THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION: APPLICATION FOR WORK ON DESIGNATED PROPERTIES:

143 WEST 72 STREET NEW YORK, NY

143 WEST 72 STREET



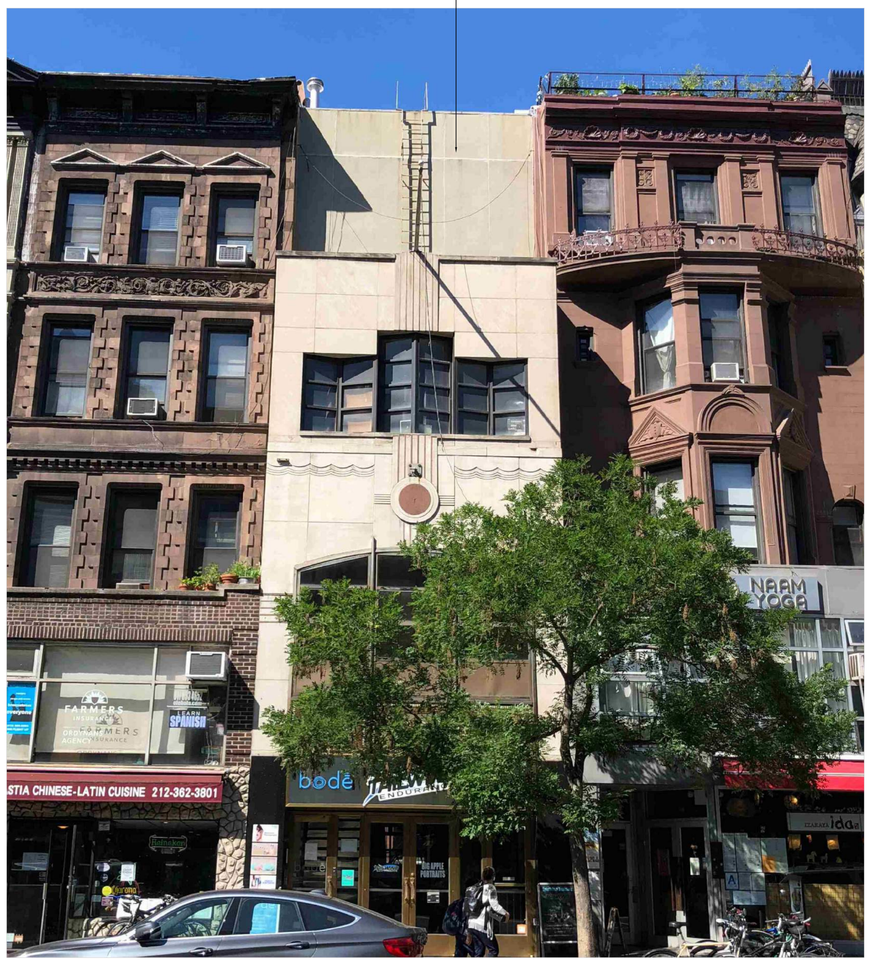
TAX PHOTO 1940s
143 WEST 72 STREET

143 WEST 72 STREET



DESIGNATION PHOTO 1990
143 WEST 72 STREET

143 WEST 72 STREET

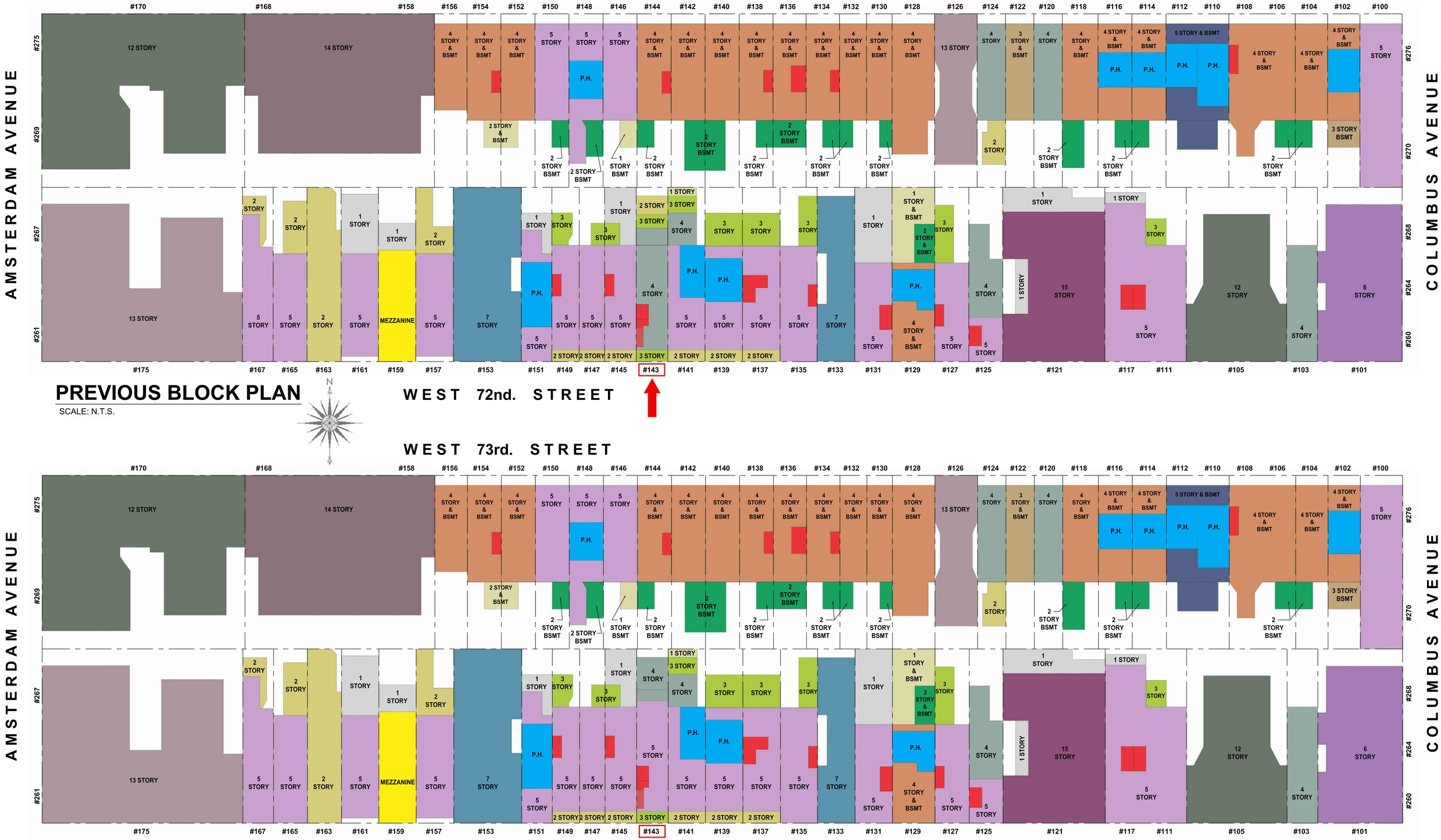


ACTUAL CURRENT FRONT ELEVATION 08/18/2021
143 WEST 72 STREET

Gregg Rothstein Architect
219 SURREY RD. HILLSIDE, New Jersey 07205 (908) 351-2809

LPC-001.00

DATE: 09-22-2021 | CADD FILE NO. 1935 | 1 OF 27



PREVIOUS BLOCK PLAN

SCALE: N.T.S.

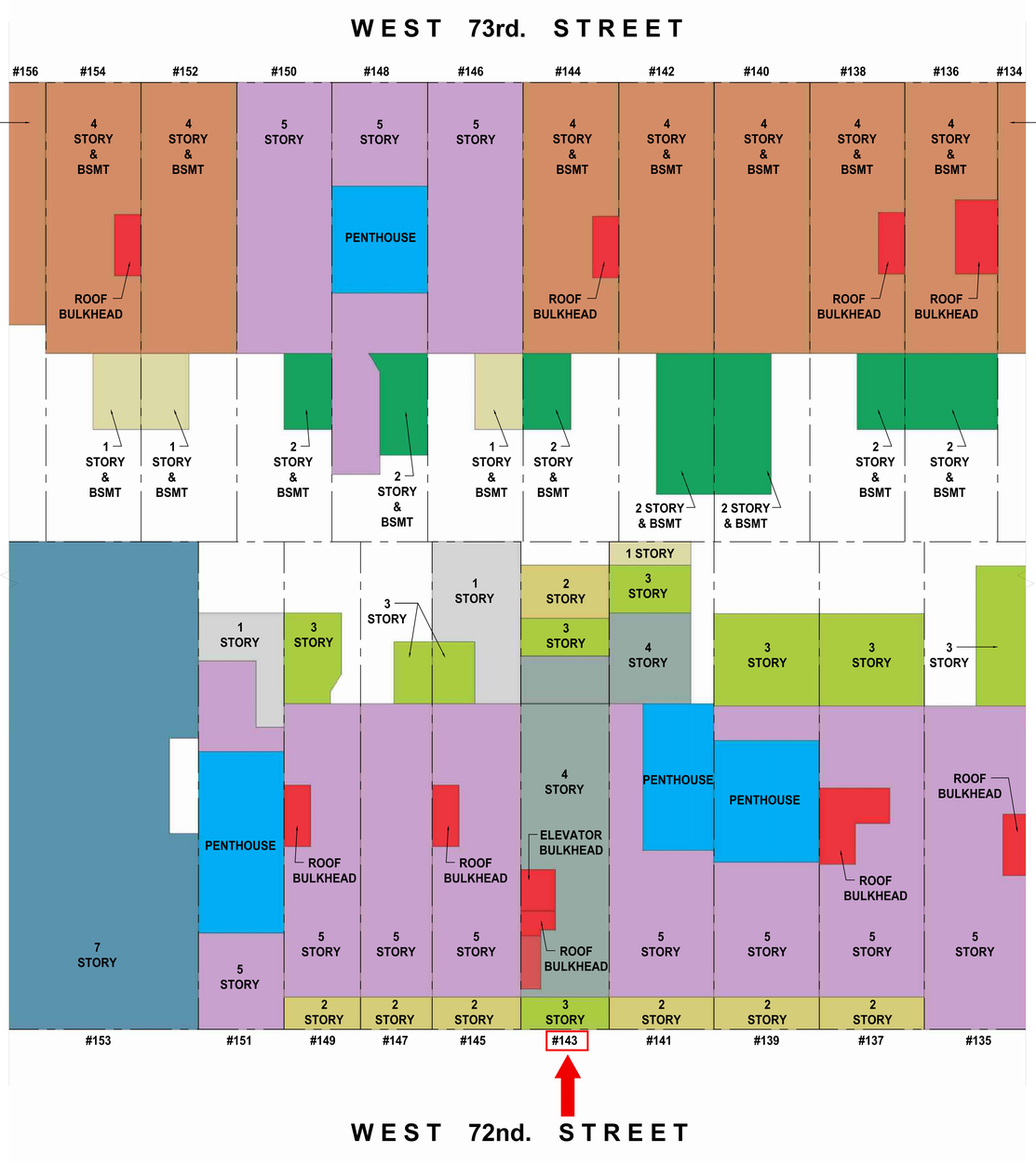
CURRENT BLOCK PLAN

SCALE: N.T.S.

PENTHOUSE
ROOF BULKHEAD
BASEMENT
1 STORY & BSMT
1 STORY
2 STORY
2 STORY & BSMT
3 STORY
3 STORY & BSMT
4 STORY
4 STORY & BSMT
5 STORY
6 STORY
6 STORY & BSMT
7 STORY
12 STORY
13 STORY
14 STORY & BSMT
15 STORY
16 STORY
5 STORY & BSMT
MEZZANINE

LPC-002.00

DATE: 09-22-2021 | CADD FILE NO. 1935 | 2 OF 27



PREVIOUS BLOCK PLAN

SCALE: N.T.S.

CURRENT BLOCK PLAN

SCALE: N.T.S.

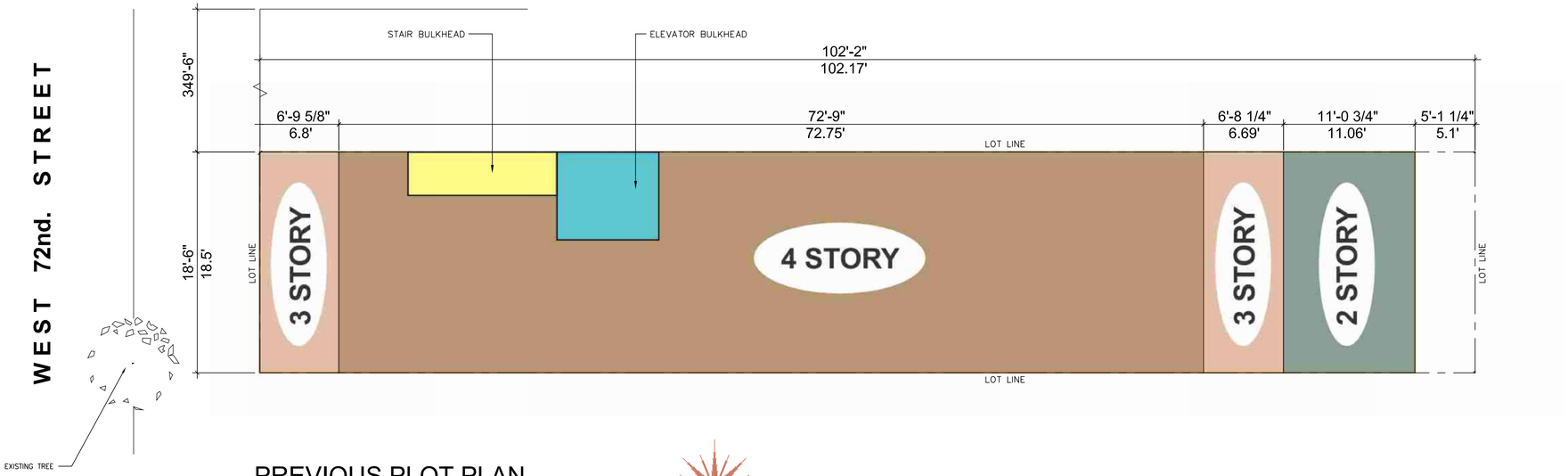
PENTHOUSE
ROOF BULKHEAD
BASEMENT
1 STORY & BSMT
1 STORY
2 STORY
2 STORY & BSMT
3 STORY
3 STORY & BSMT
4 STORY
4 STORY & BSMT
5 STORY
6 STORY
6 STORY & BSMT
7 STORY
12 STORY
13 STORY
14 STORY & BSMT
15 STORY
16 STORY
5 STORY & BSMT
MEZZANINE

