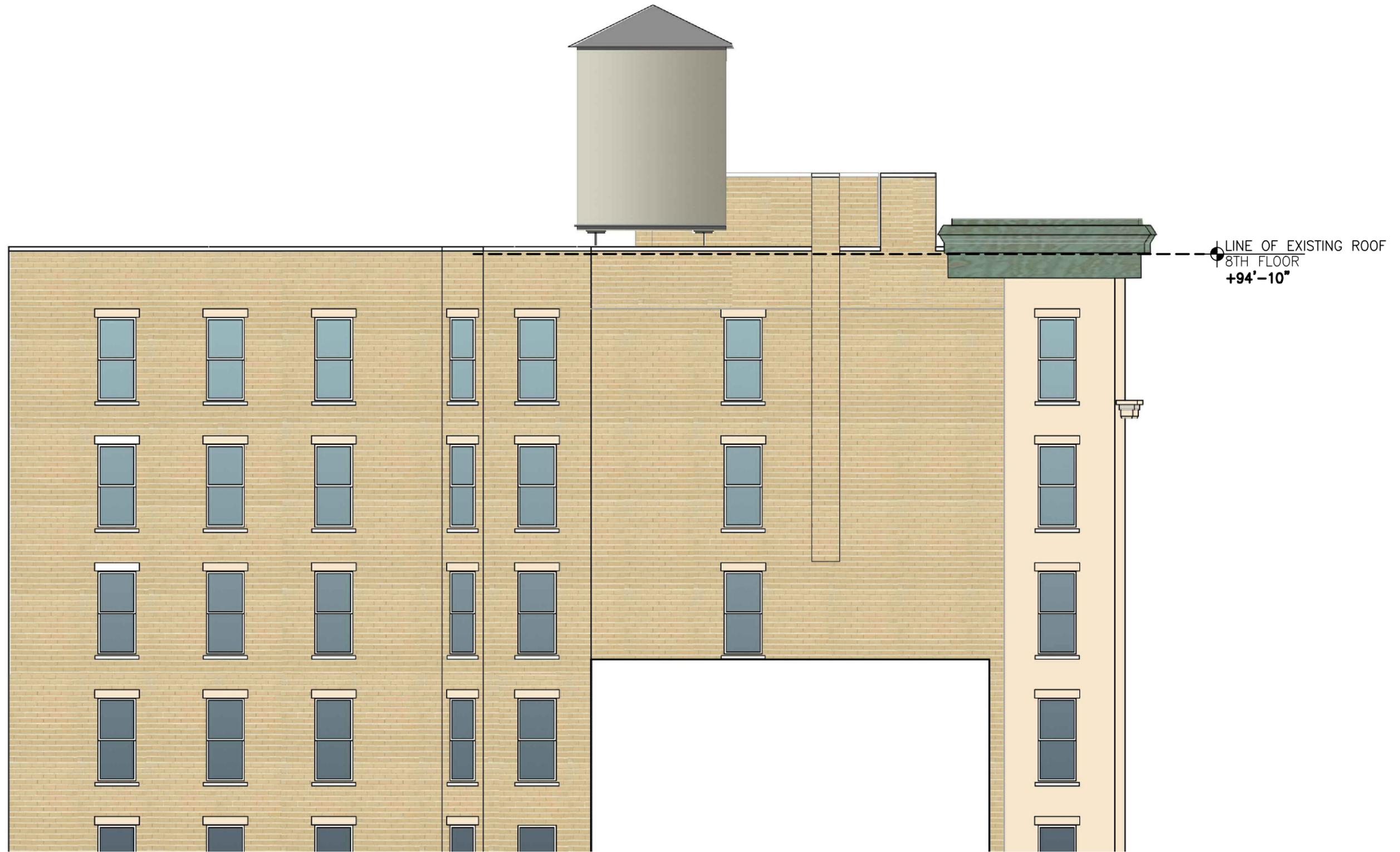
PROPOSED CHATSWORTH ELEVATION - WEST



EXISTING ANNEX ELEVATION - NORTH



PROPOSED ANNEX ADDITION ELEVATION - NORTH



EXISTING ANNEX ELEVATION - EAST



PROPOSED ANNEX ELEVATION - EAST



EXISTING ANNEX ELEVATION - WEST



PROPOSED ANNEX ELEVATION - WEST

PROPOSED ADDITION
PHOTOMONTAGE



CHATSWORTH EXISTING PHOTOGRAPH A



CHATSWORTH PROPOSED PHOTOGRAPH A

