

103 W 72ND STREET



NUMBER	SHEET NAME	ISSUED DATE
001	COVER SHEET	09/08/2021
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036	REAR ADDITION - EXISTING AND PROPOSED WALL SECTIONS	09/08/2021
037	STOREFRONT 3D VIEW	09/08/2021

COVER SHEET

P

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001



Upper West Side-Central Park West



Upper West Side-Central Park West  
Historic District  
Manhattan  
Designated April 24, 1990

Historic District Boundaries



 PROJECT LOCATION

LOCATION:	103 WEST 72ND STREET, NEW YORK, NY
DATE:	1931-1933 (ALTERATION) 1887-1888 (ORIGINAL ROWHOUSE)
ARCHITECT:	FELLHEIMER & WAGNER / CHAS. BUEK & CO.
STYLE:	ART DECO
FACADE:	STONE
BUILDING TYPE:	SMALL APARTMENT AND COMMERCIAL BUILDING (CONVERTED ROWHOUSE)
BORO/BLOCK NUMBER:	MANHATTAN / 1144
LOT:	31
ZONING MAP:	8C
ZONING DISTRICT:	C4-6A,
COMMUNITY BOARD:	7
LOT SIZE:	1,839 SF
LANDMARKS DISTRICT:	UPPER WEST SIDE-CENTRAL PARK WEST
BIN:	1029936
OCCUPANCY:	MIXED USED (COMMERCIAL/RESIDENTIAL)
NUMBER OF DWELLING:	6
OCCUPIED HOUSING:	YES
NUMBER OF STORIES:	5
HEIGHT:	64'-3"

**ALTERATION:**  
ROWHOUSE CONVERTED TO SMALL APARTMENT BUILDING; BASEMENT LOWERED, FIRST STORY REBUILT AT STREET LEVEL, AND NEW FRONT BUILT AT BUILDING LINE. (NOTE FROM DESIGNATION REPORT)

PROJECT INFORMATION

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002

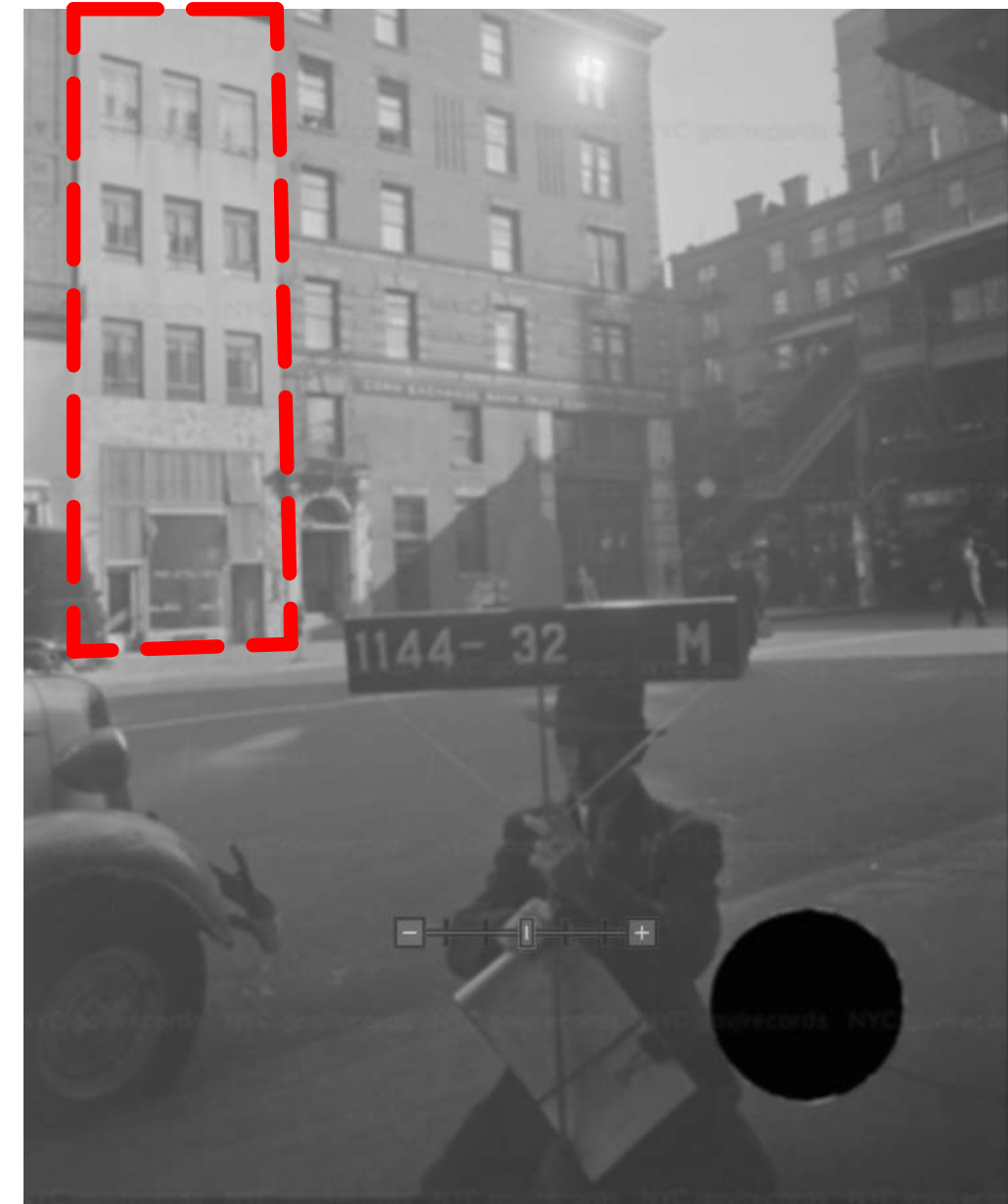




HISTORIC -FRONT VIEW



1940 TAX PHOTO 103 W 72ND ST -FRONT VIEW



1940 TAX PHOTO 101 W 72ND ST -FRONT VIEW

## 103 W 72ND STREET - HISTORIC PHOTOS





BAR ENTRY DOOR



EXISTING BUILDING FACADE



RESIDENTIAL ENTRY DOOR

# EXISTING FACADE PHOTOS





BAR ENTRY DOOR SILL



ENLARGED EXISTING BUILDING FACADE



RESIDENTIAL ENTRY DOOR

# EXISTING FACADE PHOTOS

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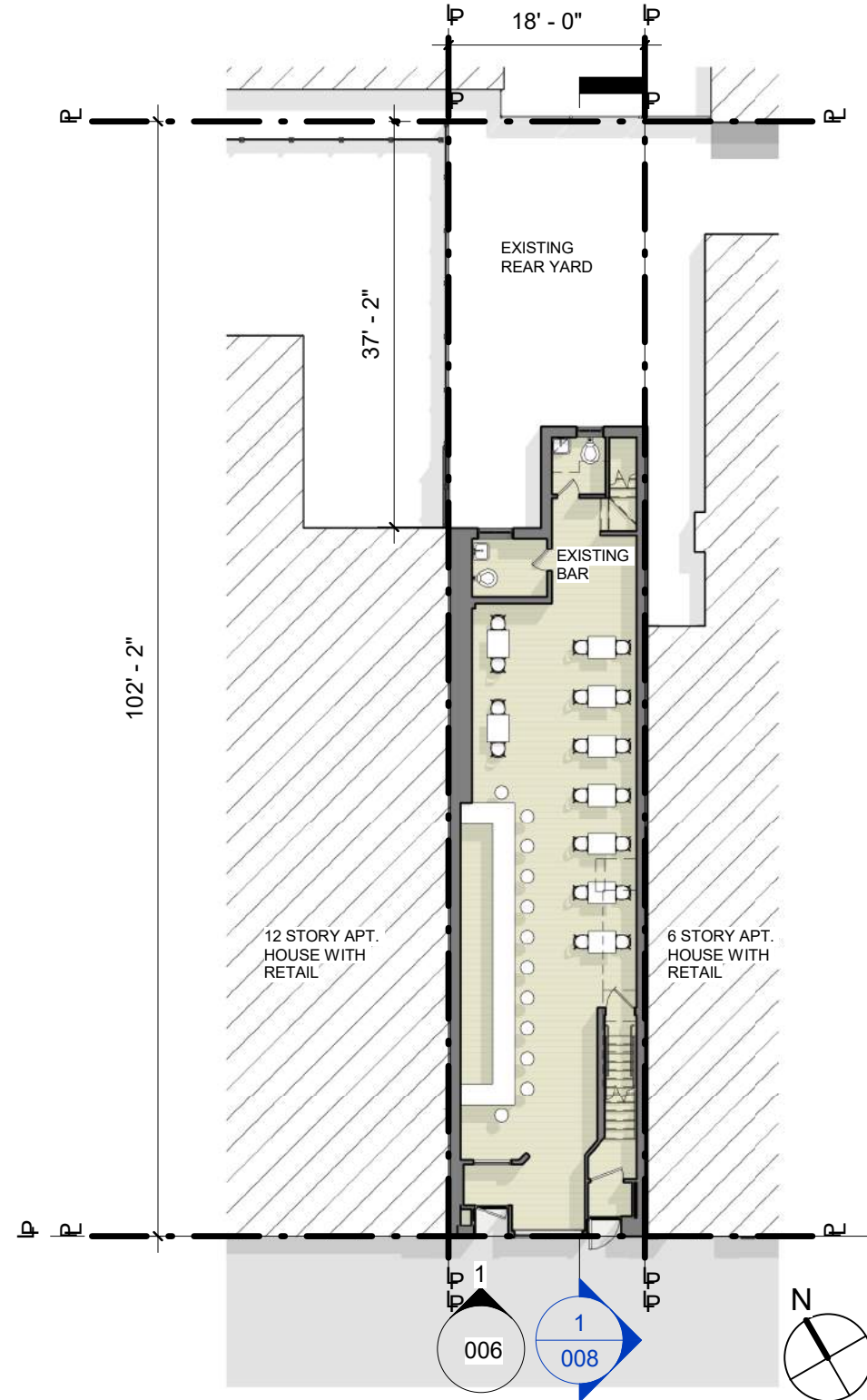
1 FRONT ELEVATION - EXISTING



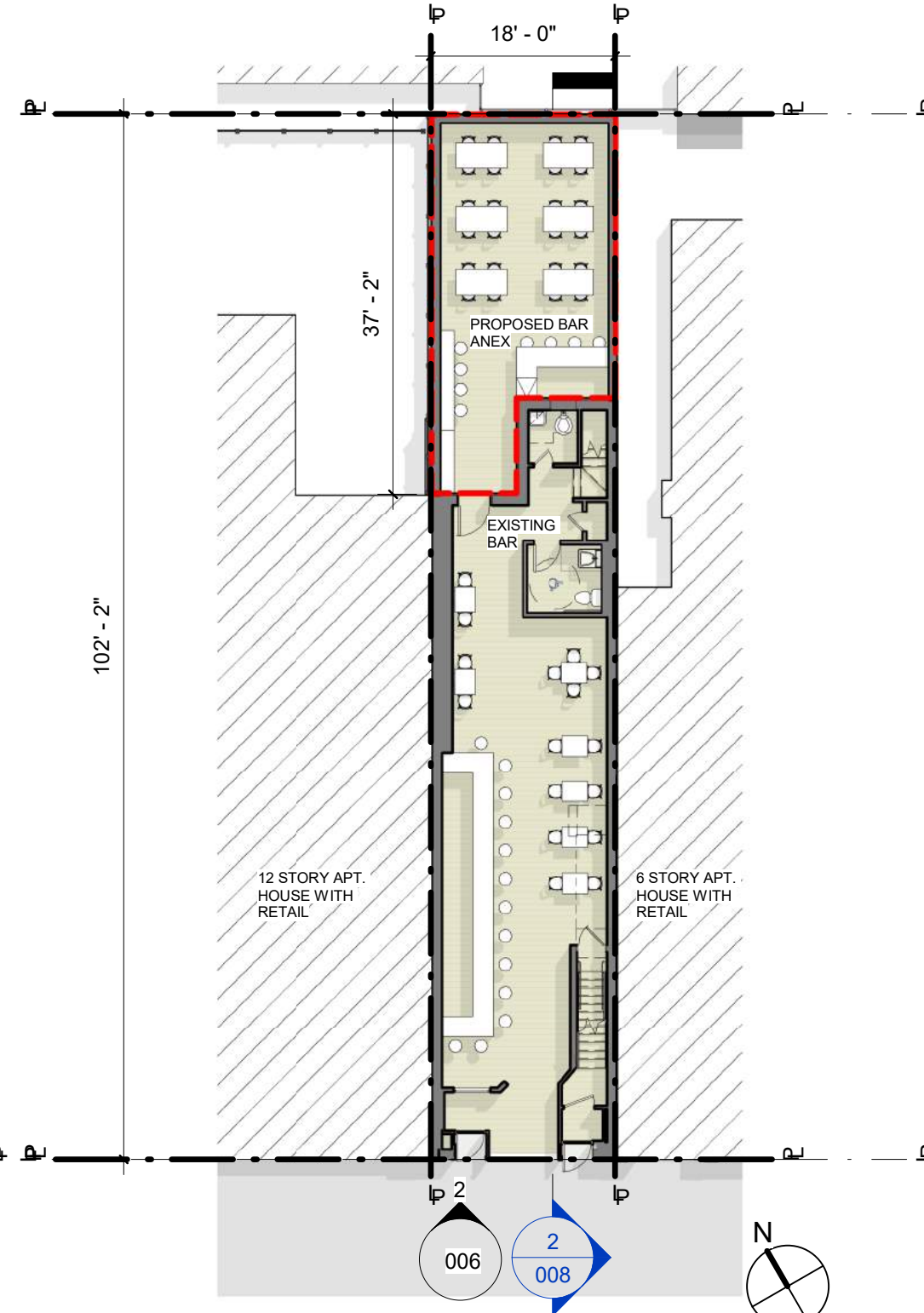
2 FRONT ELEVATION - PROPOSED

## EXISTING AND PROPOSED FRONT ELEVATION





1 FIRST FLOOR PLAN - EXISTING  
1/16" = 1'-0"



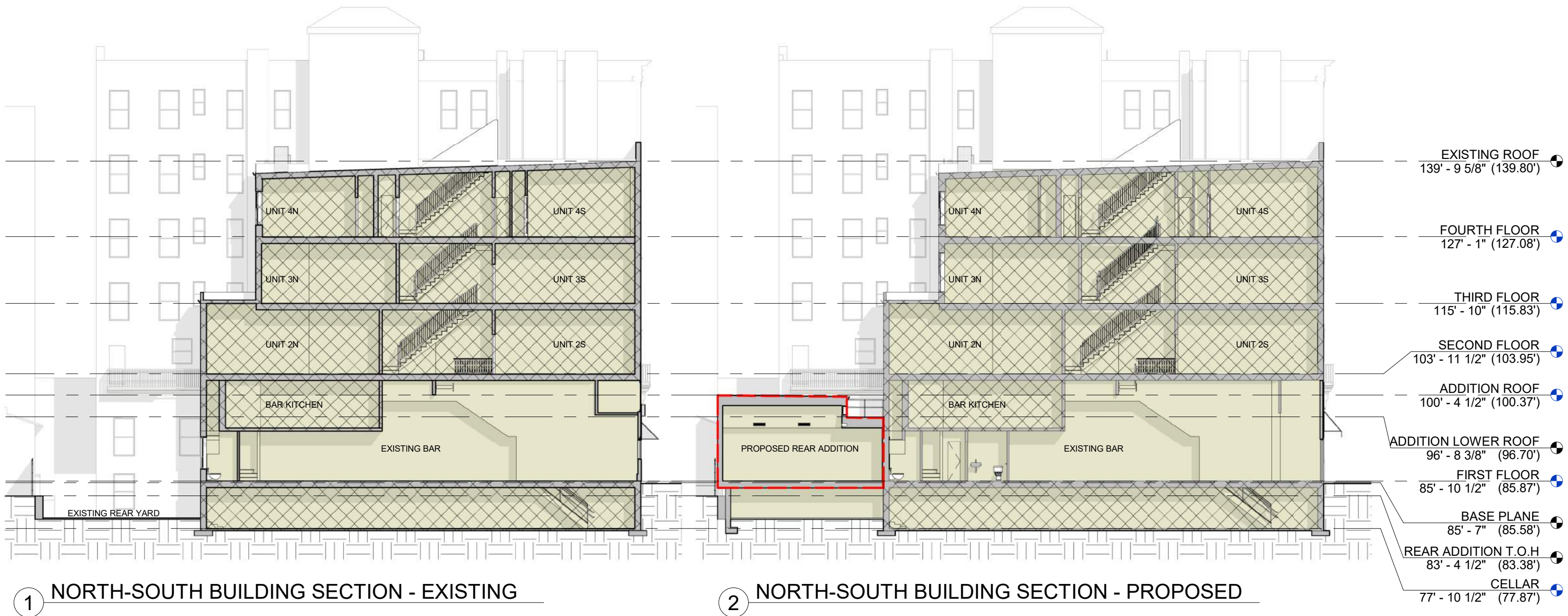
2 FIRST FLOOR PLAN - PROPOSED  
1/16" = 1'-0"

