

The current proposal is:

Preservation Department – Item 6, LPC-23-09597

**177-179 East 73rd Street – 177-179 East 73rd Street Building –
Individual Landmark
Borough of Manhattan**

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Revised Proposal

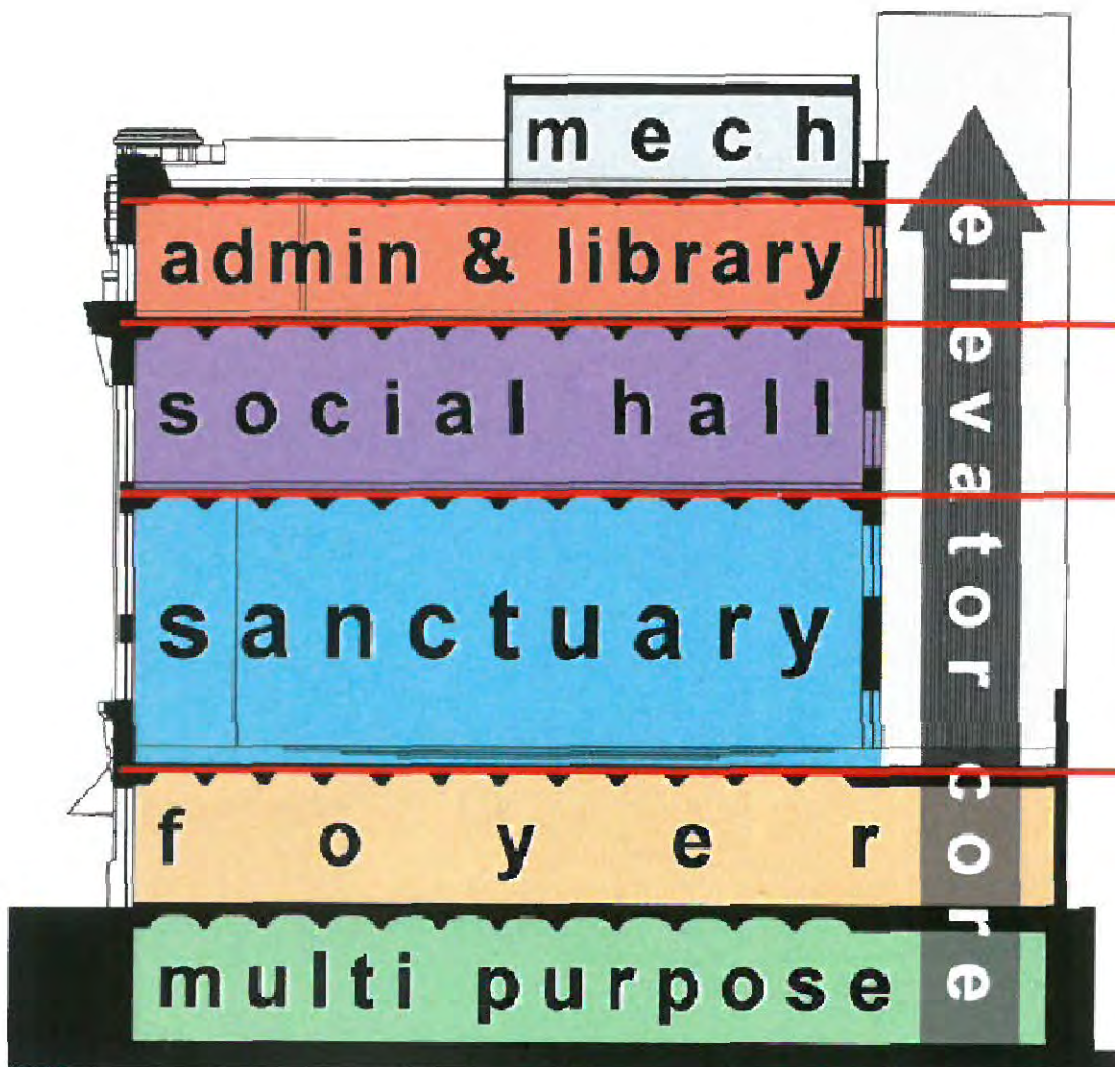
Persian Jewish Center of New York City

*Proposal to include a Synagogue -
177-179 East 73rd Street*

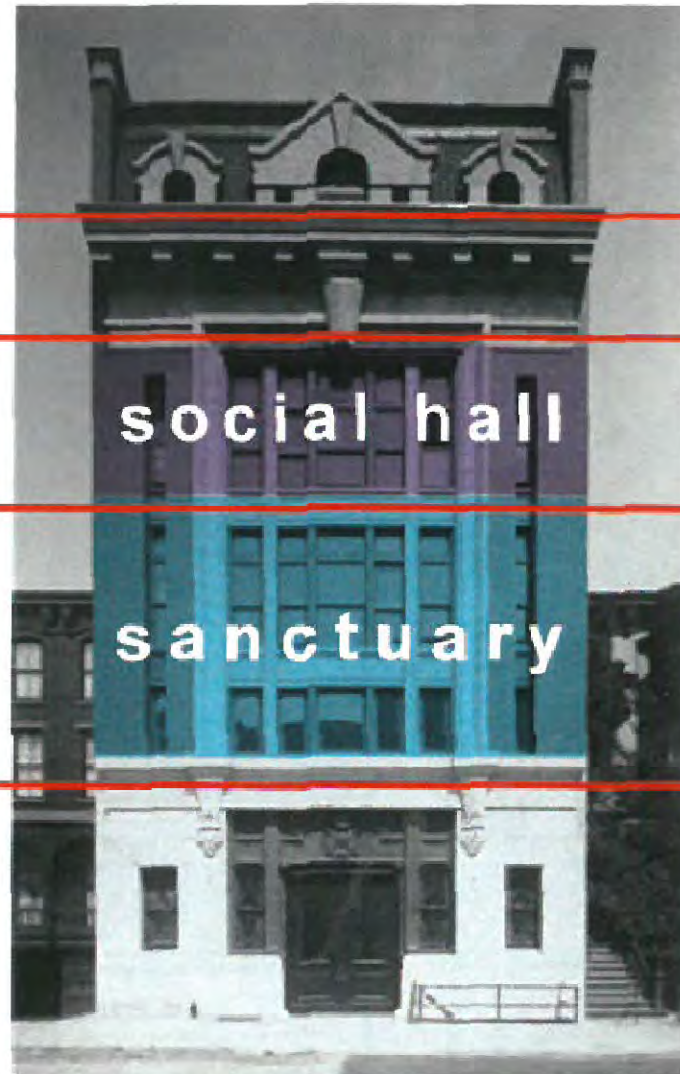
PRESENTATION DATE: 5/23/2023
LPC APPROVED DATE: 8/31/2018



