

The current proposal is:

Preservation Department – Item 11, LPC-22-00550

**6-16 West 77th Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To Testify Please Join Zoom

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6-16 West 77th Street
New York

Landmarks Preservation Commission Presentation
November 16th 2021

Project Team

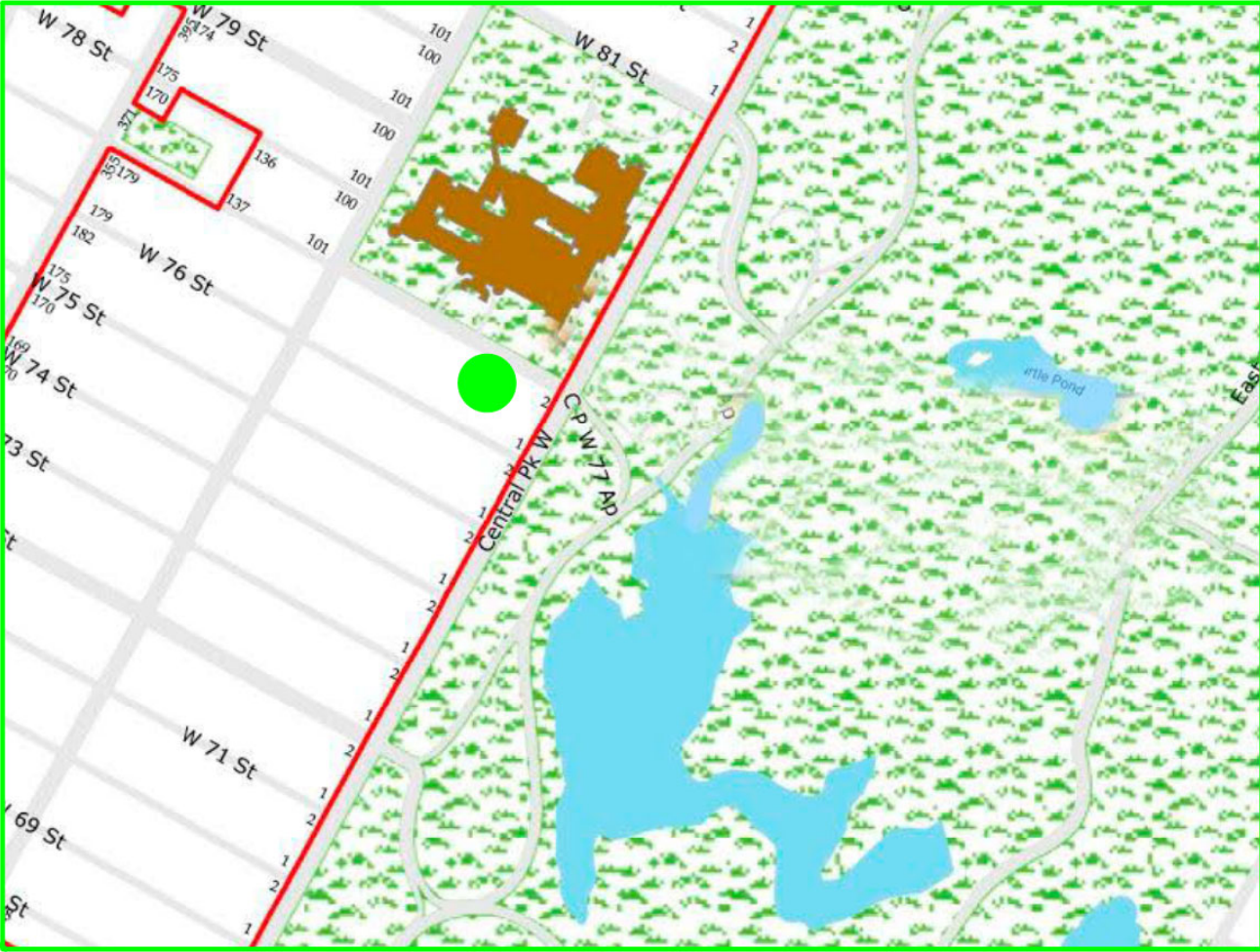
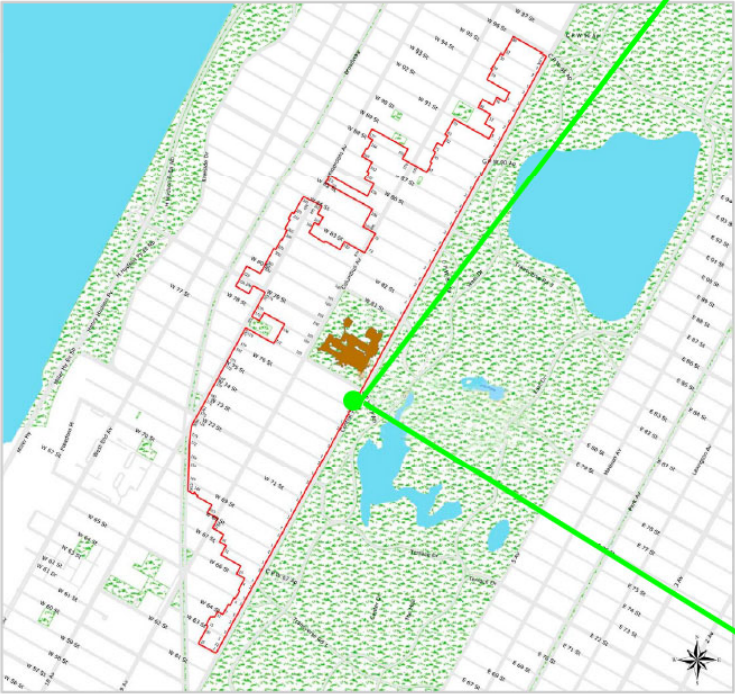
<u>Foster + Partners</u>	- Design Architect
<u>Higgins Quasebarth & Partners</u>	- Historic Preservation
<u>Sciame</u>	- Construction Manager
<u>Kramer Levin</u>	- Land Use Counsel

6-16 West 77th Street

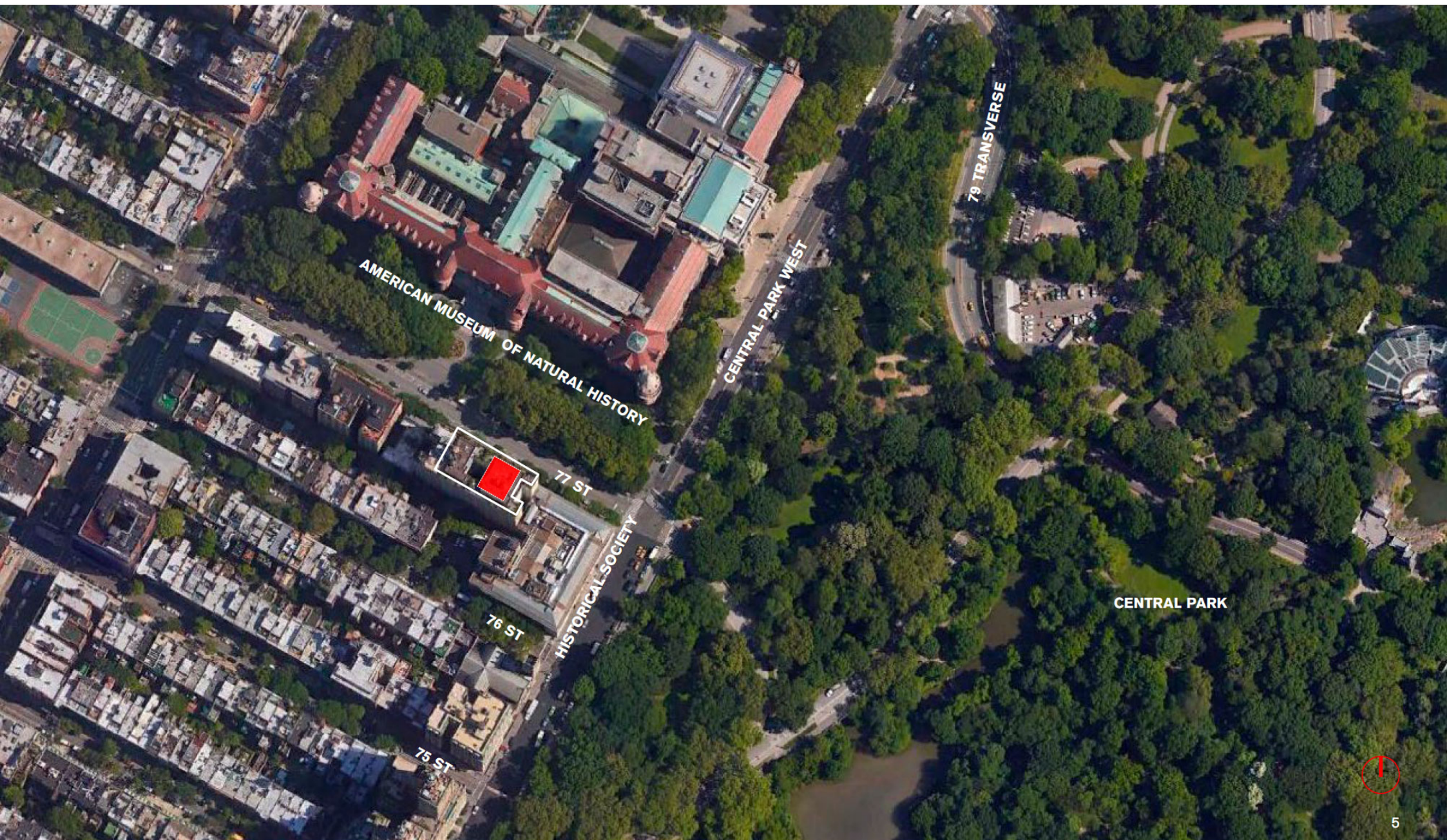


Site Location

Upper West Side/Central Park West Historic District



Site Location



Building Overview

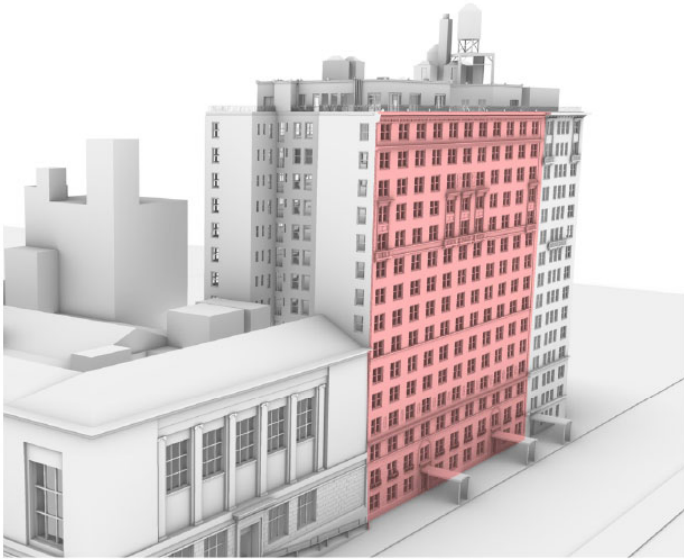


6-16 West 77th Street

Architect : Nathan Korn
Year Built : 1927 - 1928
Style : Neo - Renaissance
Designation : Upper West Side
Central Park West
Historic District (1990)



