

January 9, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-03885

**160 West 74th Street, aka 160-162 West 74th Street – Upper
West Side/Central Park West Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 836 8857 6268

Passcode: 054266

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

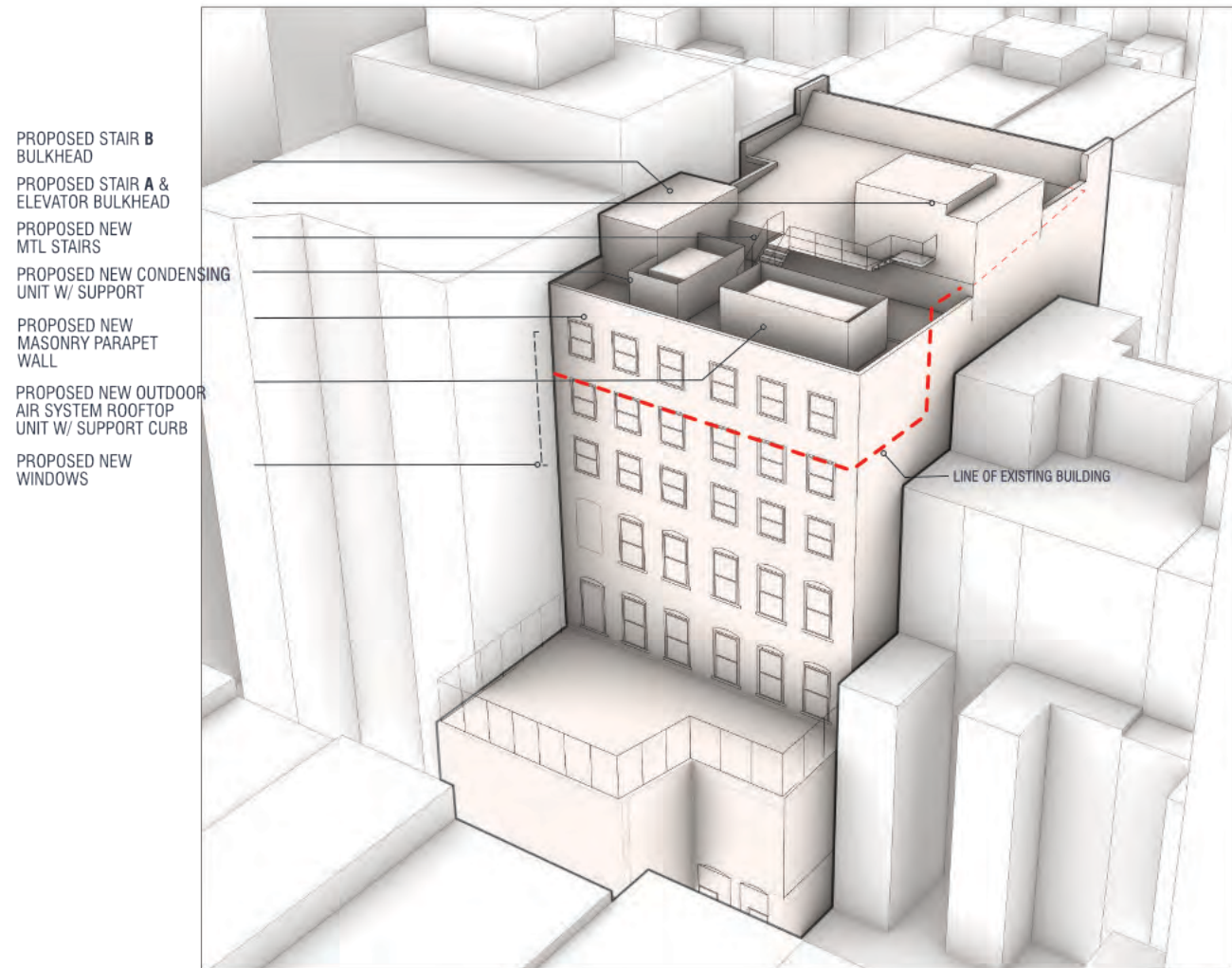
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called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

**160 WEST 74TH STREET MANHATTAN NY
UPPER WEST SIDE / CENTRAL PARK WEST HISTORIC DISTRICT**

**PRESENTATION
TO THE MANHATTAN COMMUNITY BOARD 7 AND
THE NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION**

2023-12-14

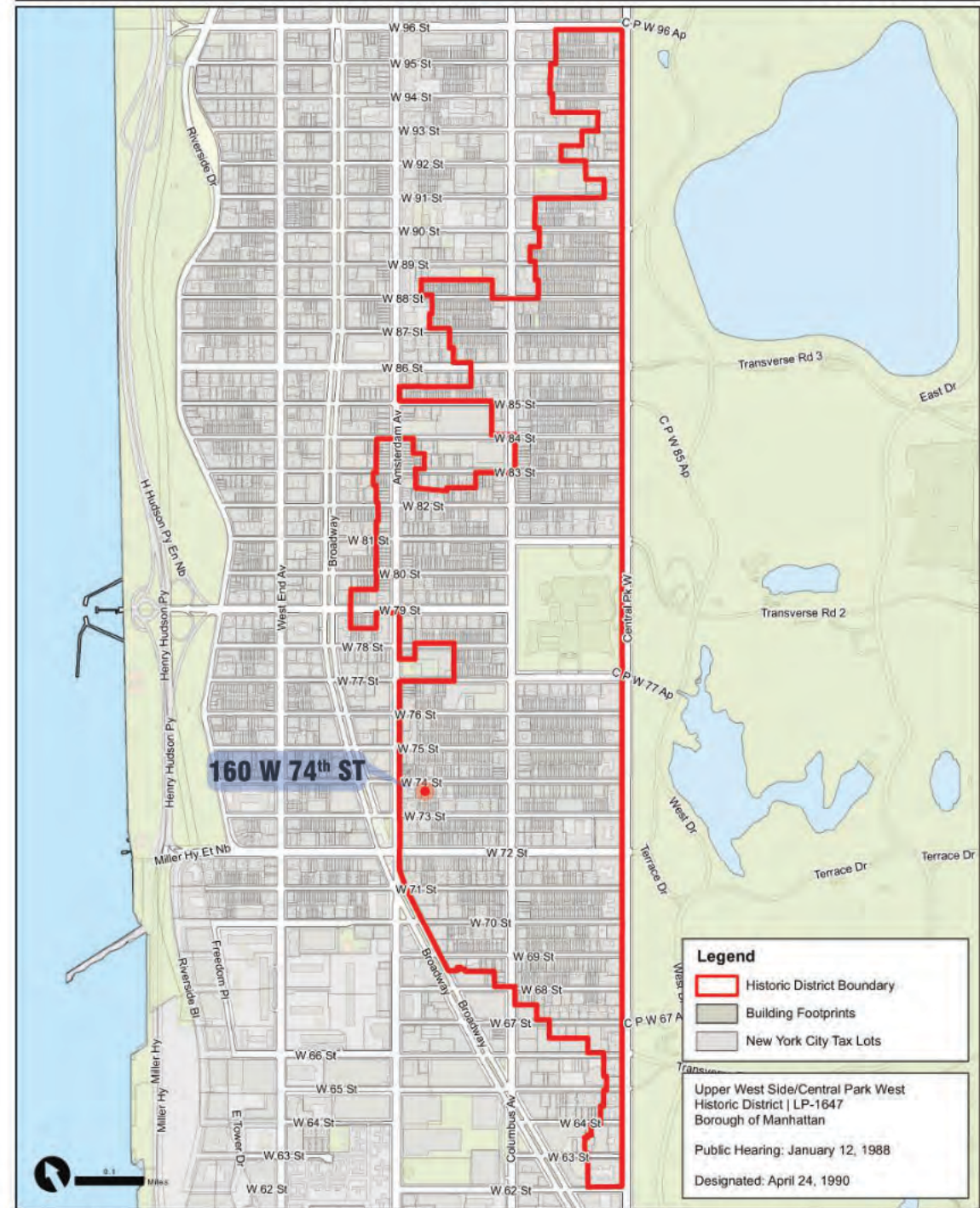




PROPOSED REAR ADDITION AXONOMETRIC VIEW DIAGRAM



PROPOSED BUILDING MAIN ENTRANCE

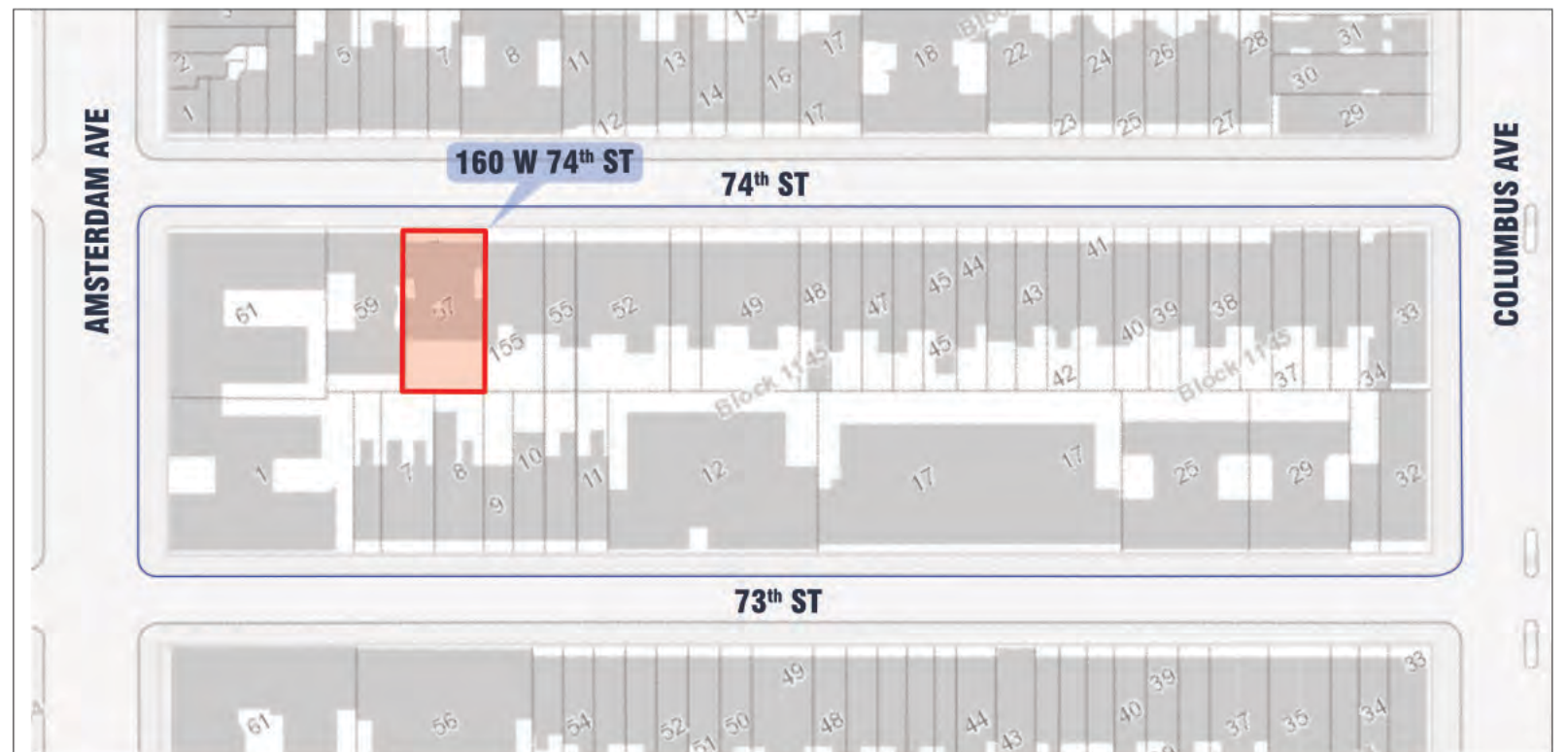


Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

HISTORIC DISTRICT MAP



EXISTING FRONT ELEVATION PHOTO DATED (2023)



BLOCK PLAN



HISTORY



1940's TAX PHOTO. (NYC MUNICIPAL ARCHIVE)



1980's TAX PHOTO. (NYC MUNICIPAL ARCHIVE)



1990 DESIGNATION PHOTO (NYC LPC)

HISTORY



1948 (DE LA SALLE INSTITUTE YEARBOOK)

EXISTING CONDITIONS AT STOOP AND AREAWAYS

EXISTING FRONT ELEVATION AND STOOP
PHOTO DATED (2023)



EXISTING AREAWAY
PHOTO DATED (07-12-2023)



EXISTING CONDITIONS AT STOOP AND AREAWAYS

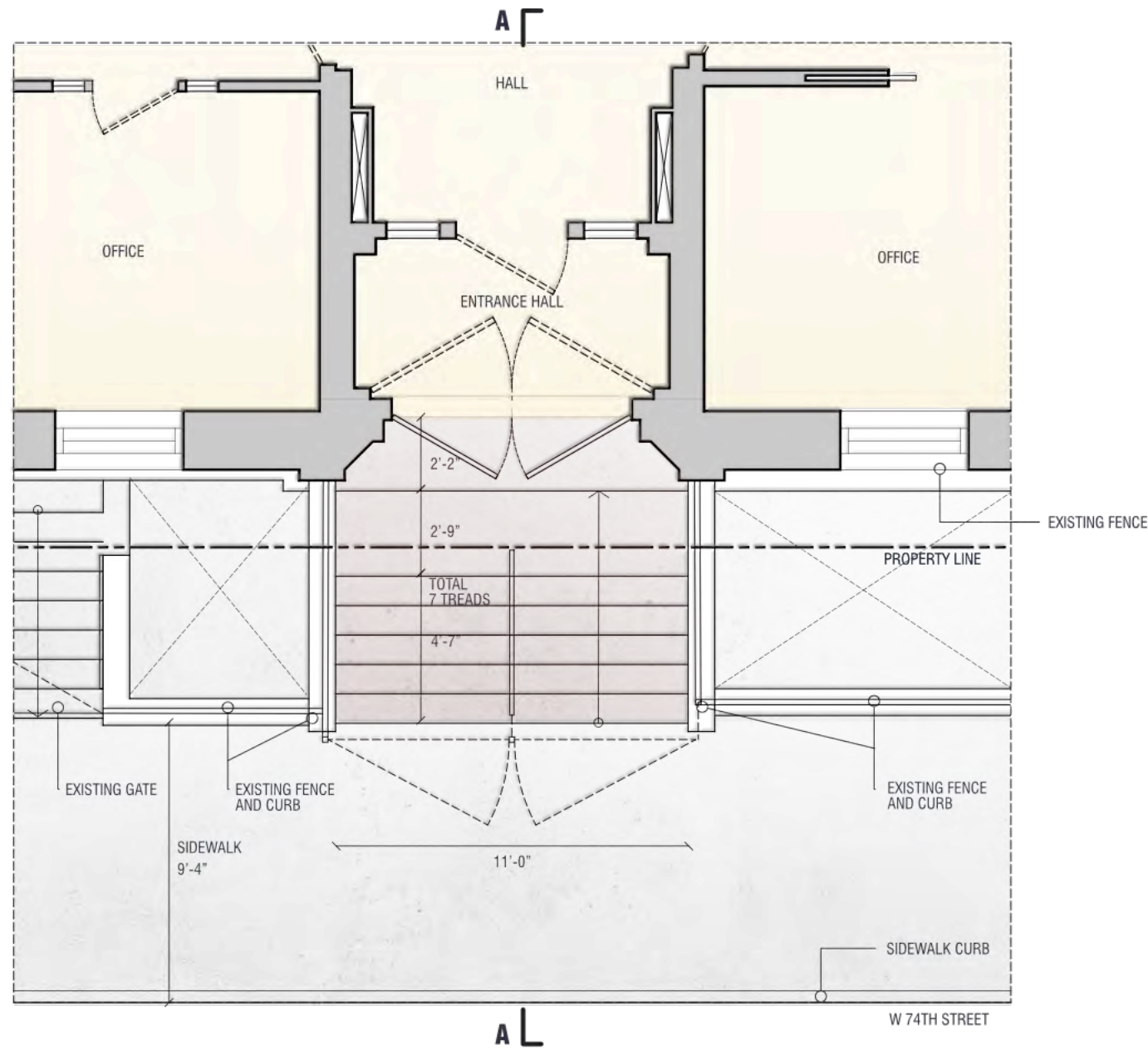


EXISTING AREAWAY
PHOTO DATED (10-12-2023)

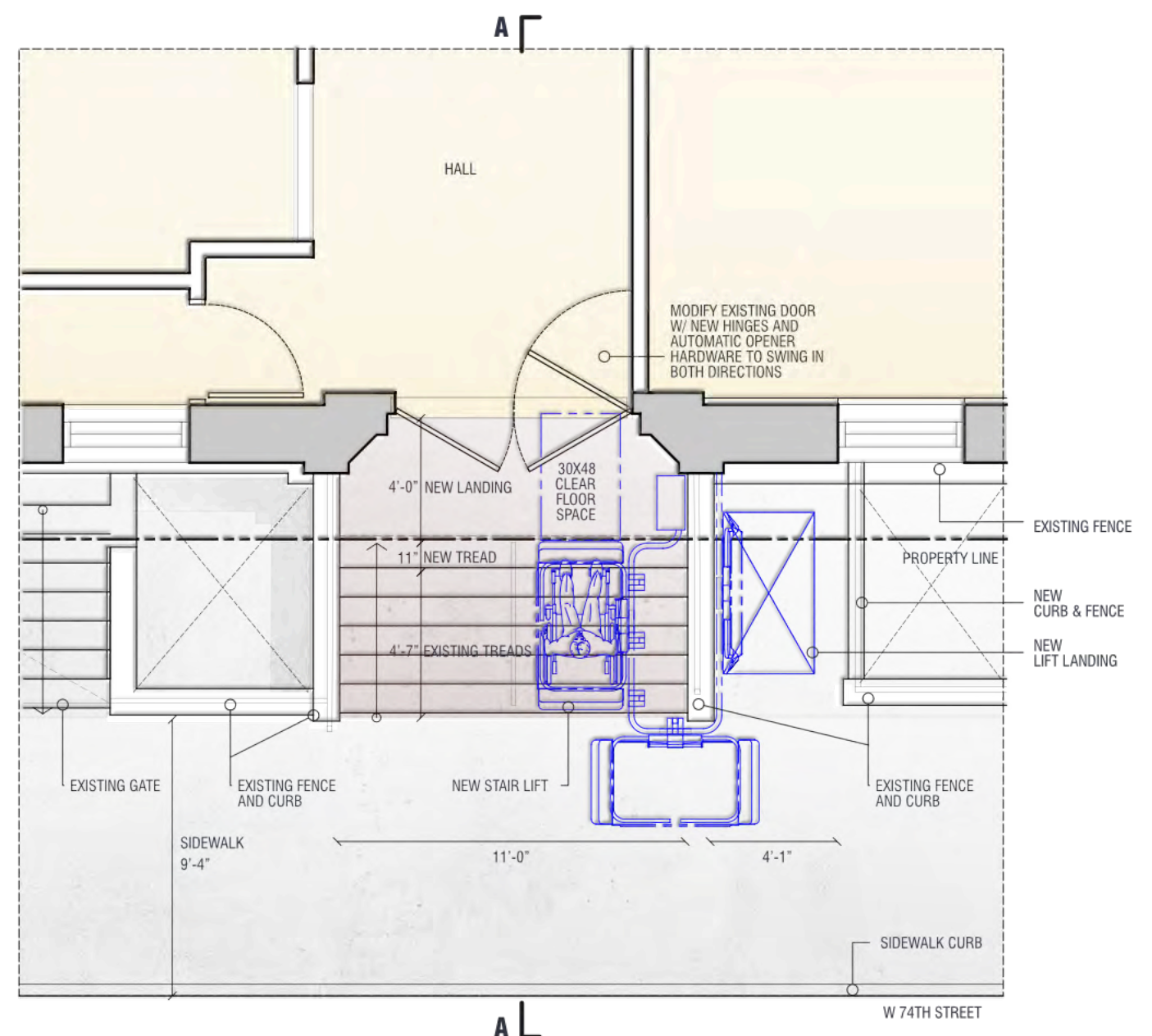


EXISTING AREAWAY
PHOTO DATED (10-12-2023)

