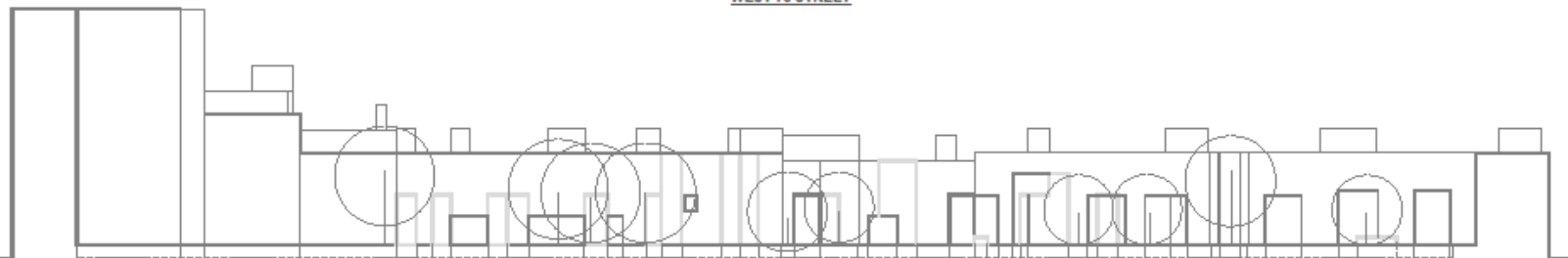
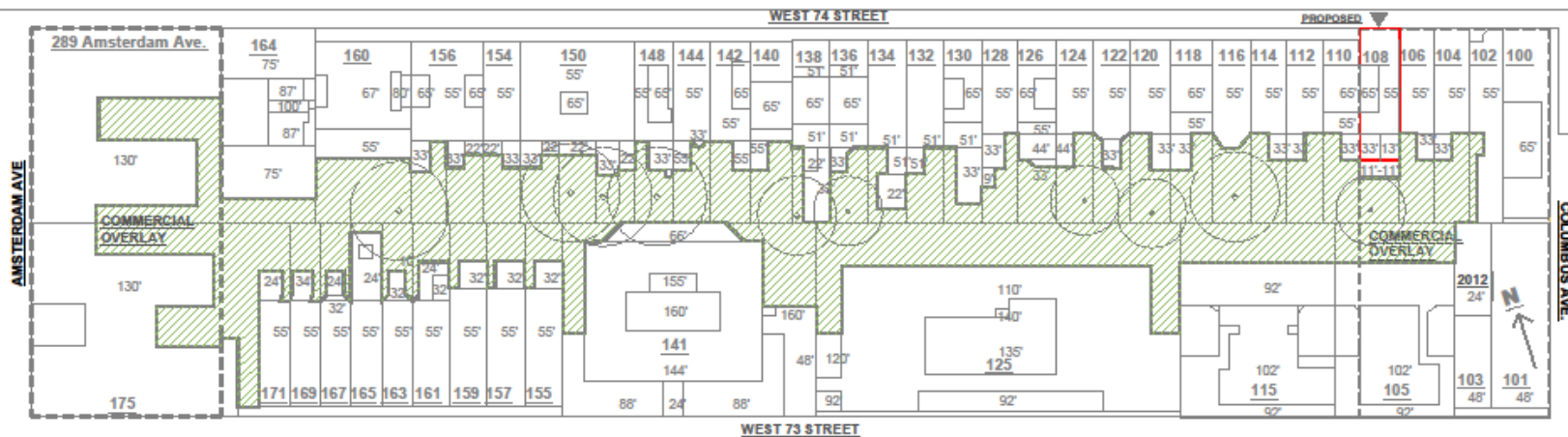
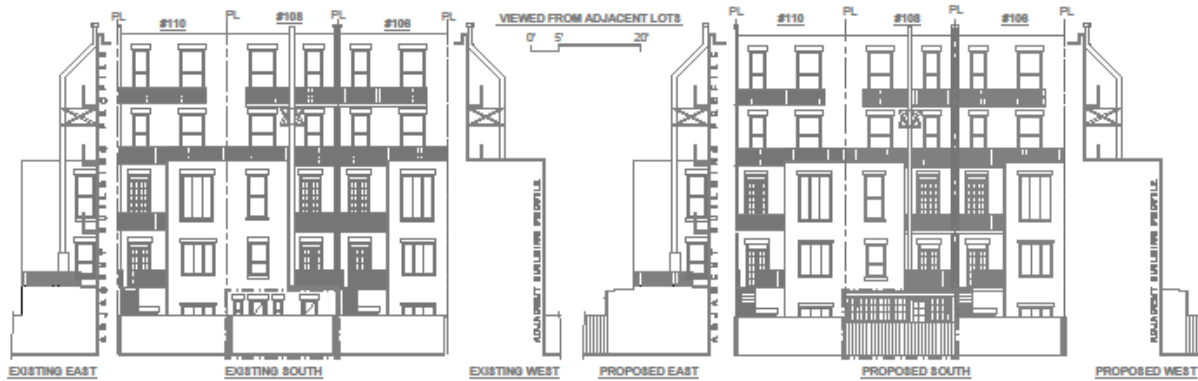
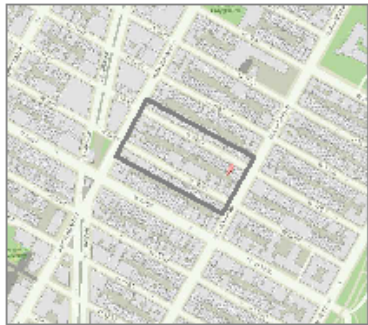


