

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-23-04823

1649 Amsterdam Avenue – Hamilton Heights Historic District Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 899 5814 5262

Passcode: 014519

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

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Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

ADAPTIVE REUSE HARRY SIMMONS RESIDENCE 1649 AMSTERDAM AVENUE, NEW YORK, NY 10031



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PROJECT:
**1649 AMSTERDAM
AVENUE**

LOCATION

NEW YORK, NY

MARTINA BACARELLA ARCHITECT

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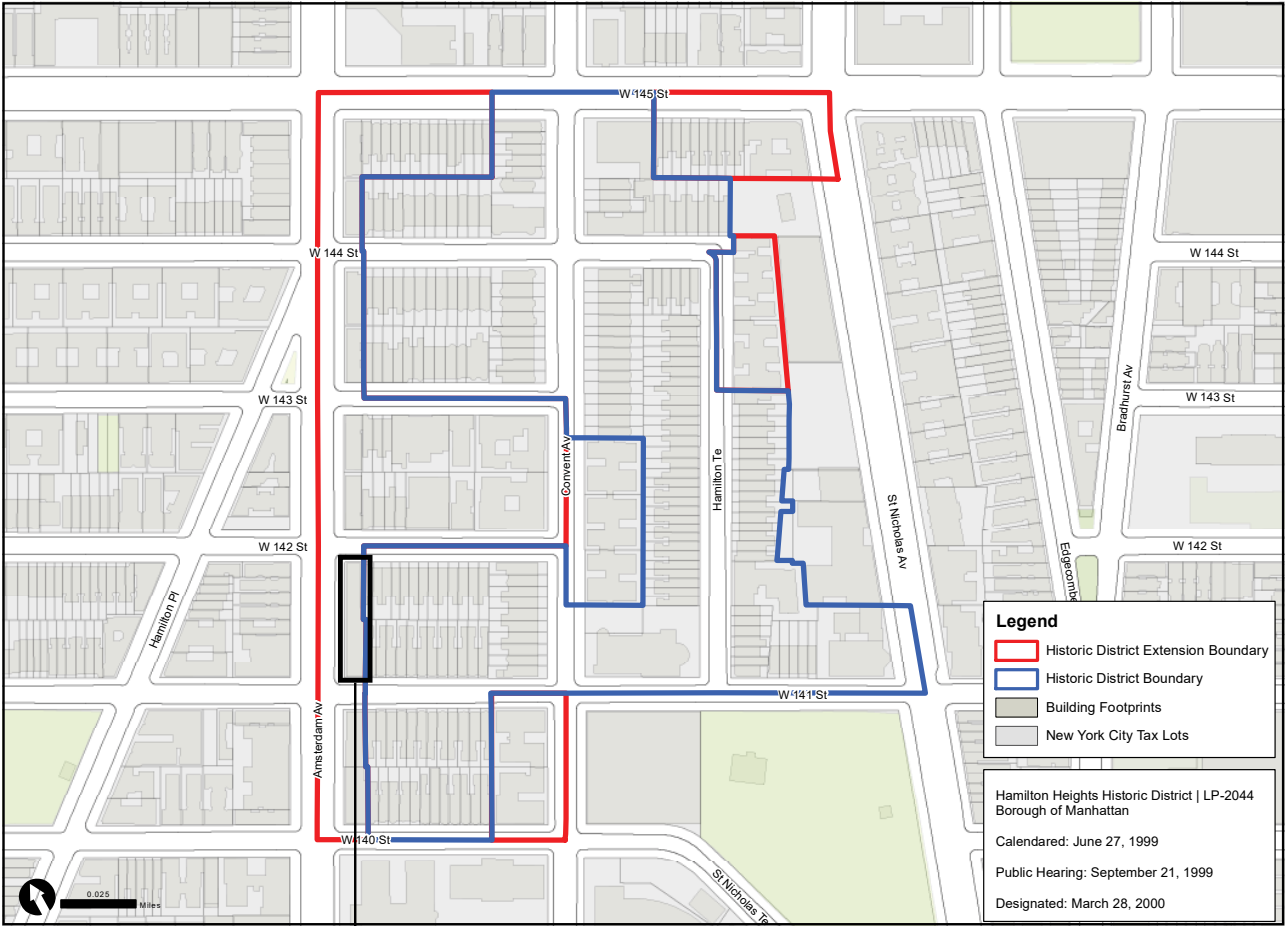
PHONE: (570) 224-1934 EMAIL: MARTINA@ARCH-MB.COM

MBA PROJECT NUMBER: 22009 ISSUED FOR LANDMARKS REVIEW 04-13-2023

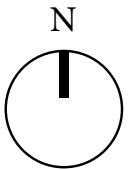
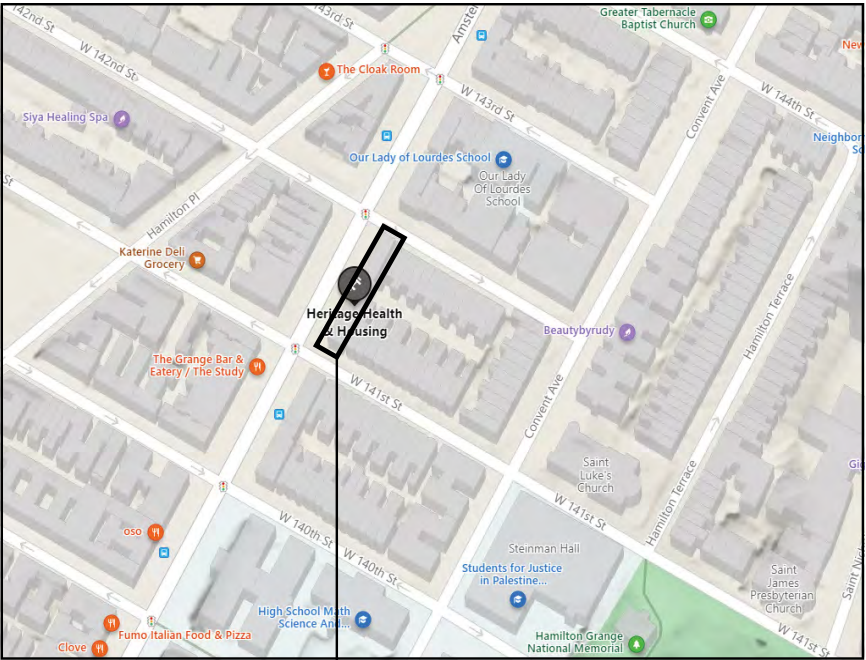
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HAMILTON HEIGHTS HISTORIC DISTRICT



SITE LOCATION



SITE LOCATION



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LANDMARK DISTRICT AND SITE LOCATION



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EXISTING WEST ELEVATION



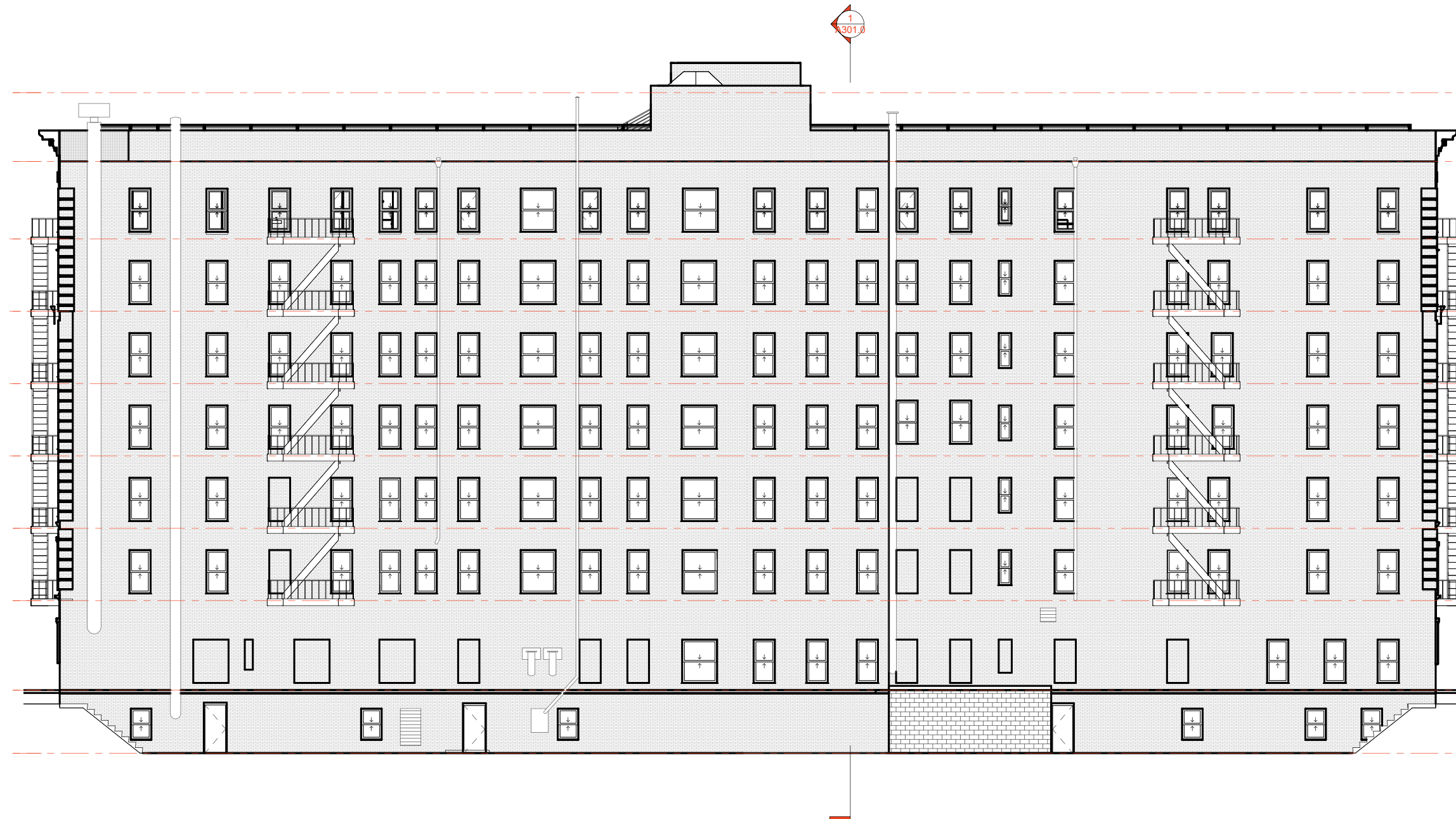
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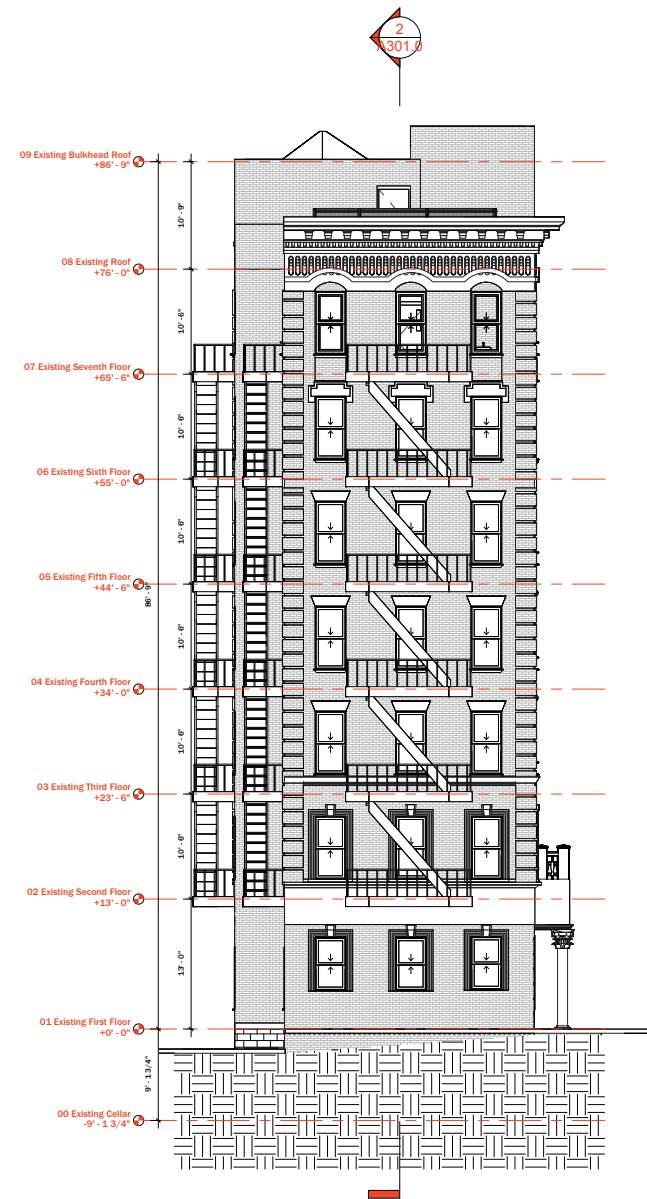
EXISTING EAST ELEVATION

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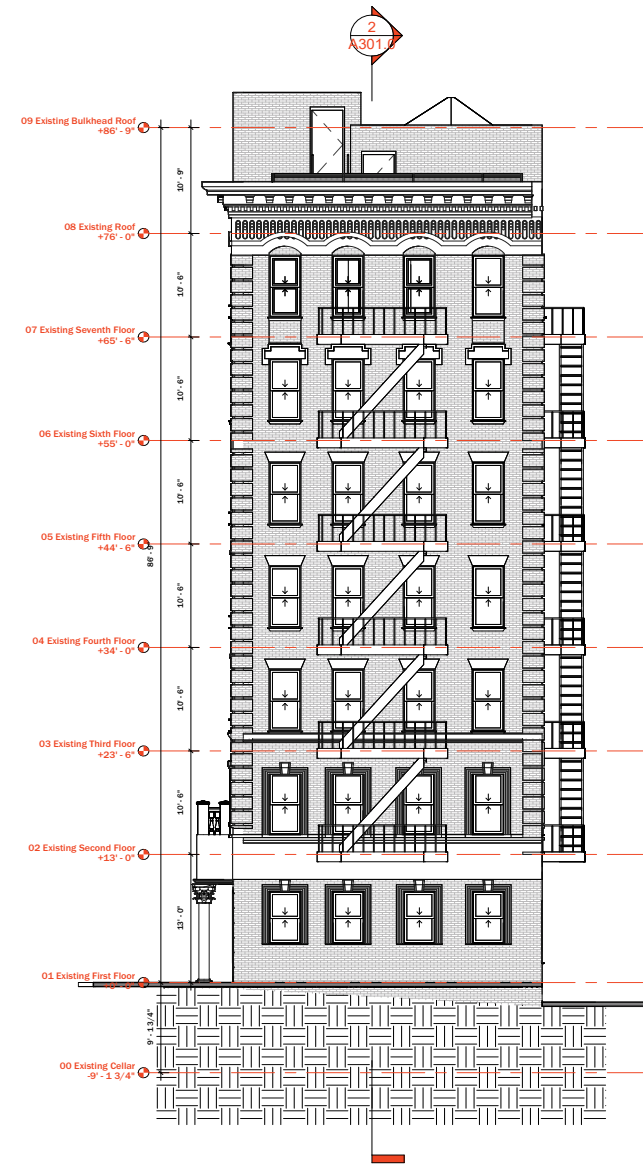
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EXISTING NORTH ELEVATION



