44 WEST 95TH STREET NEW YORK, NY LPC PRESENTATION

INITIAL SUBMISSION TO LPC SUBMIT TO LPC & COMMUNITY BOARD

09-29-2016

08-24-2016



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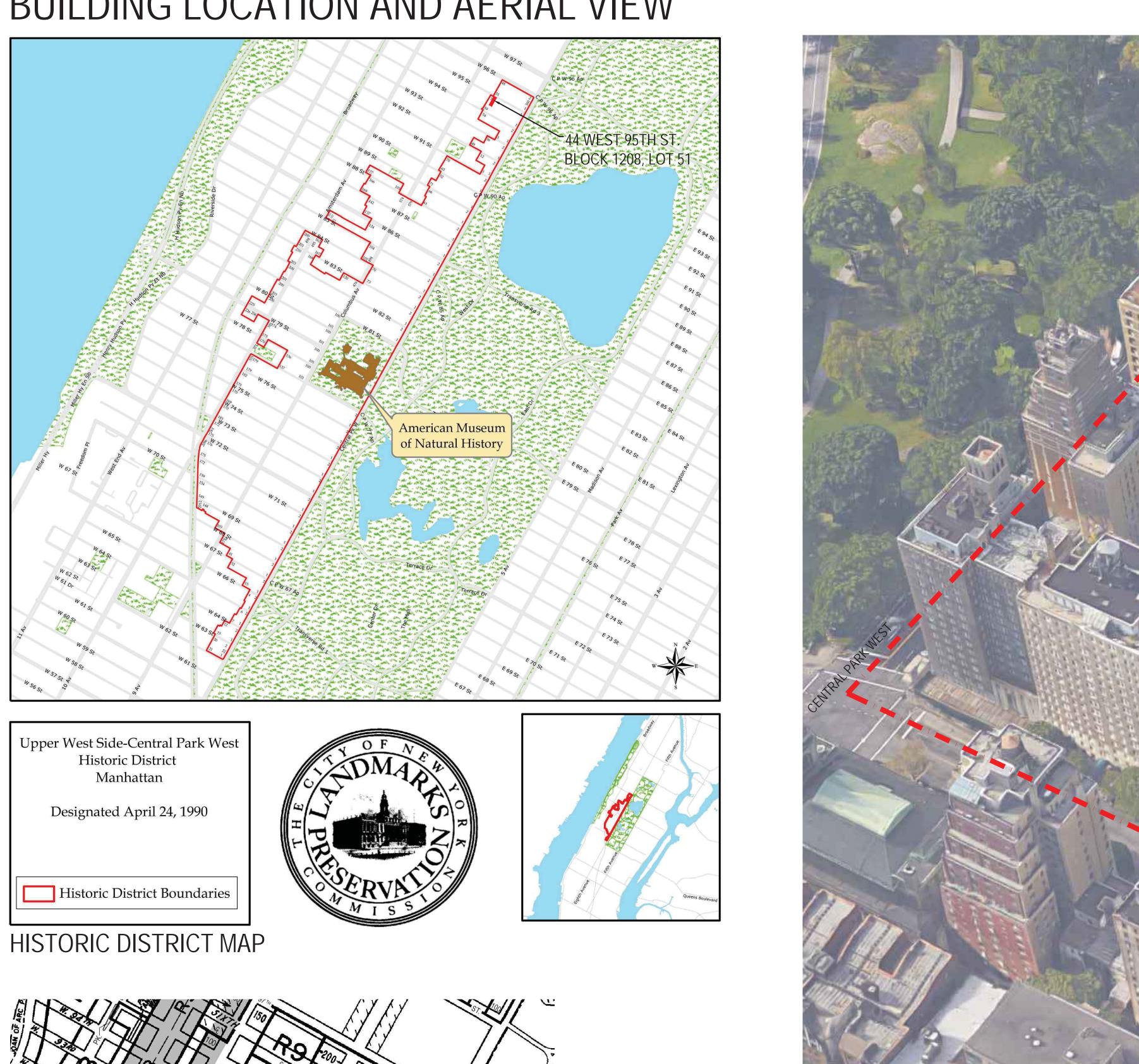
PROPOSED DESIGN

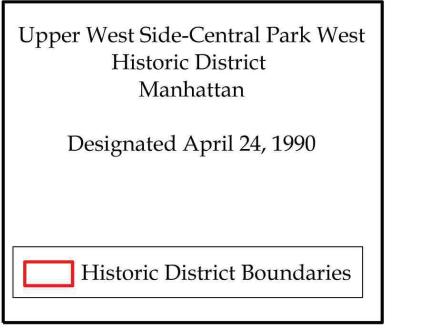
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Eric Safyan / Architect P.C.

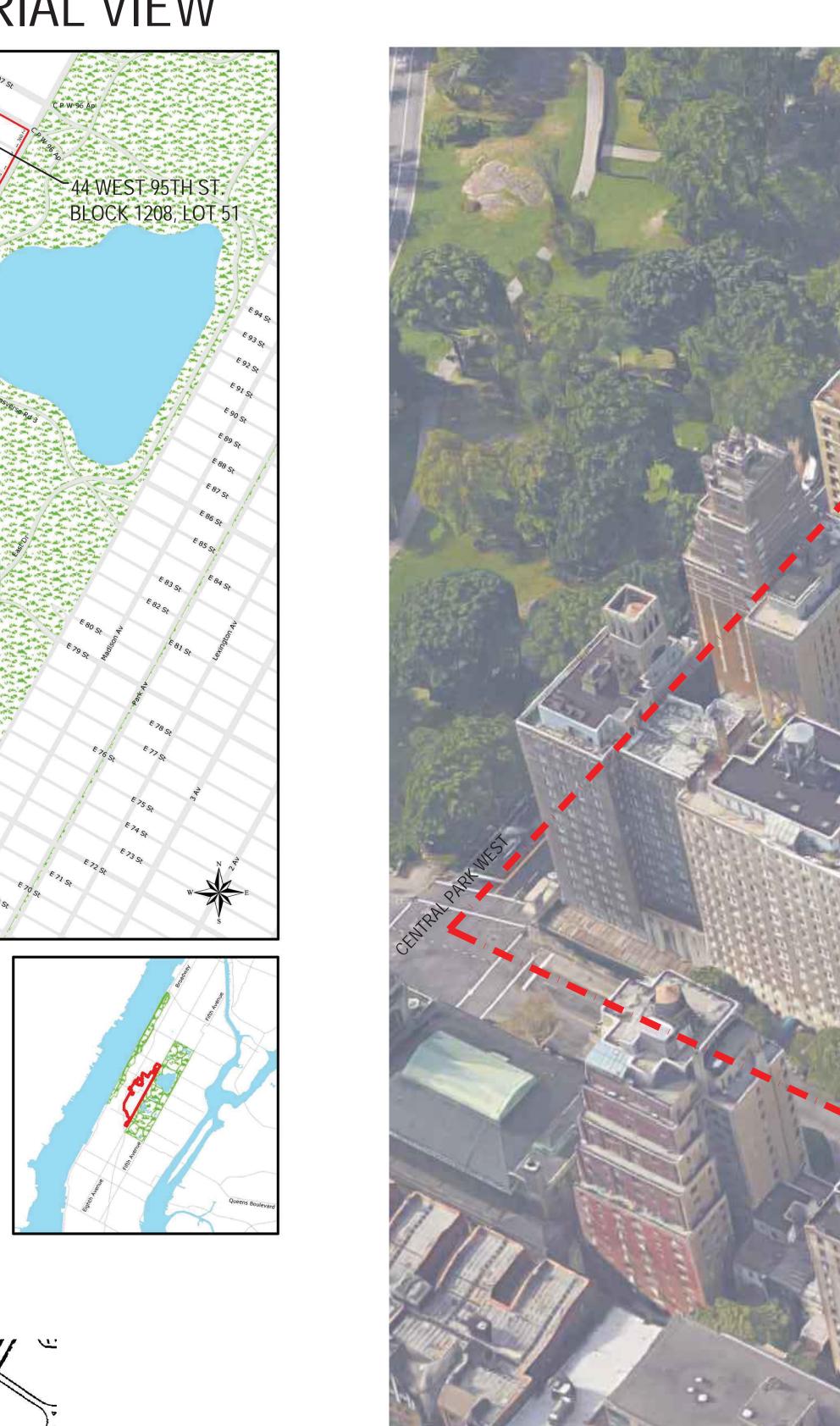
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BUILDING LOCATION AND AERIAL VIEW











ZONING MAP SITE LOCATION IN RED

UPPER WEST SIDE NEIGHBORHOOD SITE PLAN



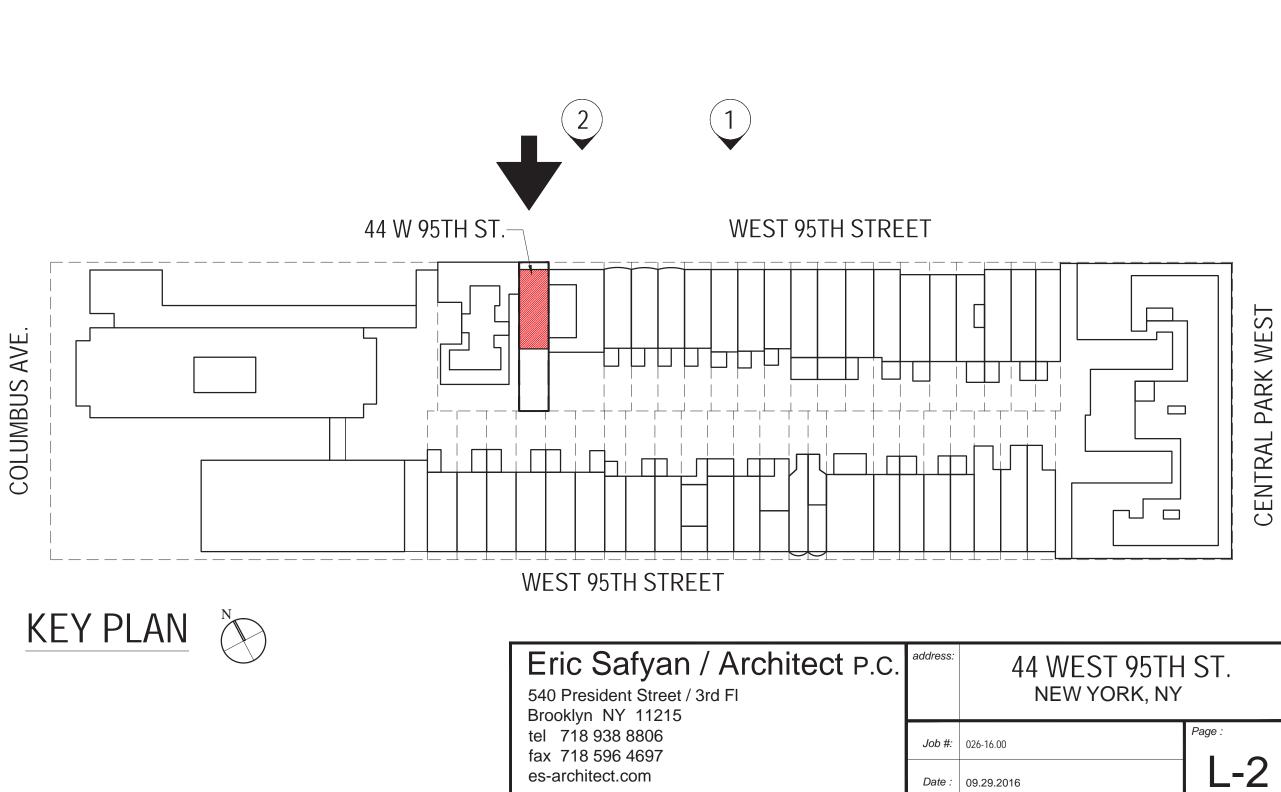
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350 CENTRAL	6 W	8 W	10 W	12 W	14 W	16 V	-	18 W	20 W
PARK WEST	95TH ST.	95TH		95TH ST.	95TH ST				
1. WEST 95TH	I STREE	ET: STR	REET EL	EVATIC	DN o	5 10	20	40)



