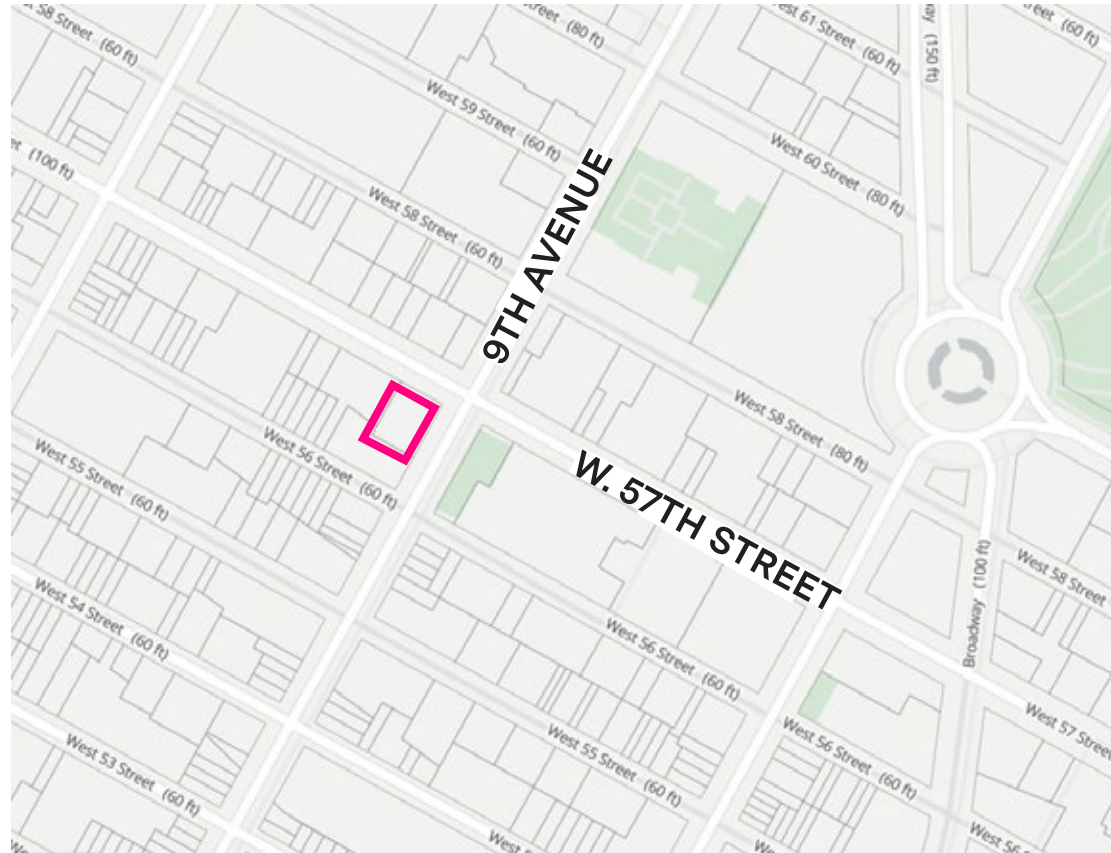


The Windermere
400-406 W. 57th St.

LPC Presentation
08.03.21

MA

Project Information



SITE MAP

PROJECT LOCATION

ADDRESS: 400-406 W. 57TH ST

BOROUGH: MANHATTAN

BLOCK: 1066

LOT: 37

LANDMARK STATUS

- INDIVIDUAL LANDMARK
- BUILT 1880-1881
- DESIGNATED 2005
- 2ND OLDEST LARGE APARTMENT COMPLEX IN NYC



9TH AVE. & W. 57TH ST. C.1940

Historical Photographs



CORNER OF 9TH AVENUE & W. 57TH ST. C.1917
LOOKING WEST ON W. 57TH ST.



TAX PHOTO C.1940
PRIMARILY W. 57TH ST. FACADE

Project Chronology

- 2009 WINDERMERE PROPERTIES LLC ACQUIRES PROPERTY.
- 9/2010 CNE ISSUED FOR FACADE & CORNICE RESTORATION (10-7116)
- 10/2013 COA APPLICATION FOR ROOFTOP ADDITION, AREAWAY ALTERATIONS AND STOREFRONT RESTORATION FILED WITH REQUEST FOR A 74-711 SPECIAL PERMIT REPORT
- 11/2013 COMMISSION APPROVES APPLICATION WITH CONDITIONS TO REDUCE VISIBILITY OF ROOFTOP ADDITION AND ASSOCIATED BULKHEADS AND MECHANICAL ROOMS. (SUL 14-447)
- 8/2014 CNE ISSUED FOR WINDOW REPLACEMENT & FIRE ESCAPE REMOVAL (14-0633).
- 1/2016 & 2/2018 CNE ISSUED FOR REPLACEMENT OF WOOD JOIST STRUCTURE W/ STEEL STRUCTURE (18-0874, AMENDED BY MISC. 19-16352).
- 7/2017 CNE ISSUED FOR REMAINING RESTORATION WORK & PORTICO RECONSTRUCTION (19-12918).
- 7/2017 DESIGN APPROVAL COFA (19-12919) AND MOU (14-08803) ISSUED FOR ROOFTOP EXTENSION, STOREFRONT, & AREAWAY WORK BASED ON MODIFICATIONS TO ROOFTOP ADDITION AND ASSOCIATED BULKHEADS AND MECHANICAL ROOMS.
- 11/2019 DESIGN APPROVAL COA LAPSES
- 4/2021 COFA ISSUED FOR REVISED STOREFRONT REDESIGN TO REFLECT REVEALED UNDERLYING CONDITIONS (21-07570).



2005 - PRIOR TO RESTORATION
LPC DESIGNATION REPORT

74-711 City Planning Application Status

- 12/2020 74-711 APPLICATION FILED TO WAIVE BULK AND USE REGULATIONS TO FACILITATE THE CONVERSION OF THE CURRENTLY VACANT WINDERMERE BUILDING TO A MIXED USED BUILDING CONTAINING RETAIL, AND HOTEL USES AND 20 UNITS OF AFFORDABLE HOUSING.
- 4/2021 CITY PLANNING COMMISSION CERTIFIES THE 74-711 APPLICATION AS COMPLETE.
- CURRENT APPLICATION IN ULURP WITH CITY PLANNING COMMISSION PUBLIC HEARING EXPECTED IN AUGUST



2005 - PRIOR TO RESTORATION
LPC DESIGNATION REPORT

Restoration Status

- FACADE/ EXTERIOR WALL RESTORATION ABOVE GROUND FLOOR COMPLETE.
- STRUCTURE STABILIZED, WOOD STRUCTURE REPLACED WITH STEEL.
- WINDOWS REPLACED.
- CORNICE REPLACE & NON-HISTORIC FIRE ESCAPES REMOVE
- PORTICO & STOREFRONT RECONSTRUCTION IN PROGRESS.

Current LPC Application

- NEW COA APPLICATION FOR PREVIOUSLY APPROVED ROOFTOP ADDITION AND AREAWAY WORK. ROOFTOP ADDITION PROPOSAL MODIFIED TO REFLECT ADJUSTMENTS TO ELEVATOR BULKHEADS REQUIRED IN ORDER TO ACCOMMODATE STRETCHERS AS REQUIRED BY CODE.



