

September 16, 2025 Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-09653

755 West End Avenue – Riverside - West End Historic

District Extension II Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 307 6826

Passcode: 203639

By Phone: 646-828-7666 (NY)

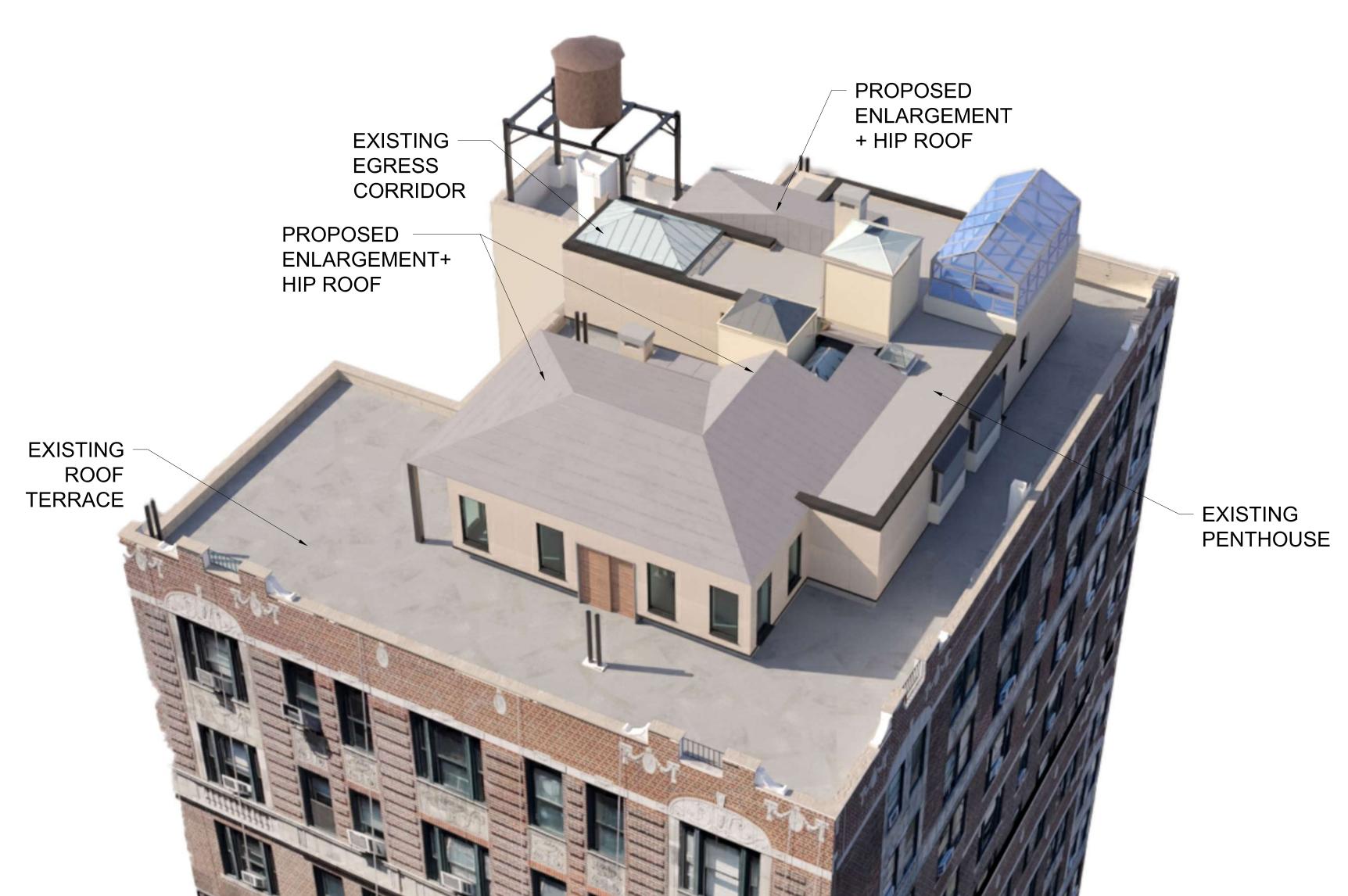
833-435-1820 (Toll-free)

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755 WEST END AVE

NEW YORK, NY 10025



BIRD EYE VIEW OF PROPOSED PENTHOUSE RENDERING

GENERAL DATA

DI 0.01/	4.007		
BLOCK	1887	USE GROUP	
LOT	22	OCCUPANCY GROUP RES (CLASS A MULTIPLE DWELLING)	
HOUSE #	755	CONSTRUCTION CLASS CLASS 1 FIREPROOF	
MAP	5D	EXISTING BUILDING HEIGHT 150'-0"	
ZONE	R10A	PROPOSED BUILDING HEIGHT 161'-0"	
FLOOD ZONE	OUTSIDE		
FIRE DISTRICT	INSIDE		

ZONING DATA

	EXISTING	DEDUCTED	PROPOSED ADD	TOTAL
LOT AREA	7,567 SF			
ACTUAL LOT COVERAGE	5,959 SF			
CELLAR (NOT INCLUDED IN FLOOR AREA) FIRST THRU 15TH FLOORS (5,950 EACH) 16TH FLOOR (FORMER PH & ROOF) SEE ZRD1 CONTROL NO. 72941 - REV1 DATED 09.19.2024	89,250 SF 5,950 SF	0 SF 0 SF	0 SF 0 SF	89,250 SF 5,950 SF
TOTAL FLOOR AREA	95,200 SF	0 SF	0 SF	95,200 SF

F.A.R. @ 10.0 MAX IN R10A AS PER ZR 23-22: (7567 SF x 10) EXISTING NON-COMPLIANT; NO CHANGE

AS PER ZR 23-362: MAX LOT COVERAGE (CORNER LOTS) IS 100.0% IN R10 DISTRICTS EXISTING LOT COVERAGE = 5,959 SF = 79%

PROPOSED LOT COVERAGE = 5,959 SF < 7,567 SF (COMPLIES)

AS PER ZR 23-334: AS PER ZR 23-322: AS PER ZR 23-334:
NO FRONT YARD REQUIRED NO SIDE YARD REQUIRED; BUT IF OPEN AREA PROVIDED IT MUST BE 5 FEET WIDE MIN. EXISTING 10 FEET WIDE OPEN AS PER ZR 23-344: NO REAR YARD REQUIRED AREA (NO CHANGE) - COMPLIES

MOCK-UP VIEWS

APPENDIX

AS PER ZR 23-432: MAX BASE HEIGHT IS 155'-0" FROM BASE PLANE EXISTING BASE HEIGHT = 150'-0" (COMPLIES) MAX BUILDING HEIGHT IS 215'-0" FROM BASE PLANE

75,670 SF

AS PER 23-52: MAX. NUMBER OF DWELLING UNITS: 75,670/680 = 111 EXISTING NUMBER OF DWELLING UNITS: 49 (NO CHANGE) -AS PER 23-611:

PROPOSED BUILDING HEIGHT = 161'-0" (COMPLIES)