2. STREET ELEVATION OF ADJACENT BUILDINGS





20'

10'

0'

(9 STORY BUILDING)

(9 STORY BUILDING)

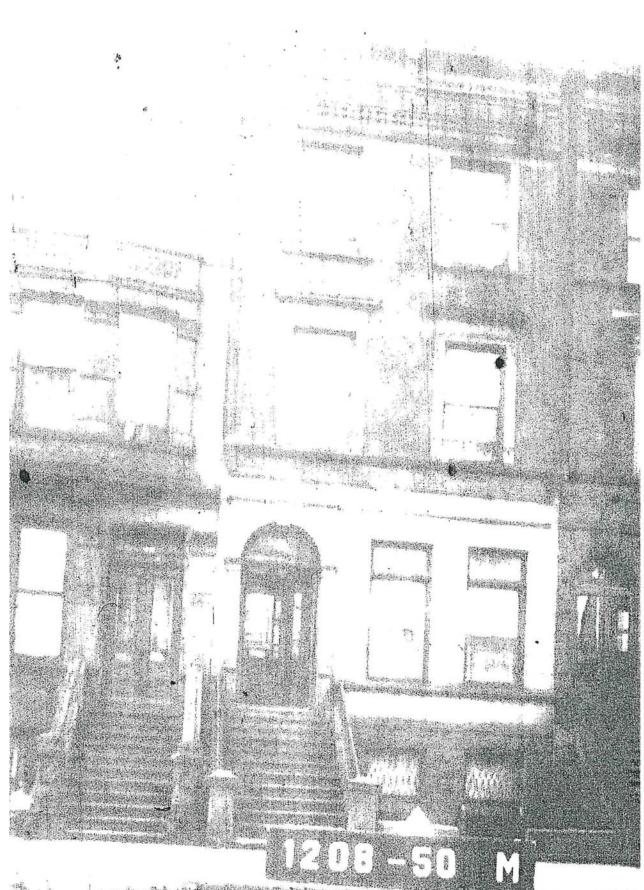
AVE. (27 STORY BUILDING)



HISTORIC ROW PHOTOS

DATE OF CONSTRUCTION: ARCHITECT: STYLE: TYPE:

1886 - 1887 JAMES S. POST **RENAISSANCE REVIVAL** 3 ROW HOUSES

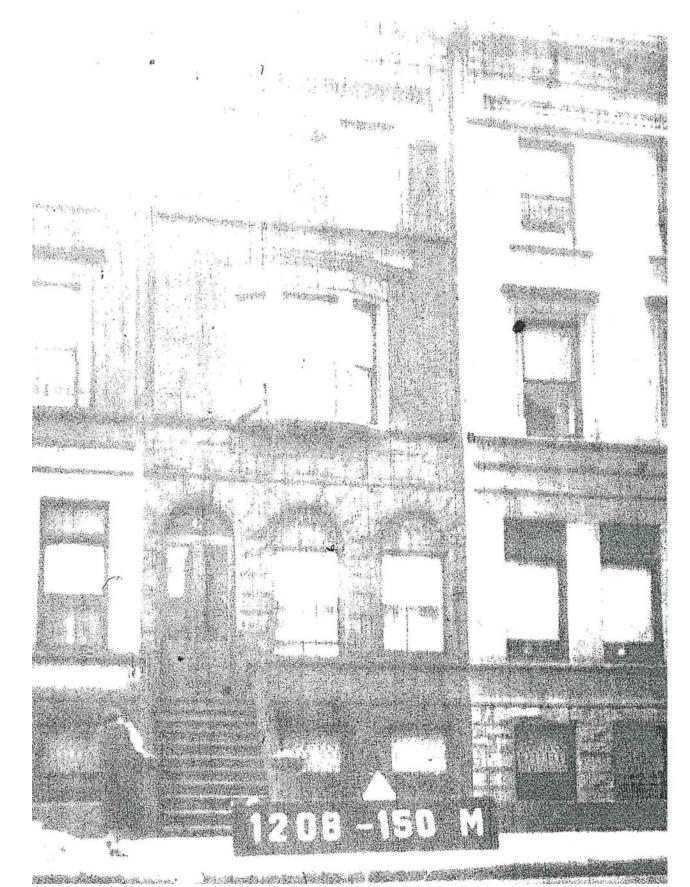


40 W 95TH ST. 1940'S TAX PHOTO *PHOTO COPY OF TAX PHOTO PENDING ORIGINAL FROM ARCHIVES

40 & 42 WEST 95TH STREET: FRONT WALLS REMOVED, NEW FACADE CONSTRUCTED AND EXISTING BUILDING CONVERTED TO APARTMENTS IN 1957. ALT. #269-1957.

> *PAGE 705, NEW YORK CITY LANDMARKS PRESERVATION COMMISSION, UPPER WEST SIDE / CENTRAL PARK HISTORIC DESIGNATION REPORT. APRIL 24, 1990





42 W 95TH ST. 1940'S TAX PHOTO *PHOTO COPY OF TAX PHOTO PENDING ORIGINAL FROM ARCHIVES

LOT 50 (COMBINED) LANDMARKS DESIGNATION PHOTO APRIL 24, 1990

LOT 51



44 W 95TH ST. 1940'S TAX PHOTO

44 WEST 95TH STREET: BUILDING ALTERED IN 1941 & 1964

CONVERTED FROM 1 FAMILIY TO 2 FAMILY (1941) *HPD I-CARD #622160

FRONT FACADE REFINISHED & INTERIOR RENOVATION (1964)

*PAGE 705, NEW YORK CITY LANDMARKS PRESERVATION COMMISSION, UPPER WEST SIDE / CENTRAL PARK HISTORIC DESIGNATION REPORT. APRIL 24, 1990 *HPD I-CARD #622160

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HISTORIC PHOTOS



1940'S TAX PHOTO

1980'S TAX PHOTO





DESIGNATION PHOTO APRIL 24, 1990

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EXISTING FRONT FACADE





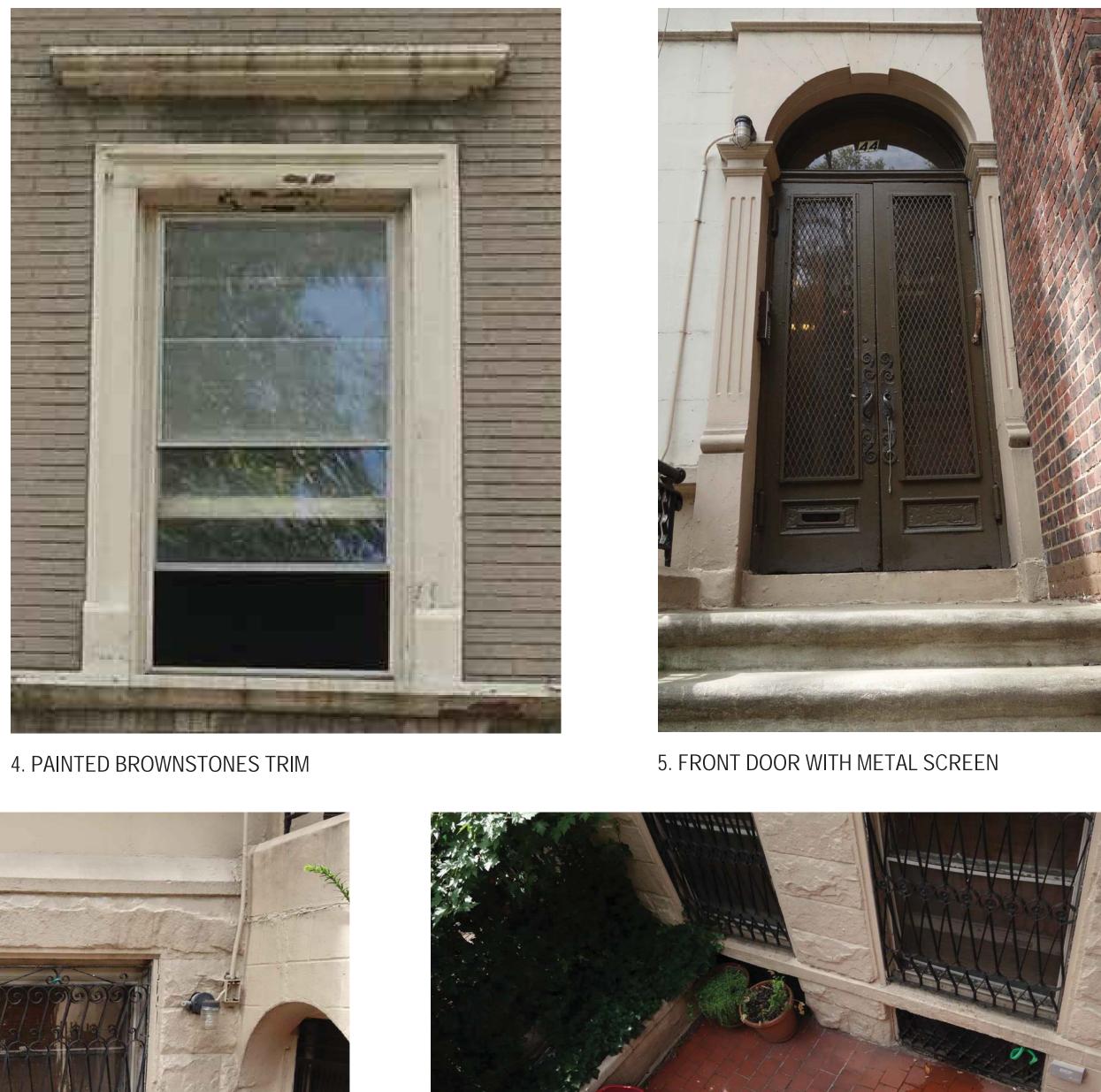
1. CORNICE



2. BROWNSTONE TRIM



3. PAINTED NEWEL POST

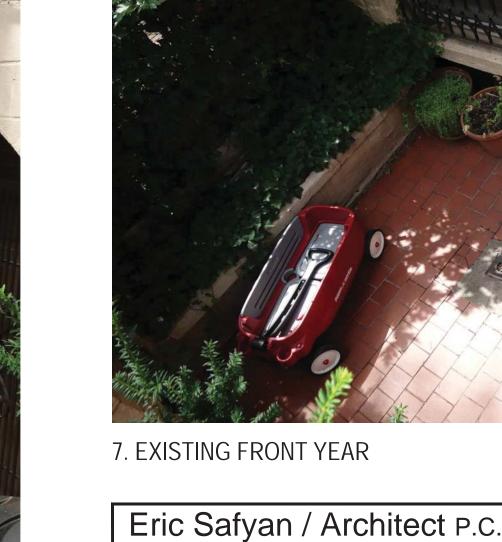




6. EXISTING WINDOW BARS

(5)

 $(\mathbf{3})$



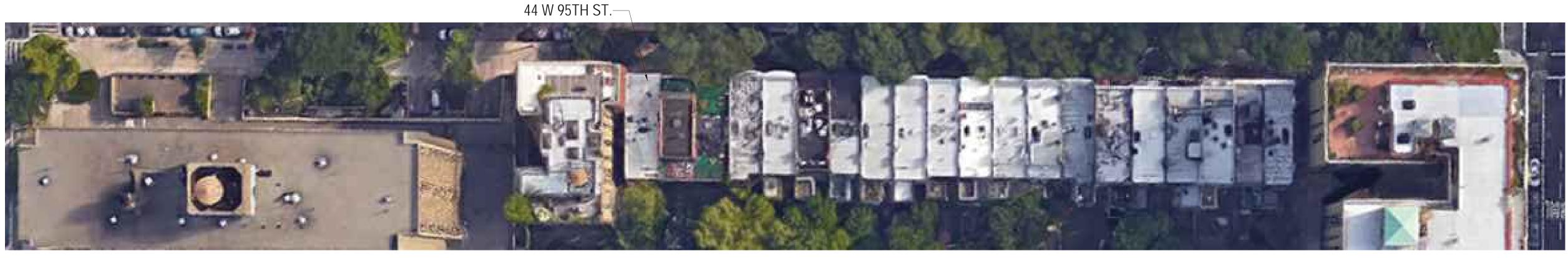
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EXISTING REAR FACADE

