

The current proposal is:

**Preservation Department – Item 9, LPC-22-02413**

**231-233 West 74th Street – West End - Collegiate Historic  
District Extension  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 853 8078 4078

**Passcode:** 813151

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

877-853-5257 (Toll free) US

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# **Façade Reconstruction 231 & 233 West 74<sup>th</sup> Streets**

**This presentation seeks to demonstrate that the deterioration of the primary (south) facades of the above buildings is so advanced that restoration work is not be possible to perform safely or effectively. MVN therefore seeks permission from LPC to perform reconstruction of the primary facades using salvaged original masonry brick and stone units to the greatest extent possible, and new materials to match the existing, where existing materials are not able to be salvaged.**

**MVN Architect LLC**  
**Public Hearing 10/3/2022**

# CONTEXT PHOTOS



# CONTEXT DRAWING





# Existing Displacement - 2022

5" displacement



# 1940'S TAX PHOTO - shows little or no displacement





# Existing Displacement & Deterioration







**231 West 75<sup>th</sup> Street (Bay window segment coming apart at corner and cracked vertically from settlement.)**

**Photo taken 2022**



## PHOTOS-2007 – displacement is evident



**PHOTOS TAKEN 2007**





**233 West 75<sup>th</sup> Street – Photo taken 2012**



**231 West 75<sup>th</sup> Street – Photo taken 2012**





**233 West 75<sup>th</sup> Street – Photo taken 2012**



**231 West 75<sup>th</sup> Street – Photo taken 2012**





**String Level indicates that portion of building adjacent to party wall between (2) buildings has settled close to 3 inches relative to West end of 233 and East end of 231.) Photos taken 2022**





**231 West 74<sup>th</sup> Street (Lintel above main Entrance severely deformed from façade settlement) 2022**



# PHOTOS

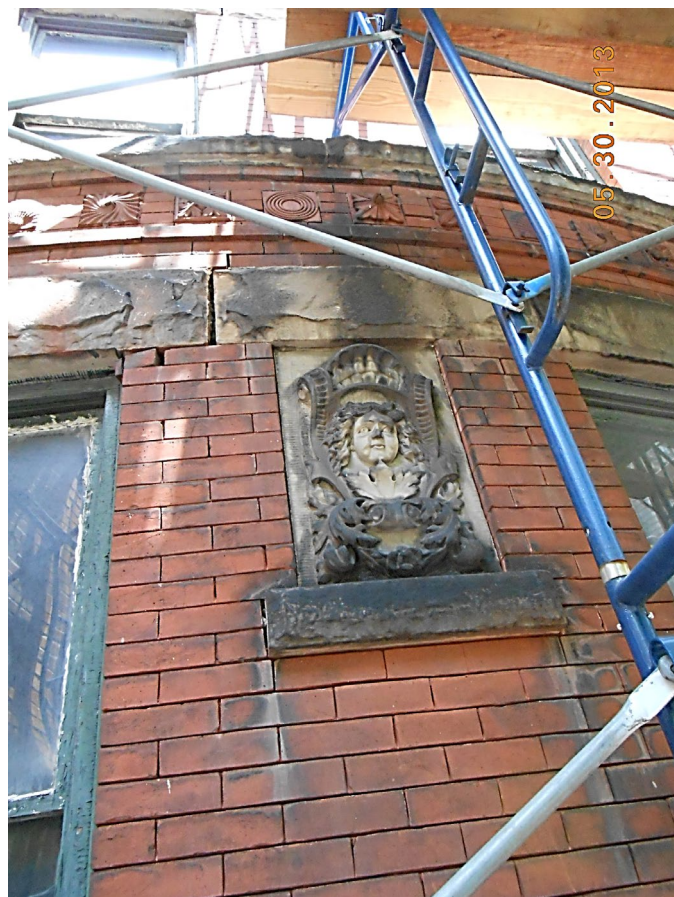


Photo taken 2012 shows separation and lateral displacement at the top the bow window at 233

Photo taken 2022 shows increased lateral displacement of the corbelled brick base of the bow window at 233.

Enlargement of the 2012 photo at left,



# PHOTOS



233 West 75<sup>th</sup> Street (Projecting bow window. masonry severely displaced vertically and horizontally from settlement of the facades)  
Photos taken 2012





Pier between 233 & 231  
exhibits lateral displacement –  
it is leaning towards the street



