

The current proposal is:

Preservation Department – Item 8, LPC-22-10388

**159 West 72nd Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 846 5008 0041

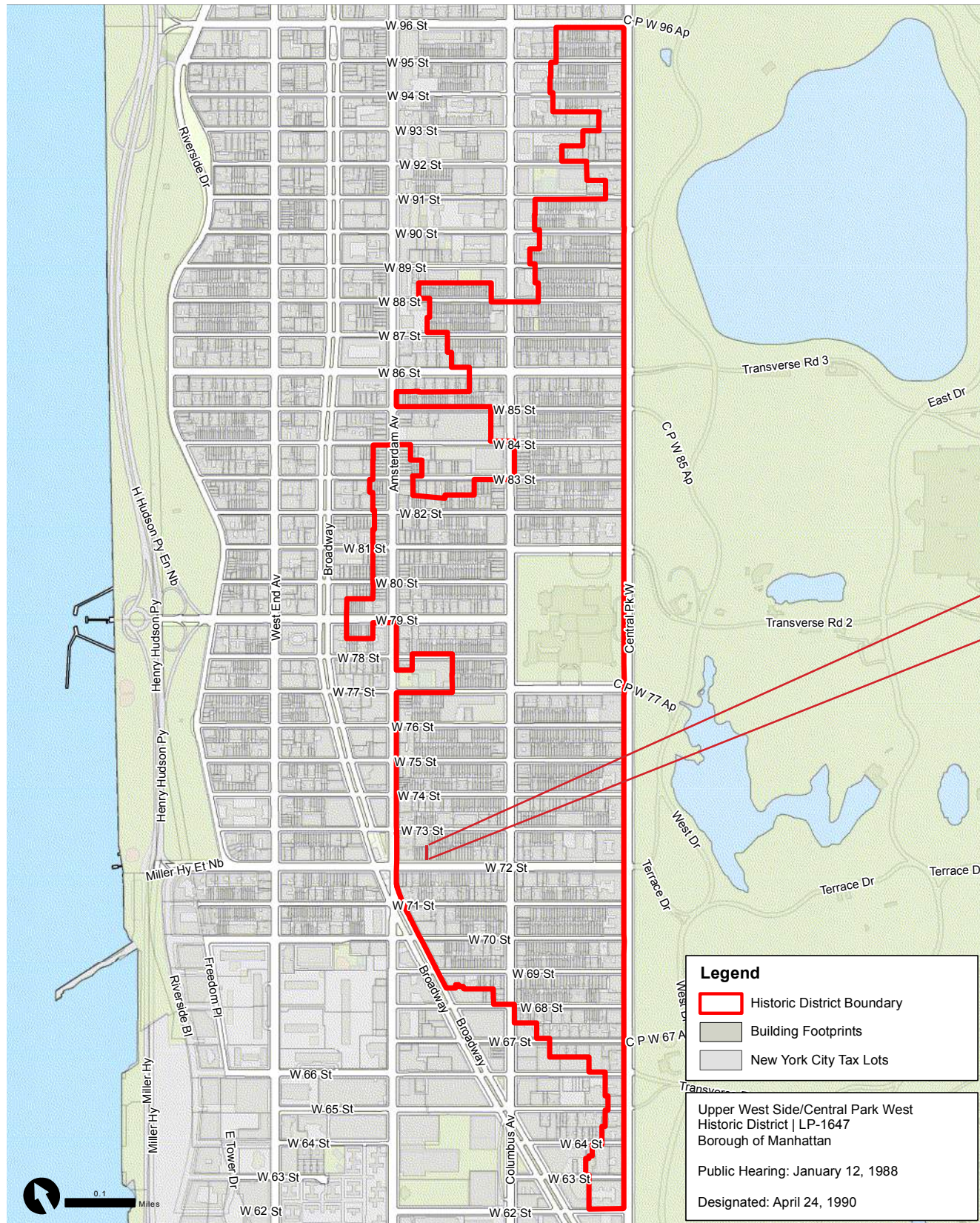
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By Phone: 1 646-558-8656 US (New York)

