LPC BUILDING INFORMATION
Information listed per Landmarks Preservation Commission Designation Report "Upper West Side/Central Park West Historic District" (April 24, 1990)

Year Built: 1893
Architect: Henry Andersen
Developer: Robert Grant
Style: Renaissance Revival
Building Type: Row House
Row Configuration: ABBA
Number of Stories: 4 with Basement
Basement Type: Raised
Stoop Type: Straight and Box
Building Construction: Masonry (Bearing Walls)
Façade Construction: Masonry (Stone)
Window Configuration: Double Hung (One-Over-One)
Window Construction: Wood

PROJECT INFORMATION
Building Number: 132
Street: W80th Street
Unit Number: 5R
Tax Block: 1210
Tax Lot: N9
BIN: 1031777
Zoning District: MB8
Zoning Map: 90
Landmark Status: Yes

DRAWING LIST
LPC.01: Titlesheet
LPC.02: Historic Photographs
LPC.03: Block Plan & Sightline Sections
LPC.04: Existing Contextual Photographs
LPC.05: Existing Contextual Photographs
LPC.06: Mock-up Photographs
LPC.07: Blockfront Elevations
LPC.08: Proposed Rooftop Addition Axonometrics
LPC.09: Proposed Building Section
LPC.10: Existing Roof Plans & Photographs
LPC.11: Proposed Rooftop Addition Plans
LPC.12: Proposed Rooftop Addition Elevations
LPC.13: Proposed Rooftop Addition Wall Sections
LPC.14: Proposed Rooftop Addition Renderings
Proposed Rooftop Addition

135 West 79th Street
(13 Stories)

T.O. Rear yard Neighbor
135 West 79th Street
+162'-7" (per NYC DoITT)

Reyard Bulk Height of 135 West 79th Street (13 Stories)

Proposed Rooftop Addition

Sightline Sectional Diagram

1" = 30'-0"
Existing Rearyard Photograph Looking North
01 Mock-up Photographs from Southeast
02 Mock-up Photographs from East
03 Mock-up Photographs from North
### Adjacent Rooftop Additions

*No job filed, not incl in CO. Assumed to be 'Work Performed without a Permit', violation removal in 1988

*Filed as Alt-2, SOW does not incl. rooftop addition

*Filed as Alt-2, SOW cites work on floors '003-004', refers to 'Small Addition to Rear Elevation'

*Filed as ALT-2, PAA to amend alteration type filed in 1995 (Job #: 101078913)

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<th>Address</th>
<th>Lot Number</th>
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**02 Existing Rooftop Additions Along North Side of Block 1210**

![Diagram of existing rooftop additions along north side of block 1210](image)

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**01 Proposed North Facing Blockfront Elevation**

![Diagram of proposed north facing blockfront elevation](image)

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**Mabbot Seidel Architecture**

312 West 119th Street, #4J
New York, NY 10026

212 380 1296
mabbotseidel.com

**Project Name:**
Apartment Renovation & Rooftop Addition

**Location:**
LPC.07 Blockfront Elevations

**Project Address:**
132 West 80th Street, #5R
New York, NY 10024

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01 Proposed North Facing Blockfront Elevation

![Diagram of proposed north facing blockfront elevation](image)
Proposed Axonometric View Facing South

Proposed Axonometric View Facing North

Project Name: Apartment Renovation & Rooftop Addition
Project Address: 132 West 80th Street, #5R
New York, NY 10024

LPC.08
Proposed Rooftop Addition Axonometrics
Proposed Building Section

Scope of Work

- Extent of proposed fifth floor addition
- Proposed non-combustible egress stair
- Existing apartment to remain, change interior finishes only
- Existing double hung aluminum windows to remain, no change

Frameless glass guardrail

Existing Building Levels:
- Existing Roof Level: +53'-6"
- Existing Fourth Floor: +42'-6"
- Existing Third Floor: +31'-10"
- Existing Second Floor: +20'-2"
- Existing First Floor: +7'-8"
- Grade at Street: ±0'-0"
Notes:

1. Existing whole building exhaust vent to remain (shown grey)
2. Existing hipped-roof skylight over common corridor to remain, provide protective staging during construction
3. Painted metal clad wood casement windows to match standing seam metal cladding
4. Remove existing roof hatch
5. New stair opening in existing roof, shore and remove existing joists, provide protection to below during construction
6. Remove existing bituminous roof membrane where indicated (shown dashed)
7. Existing brick parapet to remain, repair as required
8. Remove existing gutter (shown dashed)
Notes:
1. Existing whole building exhaust vent to remain (shown grey)
2. Existing hipped-roof skylight over common corridor to remain, provide protective staging during construction
3. Painted metal clad wood casement windows to match standing seam metal cladding
4. FDNY rooftop clear path wall mounted access ladder in galvanized finish (Acudor, prod #LAD-S-4 & LAD-S-5)
5. Wall hung AC condensing unit
6. New master bathroom at proposed rooftop addition
7. New interior stair to proposed rooftop addition
8. New master bedroom in proposed rooftop addition
9. Existing masonry flues and extensions painted to match existing brick, re-use existing chimney caps
10. New painted aluminum K-style gutter, connect to existing downsput
11. Tempered Low-e glass guardrail with stainless steel connector clamps (CRL, prod # NDC4BN)
12. Painted metal coping to match standing seam metal cladding
13. Painted standing seam metal cladding
14. Bituminous membrane roof on sloped rigid insulation
15. Proposed plumbing venting and mechanical exhaust duct from fourth floor kitchen and fifth floor bathroom
16. Aluminum frame skylight for flat roofs over new interior stair

Project Name: Apartment Renovation & Rooftop Addition
Project Address: 132 West 80th Street, #5R
New York, NY 10024

LPC.11
Proposed Rooftop Addition Plans
Notes:
1. Masonry flue extensions painted to match existing brick, reuse existing chimney caps
2. Tempered Low-e glass guardrail with stainless steel connector clamps (CRL, prod. # NDC-4BN)
3. Painted metal coping to match standing seam metal cladding
4. Painted standing seam metal cladding
5. Painted metal clad wood casement windows to match standing seam metal cladding
6. Existing brick corbel to remain, repair as required after removing existing gutter
7. Connect new gutter to existing downspout
8. Existing double hung aluminum windows to remain, no change
9. Removed thruwall AC unit, patch opening and weave brick, paint to match existing
10. Existing painted brick
11. FDNY rooftop clear path wall mounted access ladder in galvanized finish (Acudor, prod #LAD-S-4 & LAD-S-5)
12. Painted metal scupper head conductor with 4" round downspout & adjustable standoff bracket
13. Wall hung AC condensing unit
14. Existing whole building exhaust vent to remain (shown dashed)
15. Existing hipped roof skylight over common corridor to remain, provide protective staging during construction
16. Alcoved recess, finish with painted metal cladding to match surrounding standing seam
Notes:
1. Painted metal coping to match standing seam metal cladding
2. Bituminous roofing membrane on sloped rigid insulation
3. Painted standing seam metal cladding
4. Painted 5/8" thick type-X gypsum wall board on 7/8" furring channel
5. 24 gauge painted metal window flashing
6. Painted metal clad casement windows to match standing seam metal cladding
7. Drainage mat over weather resistive barrier and fire resistant treated plywood
8. 2 layers 5/8" thick type-X gypsum wall board
9. 6" insulation batts
10. Solid wood finish floor
11. Existing sloped membrane roof (pitched north-to-south)
12. Provide plywood cricket and roofing membrane to redirect rainwater within alcove, pitch as noted
13. Reinforced stair opening

1. Painted metal coping to match standing seam metal cladding
2. Bituminous roofing membrane on sloped rigid insulation
3. Painted standing seam metal cladding
4. Painted 5/8" thick type-X gypsum wall board on 7/8" furring channel
5. 24 gauge painted metal flashing, fascia, and sill around dormer
6. Painted metal clad casement windows to match standing seam metal cladding
7. Drainage mat over weather resistive barrier and fire resistant treated plywood
8. 2 layers 5/8" thick type-X gypsum wall board
9. 6" insulation batts
10. New painted aluminum K-style gutter
11. Existing brick corbel to remain, repair as required after removing existing gutter
12. Existing painted brick
01 North Face of Proposed Rooftop Addition

02 South Face of Proposed Rooftop Addition