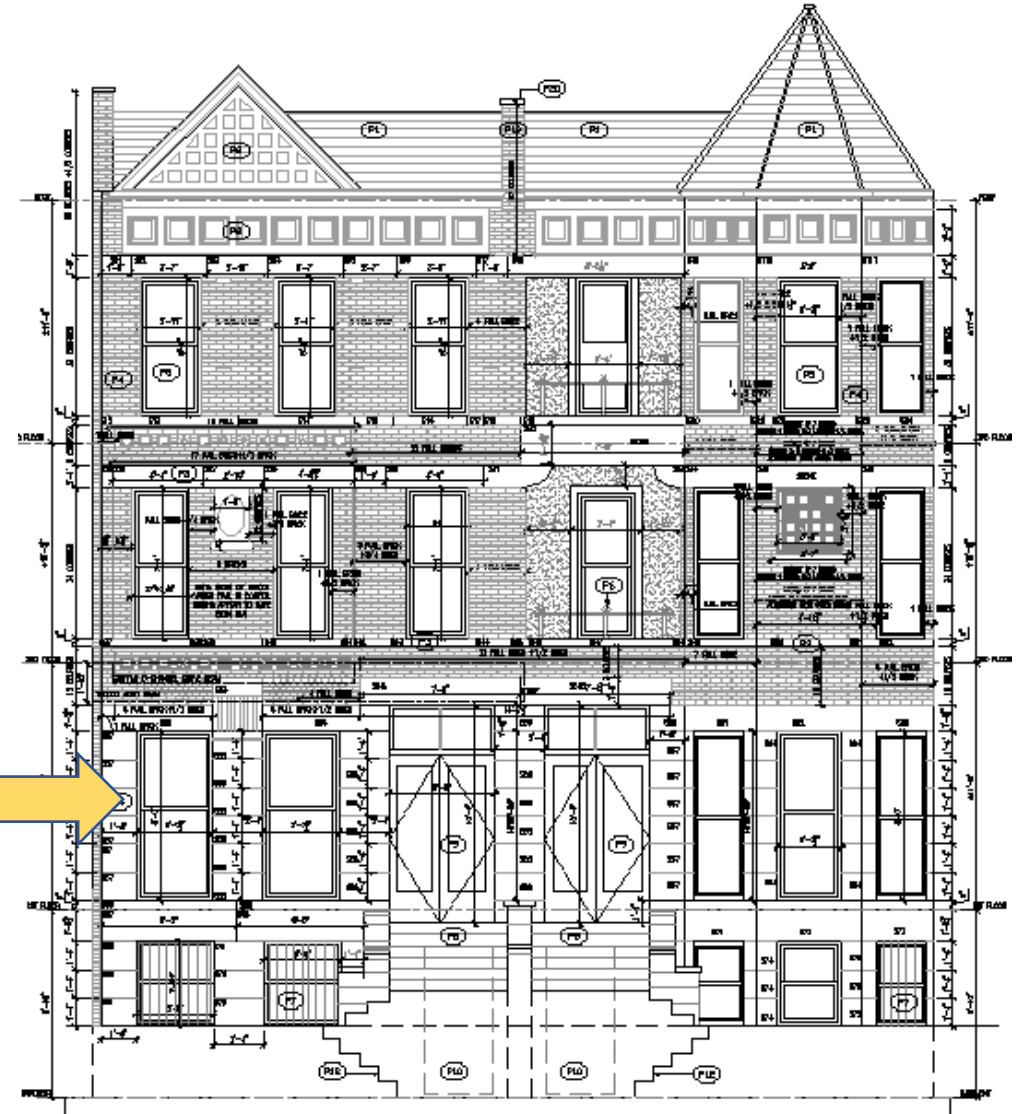
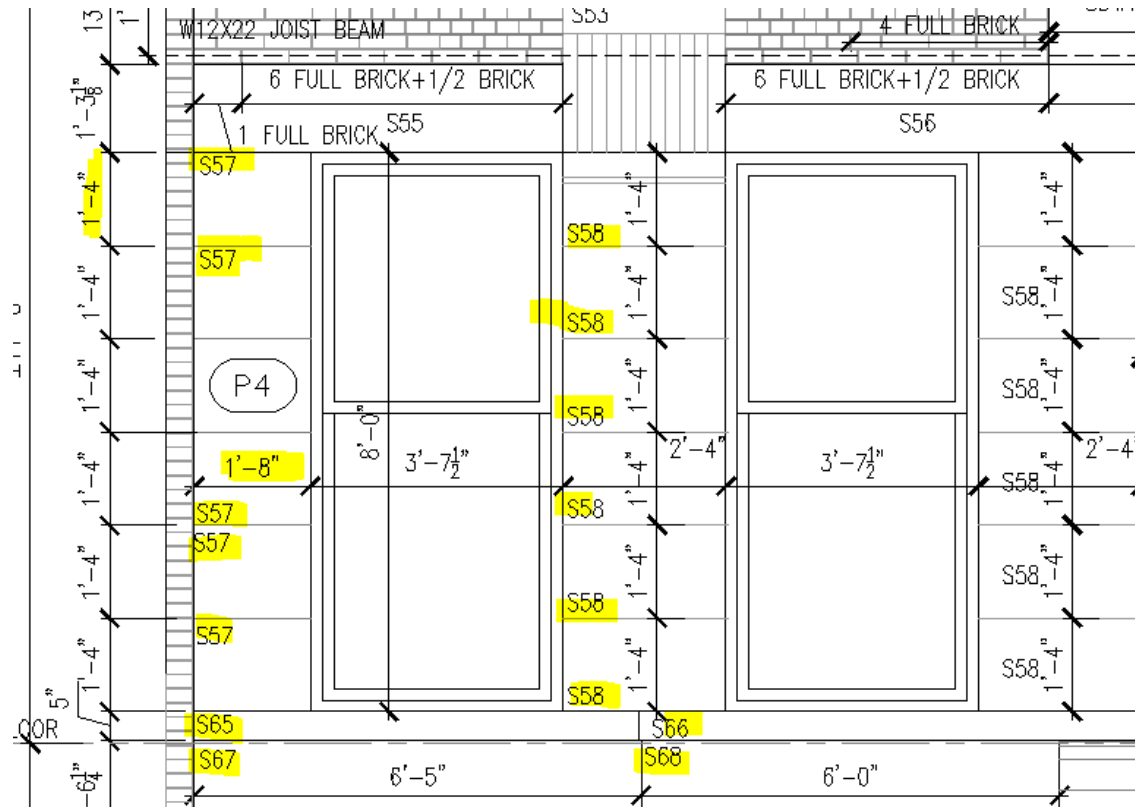
Mortar at facebrick throughout has lost its tensile  
strength and is easily dislodged making restoration  
infeasible and reconstruction necessary.



# Reconstruction of the Façade

**Reinstall salvaged stone: Every unit will be catalogued