18 WEST 75th STREET

- RECONSTRUCTION OF HISTORIC MASONRY STOOP AND FRONT YARD WALL THAT WILL BE HARMONIOUS TO THE BUILDING AND BLOCK.

- INCORPORATE TYPICAL HISTORIC ELEMENTS AND DETAILS IN STOOP RECONSTRUCTION TO MAINTAIN CONSISTENCY ACROSS FRONT FACADES OF ADJACENT BUILDINGS.

- ACCOMMODATE ELEVATION CHANGE AT PARLOR FLOOR LANDING[+23"] MADE BY PREVIOUS OWNER.
EXISTING ELEVATION CONDITIONS - PHOTO MONTAGE SOUTH SIDE OF 75TH STREET

EXISTING ELEVATION CONDITIONS - PHOTO MONTAGE NORTH SIDE OF 75TH STREET
PROPOSED FRONT YARD IMPROVEMENTS SHALL NOT EXTEND BEYOND THE EXTENT OF EXISTING FRONT YARD.
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PROPOSED RESTORATION WORK AT 18 WEST 75TH STREET

- Recreate the masonry stoop based on elements and details from the 19th-century tax photo and neighborhood precedents.
- Infill masonry urns at sidewalk level within existing front yard. New red dotted line represents extent of proposed improvements. Family 1" less than neighbor to west. BEE STOPPER LPC-70.
- Recreate existing above existing front yard curb.
- Restore doorway: masonry columns and surrounds at parlor floor entrance to maintain consistency in facade. Adds two decorative panels to accommodate parlor and landing elevation variation.
- Surface detail to match the existing at the basement level and across facade.
- Basement entrance under recreated stoop. Painted black lockable gate with glass.

EXISTING NORTH-EAST EXTENT OF EXISTING FENCED FRONT YARD.

ARCHITECTURAL PRECEDENTS AND HISTORIC MASONRY ELEMENTS TO MAINTAIN CONSISTENCY ACROSS BLOCK ELEVATION

EX. TREE
MASONRY FRONT WALL OPEN DECORATIVE PANEL TO MATCH TAX PHOTO
HISTORIC MASONRY NEWELS
EXISTING SIDEWALK
EXISTING NORTHERLY EXTENT OF EXISTING FENCED FRONT YARD.

EXISTING TREE TO BE REMOVED.

EXISTING PLAN TO BE MATCHED.

EXISTING RAILING TO BE REMOVED.

EXISTING DETAIL TO BE MATCHED.

EXISTING RAILING TO BE REMOVED.

EXISTING WINDOW TO BE REMOVED FOR PROPOSED STOOP CONSTRUCTION.

EXISTING DETAIL TO BE MATCHED.

EXISTING RAILING TO BE REMOVED.

EXISTING DETAIL TO BE MATCHED.

EXISTING RAILING TO BE REMOVED.

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EXISTING RAILING TO BE REMOVED.

EXISTING DETAIL TO BE MATCHED.

EXISTING RAILING TO BE REMOVED.

EXISTING DETAIL TO BE MATCHED.
METAL LATTICE GATE WITH INTERIOR GLAZING

LPC-15

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18 WEST 75TH ST
CENTRAL PARK WEST
location

UNDERSIDE STOOP ENTRY
DOOR/GATE PRECEDENTS

1. PRECEDENT 1 - DEEP SET INSWING GATES
2. PRECEDENT 2 - DEEP SET INSWING GATES
3. STOOP UNDERSIDE ENTRY ELEVATION
4. STOOP UNDERSIDE ENTRY SECTION
5. PRECEDENT 3 - GATE WITH GLAZING
6. PRECEDENT 4 - GATE WITH GLAZING
7. HISTORIC REFERENCE FOR ARTISTIC LATTICE WORK
8. PRECEDENT FOR ARTISTIC LATTICE WORK

[ TO BETTER SEAL UNDERSIDE OF STOOP AREA ]

3/4" = 1'-0"

Bottom of gate fully extends to paving

[ TO BETTER SEAL UNDERSIDE OF STOOP AREA ]

