

44 WEST 77TH STREET, PH 14/15E  
COMMUNITY BOARD 7 LPC PRESENTATION

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1. SITE / ZONING INFORMATION

BLOCK PLAN



44 WEST 77TH STREET, PENTHOUSE 14/15E

ZONING DISTRICT: R10A RESIDENTIAL  
ZONING MAP: 8C  
LANDMARK: YES  
BLOCK & LOT: 1129-55  
BUILDING HEIGHT: 149'-4"  
LOT DIMENSIONS: 100'-0" X 102'-2"  
STORIES: 14 + PENTHOUSE  
OCCUPANCY GROUP USE: R-2  
CONST. CLASS: 1A (1968 CODE)

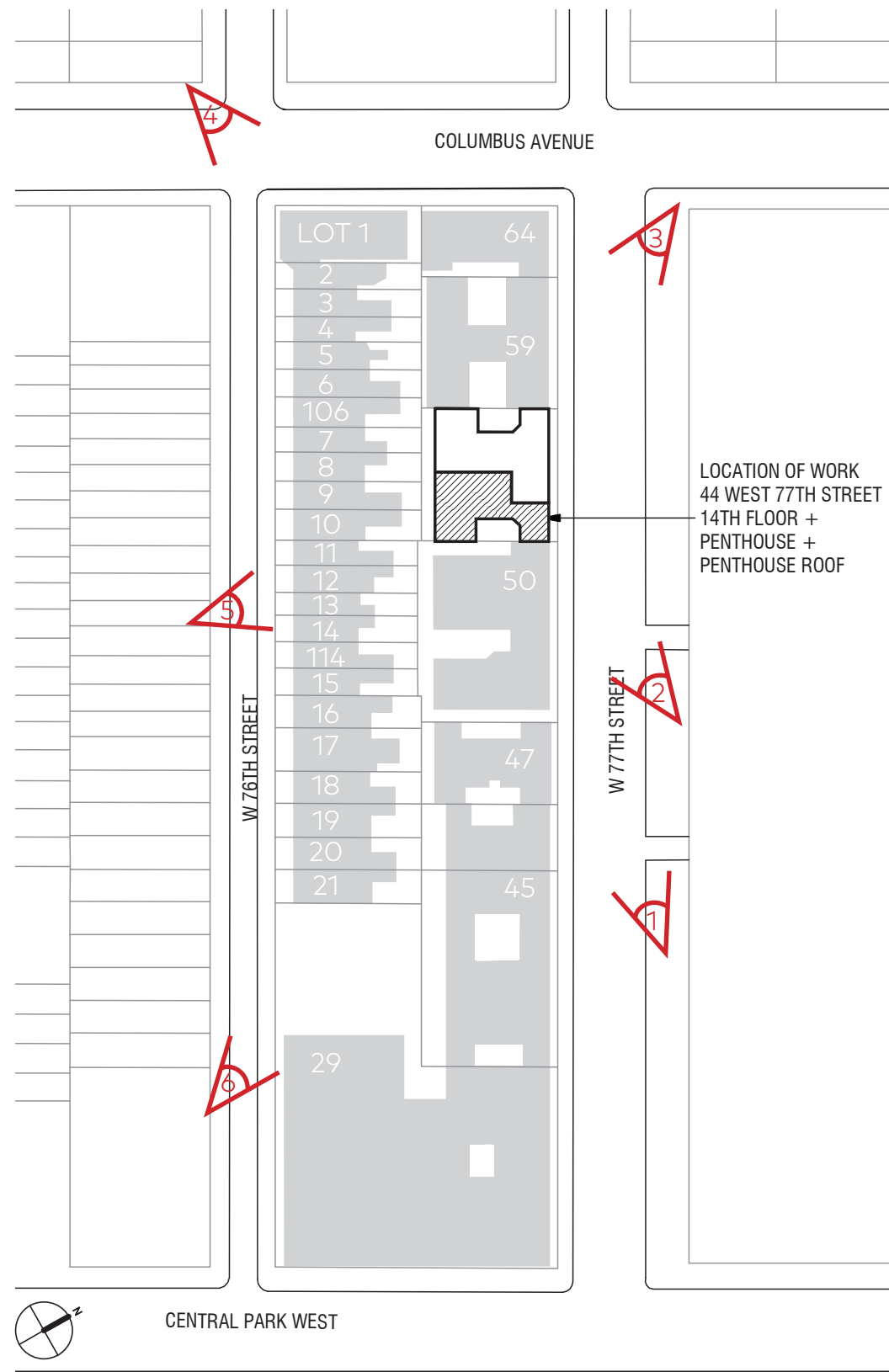


STREET FACADE FROM W 77TH ST

BUILT: 1909  
BUILDING ALTERATION: 1980  
STYLE: NEO-GOTHIC



2. EXISTING CONDITIONS: BLOCK



1. LOOKING WEST FROM W 77TH ST TO COLUMBUS AVE  
(COURTYARD NOT VISIBLE)



2. LOOKING WEST FROM W 77TH ST TO COLUMBUS AVE  