CHATSWORTH MOCK-UP PHOTOGRAPH A



CHATSWORTH EXISTING PHOTOGRAPH B



CHATSWORTH PROPOSED PHOTOGRAPH B

CHATSWORTH MOCK-UP PHOTOGRAPH B



EXISTING PHOTOGRAPH C



PROPOSED PHOTOGRAPH C

MOCK-UP PHOTOGRAPH C





EXISTING PHOTOGRAPH D



PROPOSED PHOTOGRAPH D

MOCK-UP PHOTOGRAPH D





CHATSWORTH EXISTING ENTRANCE



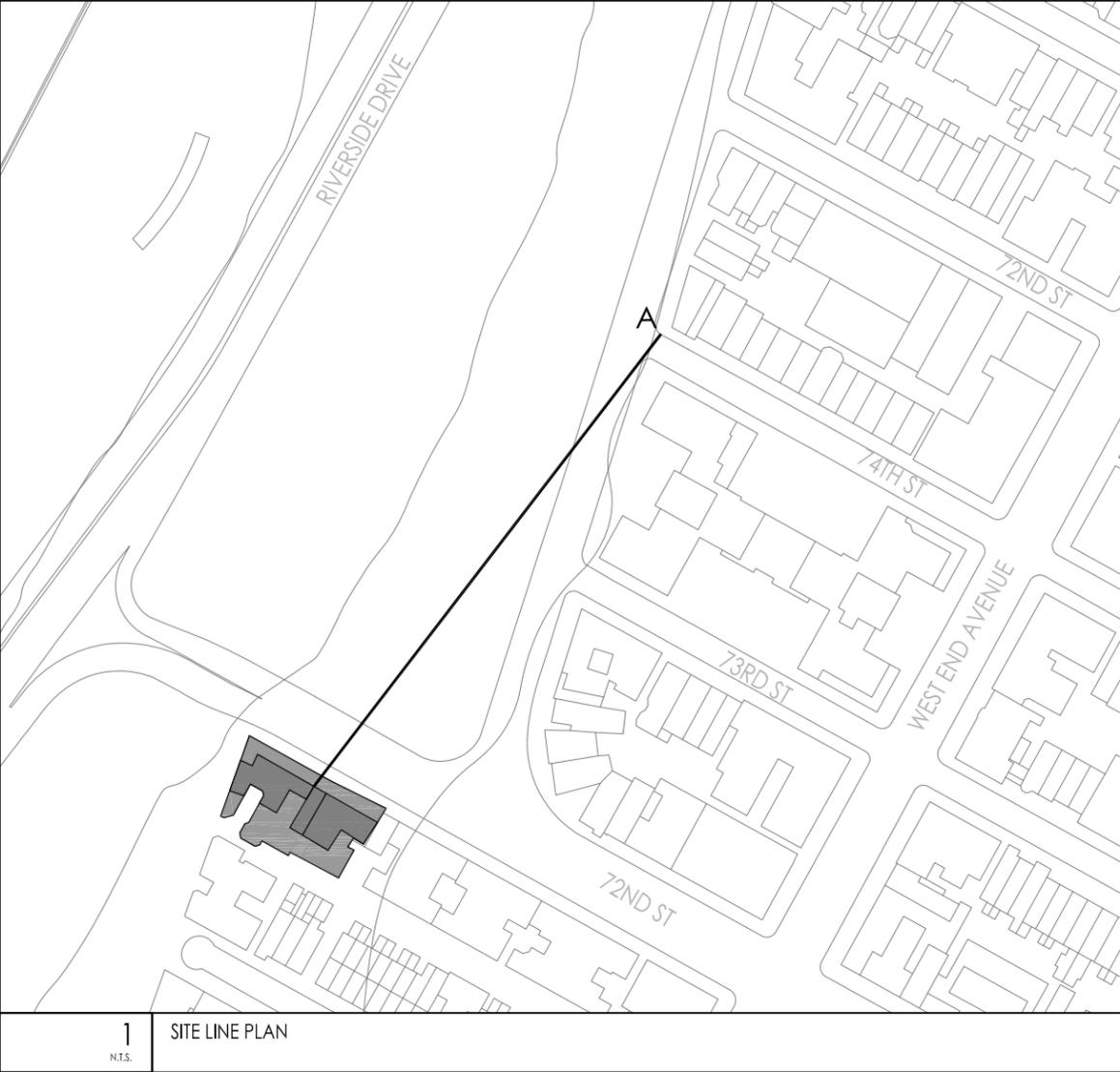
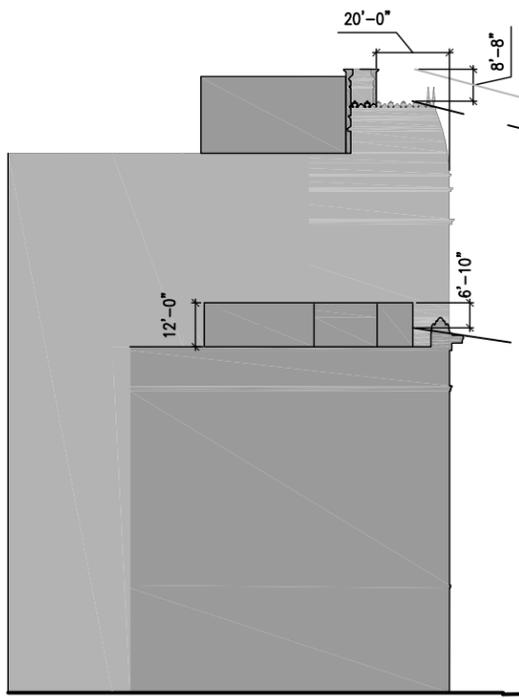
CHATSWORTH PROPOSED ENTRANCE



