

March 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-00499

429 West 162nd Street – Jumel Terrace Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 816 5096 3710

Passcode: 829592

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.

Renovation of Brownstone

429 West 162nd. Street, New York, NY 10032
Block: 2110 Lot: 43

Gregory G. Gresham, Architect

419 West 148th STREET NEW YORK, NY TEL. 212 491 3080

LIST OF DRAWINGS:

- LPC001.00 COVER SHEET
- LPC100.00 HISTORIC 1940 TAX & PRESENT PHOTOS
- LPC200.00 JUMEL TERRACE HISTORIC DISTRICT MAP
- LPC300.00 LOCATION MAP W/ ADDITION @ NEIGHBORING PROPERTIES
- LPC400.00 REAR / SECONDARY FACADE PHOTOS
- LPC401.00 ROOF PHOTO
- LPC500.00 EXISTING & PROPOSED CELLAR & BASEMENT FLOOR PLANS
- LPC501.00 EXISTING & PROPOSED FIRST & SECOND FLOOR PLANS
- LPC502.00 EXISTING & PROPOSED THIRD FLOOR PLANS
- LPC503.00 EXISTING & PROPOSED ROOF & BULKHEAD PLANS
- LPC600.00 EXISTING & PROPOSED FRONT BUILDING ELEVATIONS
- LPC601.00 EXISTING & PROPOSED REAR BUILDING ELEVATIONS
- LPC700.00 SECTION @ EXISTING REAR WALL
- LPC701.00 SECTION @ PROPOSED REAR WALL
- LPC702.00 DETAILS
- LPC800.00 PHOTOS OF ADDITION @ NEIGHBORING PROPERTIES
- LPC900.00 CUT SHEETS

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number _____ *Project Mgr.* _____

**RENOVATION
of
BROWNSTONE**
429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title

COVER SHEET

Seal & Signature _____ *Date* 03-12-2024
Job No. _____
Drawn By JRG
Check By GGG
DWG No. _____

T100.00



HISTORIC 1940 TAX PHOTO:



PRESENT PHOTO:

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect

419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number *Project Mgr.*

**RENOVATION
of
BROWNSTONE**

429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title

HISTORIC 1940 TAX PHOTO &
PRESENT PHOTOS

Seal & Signature

Date 03-12-2024

Job No.

Drawn By JRG

Check By GGG

DWC No.

LPC100.00



Legend

- Historic District Boundary
- Building Footprints
- New York City Tax Lots

Jumel Terrace Historic District | LP-0638
 Borough of Manhattan

Public Hearing: February 3, 1970

Designated: August 18, 1970

Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 2.5.2019

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
 419 West 148 Street, New York, NY 10031 TEL: 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

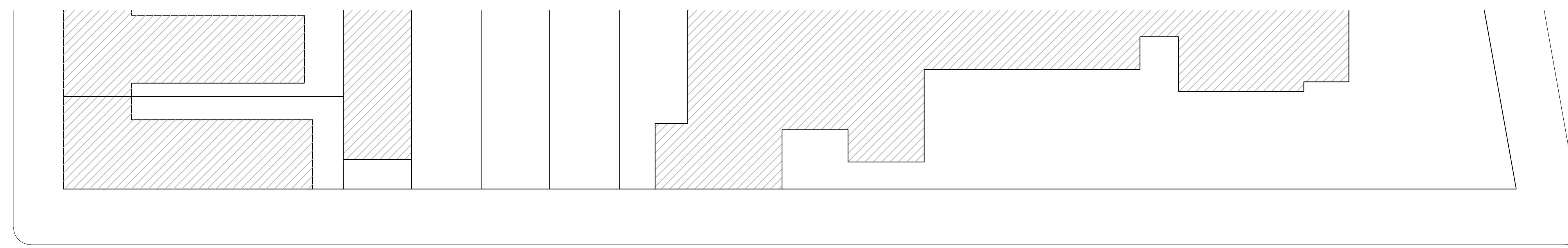
Project Number Project Mgr.

RENOVATION
 of
BROWNSTONE
 429 WEST 162ND. STREET,
 NEW YORK N.Y. 10032

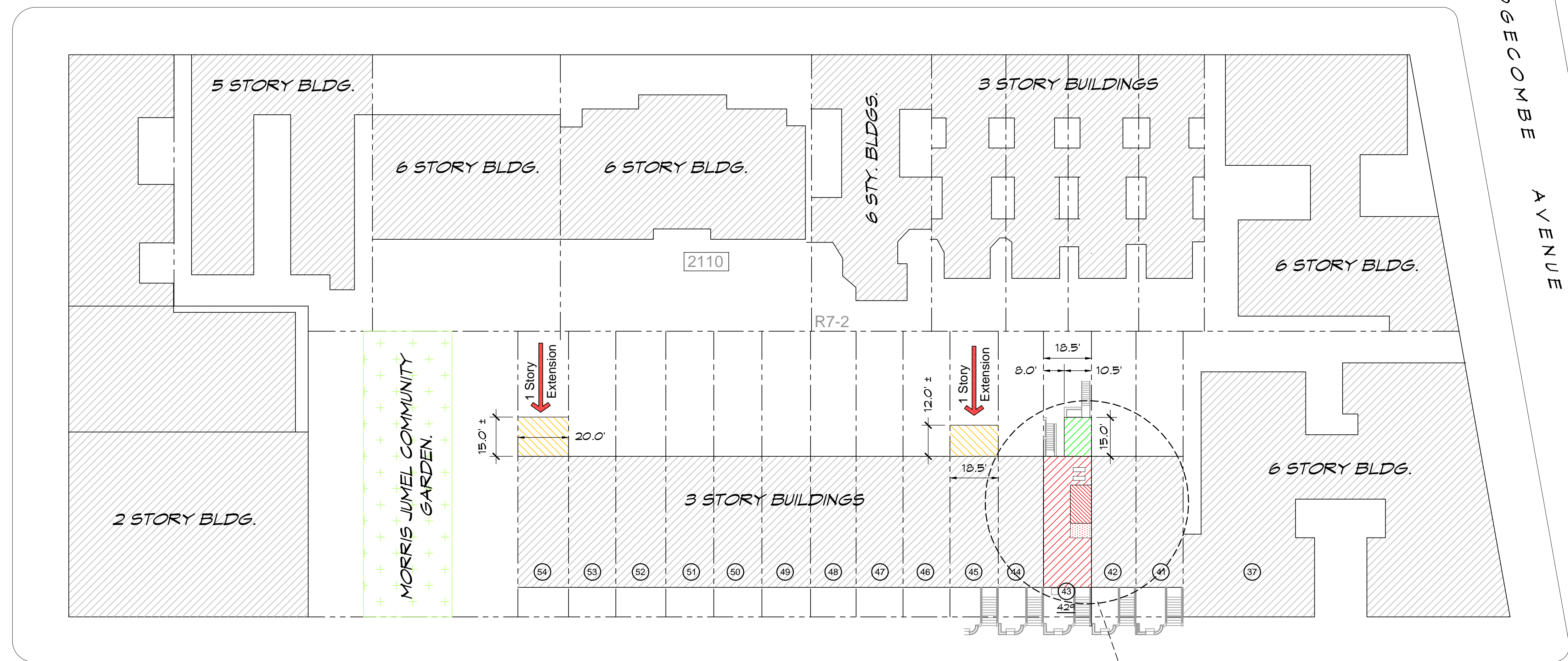
Drawing Title
 JUMEL TERRACE HISTORIC DISTRICT MAP

Seal & Signature	Date
	03-12-2024
	Job No.
	Drawn By JRG
	Check By GGG
	DWC No.