2005 - PRIOR TO RESTORATION
LPC DESIGNATION REPORT

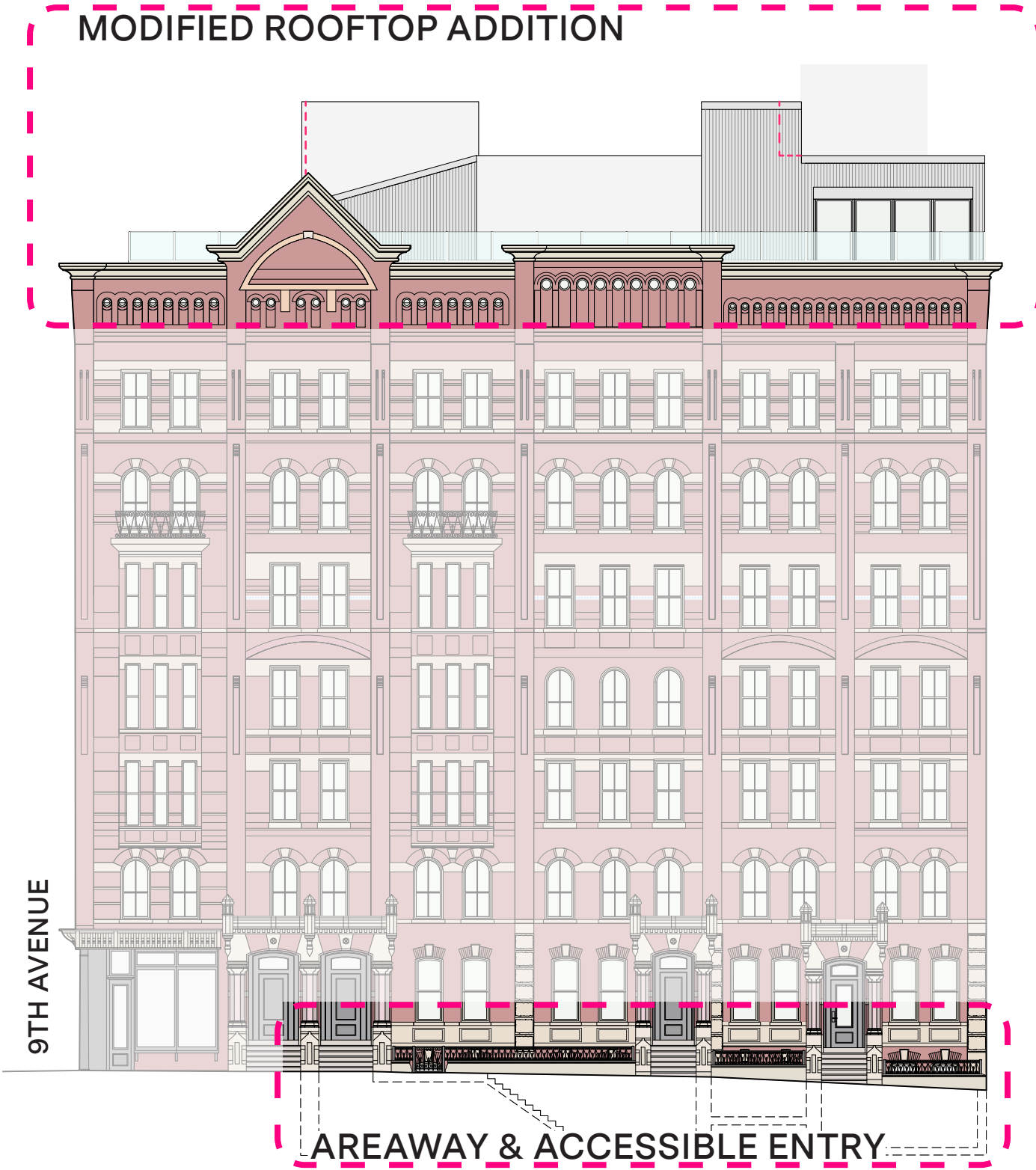


7/2021 - CURRENT CONDITION

Current LPC Application Scope



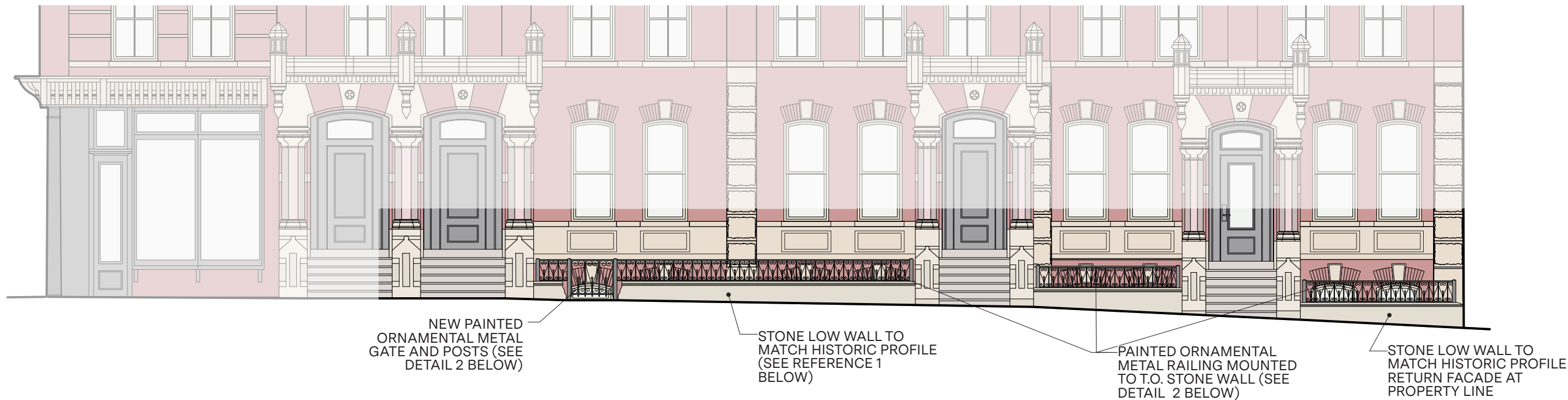
PROPOSED 9TH AVENUE ELEVATION



PROPOSED W. 57TH STREET ELEVATION