Building Facade Hierarchy



Primary Facades - Always visible



Secondary Facades - Partially visible



Tertiary Facades - Only visible from specific viewpoints



6th 77th street North Facade, Brick



6th 77th street North Facade, Painted Brick

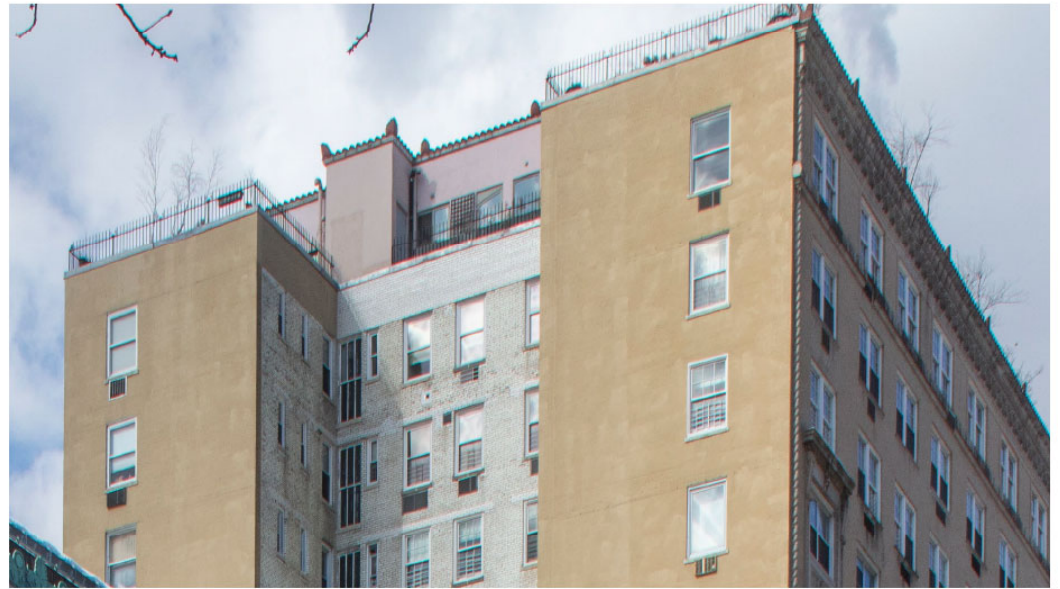


Level 17th, Stucco

Rooftop Apartment Background



Previous condition



Current condition

Historical changes to Rooftop Apartment



Original Brick Covered with Stucco and painted

Multiple windows and openings enlarged and relocated

Metal walkway and door removed

Painted brick

Glass and metal framed extension to facade

Multiple windows and openings enlarged and relocated

District Sight-Lines & Roofscape



View looking southwest at the corner of Central Park West and 77th Street



View west along 80th Street from Columbus Avenue

LPC - Approved Visible Rooftop Additions



View from W. 78th Street, a half block away.



View from W. 77th Street and West End Avenue



View from W. 78th and Columbus Avenue



555 WEST END AVENUE, birds-eye
(Riverside-West End Avenue HD Extension)



378 WEST END AVENUE, birds-eye
(Collegiate-West End HD)



101 WEST 78TH STREET, from W. 73rd and Columbus
(Upper West Side-Central Park West HD)

Immediate Context



Hayden Planetarium at the AMNH



The New York Historical Society

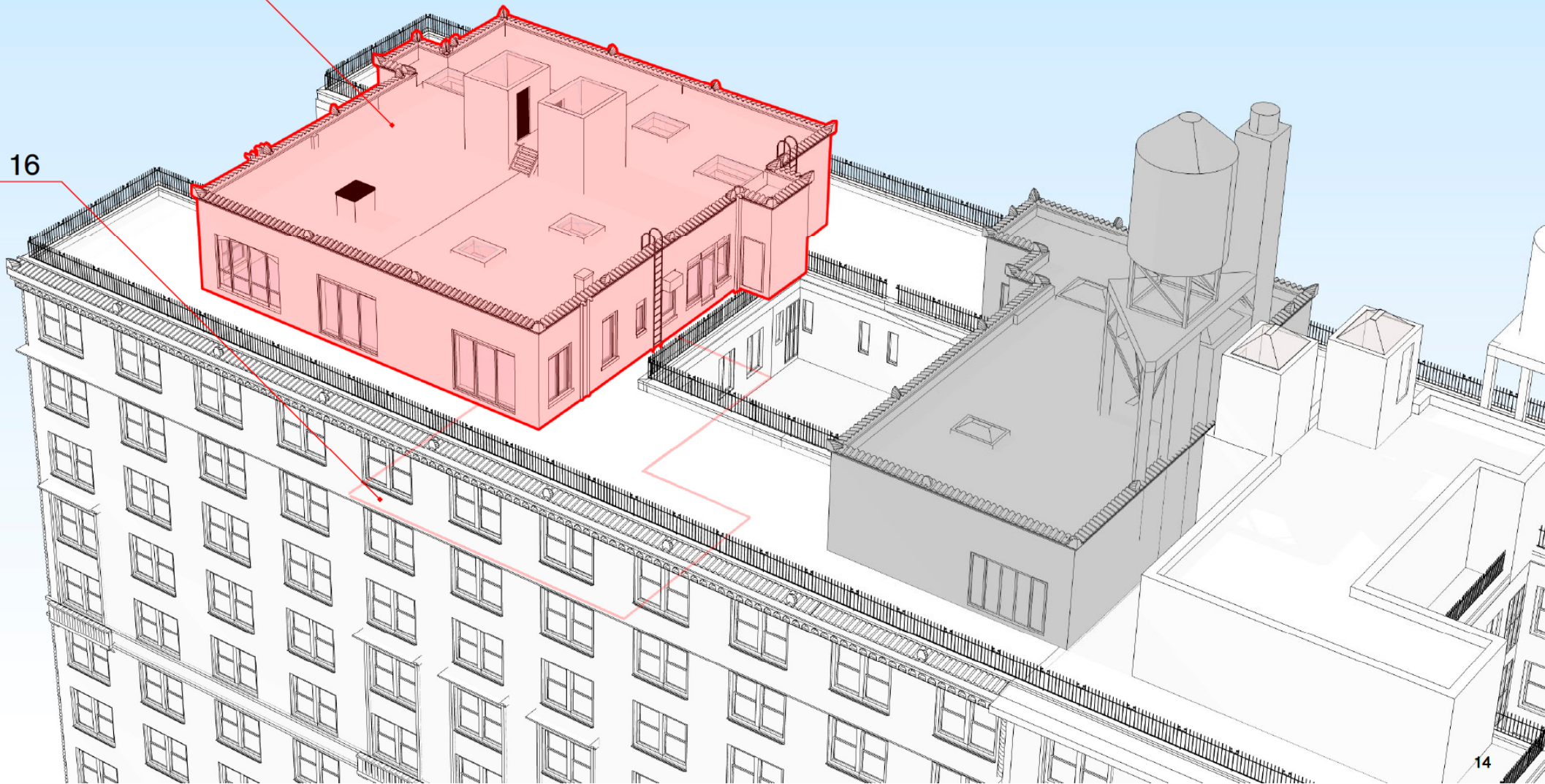


View northwest of Central Park West showing: The Langham (135 CPW), San Remo Towers (145 CPW), The Kenilworth (151 CPW), and 6 W. 77th.

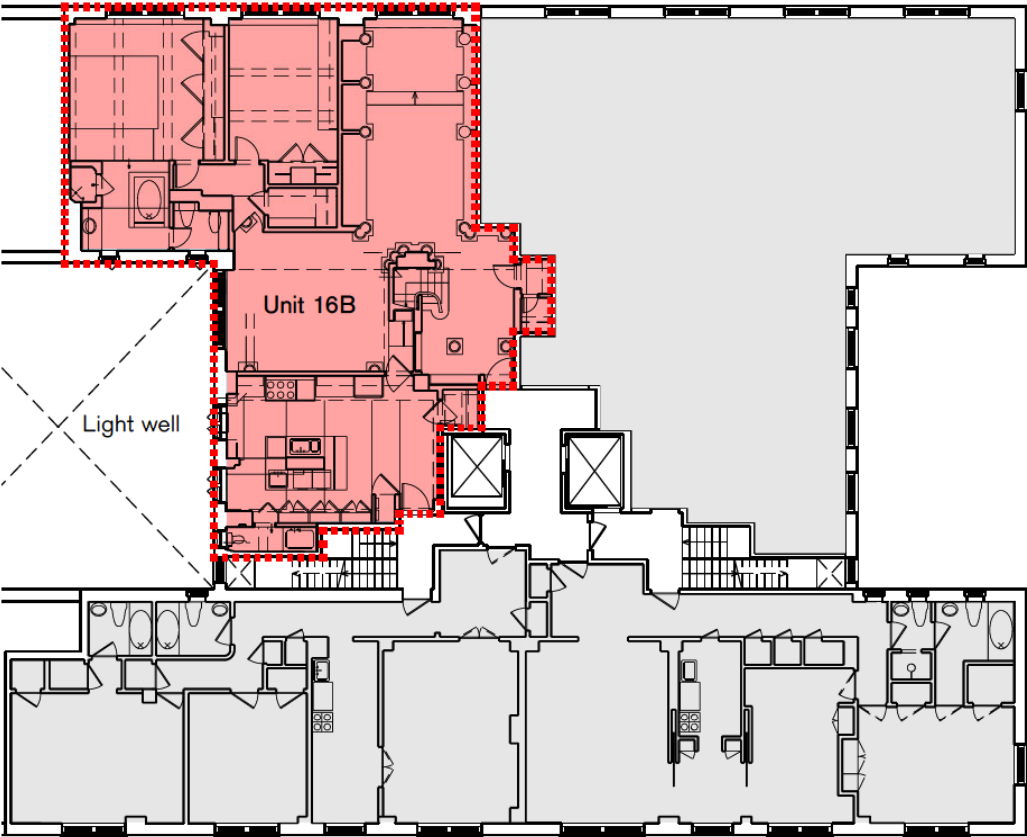
Current Residence

Existing Rooftop Apartment

Level 16

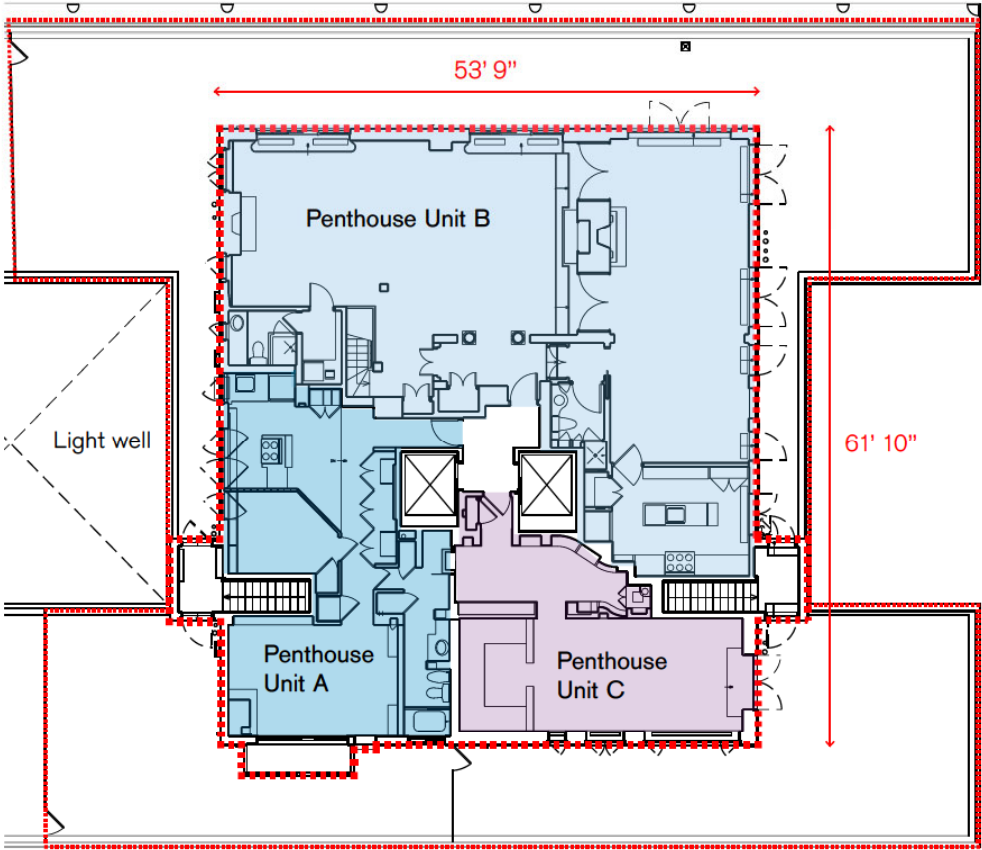


Current Plan Configuration



Level 16

Unit 16B



Level 17

- Penthouse Unit A
- Penthouse Unit B
- Penthouse Unit C

TOTAL: 5085 sq.ft. (approx.)