BLOCK PLAN DIAGRAM

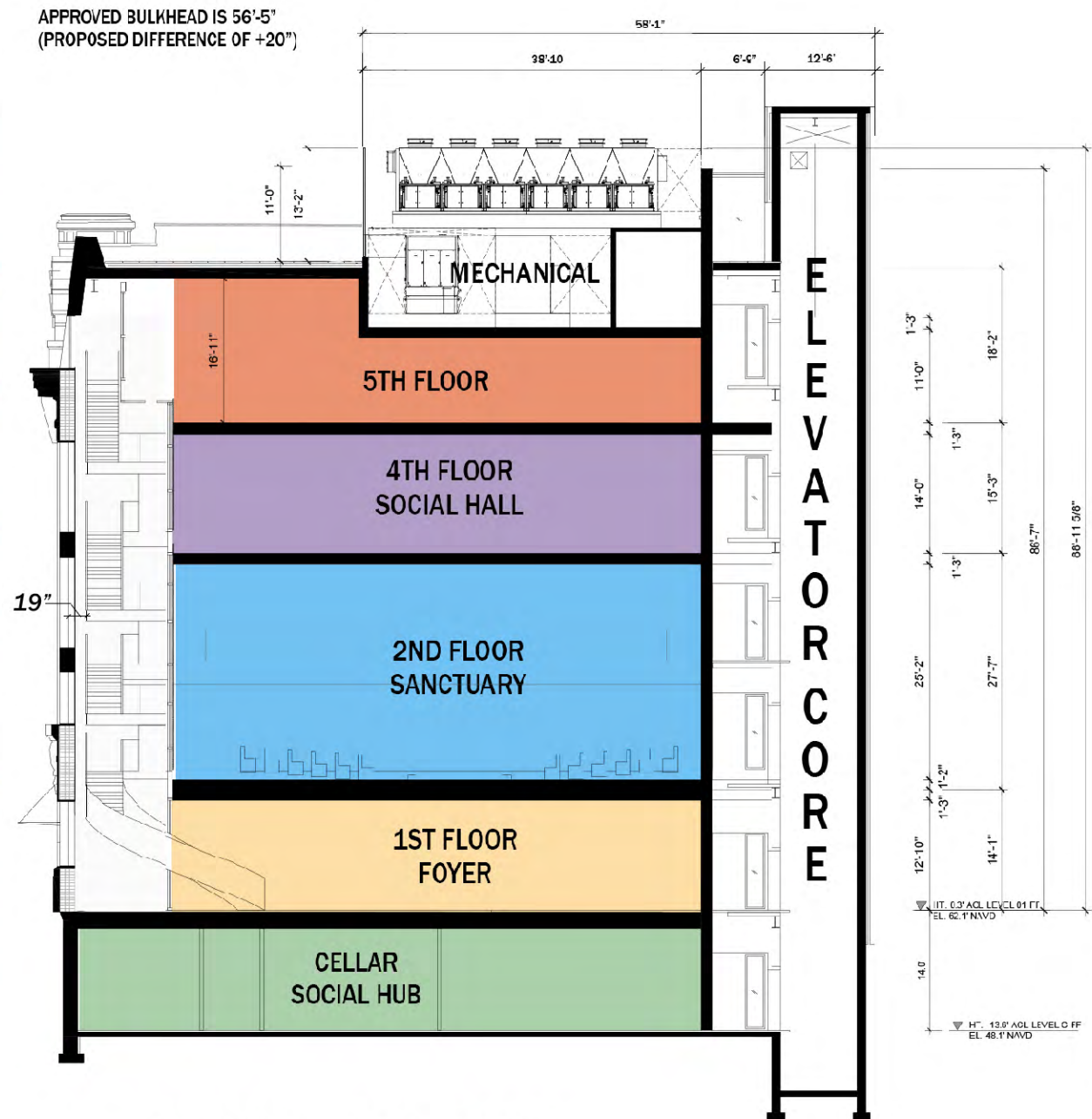


LPC APPROVED PROGRAM STACK



ALIGNMENT WITH SOUTH FACADE

The proposed program stack aligns the two main public programs - Sanctuary and Social Hall - with the grand window on the south facade.



STRUCTURAL INTEGRITY

New concrete slabs to align with existing facade

Persian Jewish Center of New York City | 177-179 East 73rd Street