W. 57th St. Areaway

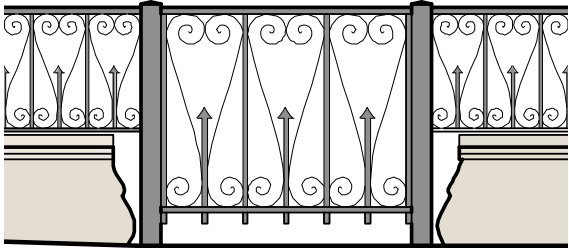
Proposed Areaway



PROPOSED W. 57TH STREET ELEVATION @ AREAWAY
NO CHANGE FROM 2017 APPROVAL



1- HISTORIC REFERENCE PHOTO @ AREAWAY

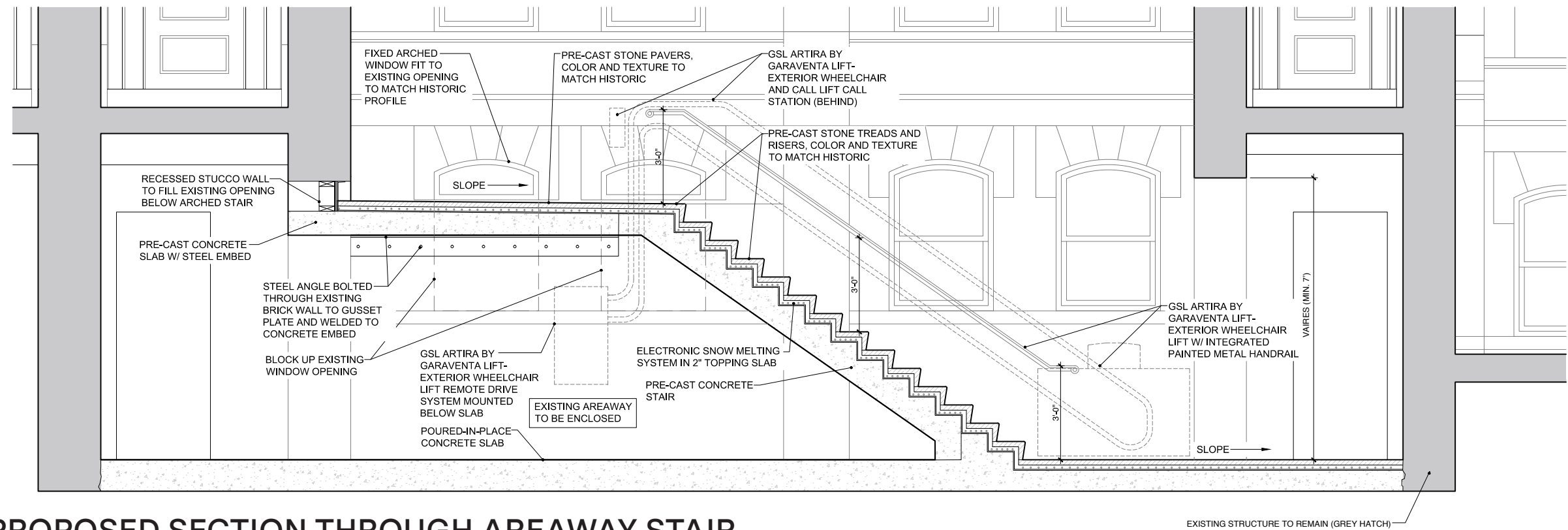


2- PROPOSED RAILING & GATE DETAIL