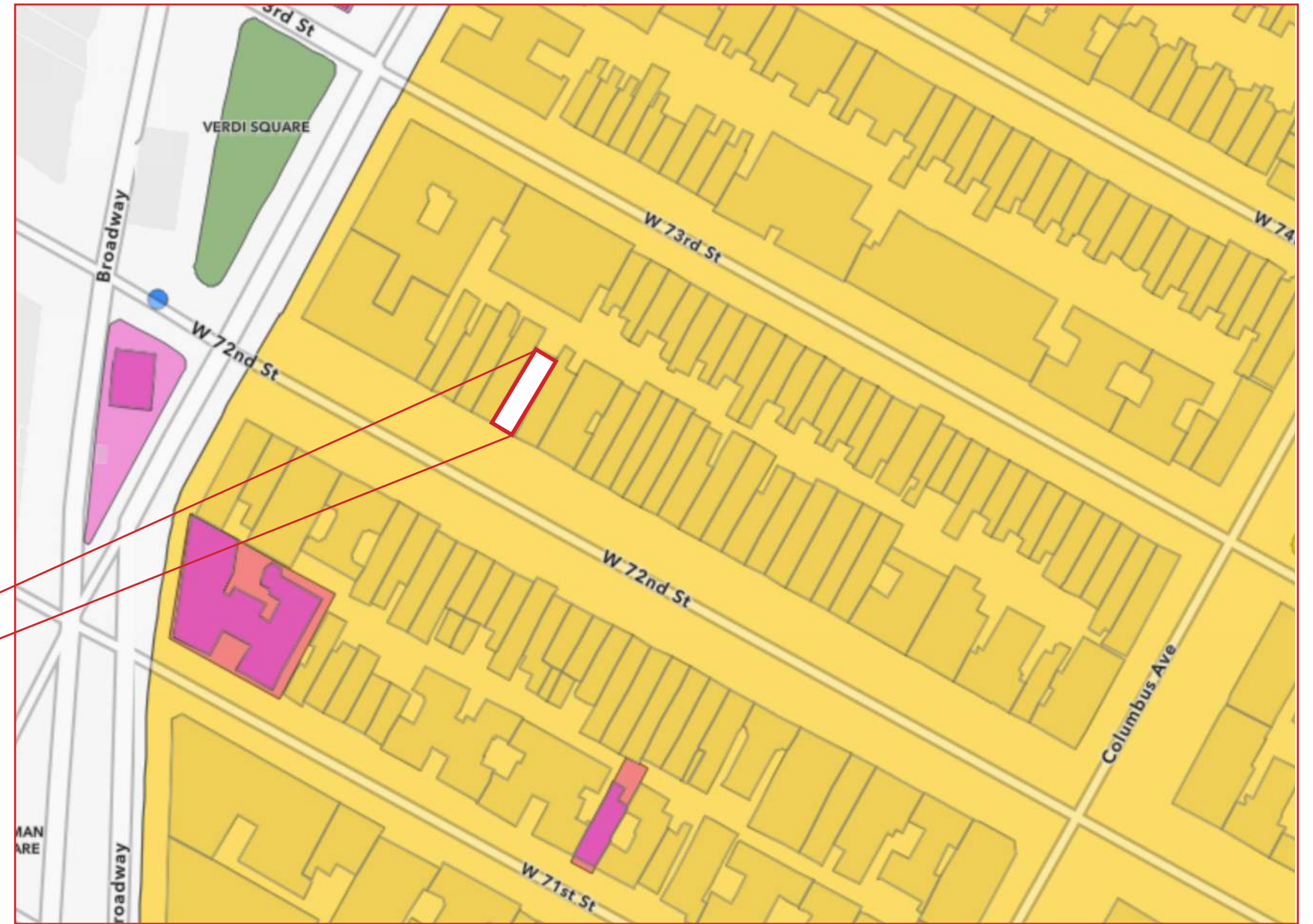
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LPC Historic Distric Map - Upper West Side/ Central Park West



LPC Map - Upper West Side/ Central Park West - 159 West 72nd Street

Property Information

Address: 159 West 72nd Street, New York, NY 10023
 Tax Block: 1144
 Tax Lot: 9
 BIN #: 1029920
 Community Board: 107
 Erected: 1932 - CO -18697
 Current Certificate of Occupancy: CO - 74165

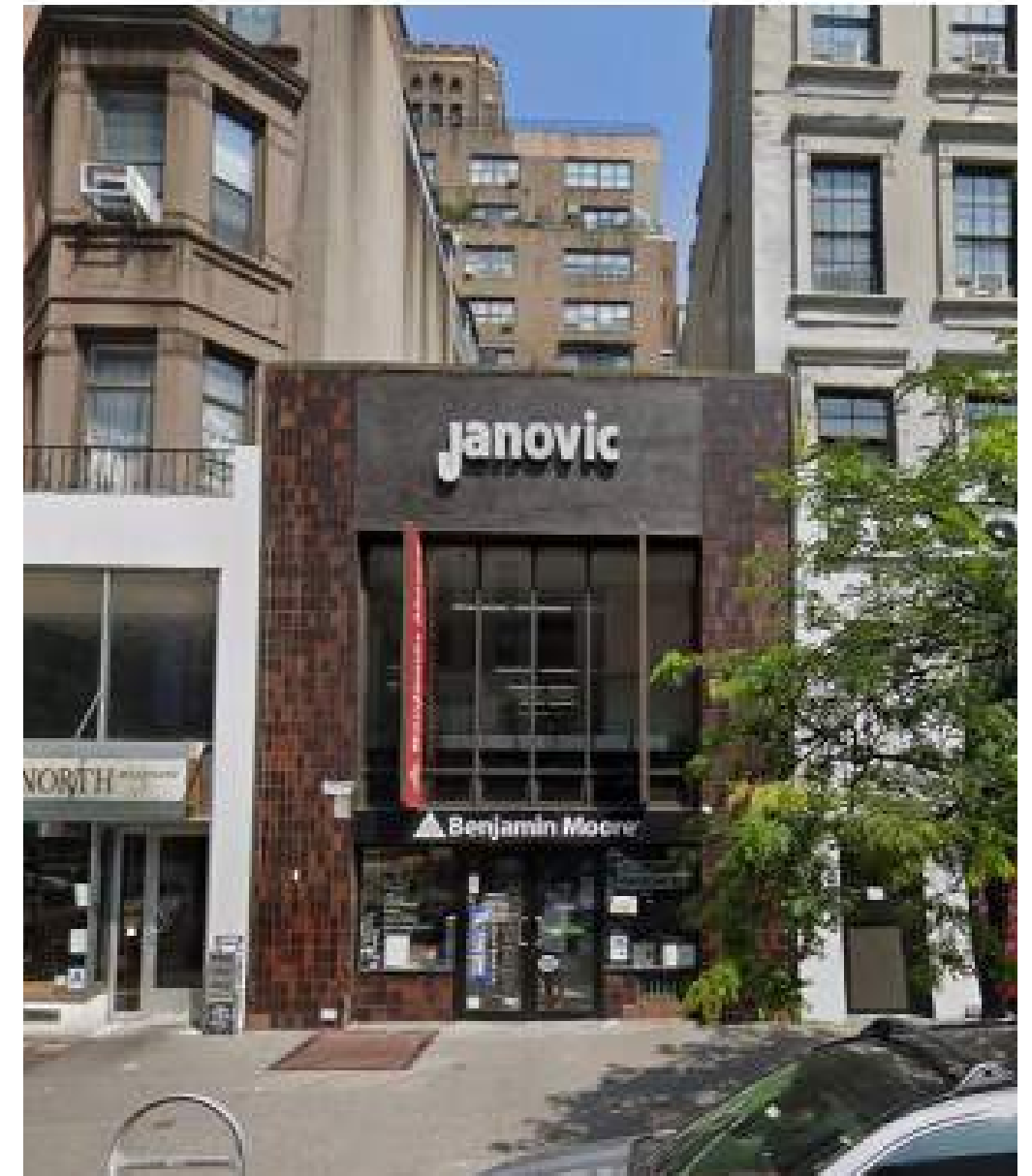
LPC Application - LPC-22-10388
 Proposed Facade Recladding