108 WEST 74 STREET - PROPOSED COMMERCIAL ENCLOSURE OF REAR TERRACE

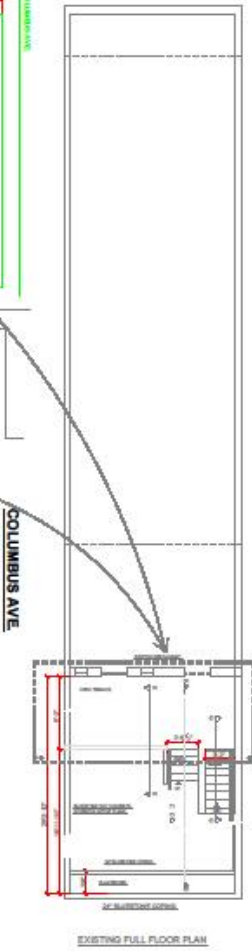
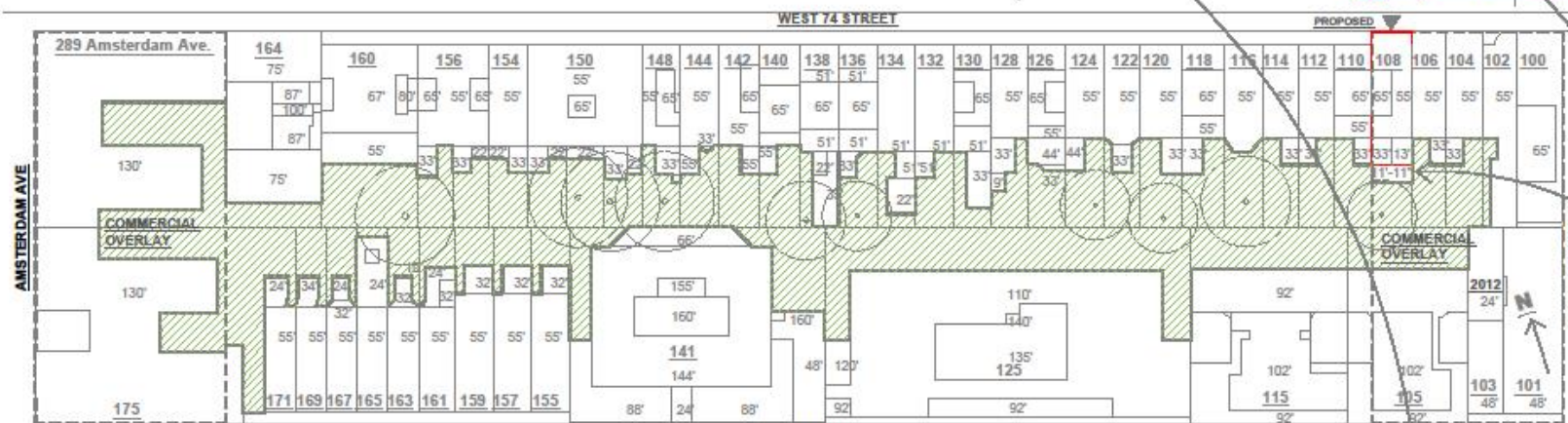
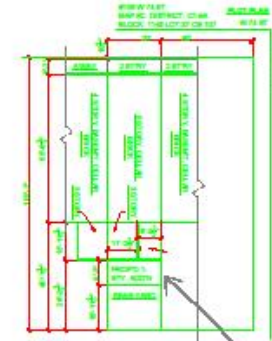
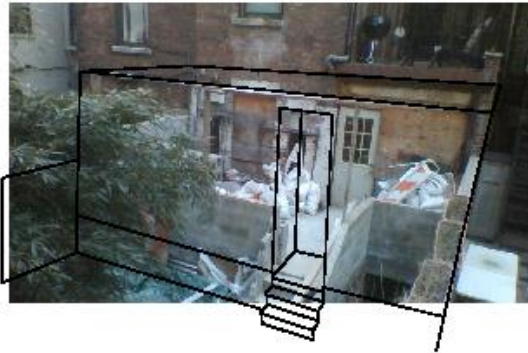
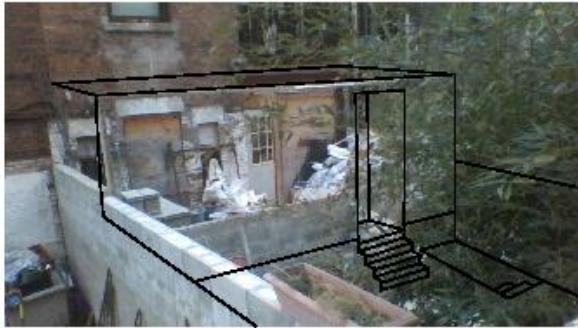
- **PURPOSE** The rear terrace was built for outdoor dining; now we request its enclosure to preserve calm in the yard and welcome the support of the Community Board and LPC staff in seeking an alternative to the present 7' high concrete block garden walls, the 7' tall hvac unit approved for the rear yard, and the approved open air dining which would run into the night, seven days a week.
- **VETTING** Sited in commercial overlay zoning the DOB's Deputy Commissioner has affirmed the design's code and zoning compliance.
- **IMPACT ON BUILDING FEATURES** The proposal does not damage historic features. It covers only the existing terrace, and does not reduce the rear yard or lot area. The building and yard would entirely retain the scale and character of a rowhouse.
- **PRECEDENT** Nearby commercial proposal: recent two-story addition covering 100% of the lot at 103 West 73 Street.
- **COMPARISON OF ADDITIONS BLOCKWIDE** Lowest first floor addition block wide. The proposed side wall, less than 40 .sf., most minimal profiles permitted (5'-3" above the existing wall) adds 15% surface area to the existing walls.
- **PHYSICAL FEATURES** Pumpkin-tinted stucco covers the concrete terrace for a grounded, monolithic effect. Flat-seam bare copper covers the roof. Mill and ironwork are painted black to match the storefront. Triple-glazed, fixed sashes minimize noise; the entire south façade is glazed. A tree will be planted to replace a diseased oak; bamboo now fills the wall planter. Permeable crushed mineral and organic surfaces will constitute the rear yard to supplement existing drains. A lower wood fence will replace the entire existing concrete yard wall.
