CASTLE IV

258 W 97TH ST
NEW YORK, NY 10025

Landmarks Preservation Commission
Public Hearing Presentation

September 13th, 2022

The Fortune Society
Building People, Not Prisons

Curtis + Ginsberg Architects

PROJECT GOALS:

- PRESERVE AND RESTORE HISTORIC FEATURES
- ENERGY EFFICIENCY / LOW CARBON FUTURE / ELECTRIFICATION
- ACCESSIBILITY UPGRADES
- MAXIMIZE LIMITED CONSTRUCTION FUNDS IN VOLATILE BIDDING ENVIRONMENT
- IMPROVE AND CREATE AMENITIES FOR RESIDENTS

FUNDING:

- CITY + STATE FUNDS
- PRIVATE SOURCES
- LOANS

PROGRAM:

- 84 UNITS PERMANENT HOUSING
- SUPPORT SERVICE SPACES

CLIENT:

THE FORTUNE SOCIETY IS A NEW YORK CITY-BASED NON-PROFIT ORGANIZATION WITH THE MISSION TO "SUPPORT SUCCESSFUL REENTRY FROM INCARCERATION ADN PROMOTE ALTERNATIVES TO INCARCERATION, THUS STRENTHENING THE FABRIC OF OUR COMMUNITES".

THE FORTUNE SOCIETY PROVIDES WRAPAROUND SERVICES INCLUDING HOUSING, EMPLOYMENT, EDUCATION, SUBSTANCE ABUSE AND HEALTHCARE SERVICES HELPING INDIVIDUALS THRIVE AS POSITIVE, CONTRIBUTING MEMBERS OF SOCIETY.

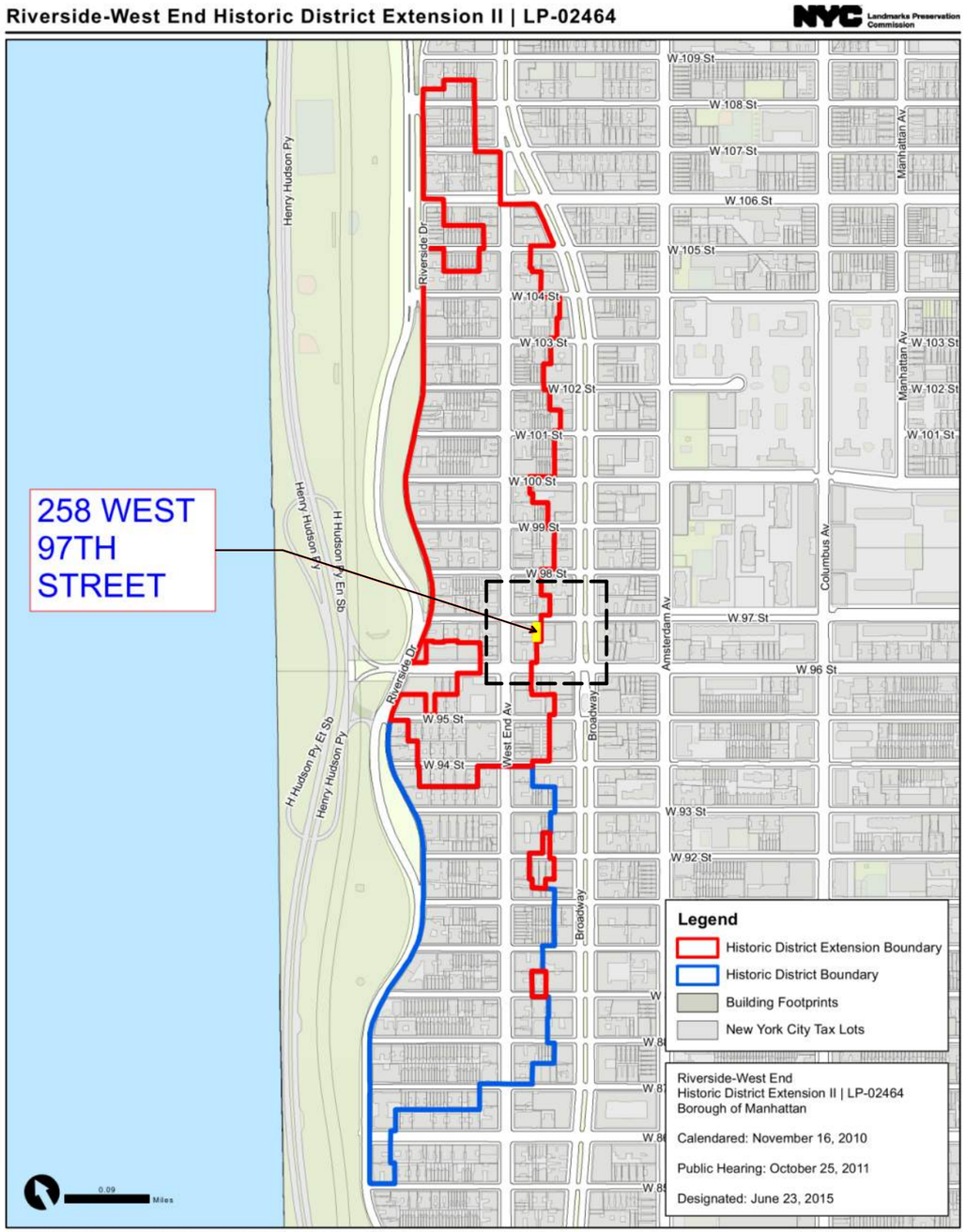
The New York Times

From 'Illegal' Hotel to Housing for the Homeless on Upper West Side

The Manhattan building used to attract tourists. But New York City officials hope its transformation is a road map for the city's future.

Give this article

A building that the city said illegally operated as a hotel was bought by a nonprofit and will provide low-cost housing, mainly for the formerly incarcerated. Victor J. Blue for The New York Times



Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.20.2019

NOT TO SCALE

RIVERSIDE-WEST END HISTORIC DISTRICT

NOT TO SCALE

BUILDING IS LOCATED IN RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION II

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LPC-02 | PROJECT LOCATION

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TIMELINE OF EVENTS

- 1903 COMPLETED 7-STORY FRENCH FLAT DESIGNED BY C. HUNTINGTON
- 1947 CONVERTED INTO SINGLE ROOM OCCUPANCY (SRO)
- 1964 LAST CERTIFICATE OF OCCUPANCY (CLASS A MULTIPLE DWELLING & SRO)
- 2015 RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION II ESTABLISHED
- 2017 THE CITY FILED A LAWSUIT, ACCUSING BUILDING OWNER OF OPERATING AN ILLEGAL HOTEL WHEN IT WAS SUPPOSED TO BE PERMANENT HOUSING
- 2022 PURCHASED BY THE FORTUNE SOCIETY

1940s TAX PHOTO

1980s TAX PHOTO

2022 PHOTO

LPC-03a | EXISTING VISIBLE SECONDARY FACADE

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LPC-03b | EXISTING PRIMARY FACADE AT GROUND LEVEL

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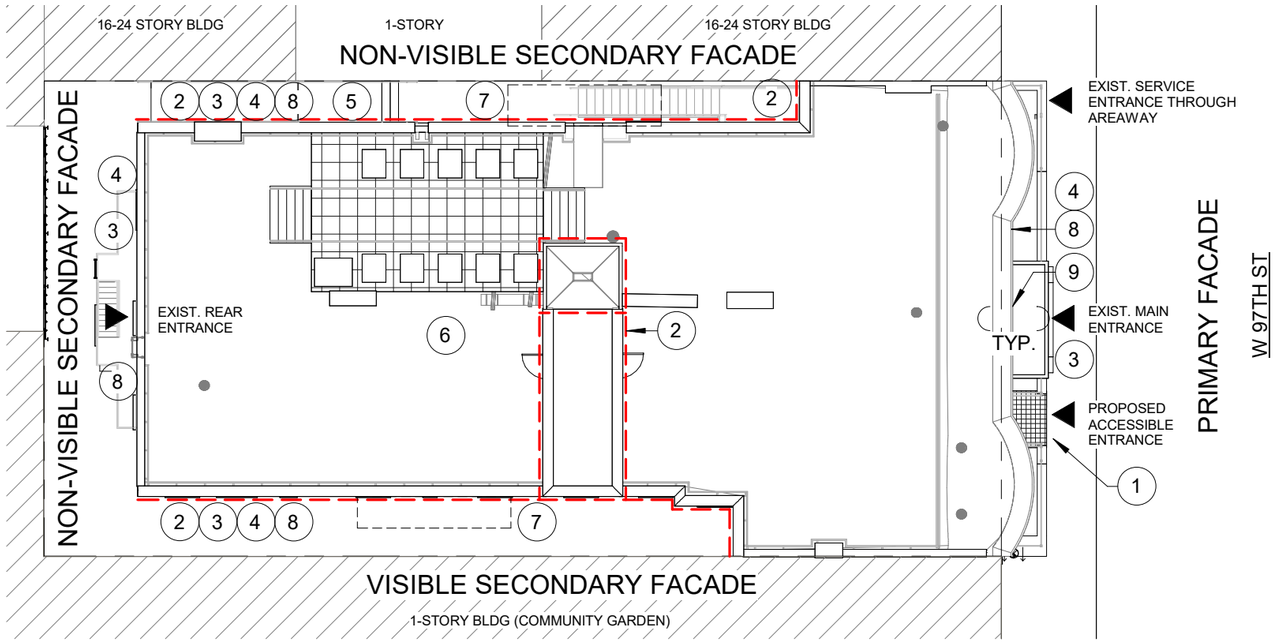
SCOPE OF WORK

COMMISSION LEVEL SCOPE OF WORK

1. **ACCESSIBLE ENTRANCE AT PRIMARY FACADE**
2. **EIFS OVERCLADDING ON NON-PRIMARY FACADES AND BULKHEAD**

STAFF LEVEL REVIEW SCOPE OF WORK

3. ADDITIONAL EXTERIOR LIGHTING, MATCHING WALL COLOR
4. WINDOW REPLACEMENT AT ALL FACADES
5. OPENINGS AT NON-PRIMARY FACADES
6. ROOF MECHANICAL EQUIPMENT FOR ELECTRIFICATION AND 42" HIGH METAL PARAPET RAILING
7. REMOVAL OF TWO OUT OF THREE FIRE ESCAPES
8. PAINT REMOVAL AND IF POSSIBLE EXPOSE BRICK AND STONE AT PRIMARY FACADE
9. SIGNAGE GRAPHICS APPLIED TO STOREFRONT GLASS



SECONDARY FACADES WITH PROPOSED EIFS OVERCLADDING (REFER TO ELEVATIONS)