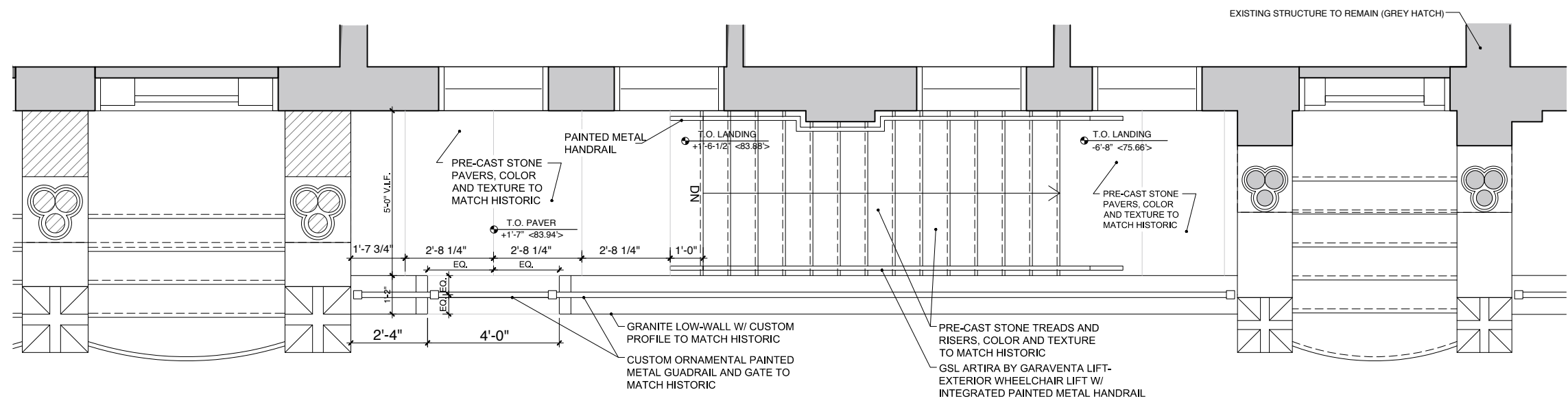


3- PROPOSED ACCESSIBLE LIFT SYSTEM

Proposed Areaway



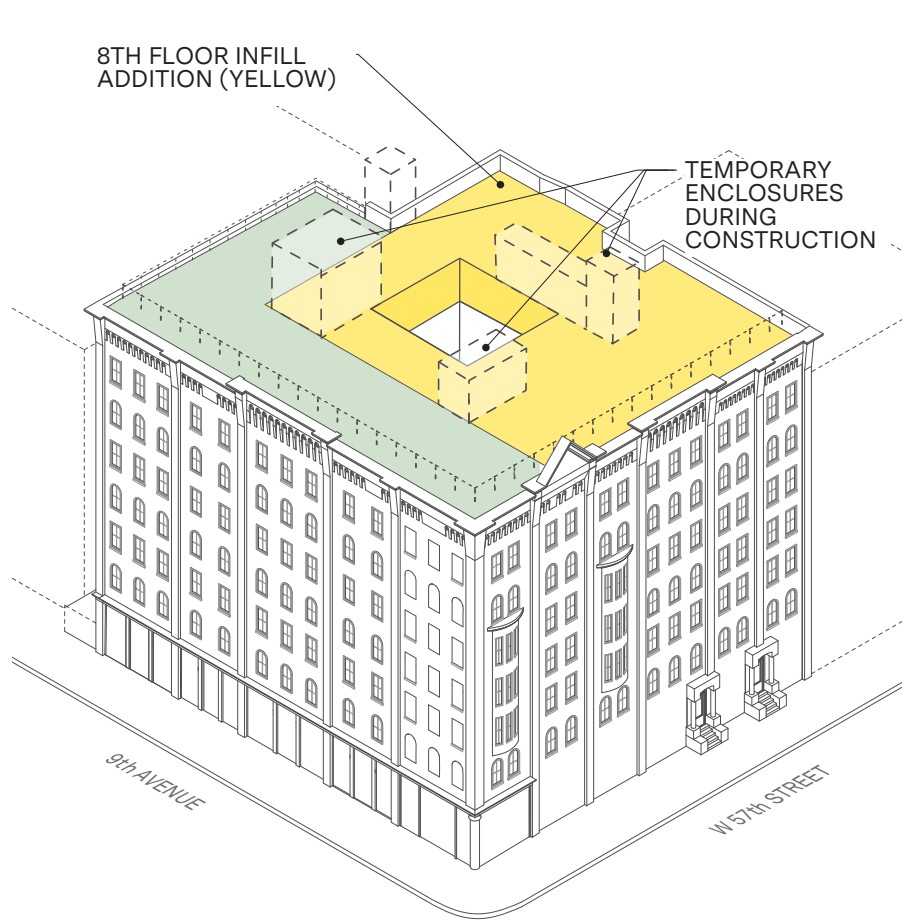
PROPOSED SECTION THROUGH AREAWAY STAIR
NO CHANGE FROM 2017 APPROVAL



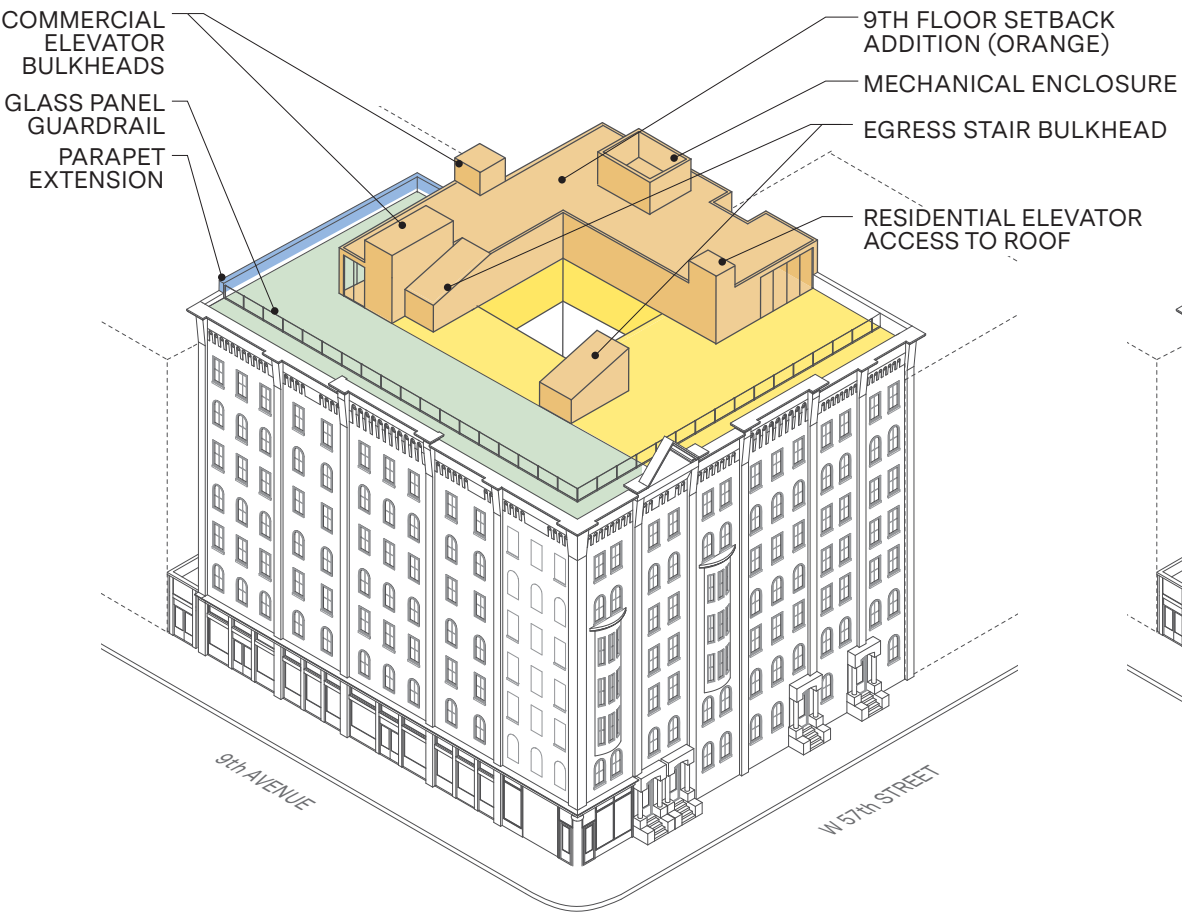
PROPOSED ENLARGED PLAN @ AREAWAY