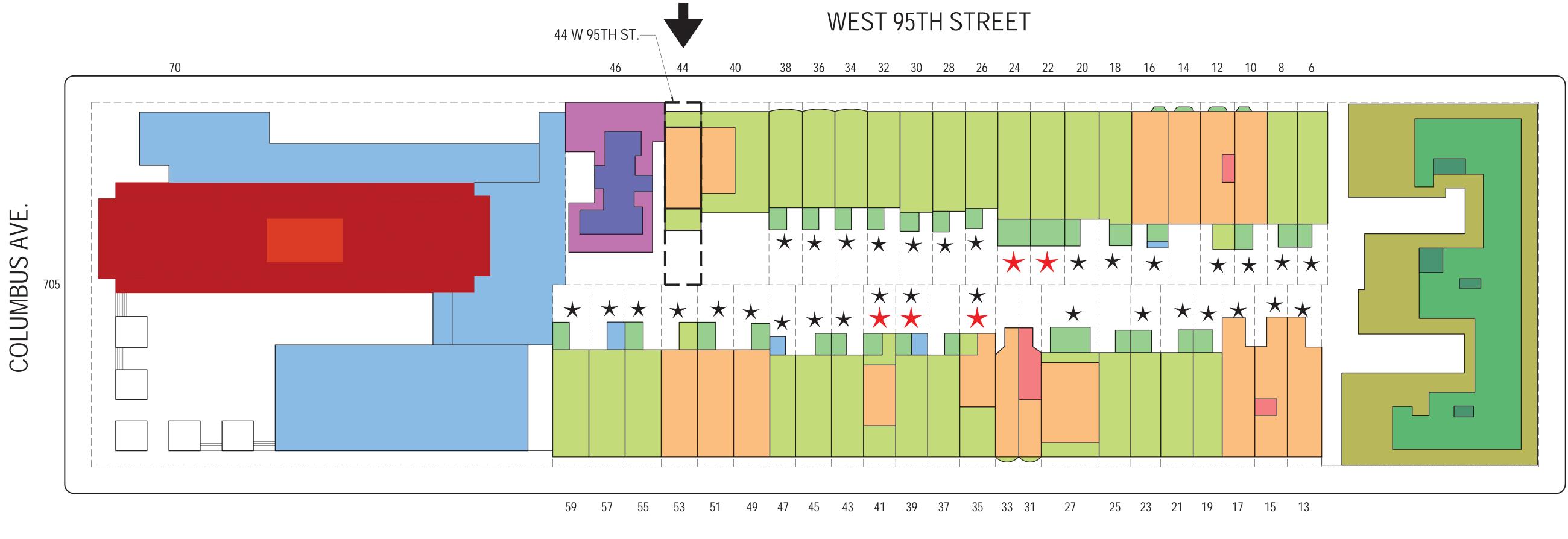




BLOCK FIGURE GROUND AND HEIGHT PLAN



WEST 95TH STREET AERIAL VIEW



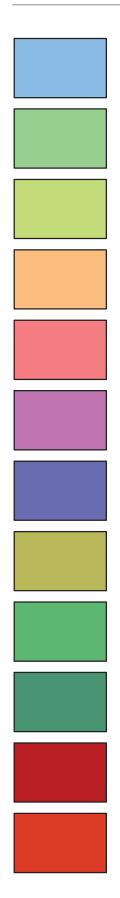
BLOCK PLAN



WEST 94TH STREET AERIAL VIEW

WEST 94TH STREET





 \star

 \star

LEGEND

- 1 STORY + BASEMENT
- 2 STORY + BASEMENT
- 3 STORY + BASEMENT
- 4 STORY + BASEMENT
- 5 STORY + BASEMENT
- 9 STORY
- 10 STORY
- 16 STORY
- 17 STORY
- 18 STORY
- 27 STORY
- 28 STORY

EXISTING BUILDINGS WITH FULL WIDTH EXTENSIONS

EXISTING BUILDINGS WITH PARTIAL WIDTH EXTENSIONS

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EXISTING BUILDINGS ON BLOCK

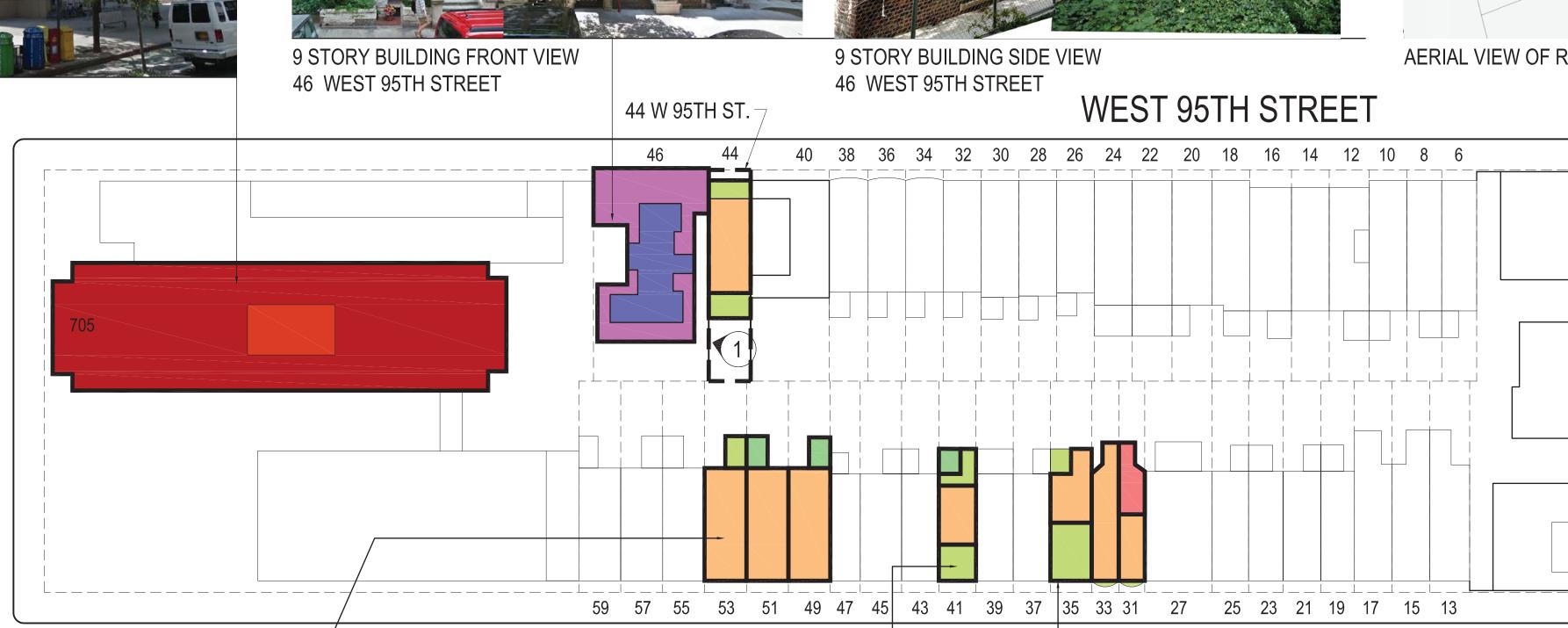


AVE.

COLUMBUS



27 STORY BUILDING 705 COLUMBUS AVE.





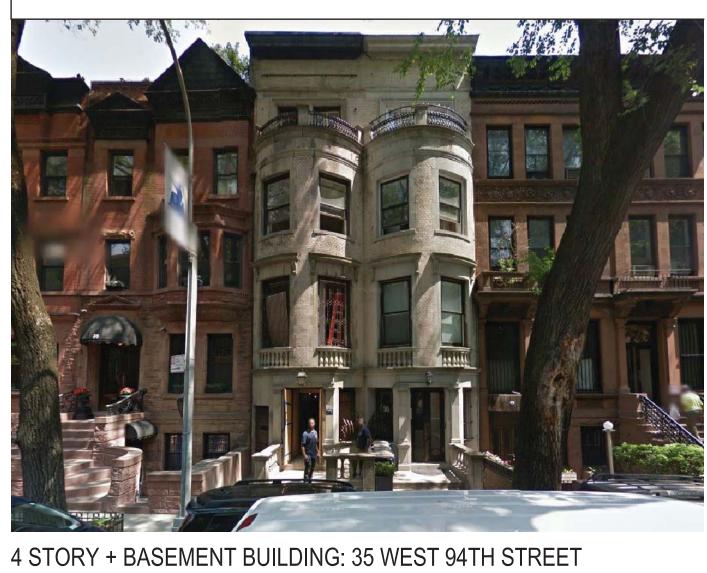


4 STORY + BASEMENT BUILDINGS 53 - 49 WEST 94TH STREET

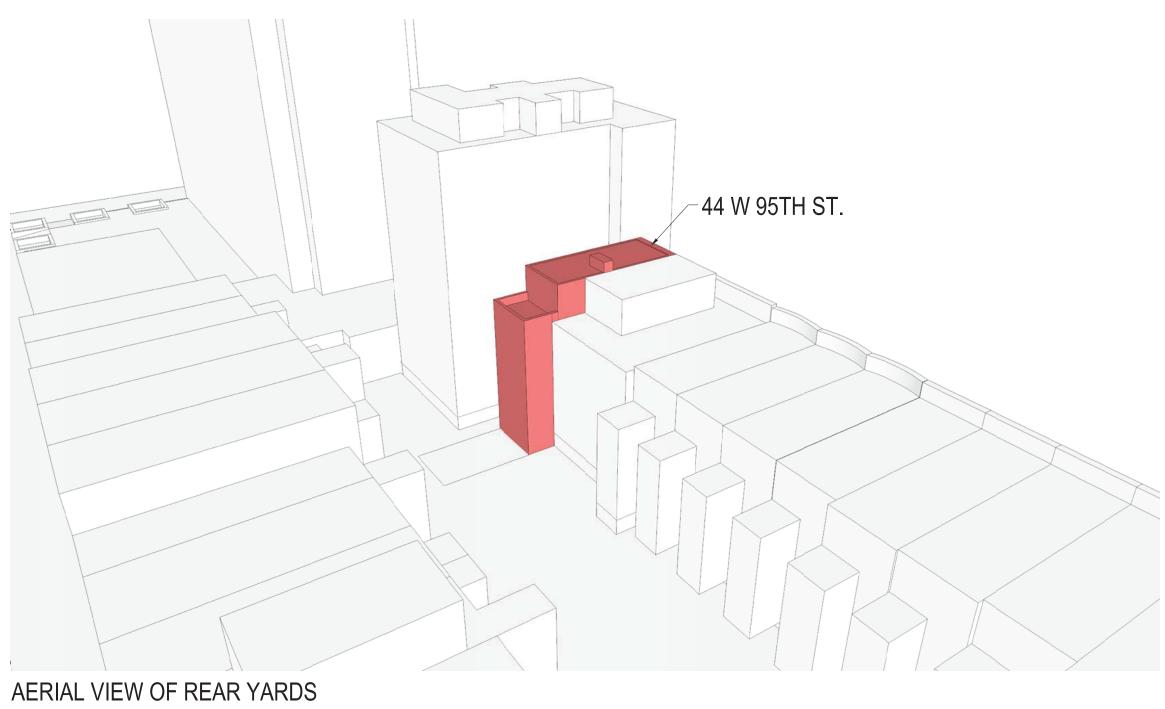


WEST 94TH STREET

4 STORY + BASEMENT BUILDING WITH FULL REAR EXTENSION 41 WEST 94TH STREET



4 STORY BUILDINGS: 33 - 31 WEST 94TH STREET



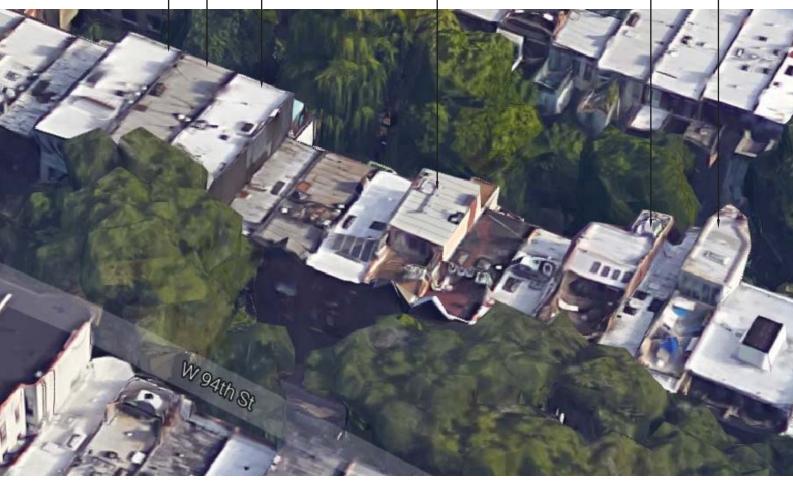
CENTRAL PARK WEST

LEGEND

2 STORY + BASEMENT
3 STORY + BASEMENT
4 STORY + BASEMENT
5 STORY + BASEMENT
9 STORY
10 STORY
27 STORY
28 STORY

53 - 49 W 94TH ST.