159 W 72nd Street, 1940 Tax Photo



159 W 72nd Street, LPC Designation Photo 1990



159 W 72nd Street 2021



159 W 72nd, Existing Glazed Masonry Tiles



159 W 72nd, Proposed Cementitious Stucco Finish



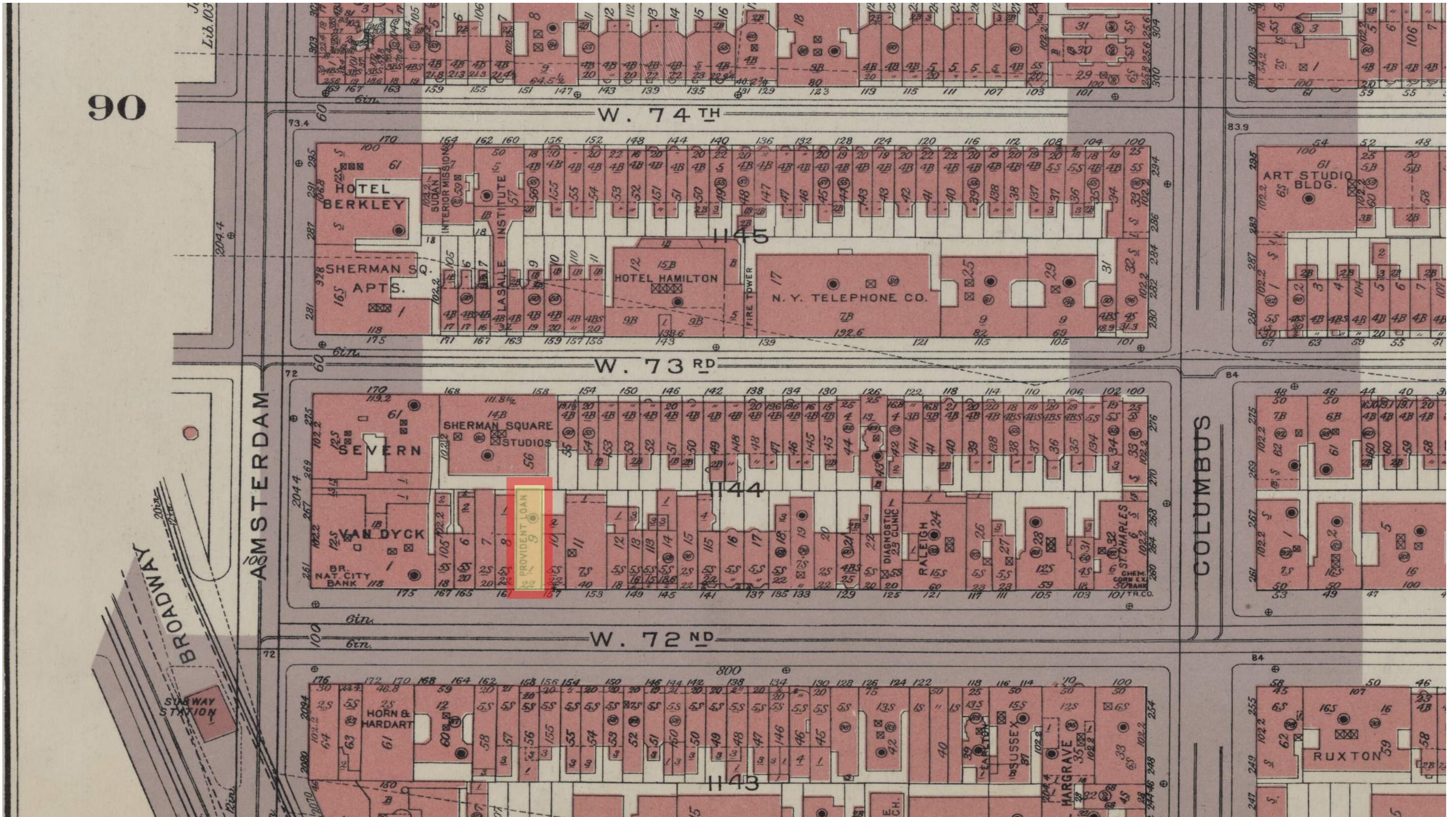


163 W 72nd

161 W 72nd

159 W 72nd

157 W 72nd

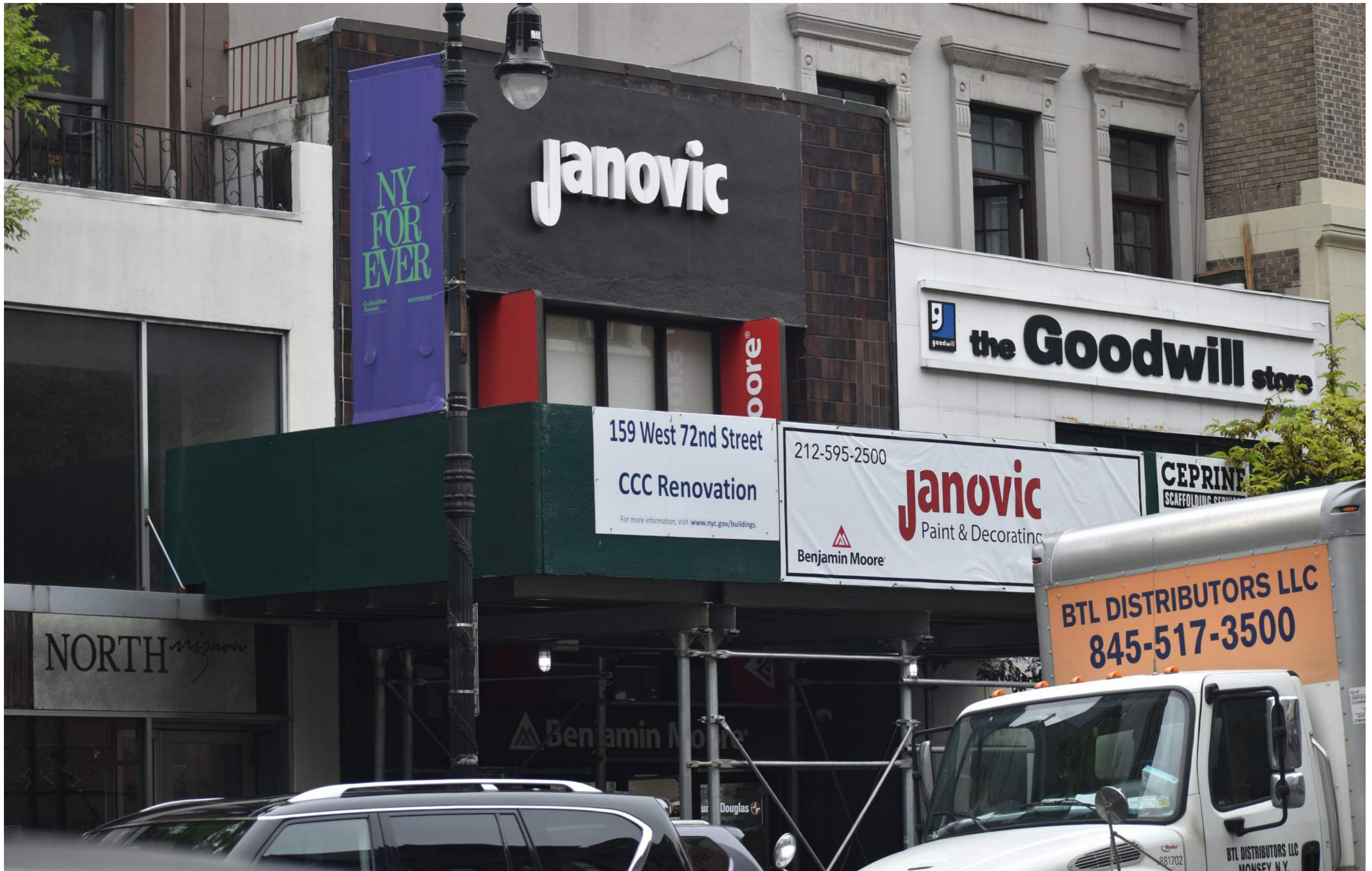


1955 G.W. Bromley & Co. - Map Plate 91



1940 Tax Photos