- **COMMERCIAL HERITAGE** Commercial zoning overlays many of the Rear Yard Commons throughout this historic district. In this instance, a tailor's shop and apartment occupied #108; dance studios occupied all upper floors. A haberdasher and his family worked and lived next door at #106. When businesses turn-over, their storefronts, signage, lighting, awnings, hardware, and floor mosaics are destroyed. Ground level commercial architecture within a residential block creates variety and tension-of-purpose to row houses where basement curtains would be drawn for privacy. Ground level commerce invites exploration of otherwise exclusive residential blocks. The new storefront at #108 was reconstructed from a tax photo and debris from the original tailor's storefront. Thinking along these lines the proposed enclosure, though admittedly proposed for the full lot width, is much more in keeping with district morphology, scale, and architectural language than many existing additions. Most notably the nearby two-story addition at 103 West 73 Street is a windowless mass covering 100% of the lot, and offering no suggestion of its function as a martial arts studio.
- **THE REAR YARD COMMONS** The architectural polemic across this Rear Yard Common is a battle of scale between 19th century row houses overshadowed by towering elevator buildings. Material, architectural vocabulary, finish color, hard ground cover, and vegetation accentuate what is literally an architectural canyon. Massing, scale, and projections of all kinds encroach throughout the length of the rear yard corridor. The row houses' 3-story projections frequently occupy the entire lot width and generally run 35 feet in height. Beyond all proportion the elevator buildings feature concrete garden walls running 12 feet high; the ground is fully paved. A 60 foot façade stands on a lot line; another mid-rise steps back just 15 feet before rising to 120 feet. Compounding this straitened condition, 138 West 74 Street and 141 West 173 Street seems to almost connect in the middle of the block, and rising to 33 feet and 66 feet respectively, their visual juncture seemingly bisects the Common.
- The proposed enclosure at 108 West Street raises the standard of sensitive, sensible architecture in the Rear Yard Common contributing to collective social life on the block, - both without and within.