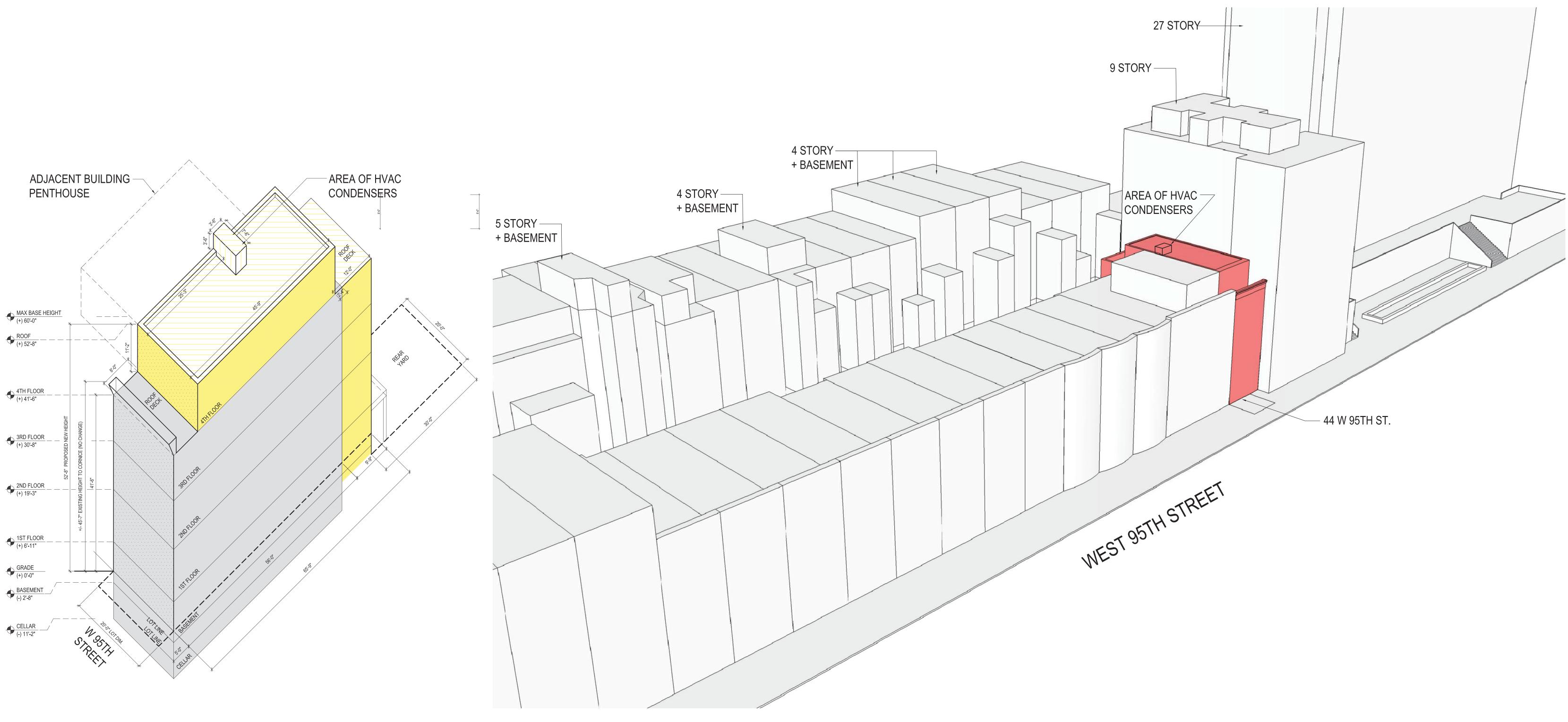
41 W 94TH ST._Т 35 - 31 W 94TH ST._Т



94TH ST AERIAL VIEW

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PROPOSED MASSING



PROPOSED MASSING

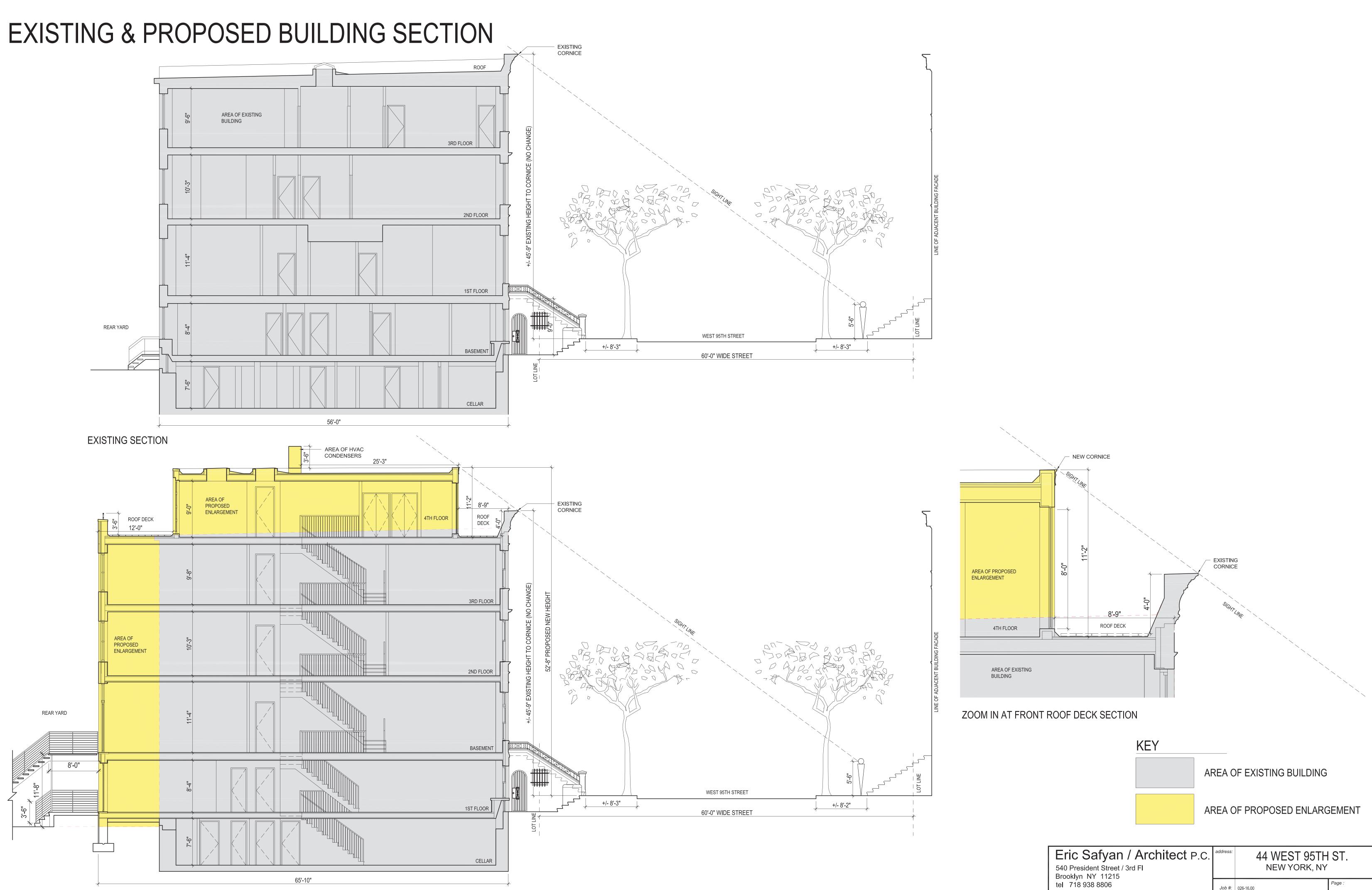
KEY

AREA OF EXISTING BUILDING

AREA OF PROPOSED ENLARGEMENT

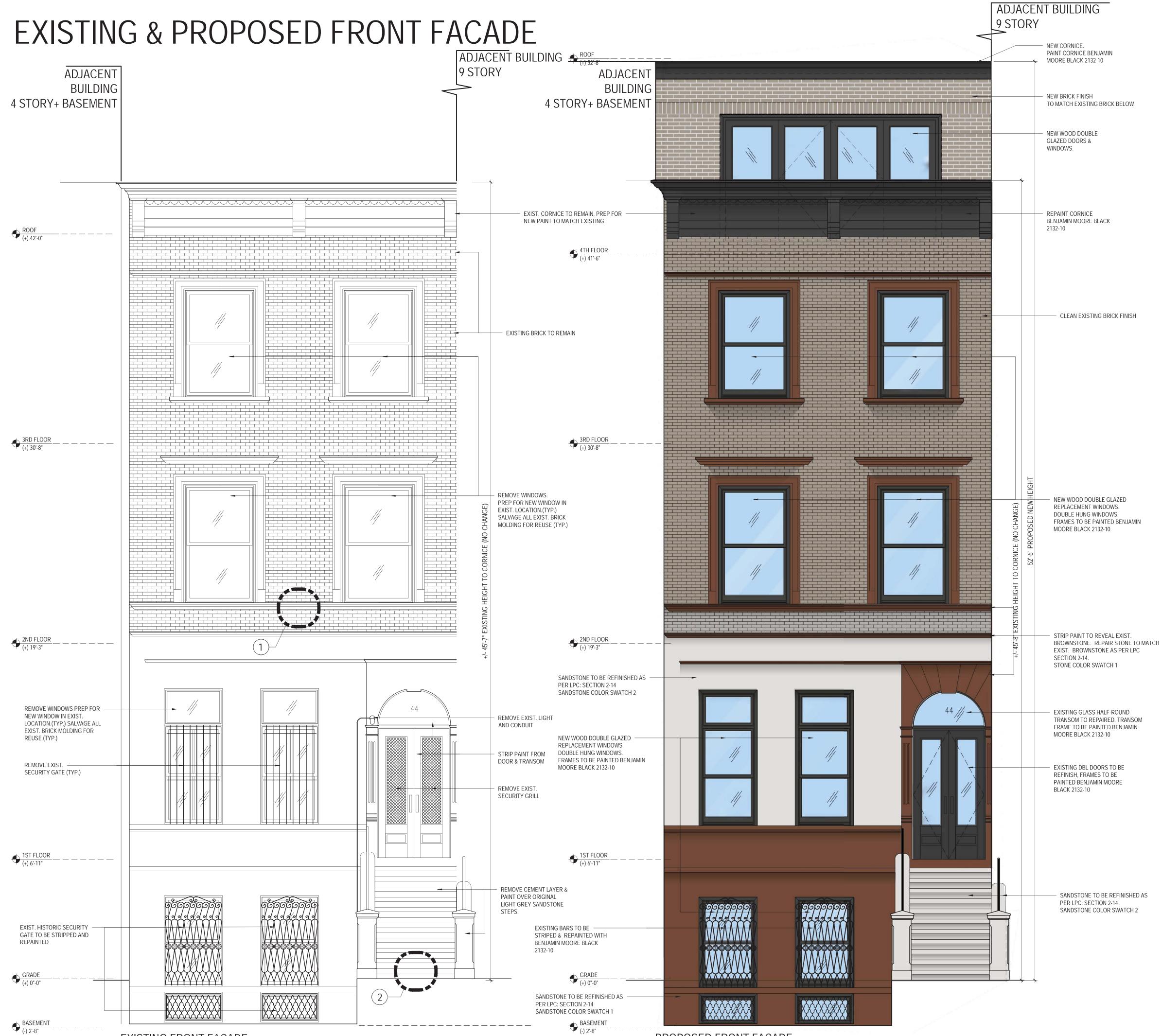
PROPOSED MASSING IN CONTEXT

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PROPOSED SECTION

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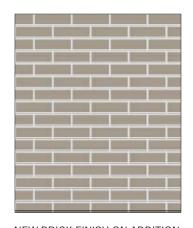
EXISTING FRONT FACADE

PROPOSED FRONT FACADE

PROPOSED FINISHES



2132-10



NEW BRICK FINISH ON ADDITION TO MATCH EXISTING BRICK

STONE REFINISHING SWITCH 1

STONE REFINISHING SWITCH 2

6"X6" SWATCH TO BE

PROVIDED ON SITE

DAMAGED STONE NOTES:

TEXTURE AND COLOR.

