

The current proposal is:

Preservation Department – Item 4, LPC-20-00052

**143 West 72nd Street – Upper West Side/Central Park West**

**Historic District**

**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**

**THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION: APPLICATION FOR WORK ON DESIGNATED PROPERTIES:  
143 WEST 72 STREET NEW YORK, NY**

143 WEST 72 STREET



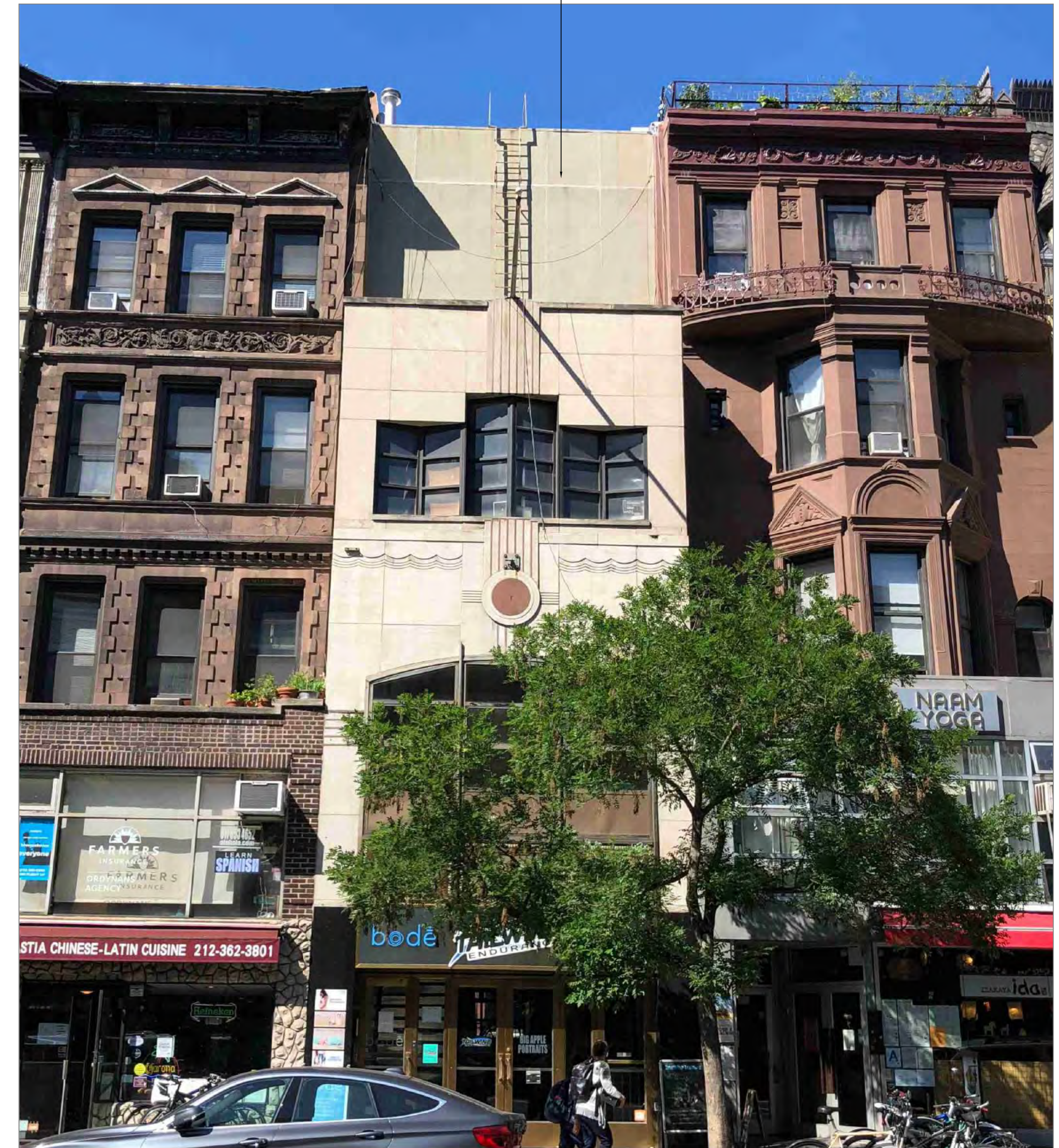
TAX PHOTO 1940s  
143 WEST 72 STREET

143 WEST 72 STREET



DESIGNATION PHOTO 1990  
143 WEST 72 STREET

143 WEST 72 STREET



ACTUAL CURRENT FRONT ELEVATION 08/18/2021  
143 WEST 72 STREET

**Public Meeting 11/15/2022**  
**Public Hearing of 11/09/2021**

**PUBLIC MEETING SCOPE**

**11/15/2022**

**Revisions from Public Hearing of 11/09/2021**

**Front Facade at 4th. floor: New window assembly, cementitious stucco, and cornice detailing and ornament.**

**Rear Facade: Reduce massing by replacing parapet with railing, cutting back 5th floor to align with rear facade of 145 west 72nd street, rebuilding the 3rd and 4th floor rear facade with brick and punched openings, cleaning up the rear facade by removing mechanical units to rear yard and 5th floor roof.**

REMOVE CURRENT VENT PIPE

REMOVE CURRENT MTL. LADDER. PATCH STUCCO WHERE NECESSARY

CURRENT CABLES TO BE REROUTED

REMOVE CURRENT FLAGPOLE



CURRENT PHOTO #1 08/18/2021

REPLACE CURRENT METAL CAP FLASHING WITH NEW CAST STONE COPING



REPLACE CURRENT METAL CAP FLASHING WITH NEW CAST STONE COPING

NEW CENTRAL ORNAMENT TO MATCH EXISTING BELOW

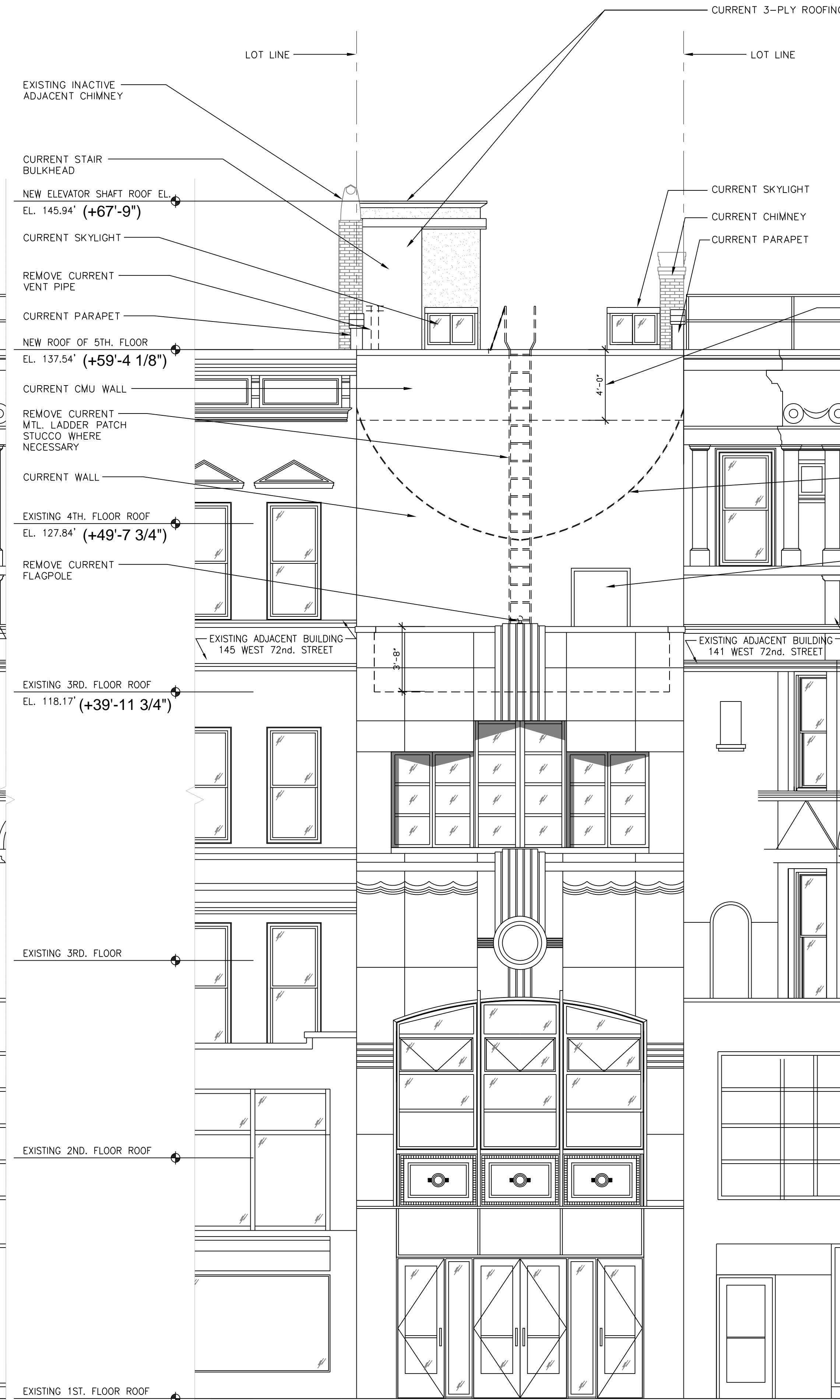
NEW STUCCO FINISH WITH SCORING TO MATCH EXISTING FLOOR FACADE BELOW

NEW WINDOWS

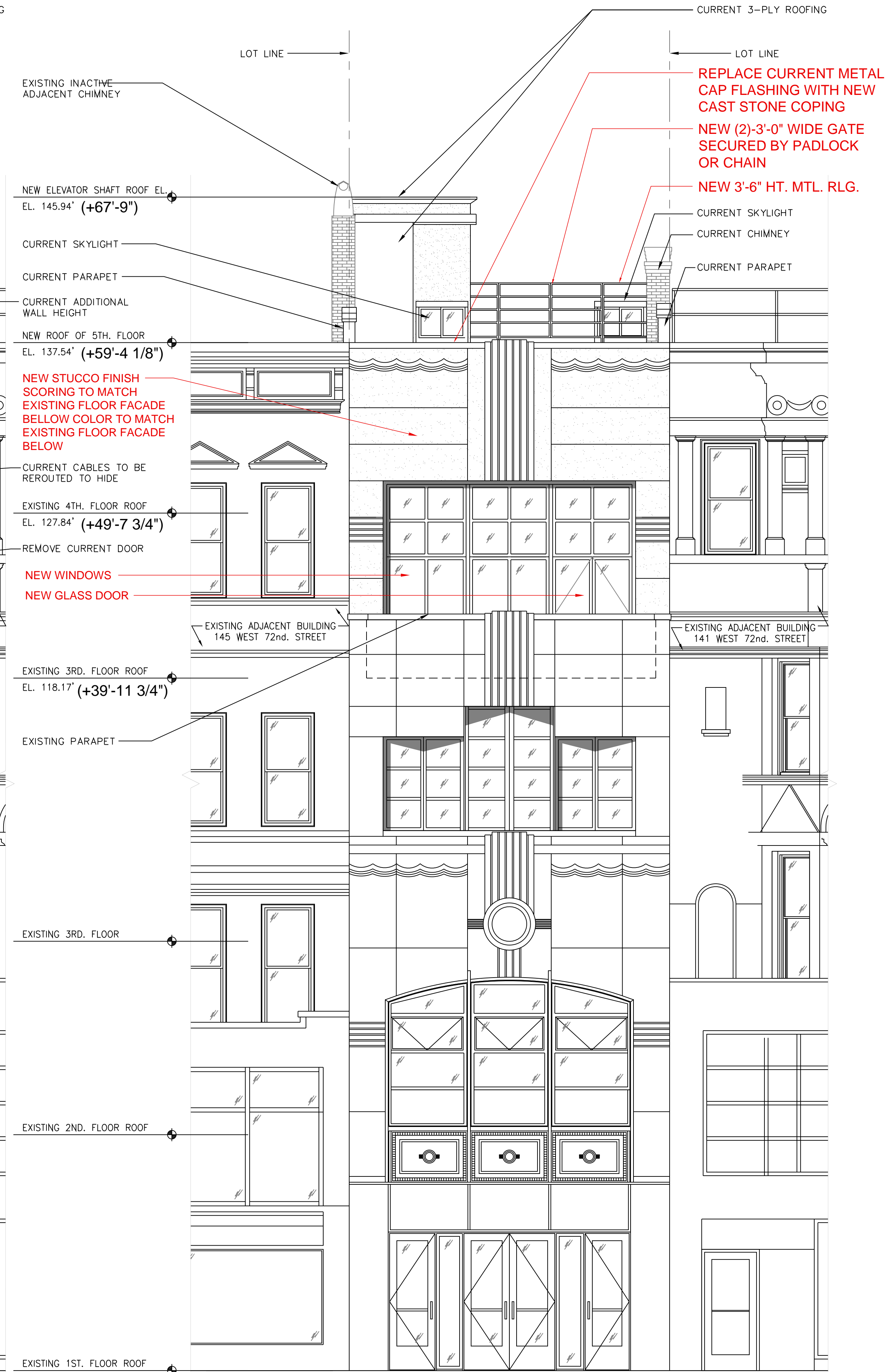
PROPOSED PHOTOMONTAGE OF MODIFIED FRONT ELEVATION



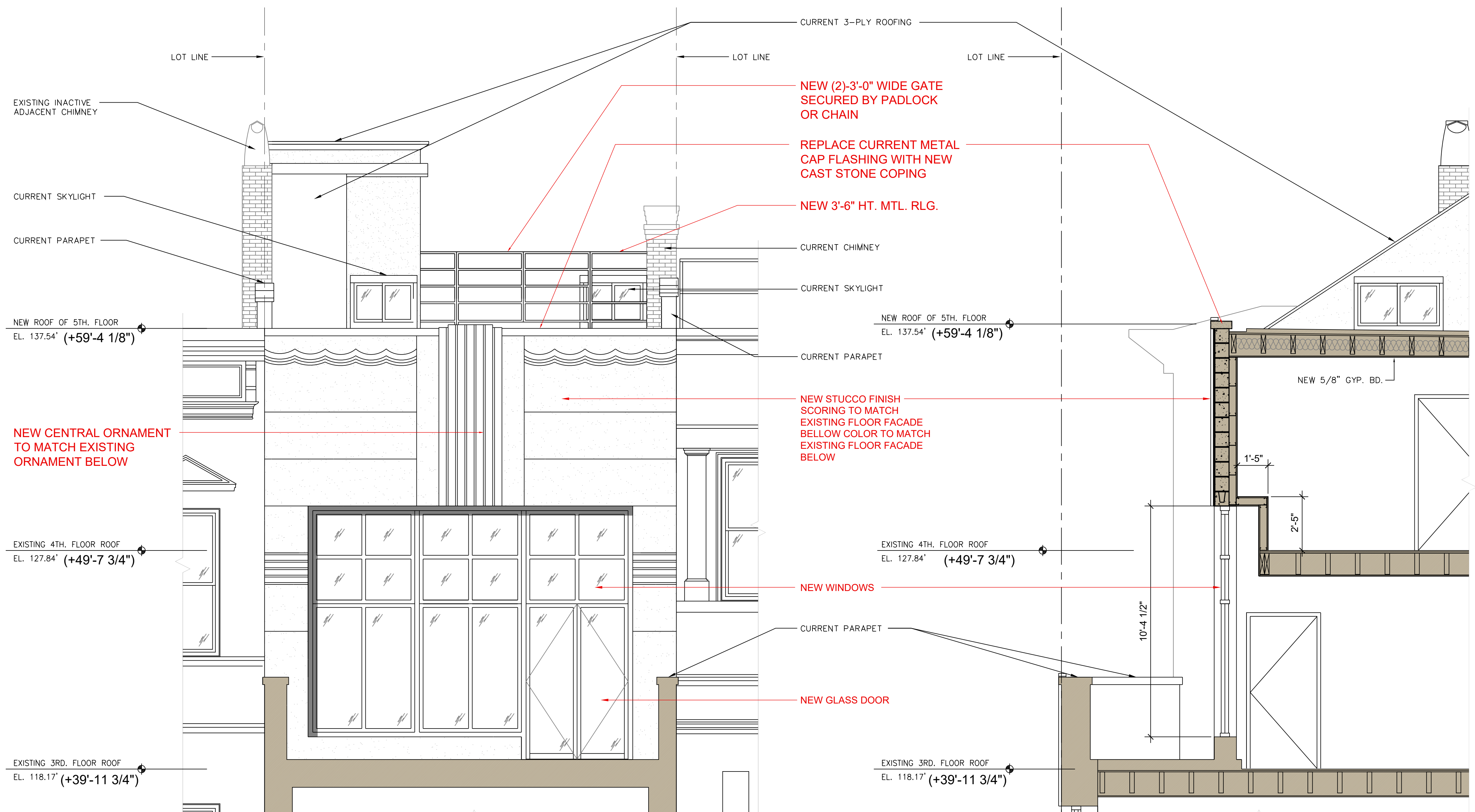
1 PREVIOUS FRONT ELEVATION  
LPC-004 SCALE: 1/4"=1'-0"



2 CURRENT FRONT ELEVATION  
LPC-004 SCALE: 1/4"=1'-0"

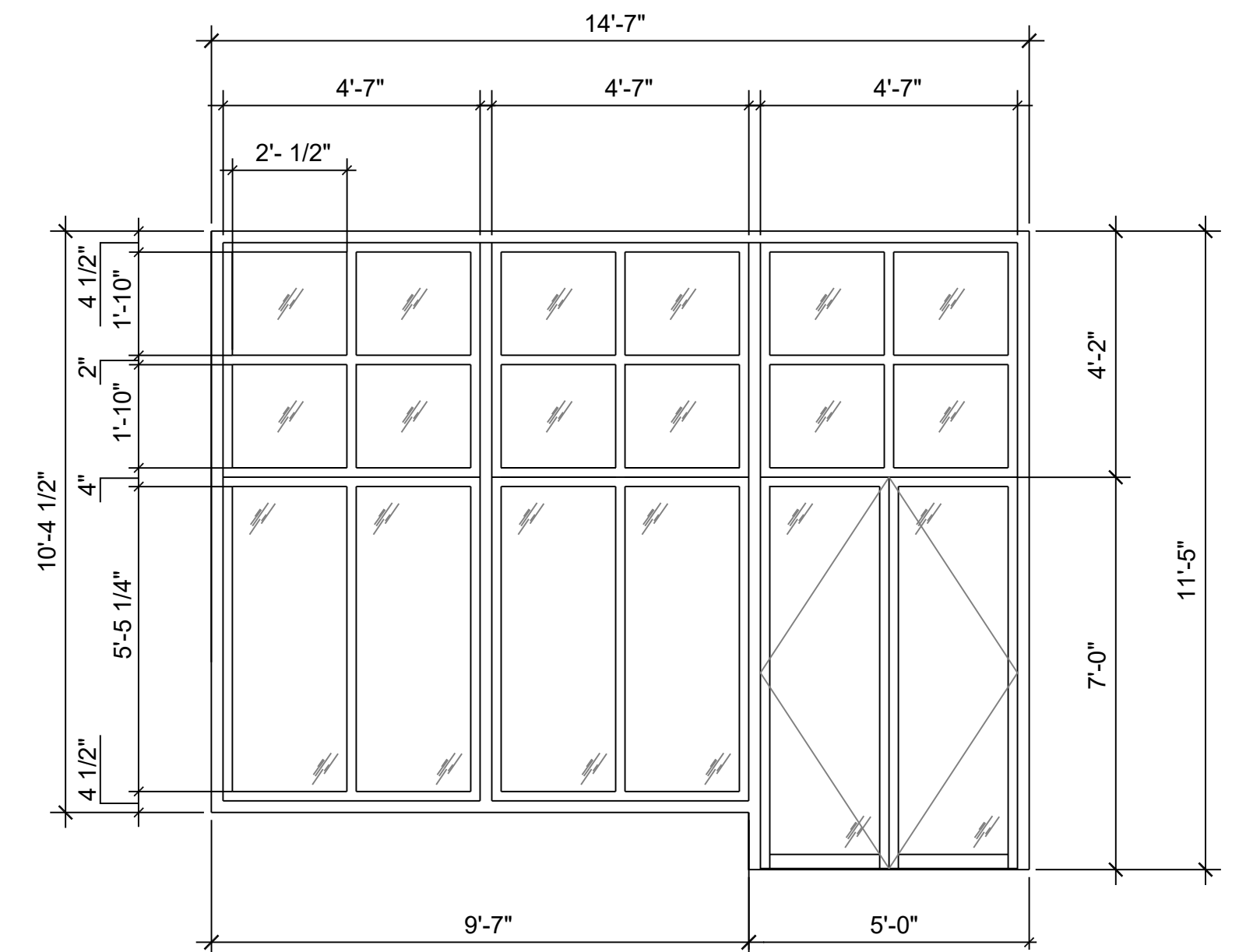


3 PROPOSED FRONT ELEVATION  
LPC-004 SCALE: 1/4"=1'-0"

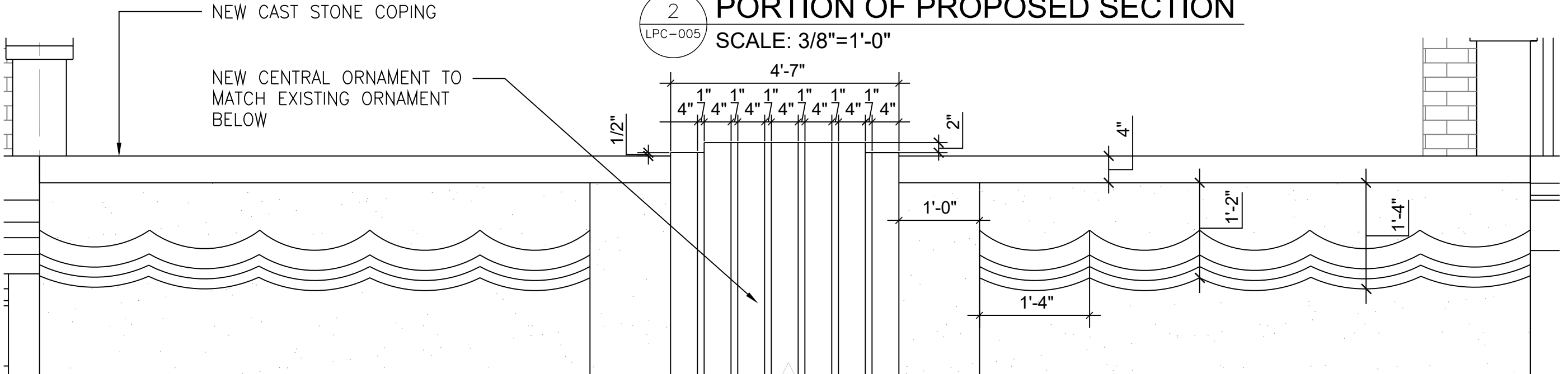


1 PORTION OF PROPOSED FRONT ELEVATION  
SCALE: 3/8"=1'-0"

2 PORTION OF PROPOSED SECTION  
SCALE: 3/8"=1'-0"



5 NEW WINDOWS AND GLASS DOOR  
SCALE: 3/8"=1'-0"



4 PORTION OF NEW ORNAMENT AND CORNICE  
SCALE: 3/4"=1'-0"

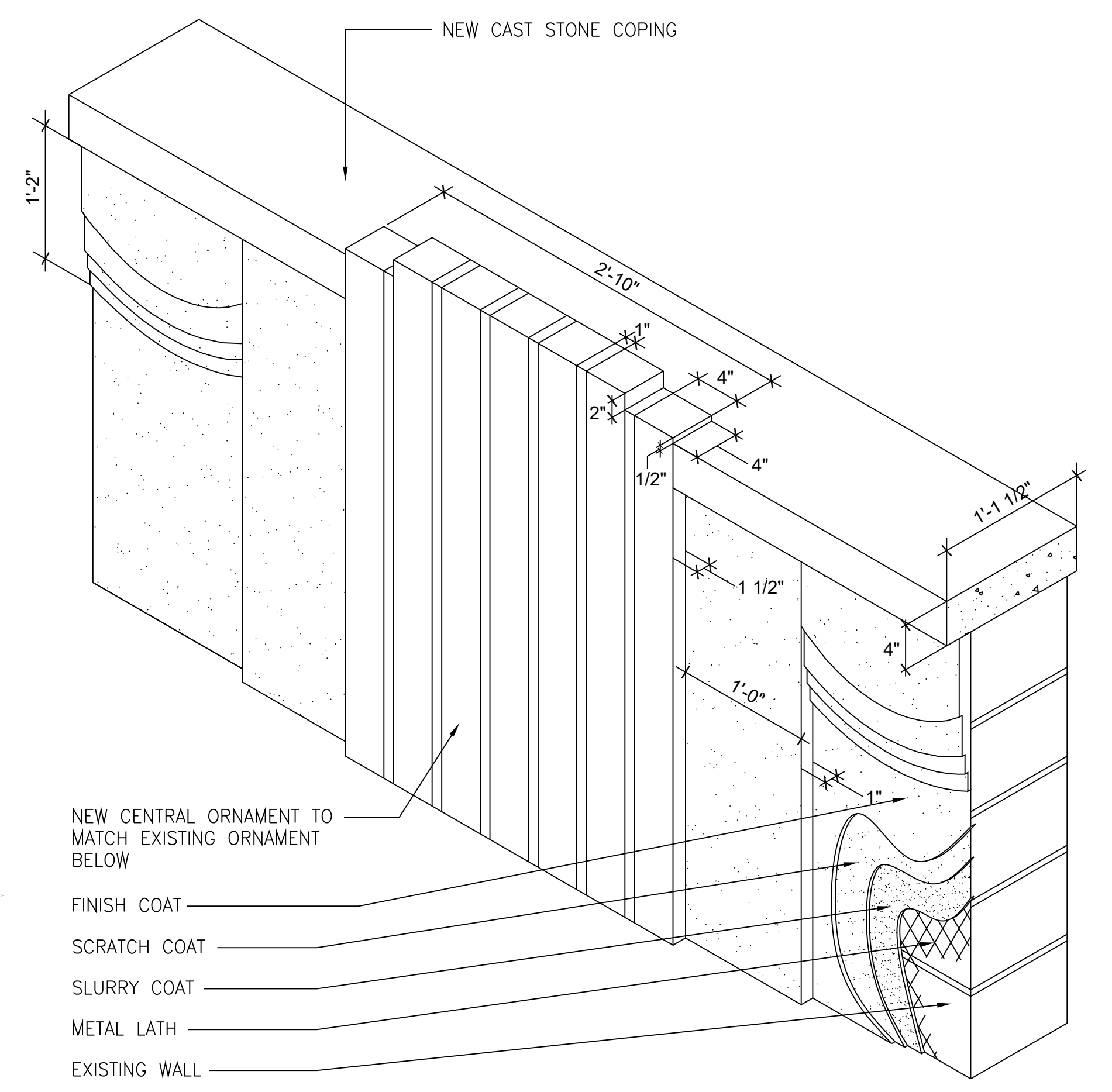
NEW STUCCO SPECIFICATIONS

MANUFACTURER: QUIKRETE BASE COAT STUCCO  
QUIKRETE FINISH COAT STUCCO  
QUIKRETE CEMENT COLOR

MODEL #: 1139, 1201 & 1317

SPECIFICATIONS OF PROPOSED STUCCO RESTORATION TECHNIQUES

1. APPLY NEW STUCCO FINSH TO PATCH AND/OR REPAIR FACADE
- 1). SLURRY COAT:  
1 PART WHITE PORTLAND CEMENT, 2 PART TYPE S LIME,  
6 PARTS SAND, MIX WITH WATER
- 2). SCRATCH COAT:  
1 PART WHITE PORTLAND CEMENT, 1 PART TYPE S LIME,  
6 PARTS SAND, MIX WITH WATER
- 3). FINISH COAT:  
1 PART WHITE PORTLAND CEMENT, 1 PART TYPE S LIME,  
6 PARTS SAND, 3-4 PARTS CRUSHED STONE,  
DRY PIGMENTS, MIX WITH WATER