Erected Sidewalk Shed For Public Safety



Cracked and Delaminated Tiles



Cracked Tiles Delaminating From Substrate



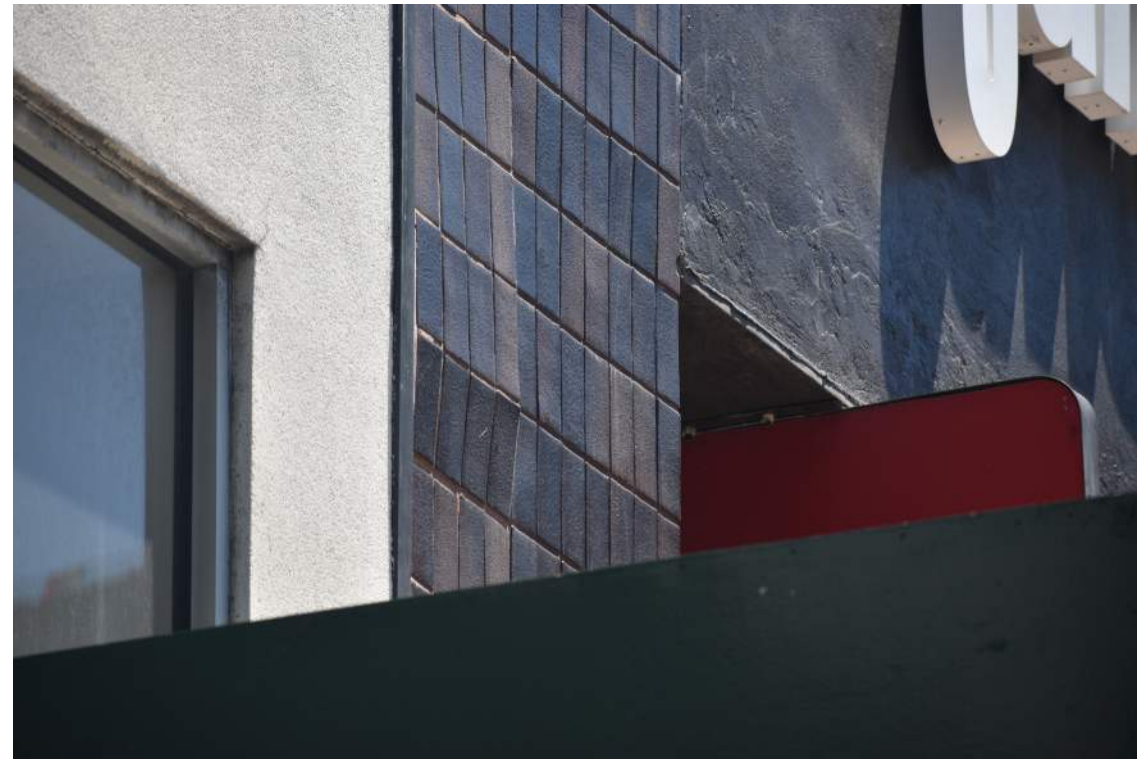
Spalled Tiles



Spalled Tiles



Delaminating Tiles Fallen From Substrate



Bulging Tiles Delaminating From Substrate



Loose Tiles



Missing Tiles



100 W 72nd ST.- Stucco & EIFS Storefront



130 W 72nd St. - Stucco Storefront



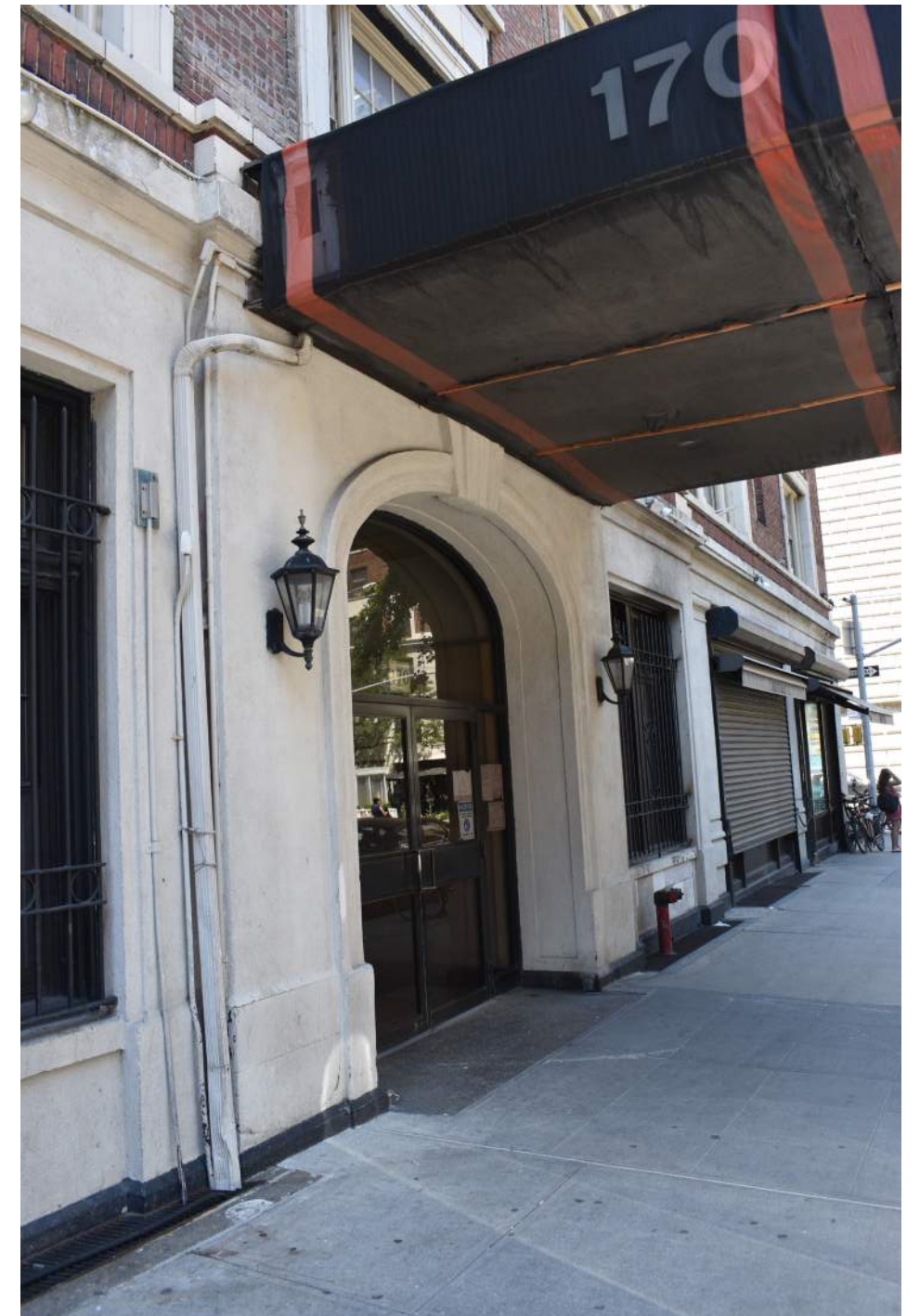