(COURTYARD NOT VISIBLE)



3. LOOKING SOUTH EAST FROM COLUMBUS AVE TO W 77TH ST  
(COURTYARD NOT VISIBLE)



4. LOOKING EAST FROM COLUMBUS AVE  
(COURTYARD NOT VISIBLE)



5. LOOKING NORTH FROM W 76TH ST  
(COURTYARD NOT VISIBLE)

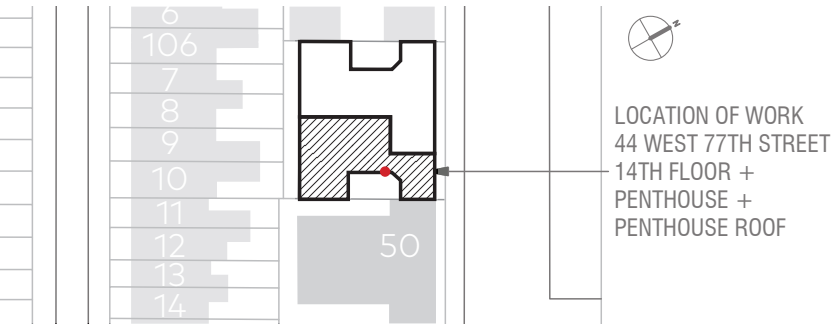


6. LOOKING NORTH WEST FROM W 76TH ST  
(COURTYARD NOT VISIBLE)

