

6-16 West 77th Street New York

Landmarks Preservation Commission Presentation
November 16th 2021

Project Team

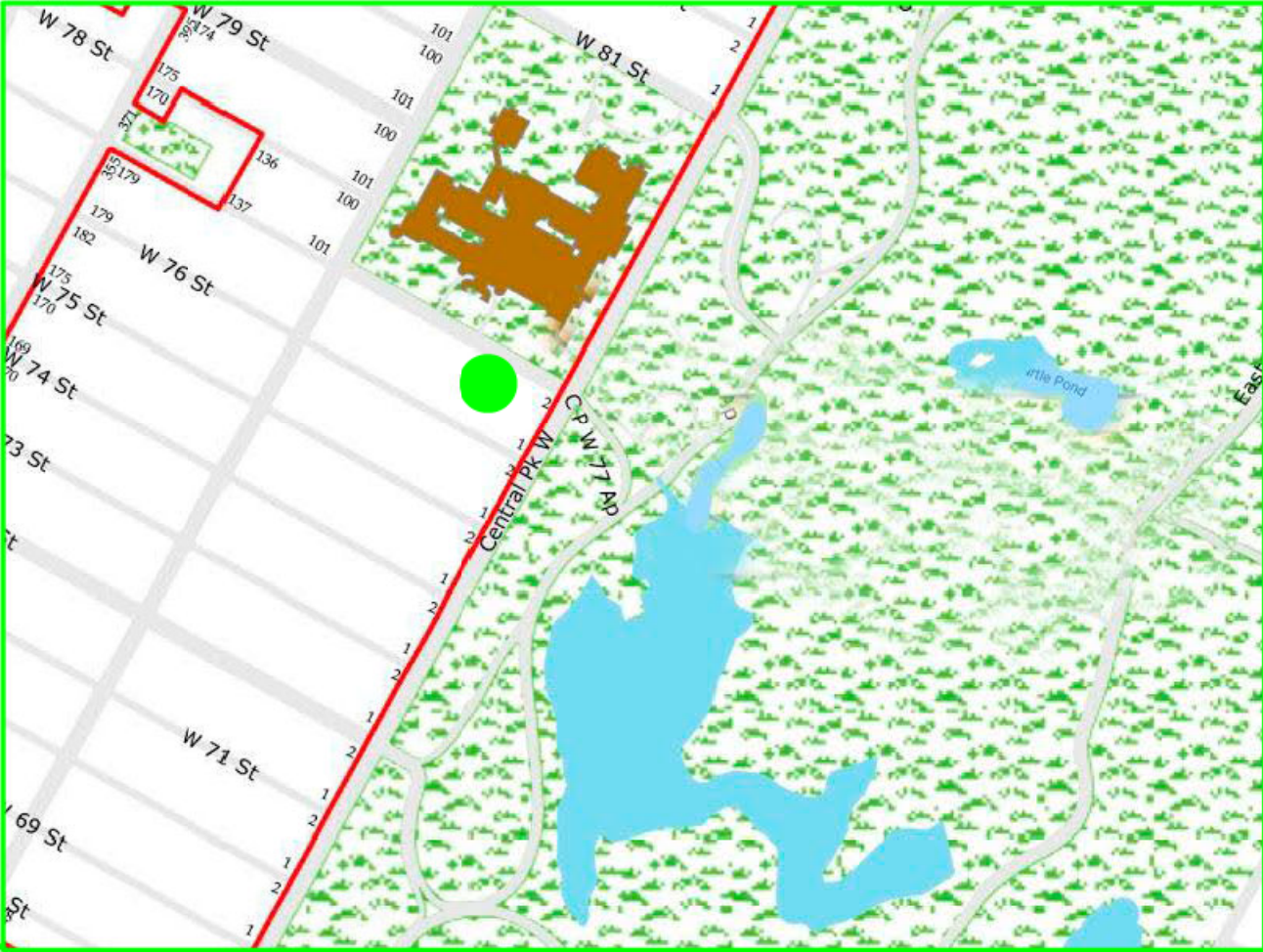
<u>Foster + Partners</u>	- Design Architect
<u>Higgins Quasebarth & Partners</u>	- Historic Preservation
<u>Sciame</u>	- Construction Manager
<u>Kramer Levin</u>	- Land Use Counsel

