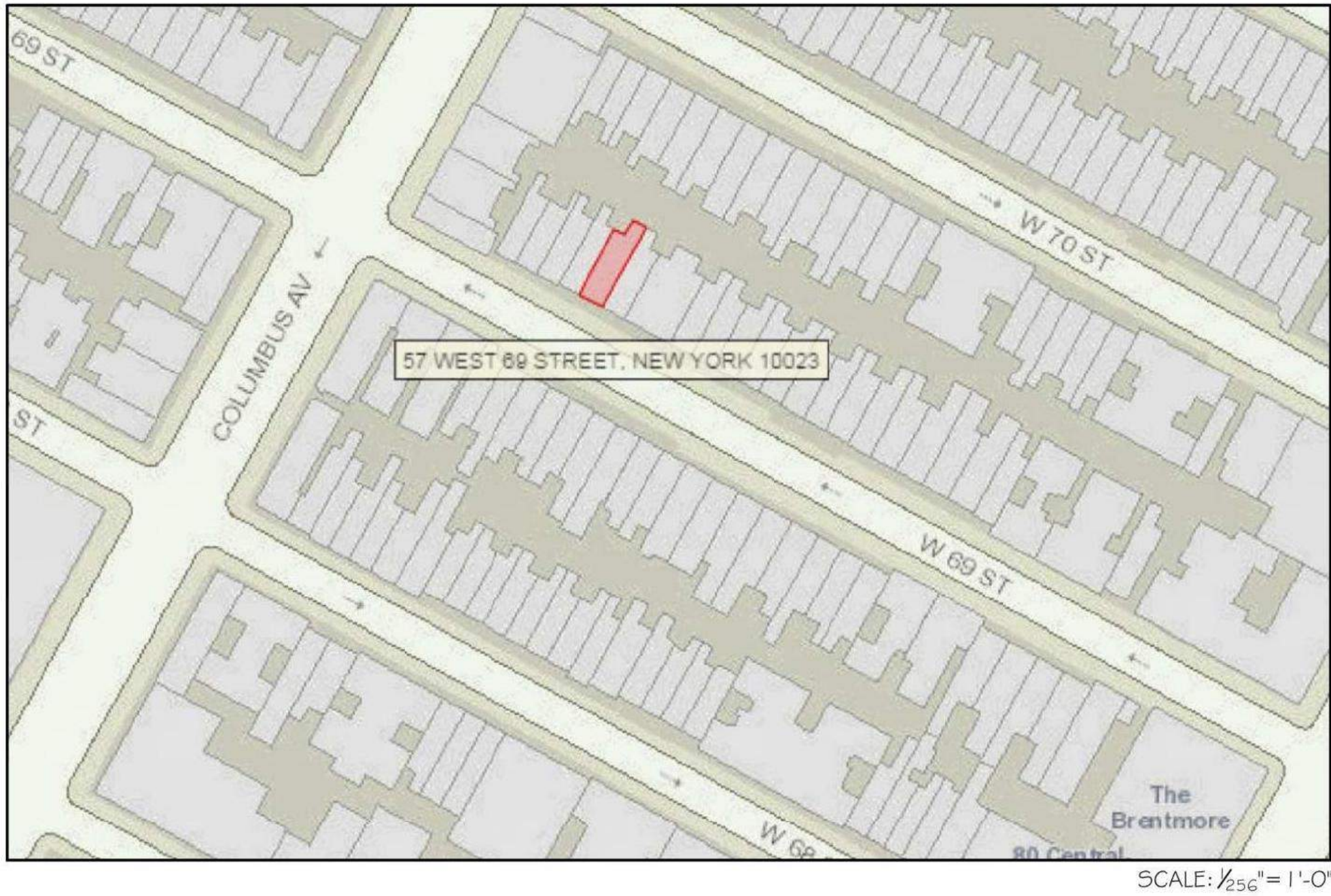


SERVAN-SCHREIBER / RYAN RESIDENCE

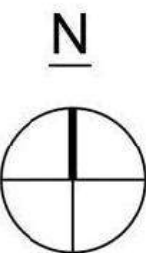
57WEST 69TH STREET, NEW YORK, NY 10023

PRESENTATION FOR LPC PUBLIC HEARING



PLOT PLAN

BLOCK: 1122
LOT: 106
ZONE: R7-2
MAP: 8C



THE SCOPE OF WORK:

THE SCOPE OF WORK CONSISTS OF REPLACEMENT OF THE EXISTING STOOP AT EXISTING FRONT FACADE OF THE BUILDING AND INCLUDES:

- DEMOLITION OF EXISTING ENTRY DOOR STOOP, STAIRS, & PLANTER,
- NEW STUCCO FINISHED STOOP WITH NEW STAIR, EXPANDED LANDING, VENTILATED STORAGE & ENTRY VESTIBULE WITH GATE @ GARDEN LEVEL. STUCCO COLOR & FINISH TO MATCH EXISTING "LIMESTONE - LIKE" COLOR & FINISH OF THE FACADE,
- REPLACEMENT & ADJUSTMENT OF CONCRETE SIDEWALK PAVING AROUND THE NEW STOOP WITH SPECIAL CARE OF PRESERVING THE EXISTING SIDEWALK TREE.
- REPLACEMENT OF EXISTING PLANTERS IN KIND & COLOR.