NO STREET TREES REQUIRED AS ENLARGEMENT DOES NOT INCREASE FLOOR AREA BY 20 PERCENT OR MORE

DRAWING LIST

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PAGE 14	MOCK-UP VIEW - WEST



PHOTOS



1940 TAX PHOTO, NYC MUNICIPAL ARCHIVES



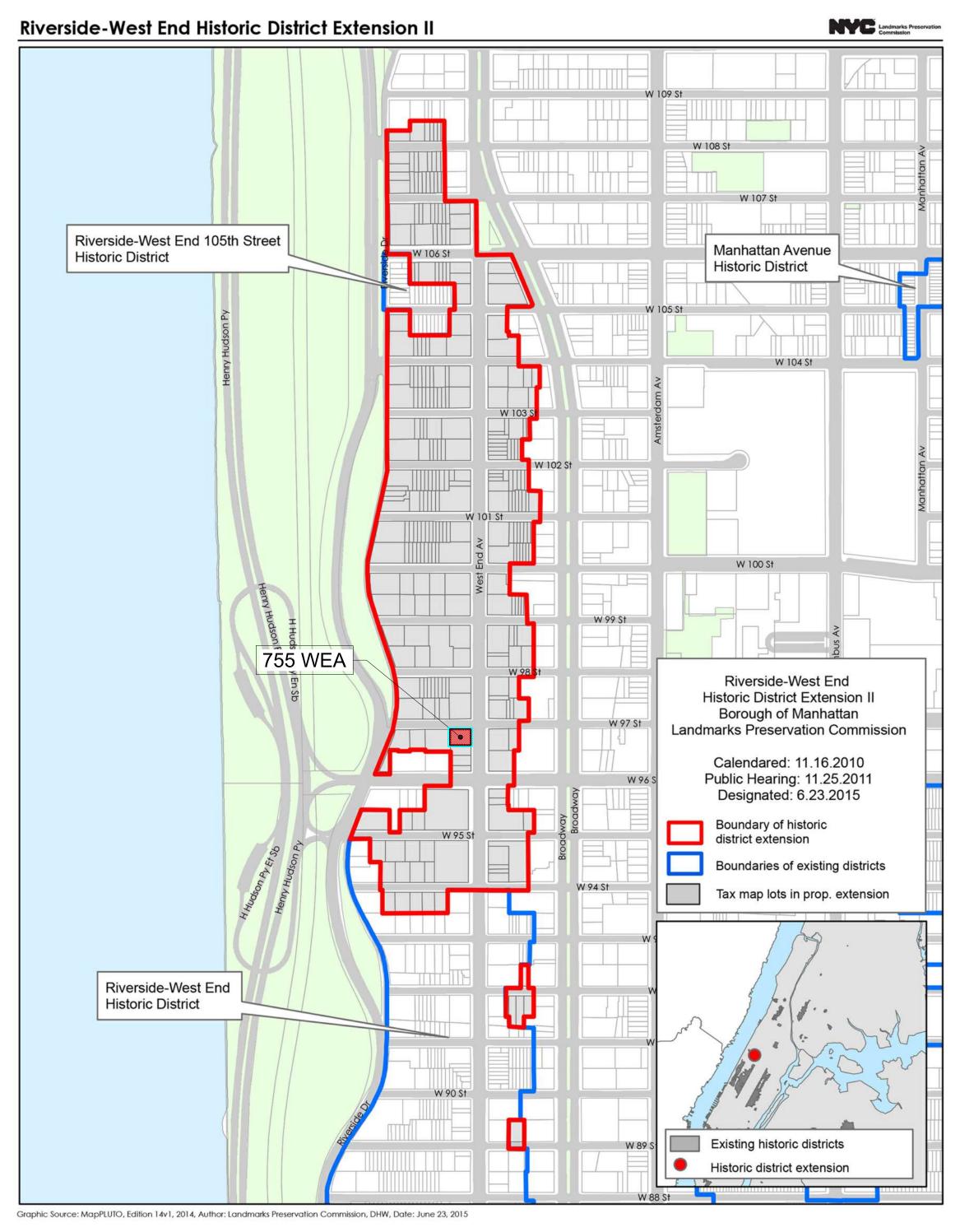
2015 LPC DESIGNATION PHOTO



2025 PRESENT PHOTO



MAP REFERENCES







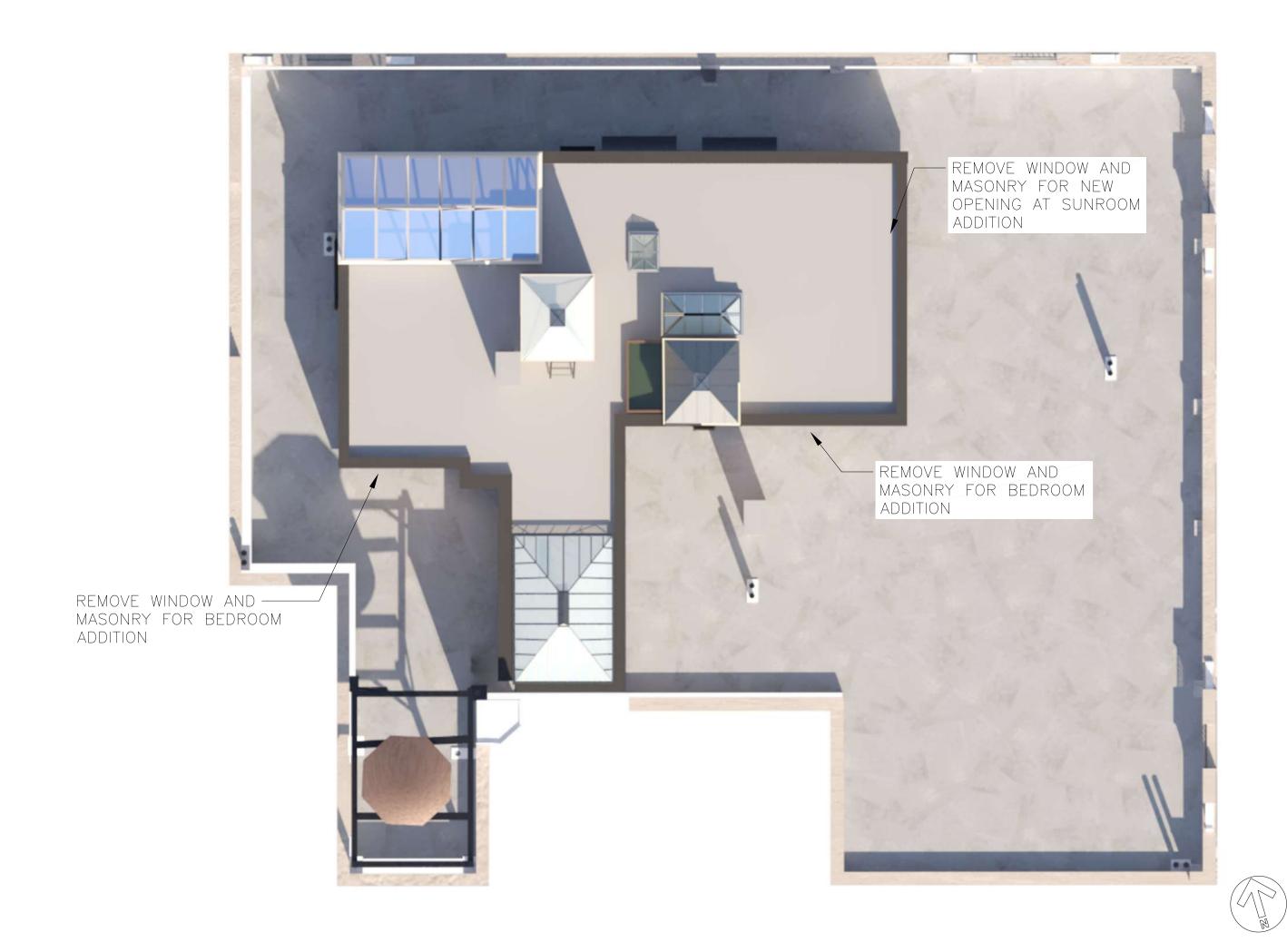
1930, THE LIONEL PINUCUS & PRINCESS FIRYAL MAP DIVISION, NYPL



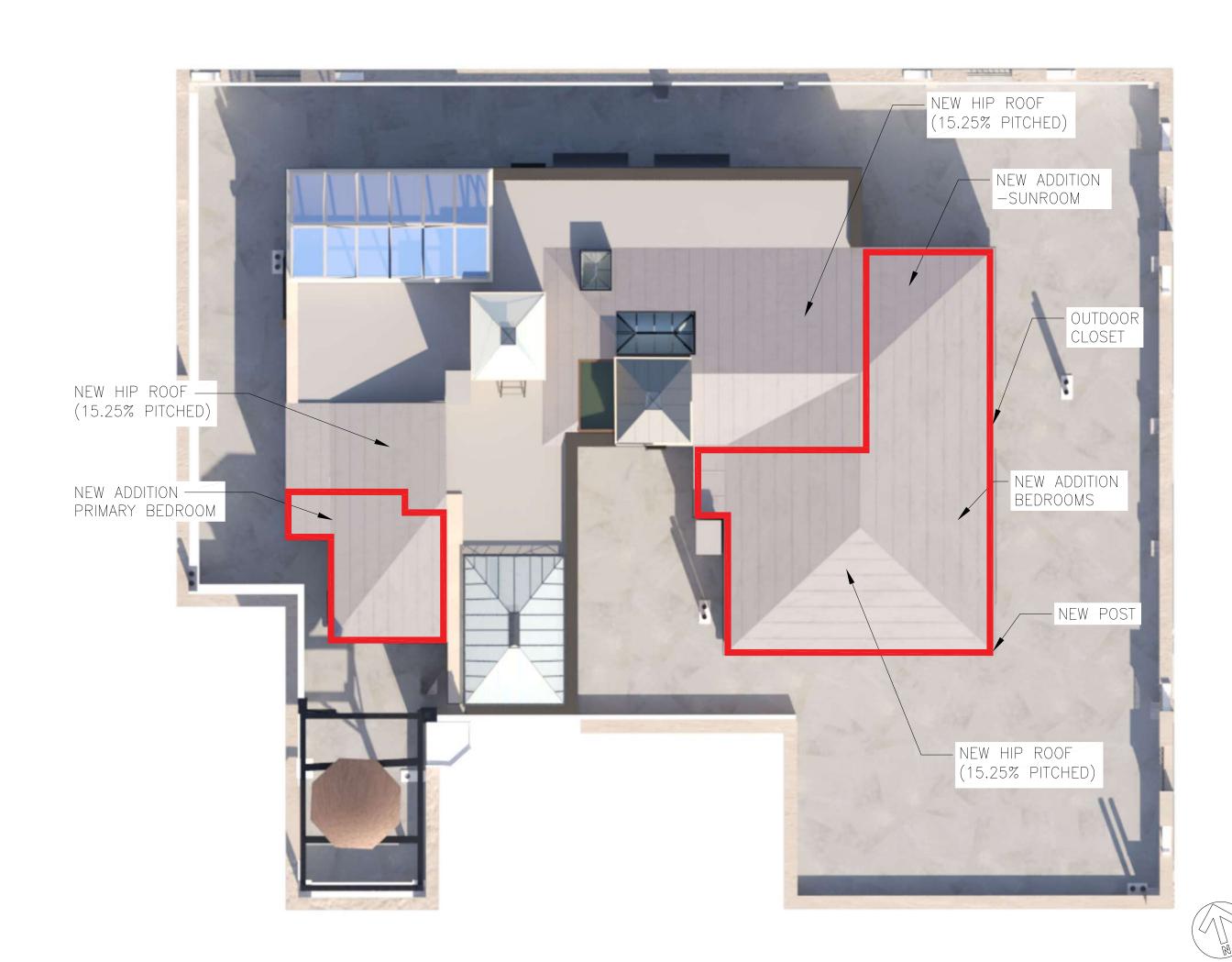
2025, CURRENT TAX LOT MAP



EXISTING AND PROPOSED PLANS



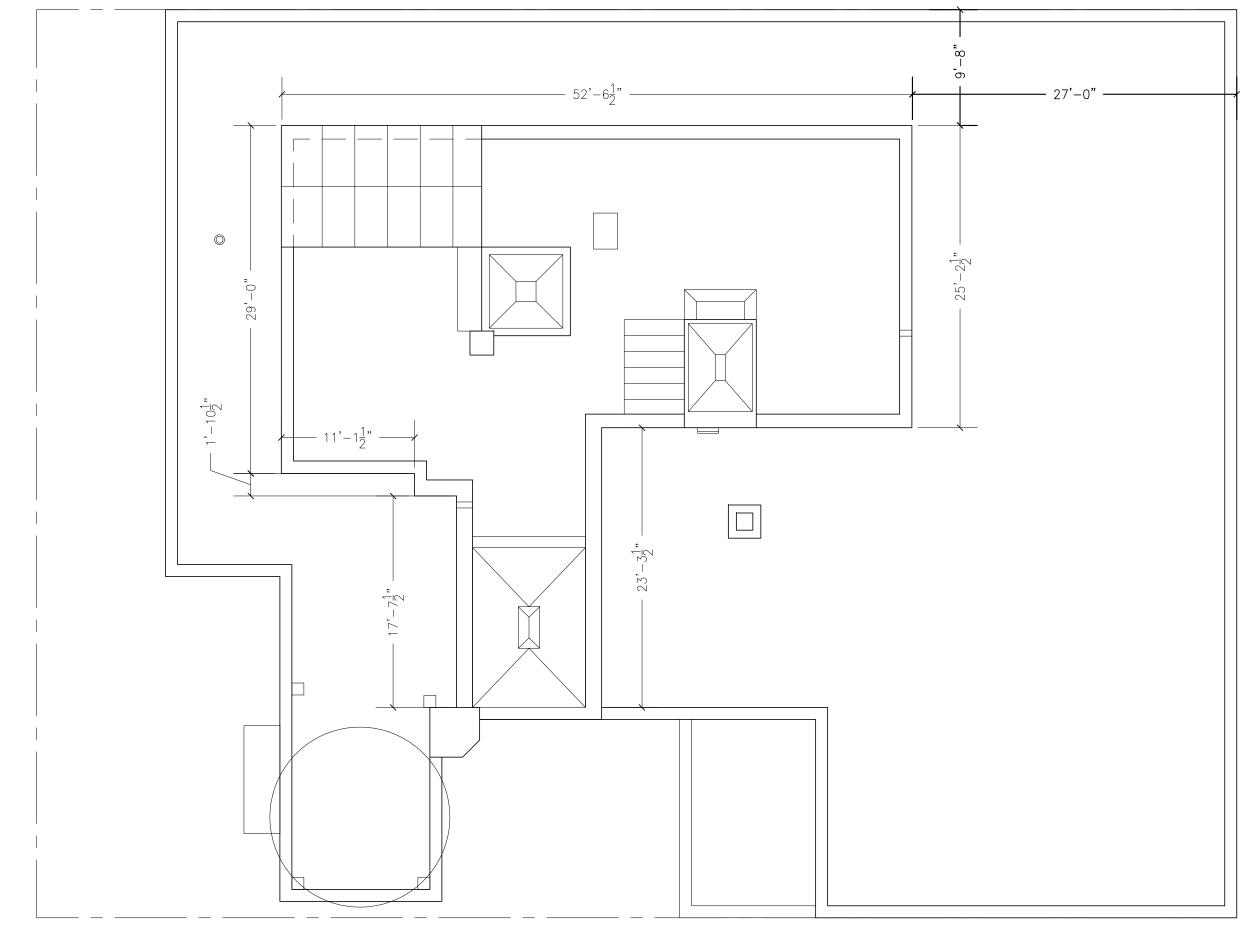
EXISTING ROOF PLAN - 755 WEST END AVE



PROPOSED ROOF PLAN - 755 WEST END AVE

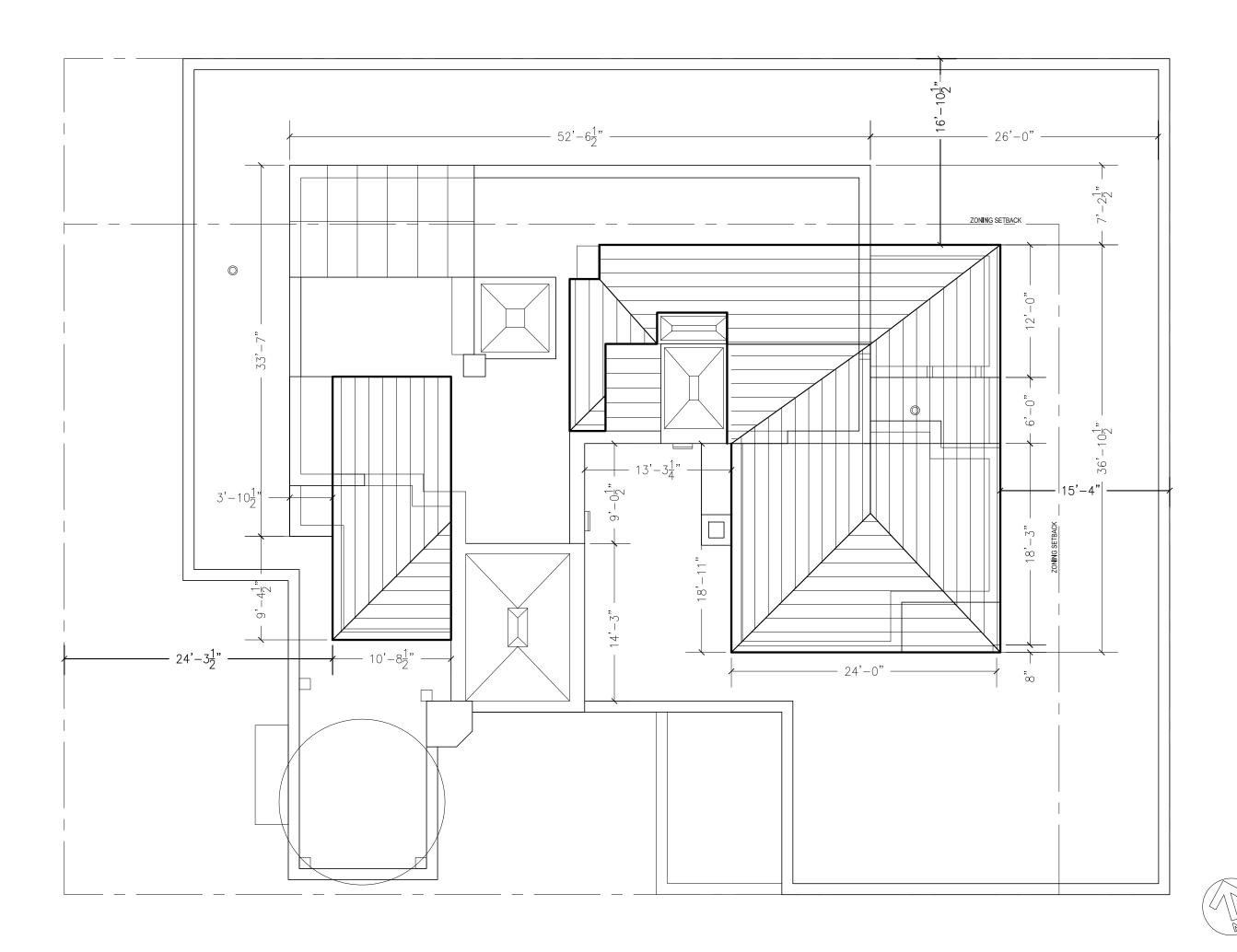


EXISTING AND PROPOSED PLANS WITH DIMENSIONS





EXISTING ROOF PLAN



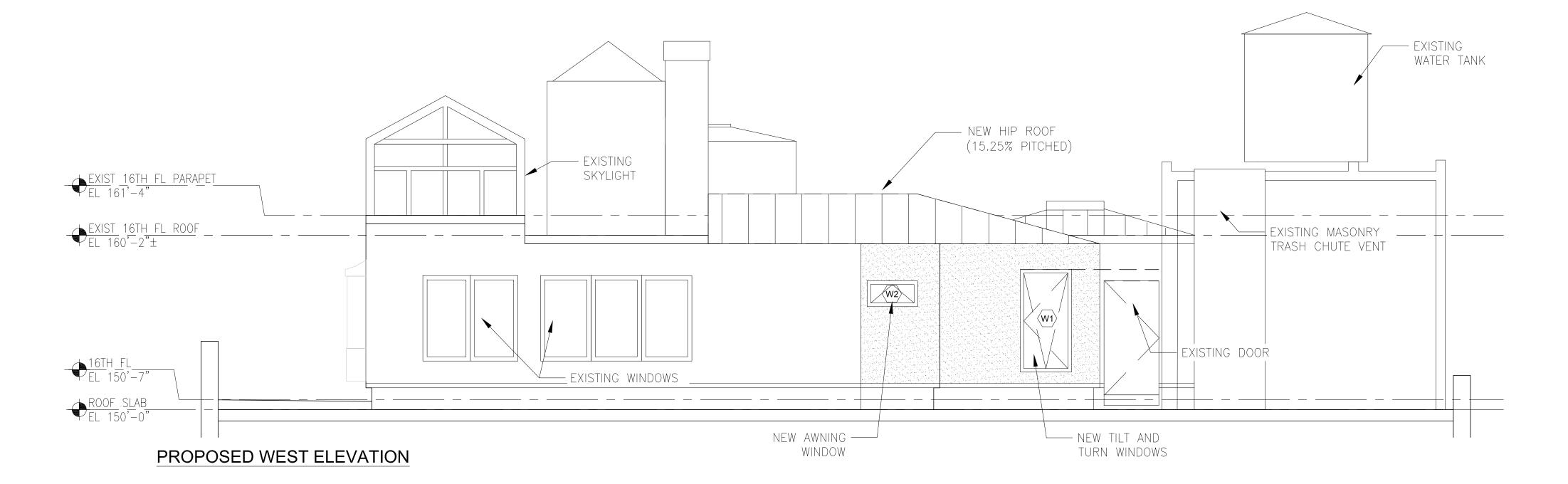