PROPOSED BUILDING SECTION

SCALE: AS NOTED
CLIENT: 175 EAST 73RD OWNER LLC & 177 EAST 73RD OWNER LLC
DATE: MAY 01, 2023

2



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NY 10567



OMA
180 VARICK STREET
NEW YORK, NY 10014



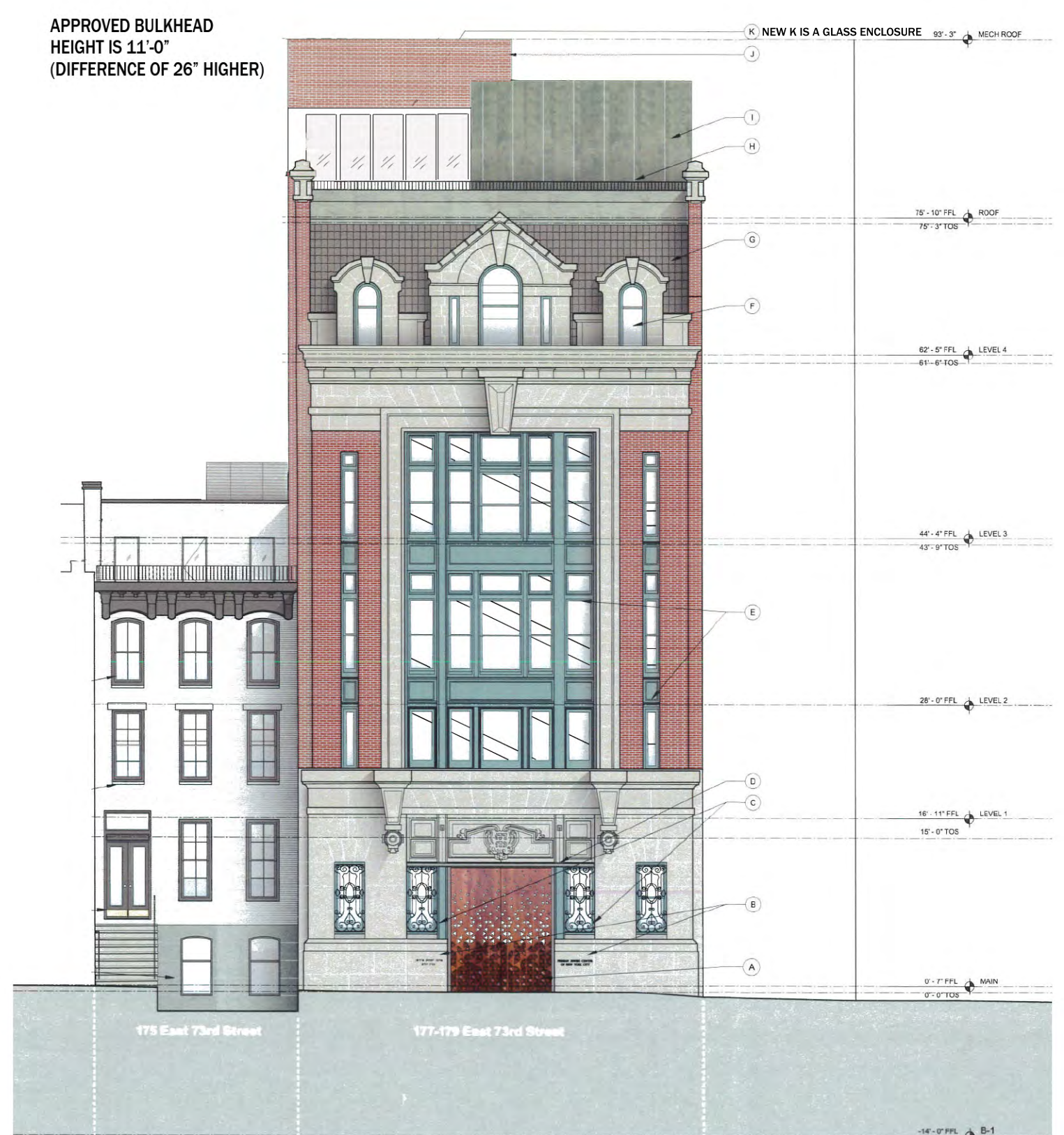
ONE PENN PLAZA
250 WEST 34TH STREET
NEW YORK, NY 10119