N

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LPC-04 | PROPOSED WORK / KEY PLAN

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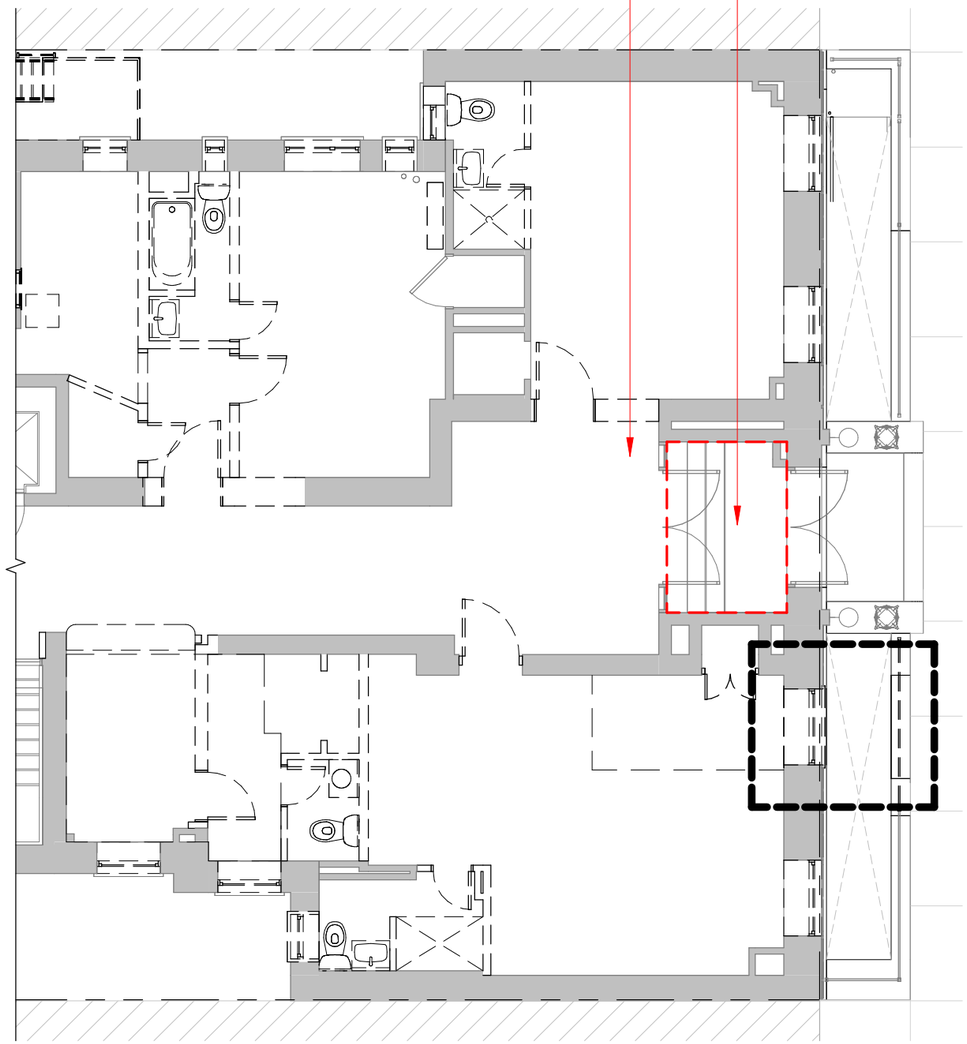
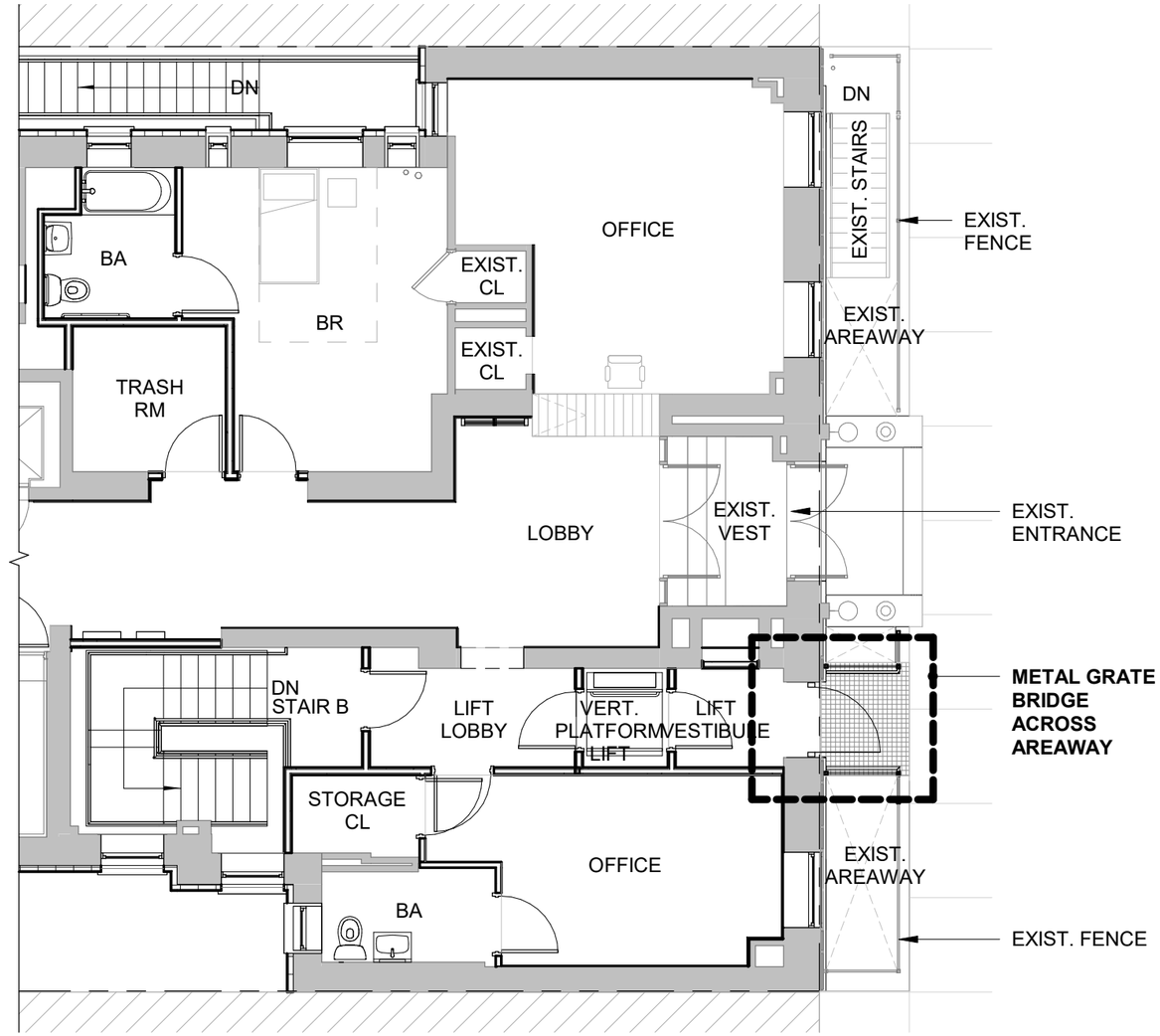
NOT ENOUGH SPACE FOR AN ACCESSIBLE RAMP + 5'-0" LANDING + ENTRANCE DOOR CLEARANCES

EXISTING BUILDING GAS AND WATER SERVICE CONNECTIONS MAKE IT INFEASIBLE TO LOWER EXISTING ENTRANCE FLOOR FOR ACCESSIBLE ENTRANCE. SEE CELLAR PLAN ON LPC-06 AND PHOTOS ON PAGE LPC-07



1 LPC-05 FIRST FLOOR PLAN - EXISTING (DEMO)
1/8" = 1'-0"



2 LPC-05 FIRST FLOOR PLAN - PROPOSED
1/8" = 1'-0"

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LPC-05 | ACCESSIBLE ENTRANCE - FIRST FLOOR PLAN