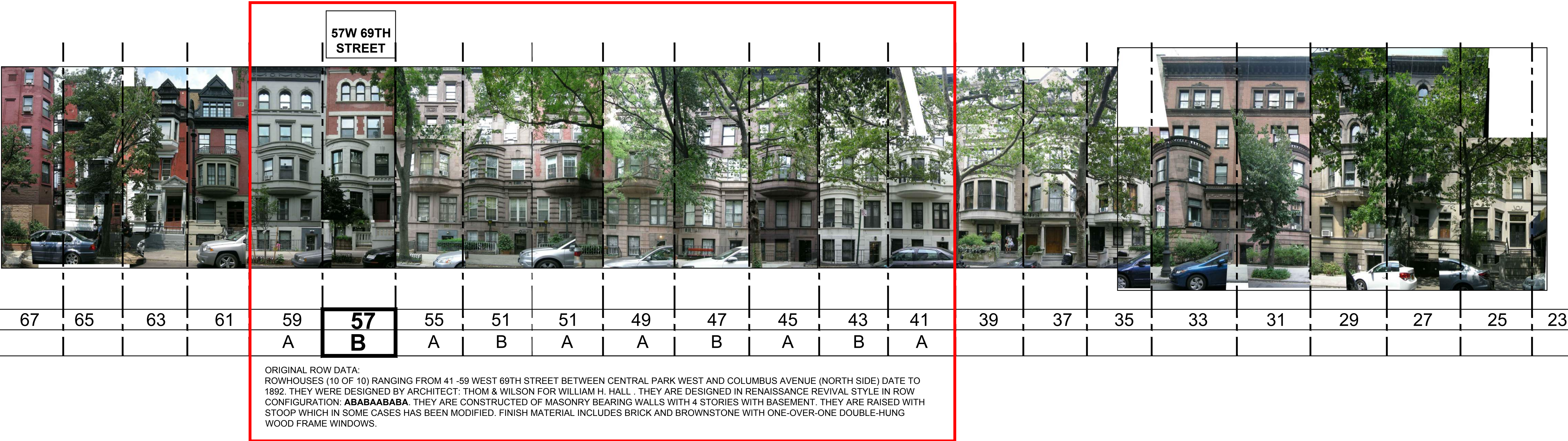
THE FACADE REPAIR AND RESTORATION WORK WAS FILED SEPERATELY UNDER DOCKET# LPC-19-32641 AND THE PERMIT WAS ISSUED 01-04-2019. THE WORK IS CURRENTLY IN PROGRESS.

DATE:	ISSUE:

PROJECT:
SERVAN-SCHREIBER/ RYAN
RESIDENCE
57 WEST 69TH STREET
New York, NY 10023

TITLE:
COVER SHEET

SCALE:	AS NOTED
DRAWN BY:	RRA
SHEET NO:	A-1
PAGE NO:	



1 EXISTING BLOCK FACADE AT 69TH STREET SHOWING NEIGHBORING BUILDINGS IN ORIGINAL ROW CONFIGURATION
NTS



2 EXISTING CONDITIONS SITE PLAN @ 69TH STREET BLOCK
1/32"=1'-0"
AS SURVEYED OCTOBER 17, 2016

DATE:	ISSUE:

PROJECT:
SERVAN-SCHREIBER/ RYAN
RESIDENCE
57 WEST 69TH STREET
New York, NY 10023

TITLE:
SITE BLOCK PLAN & EXTERIOR
PHOTOS @ EXISTING CONDITIONS

SCALE:
AS NOTED
DRAWN BY:
RRA
SHEET NO:

A-2

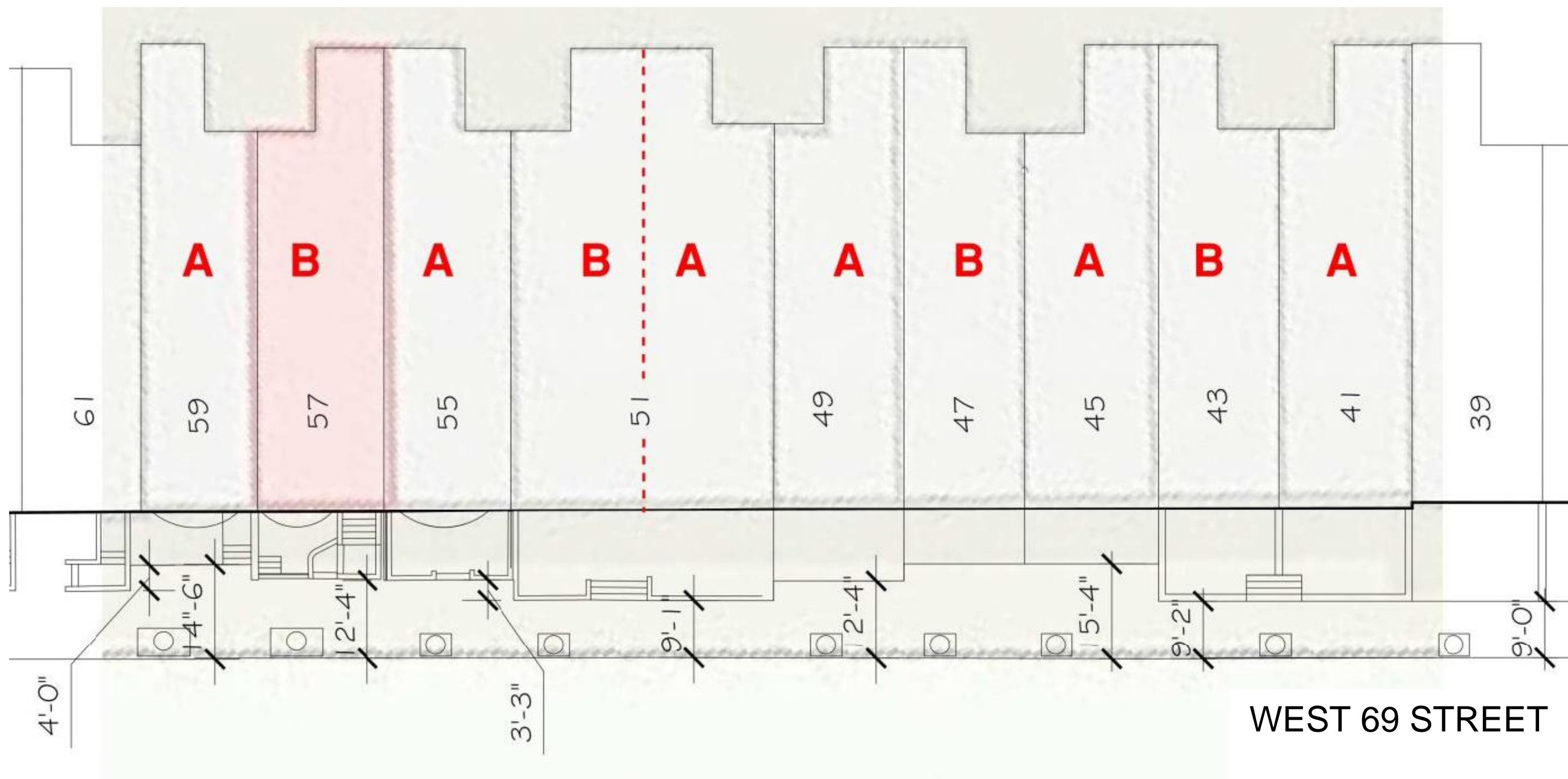
57W 69TH STREET



59	57	55	51	51	49	47	45	43	41
A	B	A	B	A	A	B	A	B	A

ORIGINAL ROW DATA:
ROWHOUSES (10 OF 10) RANGING FROM 41 -59 WEST 69TH STREET BETWEEN CENTRAL PARK WEST AND COLUMBUS AVENUE (NORTH SIDE) DATE TO 1892. THEY WERE DESIGNED BY ARCHITECT: THOM & WILSON FOR WILLIAM H. HALL . THEY ARE DESIGNED IN RENAISSANCE REVIVAL STYLE IN ROW CONFIGURATION: **ABABAABABA**. THEY ARE CONSTRUCTED OF MASONRY BEARING WALLS