## EXISTING AND PROPOSED FLOOR PLAN



LEGEND:

NOT IN SCOPE
  PROPOSED ADDITION



## EXISTING AND PROPOSED BUILDING SECTIONS

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# STOREFRONT





125 WEST 72ND STREET



162 WEST 72ND STREET



134 WEST 72ND STREET

## 72ND STREET TWO-STORY STOREFRONTS

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145 WEST 72ND STREET



158 WEST 72ND STREET



156 WEST 72ND STREET

## 72ND STREET TWO- STORY STOREFRONTS

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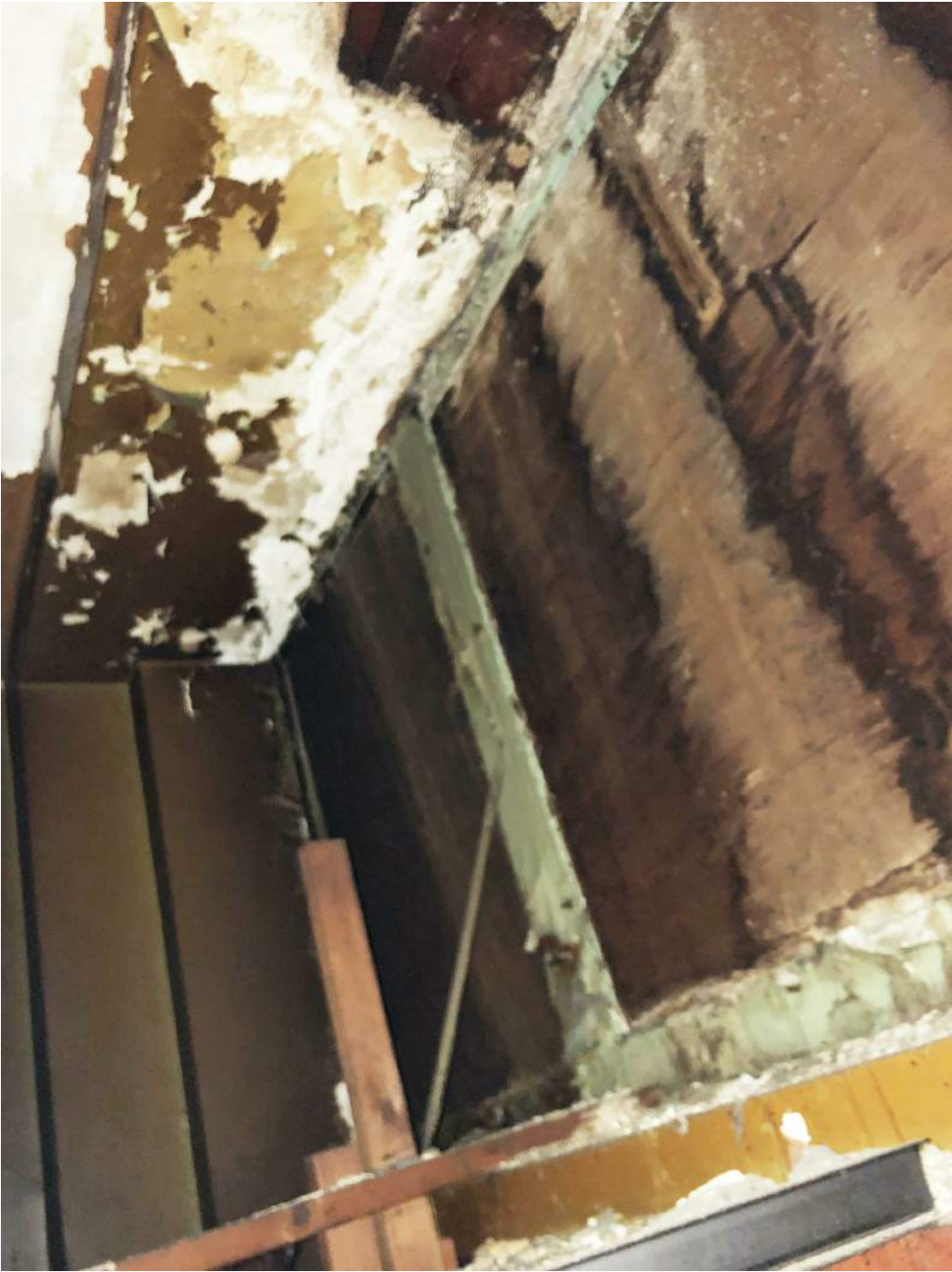




PROBE AT PLYWOOD INFILLED HISTORIC STOREFRONT



PROBE AT EXISTING WALL VENT



PROBE AT PLYWOOD INFILLED HISTORIC STOREFRONT



PROBE AT PLYWOOD INFILLED HISTORIC STOREFRONT



PROBE AT EXISTING WALL VENT

# STOREFRONT PROBES

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PROBE AT BAR ENTRY SOFFIT



PROBE AT BAR ENTRY

# STOREFRONT PROBES

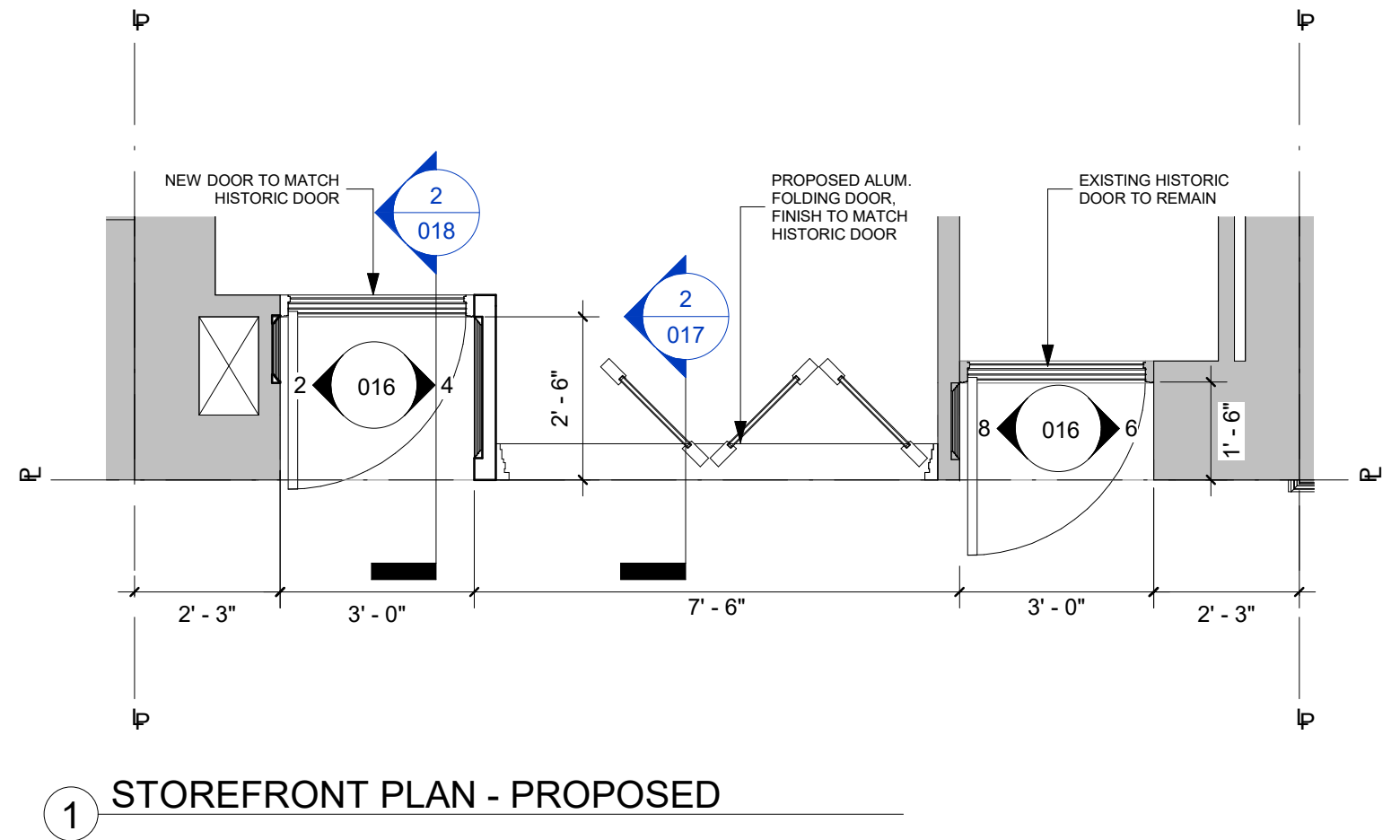
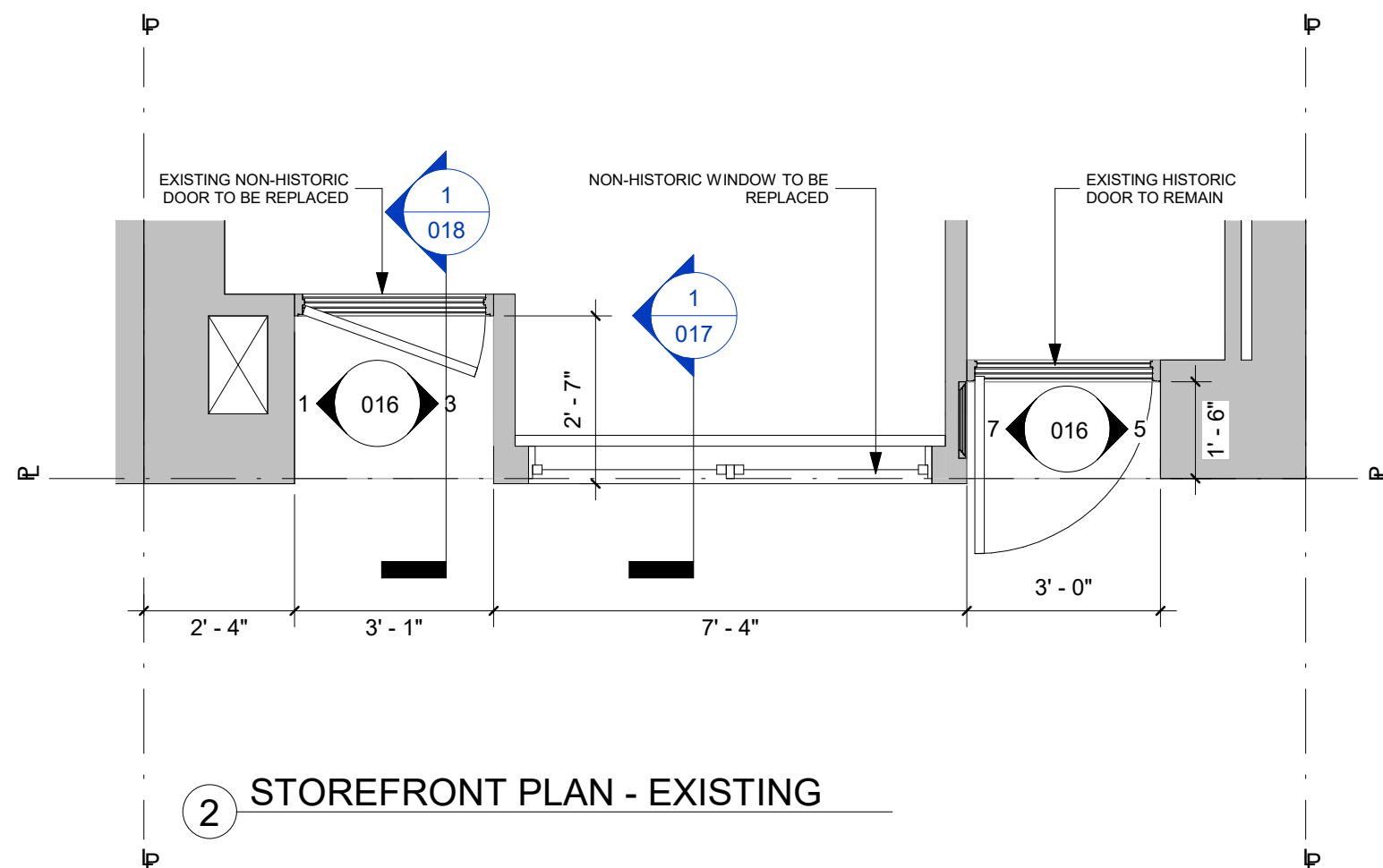
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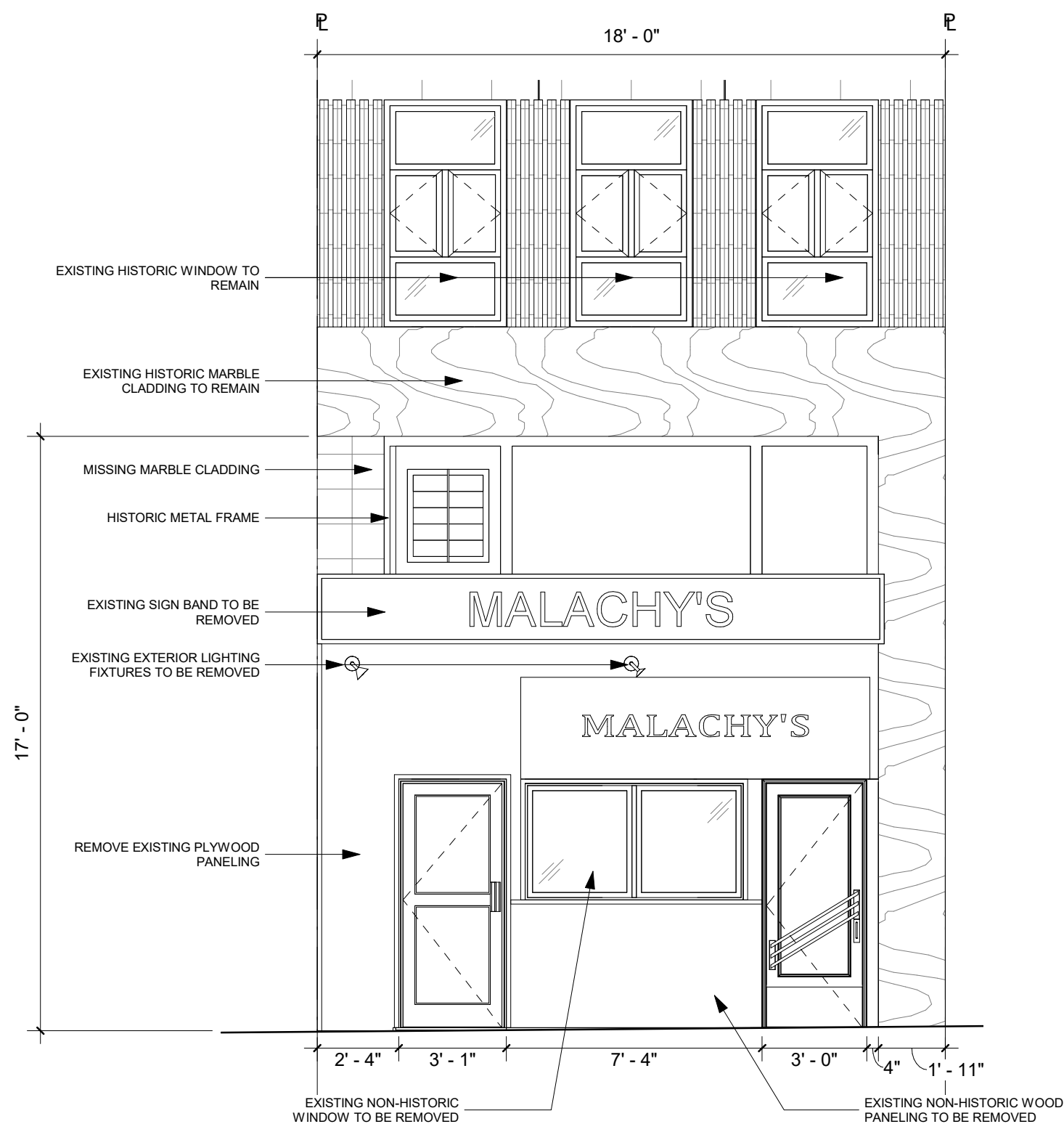
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 013