and installed in its original location. Units that are not able to be salvaged will be replaced with like materials.**

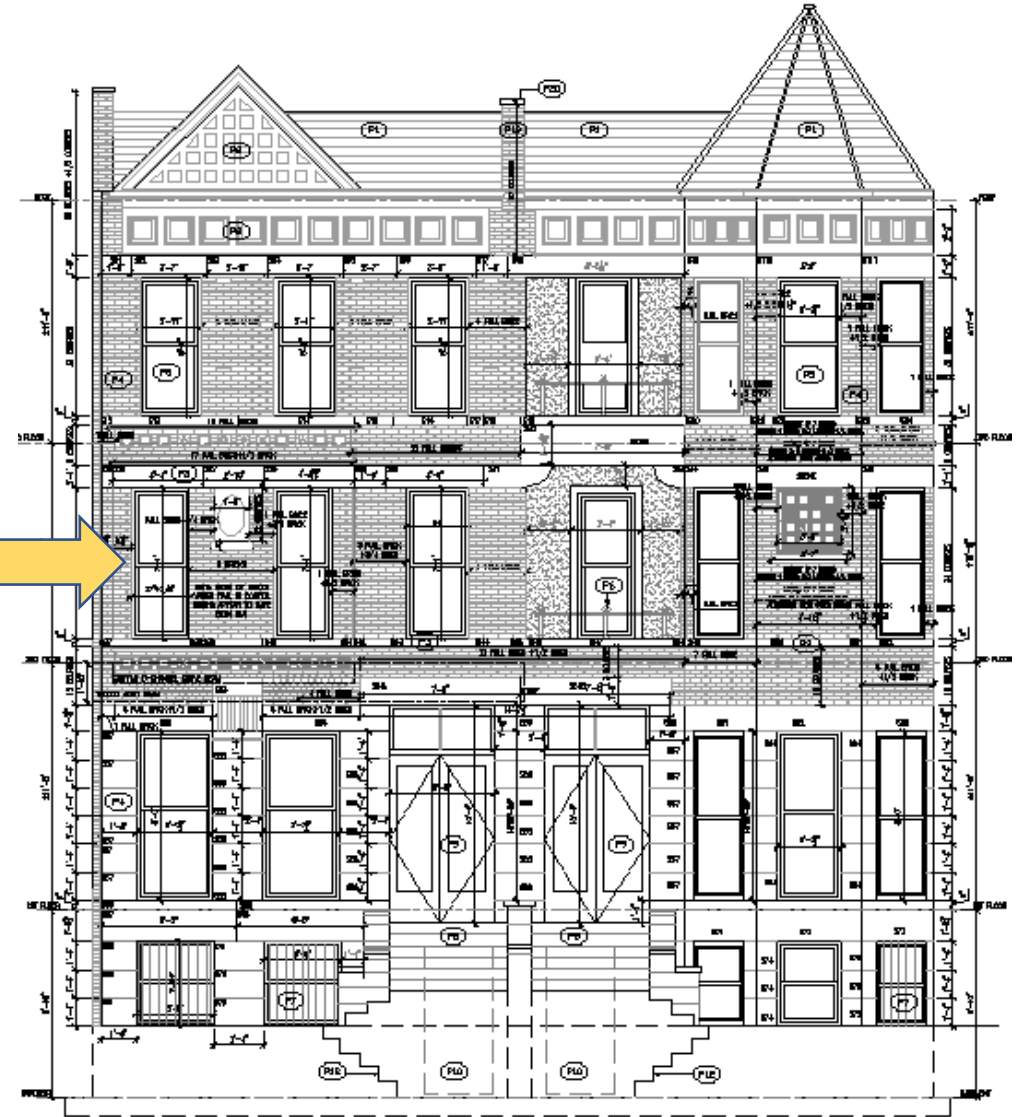
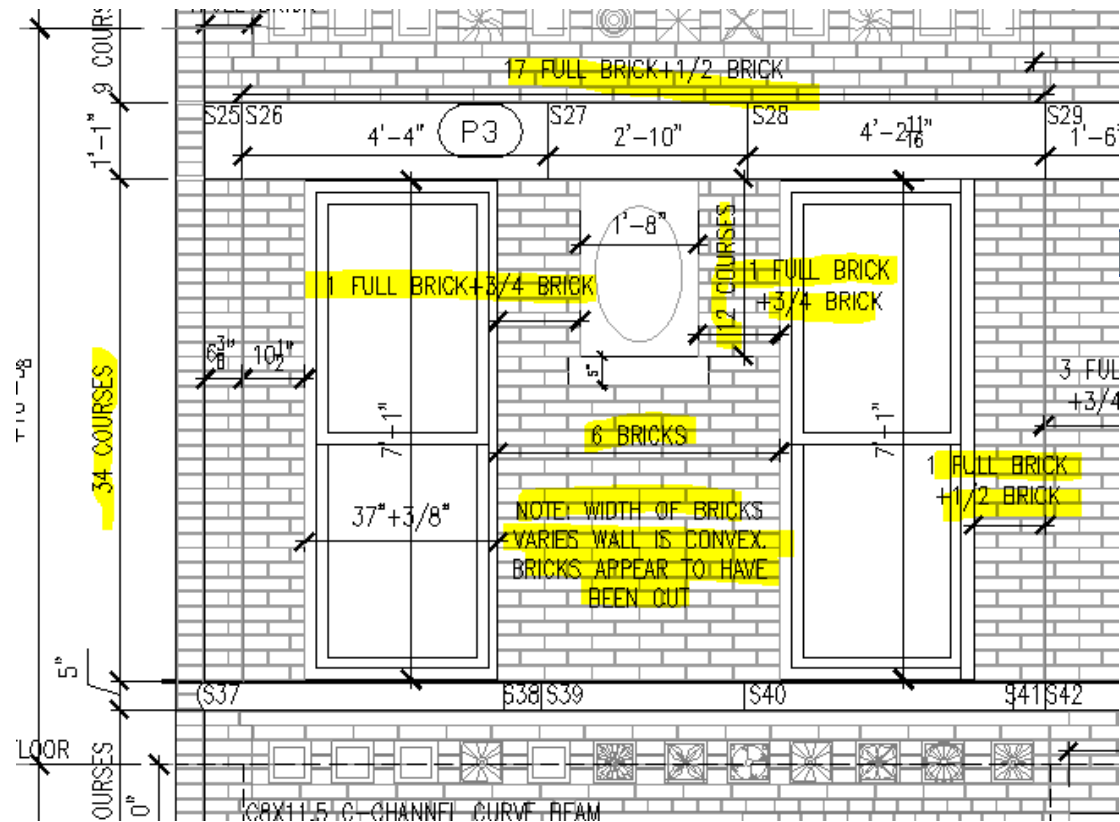
**During reconstruction, façade materials to be stored in secure watertight locations both offsite & at the rear yard.**



