

The current proposal is:

Preservation Department – Item 1, LPC-22-02413

231-233 West 74th Street – West End - Collegiate Historic

District Extension

Borough of Manhattan

Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed

Façade Reconstruction

231 & 233 West 74th 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 75th Street (Bay window segment coming apart at corner and cracked vertically from settlement.)

Photo taken 2022

PHOTOS-2007 – displacement is evident



PHOTOS TAKEN 2007

PHOTOS-2012



233 West 75th Street – Photo taken 2012



231 West 75th Street – Photo taken 2012



233 West 75th Street – Photo taken 2012



231 West 75th 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 74th 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 75th 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

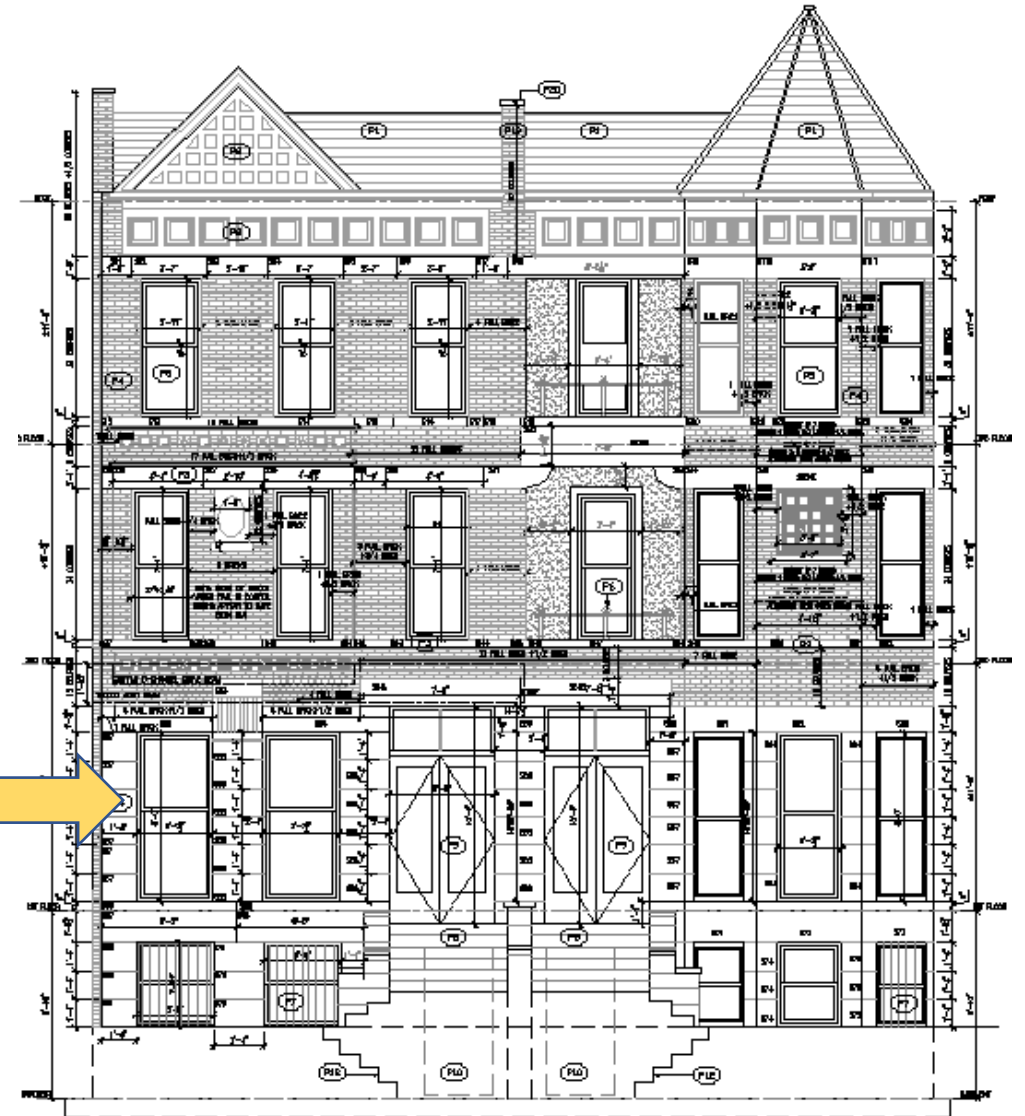
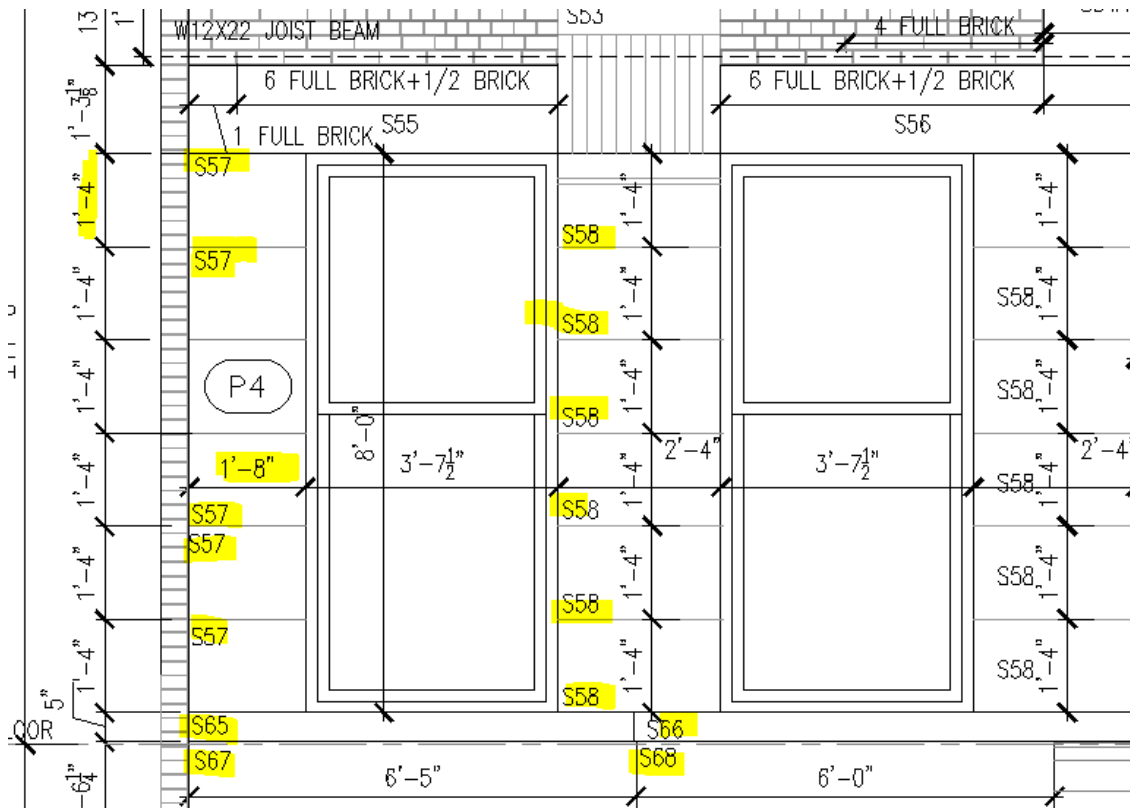