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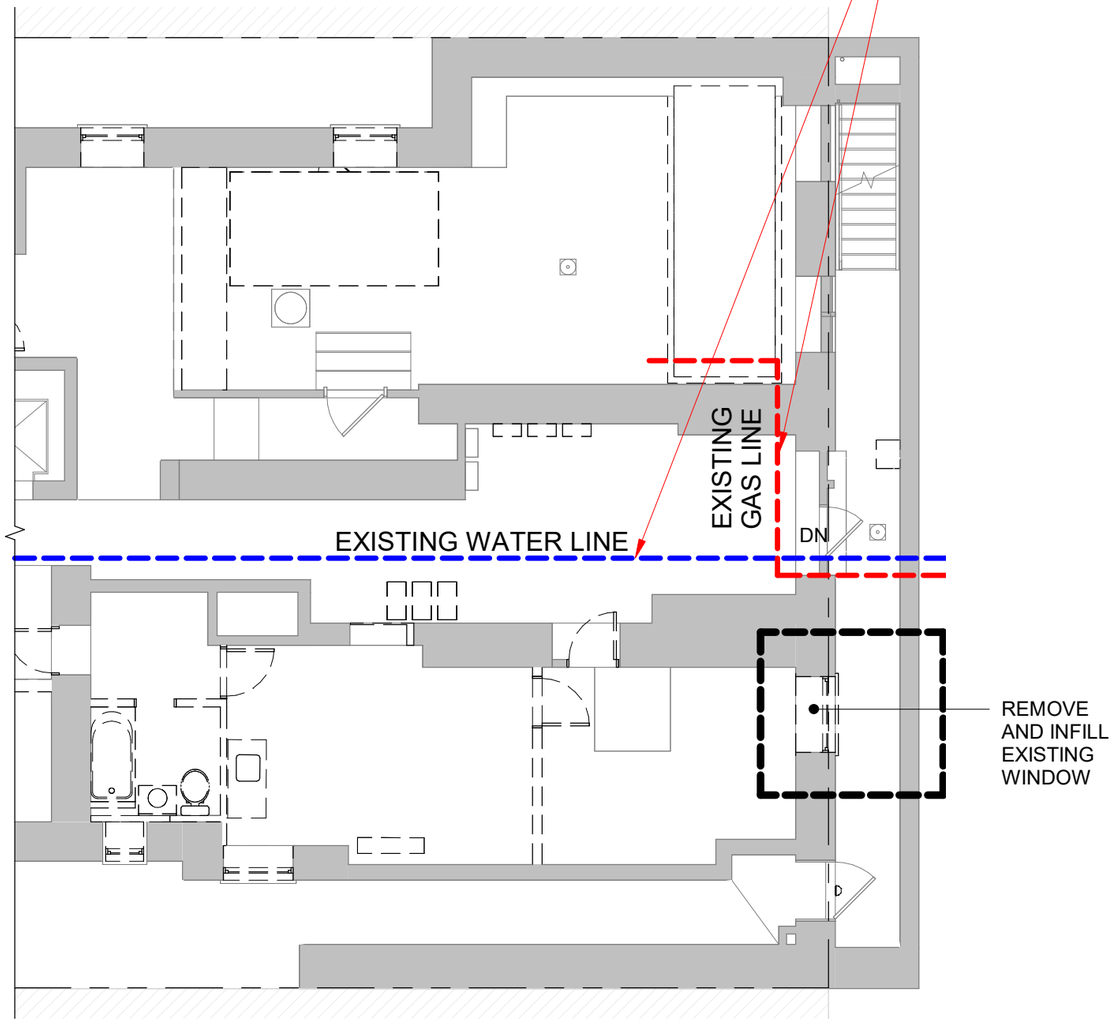
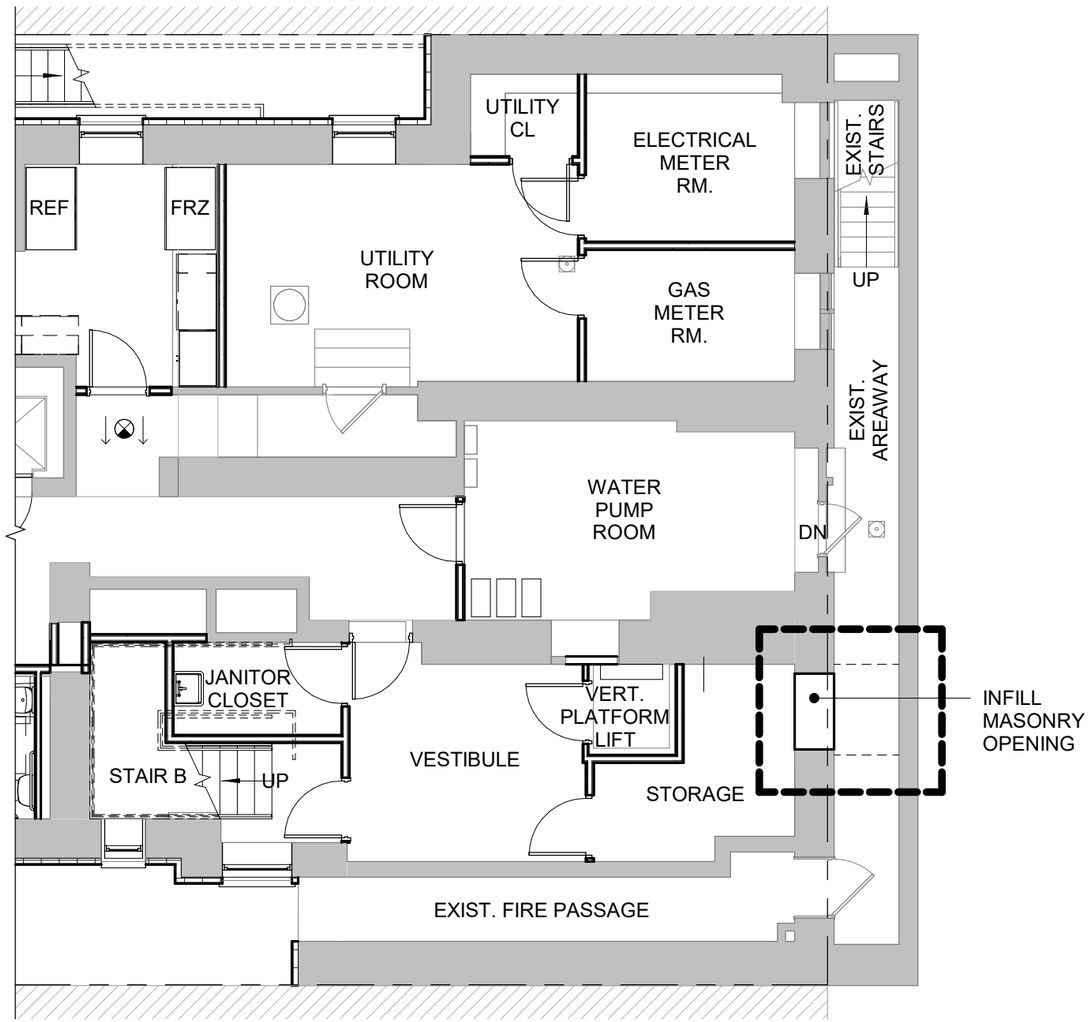
EXISTING BUILDING GAS AND WATER SERVICE CONNECTIONS MAKE IT INFEASIBLE TO LOWER EXISTING ENTRANCE FLOOR FOR ACCESSIBLE ENTRANCE. SEE PHOTOS ON PAGE LPC-07



1 LPC-06 CELLAR FLOOR PLAN - EXISTING (DEMO)
1/8" = 1'-0"



2 LPC-06 CELLAR FLOOR PLAN - PROPOSED
1/8" = 1'-0"

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LPC-06 | ACCESSIBLE ENTRANCE - CELLAR PLAN

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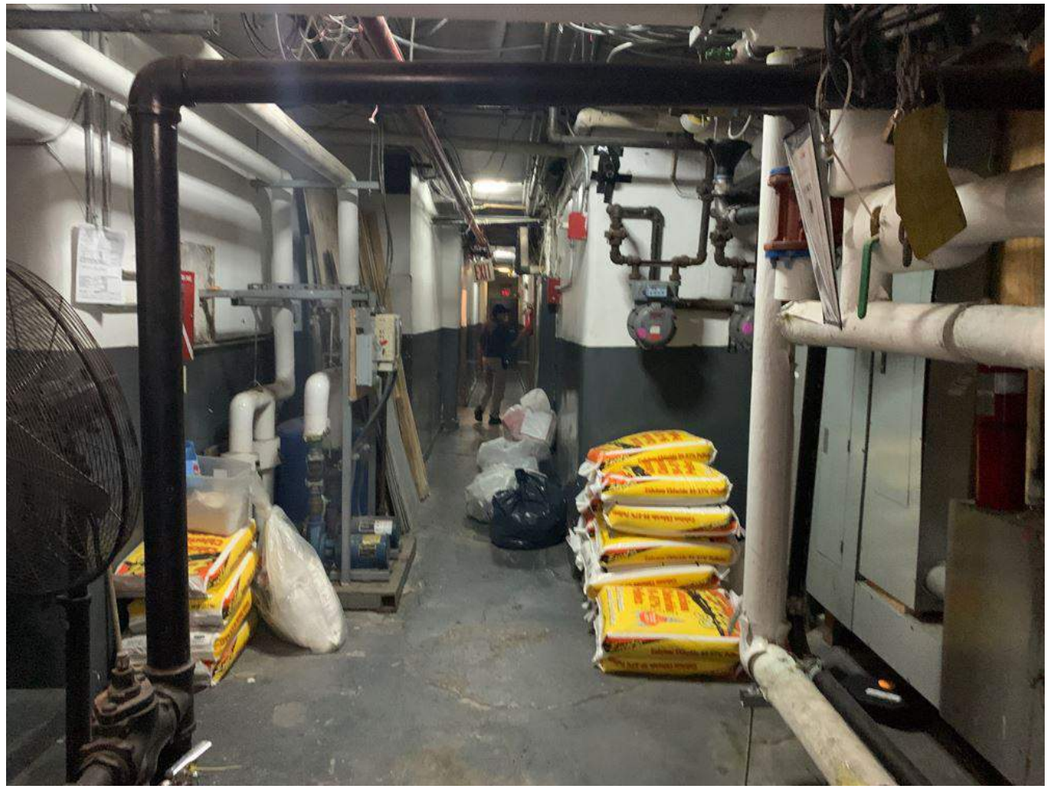