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NEW YORK, NY 10019



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PROPOSED ELEVATION OF SOUTH FACADE

SCALE: AS NOTED
CLIENT: 175 EAST 73RD OWNER LLC &
177 EAST 73RD OWNER LLC
DATE: MAY 01, 2023

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APPROVED



PROPOSED REMOVAL AND REPLACEMENT OF EXISTING BRICK FACADE

Persian Jewish Center of New York City | 177-179 East 73rd Street

PROPOSED CONDITION OF WEST FACADE

SCALE: AS NOTED
 CLIENT: 175 EAST 73RD OWNER LLC &
 177 EAST 73RD OWNER LLC
 DATE: MAY 01, 2023

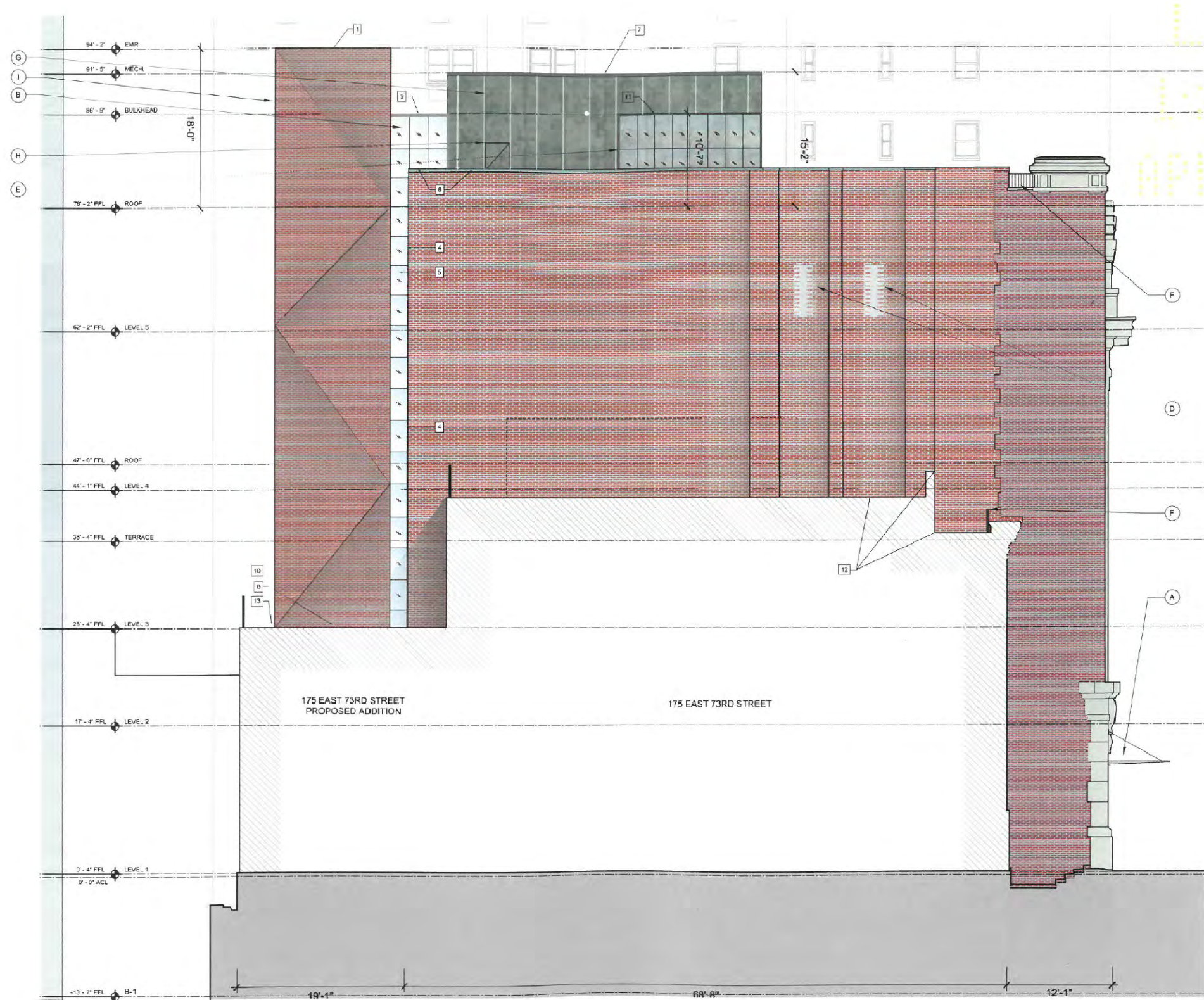


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- (A) New metal canopy
- (B) New glass and metal frame skylight
- (C) New staircase bulkhead, clad with brick
- (D) New openings masked with glass and solid brick (see LPC-21)
- (E) New staircase bulkhead, glass with metal frame
- (F) New metal railings, h=44"
- (G) New mechanical room, clad with weathered copper
- (H) New door to mechanical room, clad with weathered copper to match mechanical room cladding
- (I) New elevator core, clad with corrugated metal to match existing core
- (J) Patch, repair, and fill existing or new anchor fastener at masonry or stone, use repair mortar color to match adjacent similar material

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Persian Jewish Center of New York City | 177-179 East 73rd Street

APPROVED ELEVATION OF WEST FACADE

SCALE: AS NOTED
CLIENT: 175 EAST 73RD OWNER LLC &
177 EAST 73RD OWNER LLC
DATE: MAY 01, 2023

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Conditions Assessment Report

Project:

Persian Jewish Center of New York City
175 & 177 East 73rd Street
New York, NY 10003

March 13, 2023

Prepared for:

Landmarks Preservationist
NYC Landmarks Preservation Commission
1 Centre Street, 9th Floor North
New York, NY 10007

Prepared By:

Ancora Engineering PLLC
494 8th Avenue, PH
New York, NY 10001
Office: 212-461-1987



A. INTRODUCTION

Ancora Engineering was retained to provide a conditions assessment of the Historic Landmark Persian Jewish Center, located at 175 & 177 East 73rd Street, NY, NY, Block #1408 and Lot # 30,31.

We visited the site on March 8, 2023 for an inspection to assess the current structural stability of the building and provide an evaluation of the proposed structure designed to remain within the current proposed demolition scope of work shown on JFG Architects Demolition drawing set dated 09.13.2022.