LPC-003.00

DATE: 09-22-2021 | CADD FILE NO. 1935 | 3 OF 27

AMSTERDAM AVENUE

WEST 72nd. STREET



PREVIOUS PLOT PLAN

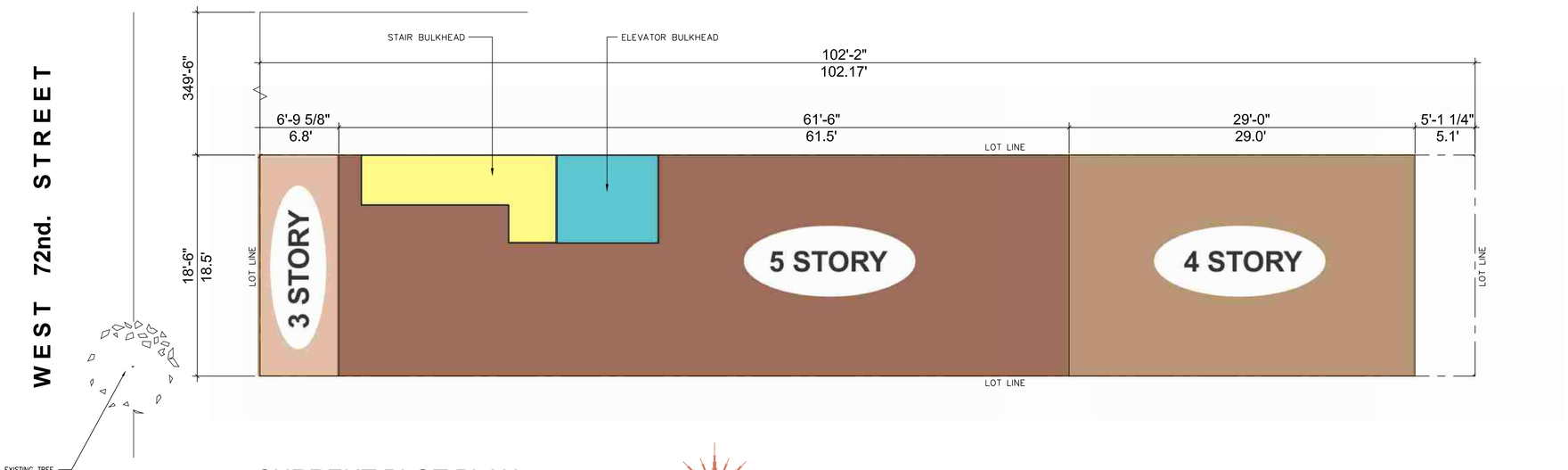
BLOCK: 1144
LOT: 15
HEIGHT: 4 STORIES
OCCUPANCY: COMMERCIAL

ZONE: C4-6A
MAP: 5c
COMMUNITY BD. No. : 107

N

AMSTERDAM AVENUE

WEST 72nd. STREET



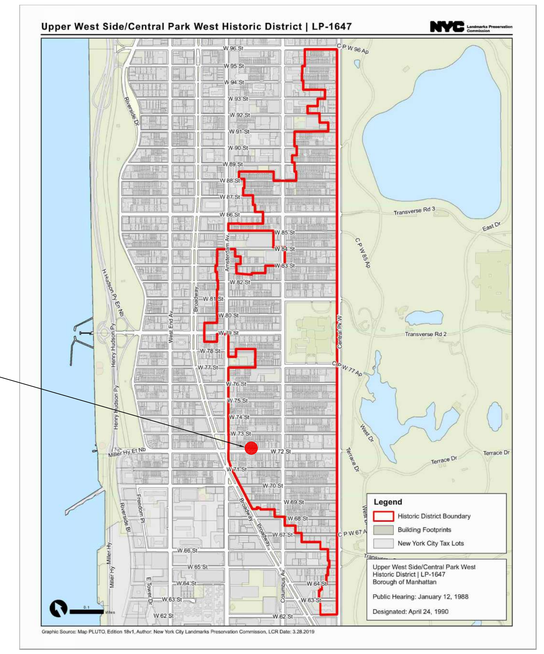
CURRENT PLOT PLAN

BLOCK: 1144
LOT: 15
HEIGHT: 5 STORIES
OCCUPANCY: COMMERCIAL

ZONE: C4-6A
MAP: 5c
COMMUNITY BD. No. : 107

N

143 WEST 72 STREET



LANDMARK MAP

LPC-004.00

DATE:	CADD FILE NO.	
09-22-2021	1935	4 OF 27



CURRENT PHOTO #1 08/18/2021



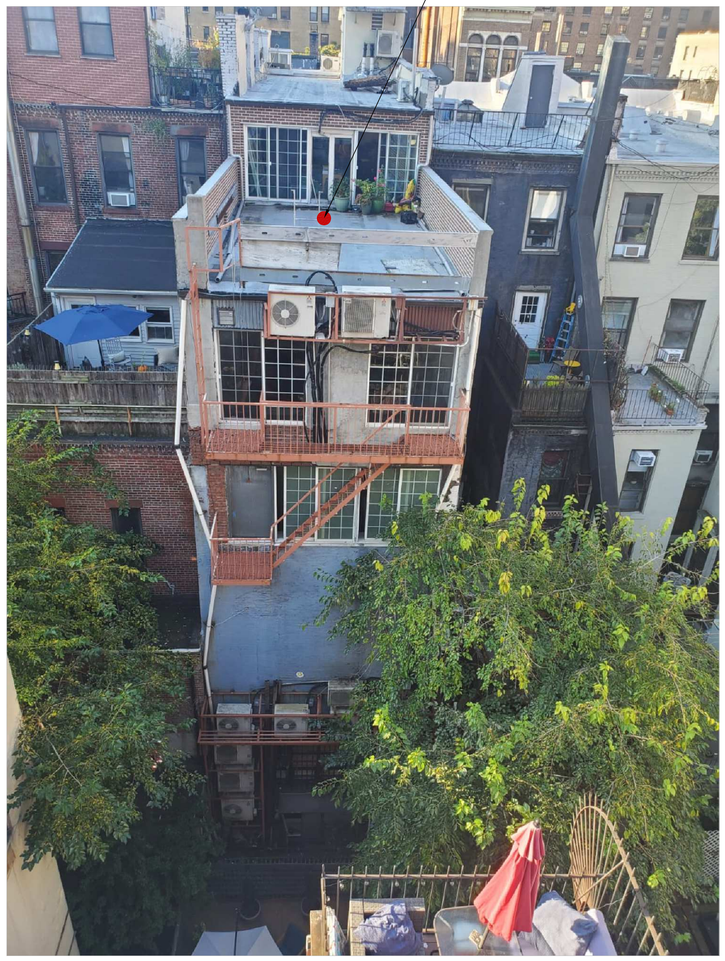
PROPOSED PHOTOMONTAGE OF MODIFIED FRONT ELEVATION

LPC-005.00

DATE: 09-22-2021 | CADD FILE NO. 1935 | 5 OF 27



ACTUAL CURRENT PHOTO #1 10/15/2021



ACTUAL CURRENT PHOTO #2 10/15/2021



ACTUAL CURRENT PHOTO #3 10/15/2021



LPC-006.00

DATE: 09-22-2021 | CADD FILE NO. 1935 | 6 OF 27



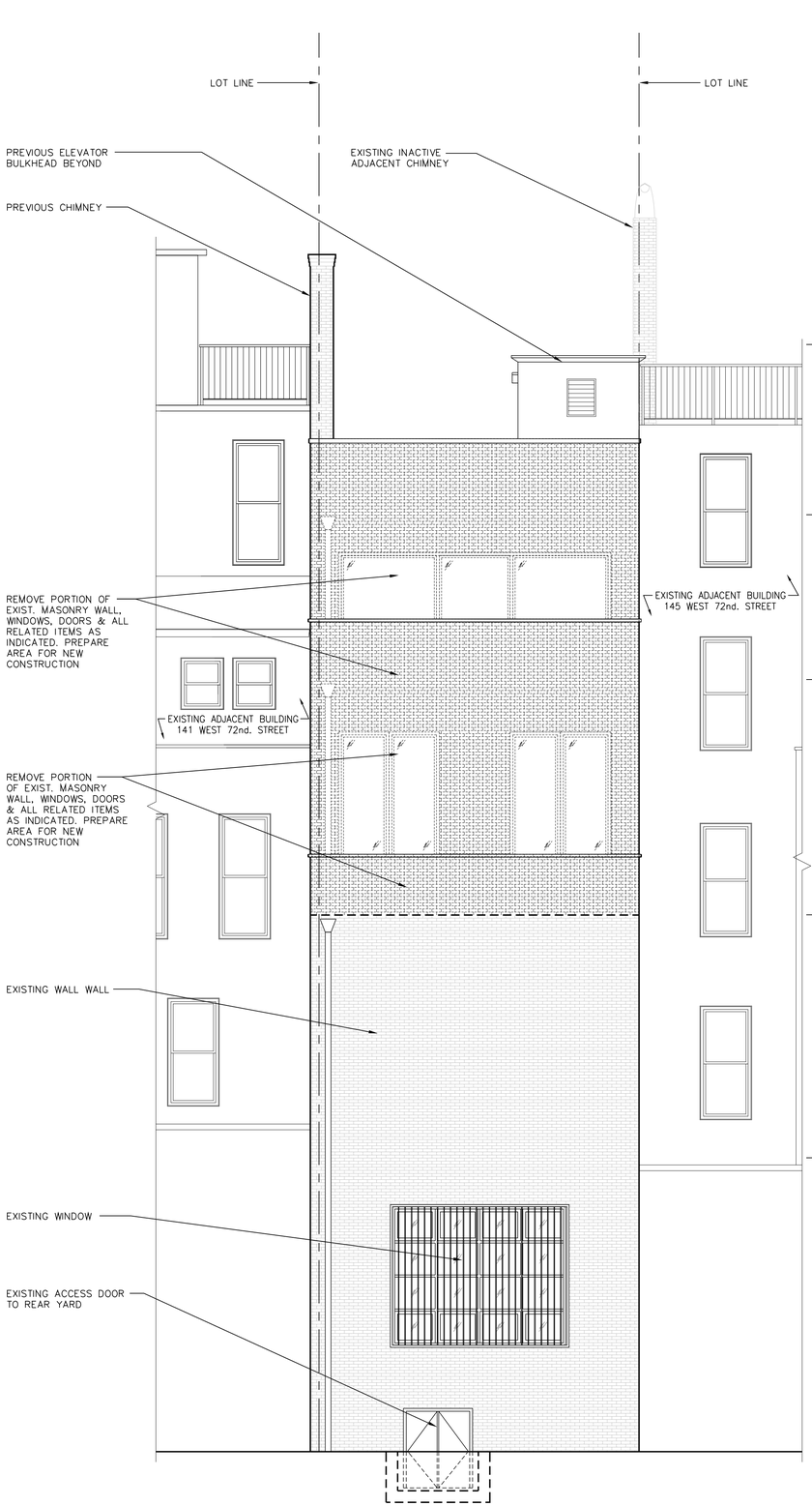
1 LPC-007 **PREVIOUS FRONT ELEVATION**
SCALE: 1/4"=1'-0"

2 LPC-007 **CURRENT FRONT ELEVATION**
SCALE: 1/4"=1'-0"

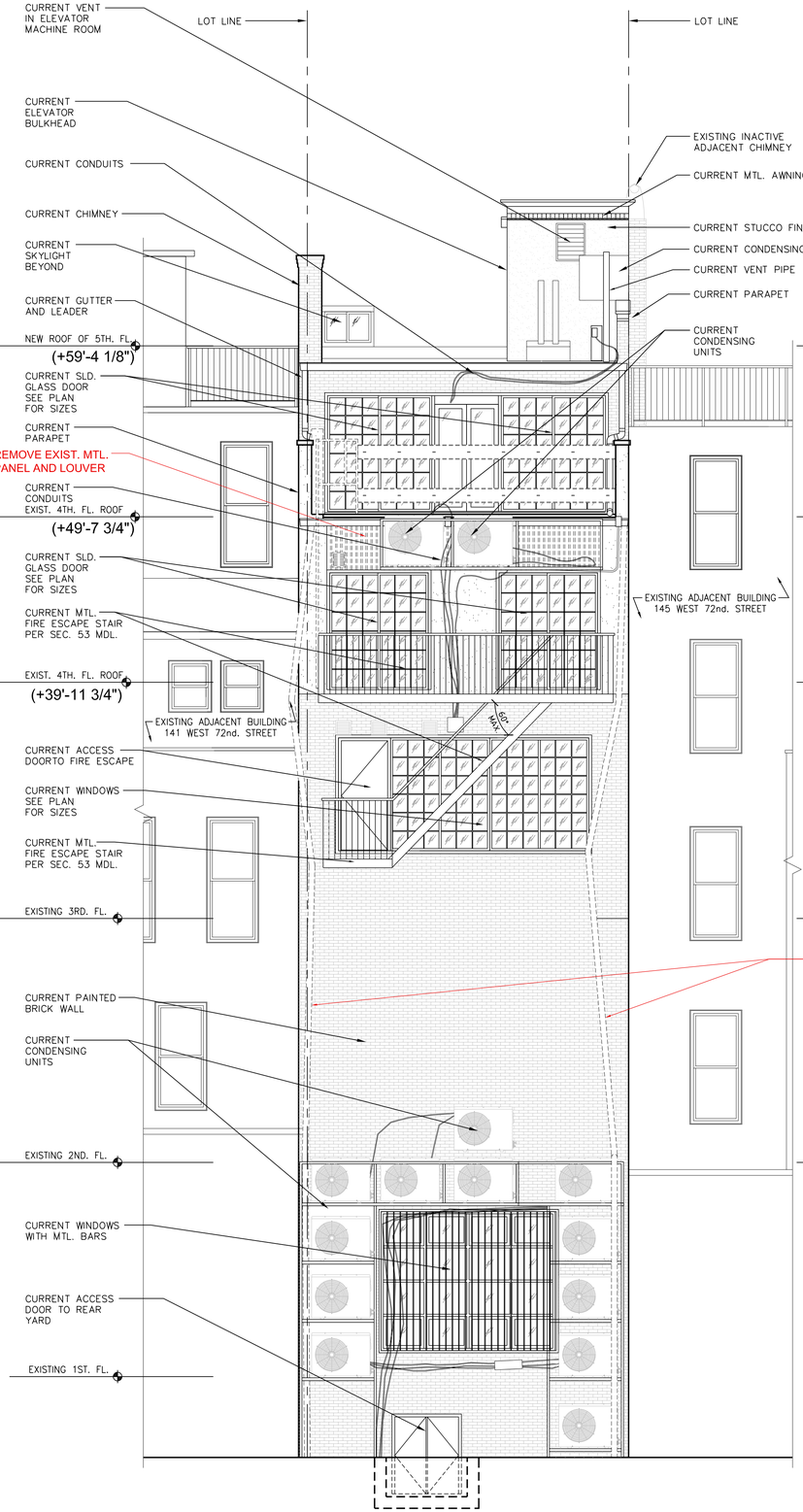
3 LPC-007 **PROPOSED MODIFIED FRONT ELEVATION**
SCALE: 1/4"=1'-0"