NO CHANGE FROM 2017 APPROVAL

Rooftop Addition

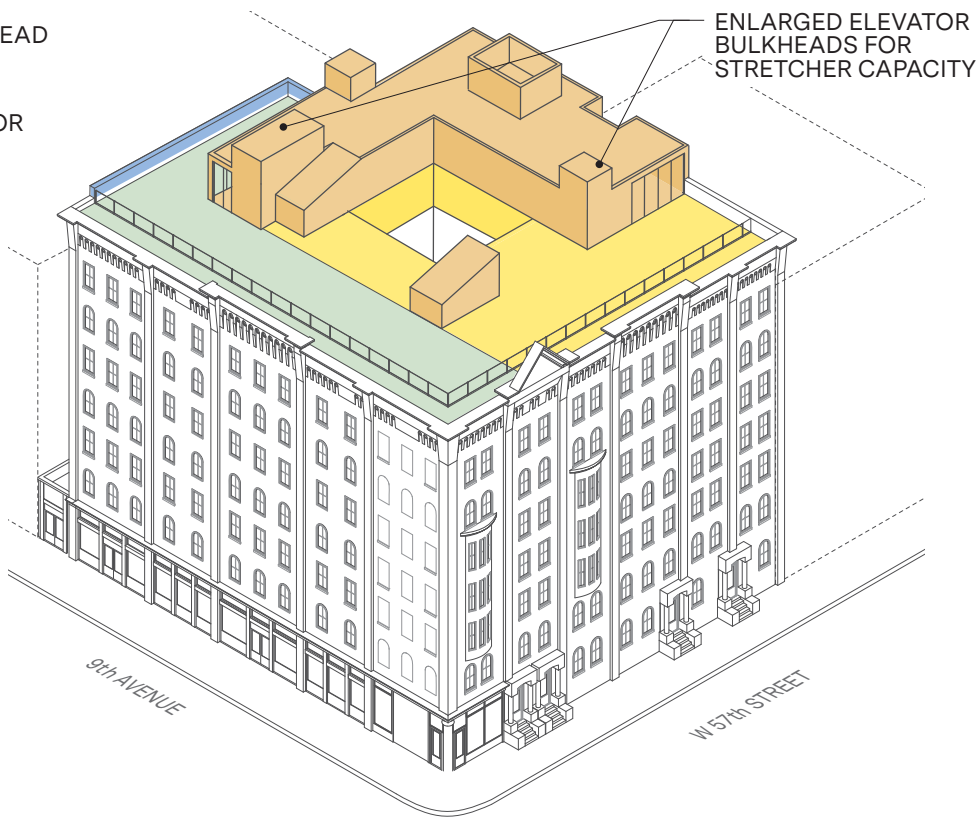
Rooftop Addition Overview



EXISTING



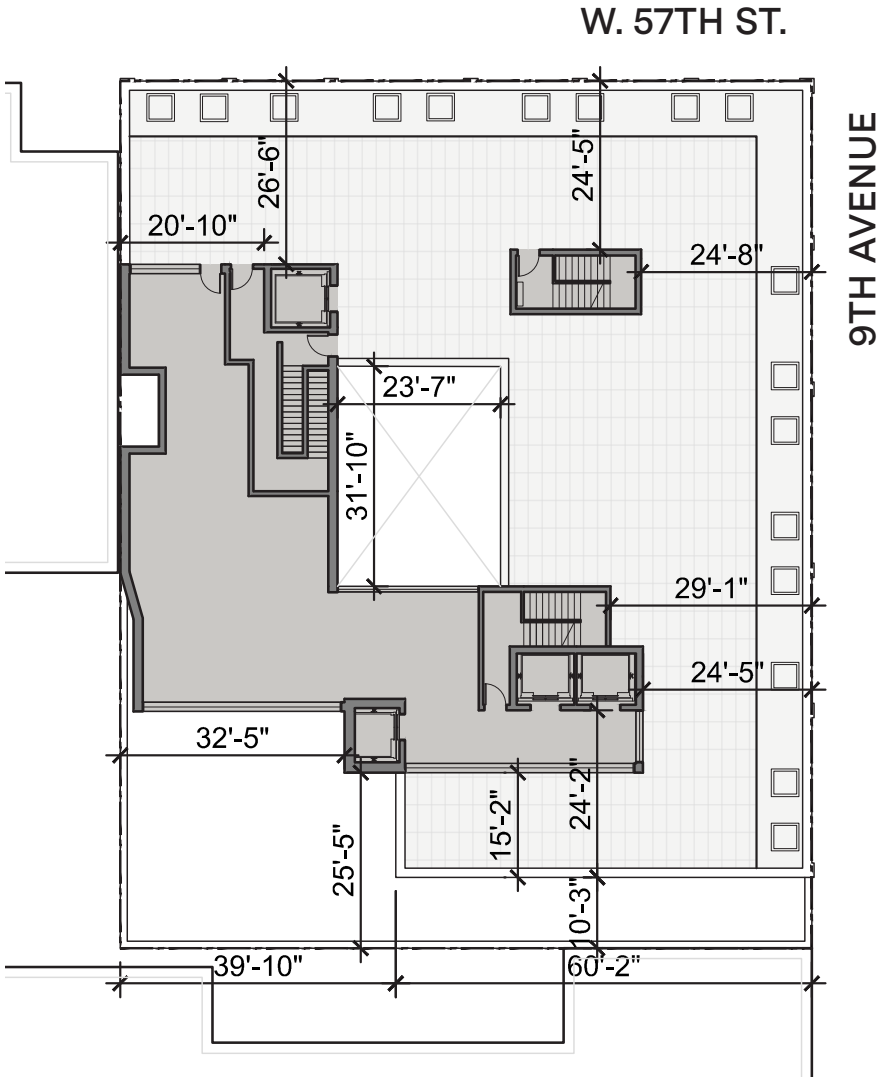
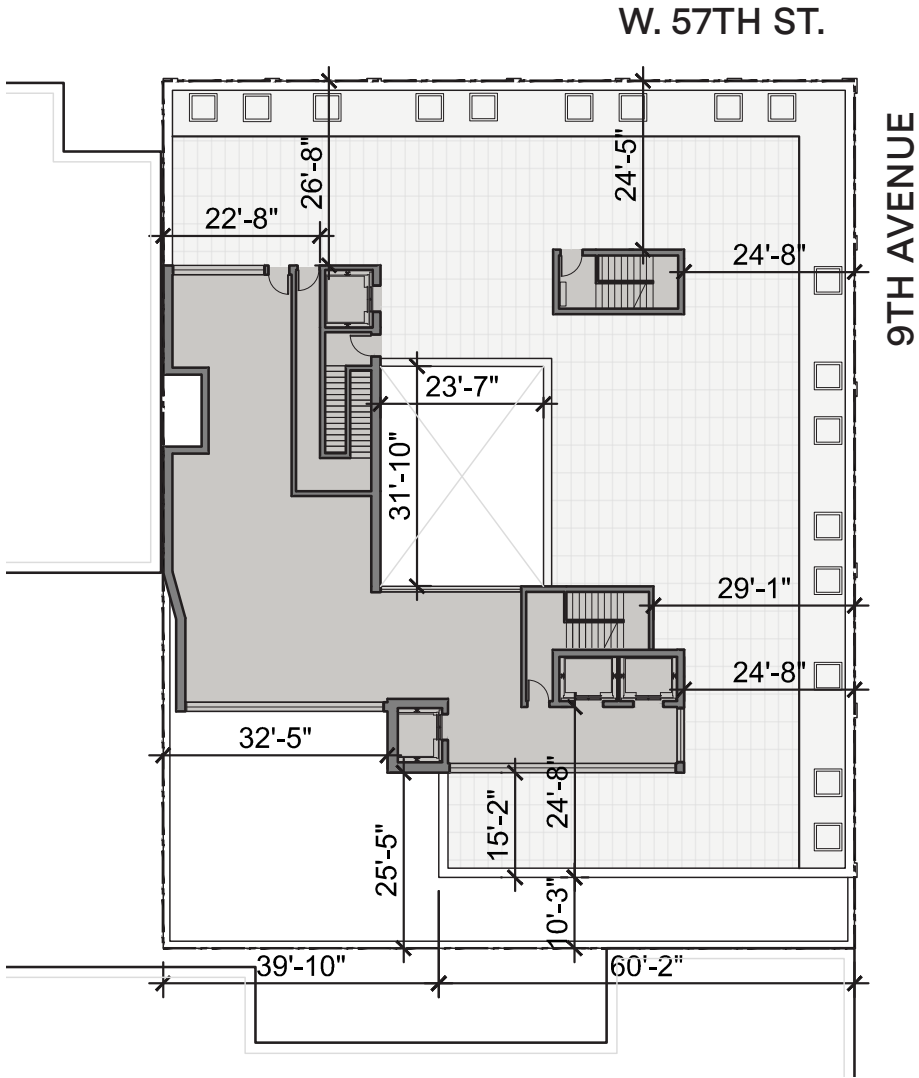
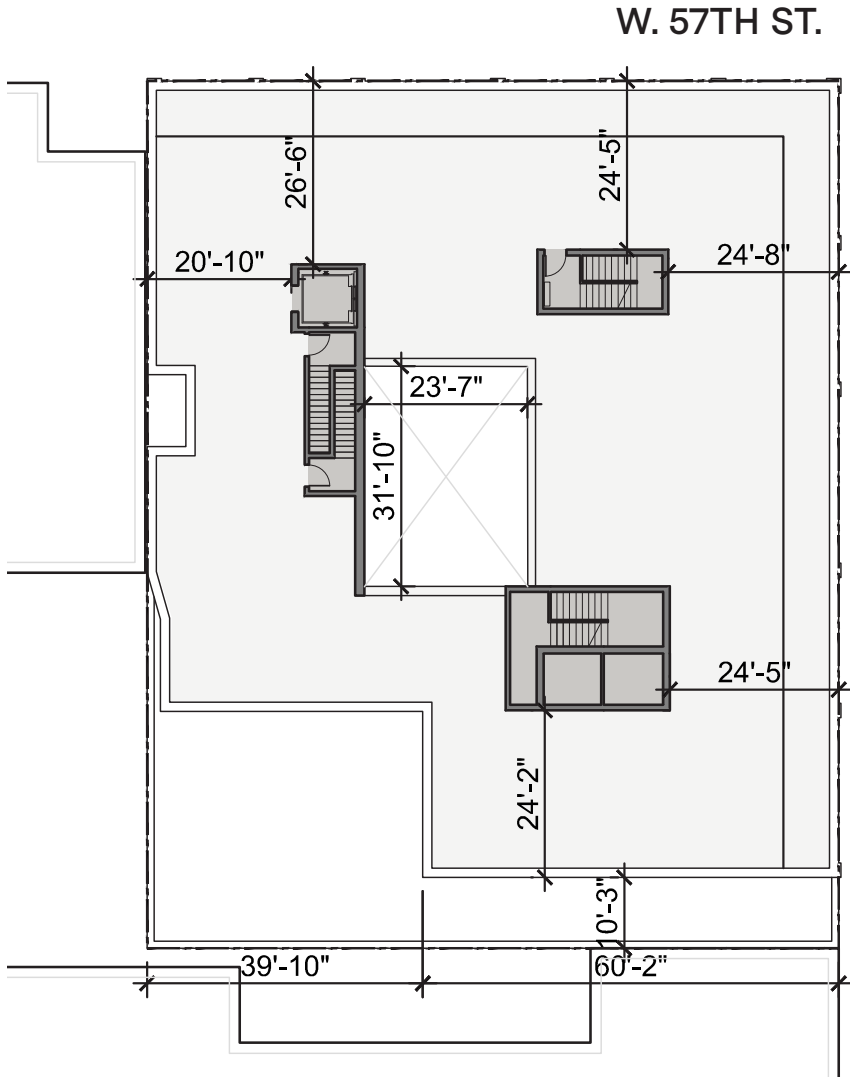
LPC APPROVED (2017)