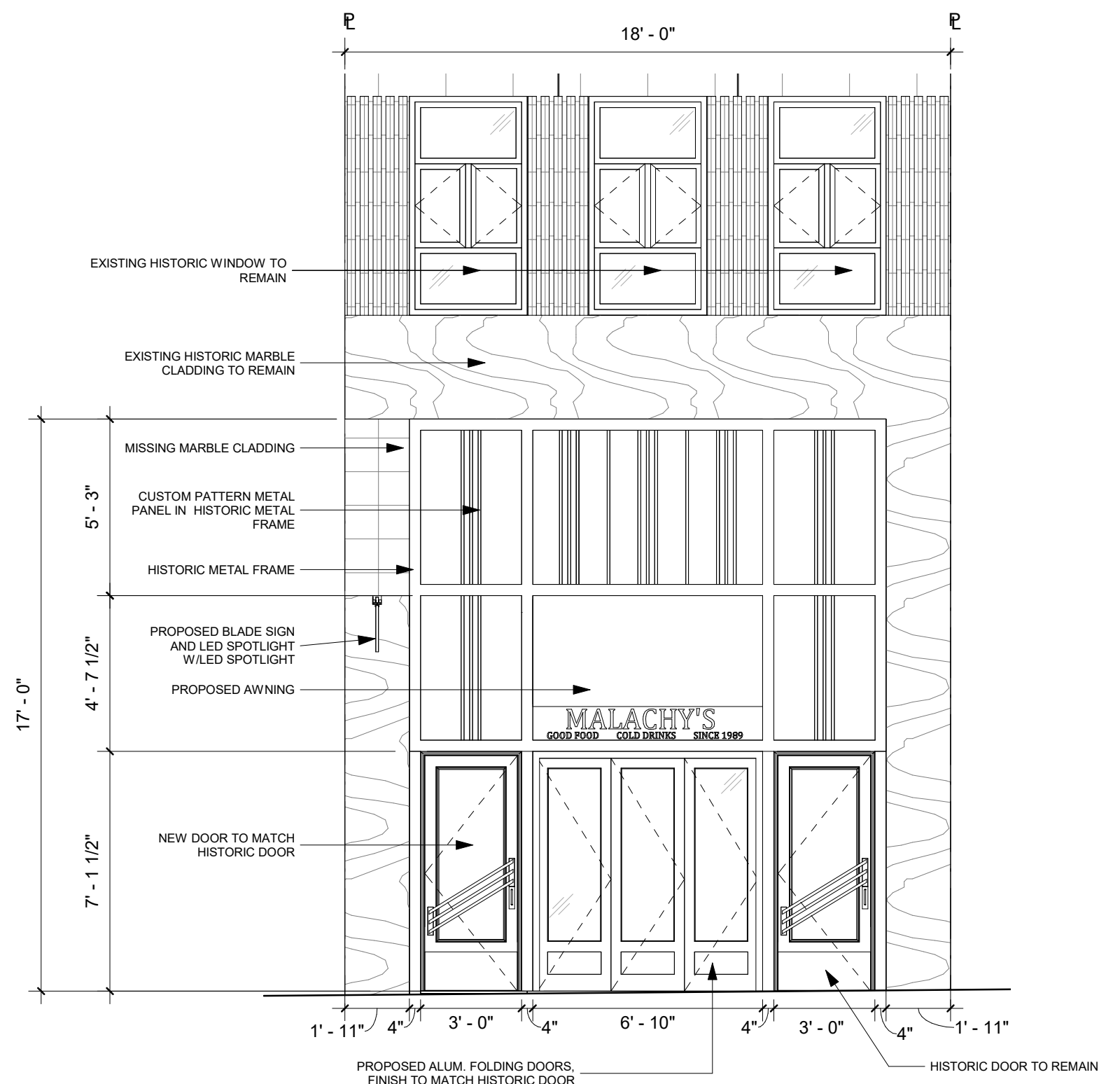


## EXISTING AND PROPOSED STOREFRONT PLAN





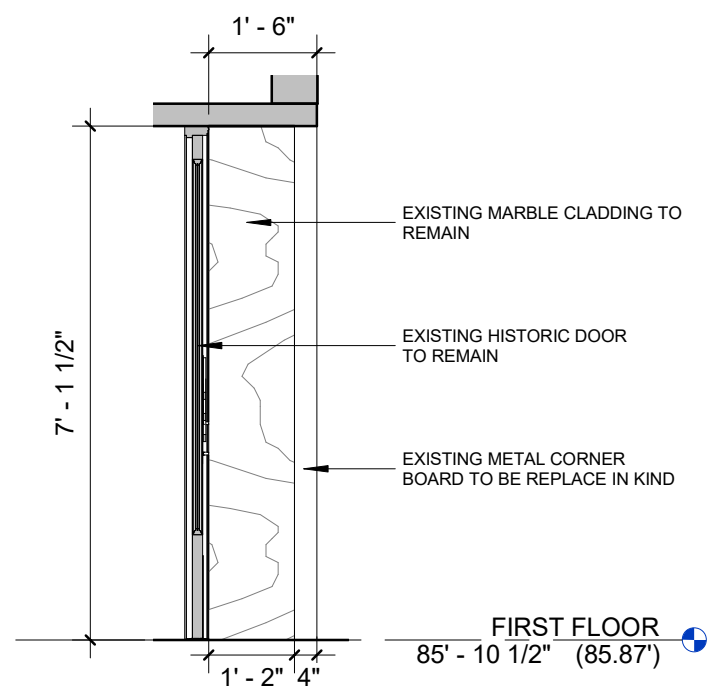
① STOREFRONT ELEVATION - EXISTING  
1/4" = 1'-0"



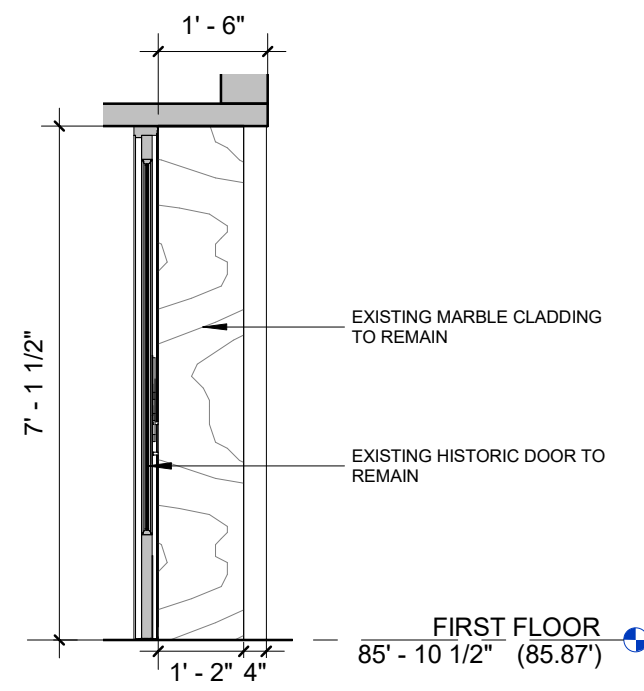
② STOREFRONT ELEVATION - PROPOSED  
1/4" = 1'-0"

## EXISTING AND PROPOSED STOREFRONT ELEVATION

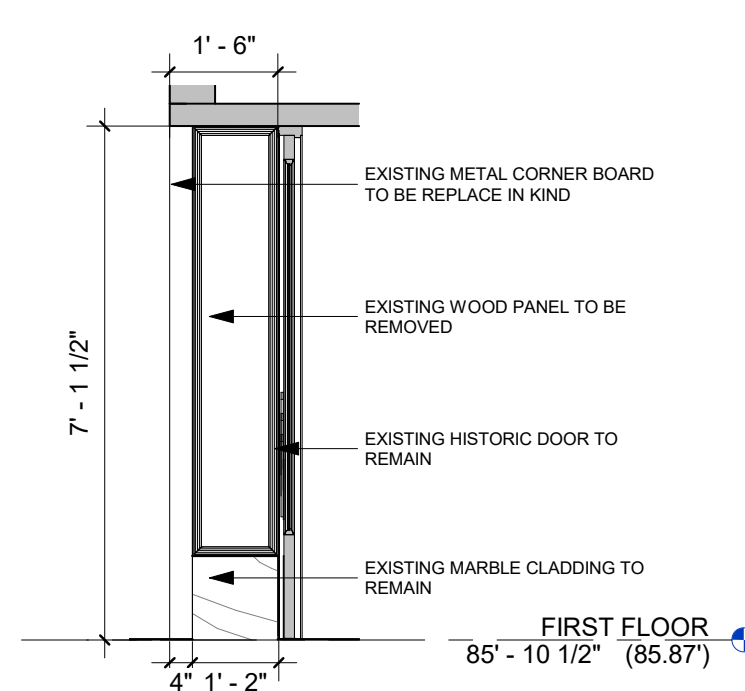




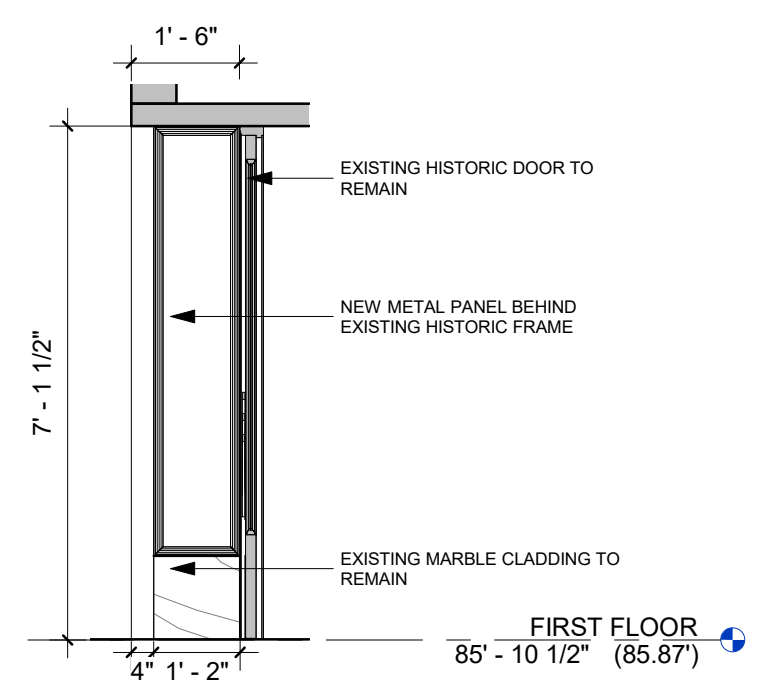
5 ELEVATION C - EXISTING  
3/8" = 1'-0"



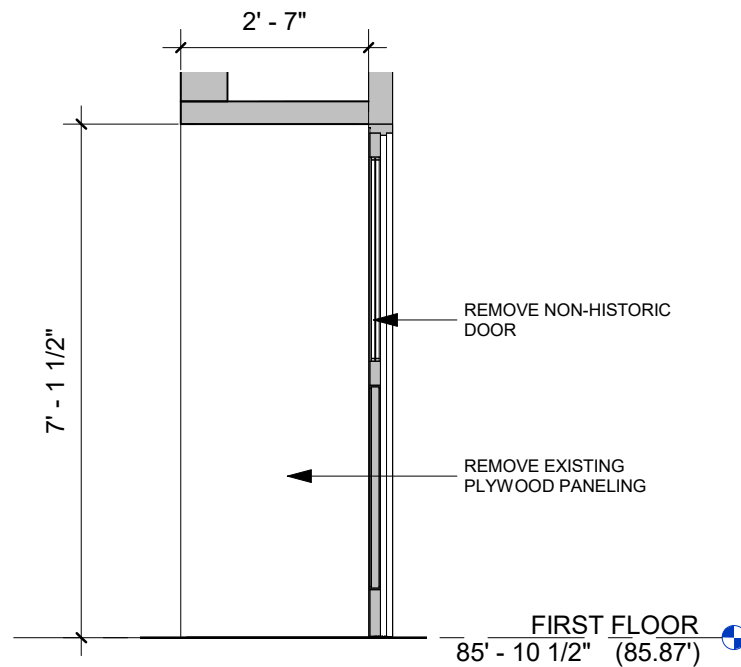
6 ELEVATION C - PROPOSED  
3/8" = 1'-0"



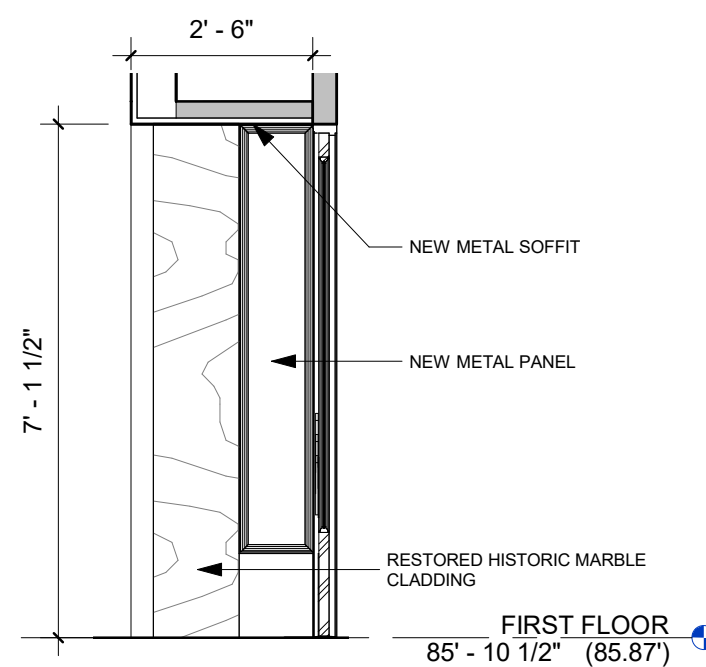
7 ELEVATION D - EXISTING  
3/8" = 1'-0"