# Reconstruction of Façade

Brick will be re-used to the greatest extent possible. New brick to replace damaged units will be integrated into the façade in discreet locations.

During reconstruction, façade materials to be stored in offsite and at the rear yard in secure watertight locations.







**String Level indicates that portion of building adjacent to party wall between (2) buildings has settled close to 3 inches relative to West end of 233 and East end of 231.) Photos taken 2022**



# Reconstruction of Front (South) Facades of 231 & 233 West 74<sup>th</sup> Street

**During reconstruction, façade materials to be stored in  
secure watertight locations both offsite & at the rear yard.**

Existing Category  
Salvage & Reuse

New Materials to  
Replace damaged  
original Materials

Stone



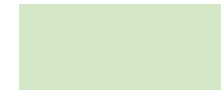
Brick :



Terra Cotta:



Metal sheet:



Slate:





**233 W 75<sup>th</sup> St (Displacement of Wdw. Ltl.)**



**231 W 75<sup>th</sup> St (Displacement at Stoop)- Photos taken 2012**





231 W 75<sup>th</sup> St  
(Displacement at street  
wall fronting steps)-  
Photo taken 2022  
reconstruction of this  
wall will be necessary.

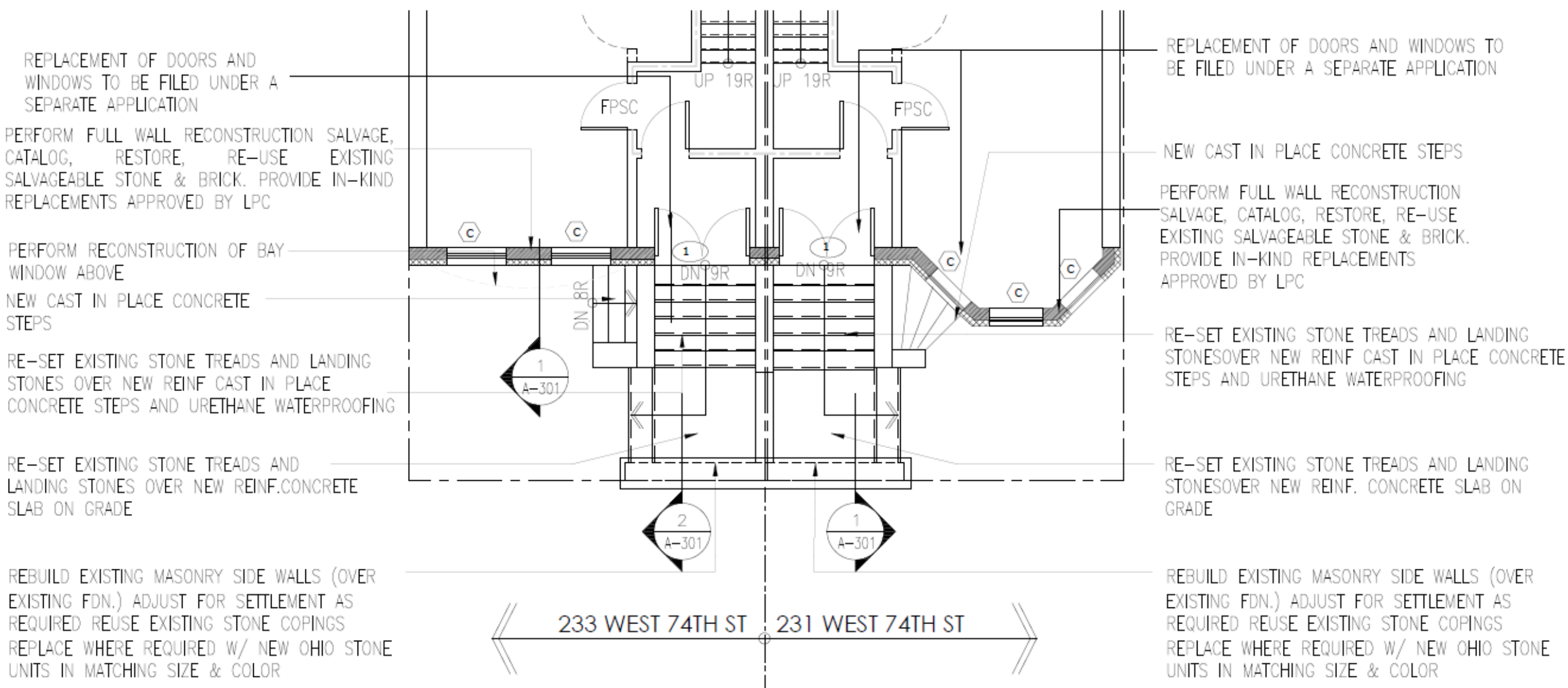


# PHOTOS -2022





# Front Street Wall-Existing reconstruction. New material indicated.

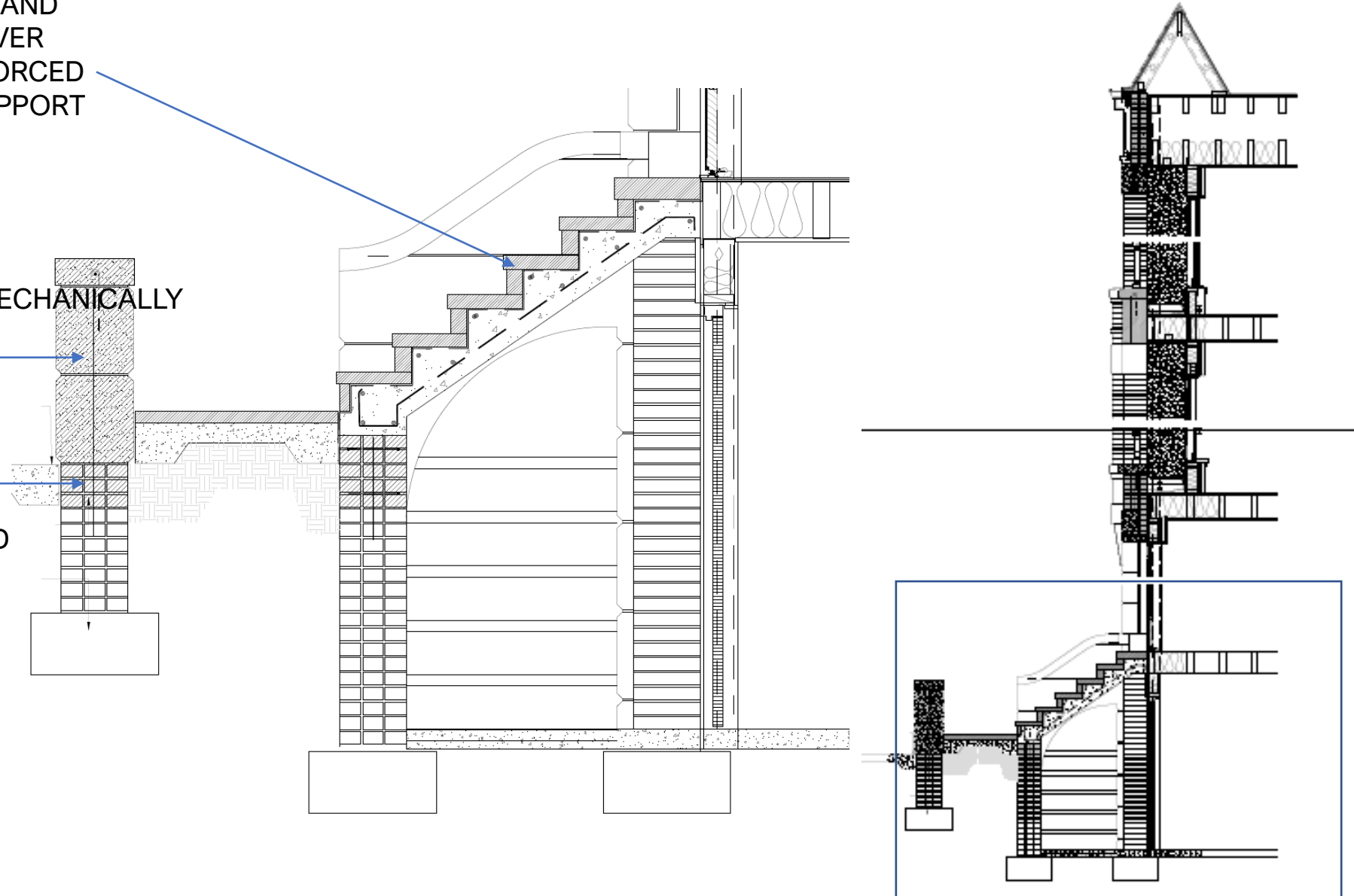


# Details

EXISTING 2 1/2" BLUESTONE TREADS AND RISERS (REPLACE WHERE NEEDED) OVER MEMBRANE WATERPROOFING REINFORCED CONCRETE CAST IN PLACE STAIR SUPPORT STRUCTURE

SALVAGED RUSTICATED LIMESONE SITE WALL WITH FLAT STONE CAP MECHANICALLY ATTACHED TO TOP OF WALL

REMOVE AND RESTORE BRICK FOUNDATION WALL DOWN TO SOUND MASONRY SUBSTRATE



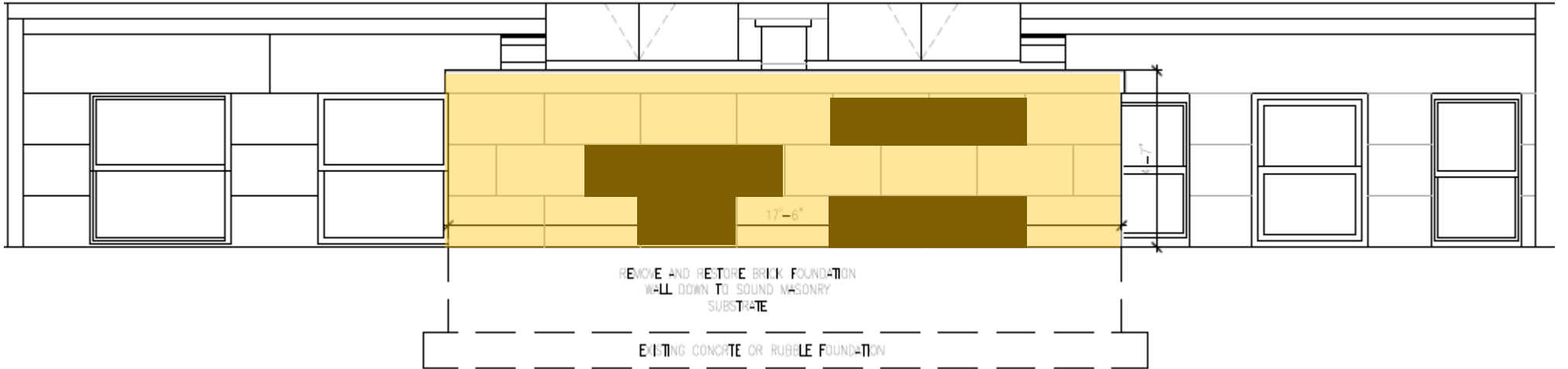
# Front Street Wall-Existing reconstruction. New material indicated.