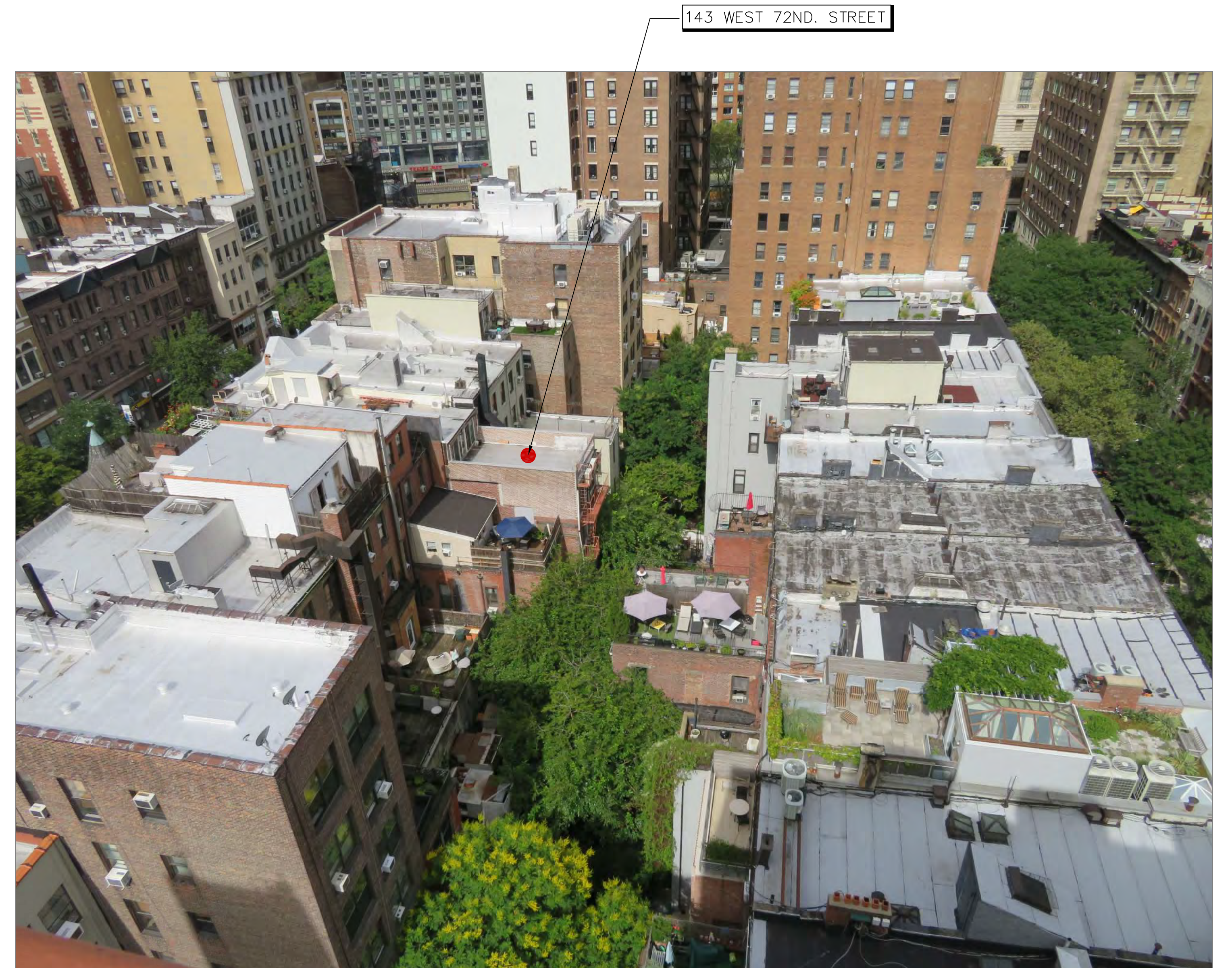
3 DETAIL OF STUCCO OVER EXISTING WALL  
LPC-005



PHOTO OF EXISTING FRONT ORNAMENT  
10 / 24 / 2022



ACTUAL CURRENT PHOTO #1 08/18/2021



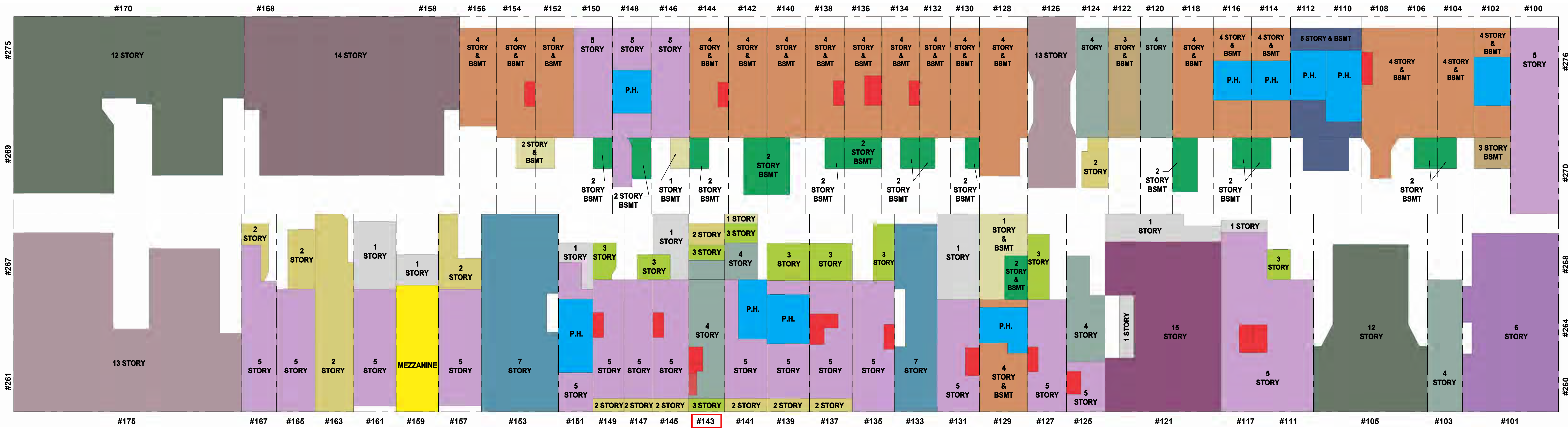
ACTUAL CURRENT PHOTO #2 08/18/2021



WEST 73rd. STREET

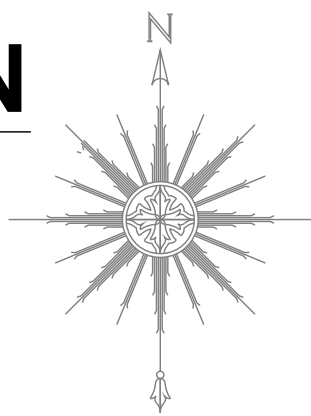
AMSTERDAM AVENUE

COLUMBUS AVENUE



PREVIOUS BLOCK PLAN

SCALE: N.T.S.

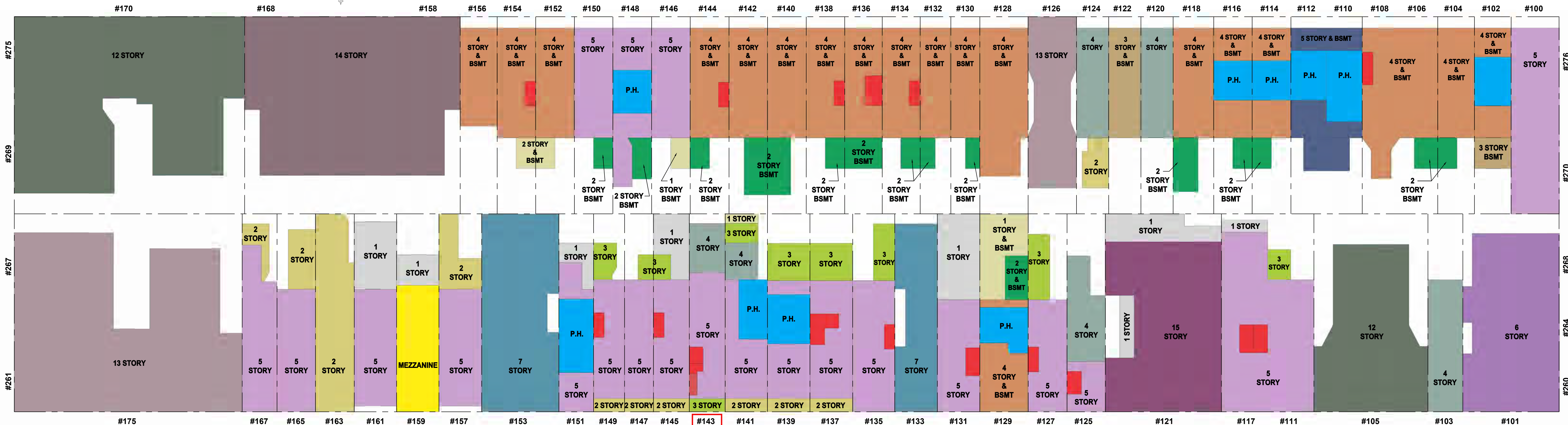


WEST 72nd. STREET

WEST 73rd. STREET

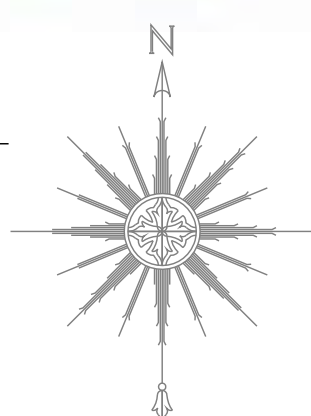
AMSTERDAM AVENUE

COLUMBUS AVENUE



CURRENT BLOCK PLAN

SCALE: N.T.S.



WEST 72nd. STREET

PENTHOUSE	2 STORY	4 STORY & BSMT	12 STORY	5 STORY & BSMT
ROOF BULKHEAD	2 STORY & BSMT	5 STORY	13 STORY	MEZZANINE
BASEMENT	3 STORY	6 STORY	14 STORY & BSMT	
1 STORY & BSMT	3 STORY & BSMT	6 STORY & BSMT	15 STORY	
1 STORY	4 STORY	7 STORY	16 STORY	

LPC-007.00

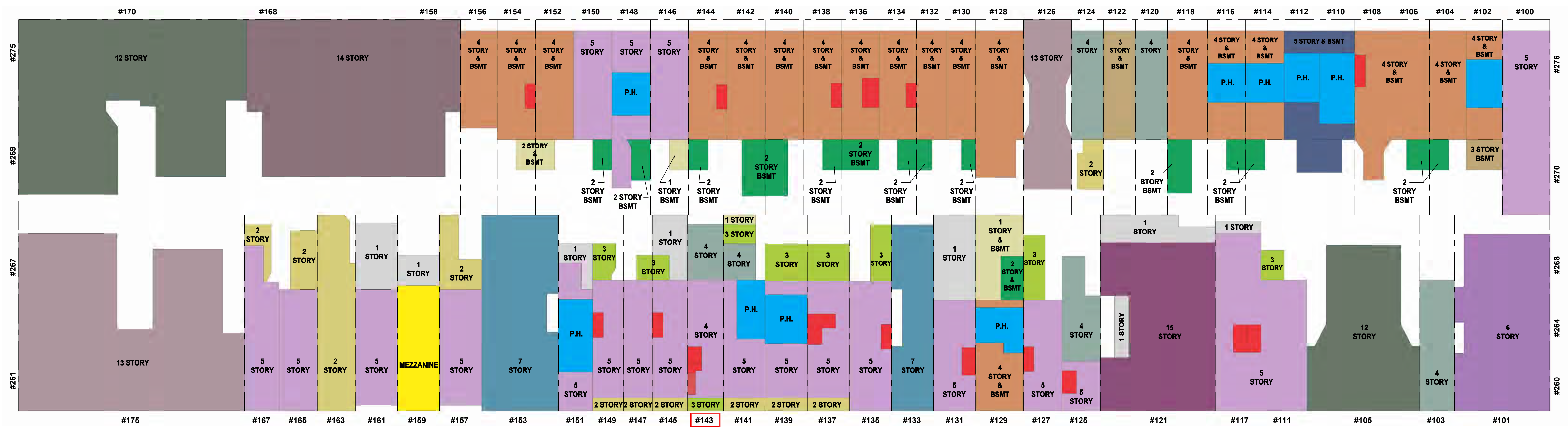
DATE: 11-15-2022 CADD FILE NO. 1935 7 OF 35



# WEST 73rd. STREET

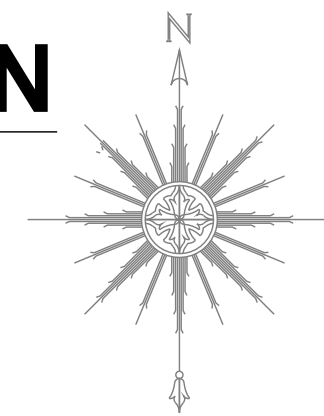
AMSTERDAM AVENUE

COLUMBUS AVENUE



## PROPOSED BLOCK PLAN

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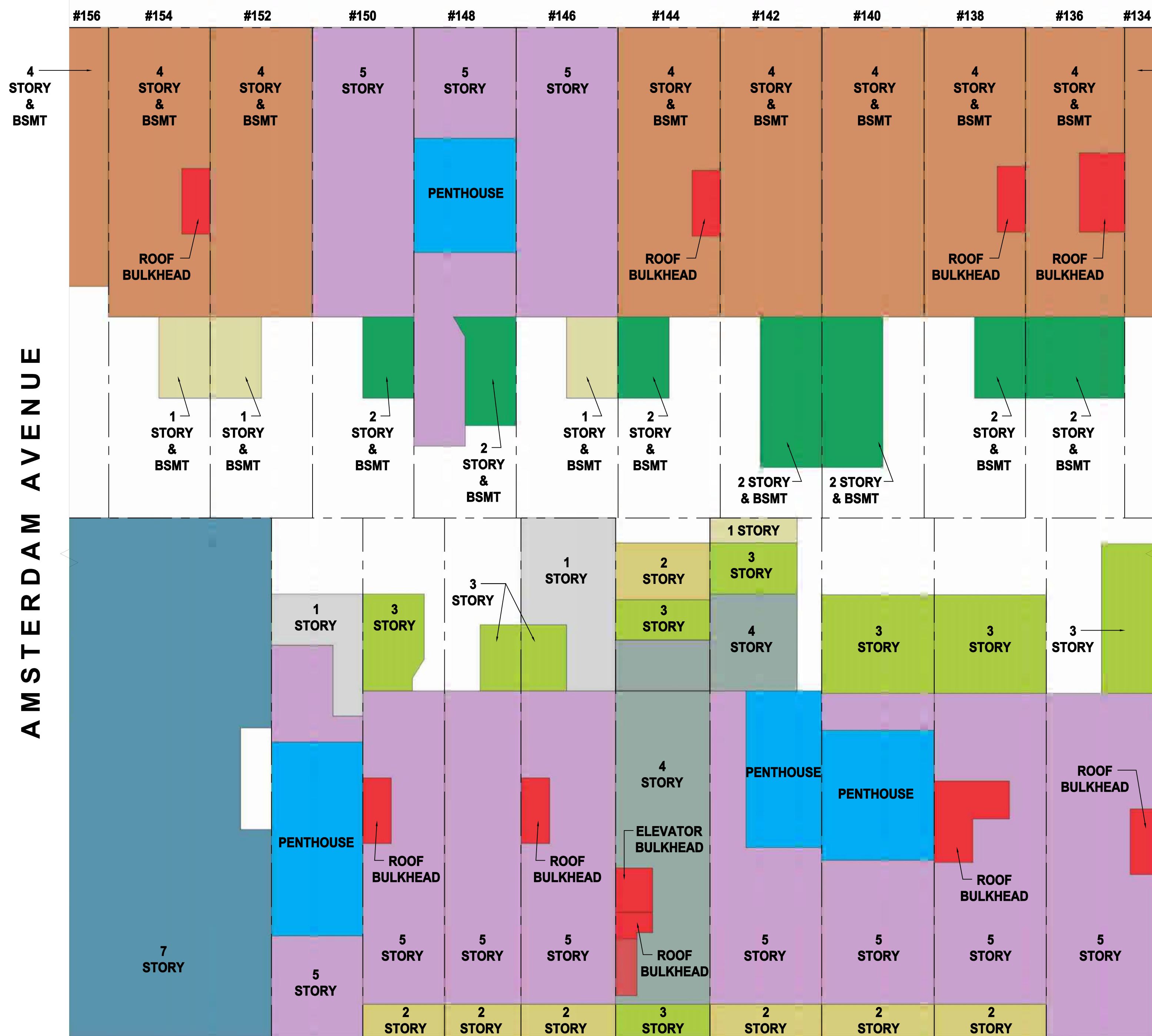


# WEST 72nd. STREET



<span style="color: blue;">■</span> PENTHOUSE	<span style="color: yellow;">■</span> 2 STORY	<span style="color: orange;">■</span> 4 STORY & BSMT	<span style="color: grey;">■</span> 12 STORY	<span style="color: blue;">■</span> 5 STORY & BSMT
<span style="color: red;">■</span> ROOF BULKHEAD	<span style="color: green;">■</span> 2 STORY & BSMT	<span style="color: purple;">■</span> 5 STORY	<span style="color: brown;">■</span> 13 STORY	<span style="color: yellow;">■</span> MEZZANINE
<span style="color: grey;">■</span> BASEMENT	<span style="color: lightgreen;">■</span> 3 STORY	<span style="color: darkpurple;">■</span> 6 STORY	<span style="color: darkgrey;">■</span> 14 STORY & BSMT	
<span style="color: lightgrey;">■</span> 1 STORY & BSMT	<span style="color: tan;">■</span> 3 STORY & BSMT	<span style="color: darkgrey;">■</span> 6 STORY & BSMT	<span style="color: purple;">■</span> 15 STORY	
<span style="color: lightgrey;">■</span> 1 STORY	<span style="color: teal;">■</span> 4 STORY	<span style="color: teal;">■</span> 7 STORY	<span style="color: orange;">■</span> 16 STORY	

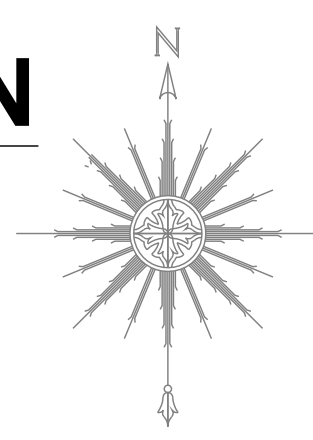
WEST 73rd. STREET



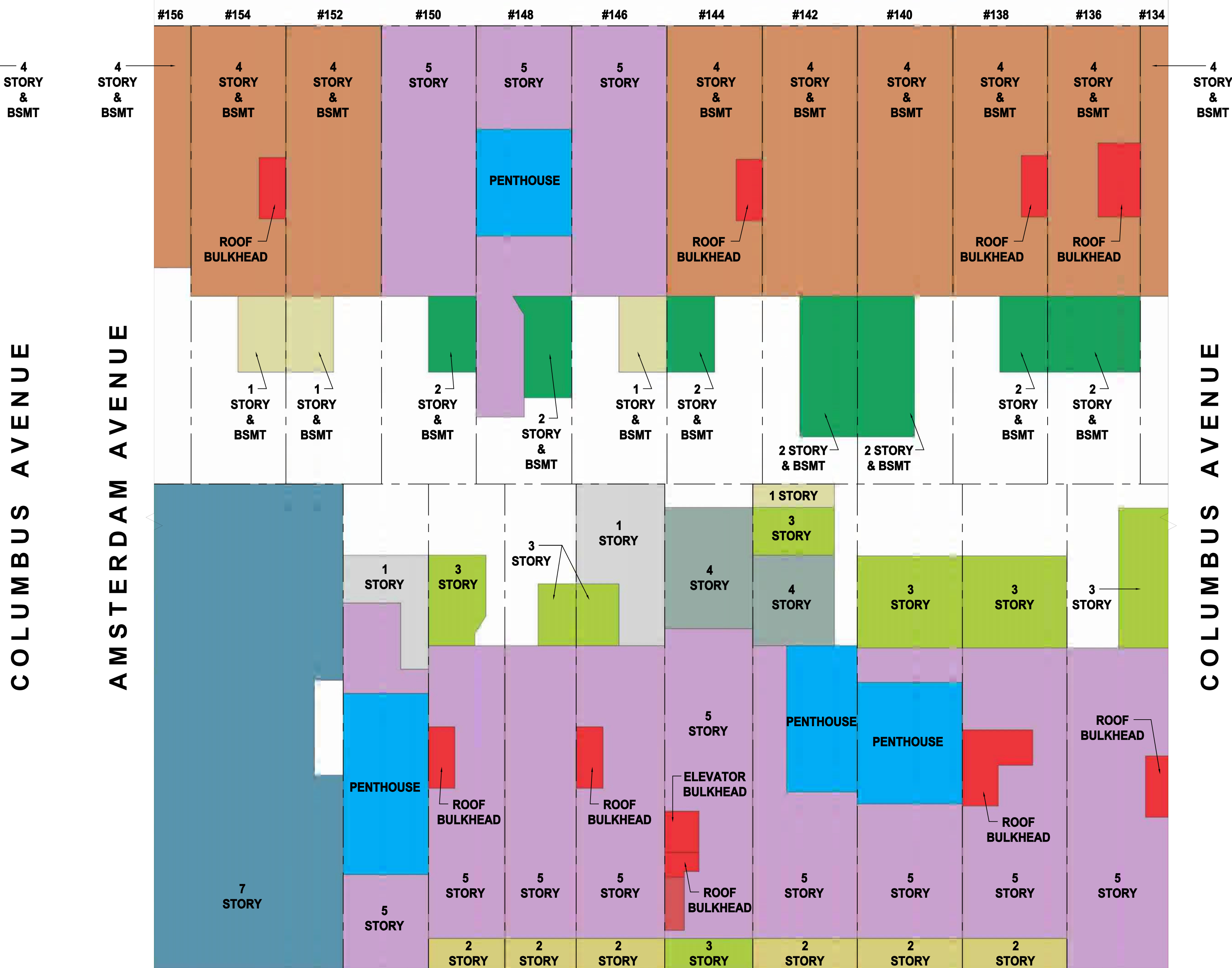
WEST 72nd. STREET

PREVIOUS BLOCK PLAN

SCALE: N.T.S.



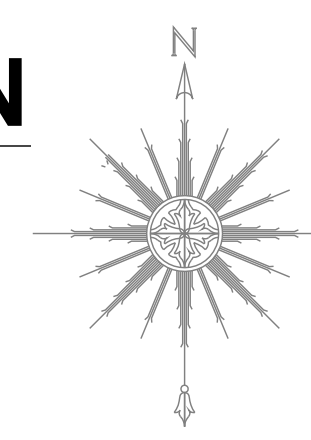
WEST 73rd. STREET



WEST 72nd. STREET

CURRENT BLOCK PLAN

SCALE: N.T.S.



