

6-16 West 77th Street New York

Landmarks Preservation Commission Updated Presentation
May 3rd 2022

LPC Design Recommendations

- Reduce visibility of the level 18 enclosure
- Restudy the colour of the cladding



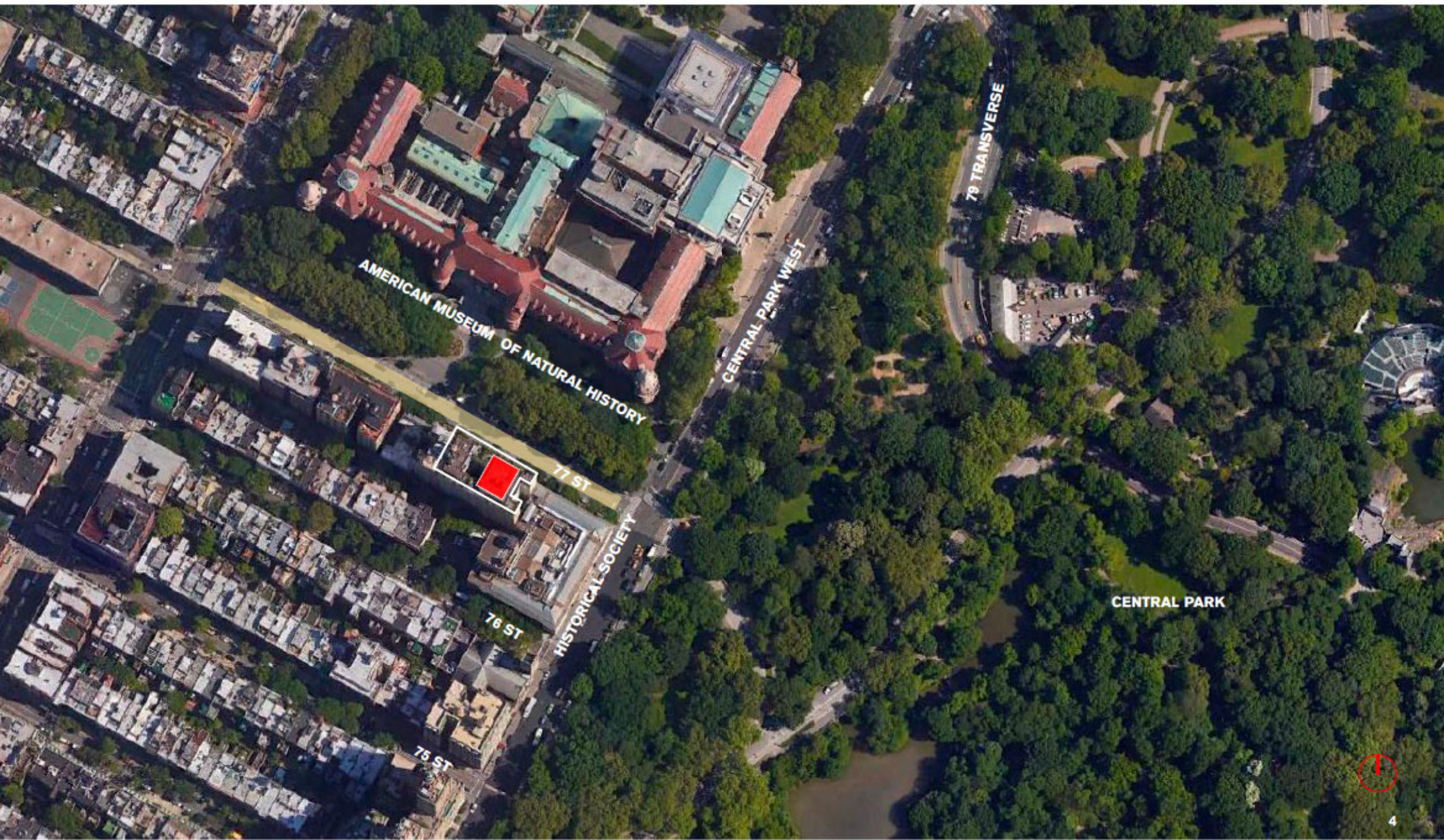
Proposed Improvements

- Remove occupied space on level 18
- Reduce the height and footprint of level 18
- Propose a less contrasting cladding color