6-16 West 77th Street

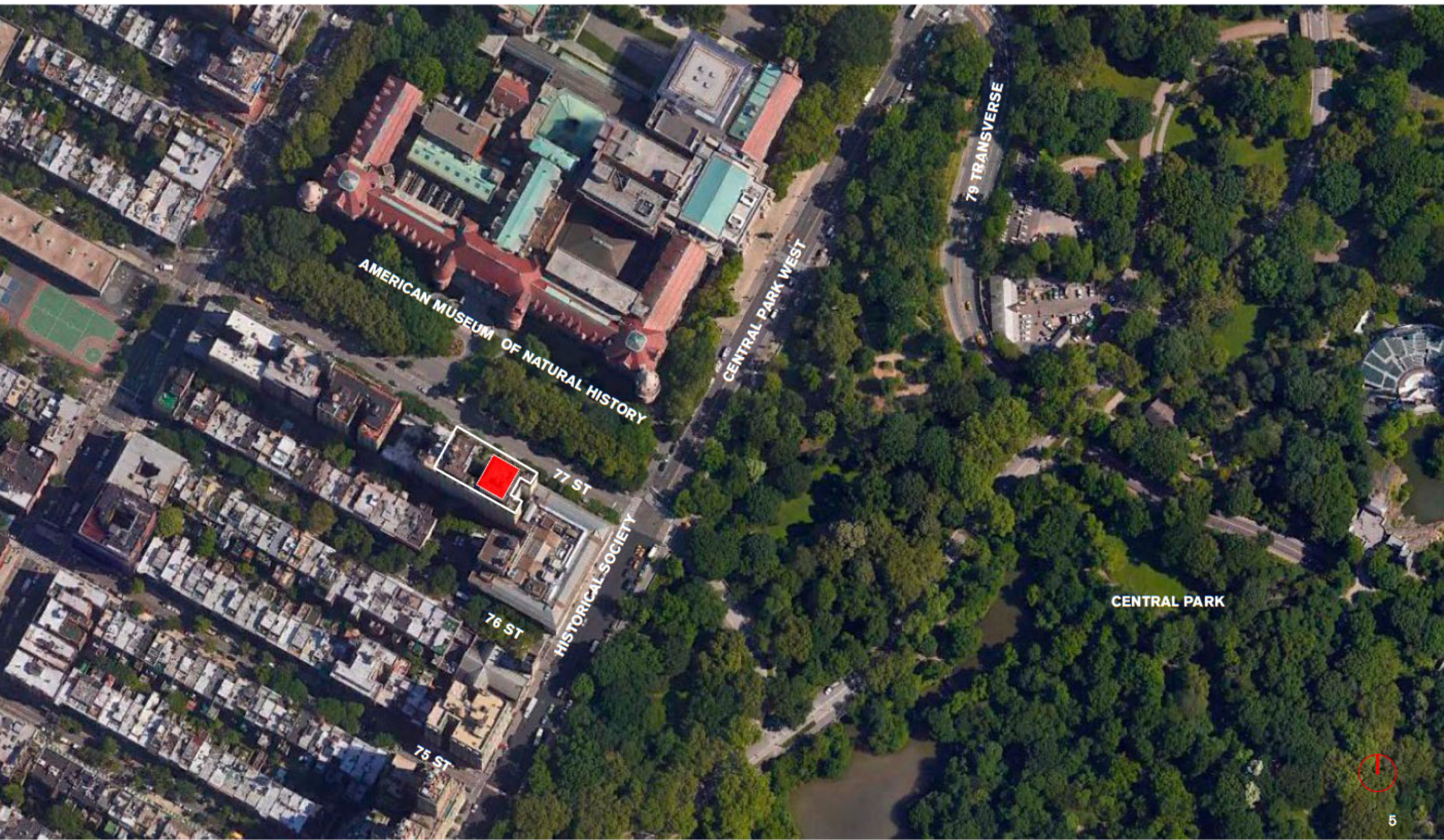


Site Location

Upper West Side/Central Park West Historic District



Site Location



Building Overview

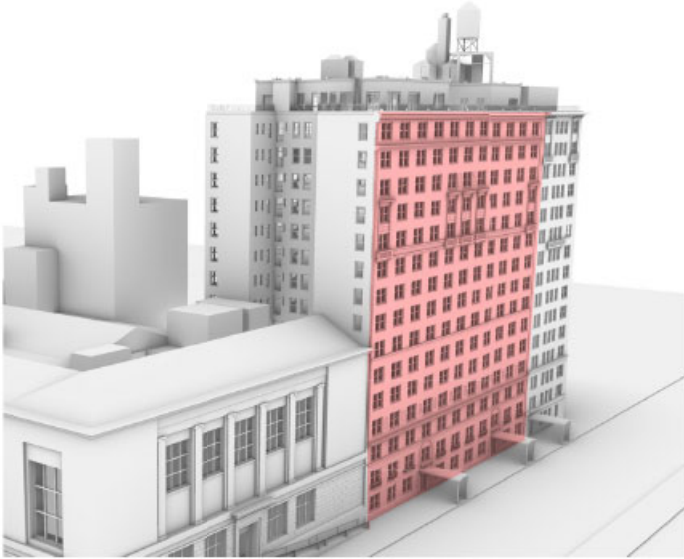


6-16 West 77th Street

Architect : Nathan Korn
Year Built : 1927 - 1928
Style : Neo - Renaissance
Designation : Upper West Side
Central Park West
Historic District (1990)



Building Facade Hierarchy



Primary Facades - Always visible



Secondary Facades - Partially visible



Tertiary Facades - Only visible from specific viewpoints



6th 77th street North Facade, Brick



6th 77th street North Facade, Painted Brick

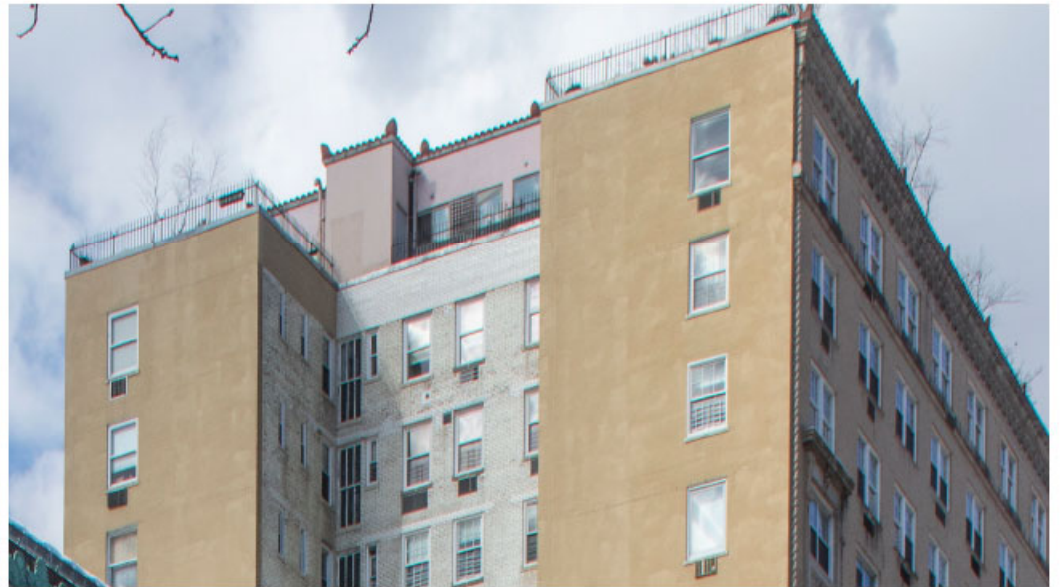


Level 17th, Stucco

Rooftop Apartment Background



Previous condition



Current condition

Historical changes to Rooftop Apartment



District Sight-Lines & Roofscape



View looking southwest at the corner of Central Park West and 77th Street



View west along 80th Street from Columbus Avenue

LPC - Approved Visible Rooftop Additions



View from W. 78th Street, a half block away.