EXISTING SOUTH ELEVATION

EXISTING NORTH AND SOUTH ELEVATIONS



WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING NORTH



WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING SOUTH



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FRONT ELEVATION AND CONTEXT



WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING SOUTH



WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING NORTH



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FRONT ELEVATION AND CONTEXT



NORTH ELEVATION AND CONTEXT FROM 142ND STREET



SOUTH ELEVATION FROM 141ST STREET

NORTH AND SOUTH ELEVATIONS AND CONTEXT



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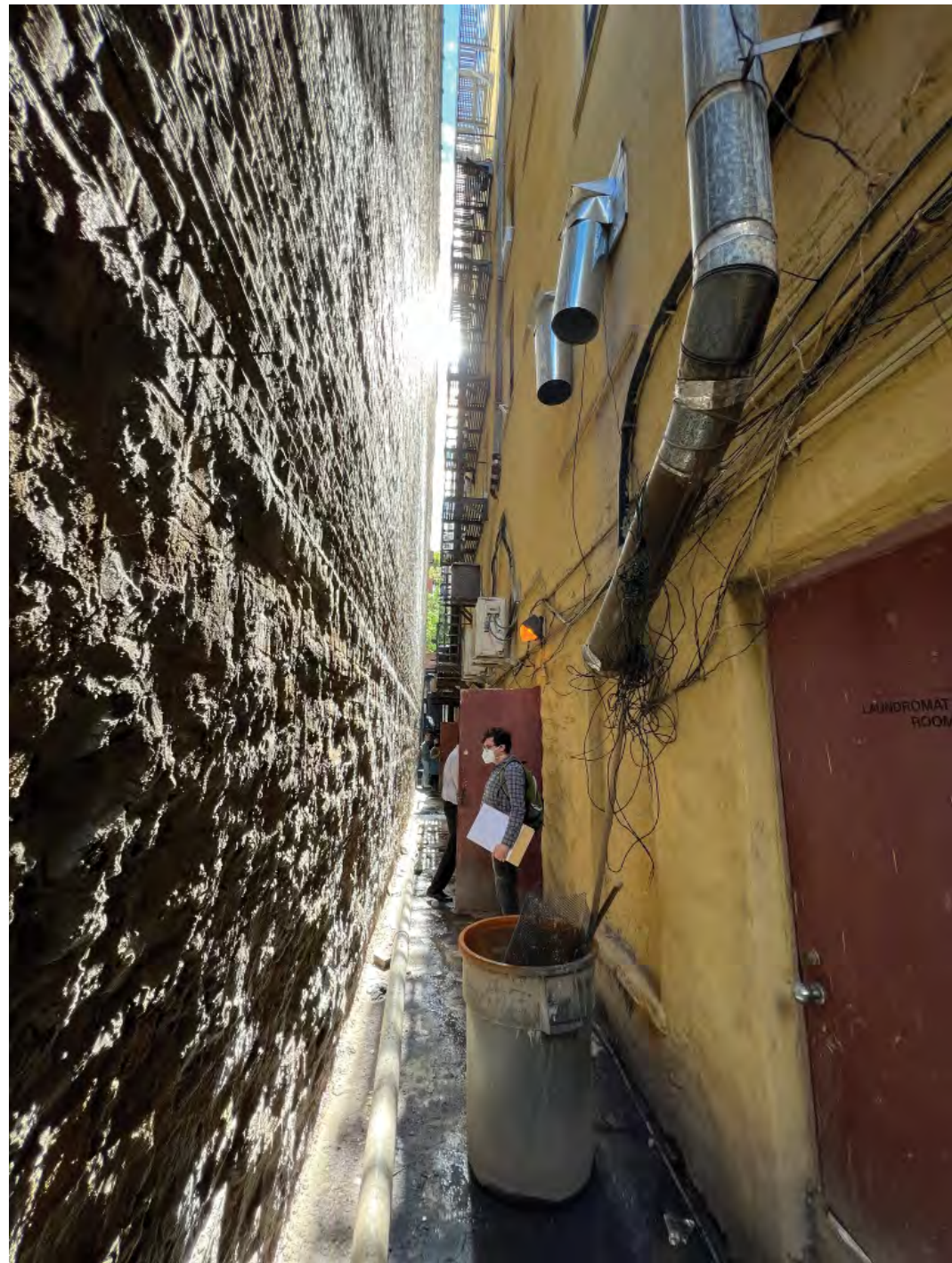
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SOUTH WING REAR ELEVATION/YARD



NORTH WING REAR ELEVATION/YARD



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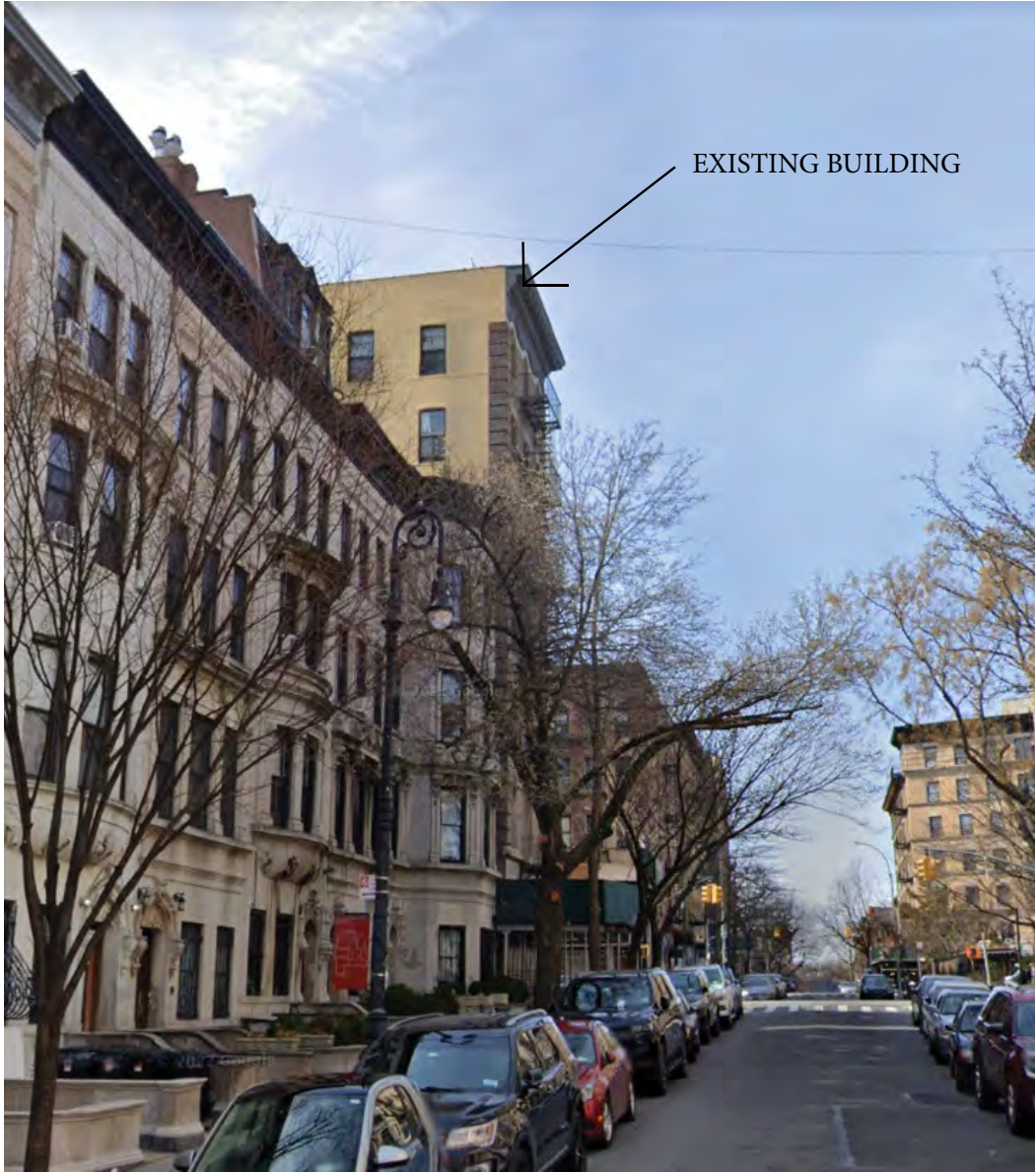
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SOUTH WING REAR FACADE 142ND STREET LOOKING WEST



NORTH WING REAR FACADE FROM 141ST STREET LOOKING WEST



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SOUTH AND WEST WING AND CONTEXT



WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING SOUTH
EXISTING



WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING SOUTH
PROPOSED PHOTOMONTAGE



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FRONT ELEVATION AND PHOTOMONTAGE

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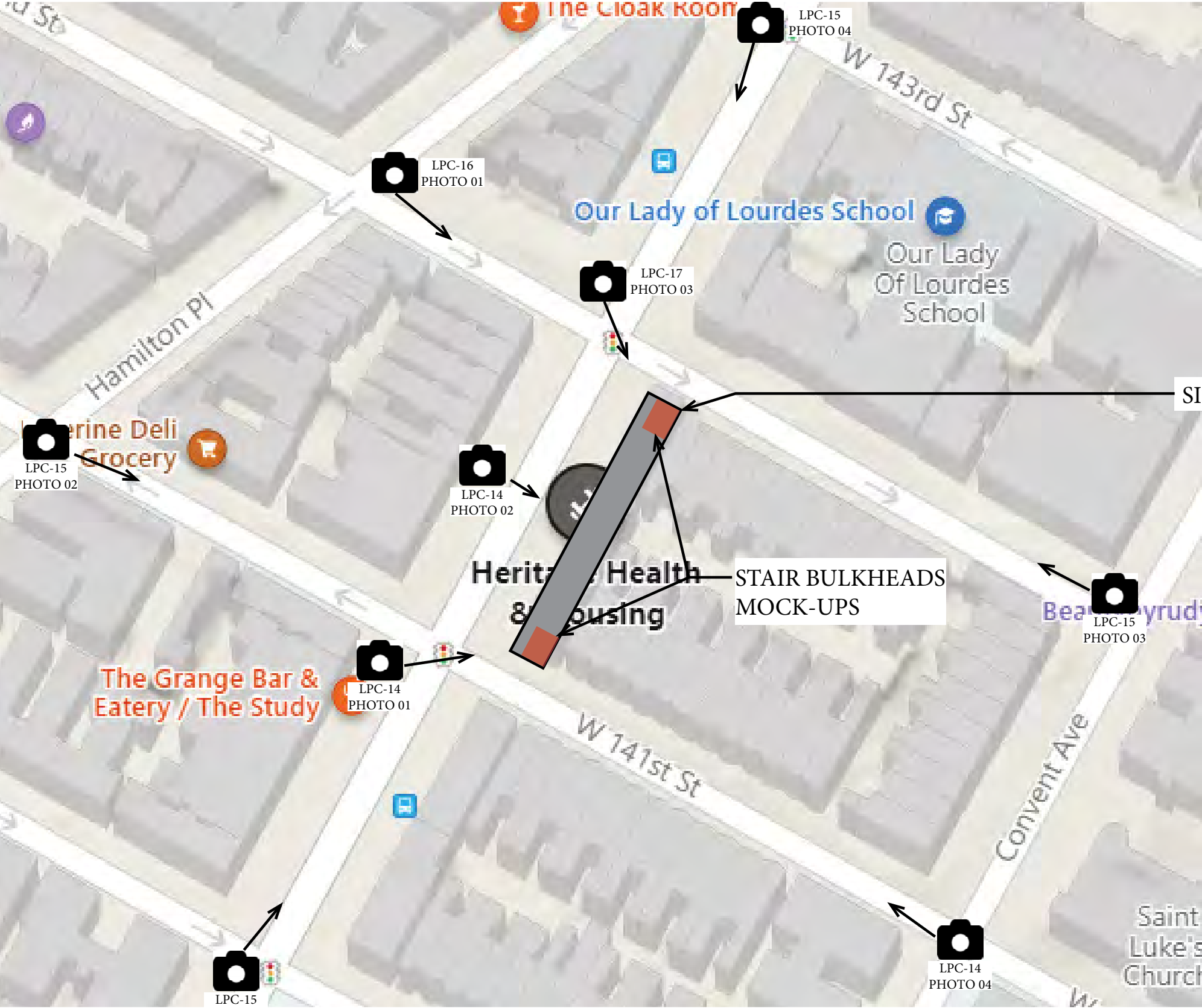


WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING NORTH
EXISTING



WEST ELEVATION AND CONTEXT FROM AMSTERDAM AVENUE LOOKING NORTH
PROPOSED PHOTOMONTAGE

FRONT ELEVATION AND PHOTOMONTAGE



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STAIR BULKHEAD MOCK-UPS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



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STAIR BULKHEAD MOCK-UPS



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



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STAIR BULKHEAD MOCK-UPS



PHOTO 1



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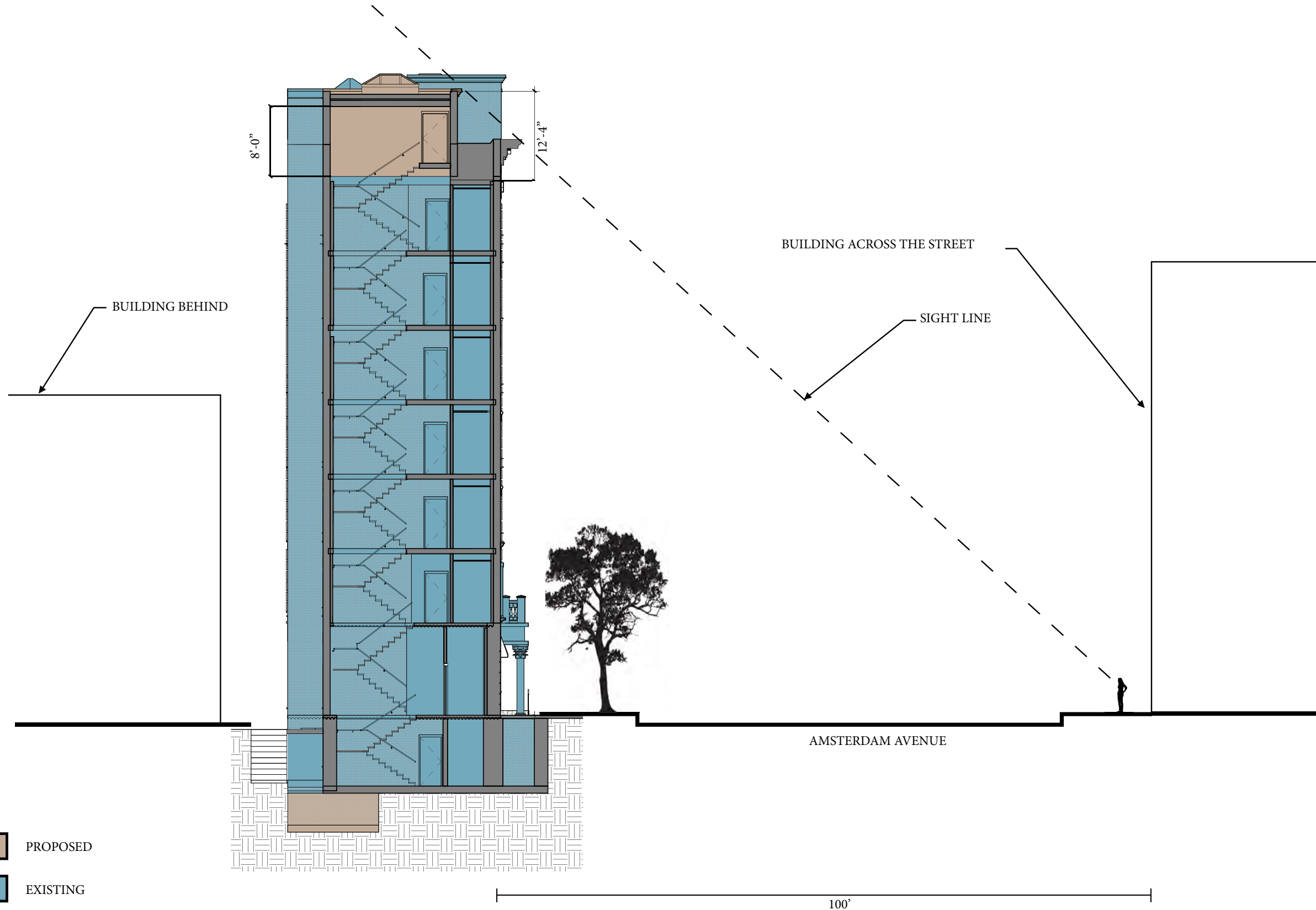
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PROPOSED
EXISTING