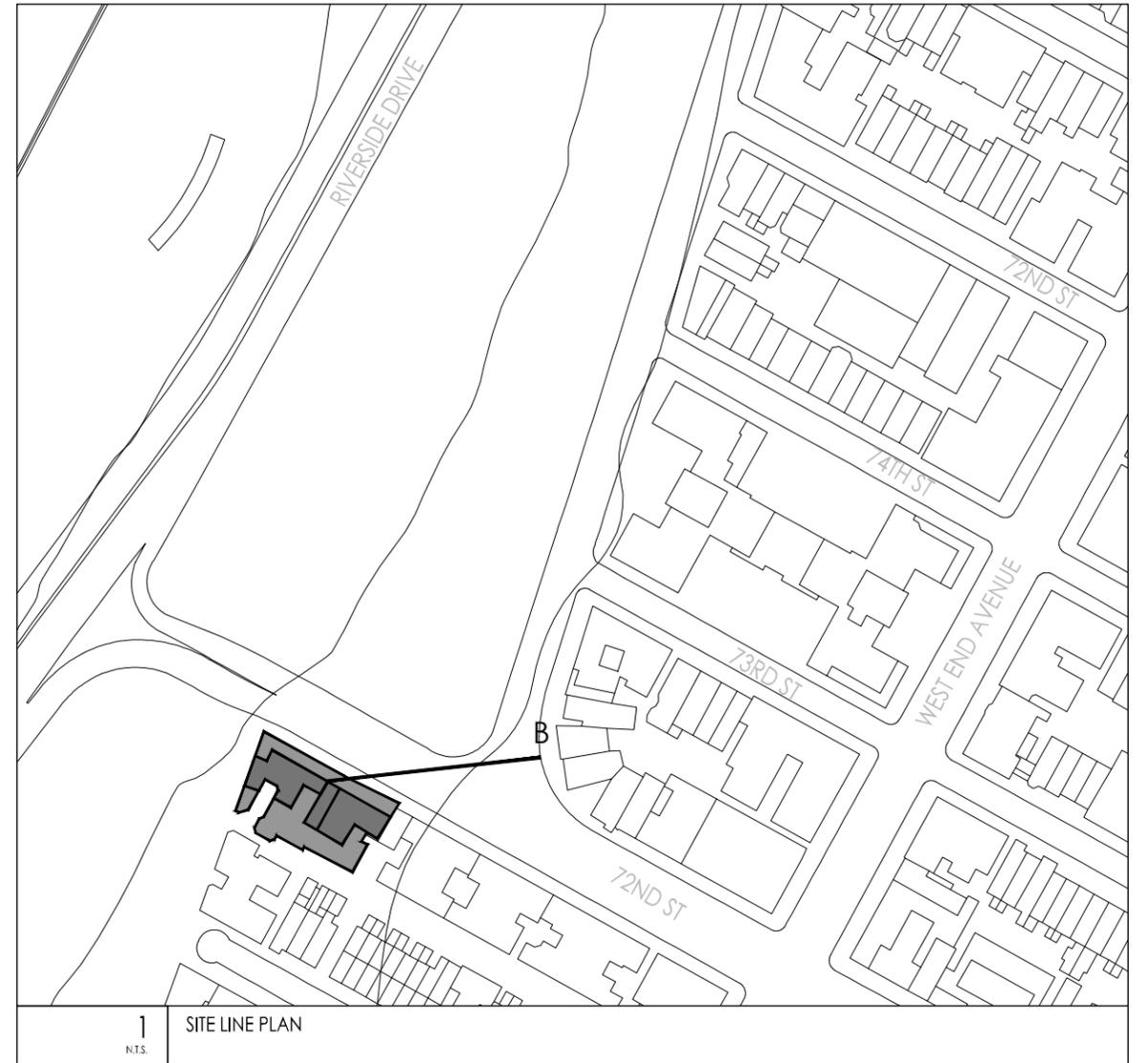