132 W 72nd St. - Stucco Facade



158 W 72nd - Stucco 2nd Floor



161 W 72nd - EIFS Facade



170 W 74th - Stucco First Floor



153 W 72nd St. - Stucco Facade



242-244 Columbus Ave. Stucco 1st and 2nd Floor



133 W 72nd St. - Stucco Storefront



242-244 Columbus Ave. Stucco Storefronts



355 Amsterdam Ave. - Stucco Storefront



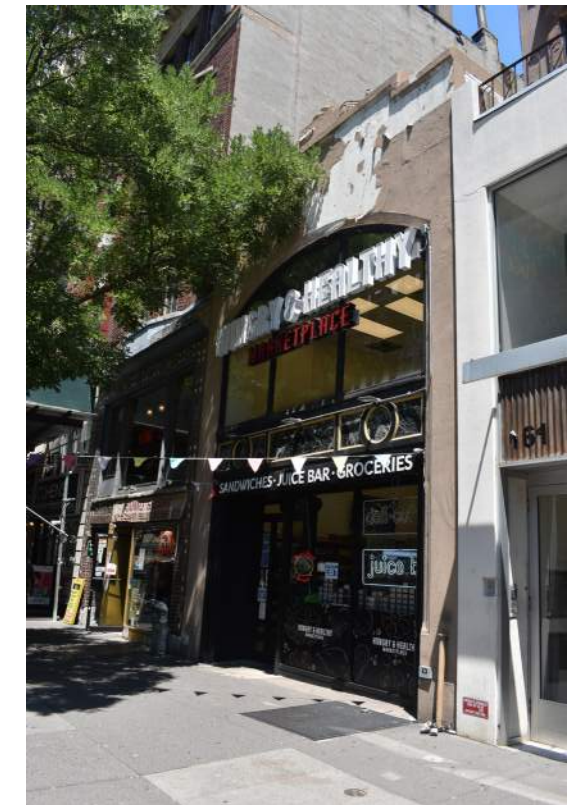
341-343 Amsterdam Ave. - EIFS Storefronts