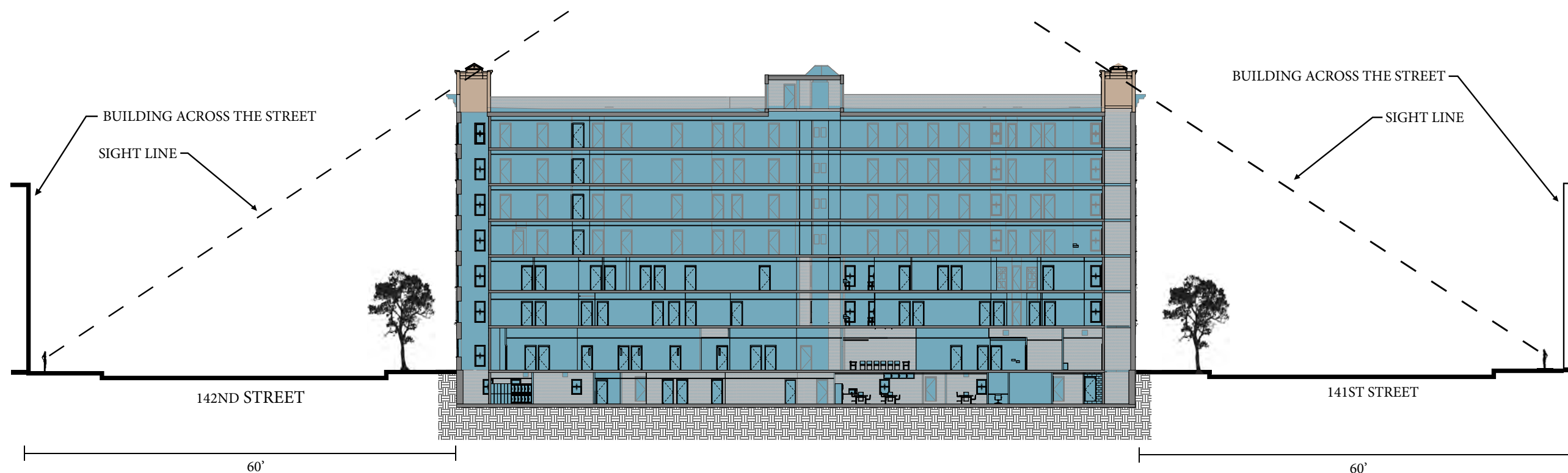
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PROPOSED FRONT ELEVATION RENDERING

KEYNOTES	
1.	PATCH SPALLED STONE IN LINTEL
2.	REPAIR CRACKED SILL
3.	REPAIR STEP CRACK IN BRICK
4.	REPOINT BRICK



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PROPOSED WEST ELEVATION

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PROPOSED NORTH ELEVATION



PROPOSED SOUTH ELEVATION

PROPOSED NORTH AND SOUTH ELEVATION



MARTINA BACARELLA ARCHITECT

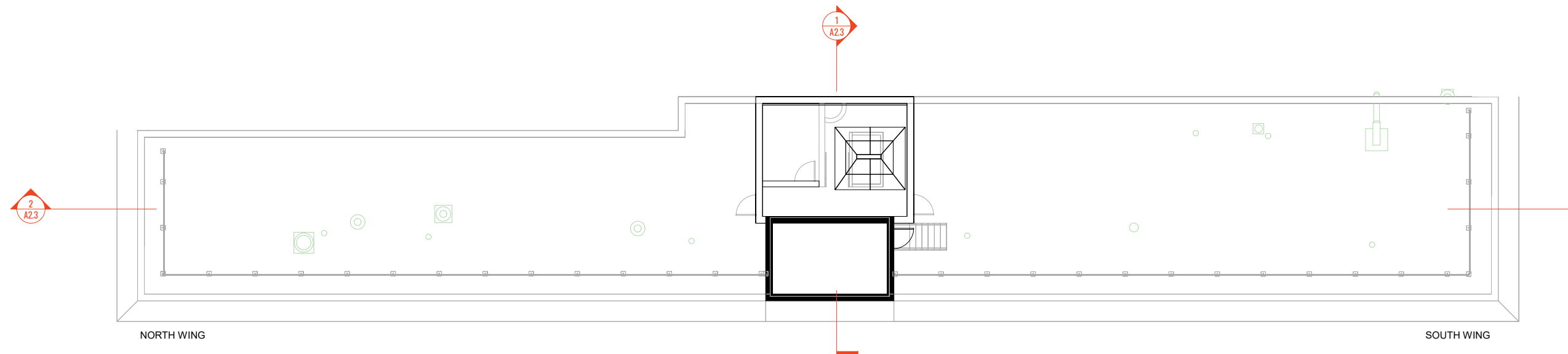
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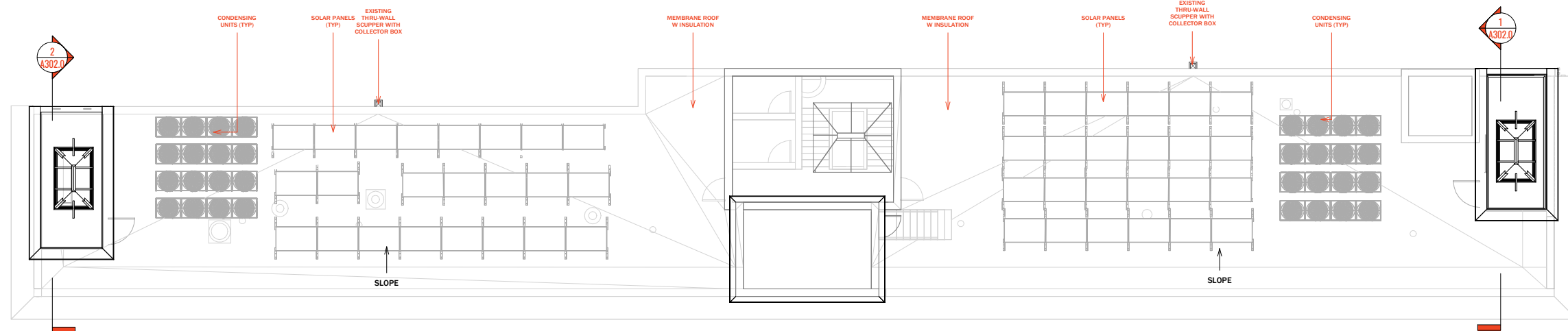
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1 EXISTING ROOF PLAN



2 PROPOSED ROOF PLAN



PROPOSED ROOF PLAN

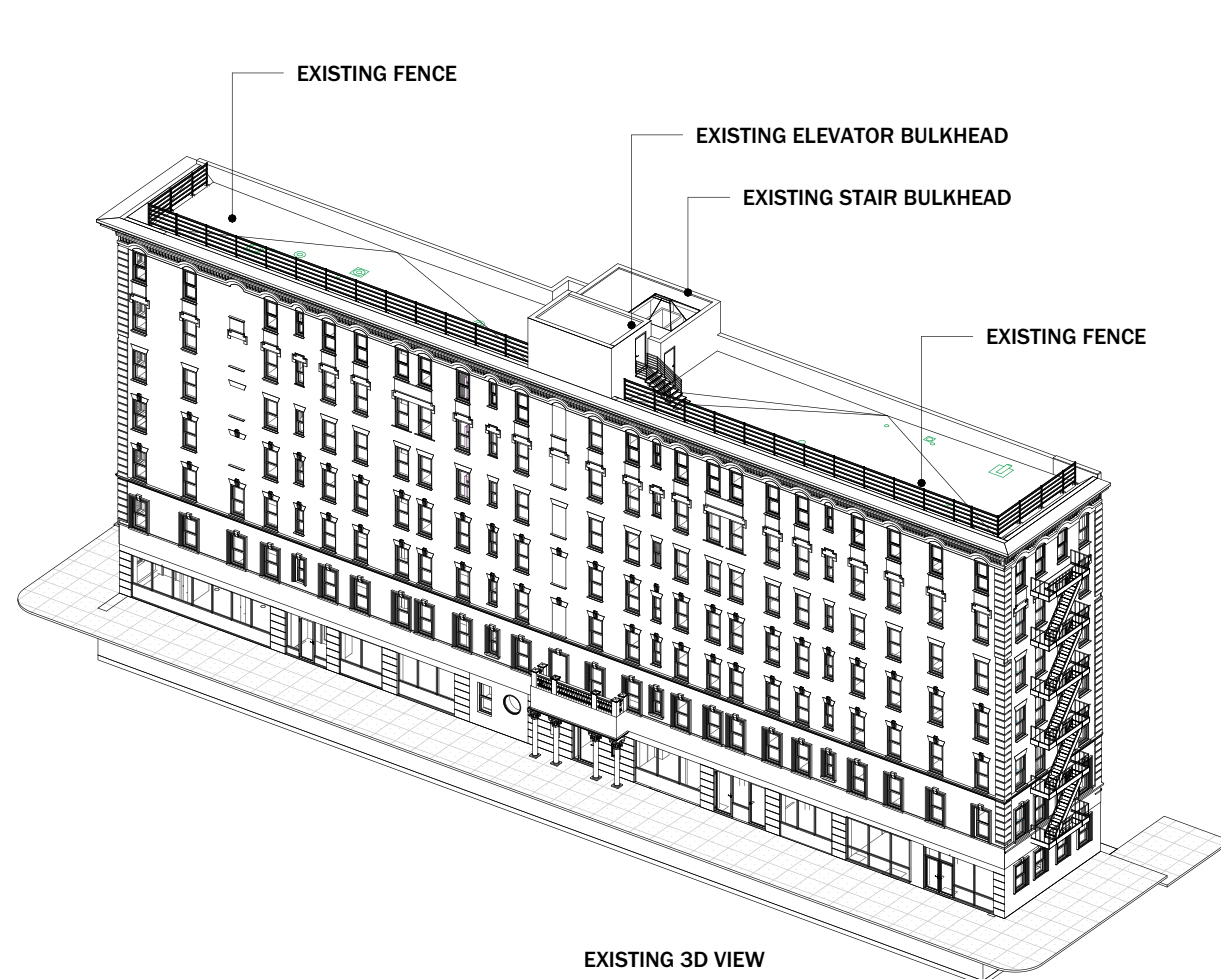
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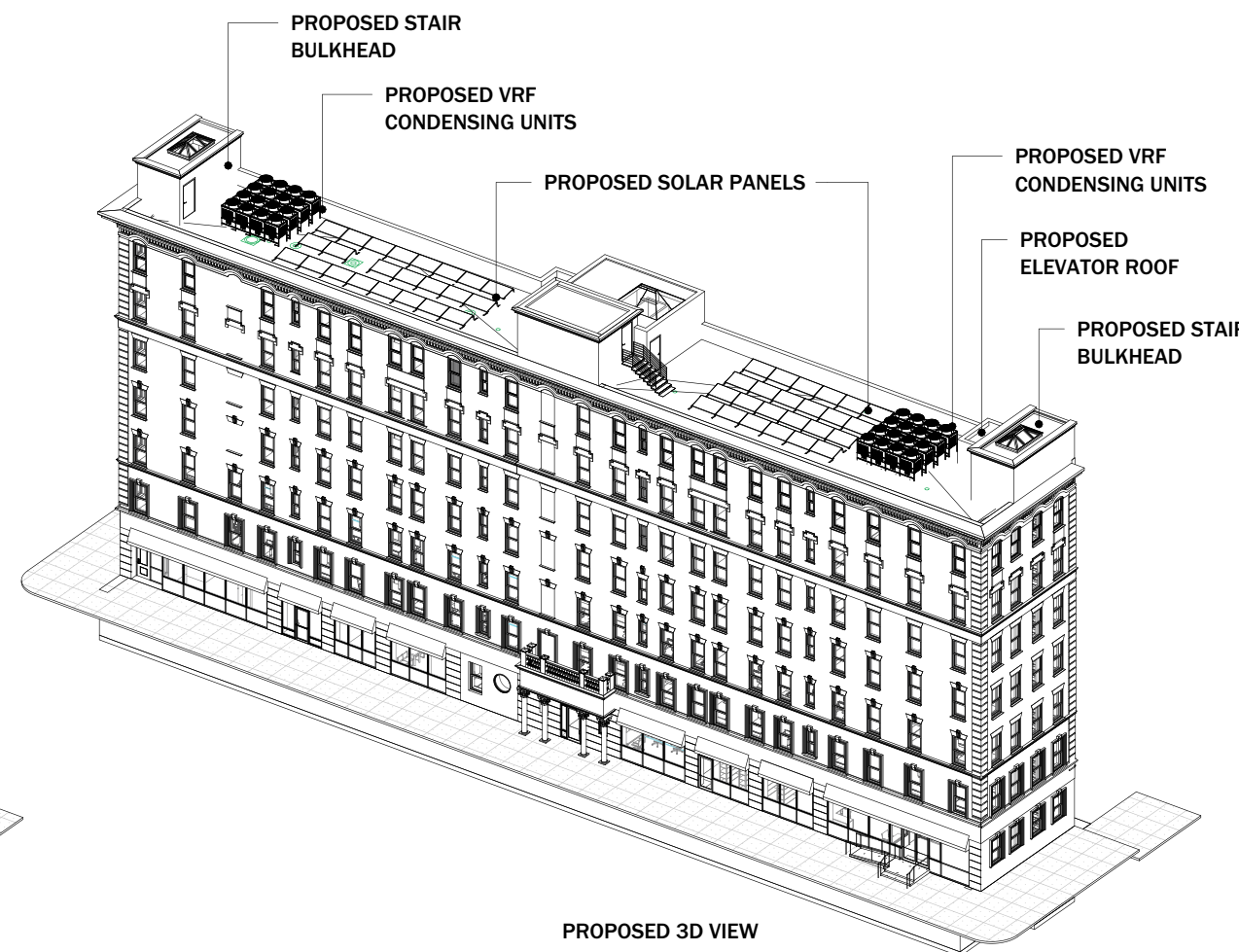
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EXISTING 3D VIEW