PROPOSED ROOF PLAN

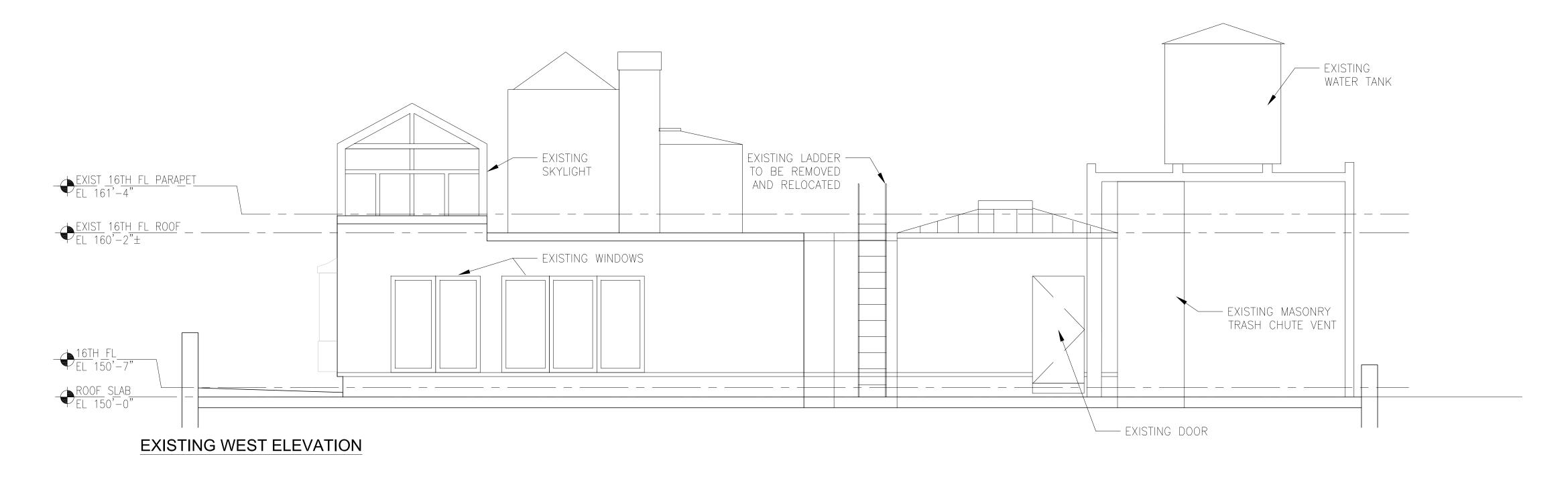


WEST ELEVATION VIEWS





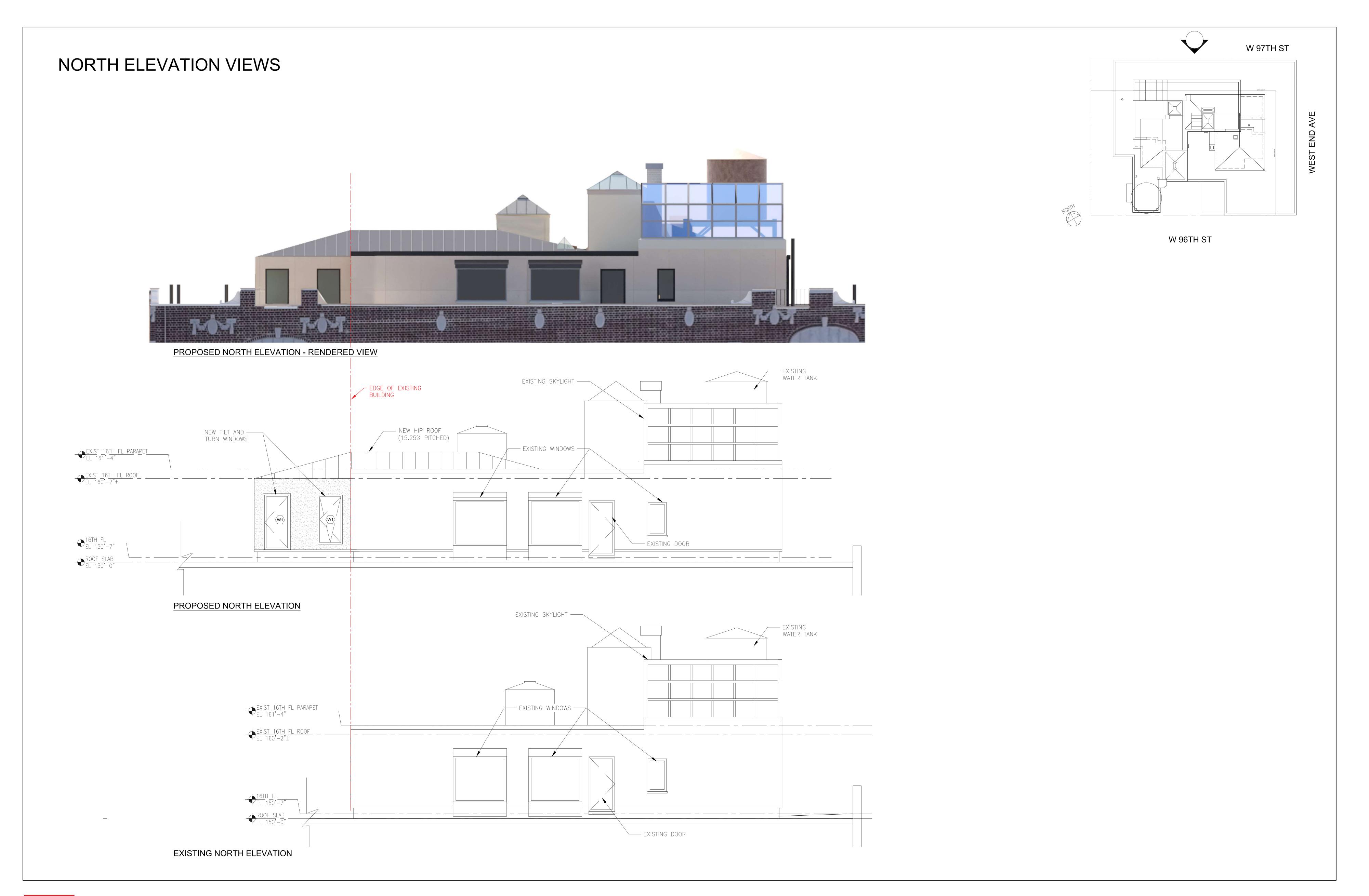






W 97TH ST

W 96TH ST

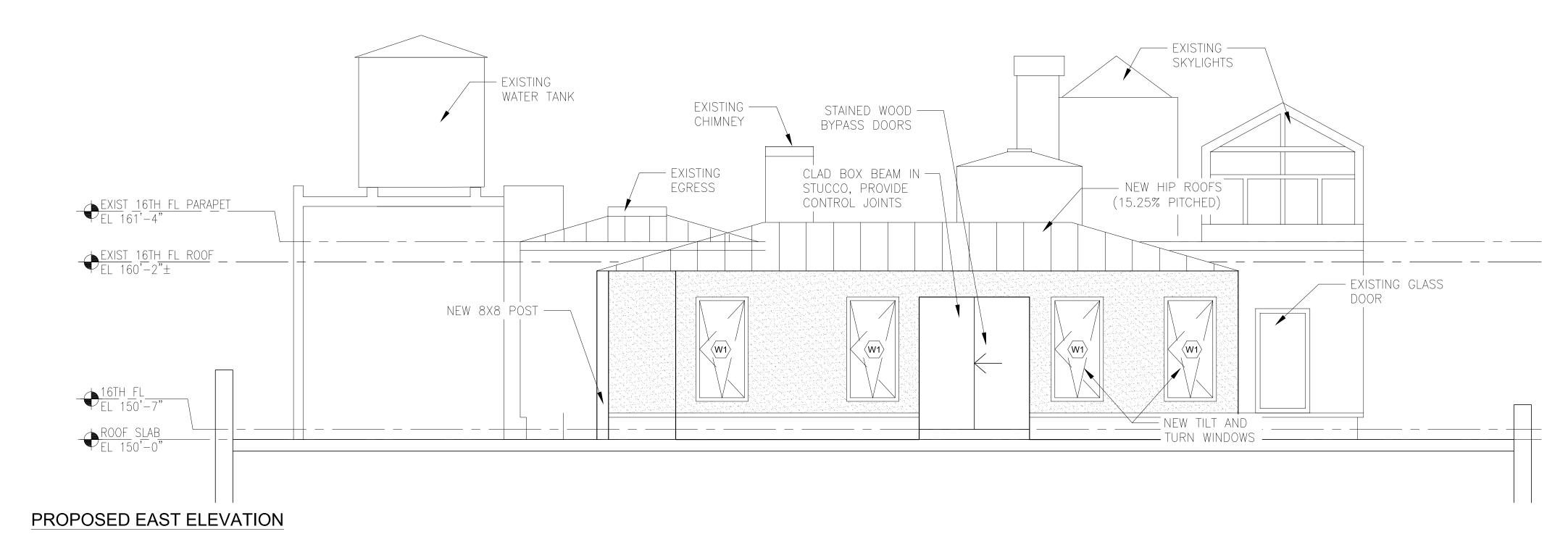


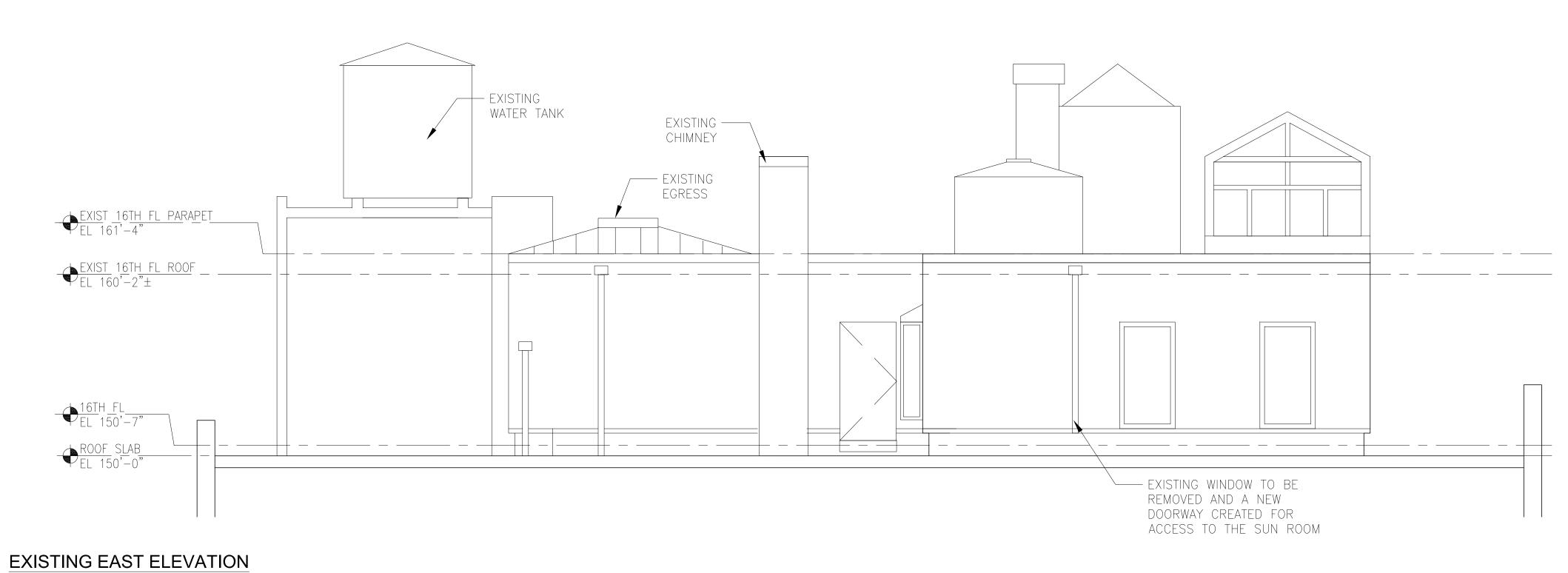


EAST ELEVATION VIEWS





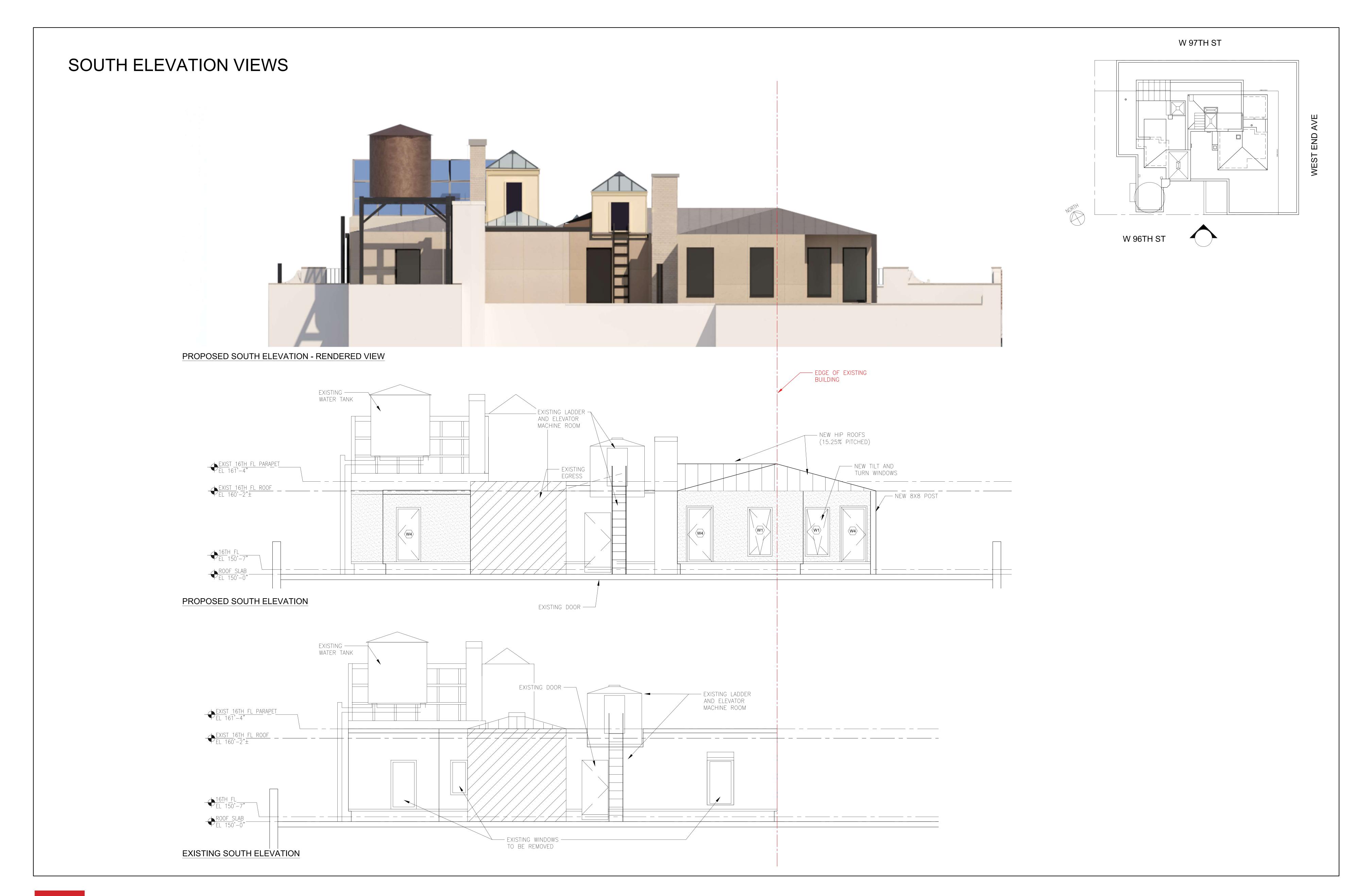






W 97TH ST

W 96TH ST

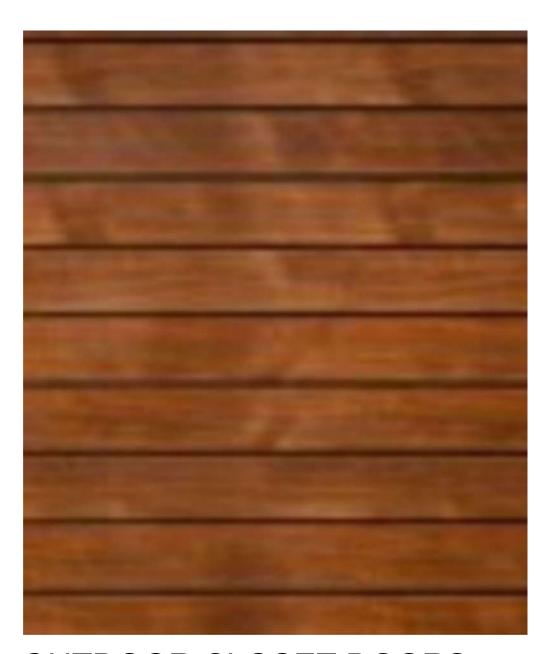




MATERIAL BOARD

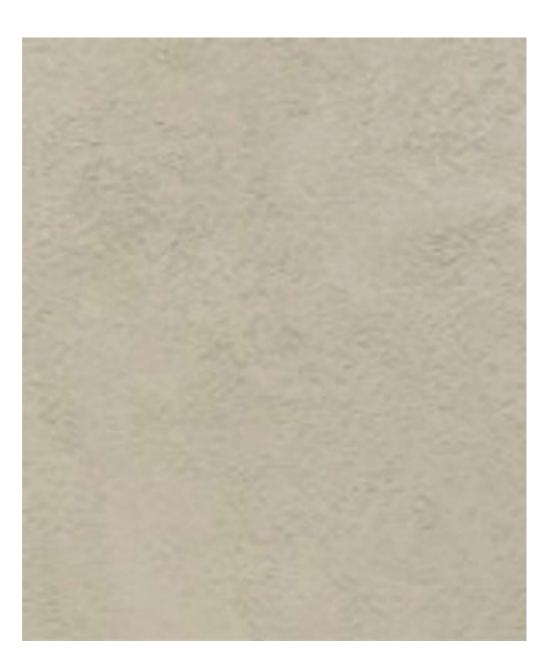


METAL PAINT
NEW WINDOWS FRAMES, NEW ROOF
FLASHING AND POST CLADDING,
MATCH EXISTING



OUTDOOR CLOSET DOORS

NEW EXTERIOR WOOD DOORS



EIFS - EXISTING AND
PROPOSED 16TH FLOOR WALL
EXTERIOR INSULATION AND FINISH
SYSTEM, CONTROL JOINTS MAX 3/8",
FINISH TO MATCH EXISTING



EXISTING SECONDARY
PARAPET YELLOW BRICK
NO CHANGE



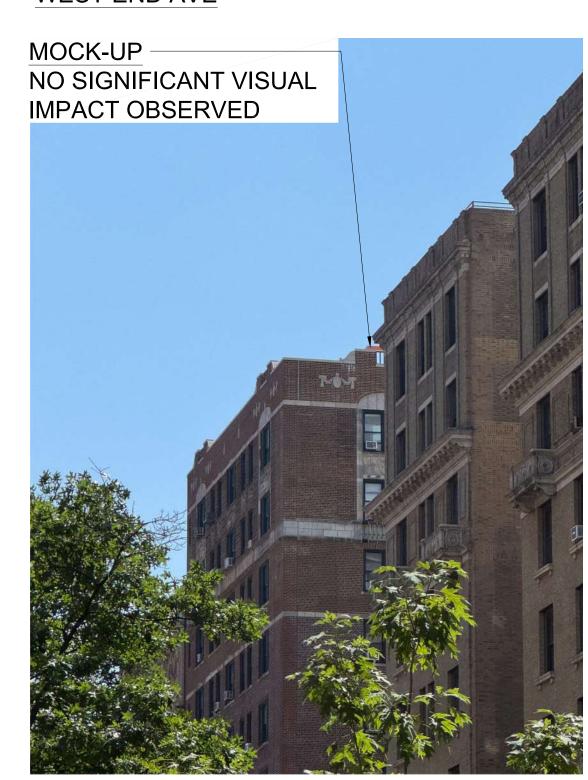
EXISTING PRIMARY
PARAPET RED BRICK
NO CHANGE