Current Elevation

210' Height Limit

202' 8 7/8" Approx.

177' 3 1/8"

167' 7"

152' 4 1/2"

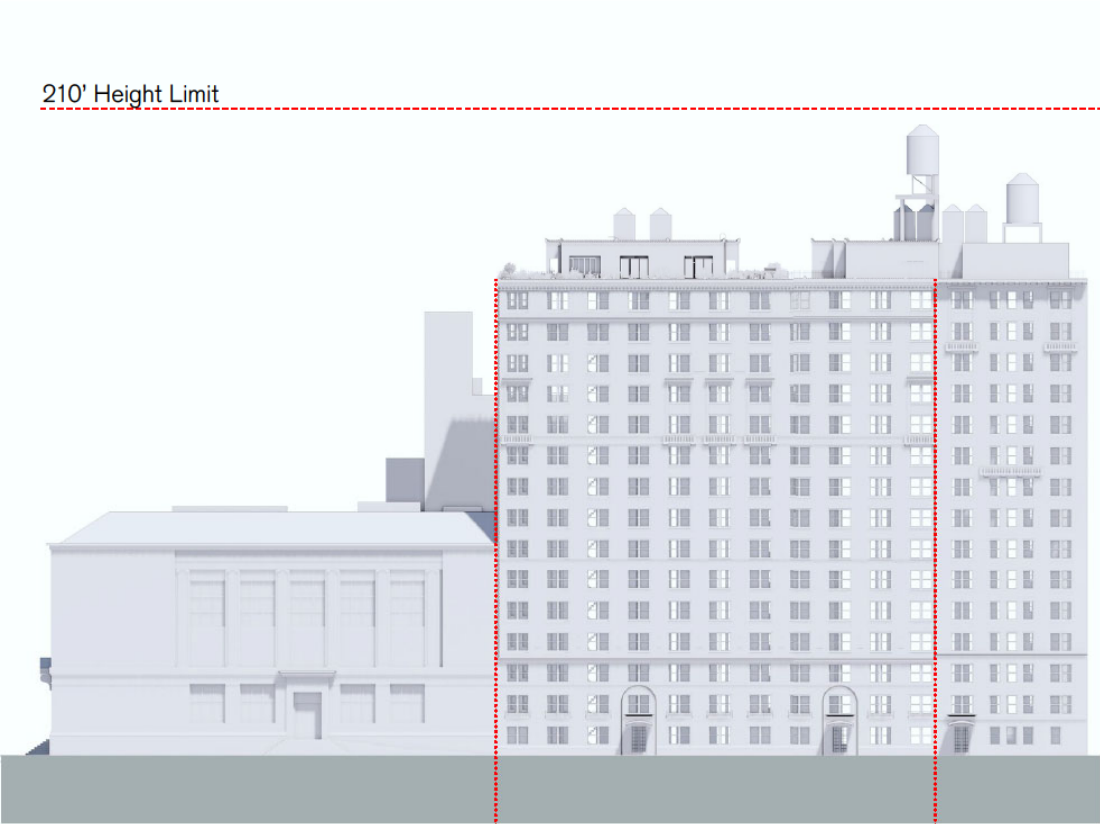


Proposed Elevation



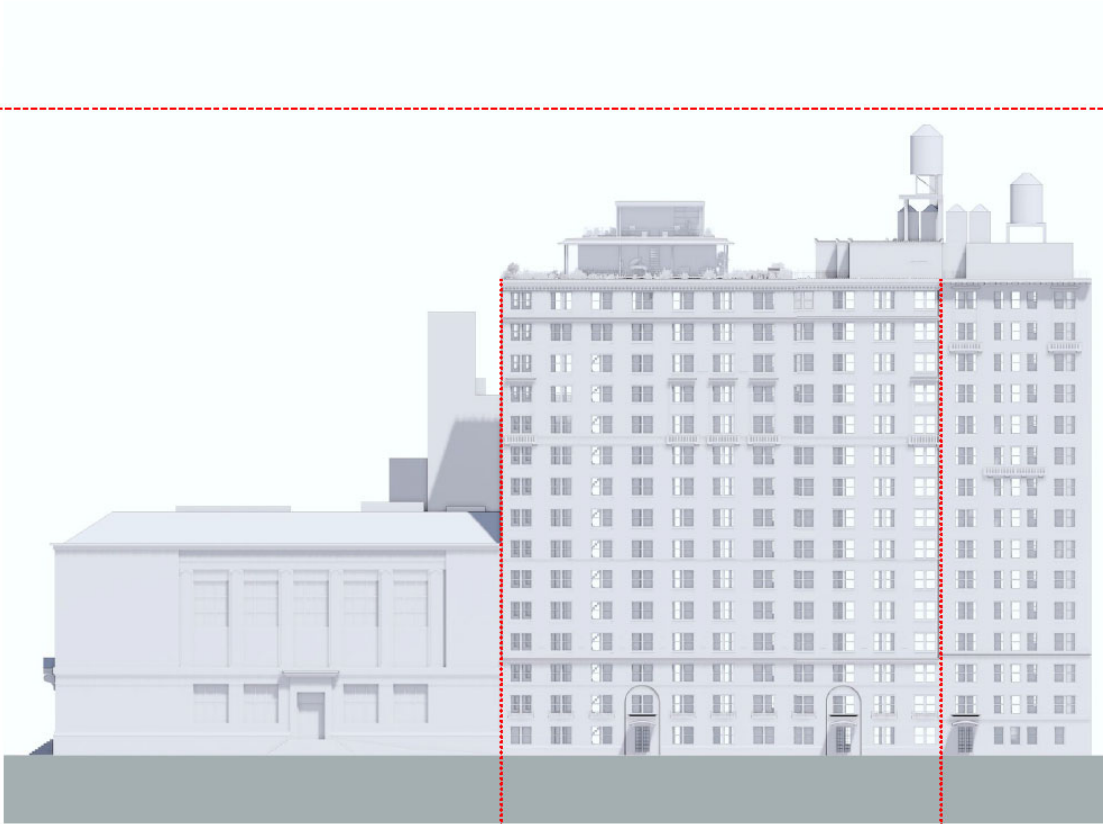
Main Facade Comparison

210' Height Limit



Existing Condition

6 - 16 West 77th St



Proposed

6 - 16 West 77th St

Foster + Partners - Working in Historical Context



Sackler Galleries Royal Academy



Sperone Westwater, 257 Bowery

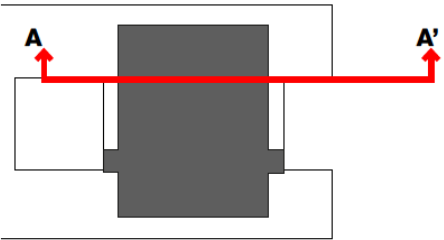


Hearst Tower, 300 West 57th Street

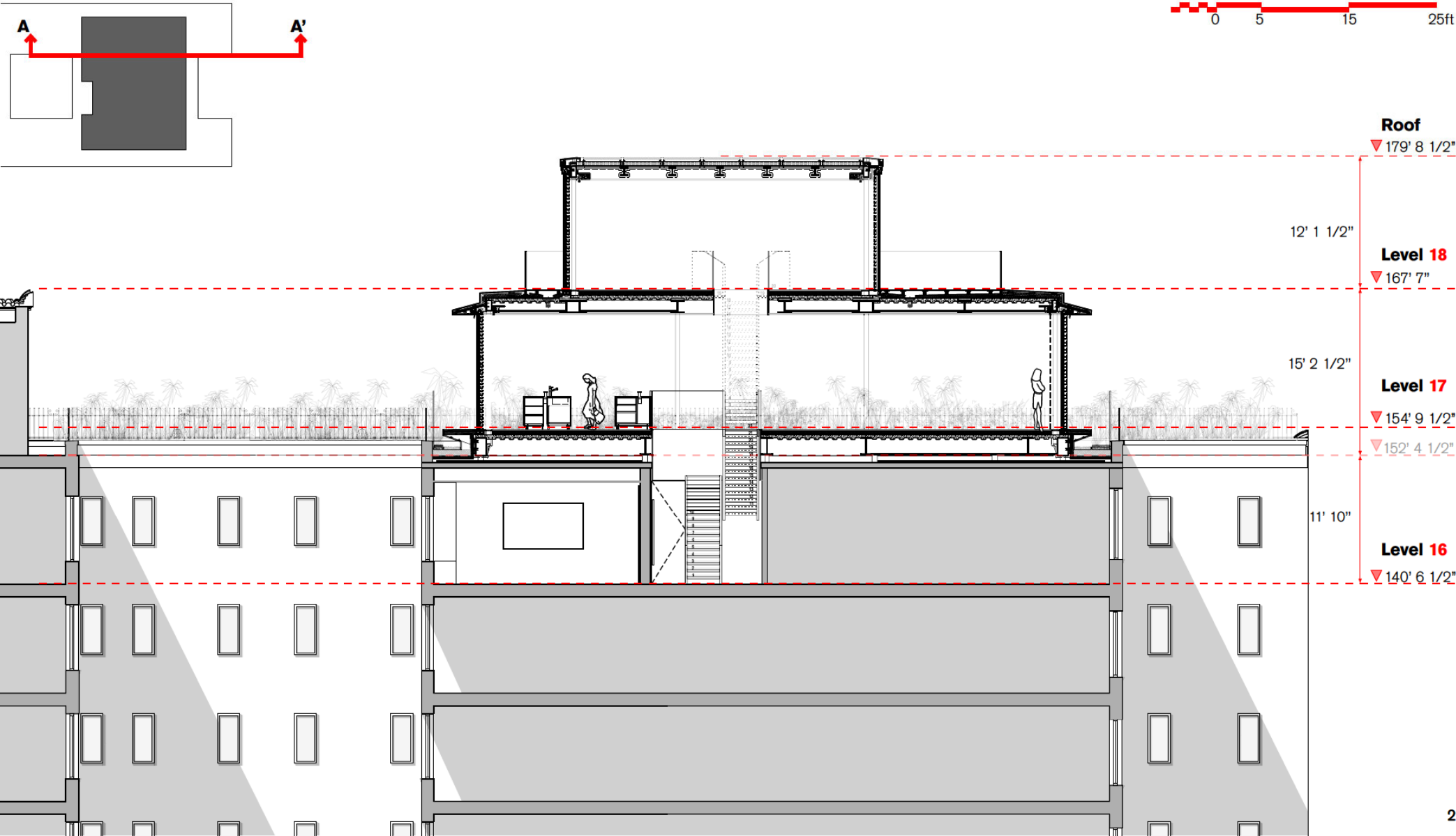
Pavilion Architecture: The Glass House



Section - Existing