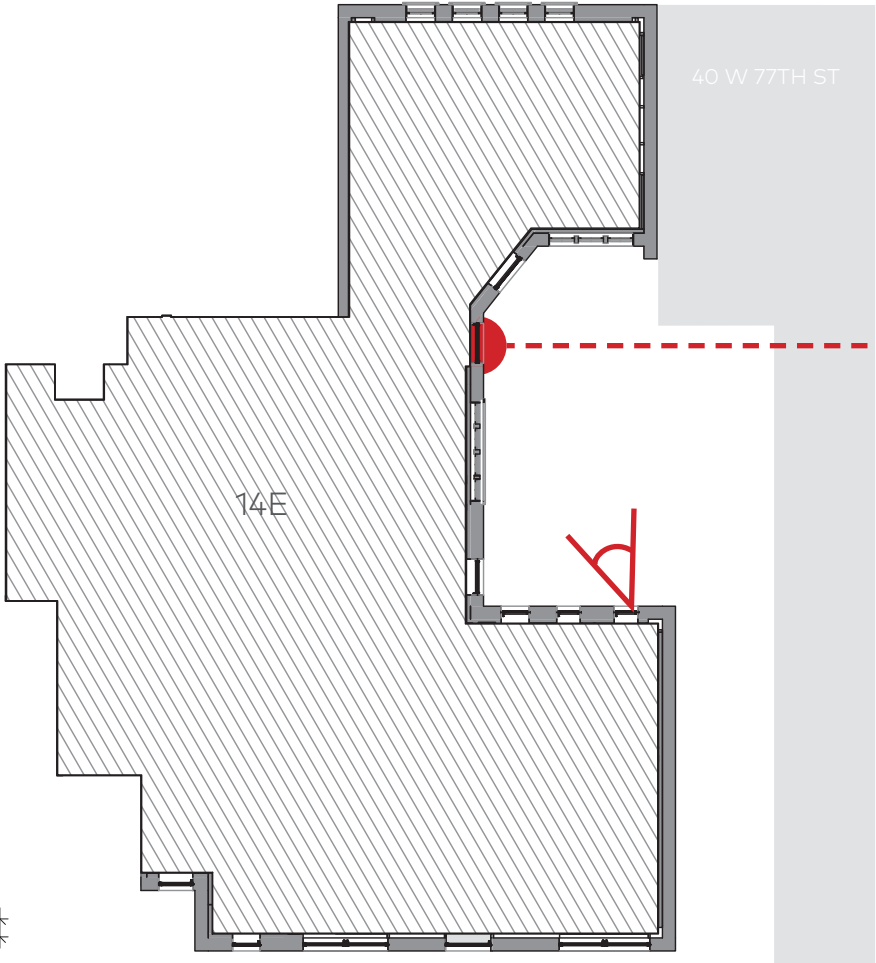


2. EXISTING CONDITIONS: HISTORIC WINDOW

BUILDING FOOTPRINT



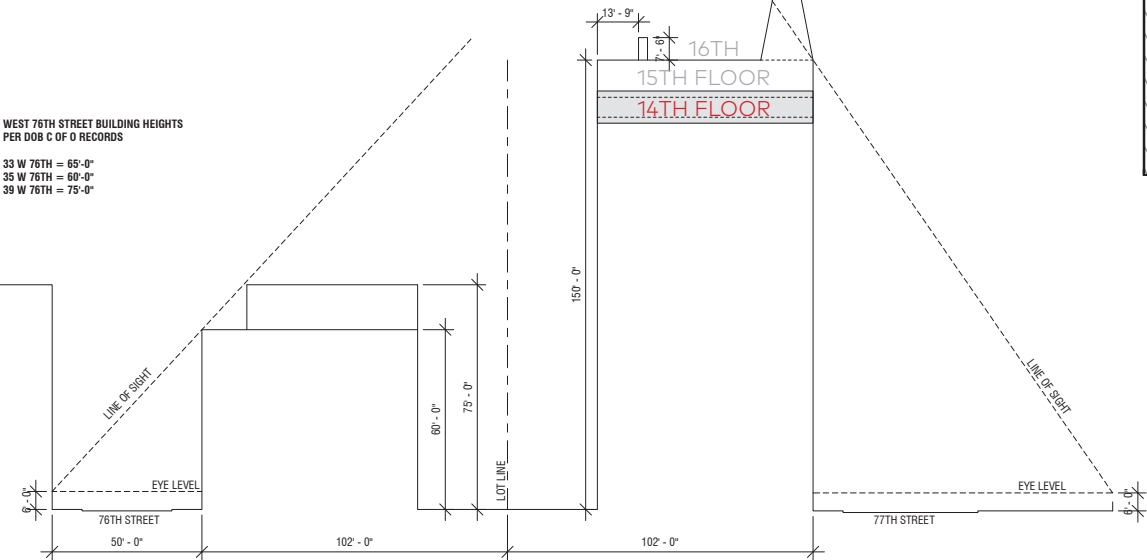
WINDOW LOCATION



VIEW FROM PENTHOUSE 15E



LINE OF SIGHT SECTION VIEW

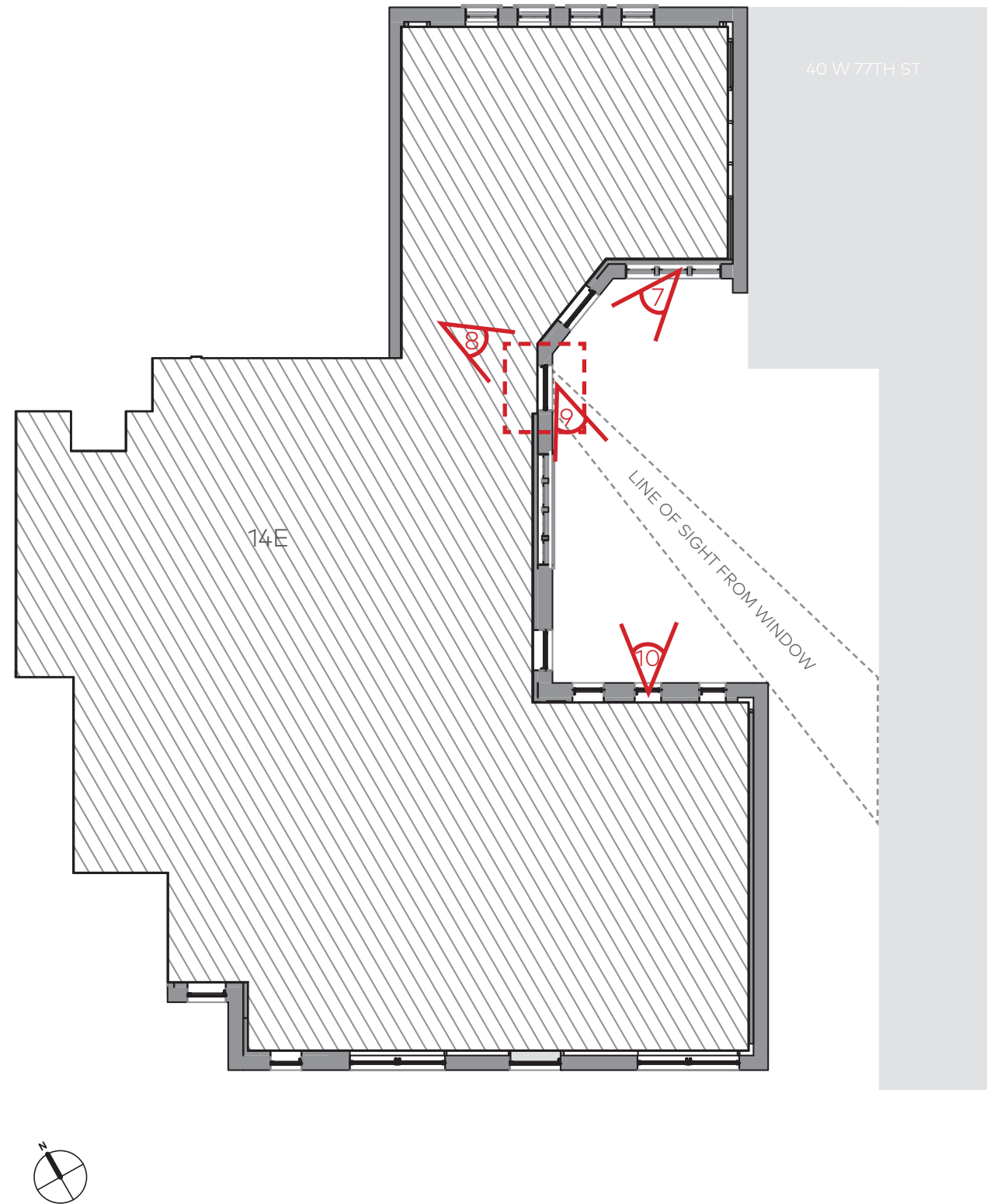


14TH FLOOR INNER COURTYARD IS NOT VISIBLE FROM SURROUNDING STREETS

