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

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1. SITE / ZONING INFORMATION
2. EXISTING CONDITIONS
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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)

BUILDING ALTERATION: 1980
STYLE: NEO-GOTHIC

LOCATION OF WORK
44 WEST 77TH STREET
14TH FLOOR + PENTHOUSE

1. SITE / ZONING INFORMATION

BLOCK PLAN

STREET FACADE FROM W 77TH ST

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

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)
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

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

EXISTING WINDOWS TO REMAIN
APPROVED LPC-19-39831 CNE ISSUED FOR MODIFIED OPENINGS & REPLACED WINDOWS
PROPOSED REPLACEMENT WINDOW