PROPOSED

- LEGEND
- 9TH FLR. ADDITION
 - 8TH FLR. ADDITION
 - PARAPET EXTENSION
 - HISTORIC 8TH FLOOR

Comparative 9th Floor Plans

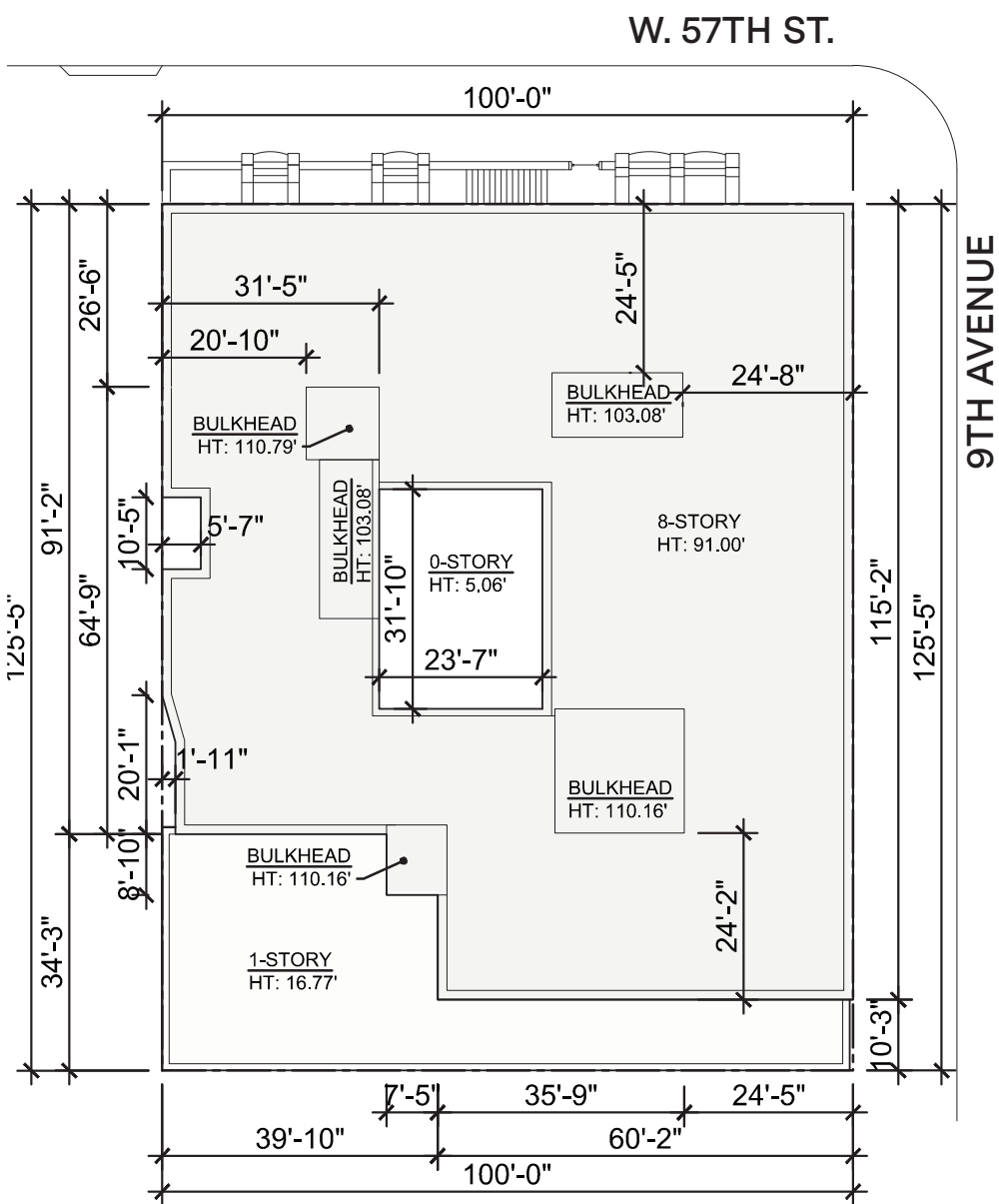


LEGEND