During reconstruction, façade materials to be stored in offsite and at the rear yard in secure watertight locations.

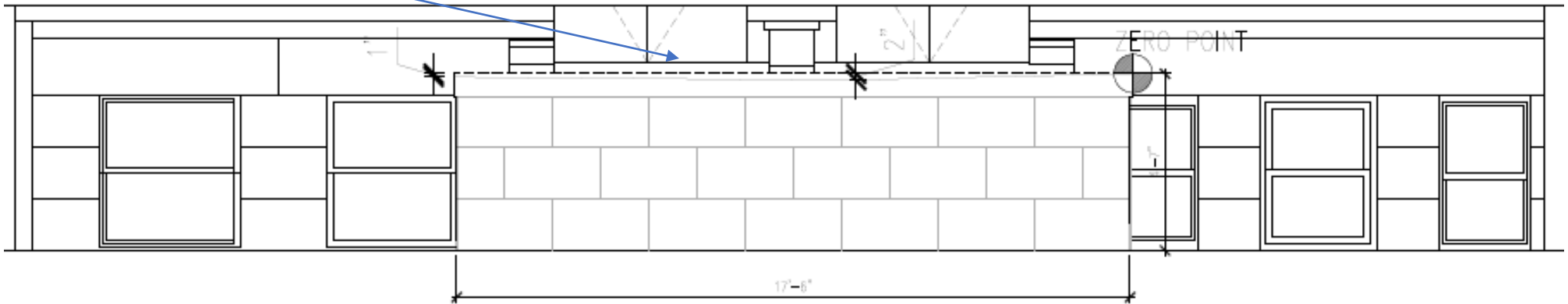
Existing Category  
Salvage & Reuse



New Materials to  
Replace damaged  
original Materials



2" displacement







**233 West 75<sup>th</sup> Street (Severe deterioration of Mansard and Gable Roofs and Integral gutter)**  
**Photos taken 2012**





**233 West 75<sup>th</sup> Street (Severe deterioration at Mansard Roof and underlying brick masonry)**

**Photos Taken 2012**





**231 West 75<sup>th</sup> Street (Mansard and Turret Roof)**





**231 / 233 West 75<sup>th</sup> Street (Differential Façade Settlement visible at misaligned gutters and mortar joint widths )**

**Photos Taken 2012**





**231 West 75<sup>th</sup> Street (Differential Façade Settlement visible where bay window segments pulling apart)**

**Photos taken 2012**





**231 West 75<sup>th</sup> Street (Severe deterioration of underlying brick at Mansard and Turret Roof Differential Façade Settlement visible at misaligned gutters.)**

**Photo taken 2012**



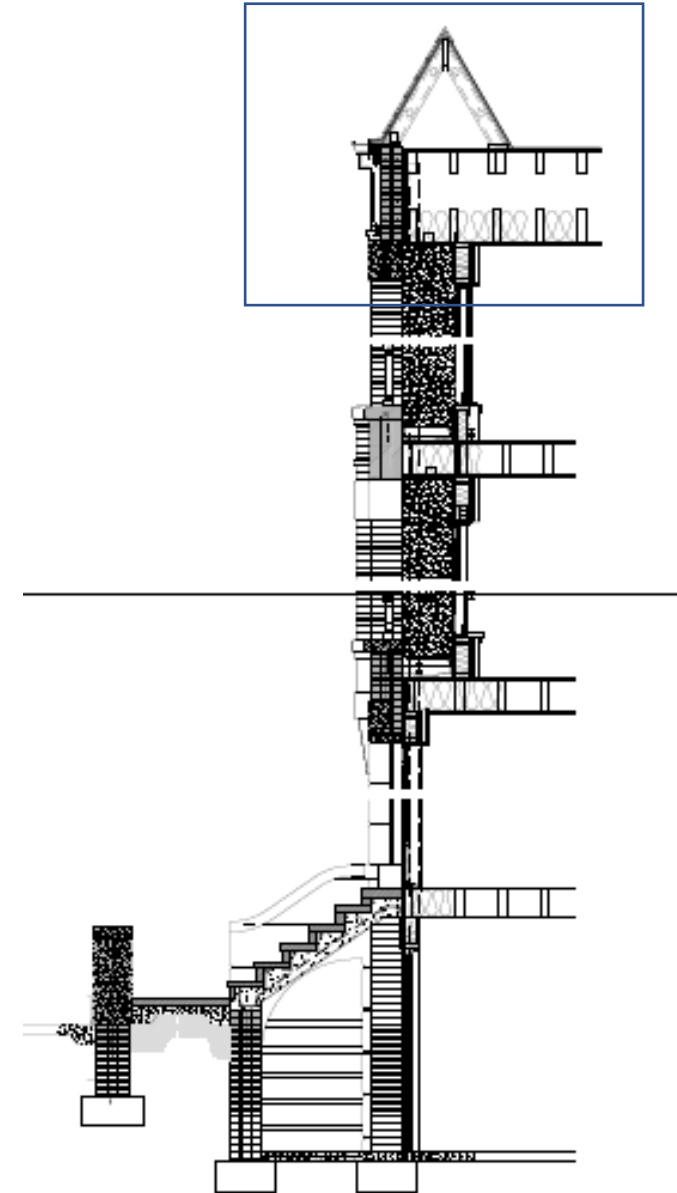
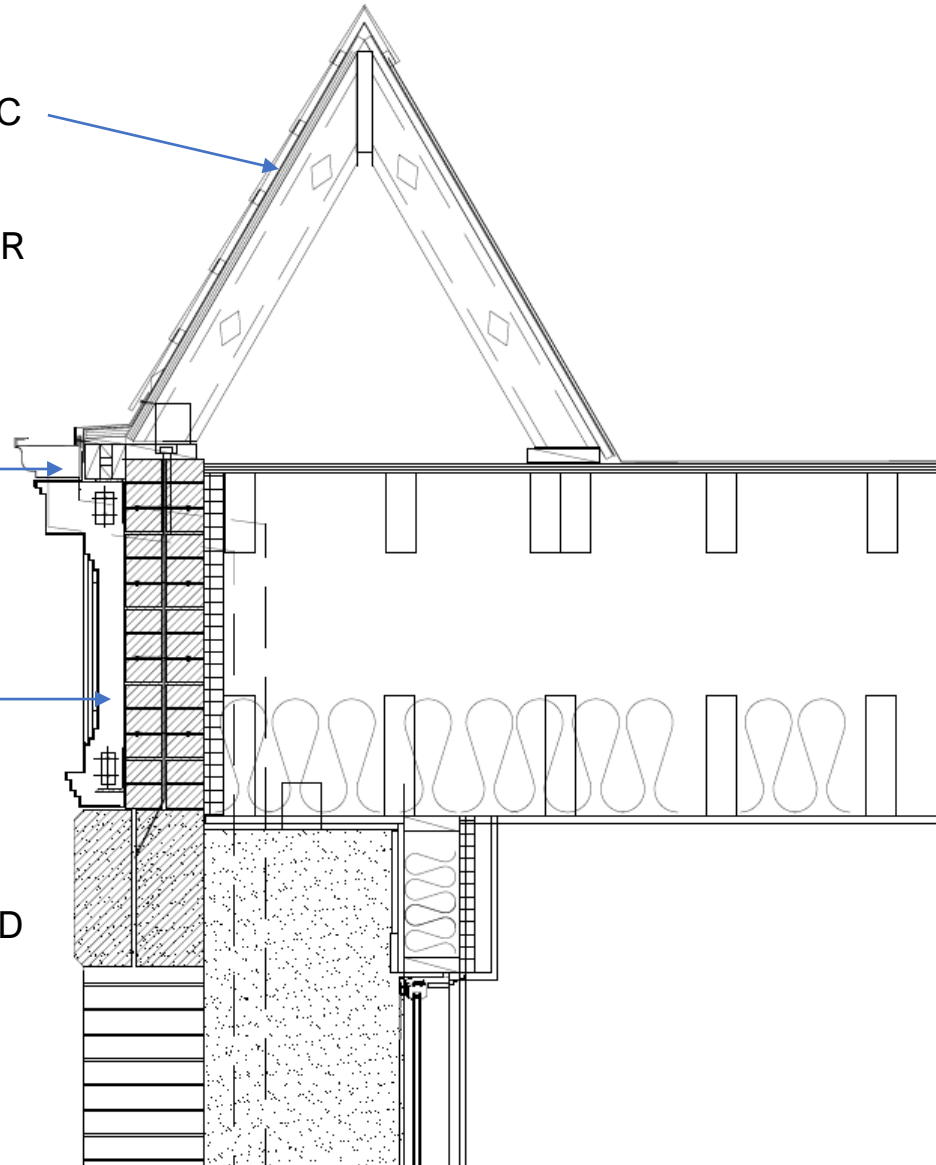
# Details