Our evaluation was to identify potential concerns about the capacity of the structural elements to stabilize the upper (3) floors (177 East 73rd Street) of the existing masonry wall on the lot line during demolition and foundation phases of the proposed renovation project.

The current WSP Structural drawings dated 08.01.2022 propose the installation of a multistory concrete bridge/girder to be installed at the existing 4th floor level to pick up the masonry wall for 3 floors above. The length of this proposed girder will be approximately 65'-0".

B. HISTORICAL SITE CONDITIONS

The project site includes two (2) lots, covering approximately 6,130 SF, both fronting East 73rd Street in the Upper East Side section of Manhattan, New York located in between Lexington Avenue to the west & Third Avenue to the east.

175 East 73rd St is a 3-story residential building (building class: walk-up apartments- cooperative, C6) constructed in 1860. The building was built using exterior masonry walls with wooden joists spanning the width of the structure. All interior walls of the structure are also wooden framed. The building contains four units and has a gross floor area of 5,800 SF. This building is a landmark building meaning that has "special historical, cultural, or aesthetic value to the City of New York..."

177 East 73rd St 5-Story parking garage (building class: all parking garages, G1) constructed in 1906. The building was built using exterior masonry walls with reinforced concrete beams, columns, and slabs to complete the internal structure of the building. The building has a gross floor area of 17,232 SF. The building was constructed using concrete framing along with masonry walls. This building is also a landmark building.

Conditions Assessment Report
175-177 East 73rd Street
New York, NY 10003

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April 27, 2023



C. FIELD OBSERVATIONS

The structural stability walkthrough revealed that internal structural construction and non-structural construction of 175 E 73rd St is in substandard conditions. The flooring throughout the building appears to be bulging from apparent water damage. Externally, the lot line party wall that joins 175 E 73rd St & 177 E 73rd St is showing signs of stress cracking vertically from the roof of 175 East 73rd Street vertically up the full height of the wall to the roof line of 177 East 73rd Street. The existing chimney flue along the same lot line has been observed to be separating from the wall and cracking has started to appear at the main joint connecting the flue back to the masonry wall.

