26 WEST 95TH STREET
HISTORIC PHOTOGRAPHS

1930'S TAX PHOTO (NYC MUNICIPAL ARCHIVE)

1930'S TAX PHOTO OF 28, 30 & 32 W. 95TH ST
(NYC MUNICIPAL ARCHIVE)

1990 DESIGNATION PHOTO (NYC LPC)
26 WEST 95TH STREET
STOOP DETAILS

BASEMENT - PROPOSED ENLARGED STOOP PLANS

1/2" = 1'-0"

PROPERTY LINE
LOW WALL
CEMENT STUCCO FINISH TO REPLICATE ORIGINAL BROWNSTONE FINISH

1ST FLOOR - PROPOSED ENLARGED STOOP PLANS

1/2" = 1'-0"

PROPERTY LINE
FACE OF BUILDING
CEMENT STUCCO FINISH TO REPLICATE ORIGINAL BROWNSTONE FINISH
METAL GATE
LOW WALL
RUSTICATION TO MATCH HISTORIC

1-EAST ELEVATION

2-WEST ELEVATION

CEMENT STUCCO FINISH TO REPLICATE ORIGINAL BROWNSTONE FINISH
PROPERTY LINE
FACE OF BUILDING
CEMENT STUCCO FINISH TO REPLICATE ORIGINAL BROWNSTONE FINISH
METAL GATE
LOW WALL
RUSTICATION TO MATCH HISTORIC

JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 6
STRAIGHT STAIR VS BOX STAIR

STOOP ELEVATION W/ STRAIGHT STAIR
- CEMENT STUCCO FINISH TO REPLICATE ORIGINAL BROWSTONE FINISH
- PROPERTY LINE

STOOP ELEVATION W/ BOX STAIR
- CEMENT STUCCO FINISH TO REPLICATE ORIGINAL BROWSTONE FINISH
- RUSTICATION TO MATCH HISTORIC
- PROPERTY LINE

EXIST. 1ST FLOOR
EL. 108.07'
GRADE

EXIST. 1ST FLOOR
EL. 115.06'
GRADE

EL. 115.06'

EL. 108.07'

EL. 108.07'

395 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL. (212) 779-0257 FAX: (212) 779-9648

GRASSO-MENZIUSO ARCHITECTS
A.I.A.

JACQUELINE PEU-DUVALLON
HISTORIC PRESERVATION CONSULTING, LLC

LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 7
1. SIDEWALK VIEW LOOKING EAST

2. SIDEWALK VIEW LOOKING WEST
EXISTING PARTIAL NORTH ELEVATION ACTUAL

PROPOSED PARTIAL NORTH ELEVATION

NEW CEMENT STUCCO OVER METAL FRAME WALL (DARK BROWN STUCCO COLOR)

EL. 159.97'
NEW ROOF

NEW STEEL LADDER

NEW CEMENT STUCCO OVER METAL FRAME WALL (DARK BROWN STUCCO COLOR)

NEW GLASS DOOR, FRAME PAINTED BLACK

EL. 149.64'
EXIST. ROOF

NEW GLASS RAILING

NEW METAL COPING

NEW STAIR BULKHEAD

EL. 168.97'
26 W. 95TH ST - ROOF LOOKING NORTH

26 W. 95TH ST - ROOF LOOKING SOUTH
MOCK UP VISIBILITY PHOTOS

KEY PLAN

1. DIRECTLY ACROSS THE STREET
2. FROM THE WEST ON W. 95TH STREET
3. FROM THE EAST ON W. 95TH STREET
4. LOOKING WEST FROM NEAR CENTRAL PARK WEST
5. LOOKING EAST FROM NEAR COLUMBUS AVENUE
26 WEST 95TH STREET
REAR FACADE EXISTING CONDITIONS

REAR FACADE EXISTING CONDITIONS - UPPER HALF

REAR FACADE EXISTING CONDITIONS - SETBACK FLOOR

REAR FACADE EXISTING CONDITIONS - LOWER HALF
26 WEST 95TH STREET
INTERIOR BLOCK CONDITIONS

REAR FACADE EXISTING CONDITIONS - UPPER HALF

REAR FACADE EXISTING CONDITIONS - SETBACK FLOOR
LOOKING SOUTHEAST FROM ATOP THE ROOF AT 26 W. 95TH STREET

LOOKING SOUTH FROM ATOP THE ROOF AT 26 W. 95TH STREET

LOOKING SOUTH WEST FROM ATOP THE ROOF AT 26 W. 95TH STREET
PROPOSED BLOCK PLAN

EXISTING AS PER 2005 SANBORN MAP
- EXISTING GREEN SPACE
- EXISTING BUILDINGS
- EXISTING 1 STORY EXTENSION
- EXISTING 1 STORY & BASEMENT EXTENSION
- EXISTING 2 STORY & BASEMENT EXTENSION
- EXISTING 3 STORY EXTENSION
- EXISTING 3 STORY & BASEMENT EXTENSION

EXISTING POST 2005 SANBORN MAP
- EXISTING ROOFTOP ADDITION
- EXISTING 2 STORY & BASEMENT EXTENSION
- EXISTING 3 STORY & BASEMENT EXTENSION
- EXISTING 1 STORY EXTENSION

2017 LPC ROOFTOP ADDITION & REAR EXTENSION APPROVAL

W. 95TH STREET

2020 LPC 1 STORY ROOFTOP ADDITION APPROVAL

2020 PROPOSED 1 STORY ROOFTOP ADDITION

2017 LPC REAR EXTENSION APPROVAL

EXISTING 1 STORY ROOFTOP ADDITION

EXISTING 1 STORY ROOFTOP ADDITION

EXISTING 1 STORY ROOFTOP ADDITION

EXISTING 1 STORY ROOFTOP ADDITION

W. 94TH STREET

LANDMARKS PRESERVATION COMMISSION PRESENTATION
PAGE 23
EXISTING AND PROPOSED REAR YARD CONDITIONS

26 WEST 95TH STREET

GRASSO-MENZIUSO ARCHITECTS

TEL: (212) 779-0257 FAX: (212) 779-9648

A.I.A

350 SEVENTH AVENUE, N.Y., N.Y. 1OOO1

LANDMARKS PRESERVATION COMMISSION PRESENTATION

PAGE 28
26 WEST 95TH STREET
EXISTING REAR YARD CONDITIONS

LOOKING SOUTHEAST

LOOKING SOUTH FROM ATOP THE ROOF AT 26 W. 95TH STREET

LOOKING SOUTH WEST FROM ATOP THE ROOF AT 26 W. 95TH STREET
26 WEST 95TH STREET
ISONOMETRIC VIEW AND PROPOSED ELEVATIONS

PROPOSED NORTH ELEVATION

PROPOSED SOUTH ELEVATION