View from W. 77th Street and West End Avenue



View from W. 78th and Columbus Avenue



555 WEST END AVENUE, birds-eye
(Riverside-West End Avenue HD Extension)



378 WEST END AVENUE, birds-eye
(Collegiate-West End HD)



101 WEST 78TH STREET, from W. 73rd and Columbus
(Upper West Side-Central Park West HD)

Immediate Context



Hayden Planetarium at the AMNH



The New York Historical Society

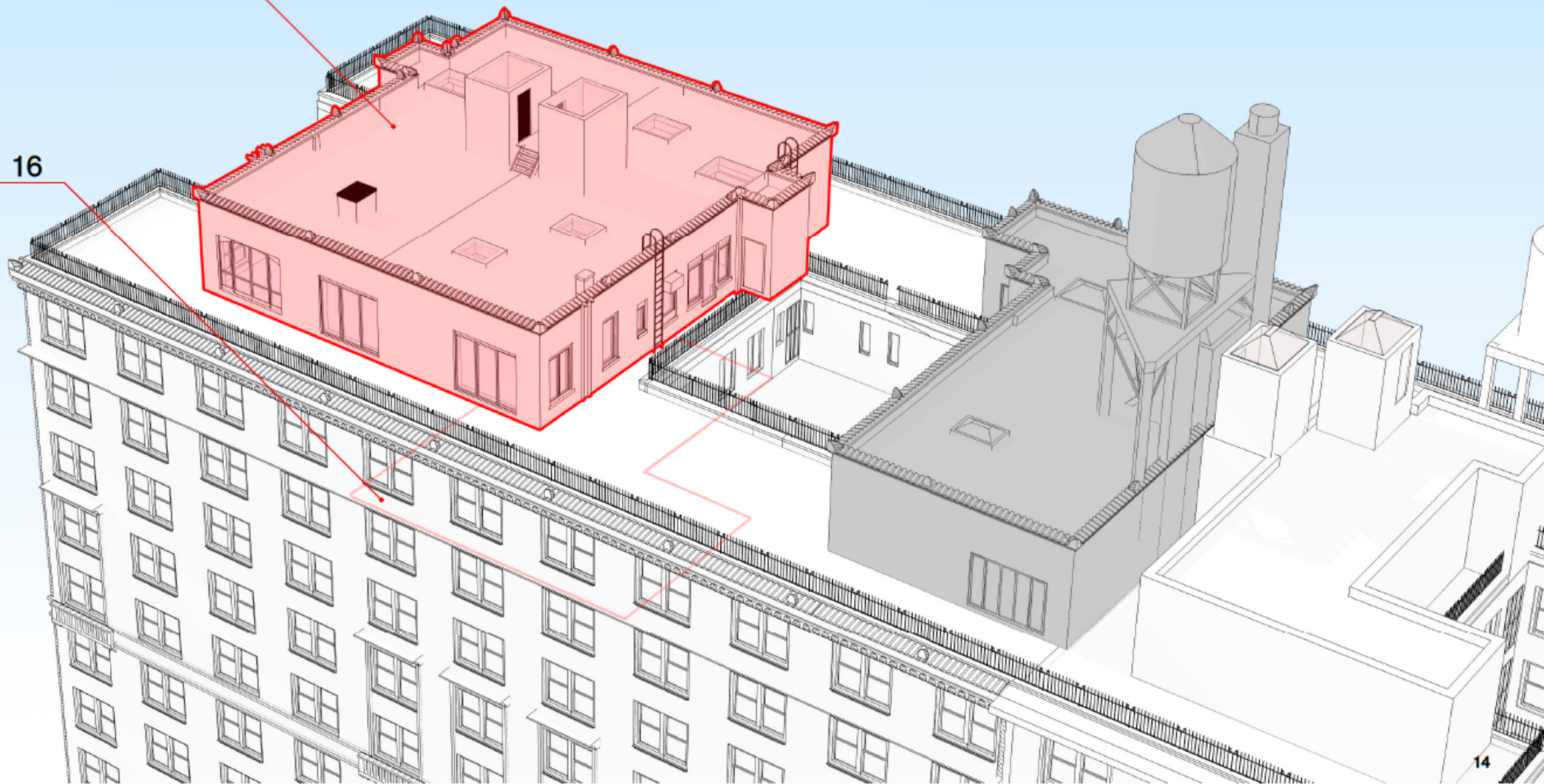


View northwest of Central Park West showing: The Langham (135 CPW), San Remo Towers (145 CPW), The Kenilworth (151 CPW), and 6 W. 77th.