6-16 West 77th Street



Site Location



Building Overview

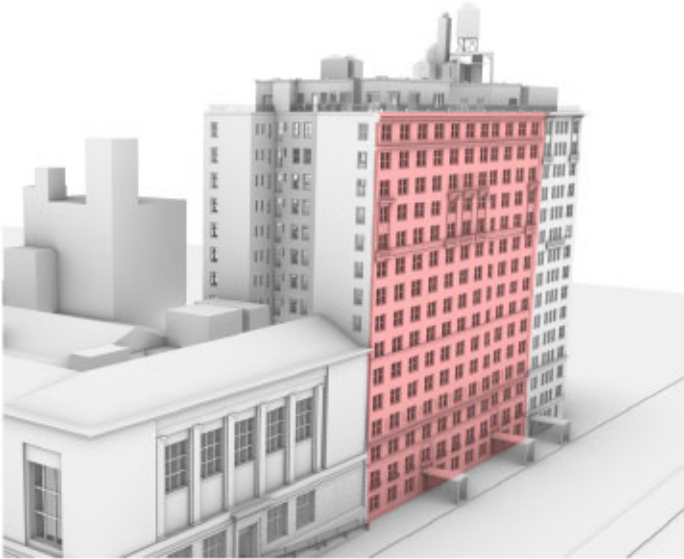


6-16 West 77th Street

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

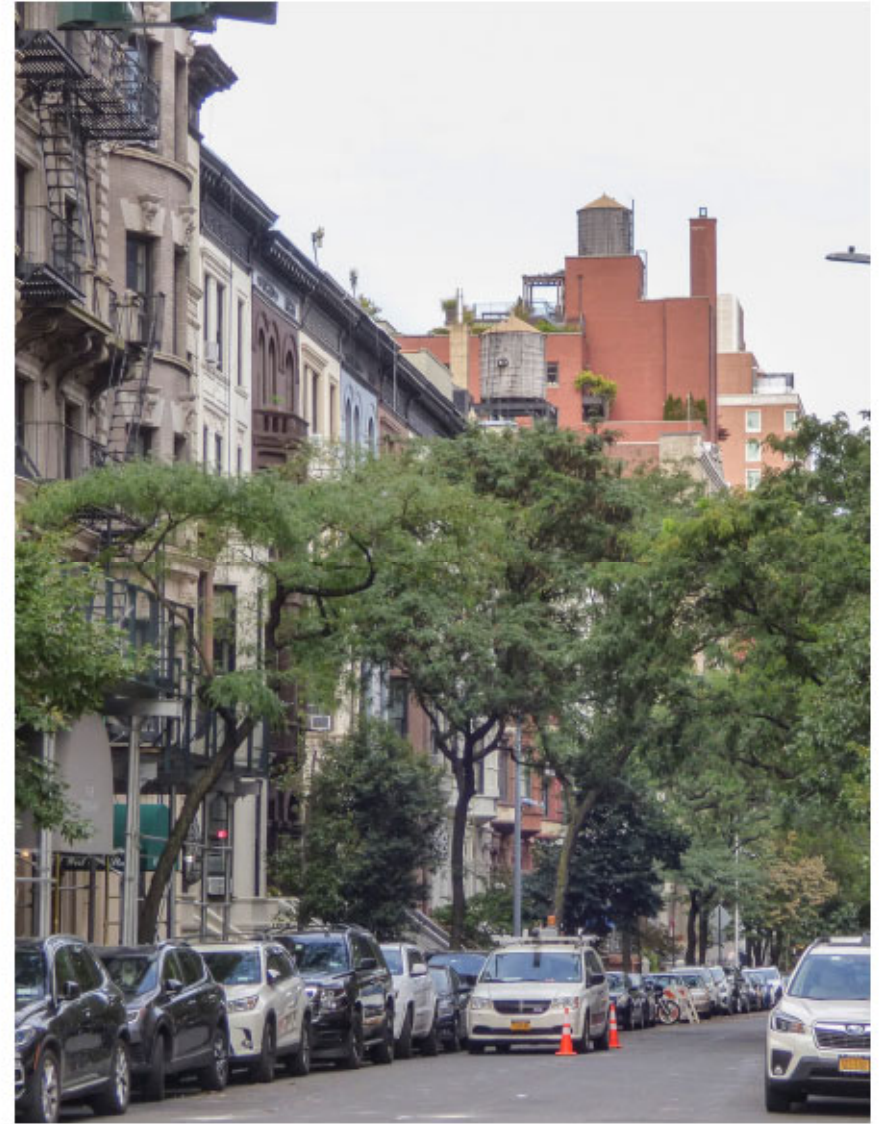


Level 17th, Stucco

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

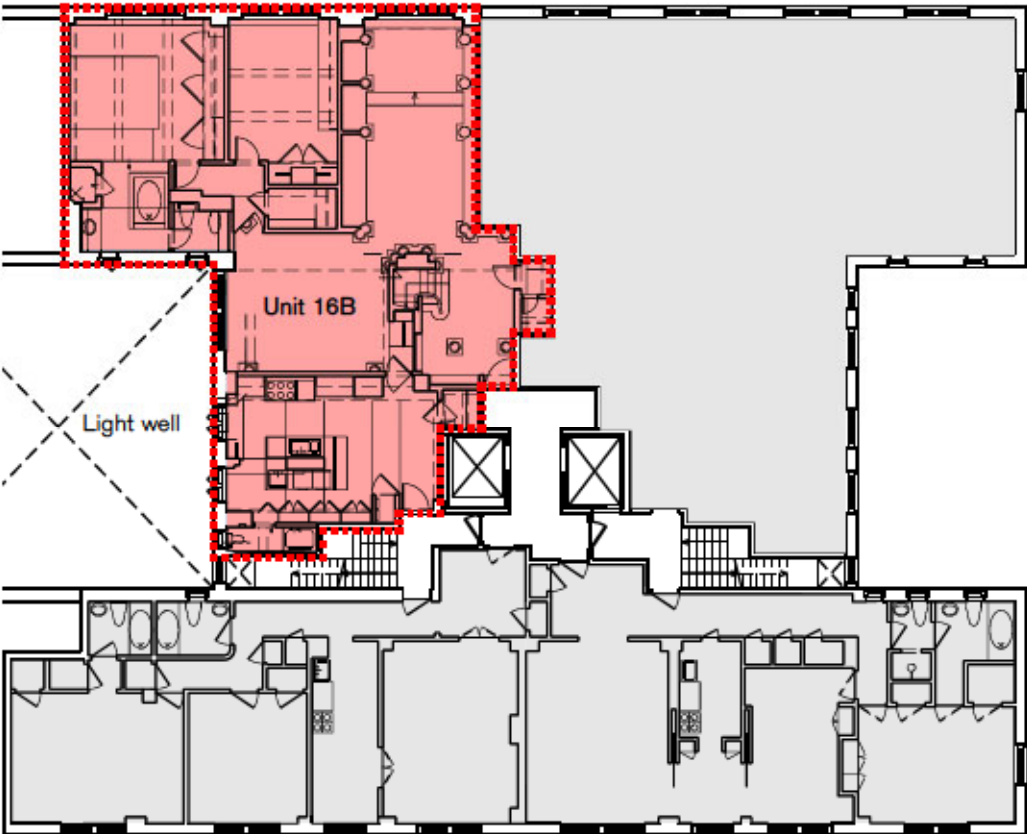


The New York Historical Society



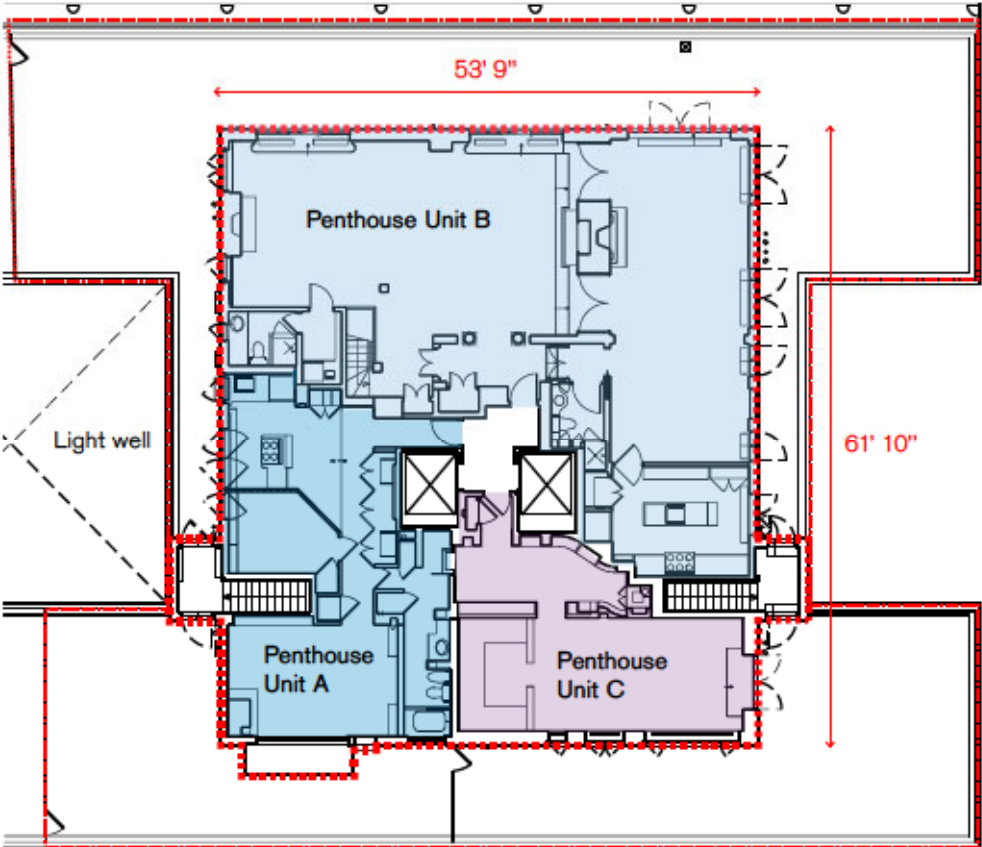
View northwest of Central Park West showing: The Langham (135 CPW), San Remo Towers (145 CPW), The Kenilworth (151 CPW), and 6 W. 77th.

Current Plan Configuration



Level 16

Unit 16B



Level 17

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

Historical changes to Rooftop Apartment



Original Brick Covered with Stucco and painted

Multiple windows and openings enlarged and relocated

Metal walkway and door removed

Painted brick

Glass and metal framed extension to facade

Multiple windows and openings enlarged and relocated

Existing Elevation

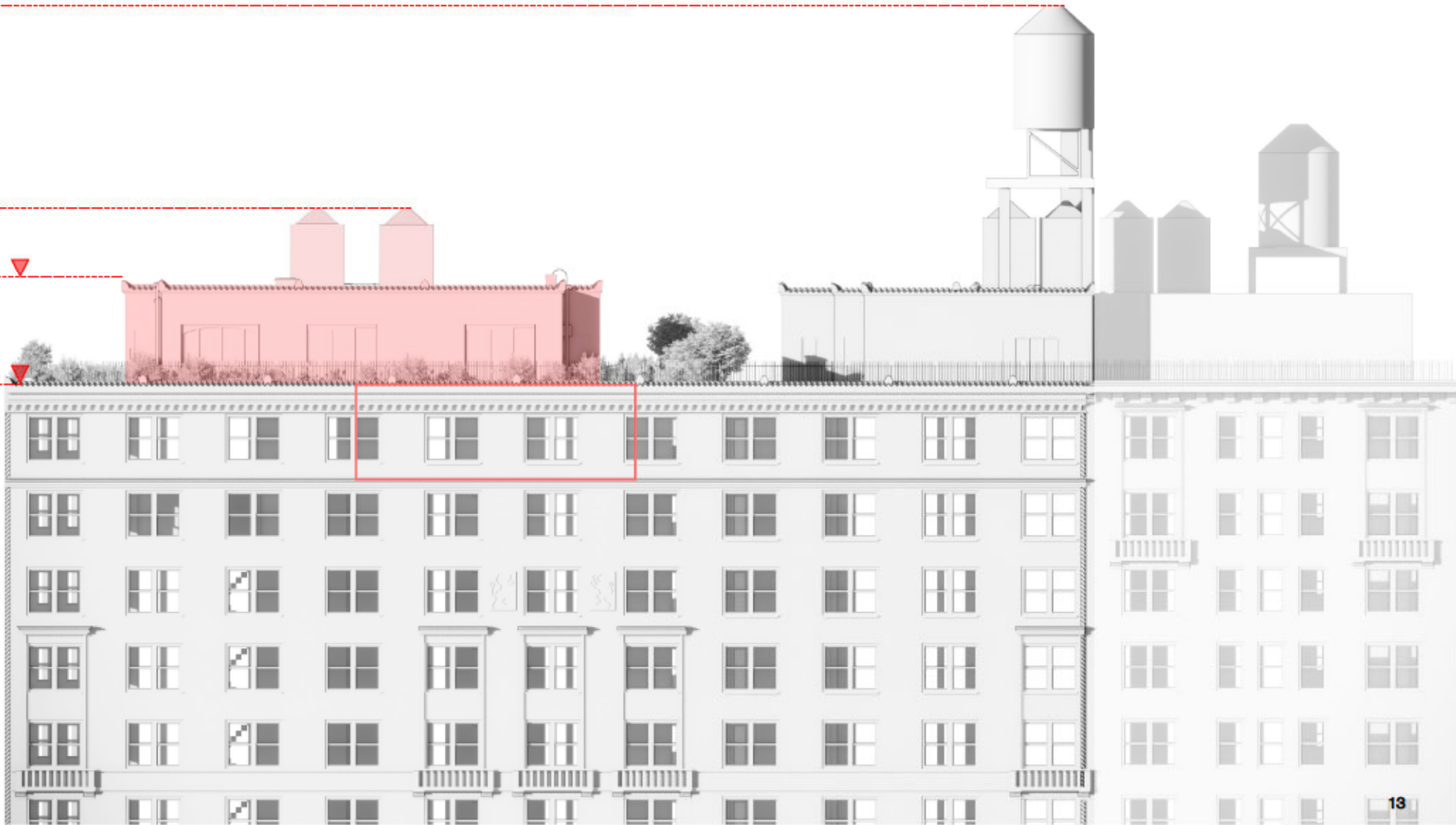
210' Height Limit

202' 8 7/8" Approx.

177' 3 1/8"

167' 7"

152' 4 1/2"



Current Conditions



Proposed Envelope



Massing As Presented - Nov 16th 2021



Massing As Presented - Jan 25th 2022

--- Presented Massing Outline



Current Revised Proposal

--- Presented Massing Outline



Comparison



As Presented at Public Hearing
on November the 16th

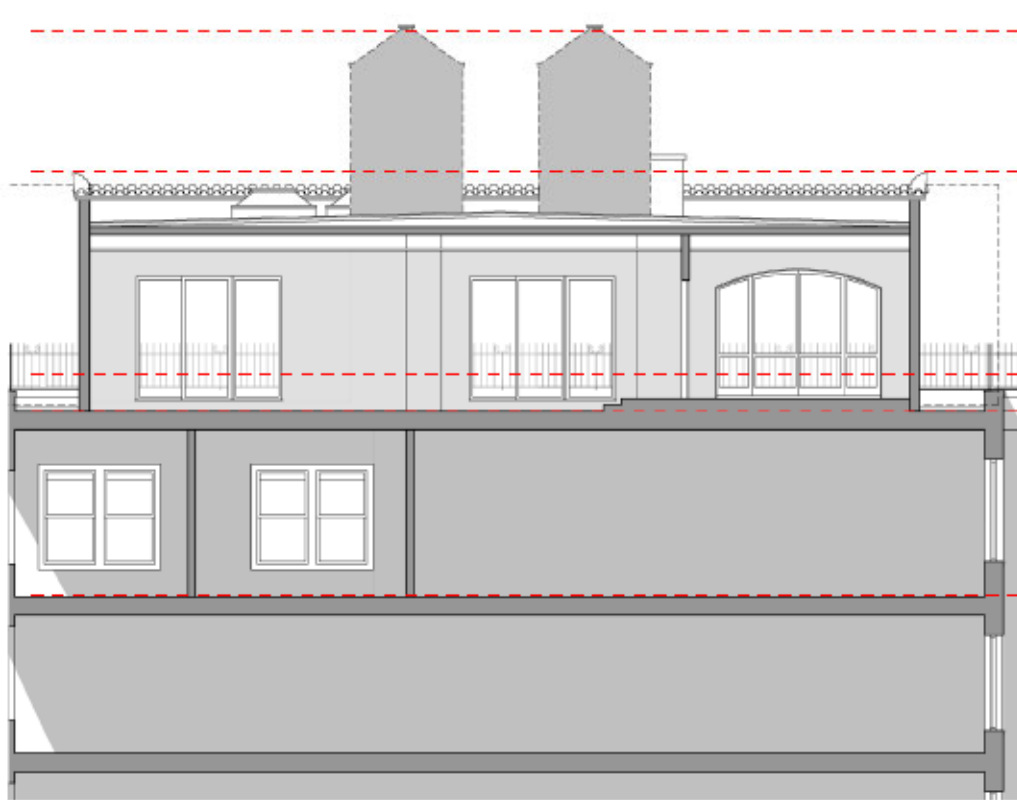
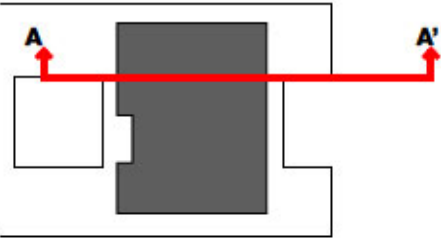