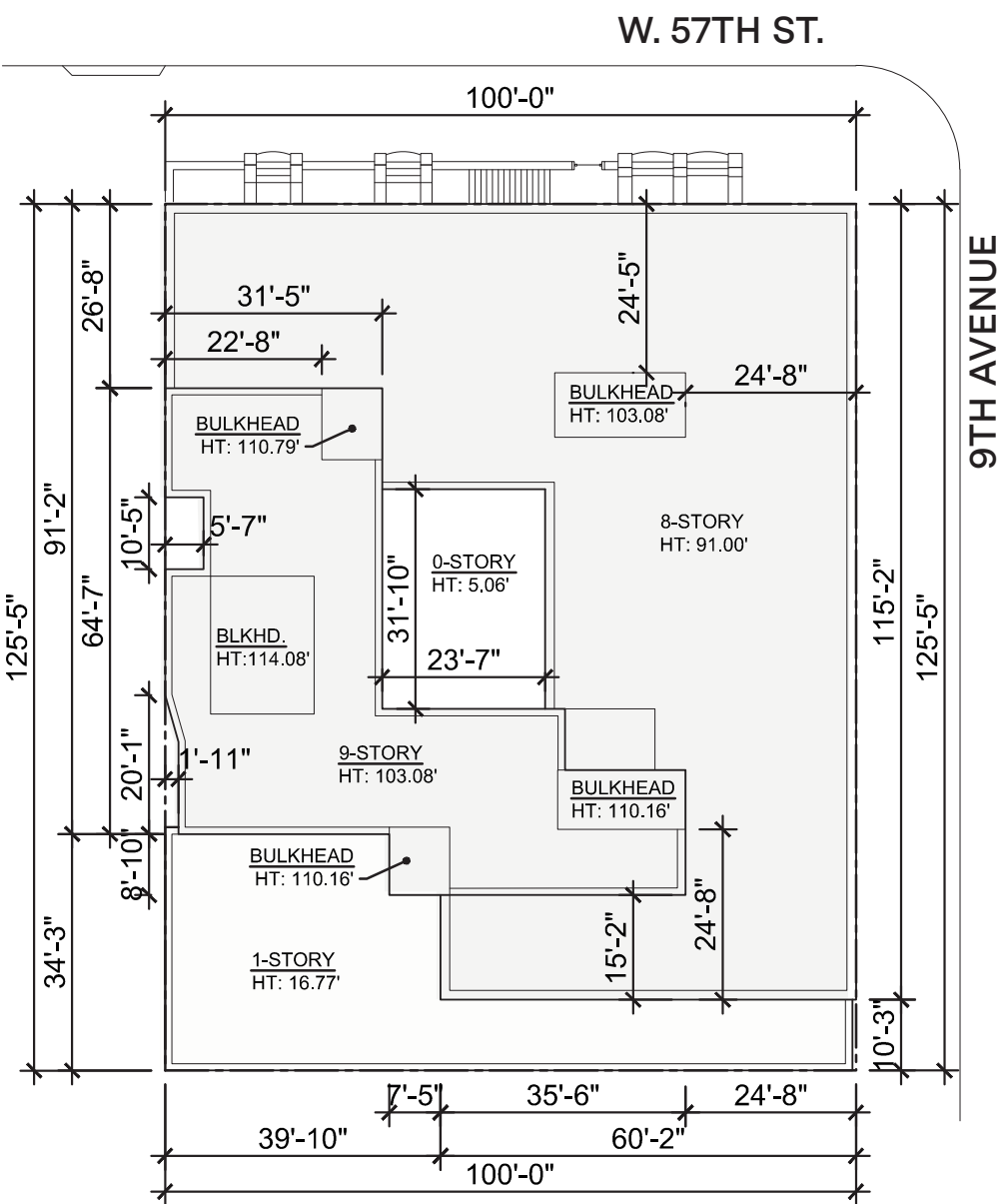
- OCCUPIABLE SPACE
- ROOF TERRACE



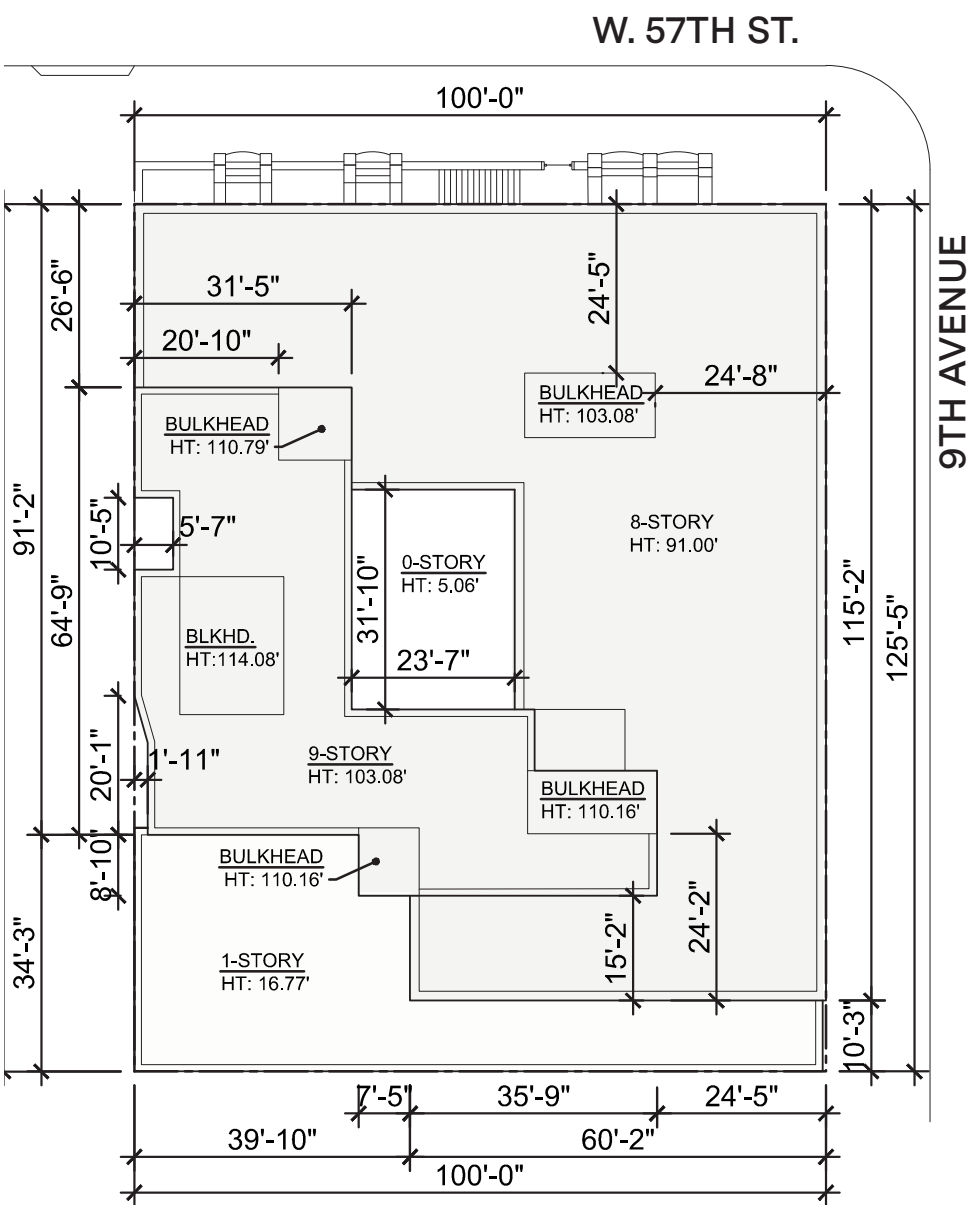
Comparative Roof Plans



EXISTING



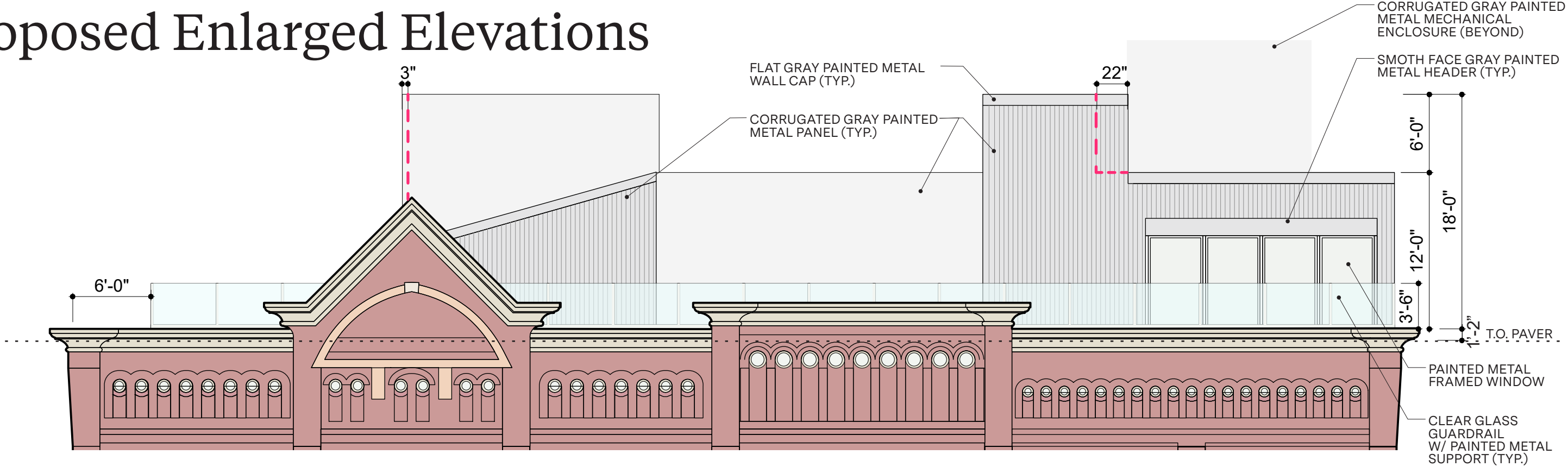
LPC APPROVED (2017)