NEW 16 GA. METAL ROOF RAFTERS AT 16" OC

SLATE ROOFING SYSTEM OVER MEMBRANE WATERPROOFING. OVER 3/4" THICK EXTERIOR RATED PLYWOOD SHEATHING.

COPPER GUTTER TO MATCH PROFILE OF EXISTING

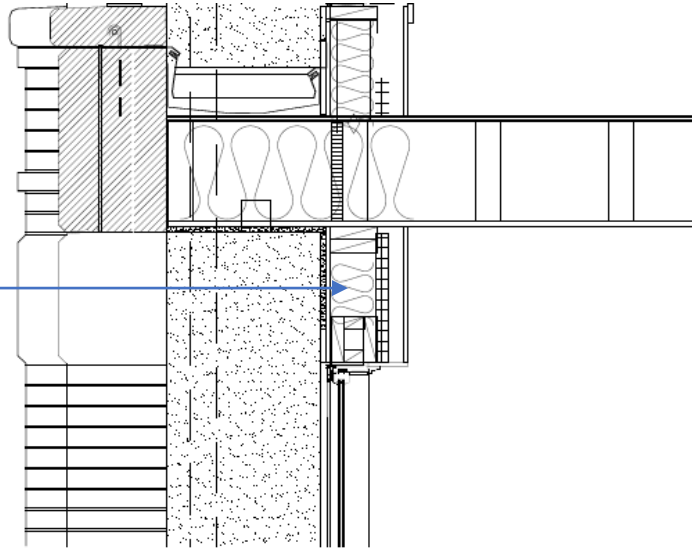
RE-ATTACH EXISTING PRESSED METAL DECORATIVE METAL PANEL FRIEZE G.C. TO PROVIDE GALVANIZED STEEL CLIPS AND ANGLES FOR ATTACHMENT AS REQUIRED  
REPLACE CORRODED SECTIONS OF DECORATIVE METAL WITH 26 GA GALVANIZED STEEL PAINTED IN THE FIELD



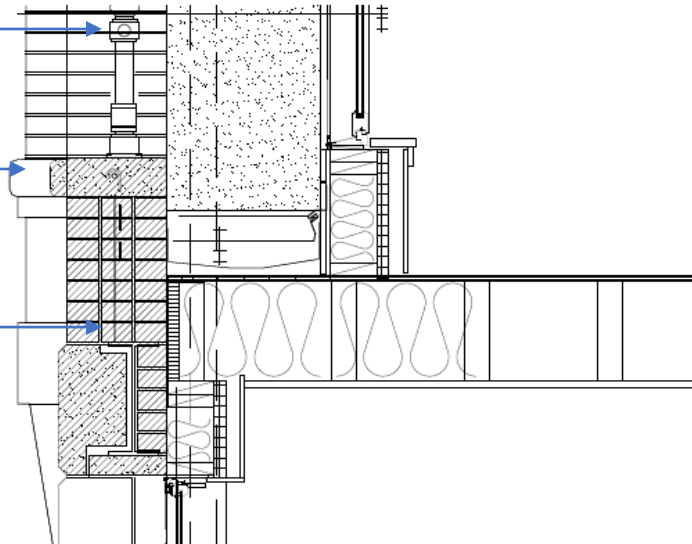


# Details

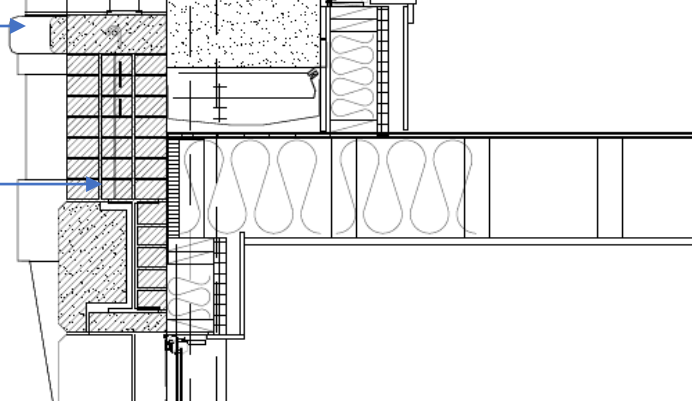
6" X 20 GA GALV. METAL STUDS WITH 5/8" EXTERIOR  
RATED GYPSUM SHEATHING AT THE EXTERIOR AND 5/8"  
GYPSUM SHEATHING AT THE INTERIOR WITH R-19 BATT  
INSULATION