Mortar at facebrick throughout has lost its tensile strength and is easily dislodged making restoration infeasible and reconstruction necessary.

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.

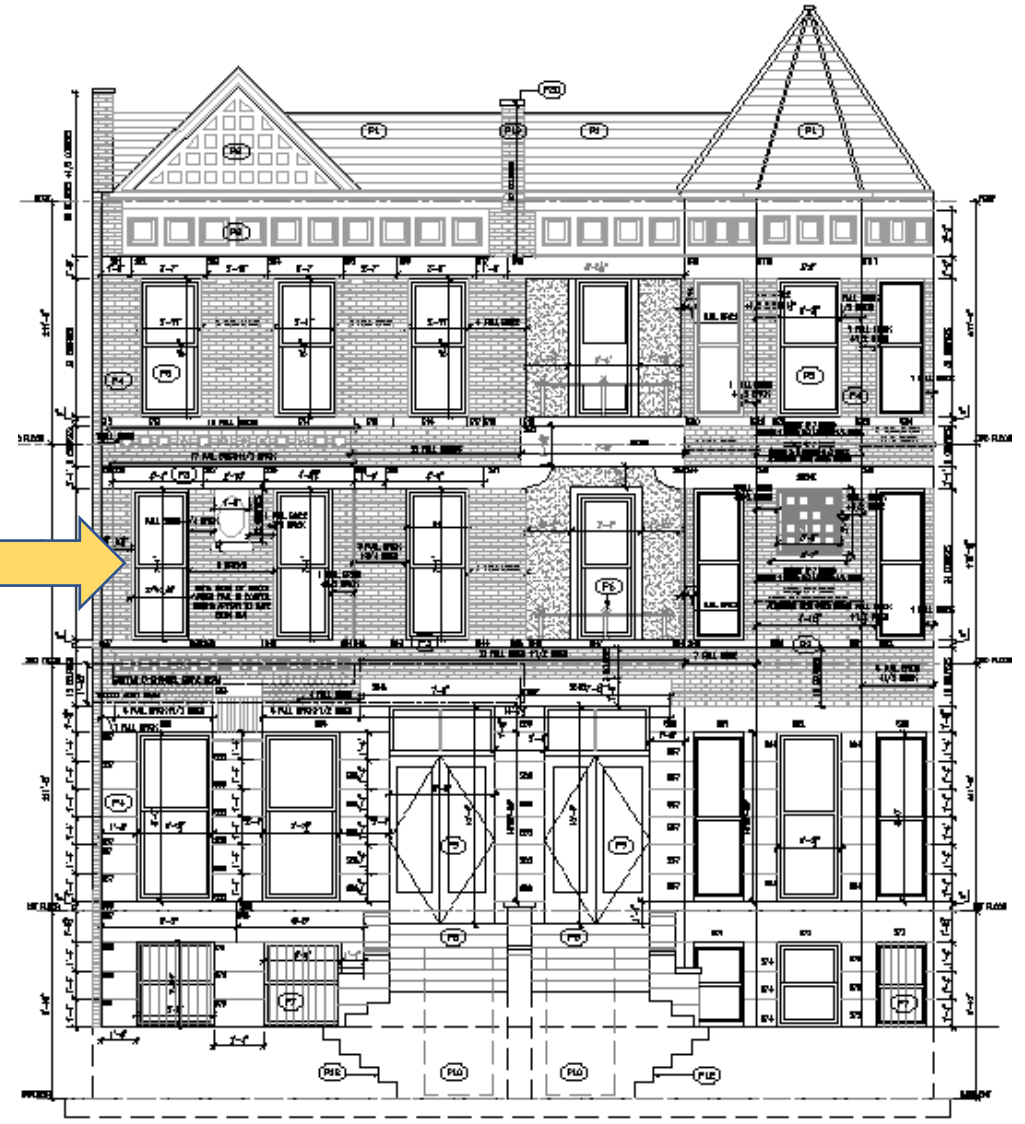
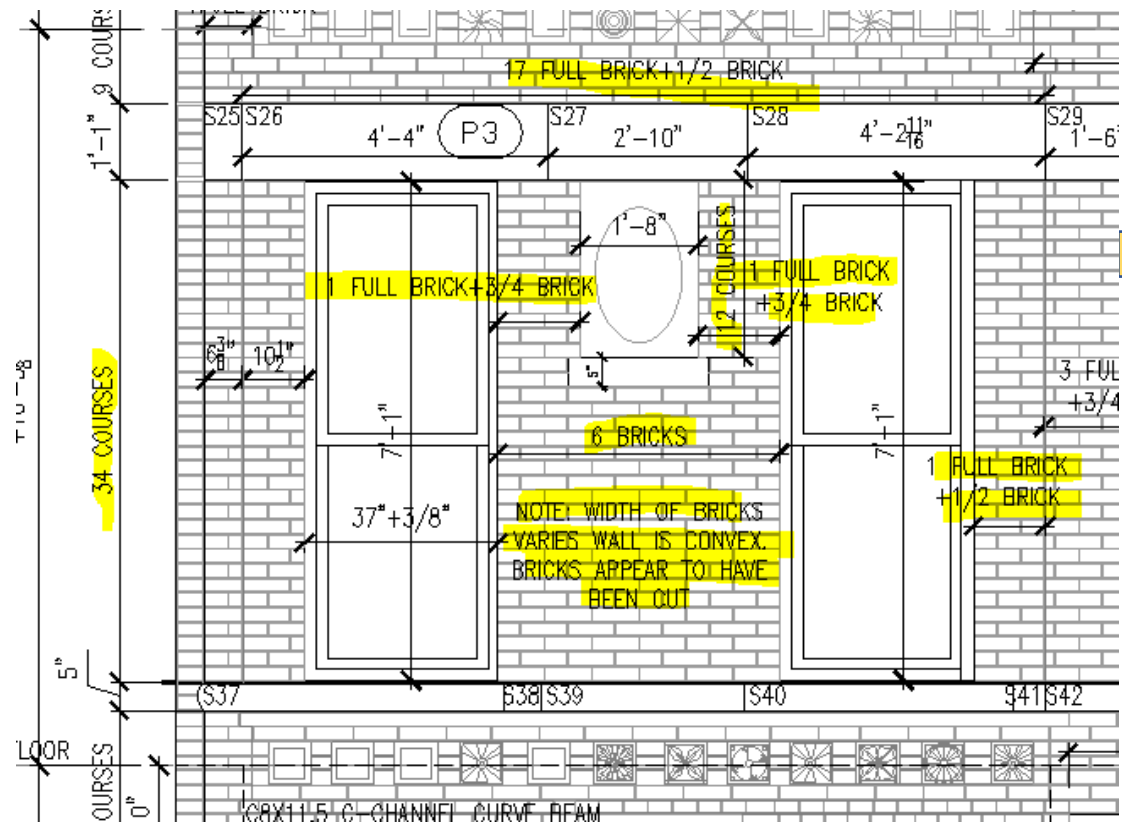
During reconstruction, façade materials to be stored in secure watertight locations both offsite & at the rear yard.