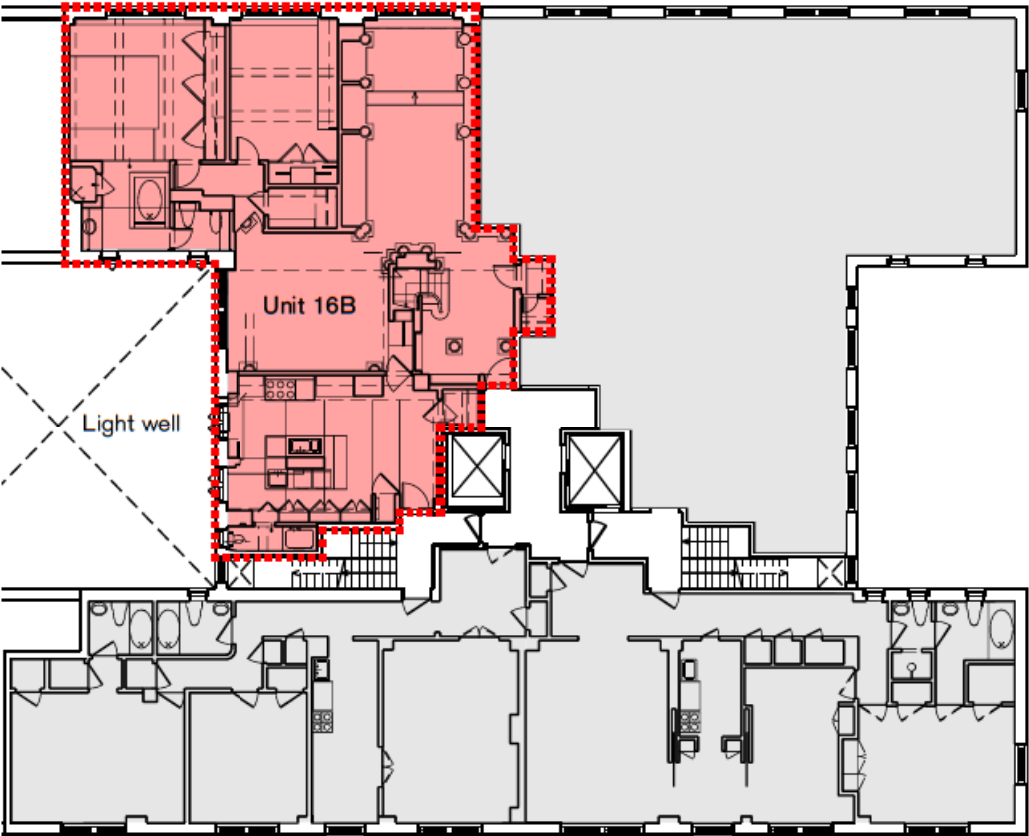
Current Residence

Existing Rooftop Apartment

Level 16

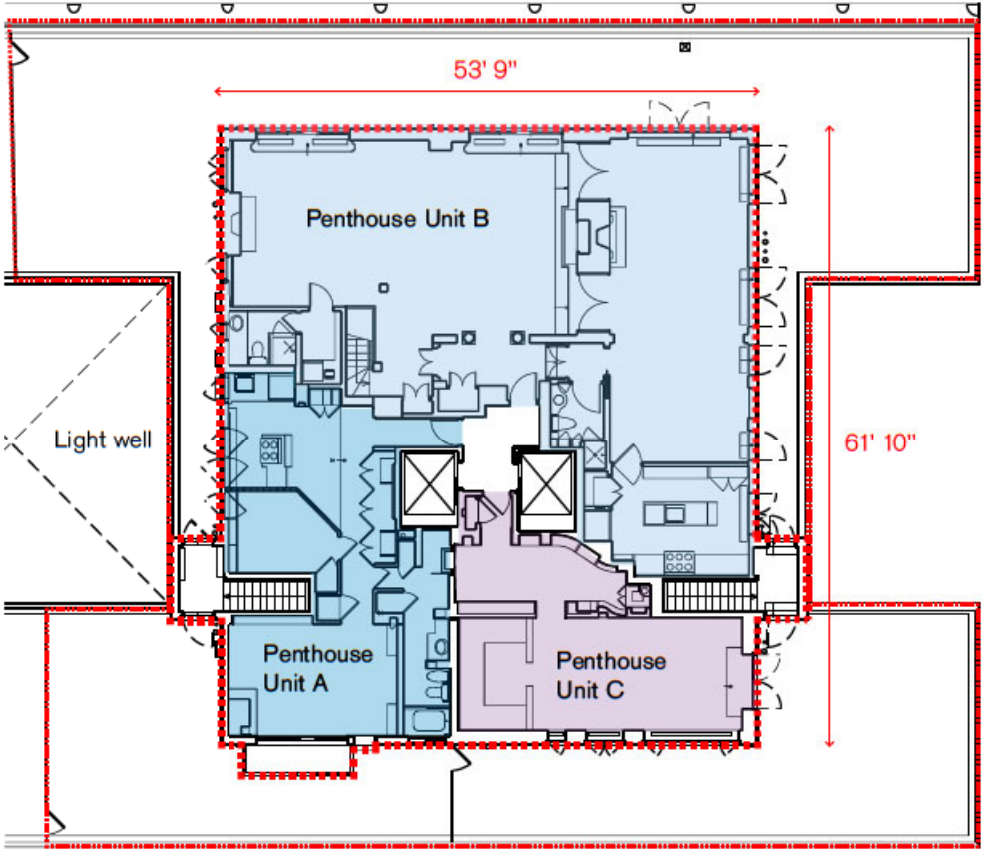
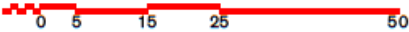


Current Plan Configuration



Level 16

Unit 16B



Level 17

- Penthouse Unit A
- Penthouse Unit B
- Penthouse Unit C

TOTAL: 5085 sq.ft. (approx.)

Current Elevation

210' Height Limit

202' 8 7/8" Approx.

177' 3 1/8"

167' 7"

152' 4 1/2"



Foster + Partners - Working in Historical Context



Sackler Galleries Royal Academy



Sperone Westwater, 257 Bowery



Hearst Tower, 300 West 57th Street

Pavilion Architecture: The Glass House



Proposed Elevation

210' Height Limit

202' 8 7/8" Approx.

179' 8 1/2"

167' 7"

152' 4 1/2"