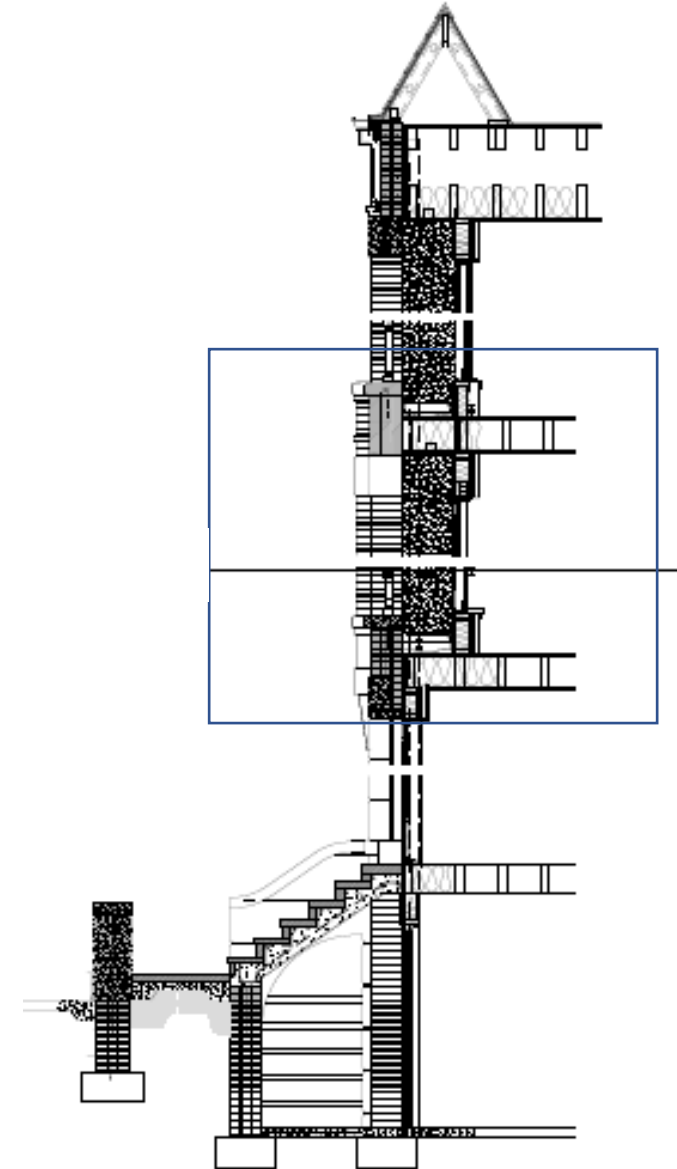
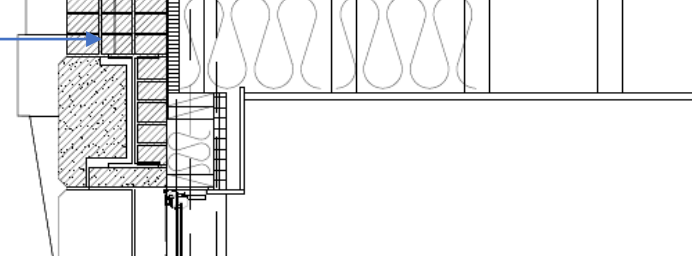
REFURBISH AND RE-INSTALL EXISTING  
METAL PIPE GUARDRAILS