<span style="color: blue;">■</span> PENTHOUSE	<span style="color: yellow;">■</span> 2 STORY	<span style="color: orange;">■</span> 4 STORY & BSMT	<span style="color: grey;">■</span> 12 STORY	<span style="color: blue;">■</span> 5 STORY & BSMT
<span style="color: red;">■</span> ROOF BULKHEAD	<span style="color: green;">■</span> 2 STORY & BSMT	<span style="color: purple;">■</span> 5 STORY	<span style="color: brown;">■</span> 13 STORY	<span style="color: yellow;">■</span> MEZZANINE
<span style="color: grey;">■</span> BASEMENT	<span style="color: lightgreen;">■</span> 3 STORY	<span style="color: purple;">■</span> 6 STORY	<span style="color: brown;">■</span> 14 STORY & BSMT	
<span style="color: lightyellow;">■</span> 1 STORY & BSMT	<span style="color: tan;">■</span> 3 STORY & BSMT	<span style="color: grey;">■</span> 6 STORY & BSMT	<span style="color: purple;">■</span> 15 STORY	
<span style="color: lightgrey;">■</span> 1 STORY	<span style="color: grey;">■</span> 4 STORY	<span style="color: blue;">■</span> 7 STORY	<span style="color: orange;">■</span> 16 STORY	

LPC-009.00

DATE: 11-15-2022 CADD FILE NO. 1935 9 OF 35

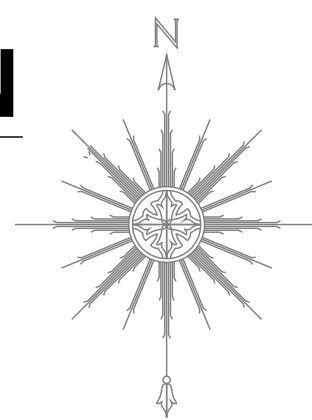
WEST 73rd. STREET



WEST 72nd. STREET

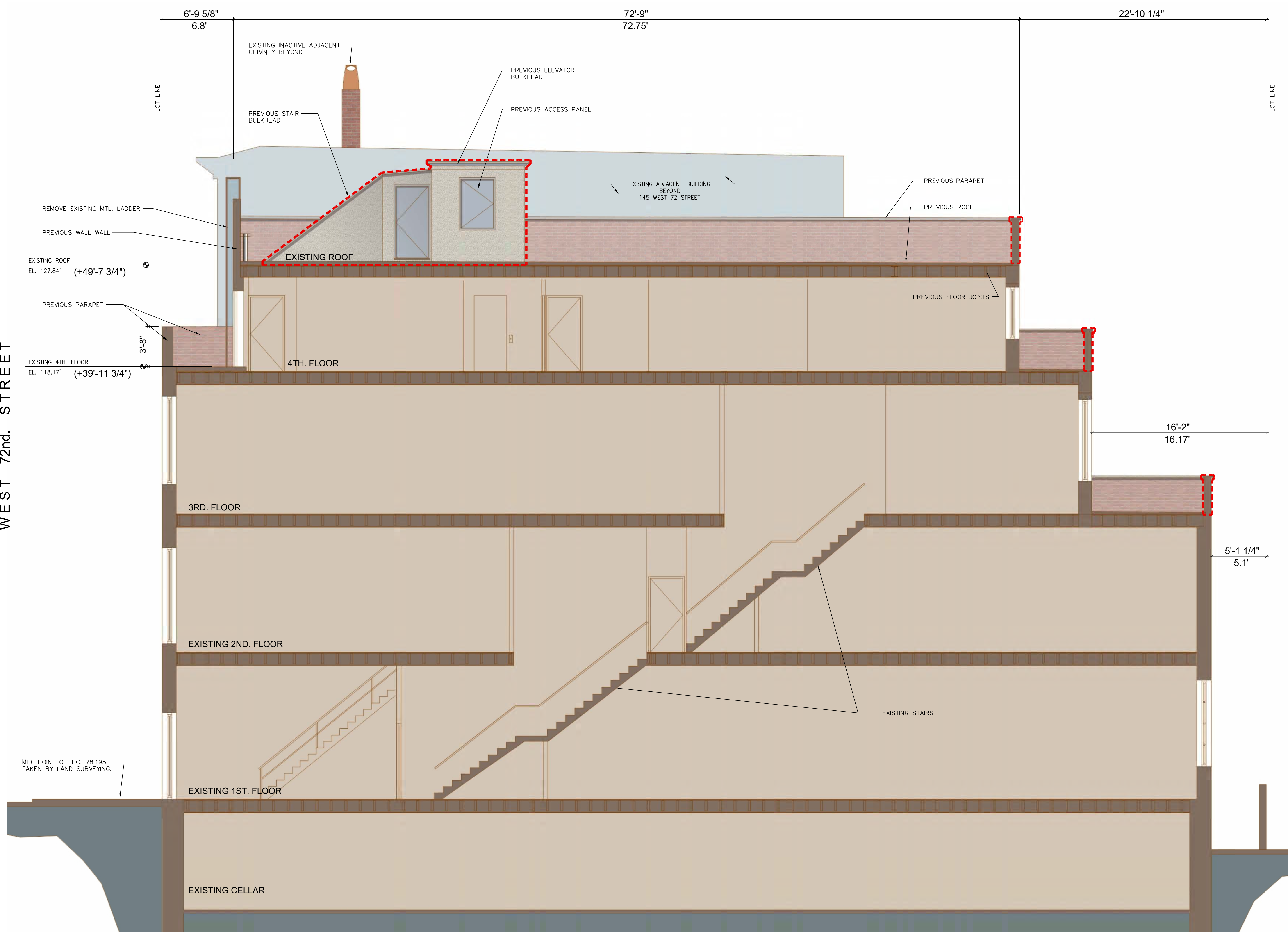
PROPOSED BLOCK PLAN

SCALE: N.T.S.

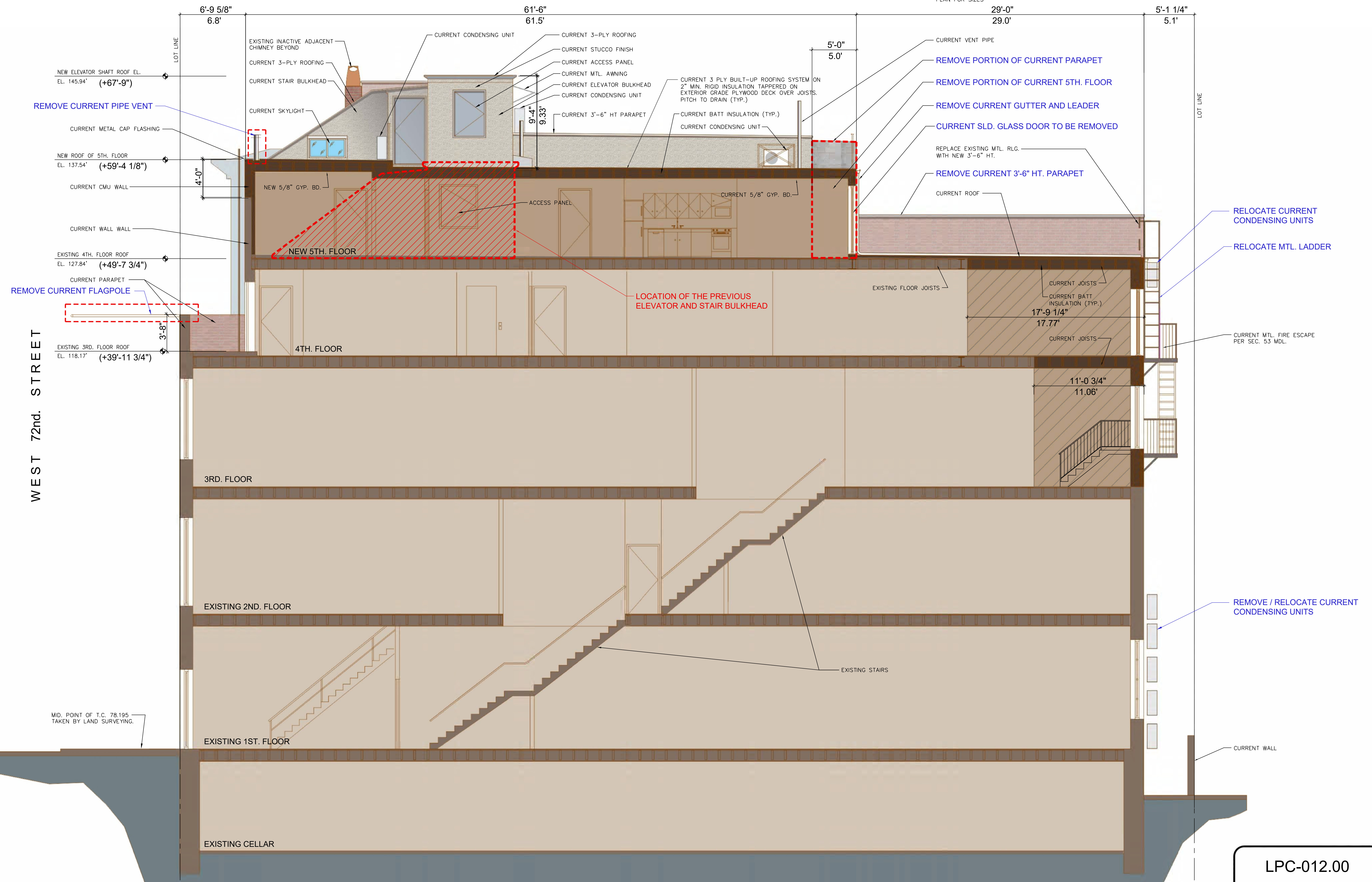


PENTHOUSE	2 STORY	4 STORY & BSMT	12 STORY	5 STORY & BSMT
ROOF BULKHEAD	2 STORY & BSMT	5 STORY	13 STORY	MEZZANINE
BASEMENT	3 STORY	6 STORY	14 STORY & BSMT	
1 STORY & BSMT	3 STORY & BSMT	6 STORY & BSMT	15 STORY	
1 STORY	4 STORY	7 STORY	16 STORY	

WEST 72nd. STREET



1 PREVIOUS BUILDING SECTION  
LPC-011 SCALE: 1/4"=1'-0"



WEST 72nd. STREET

6'-9 5/8"  
6.8'

61'-6"  
61.5'

29'-0"  
29.0'

5'-1 1/4"  
5.1'

NEW ELEVATOR SHAFT ROOF EL.  
EL. 145.94' (+67'-9")

NEW ROOF OF 5TH. FLOOR  
EL. 137.54' (+59'-4 1/8")

EXISTING 4TH. FLOOR ROOF  
EL. 127.84' (+49'-7 3/4")

EXISTING 3RD. FLOOR ROOF  
EL. 118.17' (+39'-11 3/4")

3RD. FLOOR

EXISTING 2ND. FLOOR

EXISTING 1ST. FLOOR

EXISTING CELLAR

NEW 5/8" GYP. BD.

CURRENT 5/8" GYP. BD.

NEW 5TH. FLOOR

4TH. FLOOR

3RD. FLOOR

EXISTING 2ND. FLOOR

EXISTING 1ST. FLOOR

EXISTING CELLAR

LOCATION OF THE PREVIOUS  
ELEVATOR AND STAIR BULKHEAD

EXISTING STAIRS

RELOCATE CURRENT  
CONDENSING UNITS

RELOCATE MTL. LADDER

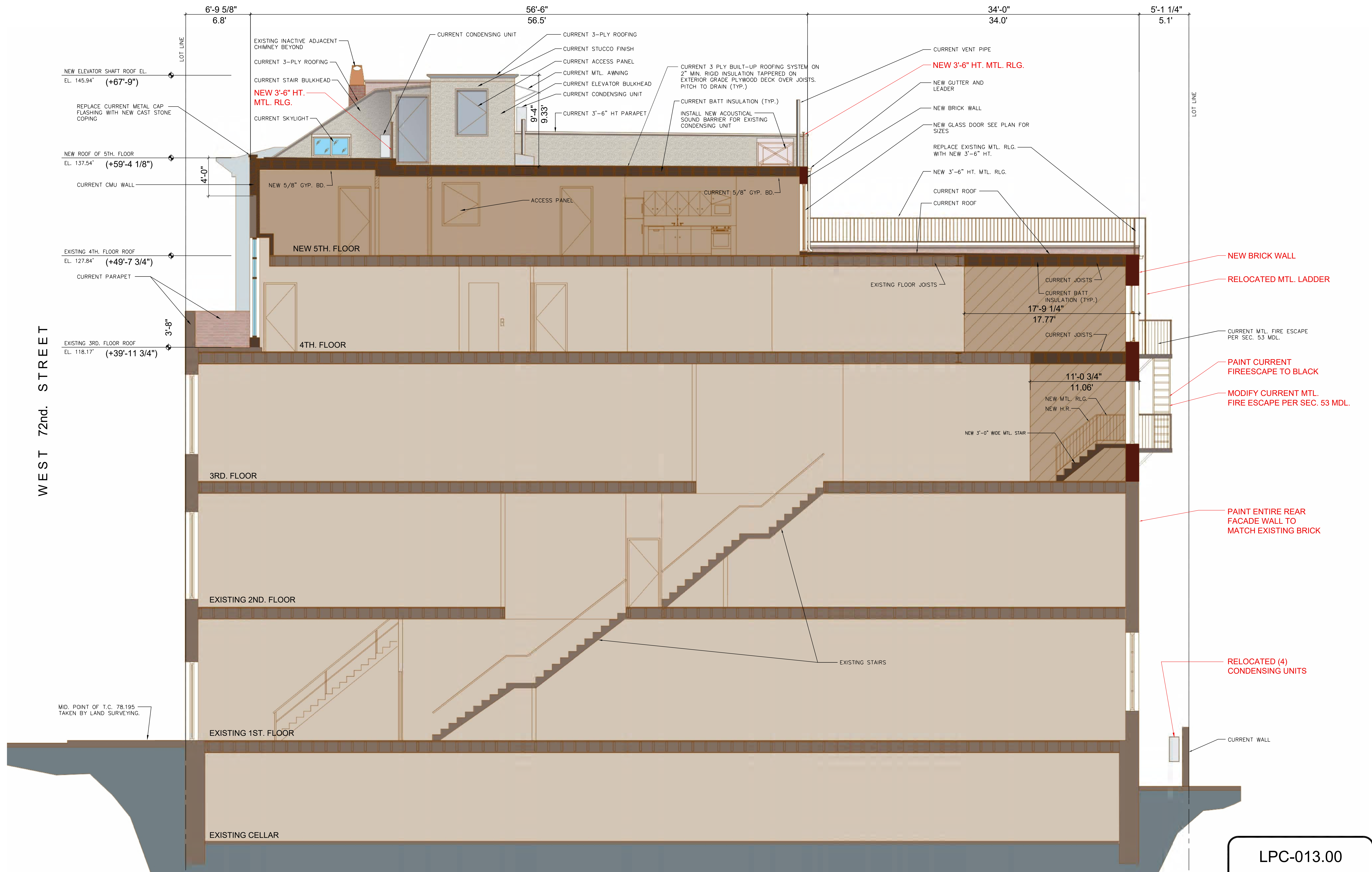
CURRENT MTL. FIRE ESCAPE  
PER SEC. 53 MDL.

REMOVE / RELOCATE CURRENT  
CONDENSING UNITS

CURRENT WALL

1 CURRENT BUILDING SECTION  
SCALE: 1/4"=1'-0"

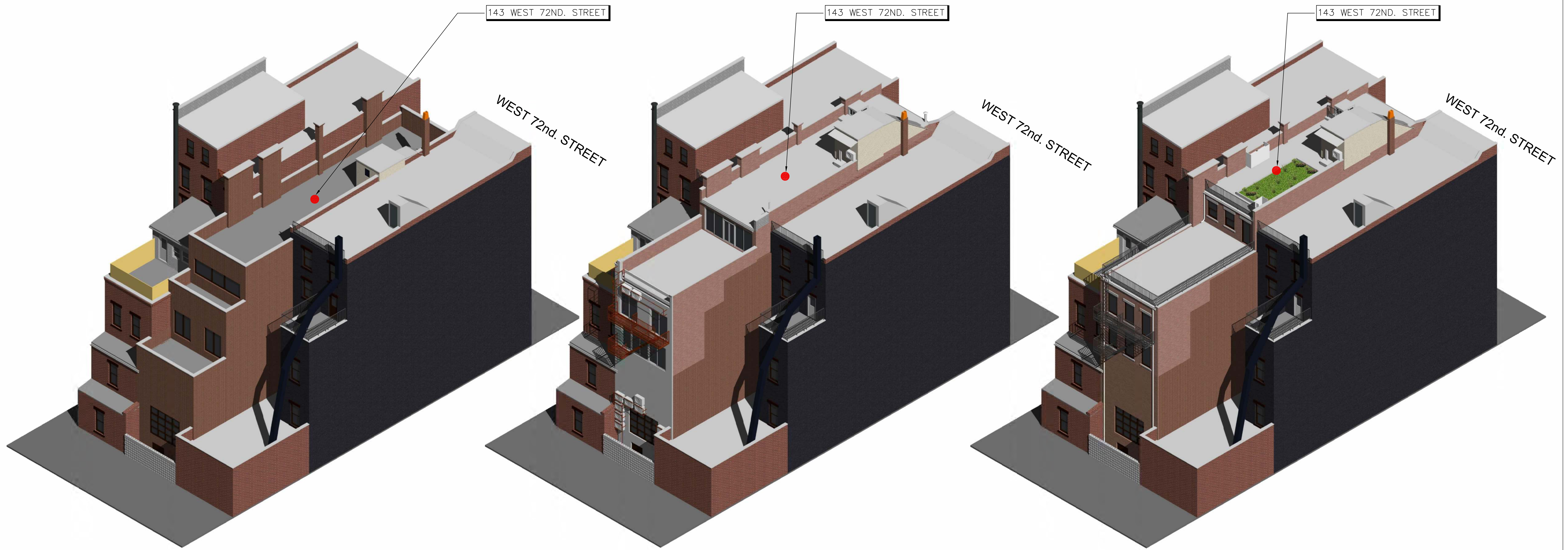
LPC-012.00		
DATE: 11-15-2022	CADD FILE NO. 1935	12 OF 35



WEST 72nd. STREET

1  
LPC-013  
**PROPOSED BUILDING SECTION**  
SCALE: 1/4"=1'-0"

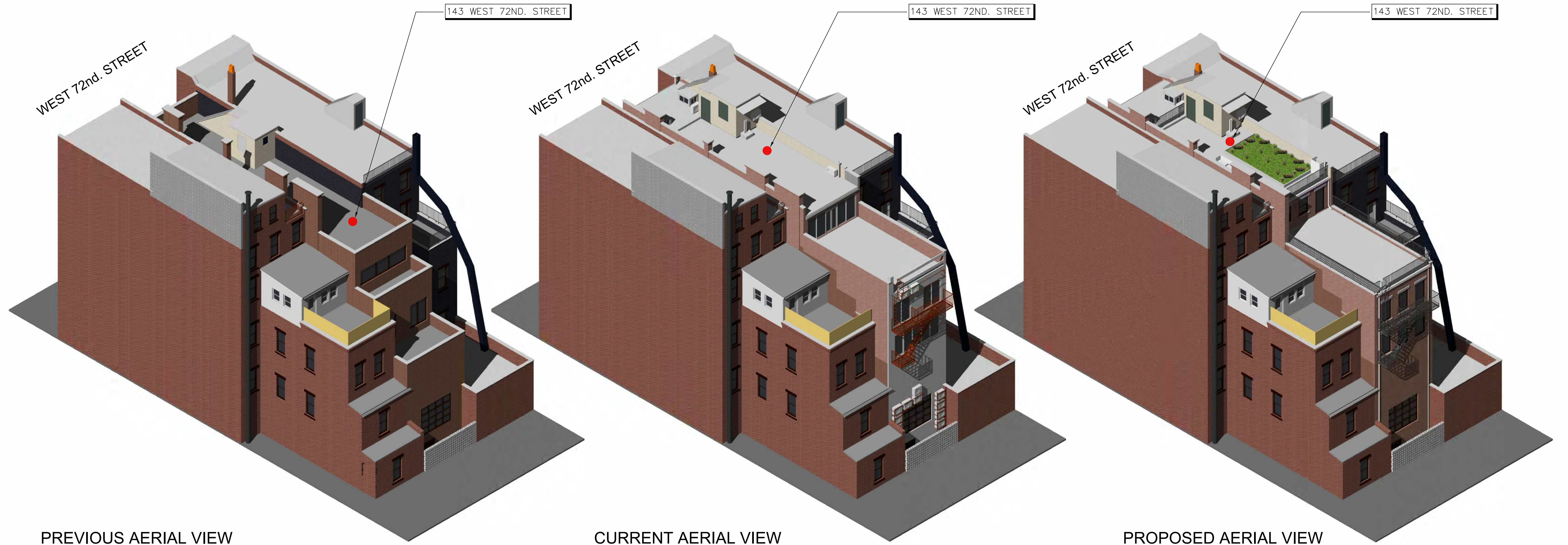
<b>LPC-013.00</b>		
DATE:	CADD FILE NO.	13 OF 35
11-15-2022	1935	



PREVIOUS AERIAL VIEW

CURRENT AERIAL VIEW

PROPOSED AERIAL VIEW



PREVIOUS AERIAL VIEW

CURRENT AERIAL VIEW

PROPOSED AERIAL VIEW





CURRENT PHOTO #1 10/15/2021

ALIGN NEW 5TH. FLOOR REAR WALL WITH ADJACENT EXISTING BUILDING WALL

NEW WINDOWS

NEW 3'-6" HT. MTL. RLG.

RELOCATED MTL. LADDER

MODIFY CURRENT FIRE ESCAPE

NEW GLASS DOOR TO FIRE ESCAPE

PAINT REAR FACADE WALL CELLAR THRU 2ND. FL. TO MATCH BRICK COLOR



NEW 3'-6" HT. MTL. RLG.

NEW BRICK WALL

NEW GLASS DOOR

NEW 3'-6" HT. MTL. RLG.