Section A-A' - Proposed



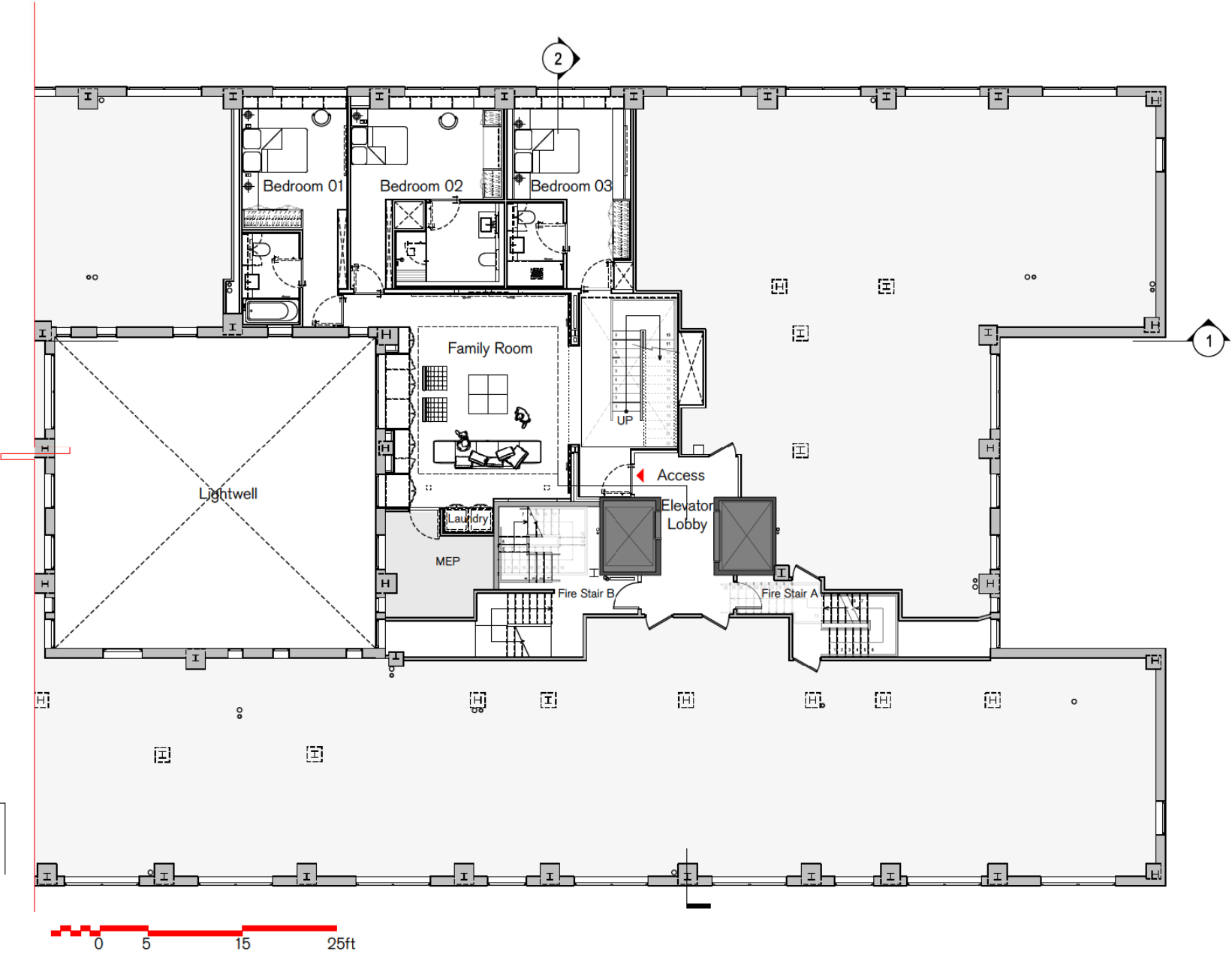
Proposed New Design



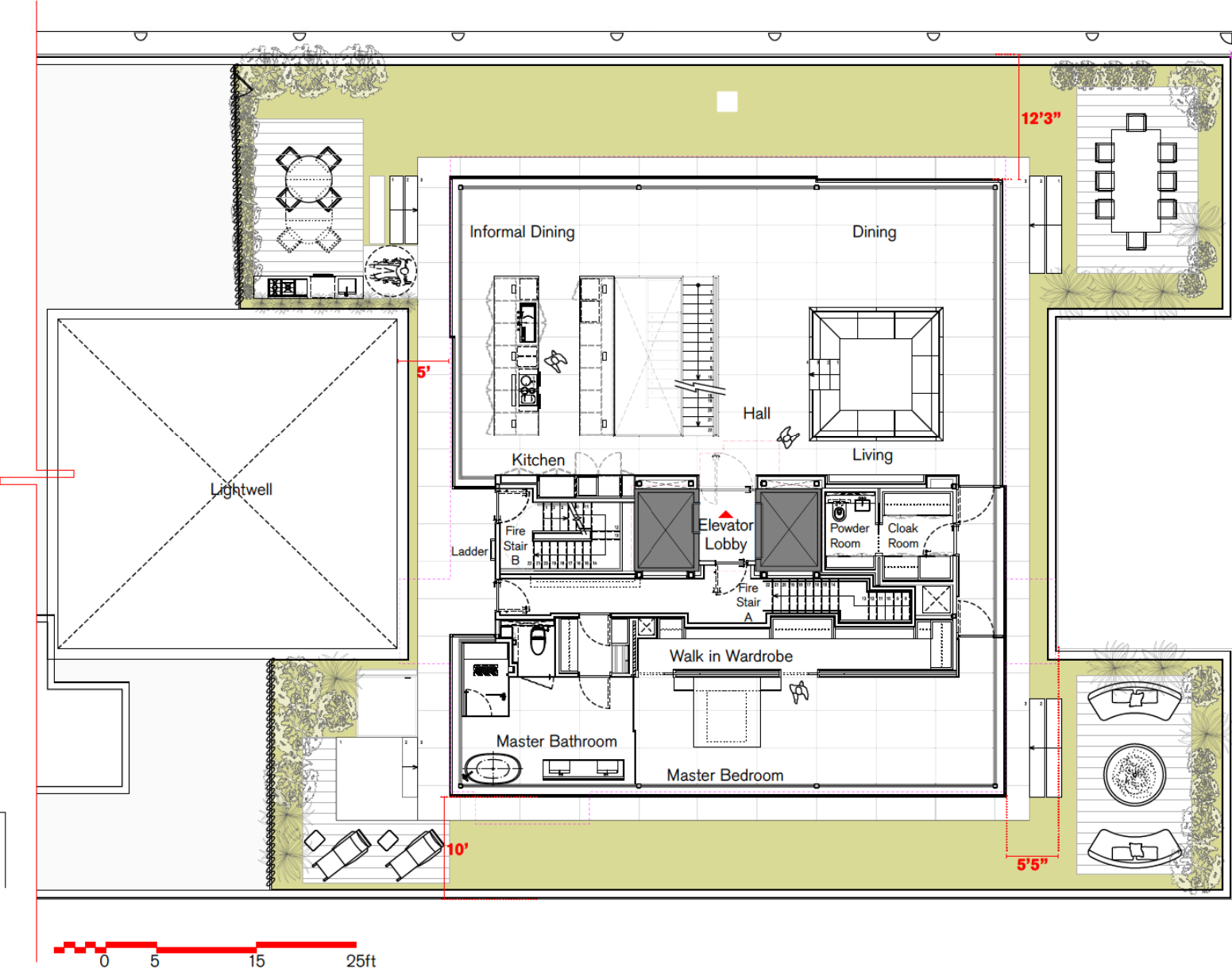
Proposed Massing



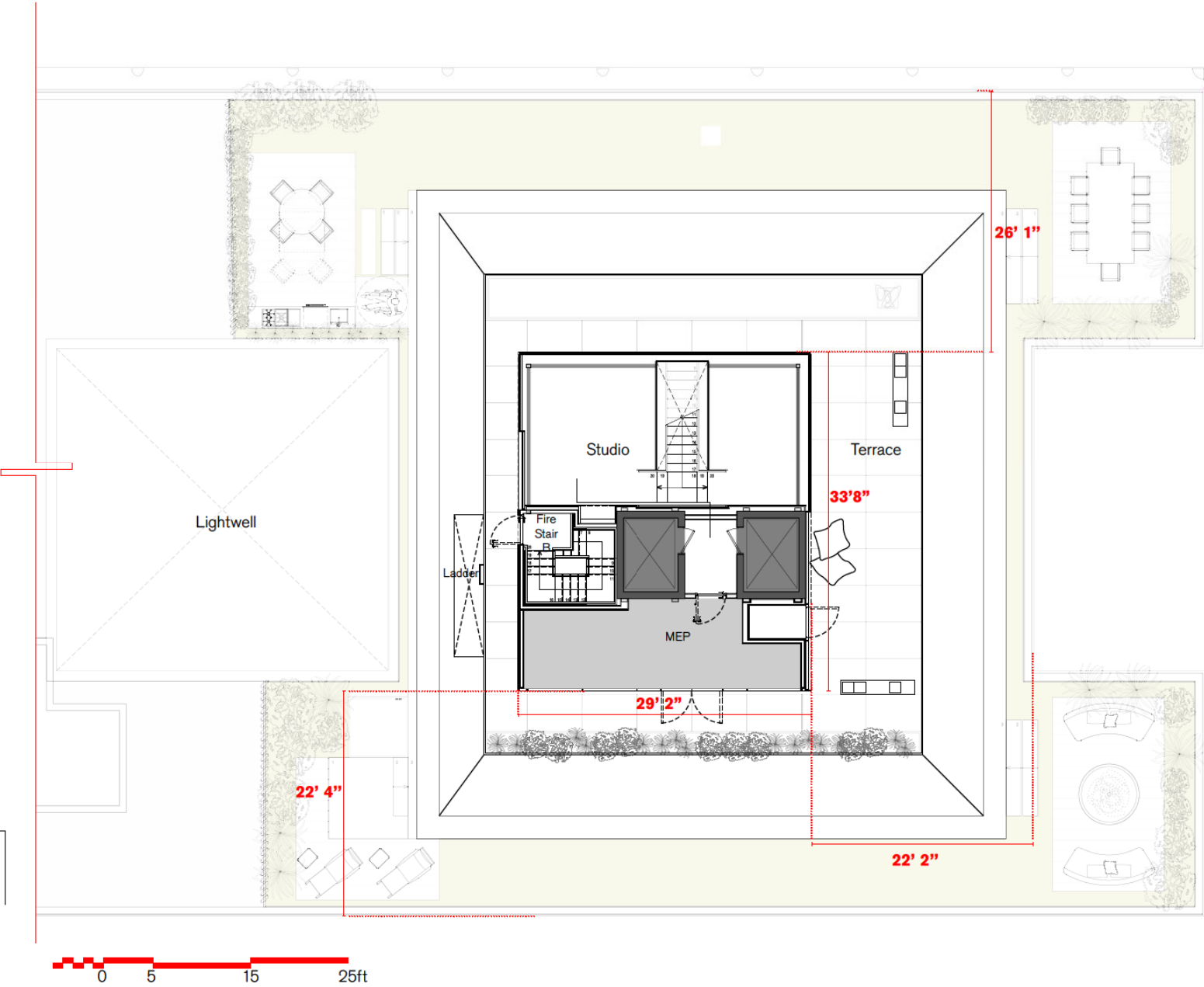
Level 16



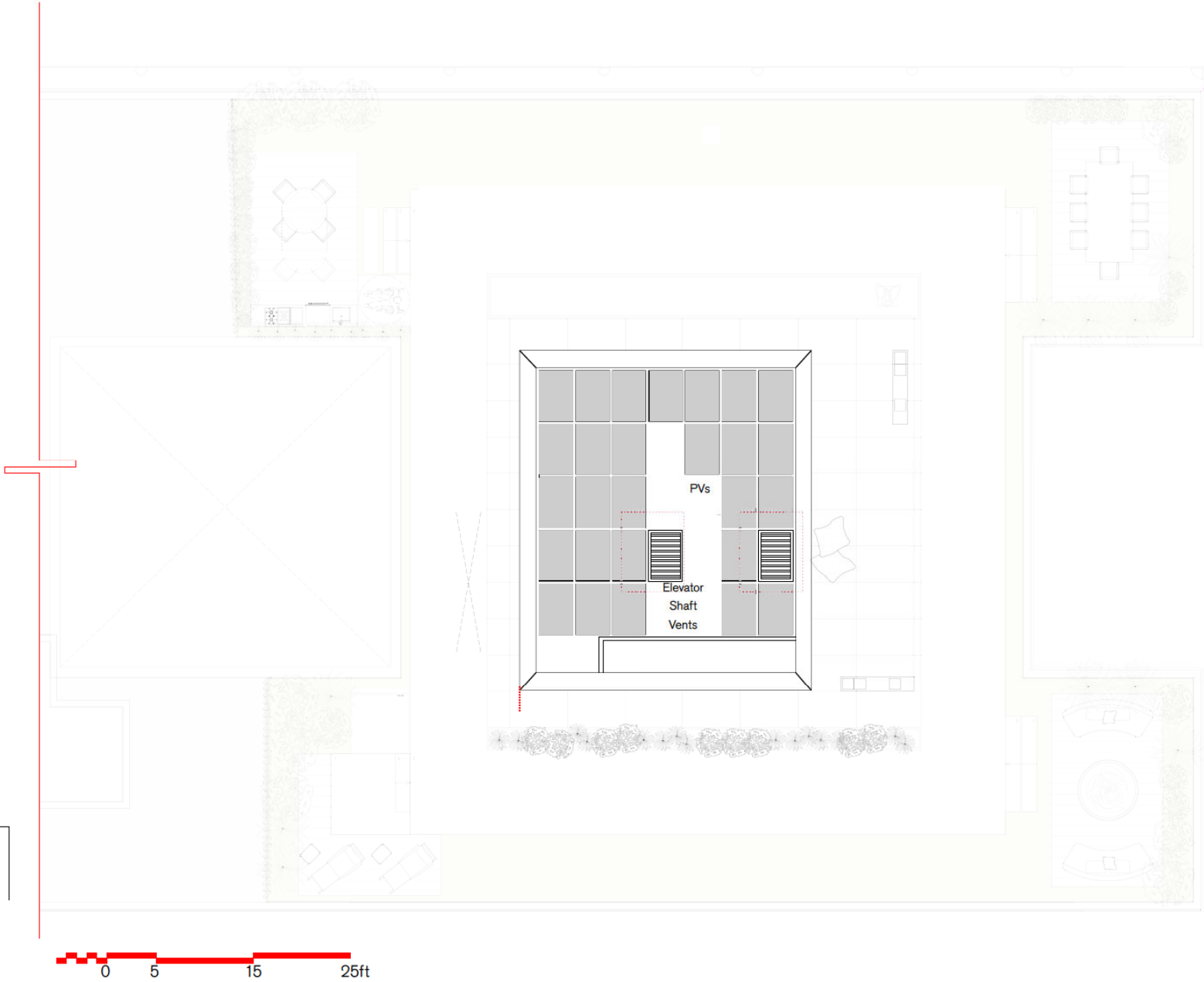
Level 17



Level 18



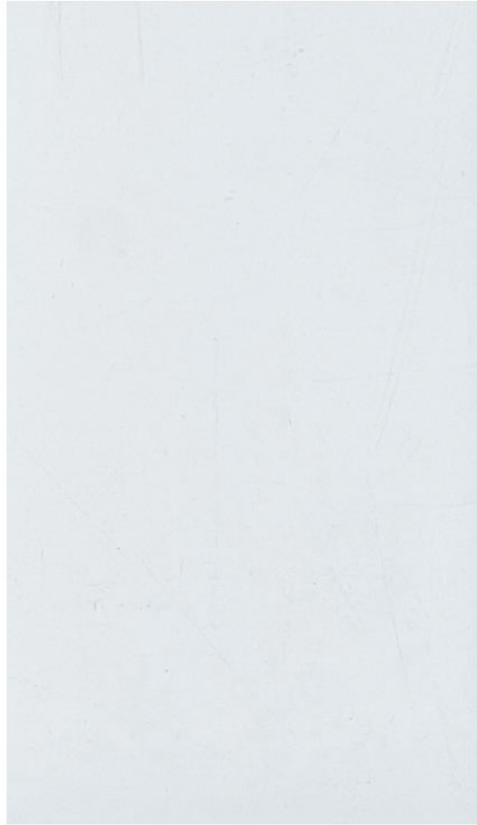
Roof Plan



Pavilion Architecture: Materiality



Cladding
- Blackened Stainless
Steel



Glass
- Low Iron
- Low Reflectivity

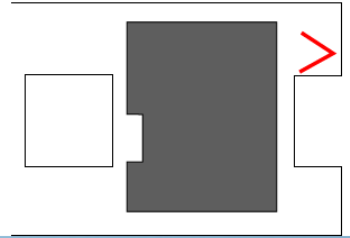


Travertine Floor

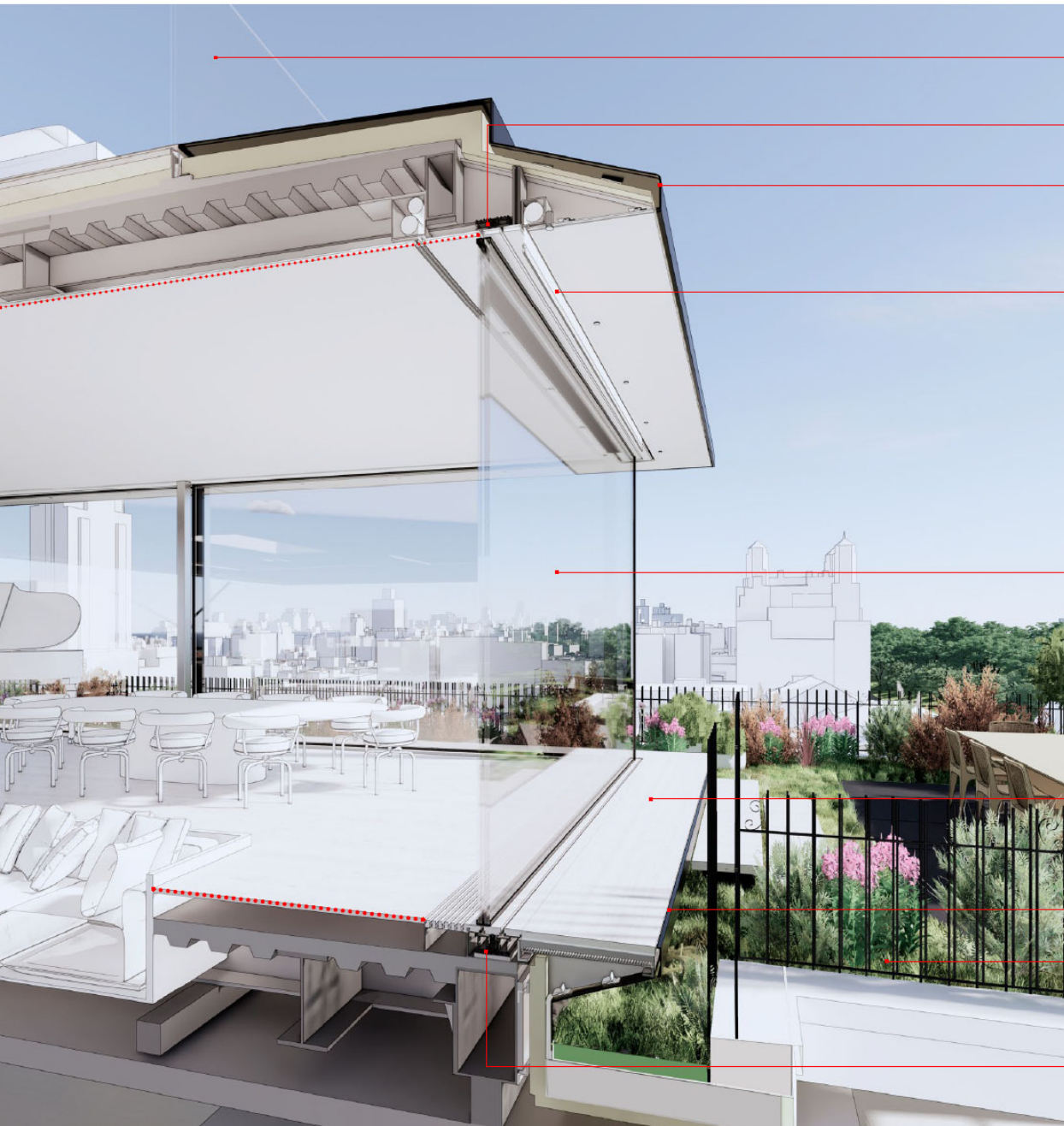


Wood

Proposed Massing



Pavilion Architecture: Glazing System



Low Iron + Low Reflectivity Glass Balustrade

Glazing Track Concealed in Ceiling

Roof Ledge Cladding - Blackened Steel

External Macro Shade

Low Iron + Low Reflectivity Glass

Travertine Floor

Floor Ledge Cladding - Blackened Steel

Low Vegetation Landscape

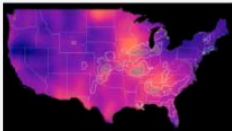
Glazing Track Concealed in Floor

Birdcast

Bird migration forecasts show predicted nocturnal migration 3 hours after local sunset and are updated every 6 hours. These forecasts come from models trained on the last 23 years of bird movements in the atmosphere as detected by the US NEXRAD weather surveillance radar network.