IN RED: WINDOW OF ARCHITECTURAL SIGNIFICANCE, HISTORIC REPLACEMENT WITHIN PAST 5 YEARS



## 2. EXISTING CONDITIONS: INNER COURTYARD



7. LOOKING SOUTH WEST FROM 14E  
(STREET NOT VISIBLE)



8. INTERIOR VIEW OF WINDOW UNDER REVIEW - 14E  
(STREET NOT VISIBLE)



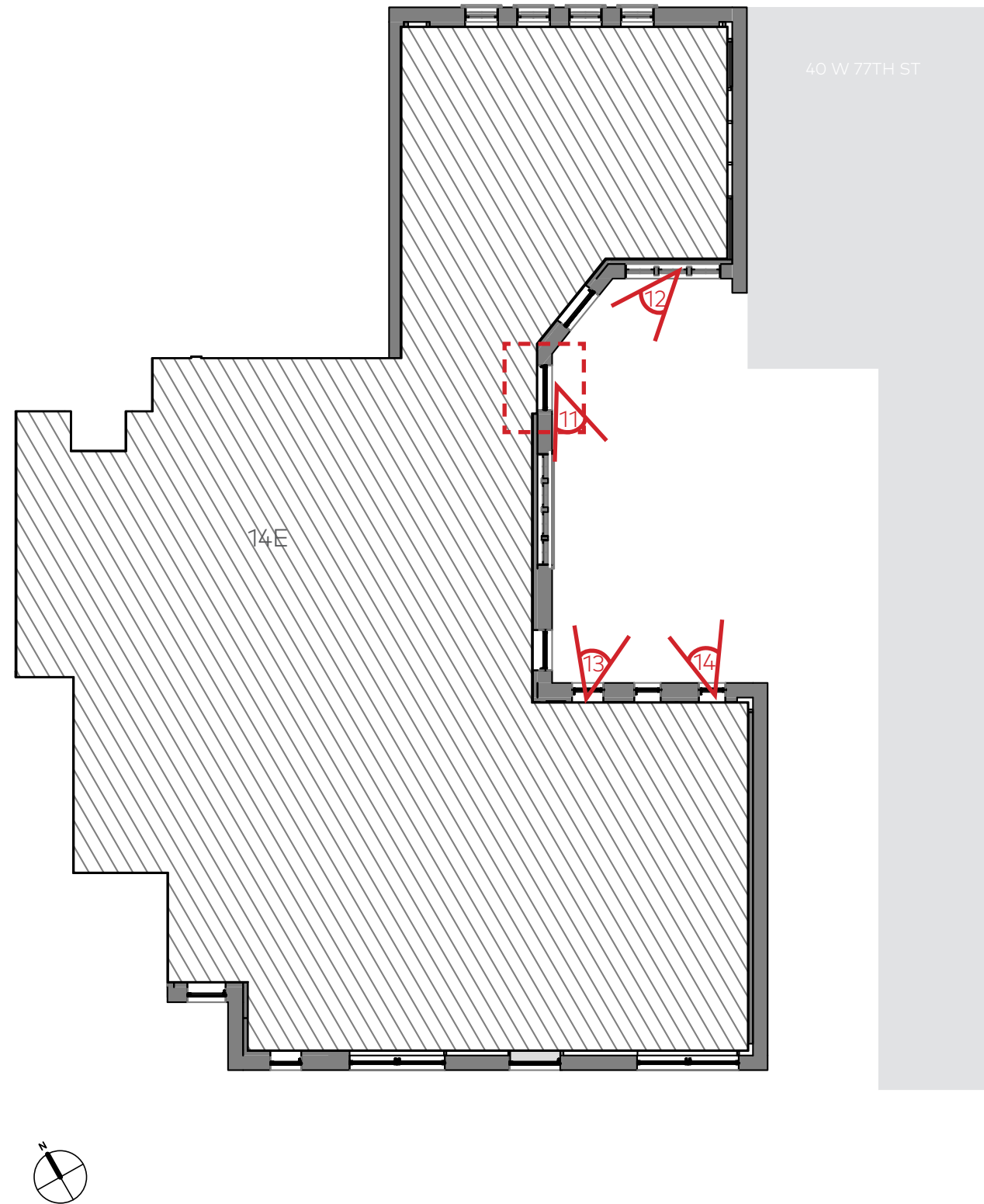
9. LOOKING SOUTH EAST THROUGH WINDOW  
UNDER REVIEW - 14E (STREET NOT VISIBLE)