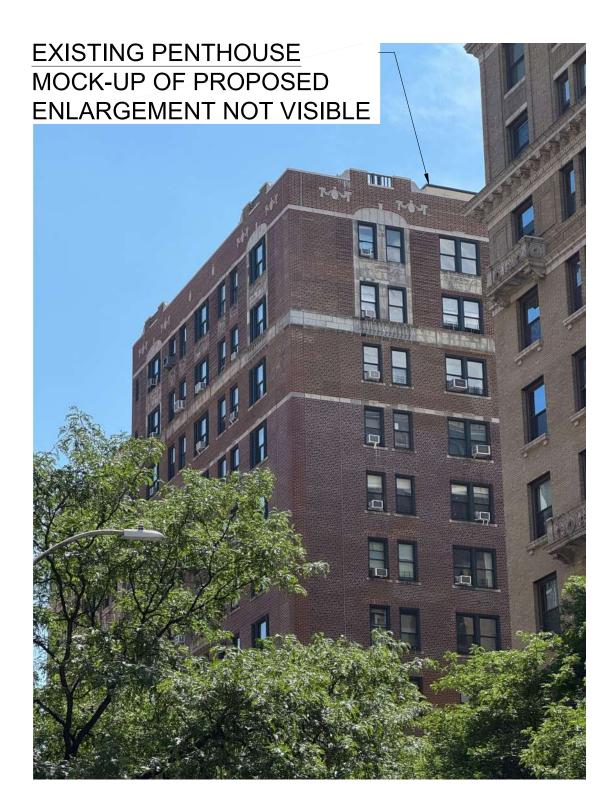
VIEWS FROM WEST END AVE LOOKING SOUTH



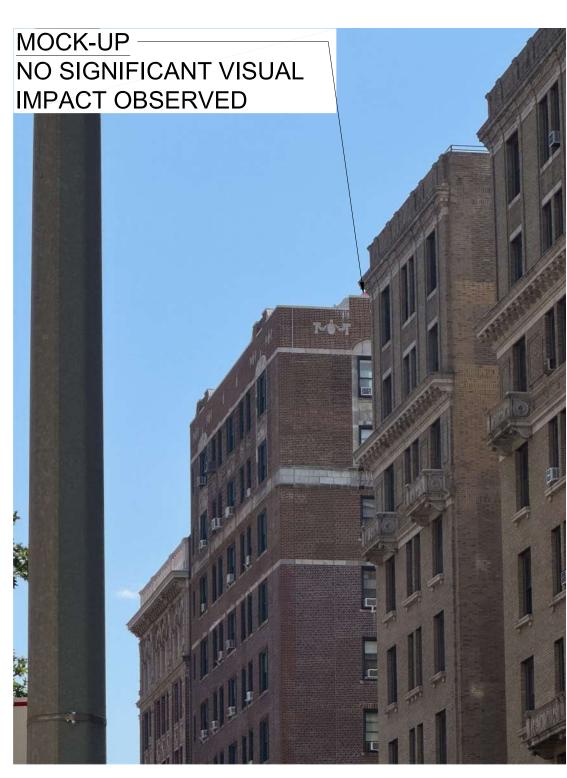
VIEW 1 - EYE LEVEL VIEW FROM W 98TH ST & WEST END AVE



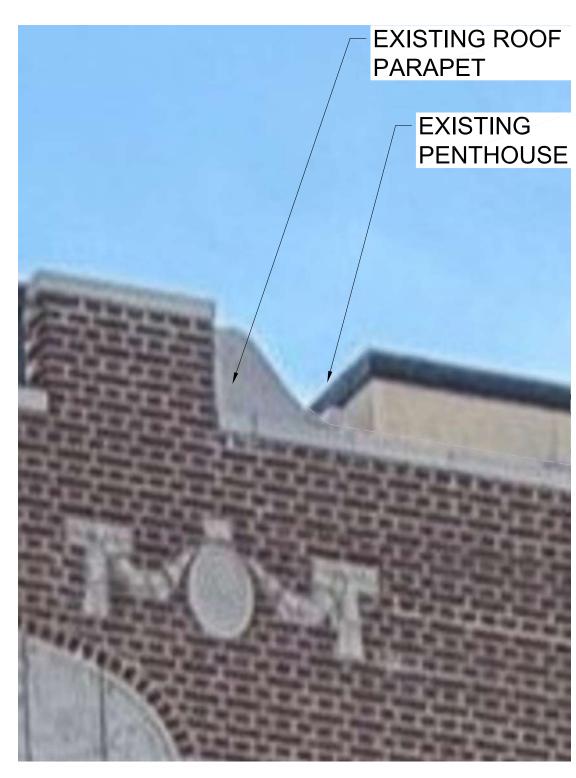
VIEW 2 - ZOOM-IN VIEW OF MOCK-UP FROM 800 WEST END AVE, BETWEEN 98TH & 99TH ST



VIEW 1 - ZOOM-IN VIEW OF MOCK-UP FROM W 98TH ST & WEST END AVE



VIEW 3 - ZOOM-IN VIEW OF MOCK UP FROM W 99TH ST & WEST END AVE

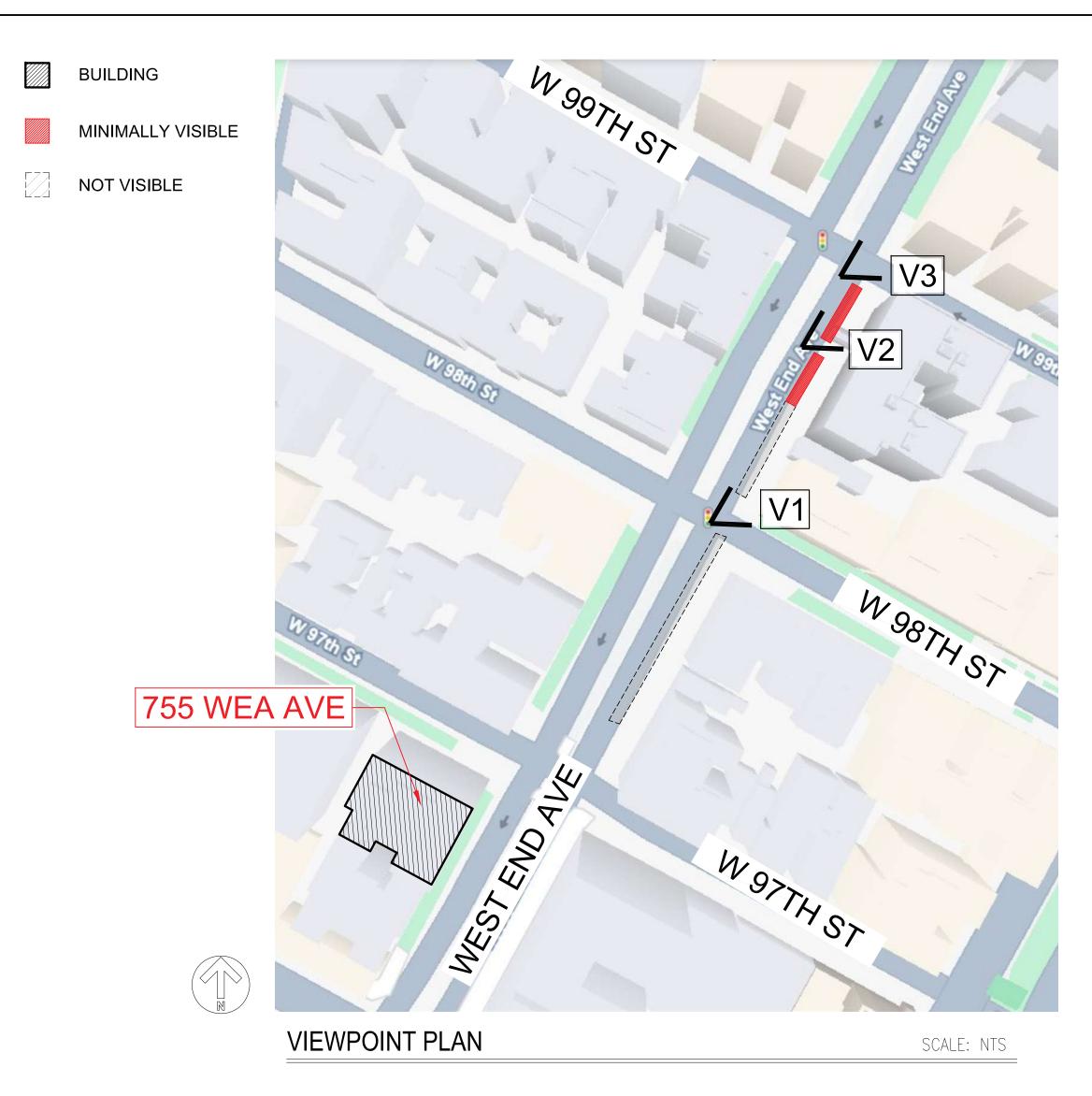


VIEW 1 - MAGNIFIED VIEW OF MOCK-UP FROM W 98TH ST & WEST END AVE





VIEW 3 - MAGNIFIED VIEW OF MOCK-UP FROM W 99TH ST & WEST END AVE



V1 - PROPOSED ROOF MOCK-UP IS NOT VISIBLE FROM W 98TH ST AND WEST END AVE

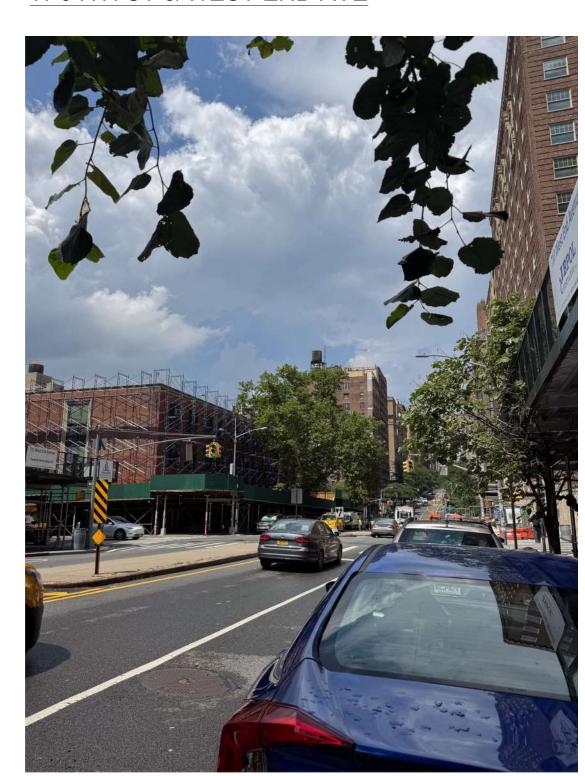
V2 + V3 - PROPOSED ROOF MOCK-UP IS MINIMALLY VISIBLE FROM BETWEEN DOOR OF 800 WEST END AVE TO THE SOUTHEAST CORNER OF WEST END AVE AND W 99TH ST.



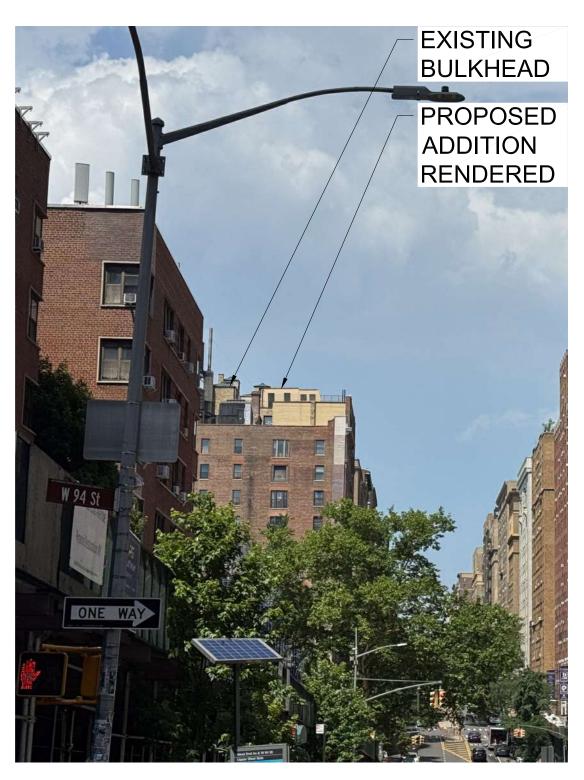
VIEWS FROM WEST END AVE LOOKING NORTH



VIEW 4 - EYE LEVEL VIEW OF MOCK-UP FROM W 94TH ST & WEST END AVE



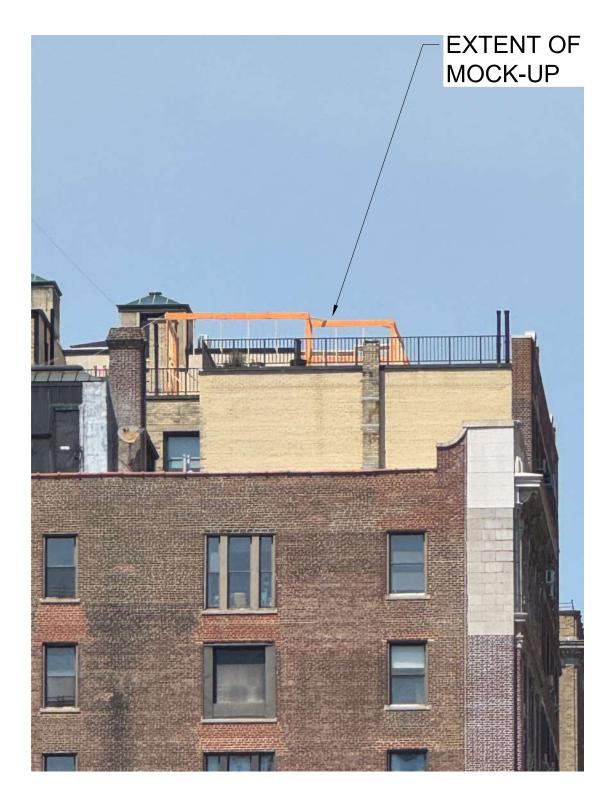
VIEW 5 - EYE LEVEL VIEW OF MOCK-UP FROM W 95TH ST & WEST END AVE



VIEW 4 - PHOTOMONTAGE OF PROPOSED ADDITION RENDERED (EYE-LEVEL VIEW)

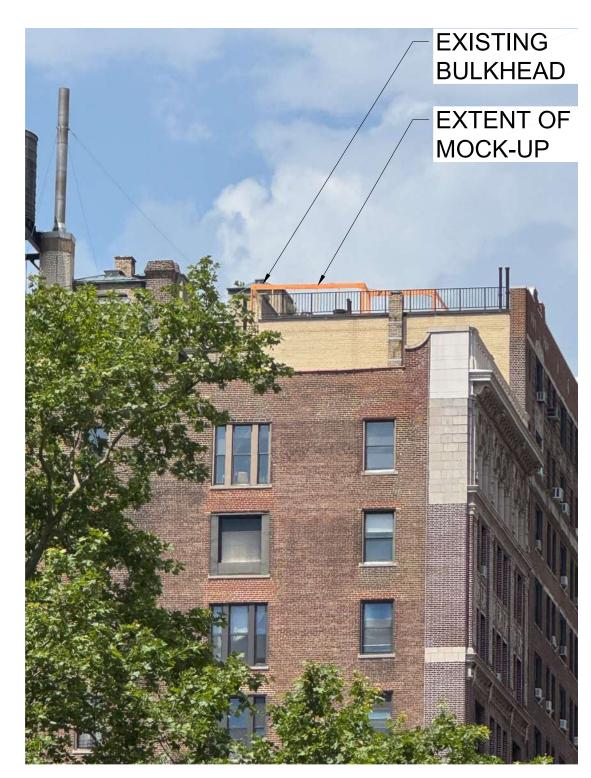


VIEW 5 - PHOTOMONTAGE OF PROPOSED ADDITION RENDERED (EYE-LEVEL VIEW)