PROPOSED 3D VIEW

PROPOSED AND EXISTING 3D VIEW



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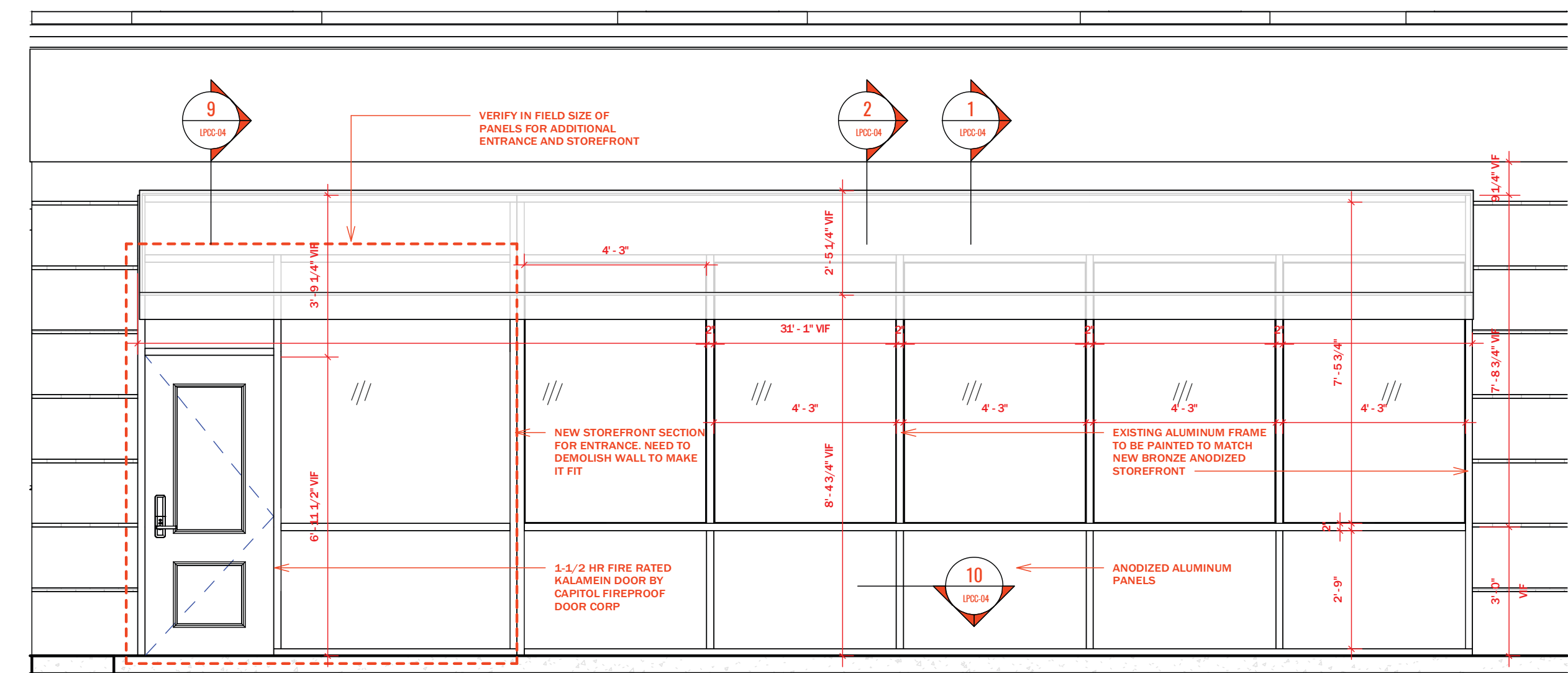
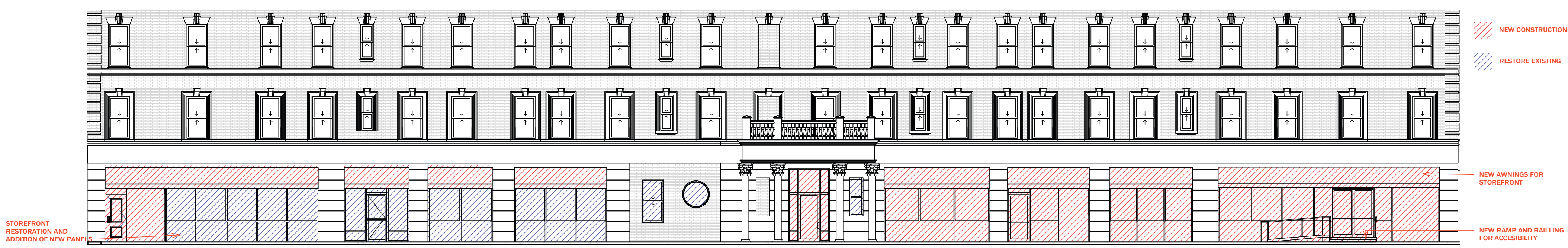
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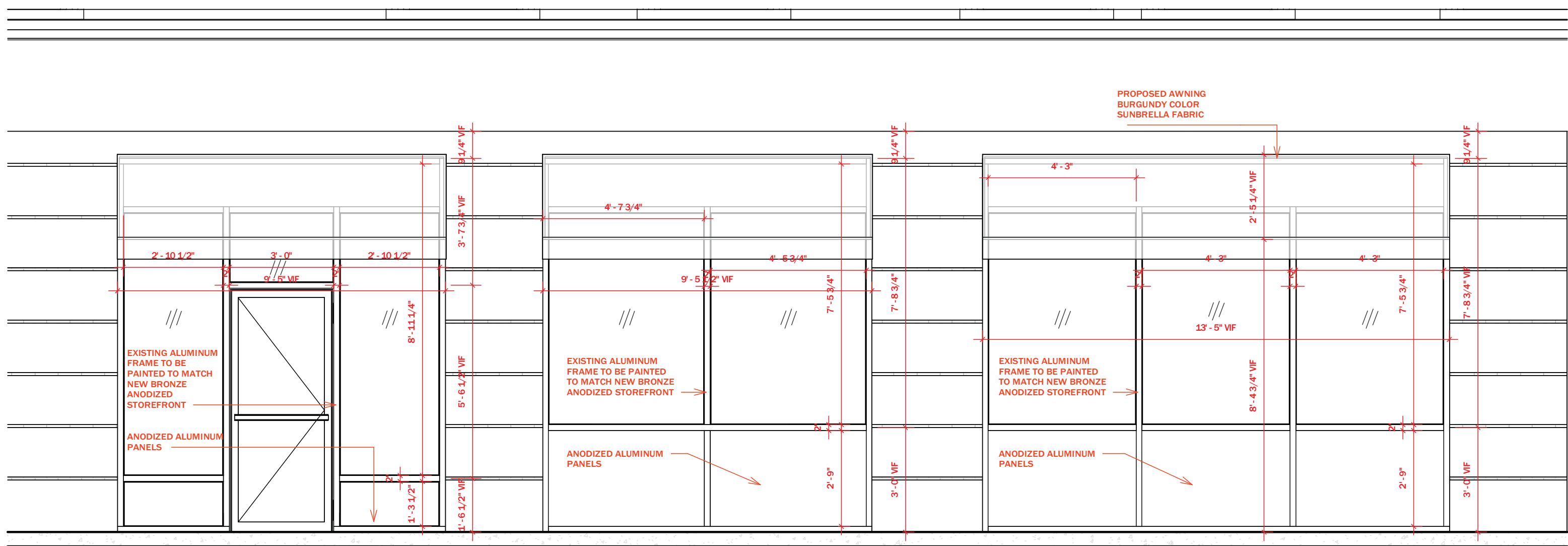
EXISTING WEST ELEVATION



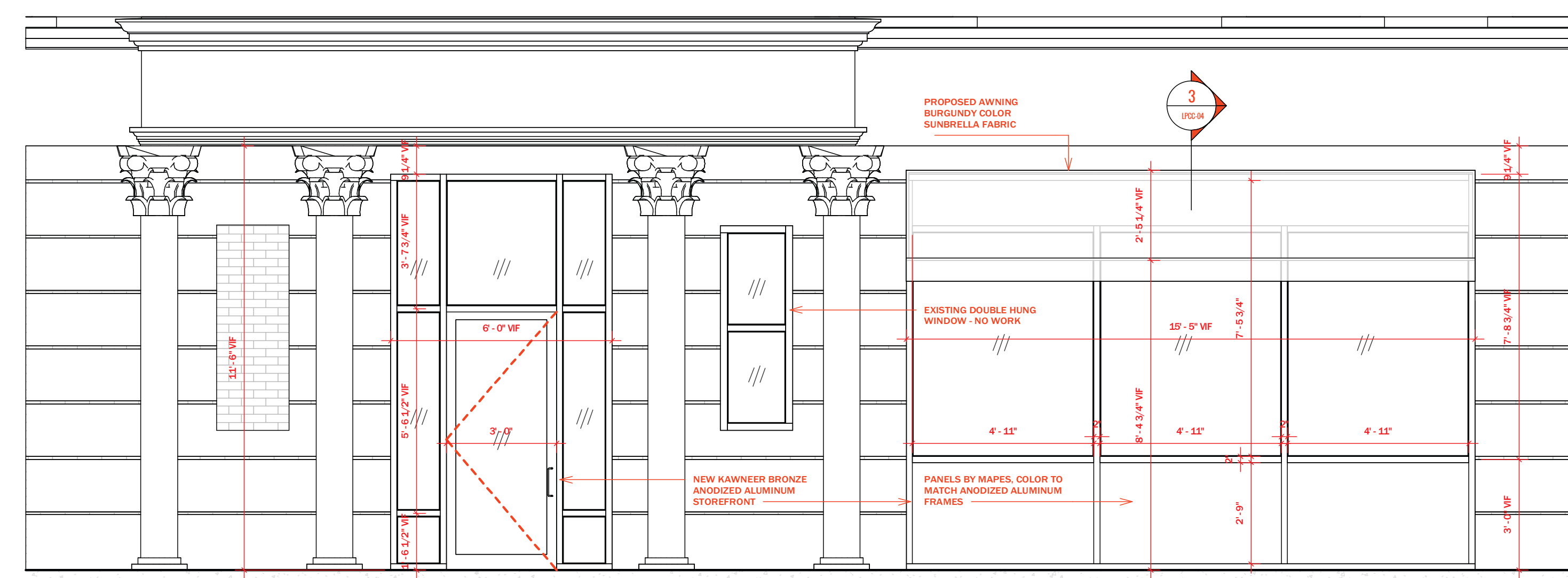
PROPOSED WEST ELEVATION



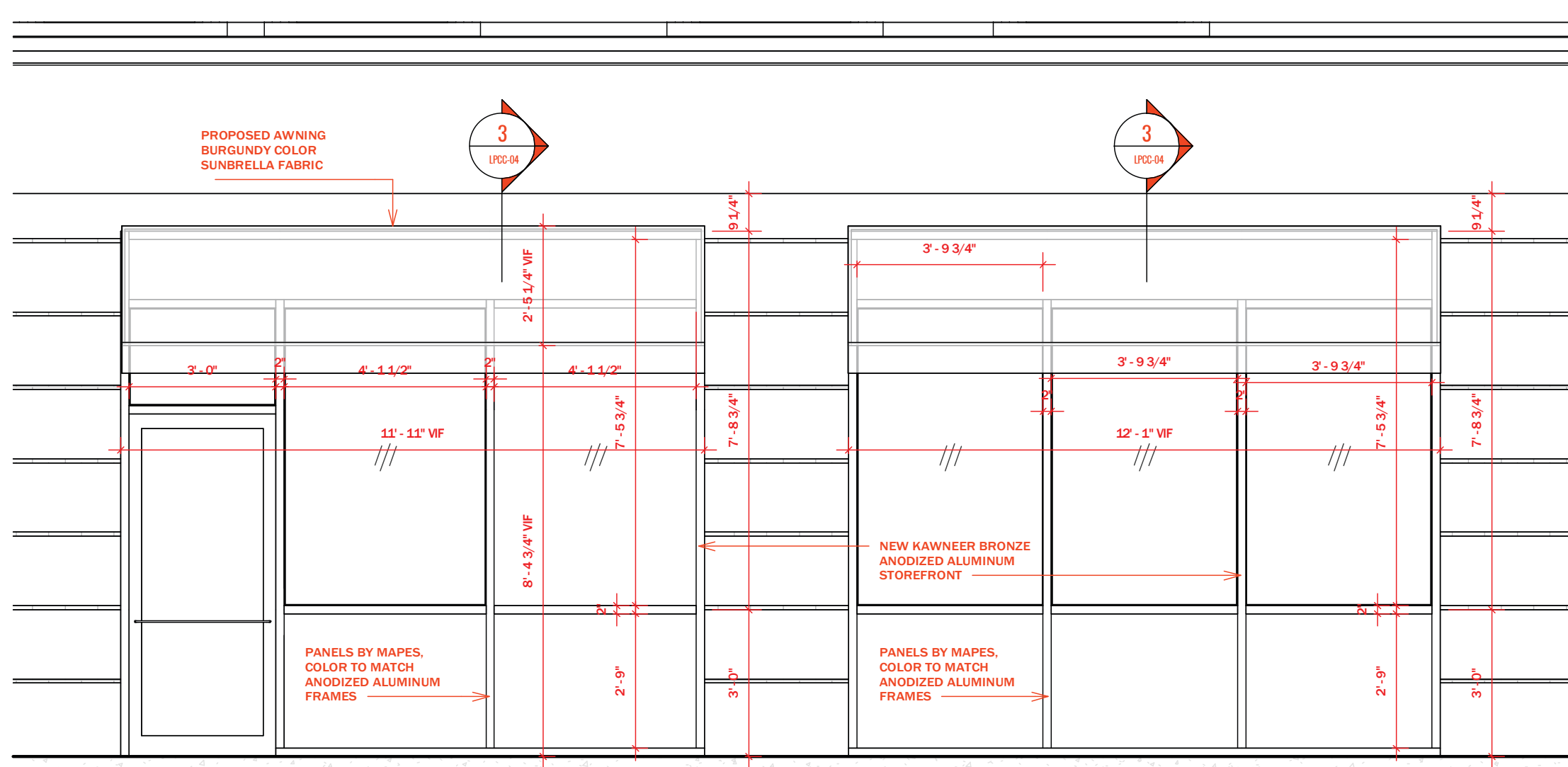
Storefront Elevation - North Wing Stairs Entrance
3/8" = 1'-0"



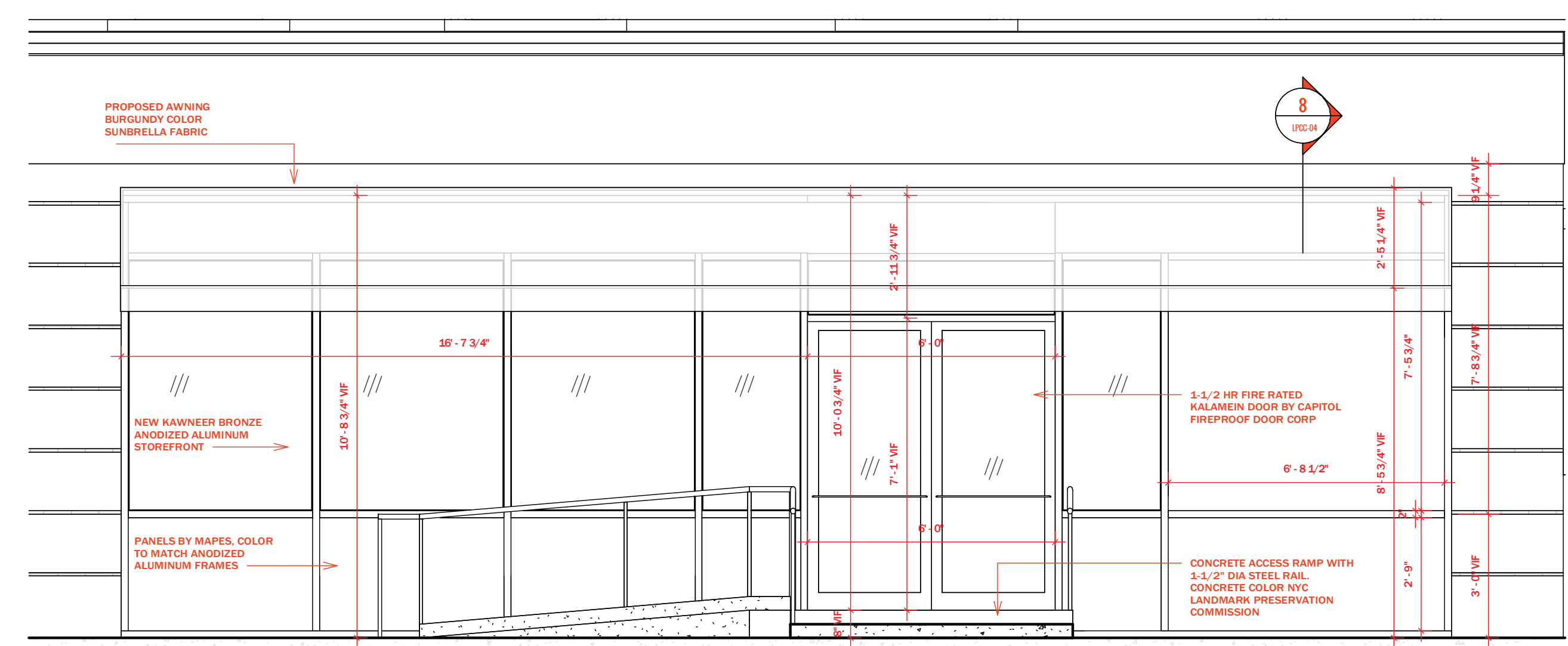
Storefront Elevation - Existing Storefronts
3/8" = 1'-0"



Storefront Elevation - Medical Center Entrance
3/8" = 1'-0"



Storefront Elevation - New Storefronts
3/8" = 1'-0"



Storefront Elevation - South Wing Entrance
3/8" = 1'-0"

Proposed Door Schedule							
TAG	Width	Height	Count	Frame Type	Material	Fire Rating	Phase Created
D1	3'-0"	7'-0"	13	<varies>			New Construction
D1A	3'-0"	7'-0"	3	<varies>		90 MIN.	New Construction
D2	3'-0"	6'-11"	4	<varies>			New Construction
D3B	2'-11 1/2"	6'-11"	9	<varies>			New Construction
GD3	3'-0"	7'-0"	1			90 MIN.	New Construction
GD5	6'-0"	7'-0"	1				New Construction
GD6	3'-0"	7'-0"	2				New Construction
01 Existing First Floor: 33			33				



STANDARD STATIONARY AWNING:
VINYL COATED POLY COTTON BLEND;
WATER REPELLENT, MATT FINISH



3-COAT STUCCO PAINTED TO MATCH
BRICK COLOR



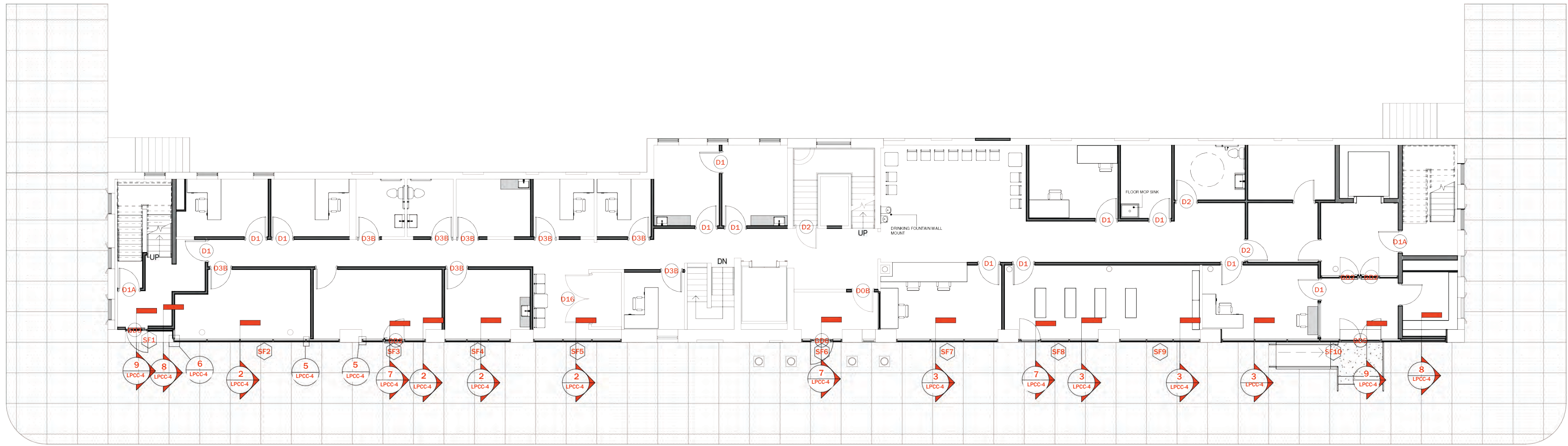
DARK BRONZE ANODIZED
STOREFRONTS COLOR. EXISTING
STOREFRONTS NEED TO BE PAINTED
TO MATCH NEW