LPC200.00

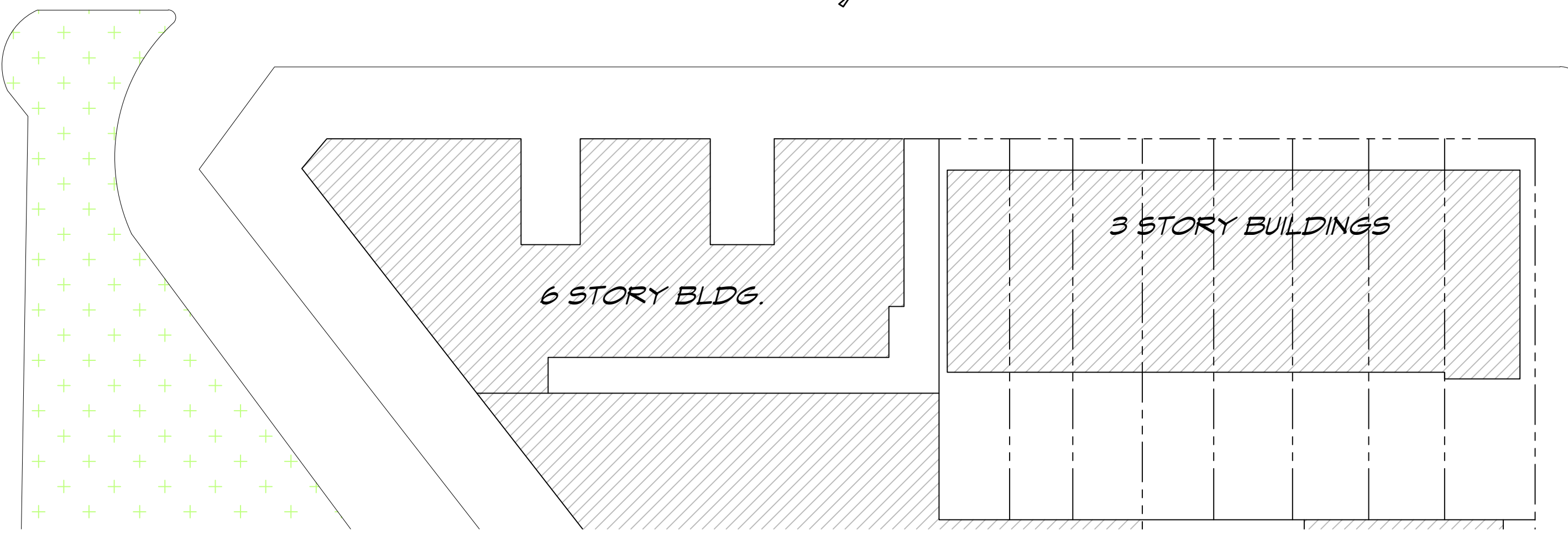


← WEST 163 STREET
→

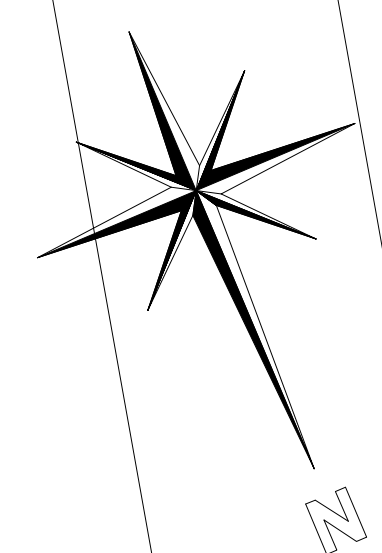
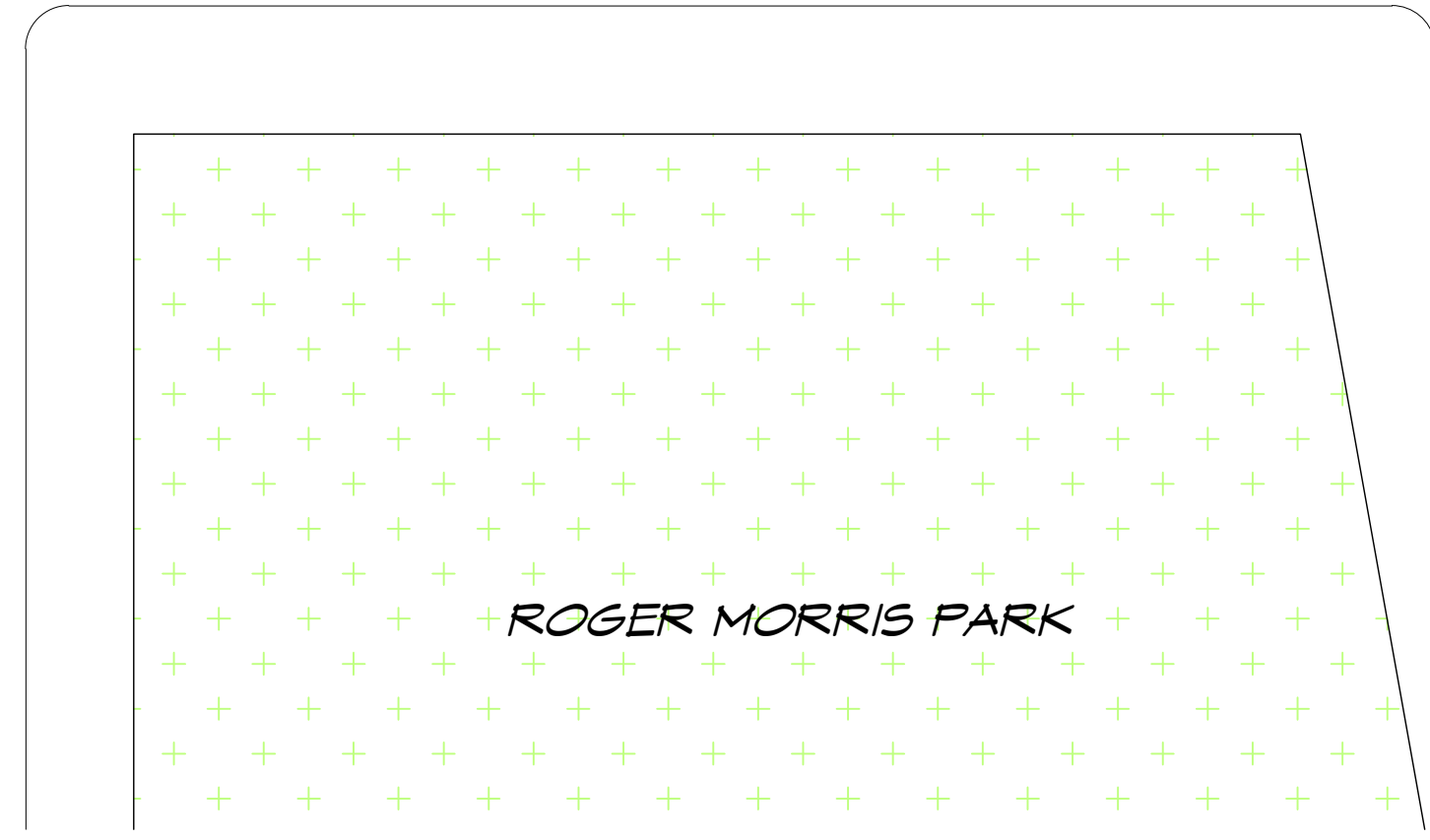


→ WEST 162 STREET

429 W 162 STREET



JUMEL TERRACE



LEGEND:

- PROJECT SITE
- ZONING DISTRICT R7-2
- TAX LOT BOUNDARY
- TAX BLOCK NUMBER 2110
- TAX LOT NUMBER 43
- STREET DIRECTION
- PROPOSED REAR EXTENSION
- ADDITION AT NEIGHBORING PROPERTIES

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

Project Number	Project Mgr.
AS NOTED	

**RENOVATION
of
BROWNSTONE**
429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title
LOCATION MAP W/ ADDITION AT NEIGHBORING PROPERTIES

Seal & Signature	Date
	03-12-2024
	Job No.
	Drawn By JRG
	Check By GGG
	DWC No.

LPC300.00

LOCATION MAP:

LOCATION FOR NEW 3'-6" HIGH PROTECTIVE RAILING AT REAR OF BUILDING.



PHOTO 1: REAR / SECONDARY FACADE

NOTES:

1. THE TOP OF EXISTING CORNICE / ROOF LOW POINT ELEVATION IS TO BE MAINTAINED.
2. METAL RAILING SYSTEM TO BE PROVIDED AT FIRST & SECOND FLOOR DECKS.



PHOTO 2: REAR / SECONDARY FACADE & ADJACENT BUILDING

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
 419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number *Project Mgr.*

**RENOVATION
 of
 BROWNSTONE**
 429 WEST 162ND. STREET,
 NEW YORK N.Y. 10032

Drawing Title
 REAR / SECONDARY FACADE
 PHOTOS

Seal & Signature *Date* 03-12-2024
Job No.
Drawn By JRG
Check By GGG
DWG No.

LPC400.00



LOCATION FOR NEW 3'-6" HIGH PROTECTIVE RAILING AT REAR OF BUILDING.

NOTE:
THE LOW POINT @ END ON ROOFING SYSTEM IS TO BE MAINTAINED.

PHOTO 3: ROOF - LOOKING TOWARDS REAR OF BUILDING

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

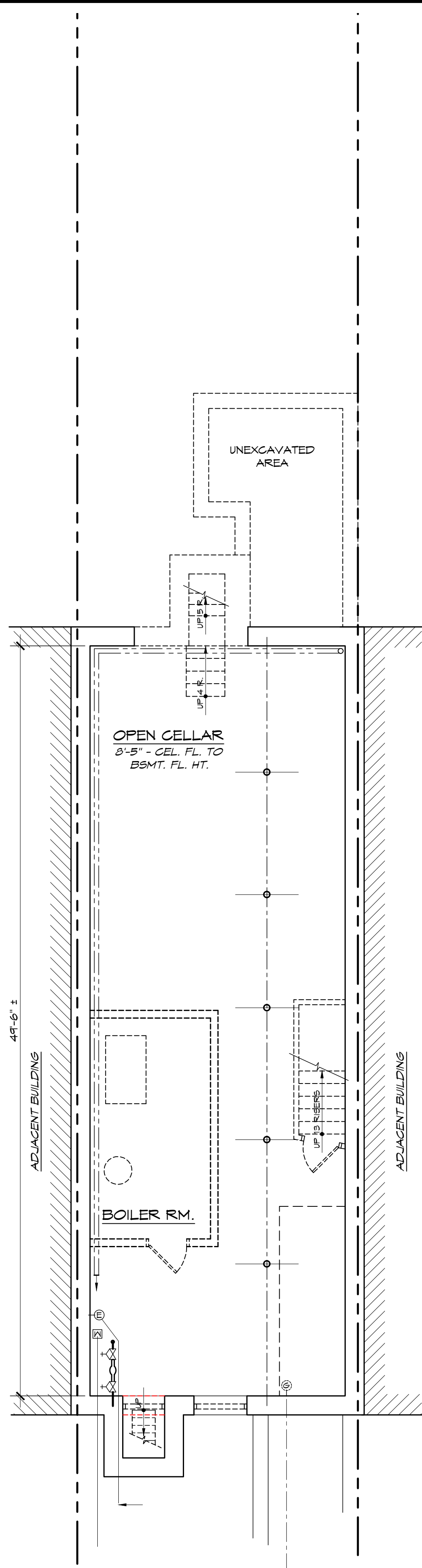
Project Number _____ Project Mgr. _____

**RENOVATION
of
BROWNSTONE**
429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

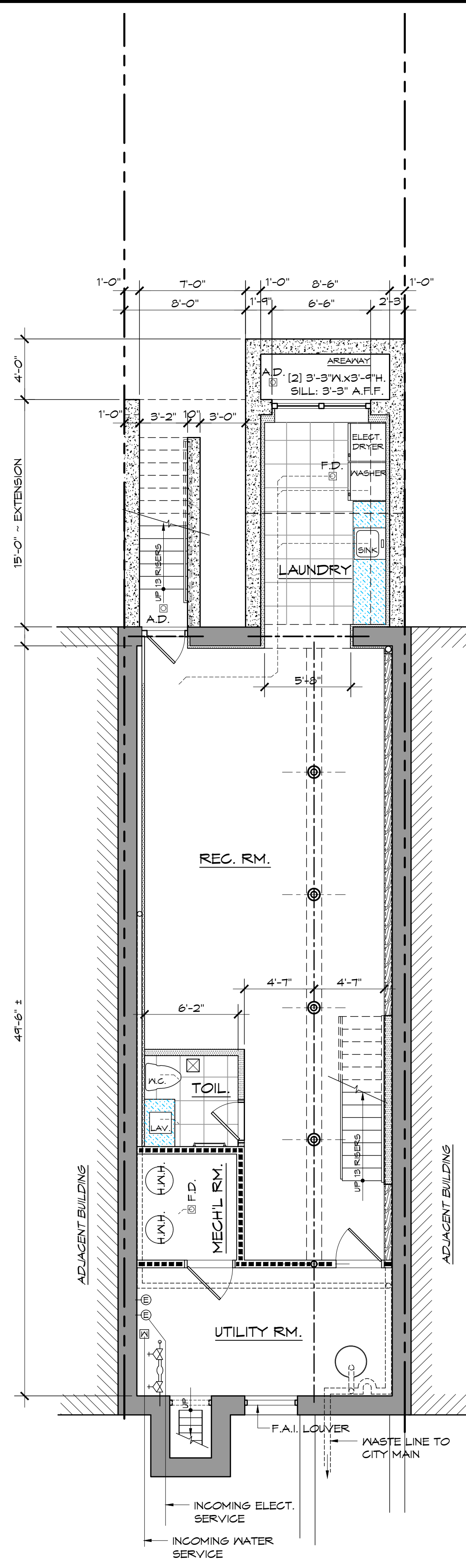
Drawing Title
ROOF PHOTO

Seal & Signature _____ *Date* 03-12-2024
Job No. _____
Drawn By JRG
Check By GGG
DWG No. _____

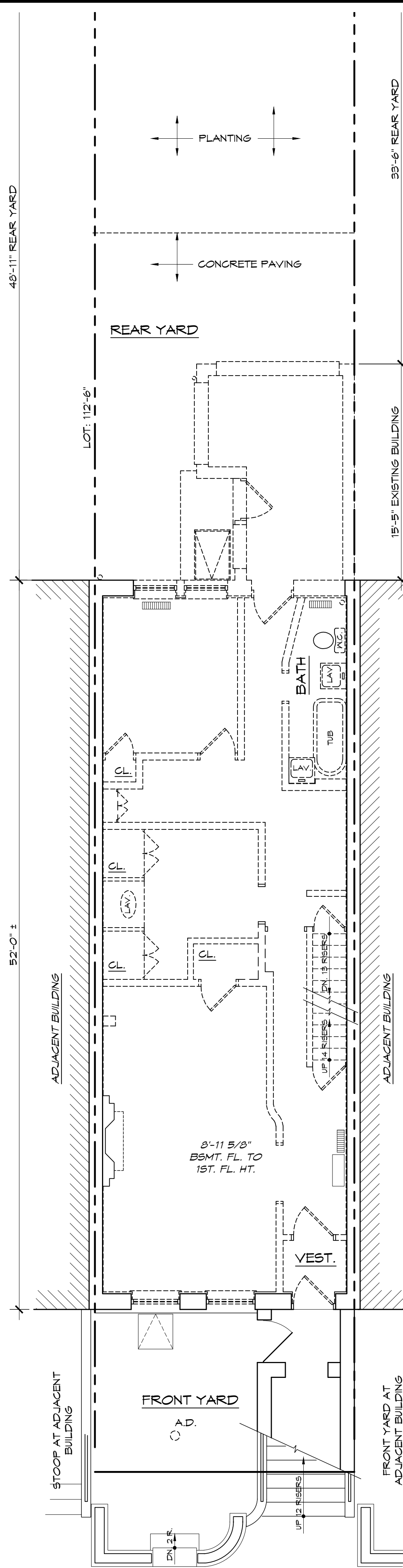
LPC401.00



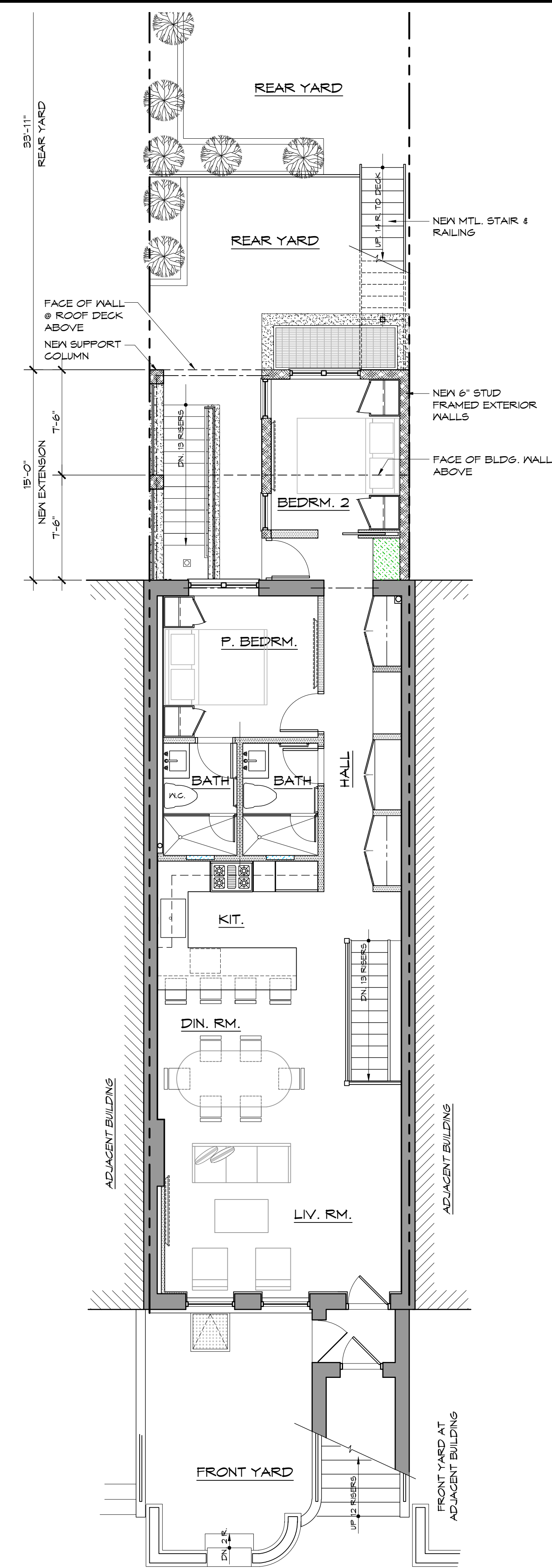
EXISTING CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED CELLAR FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number Project Mgr.