As Presented at Public Meeting
on January the 25th

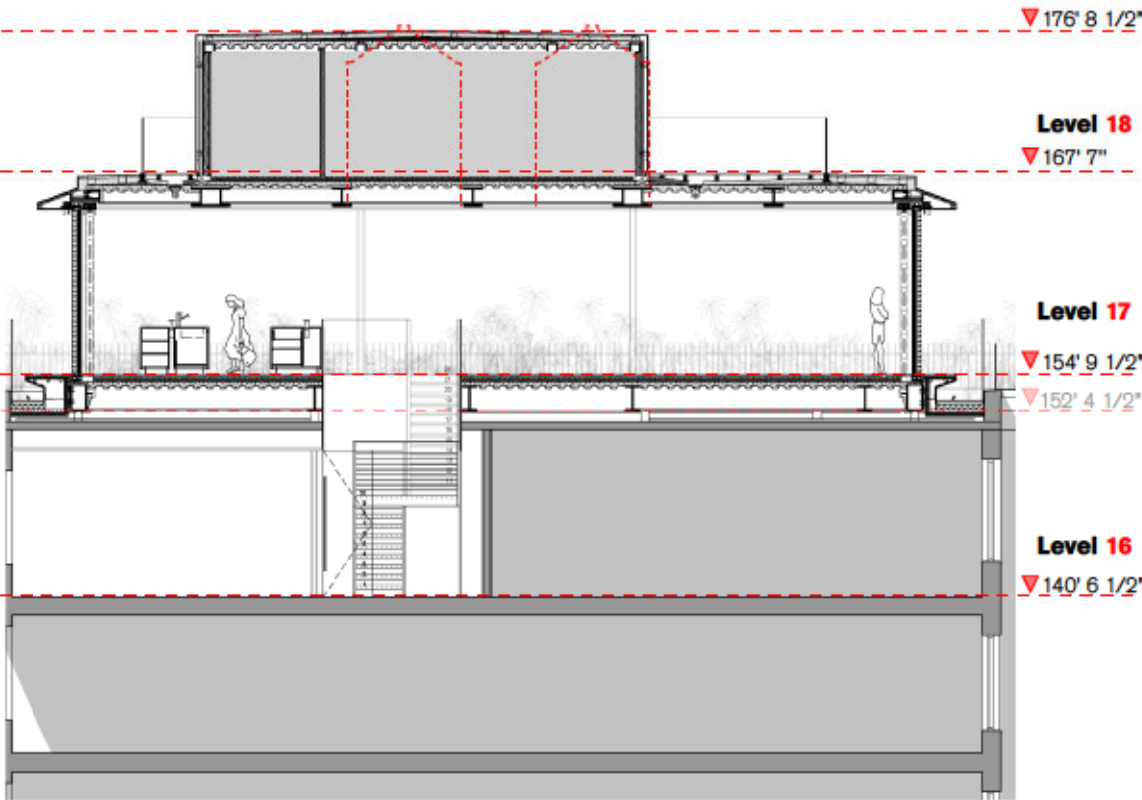


Current Revised Proposal

Comparison



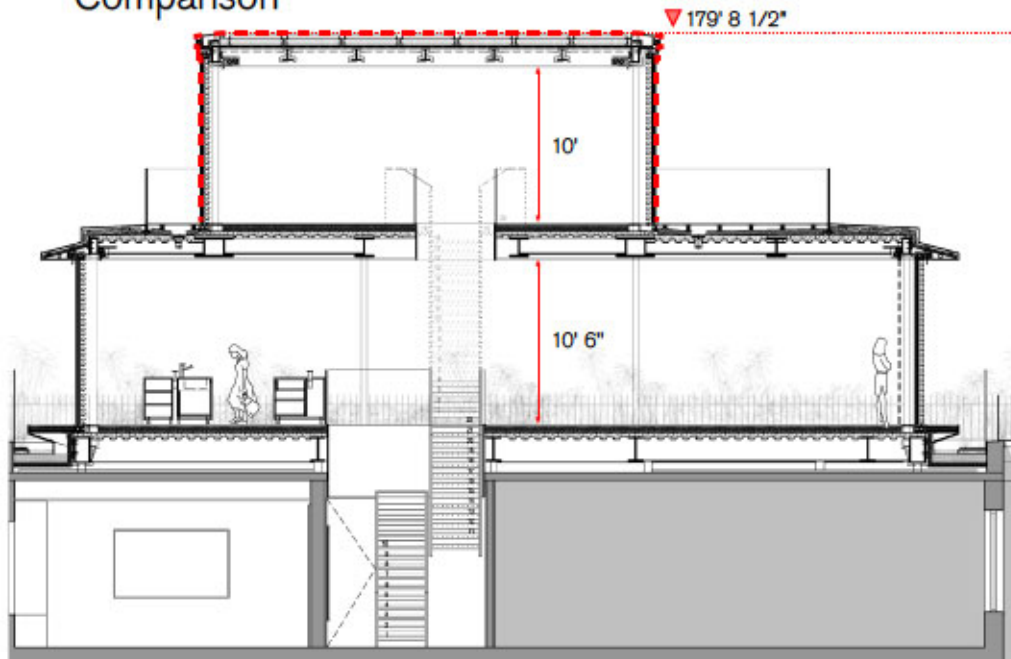
Existing Section



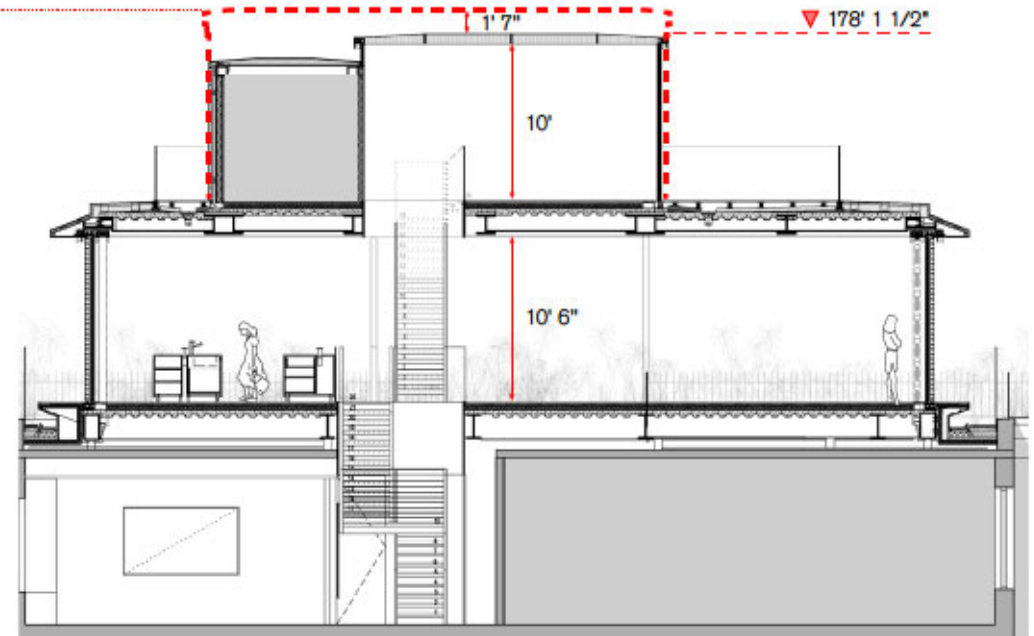
Current Revised Proposal



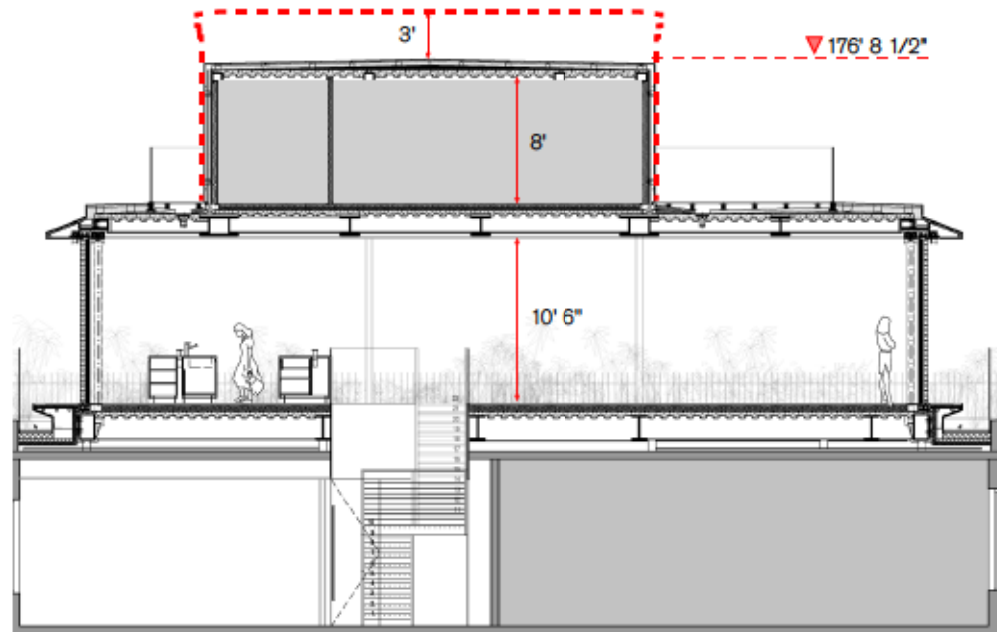
Comparison



As Presented at Public Hearing
on November the 16th



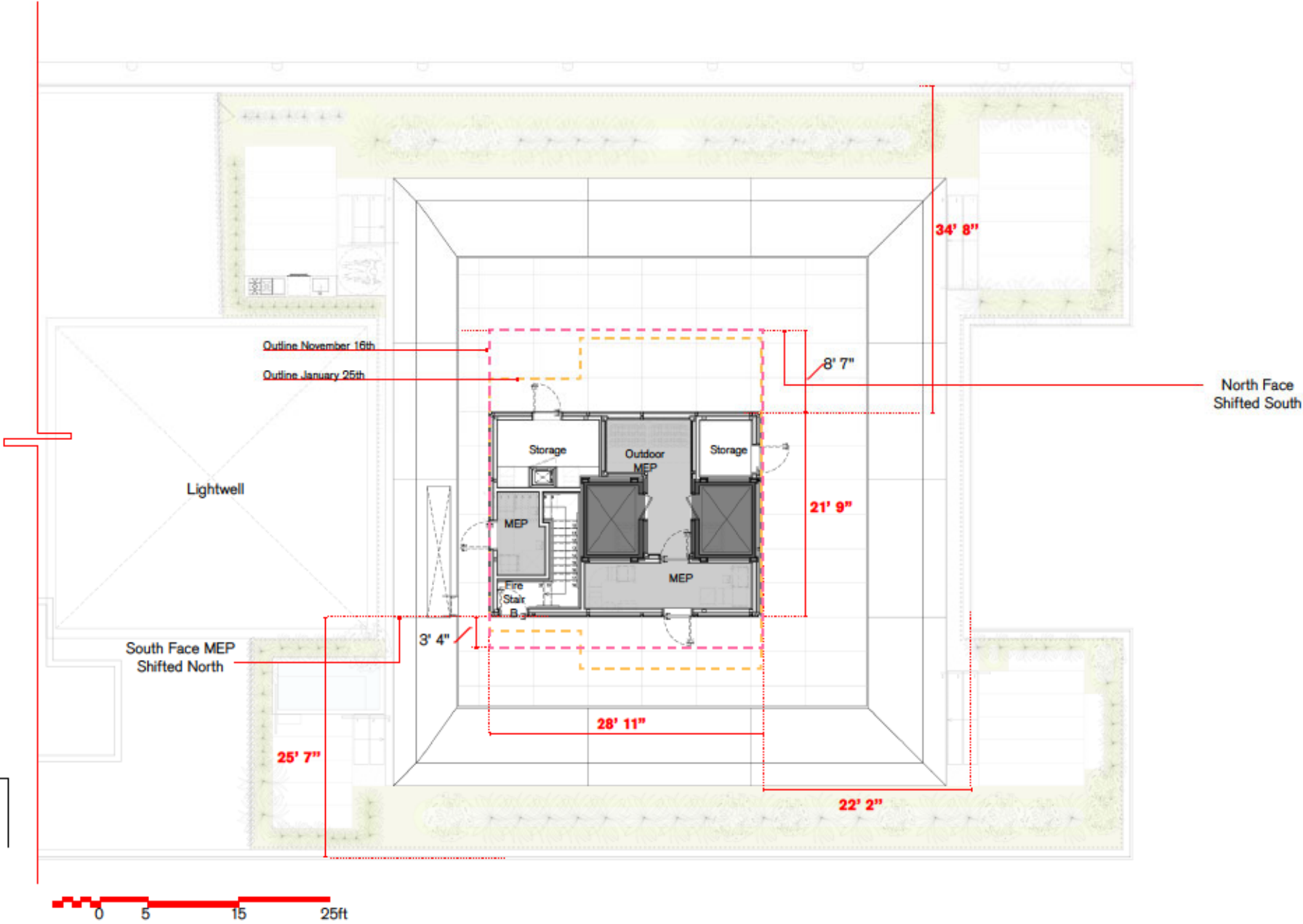
As Presented at Public Meeting
on January the 25th