PAINTED STEEL CORNICES AT
BULKHEAD ROOFS TO MATCH
EXISTING CORNICE

FINISHES AND SPECIFICATIONS

- STOREFRONT FRAMING SYSTEM: KAWNEER, FRAMING TRIFAB, 451T, DARK BRONZE ANODIZED.
- ENTRANCE DOOR: KAWNEER, 350 MEDIUM STILE DOOR
- GUARDIAN SUNGUARD: SUNGUARD, 1" IG, SUPER NEUTRAL 68 CLEAR.
- STOREFRONT ROLLER SHADES: LIGHT FILTERING ROLLER SHADE, ALMOND COLOR ABYS-201 BY HUNTER DOUGLAS
- STOREFRONT PANELS: MAPES, TEMPERED HARDBOARD, 1" R-INFILL W/ SMOOTH ALUM, AND CLASS 1 DARK BRONZE ANODIZED FIN .040 STANDARD THICKNESS
- AWNINGS: SUNBRELLA FABRIC, BURGUNDY COLOR, SKU 4631-0000
- AWNINGS FRAMING: FIXED AWNING FRAMED WITH 1" SQ ALUM MEMBERS; 1 1/4" X 1 1/4" CONTINUOUS L-BRACKET SUPPORTS; ATTACHED TO STOREFRONT FRAMING AND TO BLOCKING ABOVE; ALL ATTACHMENTS TO BE FINISHED TO MATCH STOREFRONT COLOR
- ENTRANCE RAMP RAILING: 1-1/2" DIA STEEL RAILING, PAINTED TO MATCH ALUM STOREFRONT
- PAINT FOR HANDRAIL: EXISTING ALUMINUM STOREFRONT, METAL CORNICE: SHERWIN WILLIAMS.
- Primer: Sherwin Williams "Pro Industrial Pro-Cryl Universal Acrylic Primer" One coat.
- Top Coat: Sherwin Williams "Duration Acrylic Latex" Two coats over primer.



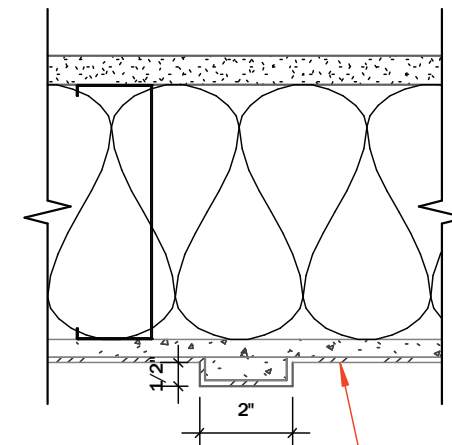
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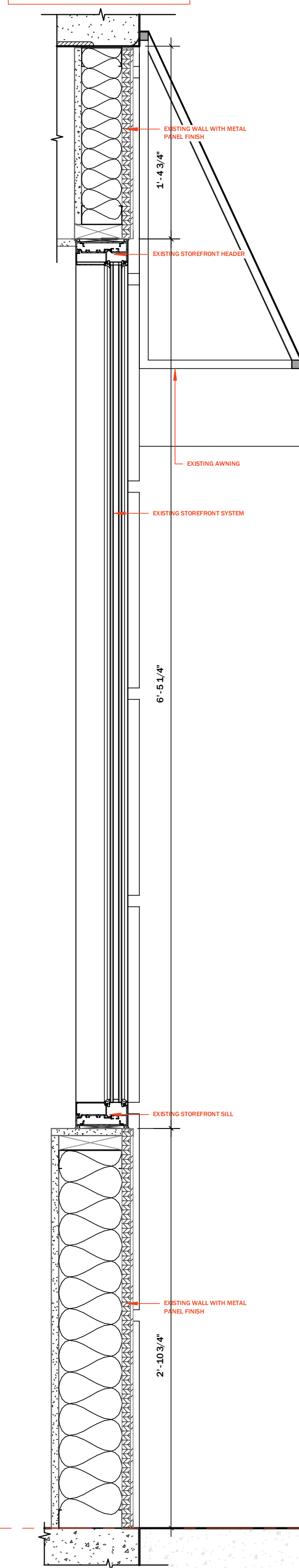
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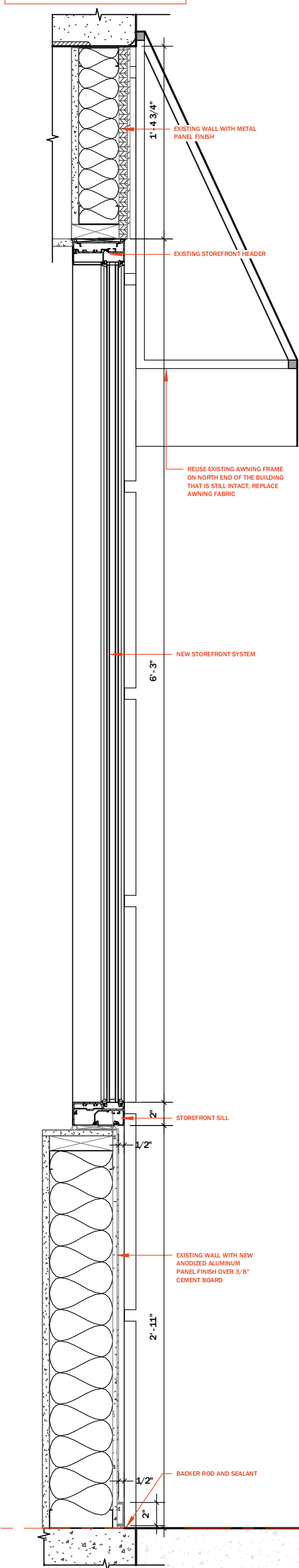
10 Typ. Modified Base Mullion
3" = 1'-0"

ASSUMED CONFIGURATION
OF EXISTING WALL

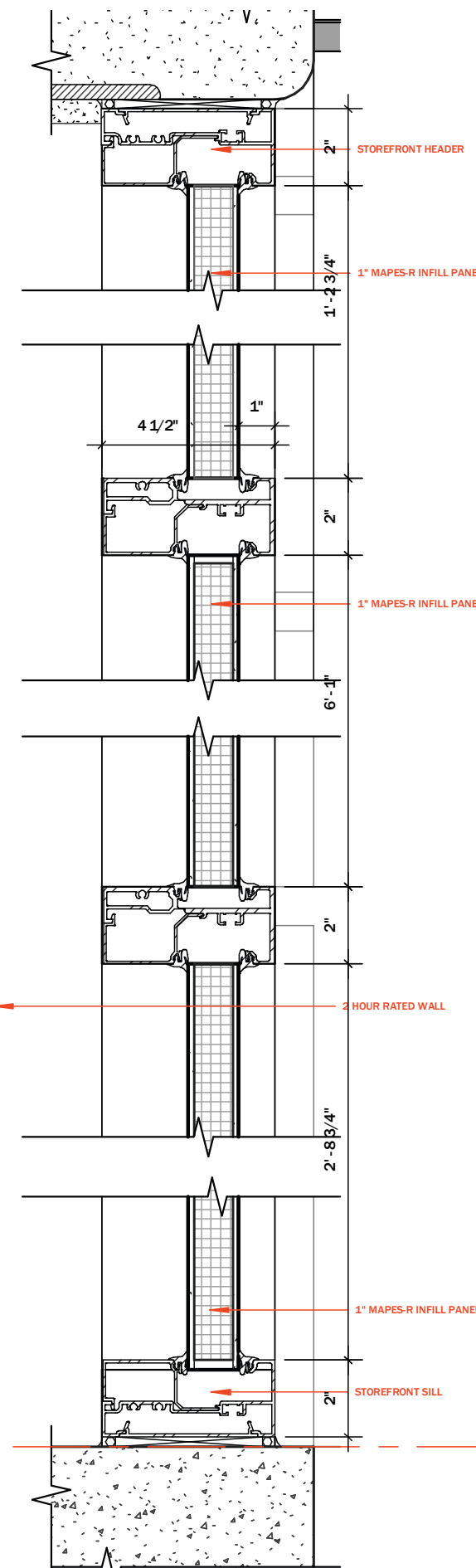


1 TYP. EXISTING STOREFRONT DETAIL AT
NORTH END
1 1/2" = 1'-0"

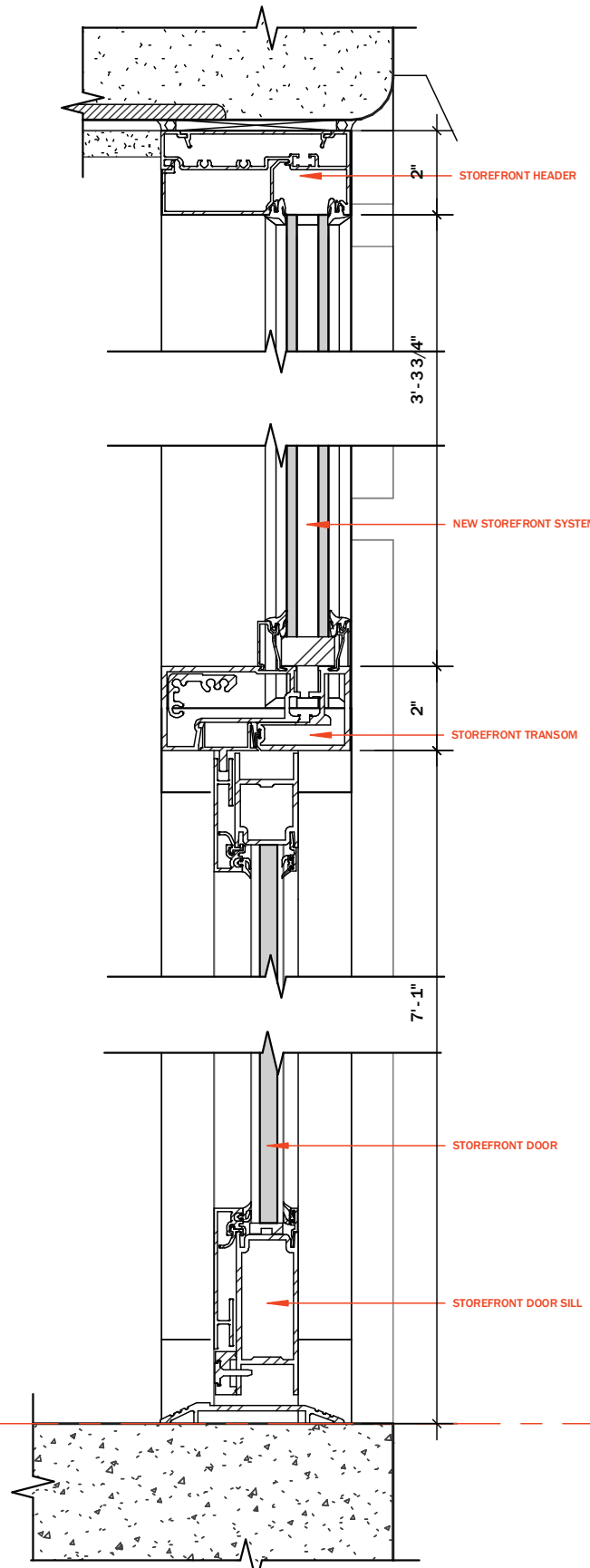
ASSUMED CONFIGURATION
OF EXISTING WALL



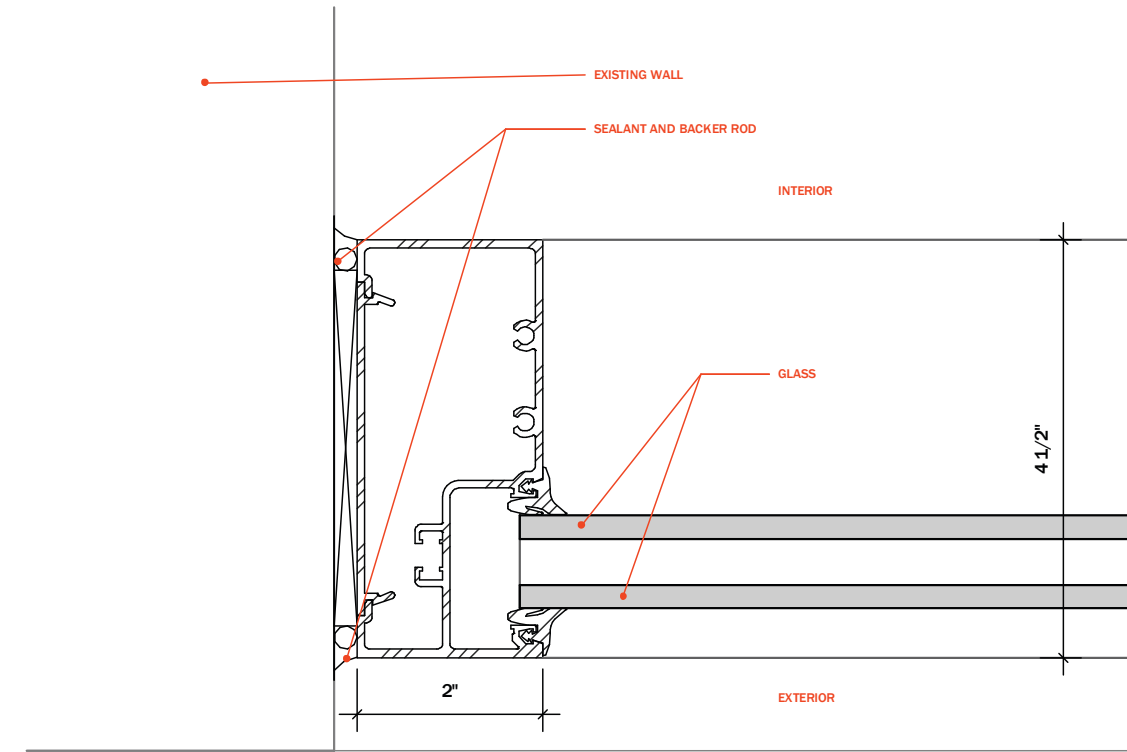
2 TYP. STOREFRONT DETAIL AT NORTH
END (MODIFIED BASE)
1 1/2" = 1'-0"



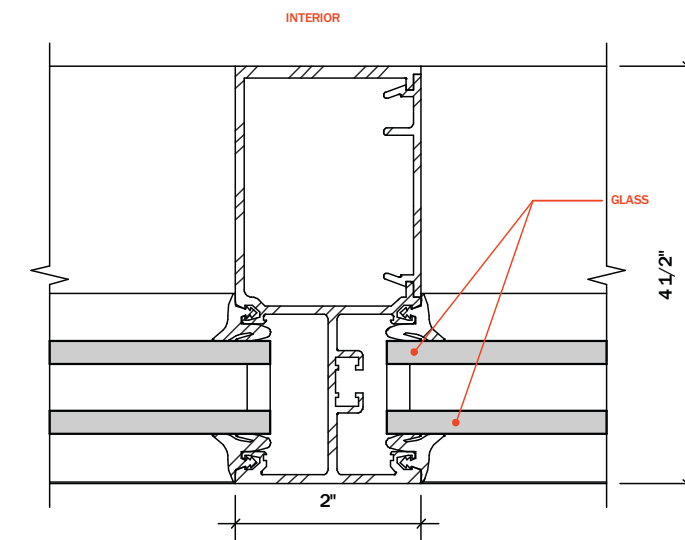
3 TYP. PROPOSED STOREFRONT DETAIL
3" = 1'-0"