AS PER LPC: SECTION 2-14 DAMAGED STONE TO BE CUT BACK TO SOUND STONE AND THE NEW SURFACE BE KEYED INTO THE SOUND STONE AND

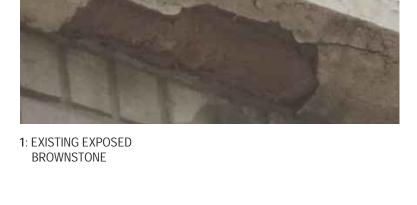
BUILT UP IN SUCCESSIVE LAYERS USING A CEMENTITIOUS MIX WITH THE TOP LAYER TINTED AND FINISHED TO MATCH THE ORIGINAL SANDSTONE

6"X6" SWATCH TO BE

PROVIDED ON SITE

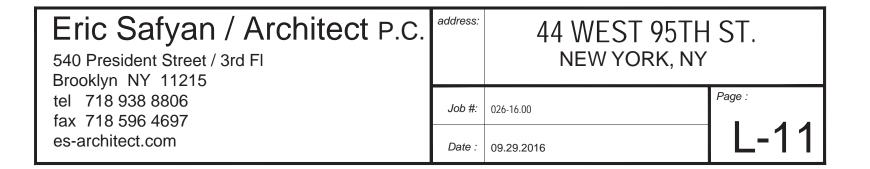


SPEC MIX TO MATCH EXISTING (FOR BRICK)





2: EXISTING EXPOSED LIGHT GREY SANDSTONE



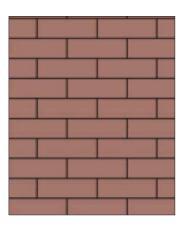
EXISTING & PROPOSED REAR FACADE



PROPOSED FINISHES



BENJAMIN MOORE BLACK 2132-10



NEW DARK RED BRICK FINISH ON ADDITION



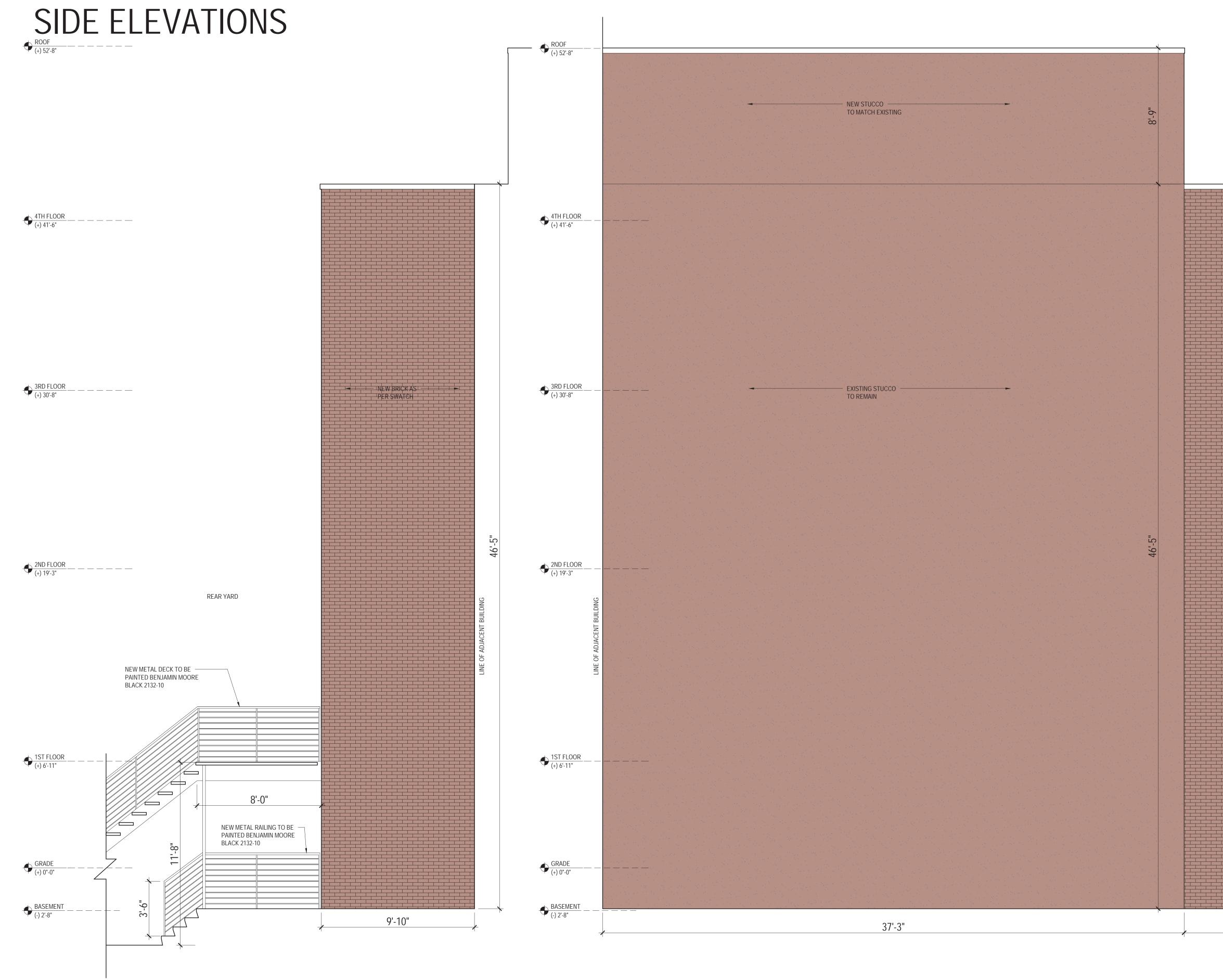
MORTAR SWATCH SPEC MIX SM-700 RED (FOR BRICK)

ADJACENT BUILDING 4 STORY - NEW BRICK AS PER SWATCH NEW WOOD CLAD DOUBLE GLAZED DOORS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10 NEW BRICK AS PER SWATCH - NEW WOOD CLAD DOUBLE GLAZED WINDOWS. CASEMENT WINDOWS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10 - NEW BRICK AS PER SWATCH - NEW WOOD CLAD DOUBLE GLAZED DOORS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10 - NEW METAL DECK TO BE PAINTED BENJAMIN MOORE BLACK 2132-10 NEW BRICK AS PER SWATCH - NEW WOOD DOUBLE GLAZED DOORS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10

.

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1: EXTENSION SIDE ELEVATION

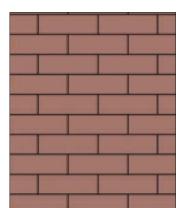


2: BUILDING & EXTENSION SIDE ELEVATION FROM ADJACENT BUILDING ALLY

PROPOSED FINISHES



BENJAMIN MOORE BLACK 2132-10

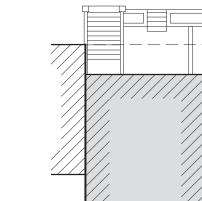


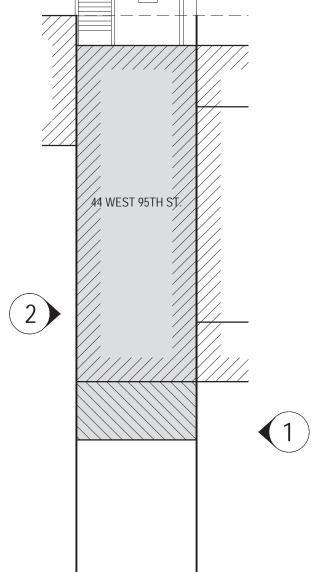




MORTAR SWATCH SPEC MIX SM-700 RED (FOR BRICK)

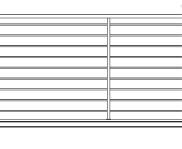
KEY PLAN





REAR YARD

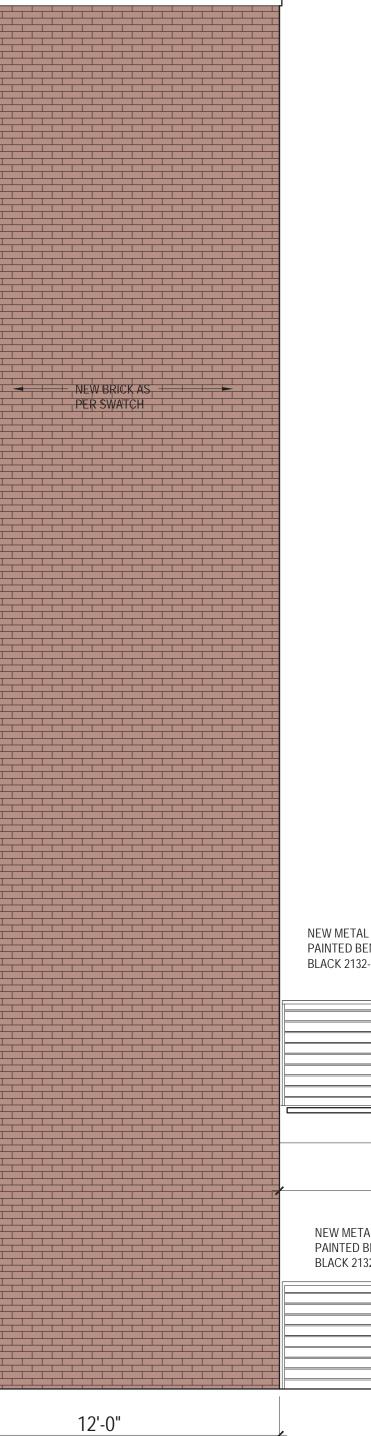
NEW METAL DECK TO BE PAINTED BENJAMIN MOORE BLACK 2132-10



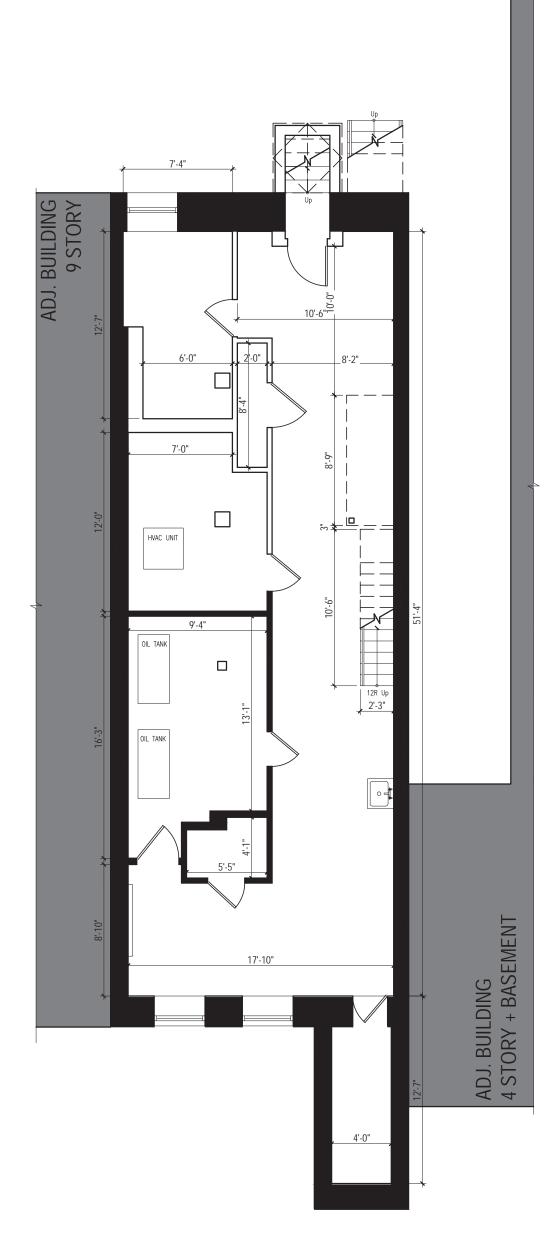
8'-0"