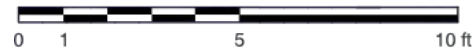
ENTRANCE AND AREAWAY - PLAN



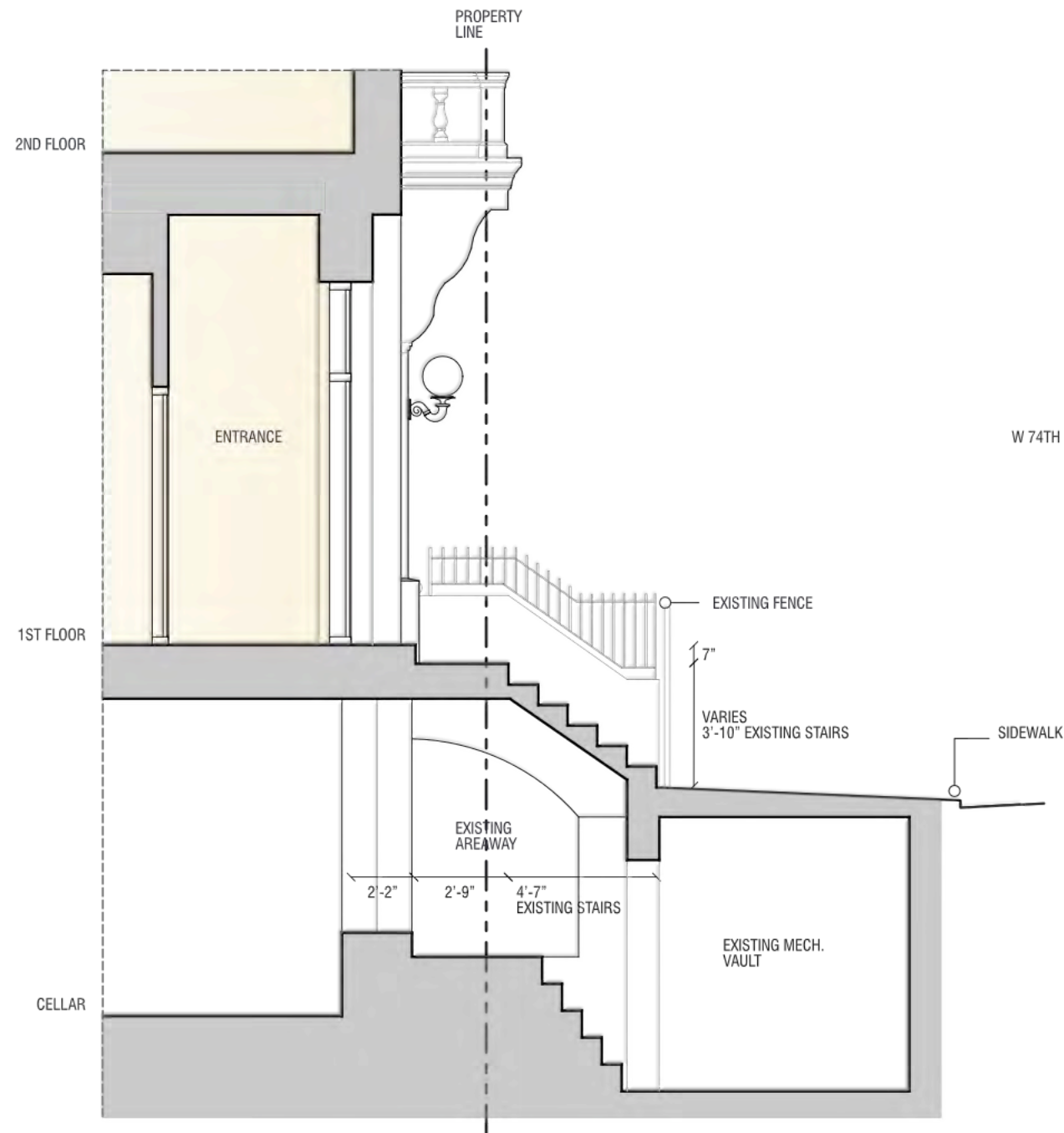
EXISTING ENTRANCE



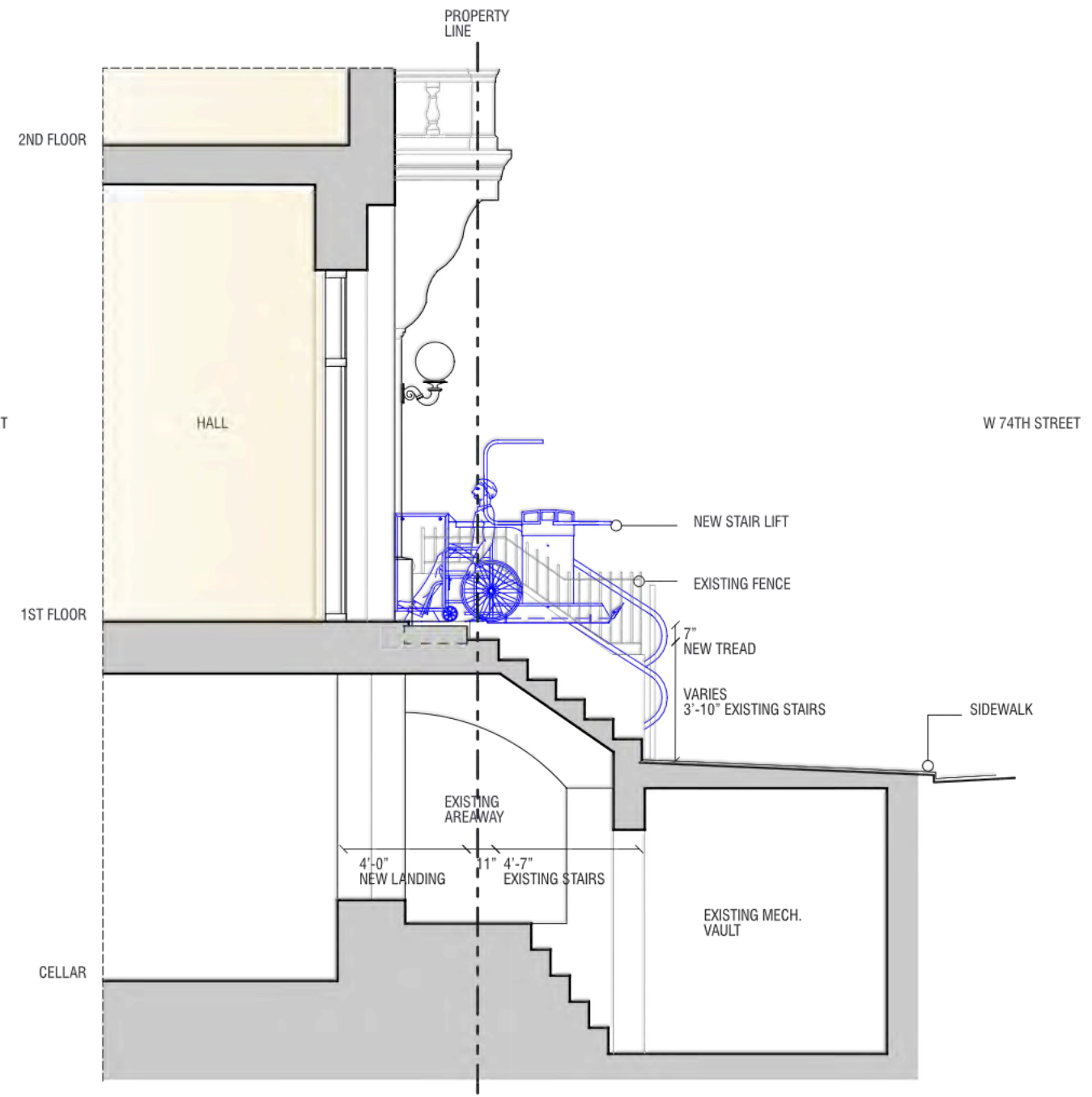
PROPOSED ENTRANCE



ENTRANCE AND AREAWAY - SECTION



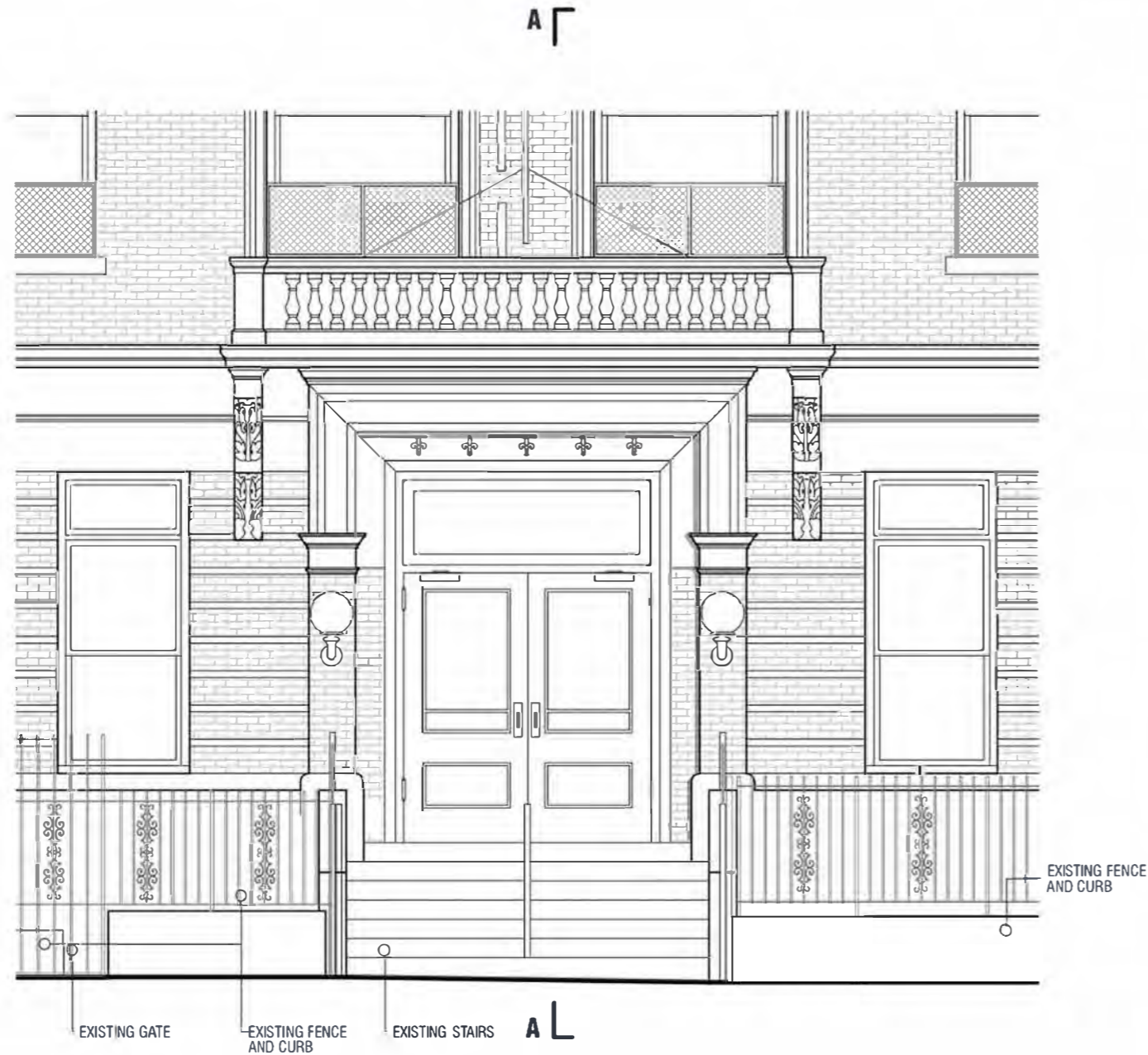
EXISTING SECTION A-A OF ENTRANCE



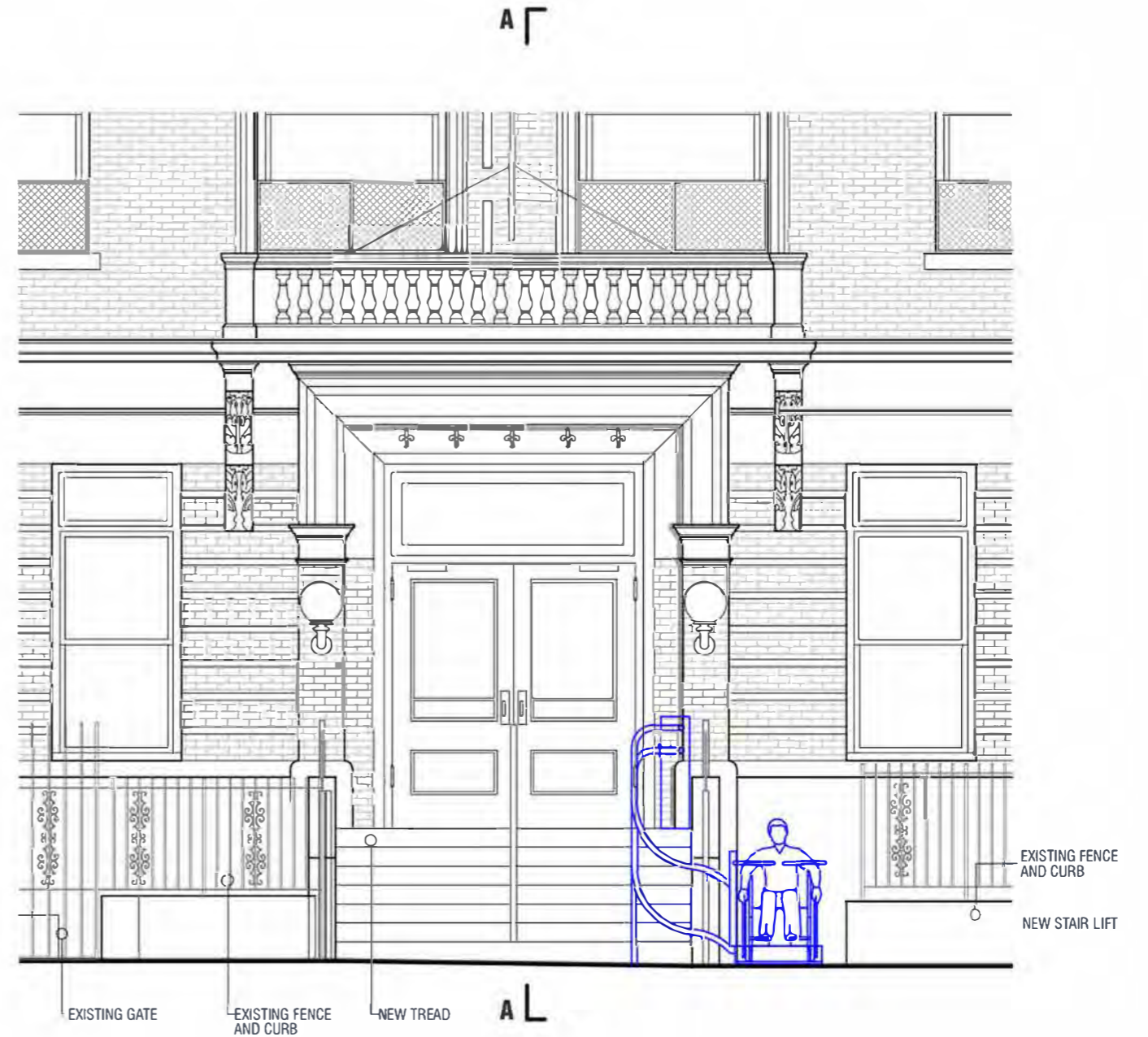
PROPOSED SECTION A-A OF ENTRANCE



ENTRANCE AND AREAWAY - ELEVATION



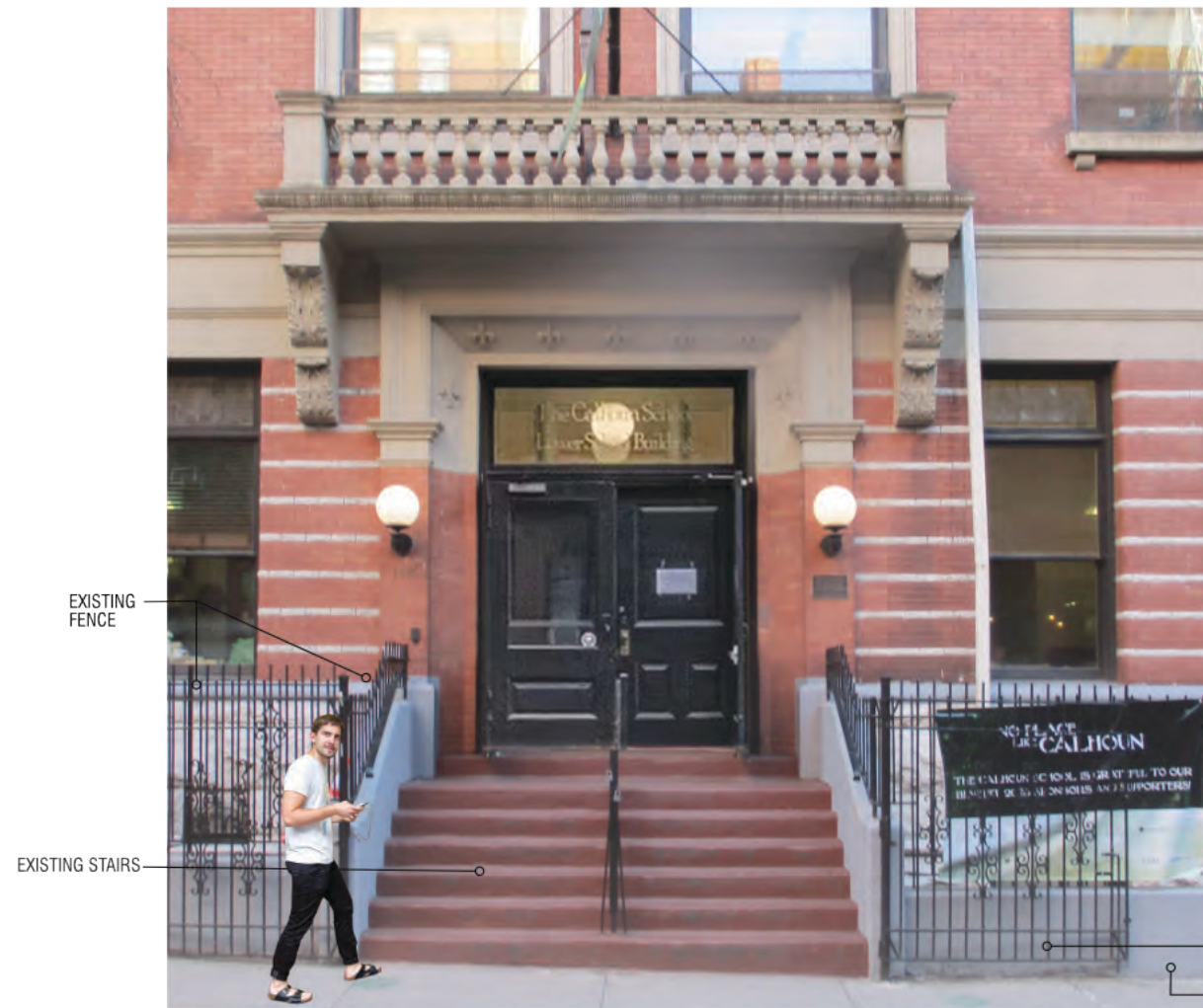
EXISTING ENTRANCE



PROPOSED ENTRANCE



ENTRANCE AND AREAWAY

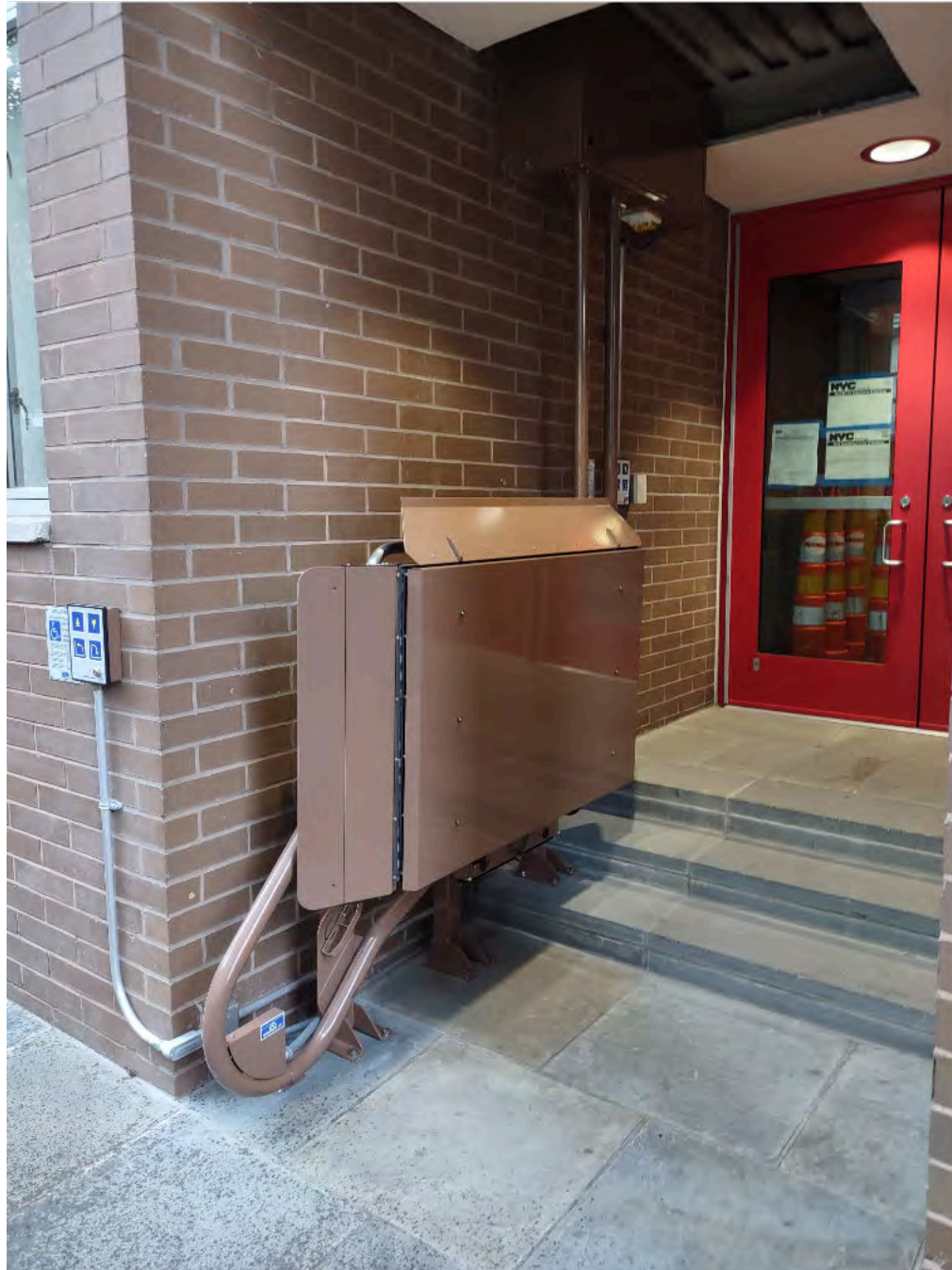


EXISTING BUILDING ENTRANCE



PROPOSED BUILDING ENTRANCE

PREVIOUSLY APPROVED LIFT

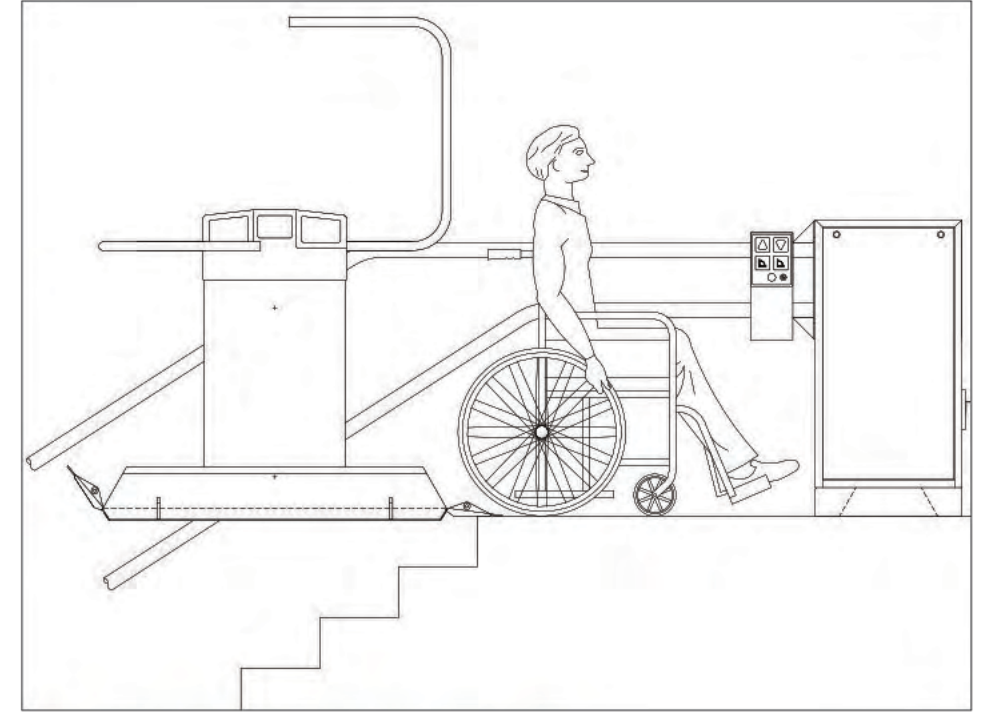


REFERENCE IMAGES:
1 WEST 88TH STREET - NYC

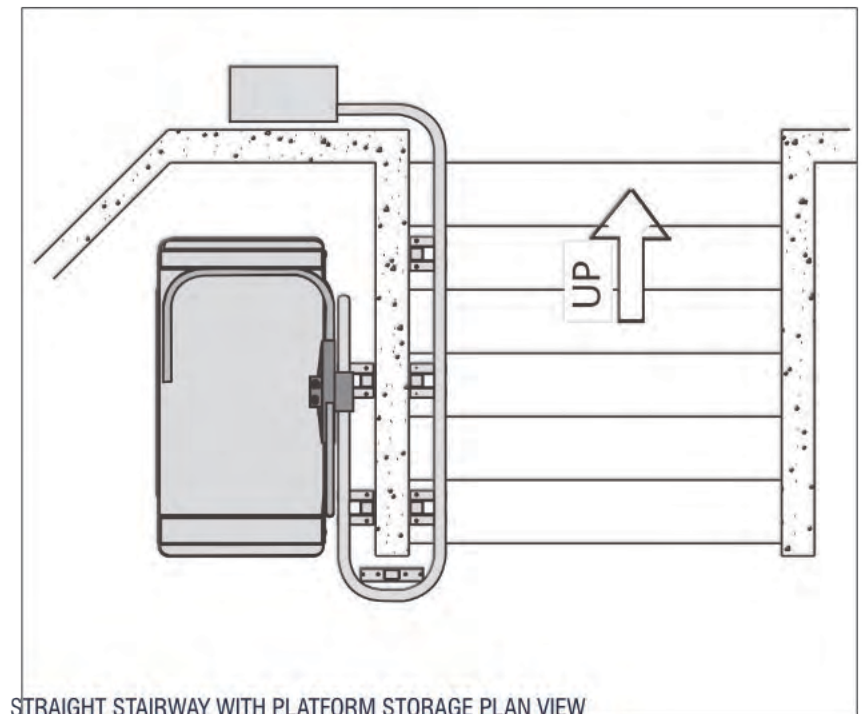
REFERENCE STAIR LIFT DETAILS



BASIS OF DESIGN :
ARTIRA STAIR LIFT BY GARAVENTA LIFT

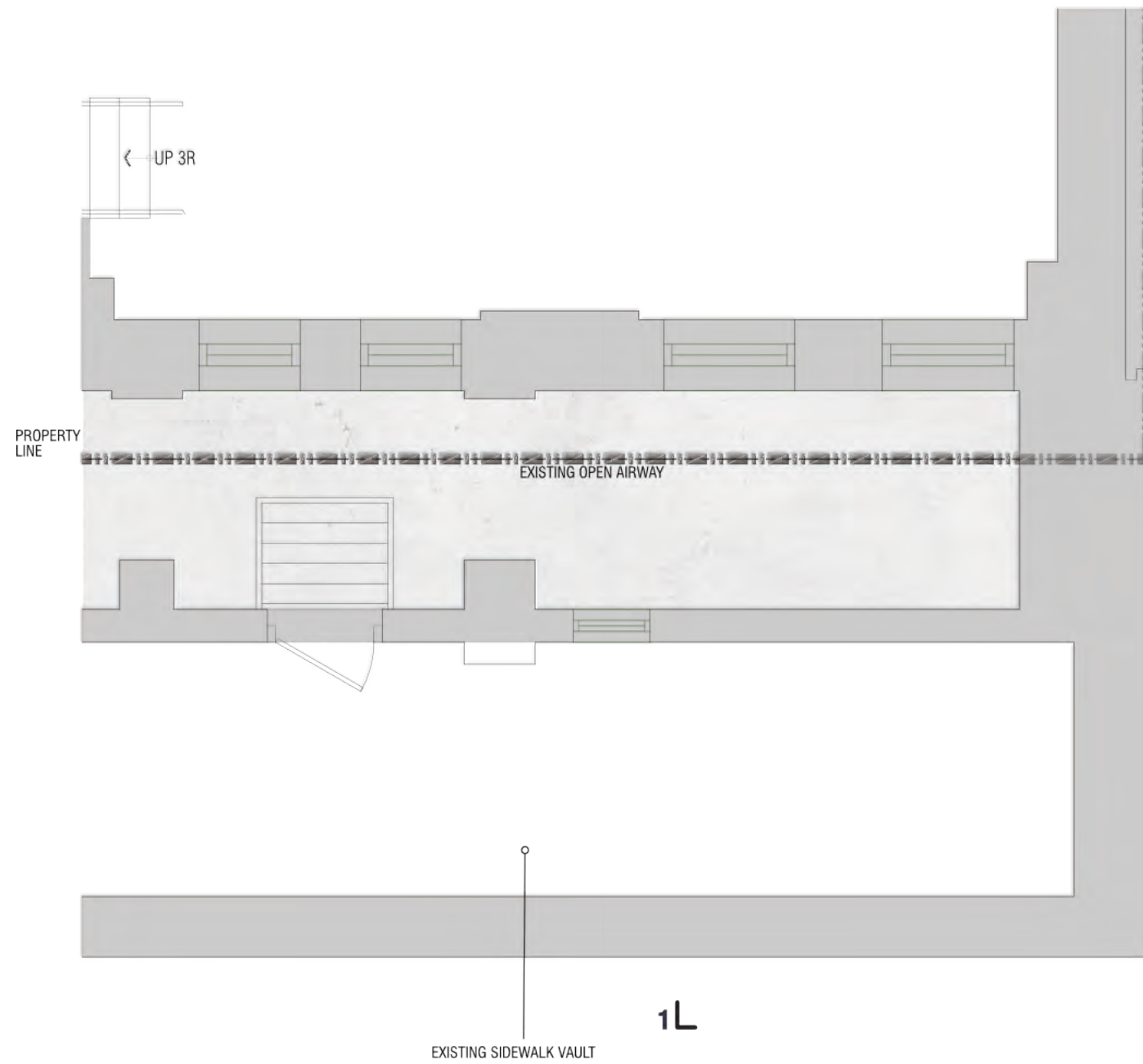


STRAIGHT STAIRWAY WITH PLATFORM STORAGE ELEVATION

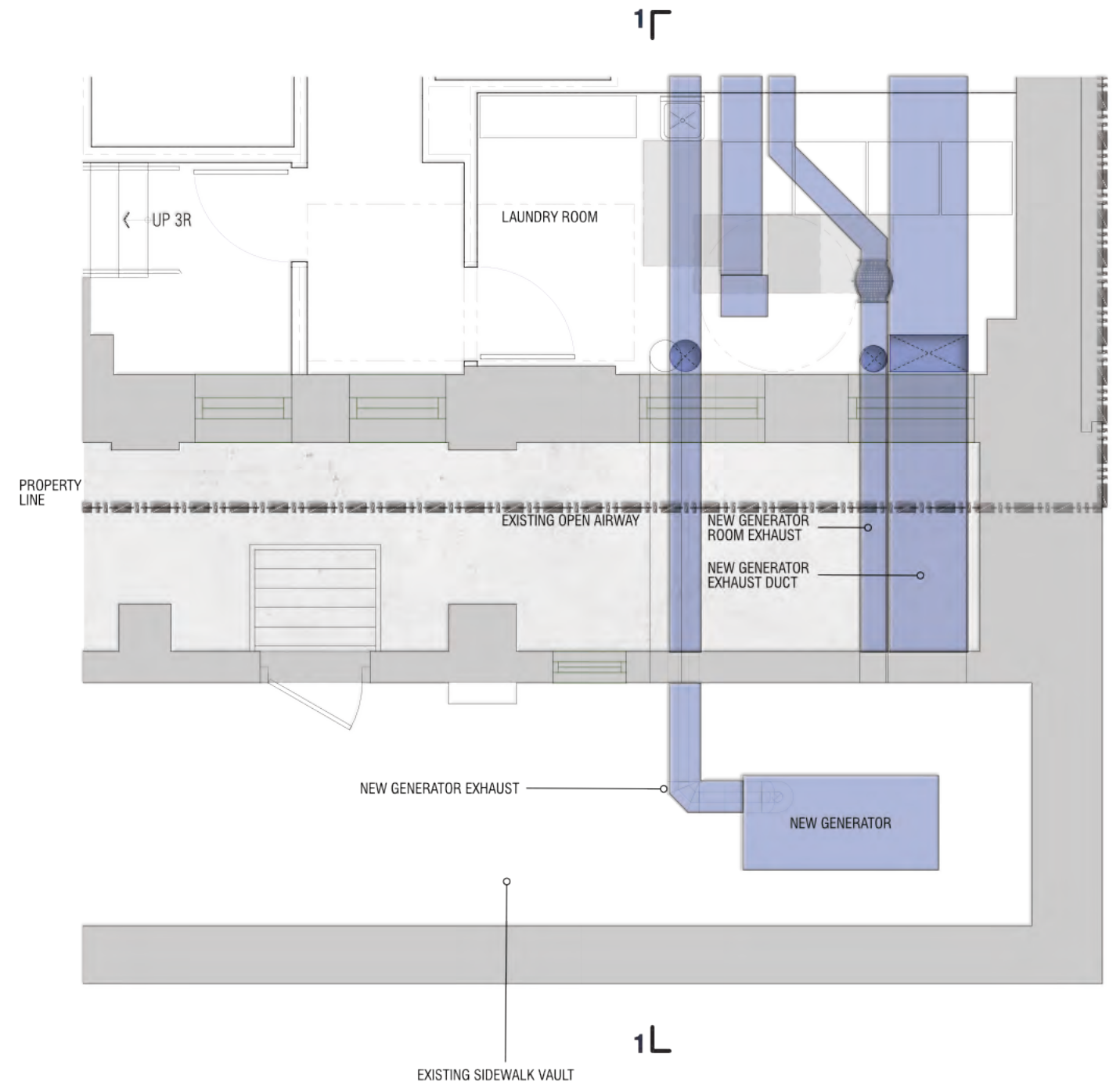


STRAIGHT STAIRWAY WITH PLATFORM STORAGE PLAN VIEW

AREAWAY

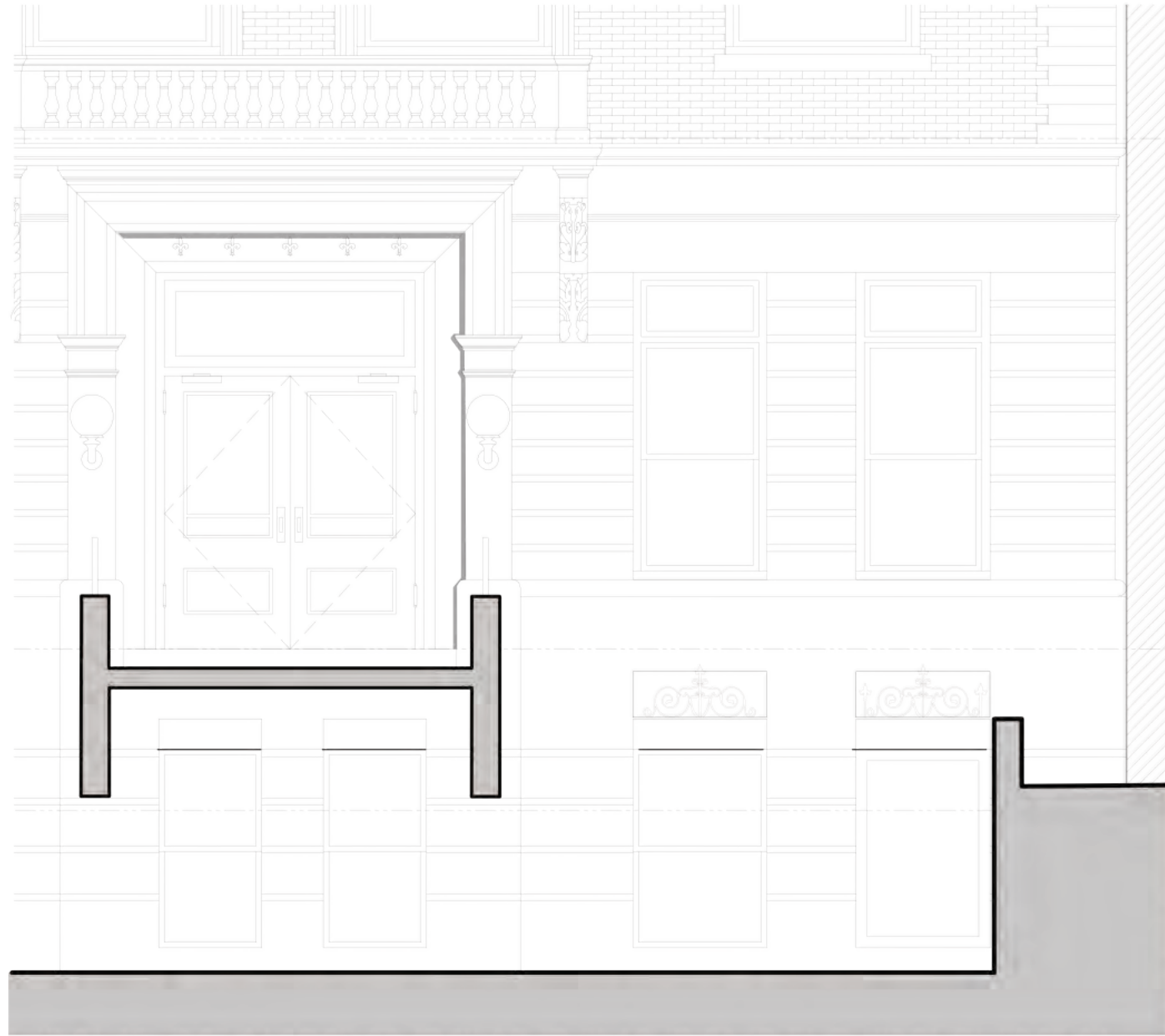


EXISTING PLAN

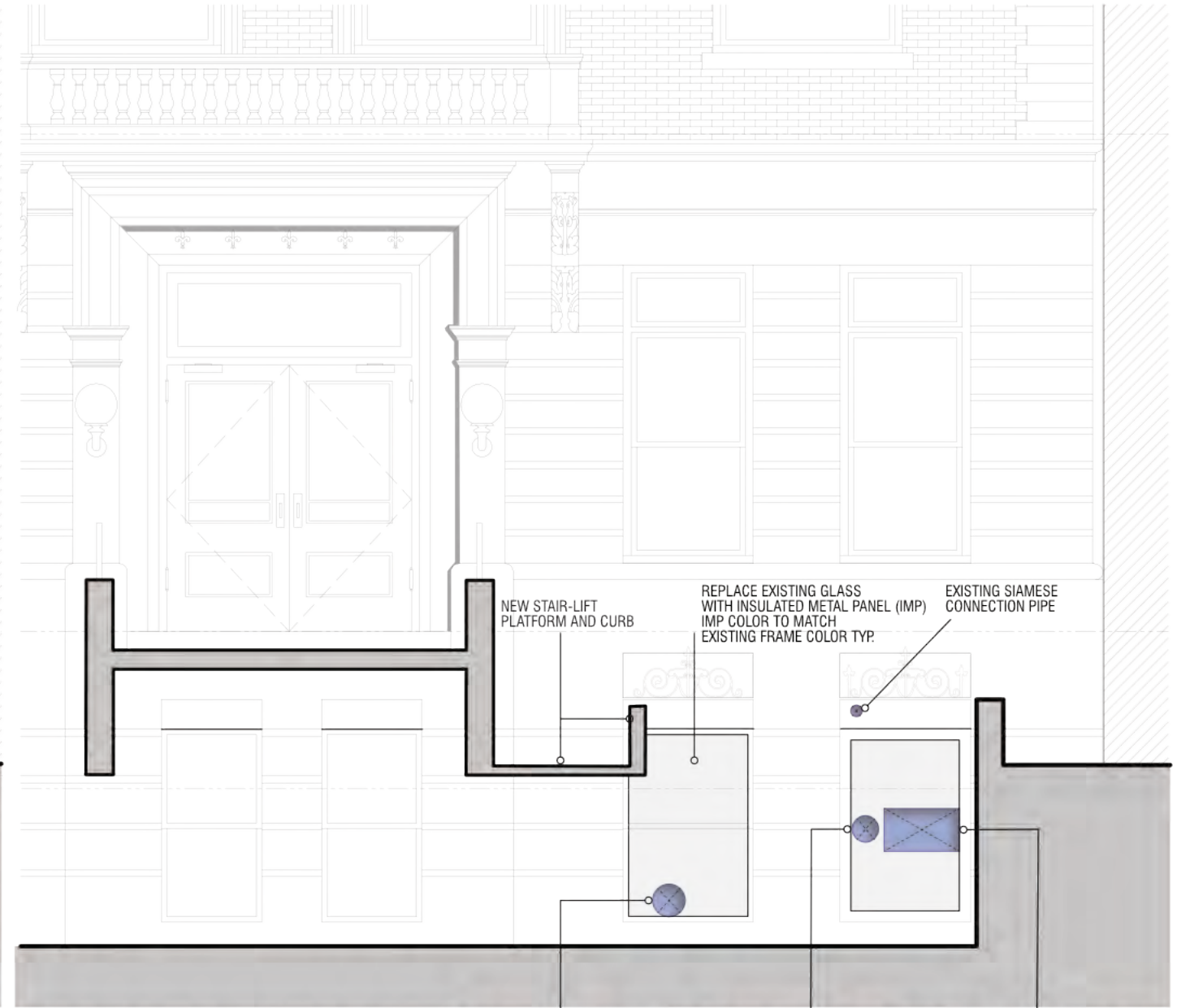


PROPOSED PLAN

AREAWAY



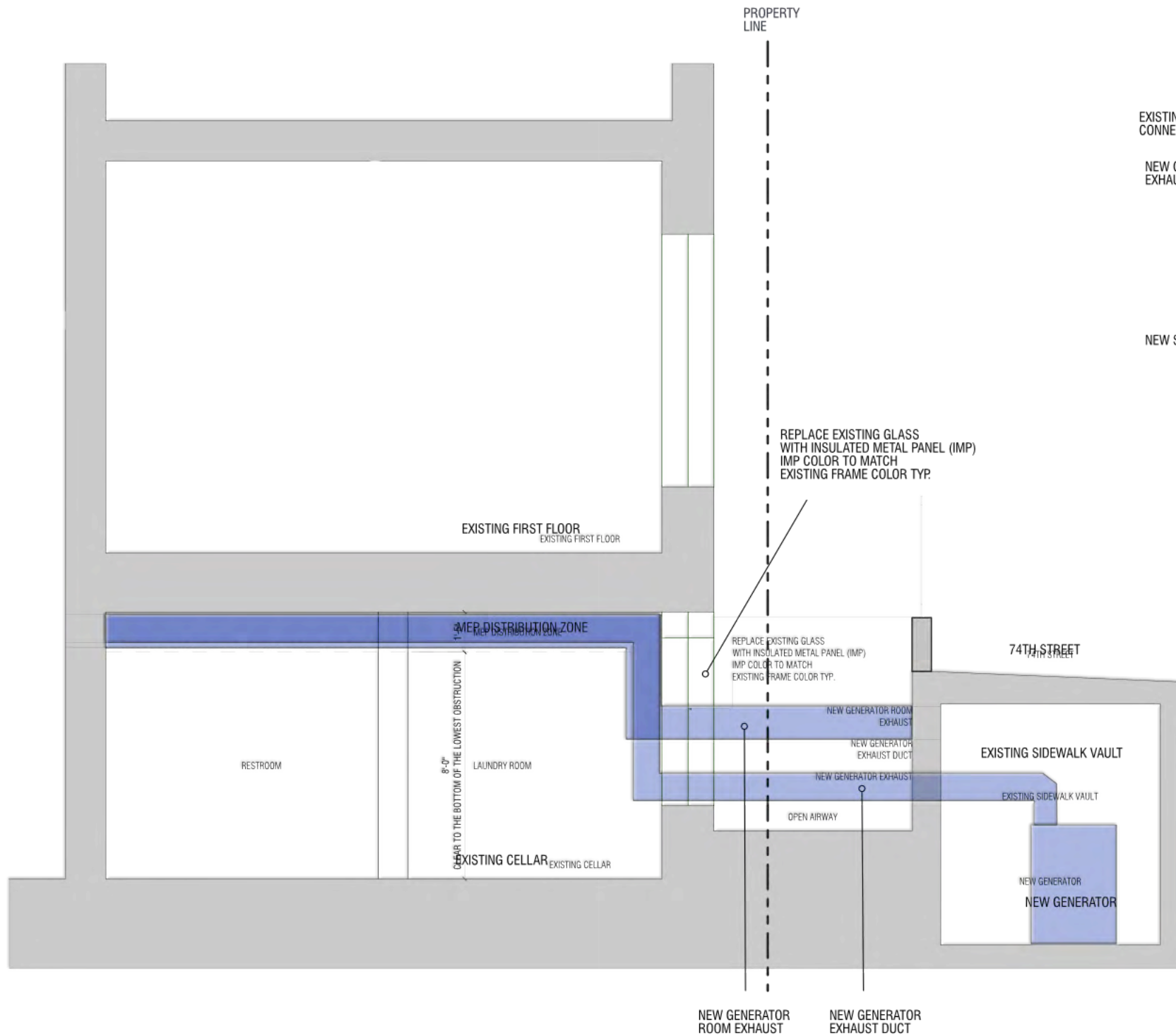
EXISTING ELEVATION



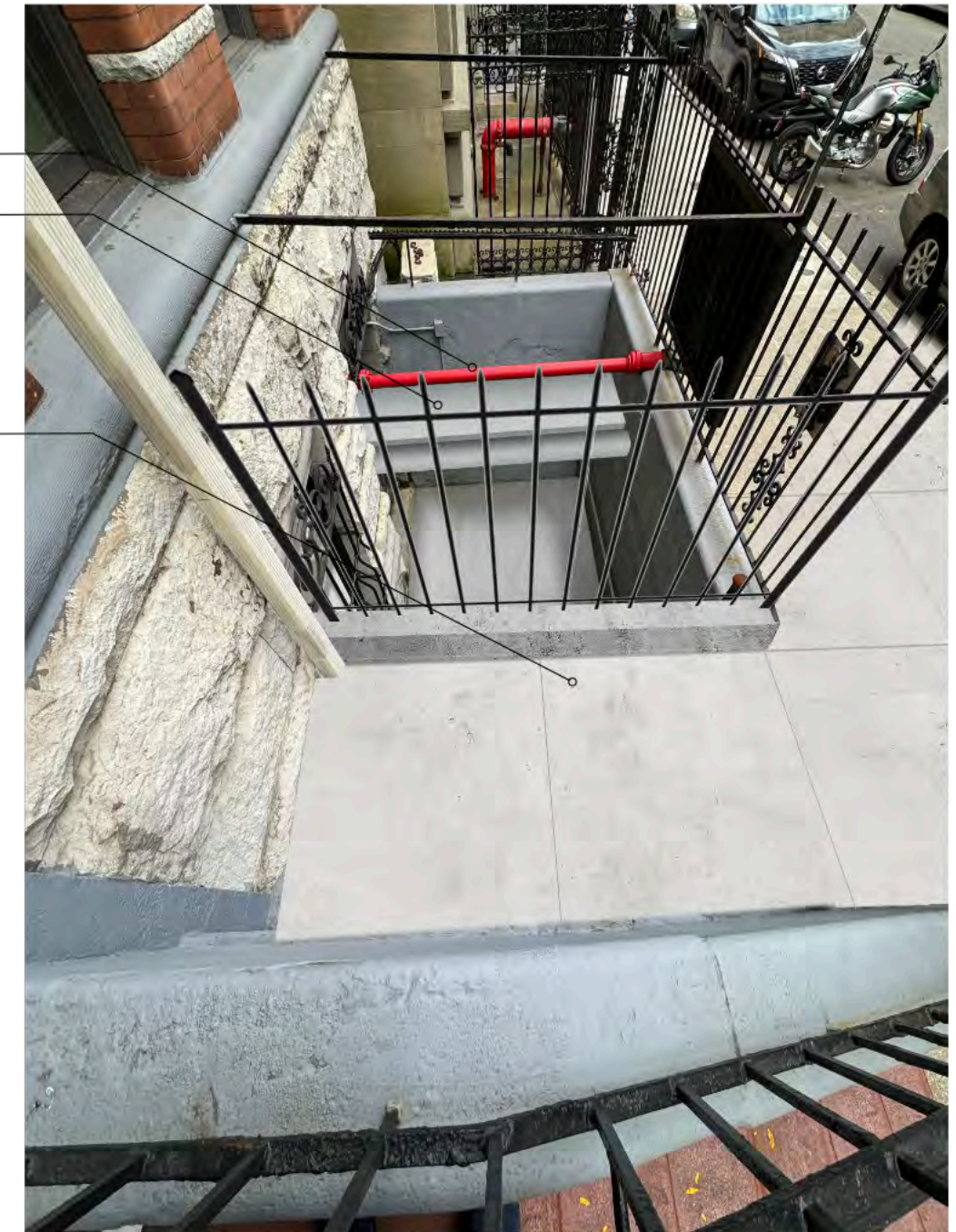