D. CONCLUSION

Ancora concludes that due to the observed poor condition of the existing lot line masonry wall the preservation of the wall cannot be effectively accomplished as reflected in the current set of coordination drawings. Ancora presents the issues noted below for rational to propose full demolition of the entire height of the lot line masonry wall between 175 and 177 East 73rd Street.

- Worker's performing work in the vicinity of and under a potentially unstable wall over the course of the construction schedule is not advisable.
- Public protection due to having the wall braced temporarily in a means that can not avert continuous movement (and potential collapse) during proposed construction activities.
- Prudent coordination of worker construction activity during the installation of the 65'-0" long multistory concrete bridge/girder that will have a total weight of approximately 245,000 pounds will not be achievable.
- The structural integrity of the (3) floors designed to remain will continue to deteriorate beyond their currently observed structural concerns during preservation work due to continued prolong exposure to exterior elements and thus render the structural elements to be protected to be subject to further damage.

Please contact our office should there be any questions.

Sincerely,

Stephen J. Lampard, PE
Principal



Conditions Assessment Report
175-177 East 73rd Street
New York, NY 10003

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April 27, 2023

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ONE PENN PLAZA
180 VARICK STREET
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250 WEST 34TH STREET
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Persian Jewish Center of New York City | 177-179 East 73rd Street

NARATIVE OF CONDITIONS ASSESSEMENT REPORT

SCALE: AS NOTED
CLIENT: 175 EAST 73RD OWNER LLC &
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Area of Proposed Additional Demolition



Noted Separation of chimney flue from masonry wall - Vertical Crack

Typical Vertical Cracks in Existing Masonry Wall



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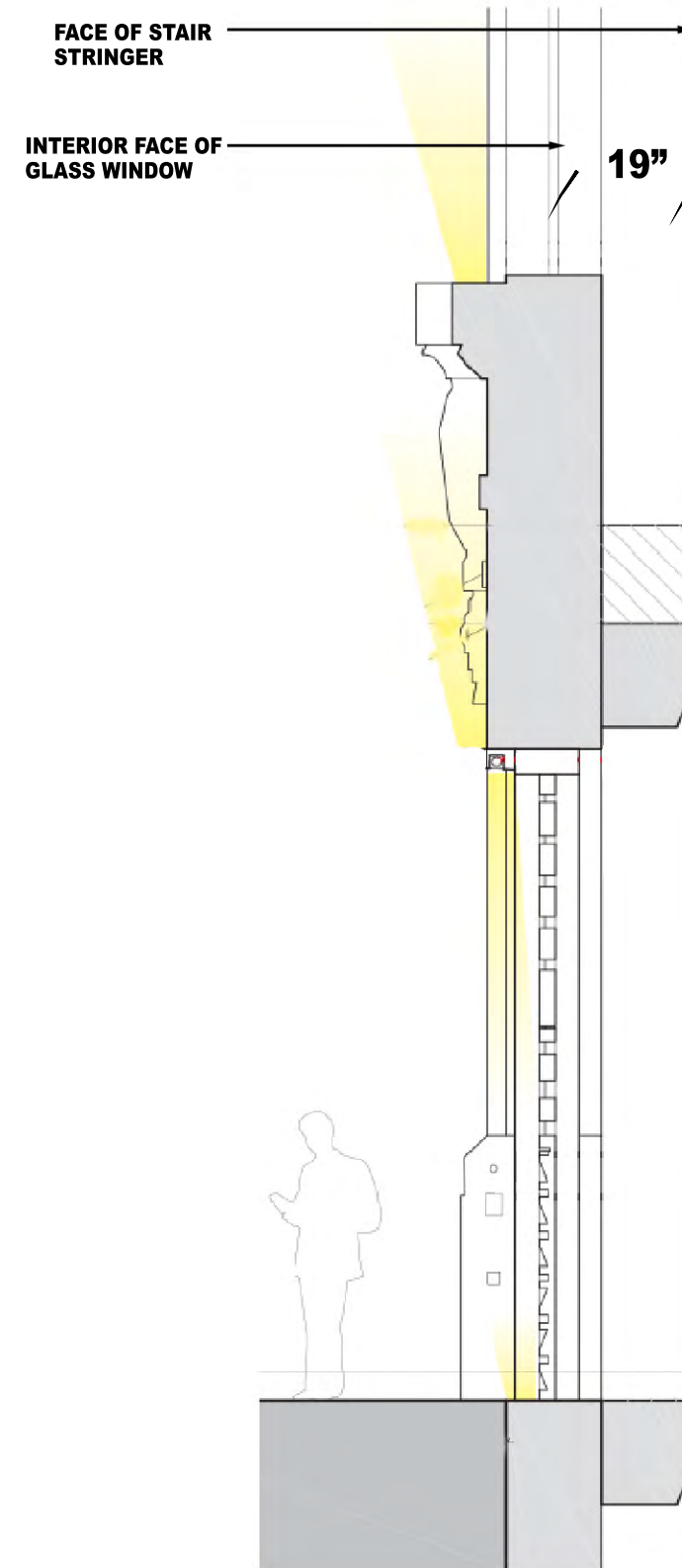
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NARATIVE OF CONDITIONS ASSESSEMENT REPORT