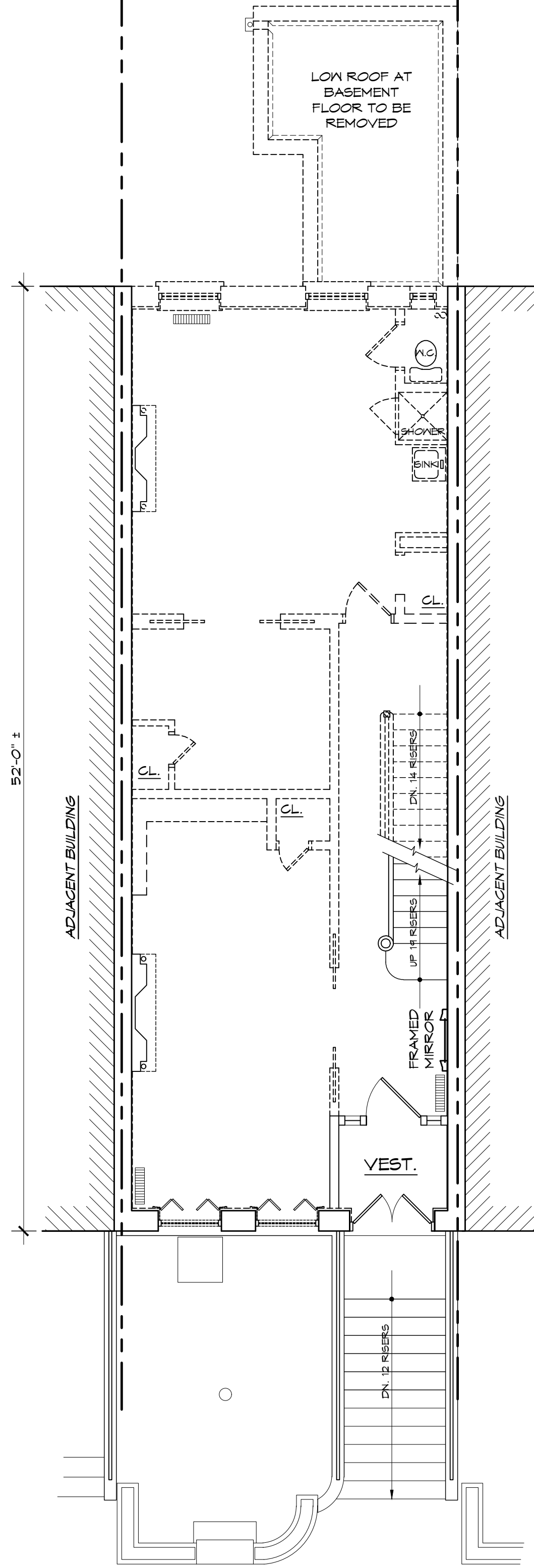
RENOVATION of BROWNSTONE

429 WEST 162ND. STREET, NEW YORK N.Y. 10032

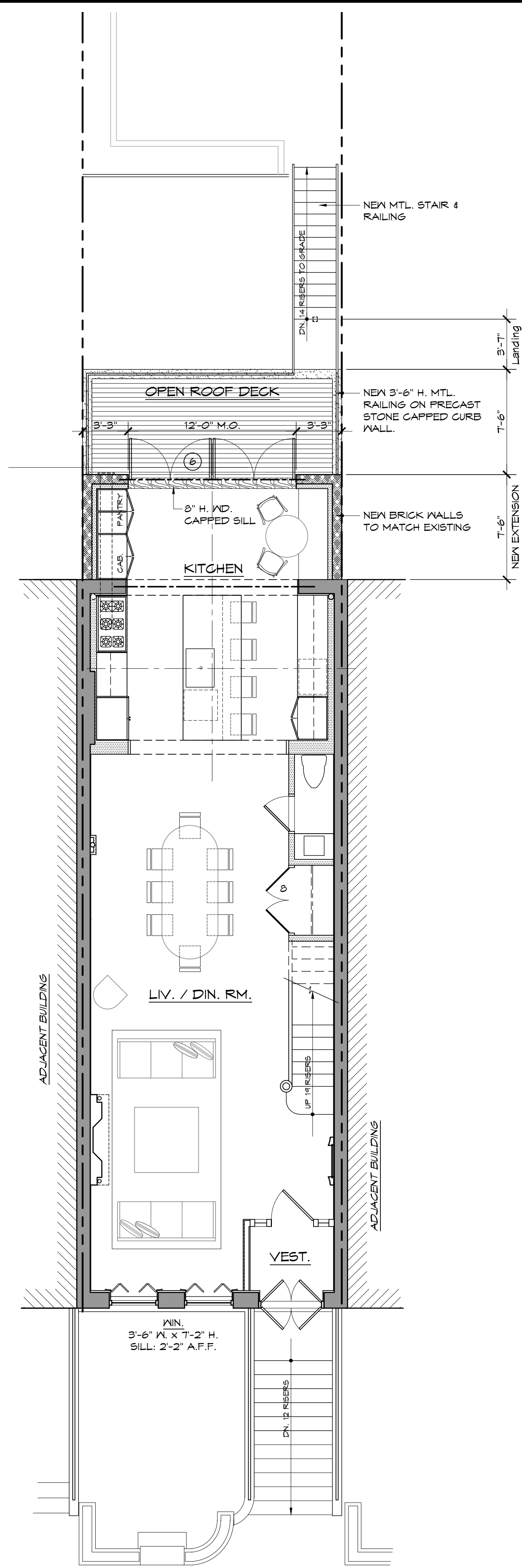
Drawing Title
EXISTING & PROPOSED CELLAR & BASEMENT FLOOR PLANS

Seal & Signature	Date
	03-12-2024
	Job No.
	Drawn By JRG
	Check By GGG
	DWG No.

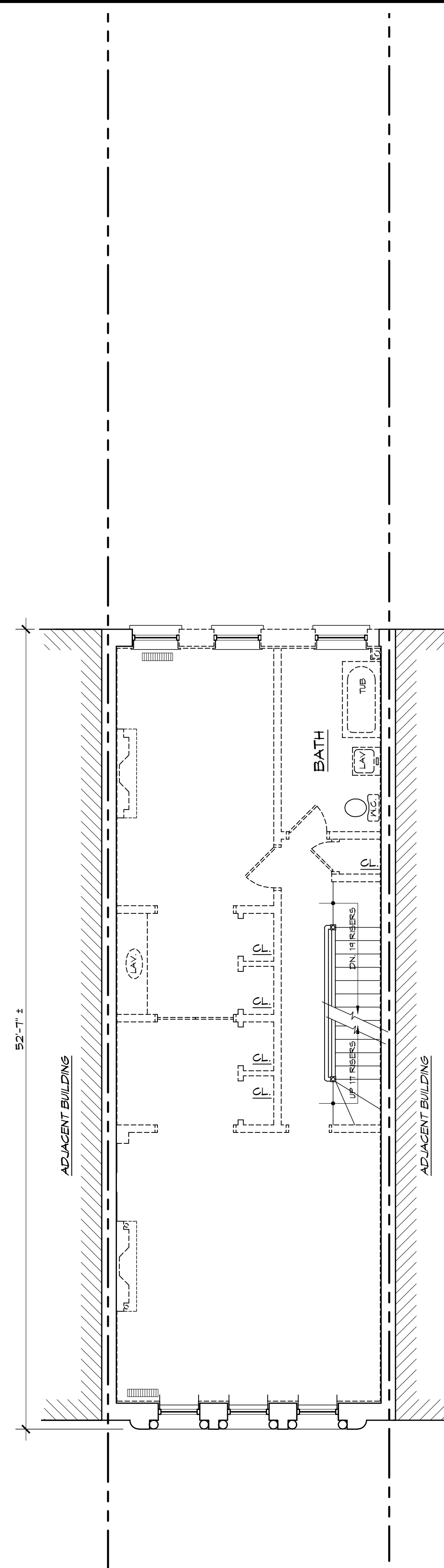
LPC500.00



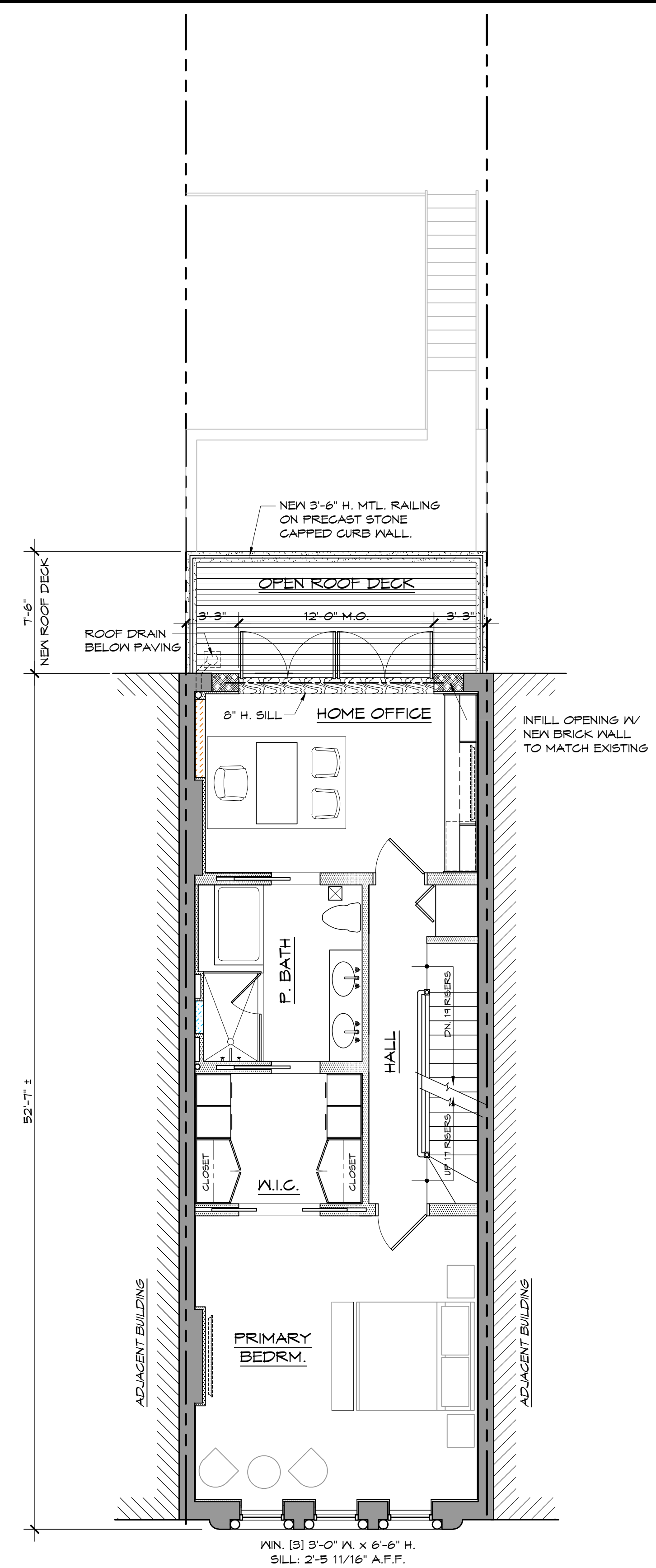
EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

Legend

Consultant

1 03-19-24 LPC COMMISSION HEARING

No. Date Issue

Gregory G. Gresham, Architect

419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number Project Mgr.