WITH 4 STORIES WITH BASEMENT. THEY ARE RAISED WITH STOOP WHICH IN SOME CASES HAS BEEN MODIFIED. FINISH MATERIAL INCLUDES BRICK AND BROWNSTONE WITH ONE-OVER-ONE DOUBLE-HUNG WOOD FRAME WINDOWS.

EXISTING BLOCK FACADES AT 69TH STREET SHOWING CONFIGURATION RHYTHM



EXISTING BLOCK SITE PLAN AT 69TH STREET SHOWING CONFIGURATION RHYTHM

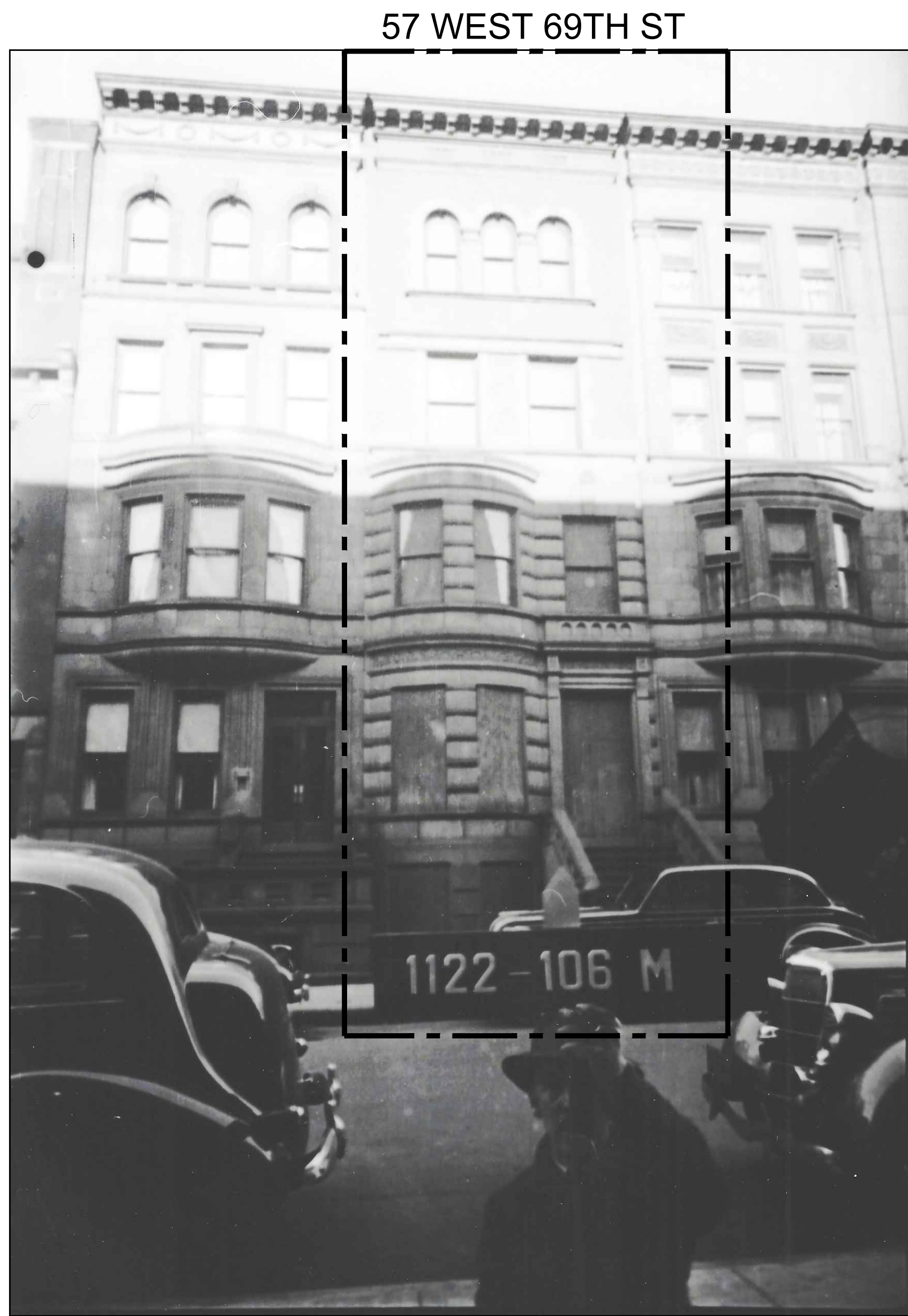
RUSSELL RICCARDI ARCHITECT
699 MADISON AVENUE
NEW YORK CITY 10065
212 702 0102
212 702 9107 FAX