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 74th 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
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Stone



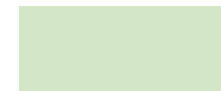
Brick :



Terra Cotta:



Metal sheet:



Slate:





233 W 75th St (Displacement of Wdw. Ltl.)



231 W 75th St (Displacement at Stoop)- Photos taken 2012

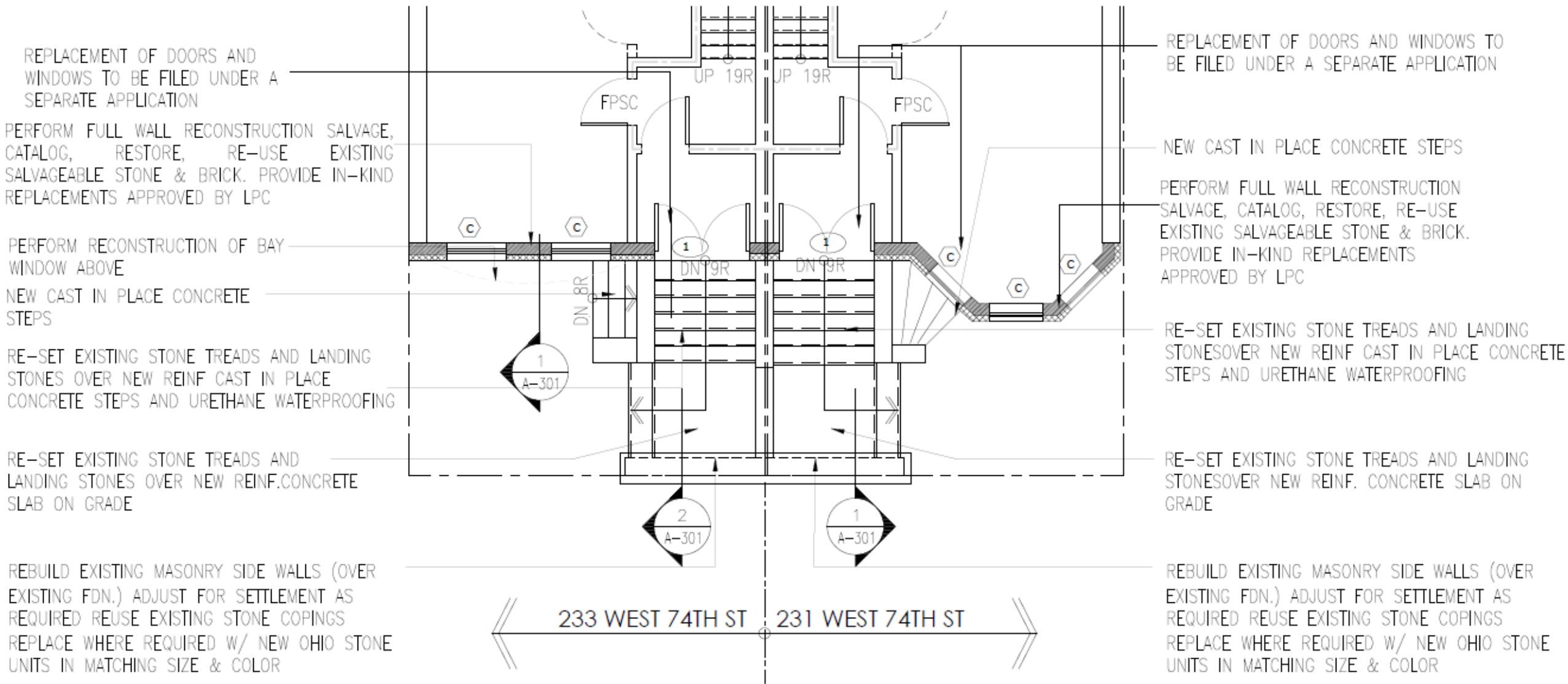


231 W 75th St
(Displacement at street
wall fronting steps)-
Photo taken 2022
reconstruction of this
wall will be necessary.

PHOTOS -2022



Front Street Wall-Existing reconstruction. New material indicated.