RENOVATION
of
BROWNSTONE

429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title
EXISTING & PROPOSED FIRST &
SECOND FLOOR PLANS

Seal & Signature Date

03-12-2024

Job No.

Drawn By JRG

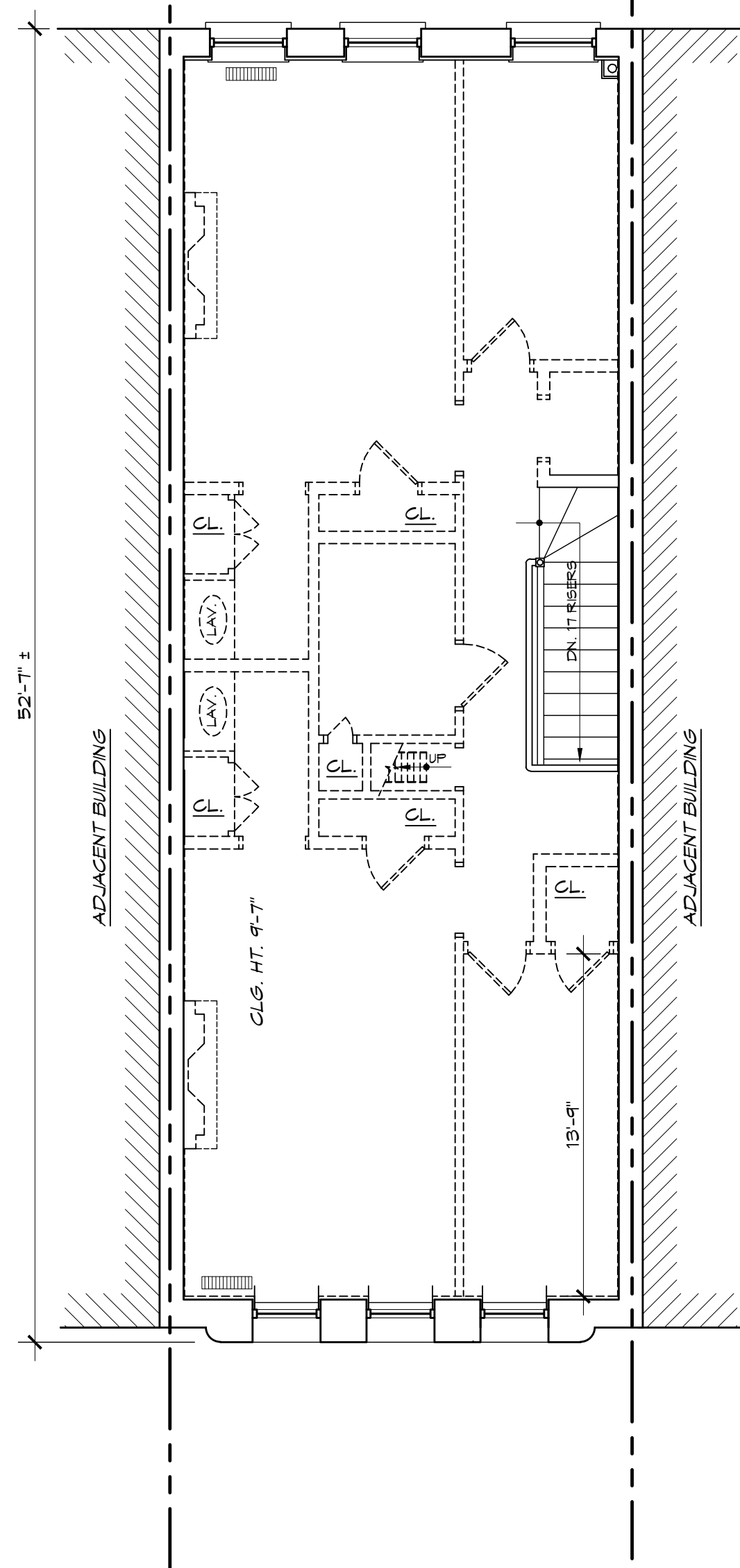
Check By GGG

DWG No.

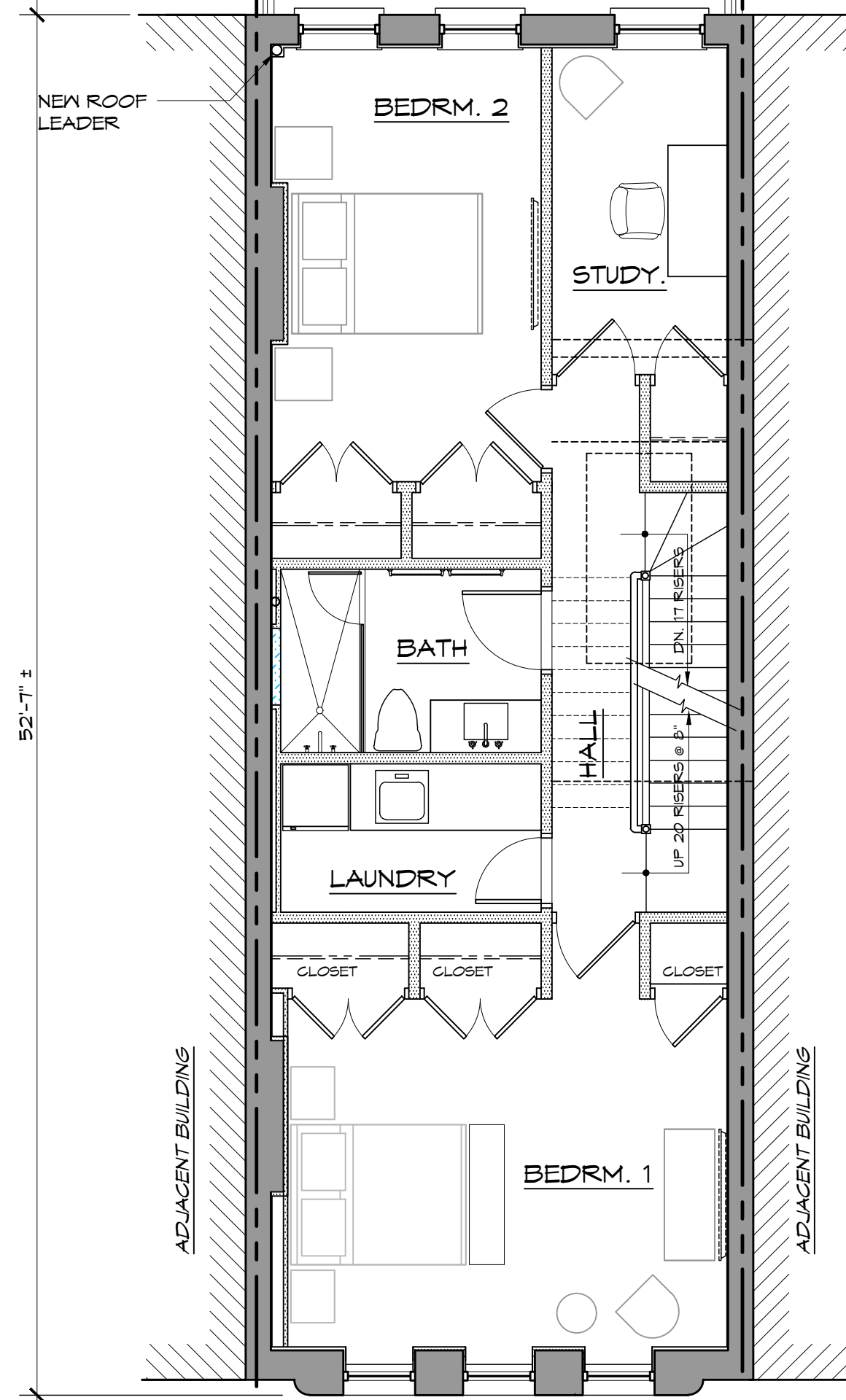
LPC501.00

DOCKET # LPC-24-00499 Drawing Sheet

8 of 17



EXISTING THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



PROPOSED THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

WIN. [3] 3'-0" W. x 6'-6" H.
SILL: 2'-5 11/16" A.F.F.

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

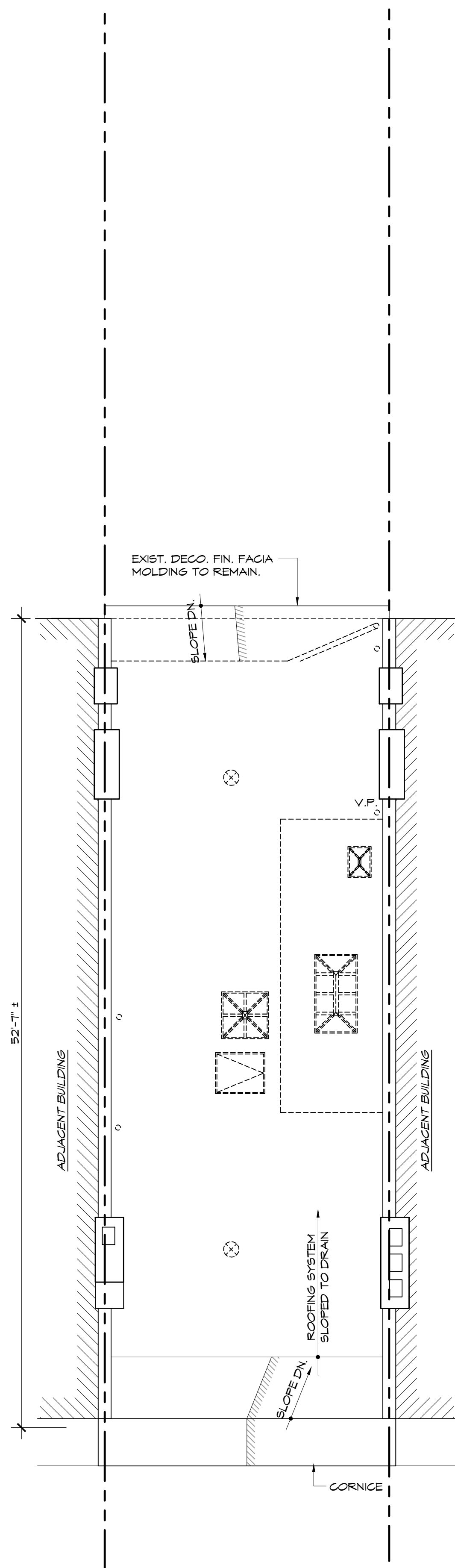
Project Number Project Mgr.