- NEW STAIR-LIFT PLATFORM AND CURB
- REPLACE EXISTING GLASS WITH INSULATED METAL PANEL (IMP) IMP COLOR TO MATCH EXISTING FRAME COLOR TYP.
- EXISTING SIAMESE CONNECTION PIPE
- NEW GENERATOR EXHAUST DUCT COORDINATE THE EXACT LOCATION IN THE FIELD TYP.
- NEW GENERATOR ROOM EXHAUST COORDINATE THE EXACT LOCATION IN THE FIELD TYP.
- NEW GENERATOR EXHAUST DUCT COORDINATE THE EXACT LOCATION IN THE FIELD TYP.

PROPOSED ELEVATION

AREAWAY

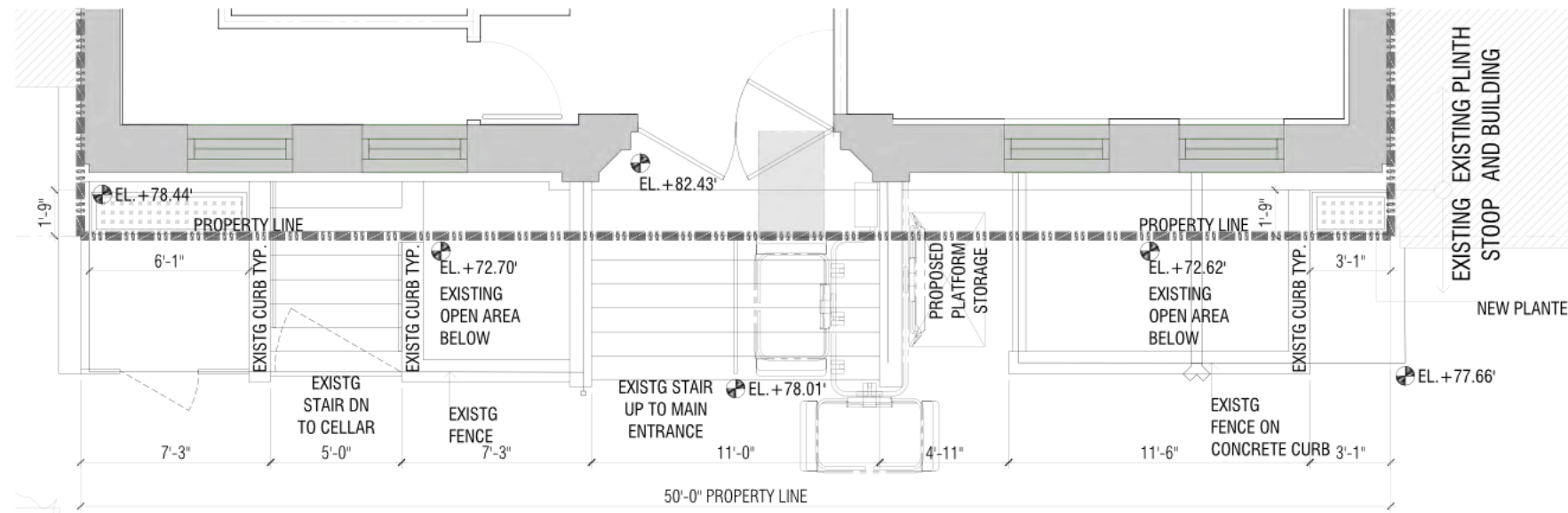


PROPOSED SECTION 1-1 THROUGH AREAWAY



PROPOSED AREAWAY VIEW

FRONT ELEVATION - PLANTER



NEW PLANTER BETWEEN EXISTING WALL AND THE PROPERTY LINE PER ZONING MODEL: VERADEK BLOCK LONG BOX PLANTER- BLACK OR APPROVED EQUAL [FIGURE 1]

PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION



[FIGURE 1] VERADEK BLOCK LONG BOX PLANTER OR APPROVED EQUAL

NEW PLANTER BETWEEN EXISTING WALL AND THE PROPERTY LINE PER ZONING VERADEK BLOCK LONG BOX PLANTER- BLACK OR APPROVED EQUAL [FIGURE 1]

EXISTING CONDITIONS AT THE REAR FACADE



[1]



[2]

- [1] REAR FACADE VIEW FROM LOWER TERRACE
- [2] REAR LOWER TERRACE LOOKING WEST
- [3] EXISTING STAIR TO CELLAR TERRACE
- [4] EXISTING CELLAR TERRACE LOOKING WEST BOTTOM
- [5] EXISTING CELLAR TERRACE LOOKING SOUTH-WEST
- [6] EXISTING CELLAR TERRACE LOOKING WEST TOP



[3]



[4]



[5]



[6]