PROPOSED COMMERCIAL ENCLOSURE OF REAR YARD TERRACE

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108 WEST 74 ST



PROPOSED COMMERCIAL ENCLOSURE OF REAR YARD TERRACE

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108 WEST 74 ST



103 W 73 St 100% coverage

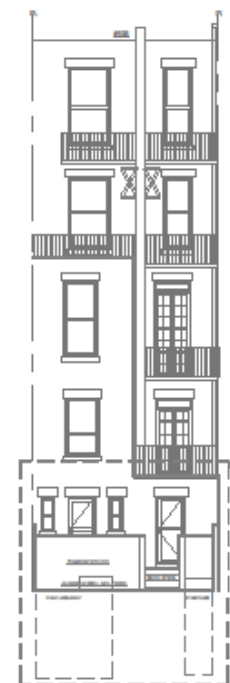
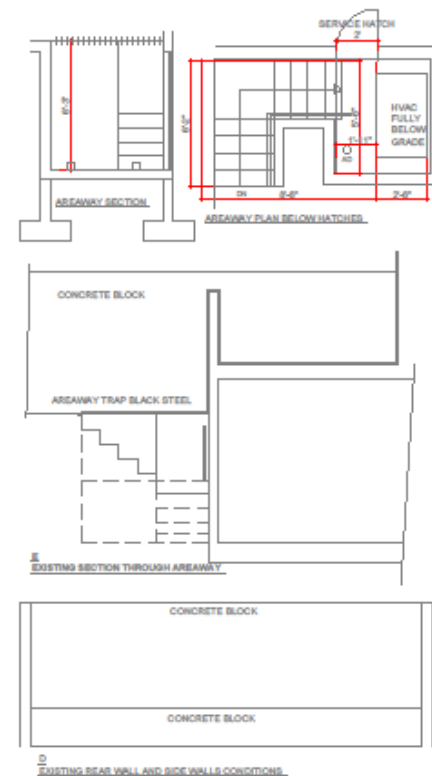
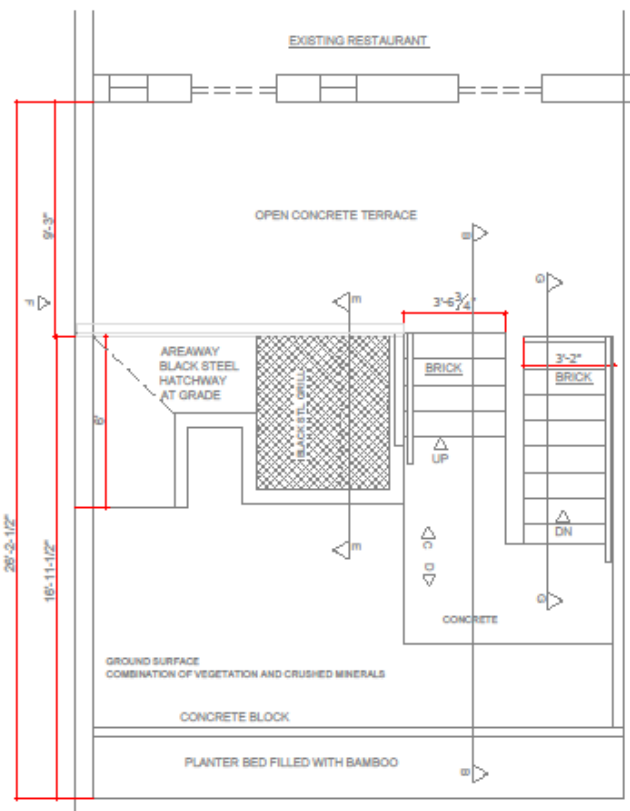
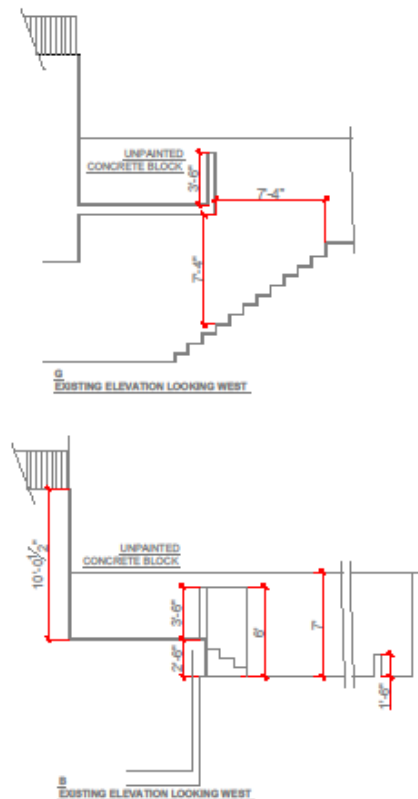
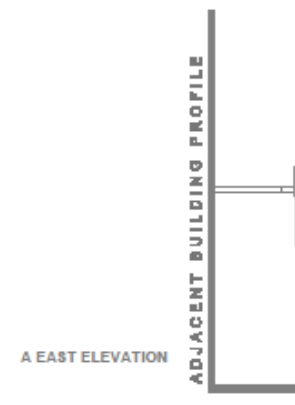
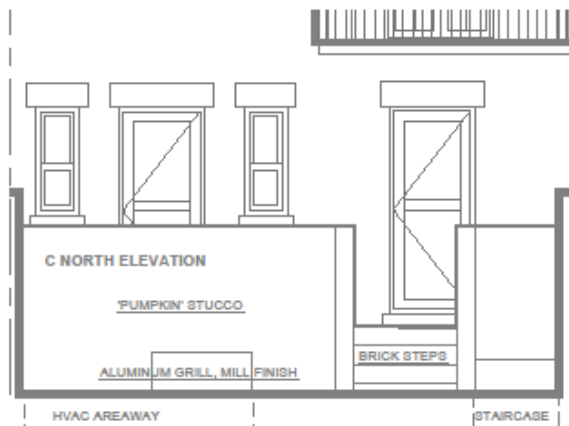
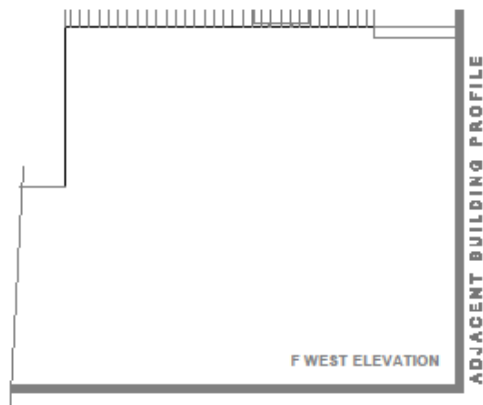
108 W 74 St mock up