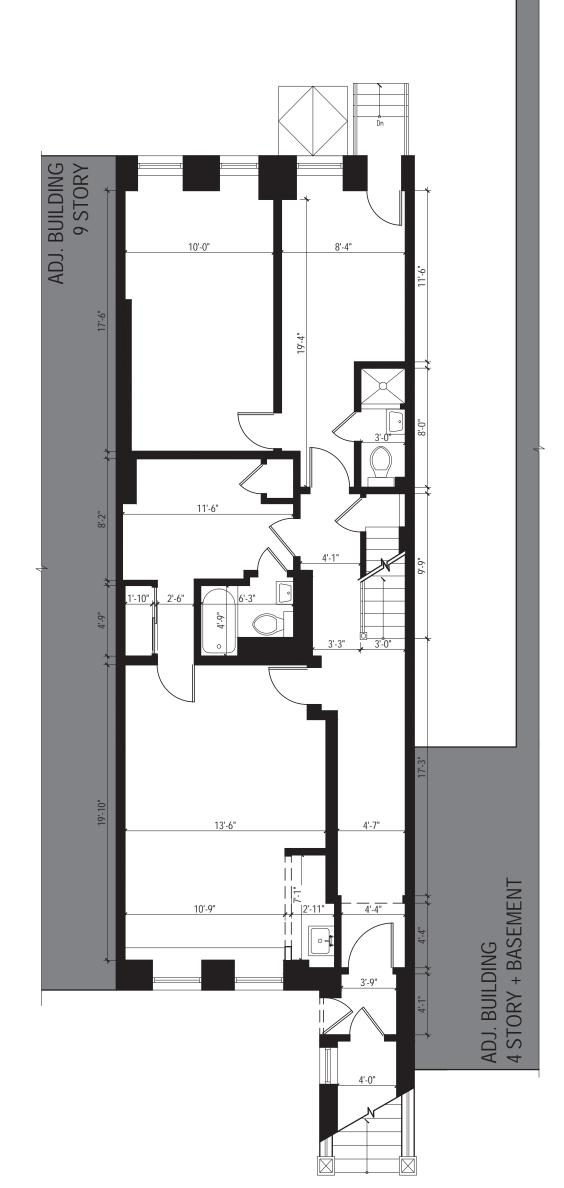
NEW METAL RAILING TO BE -PAINTED BENJAMIN MOORE BLACK 2132-10

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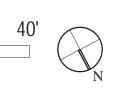
EXISTING FLOOR PLANS