LPC-007.00

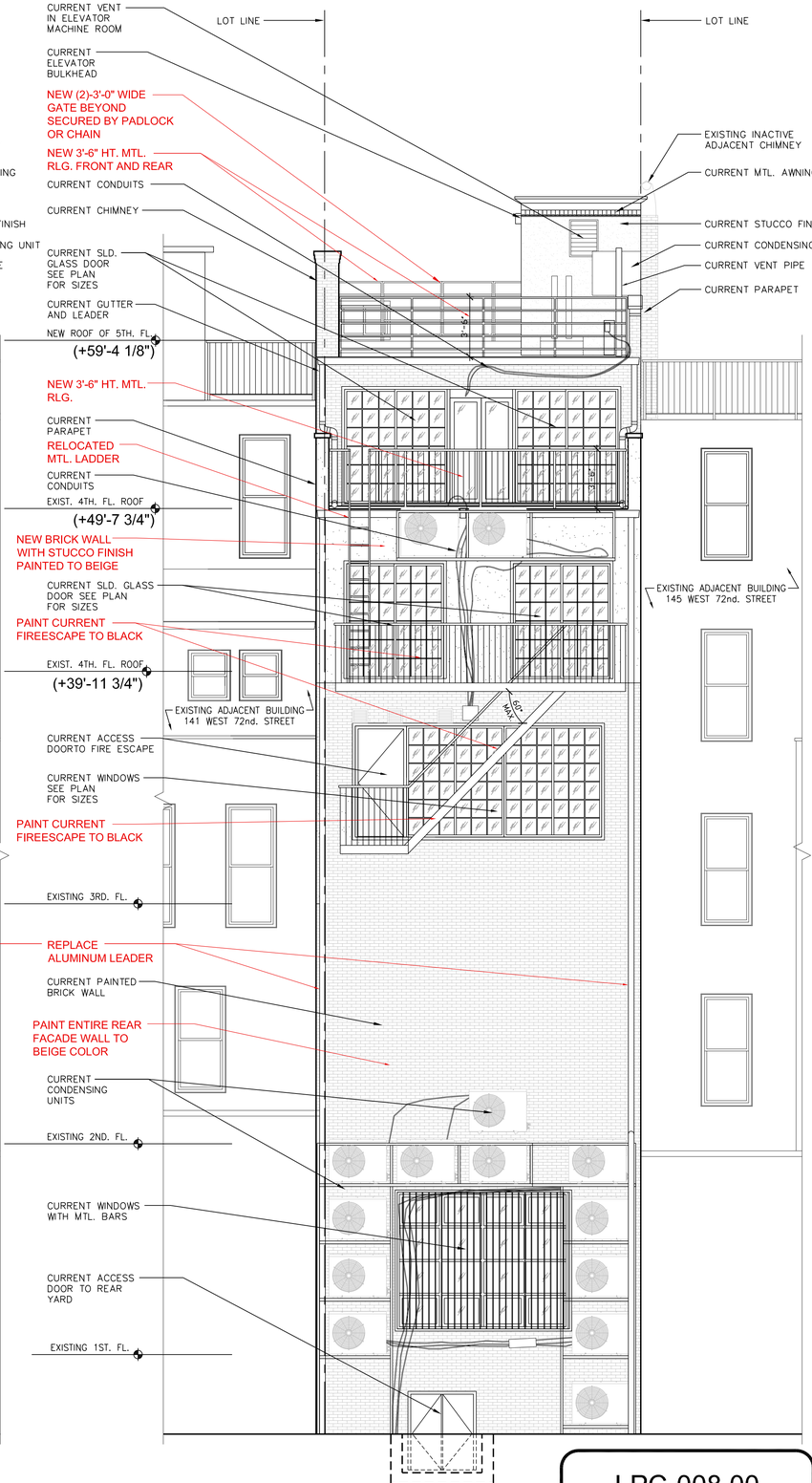
DATE:	CADD FILE NO.	
09-22-2021	1935	7 OF 27



1 LPC-008 PREVIOUS REAR ELEVATION
SCALE: 1/4"=1'-0"



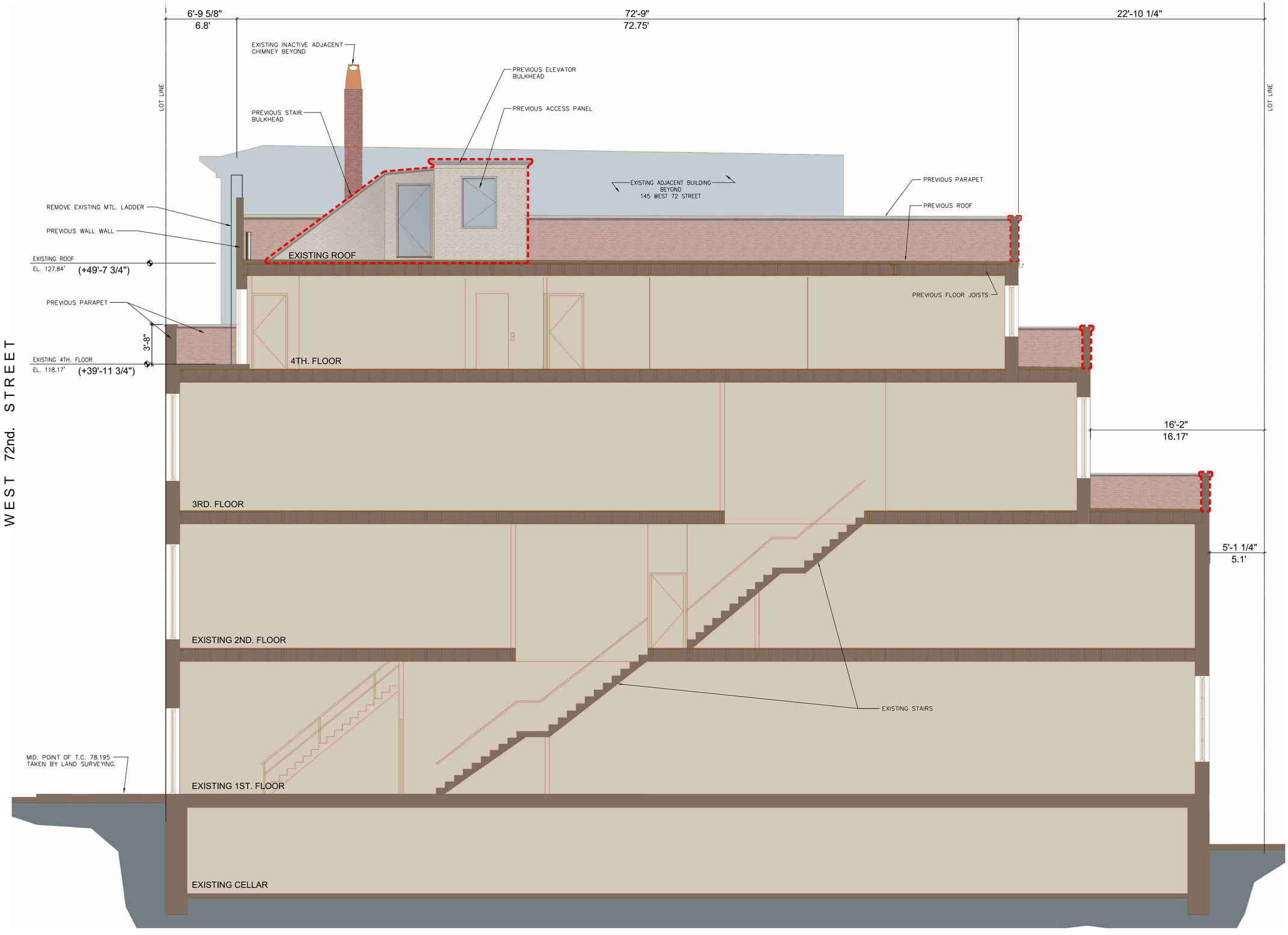
2 LPC-008 CURRENT REAR ELEVATION
SCALE: 1/4"=1'-0"



3 LPC-008 PROPOSED MODIFIED REAR ELEVATION
SCALE: 1/4"=1'-0"

LPC-008.00

DATE:	CADD FILE NO.	
09-22-2021	1935	8 OF 27



1 / LPC-009 PREVIOUS BUILDING SECTION
SCALE: 1/4"=1'-0"

LPC-009.00

DATE:	CADD FILE NO.	
09-22-2021	1935	9 OF 27

6'-9 5/8"
6.8'

61'-6"
61.5'

29'-0"
29.0'

5'-1 1/4"
5.1'

LOT LINE

NEW ELEVATOR SHAFT ROOF EL.
EL. 145.94' (+67'-9")

REMOVE CURRENT PIPE VENT

CURRENT METAL CAP FLASHING

NEW ROOF OF 5TH. FLOOR
EL. 137.54' (+59'-4 1/8")

4'-0"

CURRENT CMU WALL

CURRENT WALL WALL

EXISTING 4TH. FLOOR ROOF
EL. 127.84' (+49'-7 3/4")

CURRENT PARAPET

REMOVE CURRENT FLAGPOLE

3'-8"

EXISTING 3RD. FLOOR ROOF
EL. 118.17' (+39'-11 3/4")

EXISTING INACTIVE ADJACENT CHIMNEY BEYOND

CURRENT 3-PLY ROOFING

CURRENT STAIR BULKHEAD

NEW 3'-6" HT. MTL. RLG.

CURRENT SKYLIGHT

CURRENT CONDENSING UNIT

CURRENT 3-PLY ROOFING

CURRENT STUCCO FINISH

CURRENT ACCESS PANEL

CURRENT MTL. AWNING

CURRENT ELEVATOR BULKHEAD

CURRENT CONDENSING UNIT

9'-4"

9.33'

CURRENT 3'-6" HT PARAPET

CURRENT 3 PLY BUILT-UP ROOFING SYSTEM ON 2" MIN. RIGID INSULATION TAPPERED ON EXTERIOR GRADE PLYWOOD DECK OVER JOISTS. PITCH TO DRAIN (TYP.)

CURRENT BATT INSULATION (TYP.)

CURRENT CONDENSING UNIT

NEW 5/8" GYP. BD.

ACCESS PANEL

CURRENT 5/8" GYP. BD.

NEW 5TH. FLOOR

LOCATION OF THE PREVIOUS ELEVATOR AND STAIR BULKHEAD

4TH. FLOOR

3RD. FLOOR

EXISTING 2ND. FLOOR

EXISTING STAIRS

EXISTING 1ST. FLOOR

EXISTING CELLAR

MID. POINT OF T.C. 78.195
TAKEN BY LAND SURVEYING.

CURRENT VENT PIPE

NEW 3'-6" HT. MTL. RLG.

CURRENT GUTTER AND LEADER

CURRENT SLD. GLASS DOOR SEE PLAN FOR SIZES

REPLACE EXISTING MTL. RLG. WITH NEW 3'-6" HT.

CURRENT 3'-6" HT. PARAPET

CURRENT ROOF

CURRENT ROOF

EXISTING FLOOR JOISTS

CURRENT JOISTS

CURRENT BATT INSULATION (TYP.)

17'-9 1/4"
17.77'

CURRENT JOISTS

11'-0 3/4"
11.06'

LOT LINE

RELOCATED MTL. LADDER

CURRENT MTL. FIRE ESCAPE PER SEC. 53 MDL.

PAINT CURRENT FIREESCAPE TO BLACK

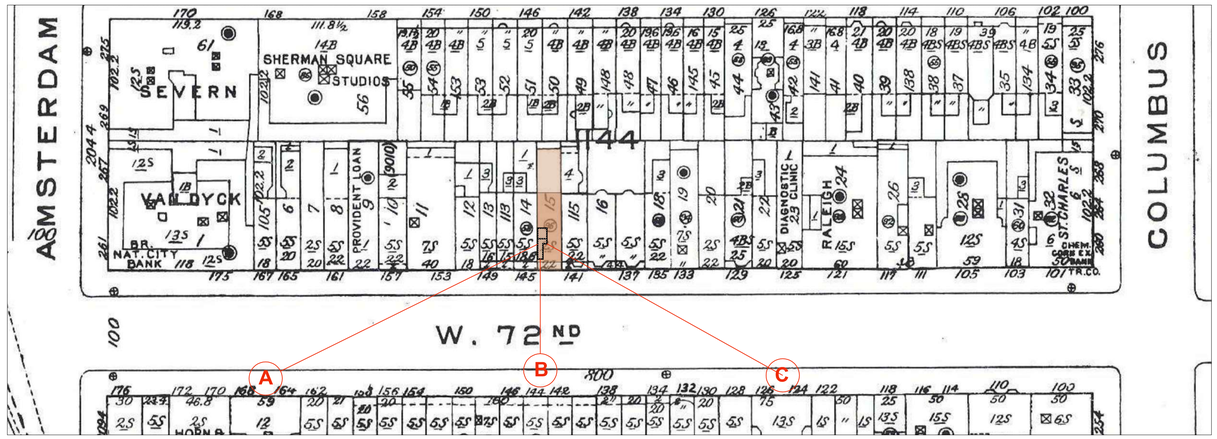
PAINT ENTIRE REAR FACADE WALL TO BEIGE COLOR

WEST 72nd. STREET

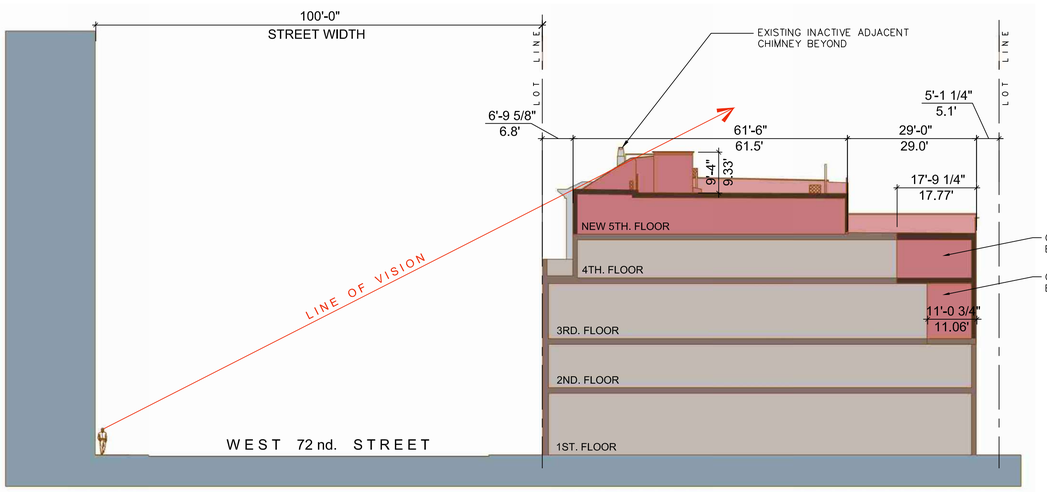
1 LPC-010 CURRENT BUILDING SECTION
SCALE: 1/4"=1'-0"