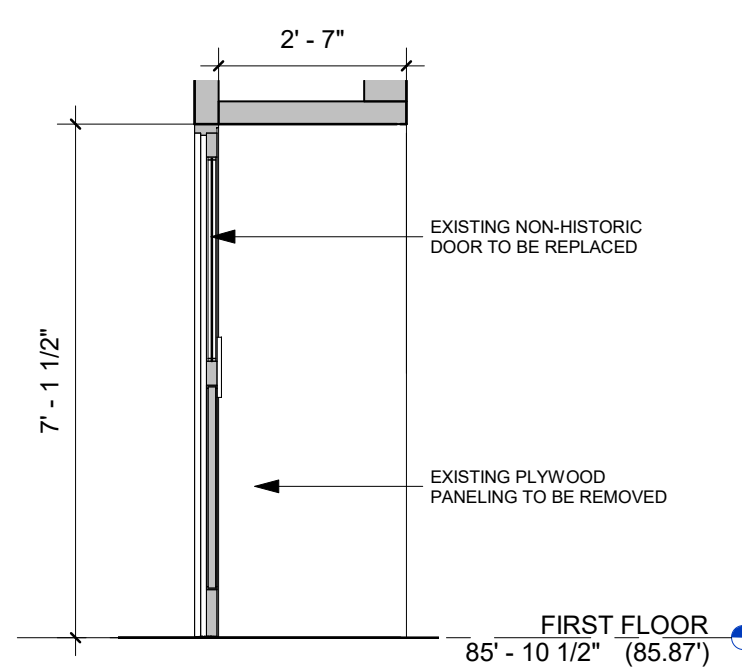
8 ELEVATION D - PROPOSED  
3/8" = 1'-0"



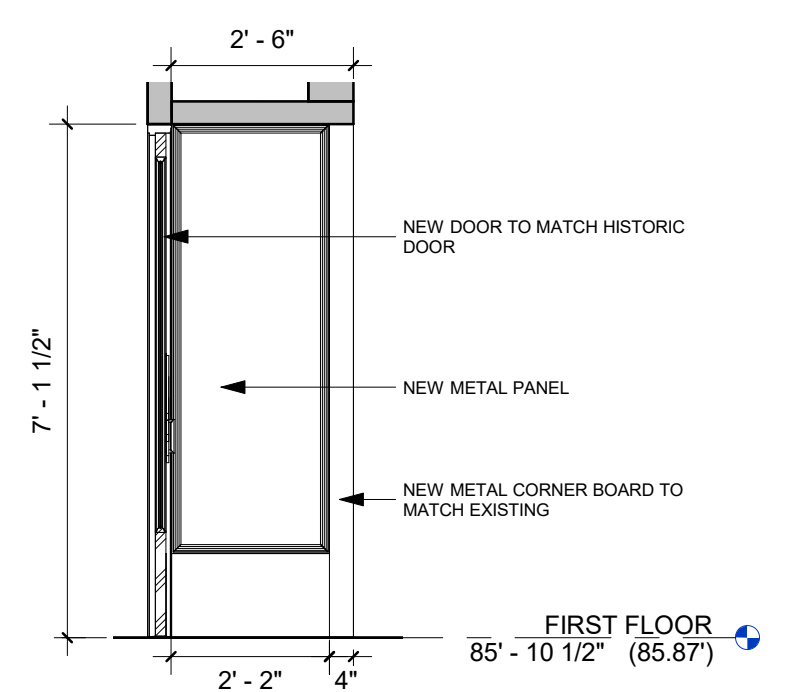
1 ELEVATION A - EXISTING  
3/8" = 1'-0"



2 ELEVATION A - PROPOSED  
3/8" = 1'-0"



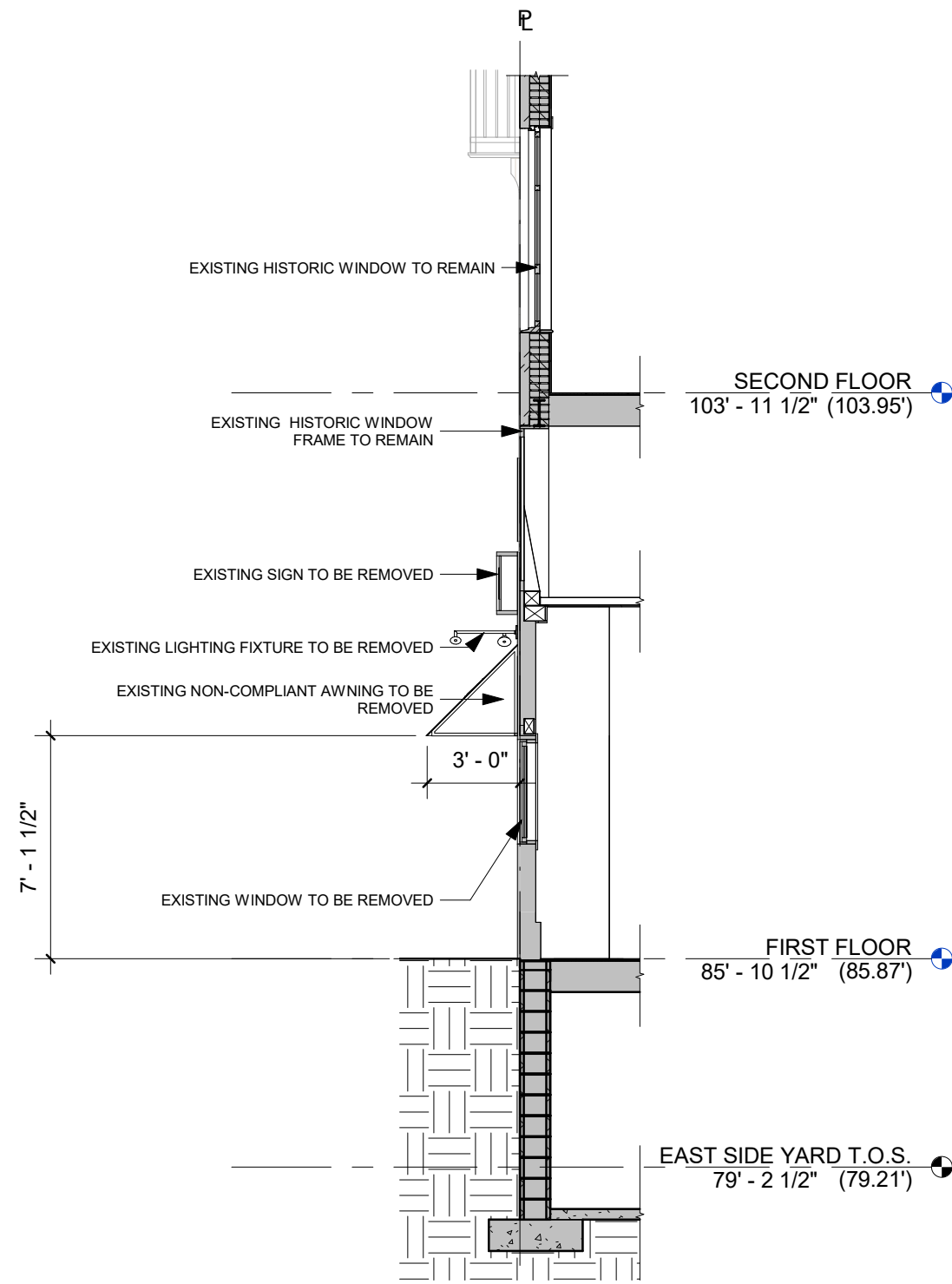
3 ELEVATION B - EXISTING  
3/8" = 1'-0"



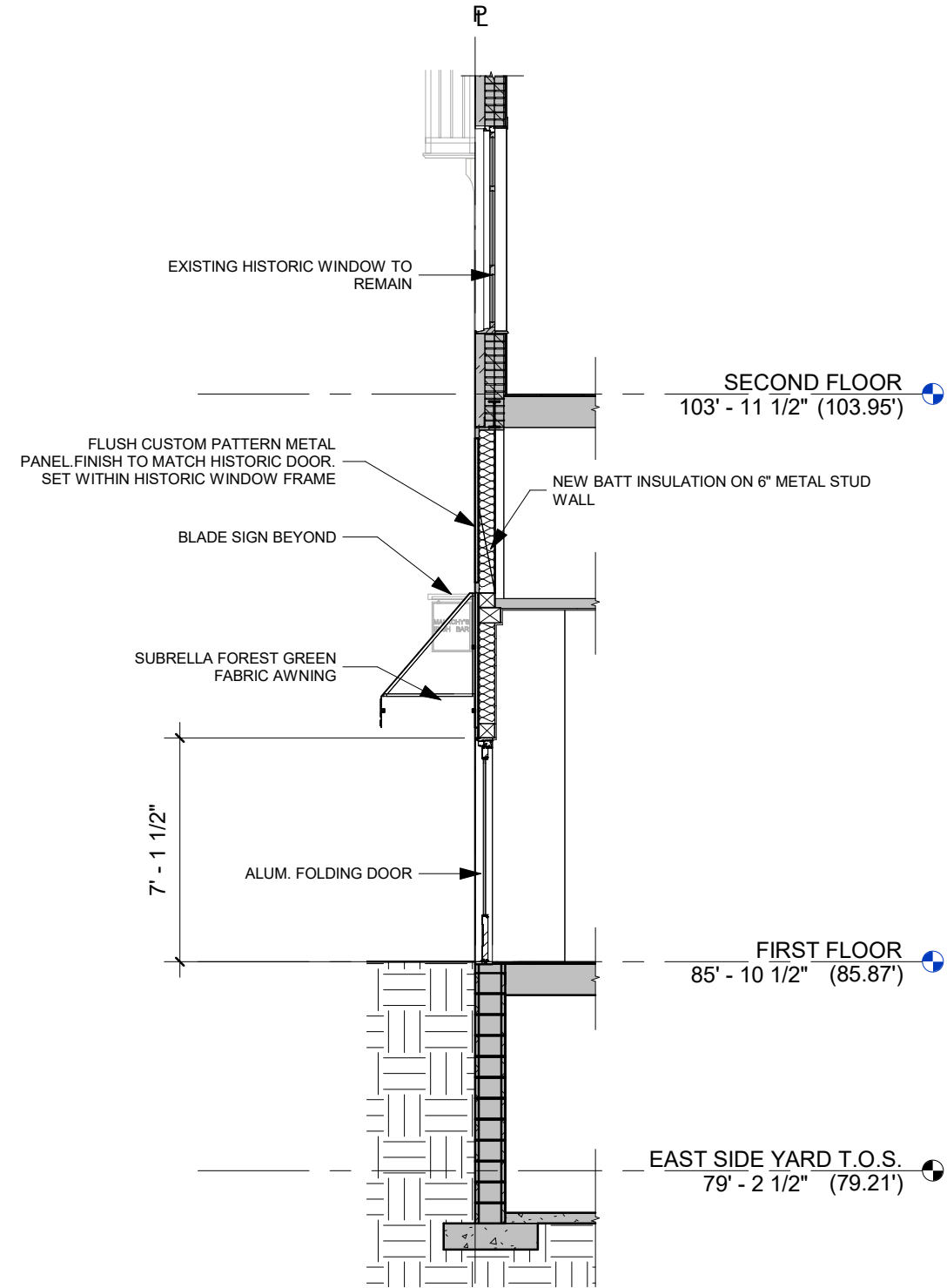
4 ELEVATION B - PROPOSED  
3/8" = 1'-0"