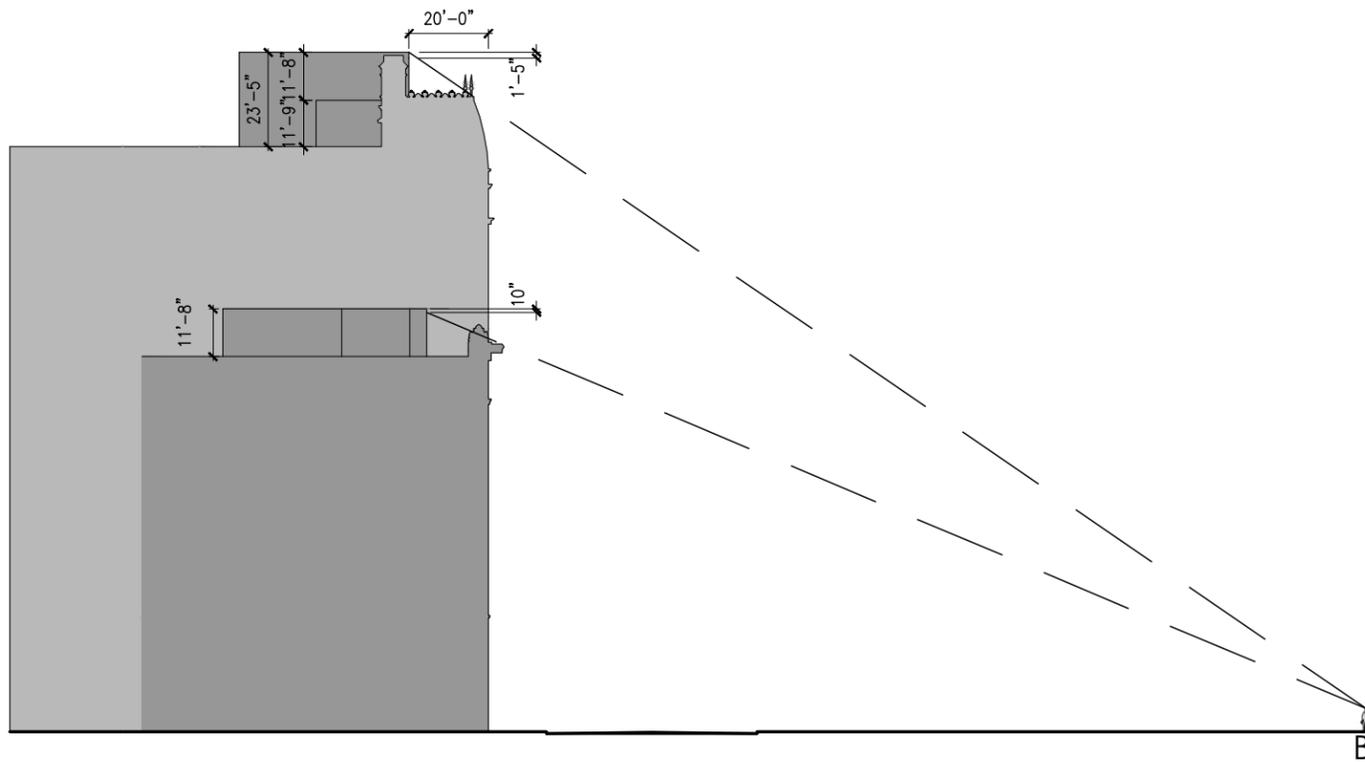
ANNEX EXISTING ENTRANCE