EXISTING SANITARY, FIRE PROTECTION, WATER,
GAS SERVICE LINES BELOW MAIN ENTRY

EXISTING GAS SERVICE LINE BELOW MAIN ENTRANCE FLOOR

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LPC-07 | ACCESSIBLE ENTRANCE - EXISTING BUILDING SERVICE LINES

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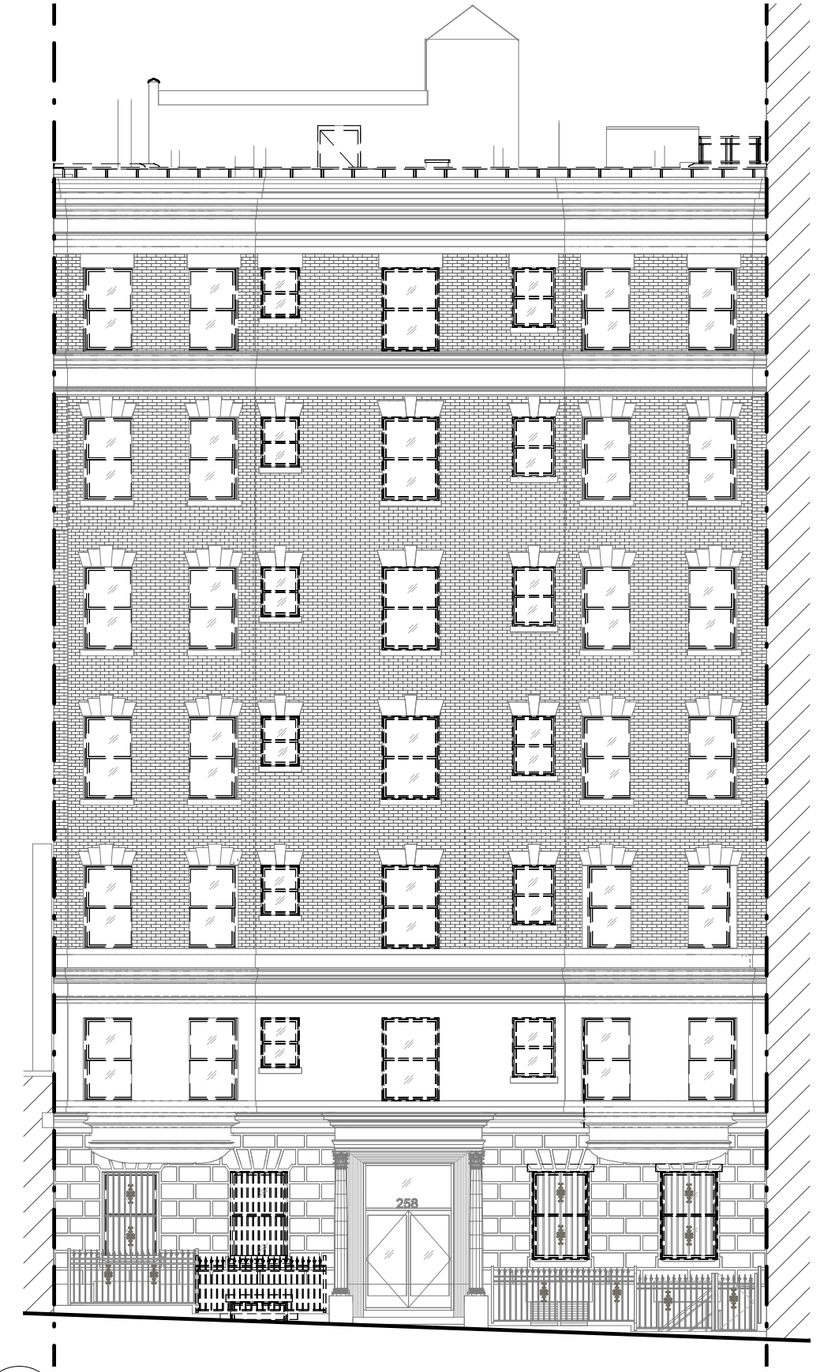
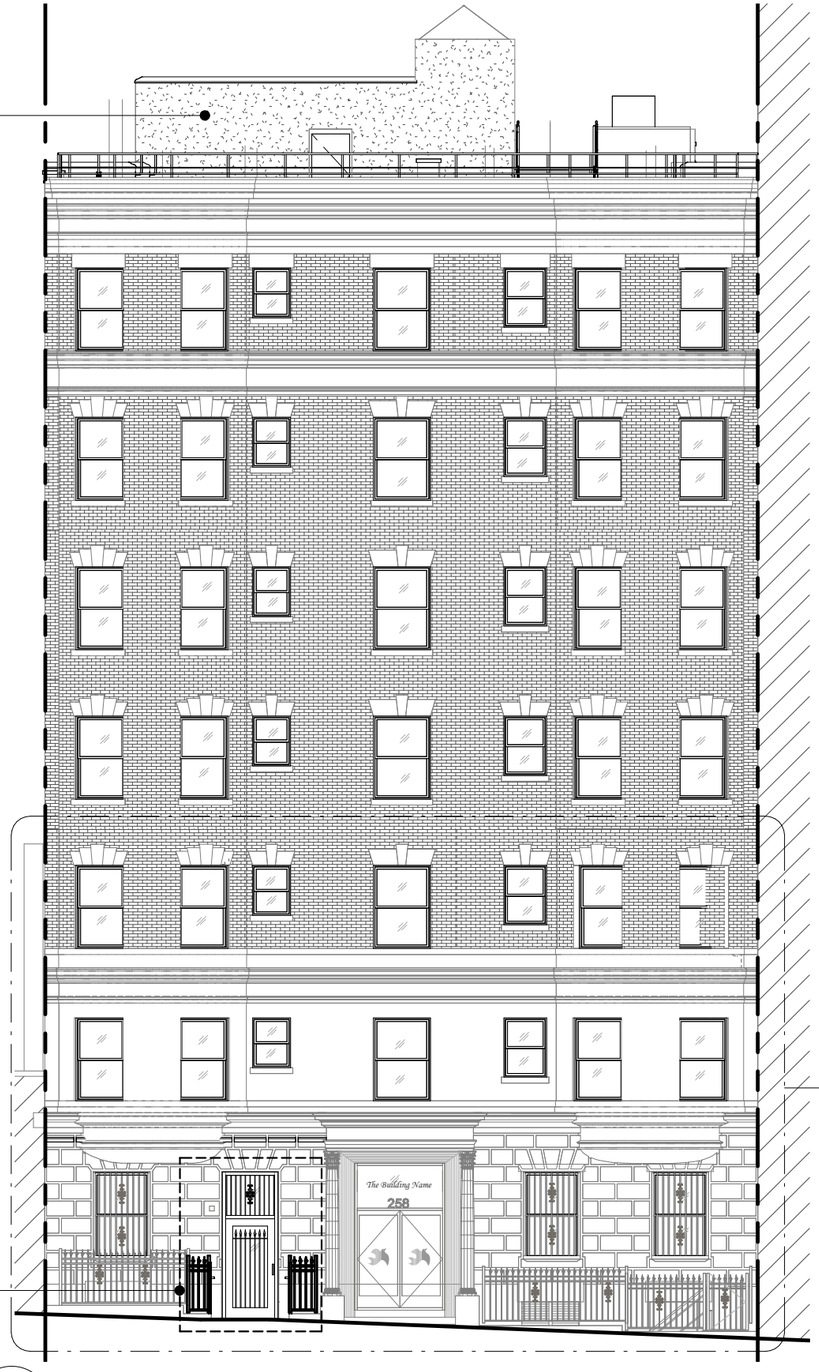


1 LPC-08 EXISTING NORTH (PRIMARY) FACADE
3/32" = 1'-0"

EIFS OVERCLADDING AT BULKHEAD

ACCESSIBLE ENTRANCE DOOR WITH TRANSOM ABOVE. DOOR OPENER AT SIDEWALK, CLEAR GLASS, AND FRAME MATERIAL TO MATCH EXISTING ANODIZED ALUMINUM AT MAIN ENTRANCE DOORS



1 LPC-09

2 LPC-08 PROPOSED NORTH (PRIMARY) FACADE
3/32" = 1'-0"

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LPC-08 | ACCESSIBLE ENTRANCE - PRIMARY FACADE ELEVATION

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1 LPC-09 ENLARGED NORTH (FRONT) FACADE
1/4" = 1'-0"

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LPC-09 | ACCESSIBLE ENTRANCE - PRIMARY FACADE ENLARGED

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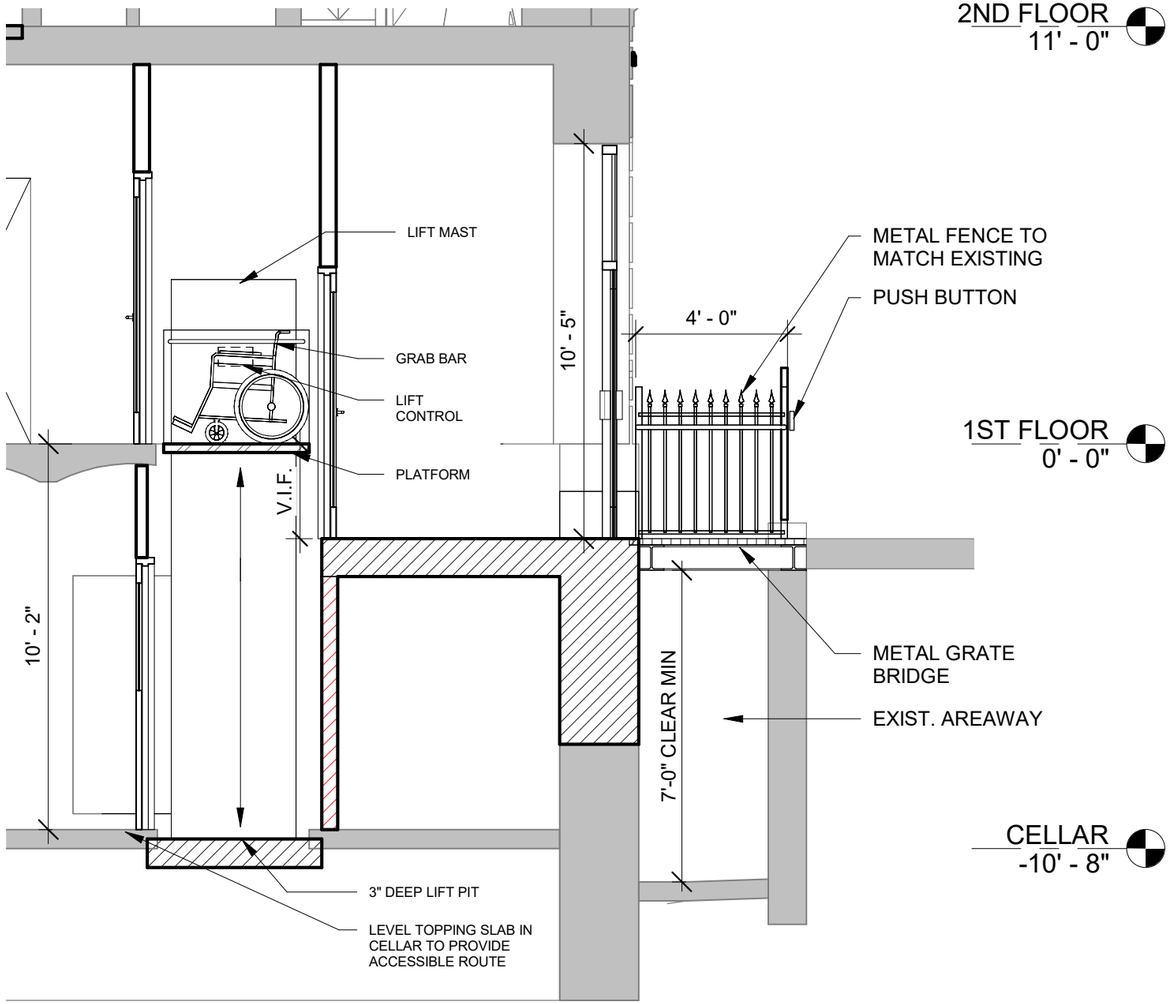
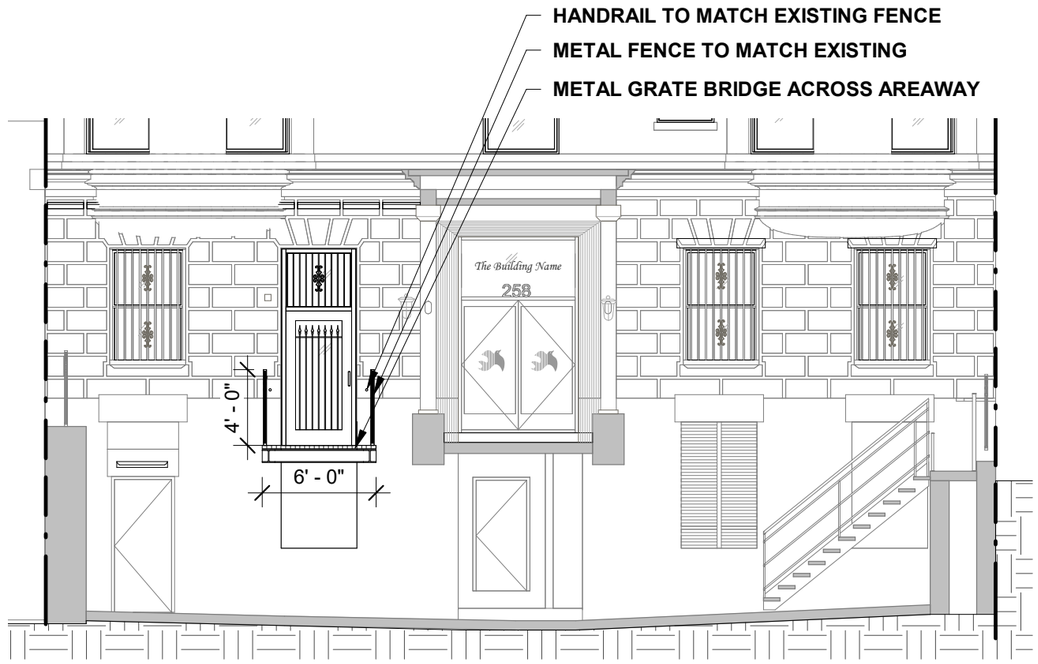
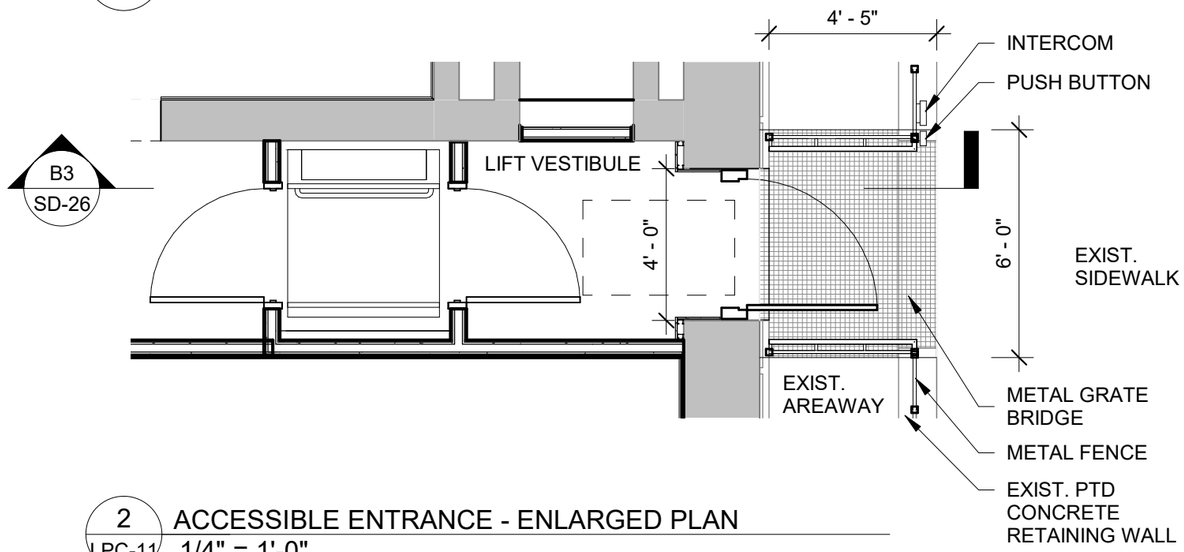