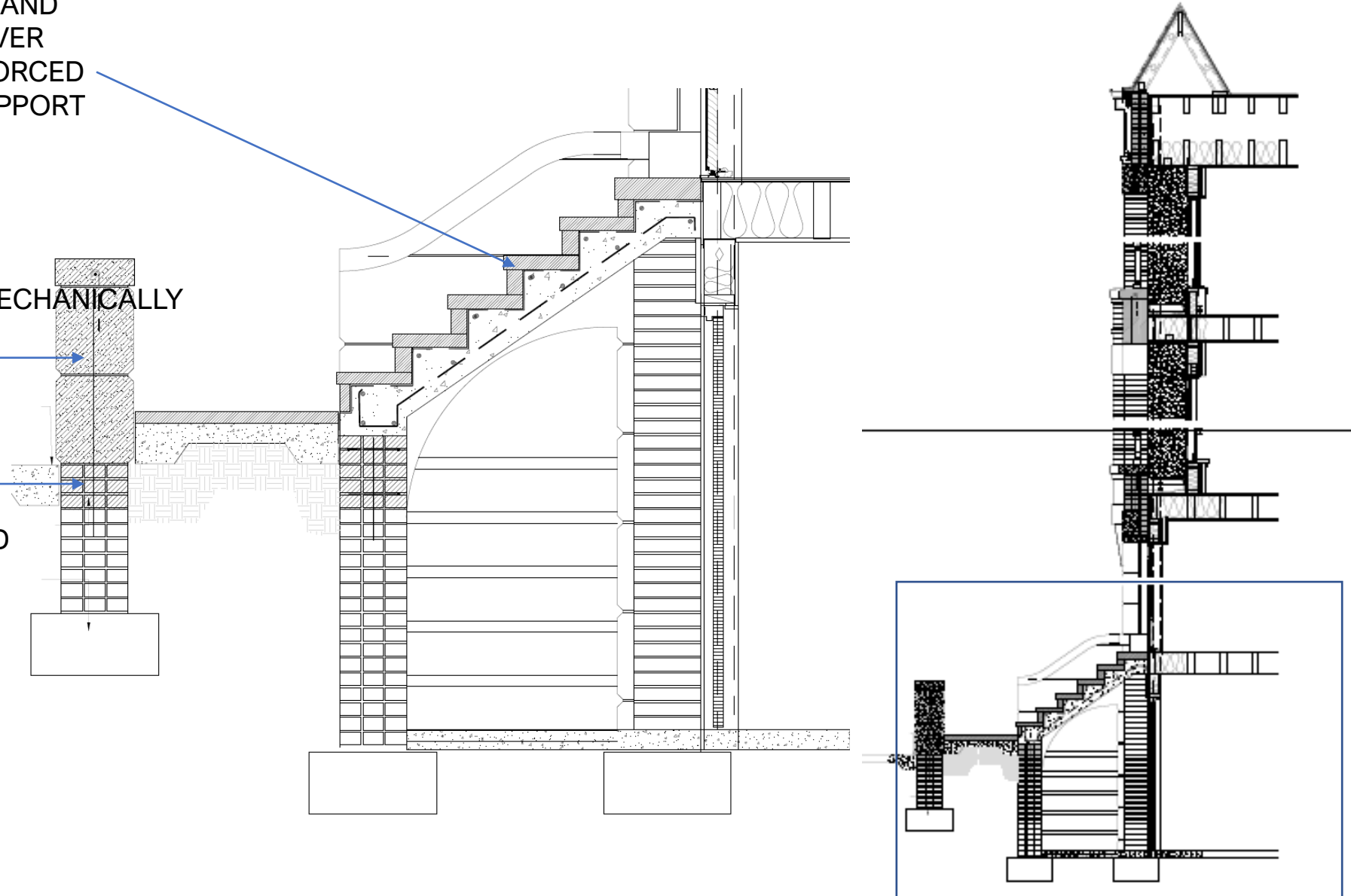


Details

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



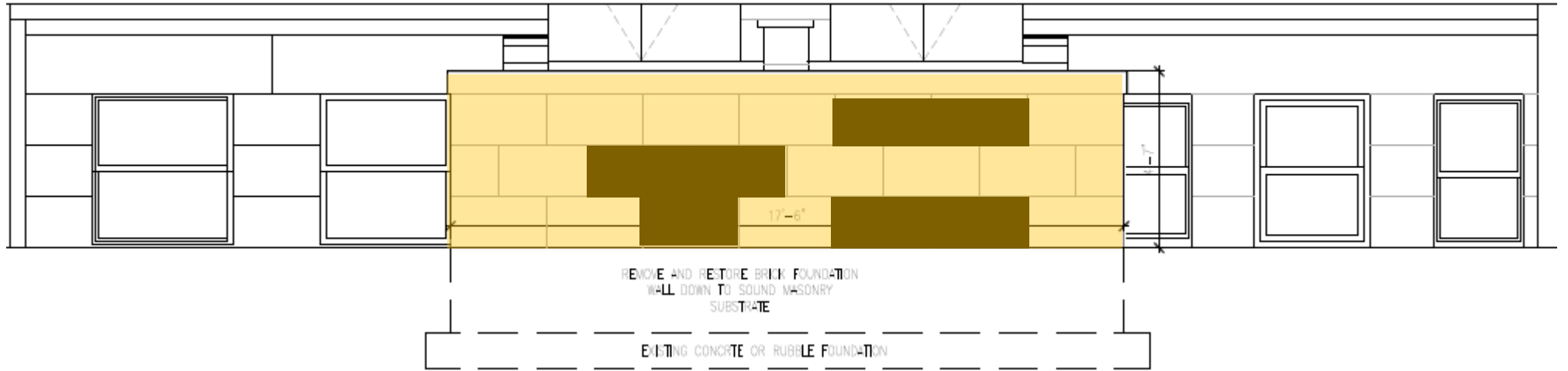
Front Street Wall-Existing reconstruction. New material indicated.