EXISTING CONDITIONS AT THE REAR FACADE



[1] REAR LOWER [2ND FLOOR] TERRACE VIEW



[2] REAR UPPER [5TH FLOOR] TERRACE BIRDS EYE VIEW

EXISTING CONDITIONS AT THE REAR FACADE



[5] TOP REAR [5TH FLOOR] TERRACE FACADE LOOKING EAST



[3] TOP REAR [5TH FLOOR] TERRACE FACADE

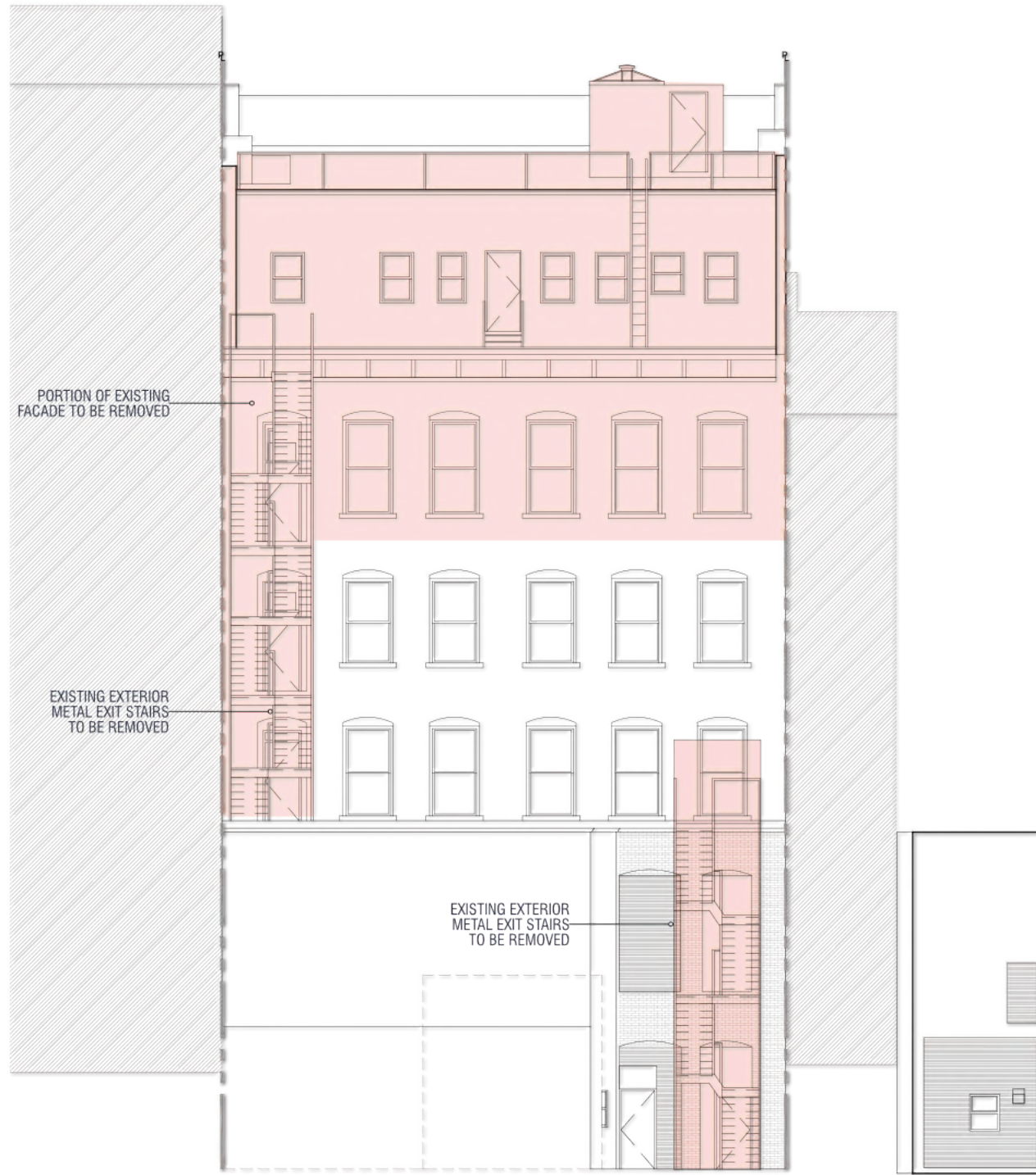


[6] TOP REAR [5TH FLOOR] TERRACE FACADE LOOKING SOUTH-EAST



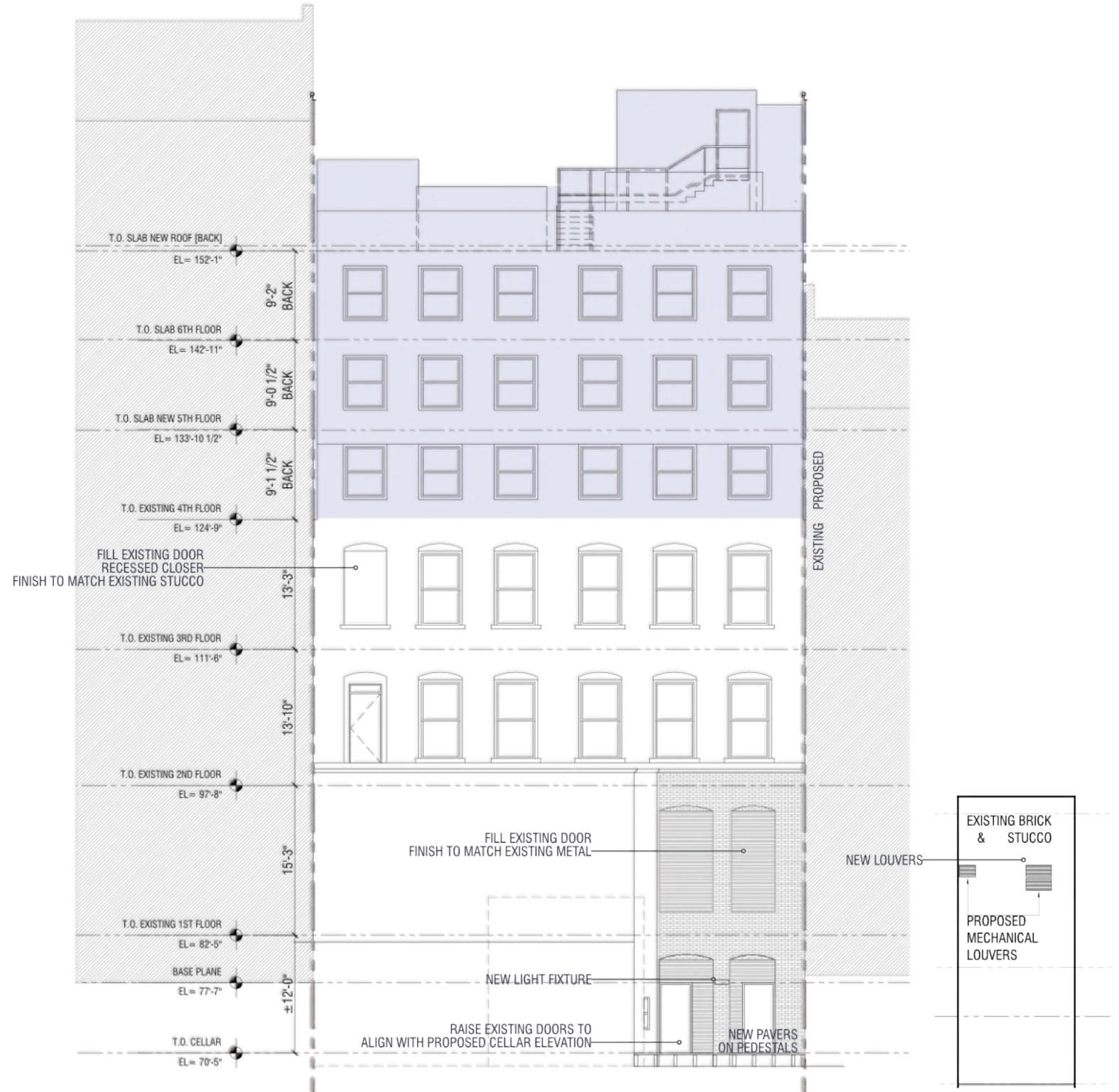
[4] TOP REAR [5TH FLOOR] TERRACE FACADE LOOKING WEST

PROPOSED REAR ADDITION



EXISTING REAR ELEVATION

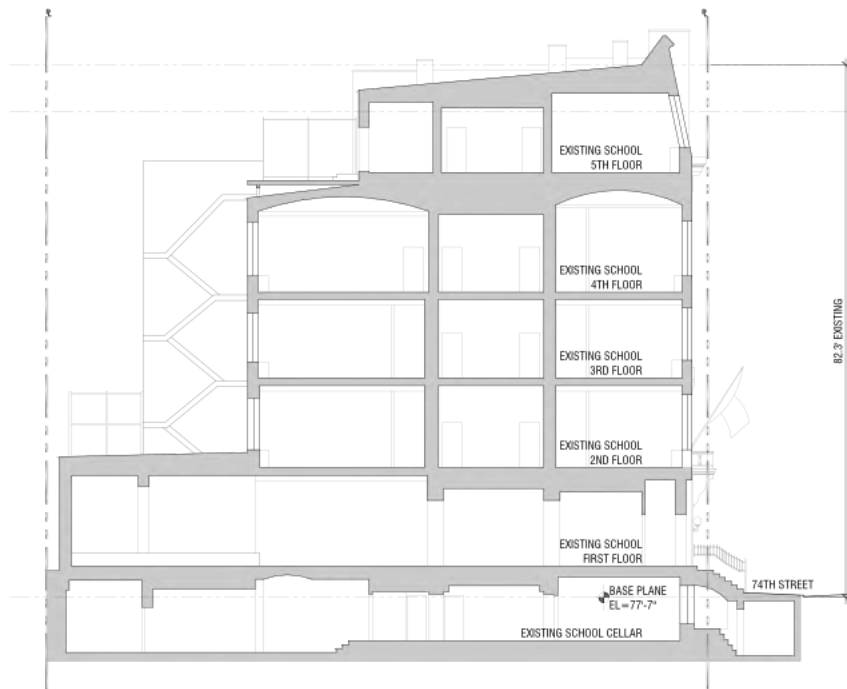
EXISTING REAR CELLAR TERRACE SIDE [WEST] ELEVATION



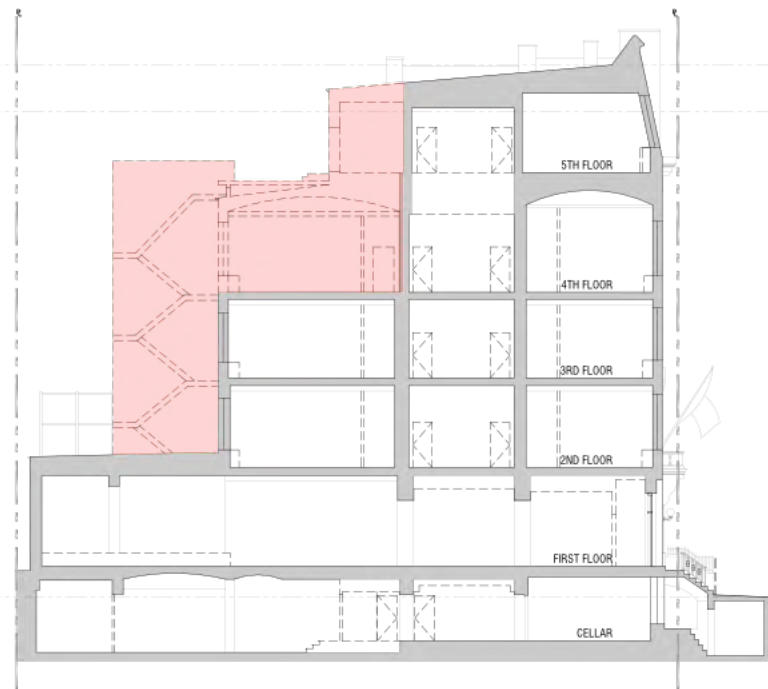
PROPOSED REAR ELEVATION

PROPOSED REAR CELLAR TERRACE SIDE [WEST] ELEVATION

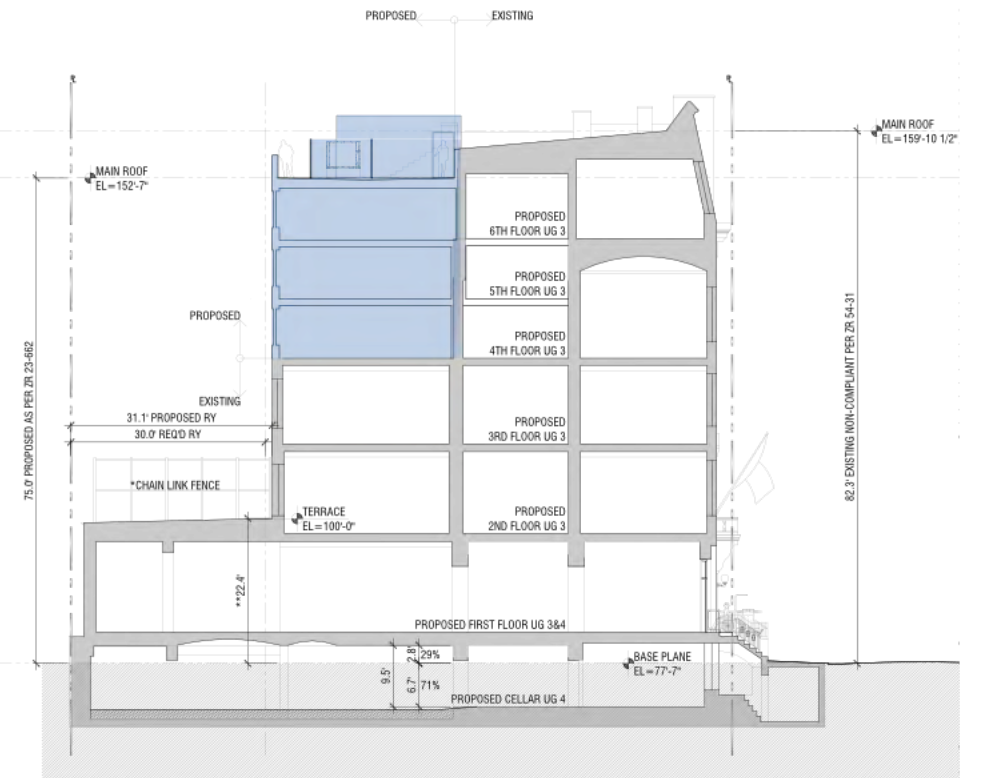
PROPOSED VERTICAL ENLARGEMENT EVOLUTION SECTION DIAGRAMS



EXISTING BUILDING LONGITUDINAL SECTION

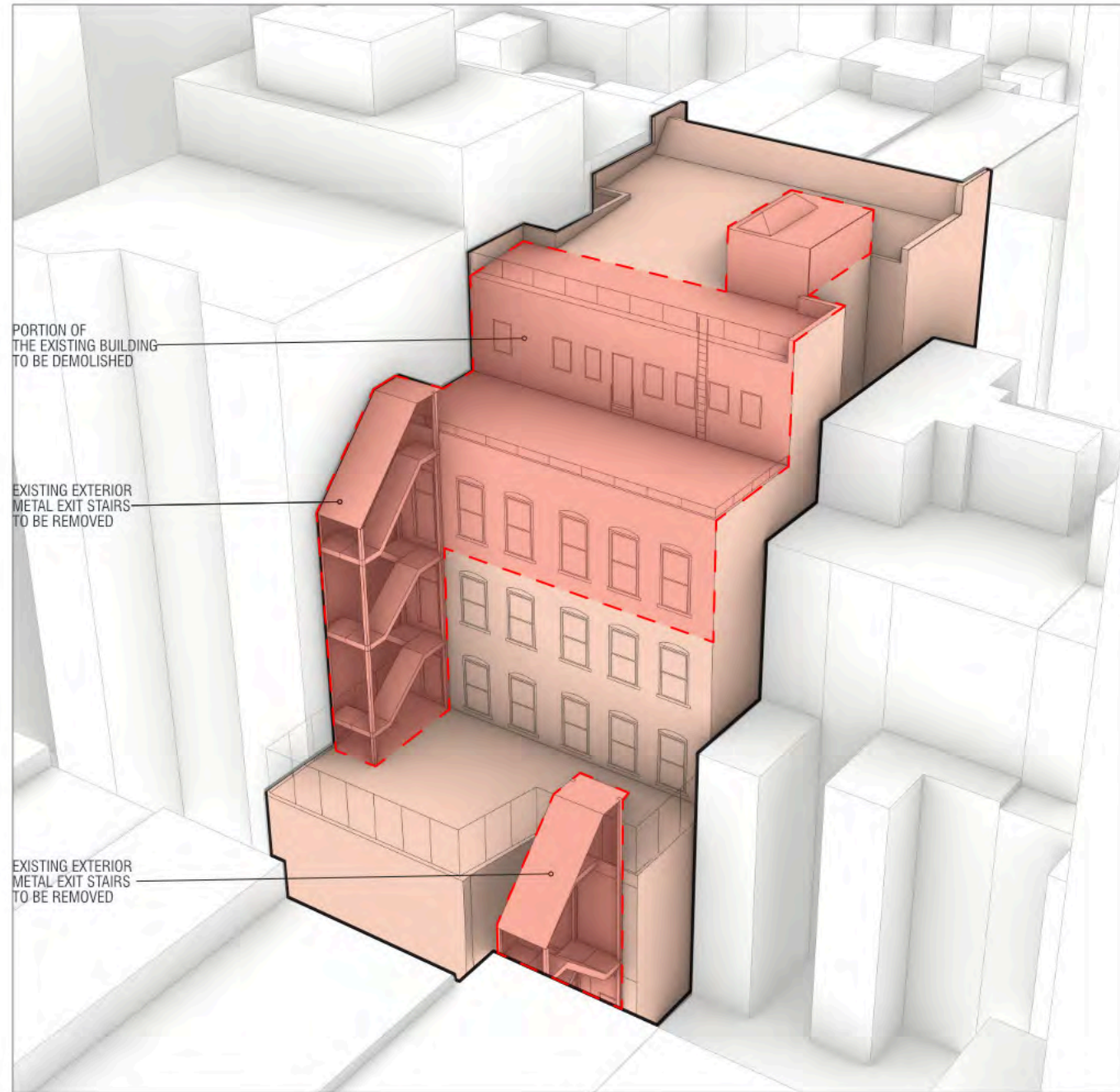


EXISTING BUILDING DEMOLITION LONGITUDINAL SECTION

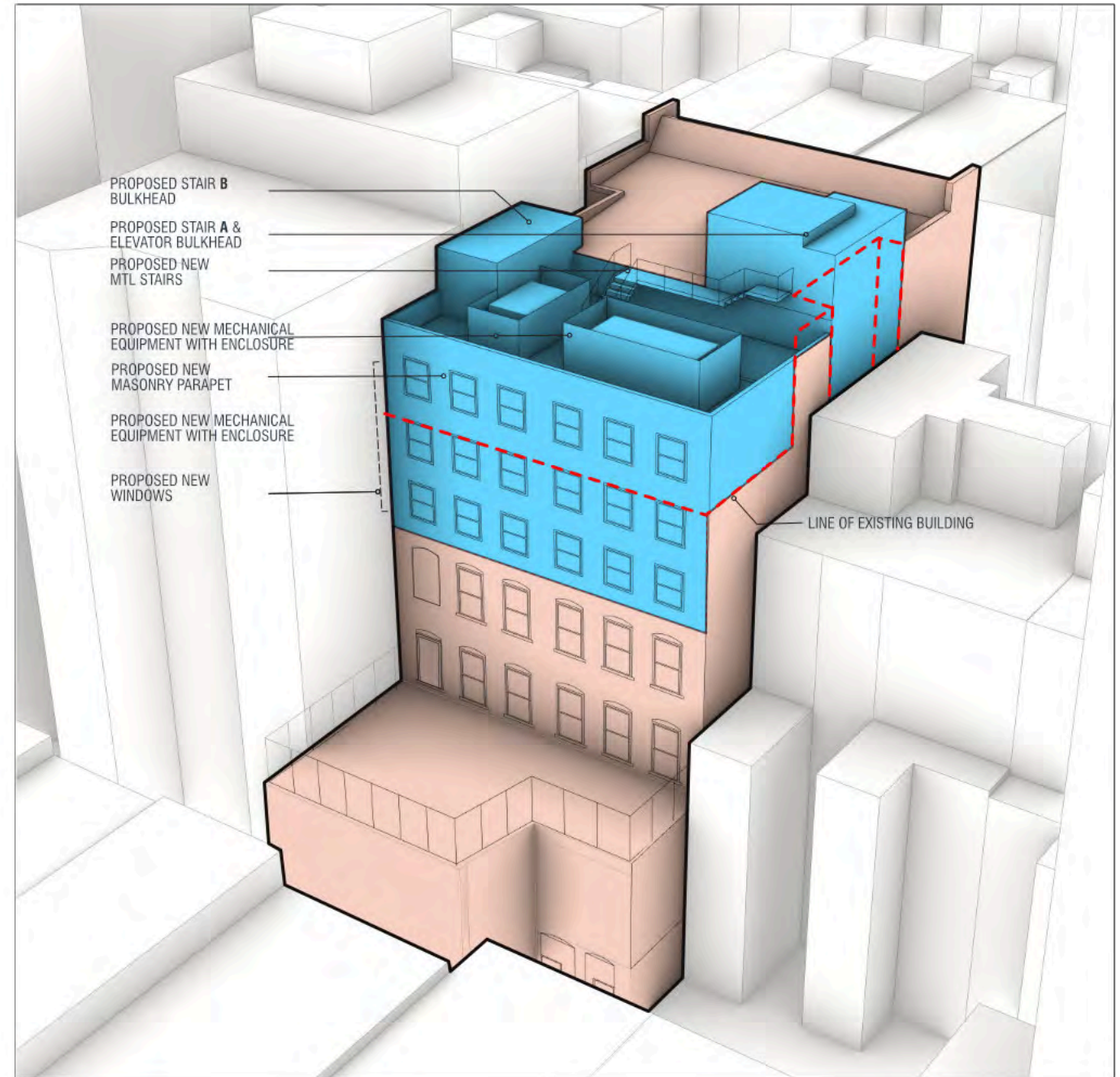


PROPOSED ADDITION LONGITUDINAL SECTION

PROPOSED VERTICAL ENLARGEMENT EVOLUTION AXONOMETRIC DIAGRAMS



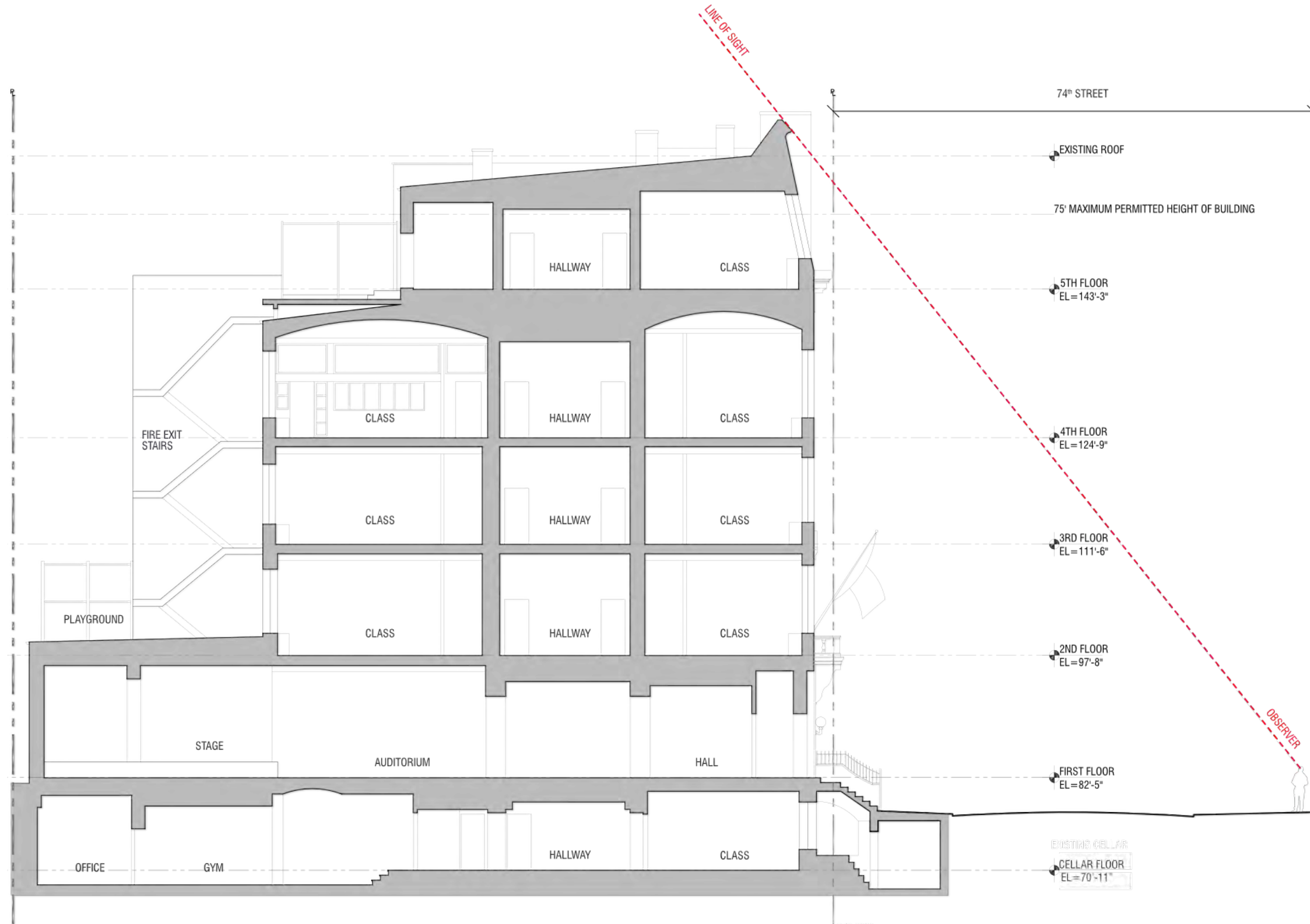
EXISTING CONDITION AXONOMETRIC VIEW



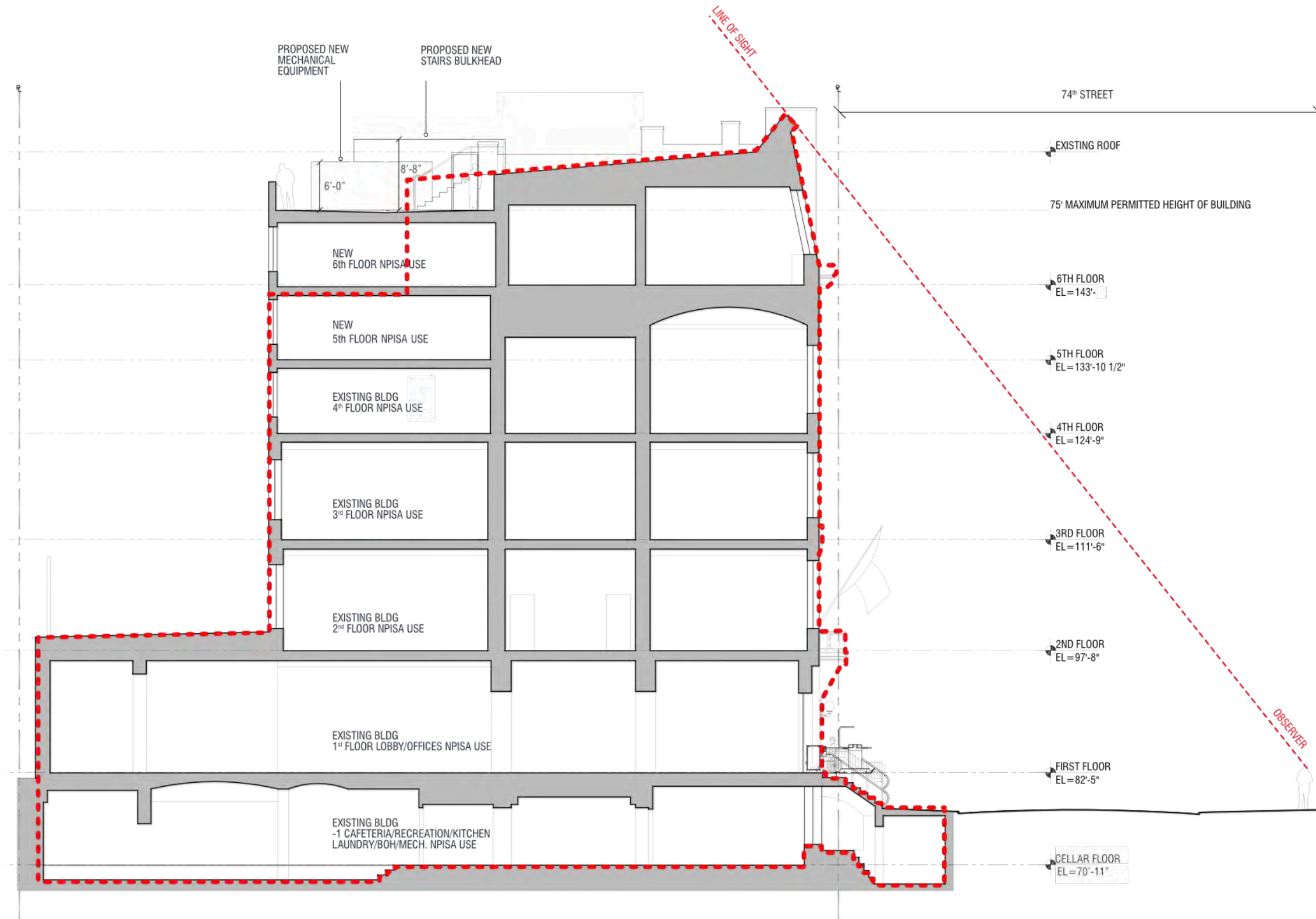
PROPOSED ADDITION AXONOMETRIC VIEW

EXISTING
 PROPOSED

EXISTING BUILDING SECTION



PROPOSED BUILDING SECTION



EXISTING ROOFTOP



[FIGURE 1] EXISTING BUILDING ROOF TOP BIRDS EYE VIEW NORTH



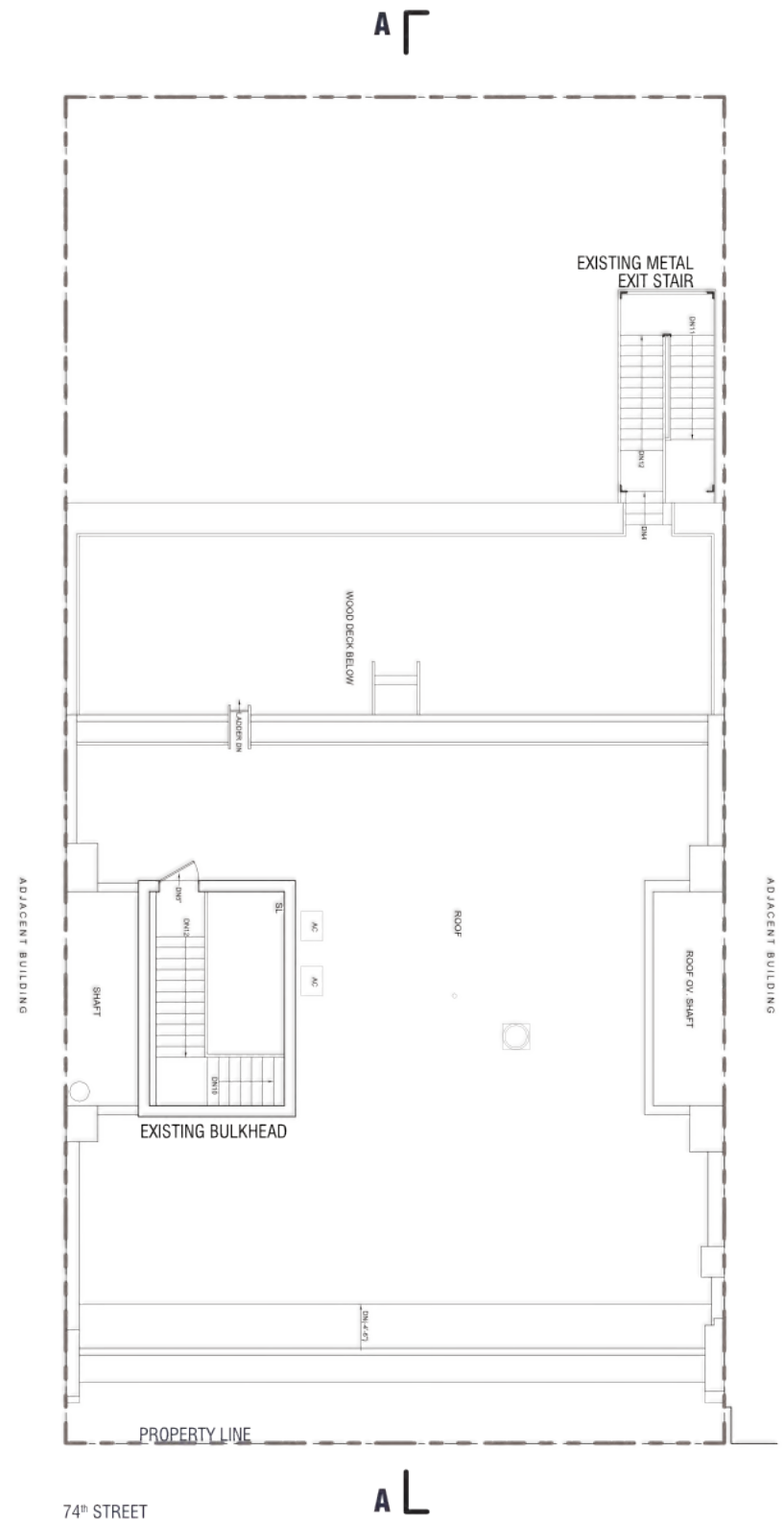
[FIGURE 2] EXISTING BUILDING ROOF TOP BIRDS EYE VIEW SOUTH



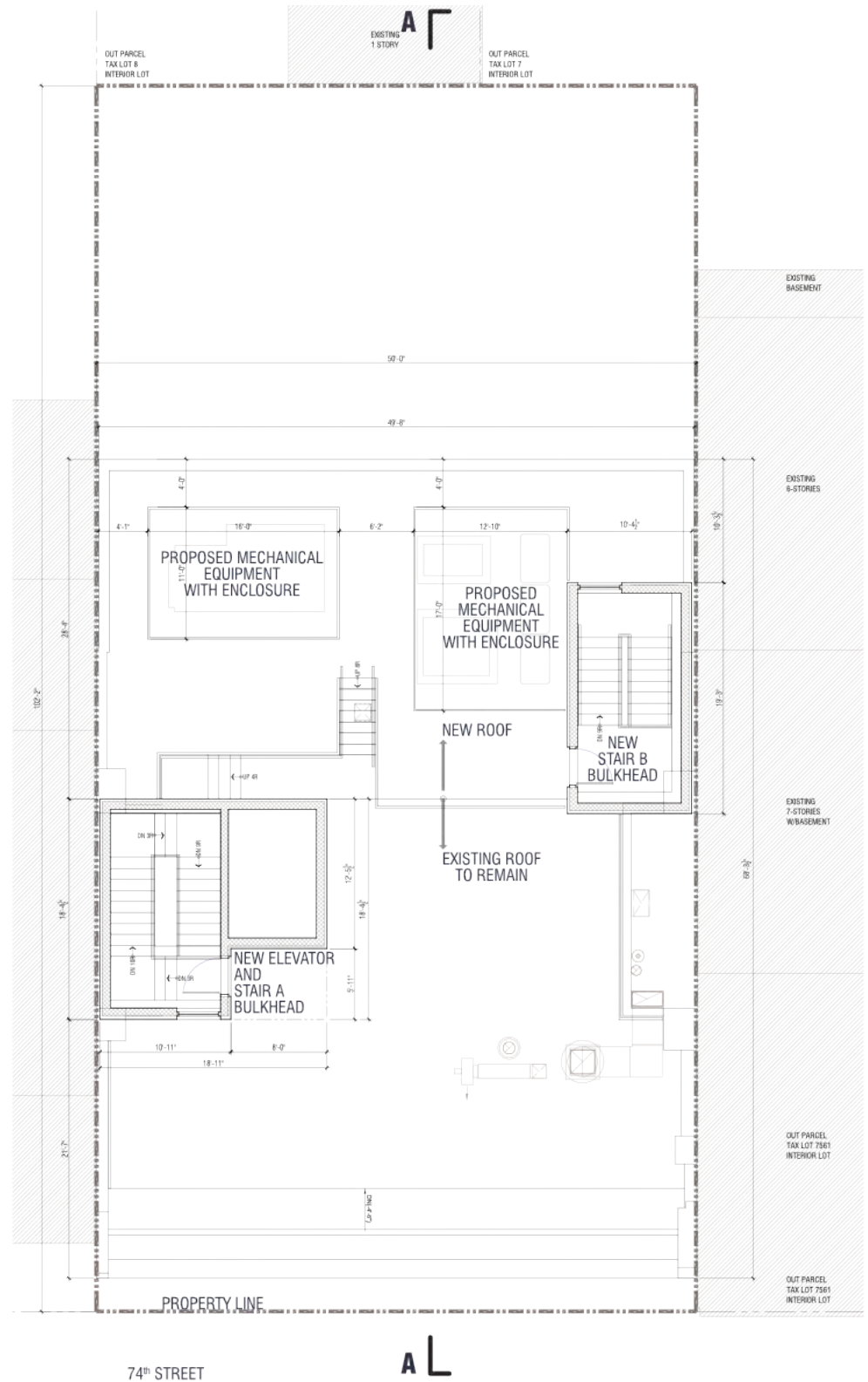
[FIGURE 3] EXISTING BUILDING 4TH FLOOR BIRDS EYE VIEW SOUTH



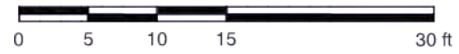
[FIGURE 4] EXISTING BUILDING ROOF TOP VIEW LOOKING WEST



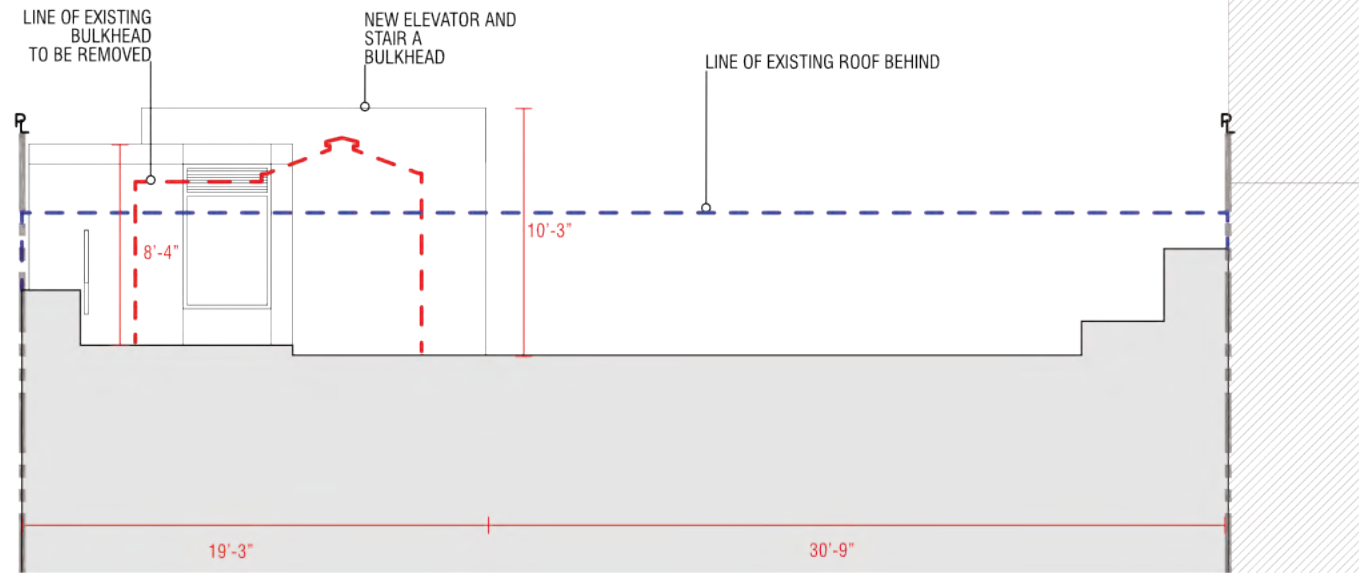
EXISTING ROOF PLAN



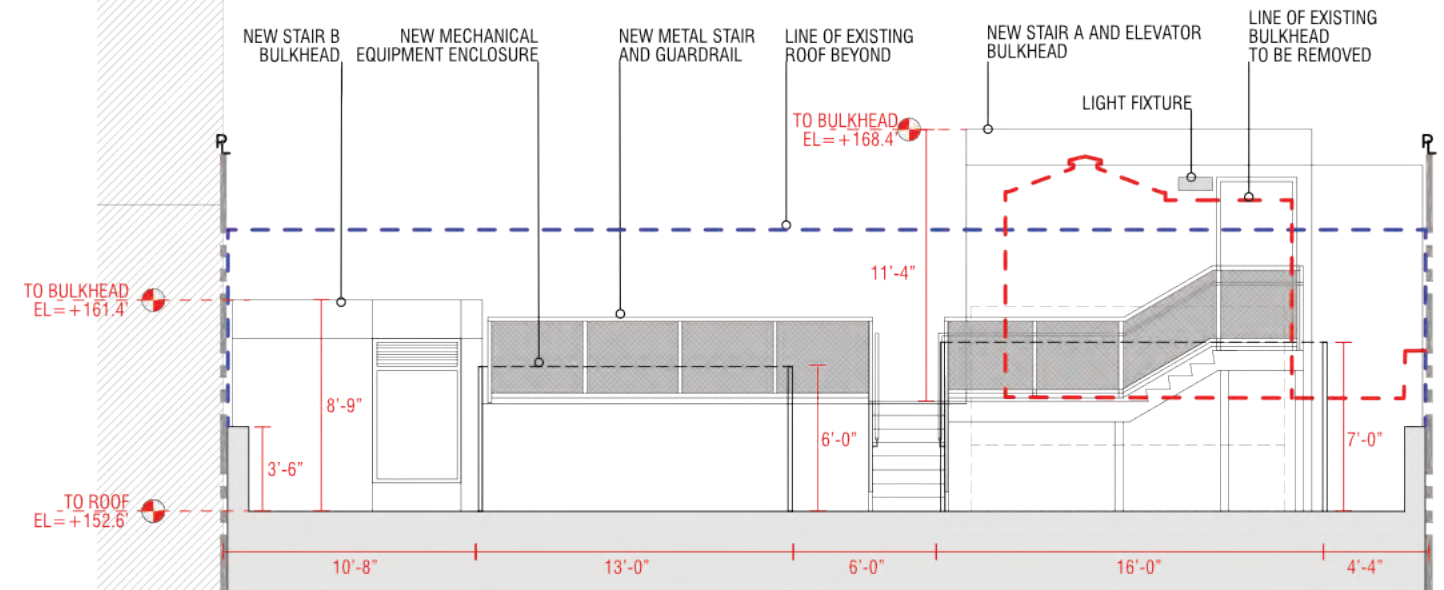
PROPOSED ROOF PLAN



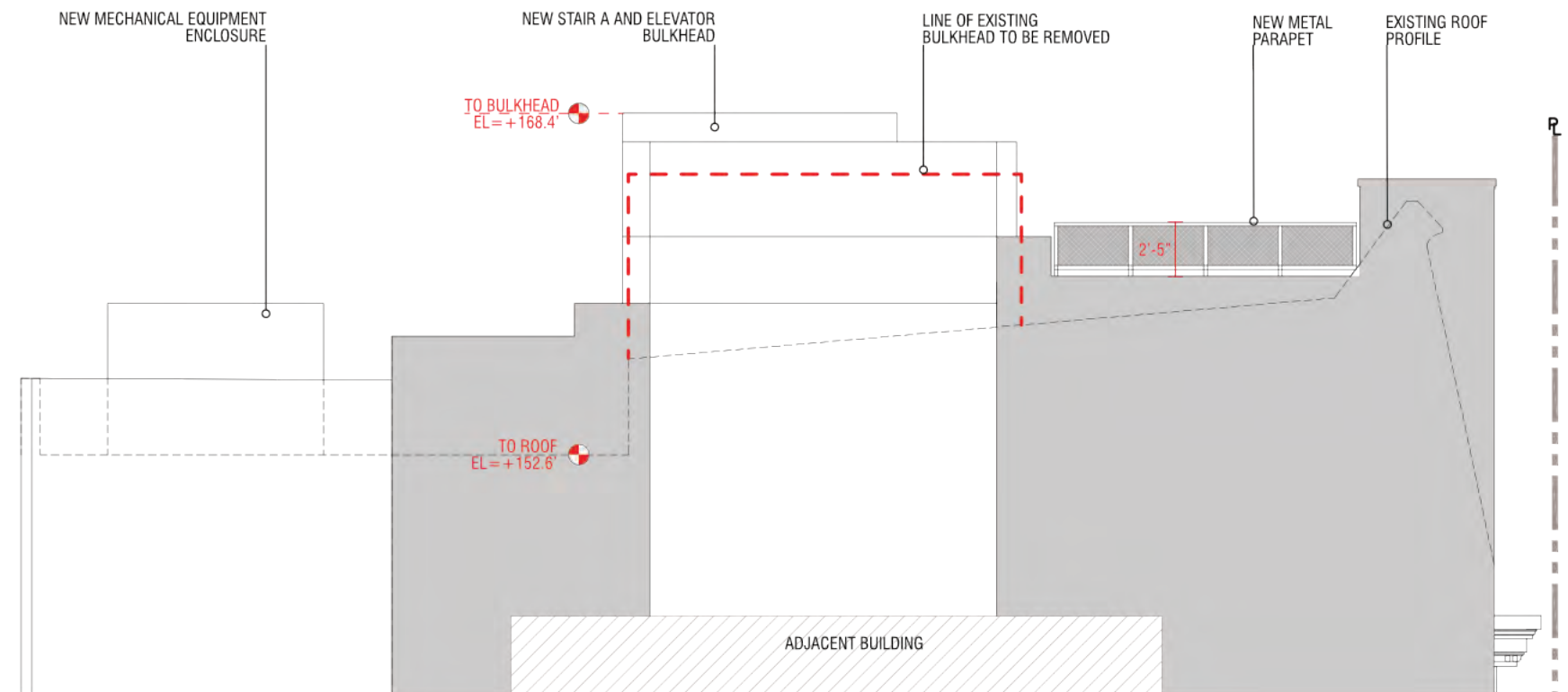
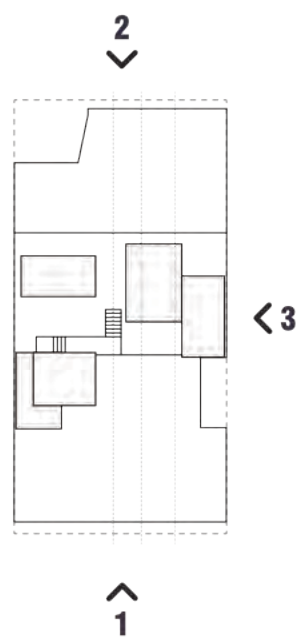
PROPOSED BULKHEAD ELEVATIONS