RENOVATION
of
BROWNSTONE
429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

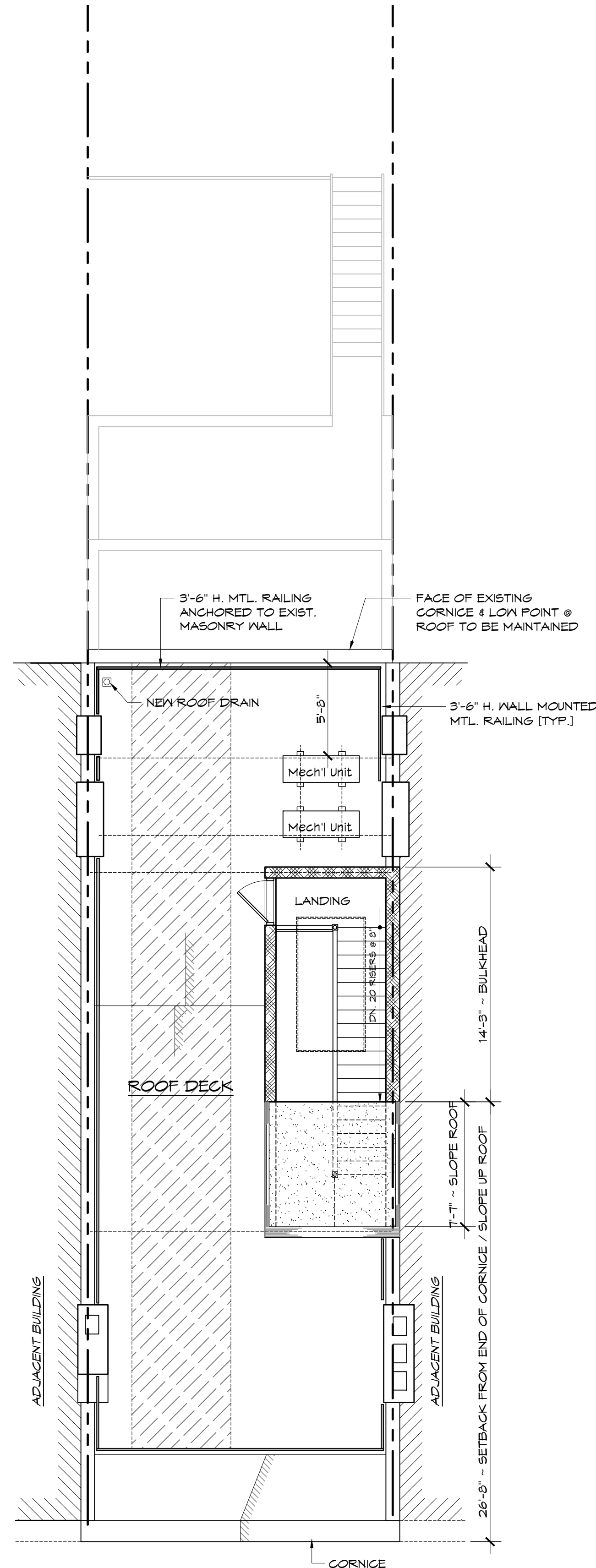
Drawing Title
EXISTING & PROPOSED THIRD
FLOOR PLANS

Seal & Signature Date 03-12-2024
Job No.
Drawn By JRG
Check By GGG
DWG No.

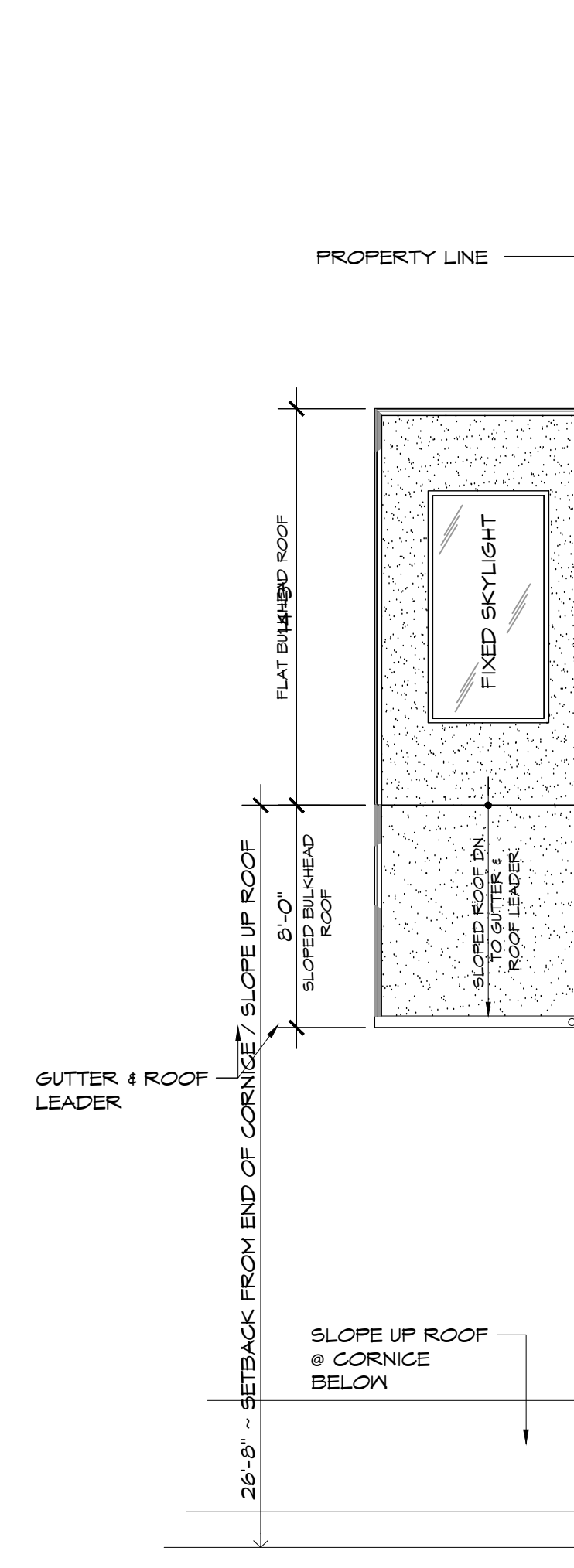
LPC502.00



EXISTING ROOF PLAN
SCALE: 3/16" = 1'-0"



PROPOSED ROOF PLAN
SCALE: 3/16" = 1'-0"



BULKHEAD ROOF PLAN
SCALE: 3/16" = 1'-0"

Legend

Consultant

1 03-19-24 LPC COMMISSION HEARING

No. Date Issue

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number Project Mgr.

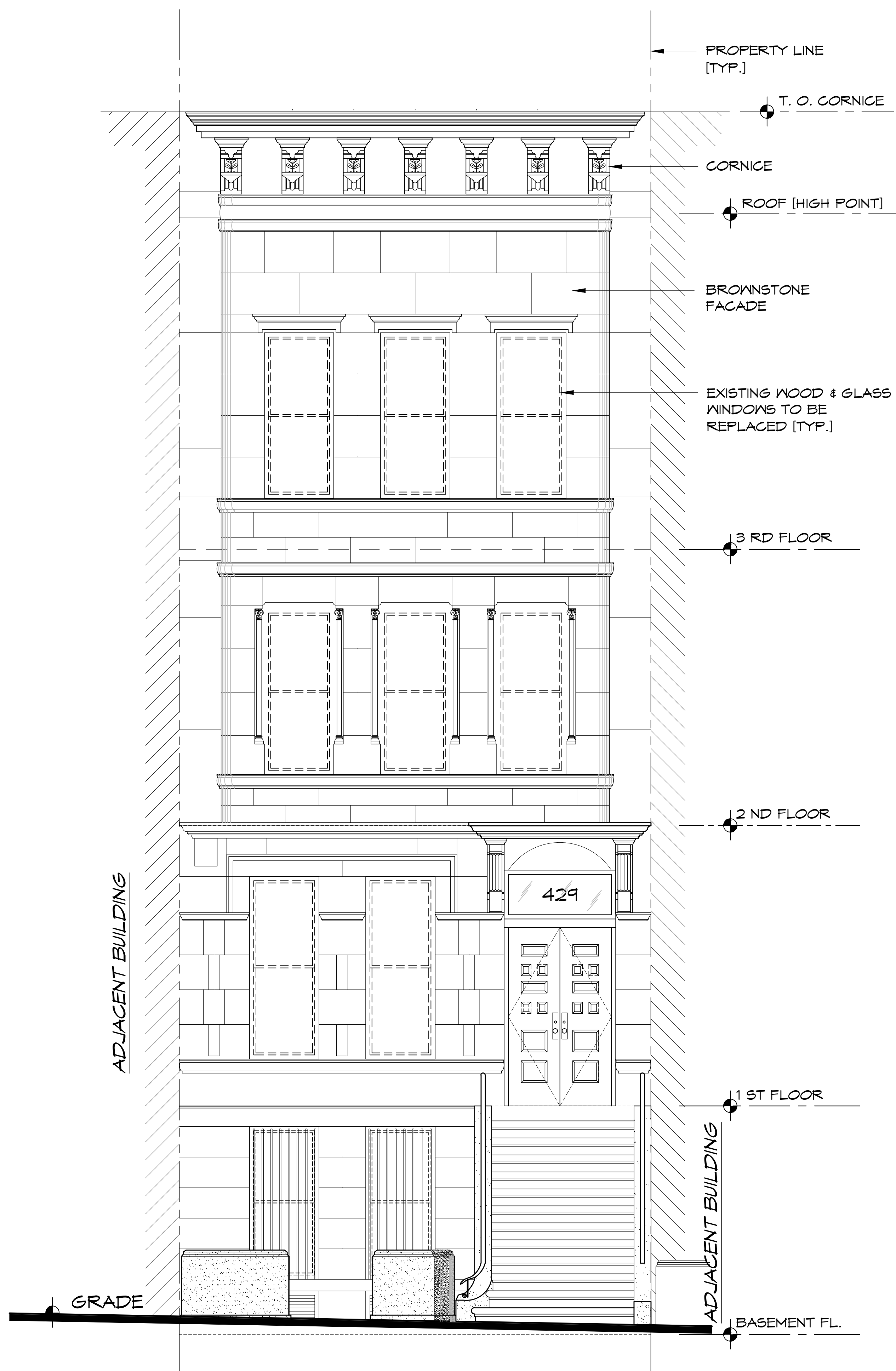
**RENOVATION
of
BROWNSTONE**
429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title
EXISTING & PROPOSED ROOF &
BULKHEAD PLANS

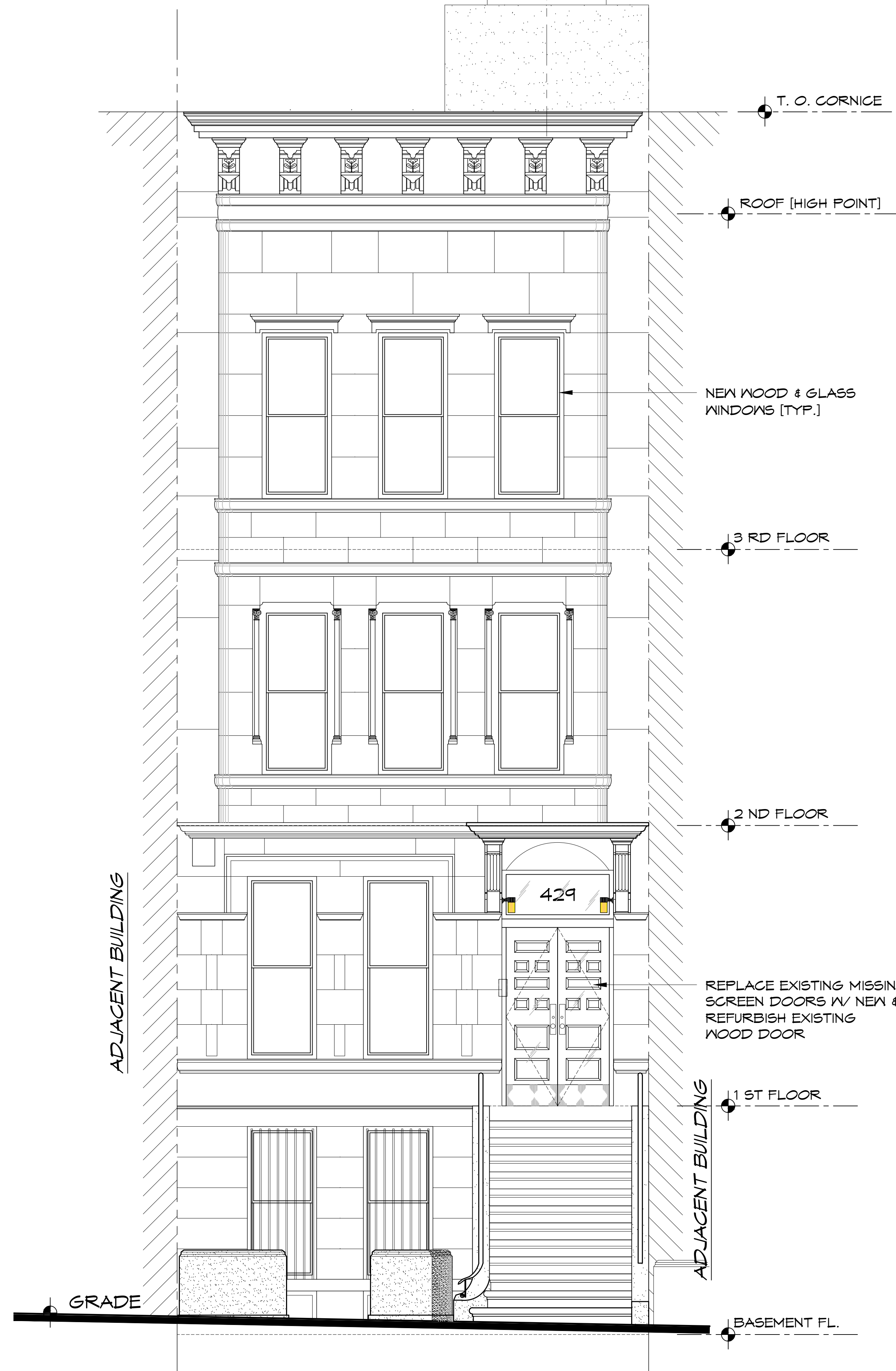
Seal & Signature Date 03-12-2024
Job No.
Drawn By JRG
Check By GGG
DWG No.