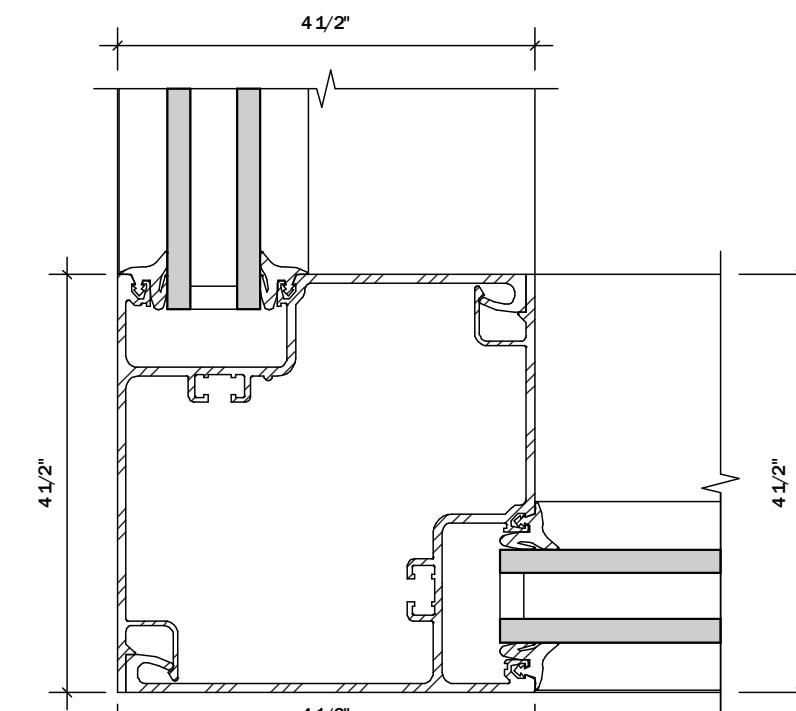
7 TYP. STOREFRONT ENTRANCE DETAIL
3" = 1'-0"



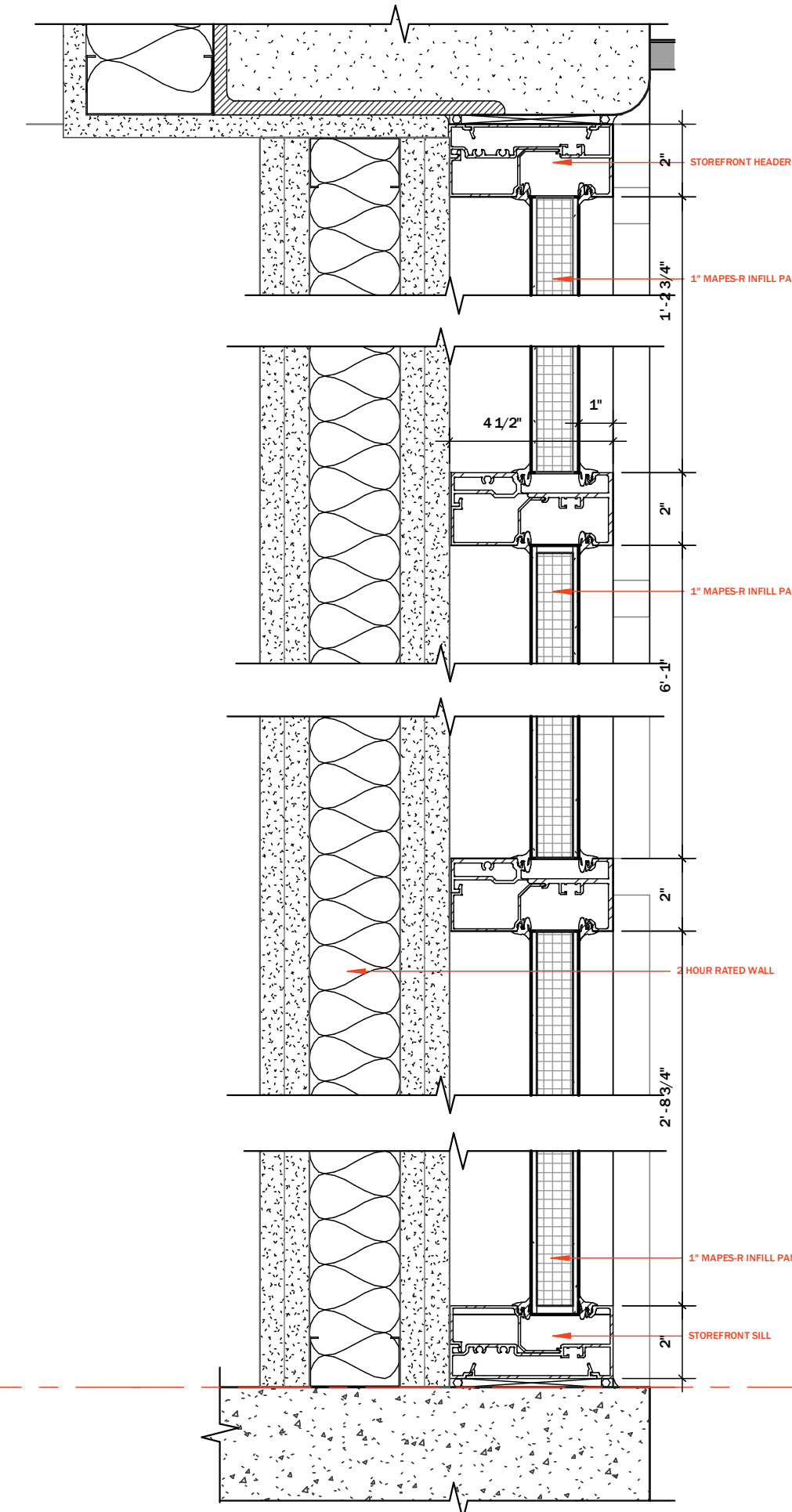
4 Storefront - Jamb
6" = 1'-0"



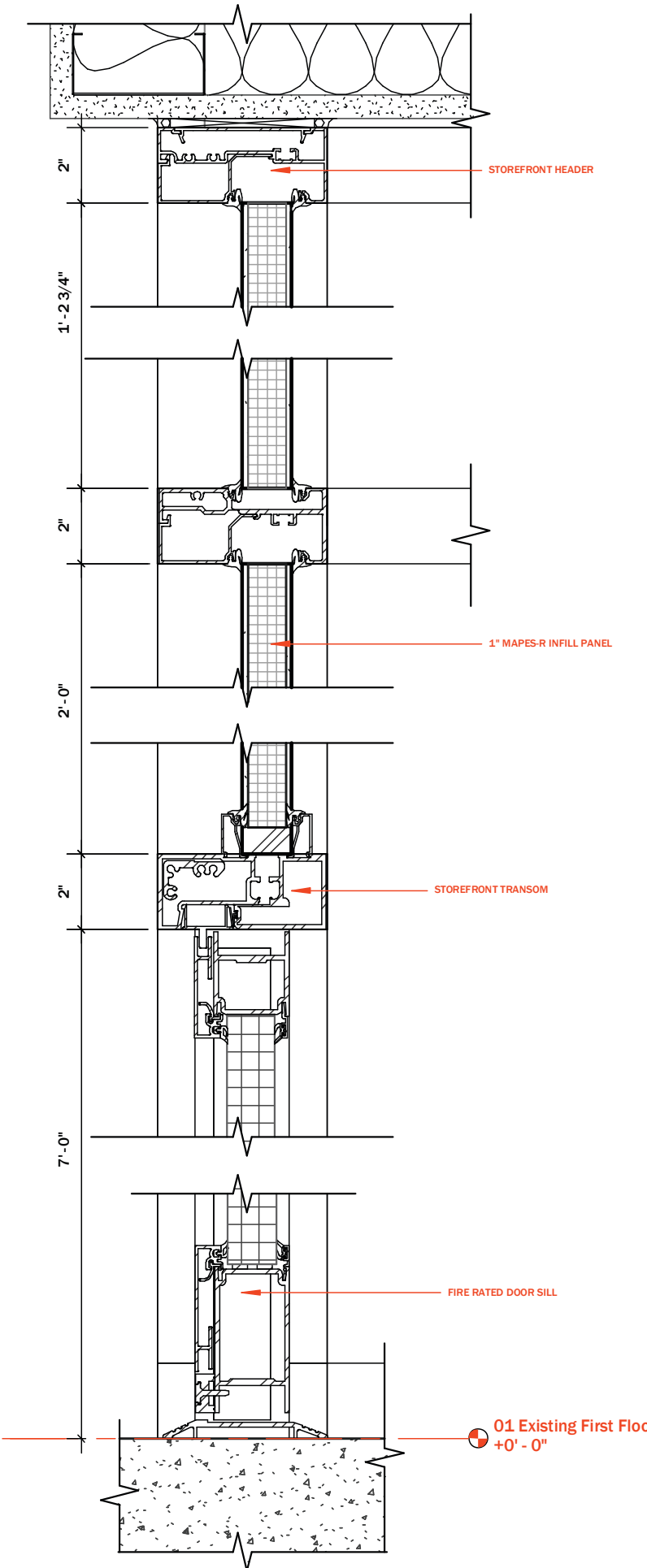
5 Storefront - Mullion
6" = 1'-0"