ELEVATION 1 [74TH STREET]

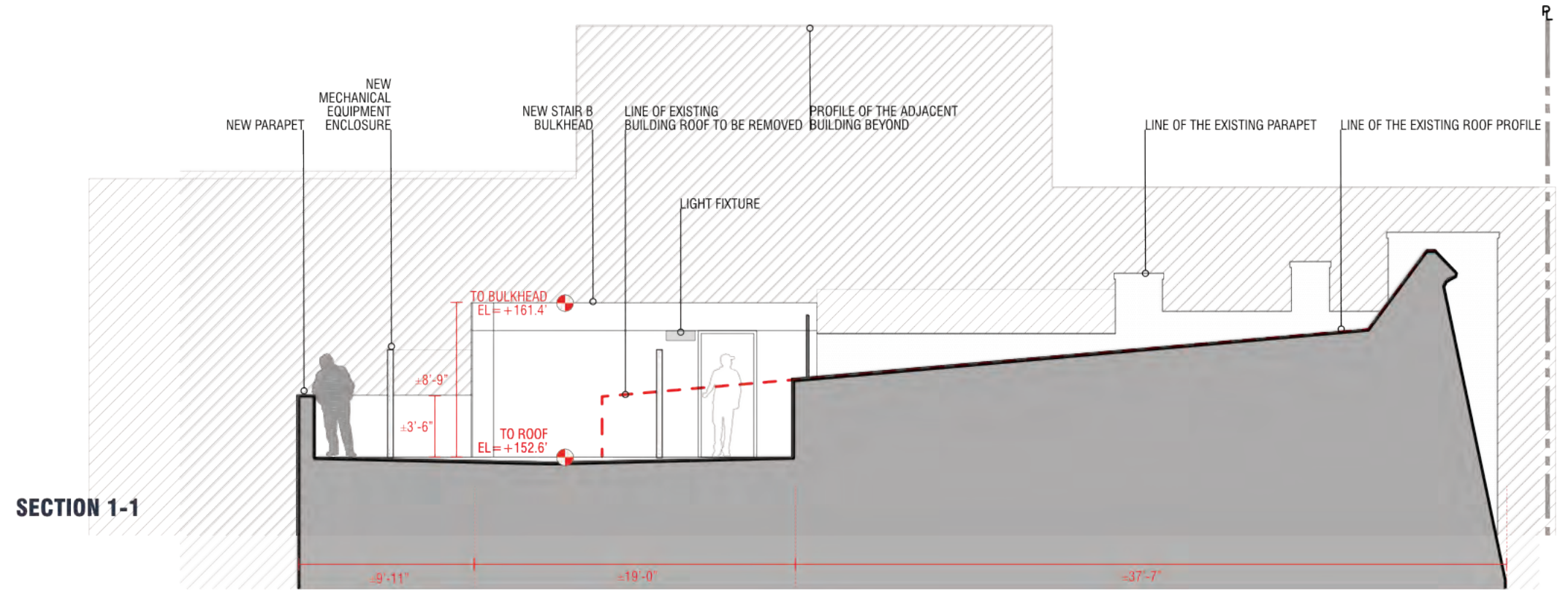


ELEVATION 2 [REAR]

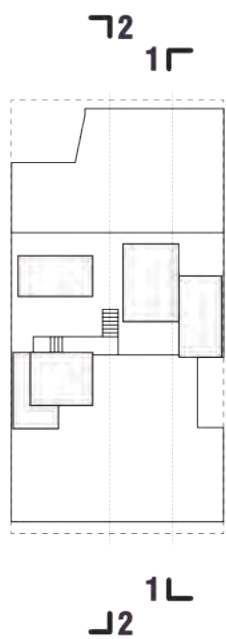


ELEVATION 3 [EAST]

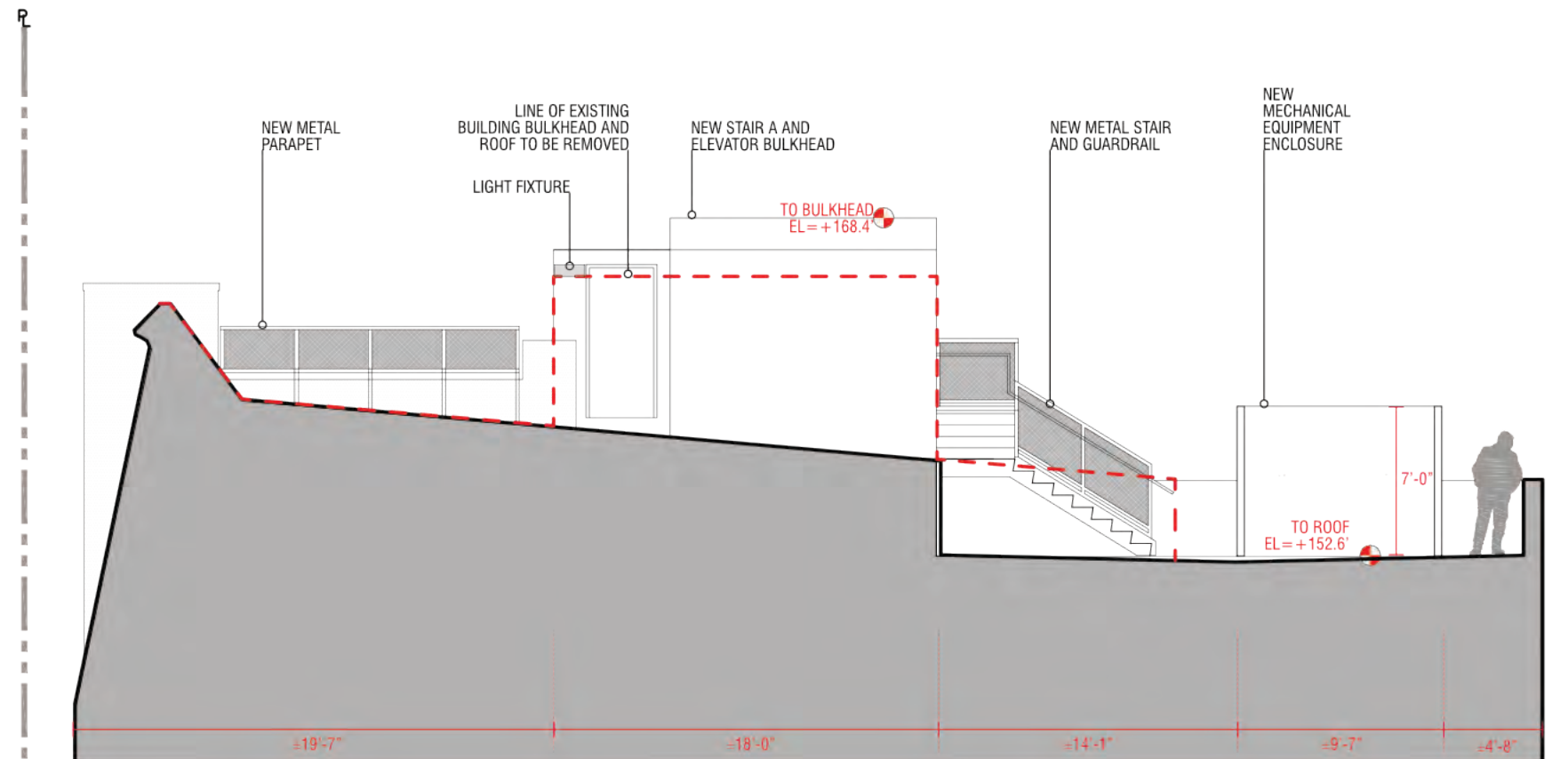
PROPOSED ROOFTOP SECTIONS



SECTION 1-1



SECTION 2-2



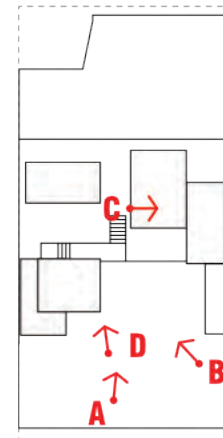
ROOFTOP MOCK-UPS



[FIGURE A]



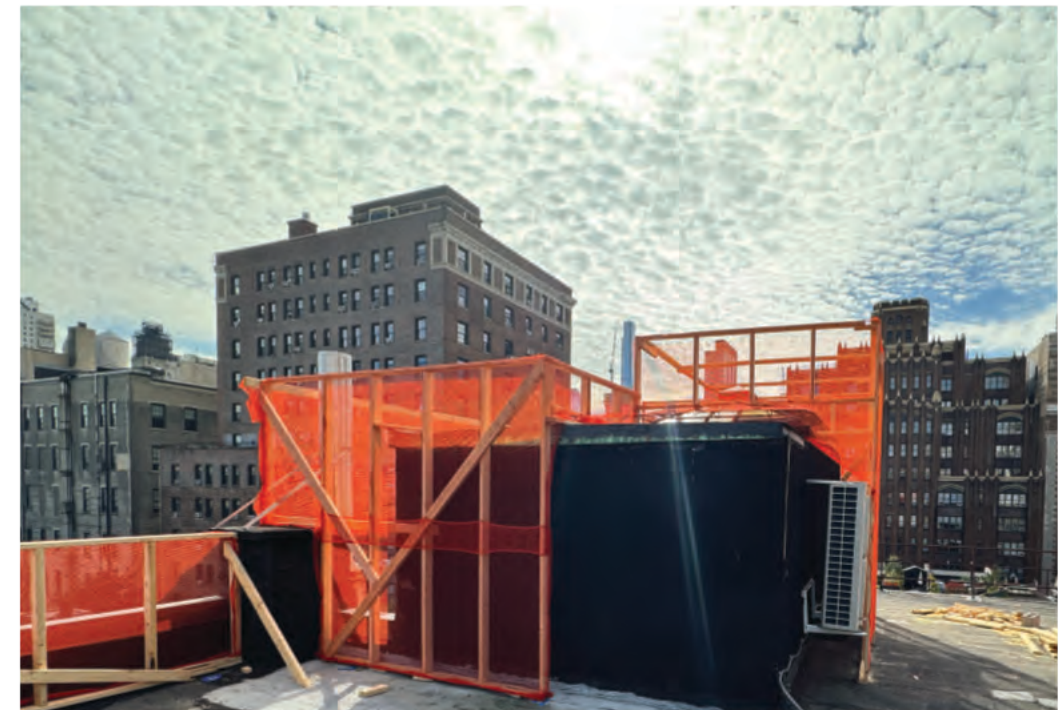
[FIGURE C]



74TH STREET



[FIGURE B]



[FIGURE D]

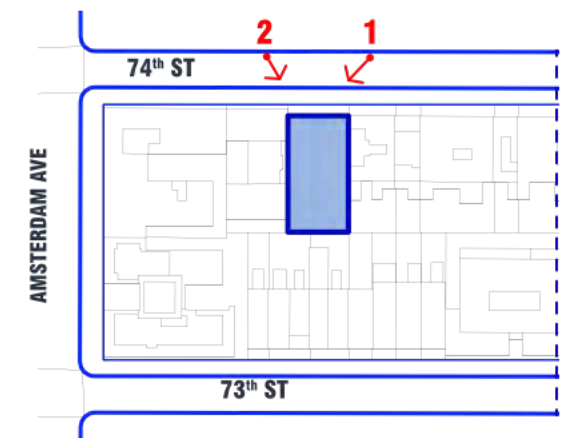
MOCK-UP VISIBILITY PHOTOS



[FIGURE 1]



[FIGURE 2]



MOCK-UP VISIBILITY PHOTOS



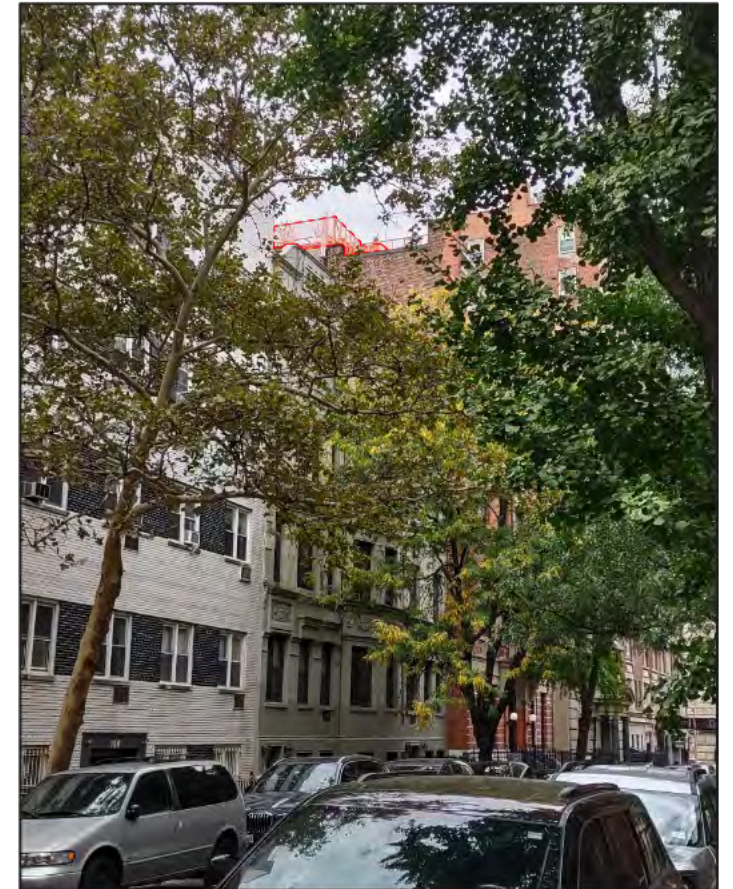
[FIGURE 1]



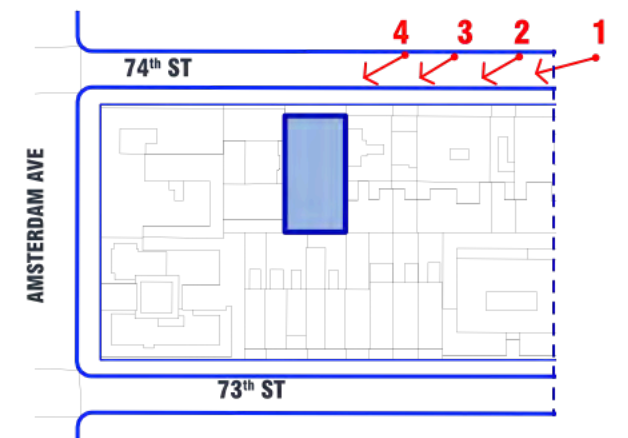
[FIGURE 2]



[FIGURE 3]



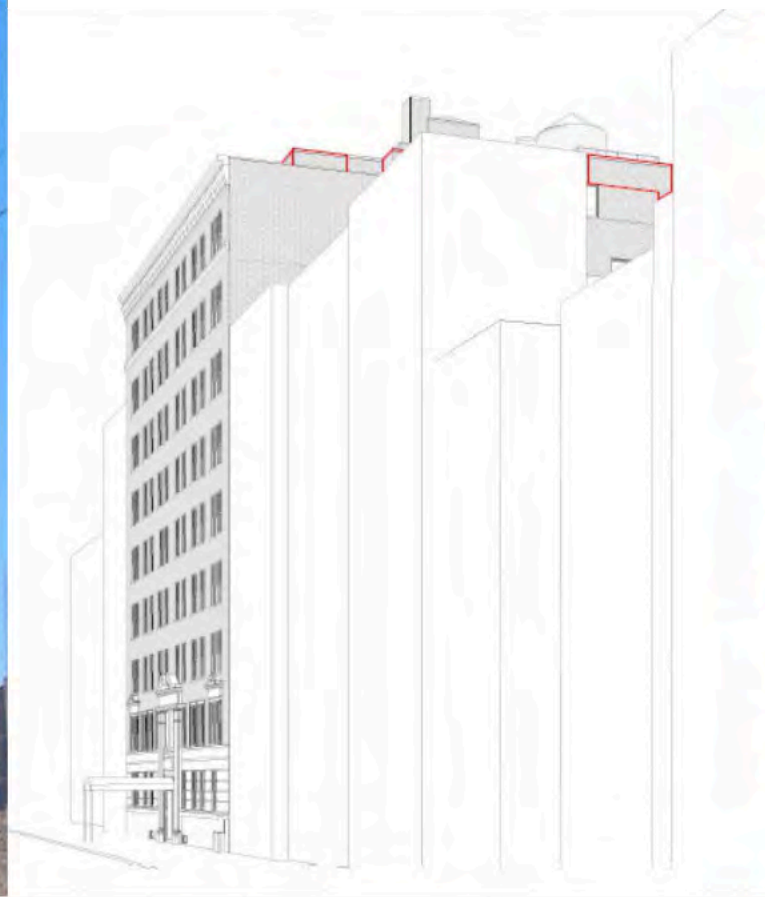
[FIGURE 4]