NEW WINDOWS

NEW GLASS DOOR TO FIRE ESCAPE

REPLACE ALUMINUM LEADER

PAINT CURRENT FIREESCAPE TO BLACK

NEW WINDOWS

PROPOSED PHOTOMONTAGE OF MODIFIED REAR ELEVATION

143 WEST 72ND. STREET



ACTUAL CURRENT PHOTO #1 10/15/2021

143 WEST 72ND. STREET

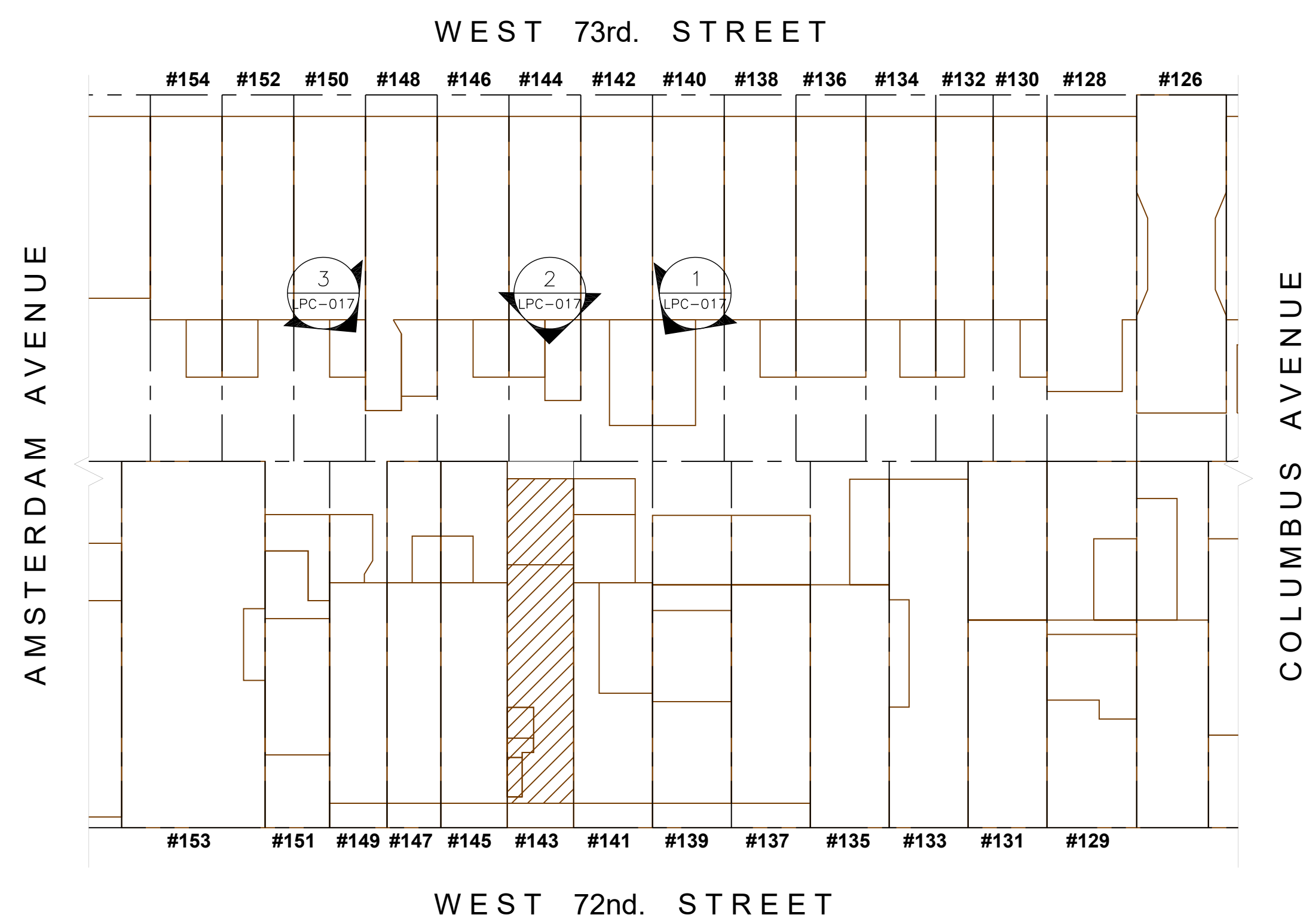


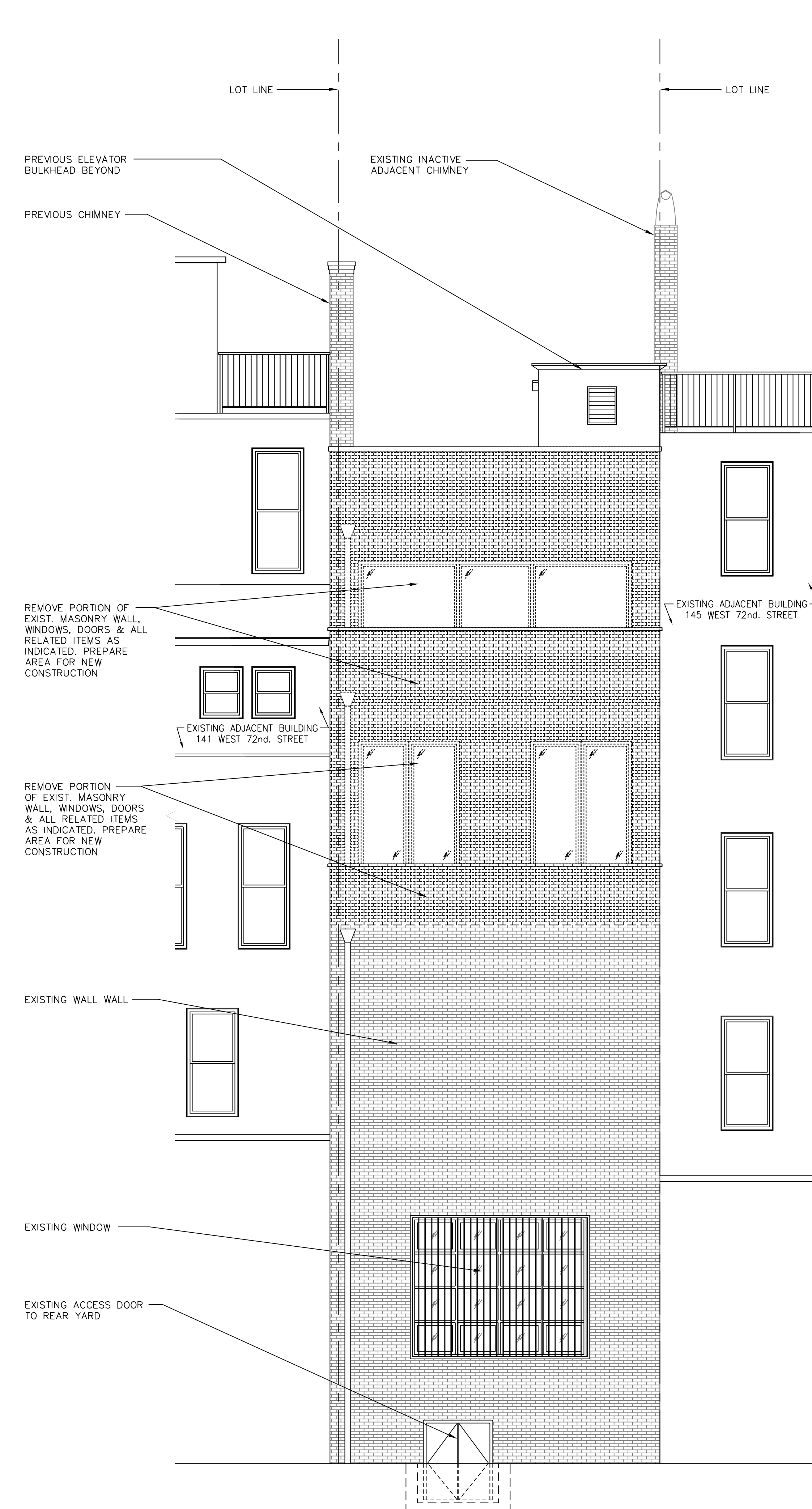
ACTUAL CURRENT PHOTO #2 10/15/2021

143 WEST 72ND. STREET

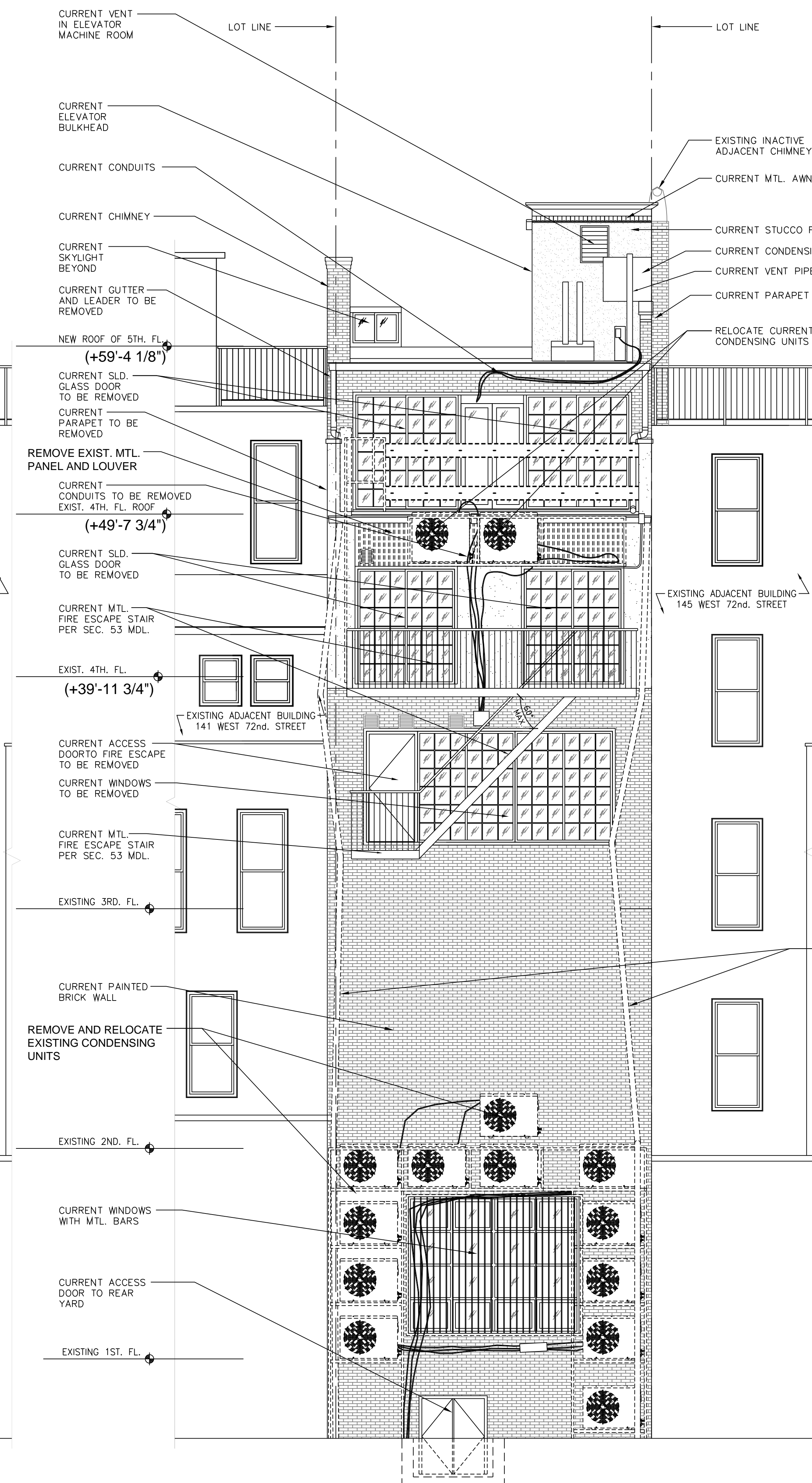


ACTUAL CURRENT PHOTO #3 10/15/2021

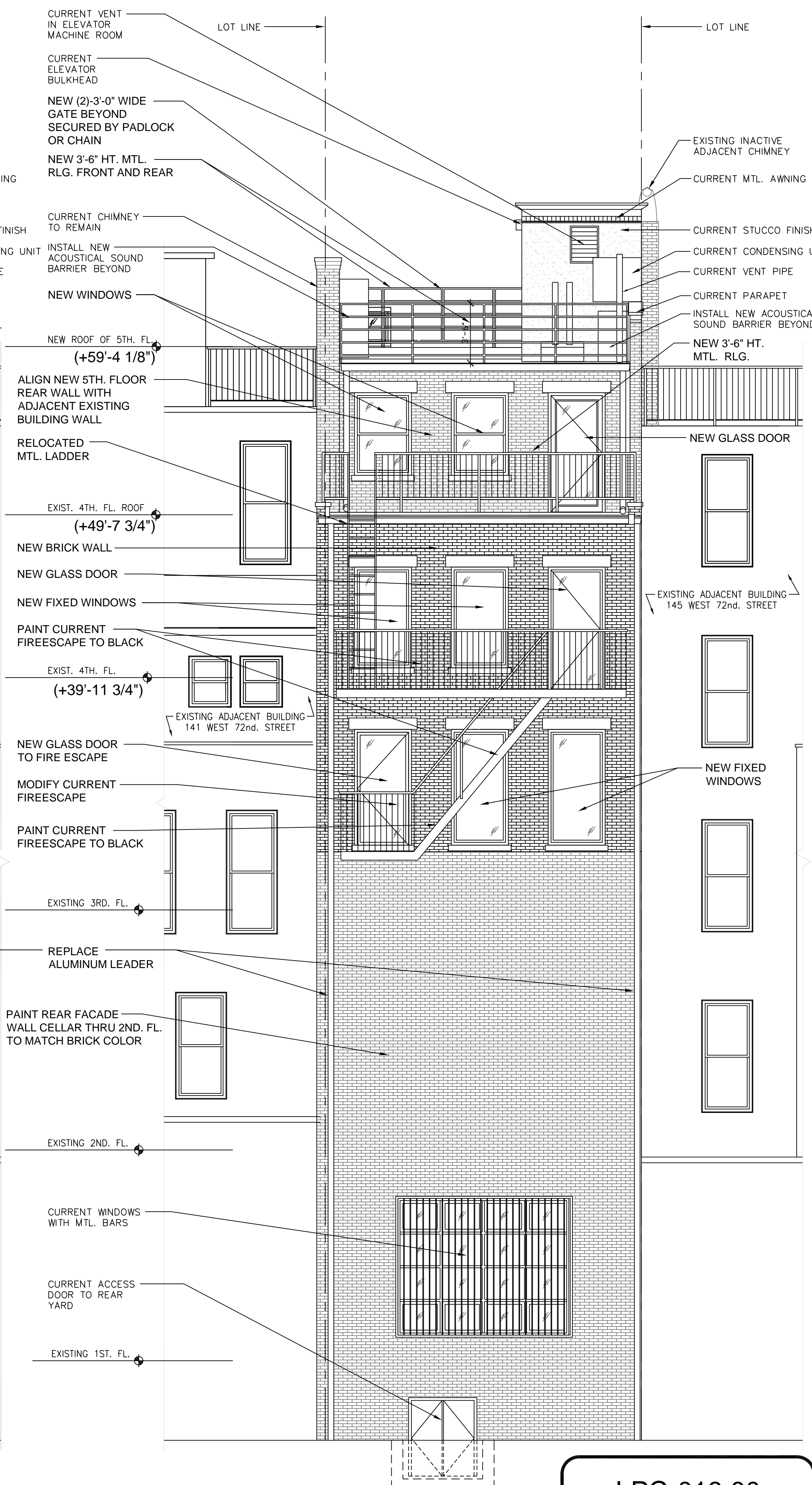




1 PREVIOUS REAR ELEVATION  
SCALE: 1/4"=1'-0"



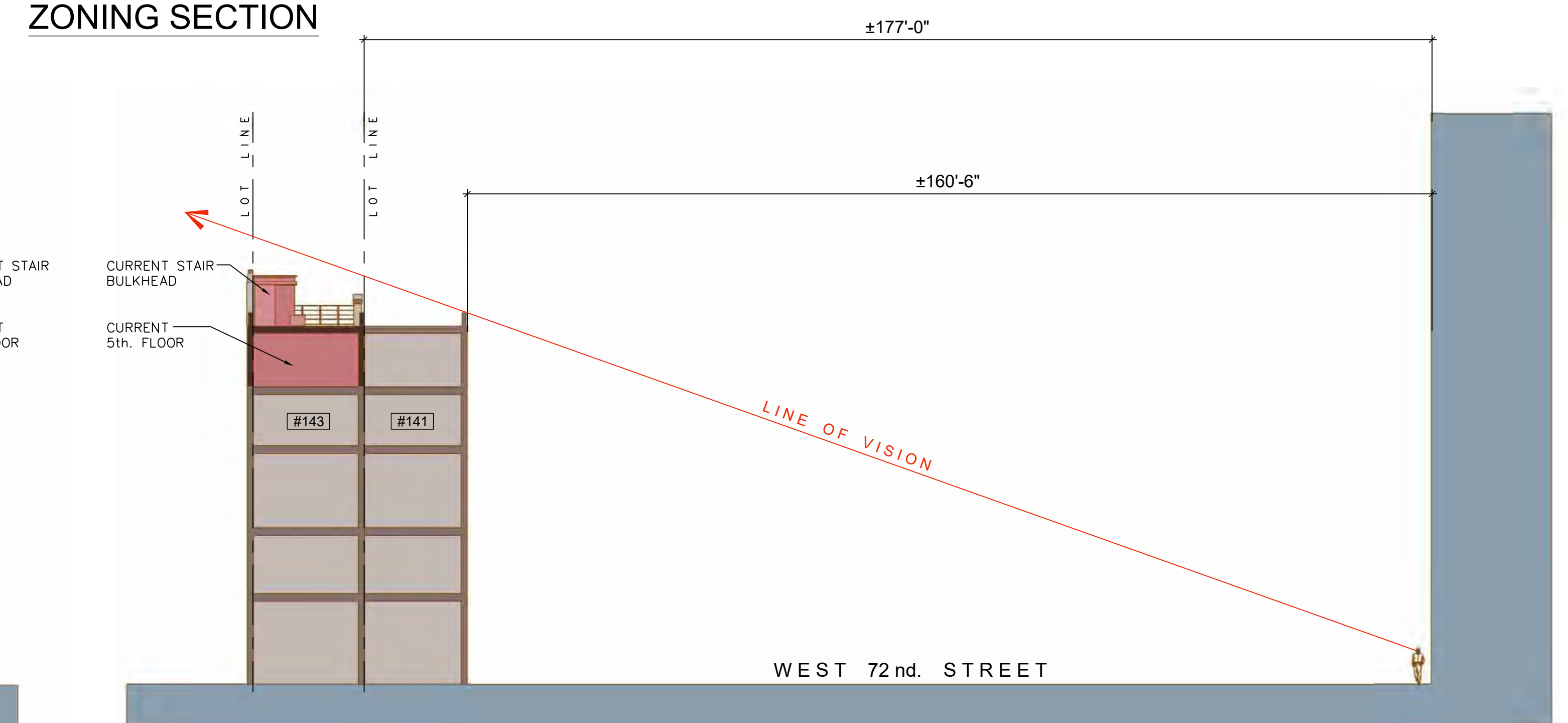
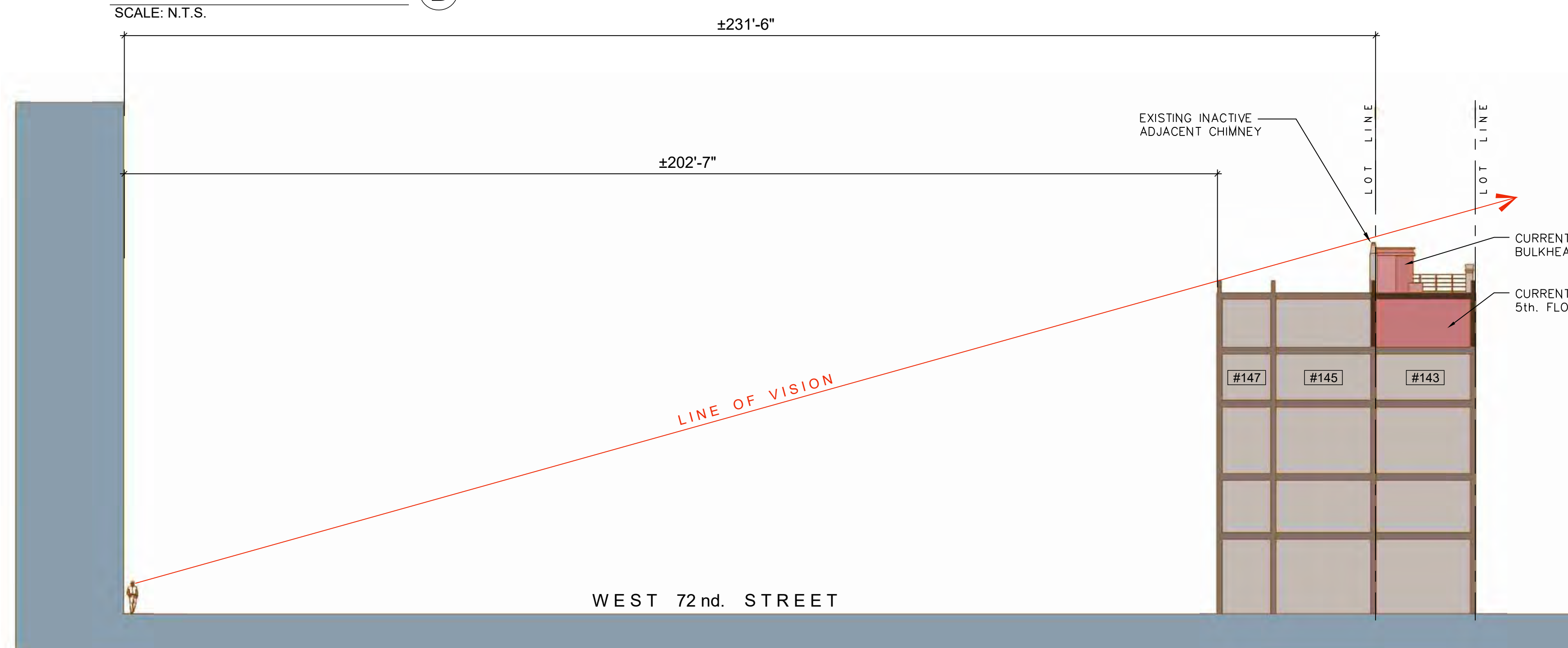
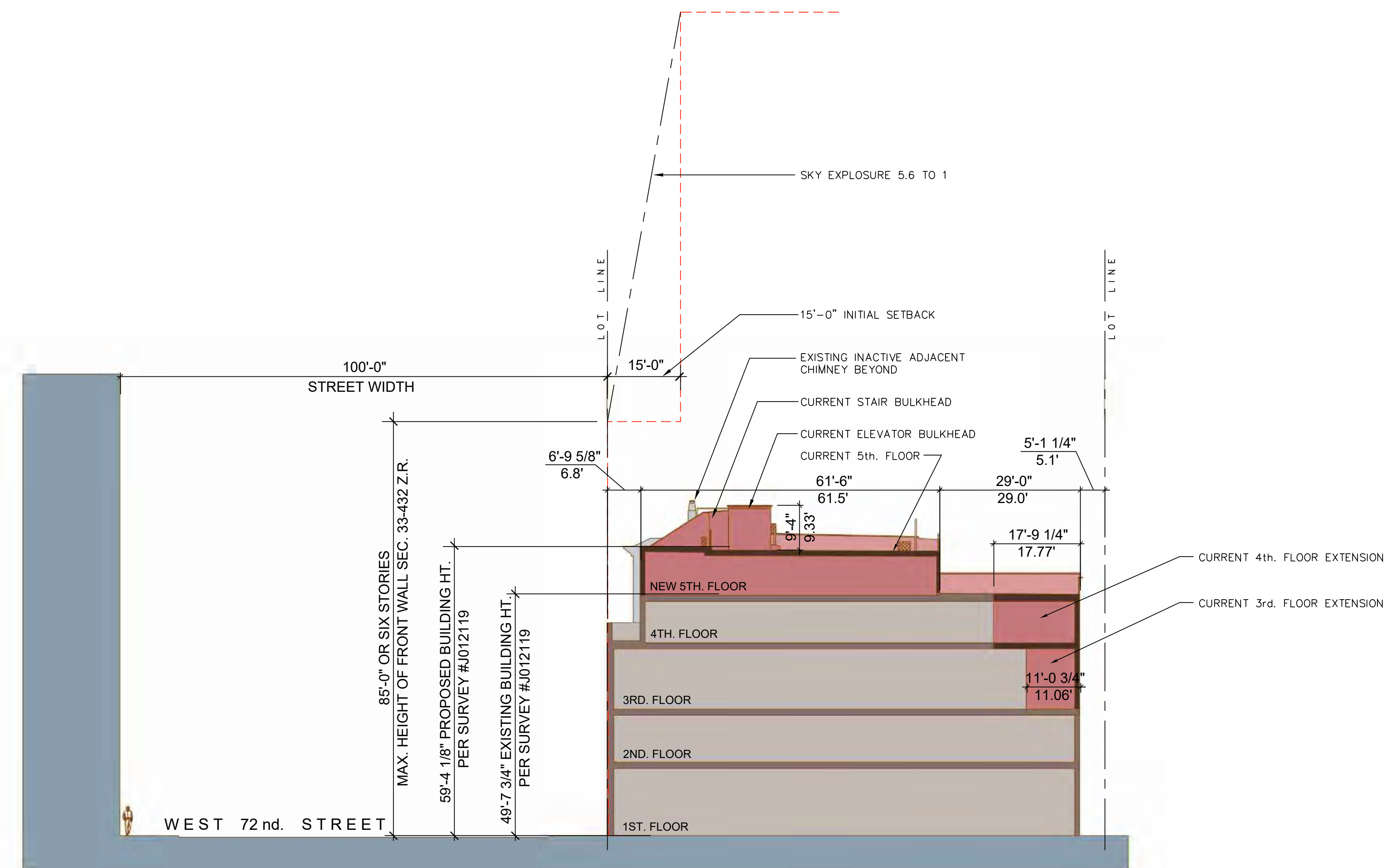
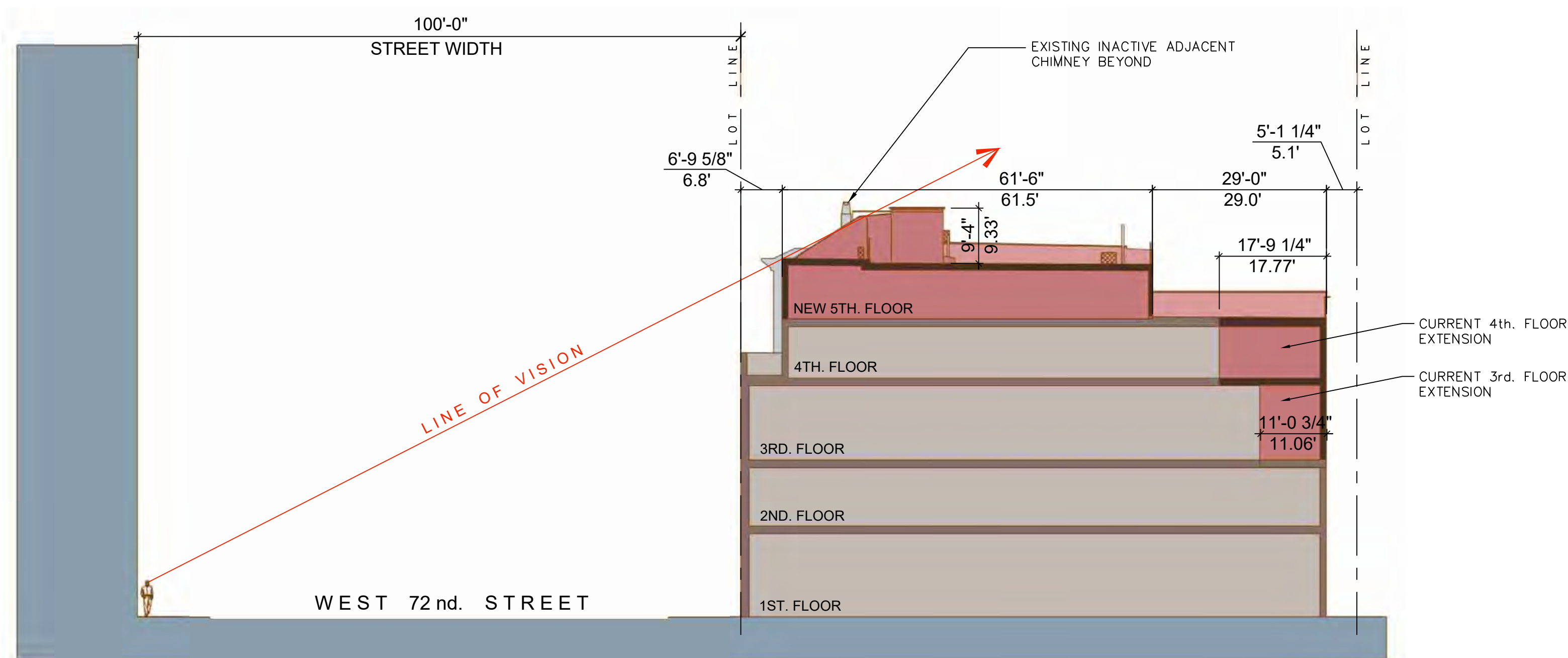
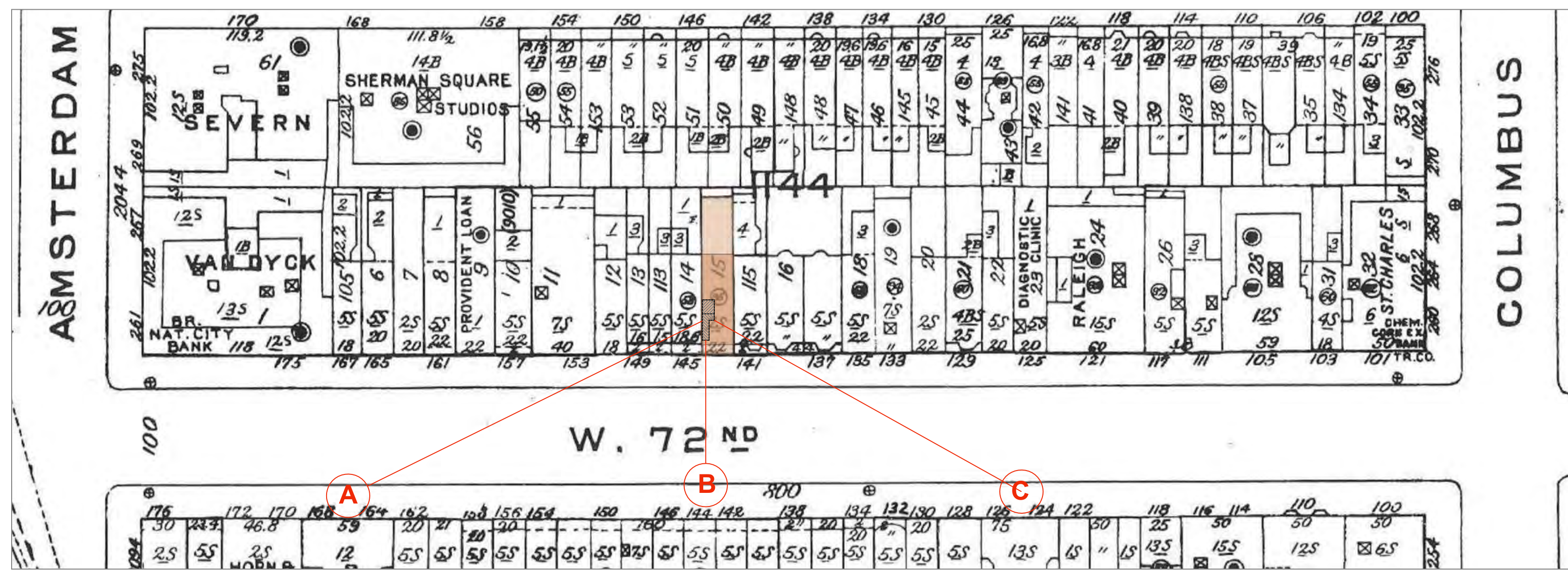
2 CURRENT REAR ELEVATION  
SCALE: 1/4"=1'-0"