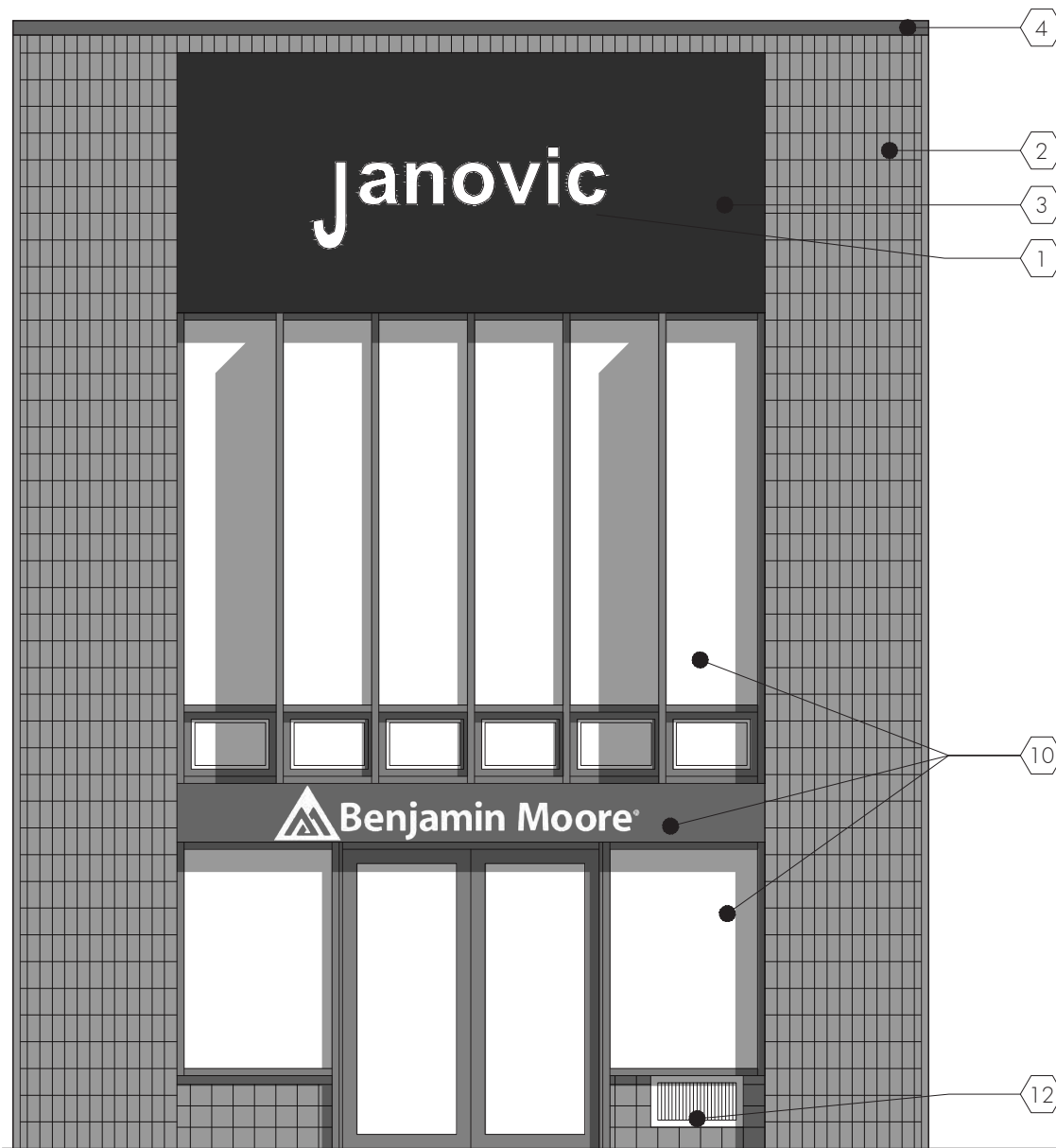
295 Amsterdam Ave.- Stucco Storefront



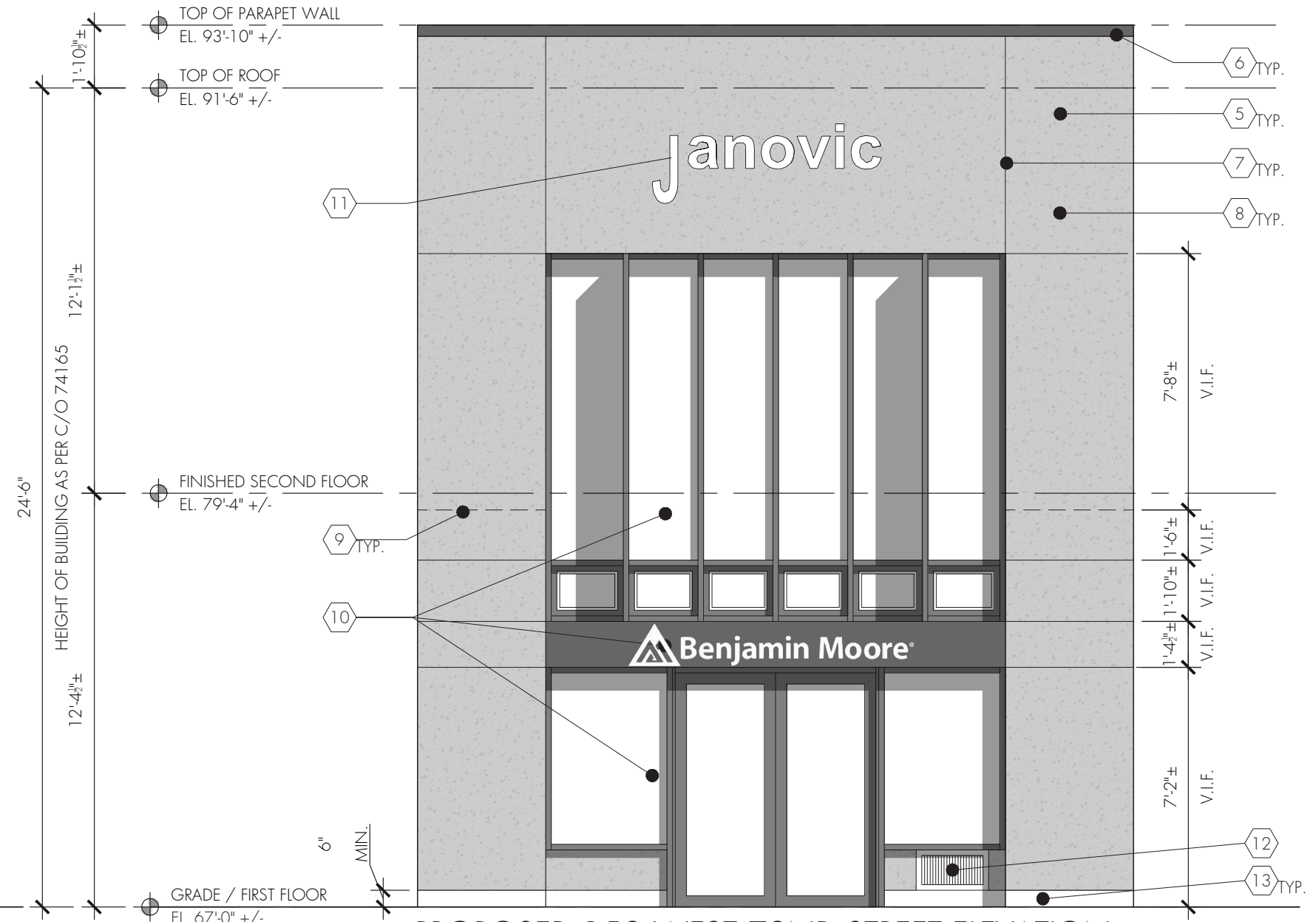
160 West 72nd St. - Stucco Facade



163 West 72nd St. - Stucco Facade



EXISTING 159 WEST 72ND STREET ELEVATION



PROPOSED 159 WEST 72ND STREET ELEVATION

KEY NOTES

PROPOSED FACADE DEMO