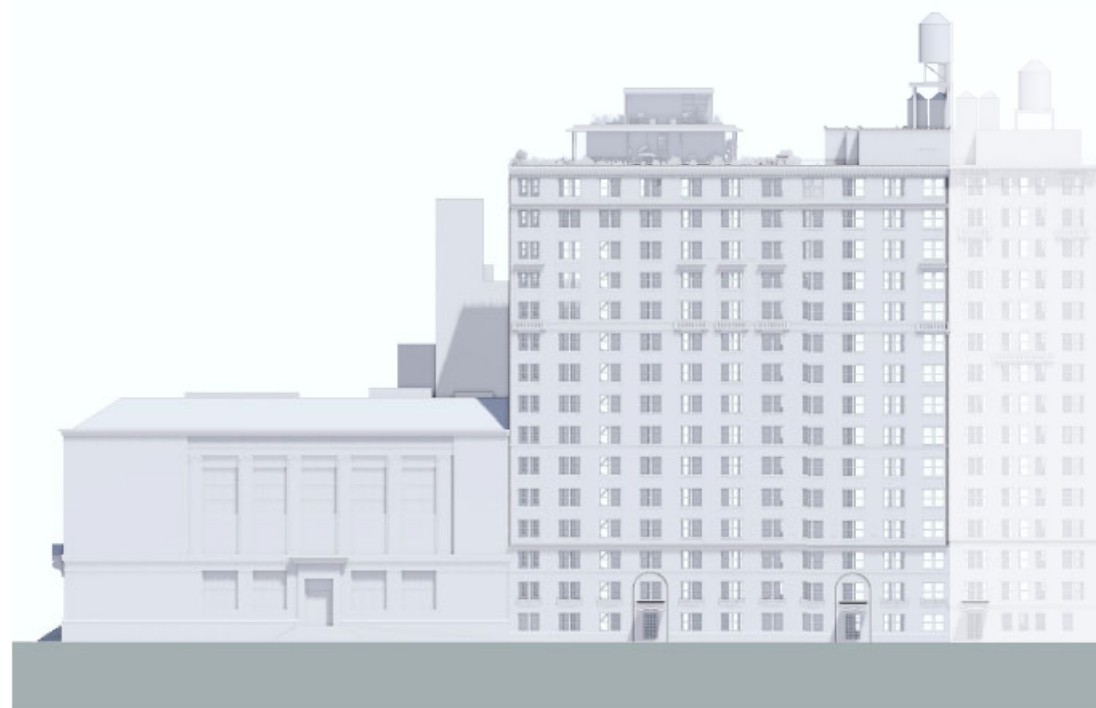


Main Facade Comparison

210' Height Limit



Existing Condition

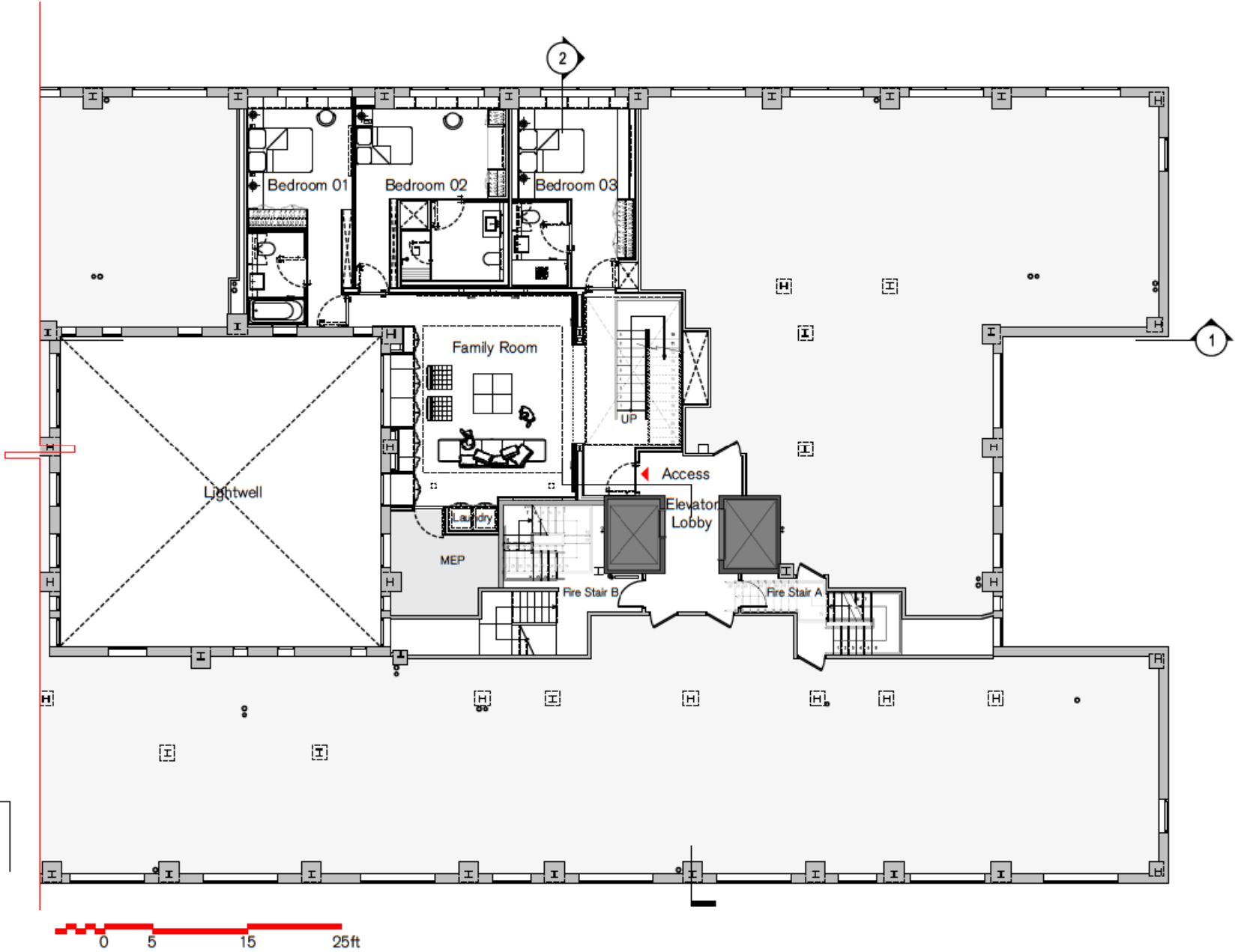


Proposed

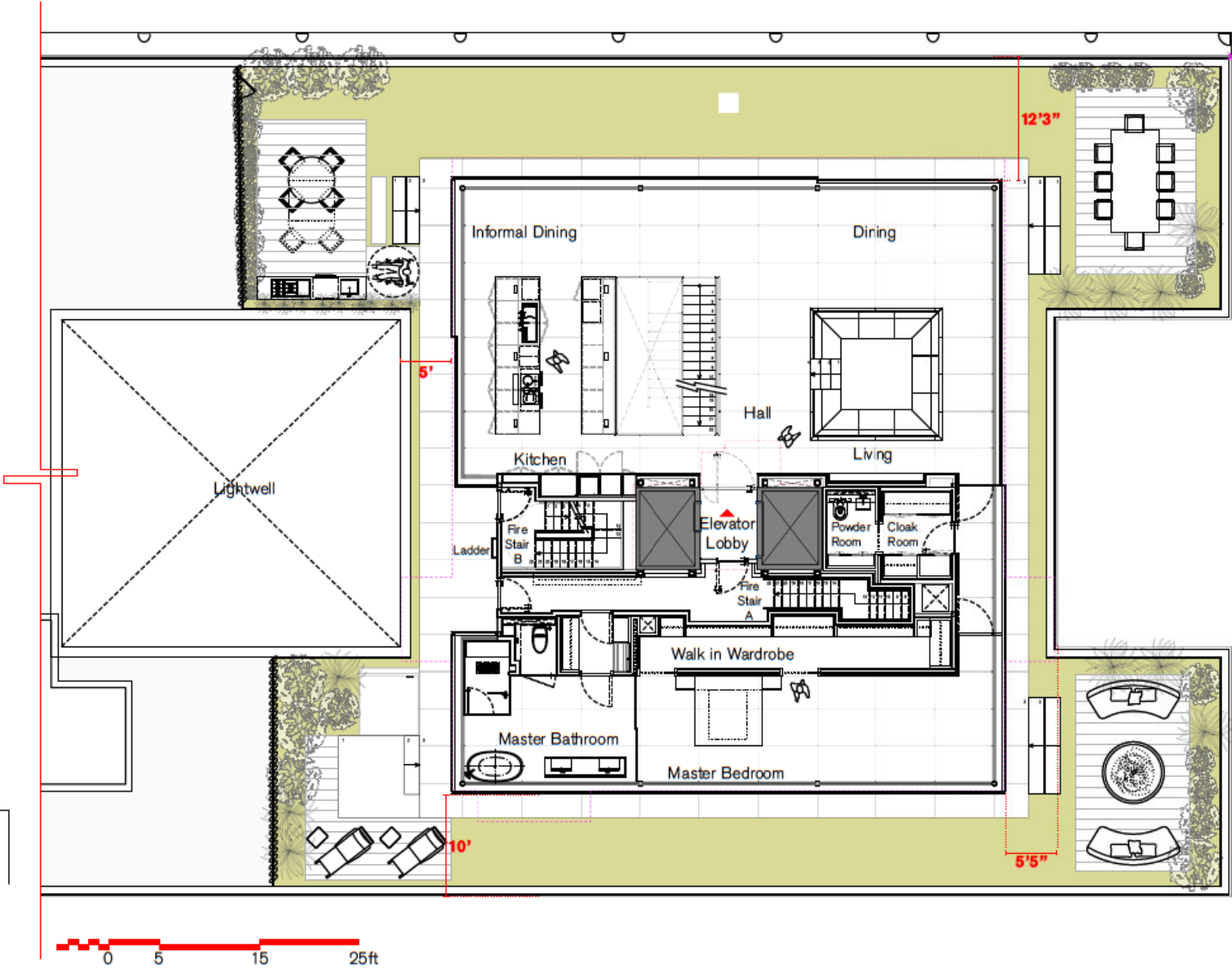
Proposed Massing



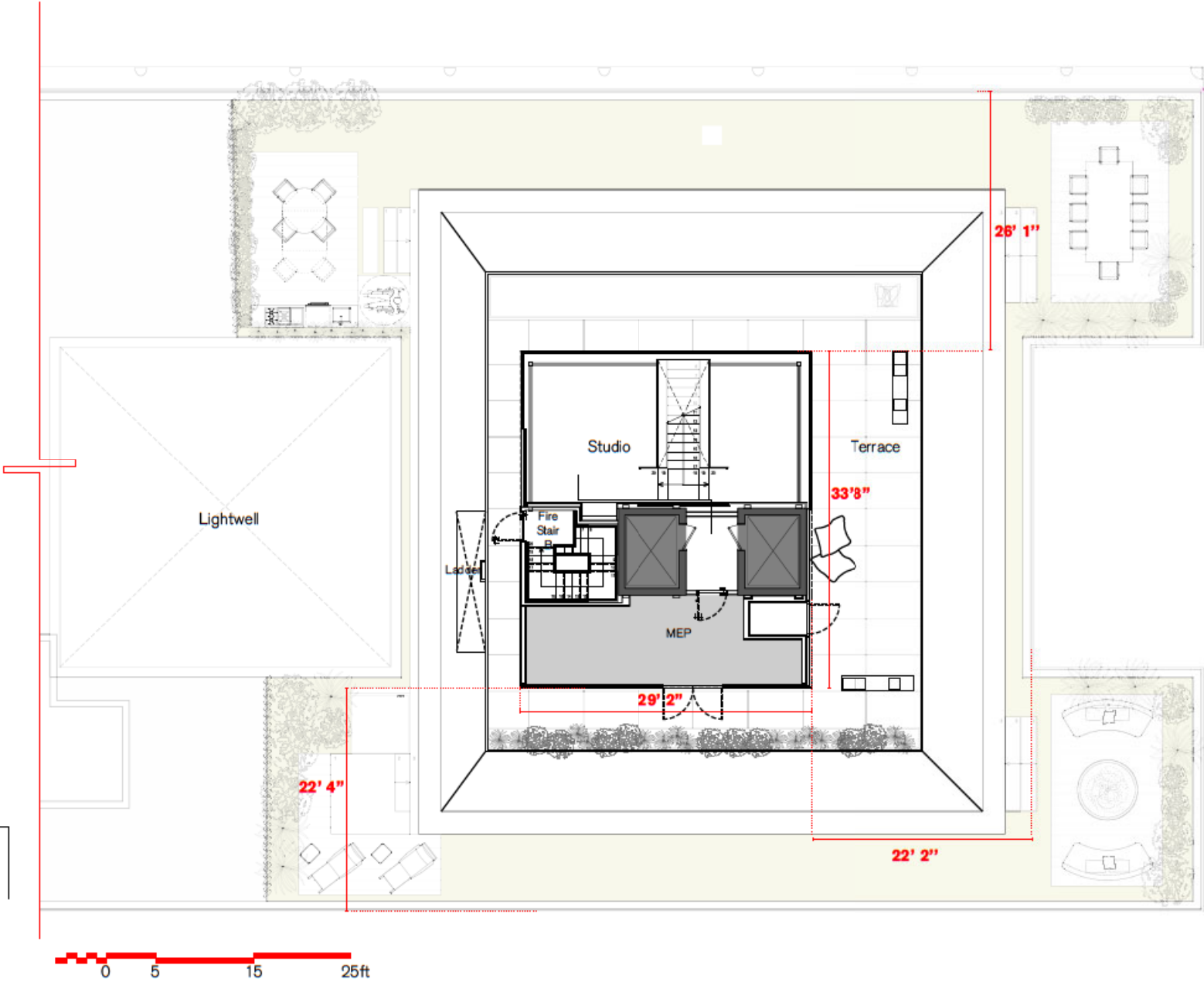
Level 16



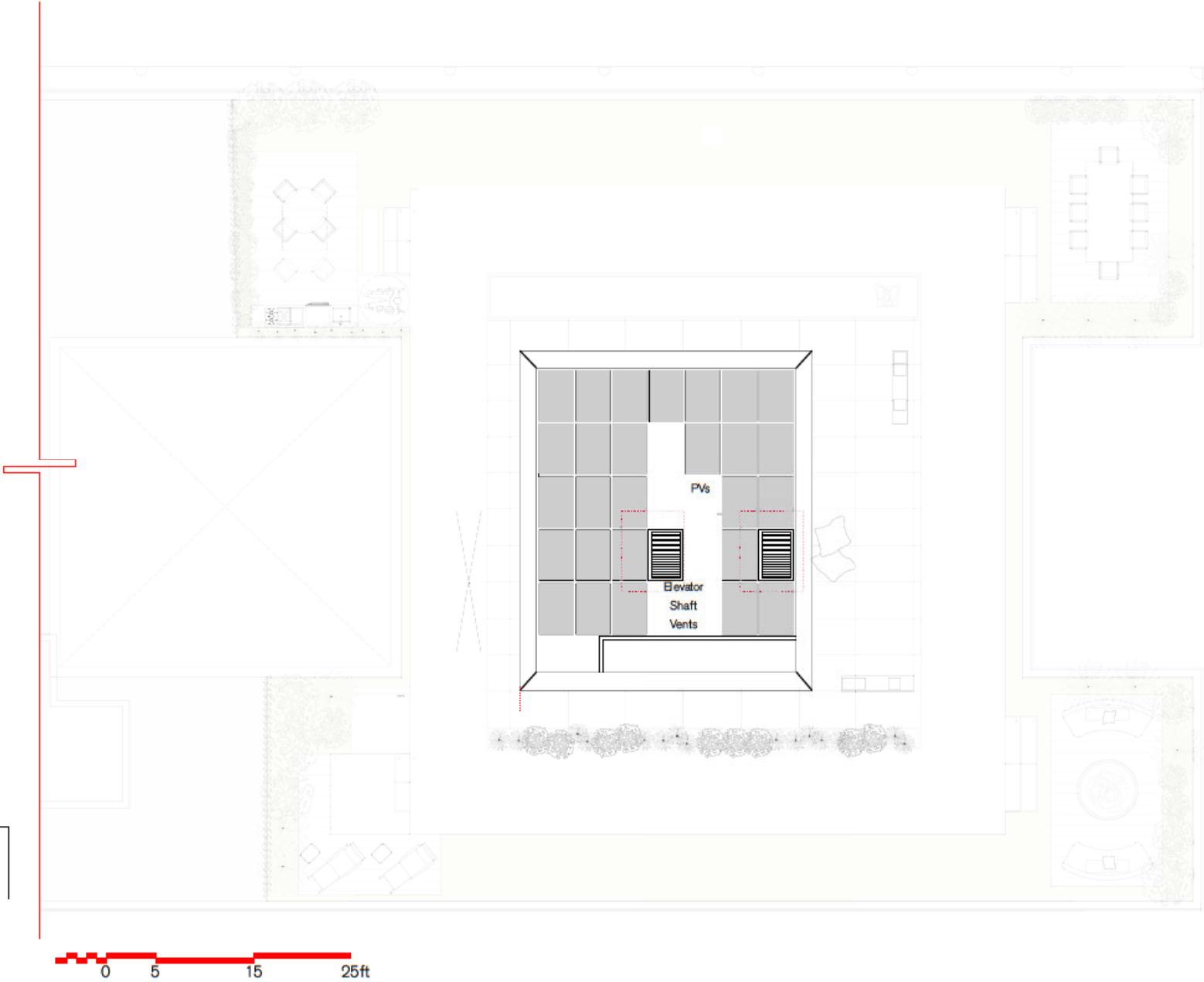
Level 17



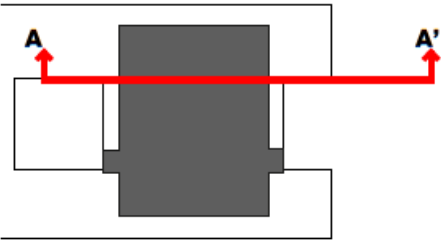
Level 18



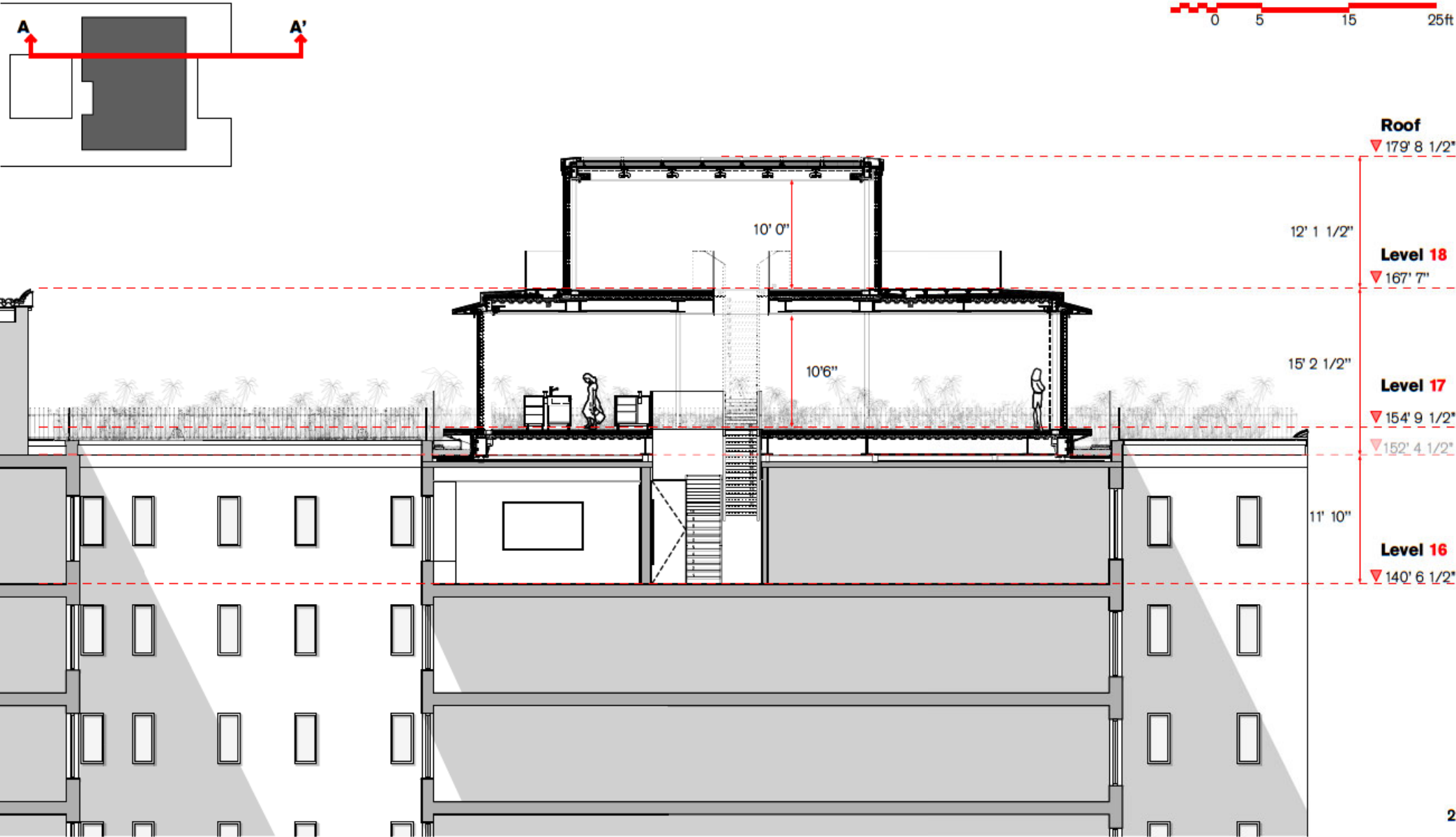
Roof Plan



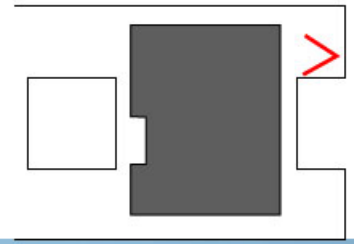
Section - Existing



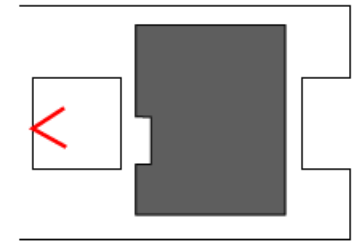