LPC-010.00

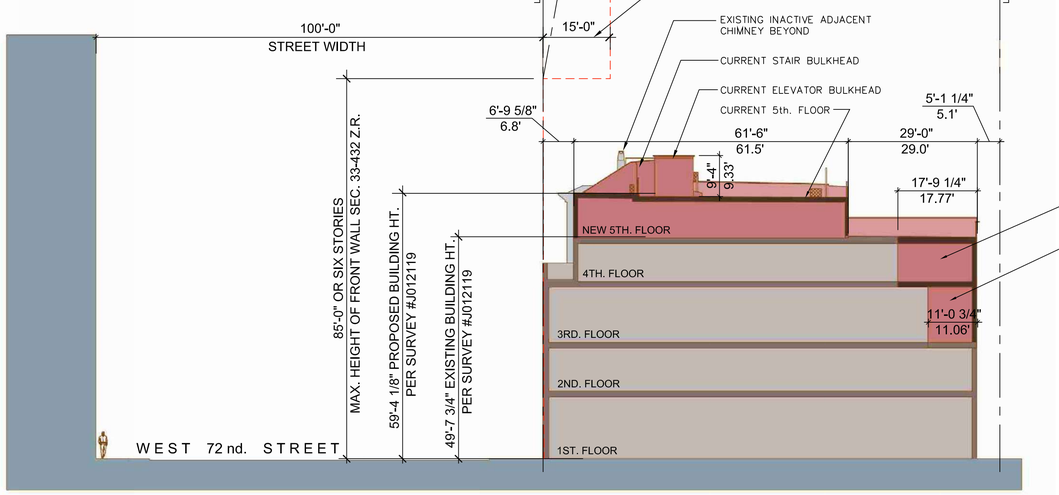
DATE:	CADD FILE NO.	
09-22-2021	1935	10 OF 27



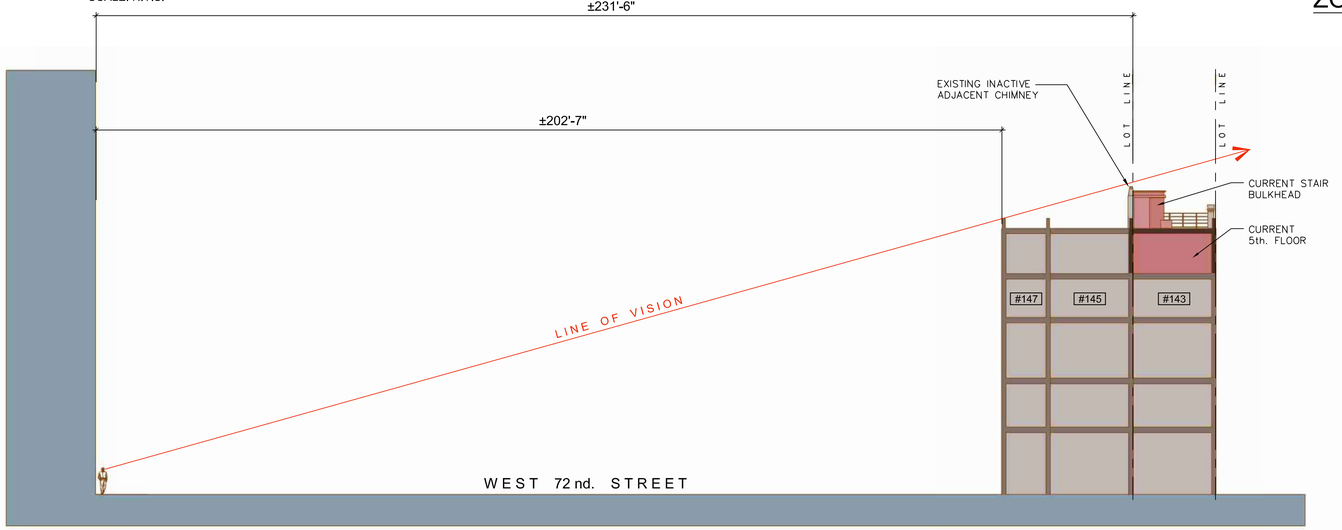
SANBORN MAP
SCALE: N.T.S.



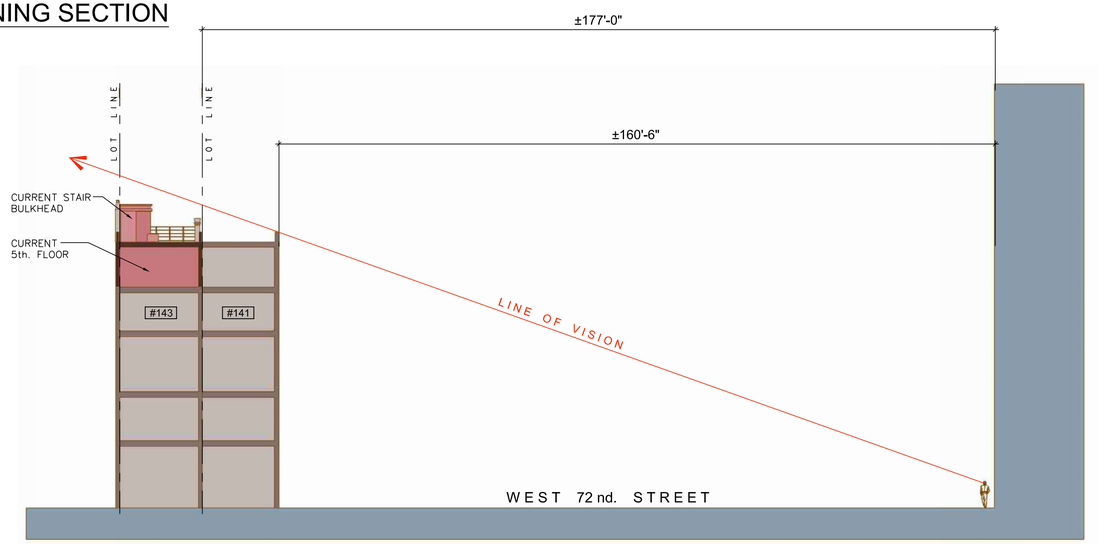
CURRENT SITE LINE (B)
SCALE: N.T.S.



ZONING SECTION



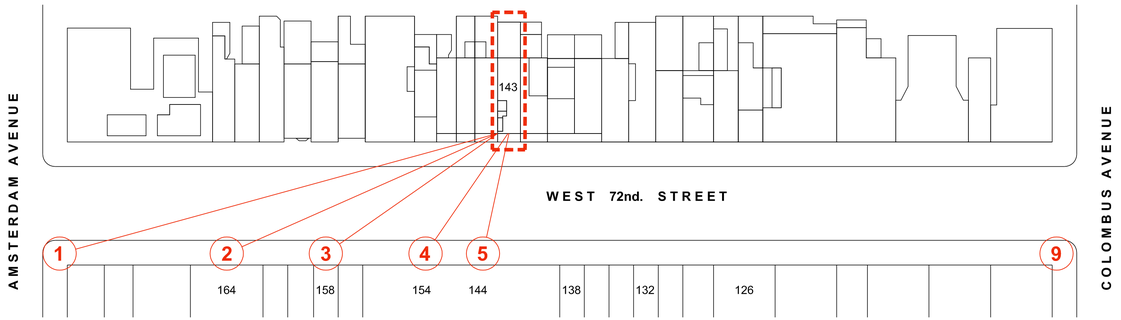
CURRENT SITE LINE (A)
SCALE: N.T.S.



CURRENT SITE LINE (C)
SCALE: N.T.S.