DATE:	ISSUE:

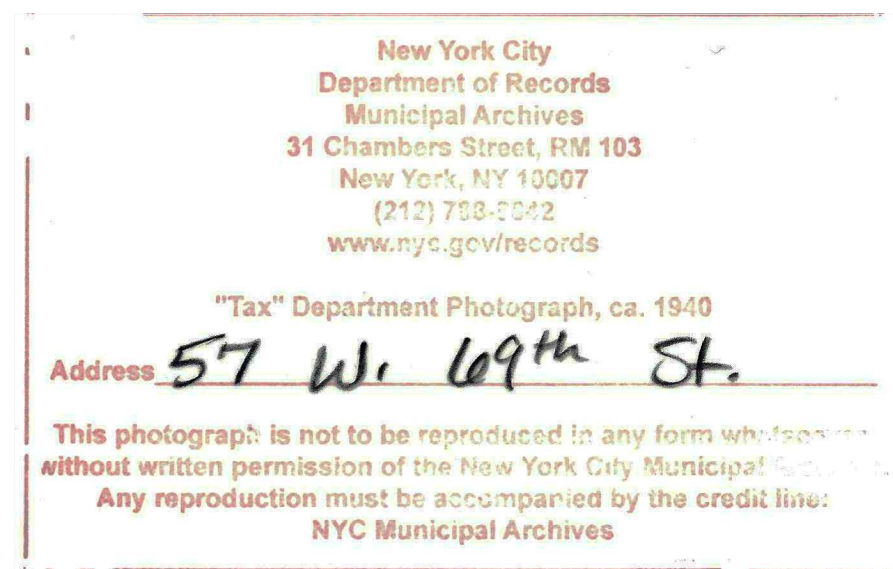
PROJECT:
SERVAN-SCHREIBER/ RYAN
RESIDENCE
57 WEST 69TH STREET
New York, NY 10023

TITLE:
SITE BLOCK PLAN AND
EXTEIOR ELEVATIONS OF
CONFIGURATION RHYTHM

SCALE:	AS NOTED
DRAWN BY:	RRA
SHEET NO:	A-3
PAGE NO:	



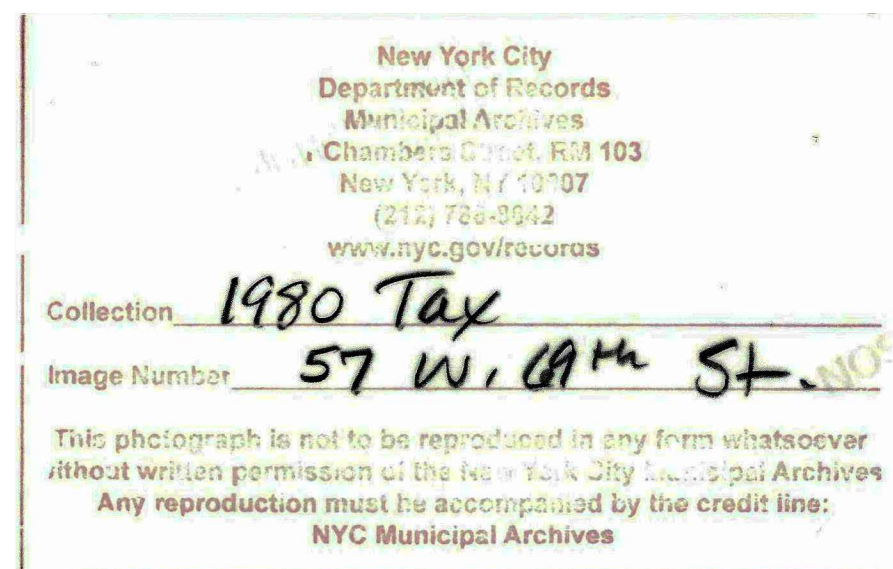
1A 57 WEST 69TH STREET - WITH ORIGINAL STOOP
circa 1940



1B 57 WEST 69TH STREET - WITH ORIGINAL STOOP
BACK OF PHOTOGRAPH circa 1940



2A 57 WEST 69TH STREET - ORIGINAL STOOP REMOVED
AS PER LPC DESIGNATION circa 1980



2B 57 WEST 69TH STREET - ORIGINAL STOOP REMOVED
BACK OF PHOTOGRAPH 1980



3 57 WEST 69TH STREET - ADDED STOOP IN 1998
PRESENT 2018

The Renaissance Revival Style (1880-1920)

- characterized by simple, restrained Renaissance design forms, and an interest in classicism;
- two to three stories high;
- brownstone, limestone, or light-colored brick façade;
- subdued Classical ornament concentrated around door and window openings;
- applied detail includes motifs of wreaths, baskets of fruit, and garlands of flowers;
- L-shaped stoop, often with two landing
- entrance surround features a full stone enframingent;
- wood double-leaf doors with glazed openings, sometimes with iron grilles; and
- simple iron cornice with Renaissance-inspired ornament.