LPC503.00

DOCKET # LPC-24-00499 Drawing Sheet
10 of 17



A EXISTING FRONT BUILDING ELEVATION
[W. 162 STREET] SCALE: 3/8" = 1'-0"



B PROPOSED FRONT BUILDING ELEVATION
[W. 162 STREET] SCALE: 3/8" = 1'-0"

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED
Scale

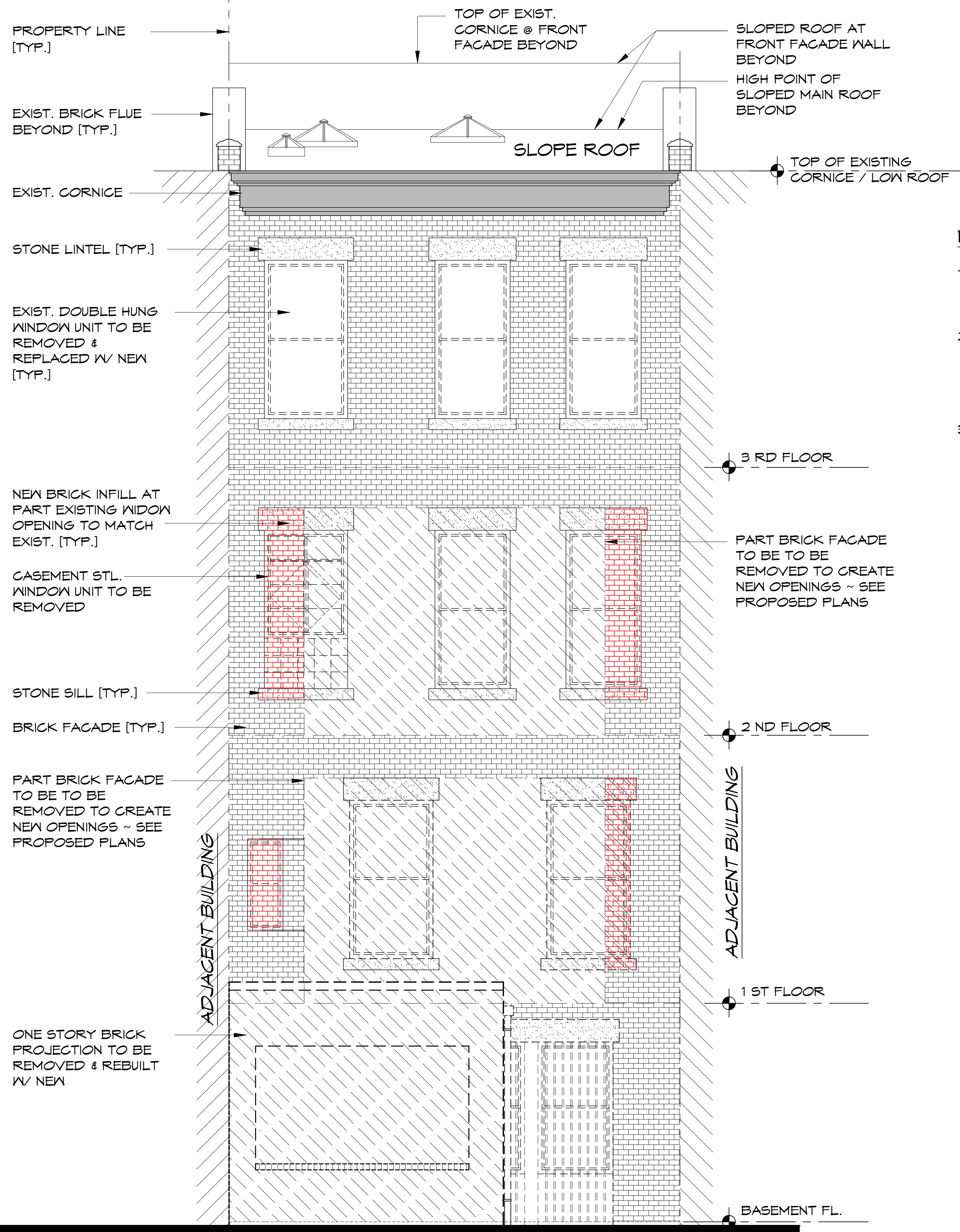
Project Number Project Mgr.

**RENOVATION
of
BROWNSTONE**
429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

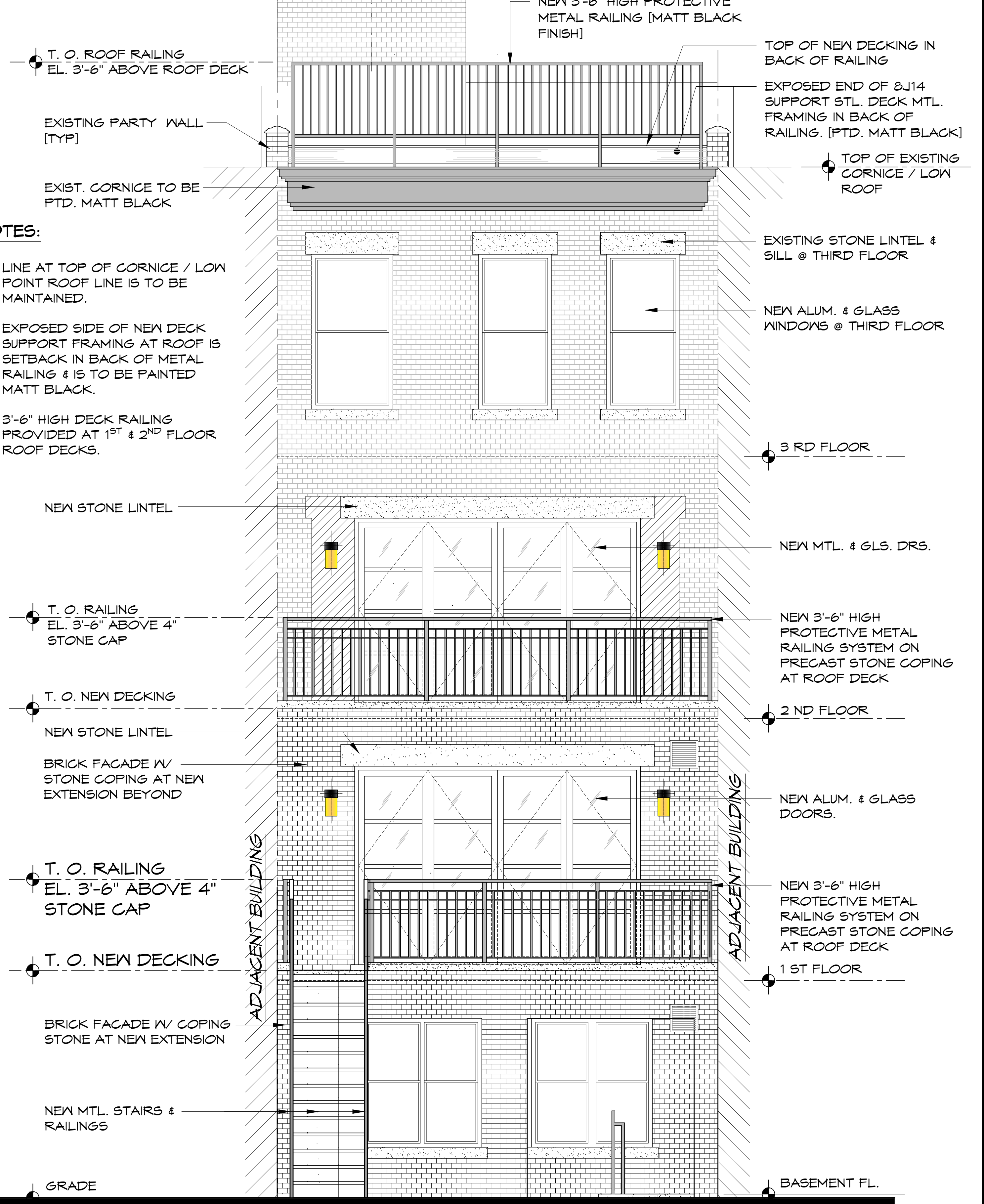
Drawing Title
EXISTING & PROPOSED FRONT
BUILDING ELEVATIONS

Seal & Signature Date 03-12-2024
Job No.
Drawn By JRG
Check By GGG
DWG No.

LPC600.00
DOCKET # LPC-24-00499 Drawing Sheet
11 of 17



C EXISTING REAR BUILDING ELEVATION
SCALE: 3/8" = 1'-0"



D PROPOSED REAR BUILDING ELEVATION
SCALE: 3/8" = 1'-0"

- NOTES:**
1. LINE AT TOP OF CORNICE / LOW POINT ROOF LINE IS TO BE MAINTAINED.
 2. EXPOSED SIDE OF NEW DECK SUPPORT FRAMING AT ROOF IS SETBACK IN BACK OF METAL RAILING & IS TO BE PAINTED MATT BLACK.
 3. 3'-6" HIGH DECK RAILING PROVIDED AT 1ST & 2ND FLOOR ROOF DECKS.

Legend

Consultant

1 03-19-24 LPC COMMISSION HEARING

No.	Date	Issue
Gregory G. Gresham, Architect <small>419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080</small>		