## STOREFRONT EXISTING AND PROPOSED HIDDEN ELEVATIONS





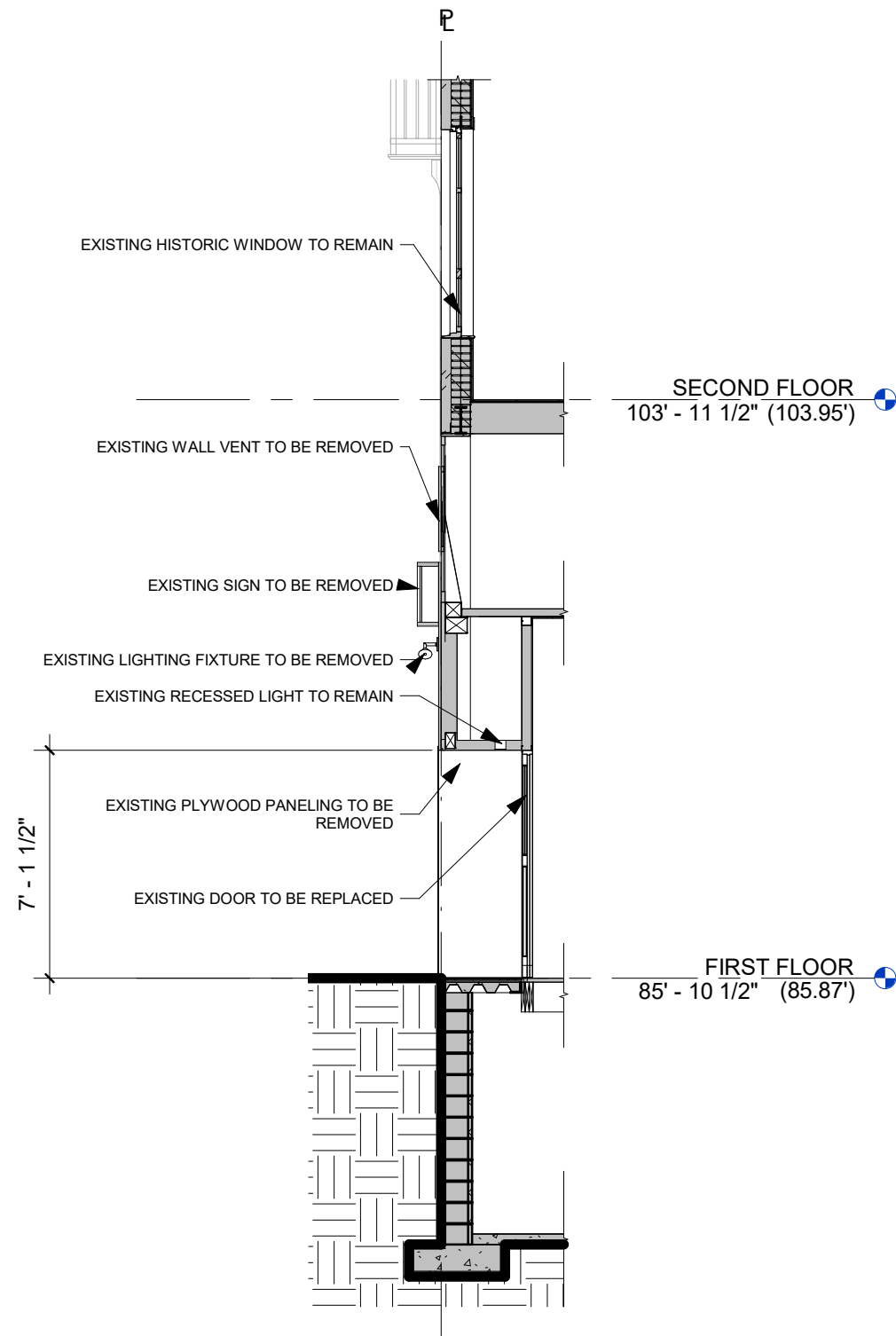
1 STOREFRONT SECTION - EXISTING



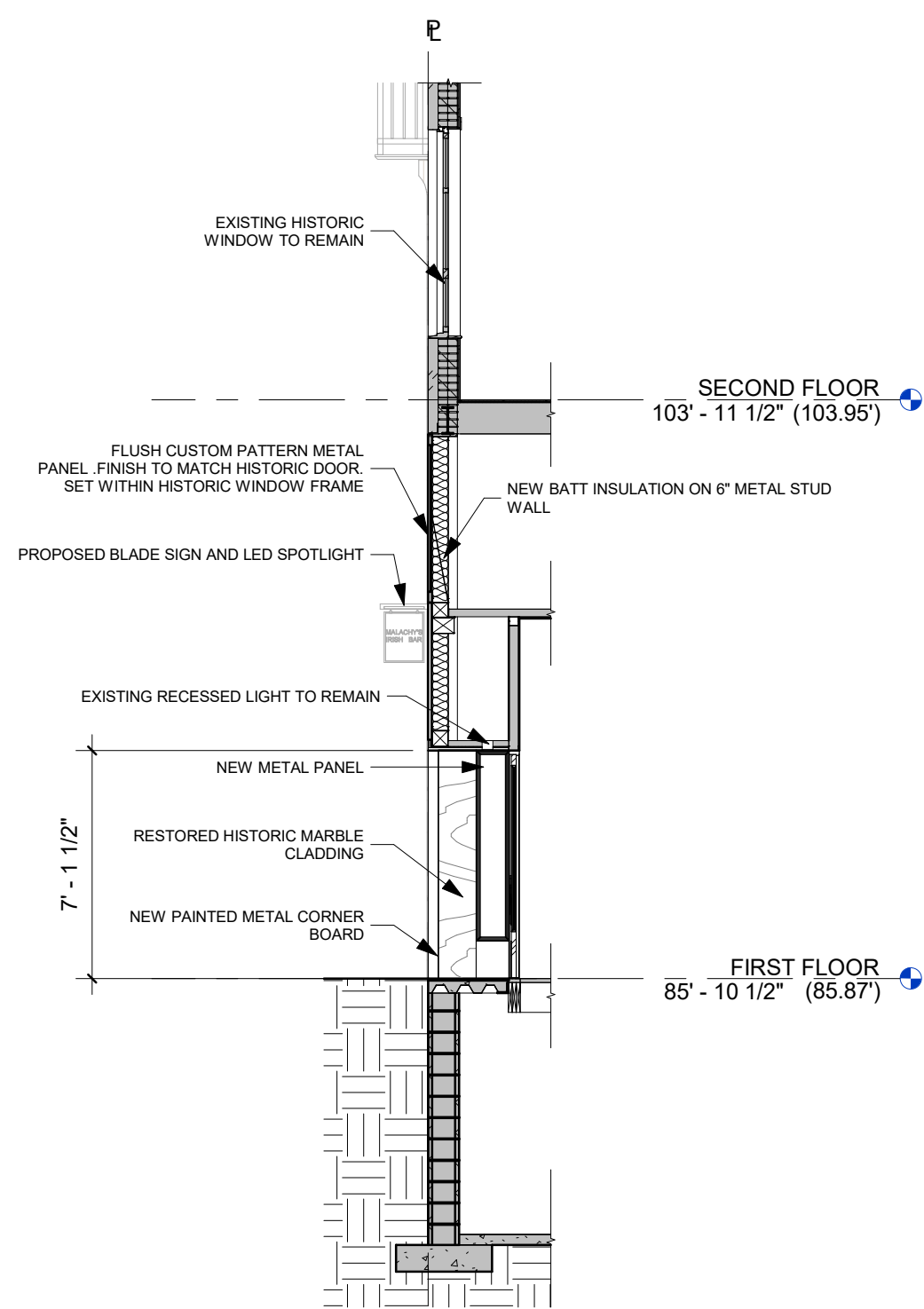
2 STOREFRONT SECTION - PROPOSED

## EXISTING AND PROPOSED STOREFRONT SECTIONS





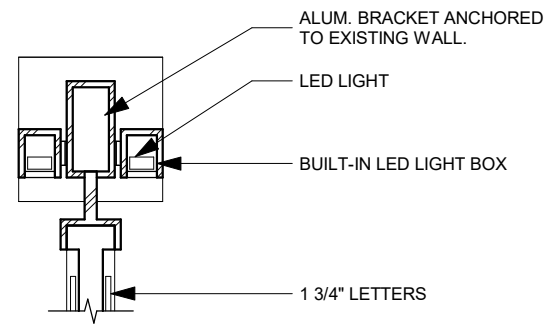
① STOREFRONT SECTION @ BAR ENTRY - EXISTING  
3/16" = 1'-0"



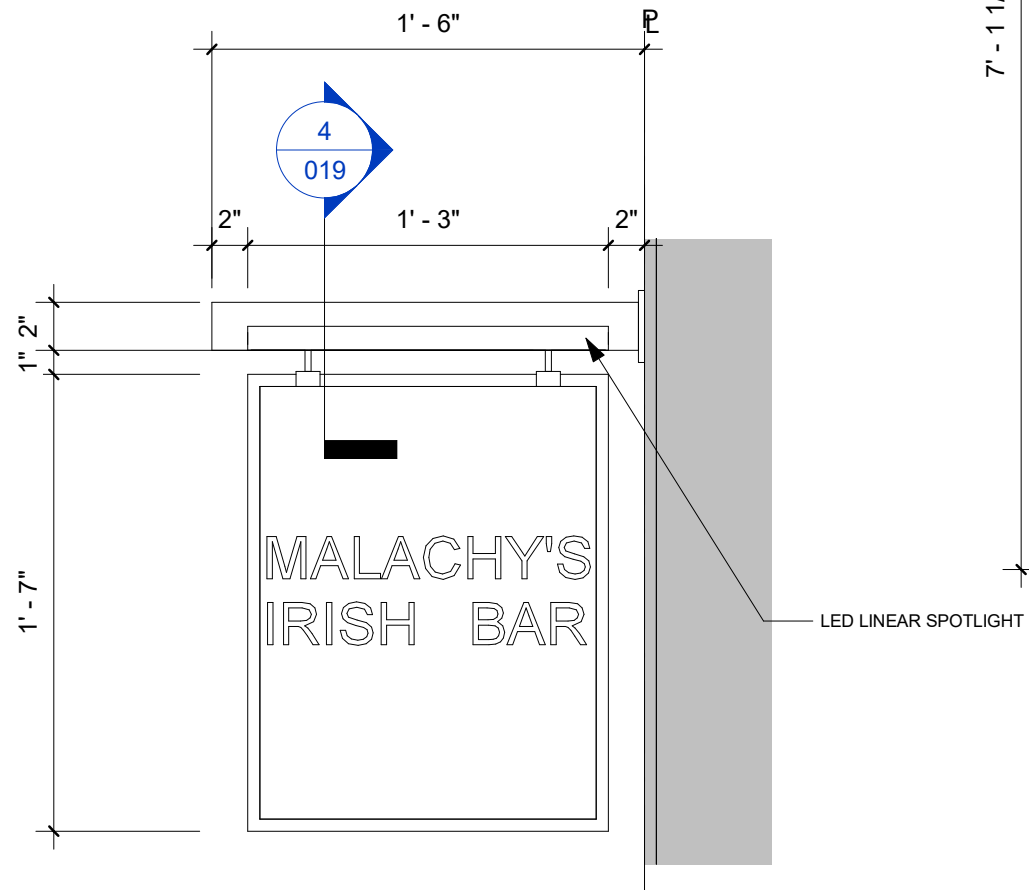
② STOREFRONT SECTION @ BAR ENTRY - PROPOSED  
3/16" = 1'-0"

## EXISTING AND PROPOSED STOREFRONT SECTIONS

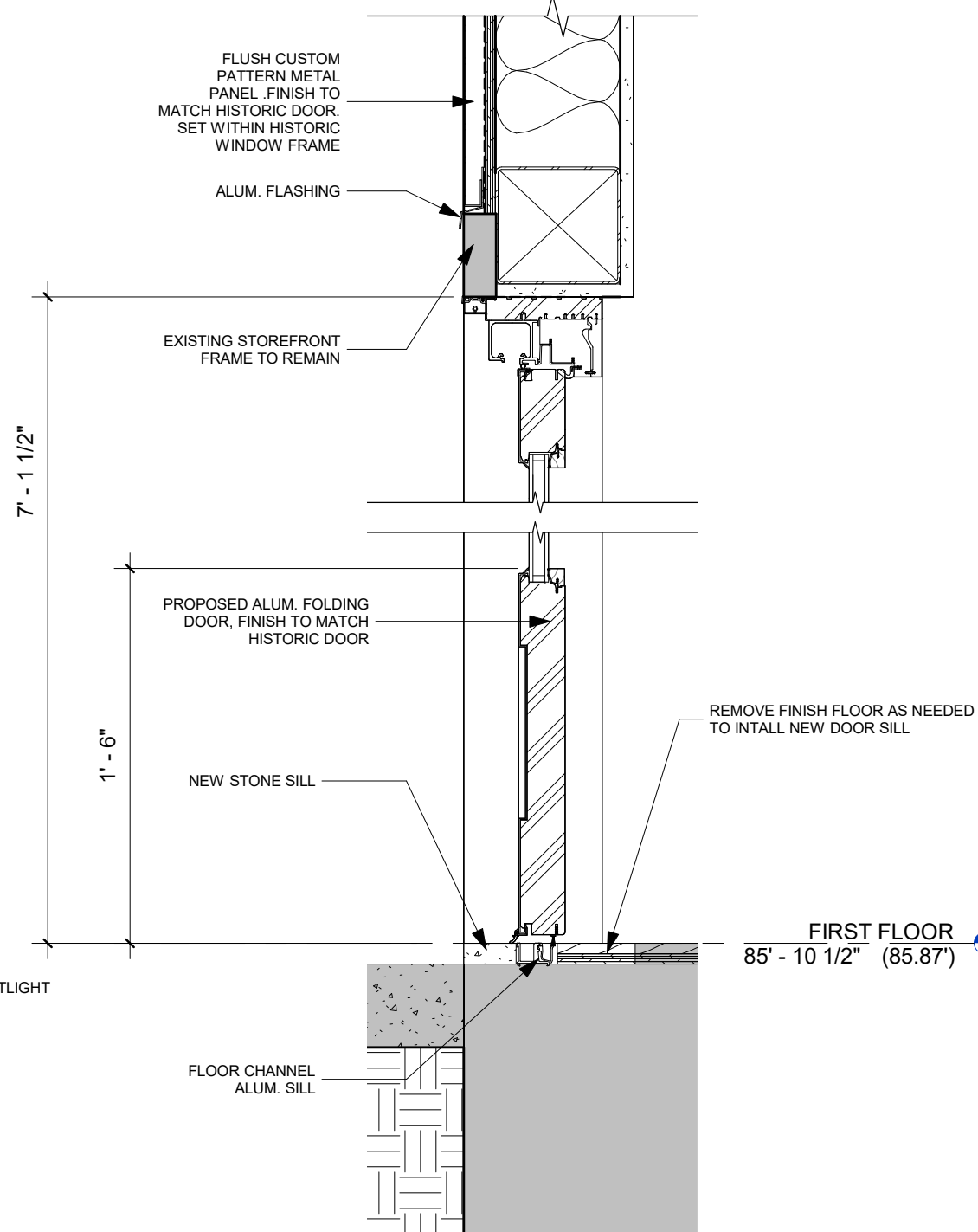




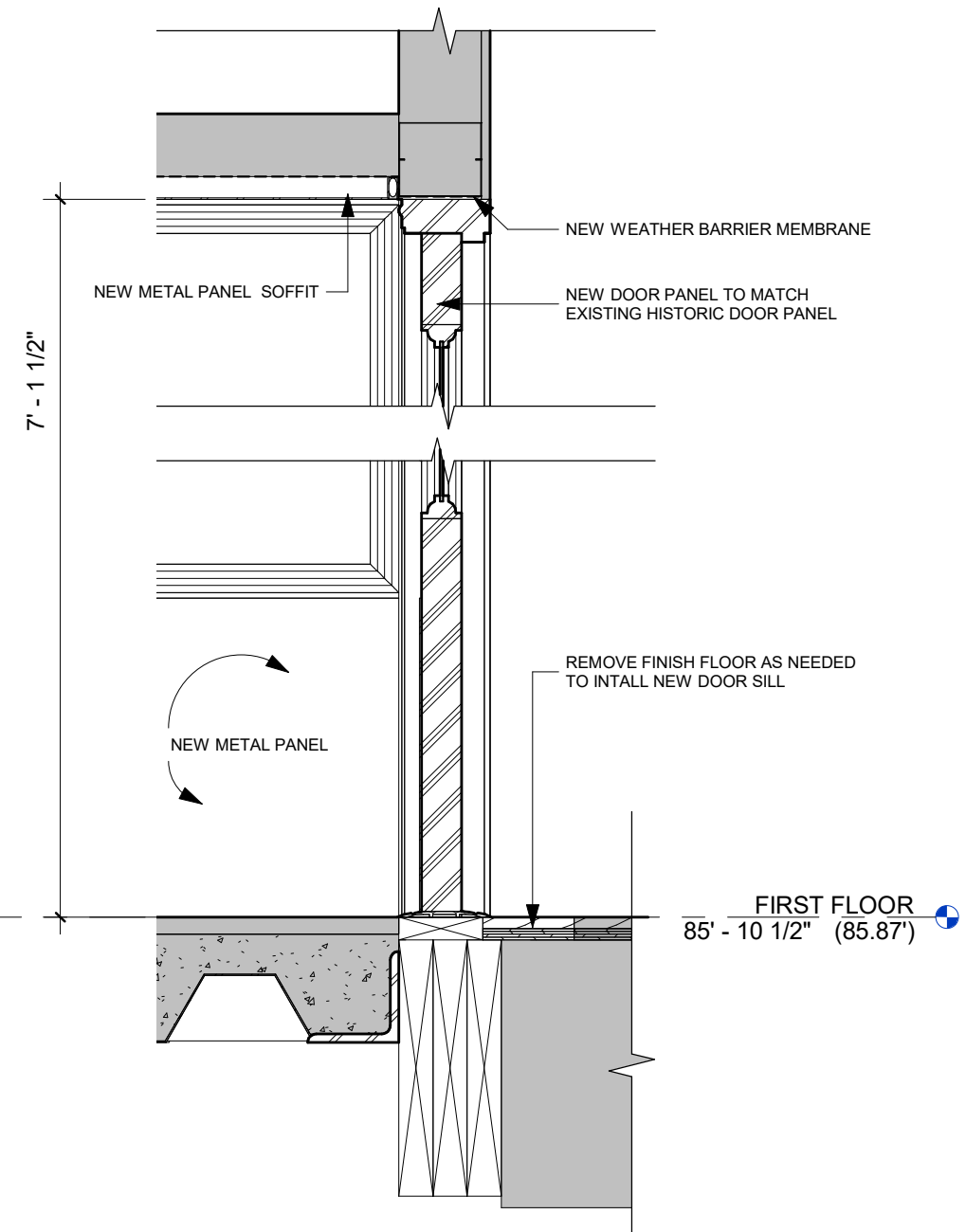
4 BLADE SIGN SPOTLIGHT DETAIL  
3" = 1'-0"