10. LOOKING NORTH WEST FROM 14E  
(STREET NOT VISIBLE)



## 2. EXISTING CONDITIONS: PREVIOUS REPLACEMENTS



11. LOOKING SOUTH TO INNER COURT FROM 14E  
(ALL ARE NON-HISTORIC REPLACEMENT WINDOWS)



12. LOOKING S WEST TO INNER COURT FROM 15E  
(NON-HISTORIC REPLACEMENT WINDOWS IN BLUE)



13. LOOKING NORTH TO INNER COURT FROM 14E  
(NON-HISTORIC REPLACEMENT WINDOWS IN BLUE)

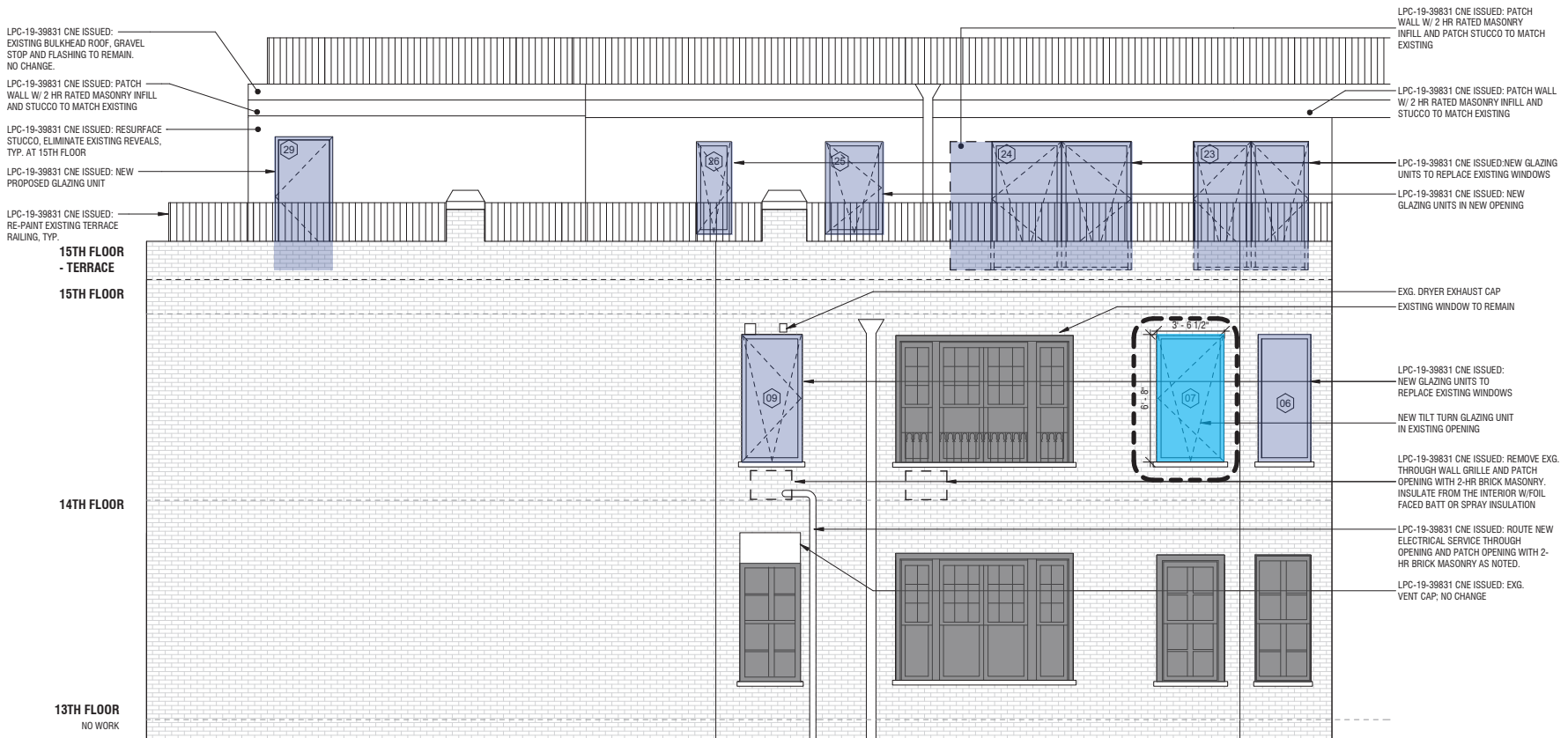


14. LOOKING N WEST TO INNER COURT FROM 15E  
(NON-HISTORIC REPLACEMENT WINDOWS IN BLUE)

3. PROPOSED DESIGN: ELEVATION CHANGES



EXISTING EXTERIOR ELEVATION - COURTYARD EAST



PROPOSED EXTERIOR ELEVATION - COURTYARD EAST