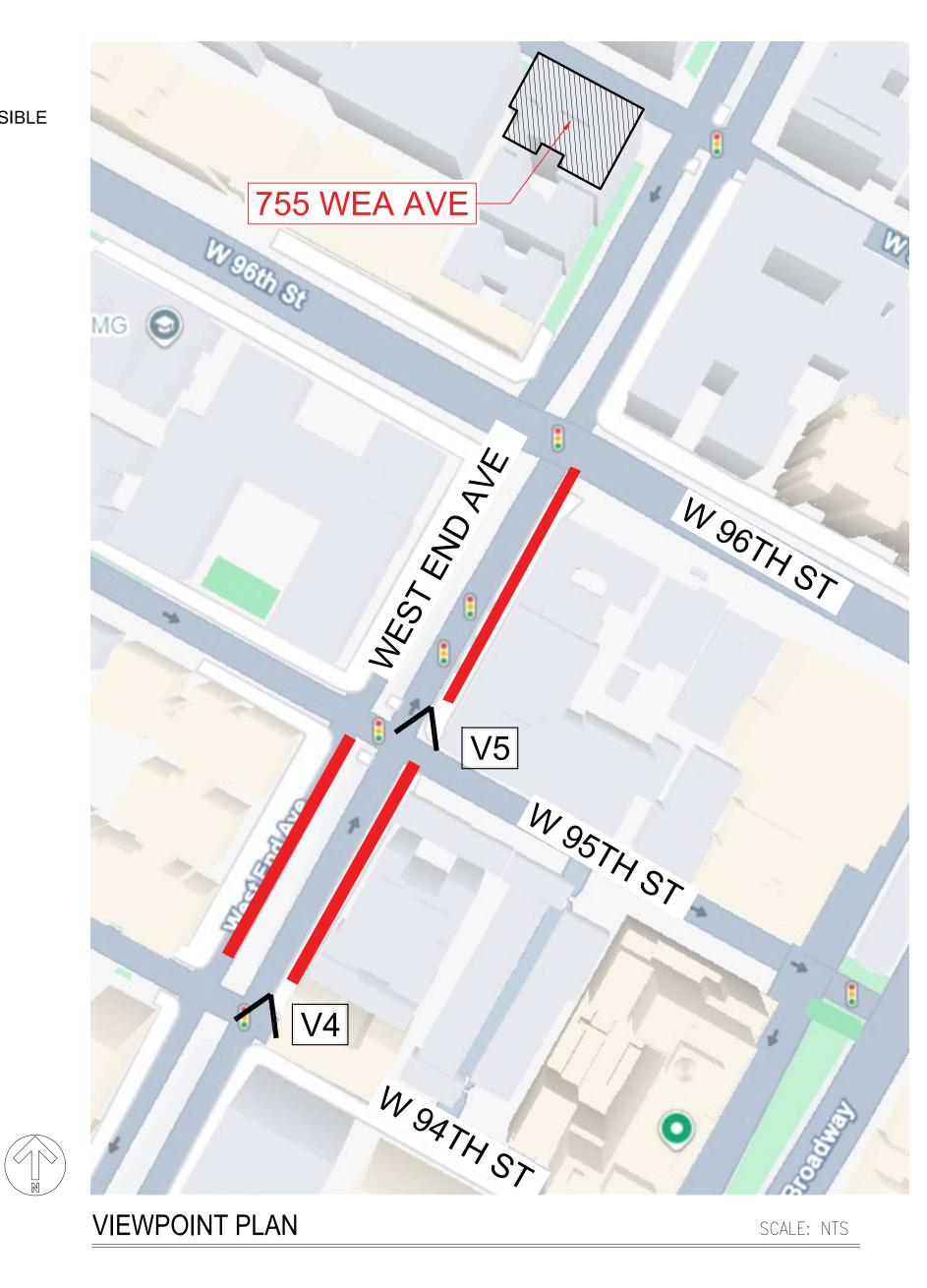


NOT VISIBLE

VIEW 4 - ZOOM-IN VIEW OF MOCK-UP FROM W 94TH ST & WEST END AVE



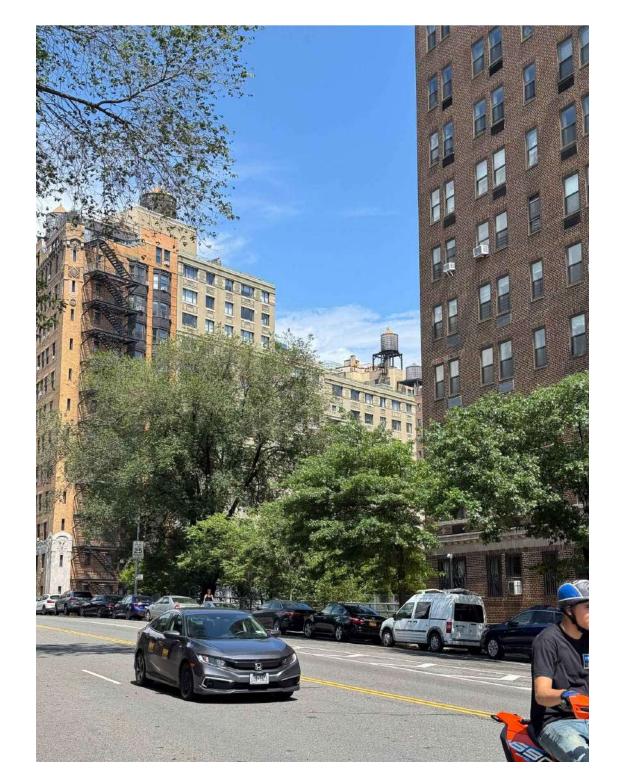
VIEW 5 - ZOOM-IN VIEW OF MOCK-UP FROM W 95TH ST & WEST END AVE



V4 + V5 - PROPOSED ROOF MOCK-UP IS MINIMALLY VISIBLE FROM W 94TH ST TO W 96TH ST ALONG WEST SIDE OF WEST END AVE & FROM W 97TH ST TO W 96TH ST ALONG WEST SIDE OF WEST END AVE.



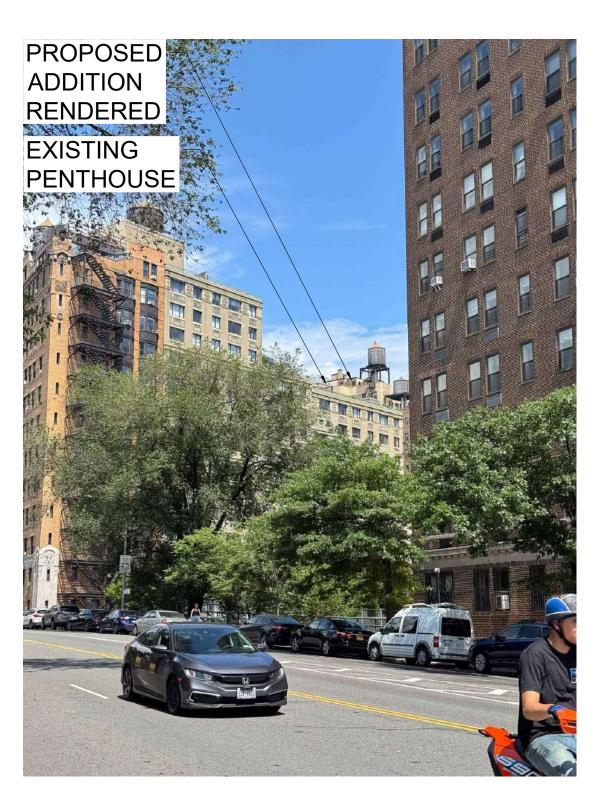
VIEWS FROM RIVERSIDE DRIVE LOOKING EAST



VIEW 6 - EYE LEVEL VIEW OF MOCK-UP FROM RIVERSIDE DRIVE & W 95TH ST



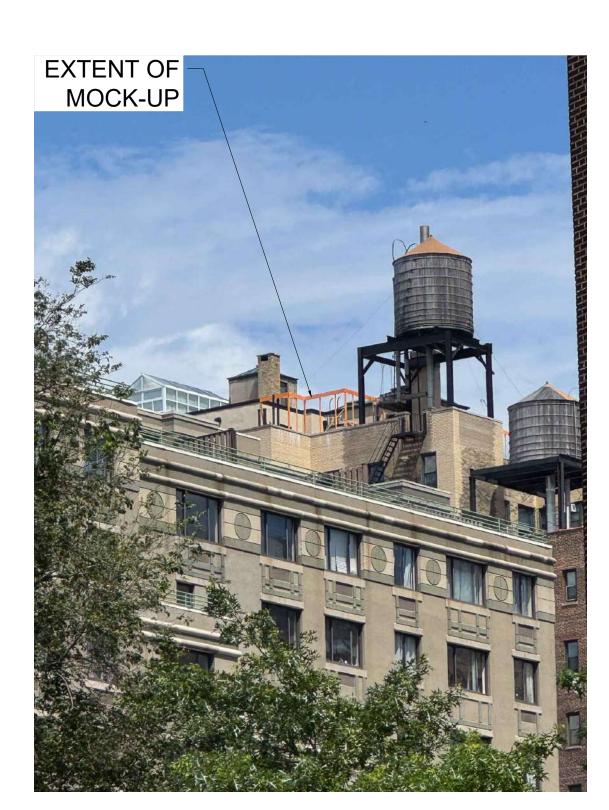
VIEW 7 - EYE LEVEL VIEW OF MOCK-UP FROM RIVERSIDE DRIVE & W 97TH ST



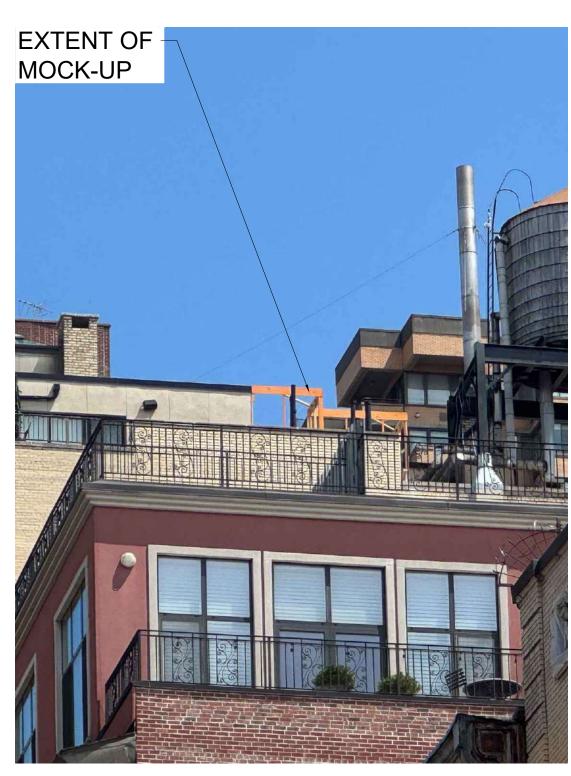
VIEW 6 - PHOTOMONTAGE OF PROPOSED ADDITION RENDERED (EYE-LEVEL VIEW)



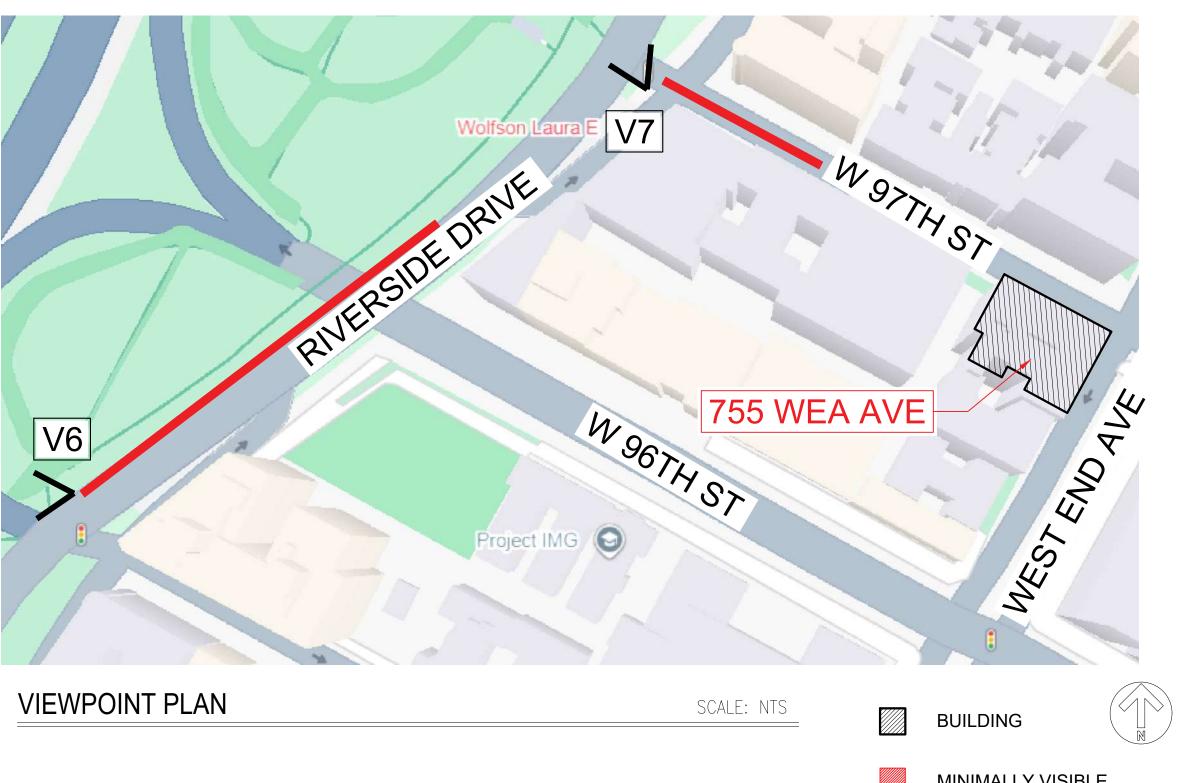
VIEW 7 - PHOTOMONTAGE OF PROPOSED ADDITION RENDERED (EYE-LEVEL VIEW)



VIEW 6 - ZOOM-IN VIEW OF MOCK-UP FROM RIVERSIDE DRIVE & W 95TH ST



VIEW 7 - ZOOM-IN VIEW OF MOCK-UP FROM RIVERSIDE DRIVE & W 97TH ST



V6 - PROPOSED ROOF MOCK-UP IS MINIMALLY VISIBLE ALONG WEST SIDE OF RIVERSIDE DRIVE AT W 95TH ST

V7 - PROPOSED ROOF MOCK-UP IS MINIMALLY VISIBLE FROM RIVERSIDE DRIVE ALONG NORTH SIDE OF W 97TH ST TO MID-BLOCK



NOT VISIBLE

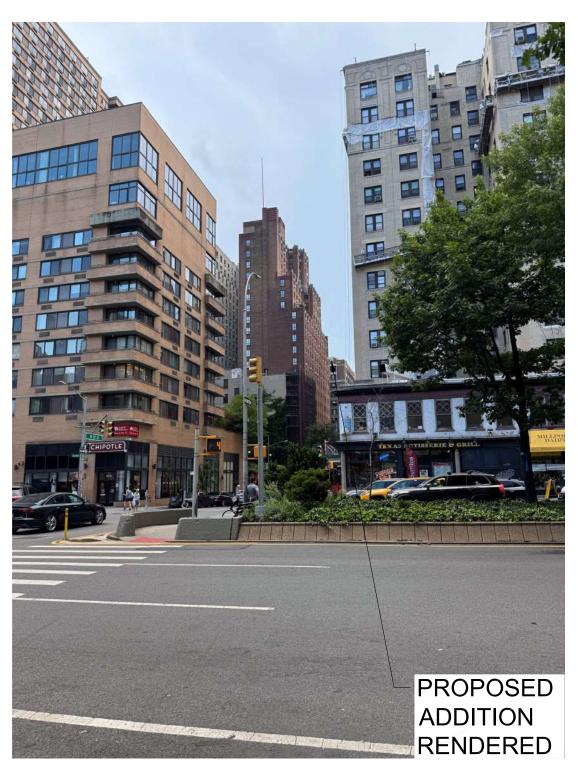
VIEWS FROM WEST 97TH STREET LOOKING WEST