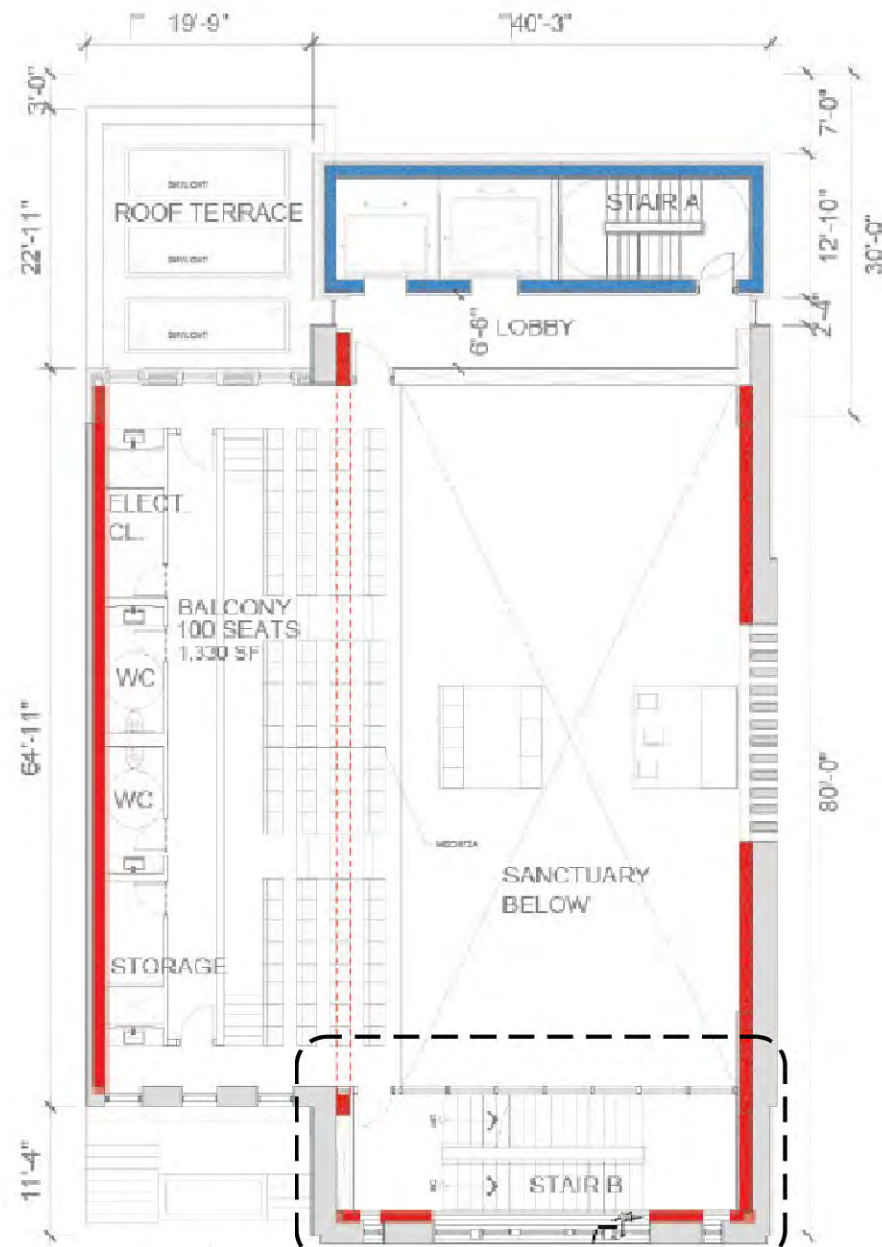
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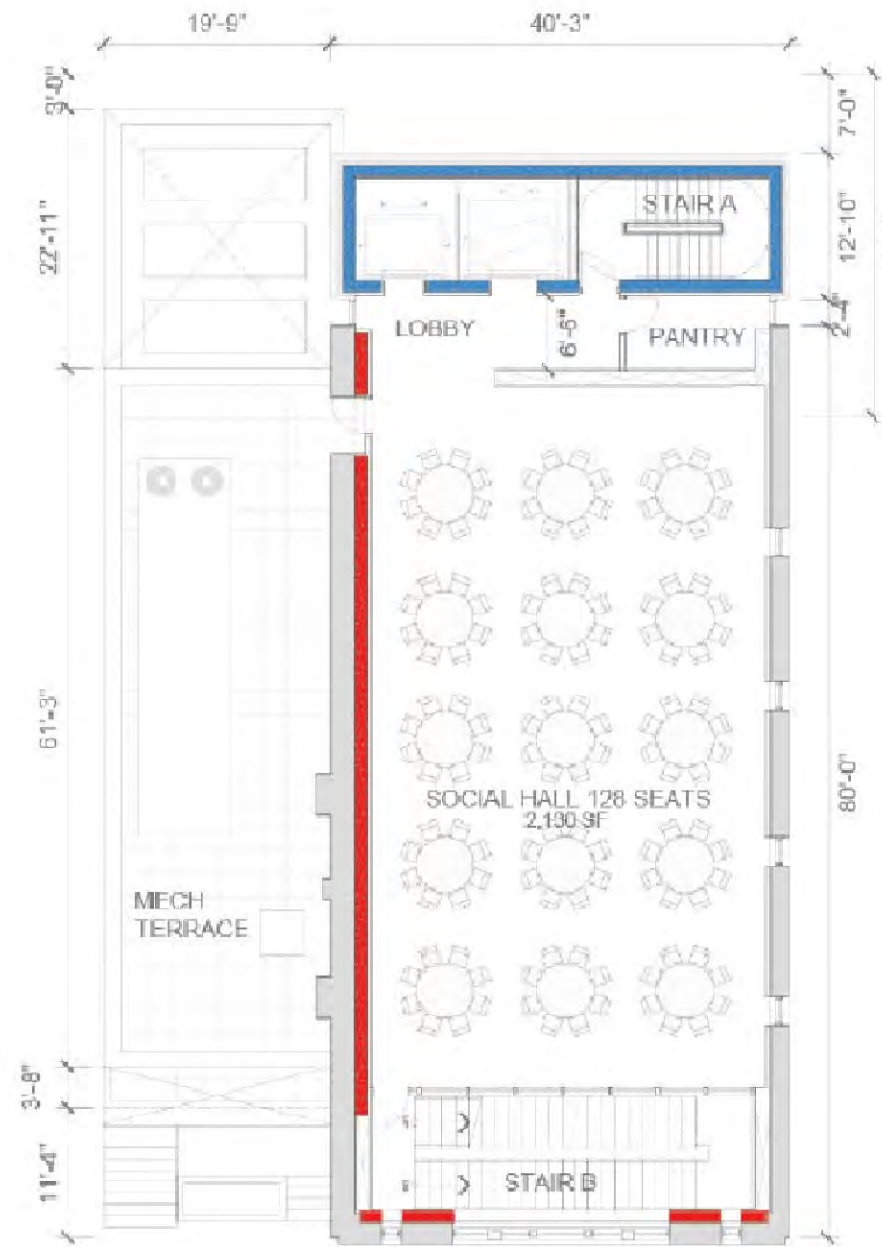
RENDERING OF SOUTH FACADE