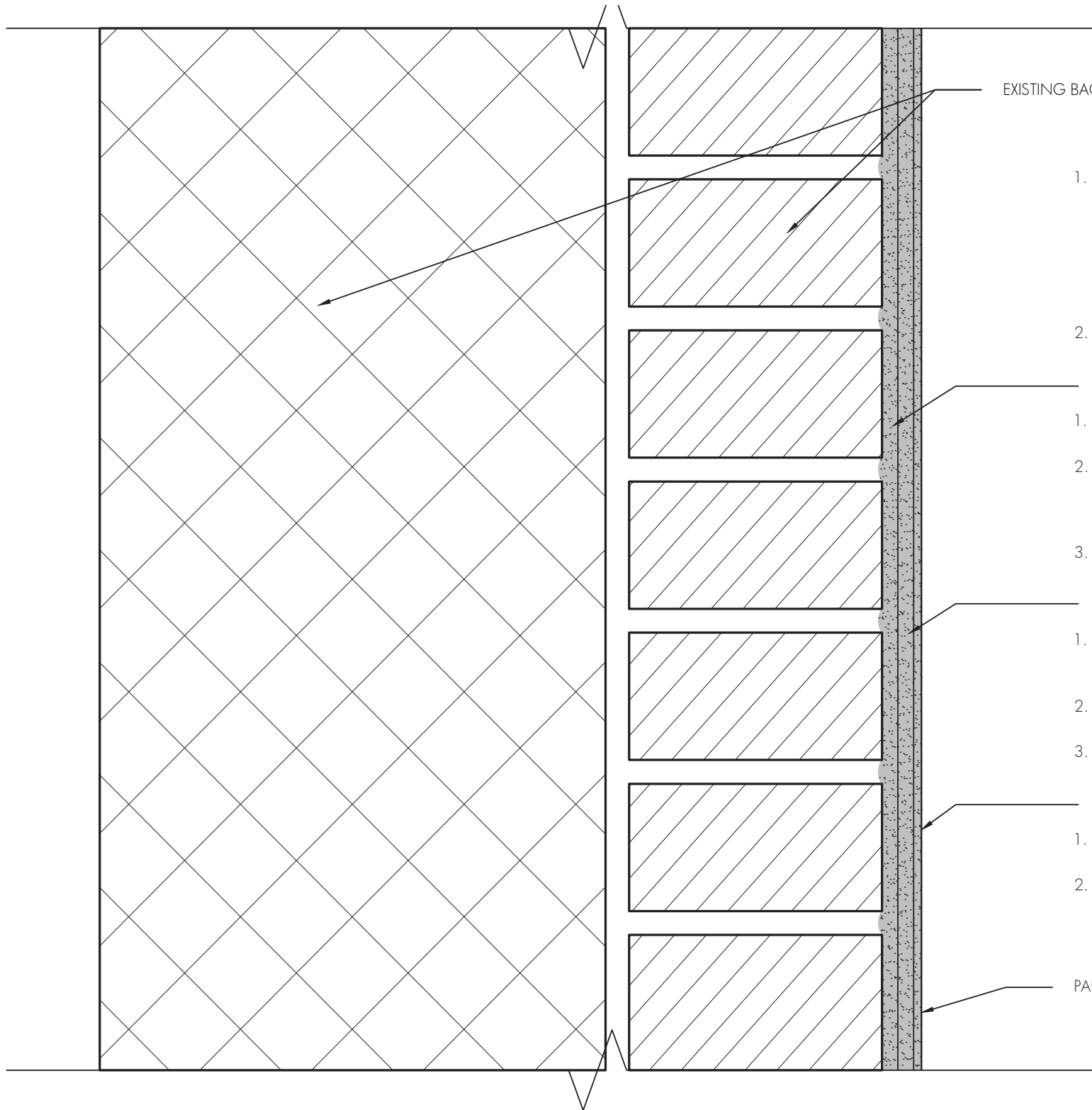
1. EXISTING ILLUMINATED SIGNAGE TO BE REMOVED PRIOR TO DEMO AND RESET IN PLACE AFTER COMPLETION OF STUCCO INSTALLATION.
2. REMOVE EXISTING GLAZED MASONRY TILE. CONSOLIDATE BACKUP MASONRY AS REQUIRED.
3. REMOVE EXISTING STONE PANEL. CONSOLIDATE BACKUP MASONRY AS REQUIRED.
4. REMOVE EXISTING SHEET METAL COPING.

