UPPER WEST SIDE RESIDENCE
44 WEST 95TH STREET
NEW YORK, NY
LPC PRESENTATION

08-24-2016 INITIAL SUBMISSION TO LPC
09-25-2016 SUBMIT TO LPC & COMMUNITY BOARD

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DATE OF CONSTRUCTION: 1886 - 1887
ARCHITECT: JAMES S. POST
STYLE: RENAISSANCE REVIVAL
TYPE: 3 ROW HOUSES

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

44 WEST 95TH STREET:
BUILDING ALTERED IN 1941 & 1964
CONVERTED FROM 1 FAMILY 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
HISTORIC PHOTOS

1940'S TAX PHOTO

1980'S TAX PHOTO

DESIGNATION PHOTO APRIL 24, 1990
EXISTING REAR FACADE

1. VIEW OF REAR FACADES
EXISTING BUILDINGS ON BLOCK

27 STORY BUILDING
705 COLUMBUS AVE,

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

4 STORY + BASEMENT BUILDING
55 - 69 WEST 94TH STREET

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

4 STORY + BASEMENT BUILDING-35 WEST 94TH STREET

4 STORY BUILDINGS 33 - 31 WEST 94TH STREET

LEGEND

44 W 95TH ST.

AERIAL VIEW OF REAR YARDS

44 W 96TH ST.

COLUMBUS AVE.

CENTRAL PARK WEST

WEST 95TH STREET

WEST 94TH STREET

BLOCK PLAN
EXISTING & PROPOSED REAR FACADE

EXISTING REAR FACADE

PROPOSED REAR FACADE

ADJACENT BUILDING 9 STORY

ADJACENT BUILDING 4 STORY

NEW BRICK AS PER SWATCH

NEW BRICK AS PER SWATCH

NEW BRICK AS PER SWATCH

NEW WOOD CLAD DOUBLE GLAZED DOORS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10

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NEW BRICK AS PER SWATCH

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NEW WOOD CLAD DOUBLE GLAZED WINDOWS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10

NEW WOOD DOUBLE GLAZED DOORS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10

NEW WOOD CLAD DOUBLE GLAZED WINDOWS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10

REMOVE ENTIRE REAR WALL

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

NEW WOOD CLAD DOUBLE GLAZED WINDOWS. CASEMENT WINDOWS. FRAMES TO BE PAINTED BENJAMIN MOORE BLACK 2132-10

REMOVE WINDOWS.
PREP FOR NEW WINDOW IN EXIST. LOCATION. (TYP.)

SALVAGE ALL EXIST. BRICK MOLDING FOR REUSE (TYP.)

PROPOSED FINISHES

EXISTING & PROPOSED REAR FACADE

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Page: Job #: 026-16.00

L-12
1: EXTENSION SIDE ELEVATION

2: BUILDING & EXTENSION SIDE ELEVATION FROM ADJACENT BUILDING ALLY

NEW BRICK AS PER SWATCH

NEW BRICK AS PER SWATCH

EXISTING STUCCO TO REMAIN

NEW STUCCO TO MATCH EXISTING

PROPOSED FINISHES

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

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

NEW DARK RED BRICK FINISH ON ADDITION

KEY PLAN
PROPOSED FLOOR PLANS
CELLAR TO 2ND FLOOR

CELLAR PLAN
BASEMENT PLAN
1ST FLOOR PLAN
2ND FLOOR PLAN

KEY
AREA OF EXISTING BUILDING
AREA OF PROPOSED ENLARGEMENT
EXISTING ADJACENT BUILDINGS

ADJ. BUILDING

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L-15
PROPOSED DESIGN - FRONT VIEW

NOTE: 4TH STORY ENLARGEMENT NOT VISIBLE FROM STREET LEVEL

AREA OF HVAC CONDENSERS

PROPOSED STREET VIEW