Current Revised Proposal



Current Revised Proposal - Level 18







Current Revised Proposal



Comparison



As Presented at Public Hearing
on November the 16th



As Presented at Public Meeting
on January the 25th



Current Revised Proposal

Pavilion Architecture: Revised Materiality

Materiality As Presented - Nov 16th 2021 & Jan 25th 2022



Cladding
- Blackened Stainless Steel



Glass
- Low Iron
- Low Reflectivity



Travertine Floor



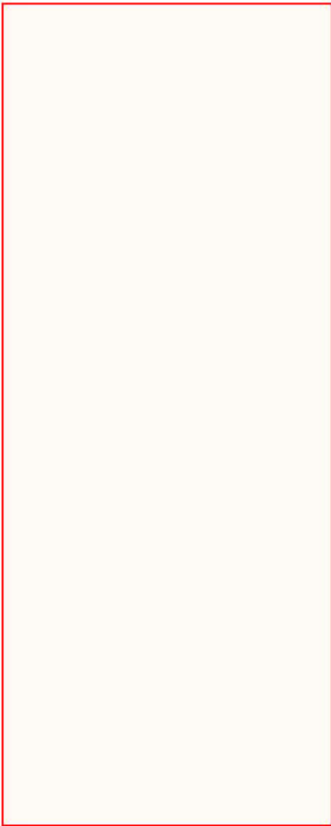
Wood



Cladding
- Neutral Grey Metal Cladding
- Brushed / Matte Finish



Glass
- Low Iron
- Low Reflectivity



Ceiling
- Ivory White

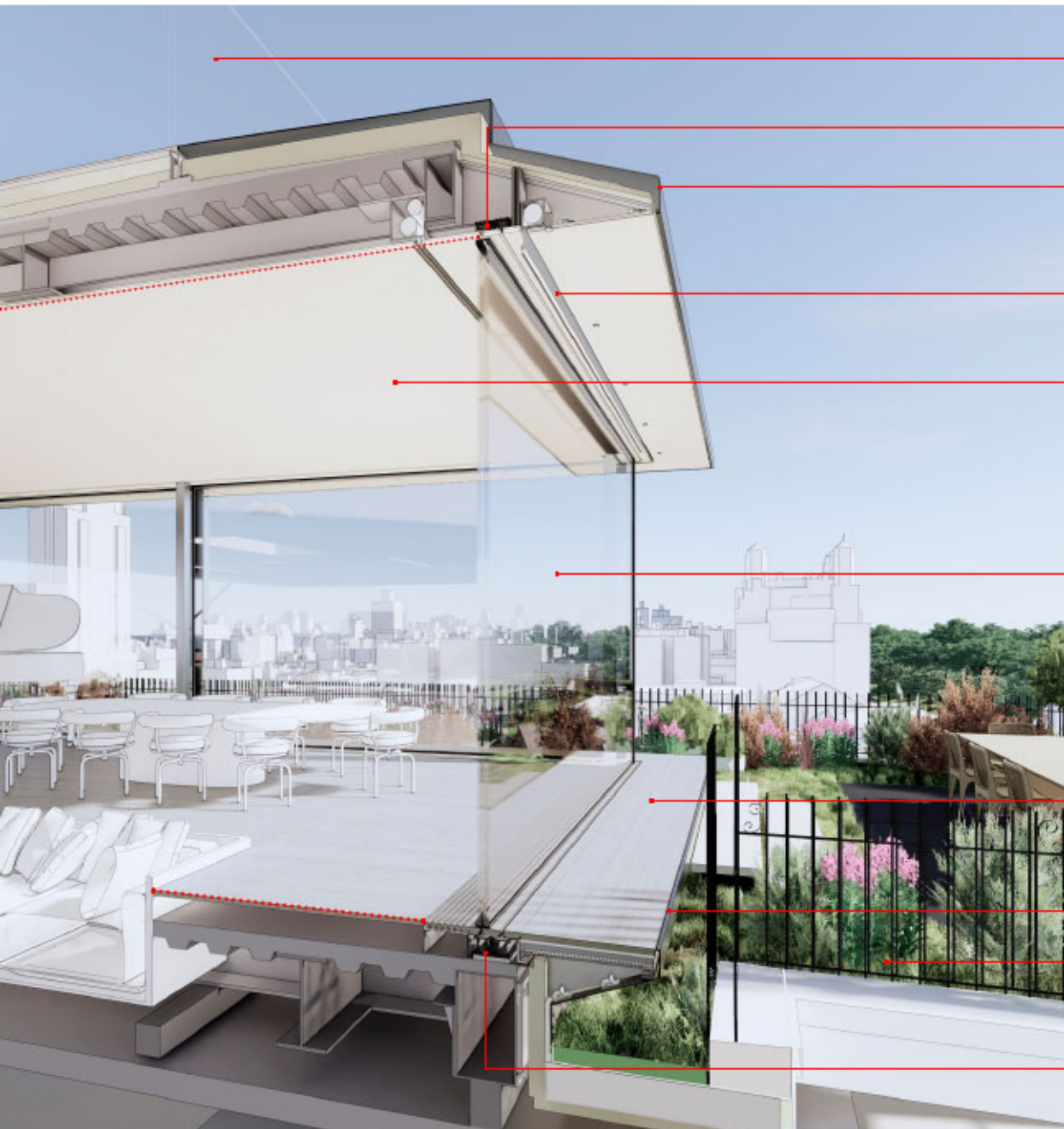


Travertine Floor



Wood

Pavilion Architecture: Glazing System



Low Iron + Low Reflectivity Glass Balustrade

Glazing Track Concealed in Ceiling

Roof Ledge Cladding - Neutral Grey

External Macro Shade

Ceiling Ivory White

Low Iron + Low Reflectivity Glass

Travertine Floor

Floor Ledge Cladding - Neutral Grey

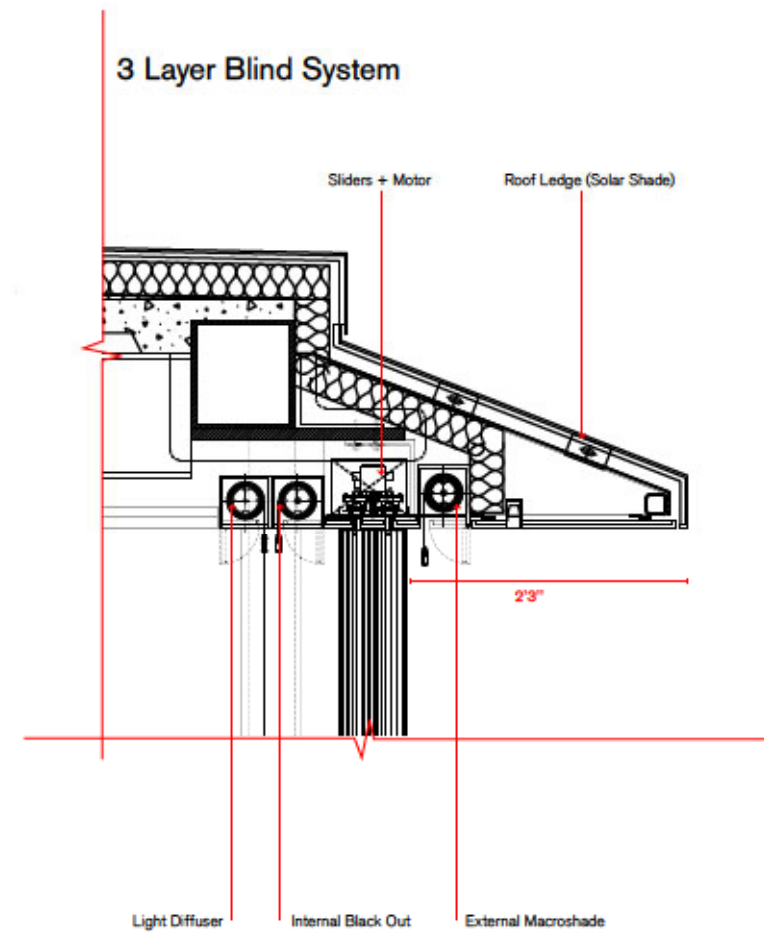
Low Vegetation Landscape

Glazing Track Concealed in Floor

Luminosity Study- Park View

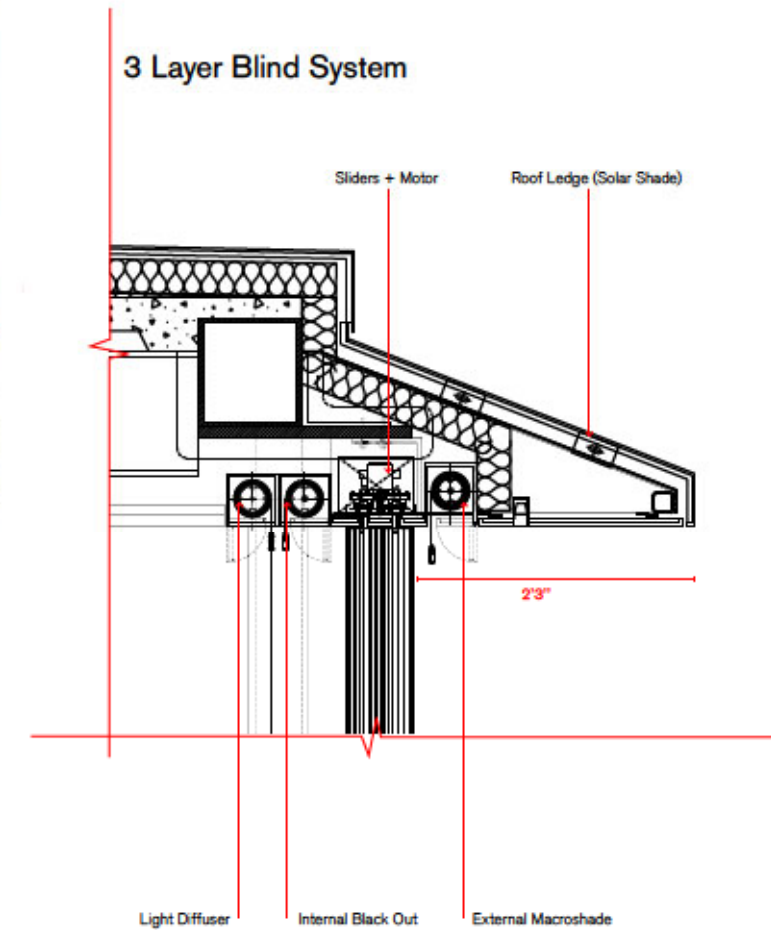


Luminosity Control - Daytime



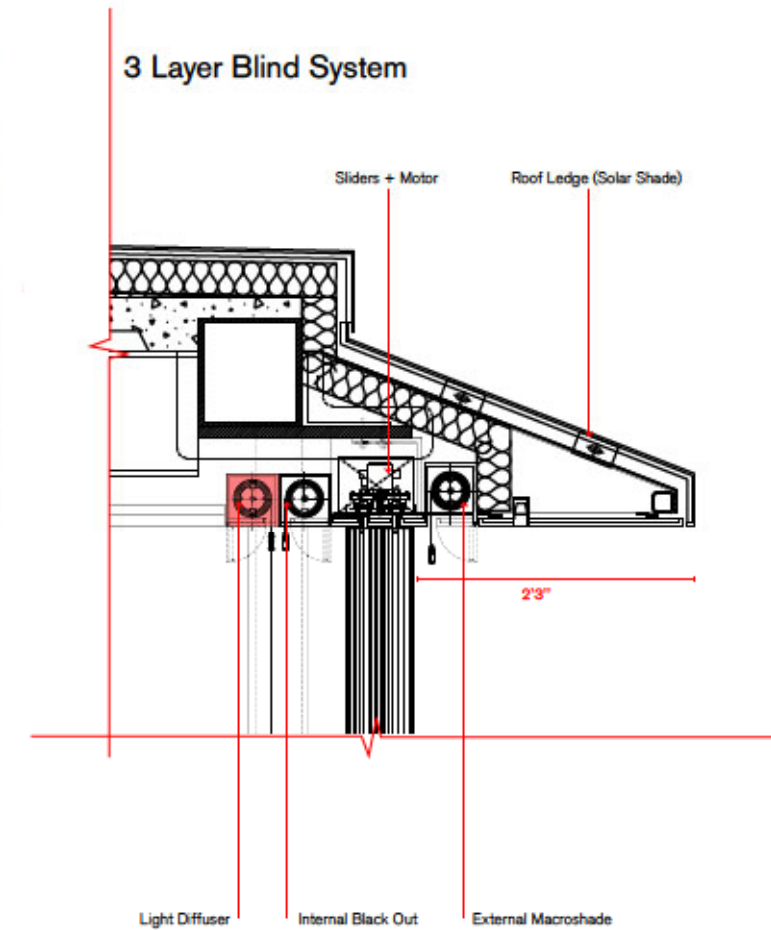
Roof Ledge Detail Section

Luminosity Control - Dusk



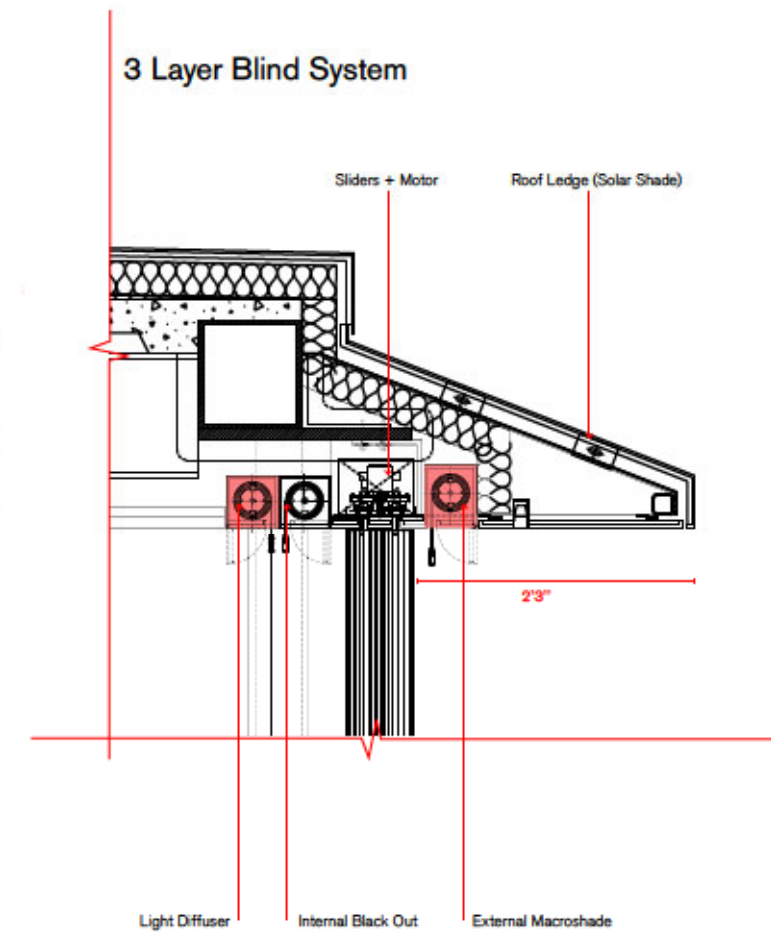