1 LPC-11 SECTION THROUGH AREAWAY
1/4" = 1'-0"



3 LPC-11 PROPOSED PRIMARY FACADE AREAWAY
1/8" = 1'-0"



2 LPC-11 ACCESSIBLE ENTRANCE - ENLARGED PLAN
1/4" = 1'-0"

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LPC-11 | ACCESSIBLE ENTRANCE - SECTION THROUGH AREAWAY

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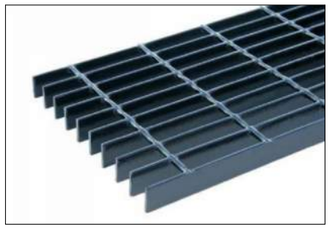
TRANSOM ABOVE

ACCESSIBLE ENTRANCE DOOR WITH TRANSOM ABOVE. DOOR OPENER AT SIDEWALK, CLEAR GLASS, AND FRAME MATERIAL TO MATCH EXISTING ANODIZED ALUMINUM AT MAIN ENTRANCE DOORS

ENLARGED MASONRY OPENING

METAL GRATE BRIDGE OVER AREAWAY



METAL GRATING

EXISTING DECORATIVE SCROLLWORK TO BE MATCHED ON NEW DOOR, TRANSOM, AND BRIDGE RAILING

PROPOSED ACCESSIBLE ENTRANCE

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LPC-12 | ACCESSIBLE ENTRANCE - PHOTO DIAGRAM

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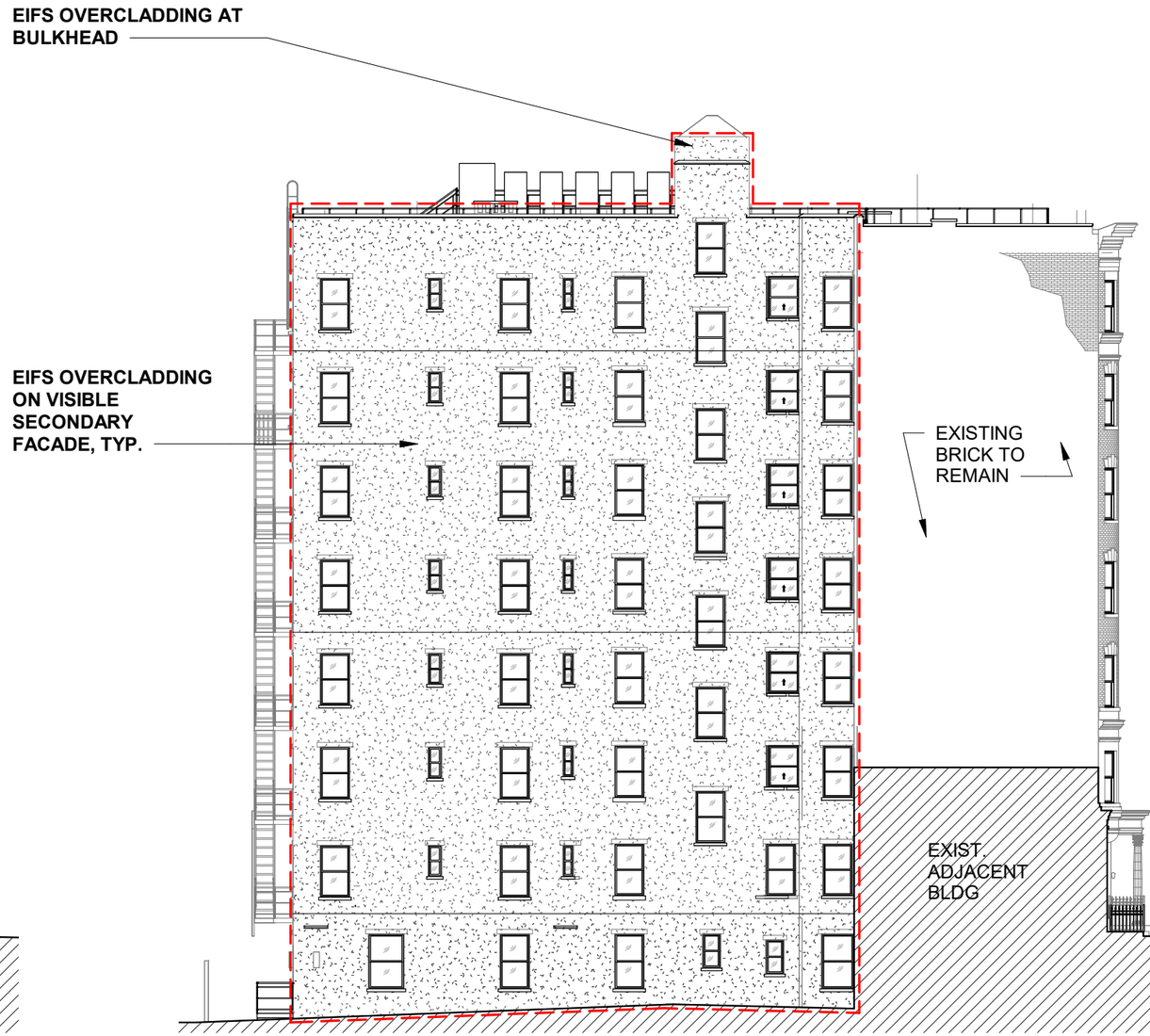
1 LPC-14 EXISTING EAST (SIDE) FACADE
1/16" = 1'-0"



2 LPC-14 PROPOSED EAST (SIDE) FACADE
1/16" = 1'-0"

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LPC-14 | EIFS - EAST FACADE

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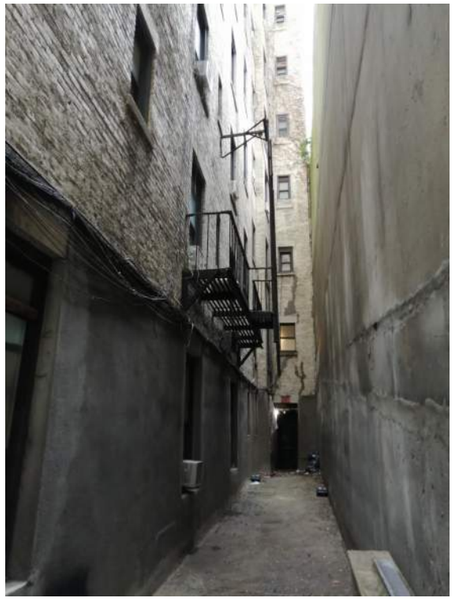
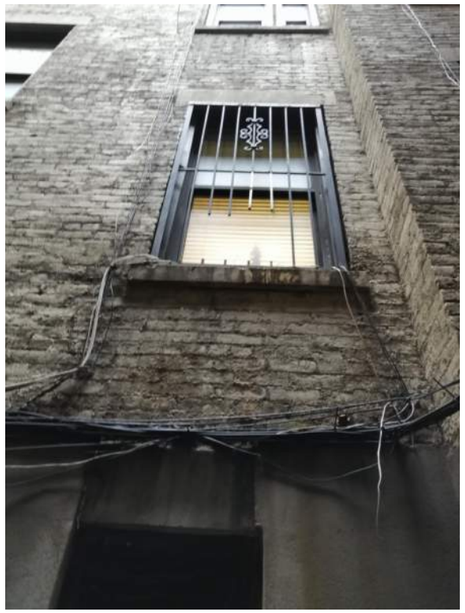
EAST FACADE