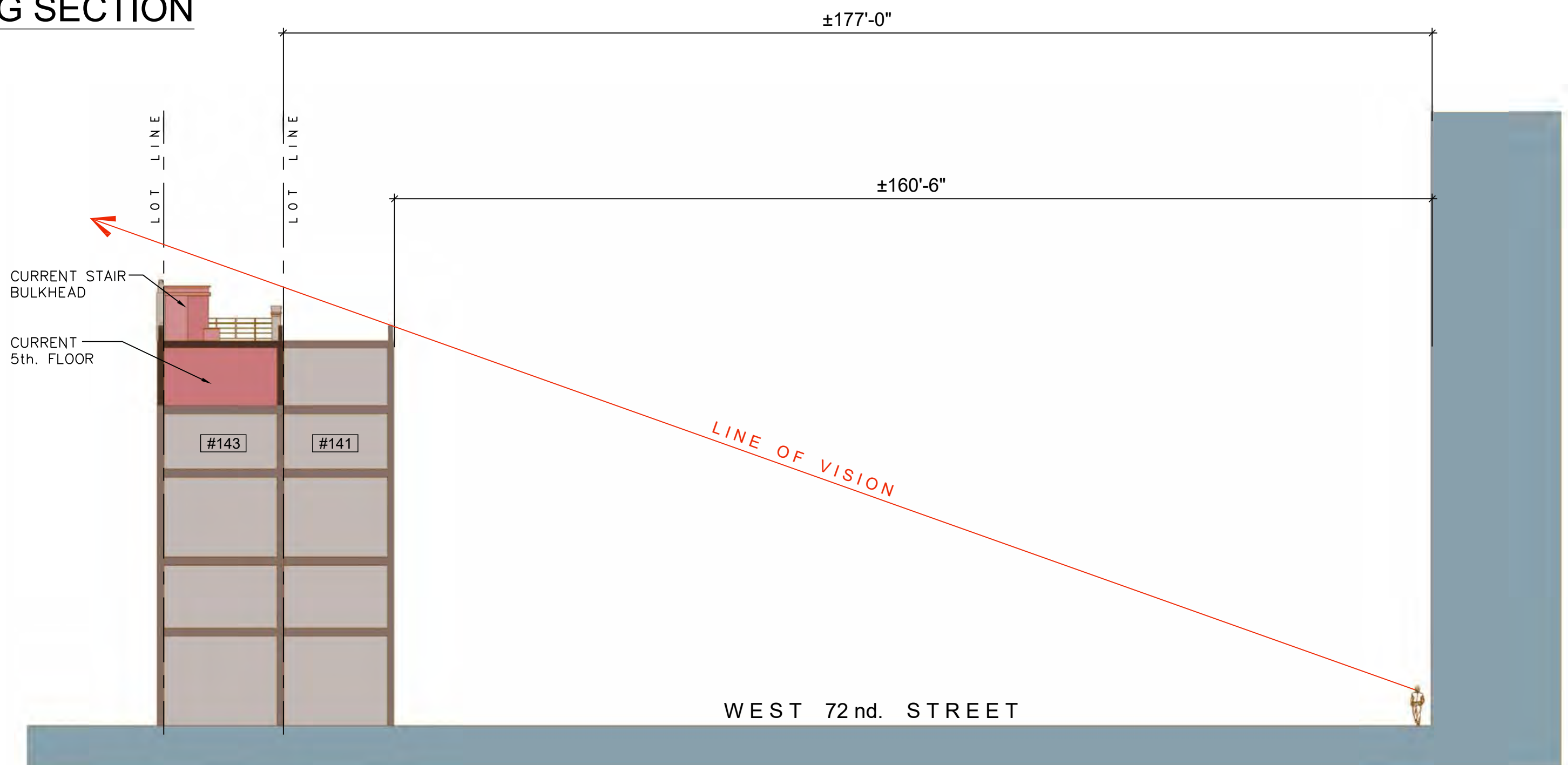
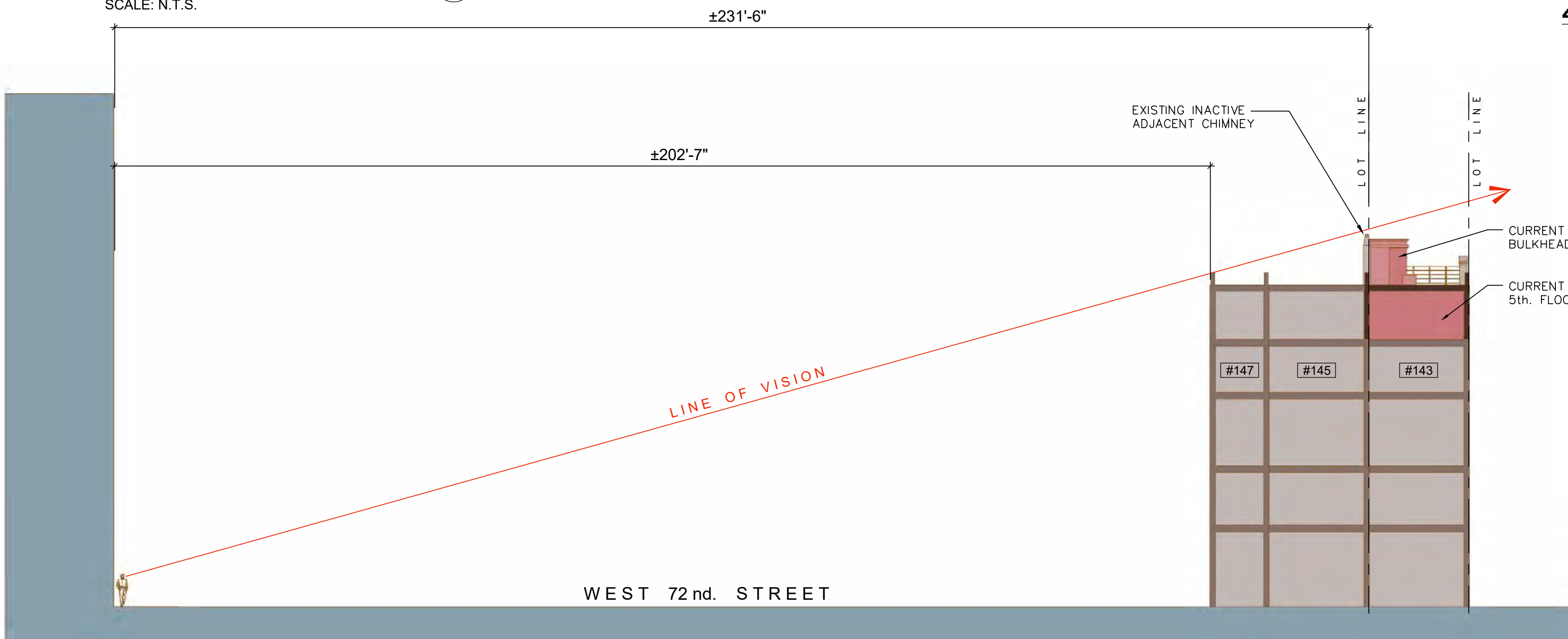
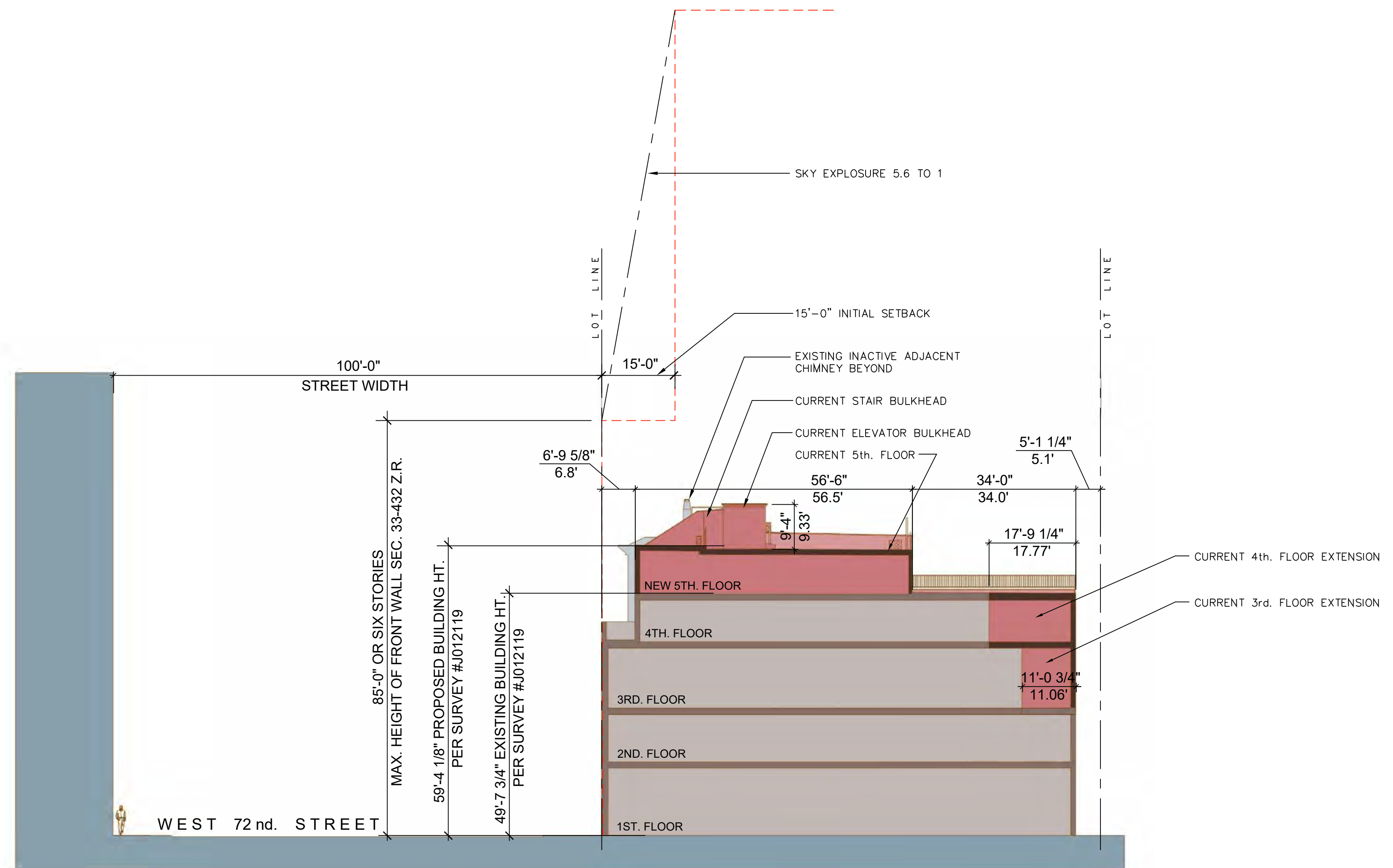
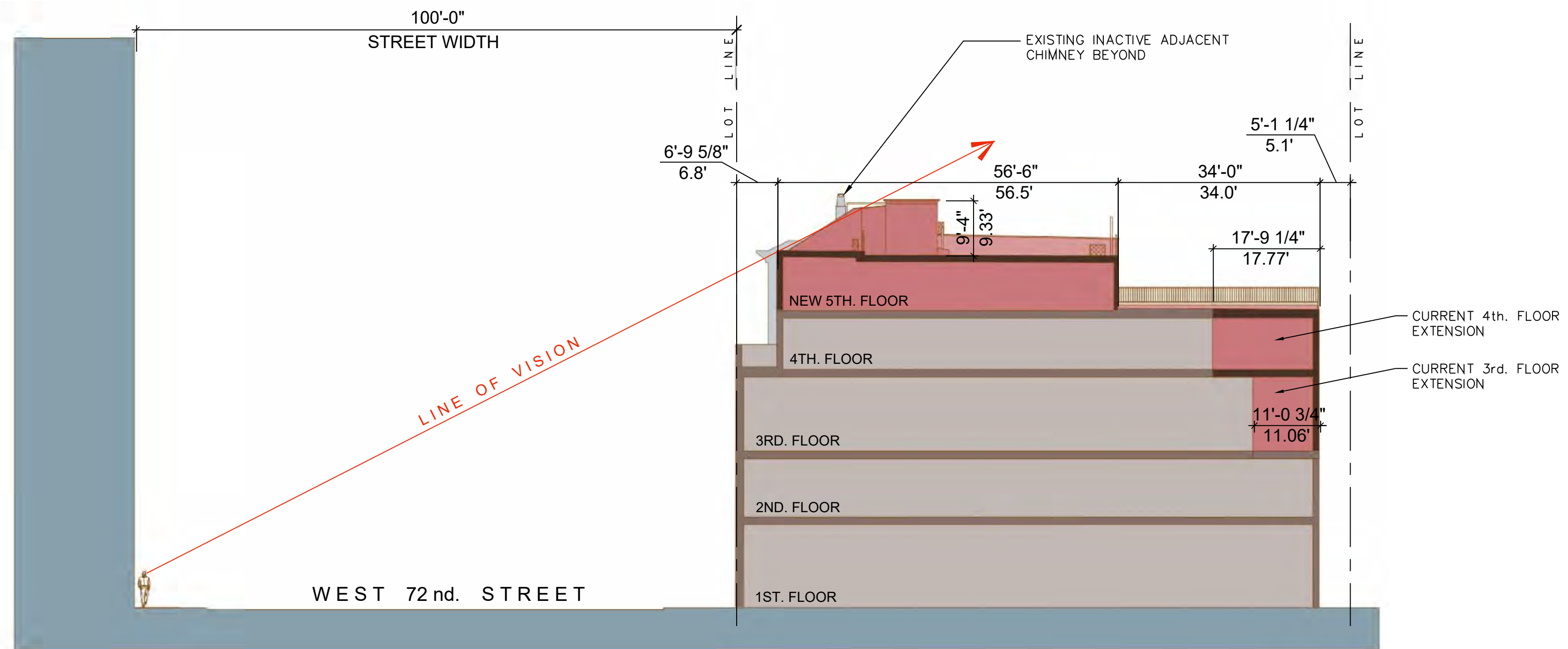
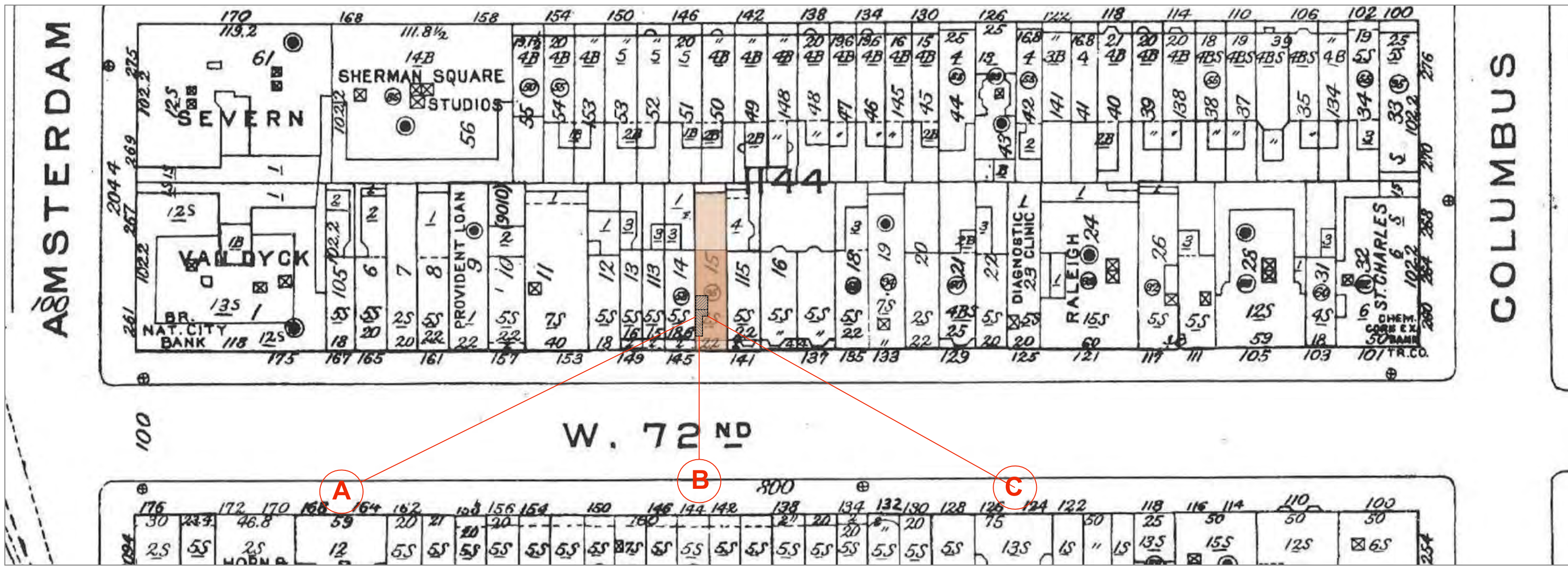


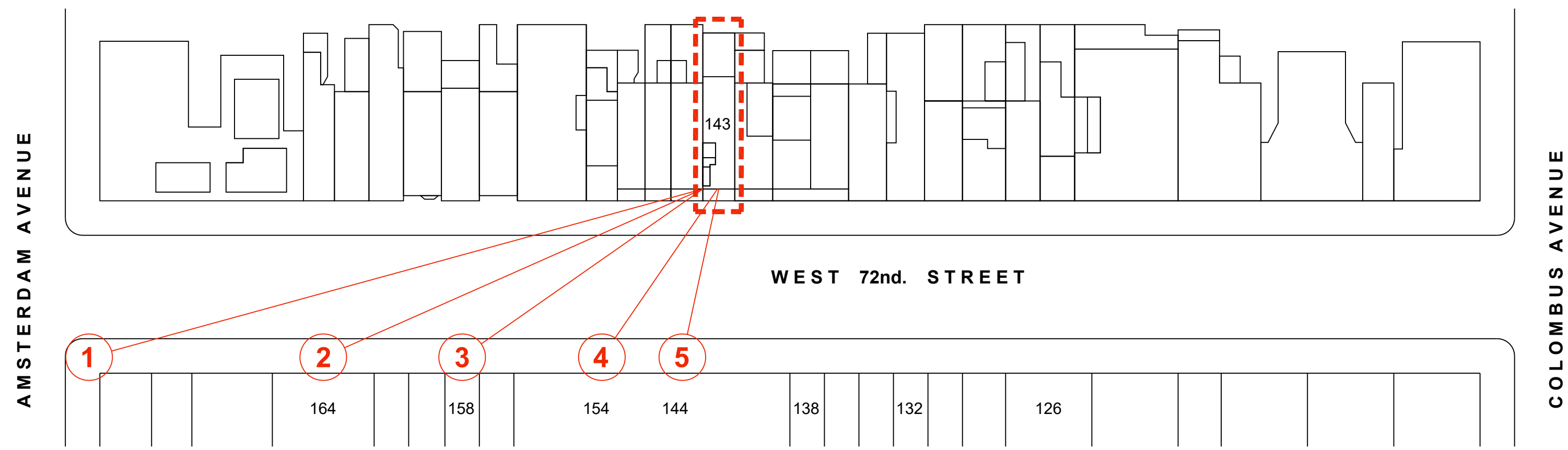
3 PROPOSED REAR ELEVATION  
SCALE: 1/4"=1'-0"