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

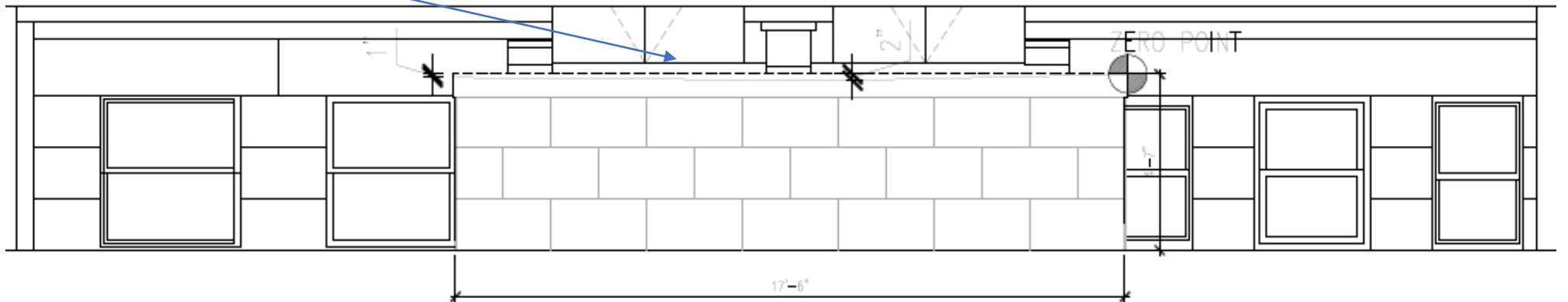
Existing Category
Salvage & Reuse



New Materials to
Replace damaged
original Materials



2" displacement





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



233 West 75th Street (Severe deterioration at Mansard Roof and underlying brick masonry)

Photos Taken 2012



231 West 75th Street (Mansard and Turret Roof)



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

Photos Taken 2012



231 West 75th Street (Differential Façade Settlement visible where bay window segments pulling apart)
Photos taken 2012



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

Photo taken 2012

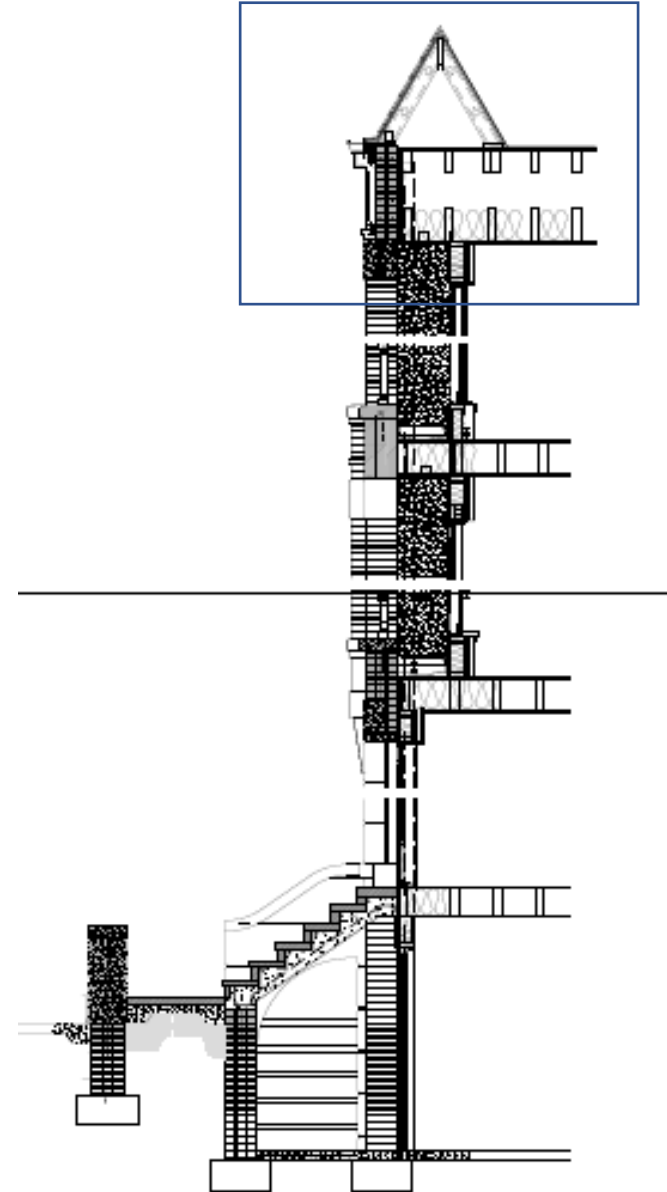
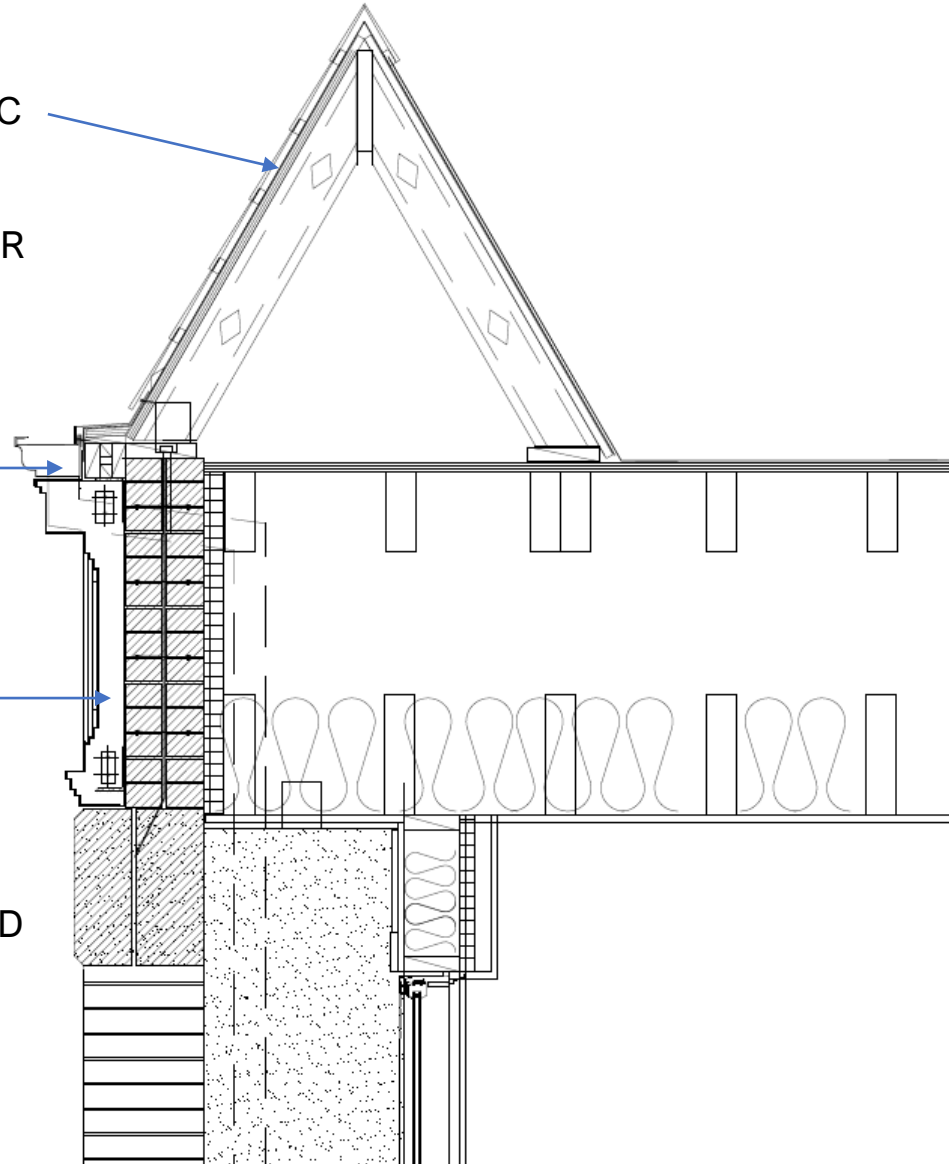
Details