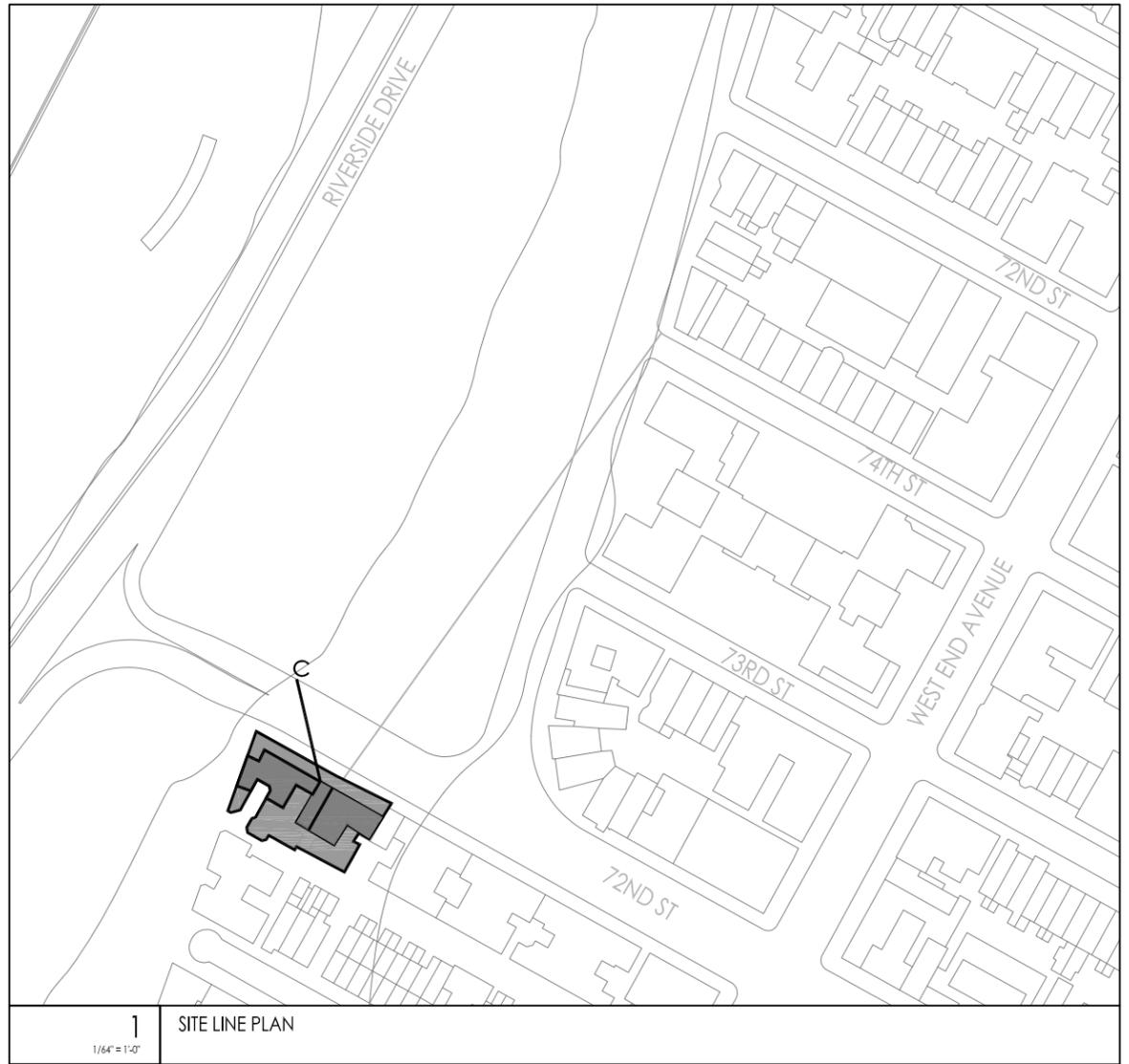
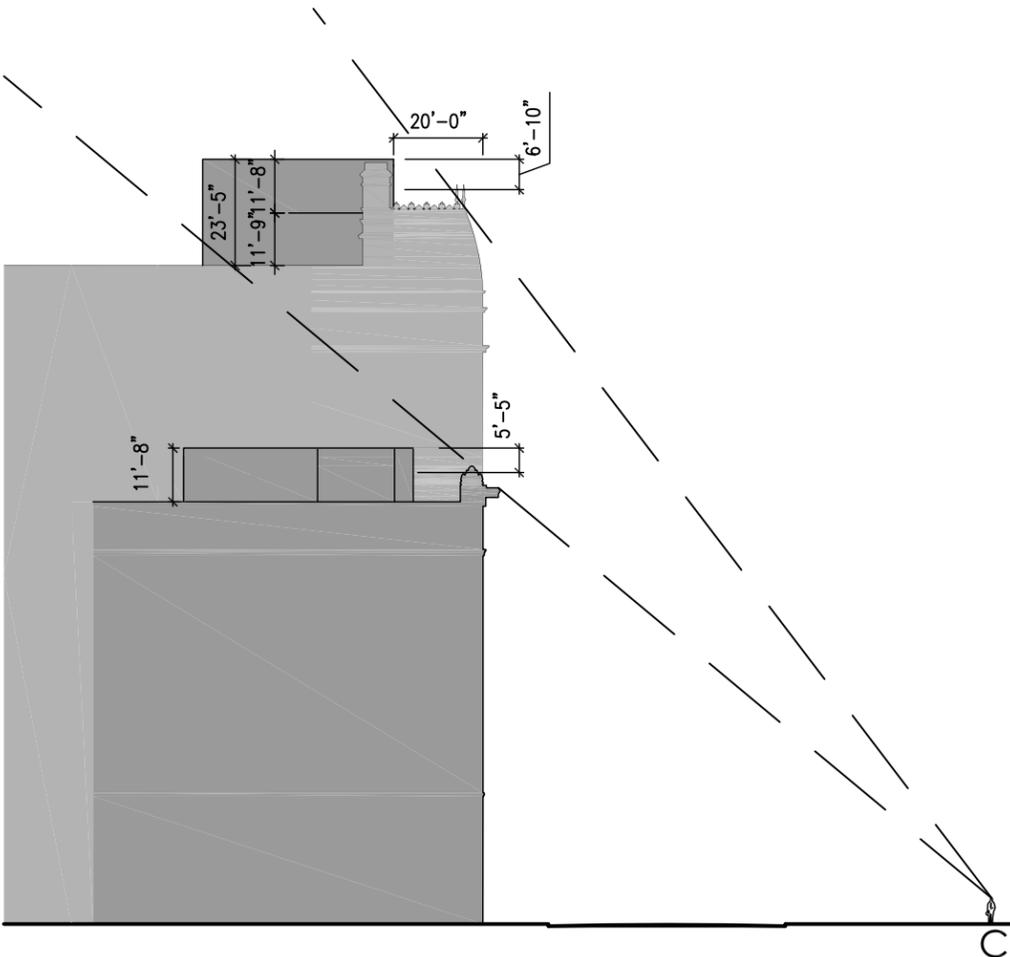
ANNEX PROPOSED ENTRANCE