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale _____

Project Number _____ Project Mgr. _____

RENOVATION of BROWNSTONE

429 WEST 162ND. STREET, NEW YORK N.Y. 10032

Drawing Title

EXISTING & PROPOSED REAR BUILDING ELEVATIONS

Seal & Signature _____ Date 03-12-2024

Job No. _____

Drawn By JRG

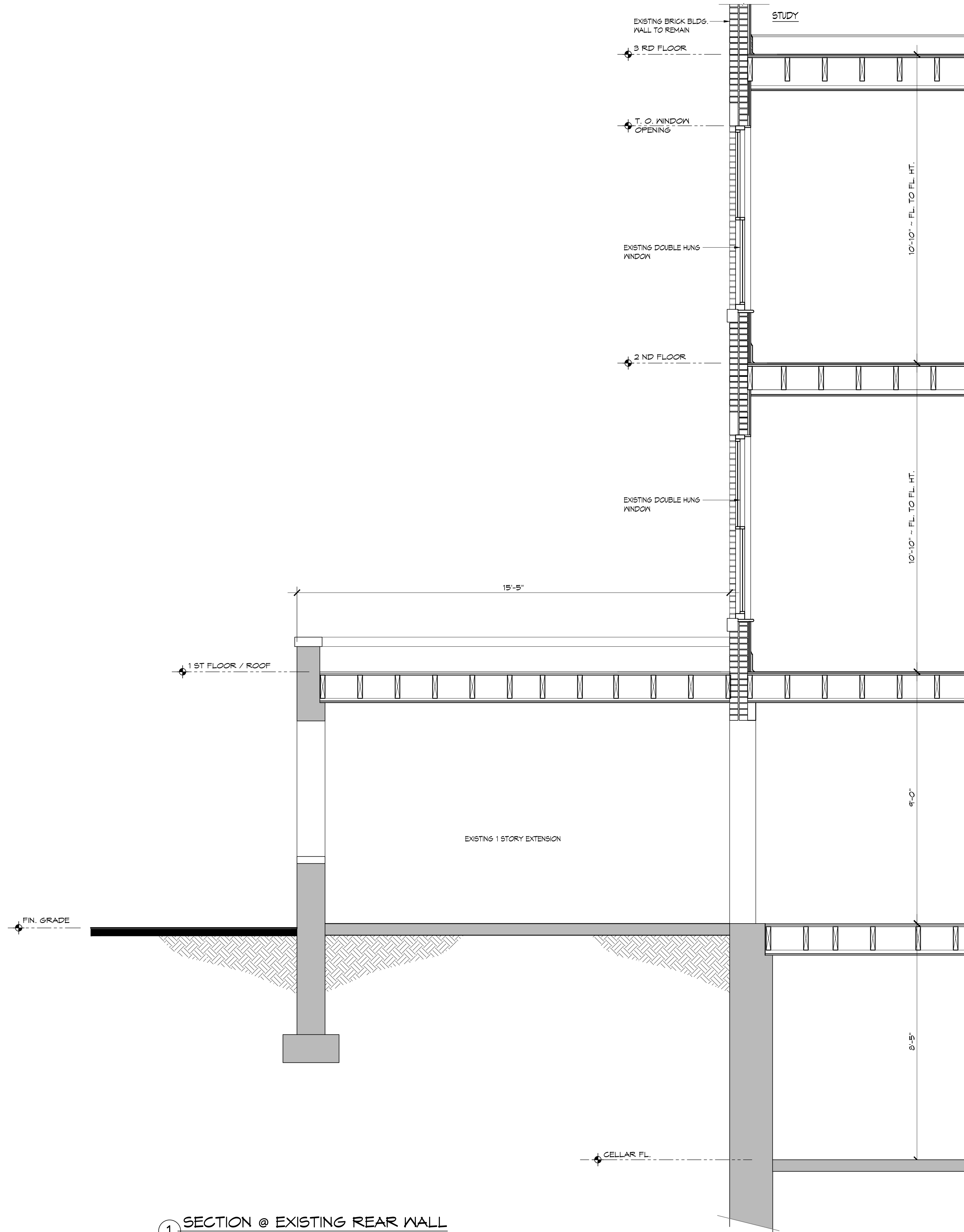
Check By GGG

DWG No. _____

LPC601.00

DOCKET # LPC-24-00499 Drawing Sheet 12 of 17

Gregory G. Gresham, Architect



1 SECTION @ EXISTING REAR WALL
SCALE: 1/2" = 1'-0"

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

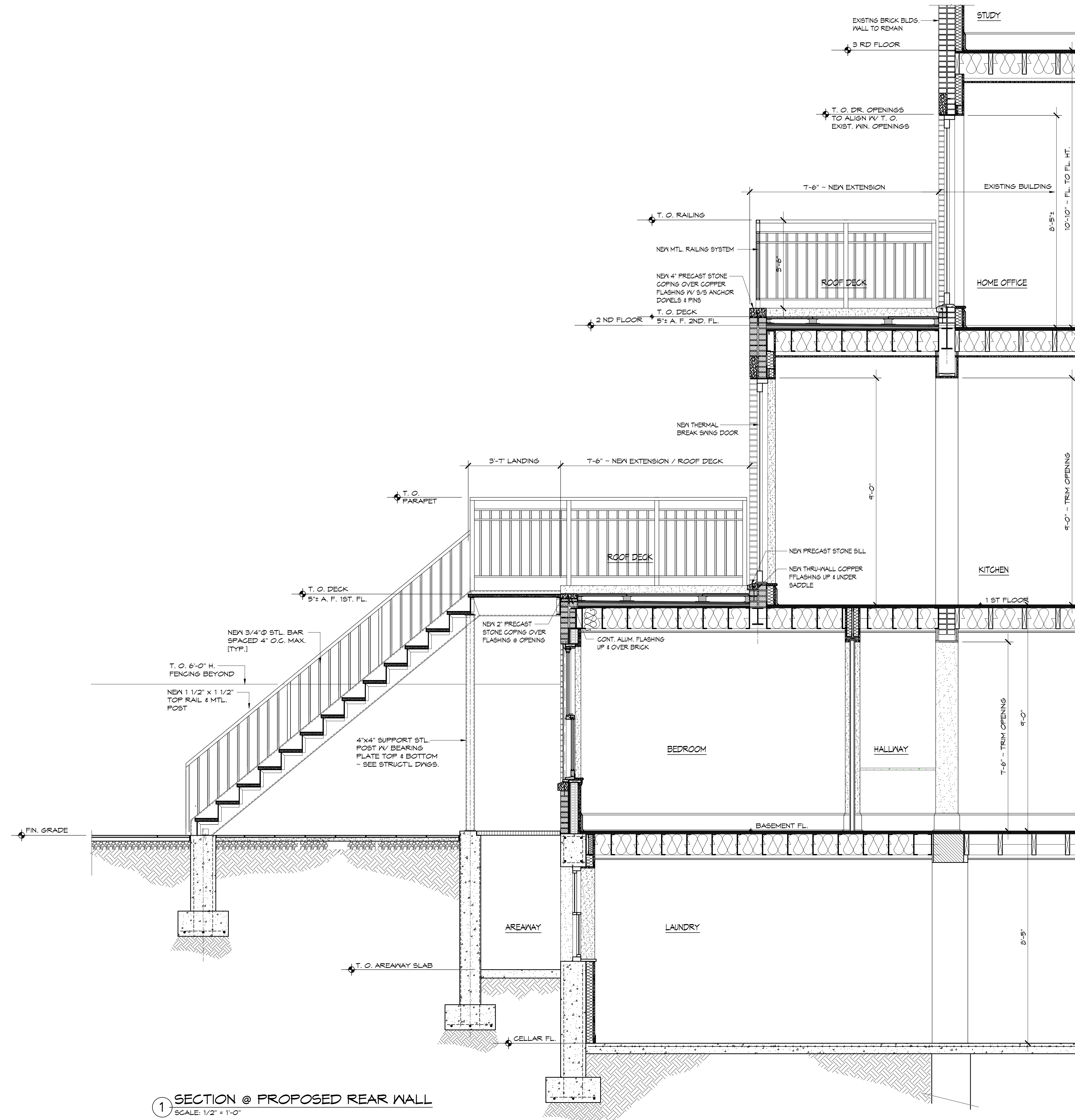
Project Number Project Mgr.

**RENOVATION
of
BROWNSTONE**
429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title
SECTION @ EXISTING REAR WALL

Seal & Signature Date 03-12-2024
Job No.
Drawn By JRG
Check By GGG
DWG No.

LPC700.00



1 SECTION @ PROPOSED REAR WALL
SCALE: 1/2" = 1'-0"

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number Project Mgr.

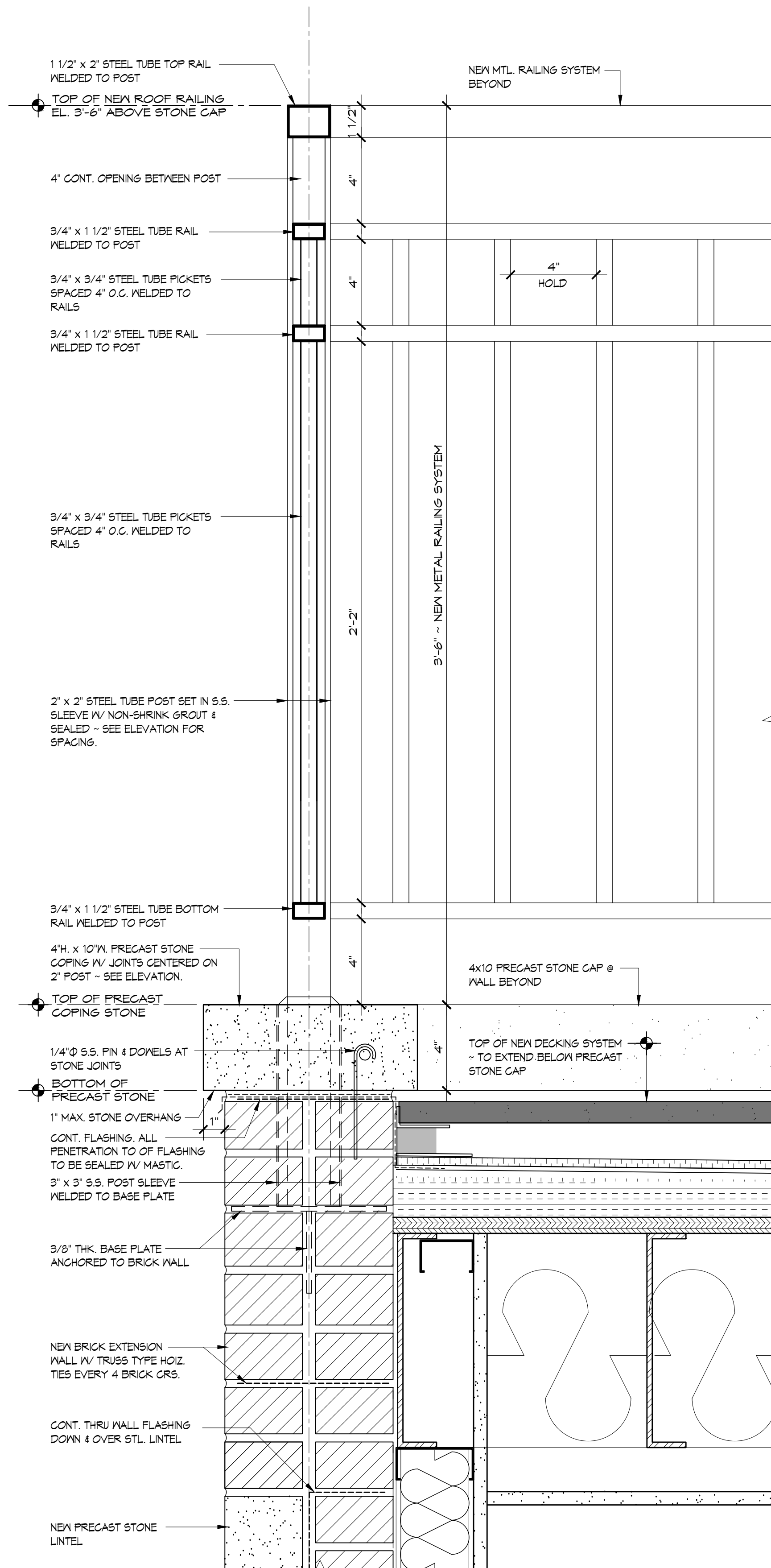
RENOVATION of BROWNSTONE

429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

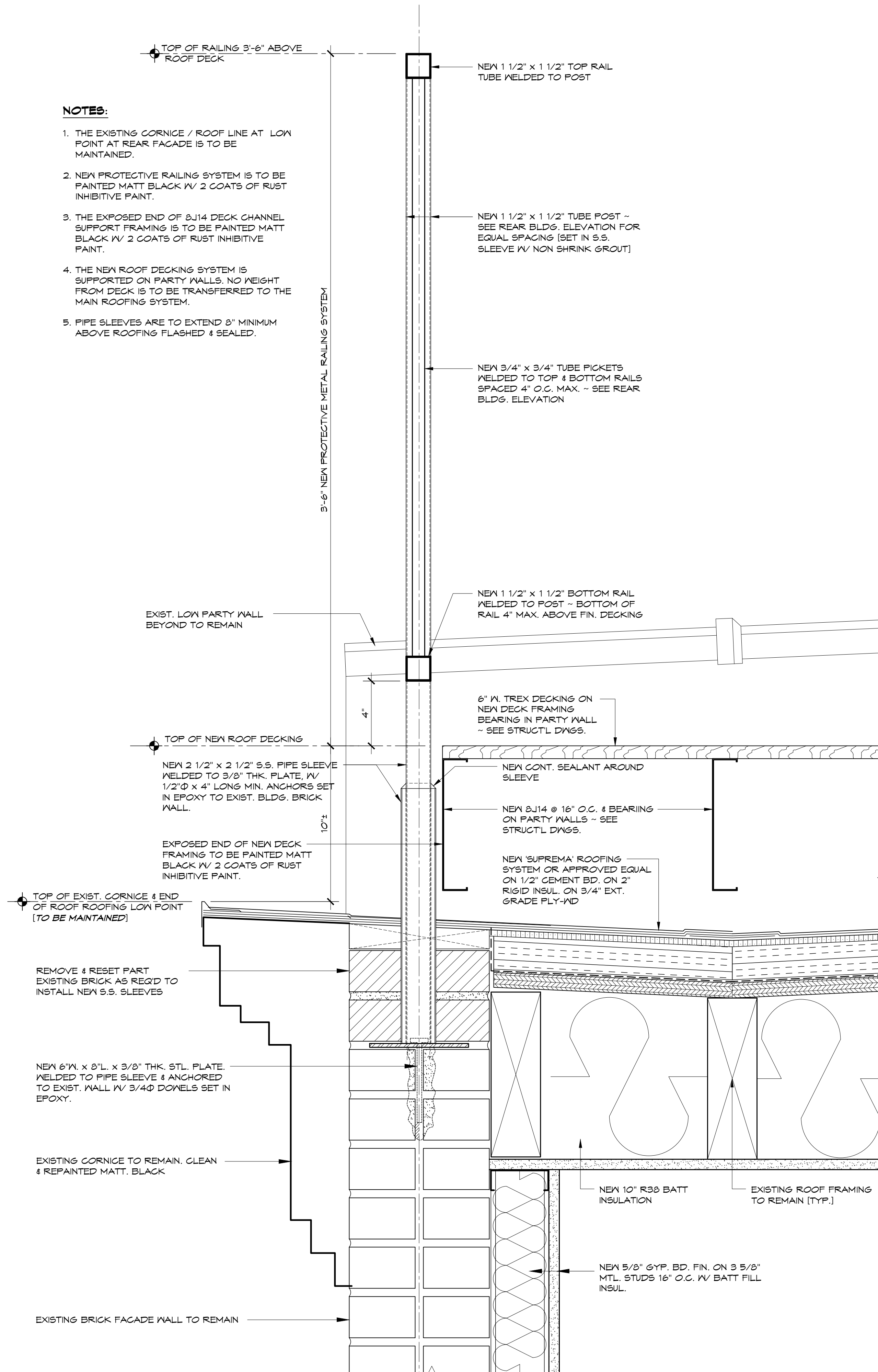
Drawing Title
SECTION @ PROPOSED REAR WALL

Seal & Signature	Date
	03-12-2024
	Job No.
	JRG
	Check By
	G.G.
	DWC No.