IMAGES OF EXISTING FACADE DETAILS



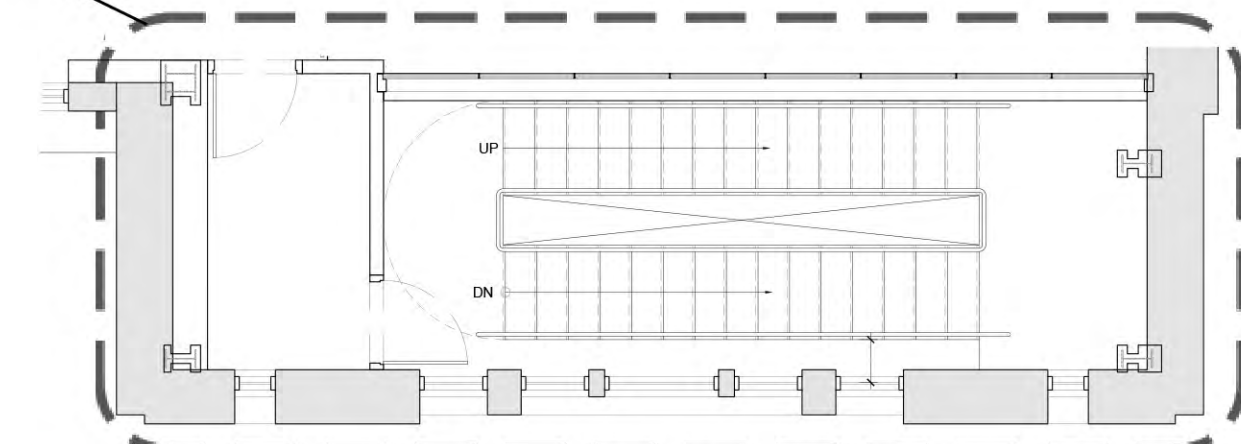
F3 / Sanctuary



F4 / Social Hall



F2 / Sanctuary



19'

- New Concrete Wall
- New Liner Wall



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