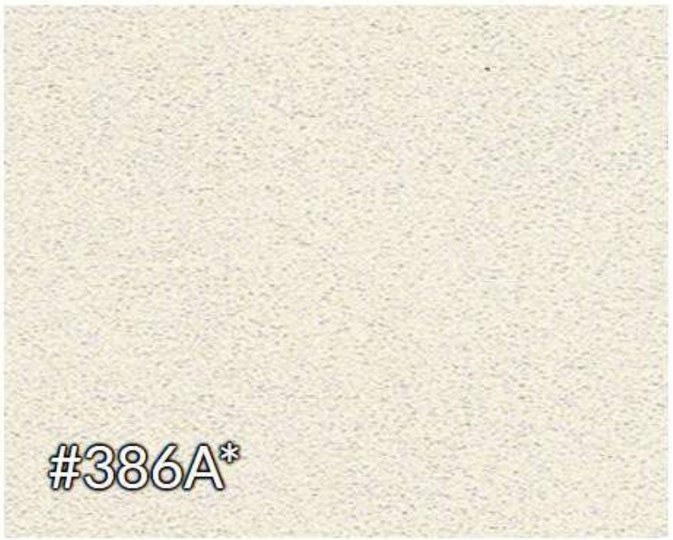


COURT AT EAST FACADE

EAST FACADE AT CELLAR



TYPICAL WINDOW



EIFS COLOR SWATCH AND TEXTURE SAMPLE

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LPC-15 | EIFS - EAST FACADE PHOTOS

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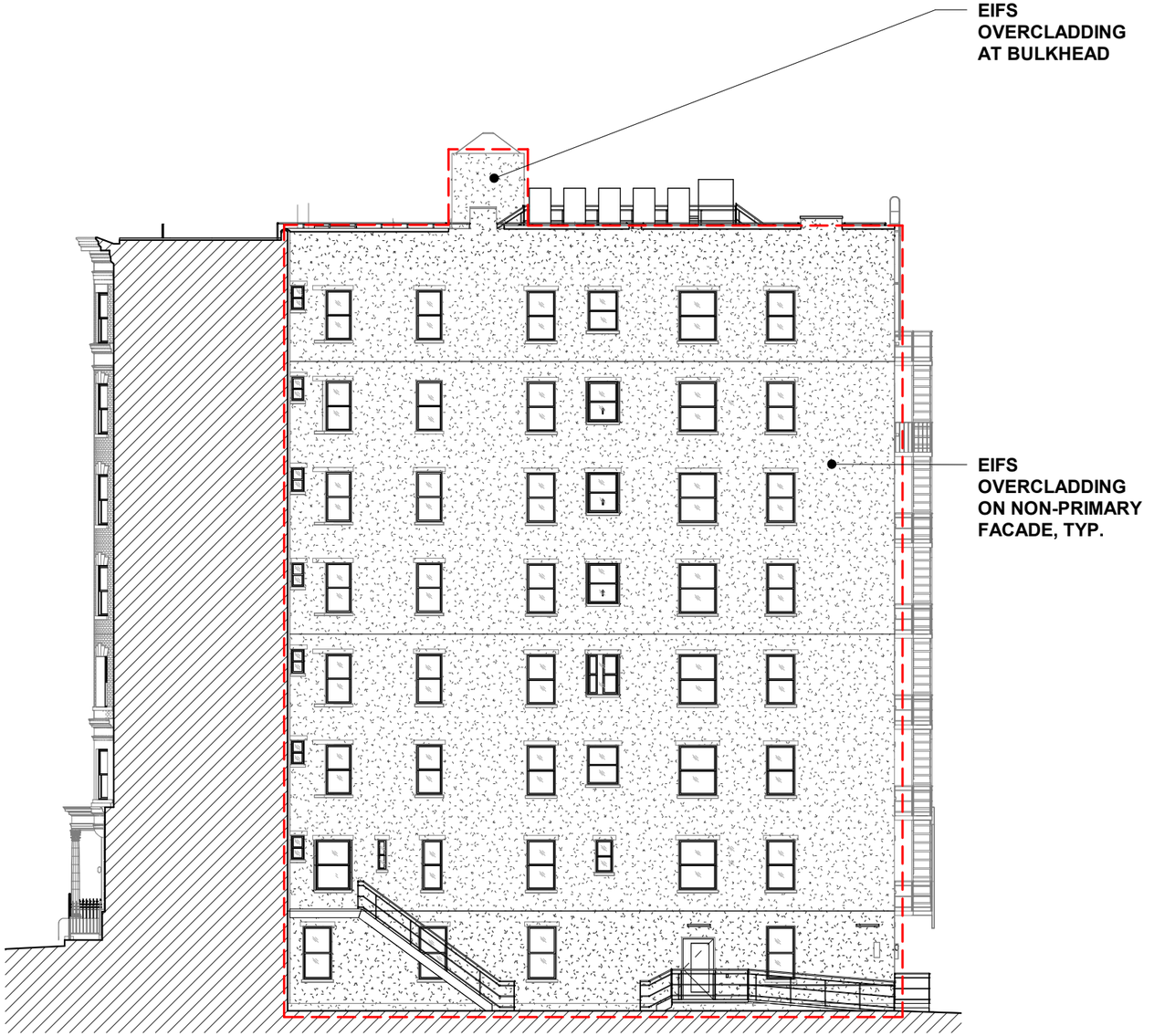
1 LPC-18 EXISTING WEST (SIDE) FACADE
1/16" = 1'-0"



2 LPC-18 PROPOSED WEST (SIDE) FACADE
1/16" = 1'-0"

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LPC-18 | EIFS - WEST FACADE

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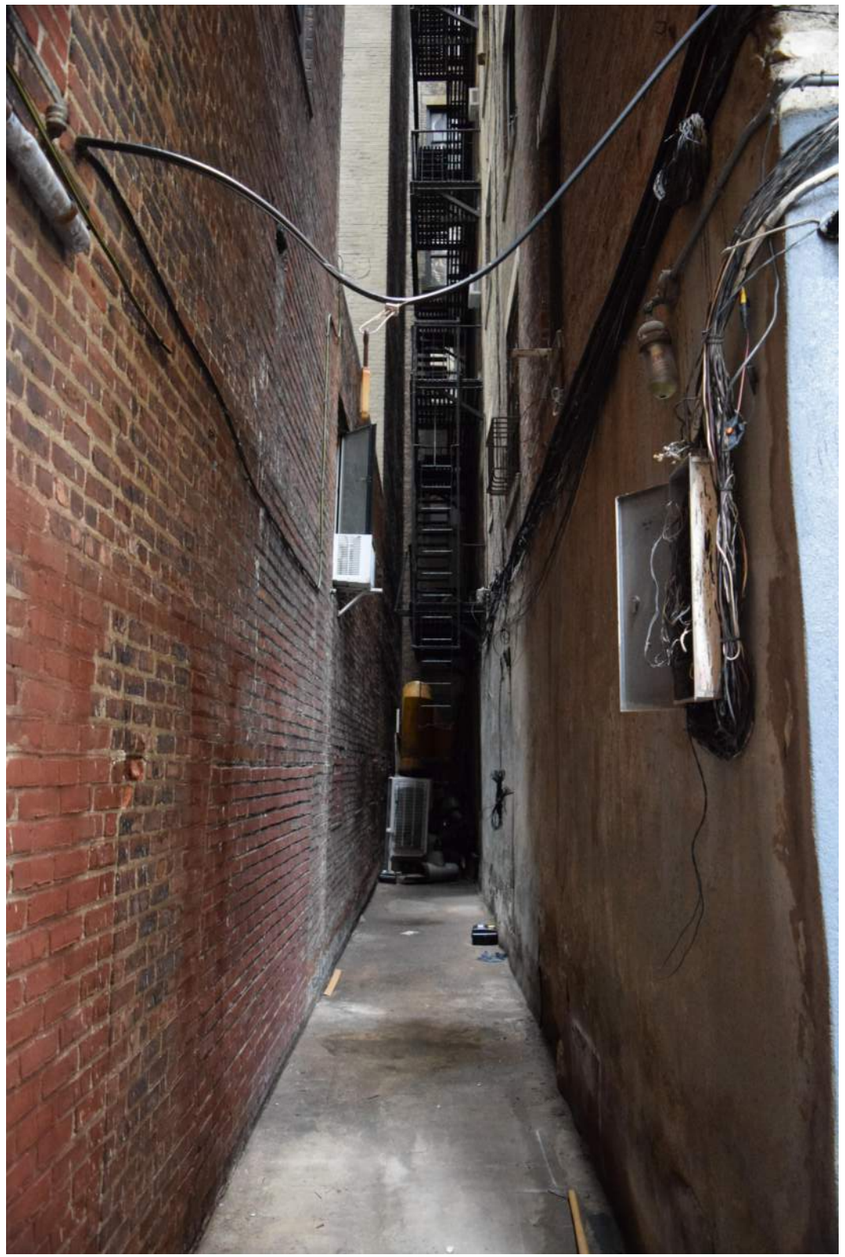

WEST FACADE FACING NORTH

TYPICAL WINDOWS

TYPICAL WINDOWS AND FIRE ESCAPE

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LPC-19 | EIFS - WEST FACADE PHOTOS