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



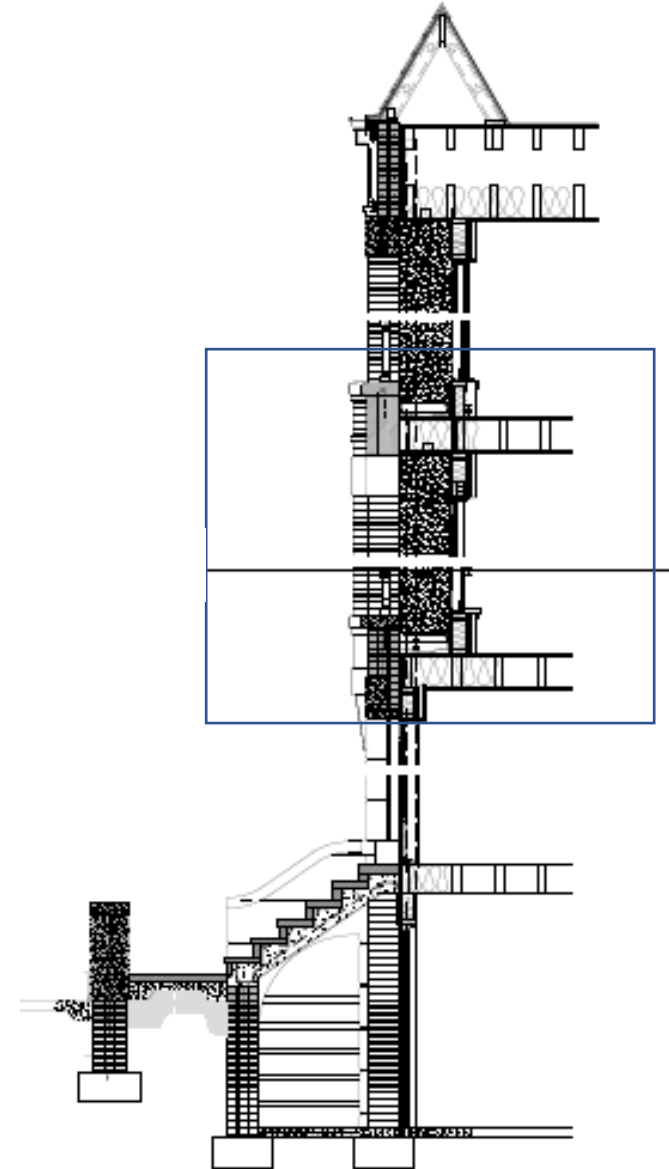
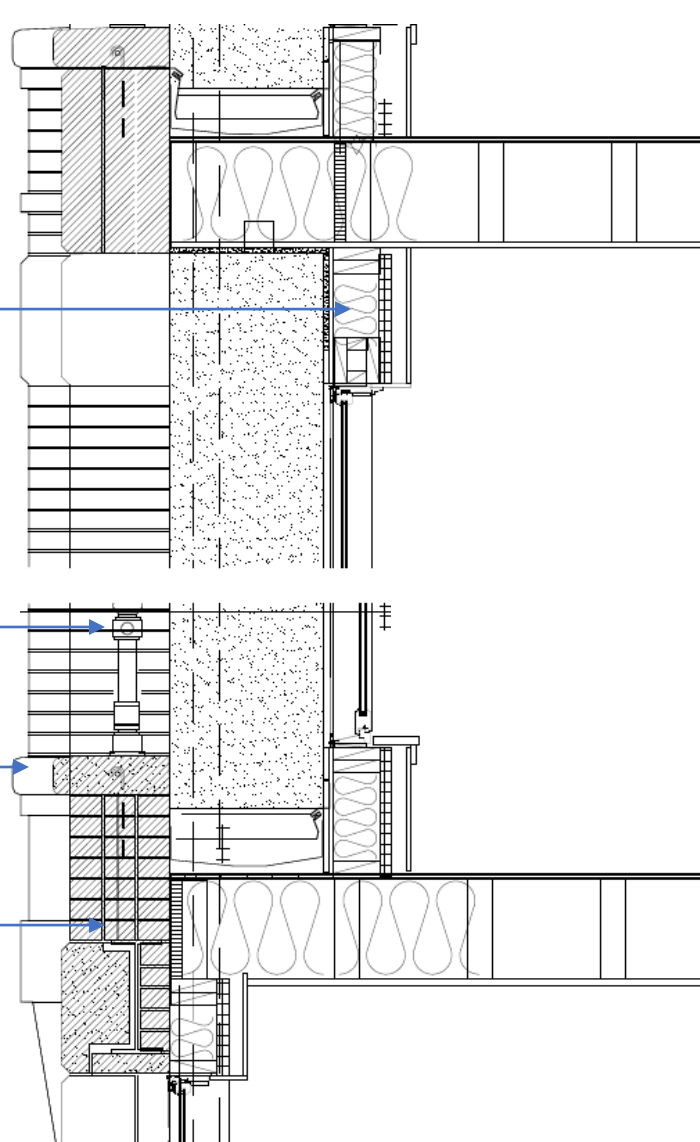
Details