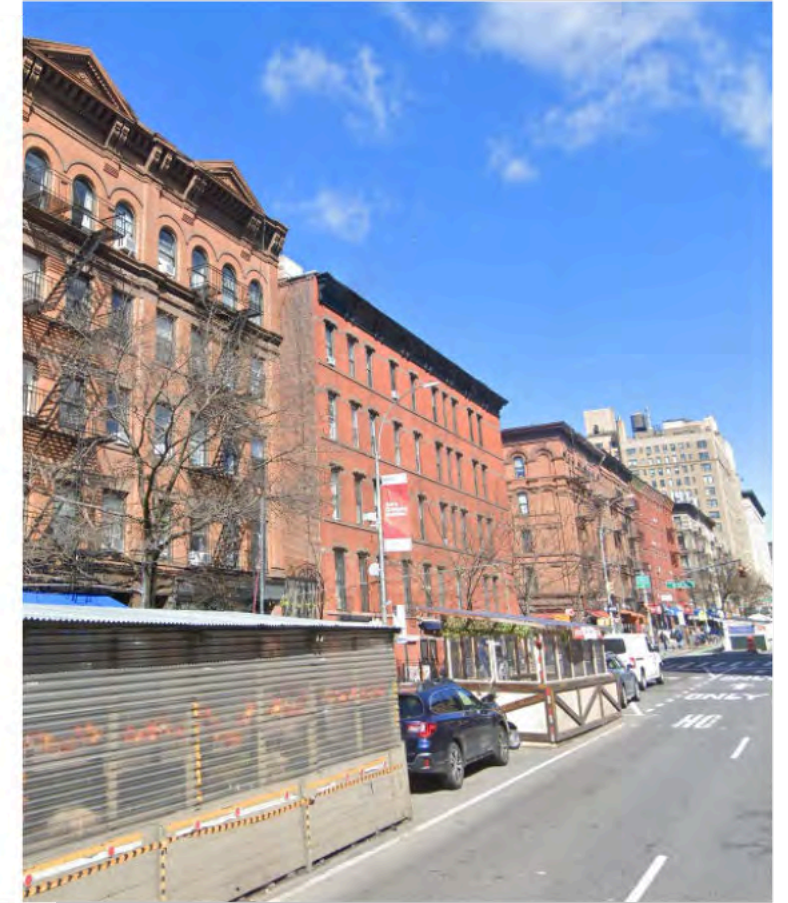
ROOFTOP ADDITION PRECEDENT APPROVALS



[FIGURE 1] 45 WEST 81ST STREET



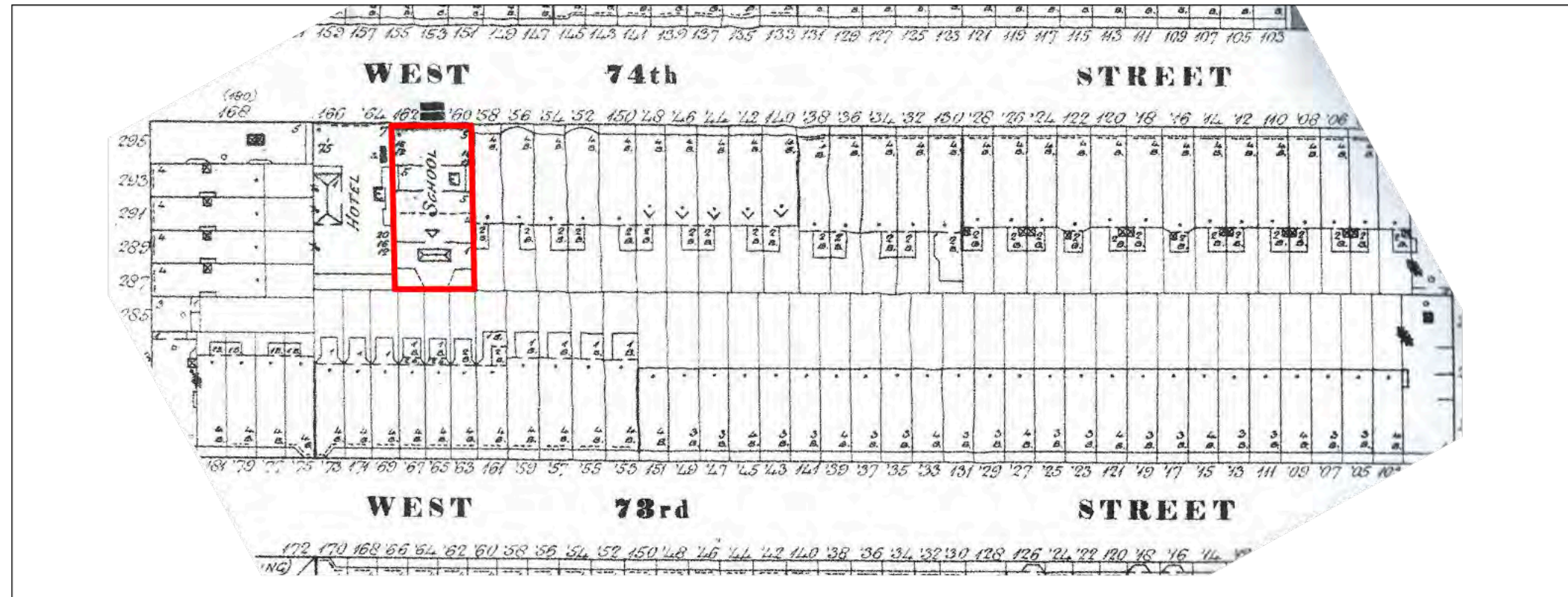
[FIGURE 2] 150 WEST 82ND STREET



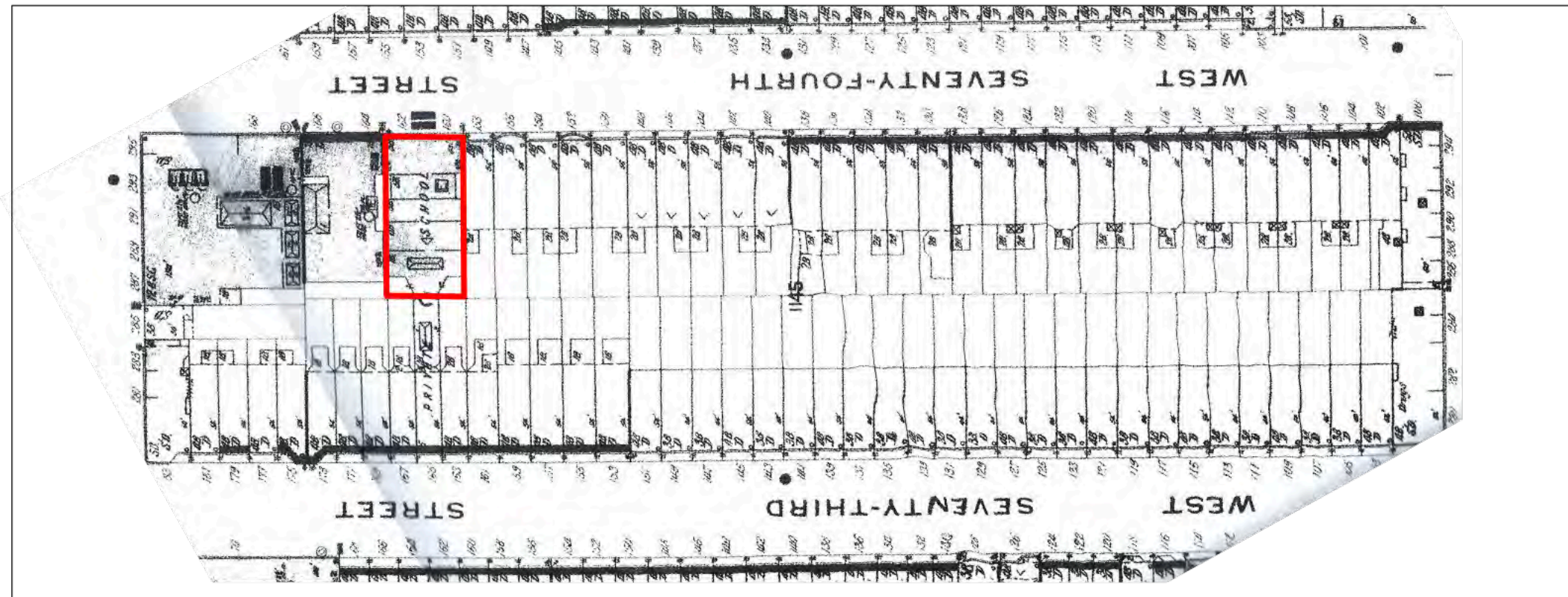
[FIGURE 3] 200 WEST 83RD STREET

BLOCK DEVELOPMENT

SANBORN MAP - BLOCK 1145 -1902

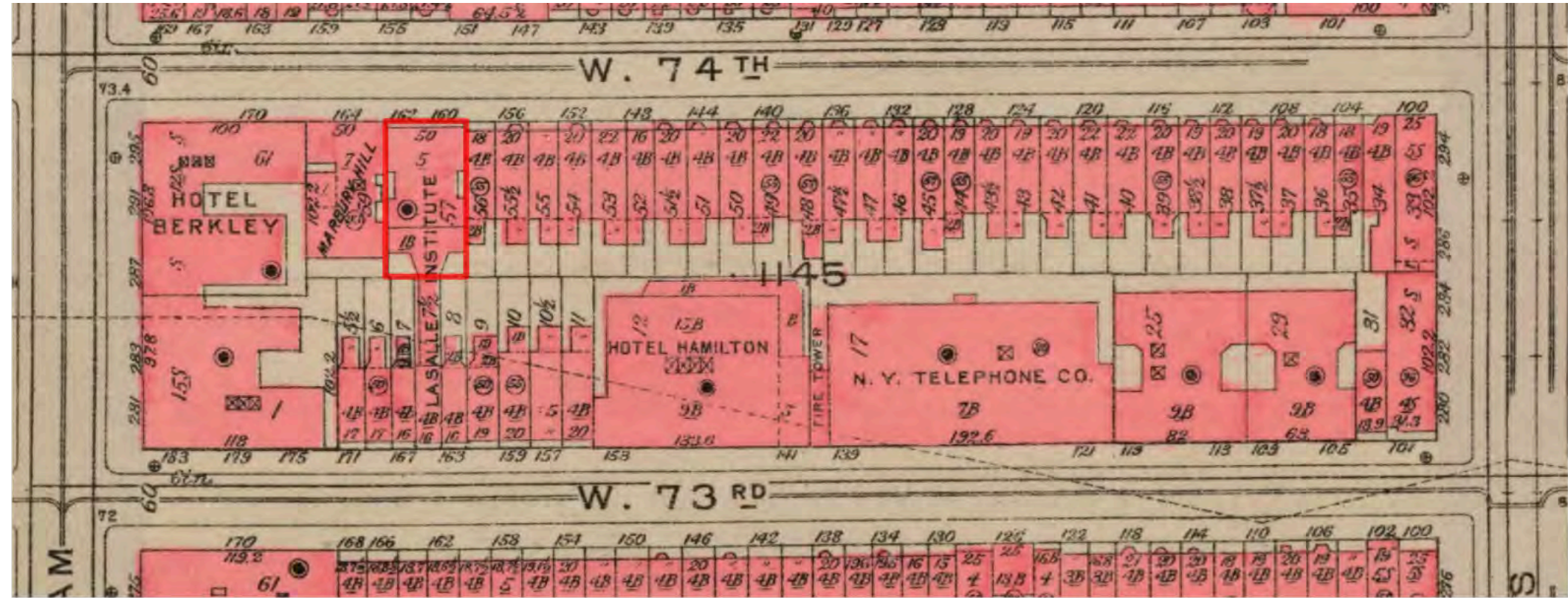


SANBORN MAP - BLOCK 1145 -1912

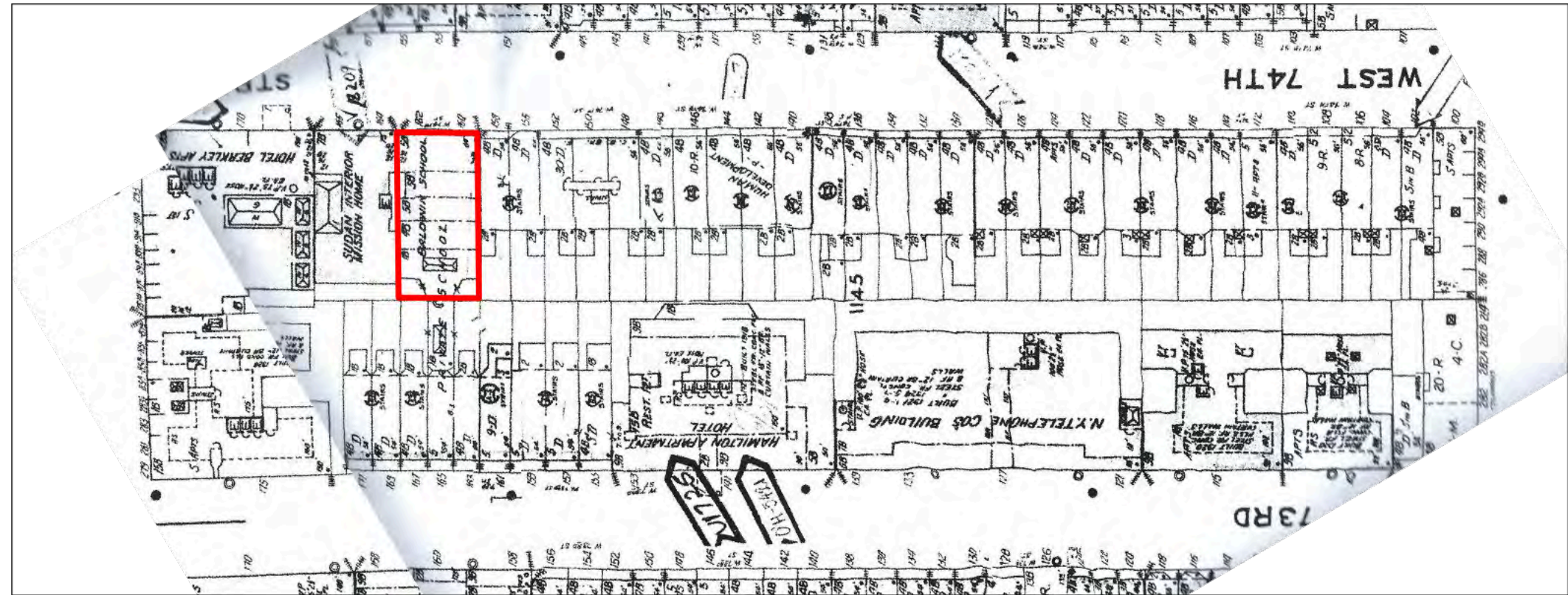


BLOCK DEVELOPMENT

SANBORN MAP - BLOCK 1145 -1925

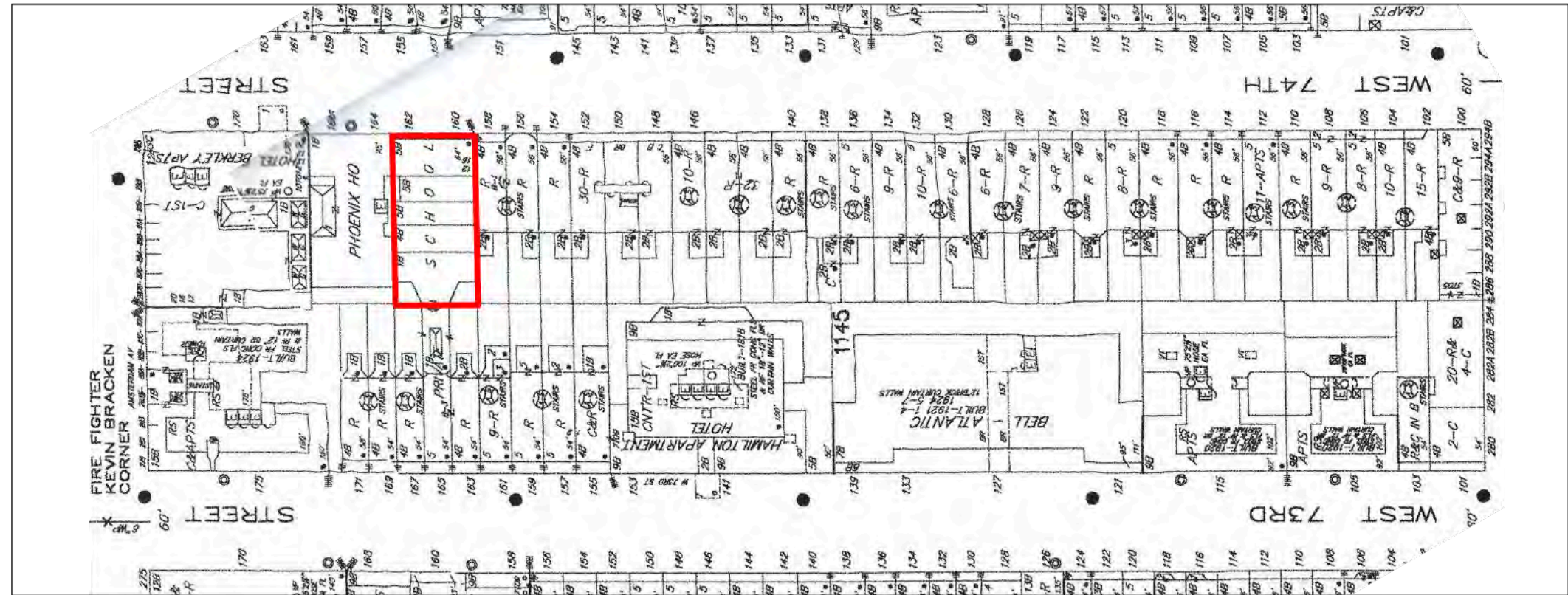


SANBORN MAP - BLOCK 1145 -1976



BLOCK DEVELOPMENT

SANBORN MAP - BLOCK 1145 -2005



PROPOSED BLOCK PLAN



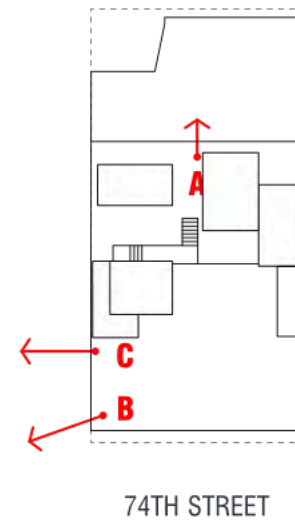
PHOTOGRAPHS TAKEN FROM THE ROOF LOOKING DOWN INTO THE INTERIOR OF THE BLOCK



[FIGURE A] LOOKING SOUTH



[FIGURE B] LOOKING EAST



[FIGURE C]

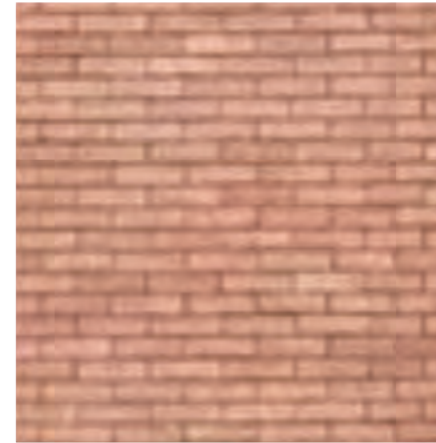
PROPOSED REAR, SIDE AND ROOF MATERIAL PALETTE



EXISTING STUCCO COLOR [SE]
REAR FACADE

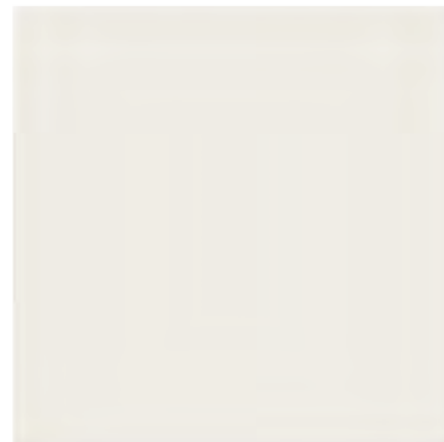


EXISTING BRICK COLOR
SIDE FACADE



EXISTING BRICK COLOR
FRONT FACADE

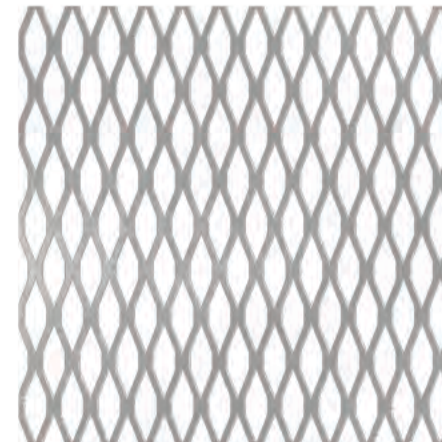
EXISTING MATERIAL PALETTE



NEW STUCCO [SN-1]
REAR FACADE
COLOR TO MATCH EXISTING STUCCO



NEW STUCCO [SN-2]
SIDE FACADE
COLOR: GRAY DAWN - RGB 223, 217, 212



GUARDRAIL AND MECHANICAL EQUIPMENT SCREEN [MTL-1]

McNICHOLS Expanded Metal
Flattened, Carbon Steel, Hot Rolled,
1/2" No. 13 Flattened, 57% Open Area
COLOR: LIGHT GRAY - GB 204, 207, 209

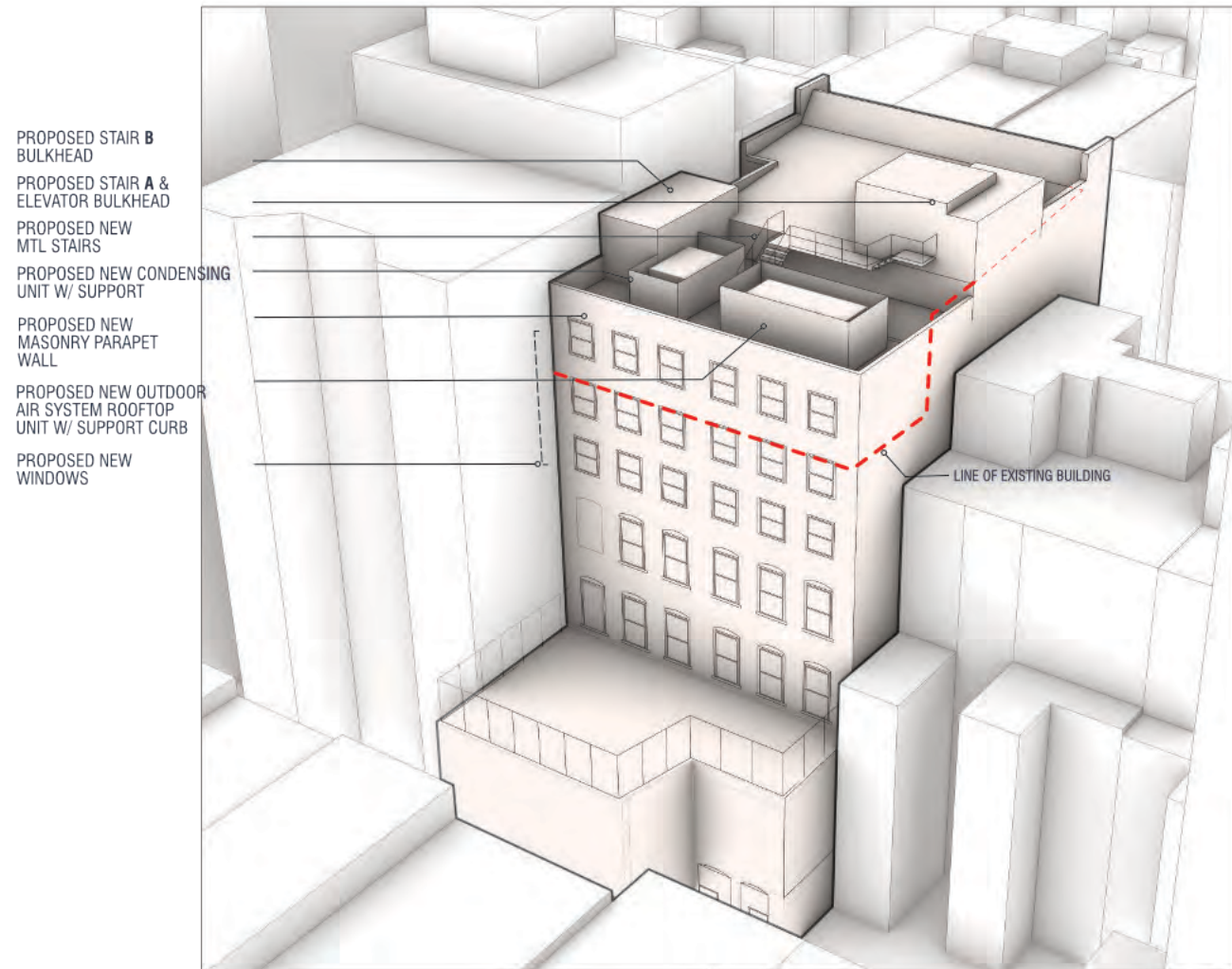


WINDOW NEW
REAR FACADE
DOUBLE HUNG
CRYSTAL WINDOW OR APPROVED EQUAL
COLOR: BLACK



LIGHT FIXTURE NEW
REAR AND BULKHEAD FACADES
WILLIAMS LIGHTING 17" [L]X6" [H]X7.5" [D]
OR APPROVED EQUAL
COLOR: SATIN ALUMINUM

PROPOSED MATERIAL PALETTE

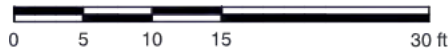
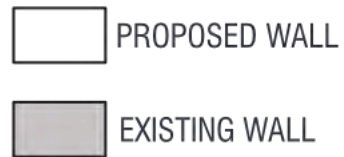
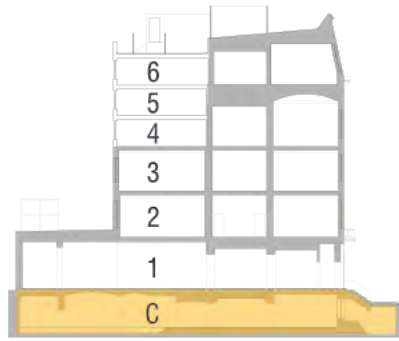


PROPOSED ADDITION AXONOMETRIC VIEW

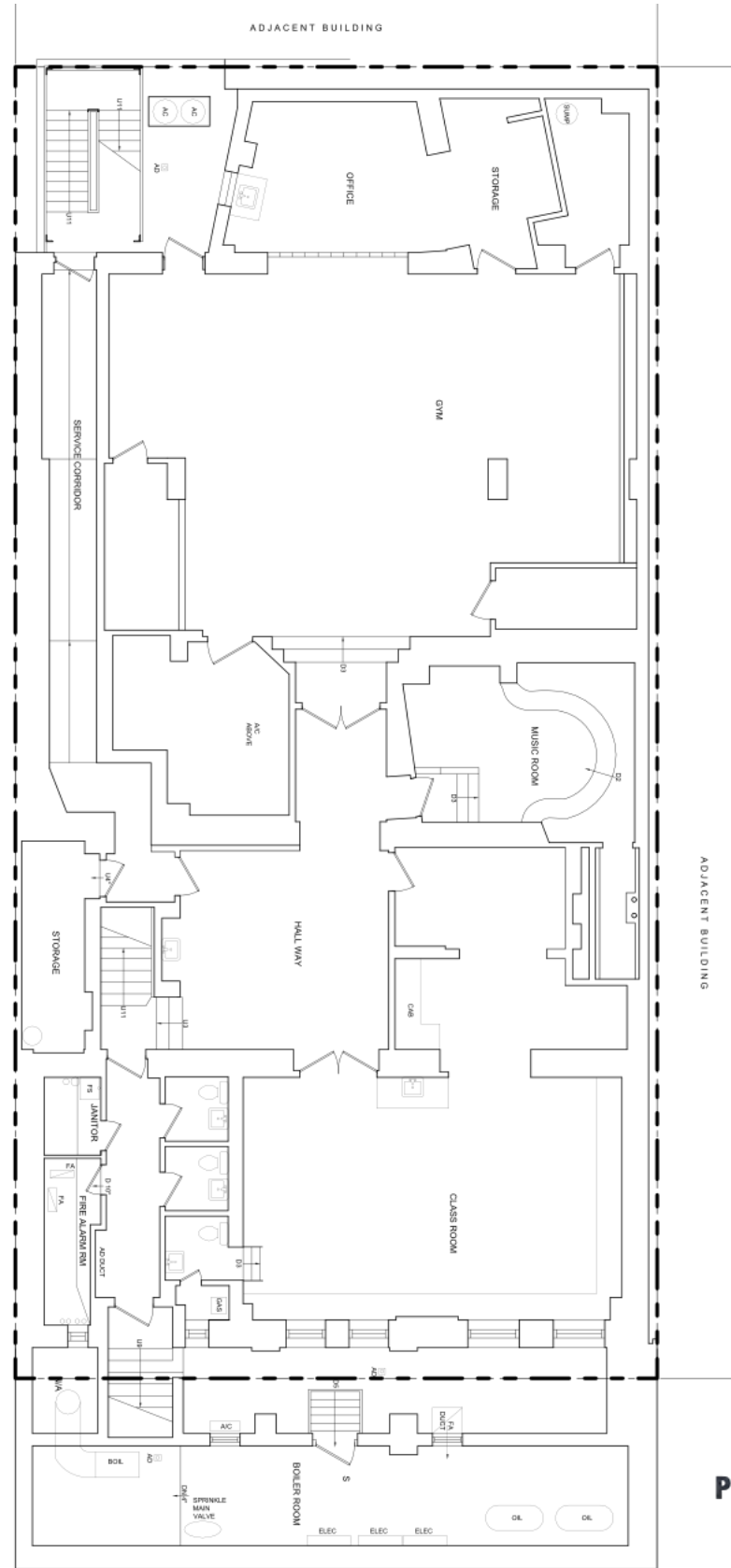


PROPOSED BUILDING ENTRANCE

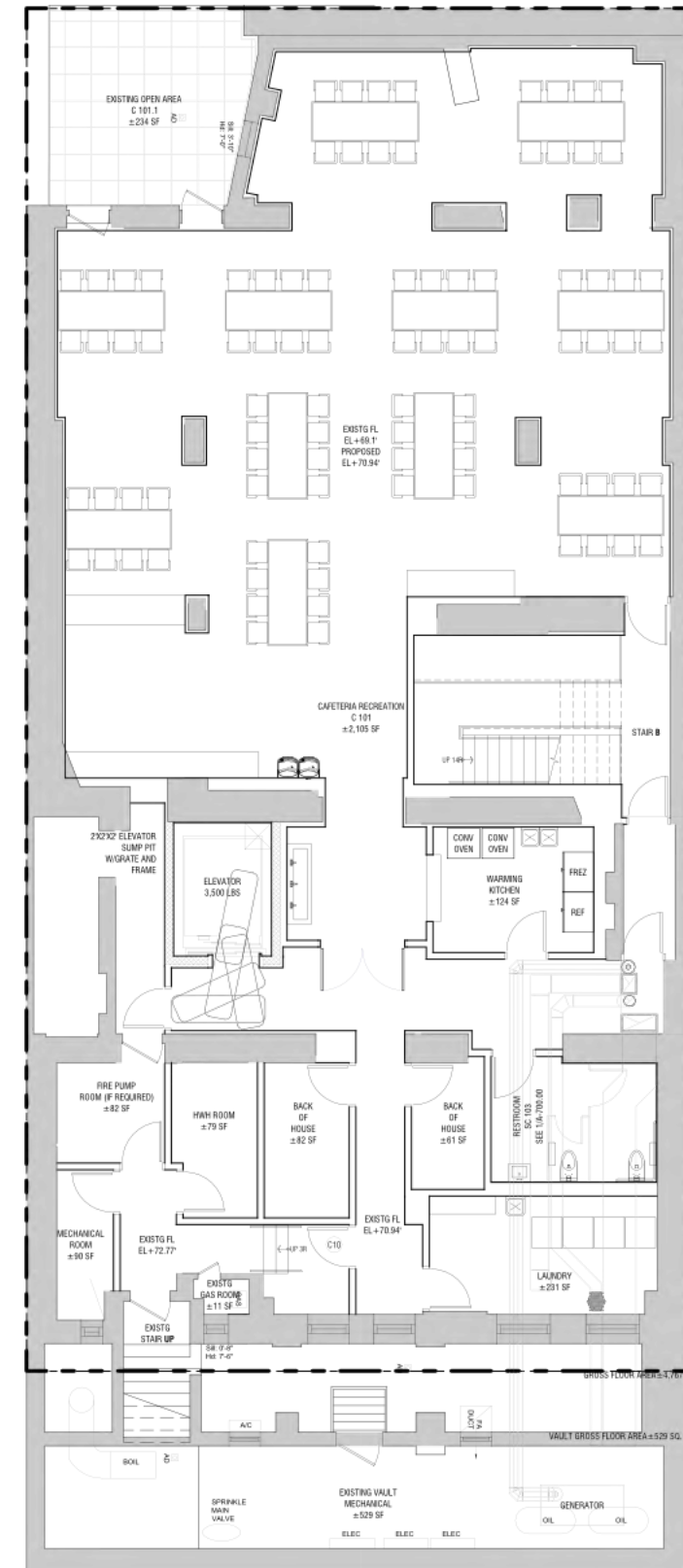
APPENDIX

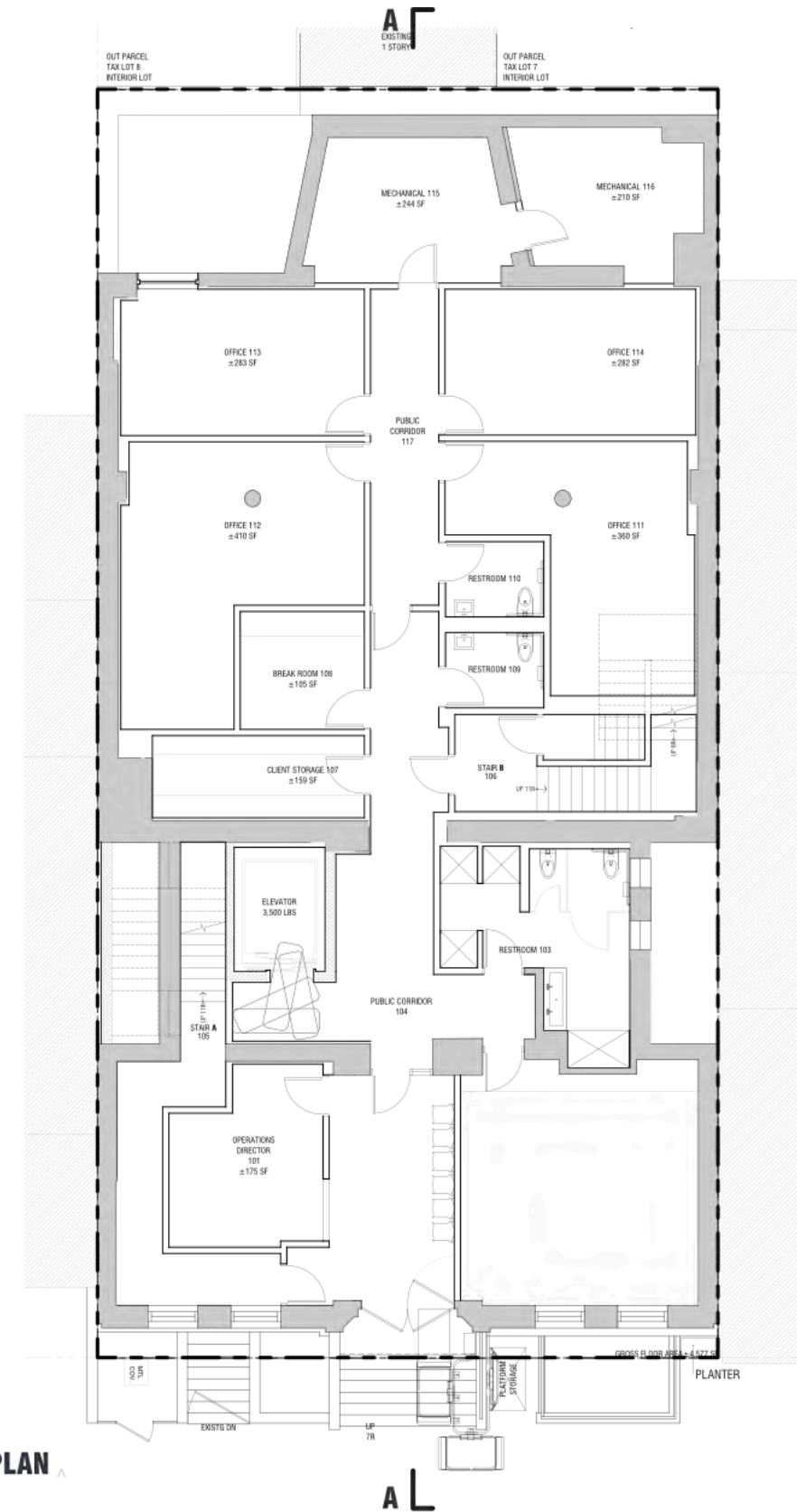
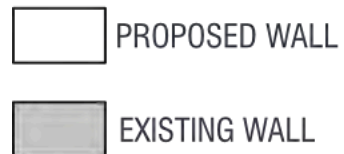
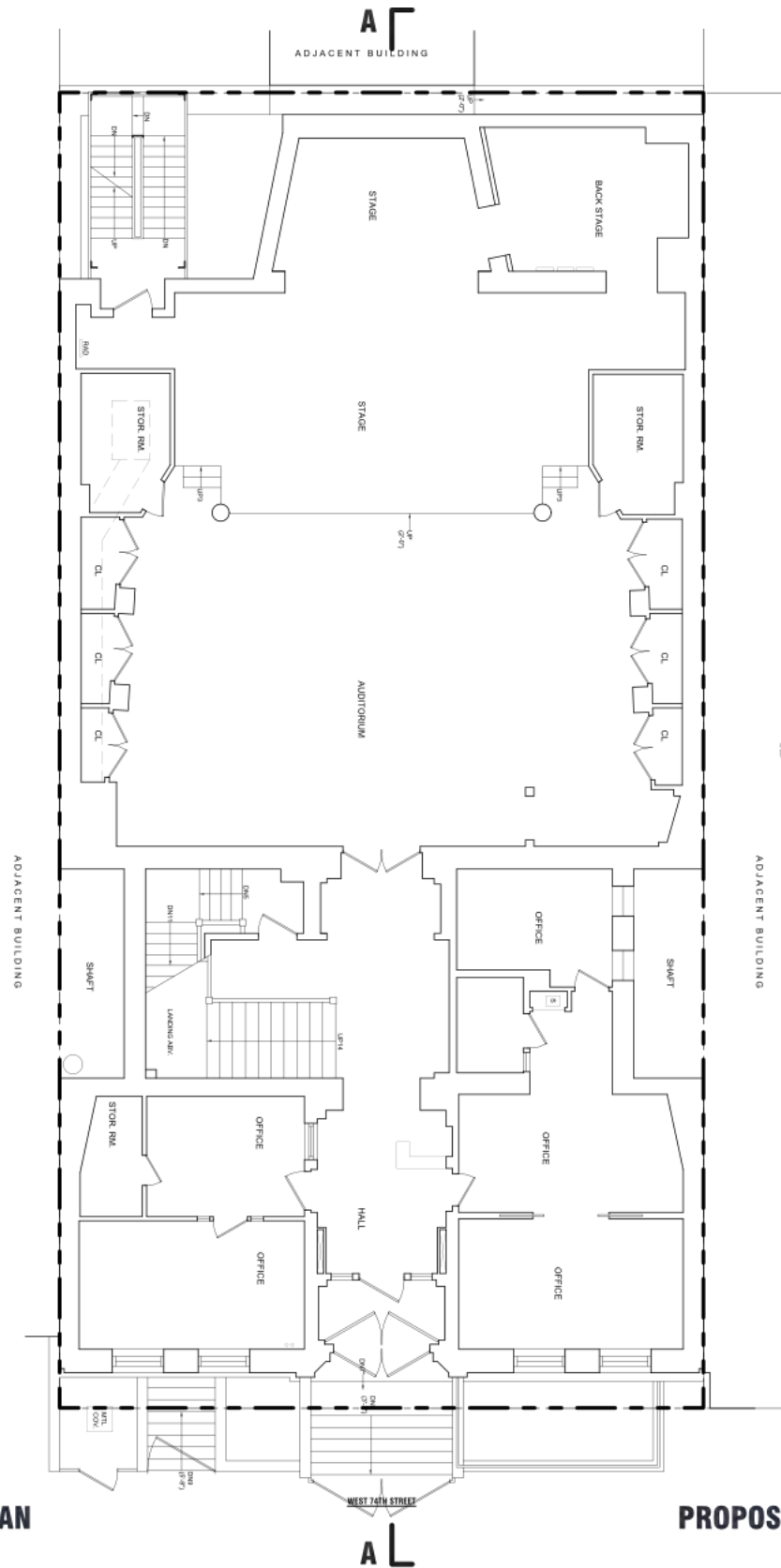
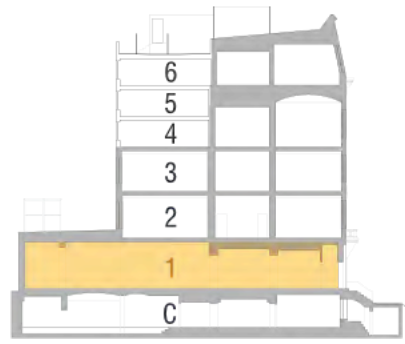