1 BLADE SIGN DETAIL  
1 1/2" = 1'-0"



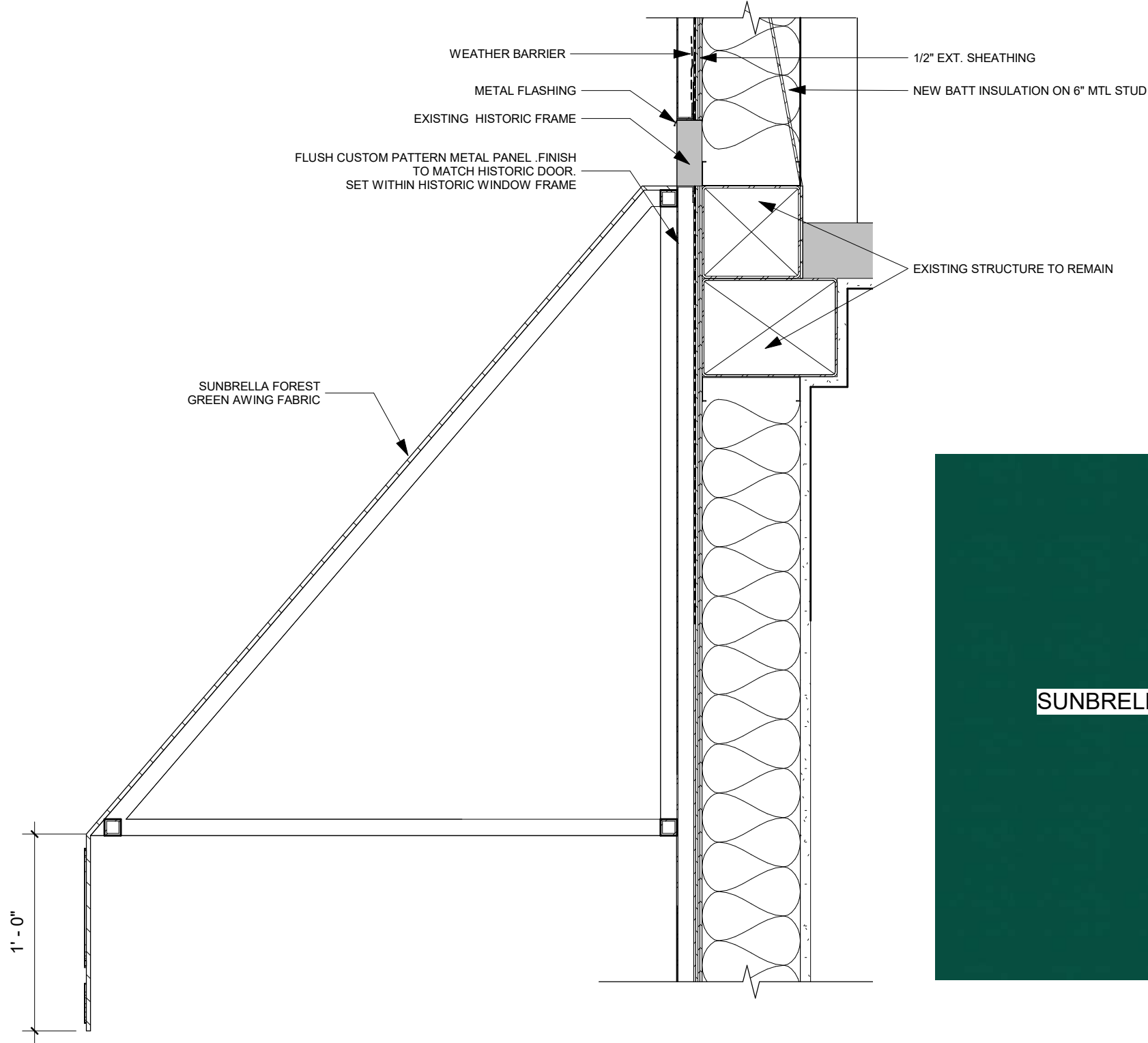
2 FOLDING DOOR HEAD AND SILL DETAIL  
1 1/2" = 1'-0"



3 BAR ENTRY DOOR - HEAD AND SILL DETAIL  
1 1/2" = 1'-0"

## STOREFRONT DETAILS





1 AWNING DETAIL  
1 1/2" = 1'-0"

3 PROPOSED AWNING FABRIC  
6" = 1'-0"

2 PROPOSED METAL PANEL  
6" = 1'-0"

STOREFRONT DETAILS

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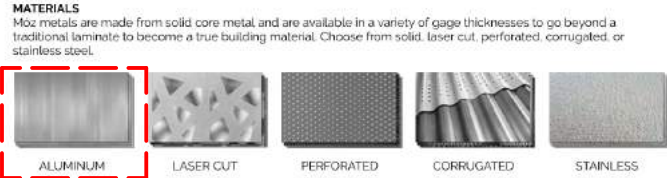
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**NOTE:** CUSTOM PATTERN TO MATCH HISTORIC GLAZING PATTERN .SEE STOREFRONT ELEVATION FOR CORRECT PATTERN.



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EXISTING STOREFRONT



PROPOSED STOREFRONT - CLOSED DOOR



PROPOSED STOREFRONT - OPEN DOOR

## STOREFRONT EXISTING AND PROPOSED 3D VIEWS

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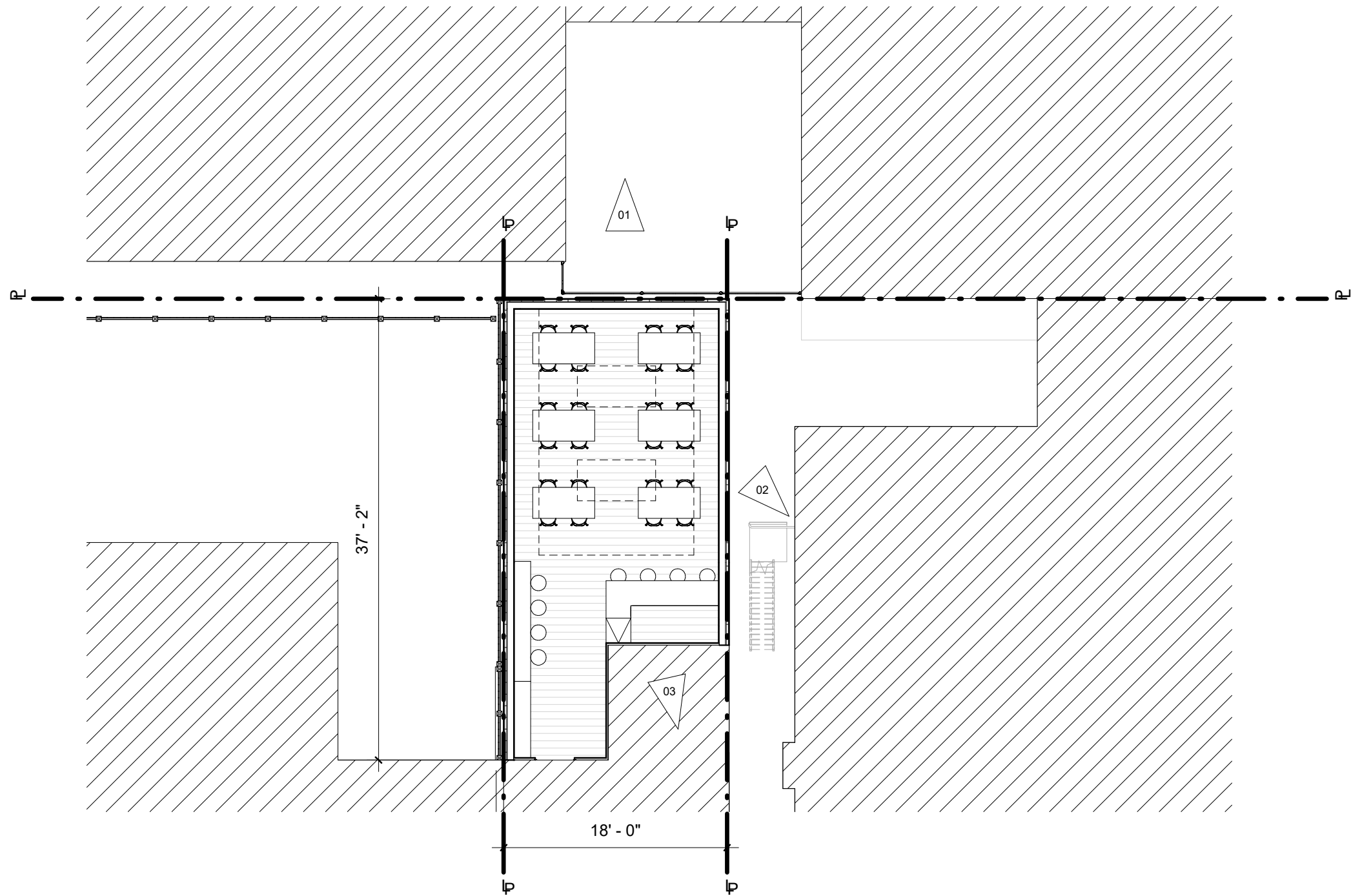
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**021**



# REAR ADDITION





## VIEWS KEY PLAN

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VIEW 01 - REAR FACADE



VIEW 02 - REAR YARD



VIEW 03 - REAR YARD AND ADJACENT REAR YARDS

# REAR EXISTING PHOTOS

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## SITE INFORMATION - BLOCK 1144 - EXISTING

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## SITE INFORMATION - BLOCK 1144 - PROPOSED

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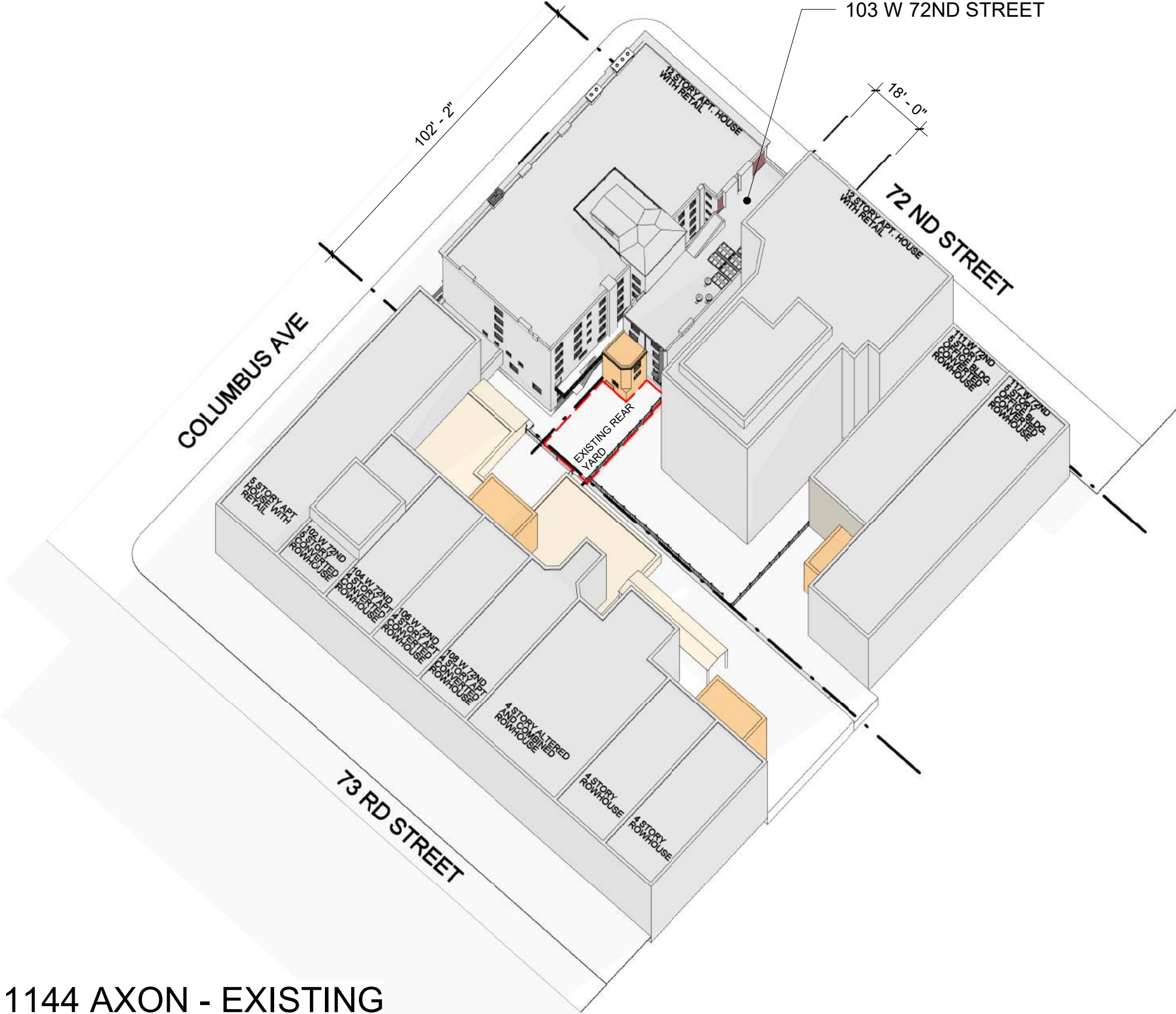
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**026**



LEGEND:

- EXISTING BUILDING
- 1 STORY ADDITION
- 3 STORY ADDITION
- 4 STORY ADDITION
- EXISTING REAR YARD



SITE INFORMATION - BLOCK 1144 AXON - EXISTING

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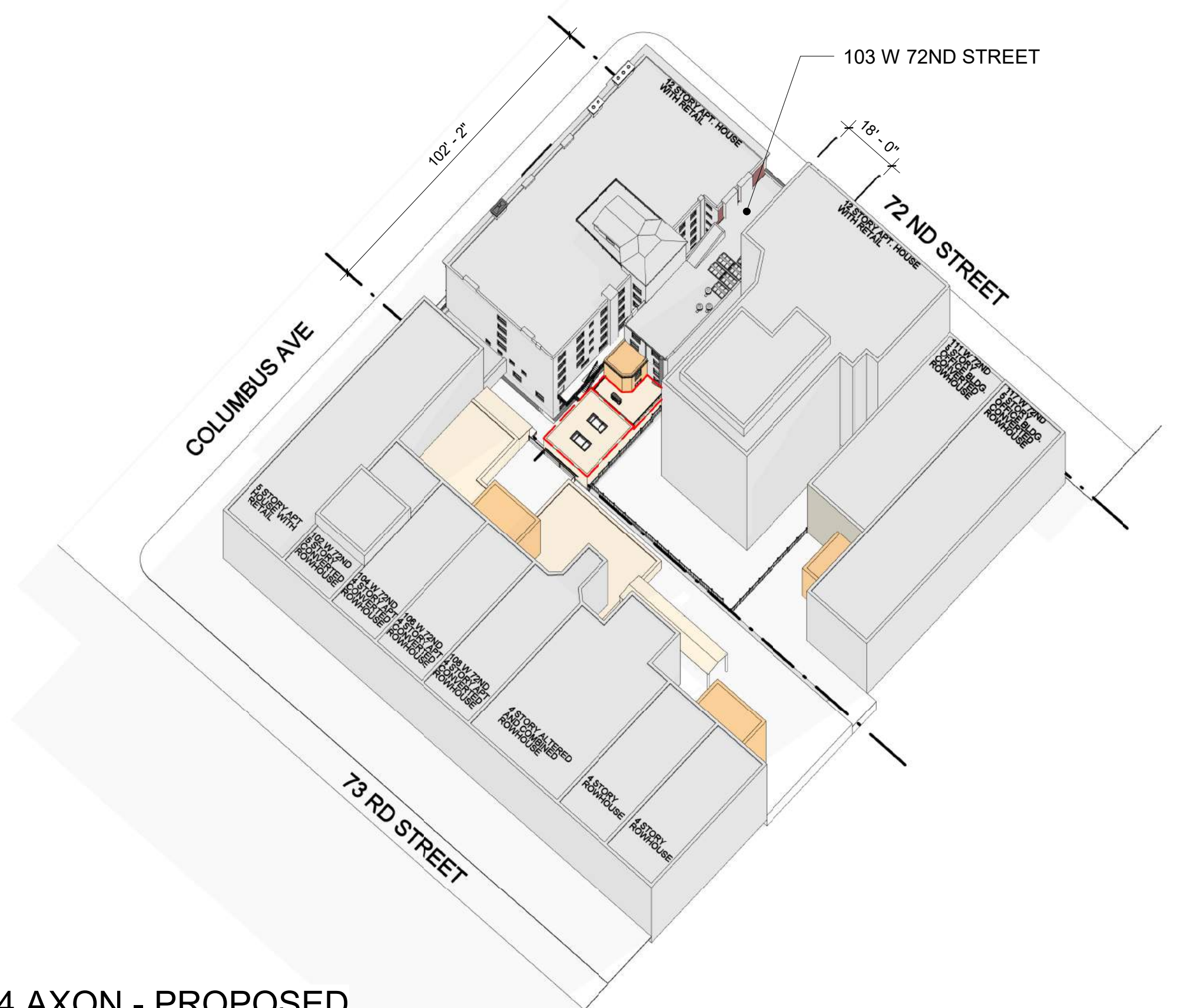
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027