12' garden wall, 125 W 73 St & deepest rowhouse additions is one of several covering full lot depth or width of lot



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108 WEST 74 ST

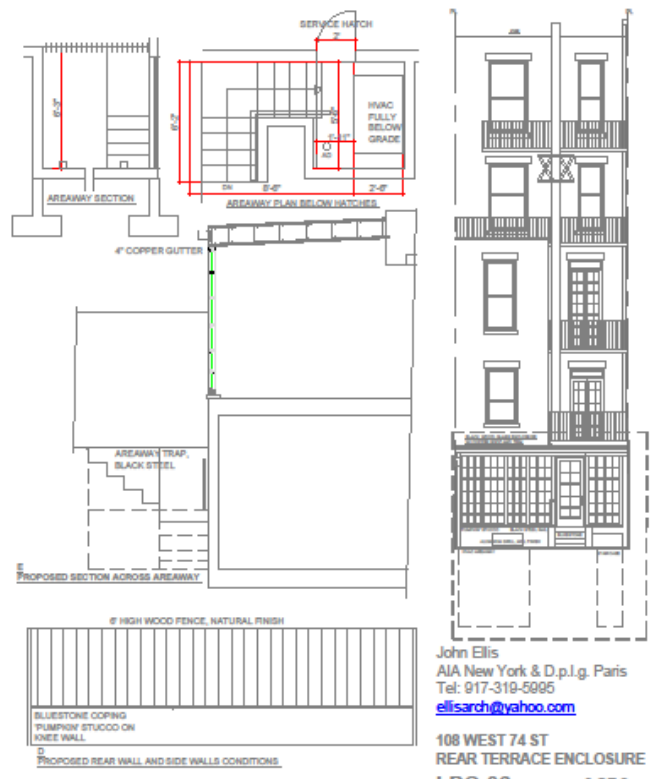
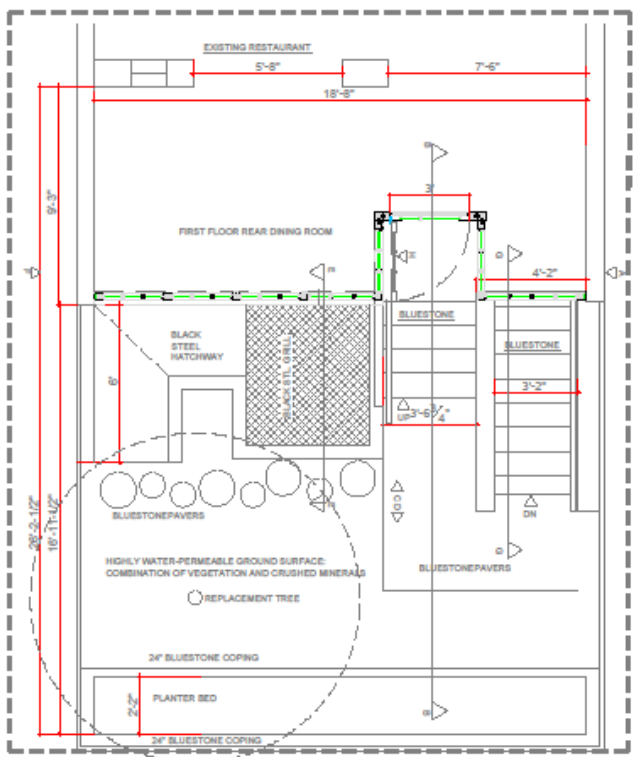
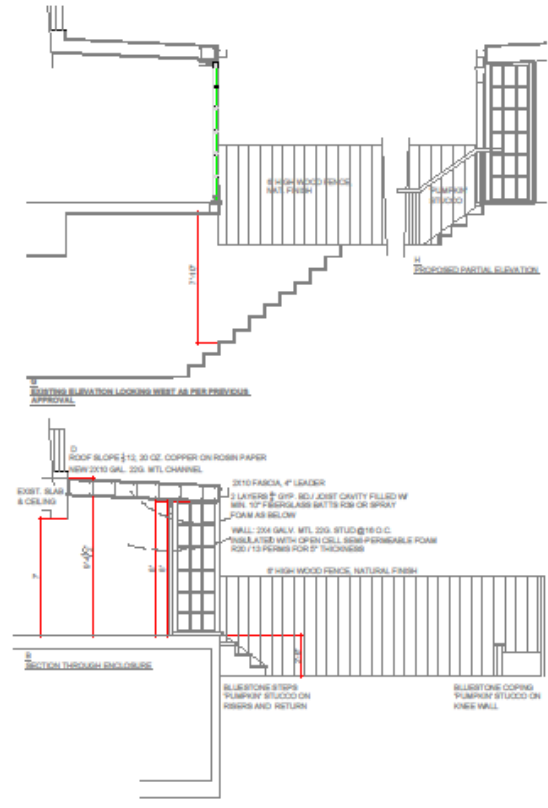
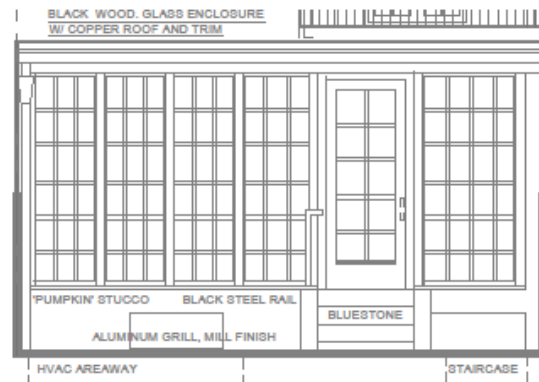
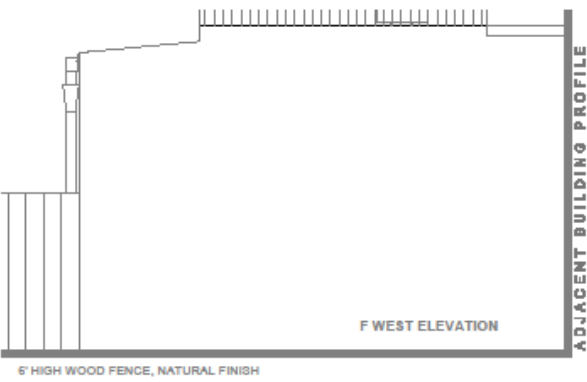