6 Storefront - Corner Mullion
6" = 1'-0"

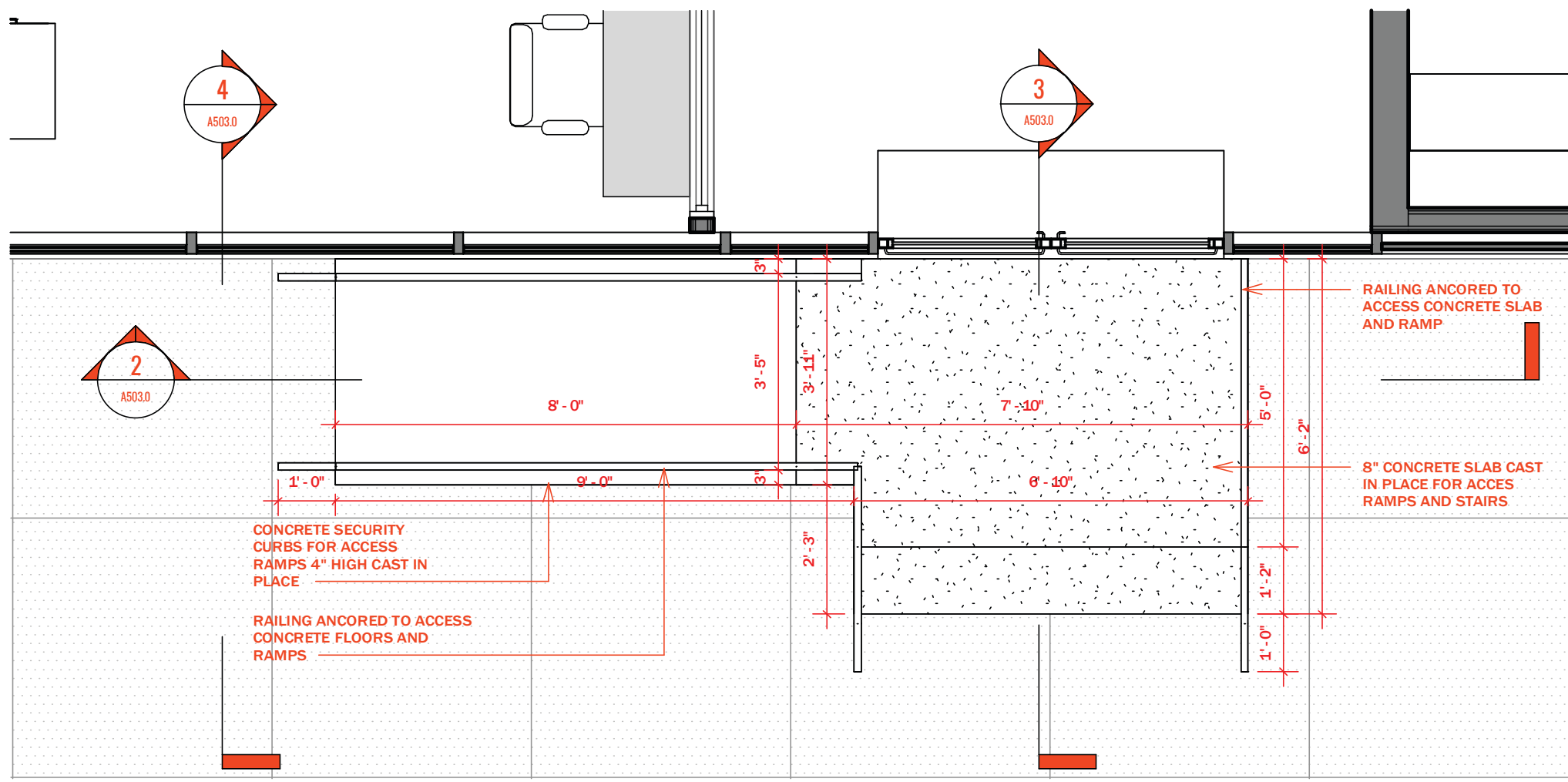


8 Fire Protected Storefront Detail
3" = 1'-0"

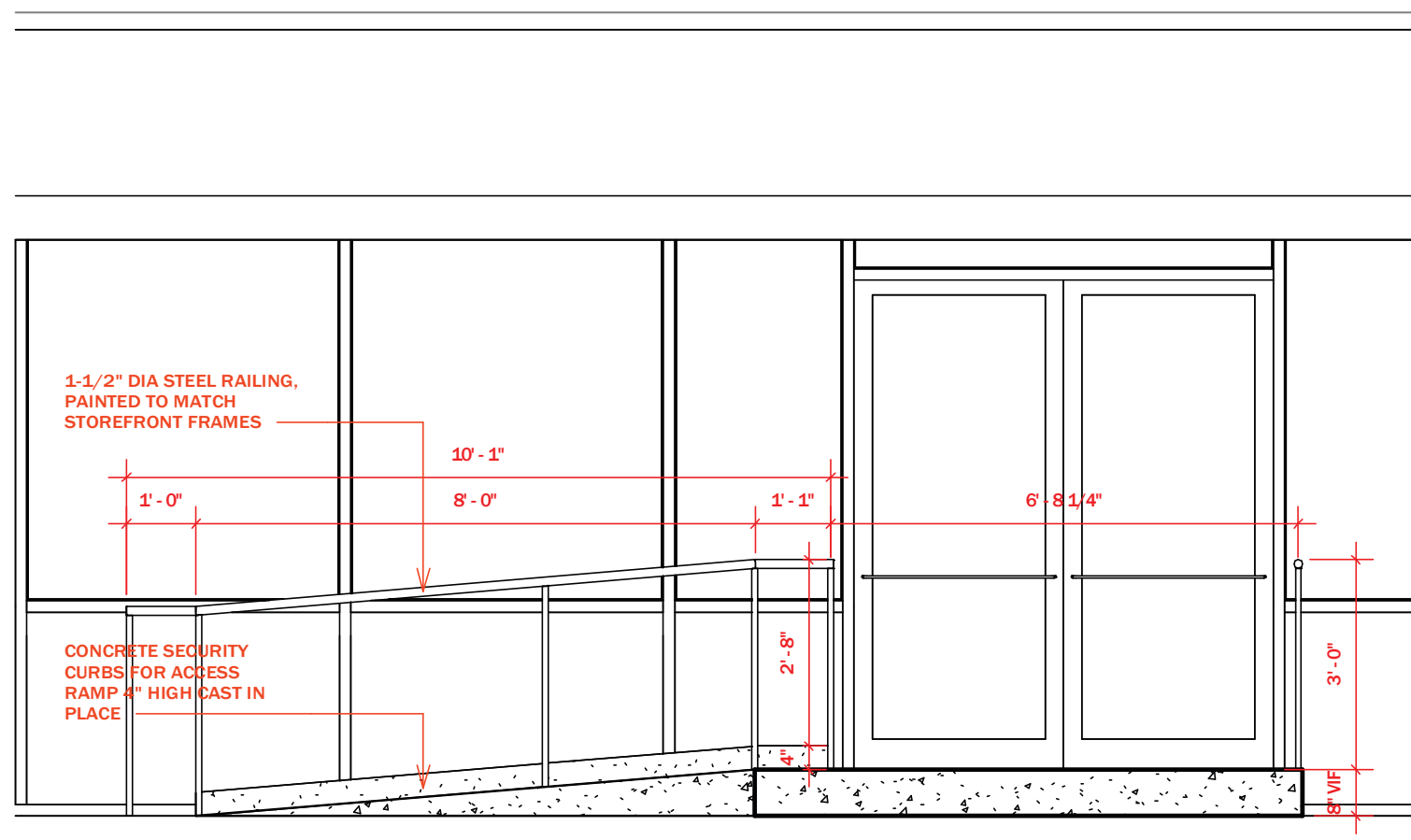


9 Fire Protected Door/Storefront Detail
3" = 1'-0"

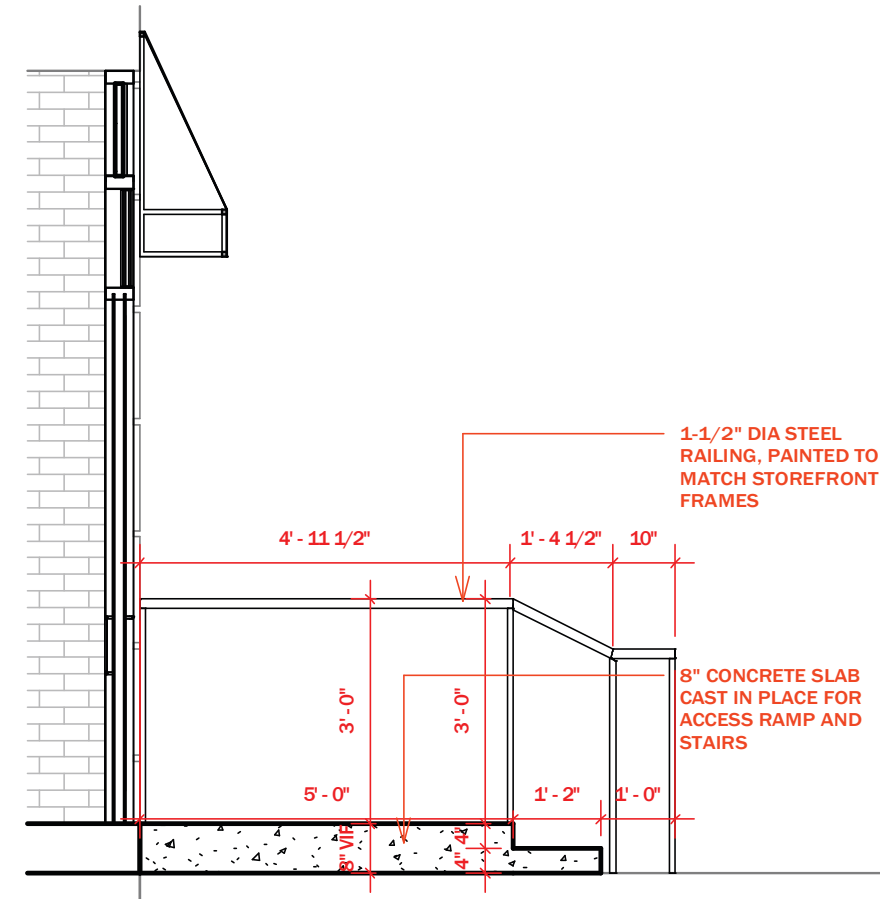
01 Existing First Floor
+0' - 0"



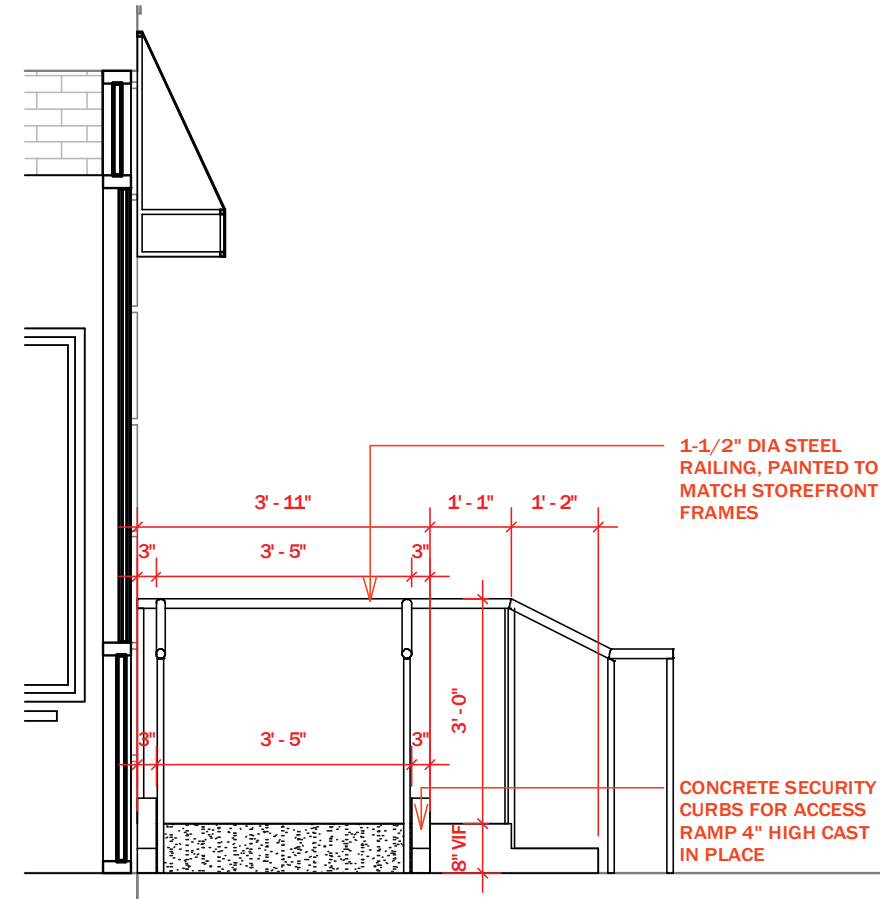
① 01 First Floor
3/8" = 1'-0"



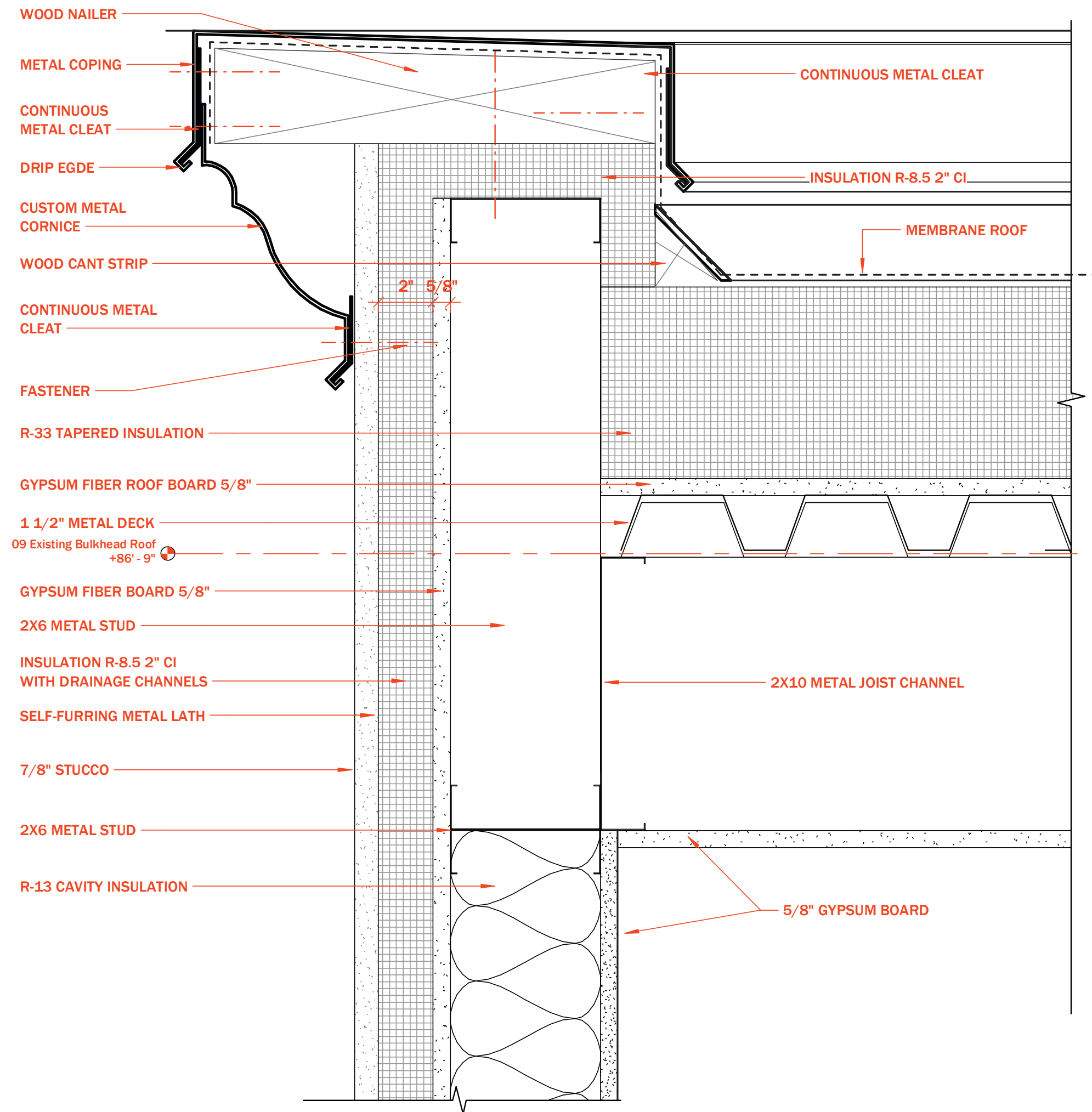
② Access Ramp Detailed View 2
3/8" = 1'-0"



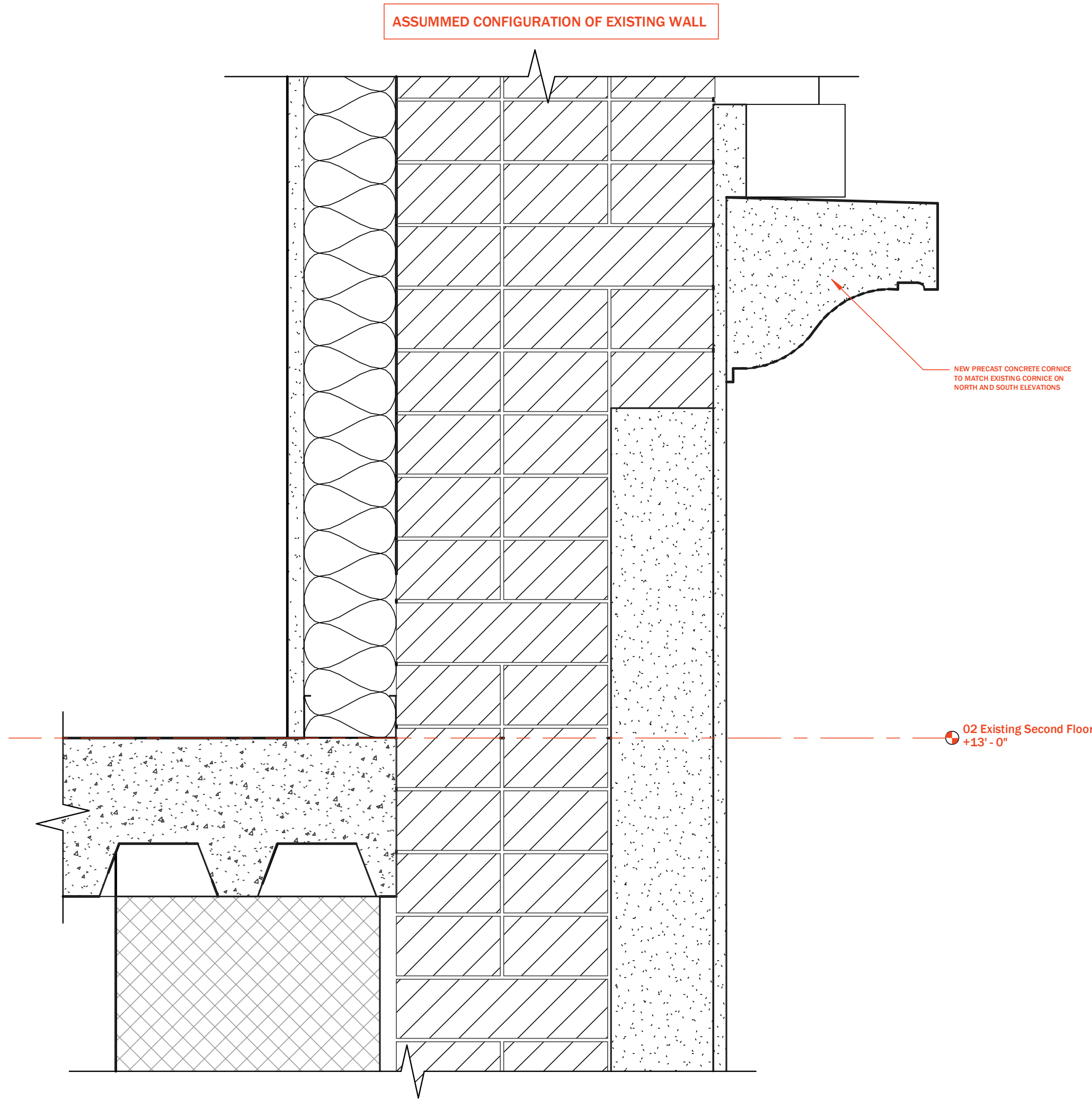
③ Access Ramp Detailed View 3
3/8" = 1'-0"



④ Access Ramp Detailed View 4
3/8" = 1'-0"



⑤ PARAPET BULKHEAD STAIRS
3" = 1'-0"



⑥ CORNICE DETAIL
3" = 1'-0"



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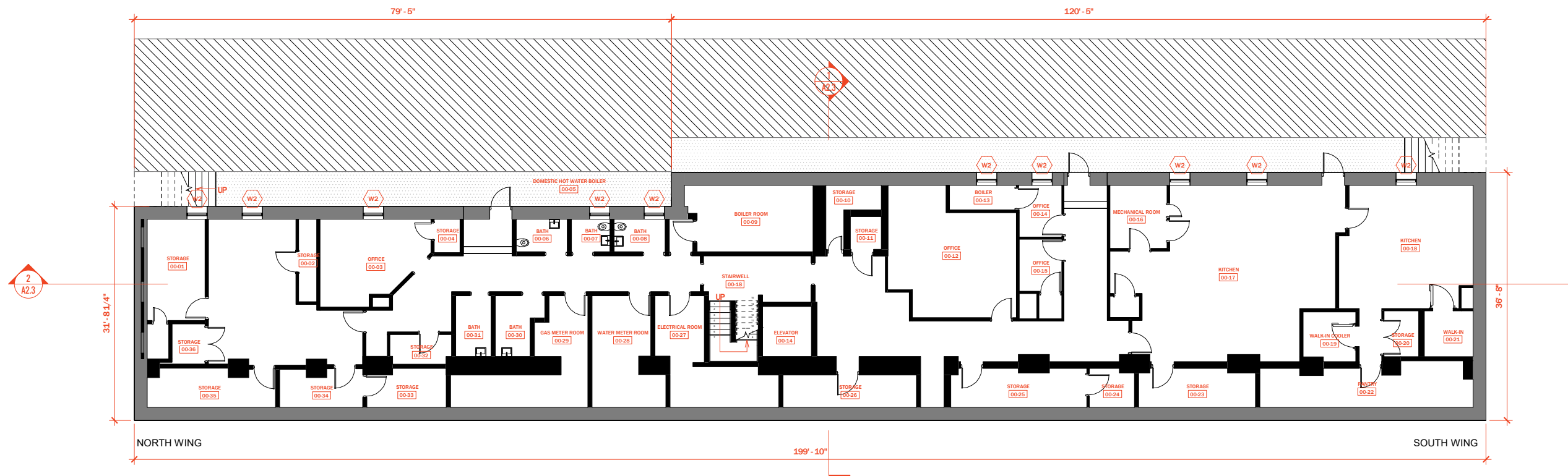
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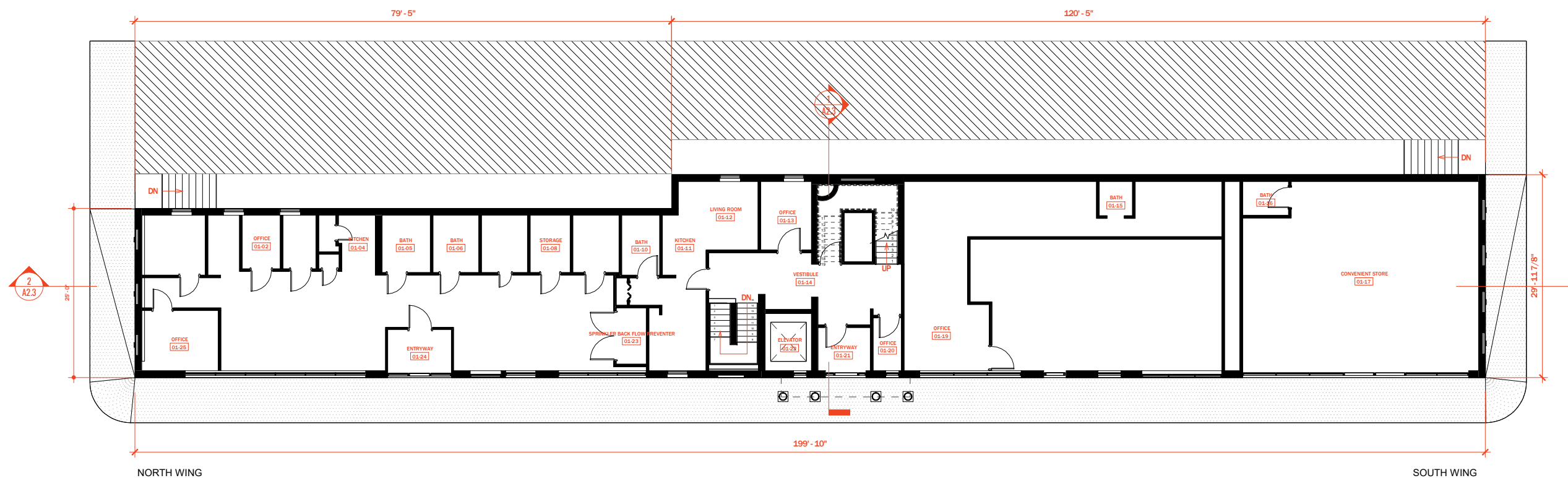
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ADD-01