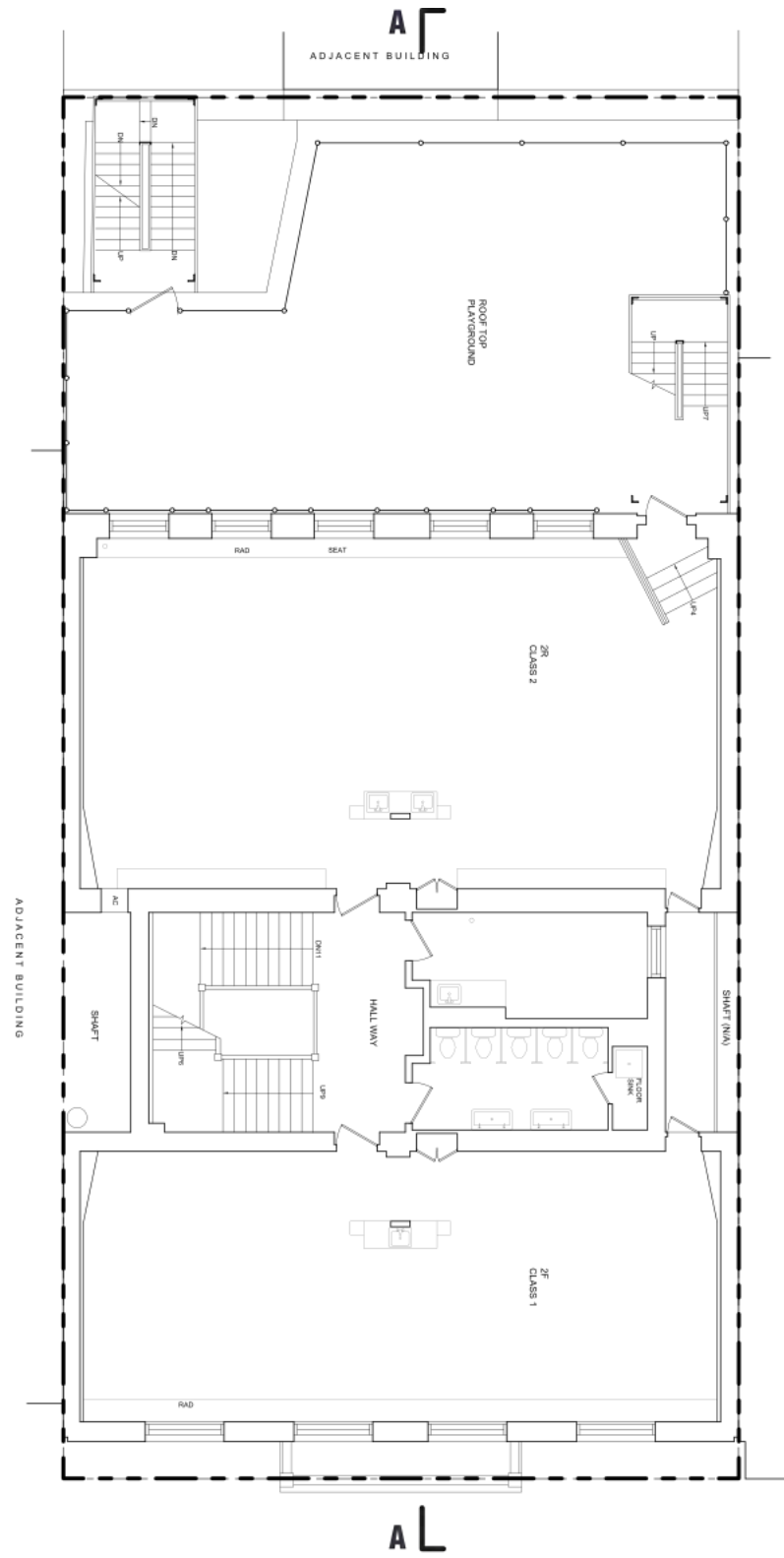
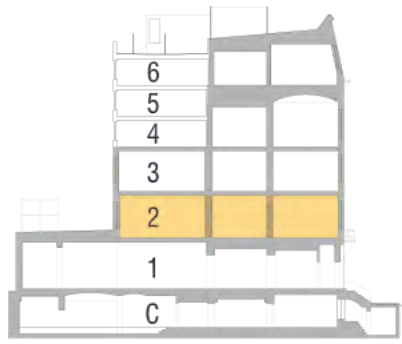
EXISTING CELLAR



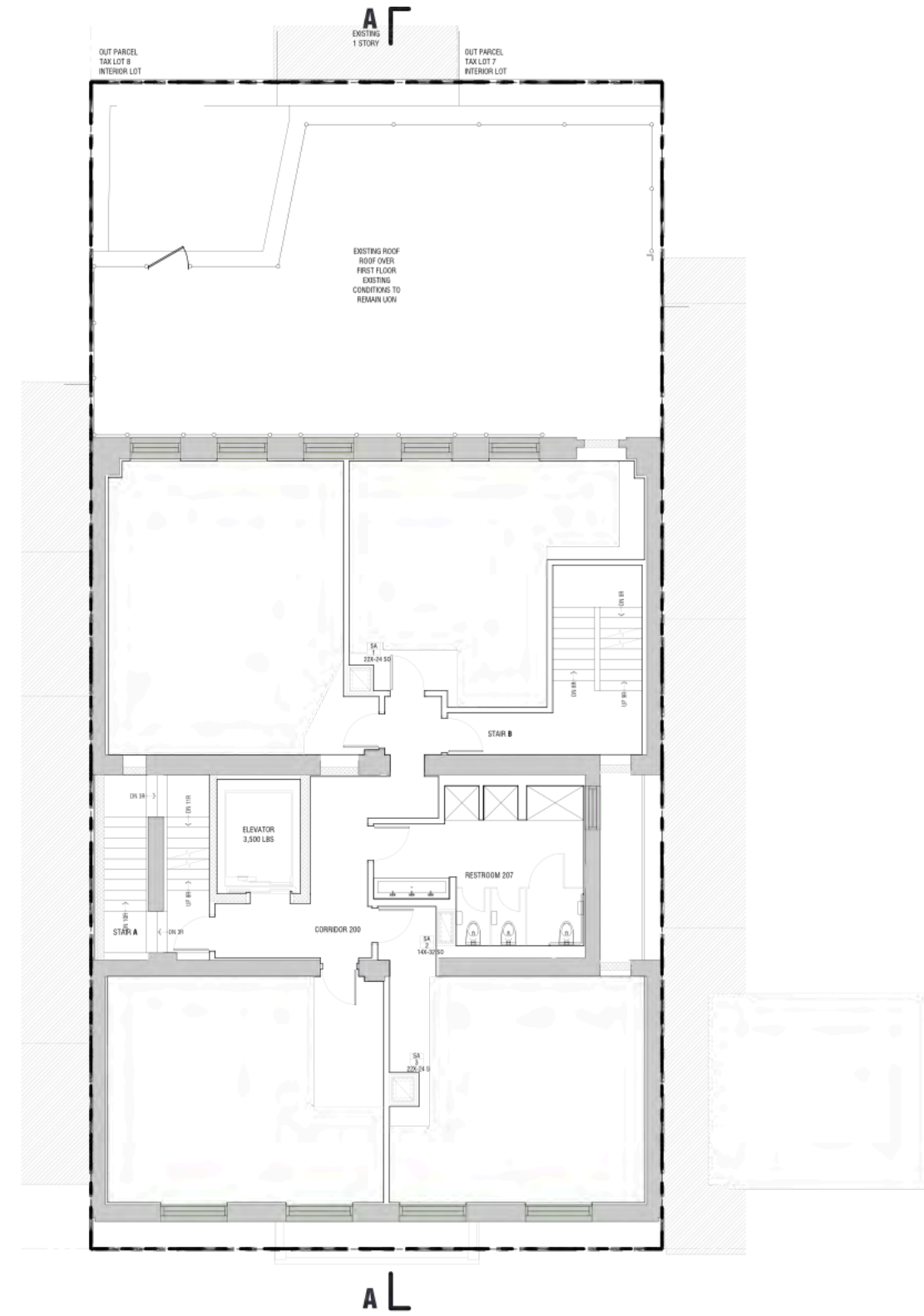
PROPOSED CELLAR









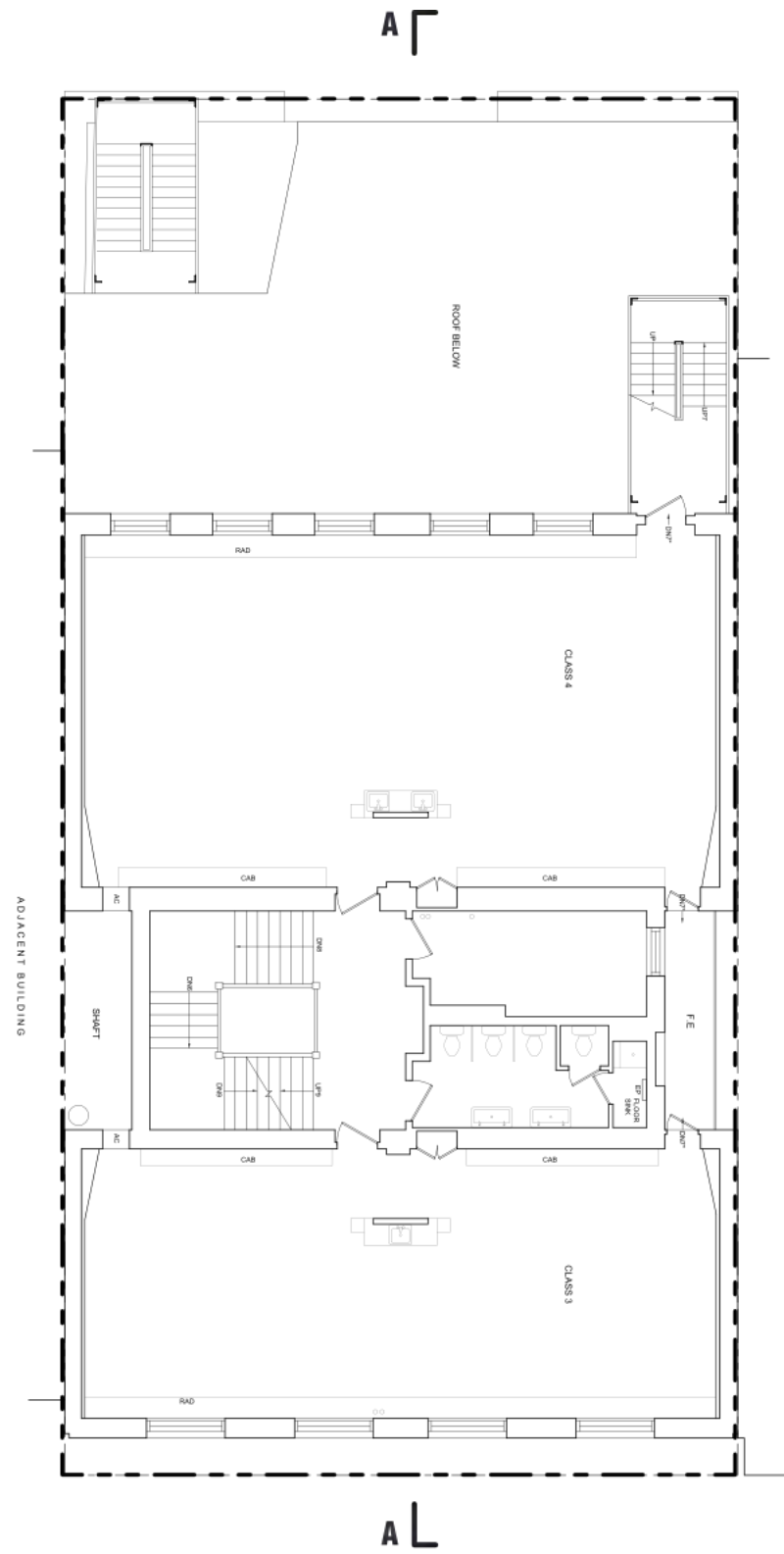
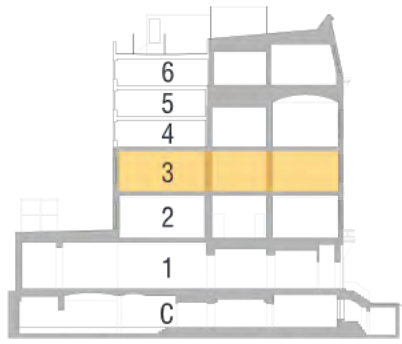
EXISTING 2nd FLOOR PLAN



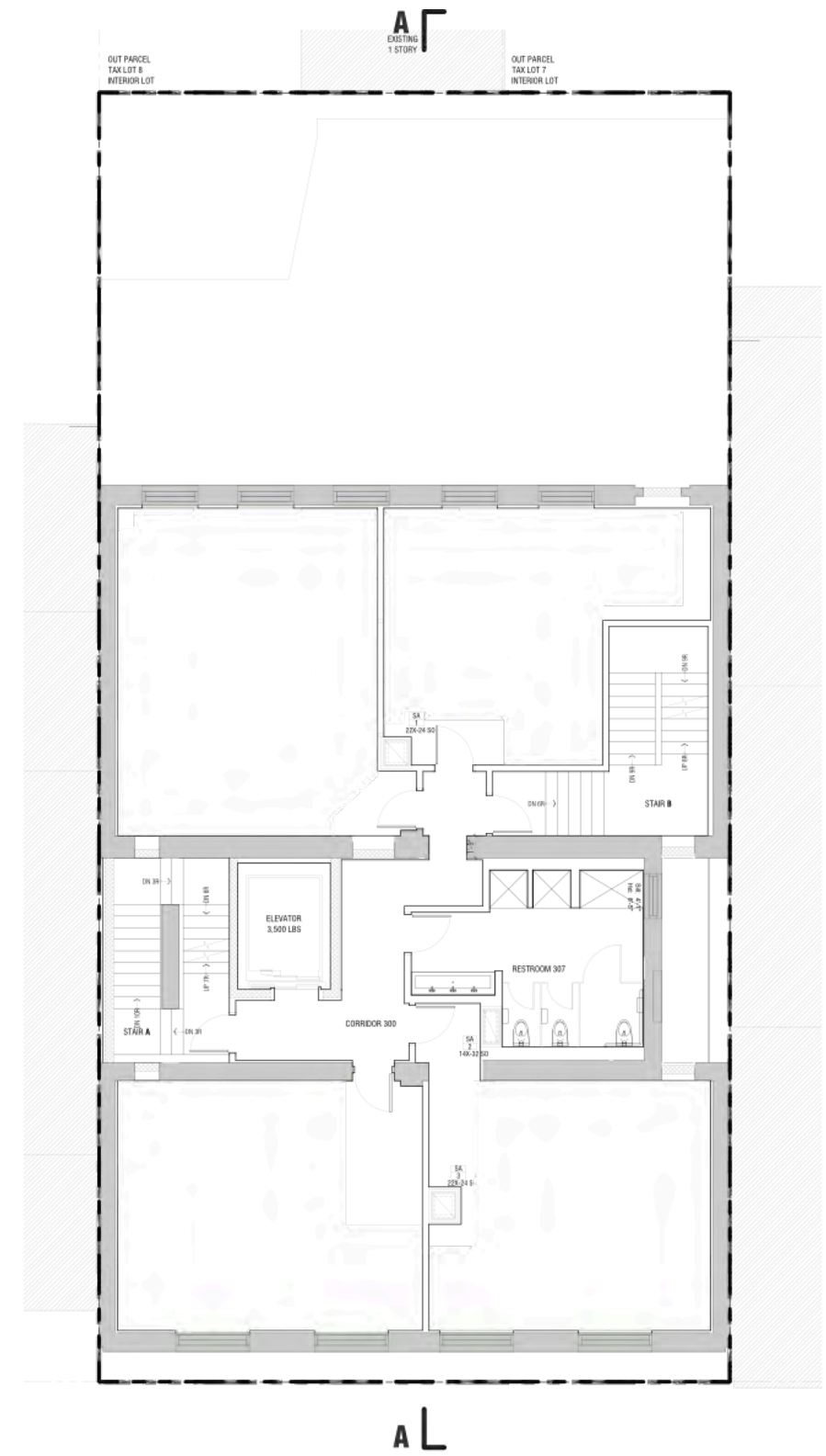
PROPOSED 2nd FLOOR PLAN

-  PROPOSED WALL
-  EXISTING WALL

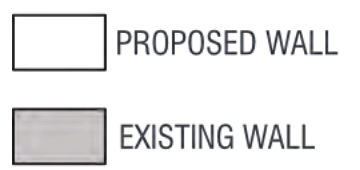


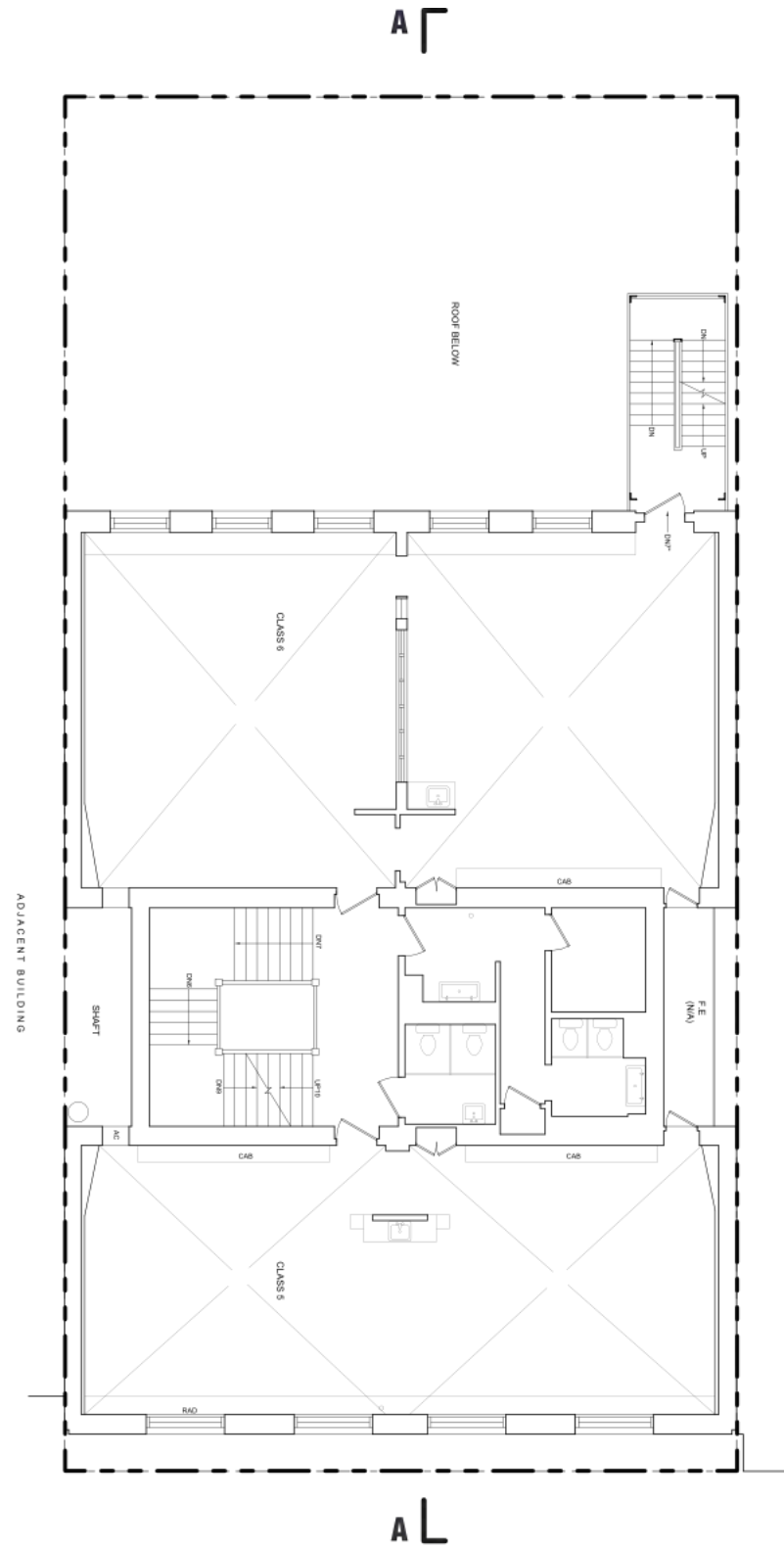
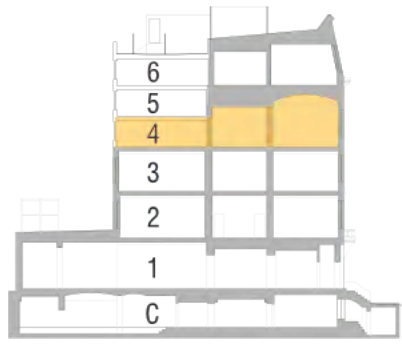


EXISTING 3rd FLOOR PLAN

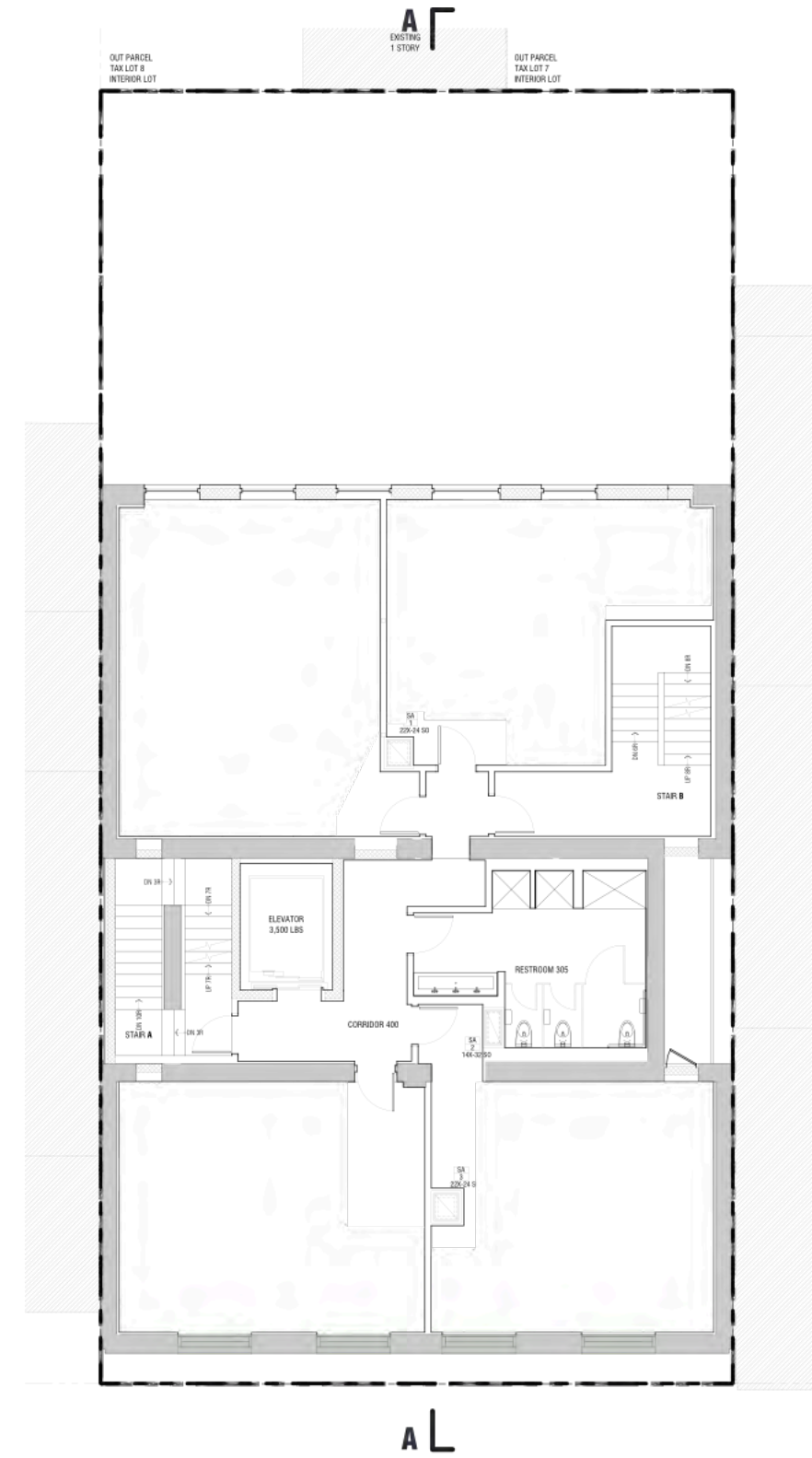


PROPOSED 3rd FLOOR PLAN

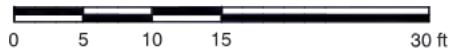
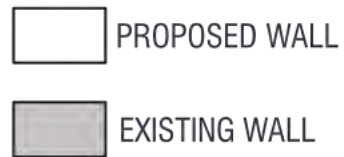


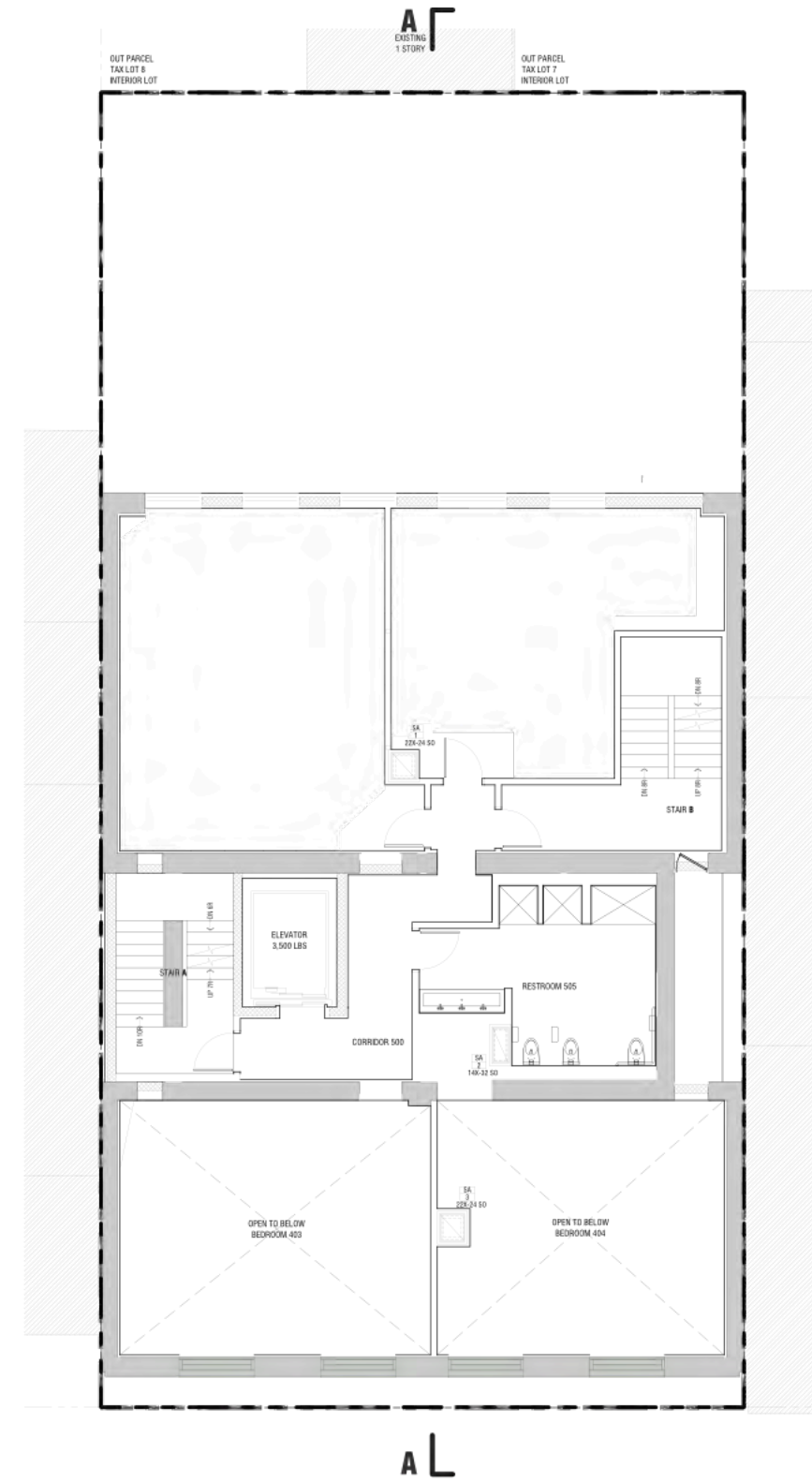
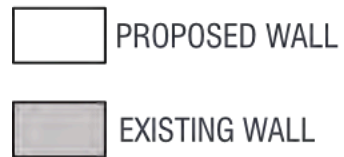
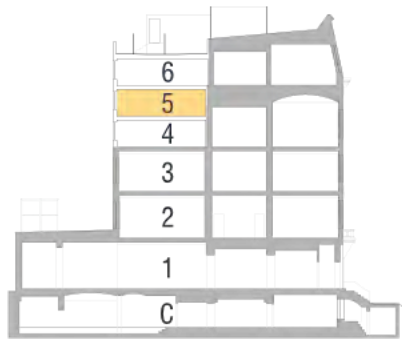