Roof Ledge Detail Section

Luminosity Control - Light Difuser Deployed



Roof Ledge Detail Section

Luminosity Control - Light Difuser + Macroshade Deployed



Roof Ledge Detail Section

Current Conditions







Current Revised Proposal



Comparison



Existing



As Presented at Public Hearing on November the 16th



As Presented at Public Meeting on January the 25th



Current Revised Proposal

Street View Comparison - 76th view



As Presented at Public Meeting on January the 25th



Current Revised Proposal

Street View Comparison - Central Park West view



As Presented at Public Meeting on November the 16th



Current Revised Proposal

Current Massing - Central Park West (Winter Condition)



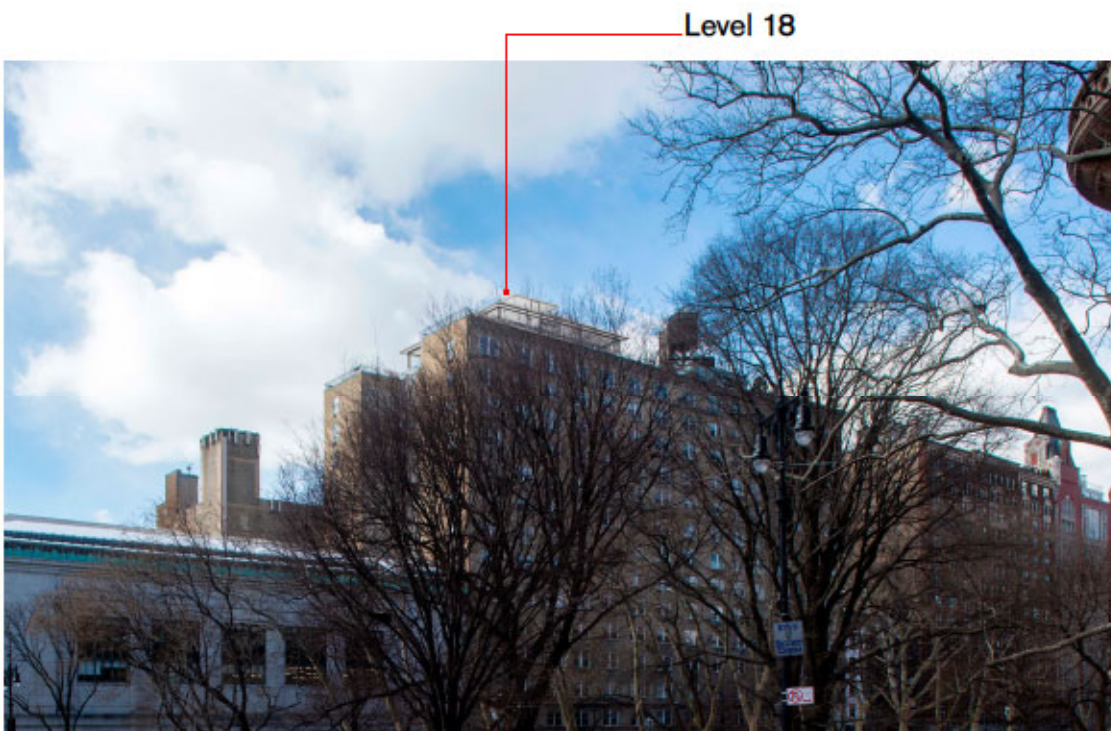
Massing As Presented - Jan 25th 2022 - Central Park West (Winter Condition)



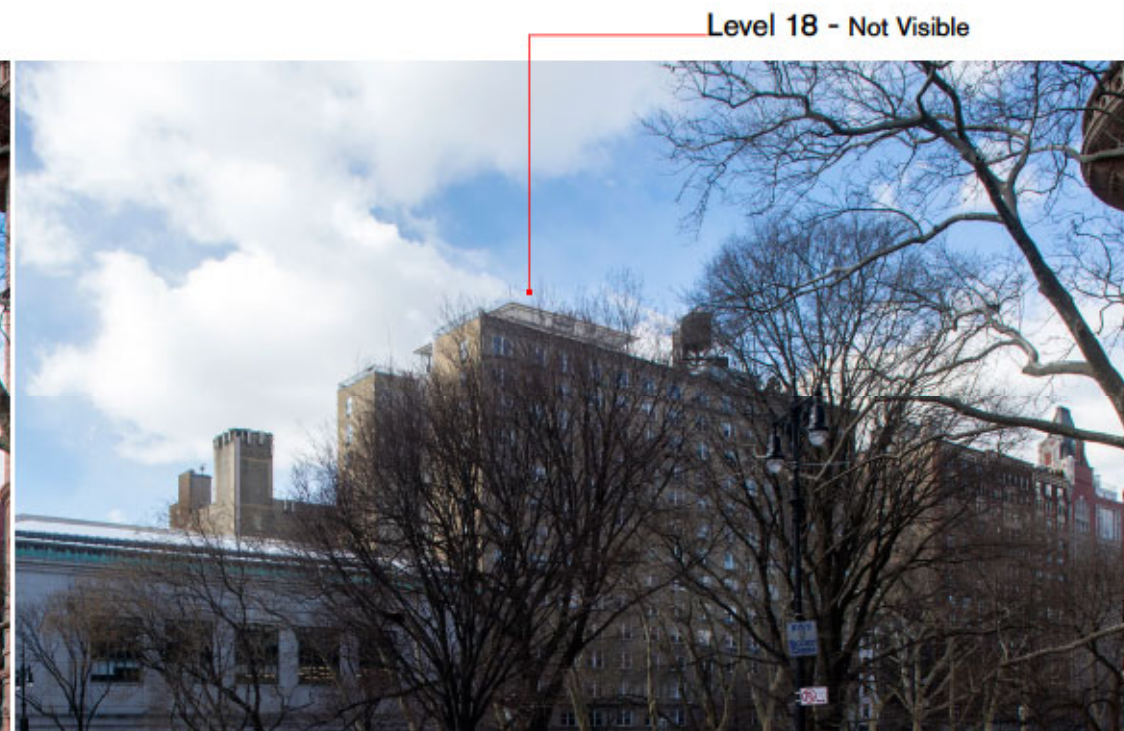
Current Revised Proposal - Central Park West (Winter Condition)



Comparison



As Presented at Public Hearing on January the 25th



Current Revised Proposal

Current Massing - Central Park (Winter Condition)



Massing As Presented - Nov 16th 2021 - Central Park (Winter Condition)



Massing As Presented - Jan 25th 2022 - Central Park (Winter Condition)



Current Revised Proposal - Central Park (Winter Condition)