LEGEND:

- EXISTING BUILDING
- 1 STORY ADDITION
- 3 STORY ADDITION
- 4 STORY ADDITION
- PROPOSED ADDITION



## SITE INFORMATION - BLOCK 1144 AXON - PROPOSED

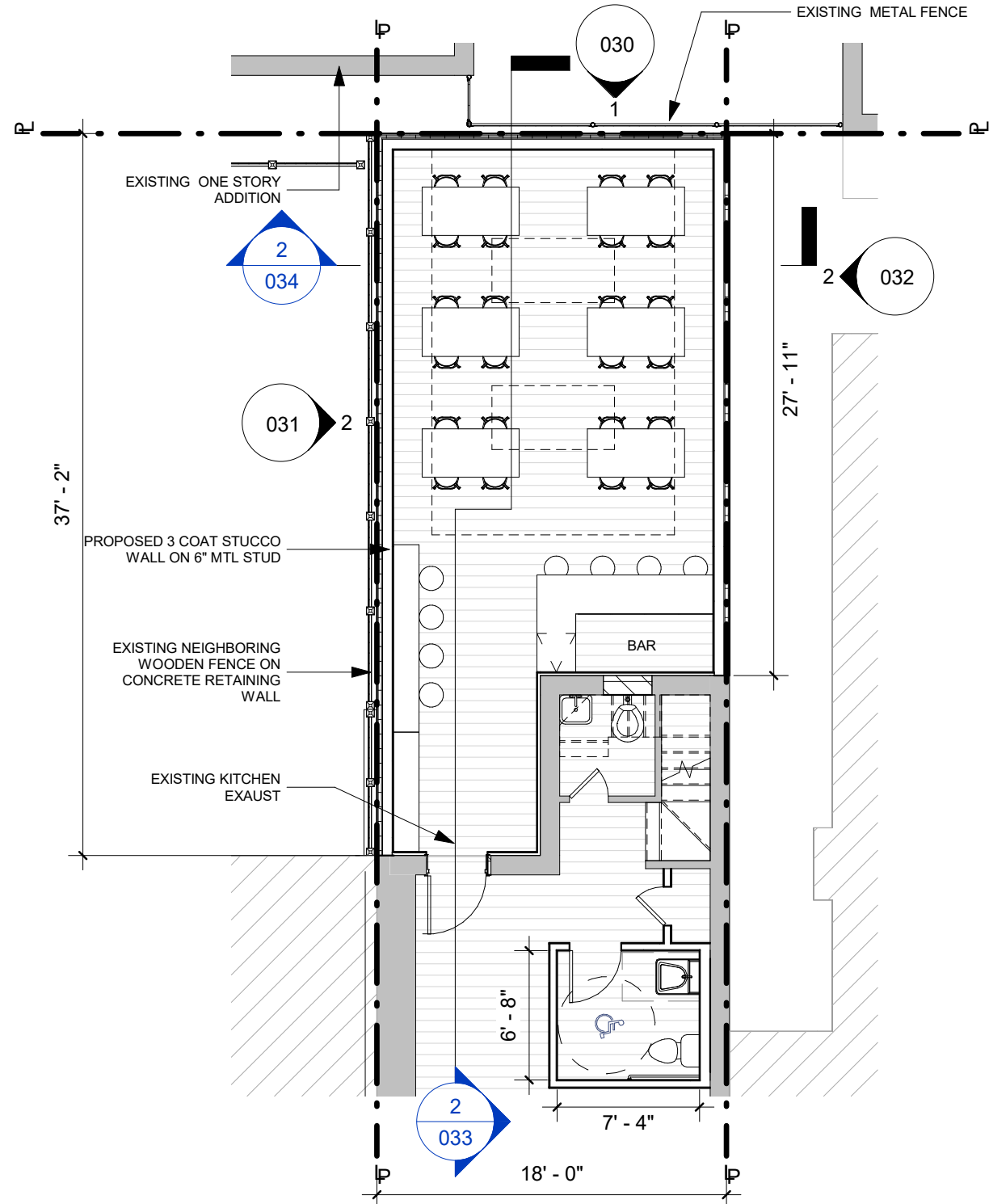
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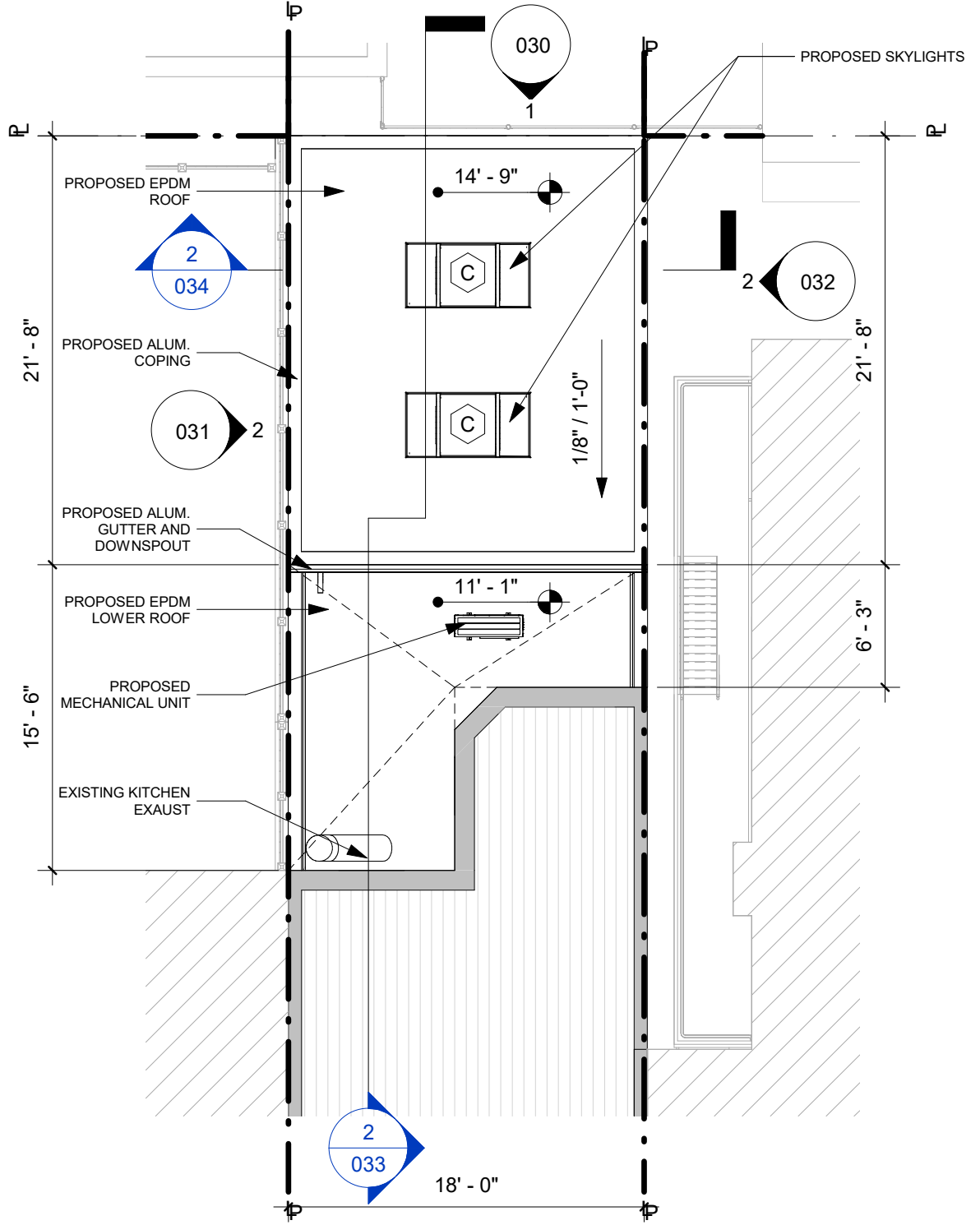
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**028**





1 REAR ADDITION - FLOOR PLAN



2 REAR ADDITION - ROOF PLAN

## REAR ADDITION - ENLARGED PLANS

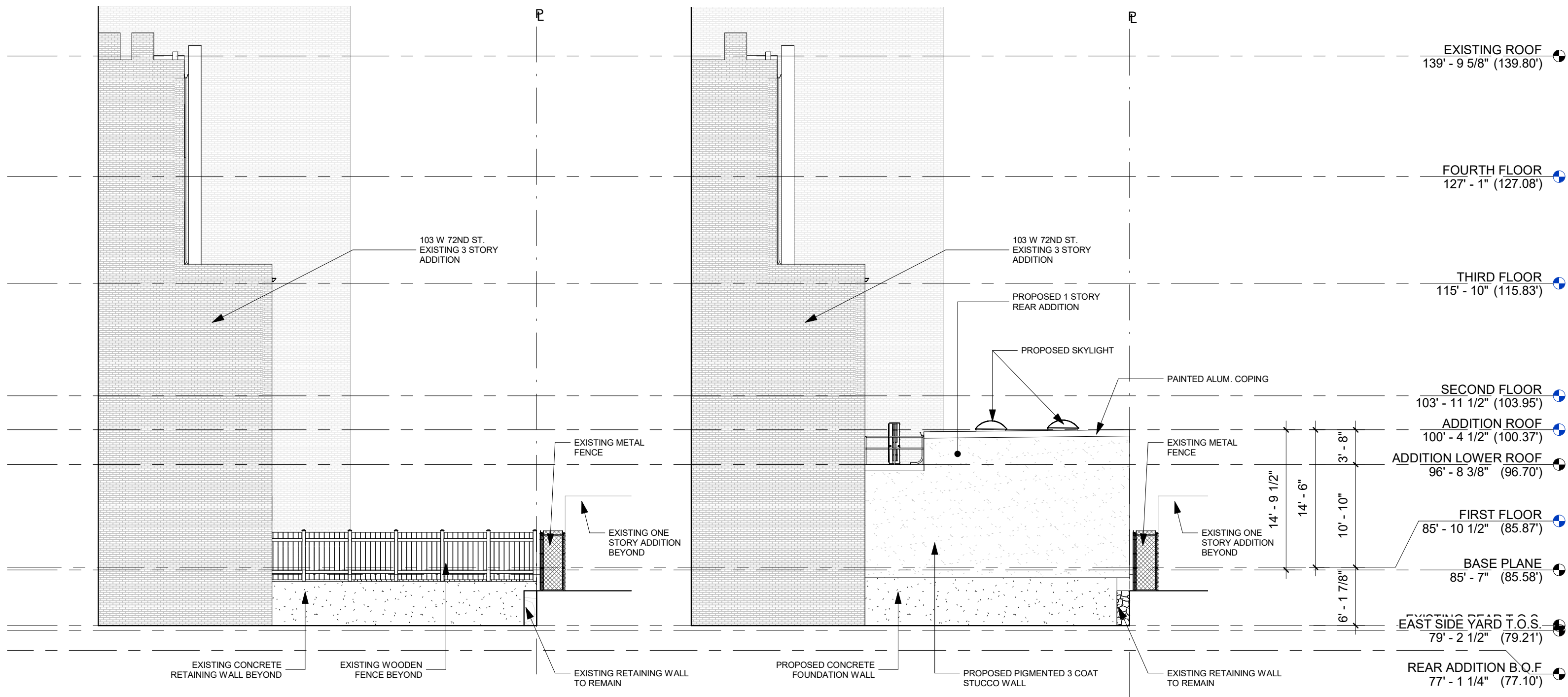










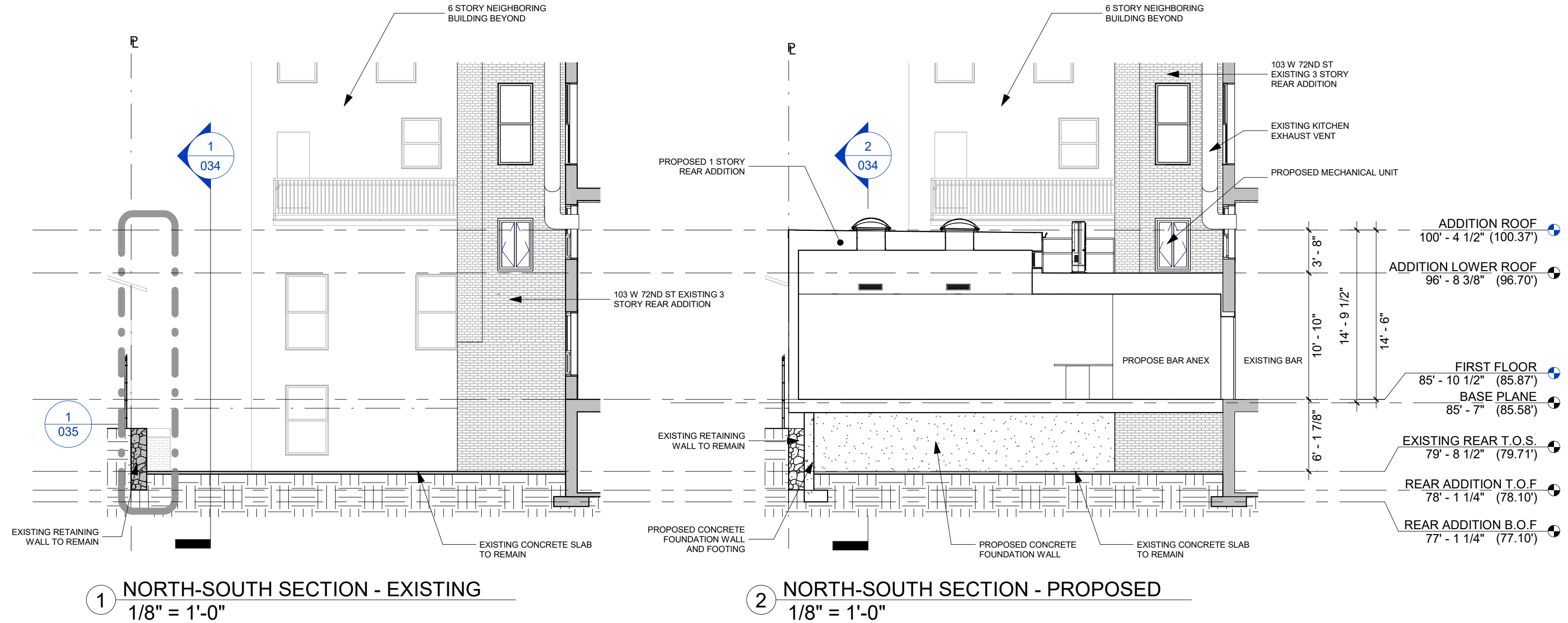


① **EAST ELEVATION - EXISTING**  
1" = 10'-0"