LPC-018.00

DATE:	CADD FILE NO.	18 OF 35
11-15-2022	1935	







CURRENT PHOTO #1 08/18/2021



CURRENT PHOTO #2 08/18/2021



CURRENT PHOTO #3 08/18/2021

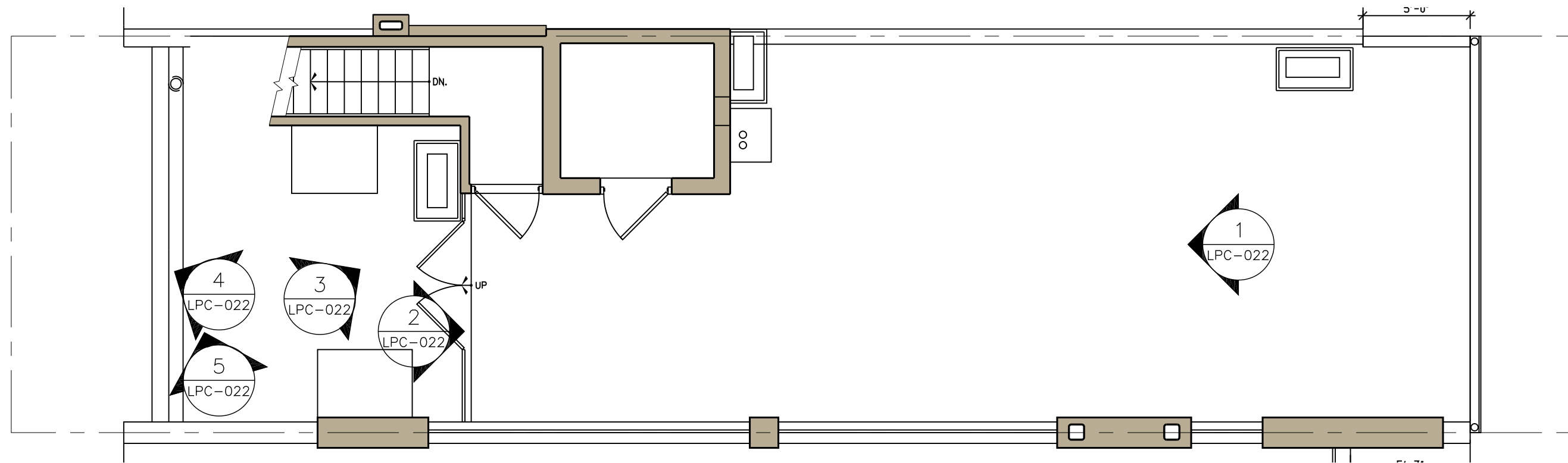


CURRENT PHOTO #4 08/18/2021



CURRENT PHOTO #5 08/18/2021

WEST 72nd. STREET



1 CURRENT ROOF PLAN  
SCALE: 3/16"=1'-0" (5TH. FLOOR ROOF)



ACTUAL CURRENT PHOTO #1 08/18/2021



ACTUAL CURRENT PHOTO #2 08/18/2021



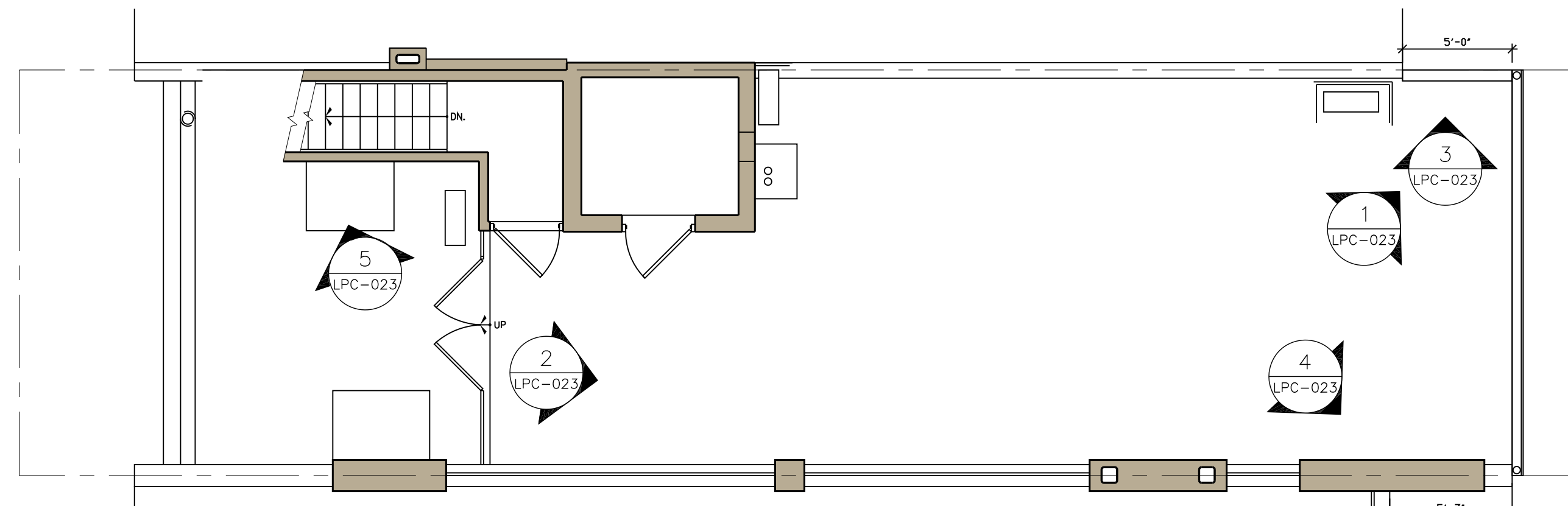
ACTUAL CURRENT PHOTO #3 08/18/2021



ACTUAL CURRENT PHOTO #4 08/18/2021



ACTUAL CURRENT PHOTO #5 08/18/2021



1 CURRENT ROOF PLAN  
 SCALE: 3/16"=1'-0" (5TH. FLOOR ROOF)



ACTUAL CURRENT PHOTO #1 08/18/2021



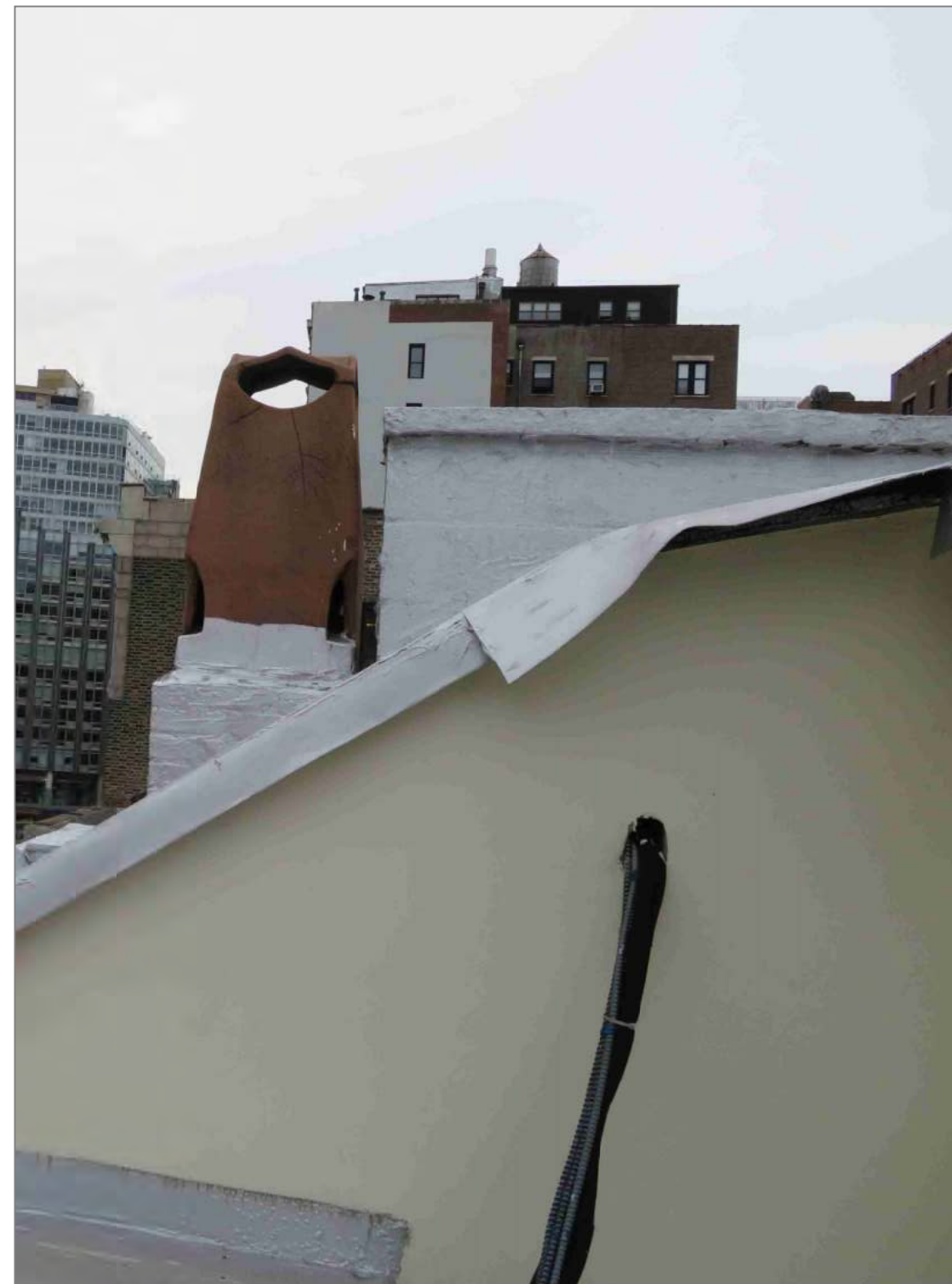
ACTUAL CURRENT PHOTO #2 08/18/2021



ACTUAL CURRENT PHOTO #3 08/18/2021

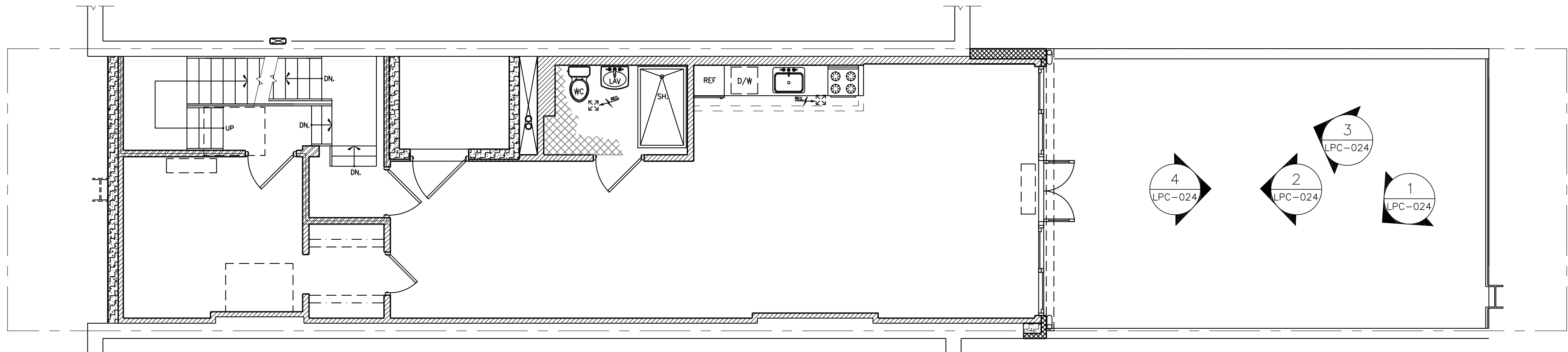


ACTUAL CURRENT PHOTO #4 08/18/2021



ACTUAL CURRENT PHOTO #5 08/18/2021





1 CURRENT FIFTH PLAN  
 SCALE: 3/16"=1'-0"



ACTUAL CURRENT PHOTO #1 08/18/2021



ACTUAL CURRENT PHOTO #2 08/18/2021



ACTUAL CURRENT PHOTO #3 08/18/2021



ACTUAL CURRENT PHOTO #4 08/18/2021



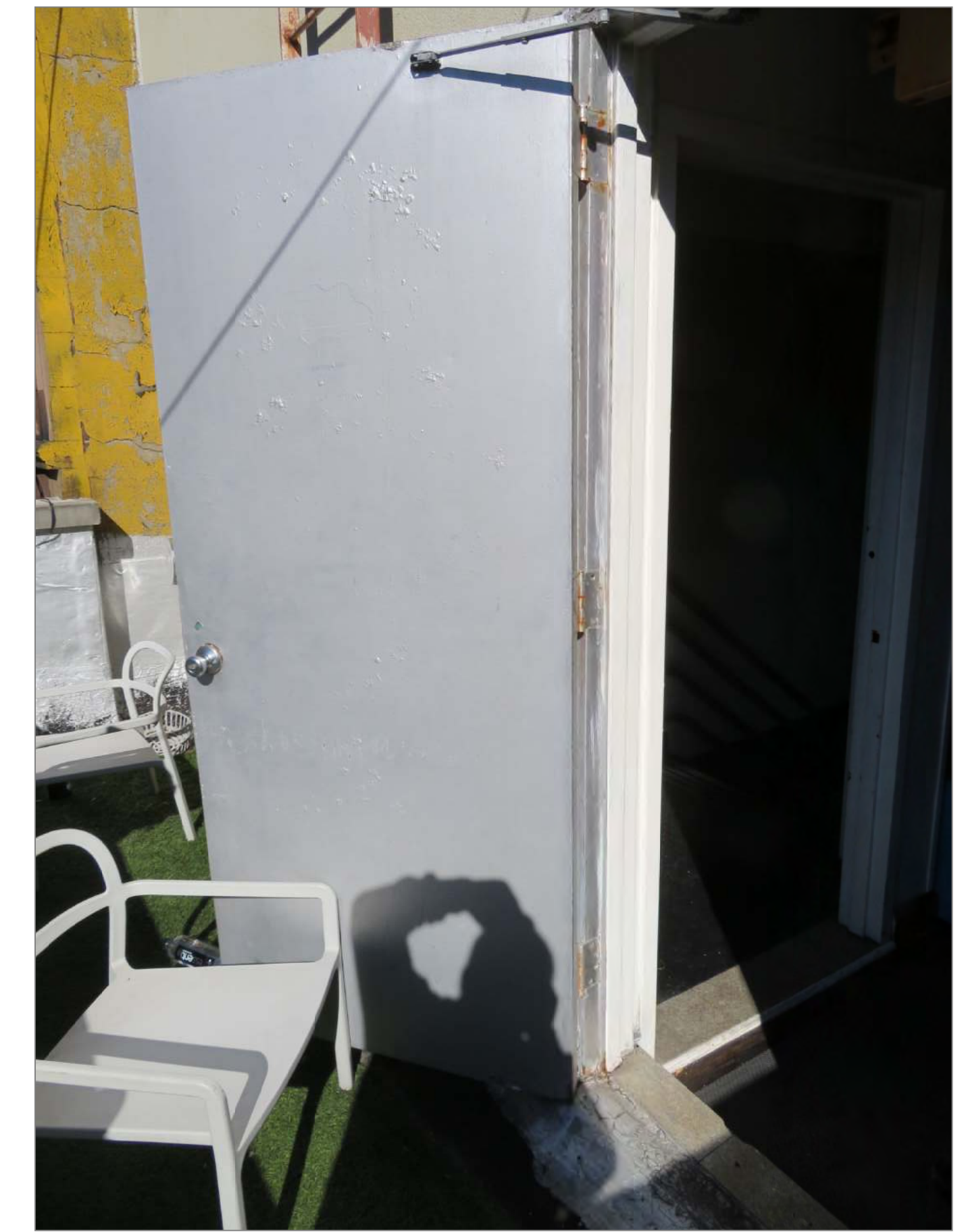
ACTUAL CURRENT PHOTO #1 10/22/2021



ACTUAL CURRENT PHOTO #2 10/22/2021



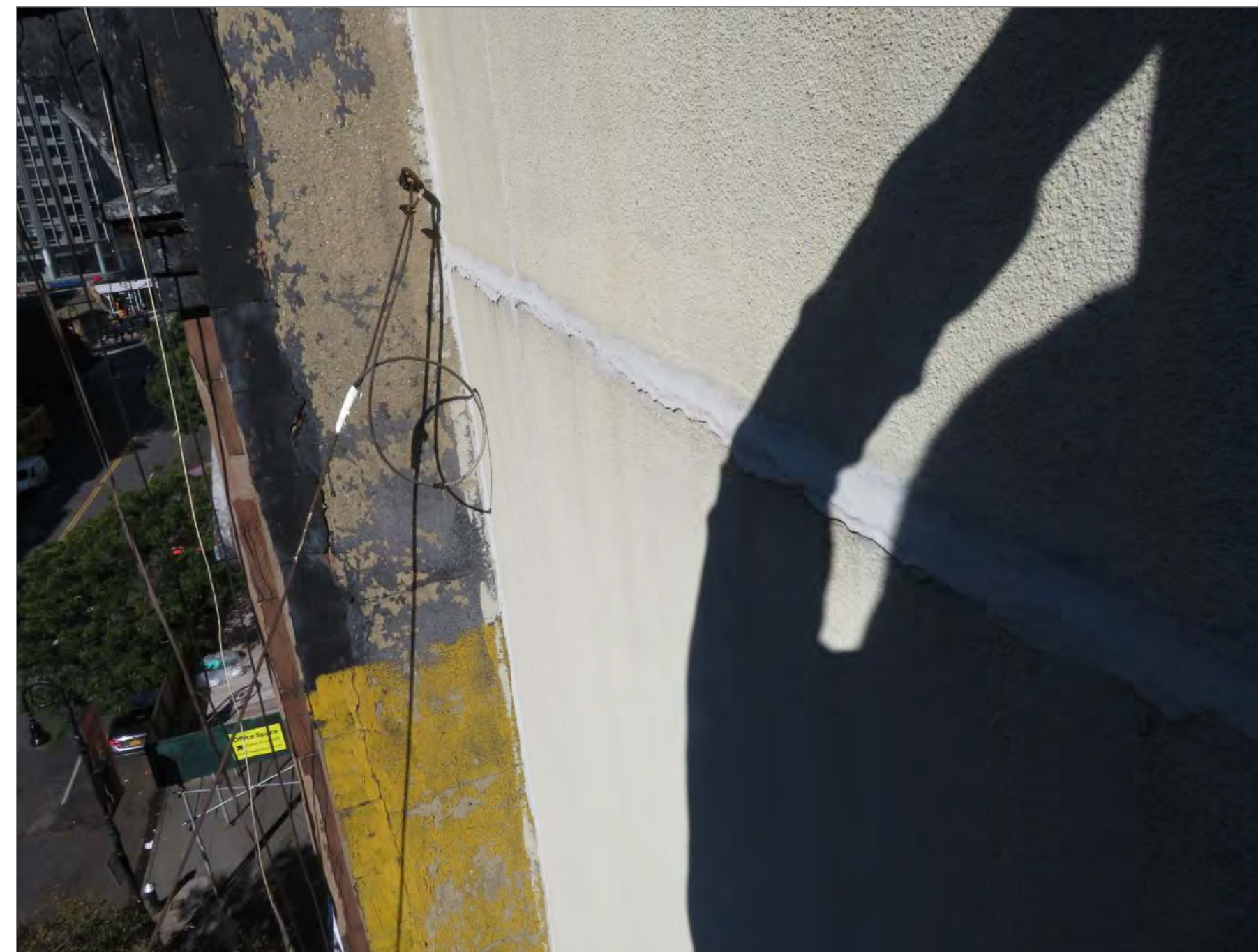
ACTUAL CURRENT PHOTO #3 10/22/2021



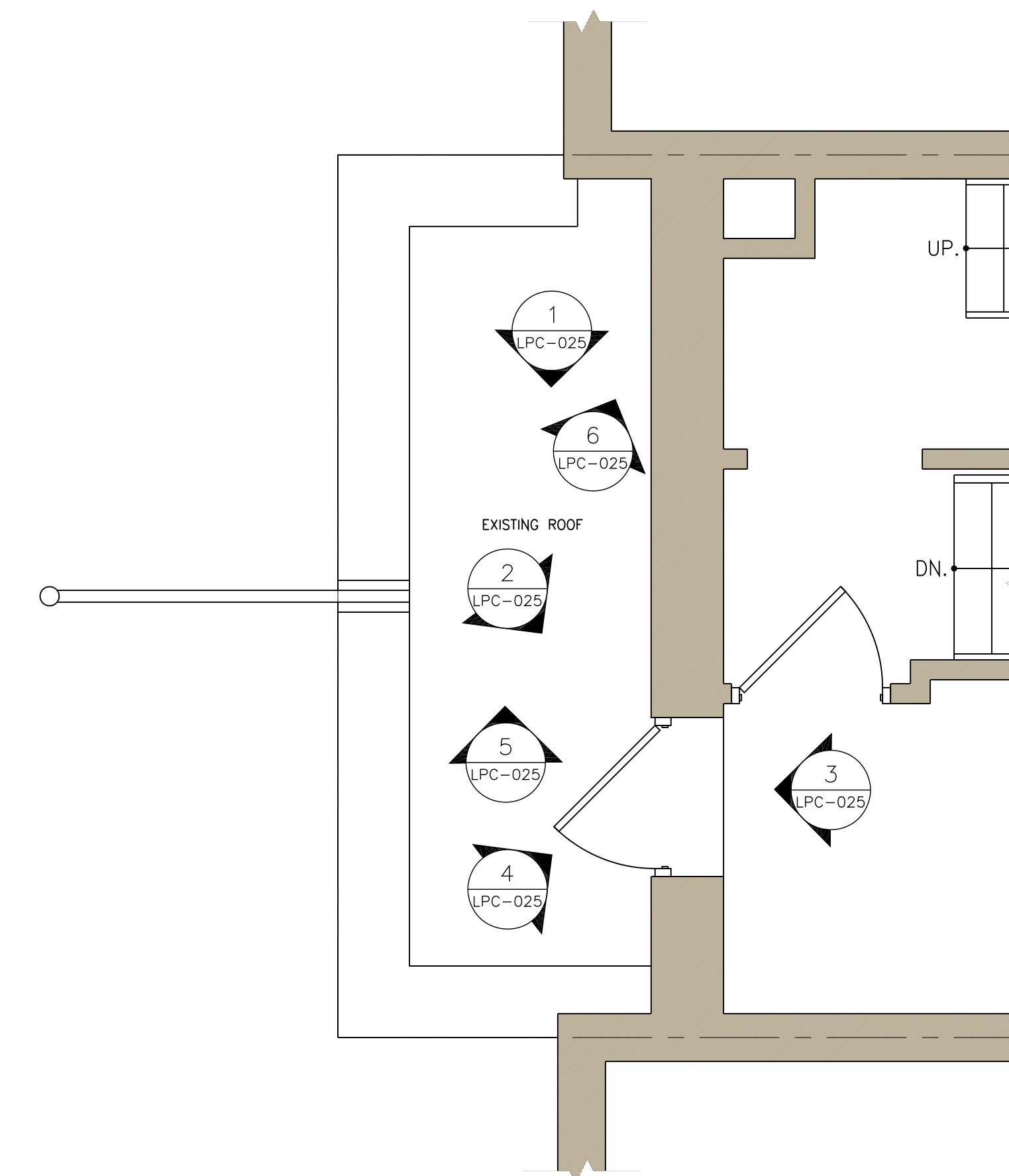
ACTUAL CURRENT PHOTO #4 10/22/2021



ACTUAL CURRENT PHOTO #5 10/22/2021



ACTUAL CURRENT PHOTO #6 10/22/2021



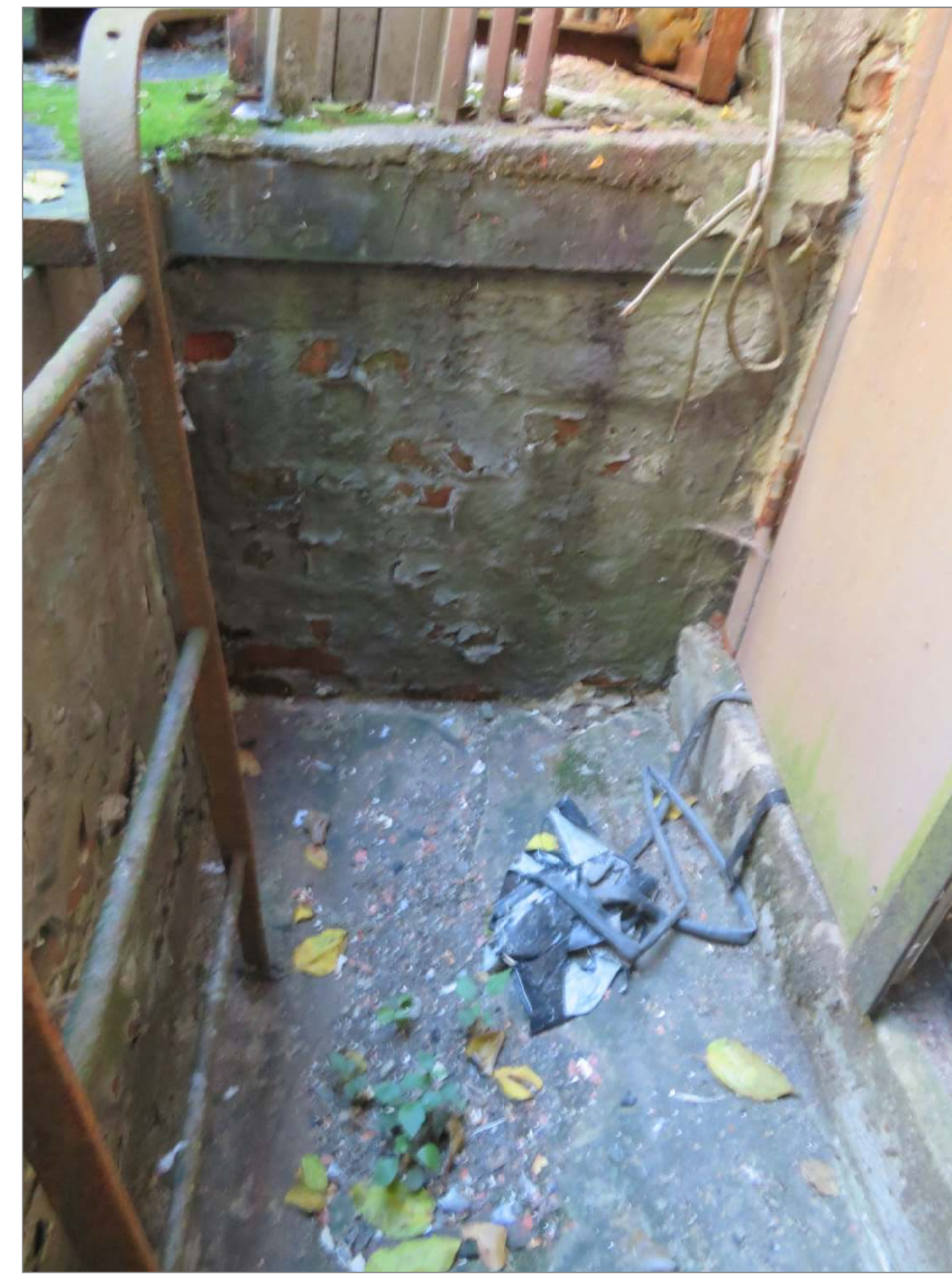
1 PORTION OF CURRENT FOURTH FLOOR PLAN  
SCALE: 1/4"=1'-0"