VIEW 8 - EYE LEVEL VIEW FROM BROADWAY & W 97TH ST



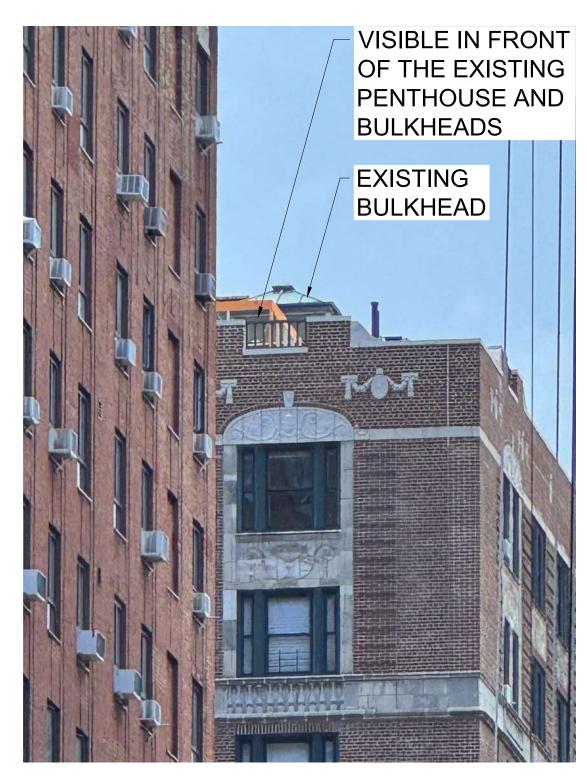
VIEW 9 - EYE LEVEL VIEW FROM W 97TH ST, BETWEEN BROADWAY & WEST END AVE



VIEW 8 - PHOTOMONTAGE OF PROPOSED ADDITION RENDERED (EYE-LEVEL VIEW)



VIEW 9 - ZOOM-IN VIEW OF MOCK-UP FROM W 97TH ST,BETWEEN BROADWAY & WEST END AVE

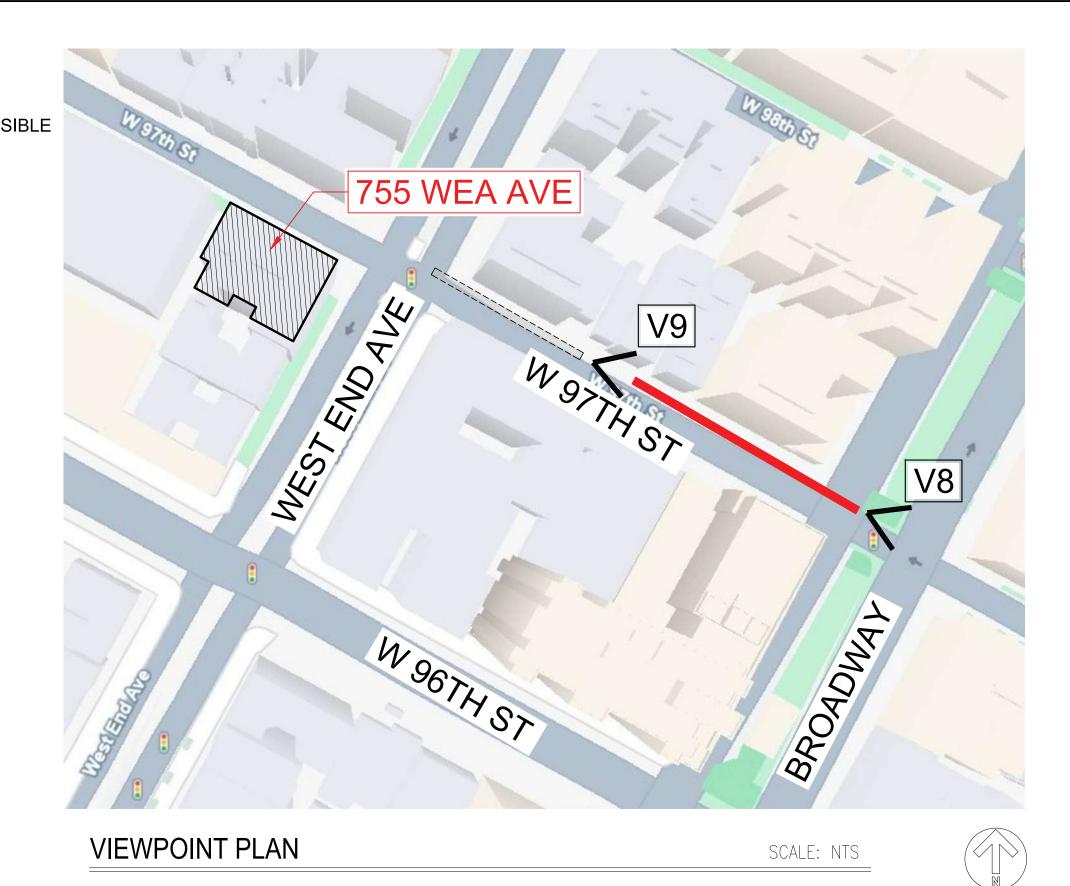


NOT VISIBLE

VIEW 8 - ZOOM-IN VIEW OF MOCK-UP FROM BROADWAY & W 97TH ST



VIEW 9 - MAGNIFIED VIEW OF MOCK-UP FROM W 97TH ST,BETWEEN BROADWAY & WEST END AVE

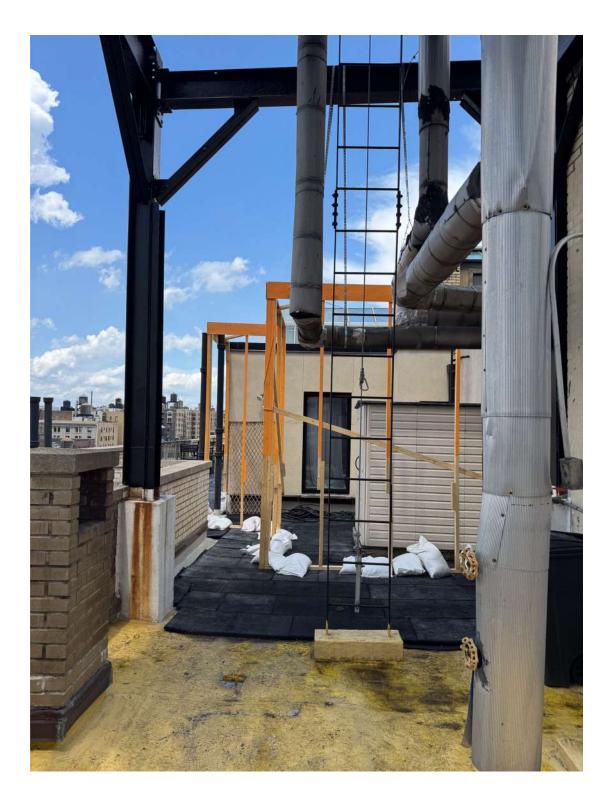


V8 - PROPOSED ROOF MOCK-UP IS MINIMALLY VISIBLE FROM BROADWAY ALONG THE NORTH SIDE OF W 97TH ST TO MID-BLOCK ONLY. EXISTING PENTHOUSE IS ALSO VISIBLE FROM THIS VIEW.

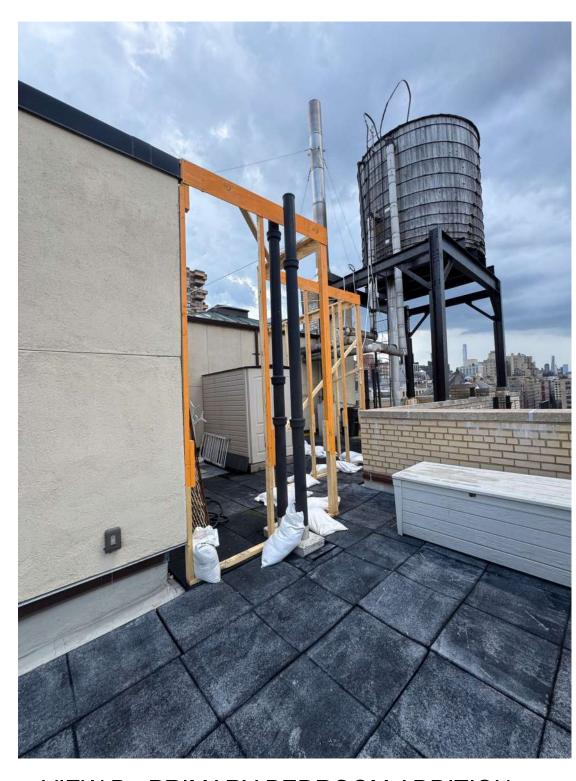
V9 - PROPOSED ROOF MOCK-UP IS **NOT VISIBLE** FROM W 97TH ST.BETWEEN BROADWAY & WEST END AVE



VIEWS OF ROOF MOCK-UP AND RENDERINGS



VIEW A - PRIMARY BEDROOM ADDITION -LOOKING FROM SOUTH



VIEW B - PRIMARY BEDROOM ADDITION -LOOKING FROM WEST



VIEW C - BEDROOMS ADDITION



VIEW D - SUN ROOM ADDITION



BIRD EYE VIEW OF EXISTING PENTHOUSE RENDERING



BIRD EYE VIEW OF PROPOSED PENTHOUSE RENDERING





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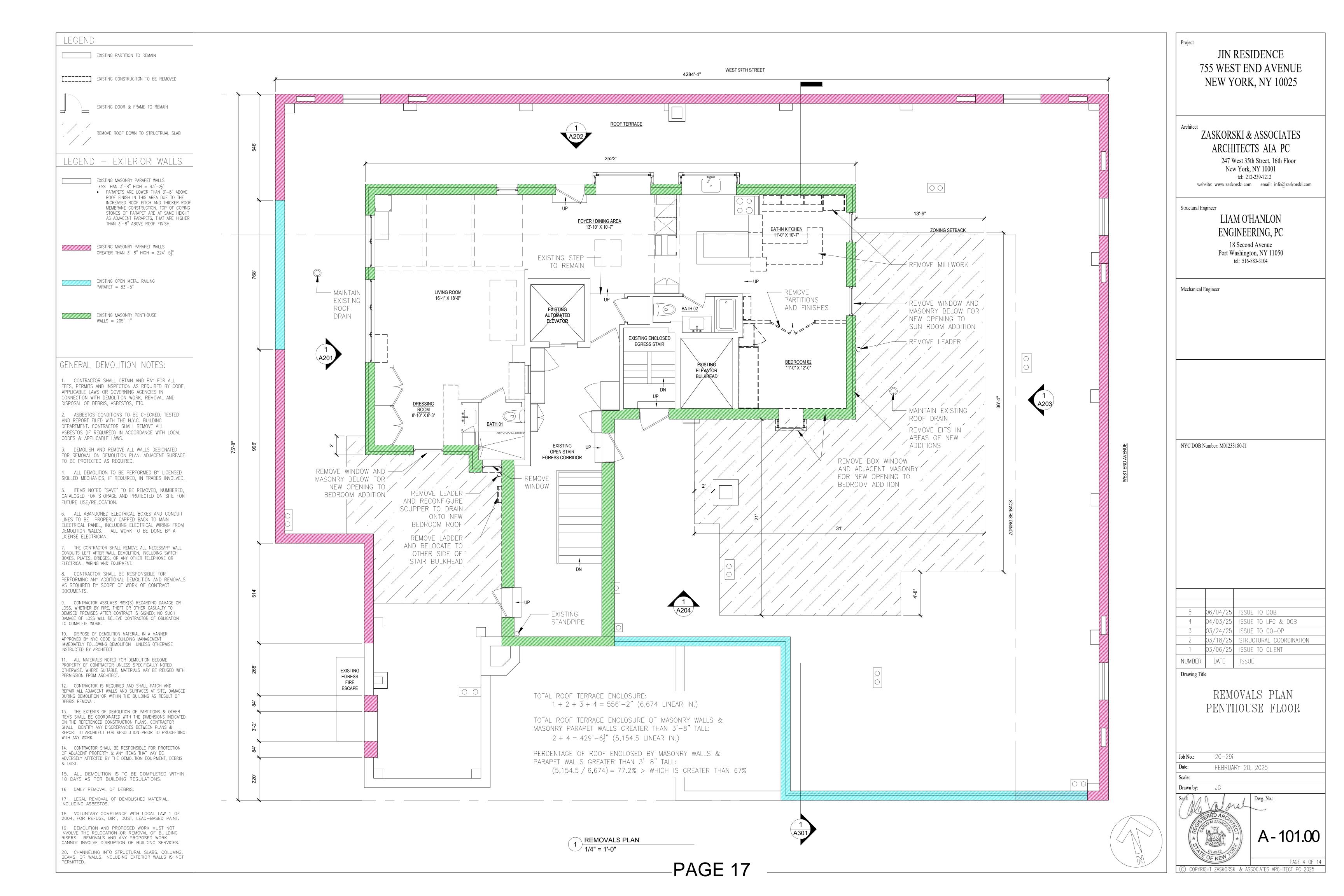
755 WEST END AVE