Comparison



Existing



As Presented at Public Hearing on November the 16th



As Presented at Public Meeting on January the 25th



Current Revised Proposal

Current Massing - Park View





Current Revised Proposal



Comparison



As Presented at Public Meeting on January the 25th



Current Revised Proposal



Film

Appendix

Visibility Studies

● No visibility

● Limited visibility



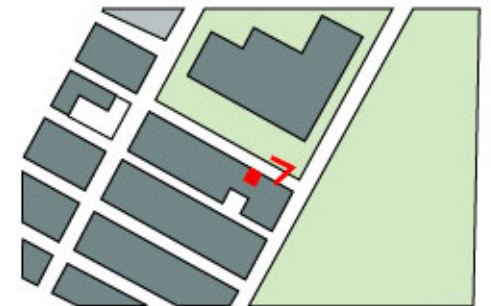
6-16 West 77th Street, Mock Up



Mock-Up



● Primary Facade - Mock Up



01 - Visibility Studies - Mock Up



02 - Visibility Studies - Mock Up



● Central Park West, looking West over NY Historical Society - Mock Up



03 - Visibility Studies - Mock Up



04 - Visibility Studies - Mock Up



05 - Visibility Studies - Mock Up



06 - Visibility Studies - Mock Up



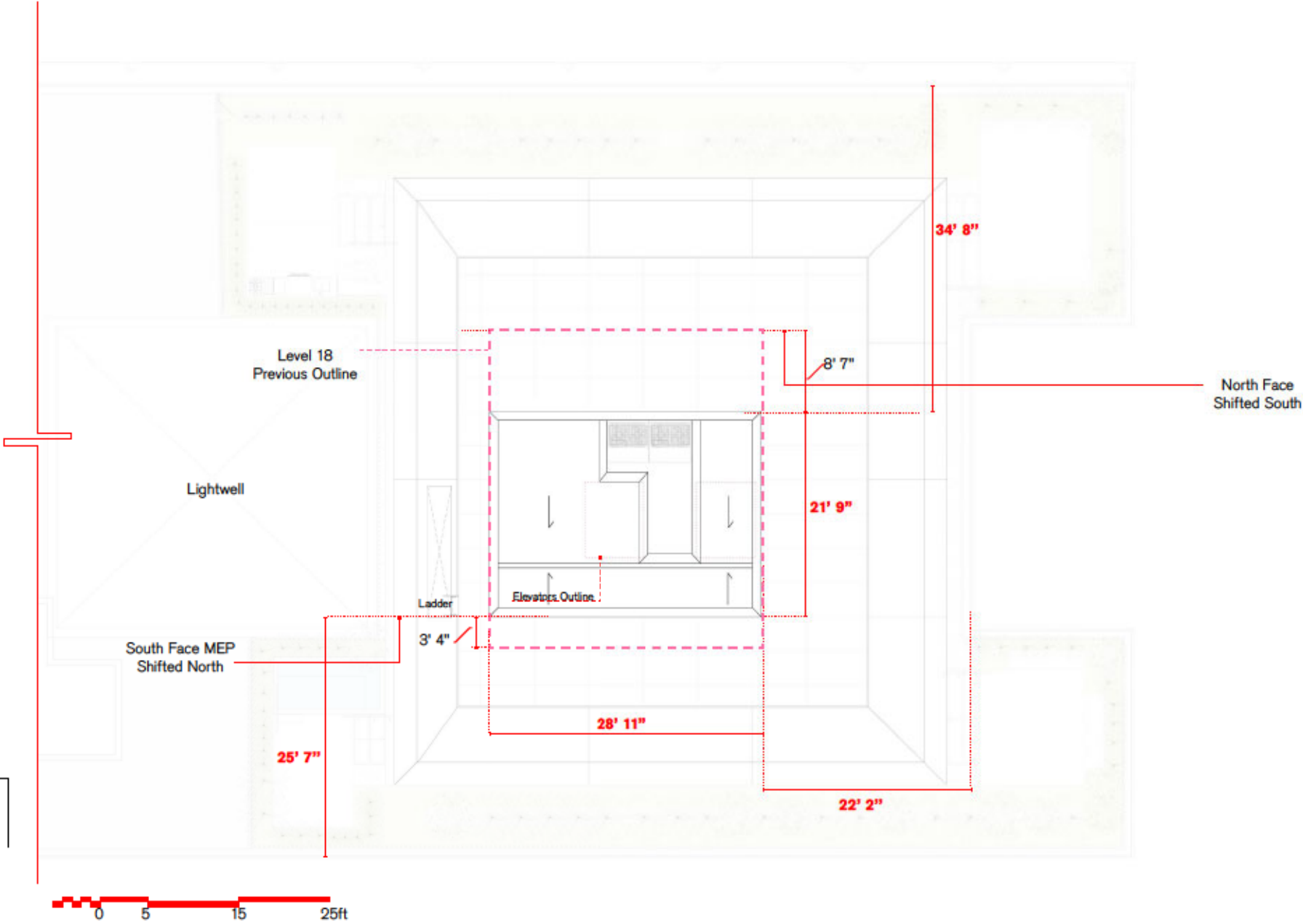
07 - Visibility Studies - Mock Up



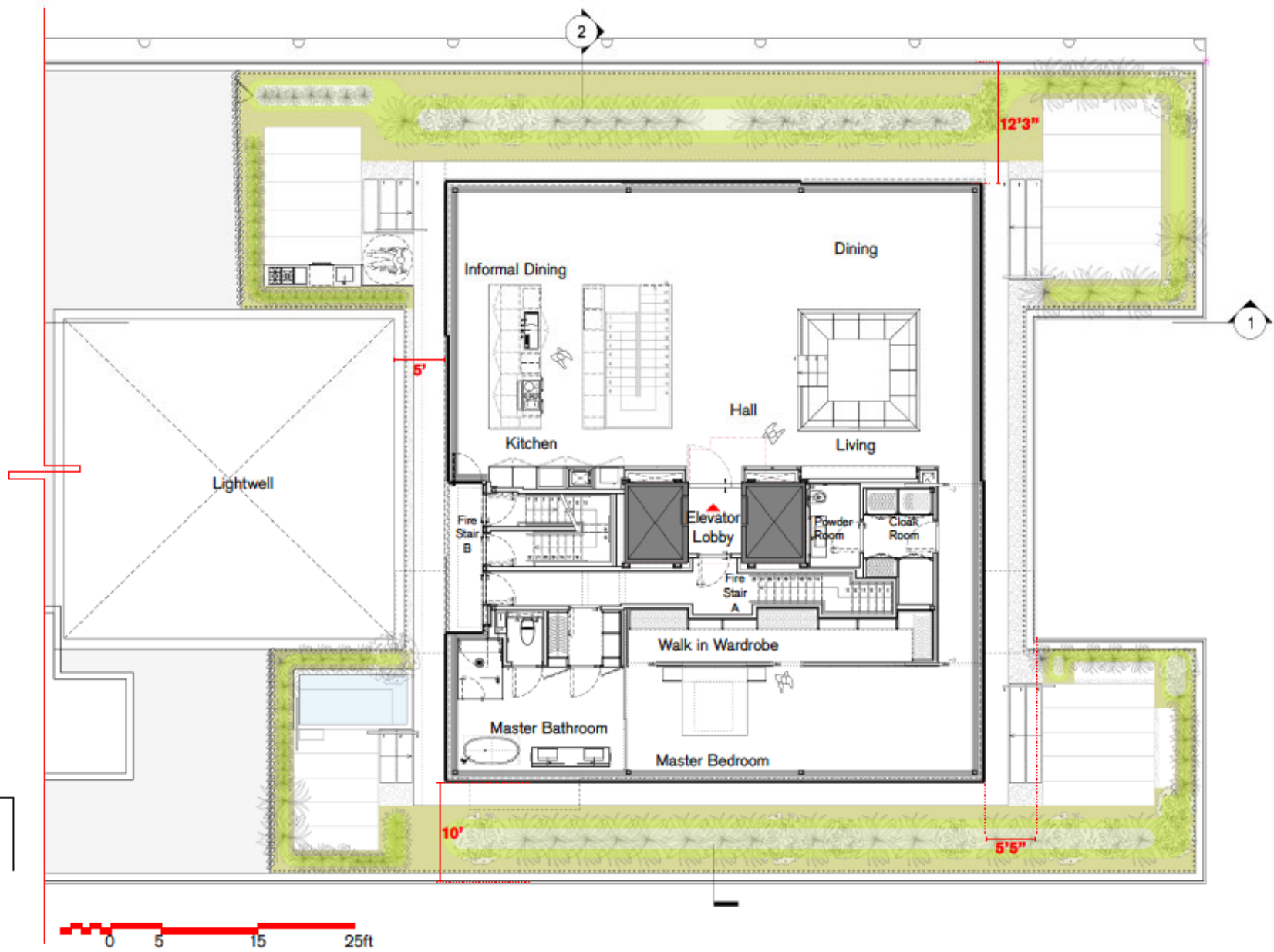
Construction Logistics

- Detailed Site Safety and Logistics plans developed and promulgated to address stringent public safety protocols, including overhead protection, sidewalk bridge, pedestrian access, and more.
- Throughout the anticipated construction period of 18 months, the project manager will communicate regularly with residents of 6-16 West 77th Street as well as immediate neighbors to provide advance notice of any work which may create short-term inconveniences.
- Comprehensive protection plan for both 6-16 West 77th Street and adjacent New-York Historical Society, ensuring implementation of maximum protections to historic building fabric during demolition and construction.
- Diligent attention to quality-of-life issues throughout demo and construction, including access and egress to building, debris removal, vermin control, noise and dust, etc.
- Use of best-in-class means, methods and products to address all thermal, moisture and waterproofing of the project.
- Coordinate closely with adjacent New-York Historical Society, explore opportunities for collaboration in order to reduce the impact of temporary inconveniences on neighbors, eliminate redundancies, and assist with project logistics and construction schedule.