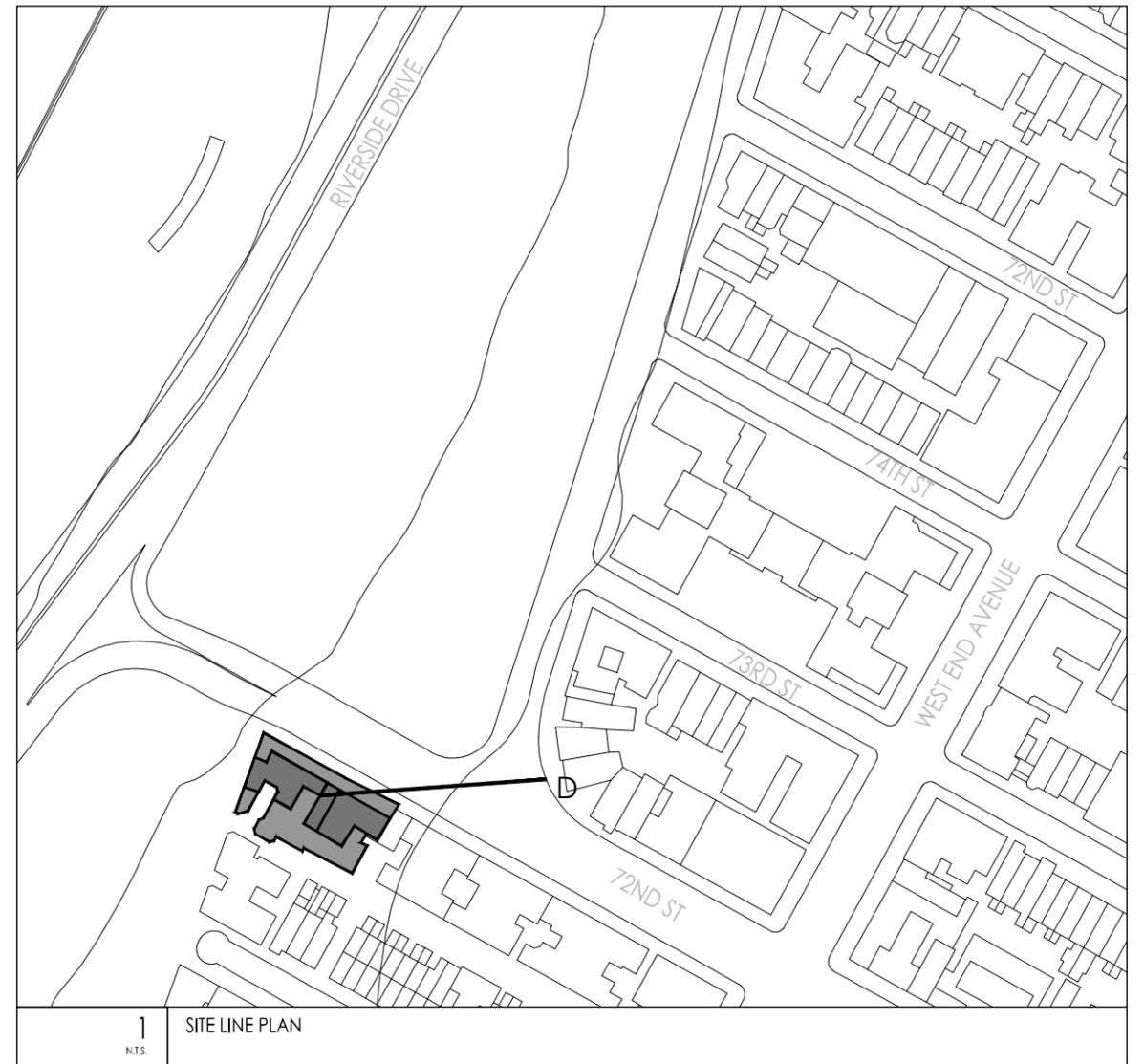