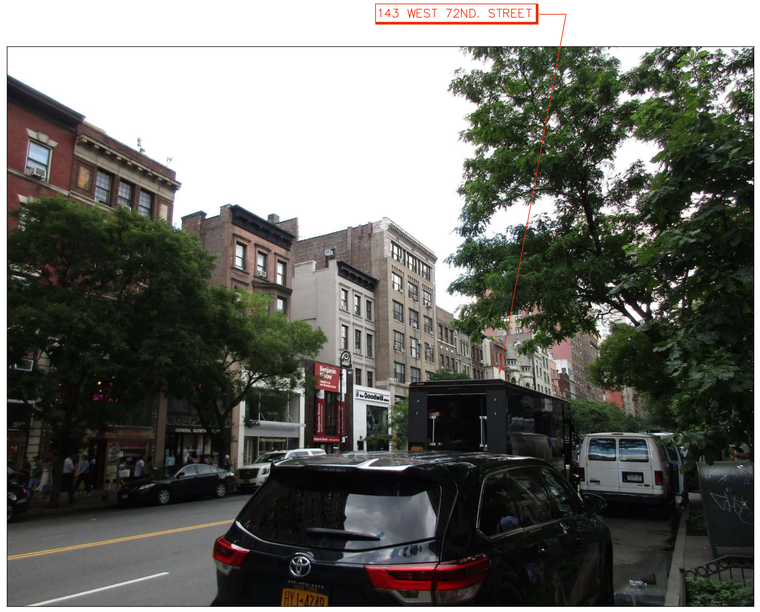
LPC-011.00

DATE:	CADD FILE NO.	
09-22-2021	1935	11 OF 27





CURRENT PHOTO #1 08/18/2021



CURRENT PHOTO #2 08/18/2021



CURRENT PHOTO #3 08/18/2021



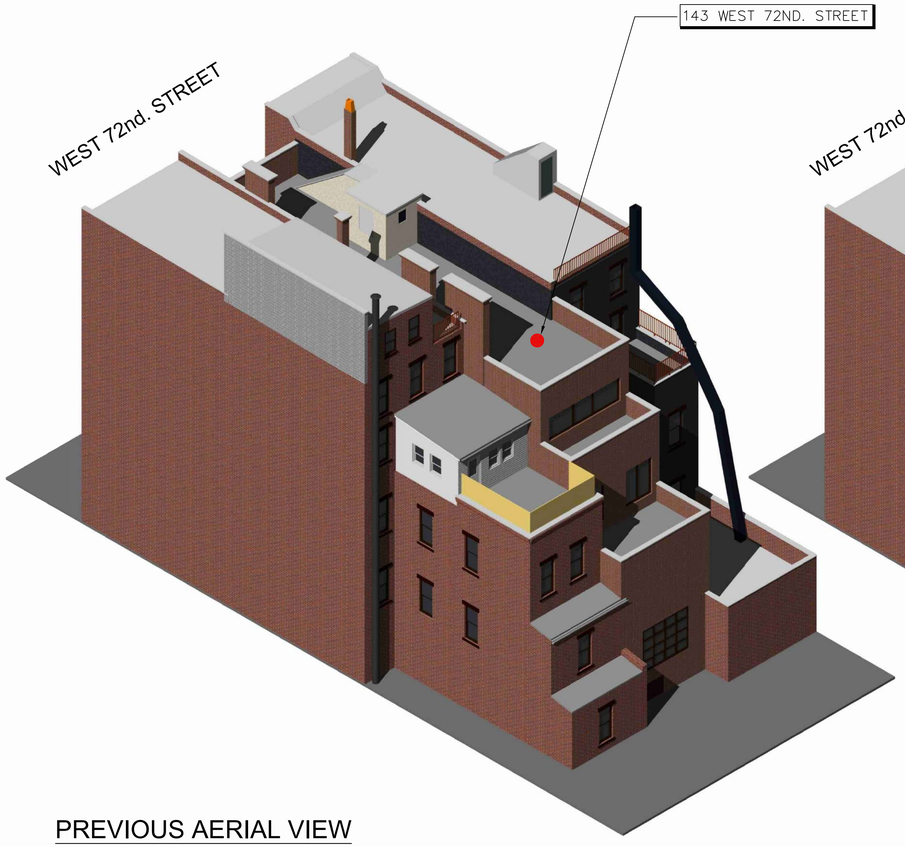
CURRENT PHOTO #4 08/18/2021



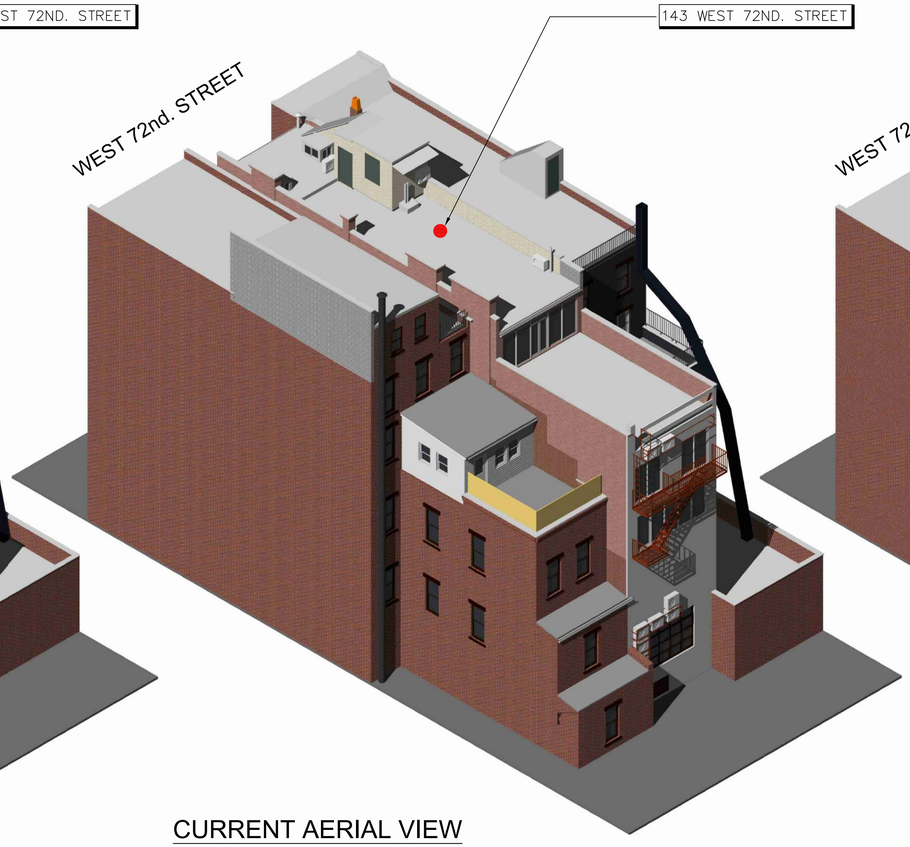
CURRENT PHOTO #5 08/18/2021

LPC-012.00

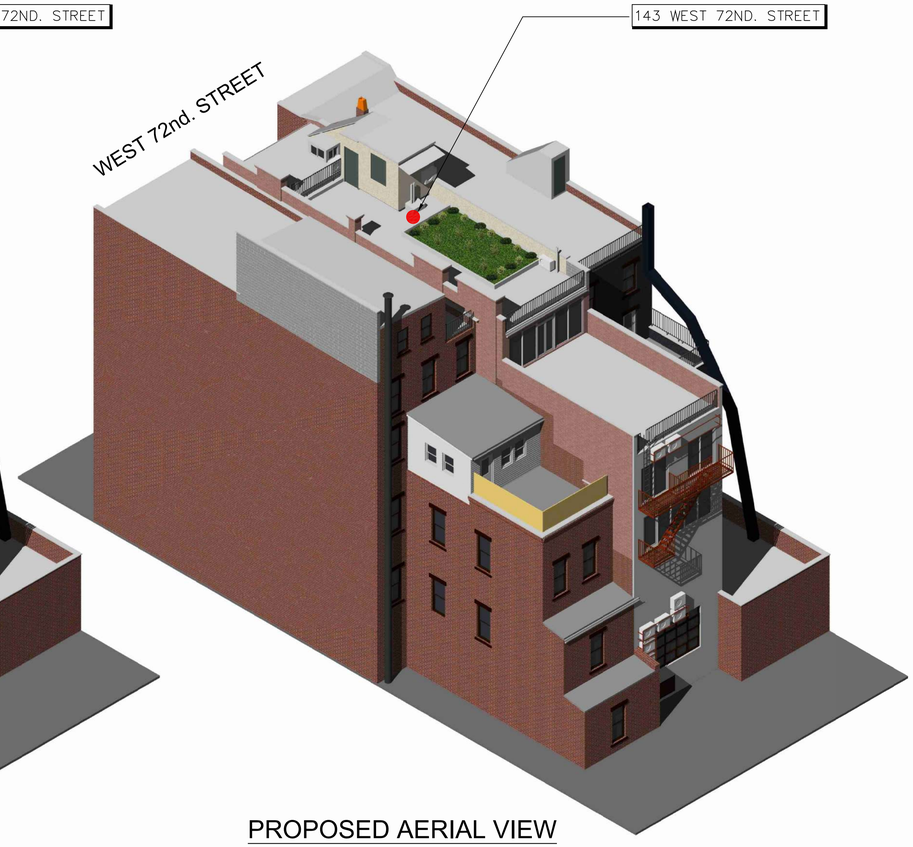
DATE: 09-22-2021 | CADD FILE NO. 1935 | 12 OF 27



PREVIOUS AERIAL VIEW



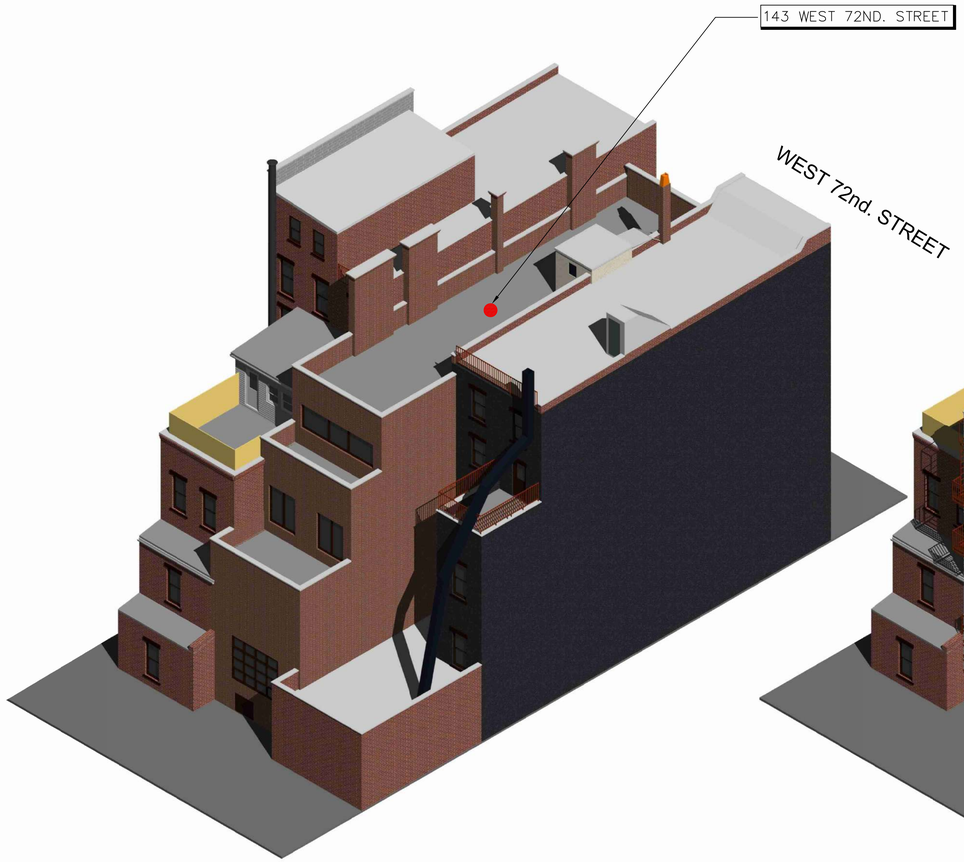
CURRENT AERIAL VIEW



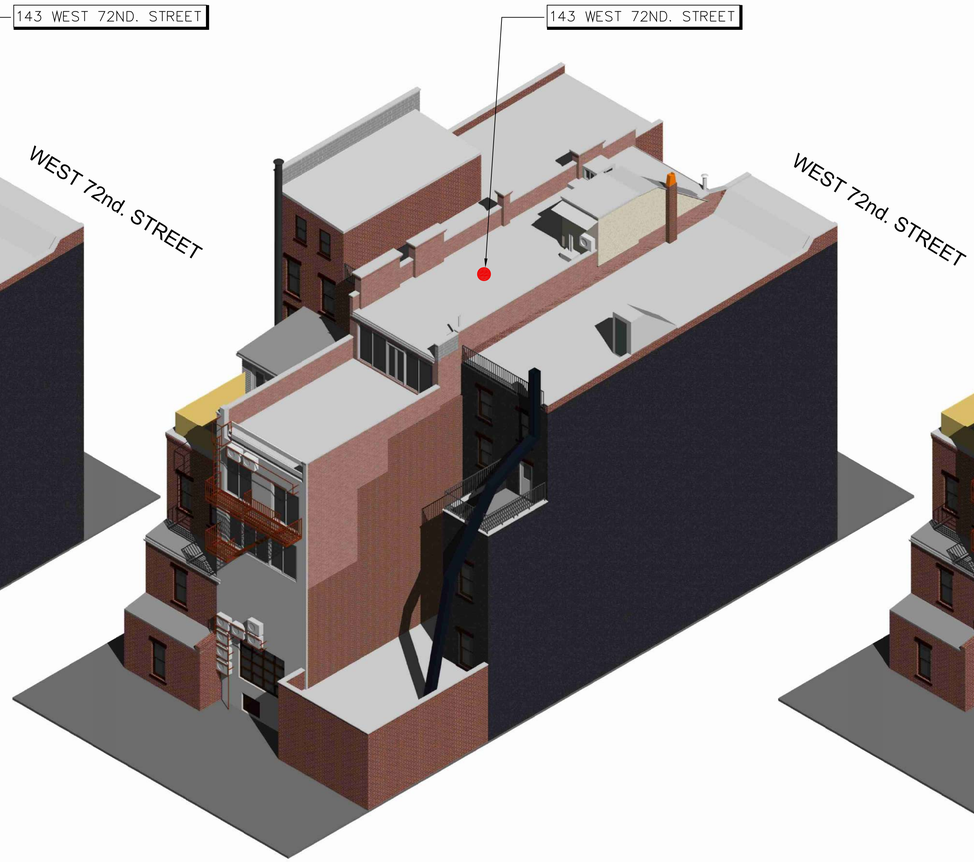
PROPOSED AERIAL VIEW

LPC-013.00

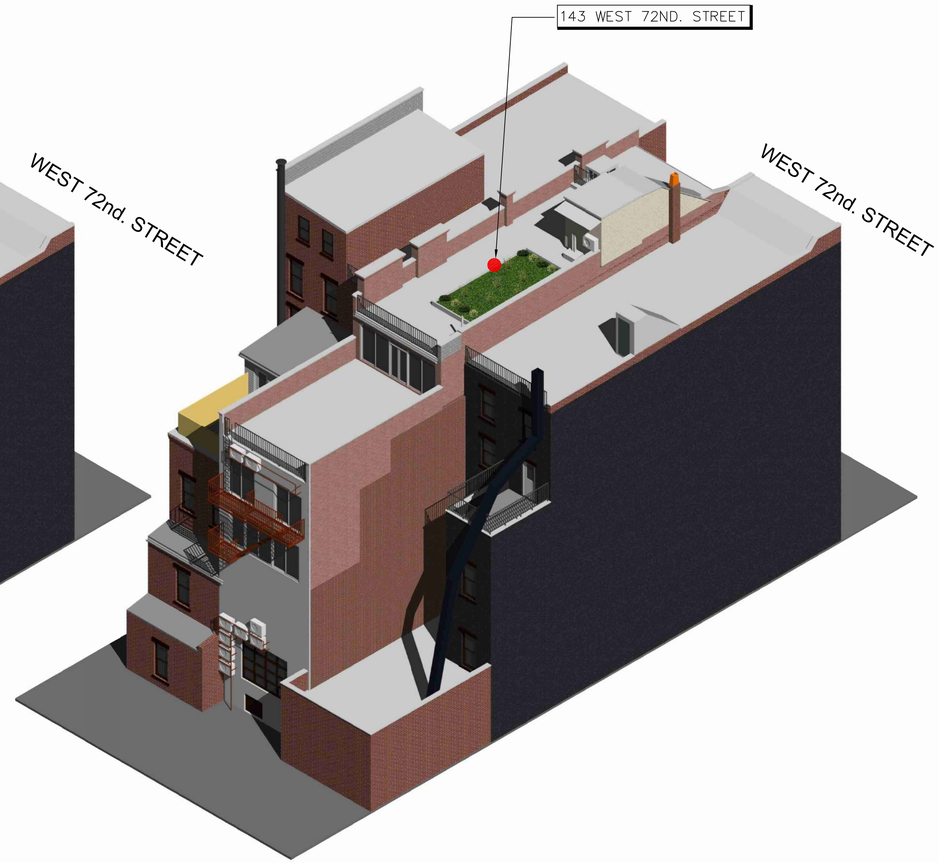
DATE: 09-22-2021 | CADD FILE NO. 1935 | 13 OF 27



PREVIOUS AERIAL VIEW



CURRENT AERIAL VIEW



PROPOSED AERIAL VIEW

LPC-014.00

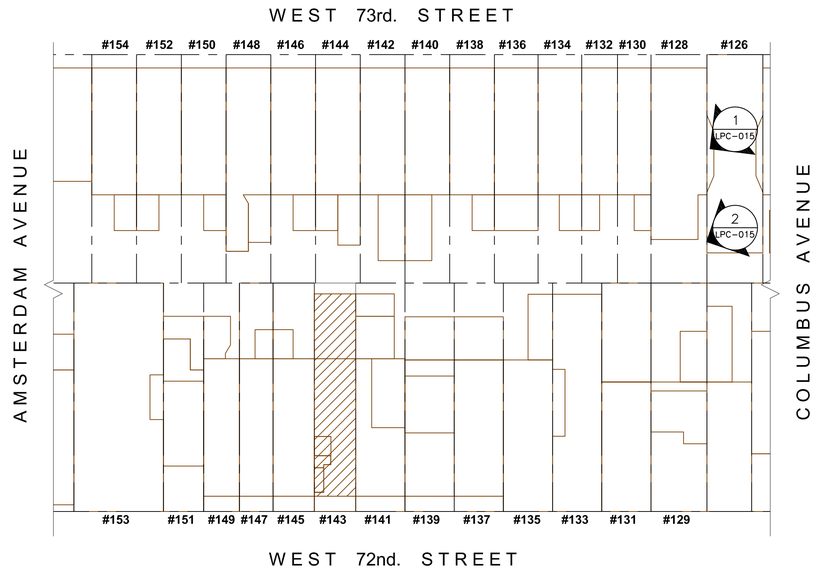
DATE:	CADD FILE NO.	
09-22-2021	1935	14 OF 27