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

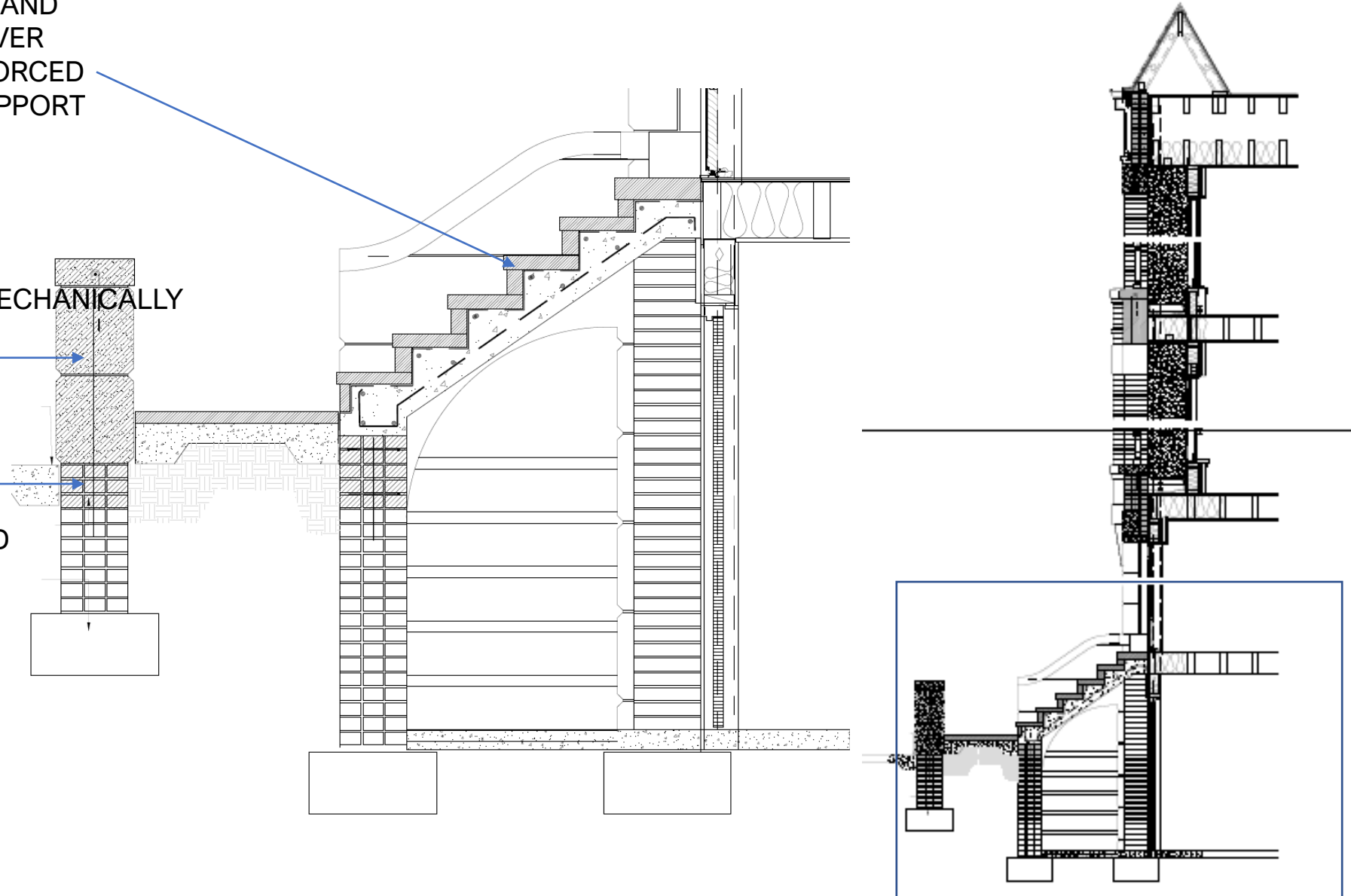


Details

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



MATERIALS – SLATE

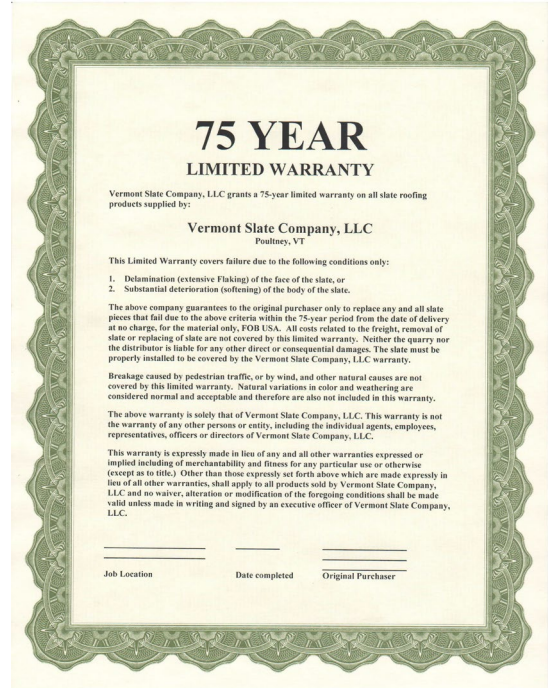


Vermont Slate – Mock-Up



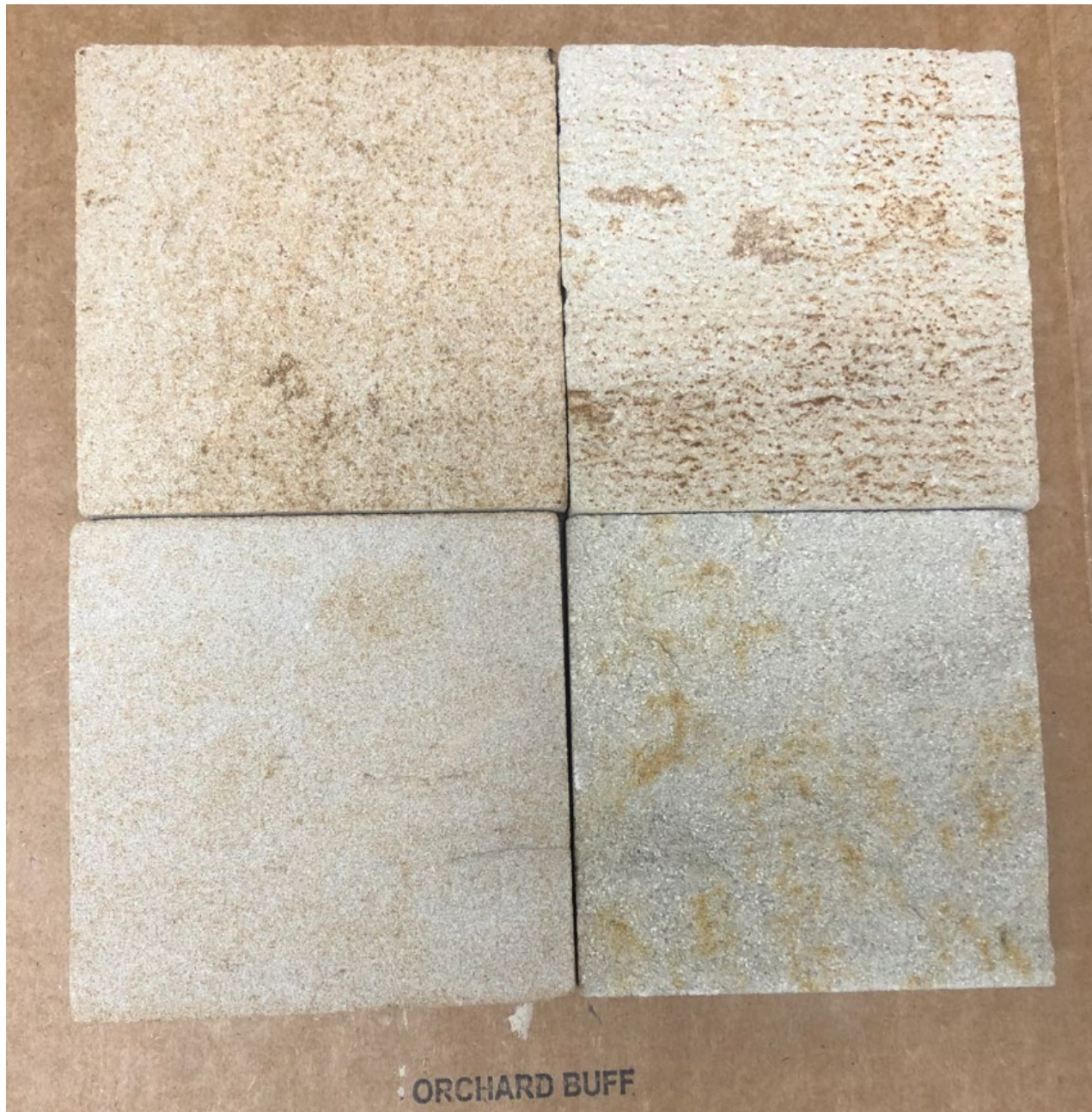
VERMONT SEMI-WEATHERING GRAY GREEN