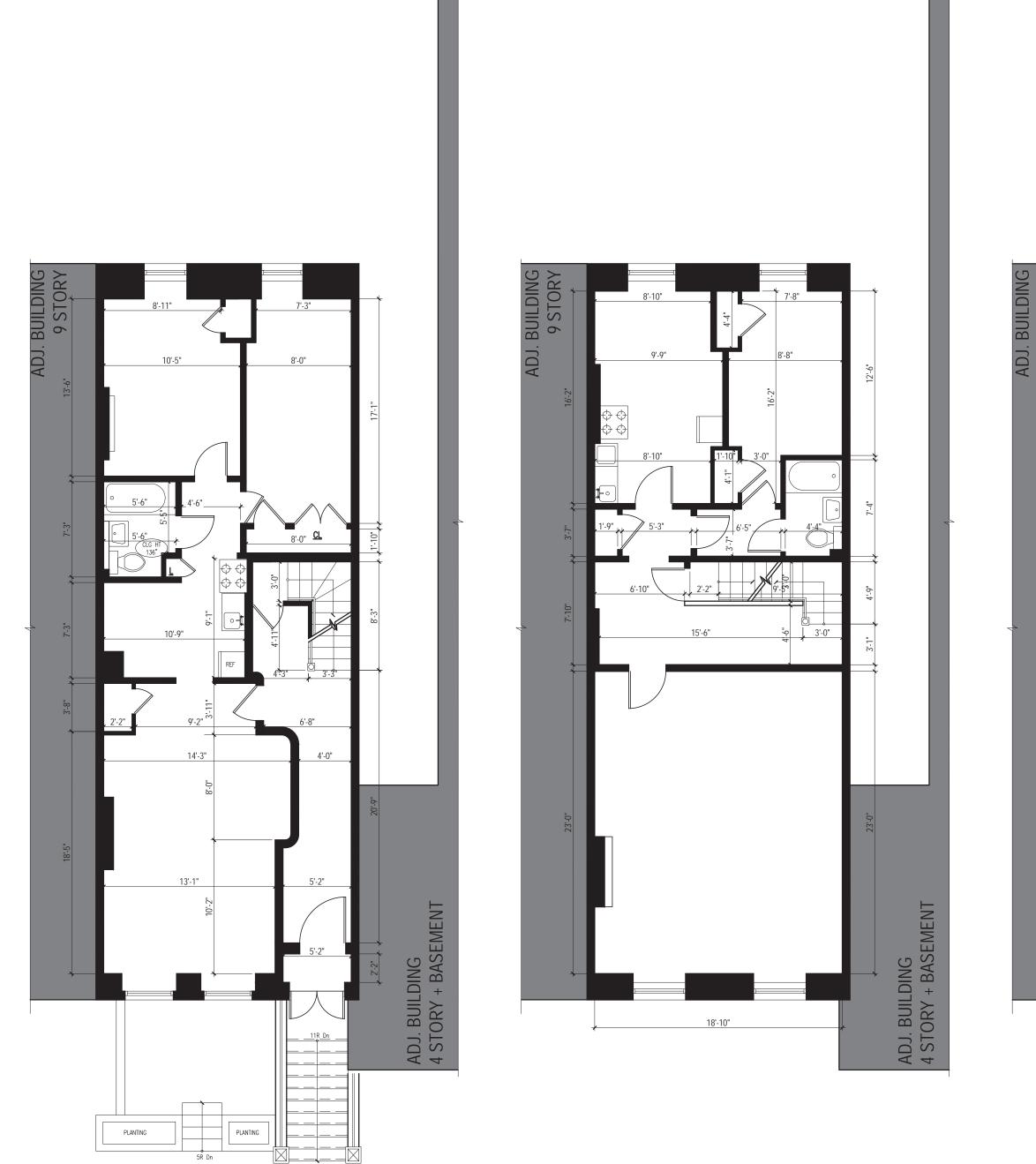




EXISTING CELLAR PLAN EXISTING BASEMENT PLAN



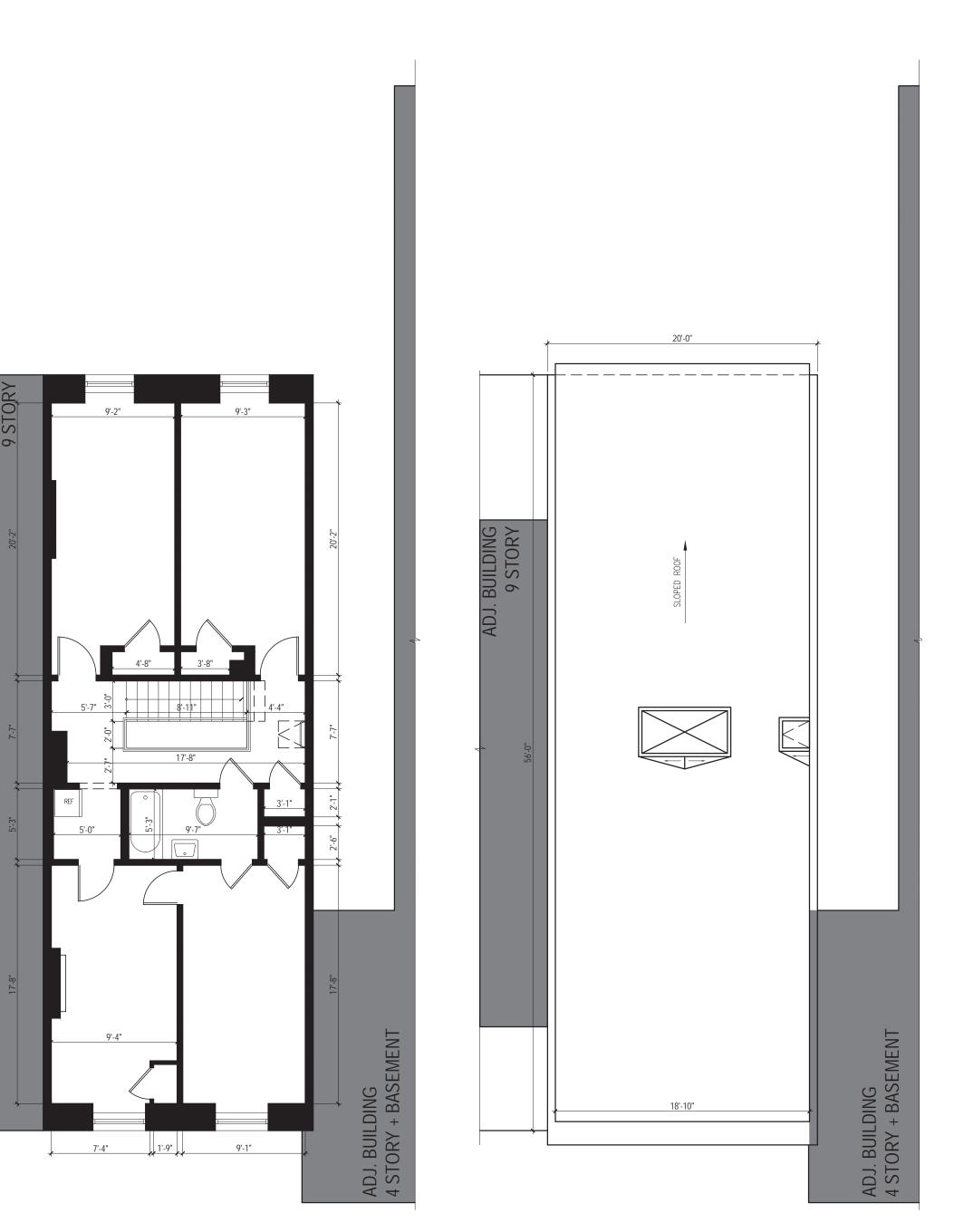




EXISTING **1ST FLOOR PLAN**

EXISTING 2ND FLOOR PLAN

EXISTING

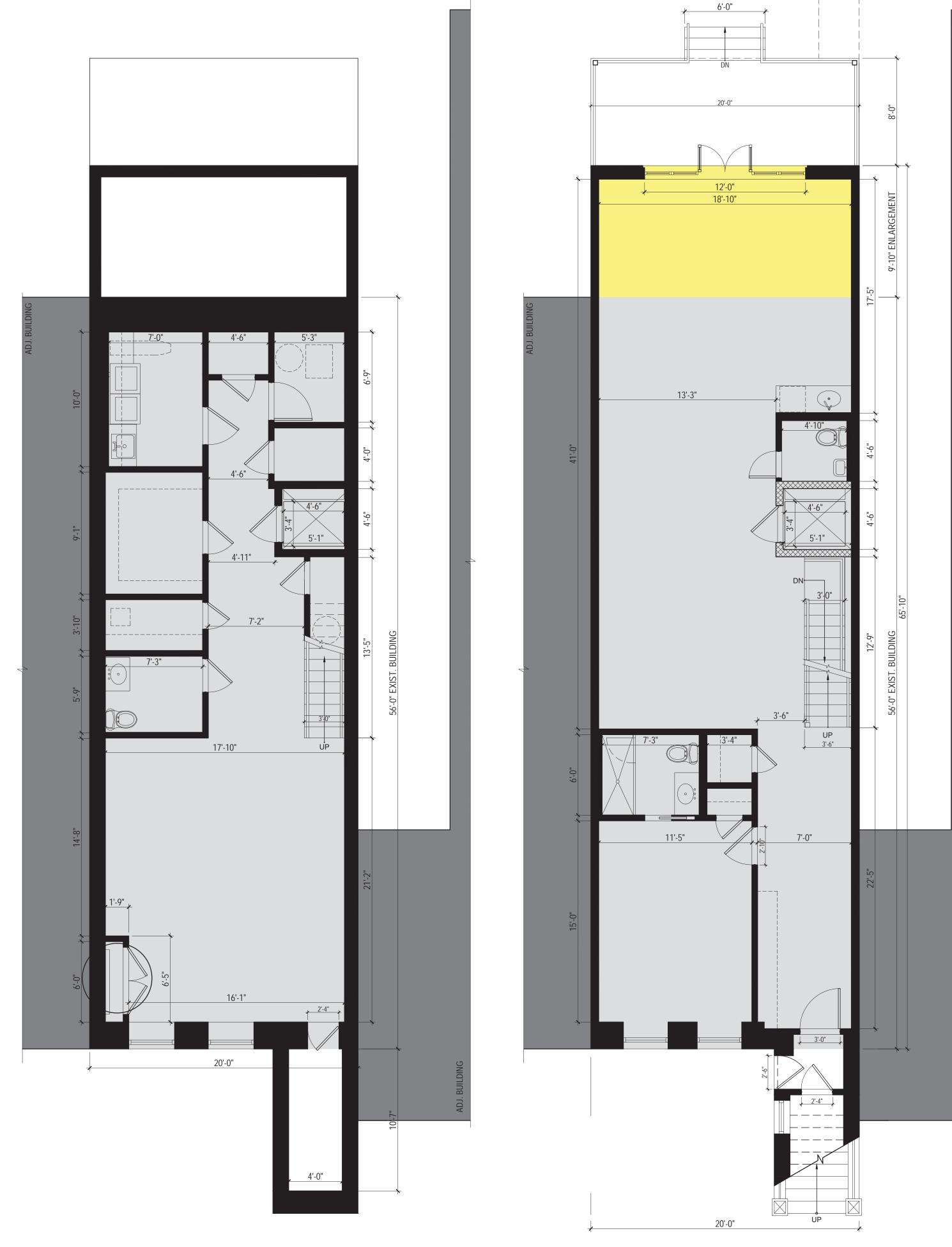


3RD FLOOR PLAN

EXISTING ROOF PLAN

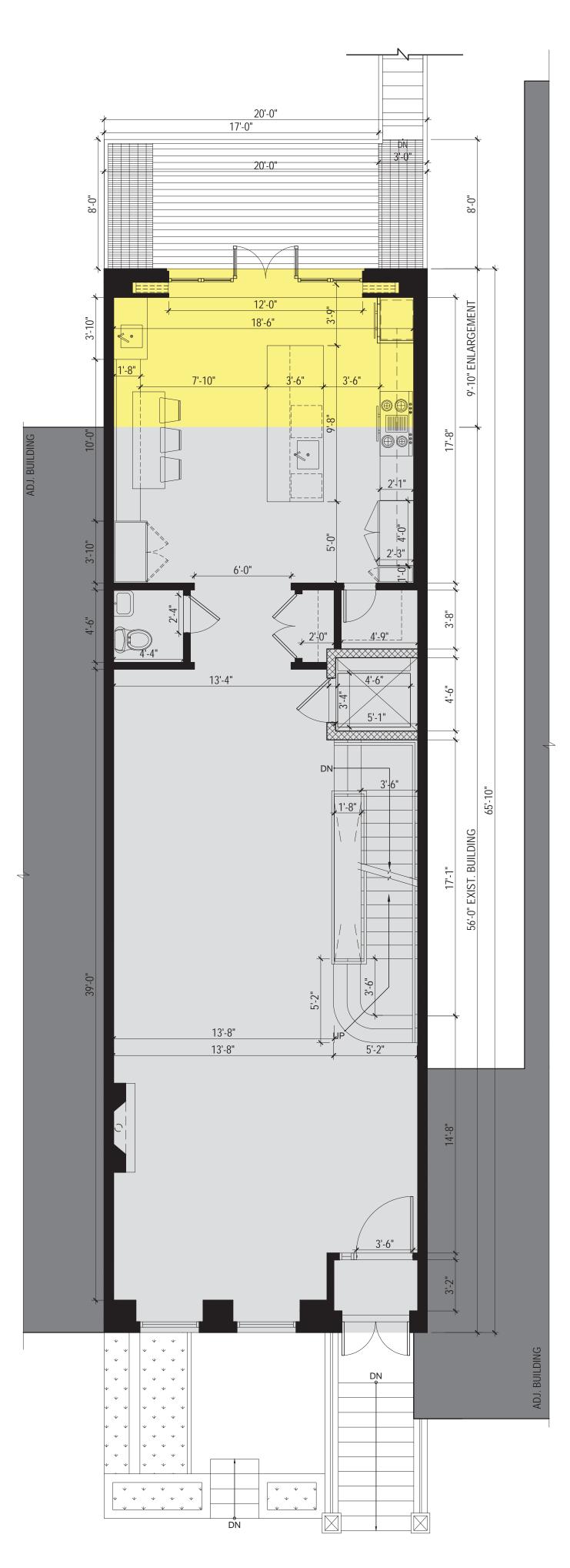
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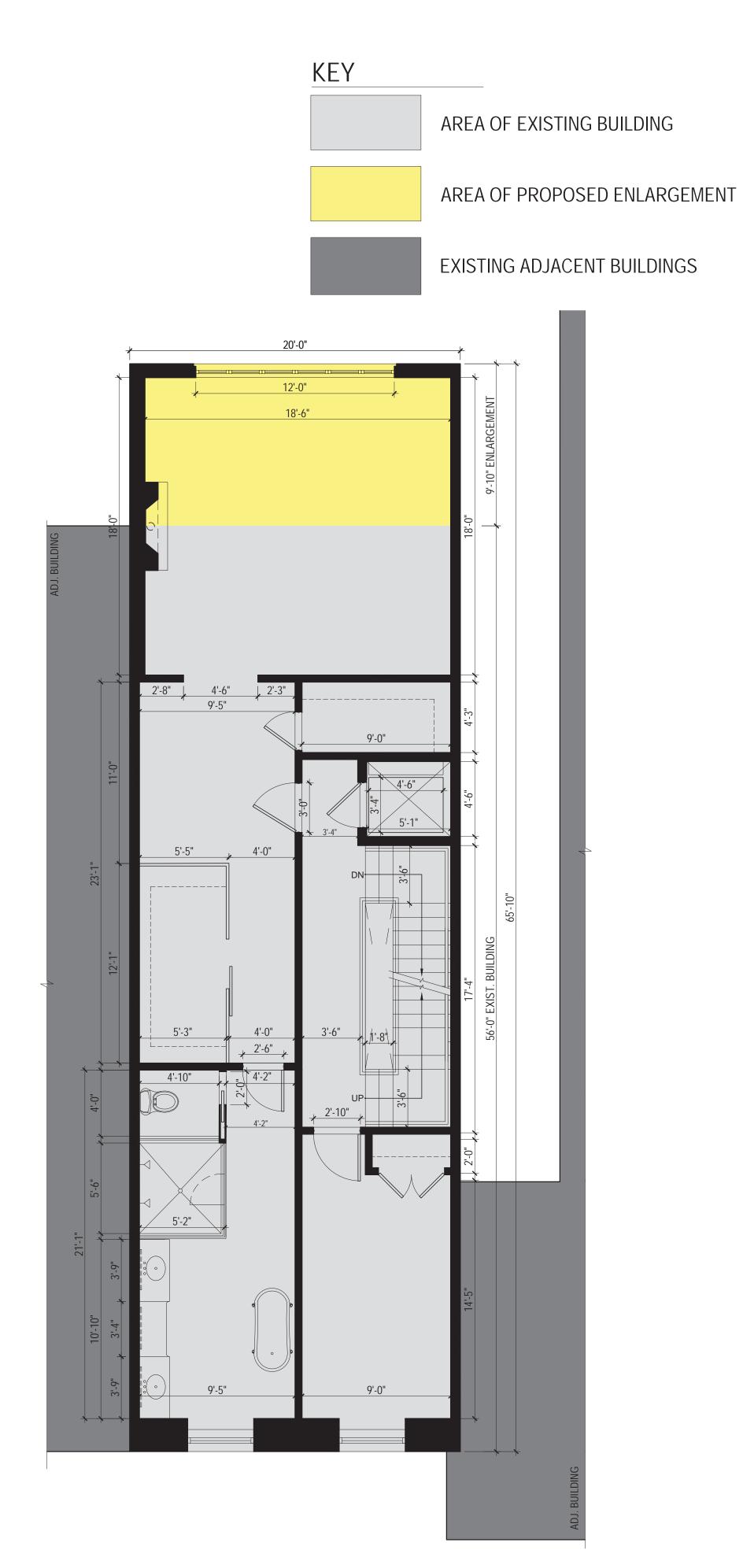
PROPOSED FLOOR PLANS CELLAR TO 2ND FLOOR