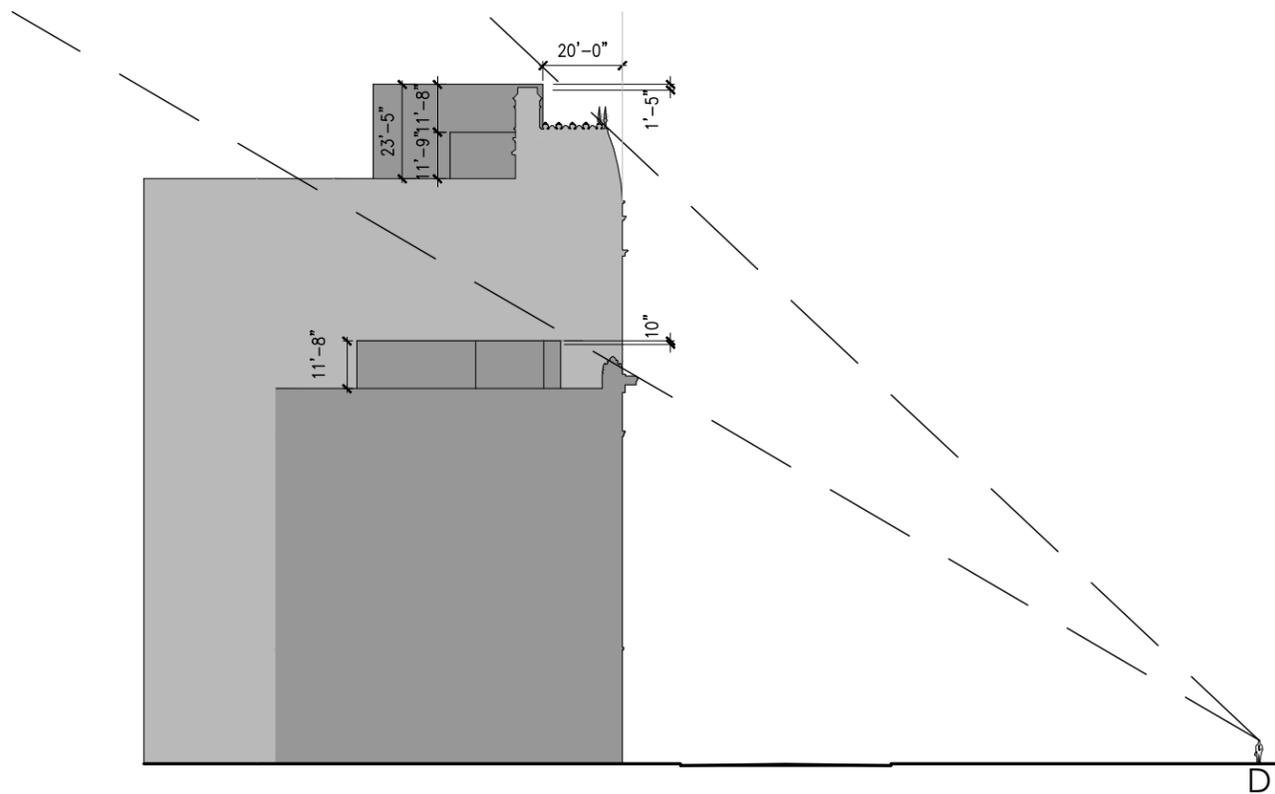
SIGHT LINE VIEWS