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1 EXISTING CELLAR FLOOR PLAN



2 EXISTING FIRST FLOOR PLAN



EXISTING CELLAR & FIRST LEVEL FLOOR PLAN



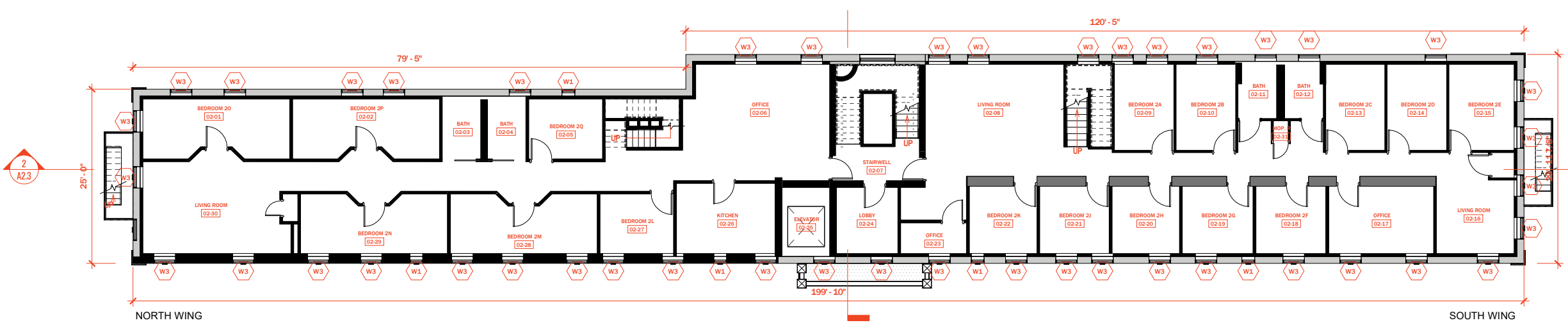
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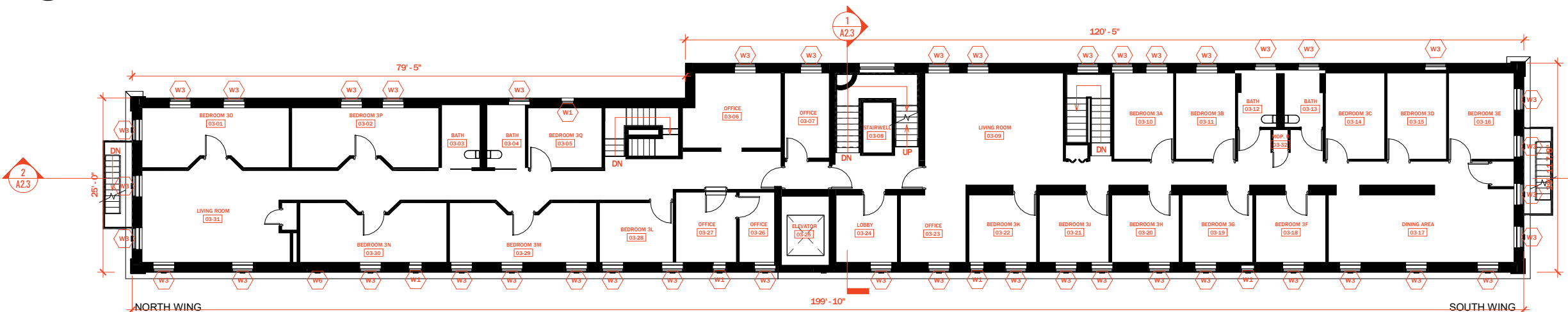
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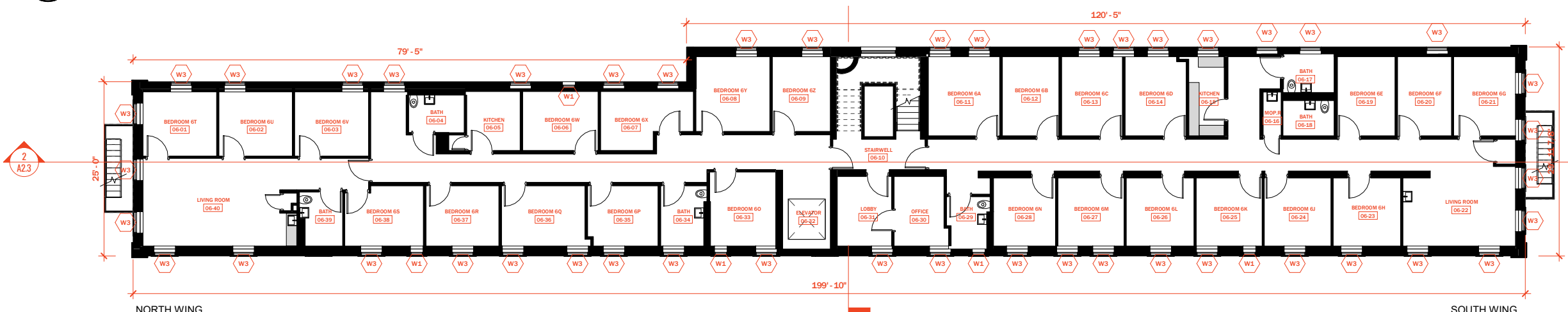
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3 EXISTING SECOND FLOOR PLAN



4 EXISTING THIRD FLOOR PLAN



5 EXISTING FOURTH - SEVENTH FLOOR PLAN



EXISTING SECOND - SEVENTH LEVEL FLOOR PLAN



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PROJECT:

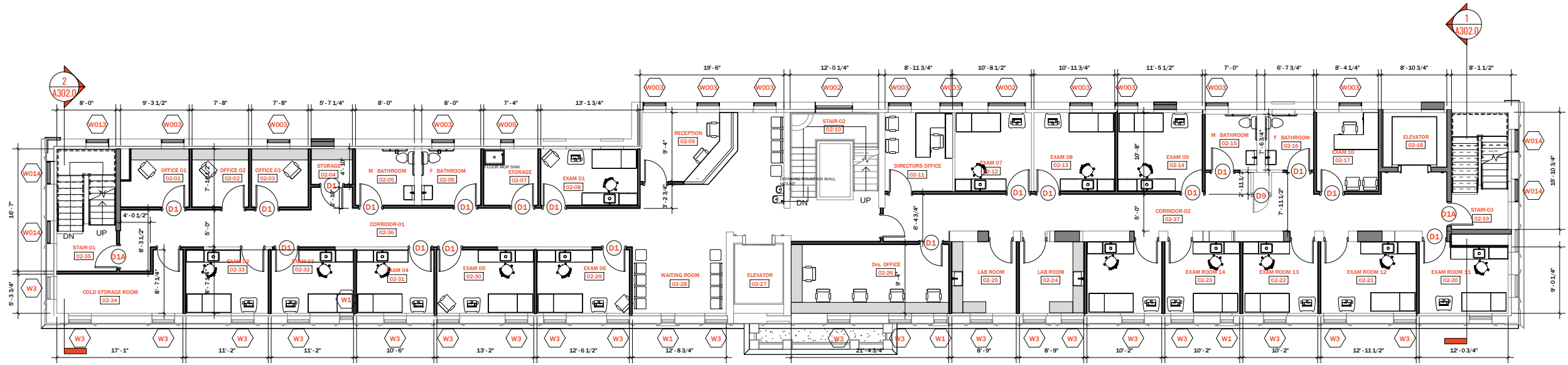
1649 AMSTERDAM
AVENUE

LOCATION

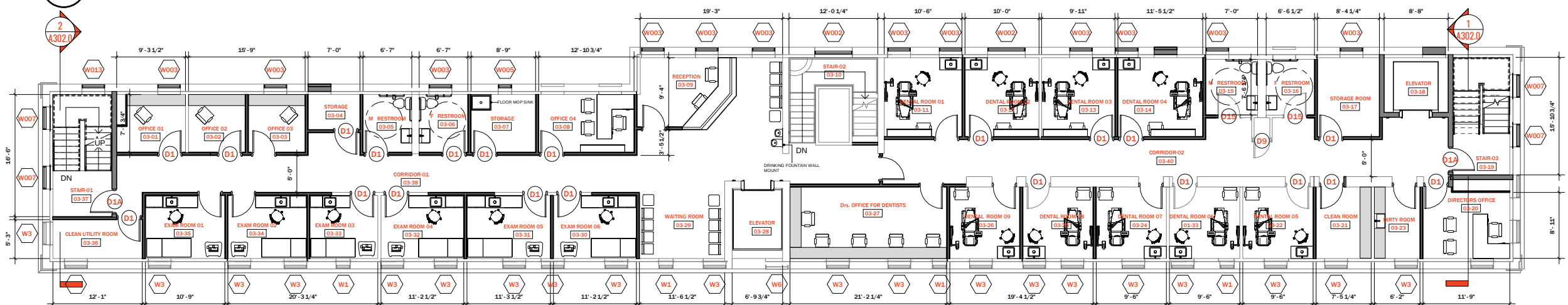
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ADD-04

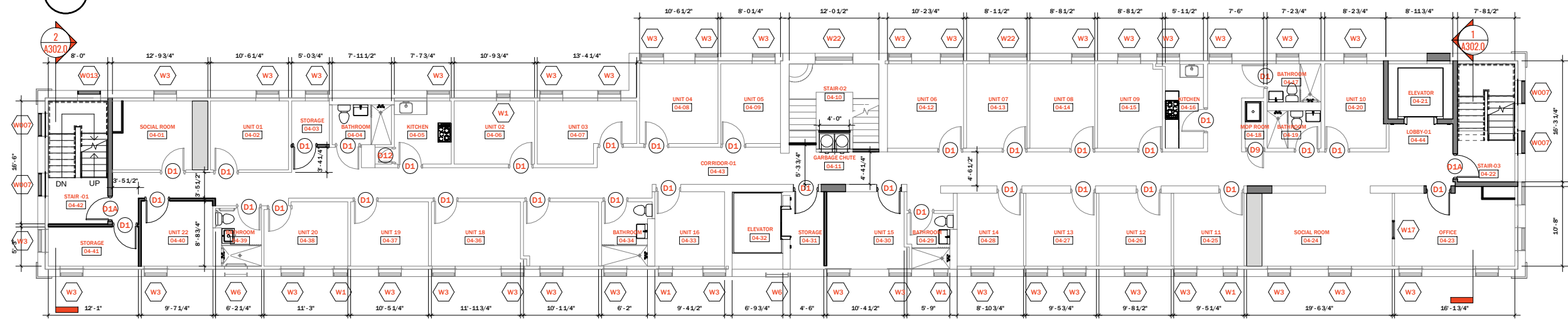
PAGE: 04 OF 05
DATE: 04-11-2023



3 PROPOSED SECOND FLOOR PLAN



4 PROPOSED THIRD FLOOR PLAN



5 PROPOSED FOURTH- SIXTH FLOOR PLAN



PROPOSED SECOND - SEVENTH FLOOR PLAN



MARTINA BACARELLA ARCHITECT

429 PITSTON AVE.
SCRANTON, PA 18505
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PROJECT:

**1649 AMSTERDAM
AVENUE**

LOCATION

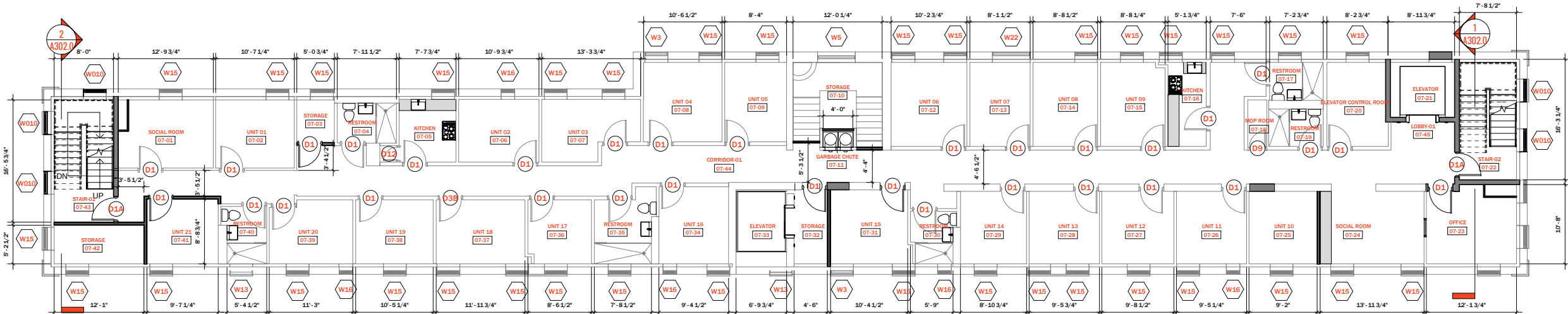
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DATE: 04-11-2023

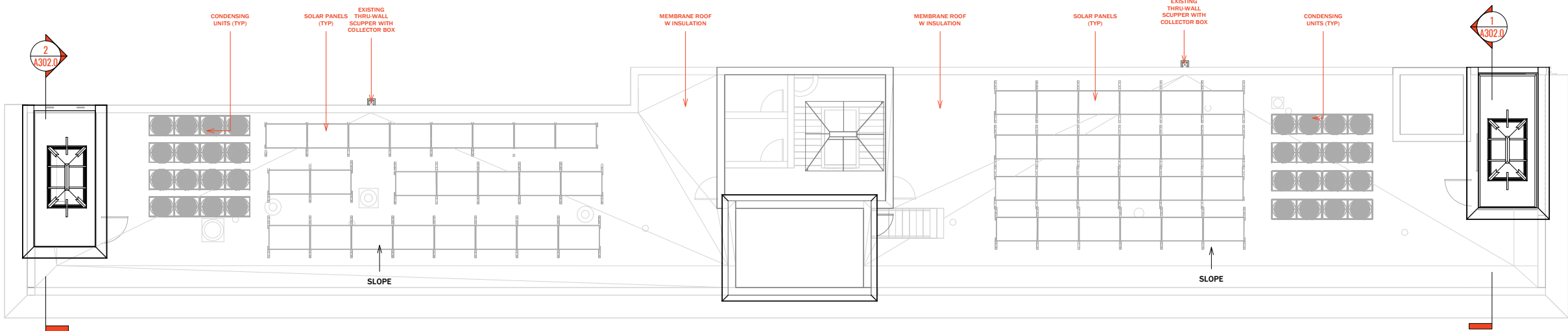


PROPOSED ROOF PLAN



6

PROPOSED SEVENTH FLOOR PLAN



7

PROPOSED ROOF PLAN

April 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-23-04823

1649 Amsterdam Avenue – Hamilton Heights Historic District Borough of Manhattan

To Testify Please Join Zoom

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Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.