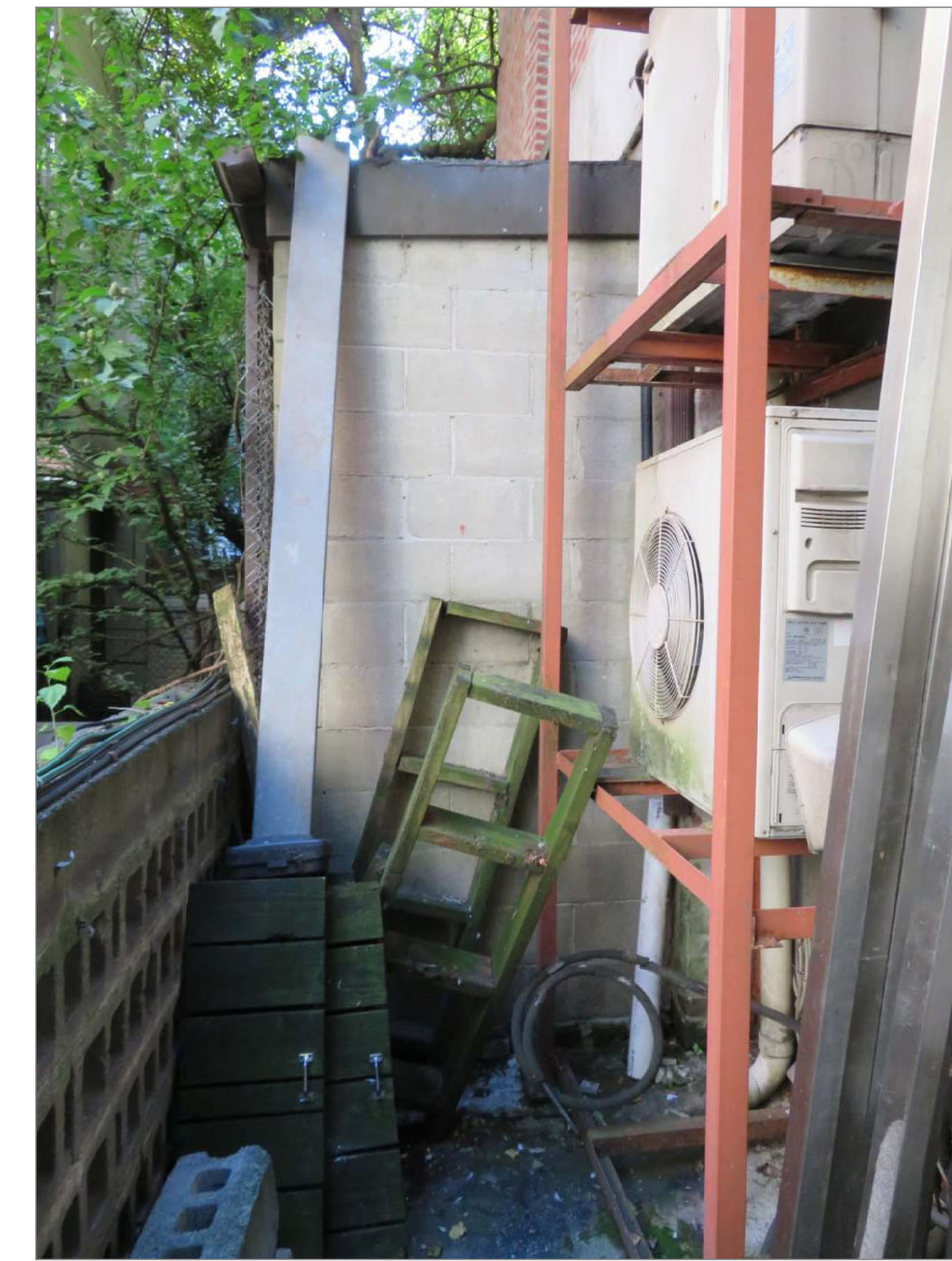
ACTUAL CURRENT PHOTO #1 10/22/2021



ACTUAL CURRENT PHOTO #2 10/22/2021



ACTUAL CURRENT PHOTO #3 10/22/2021



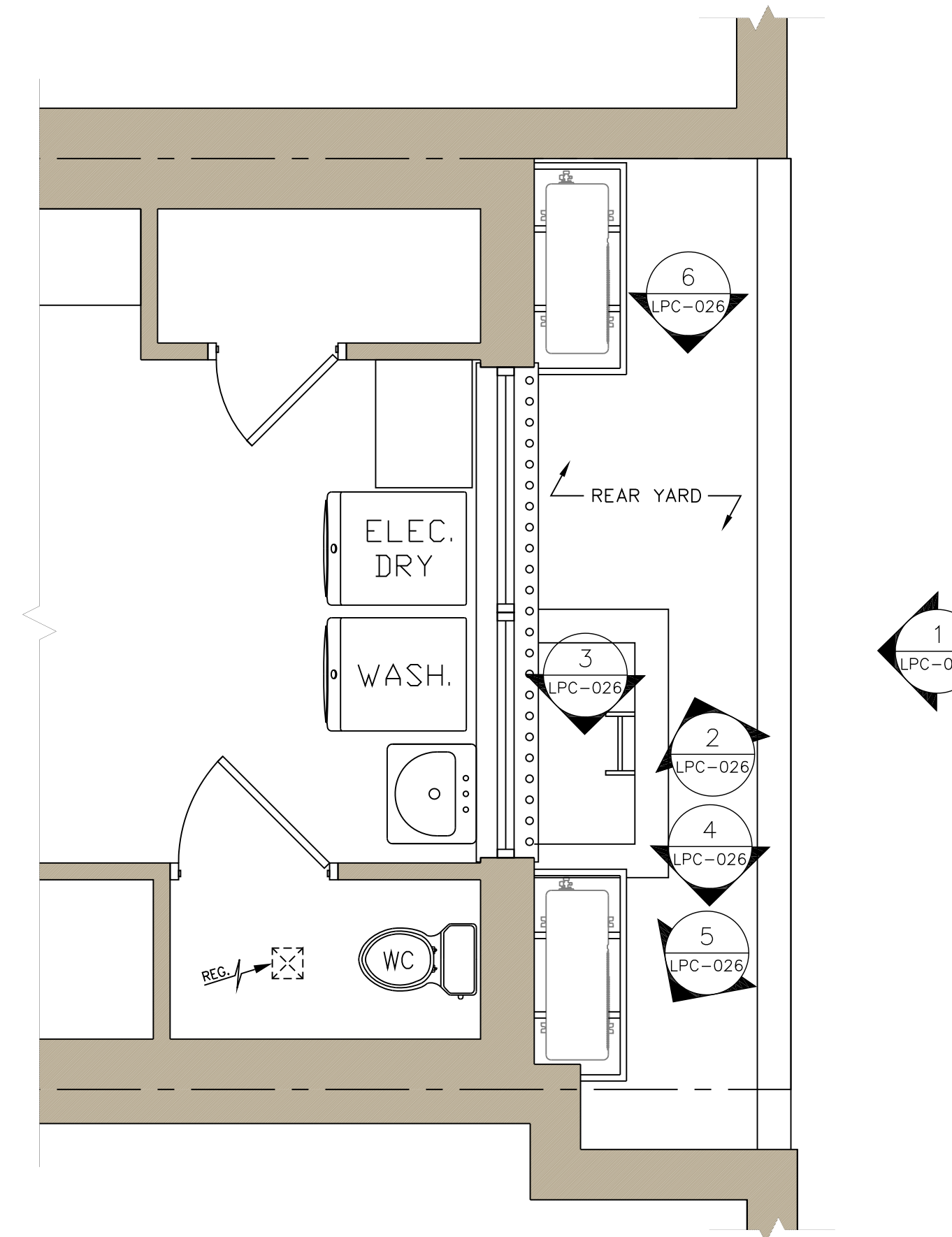
ACTUAL CURRENT PHOTO #4 10/22/2021



ACTUAL CURRENT PHOTO #5 10/22/2021

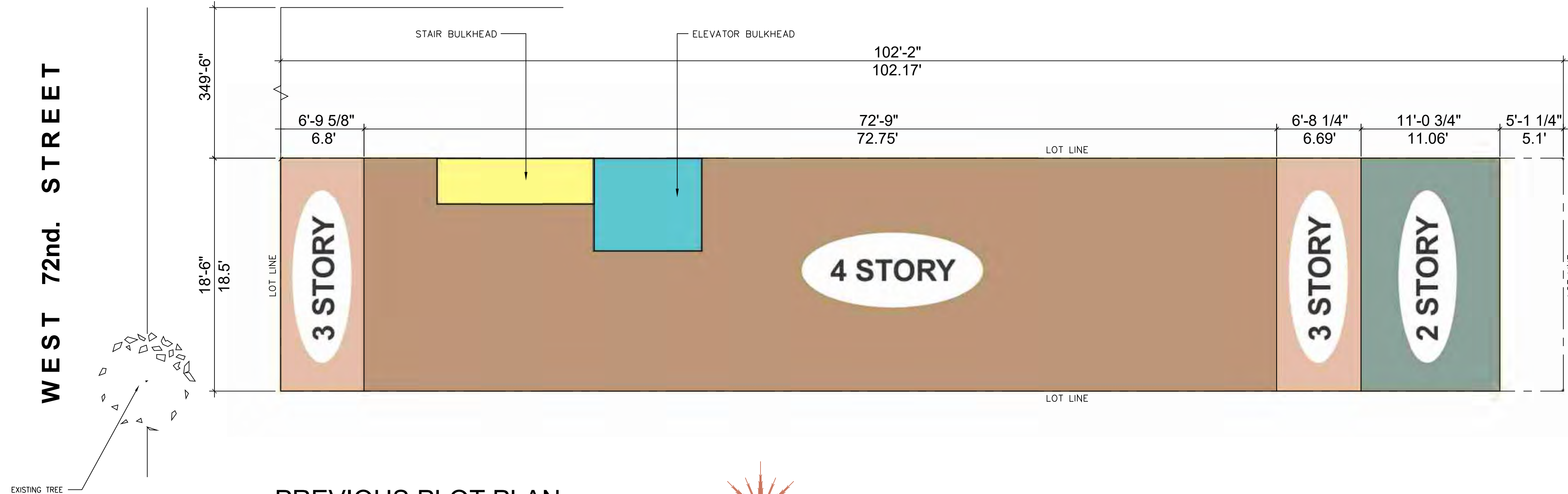


ACTUAL CURRENT PHOTO #6 10/22/2021



1  
LPC-026  
PORTION OF CURRENT FIRST FLOOR PLAN  
SCALE: 3/8"=1'-0"

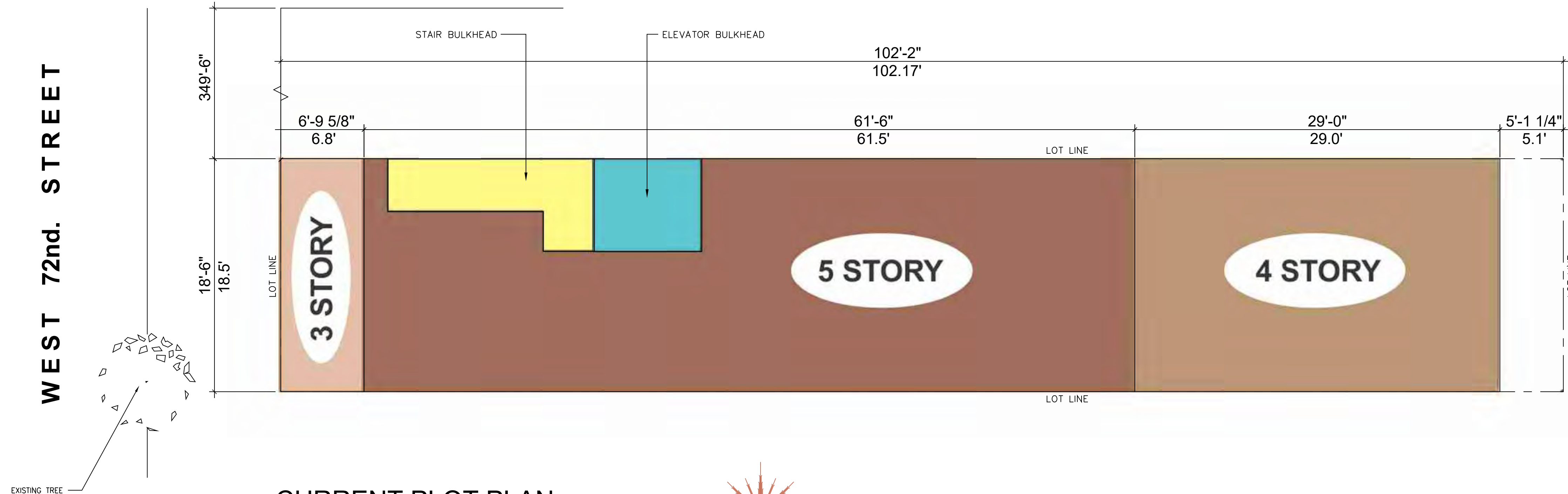
**AMSTERDAM AVENUE**



**PREVIOUS PLOT PLAN**

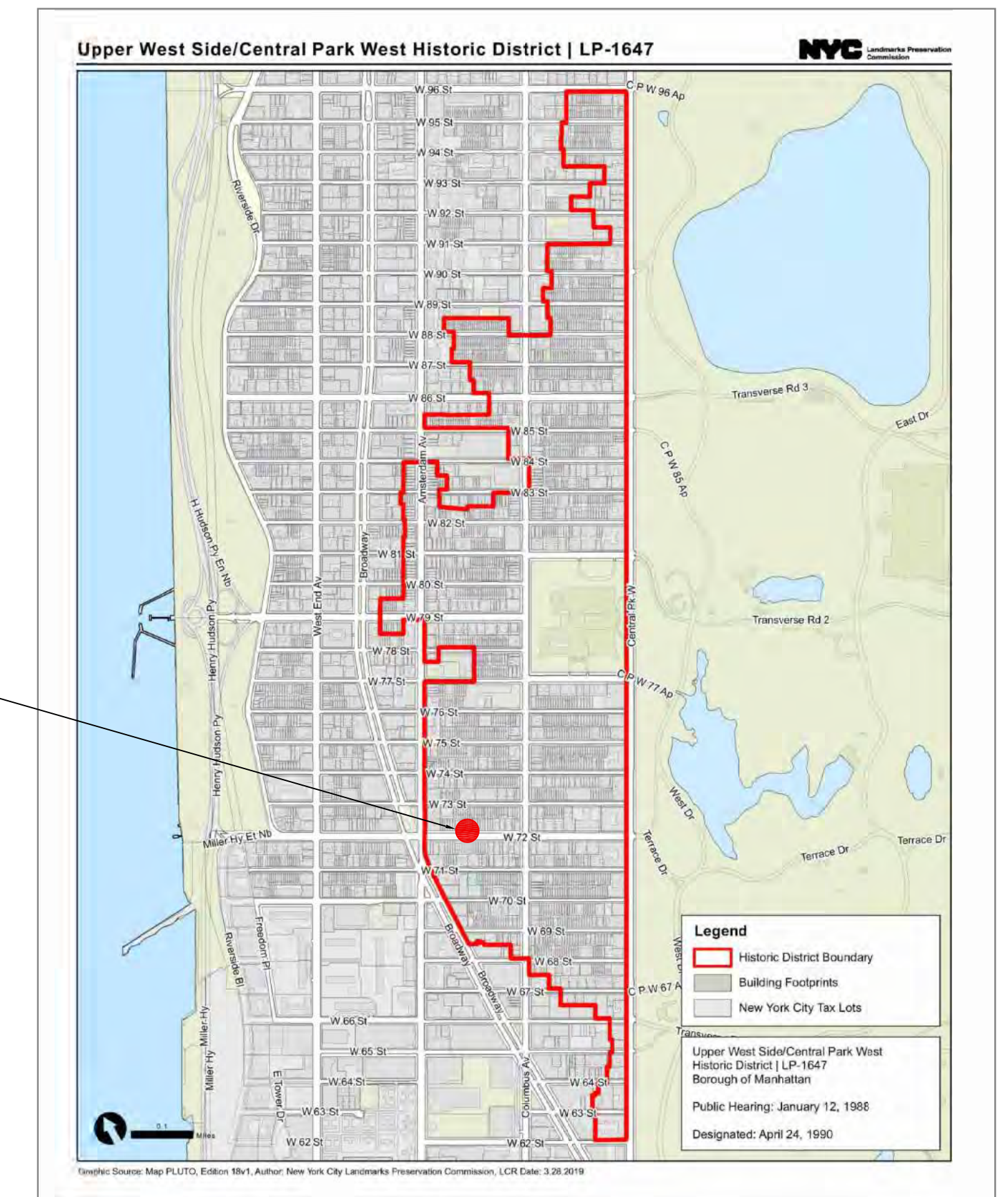
BLOCK: 1144      ZONE: C4-6A  
 LOT: 15      MAP: 5c  
 HEIGHT: 4 STORIES      COMMUNITY BD. No. : 107  
 OCCUPANCY: COMMERCIAL

**AMSTERDAM AVENUE**



**CURRENT PLOT PLAN**

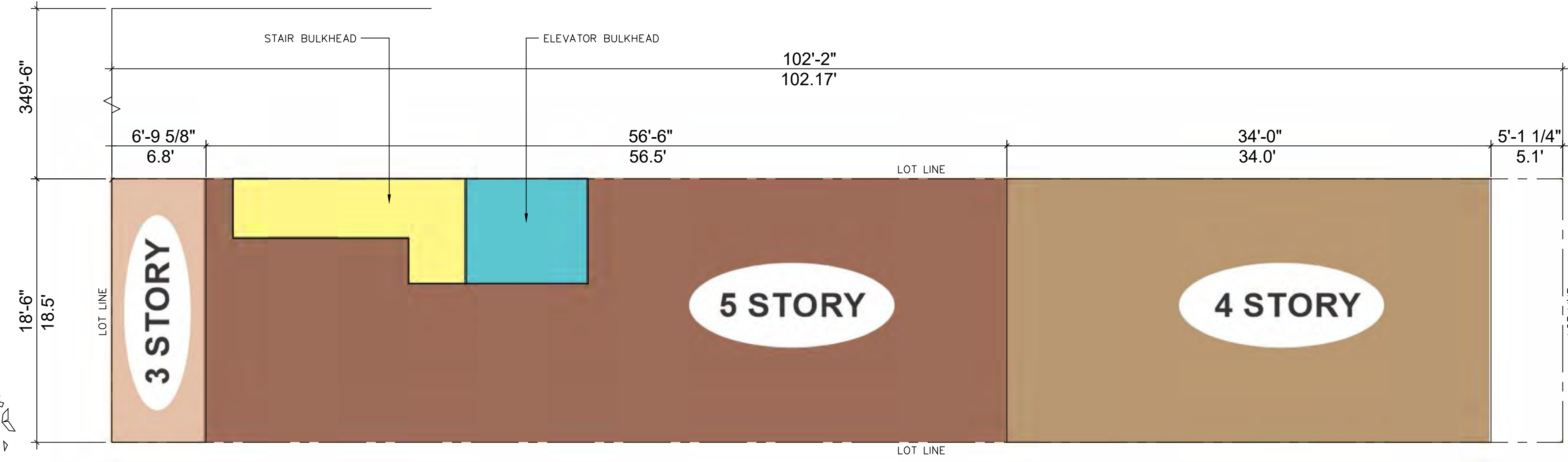
BLOCK: 1144      ZONE: C4-6A  
 LOT: 15      MAP: 5c  
 HEIGHT: 5 STORIES      COMMUNITY BD. No. : 107  
 OCCUPANCY: COMMERCIAL



**LANDMARK MAP**

**AMSTERDAM AVENUE**

**WEST 72nd. STREET**

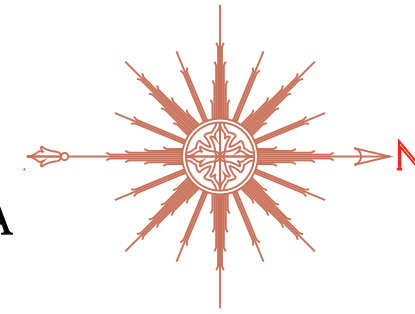


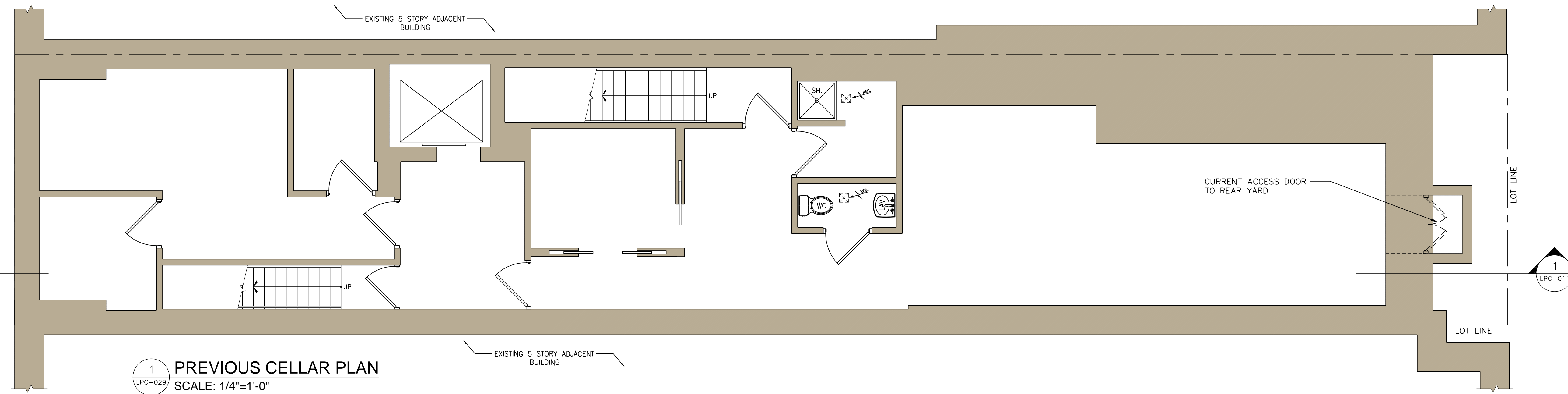
EXISTING TREE

**PROPOSED PLOT PLAN**

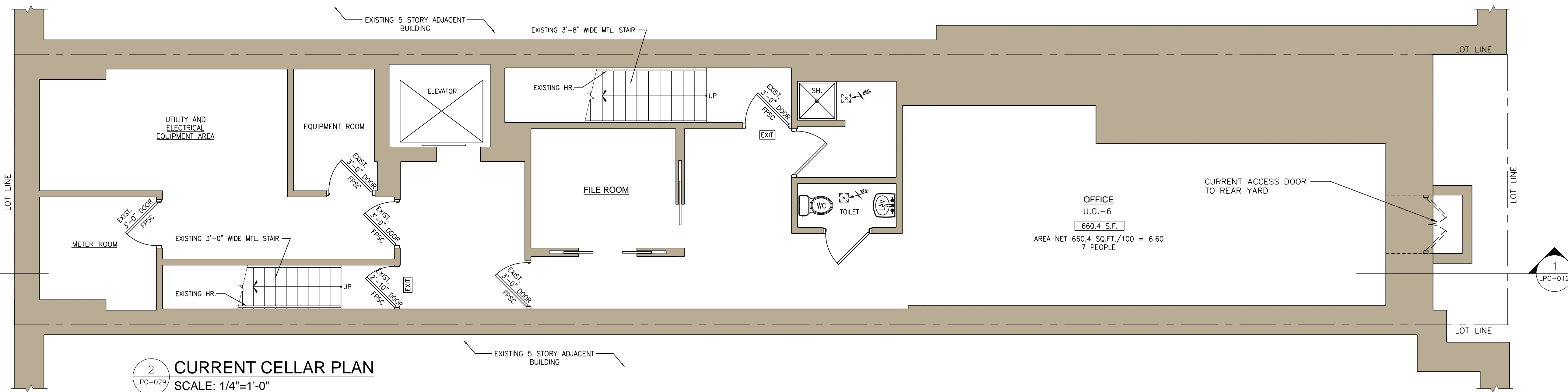
BLOCK: 1144  
 LOT: 15  
 HEIGHT: 5 STORIES  
 OCCUPANCY: COMMERCIAL

ZONE: C4-6A  
 MAP: 5c  
 COMMUNITY BD. No. : 107

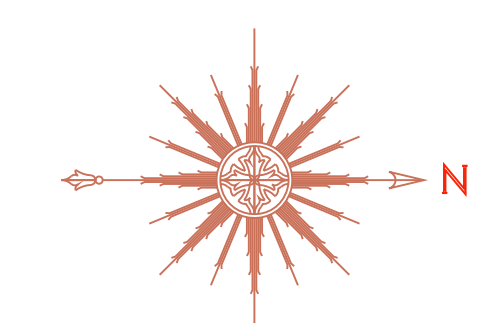




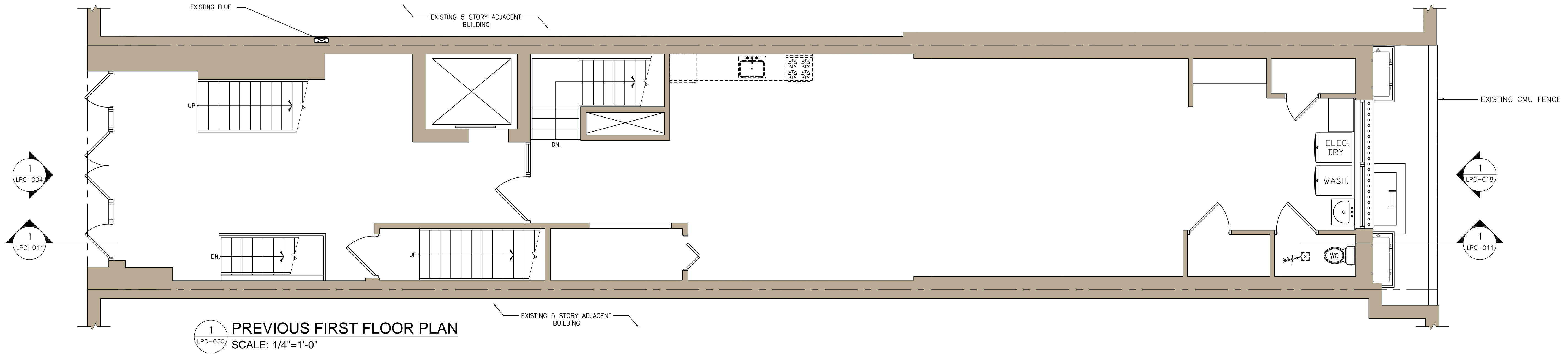
1 PREVIOUS CELLAR PLAN  
SCALE: 1/4"=1'-0"



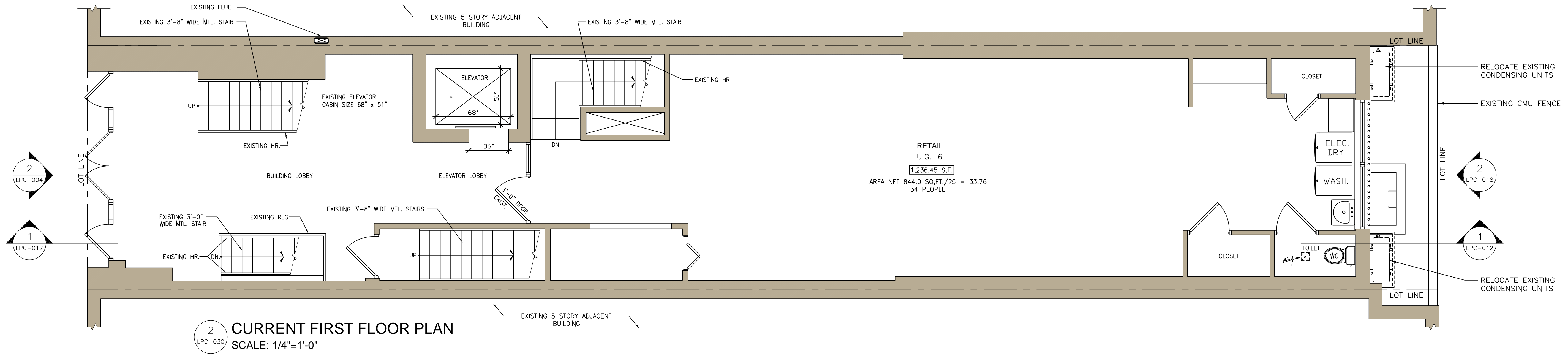
2 CURRENT CELLAR PLAN  
SCALE: 1/4"=1'-0"



**WEST 72nd STREET**

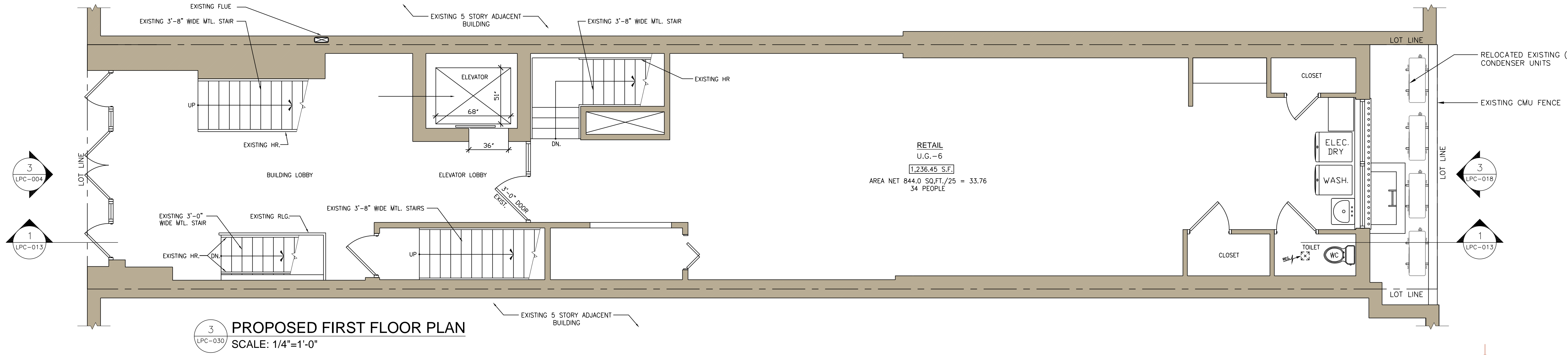


**1 PREVIOUS FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"



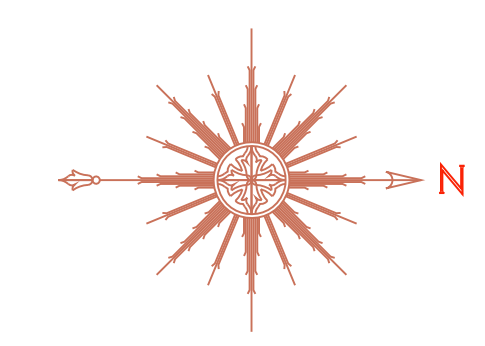
**2 CURRENT FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