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 74th 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.

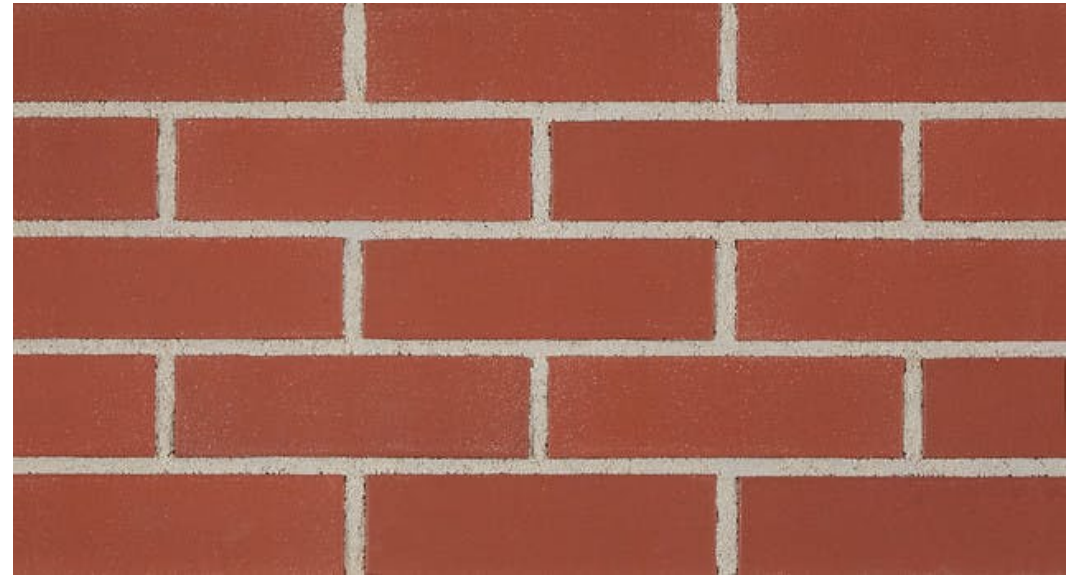
MATERIALS – Ohio Stone (Limestone)



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 EFX
1 1166 13 1



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

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