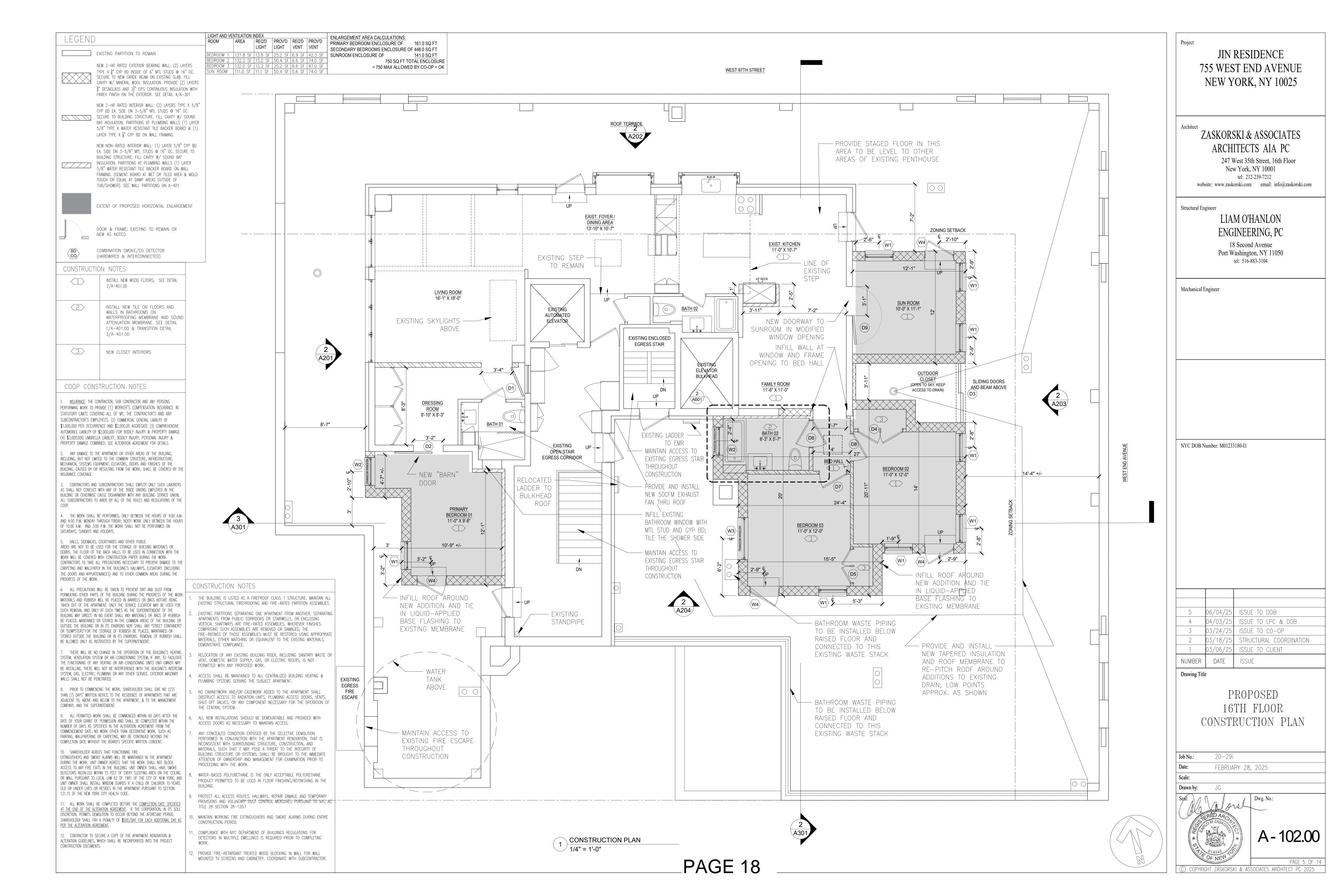
NEW YORK, NY 10025

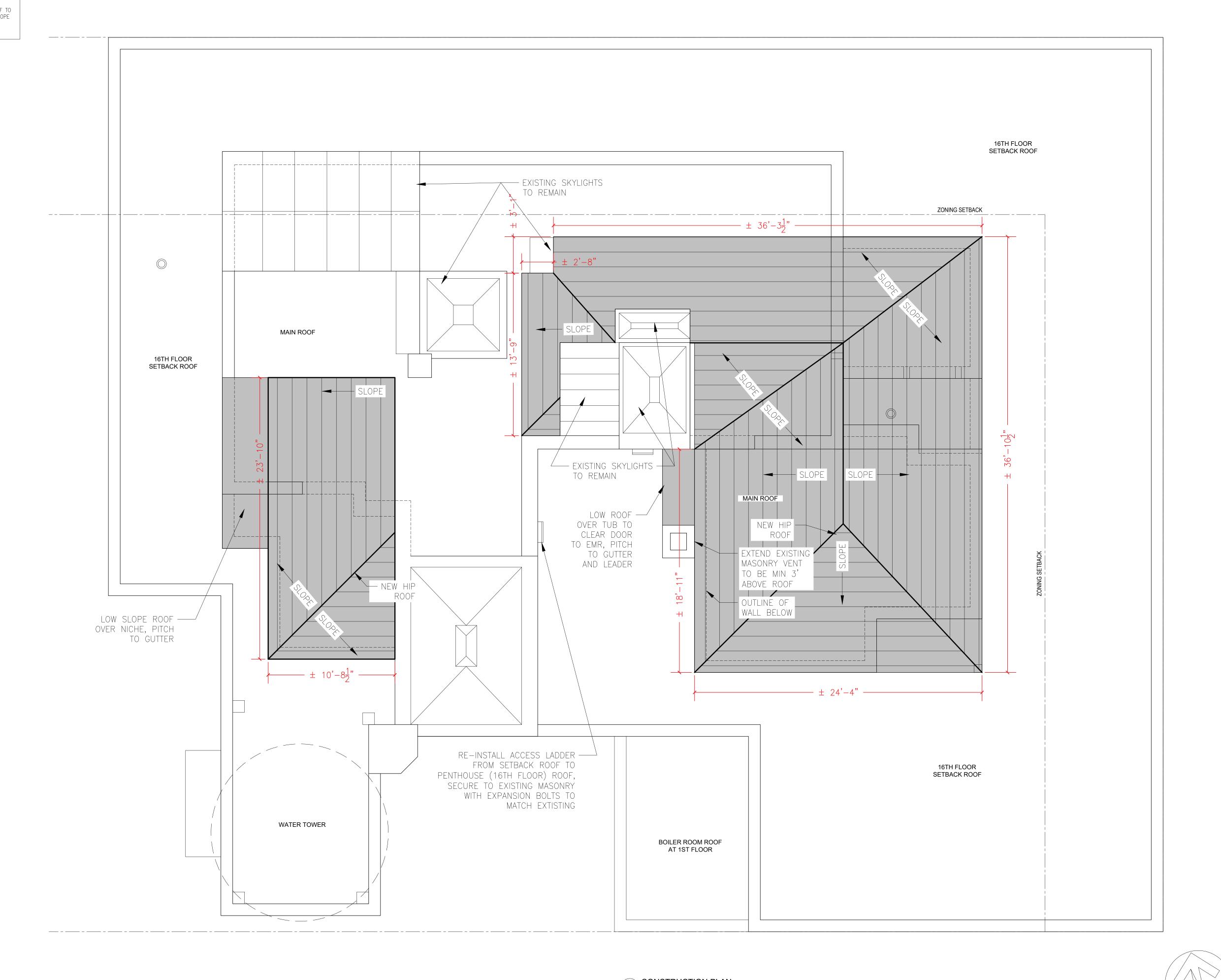
APPENDIX LIST

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A-201.00 16TH FLOOR EXTERIOR ELEVATIONS
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A-203.00 16TH FLOOR EXTERIOR ELEVATIONS
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A-301.00 16TH FLOOR EXTERIOR ELEVATIONS
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Mechanical Engineer

NYC DOB Number: M01233180-I1

5	06/04/25	ISSUE TO DOB
4	04/03/25	ISSUE TO LPC & DOB
3	03/24/25	ISSUE TO CO-OP
2	03/18/25	STRUCTURAL COORDINATION
1	03/06/25	ISSUE TO CLIENT
NUMBER	DATE	ISSUE

Drawing Title

PROPOSED ROOF PLAN

20-29i FEBRUARY 28, 2025



A - 103.00

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1 CONSTRUCTION PLAN
1/4" = 1'-0"

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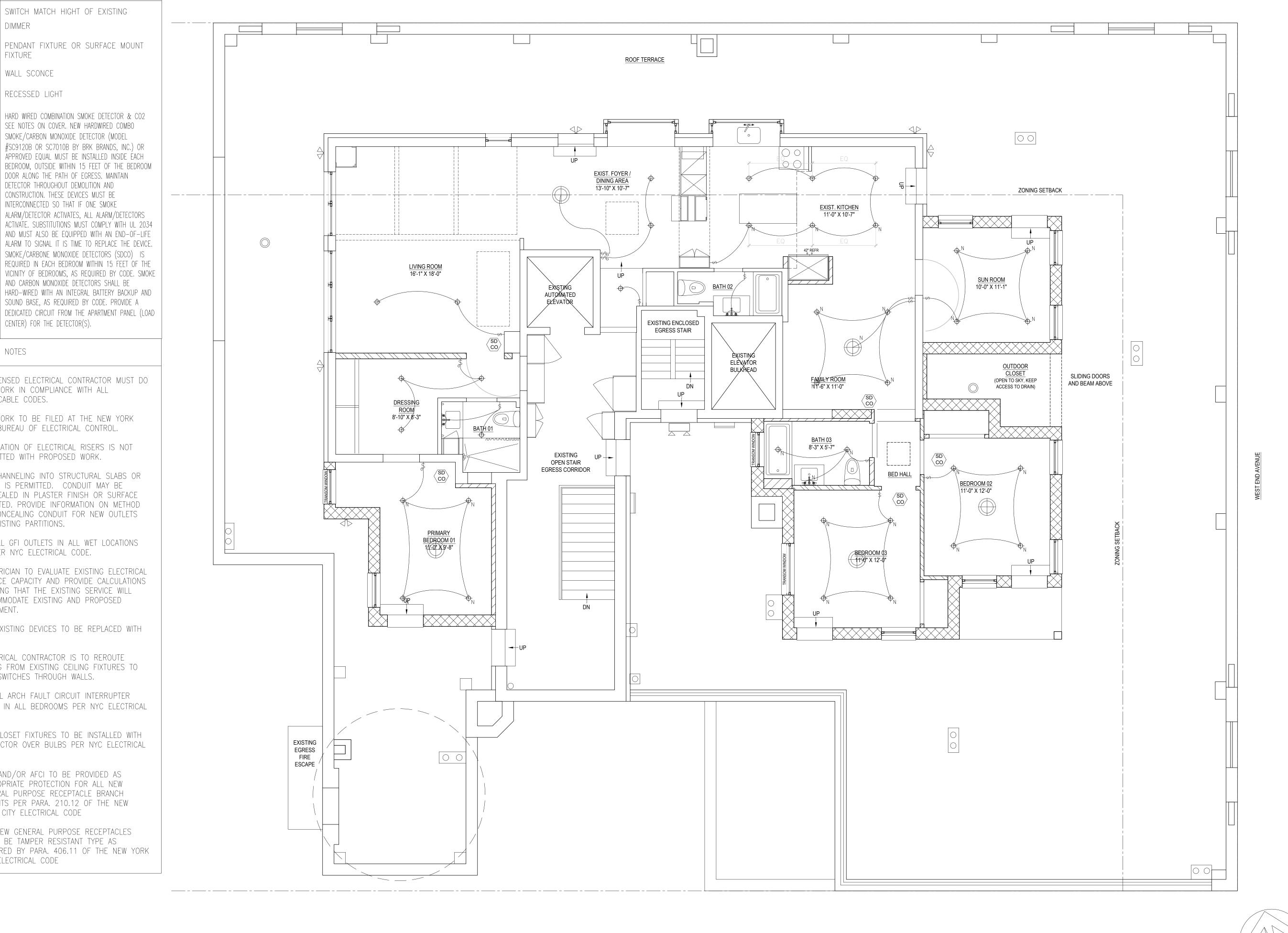
ELECTRICAL LEGEND ANY NEW ELECTRICAL DEVICE SWITCH MATCH HIGHT OF EXISTING \longrightarrow - DIMMER PENDANT FIXTURE OR SURFACE MOUNT FIXTURE WALL SCONCE RECESSED LIGHT HARD WIRED COMBINATION SMOKE DETECTOR & CO2 SD SD CO SEE NOTES ON COVER. NEW HARDWIRED COMBO SMOKE/CARBON MONOXIDE DETECTOR (MODEL #SC9120B OR SC7010B BY BRK BRANDS, INC.) OR APPROVED EQUAL MUST BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE WITHIN 15 FEET OF THE BEDROOM DOOR ALONG THE PATH OF EGRESS. MAINTAIN DETECTOR THROUGHOUT DEMOLITION AND CONSTRUCTION. THESE DEVICES MUST BE INTERCONNECTED SO THAT IF ONE SMOKE ALARM/DETECTOR ACTIVATES. ALL ALARM/DETECTORS ACTIVATE. SUBSTITUTIONS MUST COMPLY WITH UL 2034 AND MUST ALSO BE EQUIPPED WITH AN END-OF-LIFE ALARM TO SIGNAL IT IS TIME TO REPLACE THE DEVICE SMOKE/CARBONE MONOXIDE DETECTORS (SDCO) IS REQUIRED IN EACH BEDROOM WITHIN 15 FEET OF THE VICINITY OF BEDROOMS, AS REQUIRED BY CODE. SMOKE AND CARBON MONOXIDE DETECTORS SHALL BE HARD-WIRED WITH AN INTEGRAL BATTERY BACKUP AND SOUND BASE, AS REQUIRED BY CODE. PROVIDE A

ELECTRICAL NOTES

1. A LICENSED ELECTRICAL CONTRACTOR MUST DO ALL WORK IN COMPLIANCE WITH ALL APPLICABLE CODES.

CENTER) FOR THE DETECTOR(S).

- 2. ALL WORK TO BE FILED AT THE NEW YORK CITY BUREAU OF ELECTRICAL CONTROL.
- 3. RELOCATION OF ELECTRICAL RISERS IS NOT PERMITTED WITH PROPOSED WORK.
- 4. NO CHANNELING INTO STRUCTURAL SLABS OR WALLS IS PERMITTED. CONDUIT MAY BE CONCEALED IN PLASTER FINISH OR SURFACE MOUNTED. PROVIDE INFORMATION ON METHOD OF CONCEALING CONDUIT FOR NEW OUTLETS AT EXISTING PARTITIONS.
- 5. INSTALL GFI OUTLETS IN ALL WET LOCATIONS AS PER NYC ELECTRICAL CODE.
- 6. ELECTRICIAN TO EVALUATE EXISTING ELECTRICAL SERVICE CAPACITY AND PROVIDE CALCULATIONS SHOWING THAT THE EXISTING SERVICE WILL ACCOMMODATE EXISTING AND PROPOSED EQUIPMENT.
- 7. ALL EXISTING DEVICES TO BE REPLACED WITH NEW.
- 8. ELECTRICAL CONTRACTOR IS TO REROUTE WIRING FROM EXISTING CEILING FIXTURES TO NEW SWITCHES THROUGH WALLS.
- 9. INSTALL ARCH FAULT CIRCUIT INTERRUPTER (AFCI) IN ALL BEDROOMS PER NYC ELECTRICAL CODE.
- 10. ALL CLOSET FIXTURES TO BE INSTALLED WITH PROTECTOR OVER BULBS PER NYC ELECTRICAL CODE.
- 11. GFCI AND/OR AFCI TO BE PROVIDED AS APPROPRIATE PROTECTION FOR ALL NEW GENERAL PURPOSE RECEPTACLE BRANCH CIRCUITS PER PARA. 210.12 OF THE NEW YORK CITY ELECTRICAL CODE
- 12. ALL NEW GENERAL PURPOSE RECEPTACLES SHALL BE TAMPER RESISTANT TYPE AS REQUIRED BY PARA. 406.11 OF THE NEW YORK CITY ELECTRICAL CODE



WEST 97TH STREET

JIN RESIDENCE 755 WEST END AVENUE NEW YORK, NY 10025

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Mechanical Engineer

NYC DOB Number: M01233180-I1

ISSUE TO DOB ISSUE TO LPC & DOB ISSUE TO CO-OP STRUCTURAL COORDINATION ISSUE TO CLIENT NUMBER DATE ISSUE

Drawing Title

PROPOSED 16TH FLOOR REFLECTED CEILING PLAN

Job No.: 20-29i FEBRUARY 28, 2025 Drawn by:



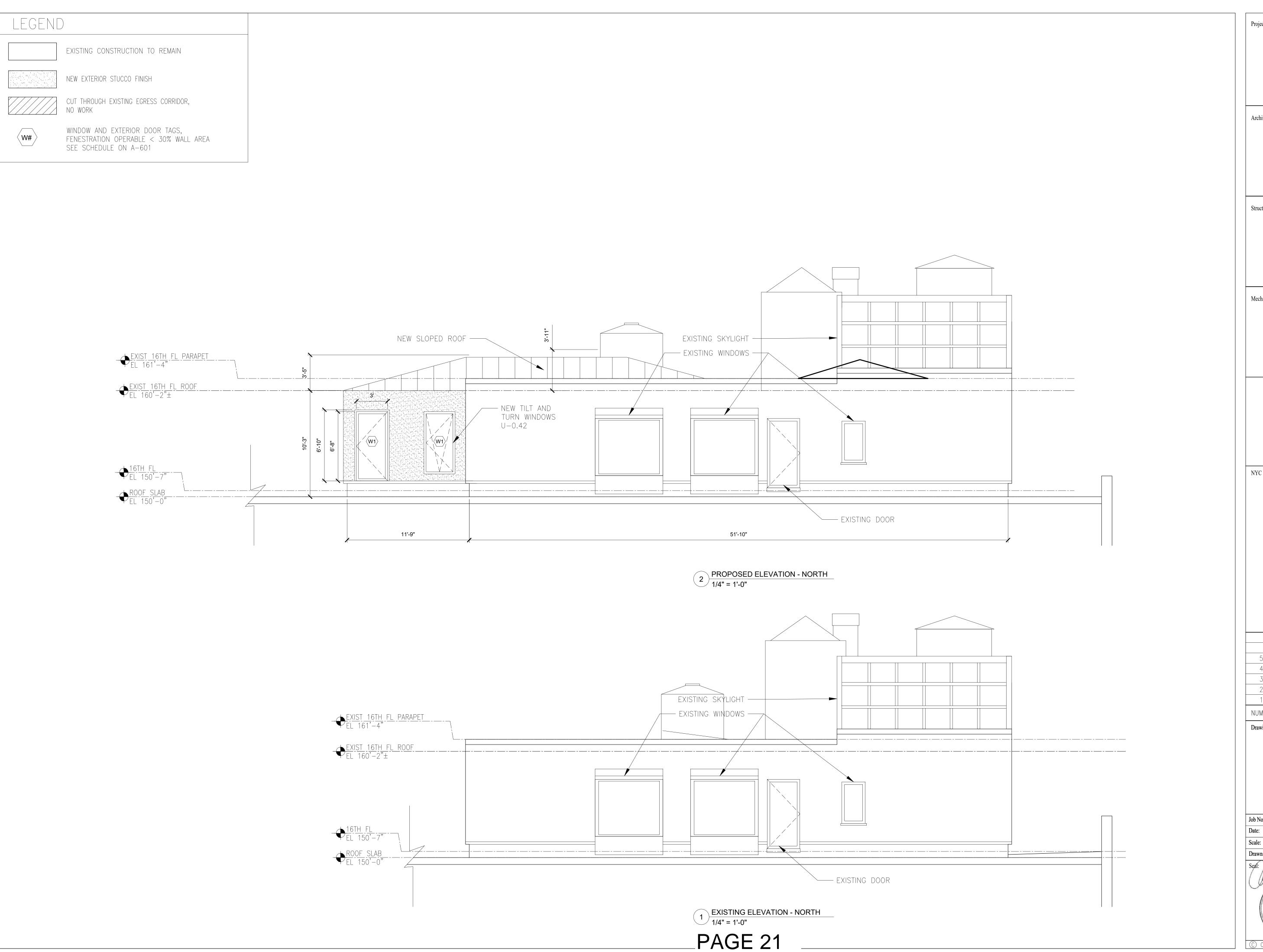
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LIGHTING PLAN

1/4" = 1'-0"