LPC701.00



1 DETAIL AT NEW ROOF DECK RAILING
SCALE: 3/8" = 1'-0"



2 DETAIL AT NEW PROTECTIVE ROOF RAILING
SCALE: 3/8" = 1'-0"

NOTES:

1. THE EXISTING CORNICE / ROOF LINE AT LOW POINT AT REAR FACADE IS TO BE MAINTAINED.
2. NEW PROTECTIVE RAILING SYSTEM IS TO BE PAINTED MATT BLACK W/ 2 COATS OF RUST INHIBITIVE PAINT.
3. THE EXPOSED END OF &J14 DECK CHANNEL SUPPORT FRAMING IS TO BE PAINTED MATT BLACK W/ 2 COATS OF RUST INHIBITIVE PAINT.
4. THE NEW ROOF DECKING SYSTEM IS SUPPORTED ON PARTY WALLS. NO WEIGHT FROM DECK IS TO BE TRANSFERRED TO THE MAIN ROOFING SYSTEM.
5. PIPE SLEEVES ARE TO EXTEND 8" MINIMUM ABOVE ROOFING FLASHED & SEALED.

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

No.	Date	Issue

Gregory G. Gresham, Architect

419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions of job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number Project Mgr.

**RENOVATION
of
BROWNSTONE**

429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title

DETAILS AT NEW DECK RAILING
@ EXTENSION & RAILING @
REAR MAIN ROOF

Seal & Signature Date 03-12-2024

Job No.

Drawn By JRG

Check By GGG

DWG No.

LPC702.00

DOCKET # LPC-24-00499

Drawing Sheet

15 of 17



PHOTO 1: ADDITION @ NEIGHBORING PROPERTY



PHOTO 2: ADDITION @ NEIGHBORING PROPERTY

Legend

Consultant

No.	Date	Issue
1	03-19-24	LPC COMMISSION HEARING

Gregory G. Gresham, Architect
 419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number Project Mgr.

**RENOVATION
of
BROWNSTONE**

429 WEST 162ND. STREET,
NEW YORK N.Y. 10032

Drawing Title
PHOTOS OF ADDITION @
NEIGHBORING PROPERTIES

Seal & Signature	Date
	03-12-2024
Drawn By	JRG
Check By	GGG
DWC No.	

LPC800.00



1700 SERIES 'SKYLINE WINDOWS' SWING DOORS CUT SHEETS



'SKYLINE WINDOWS' SWING DOOR HANDELS CUT SHEETS



'SKYLINE WINDOWS' COLOR & SWATCHES



'SKYLINE' DH100 DOUBLE HUNG ALUMINUM WINDOW [REAR]



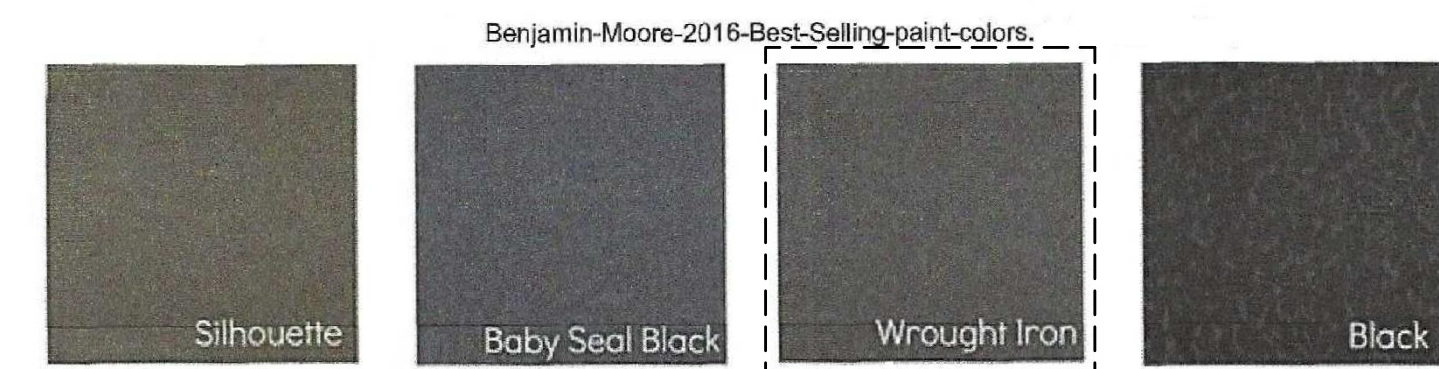
STANDARD STOCK FINISHES - AAMA 2603
 WHITE INTERIOR / WHITE EXTERIOR
 WHITE INTERIOR / BRONZE EXTERIOR
 WHITE INTERIOR / BLACK EXTERIOR
 BLACK INTERIOR / BLACK EXTERIOR
 BRONZE INTERIOR / BRONZE EXTERIOR
 Custom Colors & Finishes Available Upon Request
 AAMA 2603
 AAMA 2604
 AAMA 2605



LED EXTERIOR WALL MOUNTED FIXTURE:
 OIL RUBBED BRONZE - BY 'HINKLEY'
 - FRONT ENTRANCE: 9" HIGH
 - REAR ENTRANCES: 12" HIGH
 [MOUNTED AT FRONT IN EXISTING LOCATIONS]



'MARVIN' ULTIMATE SERIES DOUBLE HUNG WOOD WINDOW [FRONT]

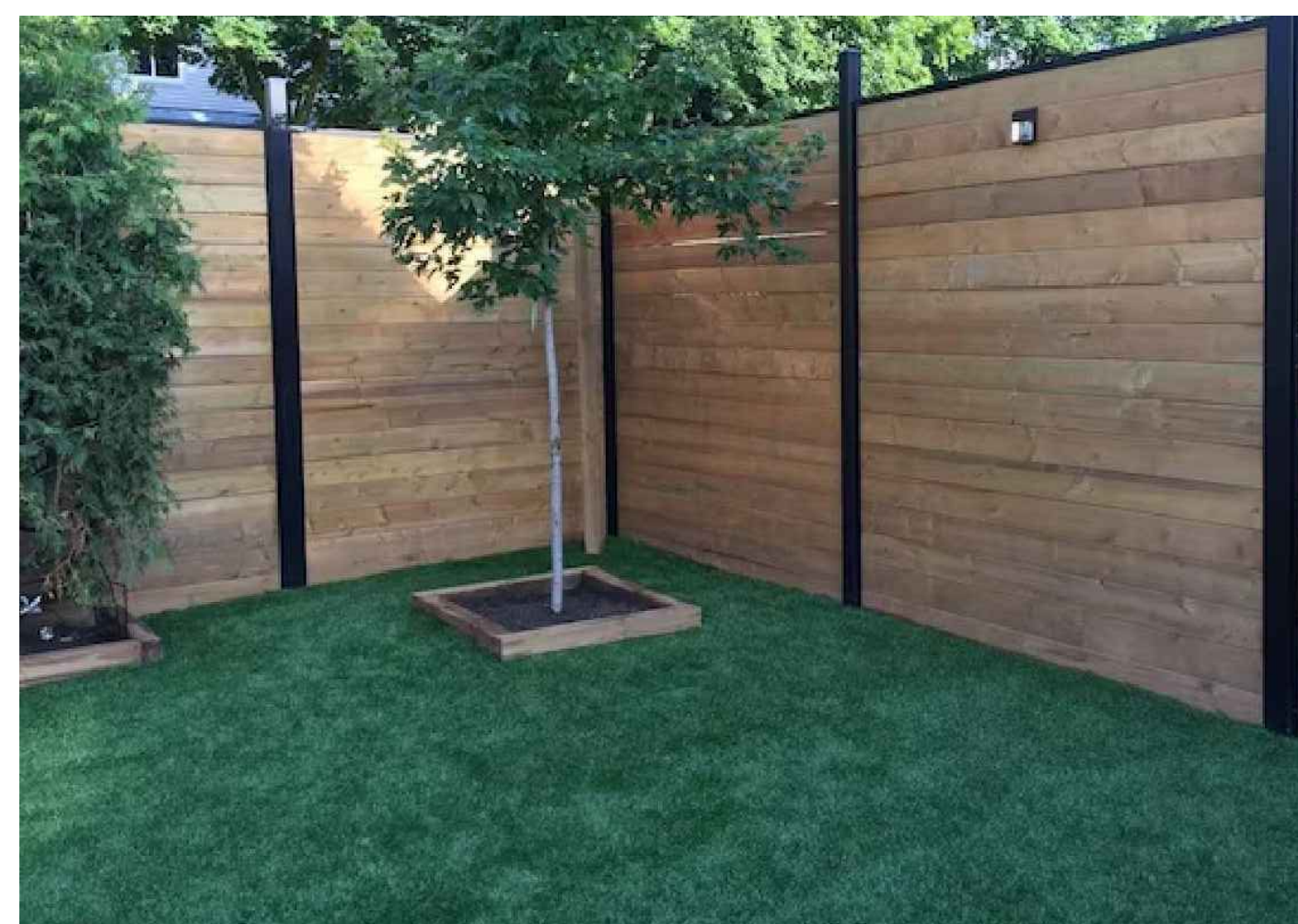


Benjamin-Moore PAINT COLOR CHART

- WROUGHT IRON COLOR FOR:**
- WROUGHT IRON GATE TO BASEMENT ENTRANCE.
 - SECURITY GUARDS AT BASEMENT & CELLAR WINDOWS.
 - HAND RAILING AT STOOP.
 - ACCESS HATCH DOOR.
 - FRONT & REAR CORNICES.
 - PROTECTIVE METAL RAILING AT ROOF.



MARVIN COLOR CHART



REAR YARD WOOD FENCING SYSTEM
 6'-0" HIGH 'SLIFFENCE' SYSTEM W/ BLACK IN-GROUND ALUMINUM POST & HORIZONTAL BOARDS.



REAR YARD WOOD screen FENCING SYSTEM
 6'-0" HIGH LATTICE SCREEN FENCING WOOD SYSTEM.



STANDARD COLOR CHART

Legend

Consultant

1 03-19-24 LPC COMMISSION HEARING

No. Date Issue

Gregory G. Gresham, Architect

419 West 148 STREET, NEW YORK, NY 10031 TEL. 212 491 3080

The above designs, plans and specifications are the property of Greg Gresham, Architect. Contractor is responsible for verifying dimensions and conditions at job site, as well as following any local building dept. rules and regulations. Contractor is to advise the architect if any local ordinances are not met in order to resolve any conflicts prior to construction of items in question. Contractor is responsible for fixing any and all items which do not meet the specifications indicated on plans above or are of poor workmanship or quality, at his own expense. Items in question shall be reviewed by the contractor, the architect and the client in order that a fair resolution can be met.

AS NOTED

Scale

Project Number Project Mgr.

RENOVATION of BROWNSTONE

429 WEST 162ND. STREET, NEW YORK N.Y. 10032

Drawing Title
 CUT SHEETS

Seal & Signature Date 03-12-2024

Job No.

Drawn By JRG

Check By GGG

DWG No.

LPC900.00

March 26, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-24-00499

429 West 162nd Street – Jumel Terrace Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 816 5096 3710

Passcode: 829592

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.