The Neo-Renaissance style (1890-1920) was an outgrowth of the Renaissance Revival style. Neo-Renaissance-style rowhouses are similar to Renaissance Revival style rowhouses but are more academic in their use and expression of classical ornament.



4 RENAISSANCE REVIVAL STYLE DESCRIPTION
AS PER NYC LPC GUIDELINES

DATE:	ISSUE:

PROJECT:
**SERVAN-SCHREIBER/ RYAN
RESIDENCE**
57 WEST 69TH STREET
New York, NY 10023

TITLE:
**HISTORICAL PHOTOGRAPHS &
REFERENCES**

SCALE:	AS NOTED
DRAWN BY:	RRA
SHEET NO:	A-4
PAGE NO:	

EXISTING CONDITIONS



A EXISTING NORTH FACADE



B EXISTING STOOP STAIR



C EXISTING GARDEN LEVEL



D EXISTING STOOP LOOKING NORTH



E EXISTING GARDEN LEVEL STAIR

INSPIRATION



F "L" SHAPE STOOP AT 48W 69TH STREET



G "L" SHAPE STOOP AT 48W 69TH STREET

RUSSELL RICCARDI ARCHITECT
699 MADISON AVENUE
NEW YORK CITY 10065
212 702 0102
212 702 9107 FAX

DATE:	ISSUE:

PROJECT:
SERVAN-SCHREIBER/ RYAN
RESIDENCE
57 WEST 69TH STREET
New York, NY 10023

TITLE:
EXTERIOR PHOTOS:
EXISTING CONDITIONS &
INSPIRATION

SCALE:	AS NOTED
DRAWN BY:	RRA
SHEET NO:	A-5
PAGE NO:	



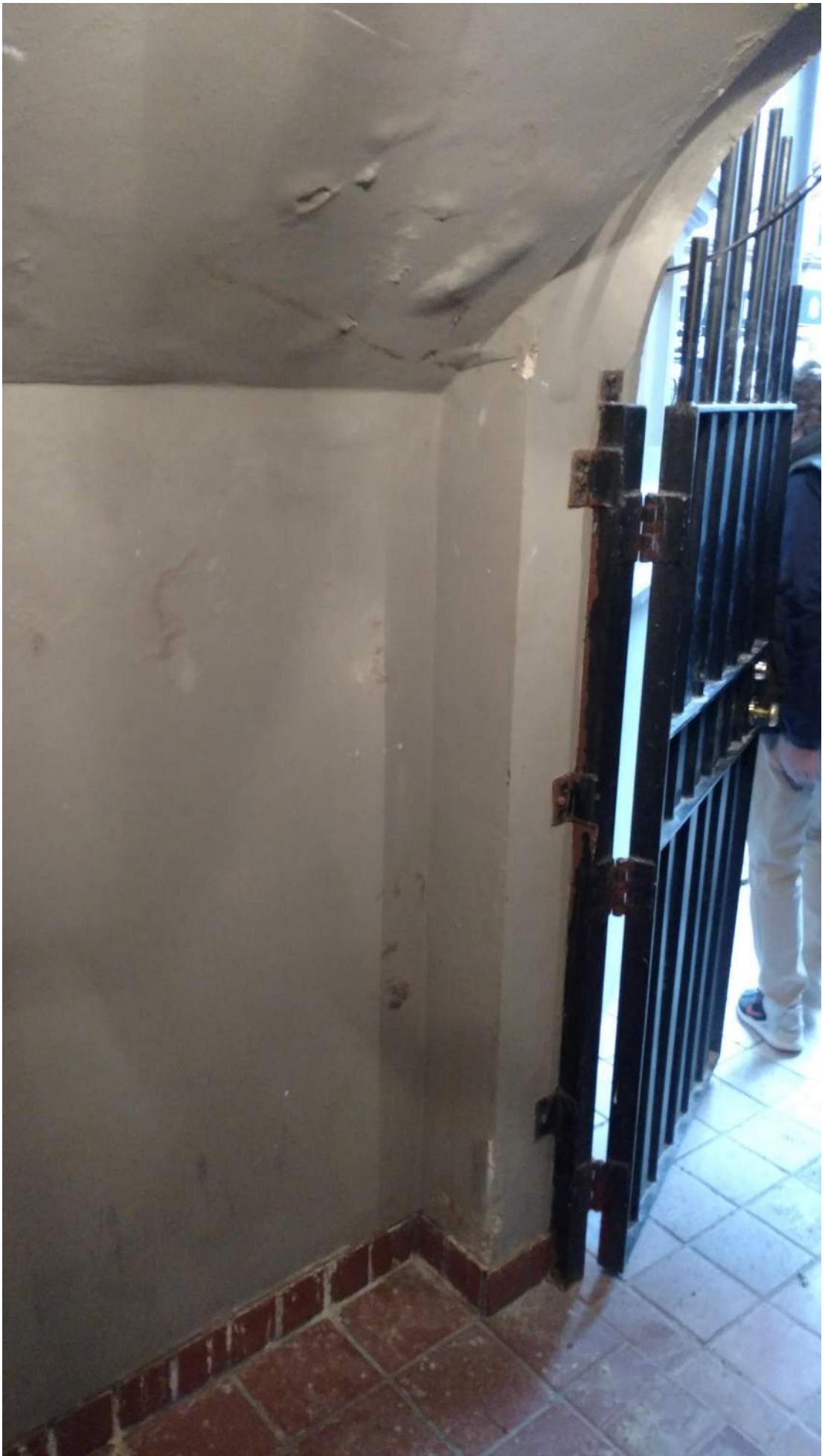
NO LANDING AT THE PARLOR MAIN
ENTRANCE DOOR IS POSING SAFETY,
TRIPPING HAZARDS



WATER PENETRATING INTO THE STAIRS IS UNDERMINING
THE STRUCTURE OF THE STOOP THROUGH THE
FREEZE/THAW CYCLE



WATER PENETRATING INTO THE STONE THREADS AND
RISERS IS SPALLING THE STONE SURFACE



LACK OF VENTILATION AT THE GARDEN
LEVEL VESTIBULE WITH NO ABILITY
FOR WATER TO DRAIN CAUSES WALL,
UNDER STAIR STRUCTURE AND
PLASTER DAMAGE WITH VISIBLE
EFFLORESCENCE DEPOSITS