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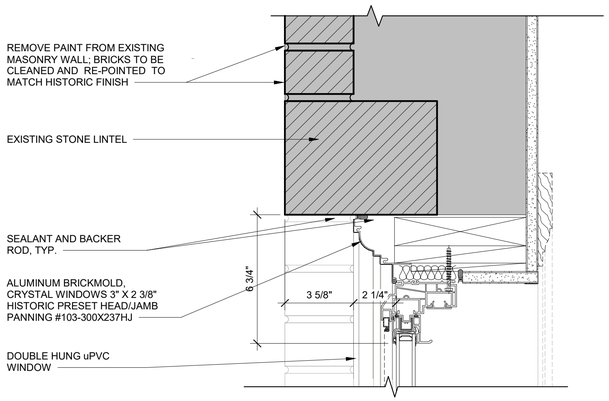
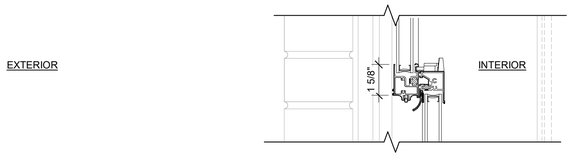
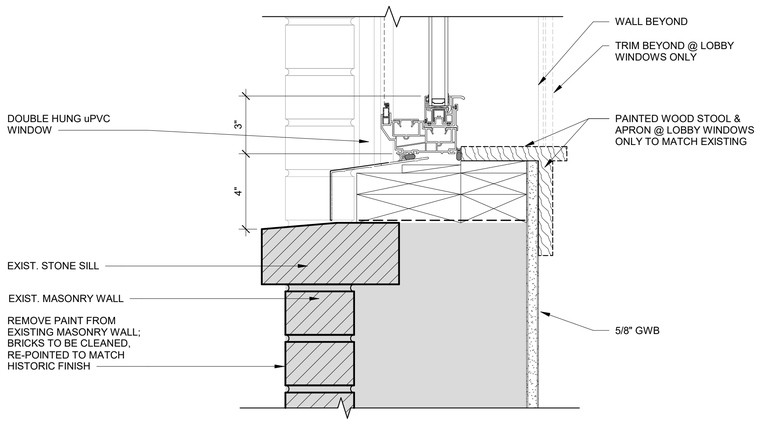
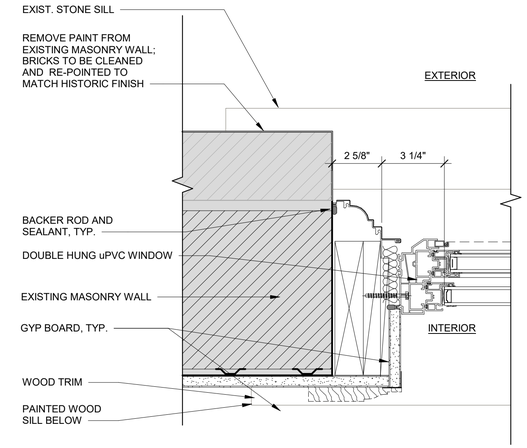


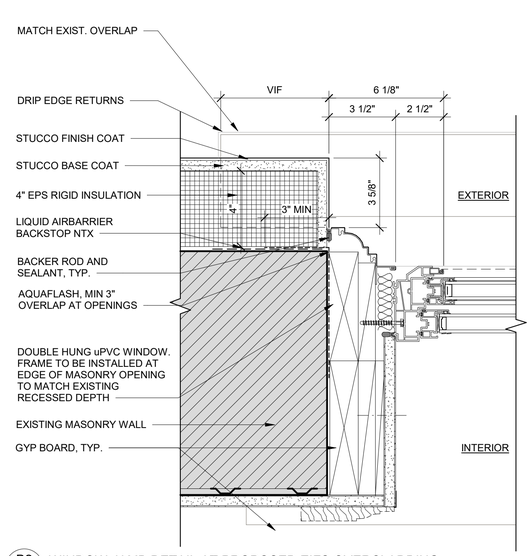




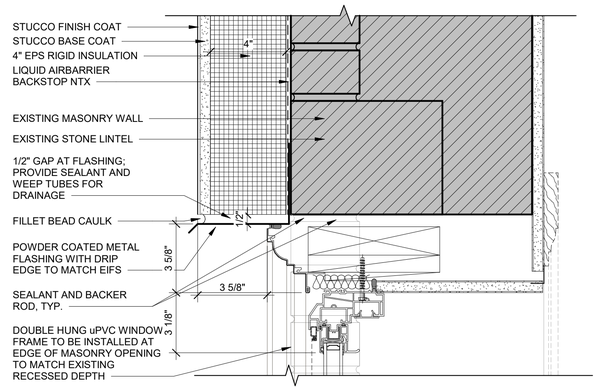
C1 A-321 WINDOW DETAIL - SOUTH FACADE
3" = 1'-0"

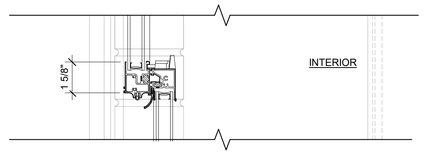


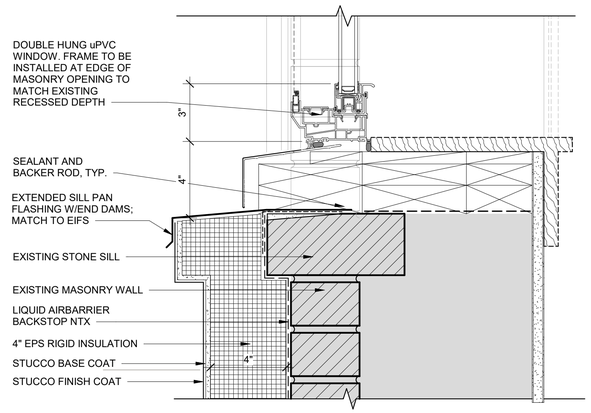
B1 A-321 WINDOW JAMB DETAIL - SOUTH FACADE
3" = 1'-0"



B2 A-321 WINDOW JAMB DETAIL AT PROPOSED EIFS OVERCLADDING
3" = 1'-0"







C2 A-321 WINDOW DETAIL - PROPOSED EIFS OVERCLADDING
3" = 1'-0"

CASTLE IV

258 W. 97TH ST., NEW YORK, NY 10025

Owner
258 West 97th Street HDFC

Architect
Curtis + Ginsberg Architects
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Old Structures Engineering
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Vertical Transport
VDA
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East Hanover, NJ 07936

Energy Consultant
Cosentini
498 Seventh Avenue
New York, NY 10018

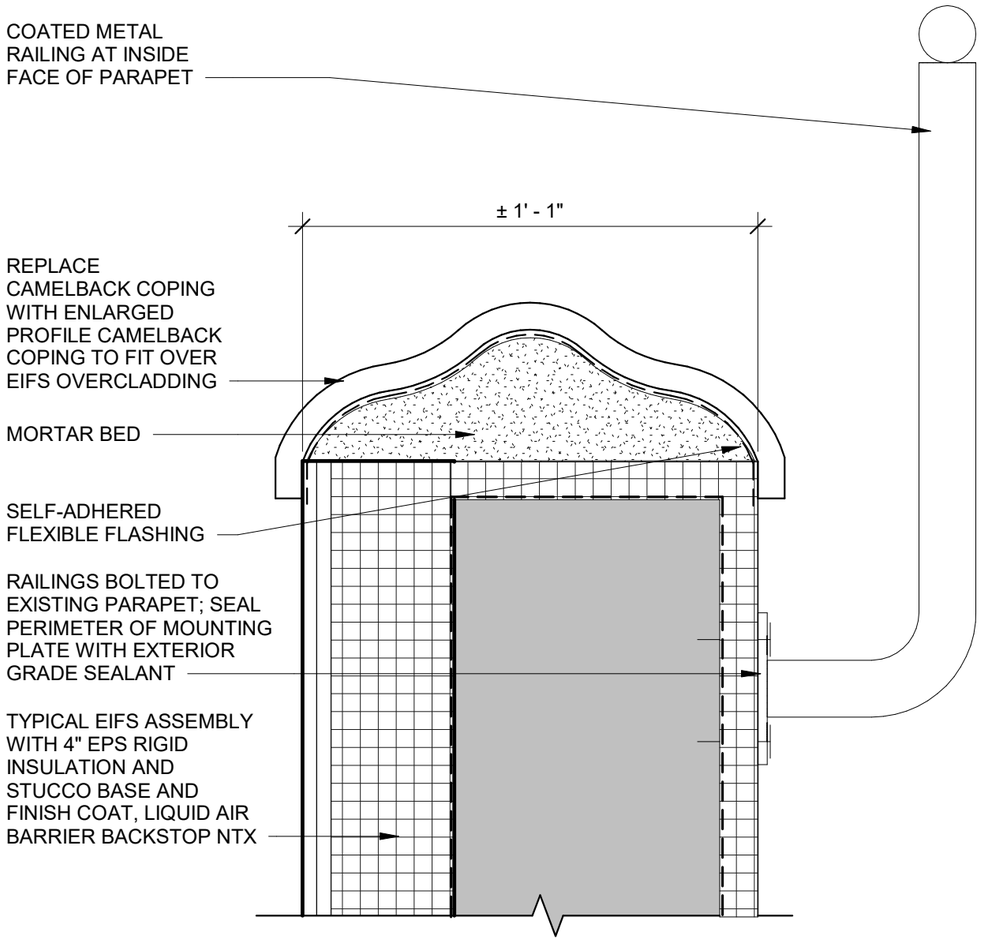
No.	Date	Revision
2	8/19/22	BID SET
1	6/30/22	100% SD