ACTUAL CURRENT PHOTO #1 08/18/2021



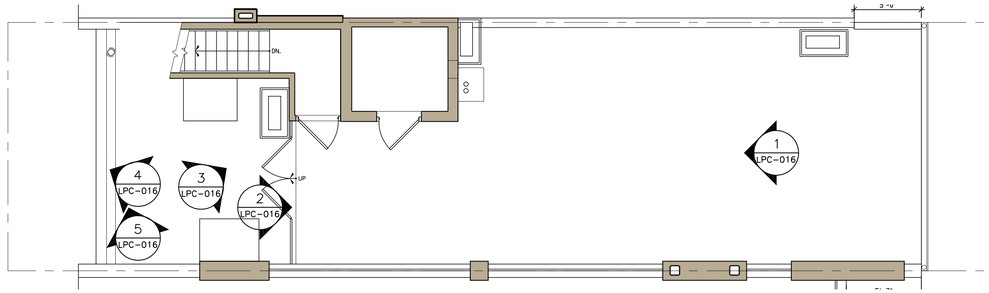
ACTUAL CURRENT PHOTO #2 08/18/2021



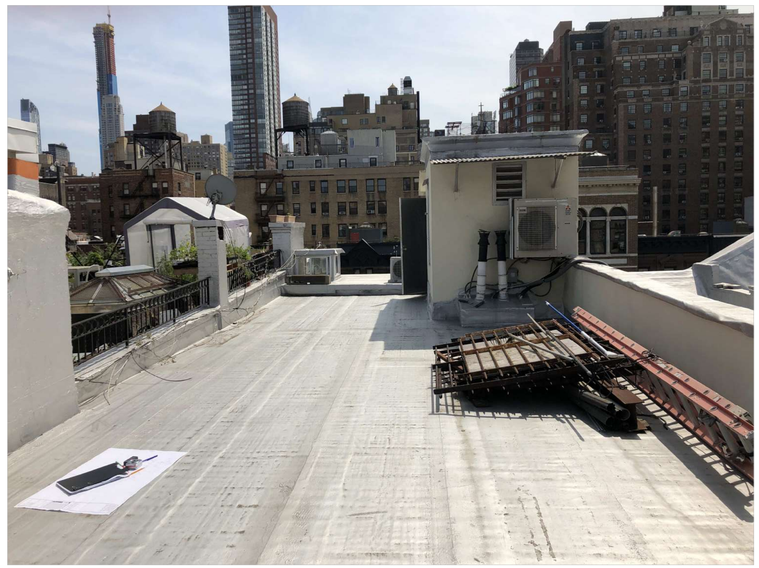
LPC-015.00

DATE:	CADD FILE NO.	
09-22-2021	1935	15 OF 27

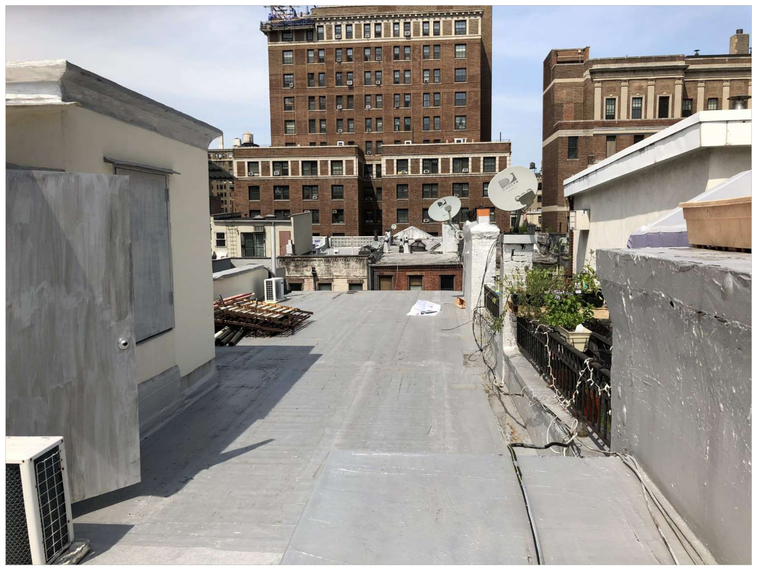
WEST 72nd. STREET



1 LPC-022 CURRENT ROOF PLAN
SCALE: 3/16"=1'-0" (5TH. FLOOR ROOF)



ACTUAL CURRENT PHOTO #1 08/18/2021



ACTUAL CURRENT PHOTO #2 08/18/2021



ACTUAL CURRENT PHOTO #3 08/18/2021



ACTUAL CURRENT PHOTO #4 08/18/2021

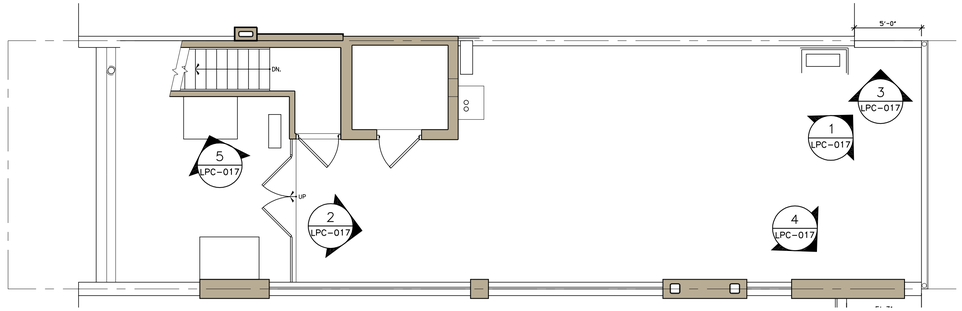


ACTUAL CURRENT PHOTO #5 08/18/2021

LPC-016.00

DATE:	CADD FILE NO.	
09-22-2021	1935	16 OF 27

WEST 72nd. STREET



1 LPC-023 CURRENT ROOF PLAN
SCALE: 3/16"=1'-0" (5TH. FLOOR ROOF)



ACTUAL CURRENT PHOTO #1 08/18/2021



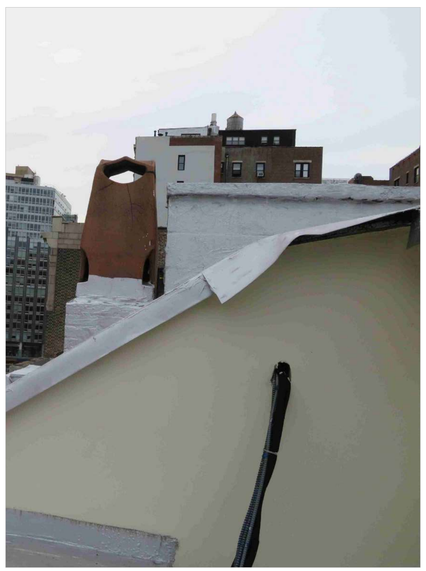
ACTUAL CURRENT PHOTO #2 08/18/2021



ACTUAL CURRENT PHOTO #3 08/18/2021



ACTUAL CURRENT PHOTO #4 08/18/2021

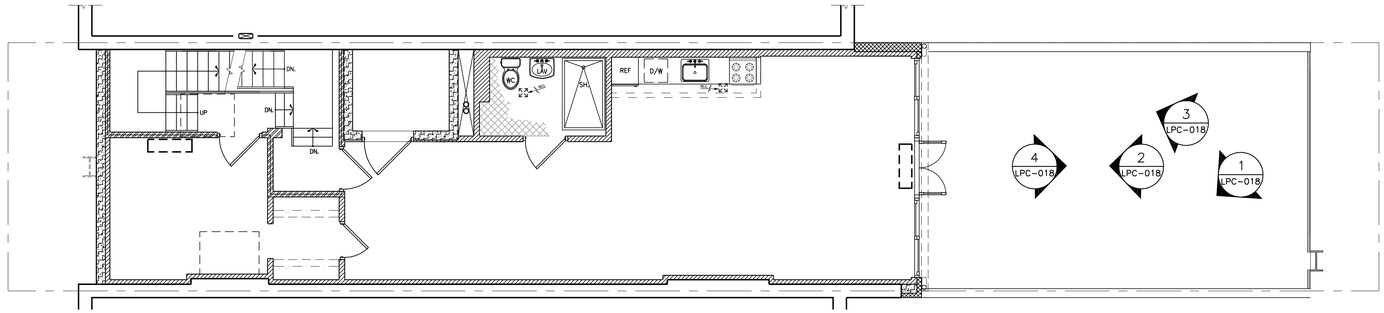


ACTUAL CURRENT PHOTO #5 08/18/2021

LPC-017.00

DATE: 09-22-2021 | CADD FILE NO. 1935 | 17 OF 27

WEST 72nd. STREET



1 LPC-017 CURRENT FIFTH PLAN
SCALE: 3/16"=1'-0"



ACTUAL CURRENT PHOTO #1 08/18/2021



ACTUAL CURRENT PHOTO #2 08/18/2021



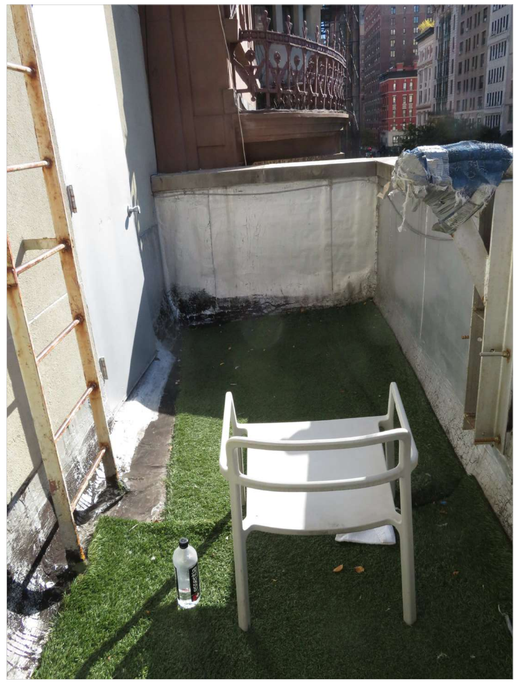
ACTUAL CURRENT PHOTO #3 08/18/2021



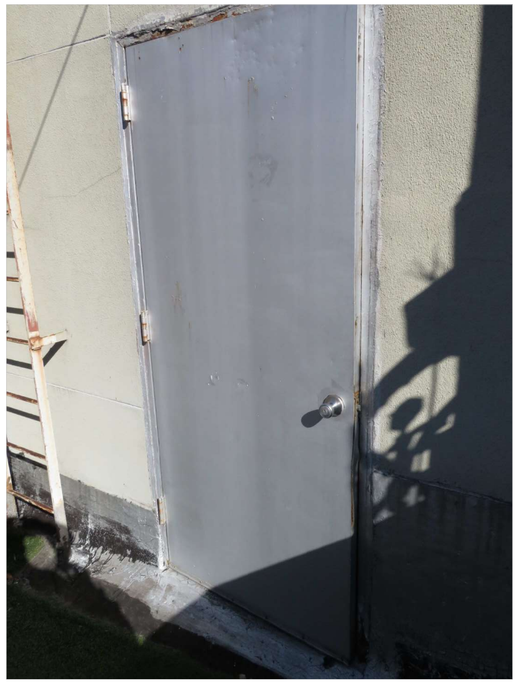
ACTUAL CURRENT PHOTO #4 08/18/2021

LPC-018.00

DATE:	CADD FILE NO.	
09-22-2021	1935	18 OF 27



ACTUAL CURRENT PHOTO #1 10/22/2021



ACTUAL CURRENT PHOTO #2 10/22/2021



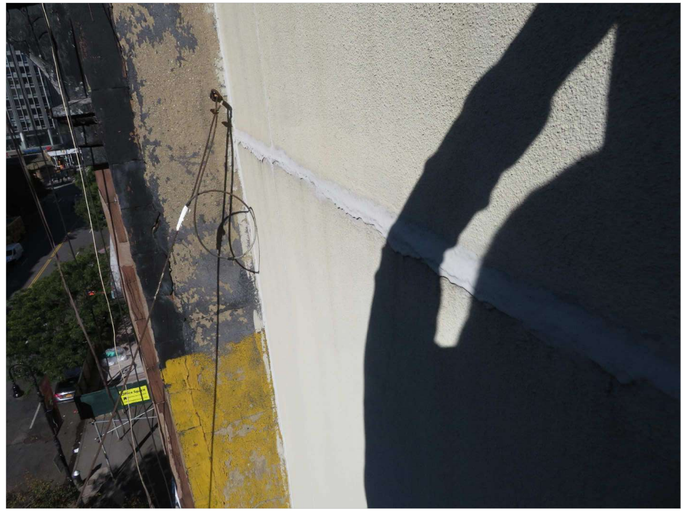
ACTUAL CURRENT PHOTO #3 10/22/2021



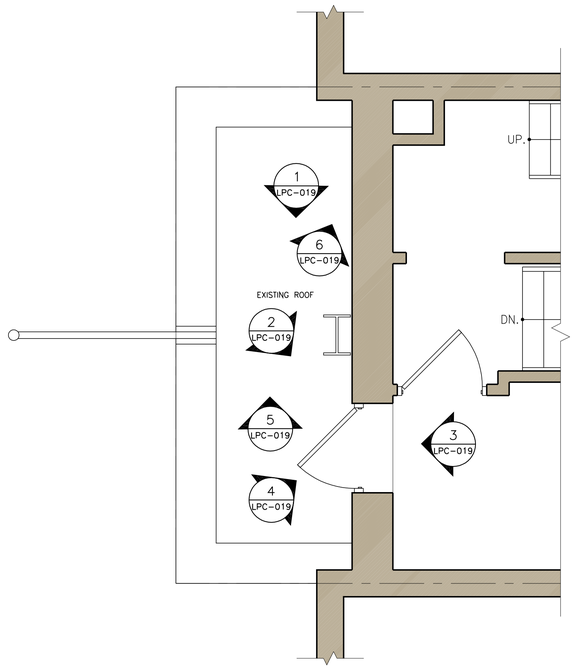
ACTUAL CURRENT PHOTO #4 10/22/2021



ACTUAL CURRENT PHOTO #5 10/22/2021



ACTUAL CURRENT PHOTO #6 10/22/2021



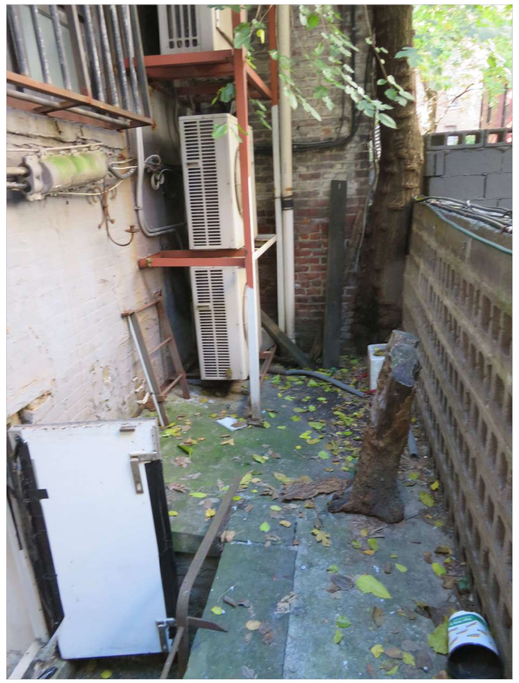
1 LPC-019 PORTION OF CURRENT FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