PROPOSED FACADE WORK

5. INSTALL NEW STUCCO FINISH AS PER DETAILS [SHEET A-300] AND INSTALL AS PER MANUFACTURER'S SPECIFICATIONS.
6. INSTALL NEW ANODIZED ALUMINUM COPING. COLOR TO MATCH EXISTING STOREFRONT FENESTRATIONS.
7. PROVIDE AESTHETIC REVEAL.

8. PAINT STUCCO FINISH WITH BENJAMIN MOORE HISTORIC COLOR #HC-92 "WHEELING NEUTRAL" TO COLOR MATCH NEIGHBORING BUILDINGS. PAINT TYPE TO BE SELECTED BY OWNER AND ARCHITECT IN FIELD.
9. PROVIDE EXPANSION JOINTS AS REQUIRED.

10. EXISTING STOREFRONT TO REMAIN.
11. EXISTING ILLUMINATED SIGN TO BE REINSTALLED.
12. EXISTING VENT TO REMAIN.
13. INSTALL LIMESTONE BASE. (SAMPLES TO BE PROVIDED IN FIELD PRIOR TO INSTALLATION.)



EXISTING BACKUP MASONRY TO REMAIN. VERIFY CONDITION AND TYPE IN FIELD. REPAIR/CONSOLIDATE AS REQUIRED
PORTLAND CEMENT PLASTER. TYPE: 3 COATS OVER SUBSTRATE.

COMPOSITION AND INSTALLATION

1. SCRATCH AND BROWN (SECOND) COAT:
 5 POUNDS, DRY HYDRATED LIME
 1 BAG PORTLAND CEMENT (94 LBS)
 NOT LESS THAN 3 CUBIC FEET (3 BAGS) SAND, PASSED THROUGH #8 SIEVE.
 WATER TO MAKE A WORKABLE MIX.
2. FINISH COAT: USE WHITE PORTLAND CEMENT IN THE SAME PORTIONS AS ABOVE BASE COATS.

SCRATCH COAT:

1. THE SCRATCH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO ENSURE BOND AND COMPLETE COVERAGE OF THE SOLID SUBSTRATE, IN A THICKNESS OF 1/4" MINIMUM.
2. WHEN SCRATCH COAT BECOMES FIRM, THE ENTIRE SURFACE SHALL BE EVENLY SCRATCHED HORIZONTALLY TO PROVIDE FULL KEYS TO ALLOW BONDING WITH THE BROWN COAT. ENSURE TIGHT CONTACT BETWEEN COATS. TOOL EDGES AT WINDOWS, DOORS, OTHER OPENINGS TO SMALL VEE TO CONTROL SPALLING.
3. SCRATCH COAT TO BE MOIST CURED FOR A MINIMUM OF 48 HOURS.

BROWN (SECOND) COAT:

1. THE BROWN COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO ENSURE BOND AND COMPLETE COVERAGE, IN A THICKNESS OF 1/4" MINIMUM TO A LIGHTLY DAMPED SCRATCH COAT.
2. THE BROWN COAT SHALL BE BROUGHT TO A TRUE, EVEN PLANE BY FLOATING WITH A STRAIGHT EDGE AND LEFT ROUGH.
3. THE BROWN COAT TO BE MOIST CURED FOR A MINIMUM OF 48 HOURS.

FINISH COAT: (SMOOTH "LIMESTONE" FINISH)

1. PRIOR TO APPLICATION OF THE FINISH COAT 12" X 12" SAMPLES SHALL BE PROVIDED FOR SELECTION AND APPROVAL.
2. THE FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO ENSURE BOND AND COMPLETE COVERAGE, IN A THICKNESS OF 1/8" MINIMUM TO A LIGHTLY DAMPED BROWN COAT NOT LESS THAN 7 DAYS AFTER THE BROWN COAT HAS BEEN APPLIED.

PAINT STUCCO FINISH WITH BENJAMIN MOORE HISTORIC COLOR #HC-92 "WHEELING NEUTRAL"

1 NEW STUCCO FINISH DETAIL

SCALE: 6" = 1'-0"

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