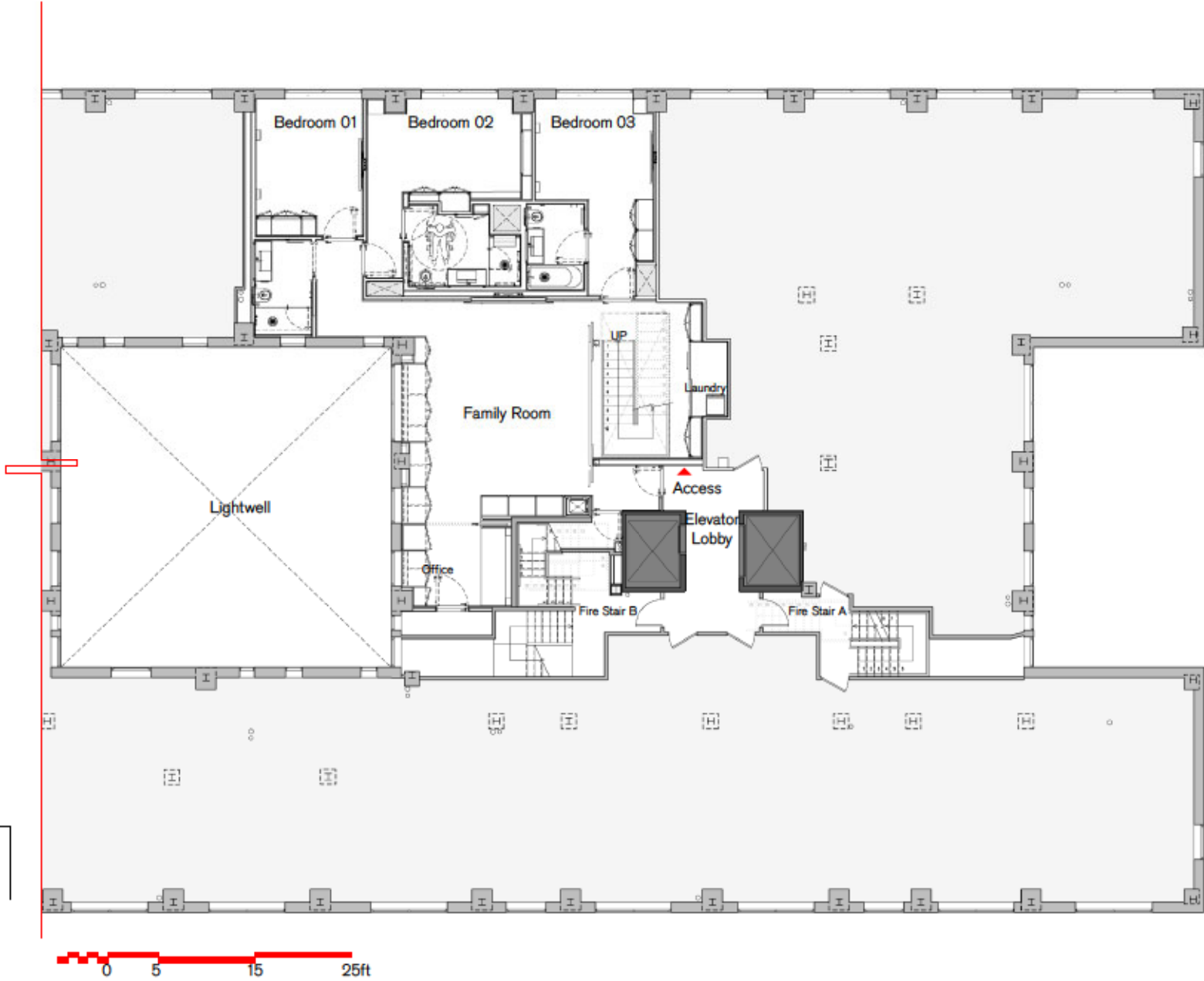
Roof Plan



Level 17

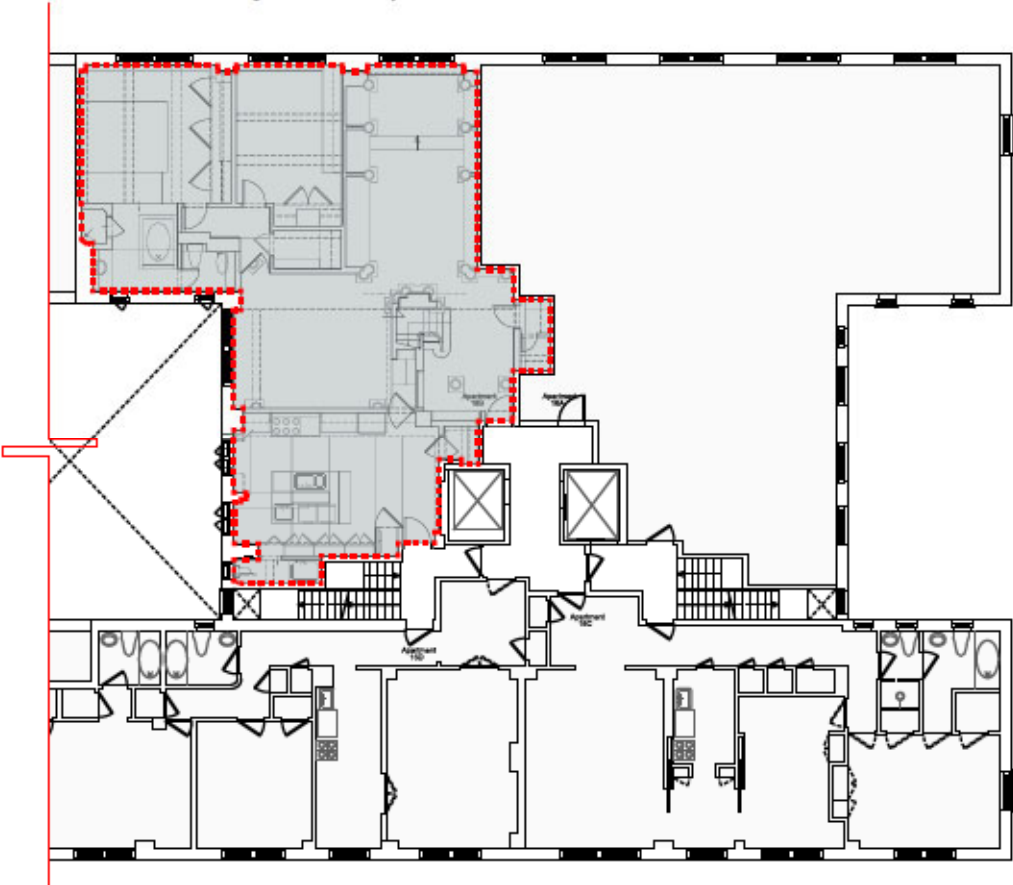


Level 16

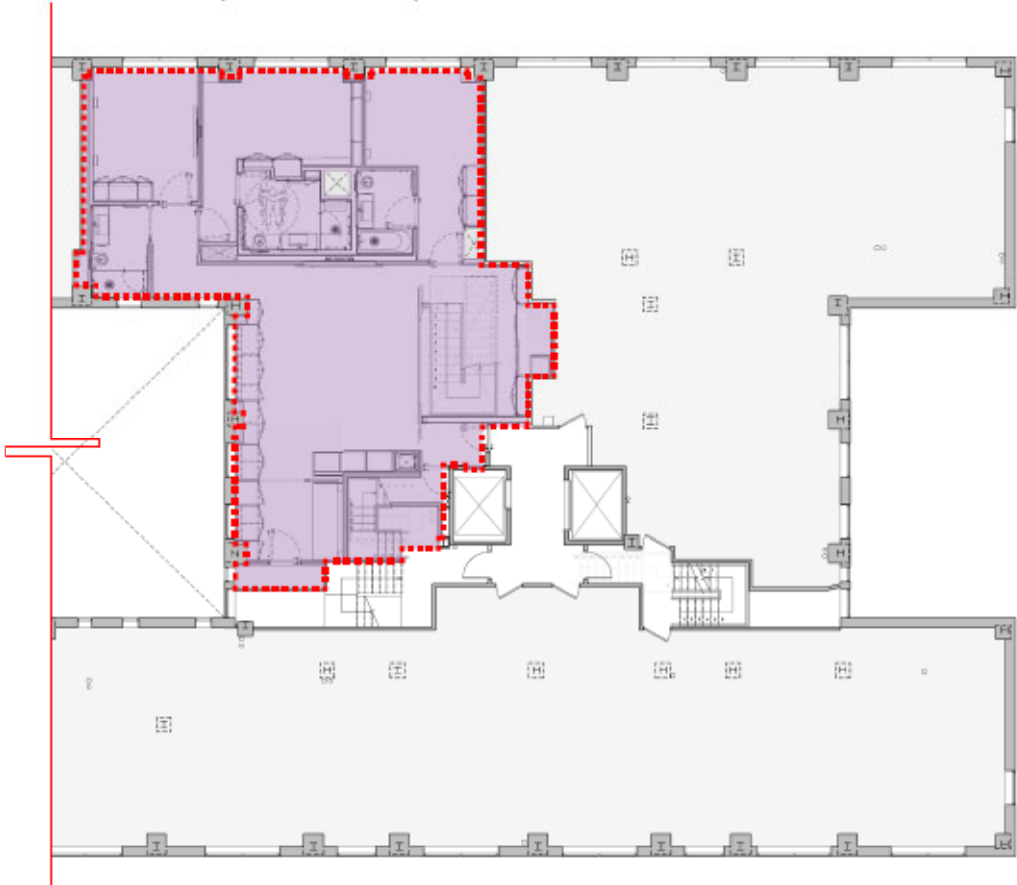


Level 16 - Comparison

Existing Level 16 Apartment



Proposed Level 16 Apartment

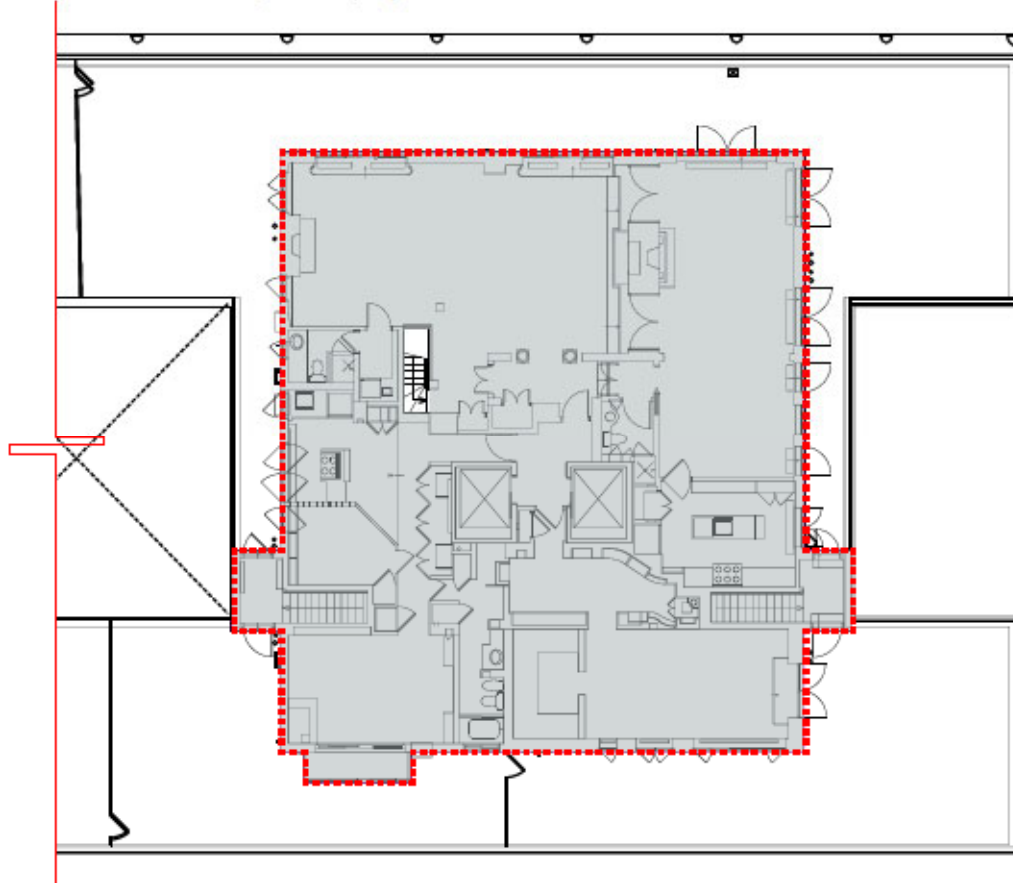


- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)