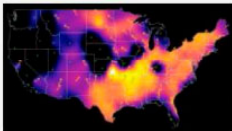
Andrew Farnsworth

Senior Research Associate, Cornell Lab of Ornithology



Bird migration forecast maps

Bird migration forecast maps show predicted nocturnal migration 3 hours after local sunset and are updated every 6 hours. Colorado State University and the Cornell Lab of Ornithology currently produce these forecasts. [Learn more](#)



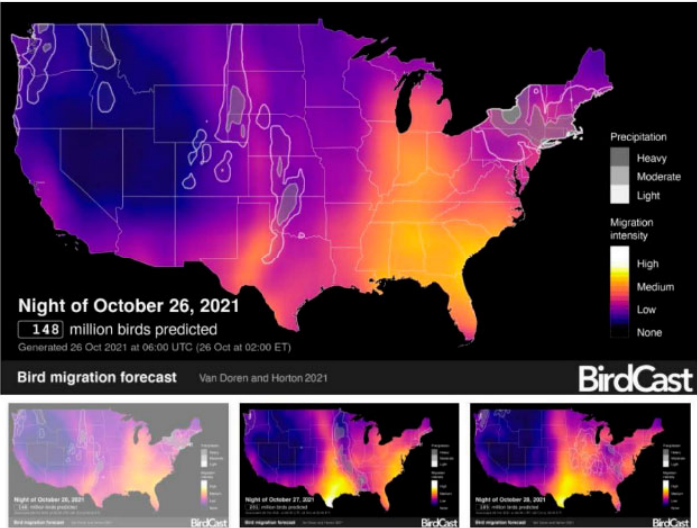
Live bird migration maps

See real-time analysis maps of intensities of actual nocturnal bird migration, as detected by the US weather surveillance radar network between local sunset to sunrise. Cornell Lab of Ornithology currently produces these maps. [Learn more](#)



Local bird migration alerts

Search with our local migration alert tool to determine whether birds are passing overhead near your city tonight! [Learn more](#)



BirdCast



Raw Data



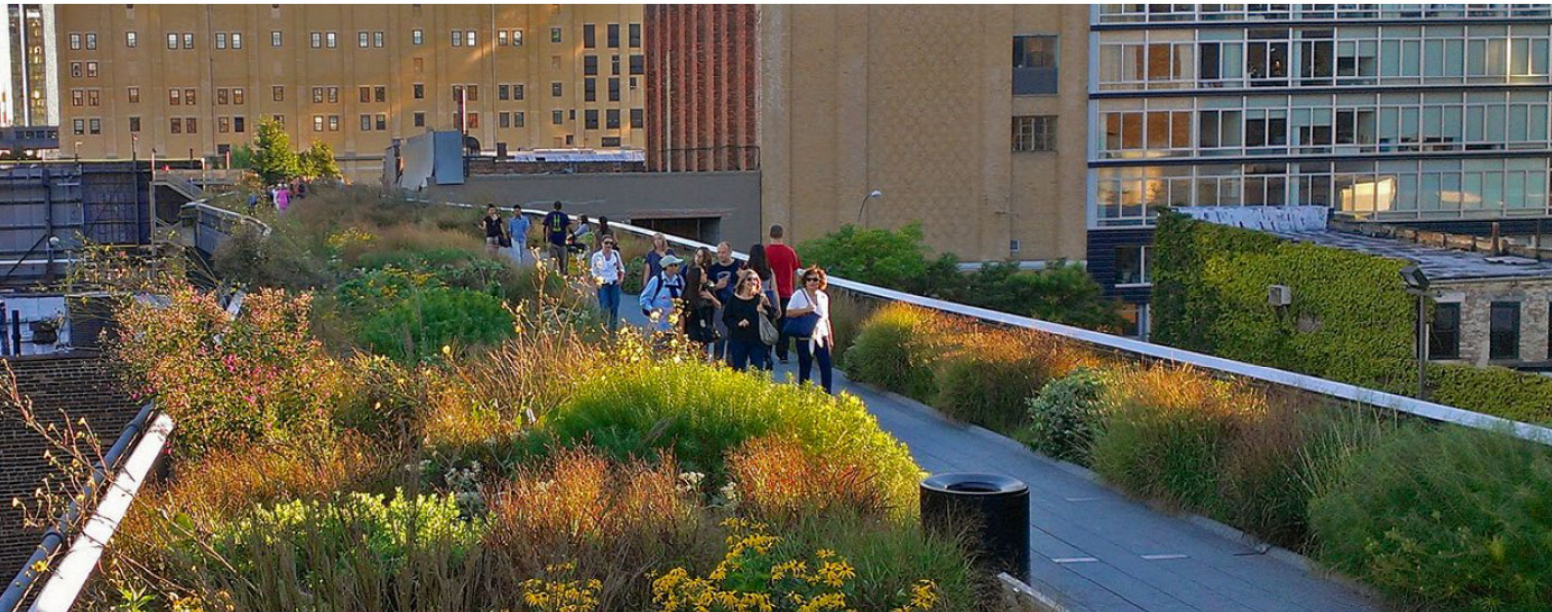
Shade Control System



Data-driven Bird-Safe Strategy



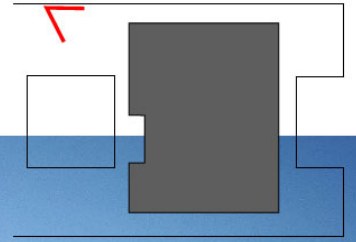
Landscape Architecture



Proposed New Design



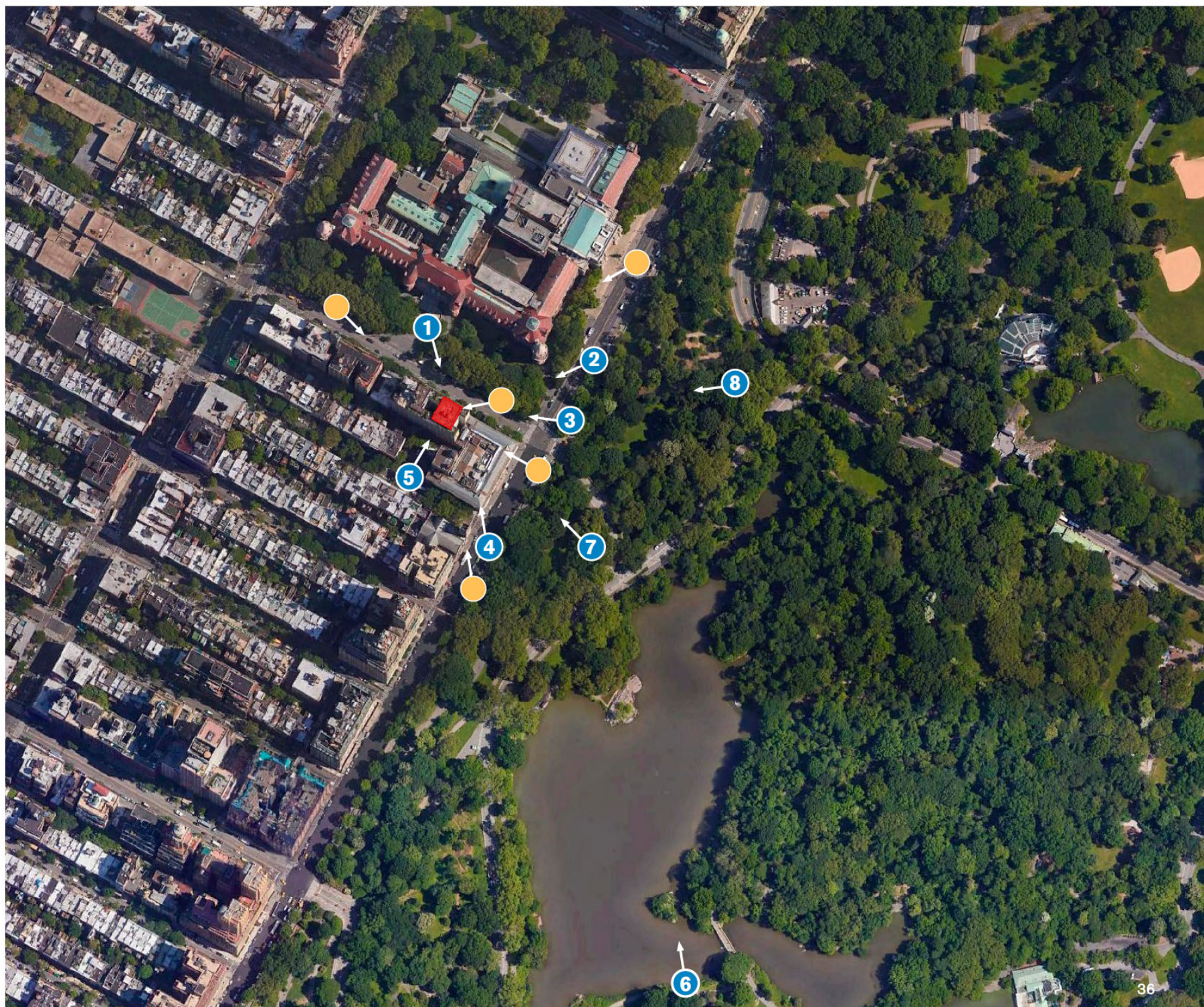
Proposed Massing



Visibility Studies

● No visibility

● Limited visibility



6-16 West 77th Street, Mock Up



Mock-Up

Facade Maintenance Rigging

Mock-Up

Facade Maintenance Rigging



Visibility Studies - Existing View 01



Visibility Studies - Proposed View 01



Visibility Studies - Existing View 02



Visibility Studies - Proposed View 02



Visibility Studies - Existing View 03



Visibility Studies - Proposed View 03



Visibility Studies - Existing View 04



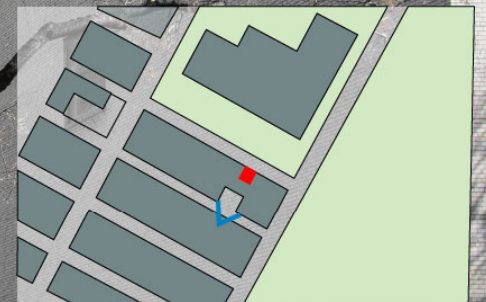
Visibility Studies - Proposed View 04



Visibility Studies - Existing View 5



Visibility Studies - Proposed View 5



Visibility Studies - Existing View 6



Visibility Studies - Proposed View 6



Visibility Studies - Existing View 7



Visibility Studies - Proposed View 7



Visibility Studies - Existing View 8



Visibility Studies - Proposed View 8



Proposed Massing



Appendix

Construction Logistics

- Detailed Site Safety and Logistics plans developed and promulgated to address stringent public safety protocols, including overhead protection, sidewalk bridge, pedestrian access, and more.
- Throughout the anticipated construction period of 18 months, the project manager will communicate regularly with residents of 6-16 West 77th Street as well as immediate neighbors to provide advance notice of any work which may create short-term inconveniences.
- Comprehensive protection plan for both 6-16 West 77th Street and adjacent New-York Historical Society, ensuring implementation of maximum protections to historic building fabric during demolition and construction.
- Diligent attention to quality-of-life issues throughout demo and construction, including access and egress to building, debris removal, vermin control, noise and dust, etc.
- Use of best-in-class means, methods and products to address all thermal, moisture and waterproofing of the project.
- Coordinate closely with adjacent New-York Historical Society, explore opportunities for collaboration in order to reduce the impact of temporary inconveniences on neighbors, eliminate redundancies, and assist with project logistics and construction schedule.