RETAIL  
U.G.-6  
1,236.45 S.F.  
AREA NET 844.0 SQ.FT./25 = 33.76  
34 PEOPLE



**3 PROPOSED FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

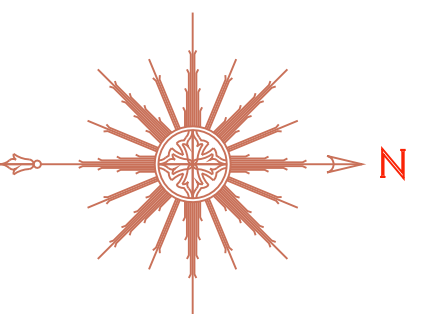
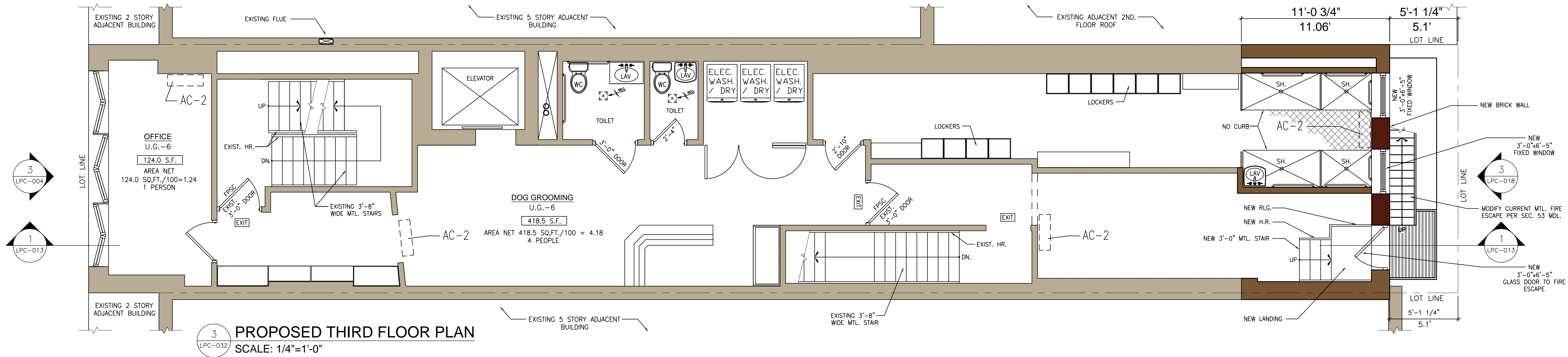
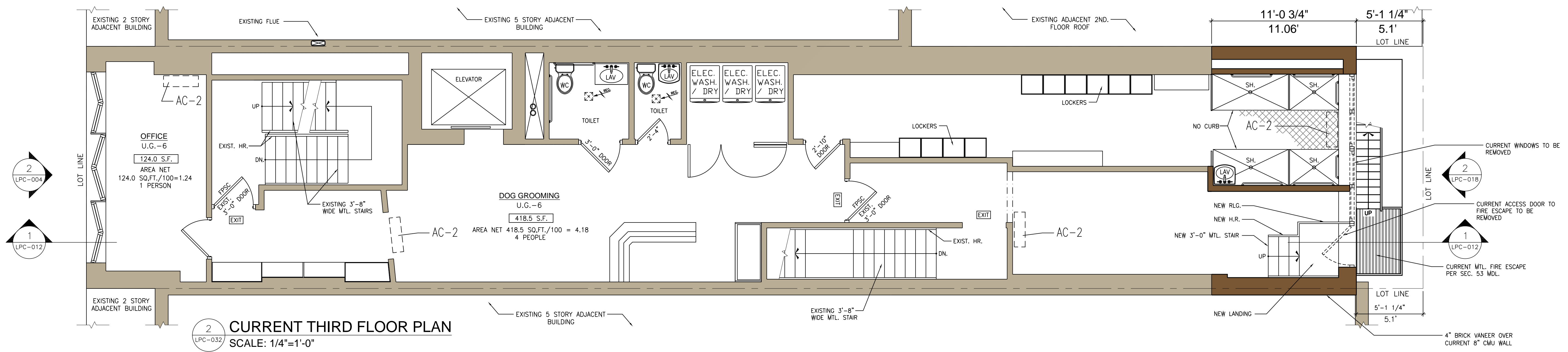
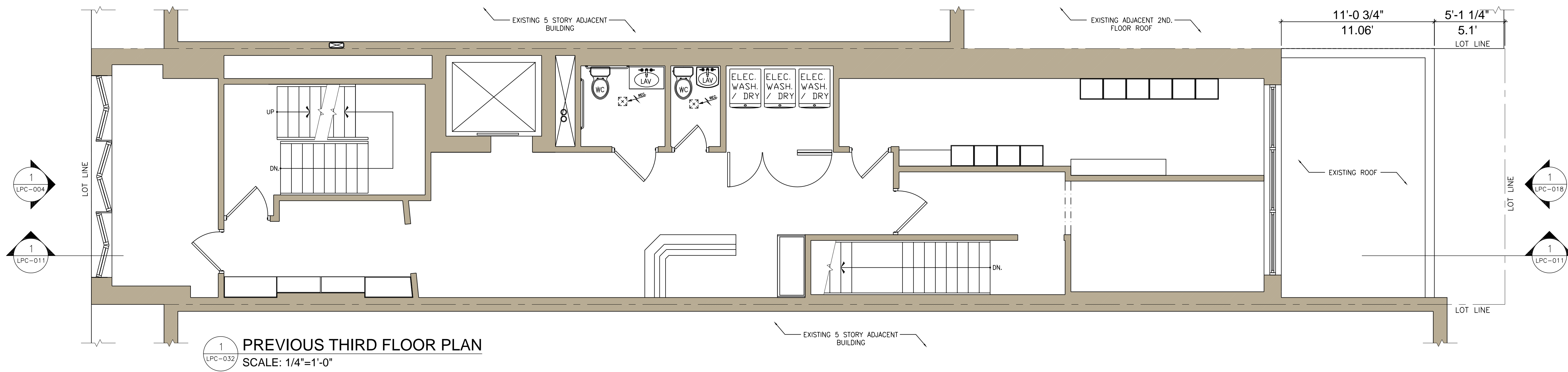
RETAIL  
U.G.-6  
1,236.45 S.F.  
AREA NET 844.0 SQ.FT./25 = 33.76  
34 PEOPLE





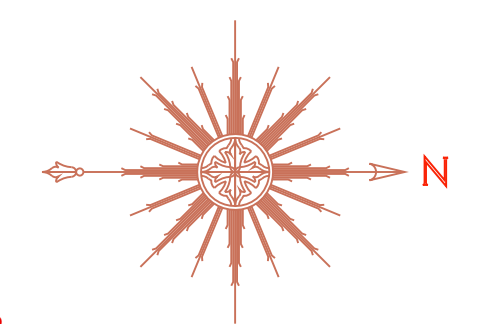
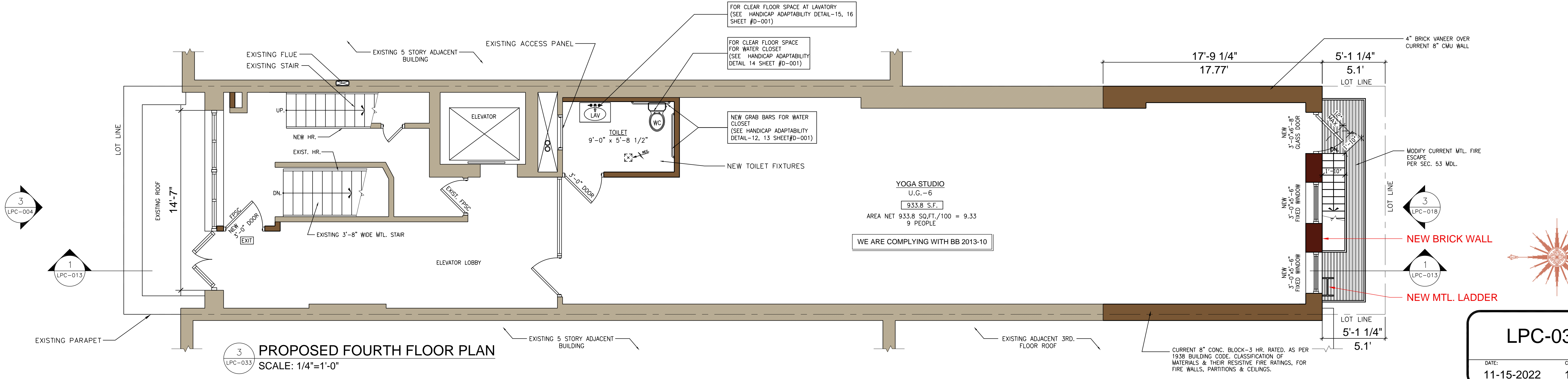
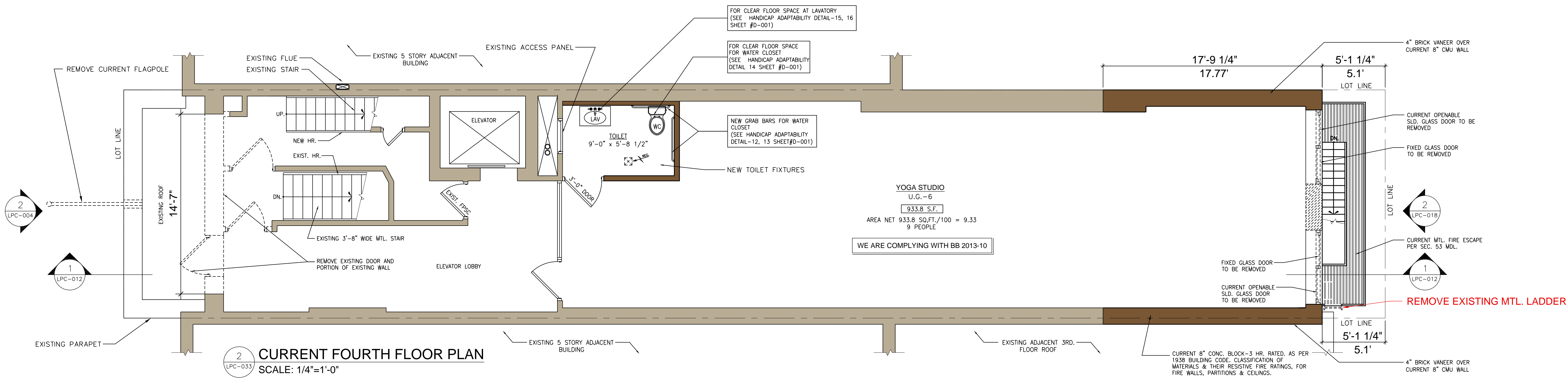
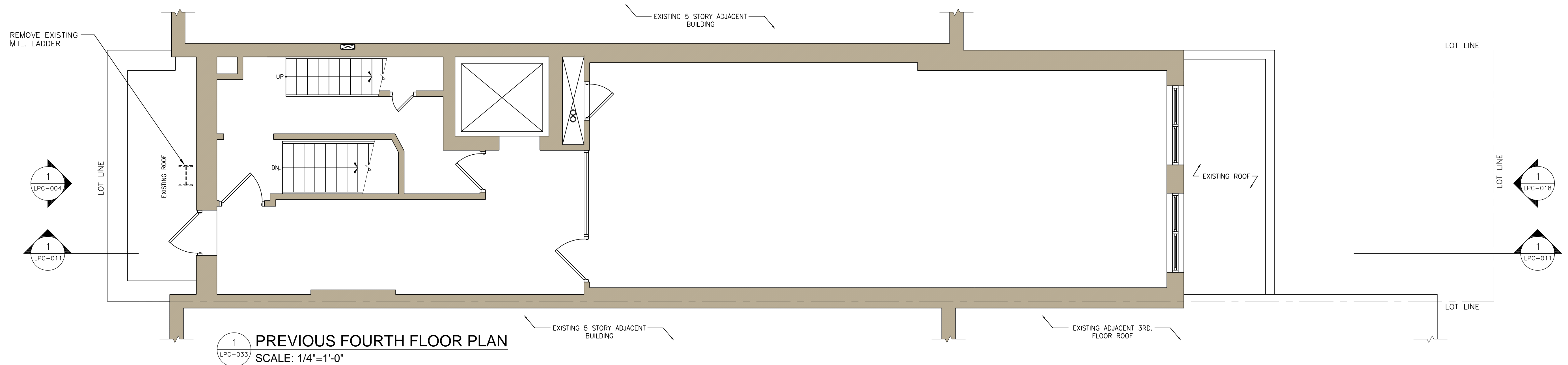


WEST 72nd. STREET



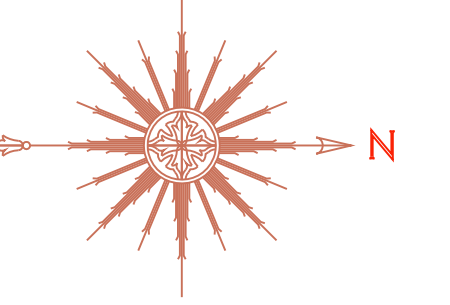
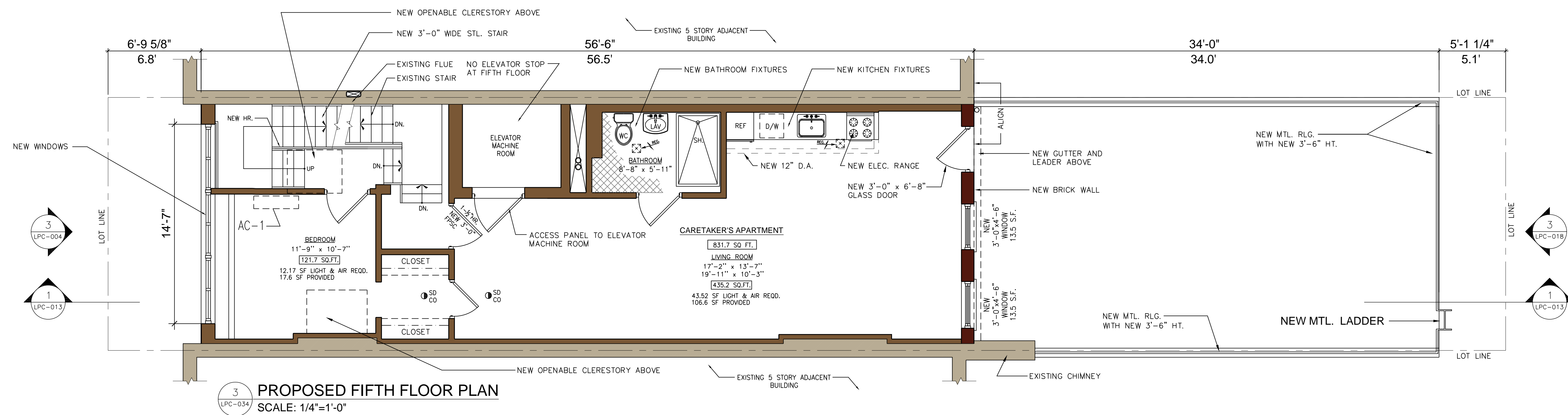
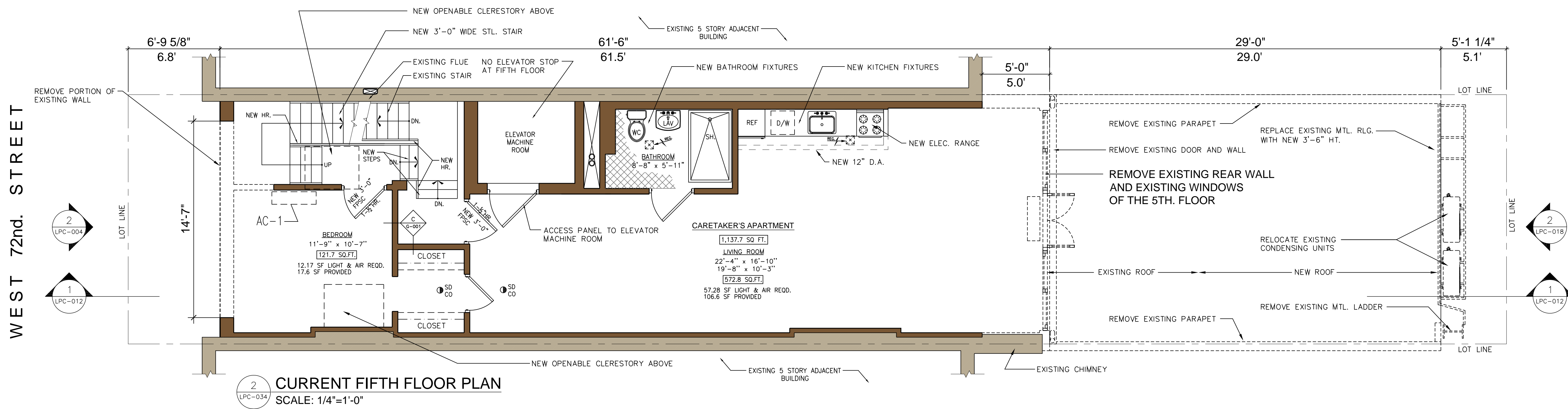
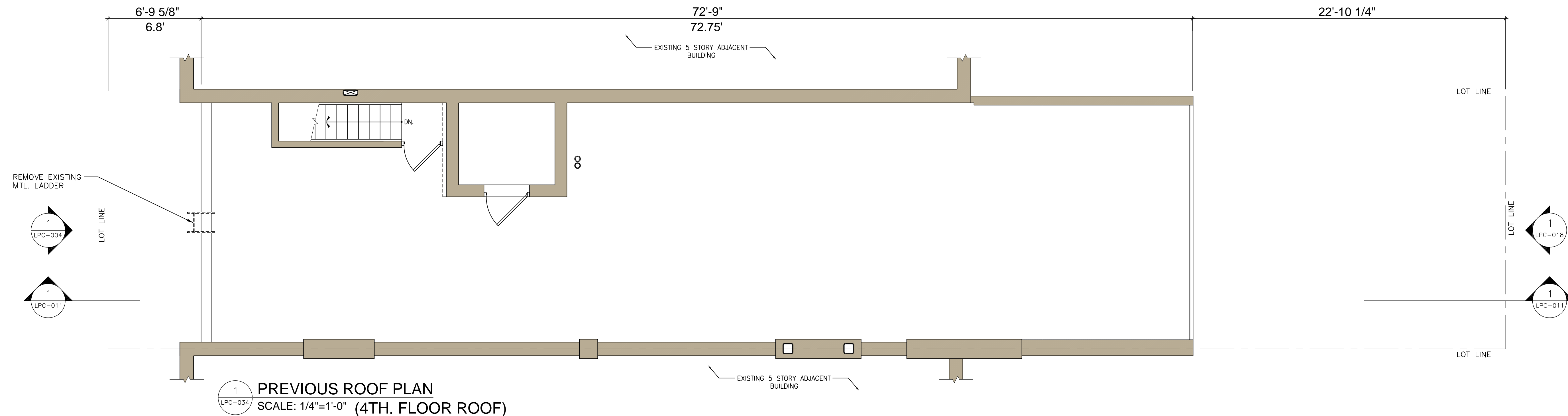
<b>LPC-032.00</b>		
DATE: 11-15-2022	CADD FILE NO. 1935	32 OF 35

WEST 72nd. STREET



**LPC-033.00**

DATE:	CADD FILE NO.	33 OF 35
11-15-2022	1935	

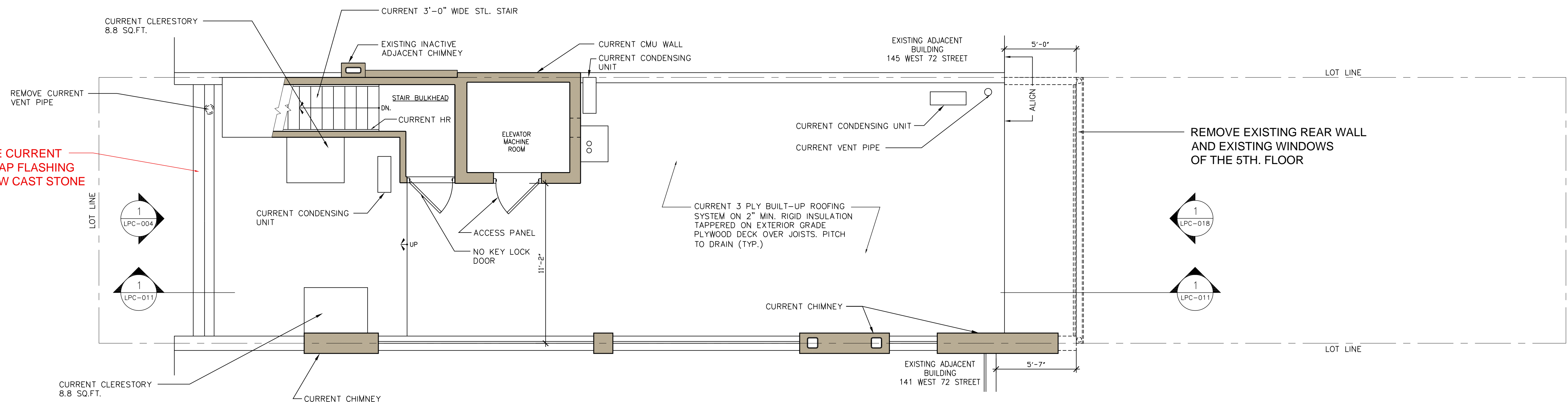


**LPC-034.00**

DATE: 11-15-2022	CADD FILE NO. 1935	34 OF 35
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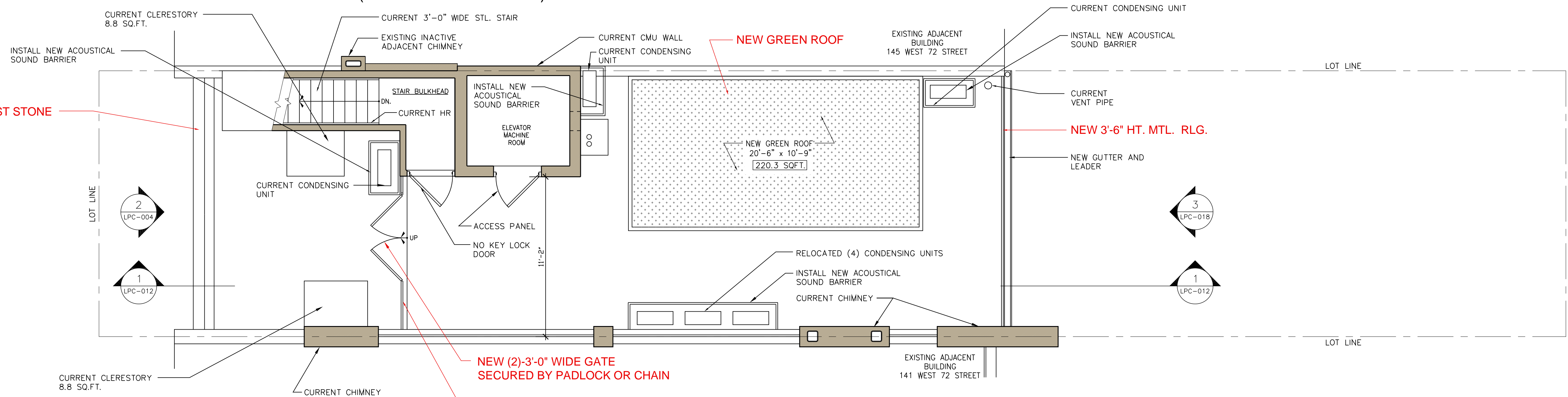
WEST 72nd. STREET

REPLACE CURRENT METAL CAP FLASHING WITH NEW CAST STONE COPING

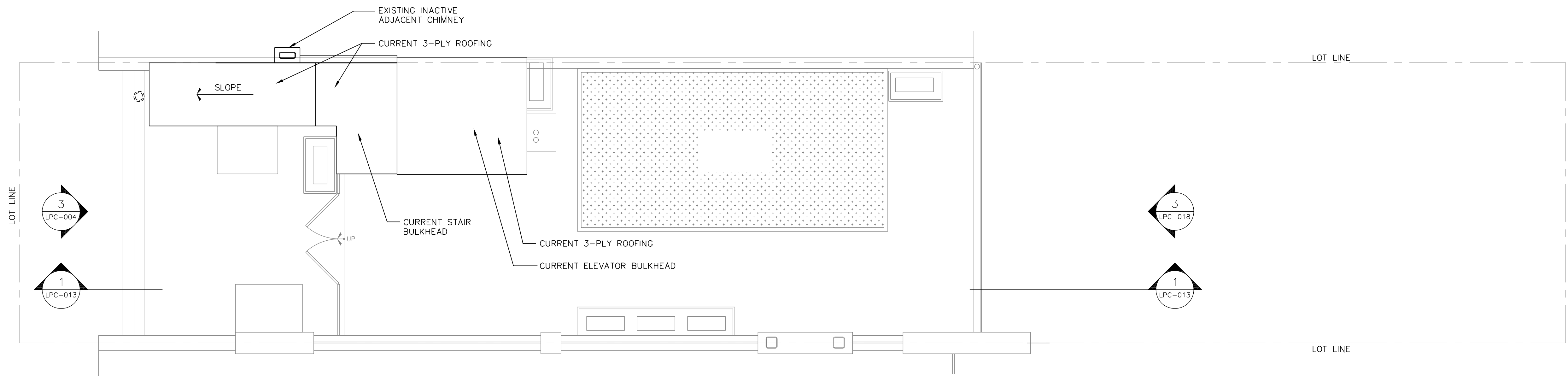


1 CURRENT ROOF PLAN SCALE: 1/4"=1'-0" (ROOF OF 5TH. FLOOR)

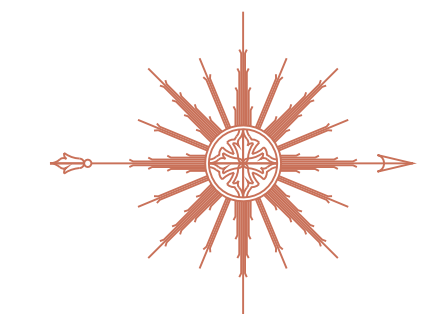
NEW CAST STONE COPING



2 PROPOSED ROOF PLAN SCALE: 1/4"=1'-0" (ROOF OF 5TH. FLOOR)



3 PROPOSED BULKHEAD ROOF PLAN SCALE: 1/4"=1'-0"



The current proposal is:

Preservation Department – Item 4, LPC-20-00052

**143 West 72nd Street – Upper West Side/Central Park West**

**Historic District**

**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**