Section A-A' - Proposed



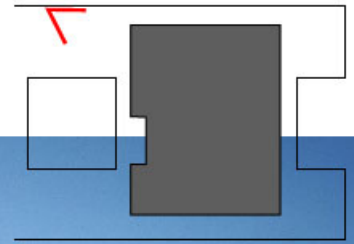
Proposed Massing



Proposed Massing



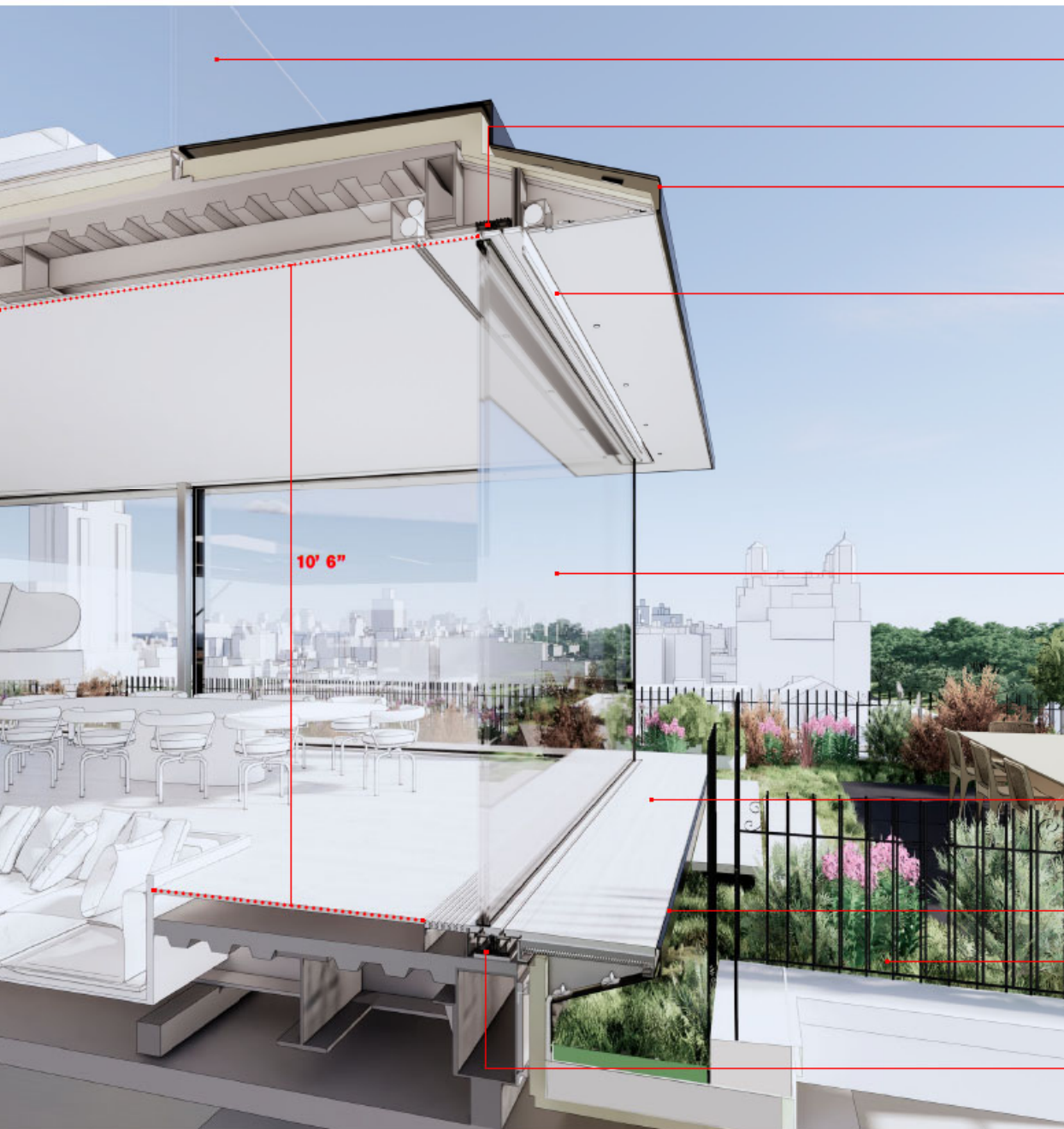
Proposed Massing



Proposed New Design



Pavilion Architecture: Glazing System



Low Iron + Low Reflectivity Glass Balustrade

Glazing Track Concealed in Ceiling

Roof Ledge Cladding - Blackened Steel

External Macro Shade

Low Iron + Low Reflectivity Glass

Travertine Floor

Floor Ledge Cladding - Blackened Steel

Low Vegetation Landscape

Glazing Track Concealed in Floor

Pavilion Architecture: Materiality