BASEMENT PLAN

1ST FLOOR PLAN

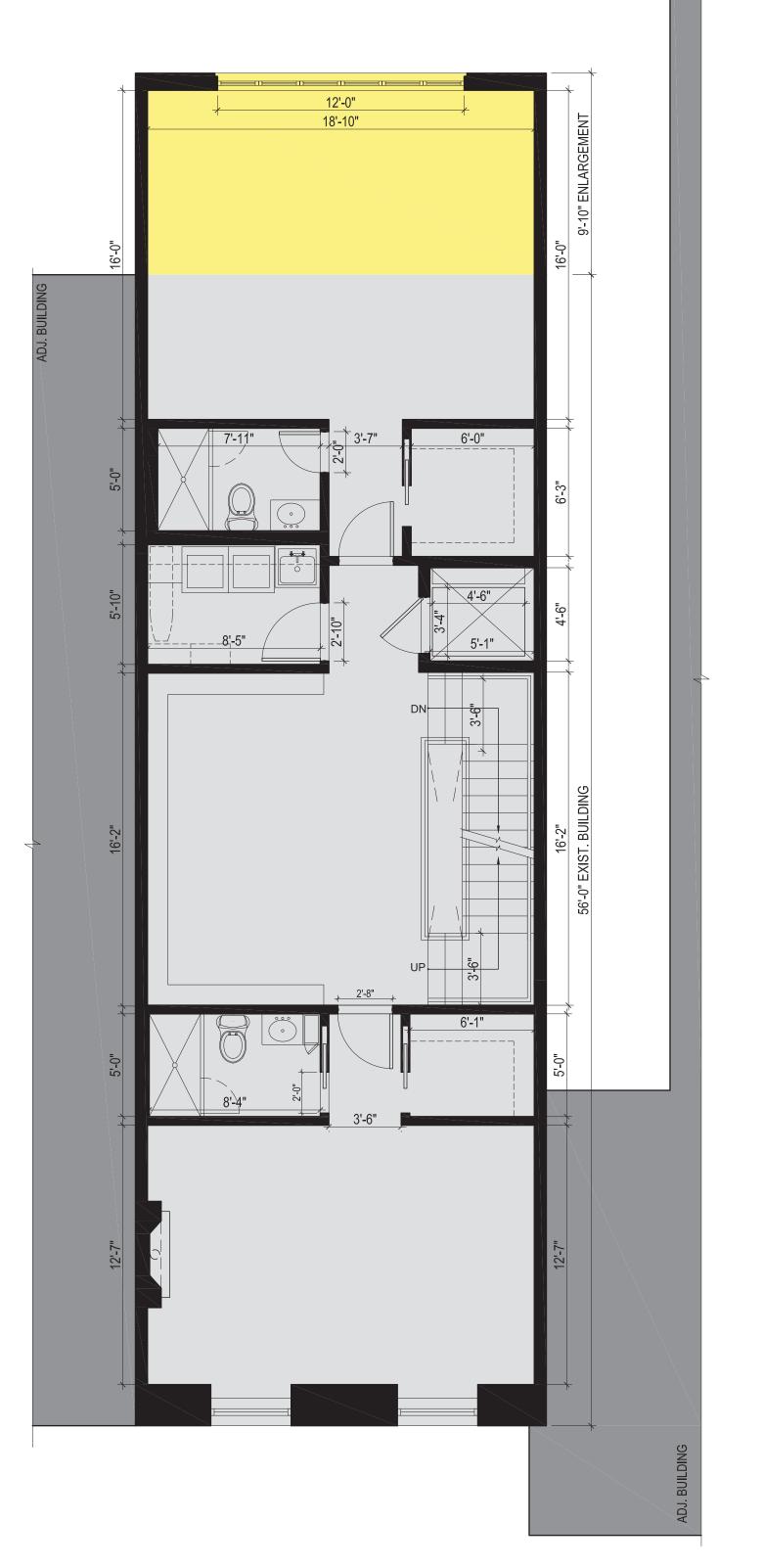


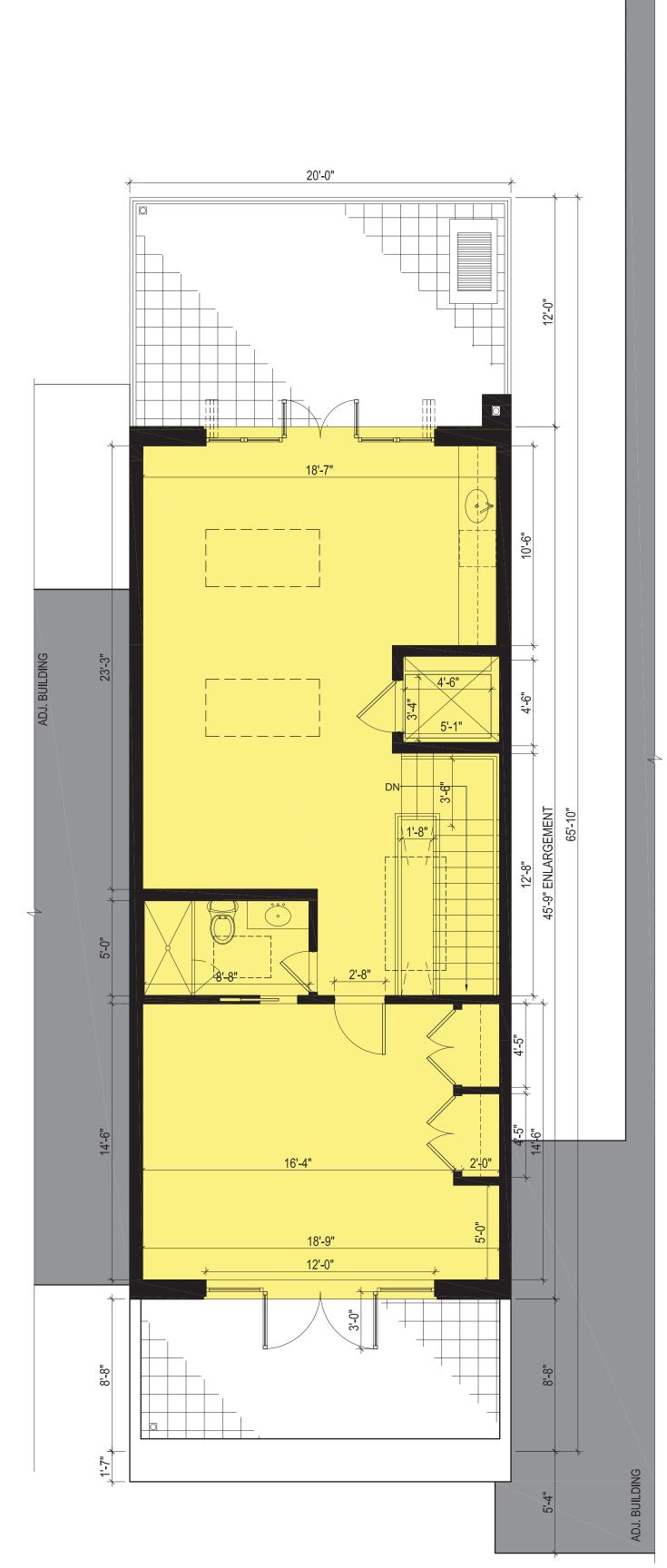


2ND FLOOR PLAN

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PROPOSED FLOOR PLANS 3RDFLOOR TO ROOF

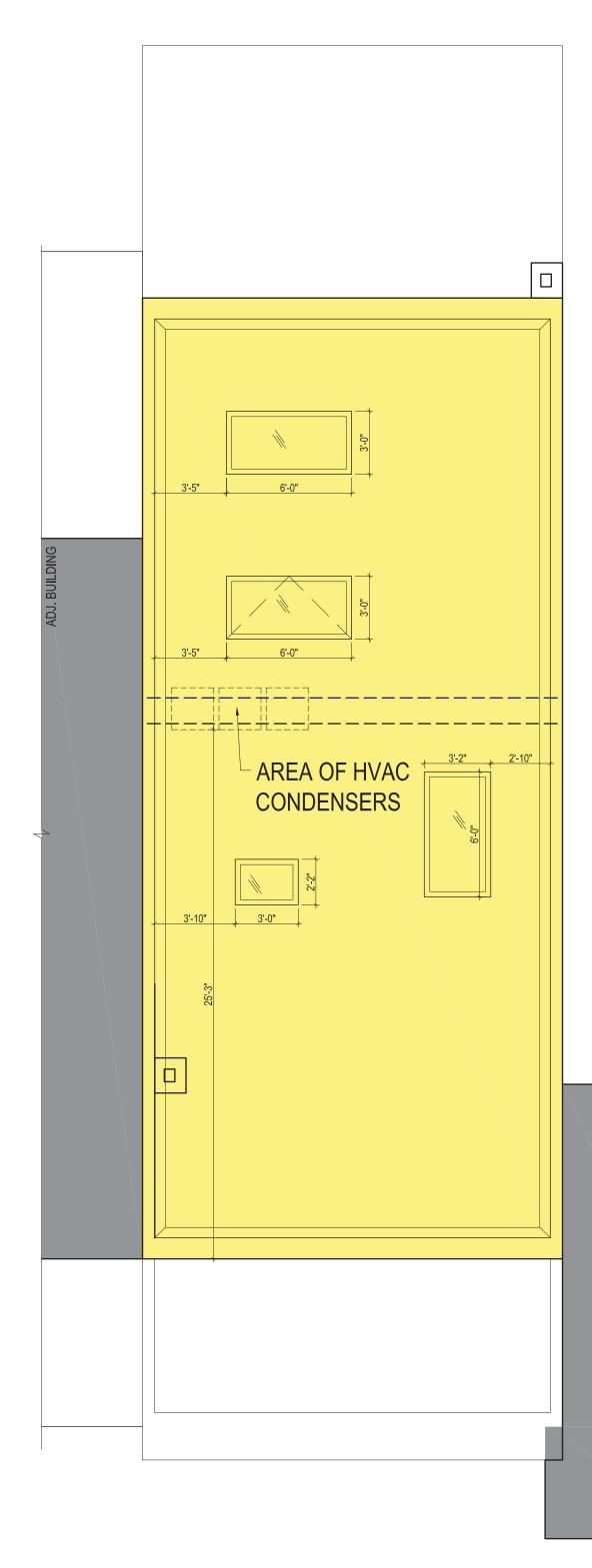




3RD FLOOR PLAN

4TH FLOOR PLAN

ROOF PLAN



KEY



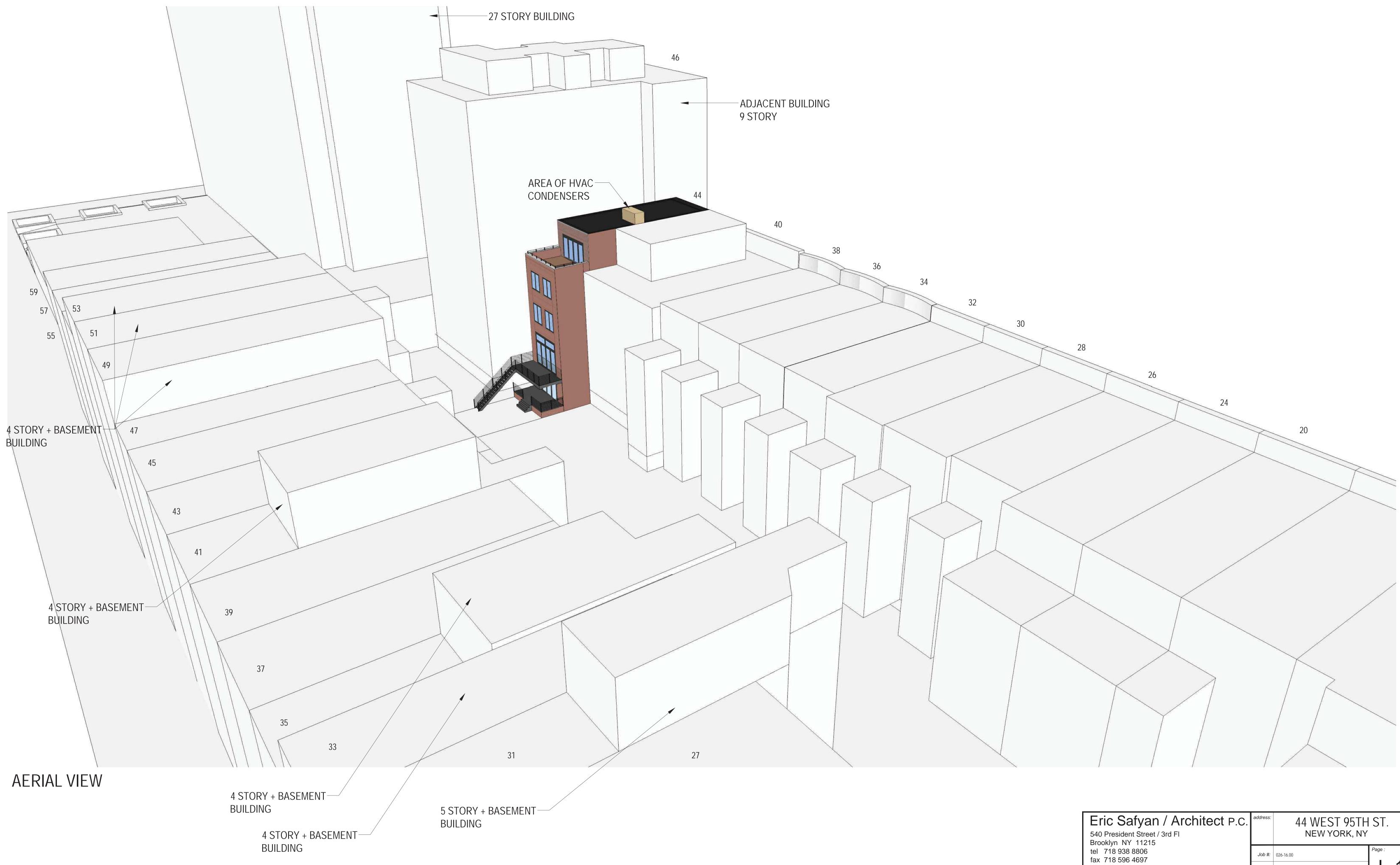
AREA OF EXISTING BUILDING

AREA OF PROPOSED ENLARGEMENT

EXISTING ADJACENT BUILDINGS

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PROPOSED DESIGN - REAR



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PROPOSED STREET VIEW



PROPOSED DESIGN - FRONT VIEW

- NOTE: 4TH STORY ENLARGEMENT NOT VISIBLE FROM STREET LEVEL

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