3/4" = 1'-0"
EL. +0"  
GRADE/SIDEWALK LEVEL  
EL. +-3' - 5"  
BASEMENT LEVEL  

PROPOSED FRONT YARD WALL OVER EXISTING CURB. REFINISHED TO MATCH NEW FRONT YARD WALL ON TOP DECORATIVE PANEL TO MATCH TAX PHOTO EXISTING DOOR AND STORAGE TO REMAIN EXISTING PLANTER/STORAGE/CURB TO REMAIN COLOR OF FINISH TO MATCH PROPOSED MASONRY WALL MASSING TO MATCH PROPOSED ELEMENTS

PROPOSED EAST SIDE YARD WALL LINE OF EXISTING CURB. REFINISHED TO MATCH NEW FRONT YARD WALL ON TOP EXISTING SIDE WALL 16W 75TH MASONRY CURB TO REMAIN FINISH TO MATCH CONCRETE/CONCRETE BLOCK FOR PROPOSED MASONRY WALL PAVERS TO REMAIN EXIST. IRON RAILING (TYP.) TO BE REMOVED

SECTION - EAST SIDE YARD WALL EXISTING EAST SIDE WALL PROPOSED PLANTER OVER THE EAST SIDE YARD WALL

SECTION - FRONT YARD WALL EXIST. PLANTER

SECTION - FRONT YARD WALL/EXIST. PLANTER
1. **PREPARATION OF THE SURFACE:** Cut back all deteriorated surfaces to be repaired to a sound base with a toothed chisel to remove all loose stones and broken pieces. The surface of the existing stone must be made smooth and level for the patch. Score any existing mortar joints for the patch. Strike off the sides of the patch to form a square cut-out, not less than 1 inch x 1 inch, and raise a square cut-out 1 inch above the existing stone. The angle of the strike-off should be made at 90 degrees to the plane of existing stone.

2. **MECHANICAL KEYING:** Proper mechanical keying is essential for a lasting repair. Proprietary application of patching material includes several steps:
   - **BASE CLEANING:** Remove all foreign materials and debris from the Prepared Surface with a vacuum cleaner and a soft cloth before applying the patching material.
   - **WASHING:** Wash the prepared surface with water and a soft cloth to remove any oils, dirt, or debris.
   - **SURFACE WASHING:** If necessary, wash the surface with a weak solution of a mild detergent to remove any residual dirt or debris.

3. **Drying:** While the patch is still moist, apply the scratch coat with a brush. The scratch coat should consist of dry Portland cement, dry pigments, and water. Apply a thin slurry coat to the scratch coat. The scratch coat should be scored before initial drying to provide a key for the following coats. No coat should exceed 3/8 inch in thickness. About 2 to 4 hours should be allowed between applications of scratch coats. Scratch coats should be allowed to dry to the touch before applying the next coat. The scratch coat is applied on the surface to be repaired or resurfaced. The scratch coat formulates to match the color and texture of the stone being repaired. The scratch coat formulation is to the right.

4. **FINISH COAT:** At least one inch of sand should be applied over the scratch coat. The finish coat is applied once the patch has been built up to the required thickness. Only this last coat is formulated to match the color and texture of the stone being repaired. The finish coat formulation is to the right. Color and texture of finish coat may be accelerated by adding a binder to the mix. Air entrainment may be achieved by using a retarder. The surface should be left leather hard, not too soft.

5. **PLANTER:** The proposed front yard improvements should not extend beyond the extent of existing front yard. Existing/historic stone should be used for repair/resurfacing. Use stone removed from the area being repaired or old stone with the same qualities if not enough is able to be utilized. The crushed stone should be ground and passed through a 16-20 mesh screen, and washed thoroughly in water. Crushed stone is not sufficient to give a color match. Be careful not to exceed recommended maximum amounts, as too much crushed stone reduces strength and will give an unstable stucco color. The required thickness is based on building profiles to match the profile of existing stucco finish. The extent of existing front yard should not extend beyond the extent of existing front yard. The required stucco finish is based on building profiles to match the historic photo in scale and proportion. The required stucco finish is formulated to match the color and texture of the stone being repaired. The finish coat formulation is to the right. The required stucco finish is formulated to match the color and texture of the stone being repaired. The finish coat formulation is to the right.