Proposed Massing



Proposed New Design



Proposed New Design



Proposed New Design Dusk View

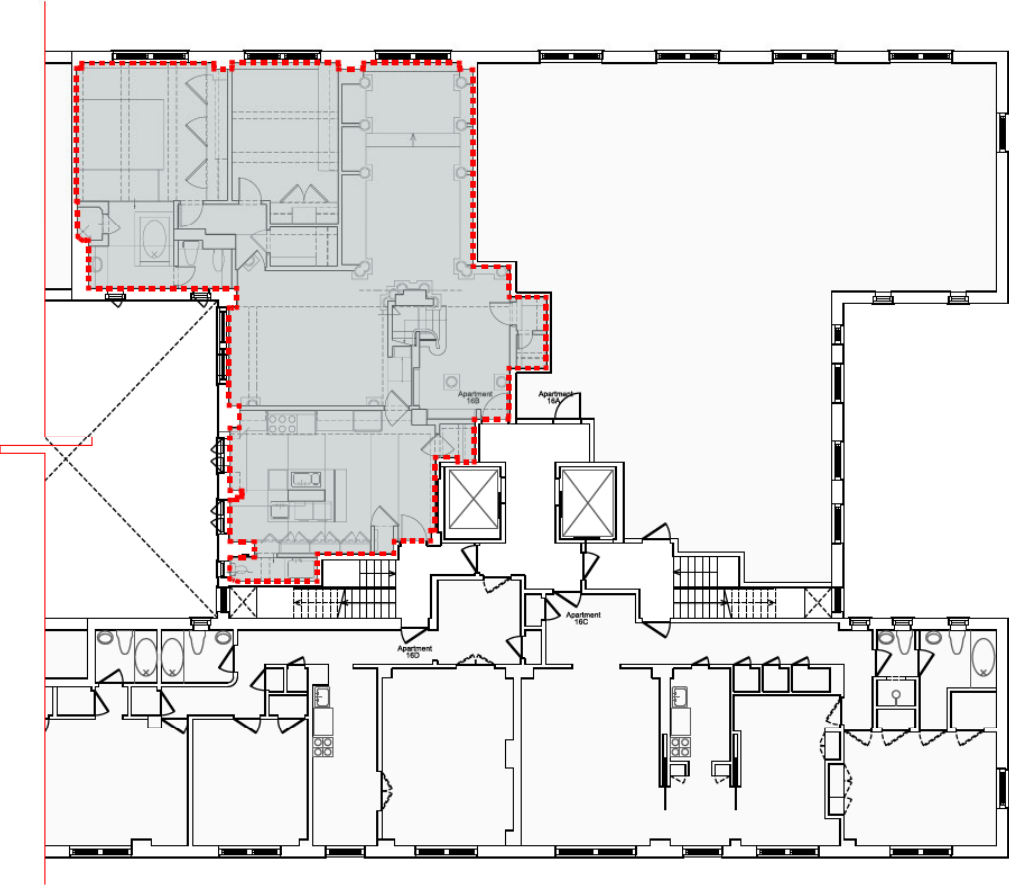


Proposed New Design Dusk View (Blinds Down)

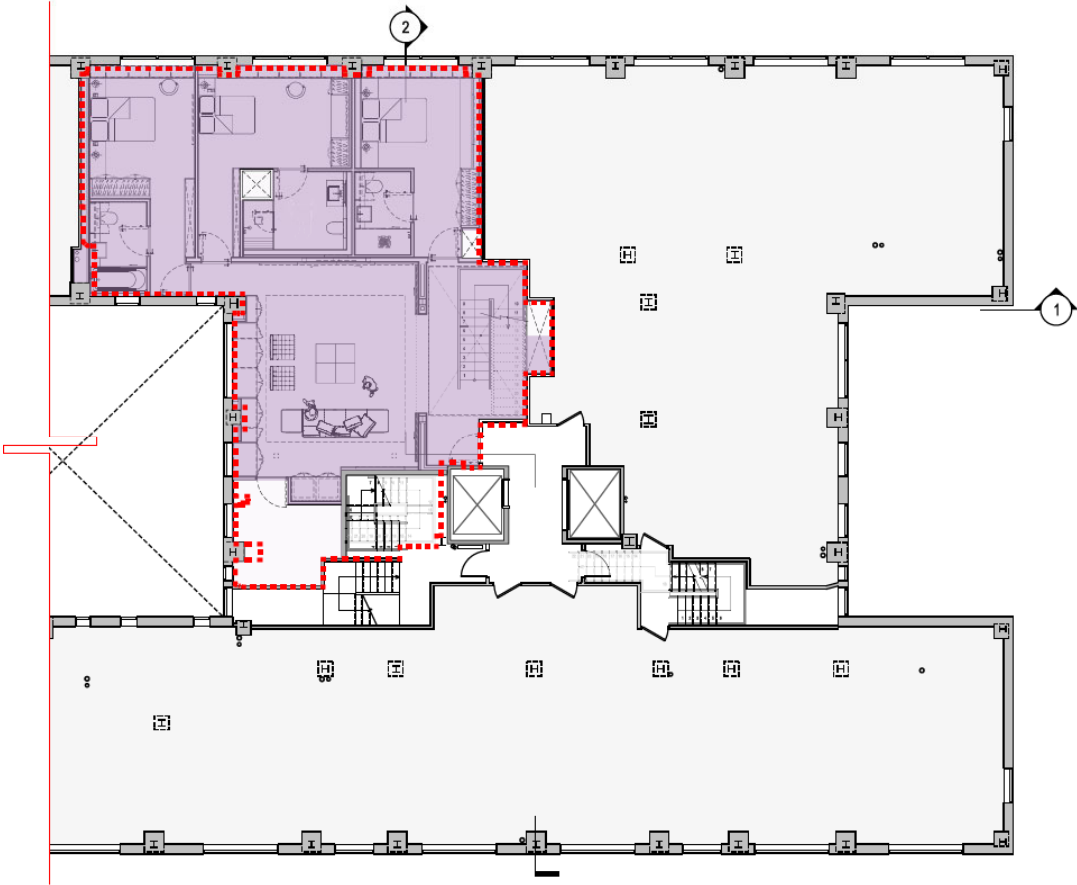


Level 16 - Comparison

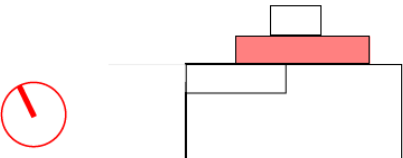
Existing Level 16 Apartment



Proposed Level 16 Apartment

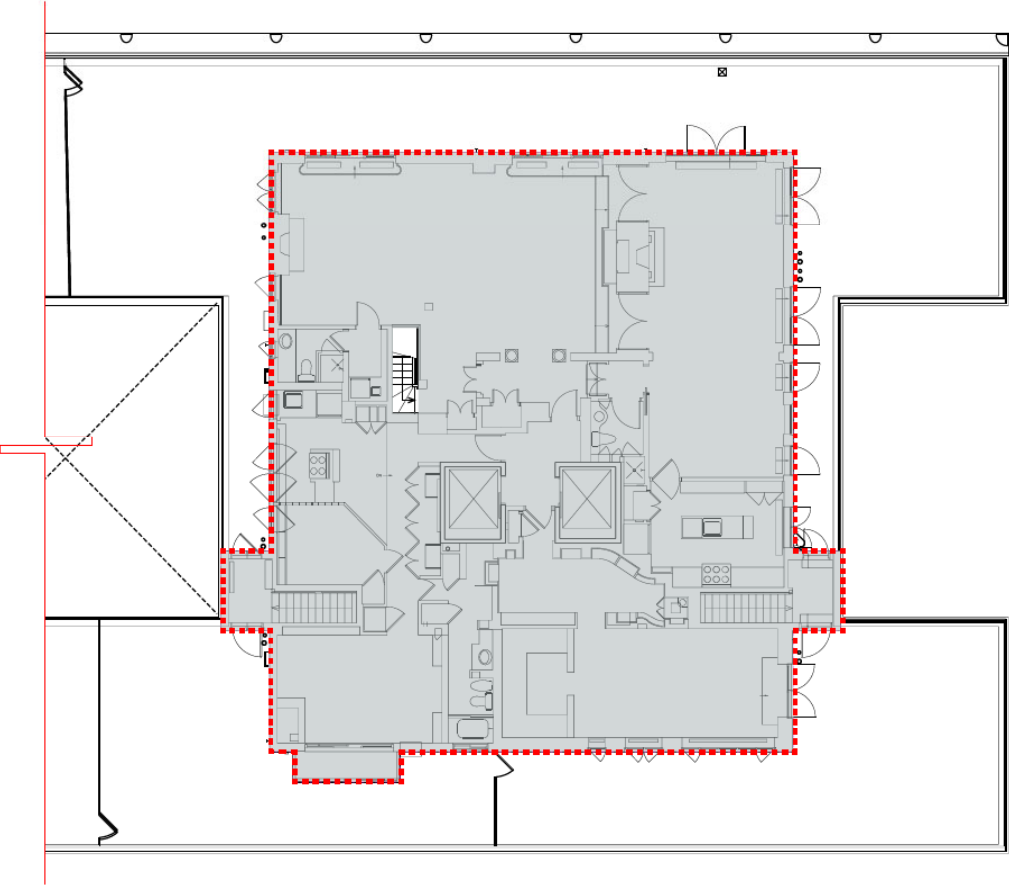


- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)