SLAVAGED OR REPLACEMENT NATURAL SLATE  
SILL



NEW BRICK PARAPET WALL WITH  
#4 BARS AT 24" OC WELD TO TOP OF STEEL BEAM



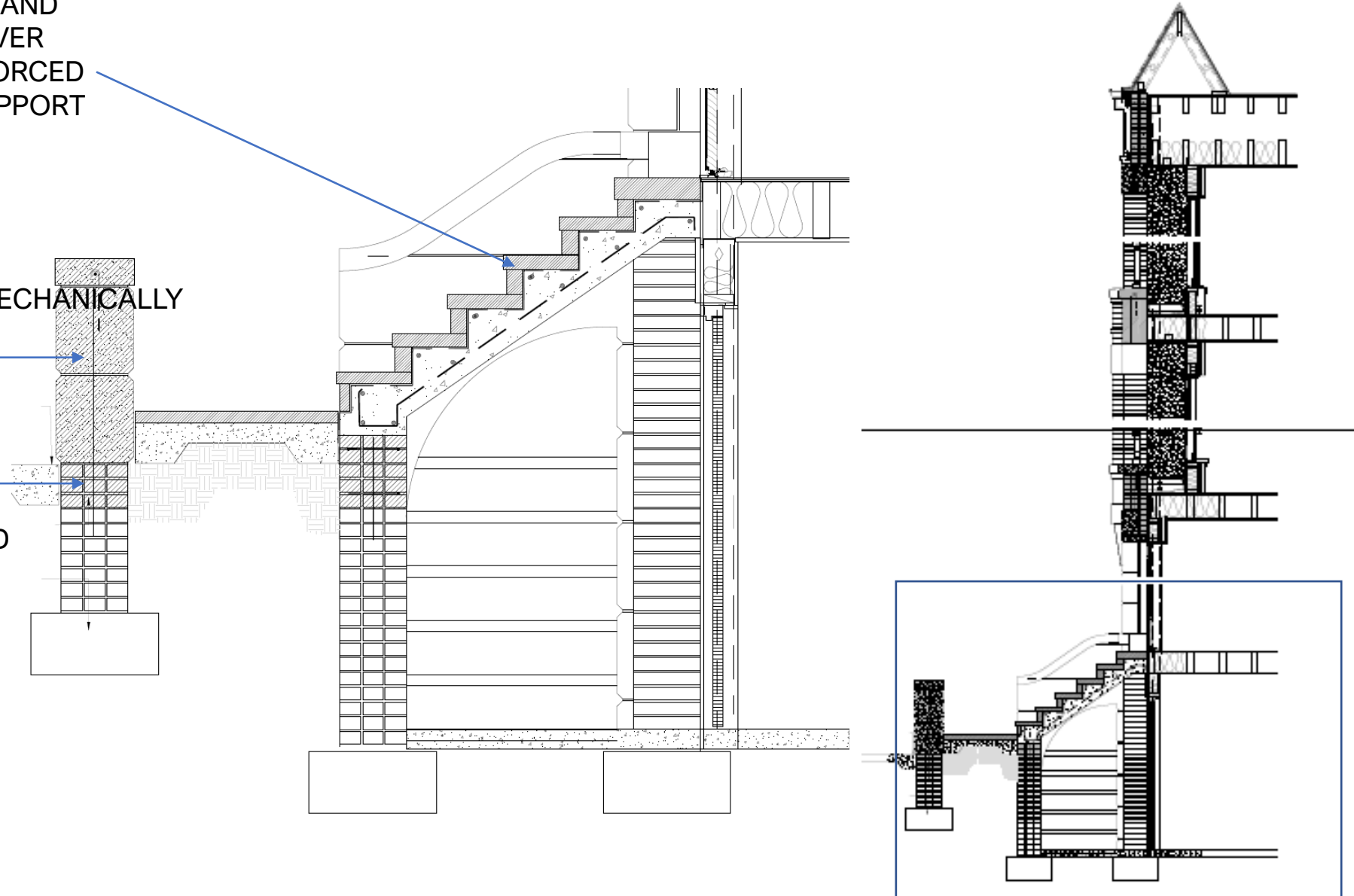


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# MATERIALS – SLATE

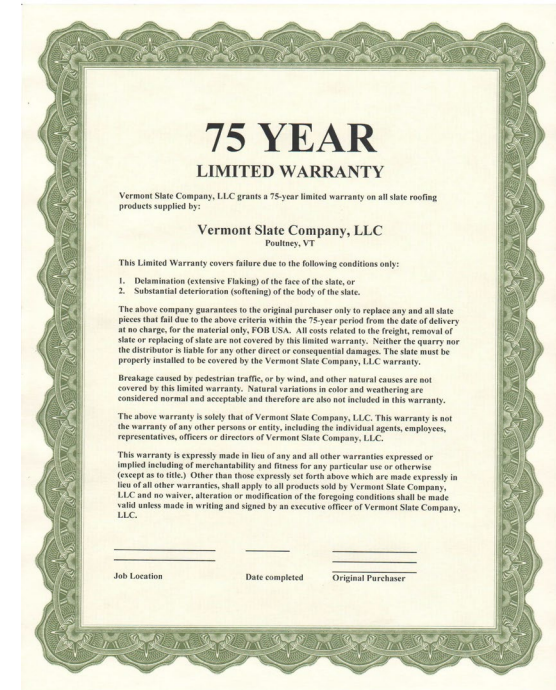


**Vermont Slate – Mock-Up**



## VERMONT SEMI-WEATHERING GRAY GREEN

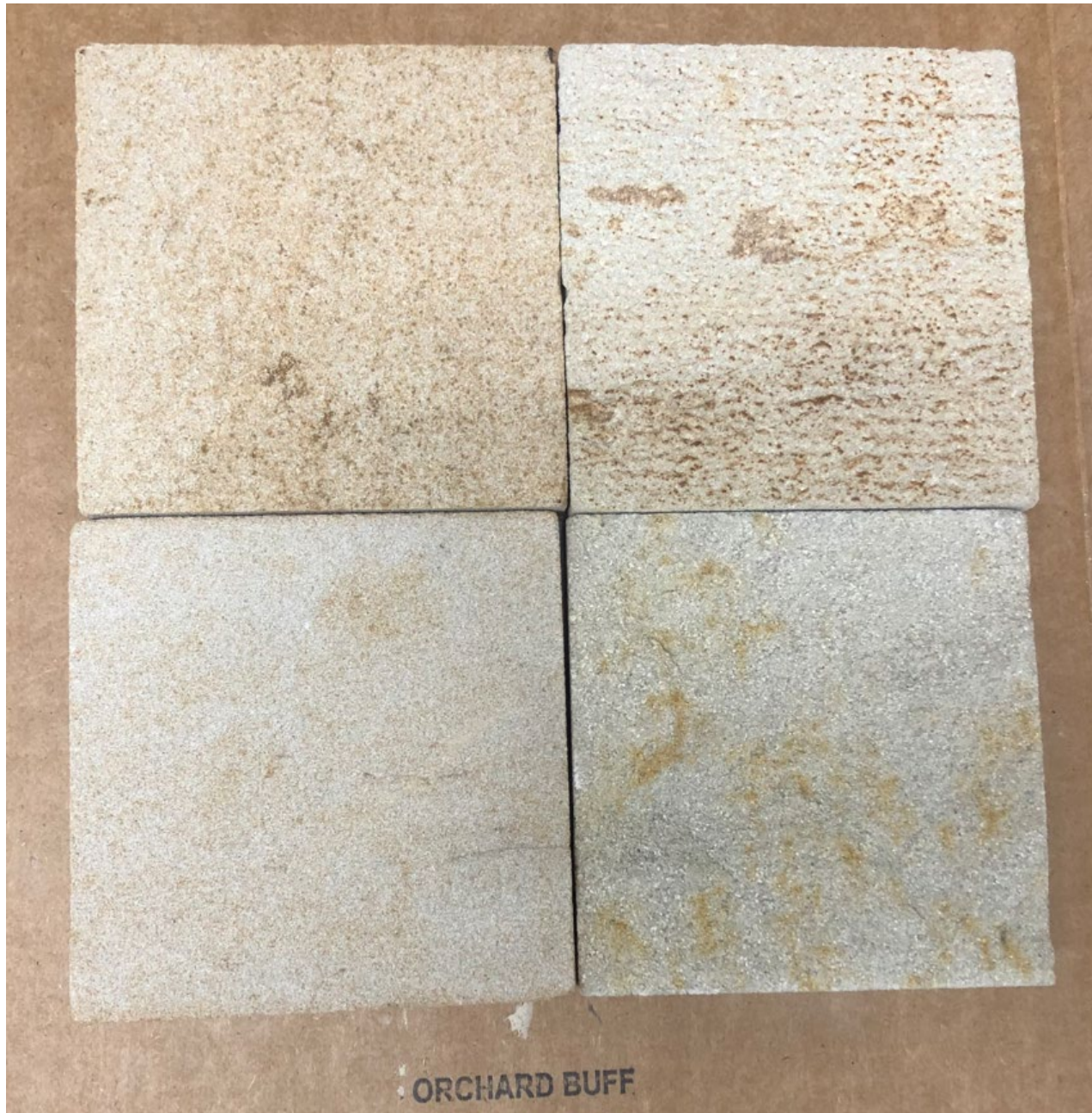
Vermont Semi-Weathering Gray/Green Slate has a green or gray/green color when first quarried. After application to the roof and exposure to the elements, a significant percentage of these slates weather to soft shades of buff and brown. Historically one of the most popular domestic slate colors, this very high quality stone is suitable for the harshest climates and is a great choice when a lighter multicolor roof is desired.



**75 Yr Warranty  
(Flaking or Softening)**



## MATERIALS – Ohio Sandstone



**Ohio Sandstone** is the proposed replacement material for the stone lintels and sills and other miscellaneous detail and trim at 231 & 233 WEST 74<sup>th</sup> Street.

The colors seen here range from beige to grey and represents the range in the quarried stone.

Patinas can be slightly enhanced by applications of raw buttermilk and other mildly acidic surface treatments.

The stone is quarried by Briar Hill stone company located in Glenmont Ohio.



## **MATERIALS – Ohio Stone (Limestone)**



**Beige (Left)**

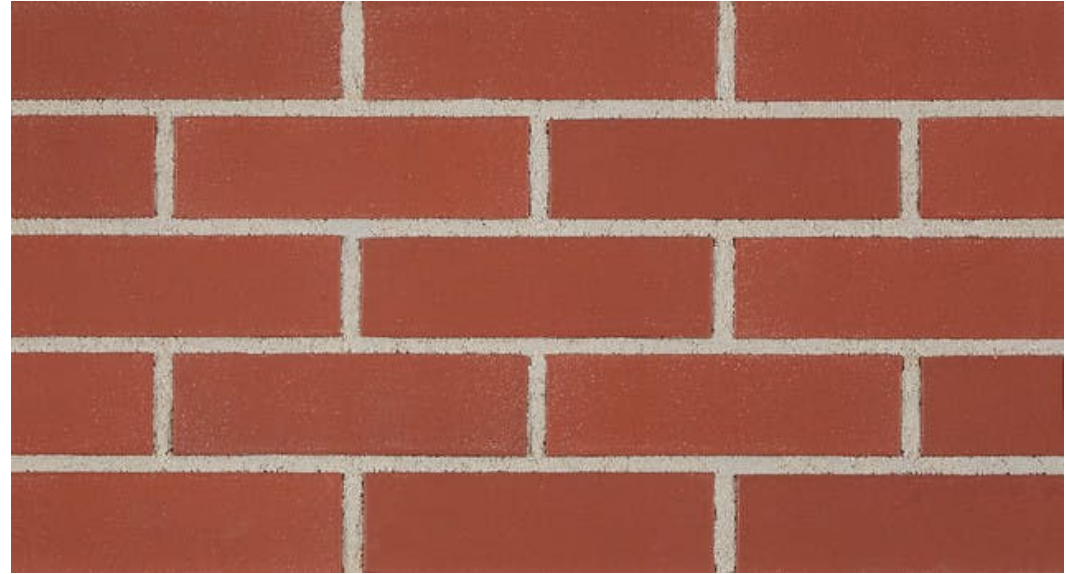
**Grey (Right)**



## **MATERIALS – Brick and Mortar**



**Existing Original (Left)**



**BELDEN 503-505 (Right)**



End



# 1980'S TAX PHOTO



233 West 74 Street  
B BLK LOT SFX  
1 1166 13 1



231 West 74 Stree  
B BLK LOT SFX  
1 1166 14 1



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