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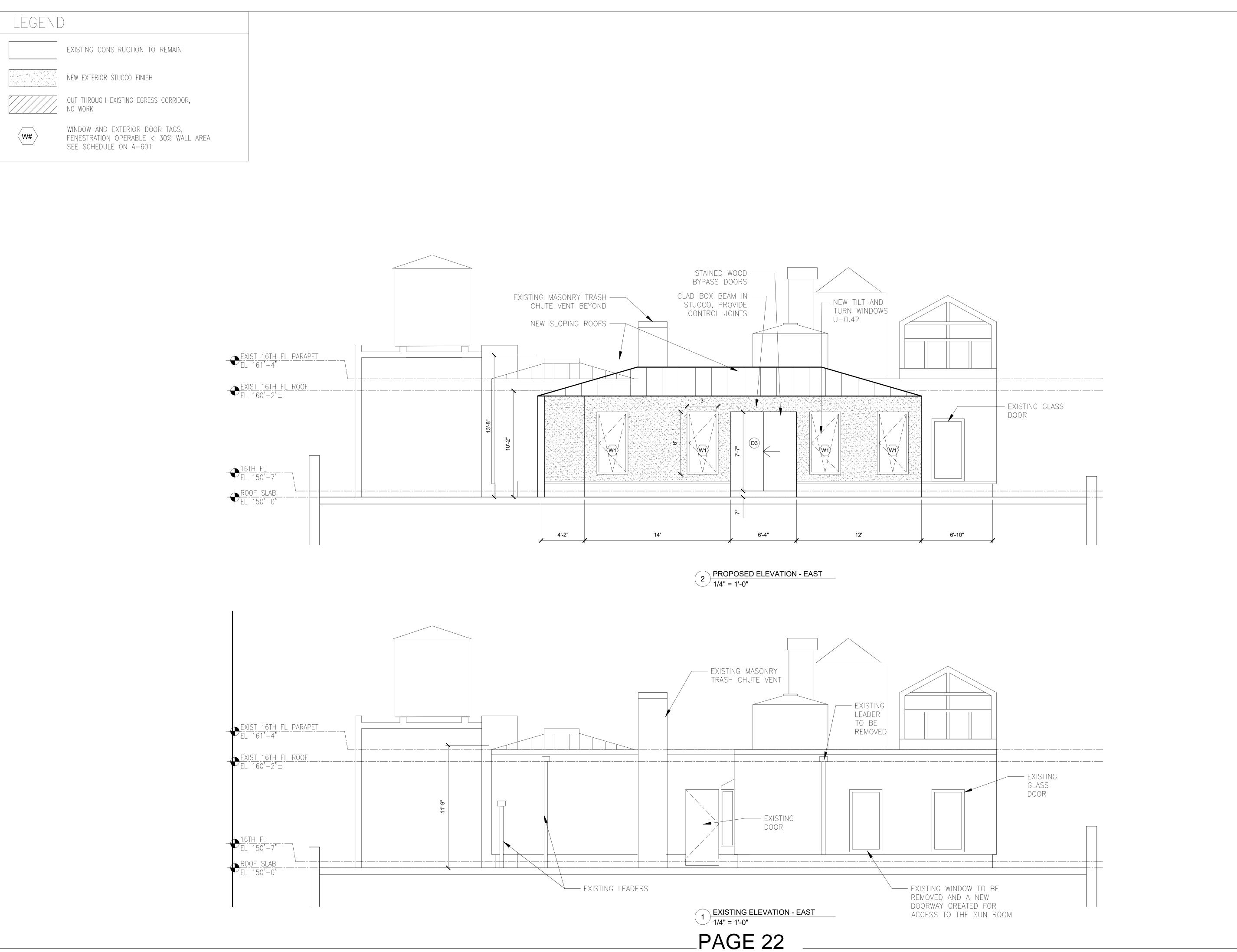
16TH FLOOR EXTERIOR ELEVATIONS

20-29i FEBRUARY 28, 2025



A-202.00

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Project

JIN RESIDENCE 755 WEST END AVENUE NEW YORK, NY 10025

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NUMBER	DATE	ISSUE

Drawing Title

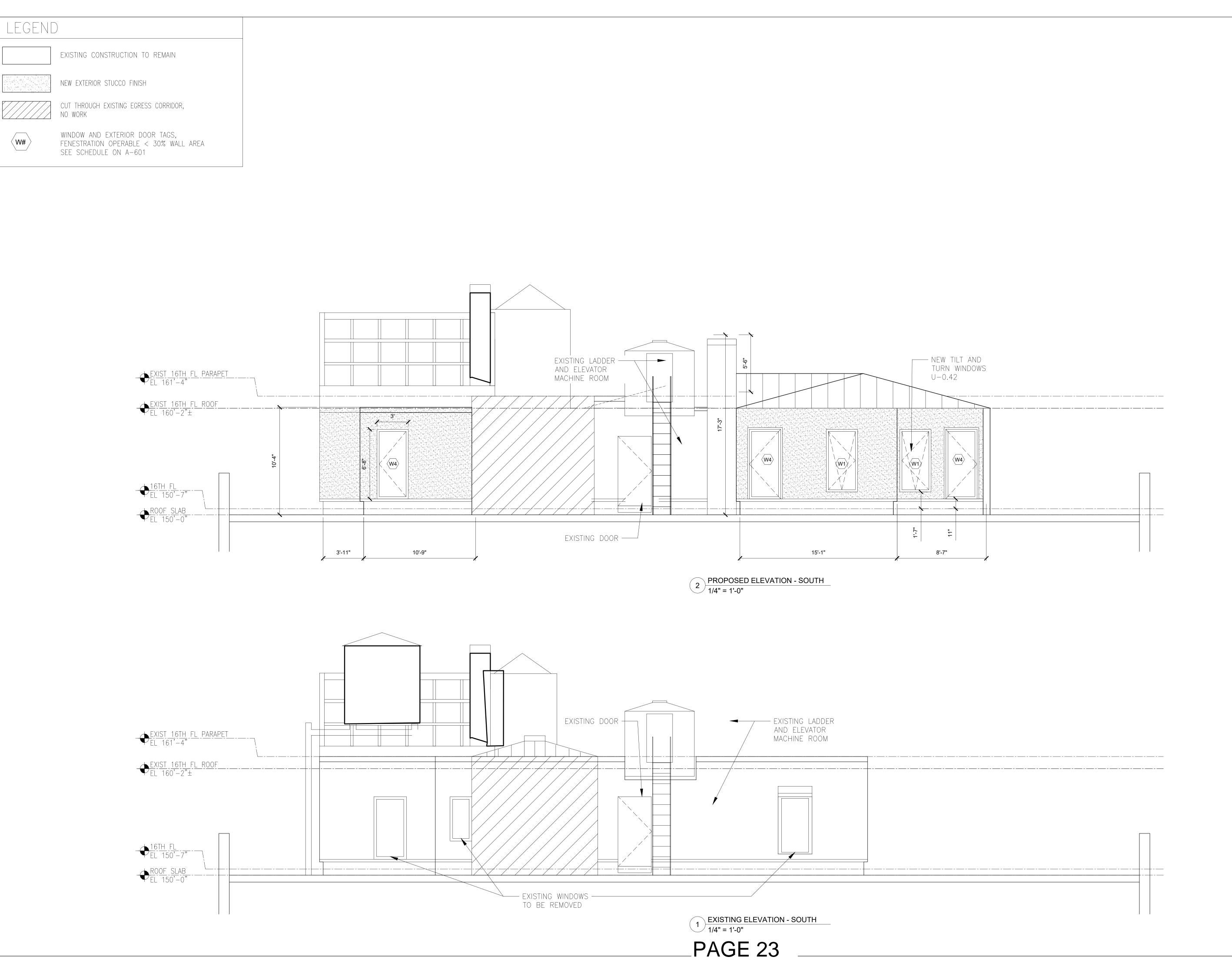
16TH FLOOR EXTERIOR ELEVATIONS

20-29i FEBRUARY 28, 2025



A-203.00

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Mechanical Engineer

NYC DOB Number: M01233180-I1

5 06/04/25 ISSUE TO DOB	
4 04/03/25 ISSUE TO LPC & DOB	
3 03/24/25 ISSUE TO CO-OP	
2 03/18/25 STRUCTURAL COORDINATIO	N
1 03/06/25 ISSUE TO CLIENT	
NUMBER DATE ISSUE	

Drawing Title

16TH FLOOR EXTERIOR ELEVATIONS

Job No.: 20–29i

Date: FEBRUARY 28, 2025

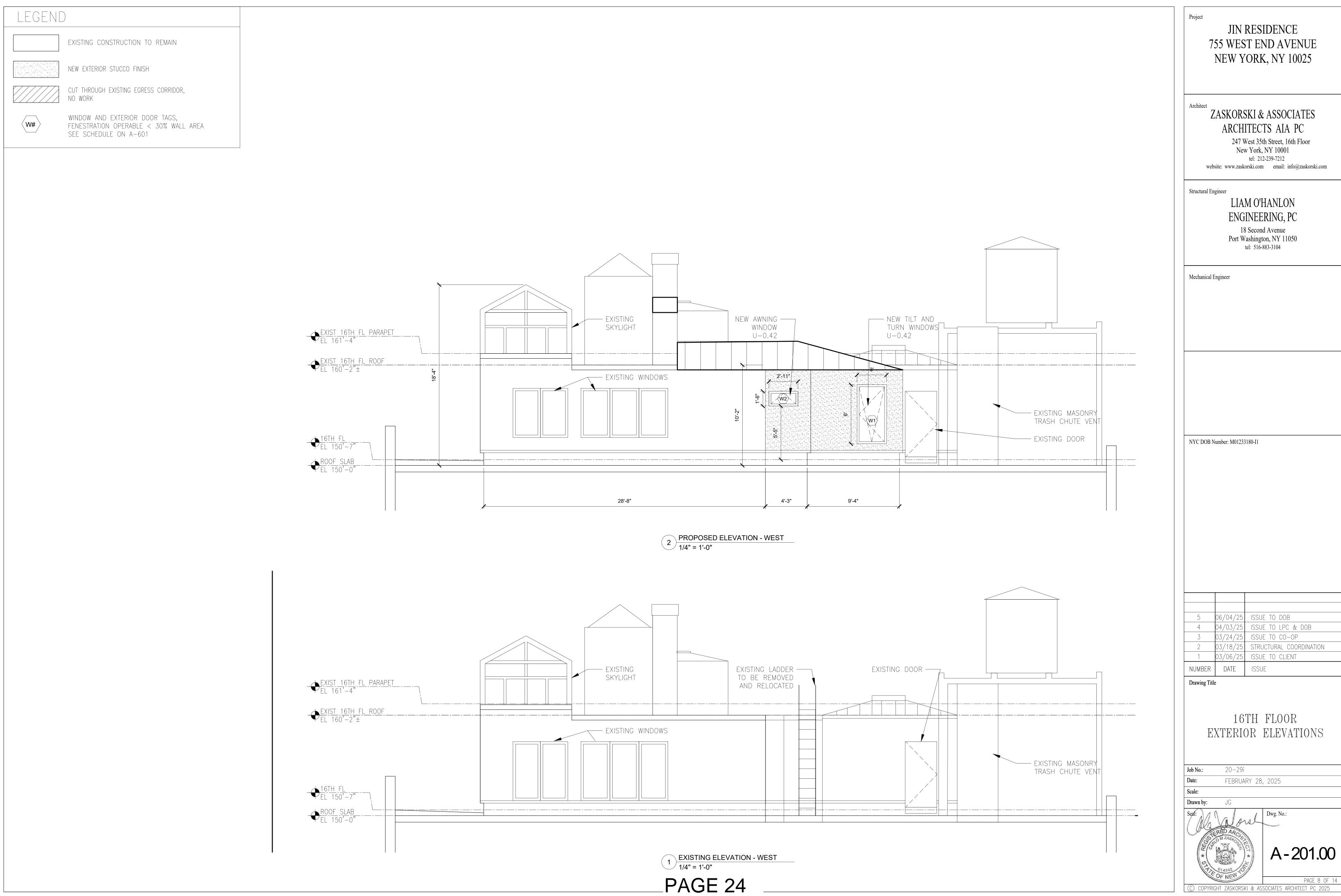
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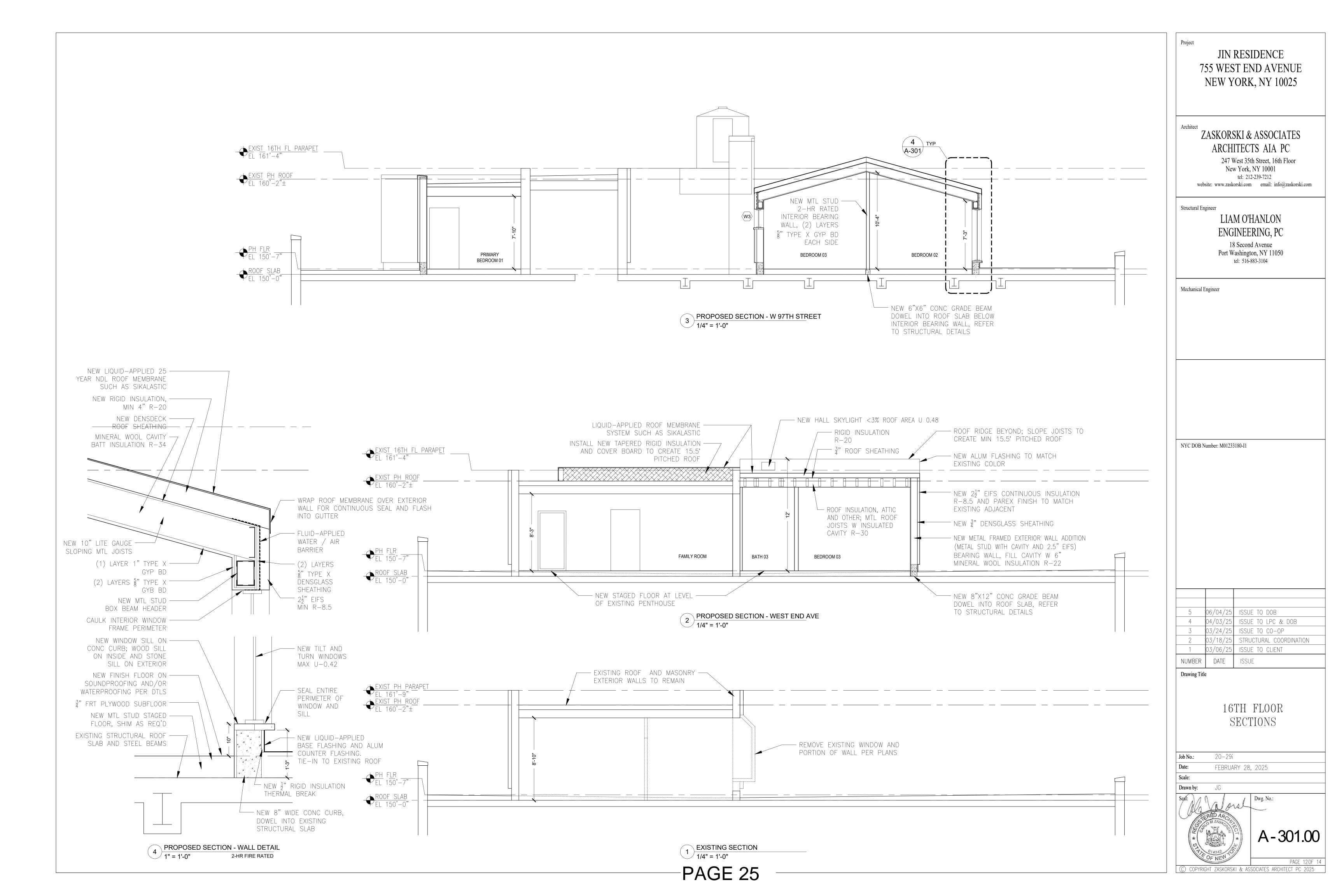


755 WEST END AVENUE

5		06/04/25	ISSUE TO DOB
4		04/03/25	ISSUE TO LPC & DOB
3		03/24/25	ISSUE TO CO-OP
2		03/18/25	STRUCTURAL COORDINATION
1		03/06/25	ISSUE TO CLIENT
NUMB	ER	DATE	ISSUE

EXTERIOR ELEVATIONS

A-201.00





September 16, 2025

Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-09653

755 West End Avenue – Riverside - West End Historic

District Extension II

Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 161 307 6826

Passcode: 203639

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (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.