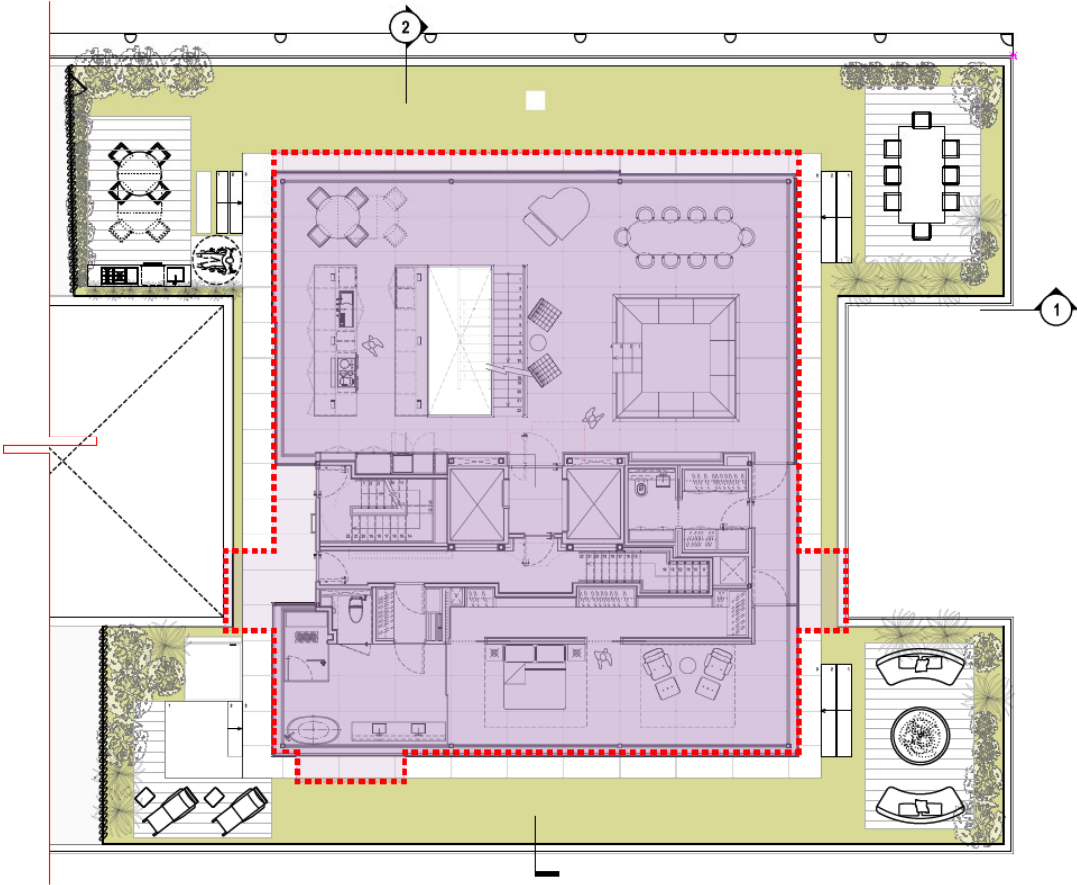


Level 17 - Comparison

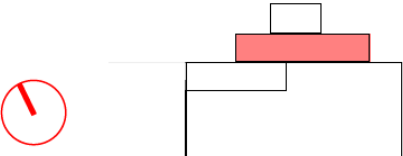
Existing Rooftop Apartment



Proposed Rooftop Apartment

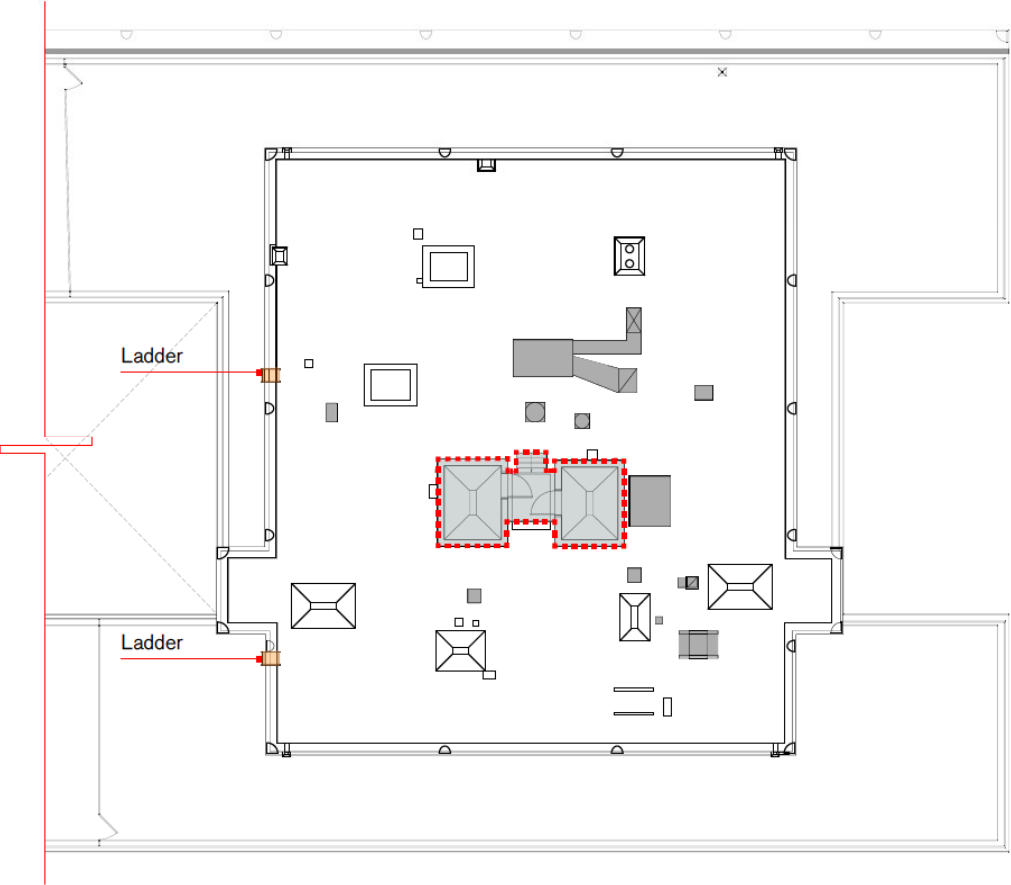


- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)

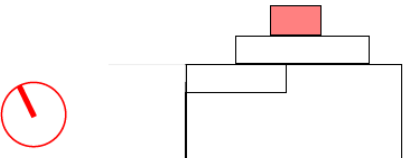
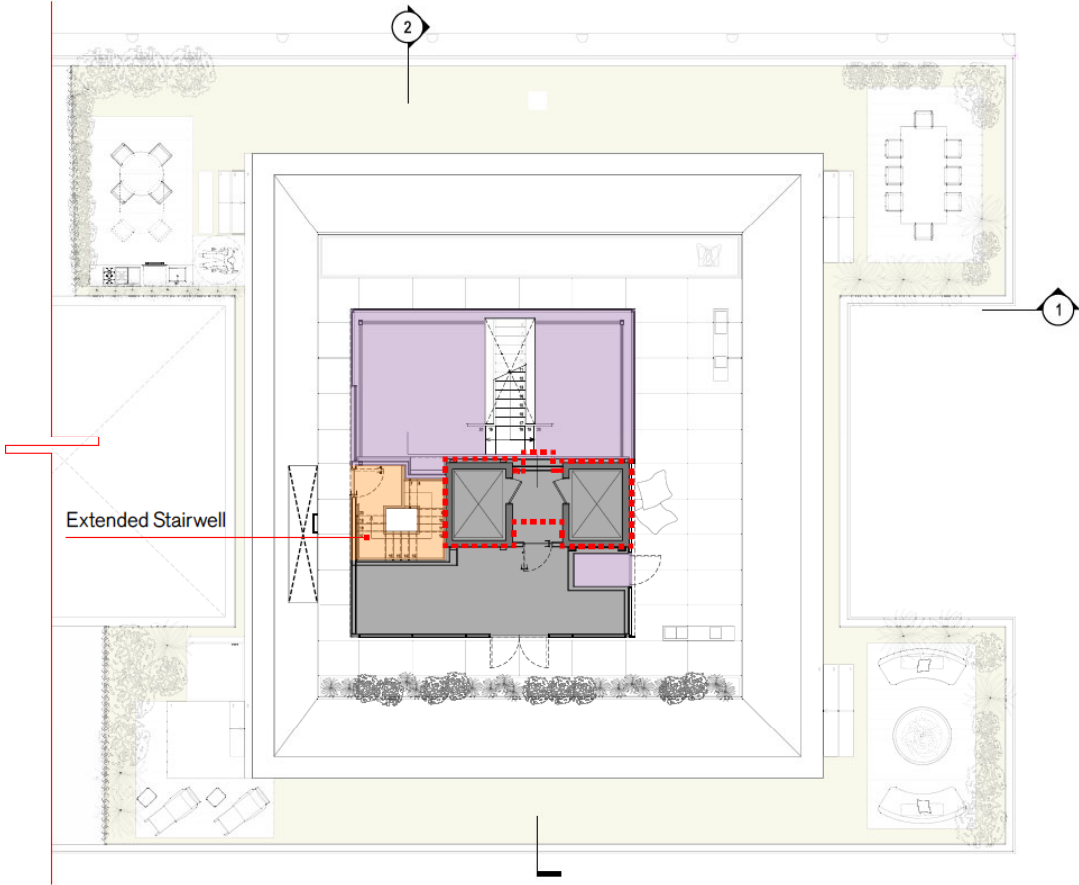


Level 18 - Comparison

Existing Rooftop Apartment



Proposed Rooftop Apartment



- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)
- Life Safety
- MEP

Low Iron Glass Reference - Alves Restaurant - Cupertino



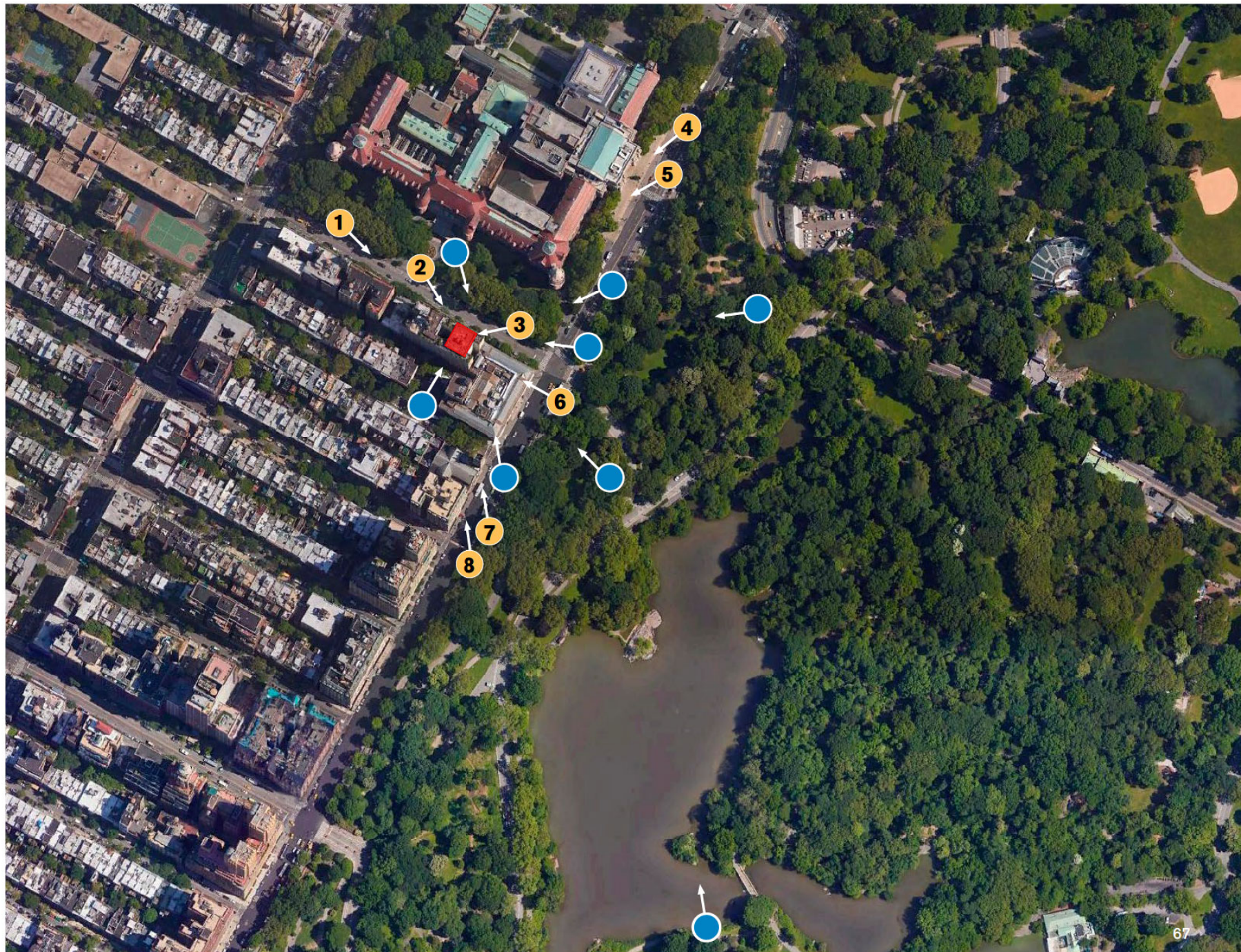
Floor Area Summary

Floor Designations per marketing	Existing Floor Area	Proposed Floor Area (complied w/ Zoning FA)	Reloca Floor Area	Notes
Level 16	1,857SF	1,678SF	-179SF	
Level 17	3,417SF	3073 SF	-344 SF	
Level 18	none	506 SF		
TOTAL	5,274 SF	5,257 SF	-17 SF	

Mock Up Visibility

● No visibility

● Limited visibility



1 - West 77th Street, looking East - Mock Up



2 - Primary Facade - Mock Up



3 - Primary Facade - Mock Up



4 - Central Park West at West 80th Street, looking South - Mock Up



5 - Central Park West at West 80th Street, looking South - Mock Up



6 - Central Park West, looking West over NY Historical Society - Mock Up



7 - Central Park West at 75th Street, looking NW - Mock Up



8 - Central Park West at 75th Street, looking Northwest - Mock Up



Visibility Study - Wider View CPW



Visibility Study - Wider View CPW & 75th Street



Visibility Study - Wider View 76th Street



Visibility Study - Wider View Central Park



Visibility Study - Wider View Central Park



Visibility Study - Wider View Central Park North



Visibility Study - Wider View Central Park North



Visibility Study - Wider View Central Park South



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