EXISTING 4th FLOOR PLAN



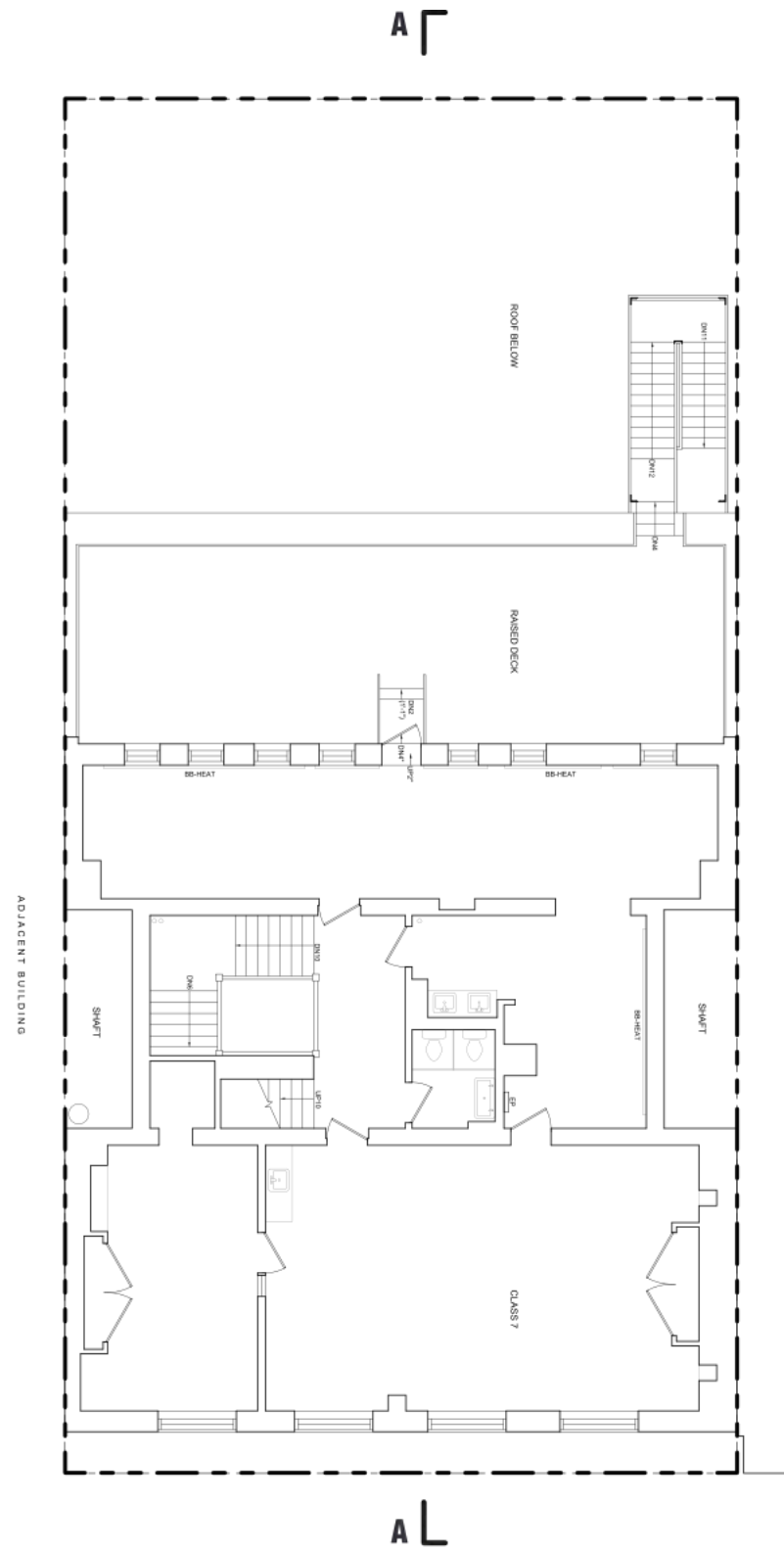
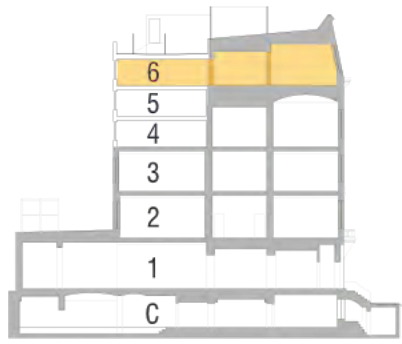
PROPOSED 4th FLOOR PLAN



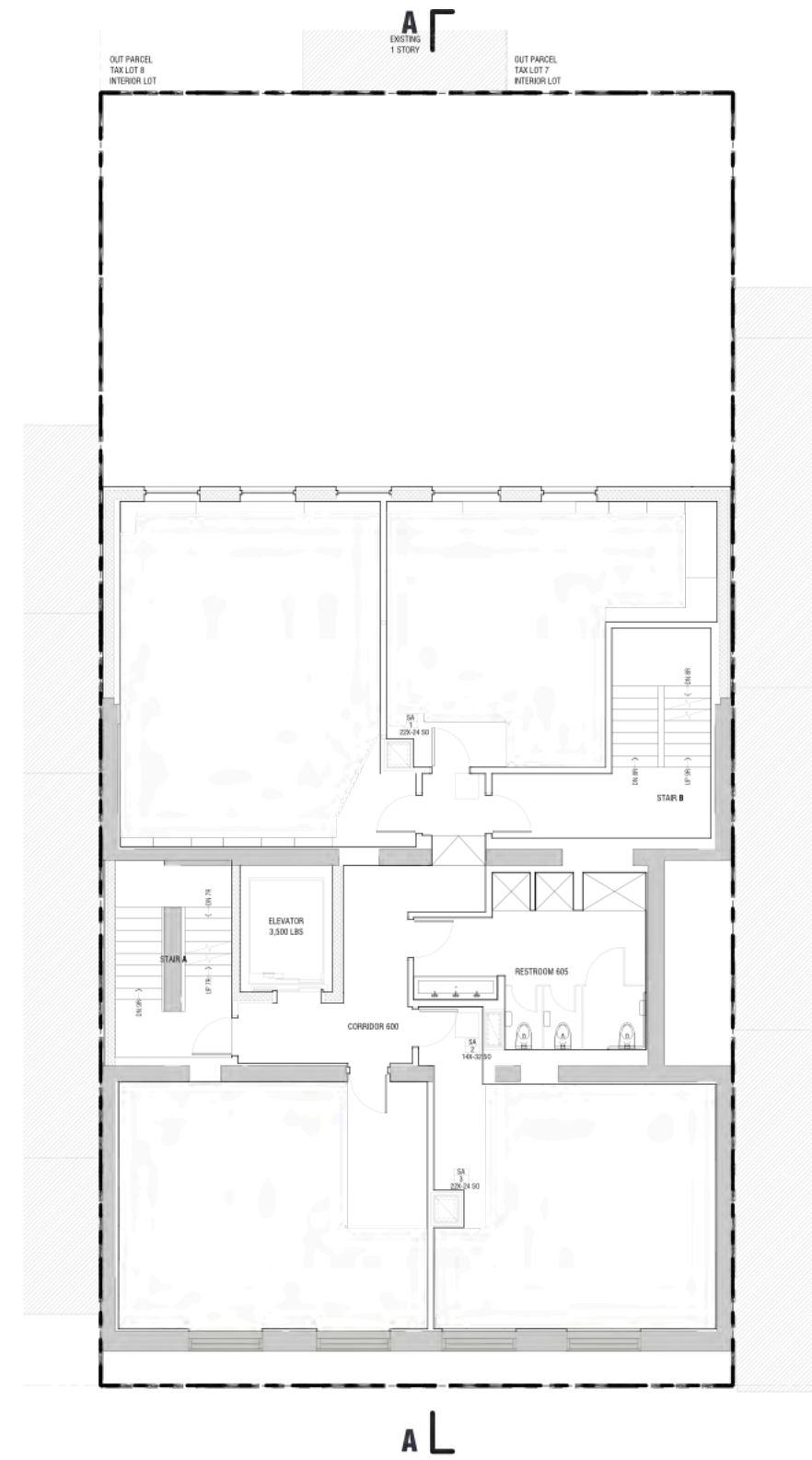


PROPOSED 5th FLOOR PLAN

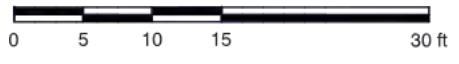
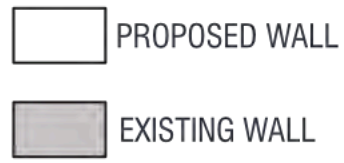






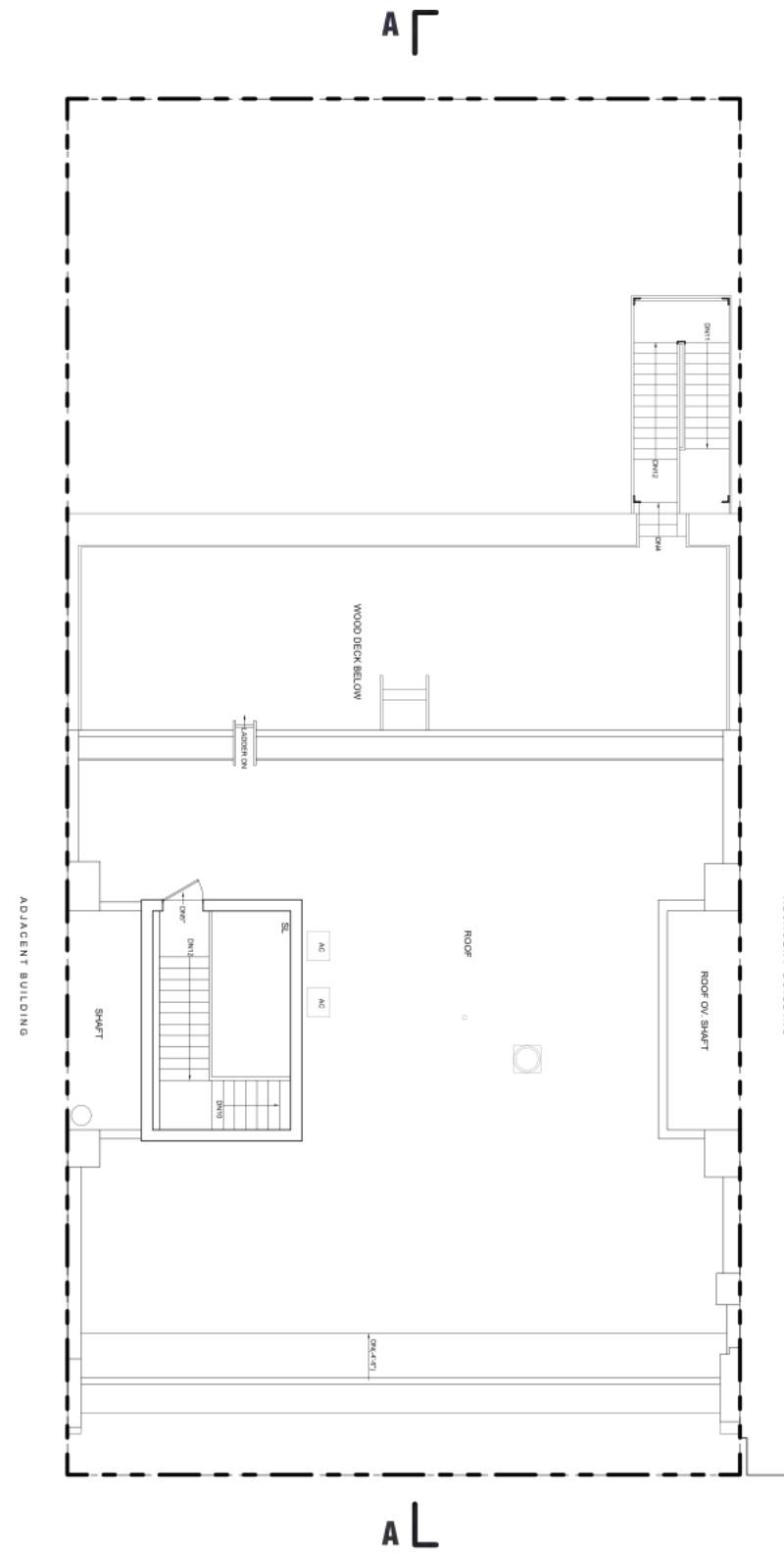
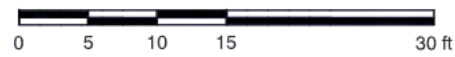
EXISTING 5th FLOOR PLAN



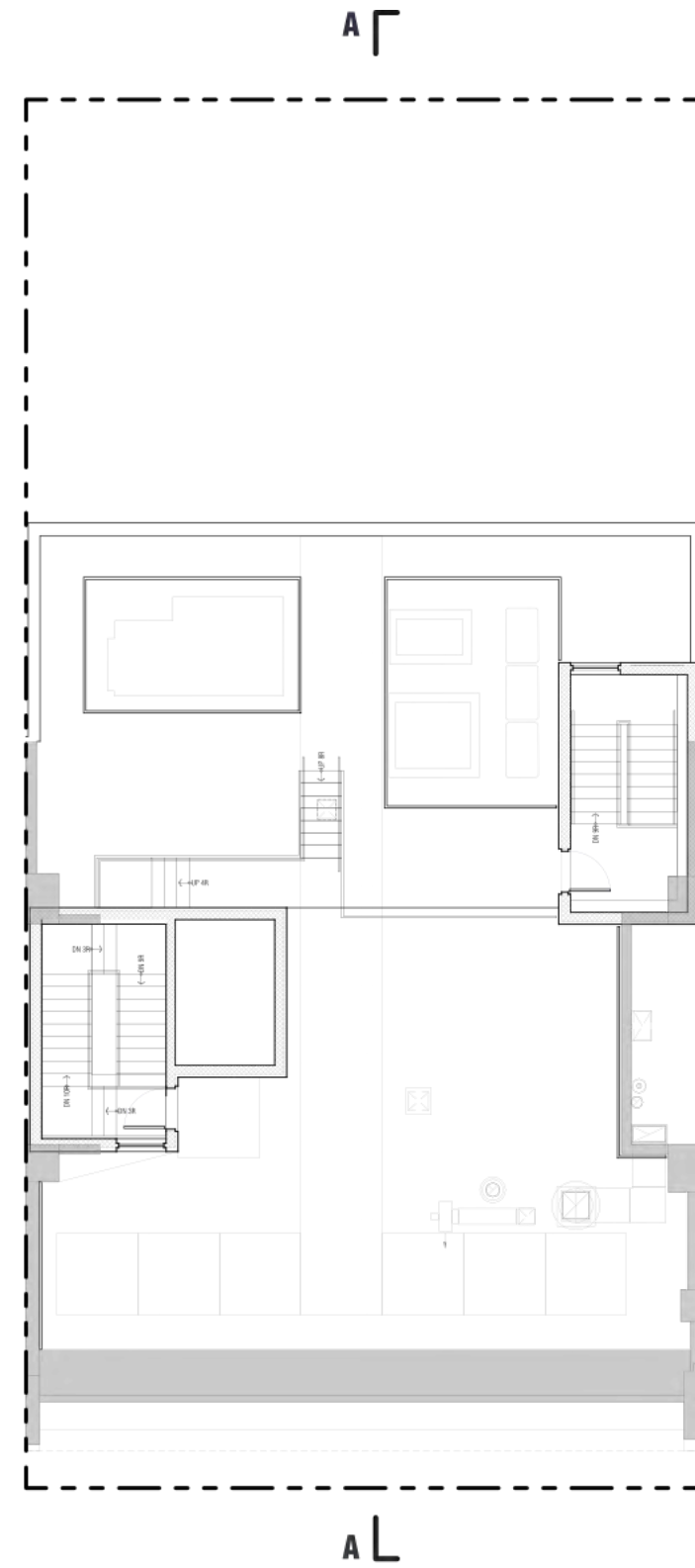
PROPOSED 6th FLOOR PLAN



-  PROPOSED WALL
-  EXISTING WALL



EXISTING ROOF PLAN

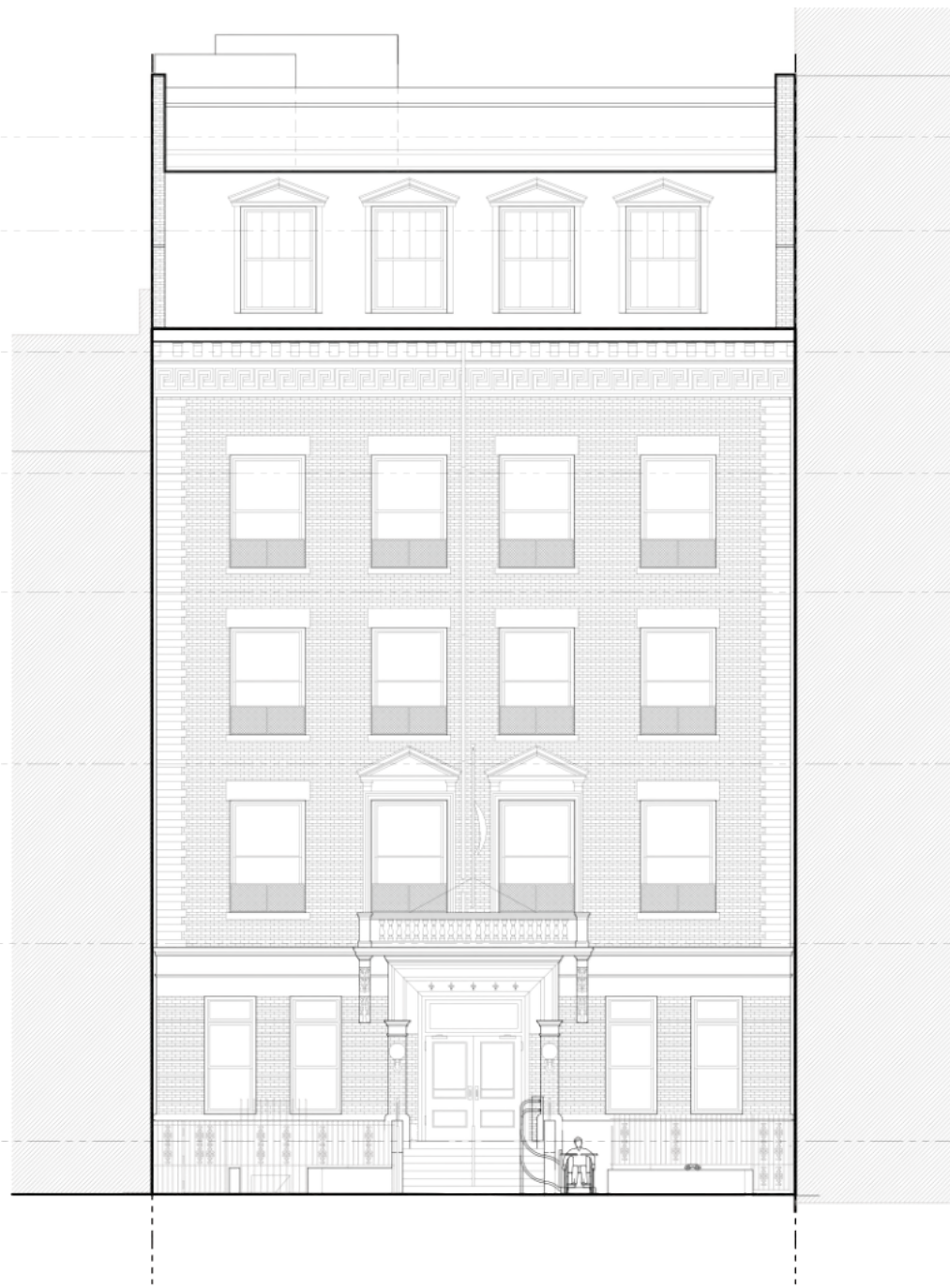


PROPOSED ROOF PLAN



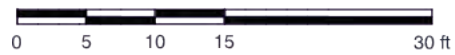


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

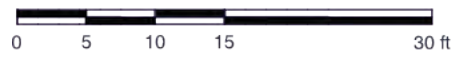
- EXISTING ROOF
- 75' MAXIMUM PERMITTED HEIGHT OF BUILDING
- 6TH FLOOR
EL = 143'-3"
- 5TH FLOOR
EL = 133'-10 1/2"
- 4TH FLOOR
EL = 124'-9"
- 3RD FLOOR
EL = 111'-6"
- 2ND FLOOR
EL = 97'-8"
- FIRST FLOOR
EL = 82'-5"

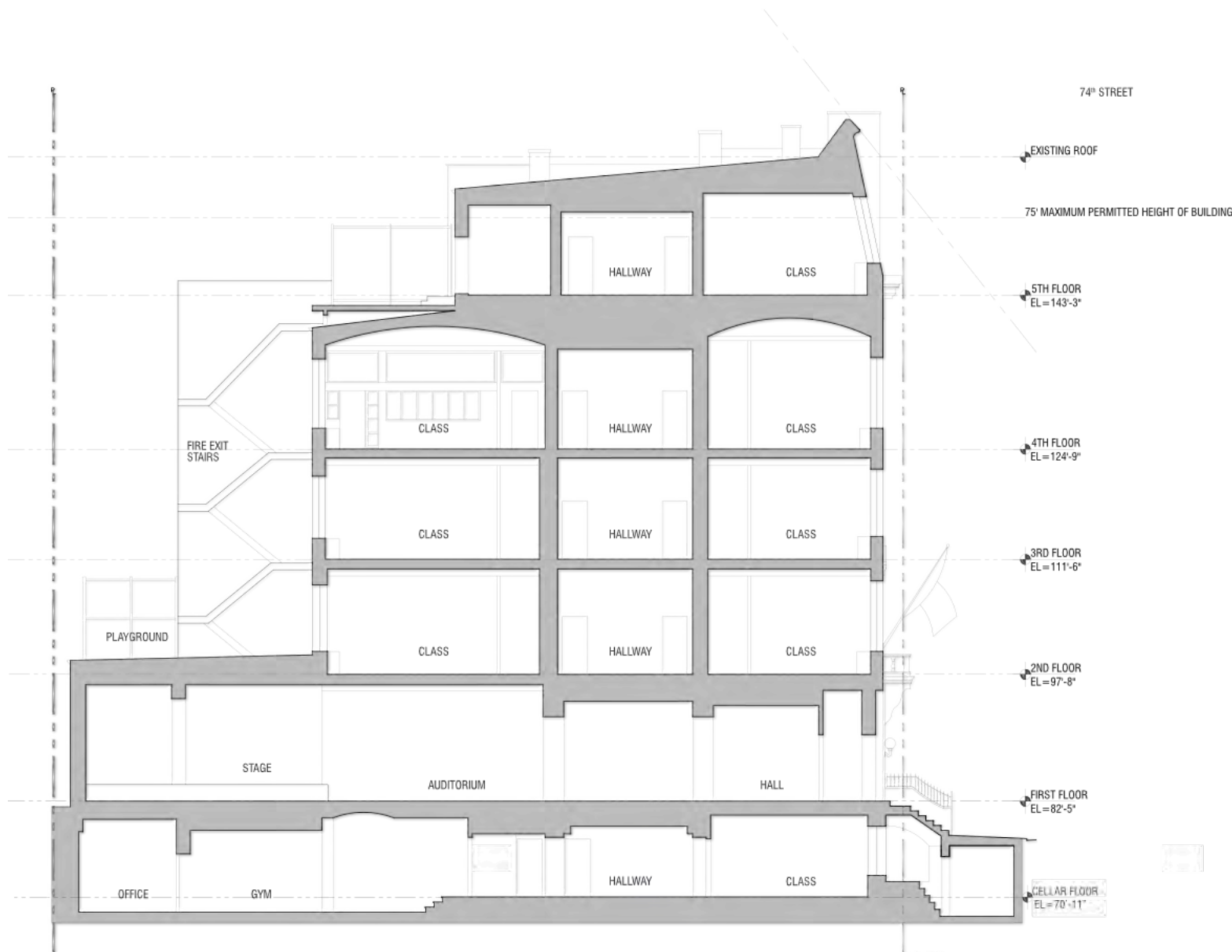




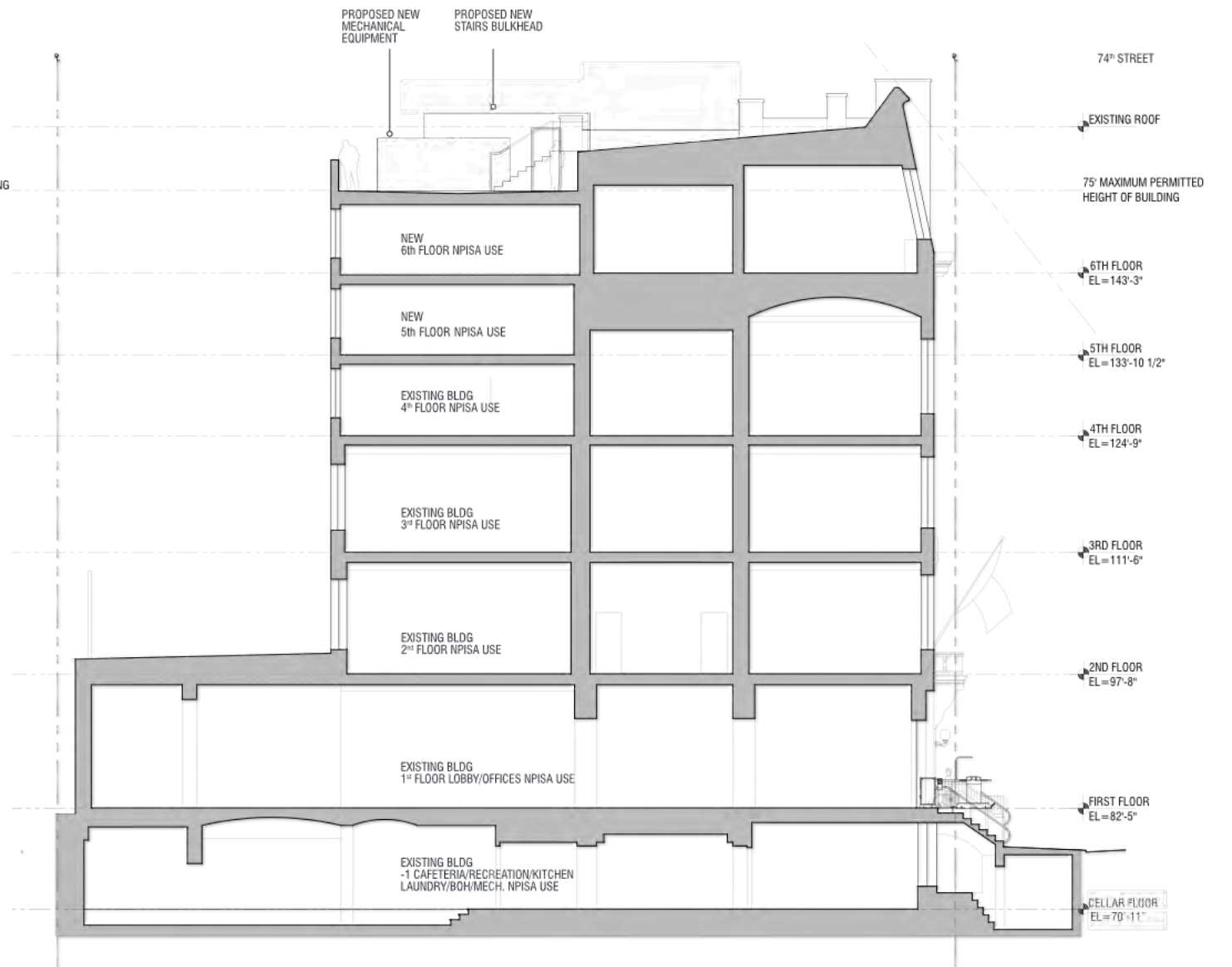
EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION





EXISTING CROSS SECTION A-A



PROPOSED CROSS SECTION A-A

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January 9, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-03885

**160 West 74th Street, aka 160-162 West 74th Street – Upper
West Side/Central Park West Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 836 8857 6268

Passcode: 054266

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

Note: If you want to testify virtually 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.