Cladding
- Blackened Stainless
Steel



Glass
- Low Iron
- Low Reflectivity

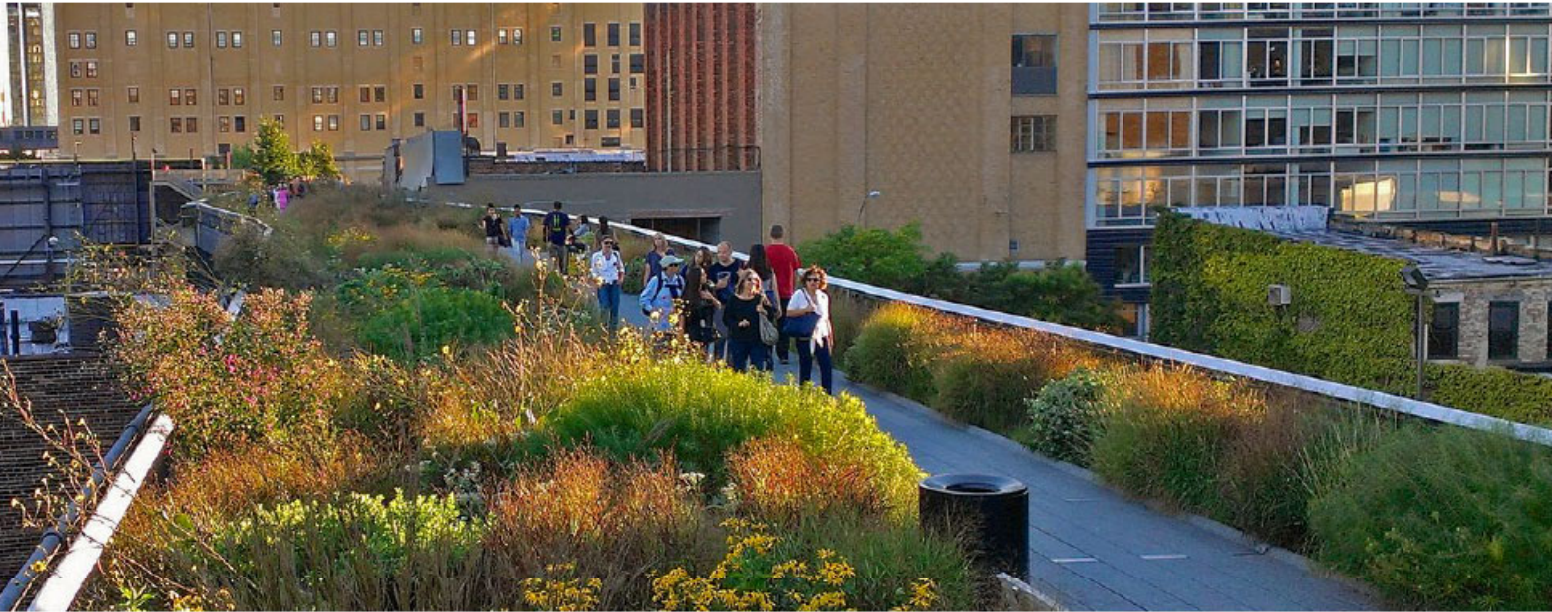


Travertine Floor



Wood

Landscape Architecture



Proposed New Design



Visibility Studies

● No visibility

● Limited visibility



6-16 West 77th Street, Mock Up



Mock-Up

Facade Maintenance Rigging

Mock-Up

Facade Maintenance Rigging



Visibility Studies - Existing View 01



Visibility Studies - Proposed View 01



Visibility Studies - Existing View 02



Visibility Studies - Proposed View 02



Visibility Studies - Existing View 03



Visibility Studies - Proposed View 03



Visibility Studies - Existing View 04



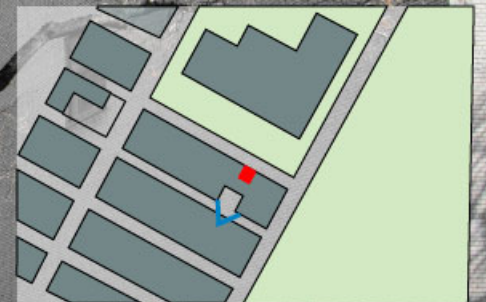
Visibility Studies - Proposed View 04



Visibility Studies - Existing View 5



Visibility Studies - Proposed View 5



Visibility Studies - Existing View 6



Visibility Studies - Proposed View 6



Visibility Studies - Existing View 7



Visibility Studies - Proposed View 7



Visibility Studies - Existing View 8



Visibility Studies - Proposed View 8



Proposed Massing