DATE:	ISSUE:

PROJECT:
SERVAN-SCHREIBER/ RYAN
RESIDENCE
57 WEST 69TH STREET
New York, NY 10023

TITLE:
EXISTING STOOP
PHOTOGRAPHS SHOWING
WATER DAMAGE

SCALE:	AS NOTED
DRAWN BY:	RRA
SHEET NO:	A-6
PAGE NO:	



TITLE:

FLOOR PLANS AT GARDEN
AND PARLOR LEVELS:
DEMOLITION AND PROPOSED

SCALE: _____

AS NOTED

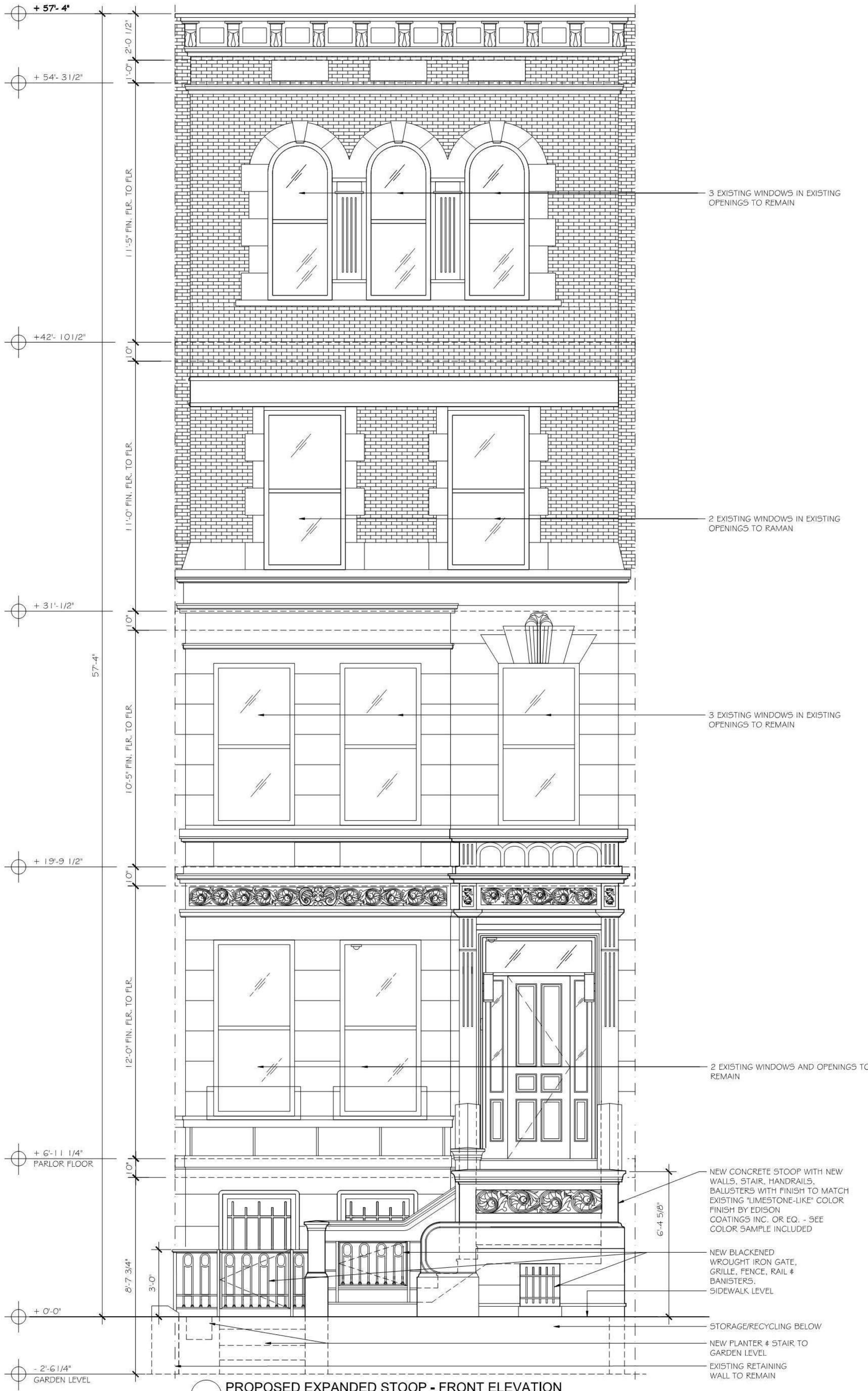
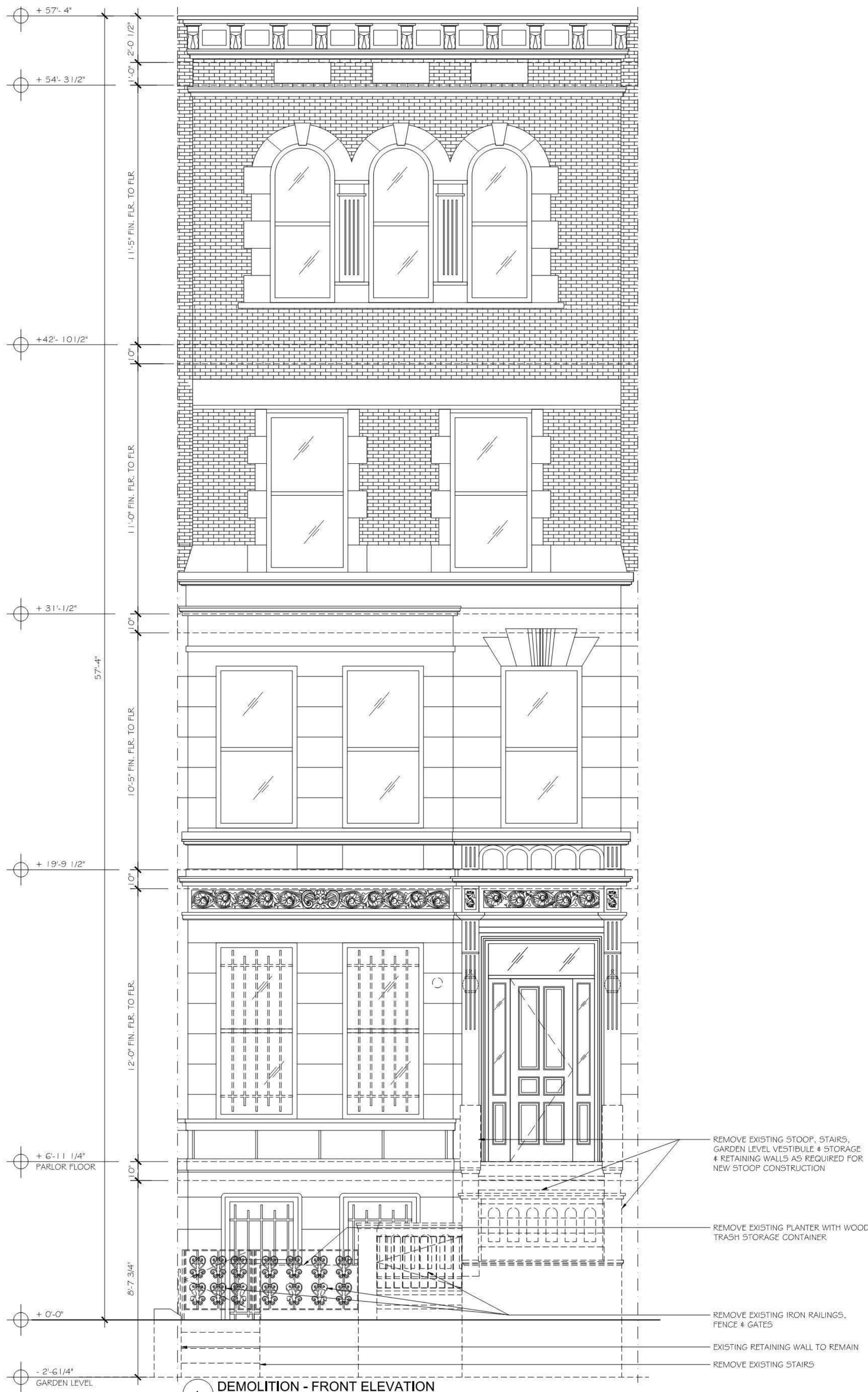
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RRA