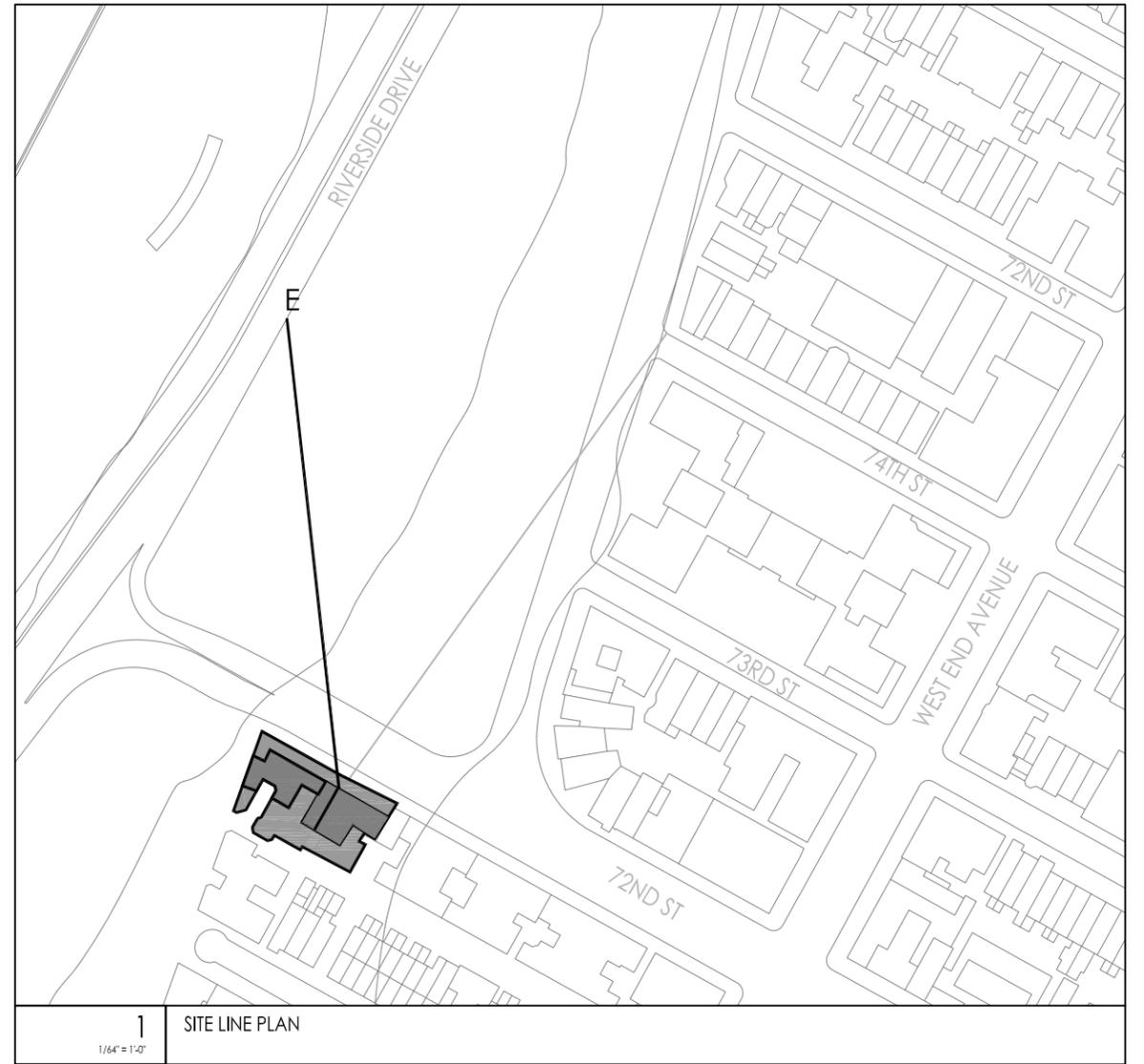
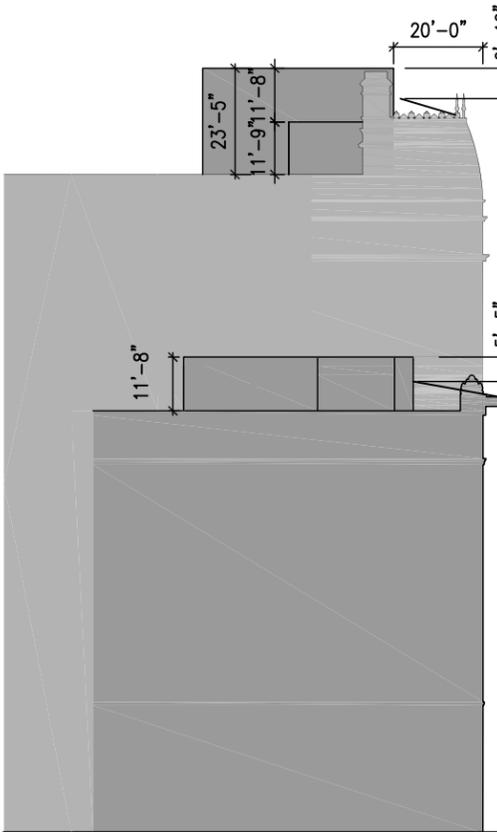
SIGHT LINE VIEWS



SIGHT LINE VIEWS



SIGHT LINE VIEWS



SIGHT LINE VIEWS

PROPOSED ADDITION
FINISHES



PROPOSED CHATSWORTH FINISHES



PROPOSED ANNEX FINISHES