LPC-019.00

DATE: 09-22-2021 | CADD FILE NO. 1935 | 19 OF 27



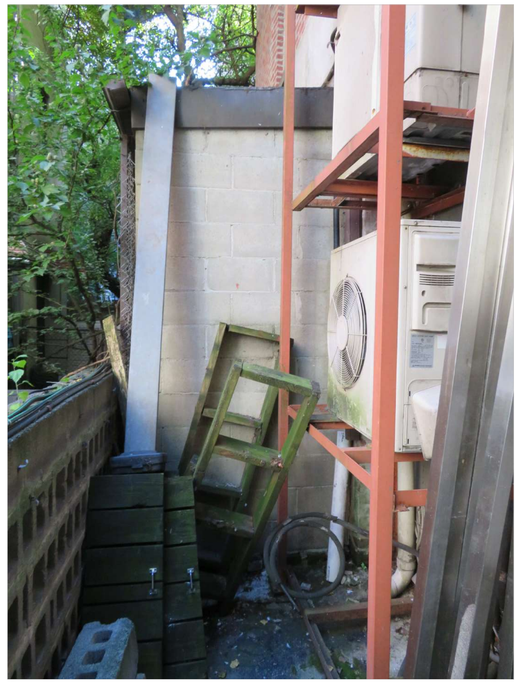
ACTUAL CURRENT PHOTO #1 10/22/2021



ACTUAL CURRENT PHOTO #2 10/22/2021



ACTUAL CURRENT PHOTO #3 10/22/2021



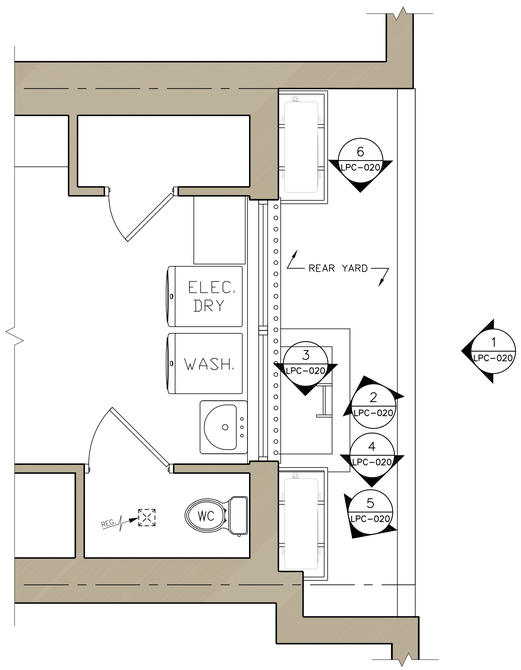
ACTUAL CURRENT PHOTO #4 10/22/2021



ACTUAL CURRENT PHOTO #5 10/22/2021



ACTUAL CURRENT PHOTO #6 10/22/2021

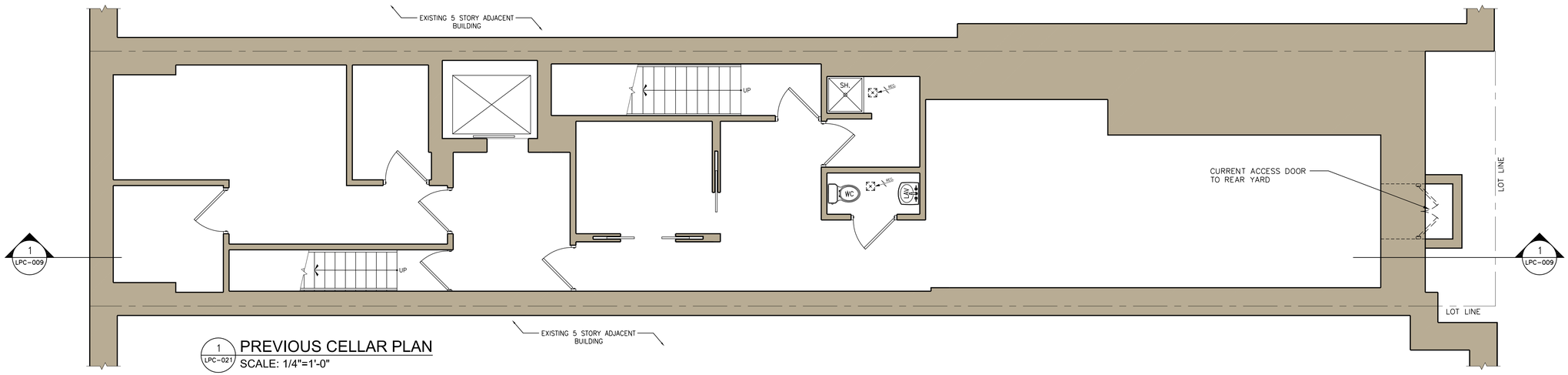


1 LPC-026 PORTION OF CURRENT FIRST FLOOR PLAN
SCALE: 3/8"=1'-0"

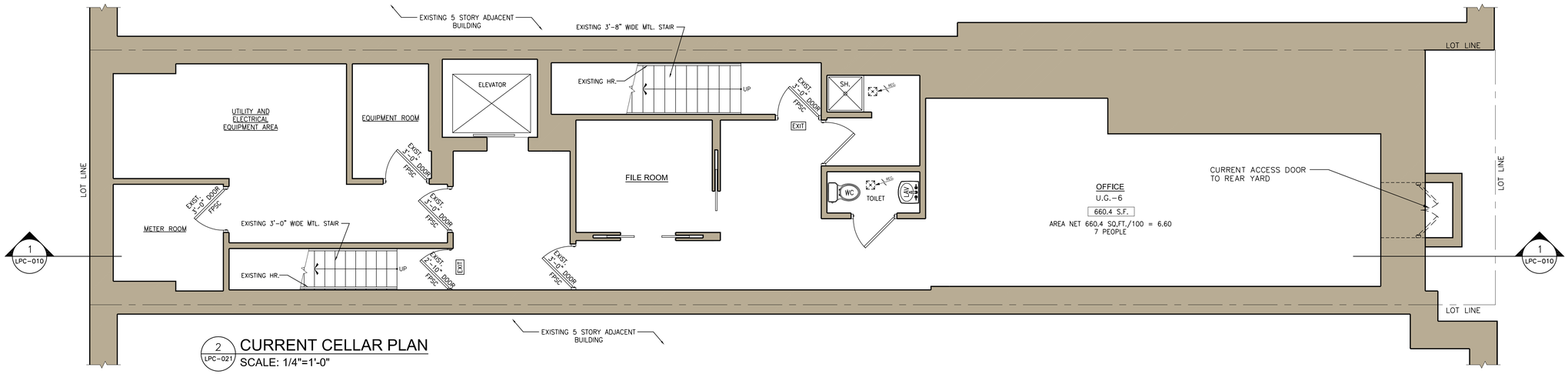
LPC-020.00

DATE:	CADD FILE NO.	
09-22-2021	1935	20 OF 27

WEST 72nd. STREET



1 LPC-021 PREVIOUS CELLAR PLAN
SCALE: 1/4"=1'-0"



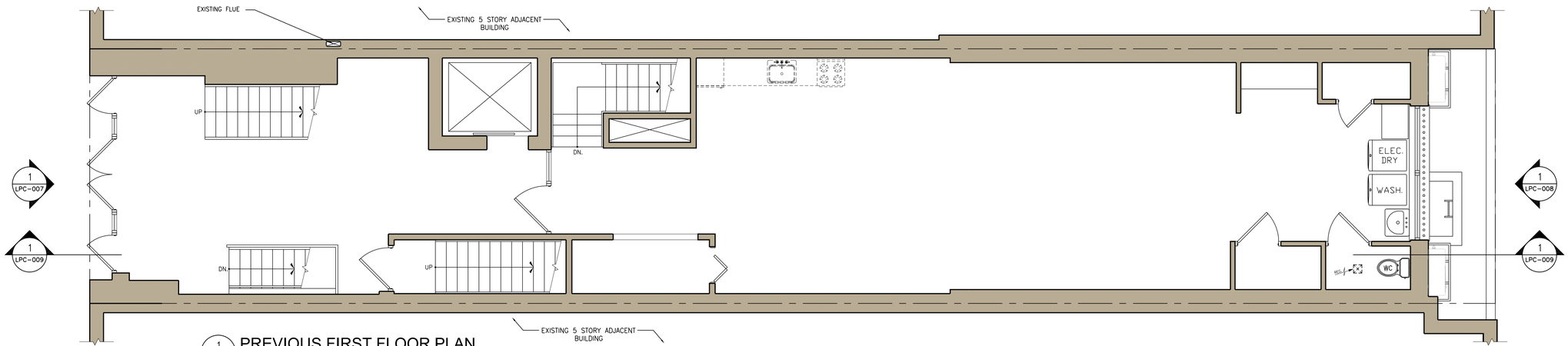
2 LPC-021 CURRENT CELLAR PLAN
SCALE: 1/4"=1'-0"

N

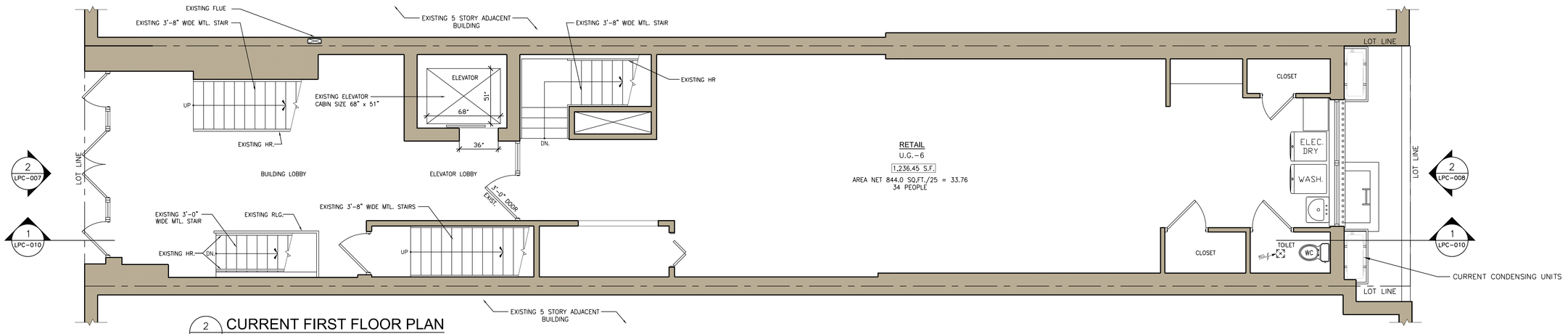
LPC-021.00

DATE:	CADD FILE NO.	
09-22-2021	1935	21 OF 27

W E S T 7 2 n d. S T R E E T



1 LPC-022 PREVIOUS FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



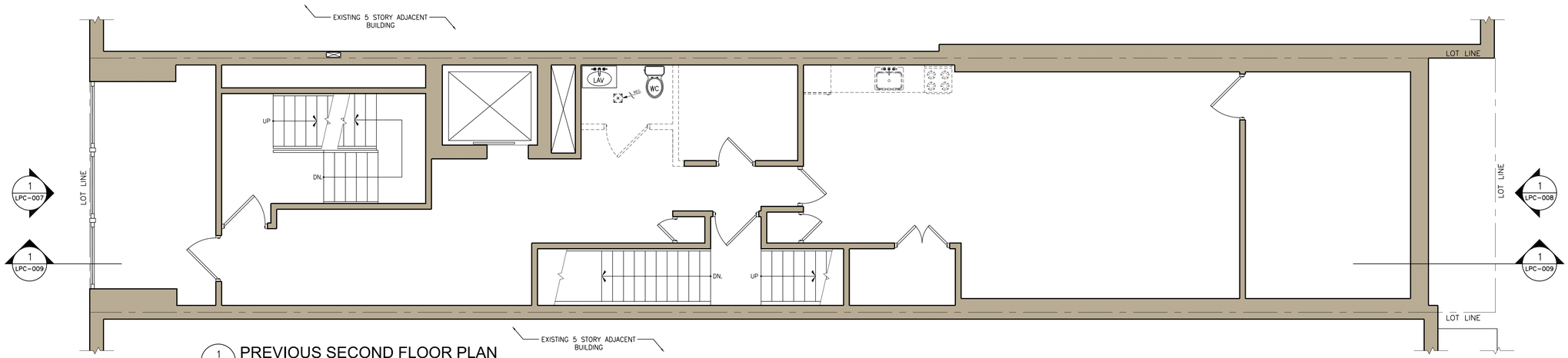
2 LPC-022 CURRENT FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

N

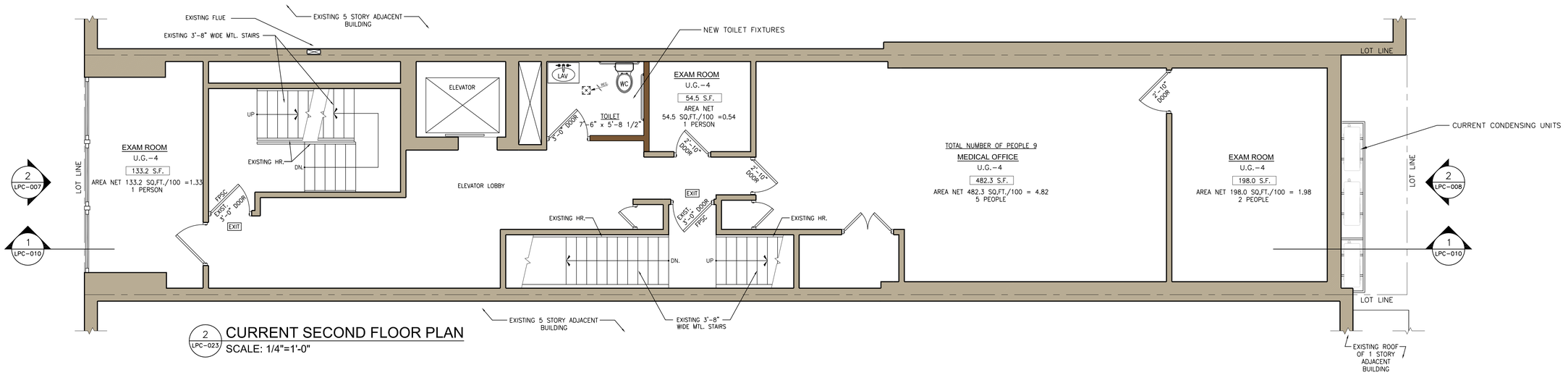
LPC-022.00

DATE:	CADD FILE NO.	
09-22-2021	1935	22 OF 27

WEST 72nd. STREET



1 LPC-023 PREVIOUS SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



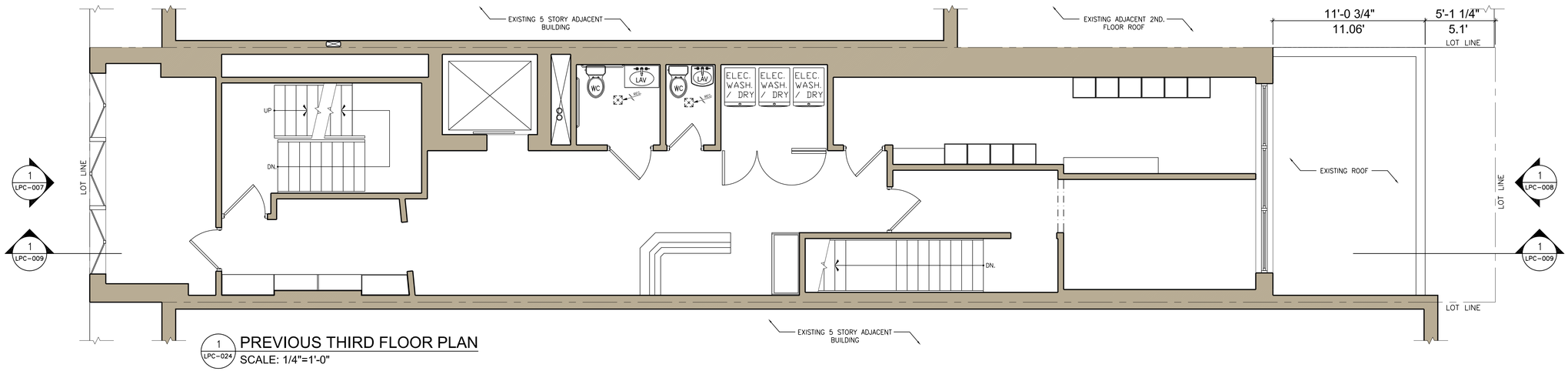
2 LPC-023 CURRENT SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