SHEET NO: _____

A-7

PAGE NO: _____

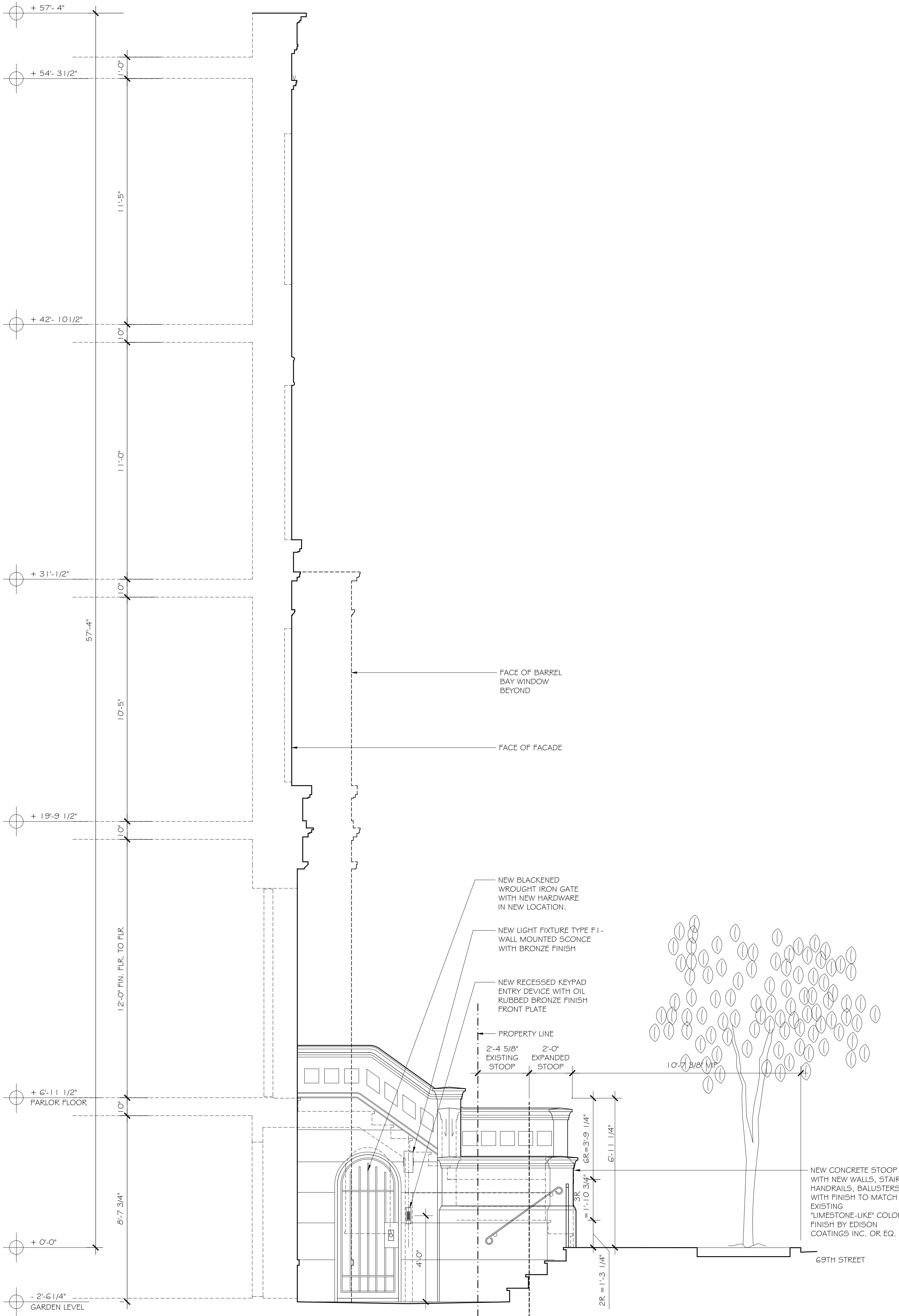


DATE:	ISSUE:

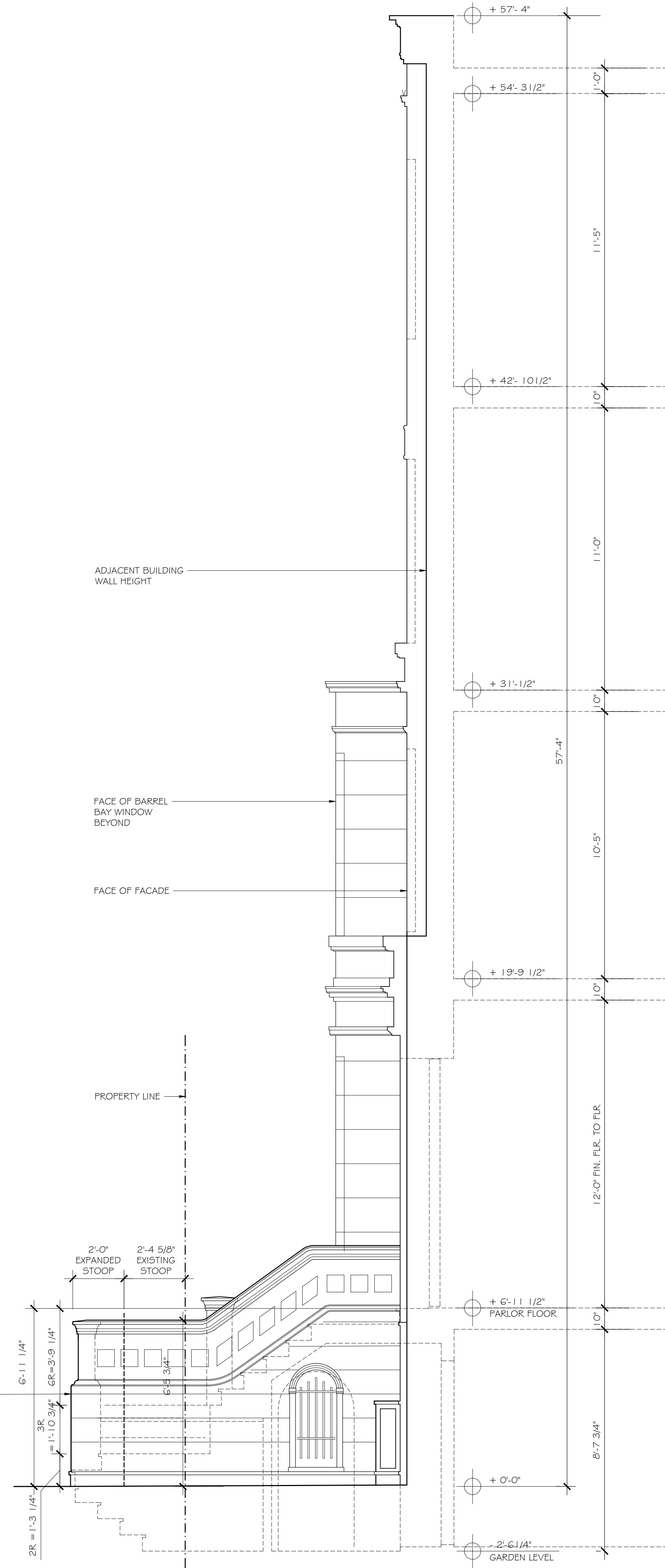
PROJECT:
SERVAN-SCHREIBER/ RYAN
RESIDENCE
57 WEST 69TH STREET
New York, NY 10023

TITLE:
EXTERIOR FACADE WITH
STOOP ELEVATIONS:
DEMOLITION AND PROPOSED

SCALE:	AS NOTED
DRAWN BY:	RRA
SHEET NO:	A-8
PAGE NO:	



1 PROPOSED - WEST ELEVATION -EXPANDED STOOP
3/8"=1'-0"



2 PROPOSED - EAST ELEVATION -EXPANDED STOOP
3/8"=1'-0"

DATE:	ISSUE:

PROJECT:
**SERVAN-SCHREIBER/ RYAN
RESIDENCE**
57 WEST 69TH STREET
New York, NY 10023

TITLE:
**EAST & WEST EXTERIOR
ELEVATIONS**

SCALE:	AS NOTED
DRAWN BY:	RRA
SHEET NO:	A-9
PAGE NO:	



2

57 WEST 69TH STREET - WITH ORIGINAL STOOPS

date unknown - around 1940-1980