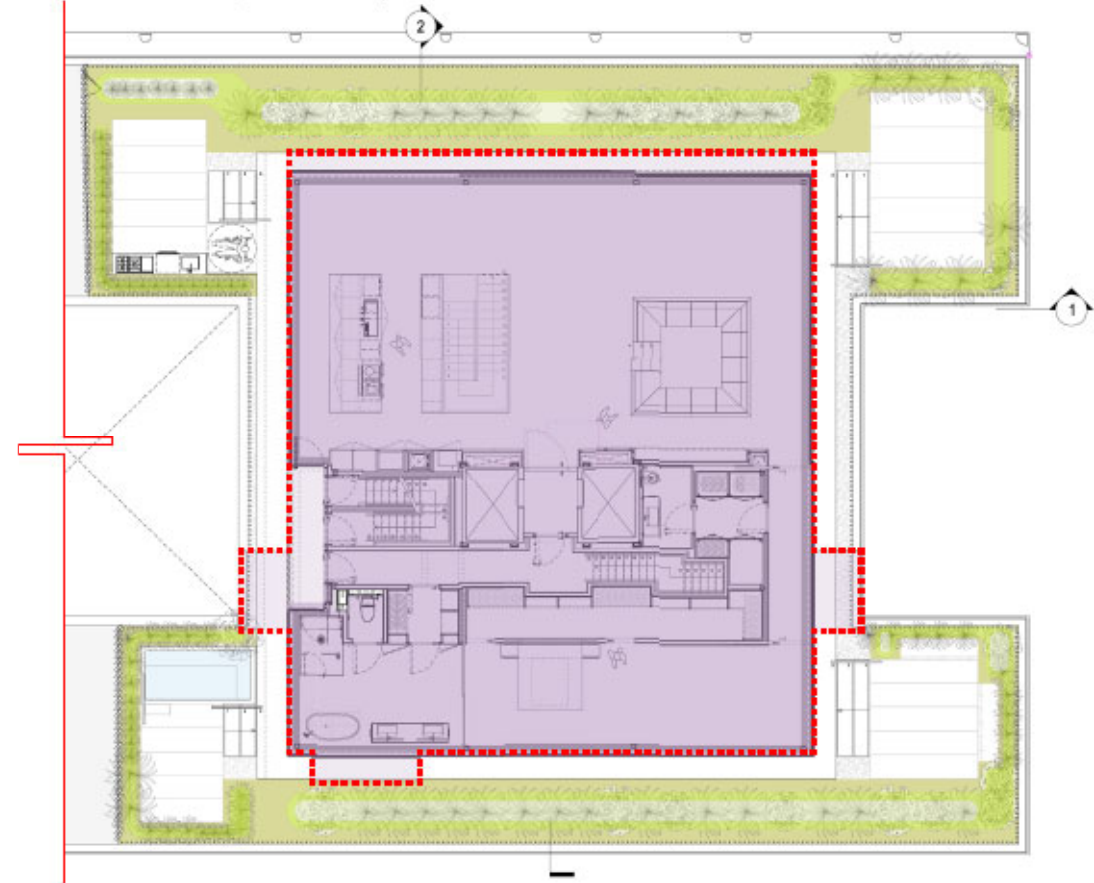


Level 17 - Comparison

Existing Rooftop Apartment



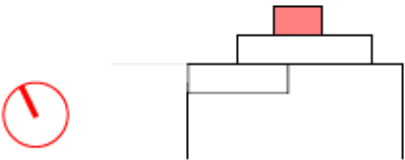
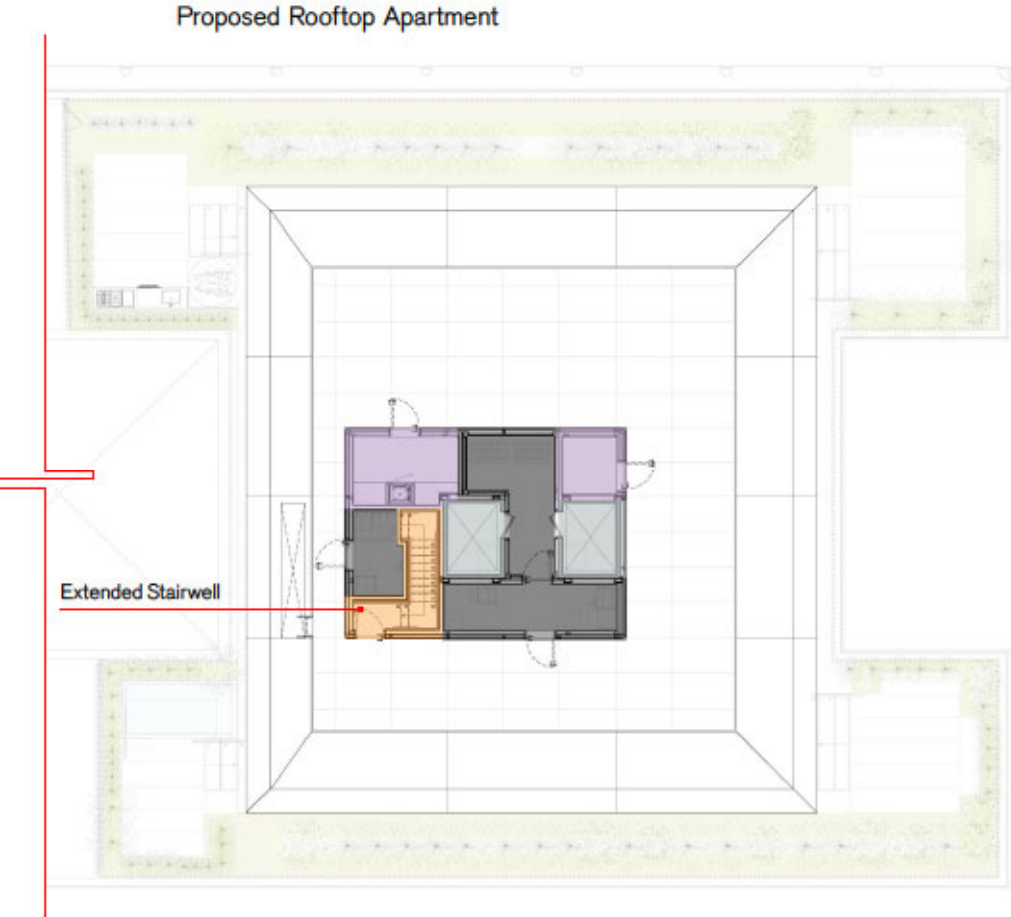
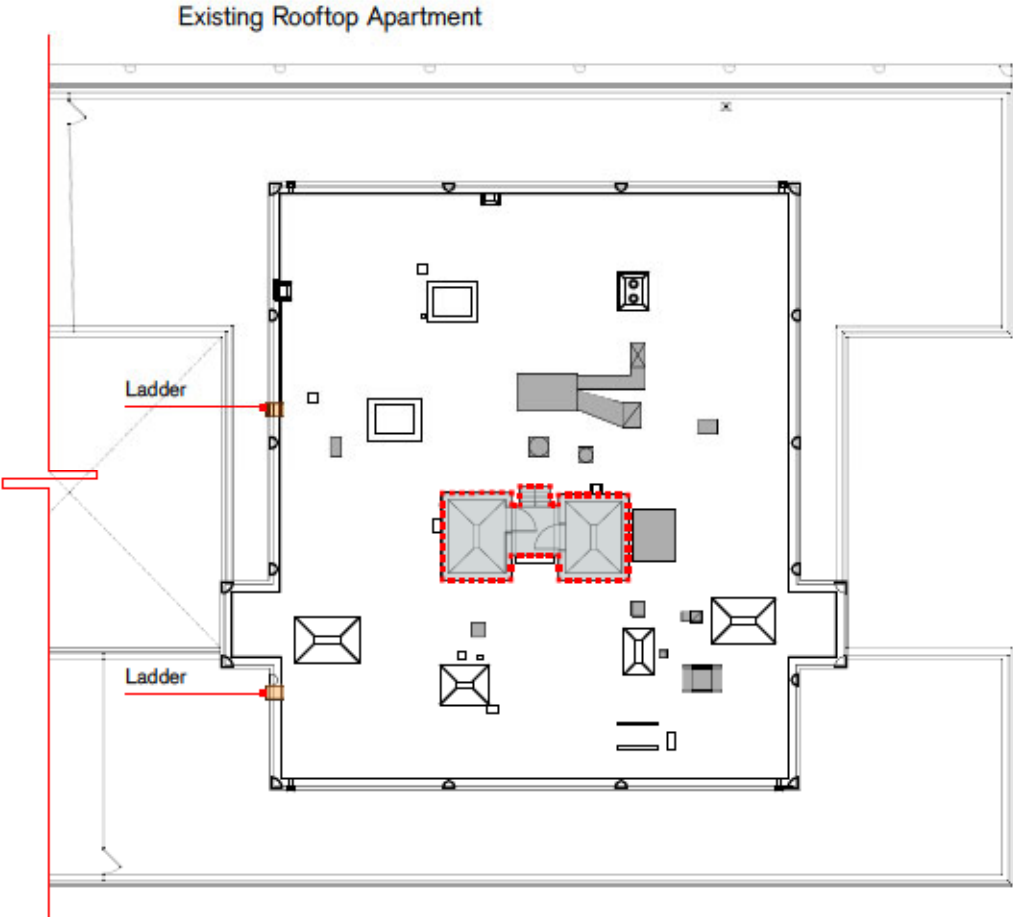
Proposed Rooftop Apartment



- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)



Level 18 - Comparison

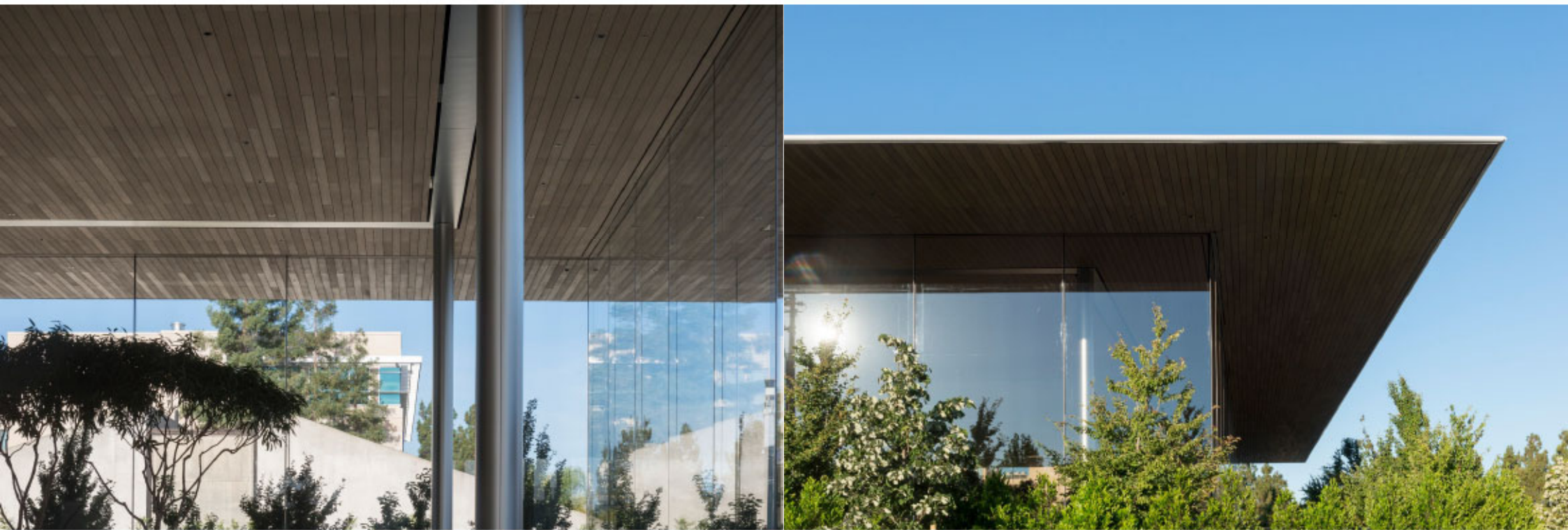


- Existing Outline
- Proposed Footprint
- Relocated Floor Area (MEP + Reduced Footprint)
- Life Safety
- MEP

Floor Area Summary

	Floor Designations per marketing	Existing Floor Area	Previous Floor Area (complied w/ Zoning FA)	Proposed Floor Area (complied w/ Zoning FA)
	Level 16	1,857SF	1,616SF	1,857 SF
	Level 17	3,417SF	3109 SF	3194 SF
	Level 18	none	549 SF	223 SF
TOTAL		5,274 SF	5,274 SF	5,274 SF

Low Iron Glass Reference - Alves Restaurant - Cupertino



Landscape Architecture



Proposed New Design



Elevation As Presented - Nov 16th 2021

210' Height Limit

202' 8 7/8" Approx.

179' 8 1/2"

167' 7"

152' 4 1/2"



Revised Elevation

210' Height Limit

202' 8 7/8" Approx.

176' 8 1/2"

167' 7"

152' 4 1/2"



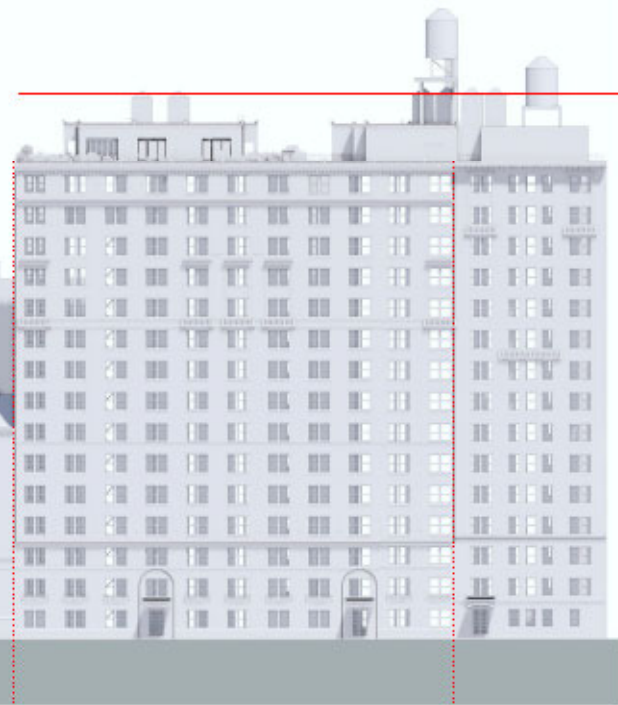
Main Facade Comparison

Existing Condition

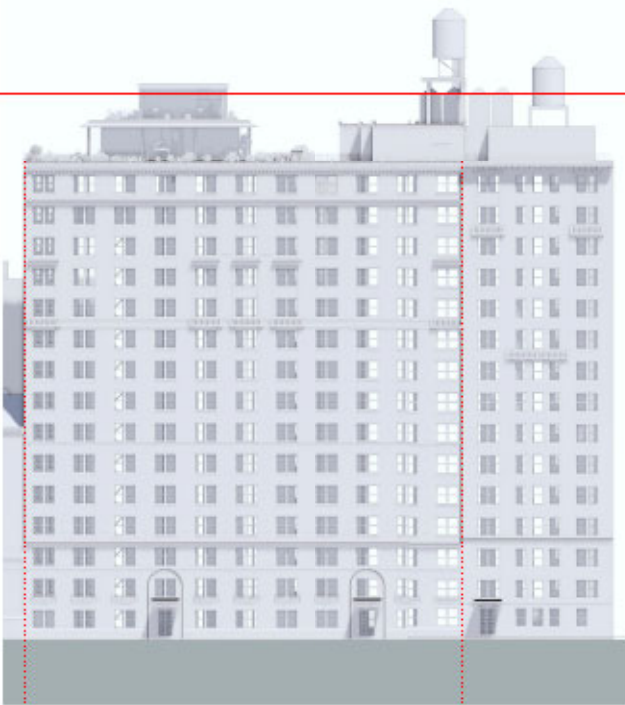
As Presented at Public Hearing on Novebemver the 16th

Revised Elevation

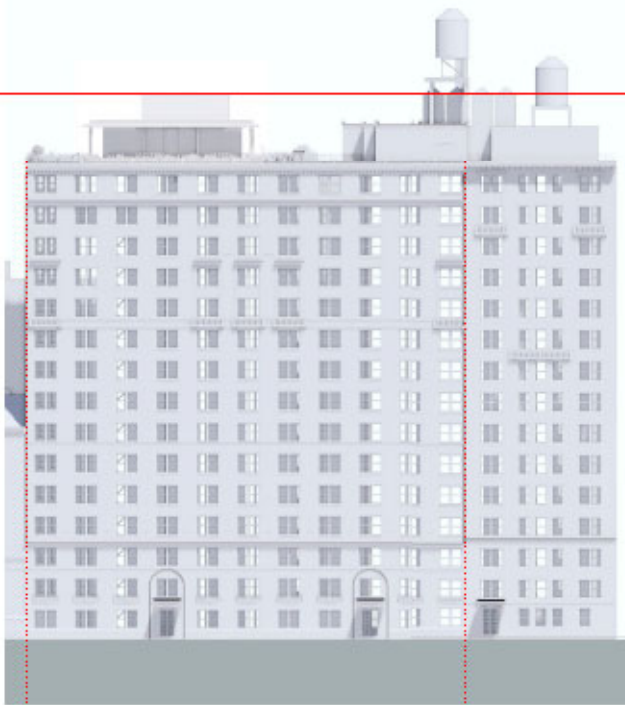
210' Height Limit



6 - 16 West 77th St



6 - 16 West 77th St



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