② **EAST ELEVATION -PROPOSED**  
1" = 10'-0"

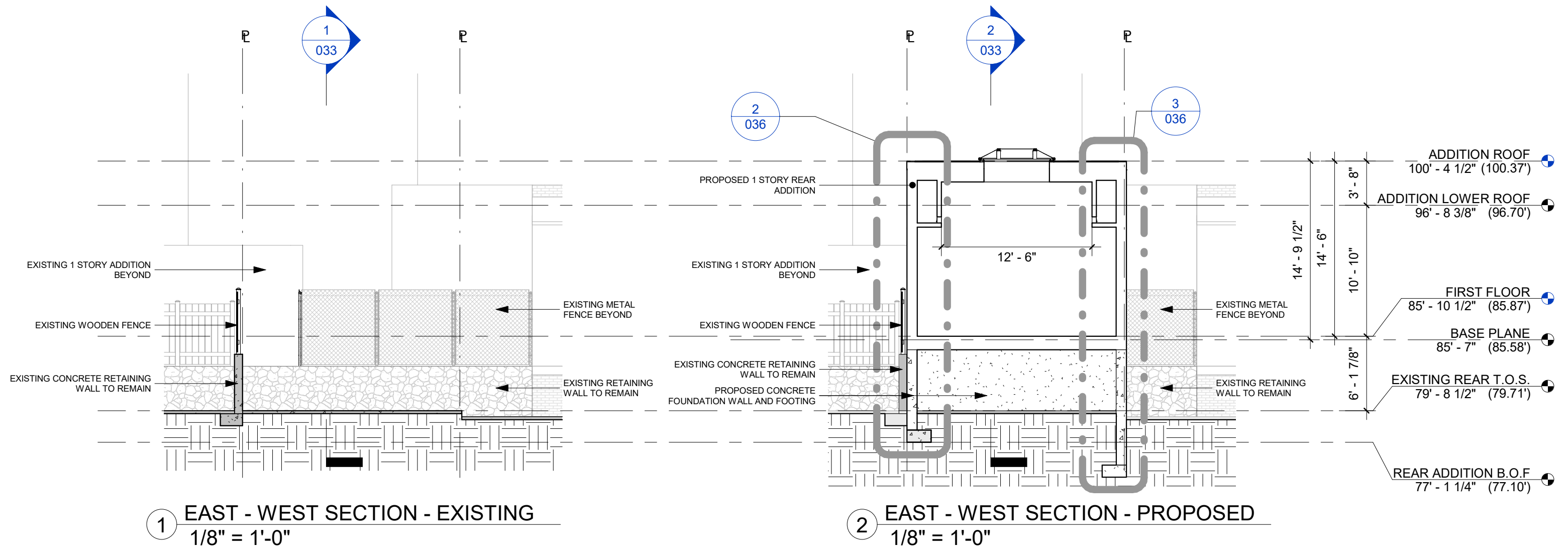
## REAR ADDITION - EXISTING AND PROPOSED EAST ELEVATIONS





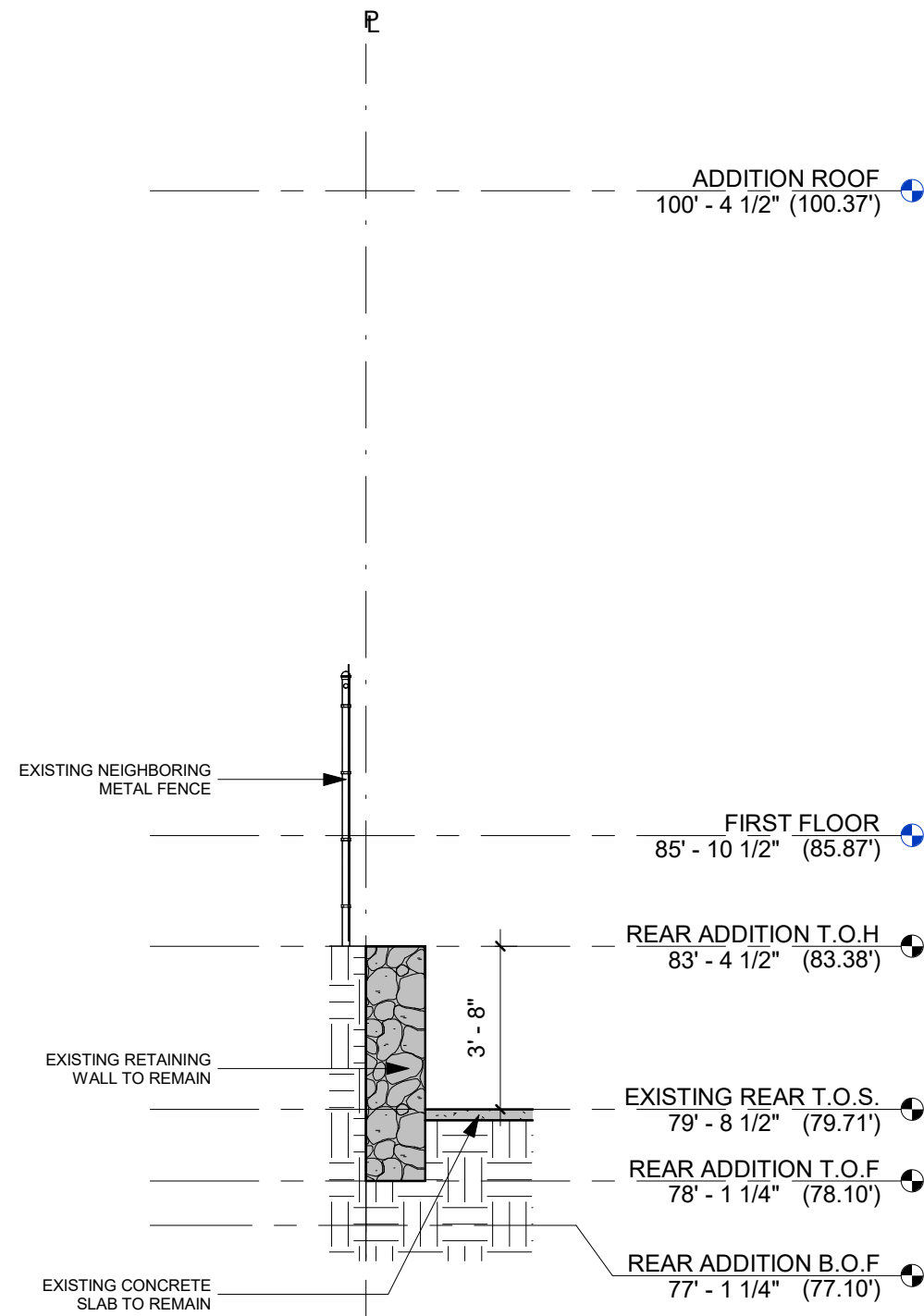
## REAR ADDITION - EXISTING AND PROPOSED SECTIONS



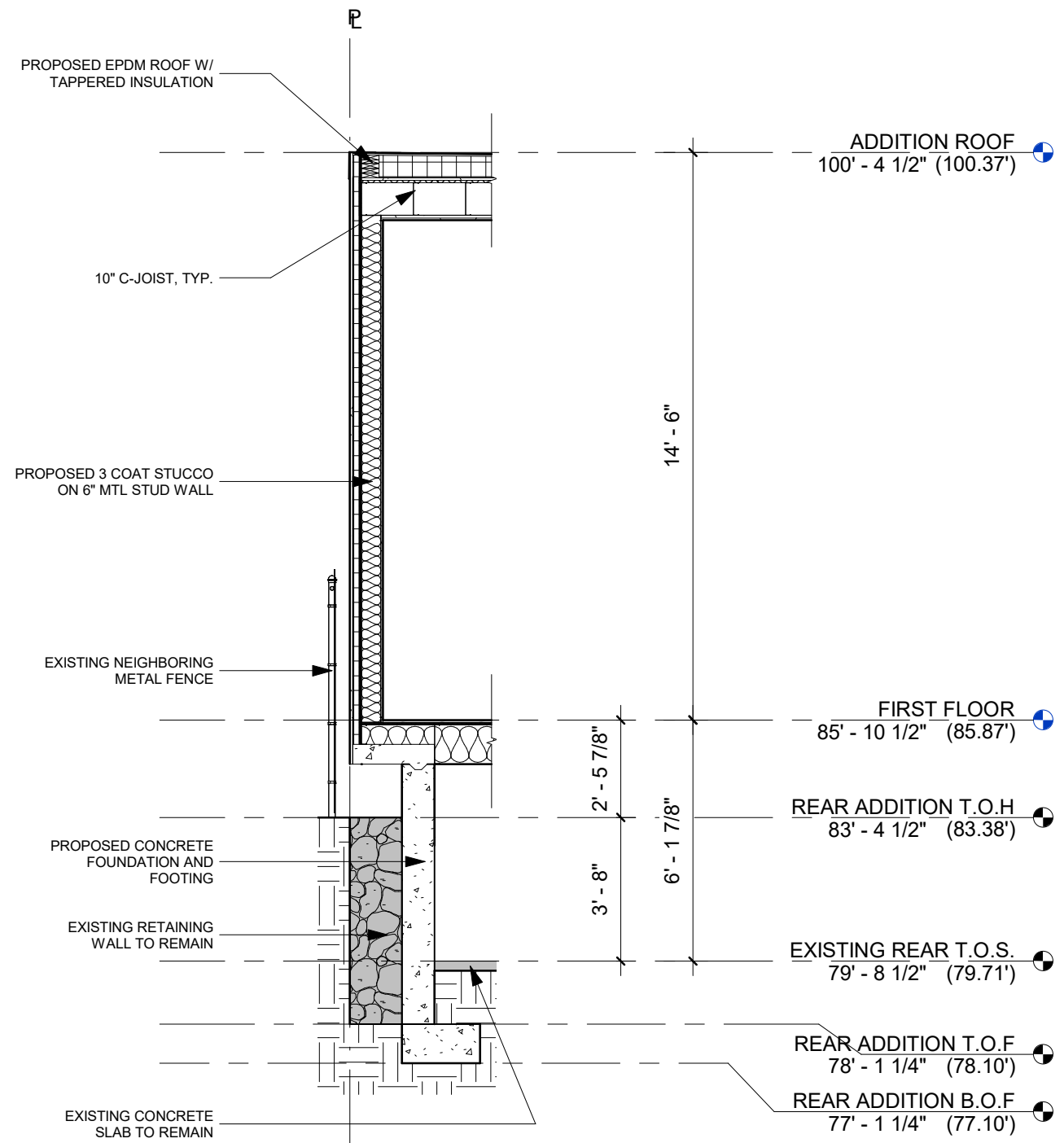


## REAR ADDITION - EXISTING AND PROPOSED SECTIONS





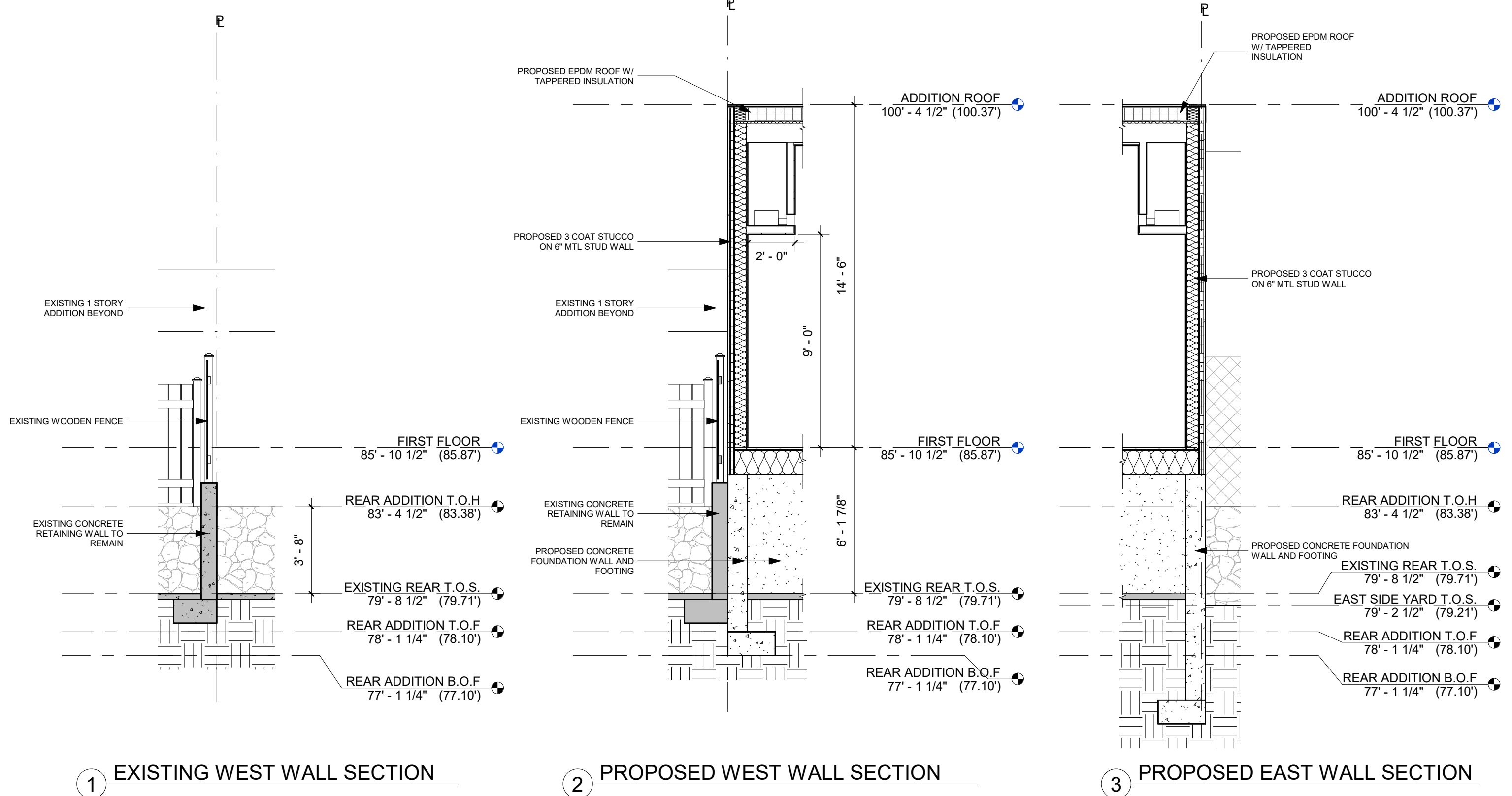
1 REAR ADDITION - EXISTING NORTH WALL SECTION



2 REAR ADDITION - PROPOSED NORTH WALL SECTION

## REAR ADDITION - EXISTING AND PROPOSED WALL SECTIONS





## REAR ADDITION - EXISTING AND PROPOSED WALL SECTIONS





STOREFRONT 3D VIEW

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