N

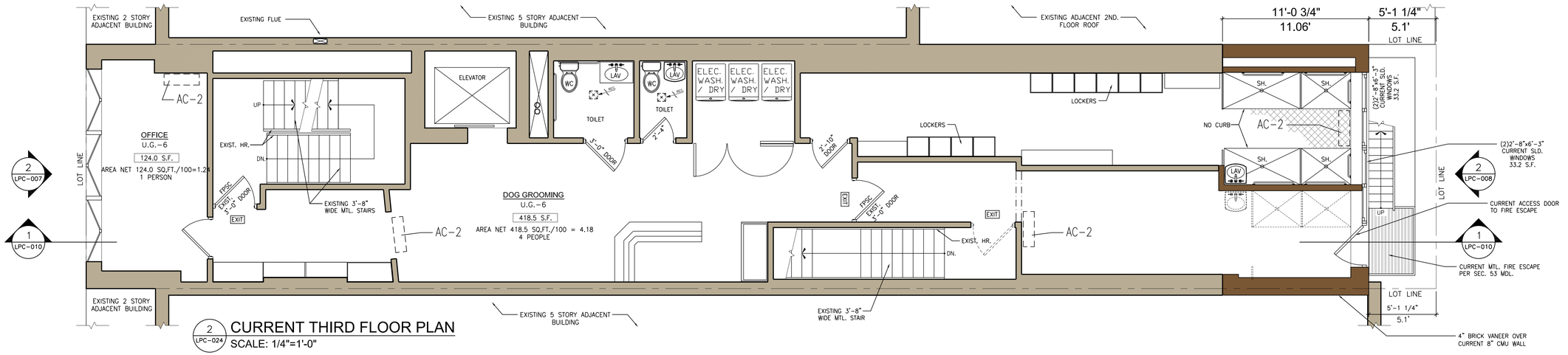
LPC-023.00

DATE:	CADD FILE NO.	
09-22-2021	1935	23 OF 27

72nd. STREET WEST



1 LPC-024 PREVIOUS THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"



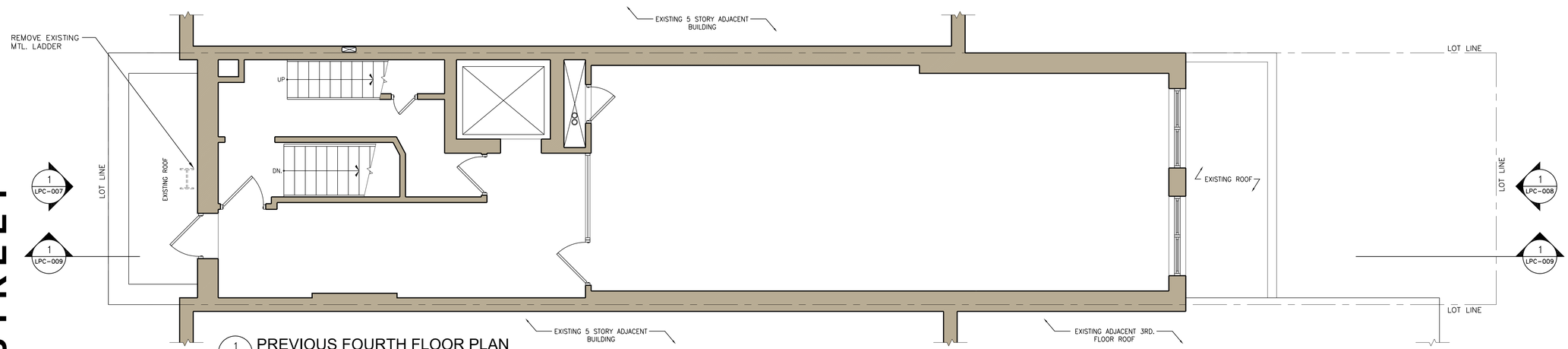
2 LPC-024 CURRENT THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

N

LPC-024.00

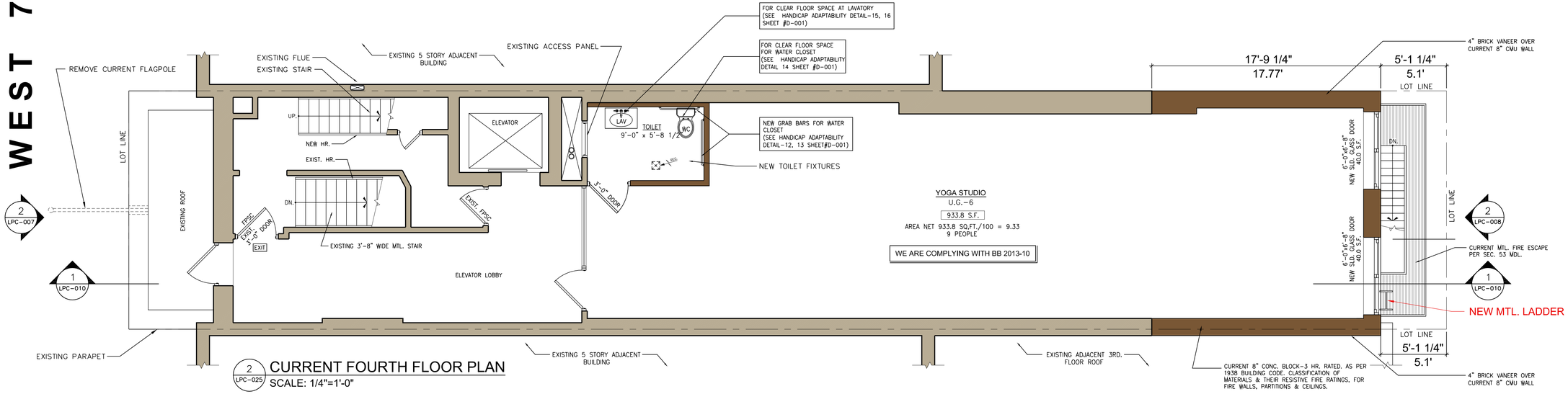
DATE:	CADD FILE NO.	
09-22-2021	1935	24 OF 27

2nd. STREET



1 LPC-025 PREVIOUS FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

WEST 7

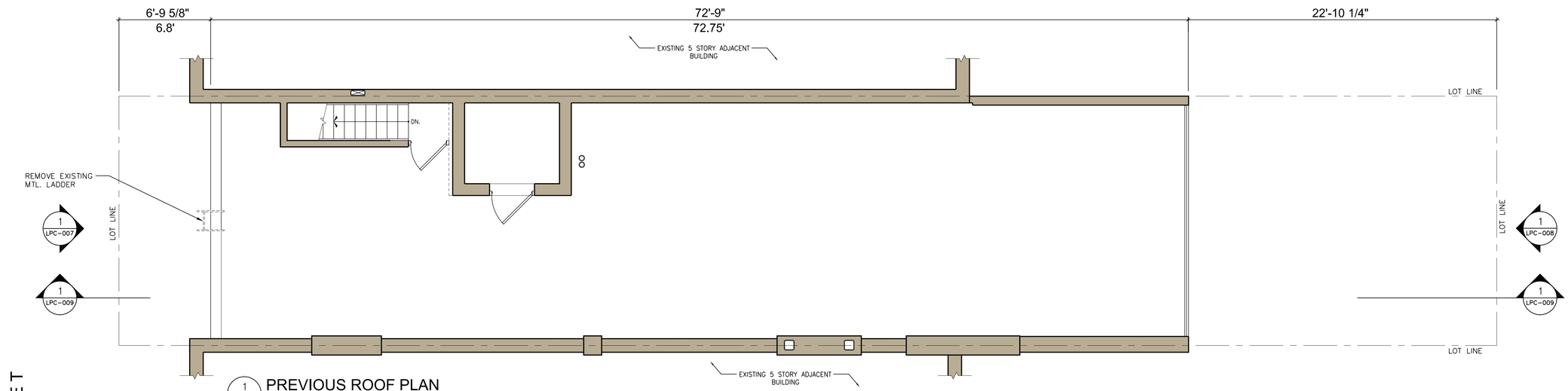


2 LPC-025 CURRENT FOURTH FLOOR PLAN
SCALE: 1/4"=1'-0"

N

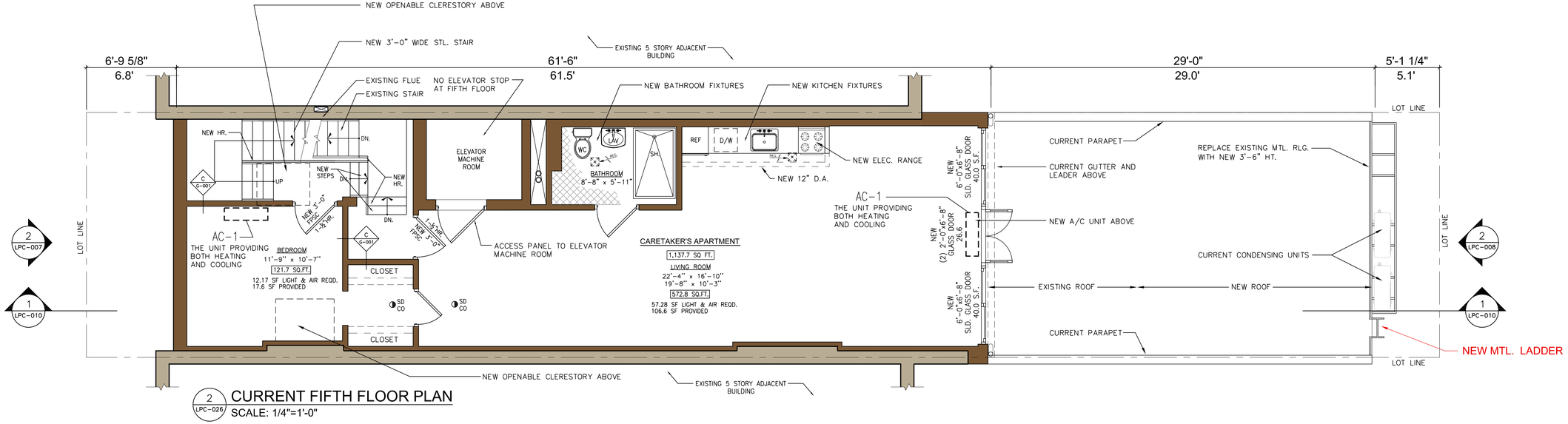
LPC-025.00

DATE:	CADD FILE NO.	
09-22-2021	1935	25 OF 27



1 LPC-026 PREVIOUS ROOF PLAN
SCALE: 1/4"=1'-0" (4TH. FLOOR ROOF)

W E S T 72nd S T R E E T



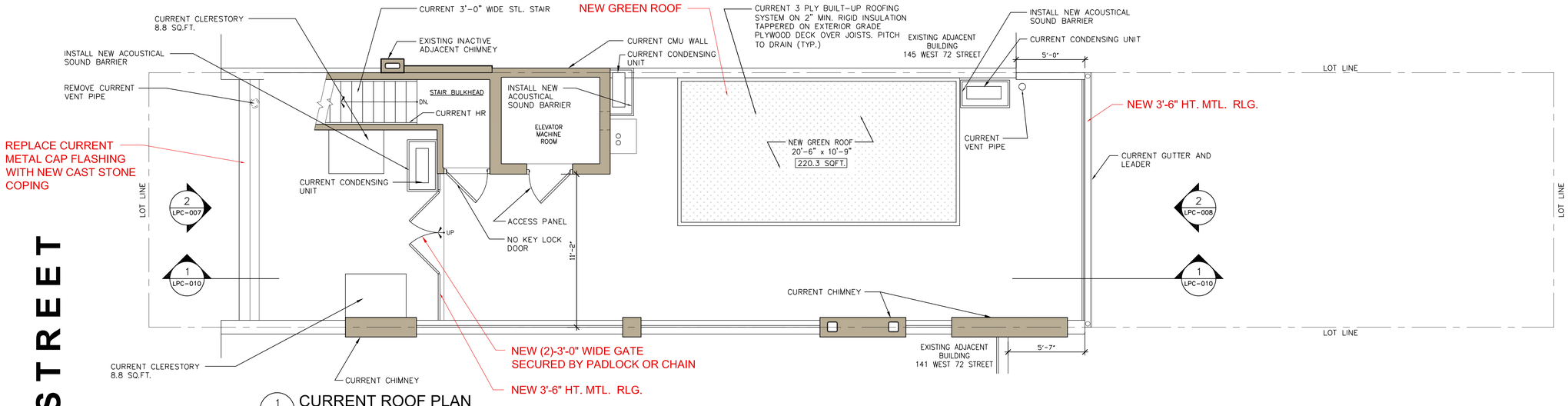
2 LPC-026 CURRENT FIFTH FLOOR PLAN
SCALE: 1/4"=1'-0"

N

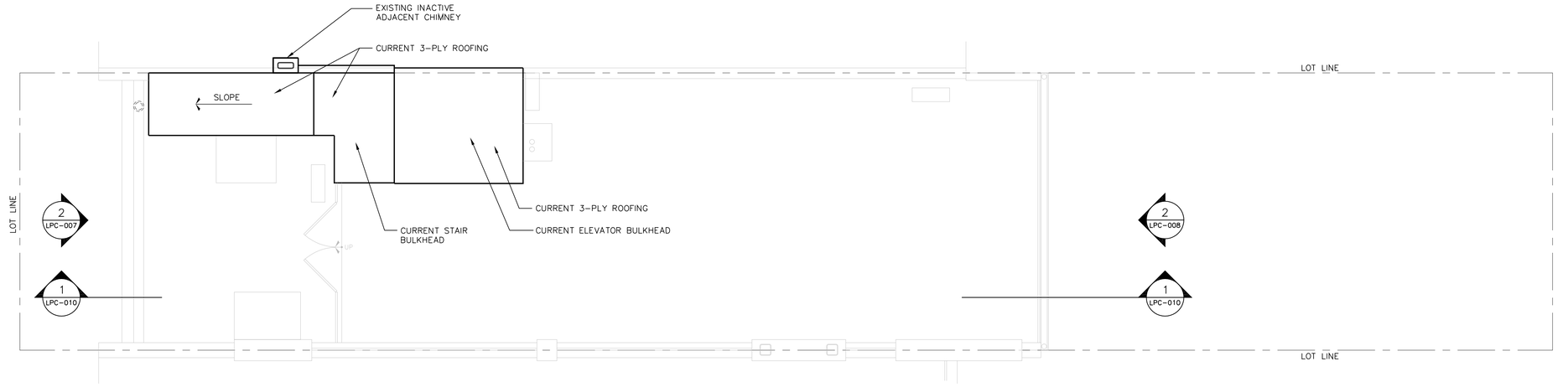
LPC-026.00

DATE:	CADD FILE NO.	
09-22-2021	1935	26 OF 27

145 WEST 72nd. STREET



1 LPC-027 **CURRENT ROOF PLAN**
SCALE: 1/4"=1'-0" (ROOF OF 5TH. FLOOR)



2 LPC-027 **CURRENT BULKHEAD ROOF PLAN**
SCALE: 1/4"=1'-0"

N

LPC-027.00

DATE:	CADD FILE NO.	
09-22-2021	1935	27 OF 27