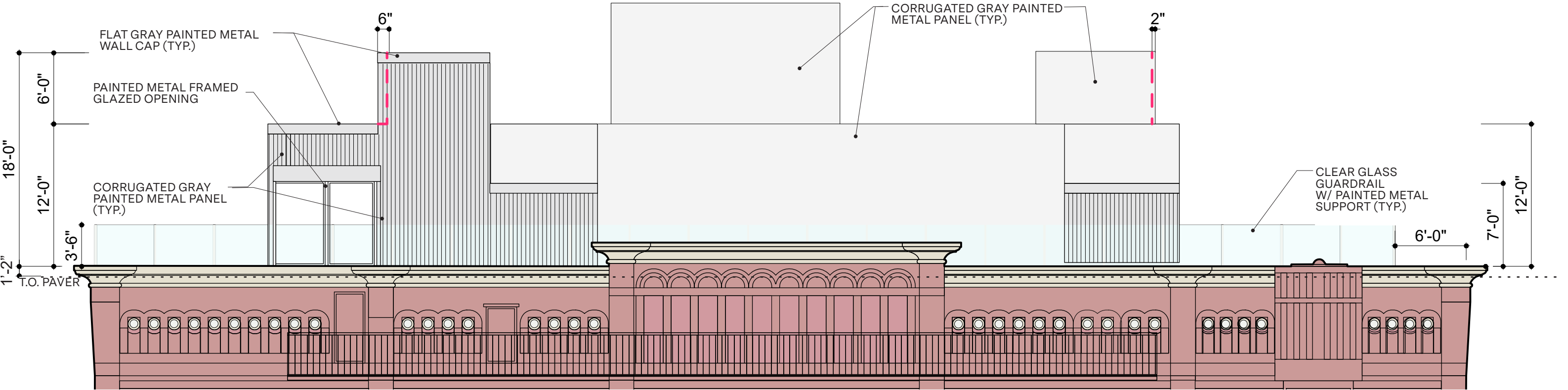
PROPOSED



Proposed Enlarged Elevations



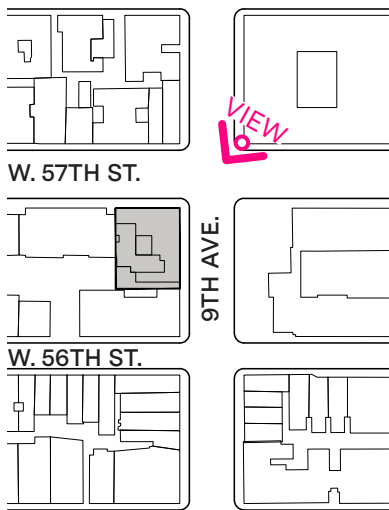
PROPOSED W. 57TH STREET ELEVATION



PROPOSED 9TH AVENUE ELEVATION

LEGEND
- - - 2017 LPC APPROVED BOUNDARY

Visibility Analysis



KEY PLAN

- NO VISIBLE ADDITION
- VISIBLE ADDITION



EXISTING
9TH AVENUE LOOKING SOUTHWEST



PROPOSED
9TH AVENUE LOOKING SOUTHWEST
NO VISIBLE ROOFTOP STRUCTURE

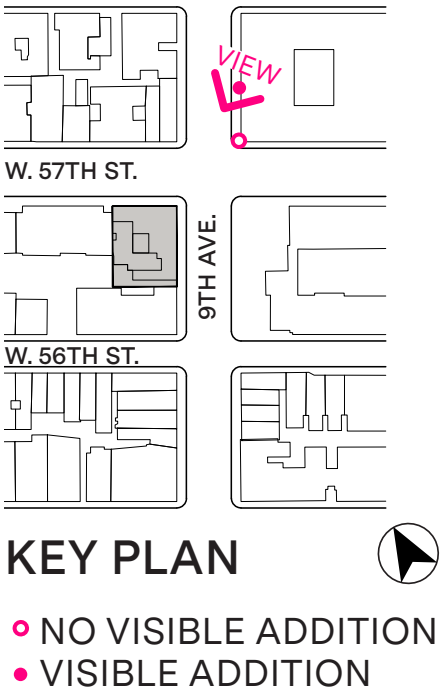
Visibility Analysis



EXISTING
9TH AVENUE LOOKING SOUTHWEST
EXISTING VIEW SHOWS TEMPORARY ROOFTOP ENCLOSURE



PROPOSED
9TH AVENUE LOOKING SOUTHWEST



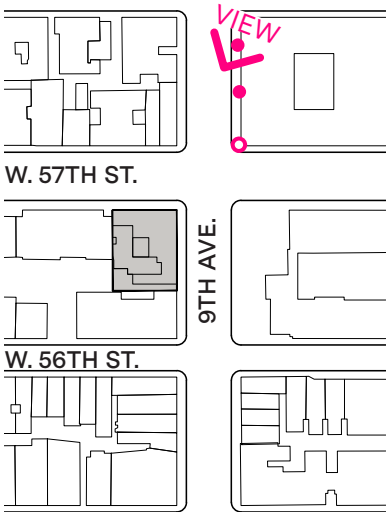
Visibility Analysis



EXISTING
9TH AVENUE LOOKING SOUTH
EXISTING VIEW SHOWS TEMPORARY ROOFTOP ENCLOSURE



PROPOSED
9TH AVENUE LOOKING SOUTH



KEY PLAN

- NO VISIBLE ADDITION
- VISIBLE ADDITION

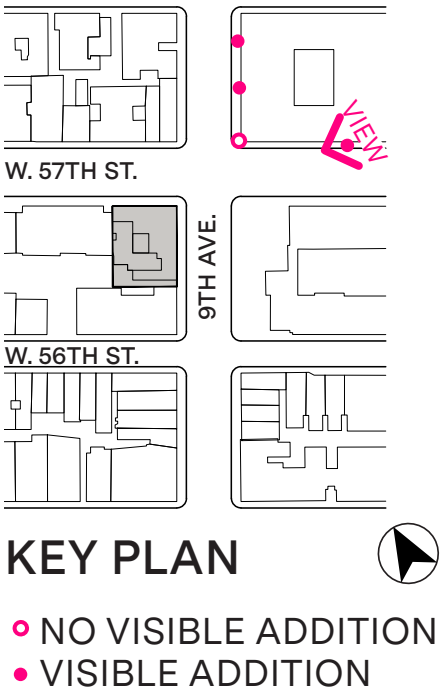
Visibility Analysis



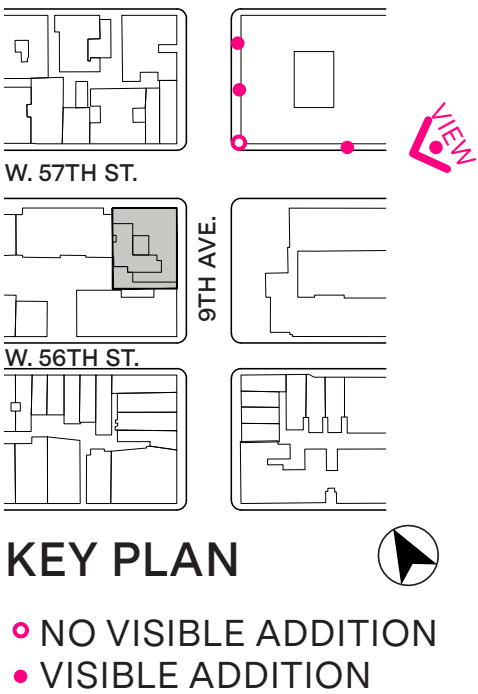
EXISTING
W. 57TH STREET LOOKING WEST
EXISTING VIEW SHOWS TEMPORARY ROOFTOP ENCLOSURE



PROPOSED
W. 57TH STREET LOOKING WEST



Visibility Analysis



EXISTING
W. 57TH STREET LOOKING WEST
EXISTING VIEW SHOWS TEMPORARY ROOFTOP ENCLOSURE



PROPOSED
W. 57TH STREET LOOKING WEST

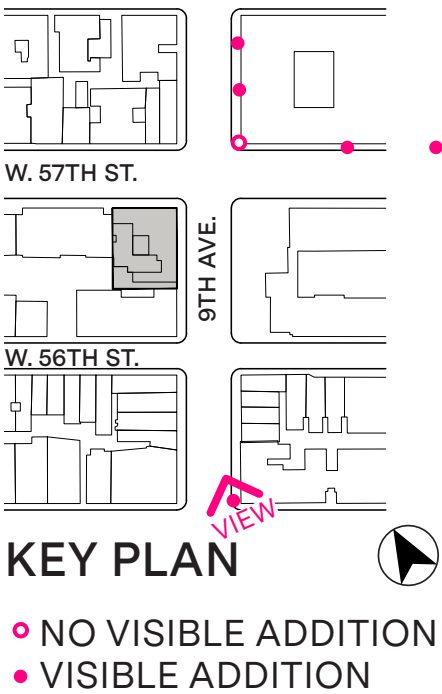
Visibility Analysis



EXISTING
9TH AVENUE LOOKING NORTH
EXISTING VIEW SHOWS TEMPORARY ROOFTOP ENCLOSURE



PROPOSED
9TH AVENUE LOOKING NORTH



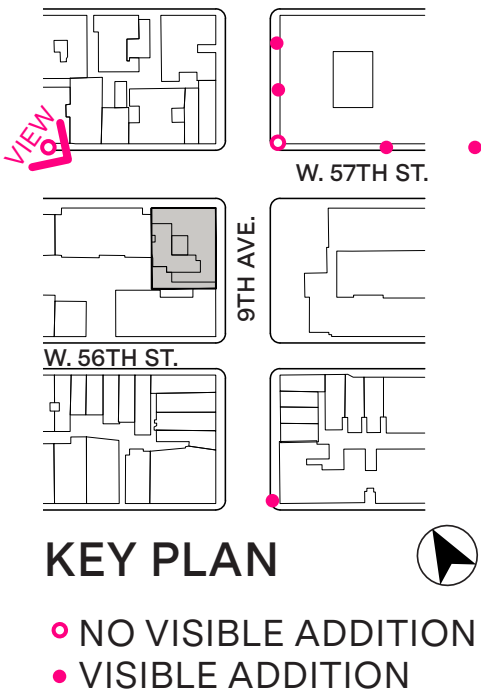
Visibility Analysis



EXISTING
W. 57TH STREET LOOKING EAST



PROPOSED
W. 57TH STREET LOOKING EAST
NO VISIBLE ROOFTOP STRUCTURE



Thank You

MA