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108 WEST 74 ST
REAR TERRACE ENCLOSURE

EXISTING REAR YARD CONDITIONS

LPC-05

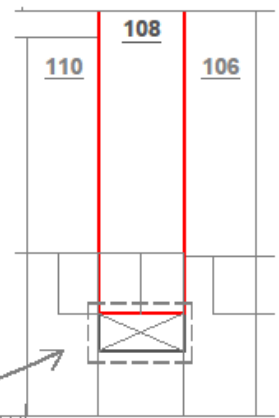
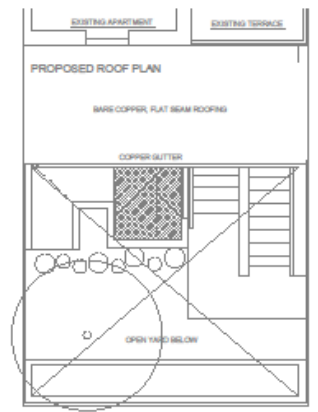
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108 WEST 74 ST
REAR TERRACE ENCLOSURE
LPC-06 6 OF 9



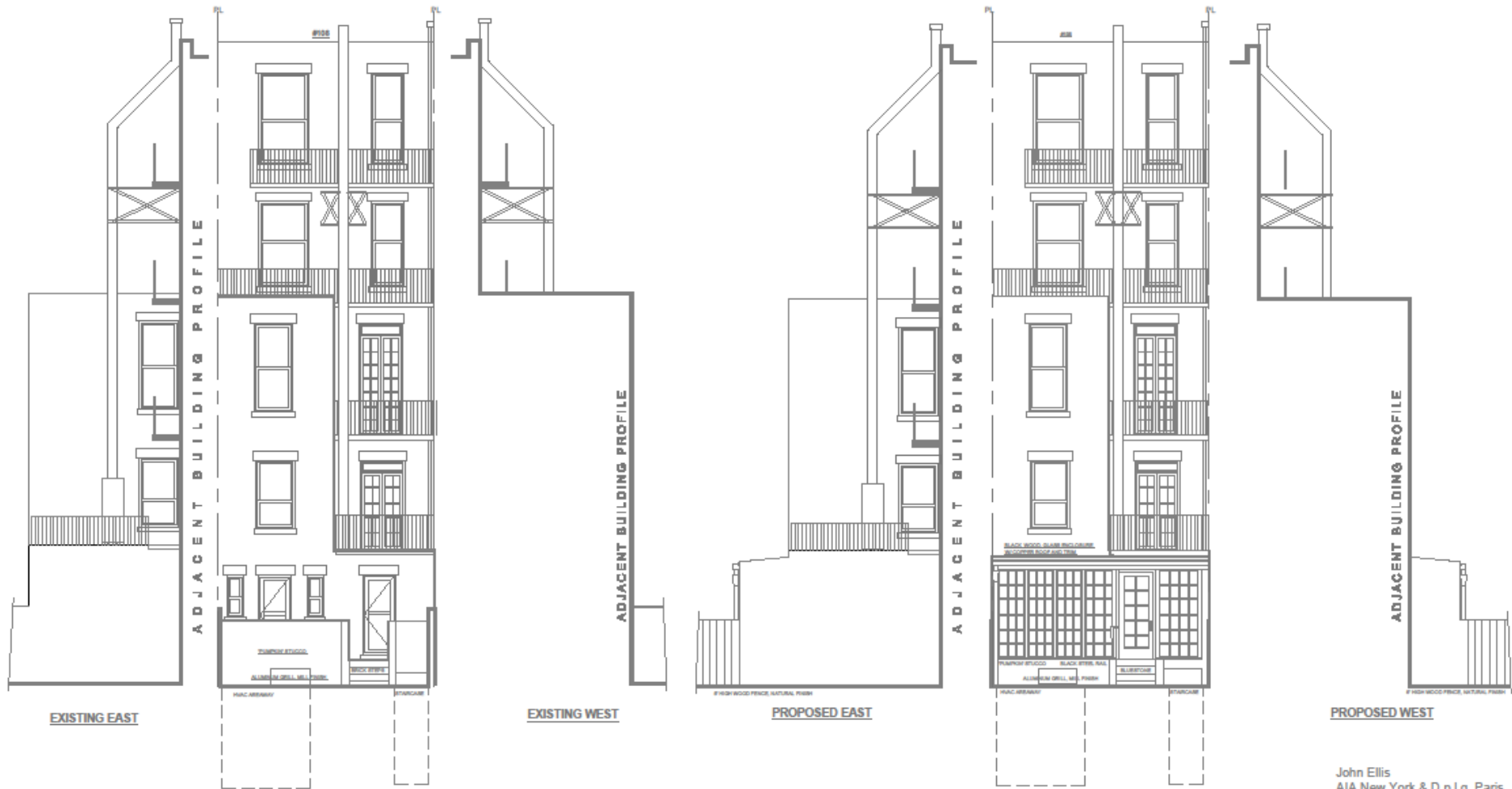
EXISTING REAR YARD AS VIEWED FROM NEIGHBORS YARD



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108 WEST 74 ST
REAR TERRACE ENCLOSURE

PROPOSED REAR YARD AS VIEWED FROM NEIGHBORS YARD



FACADE COMPARISON

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108 WEST 74 ST
REAR Y TERRACE ENCLOSURE

LPC-009

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108 WEST 74 ST ADDITIONAL PHOTOS



108 WEST 74 ST
ADDITIONAL PHOTOS