No.	Date	Submission

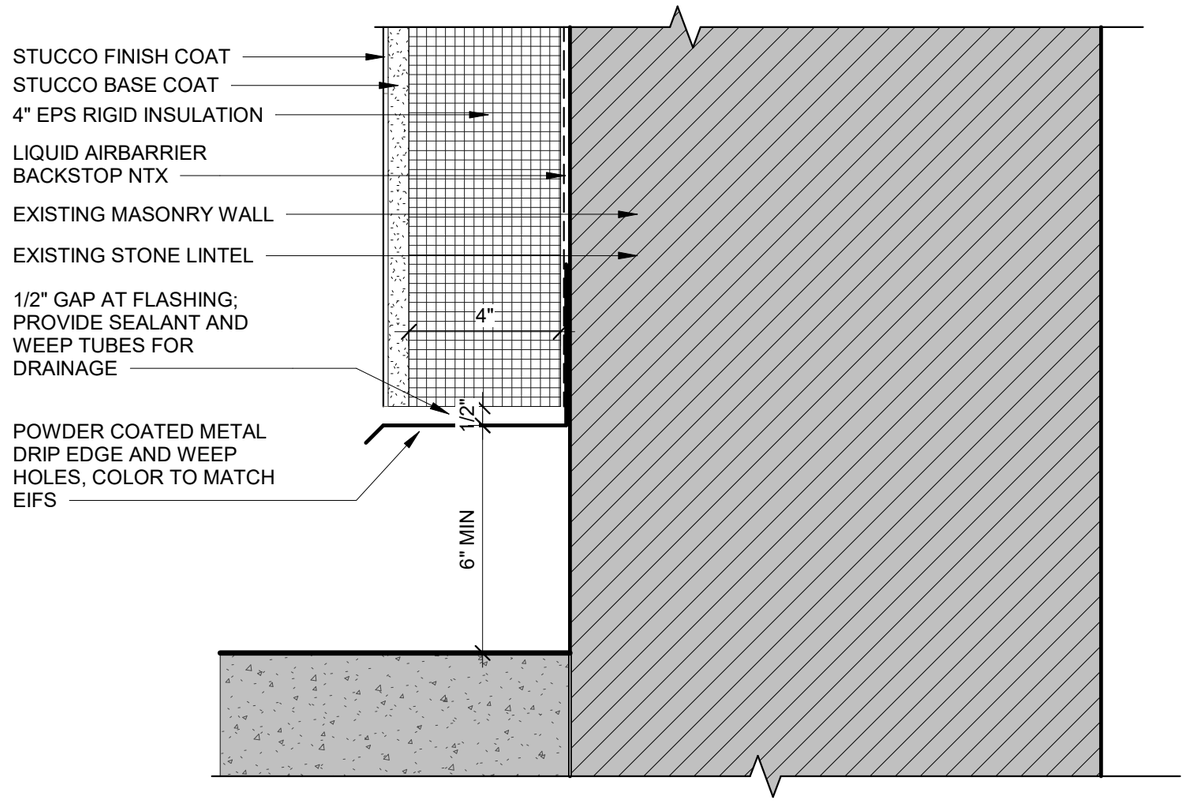
Title:
WINDOW DETAILS

Job No.: 2021.01
Scale: 3" = 1'-0"
Drawn By: SC/PN
Checked By: TC

Sheet No.:
A-321.00



1 LPC-22 PROPOSED EIFS OVERCLADDING AT PARAPET
3" = 1'-0"



2 LPC-22 EIFS DETAIL AT GROUND TERMINATION
3" = 1'-0"

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LPC-22 | EIFS - DETAILS

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PART 1 GENERAL

1.1 SUMMARY

A. Provide air and moisture barrier, and compatible EIFS for vertical above grade exterior walls

1.2 SUBMITTALS

A. Manufacturer's specifications, details, installation instructions and product data
B. Manufacturer's code compliance report
C. Manufacturer's standard warranty
D. Applicator's industry training credentials
E. Samples for approval as directed by architect or owner
F. Sealant manufacturer's certificate of compliance with ASTM C 1382
G. Prepare and submit project-specific details (when required by contract documents)

1.3 REFERENCES

A. ASTM Standards:
B 117 Test Method for Salt Spray (Fog) Testing
C 297 Standard Test Method for Flatwise Tensile Strength of Sandwich Constructions
C 578 Specification for Preformed, Cellular Polystyrene Thermal Insulation
C 1177 Specification for Glass Mat Gypsum for Use as Sheathing
C 1382 Test Method for Determining Tensile Adhesion Properties of Sealants When Used in Exterior Insulation and Finish Systems (EIFS) Joints
D 968 Test Method for Abrasion Resistance of Organic Coatings by Falling Abrasive
D 1784 Specification for Rigid Poly (Vinyl Chloride) (PVC) and Chlorinated Poly (Vinyl Chloride) (CPVC) Compounds
D 2247 Practice for Testing Water Resistance of Coatings in 100% Relative Humidity
D 3273 Test for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber
E 72 Standard Test Methods of Conducting Strength Tests of Panels for Building Construction
E 84 Test Method for Surface Burning Characteristics of Building Materials
E 96 Test Methods for Water Vapor Transmission of Materials
E 119 Method for Fire Tests of Building Construction and Materials
E 330 Test Method for Structural Performance of Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference
E 331 Test Method for Water Penetration of Exterior Windows, Curtain Walls, and Doors by Uniform Static Air Pressure Difference
E 1233 Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls and Doors by Cyclic Static Air Pressure Difference E 2098 Test Method for Determining Tensile Breaking Strength of Glass Fiber
Reinforcing Mesh for Use in Class PB Exterior Insulation and Finish System after Exposure to a Sodium Hydroxide Solution
E 2134 Test Method for Evaluating the Tensile-Adhesion Performance of an Exterior Insulation and Finish System (EIFS)
E 2178 Test Method for Air Permeance of Building Materials
E 2273 Test Method for Determining the Drainage Efficiency of Exterior Insulation and Finish System (EIFS) Clad Wall Assemblies
E 2357 Standard Test Method for Determining Air Leakage of Air Barrier Assemblies
E 2485 Standard Test Method for Freeze/Thaw Resistance of Exterior Insulation and Finish Systems (EIFS) and Water Resistive Barrier Coatings
E 2486 Standard Test Method for Impact Resistance of Class PB and PI Exterior Insulation and Finish Systems (EIFS)
E 2570 Test Method for Water-Resistive (WRB) Coatings used Under Exterior Insulation and Finish Systems (EIFS) or EIFS with Drainage
E2568 Standard Specification for PB Exterior Insulation and Finish Systems
G 153 Recommended Practice for Operating Light-and Water-Exposure Apparatus (Carbon-Arc Type) for Exposure of Nonmetallic Materials
G 154 Recommended Practice for Operating Light-and Water-Exposure Apparatus (Fluorescent UV-Condensation Type) for Exposure of Nonmetallic Materials

B. Building Code Standards
AC 235 Acceptance Criteria for EIFS Clad Drainage Wall Assemblies (November, 2009)

C. National Fire Protection Association (NFPA) Standards
NFPA 268 Standard Test Method for Determining Ignitability of Exterior Wall Assemblies Using a Radiant Heat Energy Source
NFPA 285 Standard Method of Test for the Evaluation of Flammability Characteristics of Exterior Non-Load-Bearing Wall Assemblies containing Combustible Components Using the Intermediate-Scale, Multistory Test Apparatus

D. Other Referenced Documents
1. American Association of Textile Chemists and Colorists AATCC-127 Water Resistance: Hydrostatic Pressure Test
2. APA Engineered Wood Association E 30, Engineered Wood Construction Guide
3. ICC-ES ESR-1233
4. ICC-ES ESR-1748

1.4 DESIGN REQUIREMENTS

A. Wind Load

1. Design for maximum allowable system deflection, normal to the plane of the wall, of L/240.
2. Design for wind load in conformance with code requirements.
3. Maximum wind load resistance: + 188 psf (9.00 kPa), provided structural supports and sheathing/sheathing attachment are adequate to resist these pressures.

B. Moisture Control
1. Prevent the accumulation of water behind the EIFS or into the wall assembly, either by condensation or leakage through the wall construction, in the design and detailing of the wall assembly:
a. Provide flashing to direct water to the exterior where it is likely to penetrate components in the wall assembly, including, above window and door heads, beneath window and door sills, at roof/wall intersections, decks, abutments of lower walls with higher walls, above projecting features, at floor lines, and at the base of the wall.
b. Air Leakage Prevention – provide continuity of the air barrier system at foundation, roof, windows, doors, and other penetrations through the wall with connecting and compatible air barrier components to minimize condensation and leakage caused by air movement.
c. Vapor Diffusion and Condensation – perform a dew point analysis and/or dynamic hygrothermal modeling of the wall assembly to determine the potential for accumulation of moisture in the wall assembly by diffusion. Adjust insulation thickness and/or other wall assembly components accordingly to minimize risk. Avoid the use of vapor retarders on the interior side of the wall in warm, humid climates.

C. Impact Resistance

1. Provide ultra-high impact resistance of the EIFS to a minimum height of 6'-0" (1.8 m) above finished grade at all areas accessible to pedestrian traffic and other areas exposed to abnormal stress or impact. Indicate the areas with impact resistance other than “Standard” on contract drawings.

D. Color Selection

1. Select finish coat with a light reflectance value of 20 or greater. (The use of dark colors is not recommended over expanded polystyrene [EPS]. EPS has a service temperature limitation of approximately 165° F [74°C]).

E. Joints

1. Provide minimum 3/4 inch (19 mm) wide joints in the EIFS where they exist in the substrate or supporting construction, where the cladding adjoins dissimilar construction or materials, at changes in building height, at expansion, control, and cold joints in construction, and at floor lines in multi-level wood frame construction. Size joints to correspond with anticipated movement. Align terminating edges of EIFS with joint edges of through wall expansion joints and similar joints in construction. Refer to Sto Details.
2. Provide minimum 1/2 inch (13 mm) wide perimeter sealant joints at all penetrations through the EIFS (windows, doors, mechanical, electrical, and plumbing penetrations, etc.).
3. Specify compatible backer rod and sealant that has been evaluated in accordance with ASTM C 1382, and that meets minimum 50% elongation after conditioning.
4. Provide joints so that air barrier continuity is maintained across the joint, and drain joints to the exterior, or provide other means to prevent or control water infiltration at joints.

F. Grade Condition

1. Do not specify the EIFS below grade (unless designed for use below grade and permitted by code) or for use on surfaces subject to continuous or intermittent water immersion or hydrostatic pressure. Provide minimum 6 inch (152 mm) clearance above grade or as required by code.

G. Trim, Projecting Architectural Features and Reveals

1. All trim and projecting architectural features must have a minimum 1:2 [27°] slope along their top surface. All reveals must have minimum ¾ inch (19 mm) insulation thickness at the bottom of the reveal. All horizontal reveals must have a minimum 1:2 [27°] slope along their bottom surface. Increase slope for northern climates to prevent accumulation of ice/snow and water on surface. Where trim/feature or bottom surface of reveal projects more than 2 inches (51 mm) from the face of the EIFS wall plane, protect the top surface with waterproof base coat. Periodic inspections and increased maintenance may be required to maintain surface integrity of the EIFS finish on weather exposed sloped surfaces. Limit projecting features to easily accessible areas and limit total area to facilitate and minimize maintenance. Refer to details.
2. Do not use the EIFS on weather exposed projecting ledges, sills, or other projecting features unless supported by framing or other structural support and protected with metal coping or flashing. Refer to Sto Detail 10.61.

H. Insulation Thickness
1. Minimum EPS insulation thickness is 1 inch (25 mm).
2. Maximum EPS insulation thickness is 12 inches (305 mm), except as noted below for fire-resistance rated wall assemblies.

I. Fire Protection
1. Do not use EPS foam plastic in excess of 12 inches (305 mm) thick on types I, II, III, or IV construction unless approved by the code official.
2. Where a fire-resistance rating is required by code use the EIFS over a rated concrete or concrete masonry assembly. Limit use over rated frame assemblies to non-load bearing assemblies (the EIFS is considered not to add or detract from the fire-resistance of the rated assembly). Maximum allowable EPS thickness: 4 inches (102 mm).
3. Refer to manufacturer’s testing or applicable code compliance report for other limitations that may apply.

1.5 PERFORMANCE REQUIREMENTS

A. Comply with ASTM E 2570 (Air/Moisture Barrier) and ASTM E 2568 (EIFS)

1.6 QUALITY ASSURANCE

A. Manufacturer Requirements

1. Member in good standing of the EIFS Industry Members Association (EIMA)
2. Air/moisture barrier and EIFS manufacturer for a minimum of thirty (30) years
3. Manufacturing facilities ISO 9001:2008 Certified Quality System and ISO 14001:2004 Certified Environmental Management System

B. Contractor Requirements

1. Engaged in application of similar systems for a minimum of three (3) years
2. Knowledgeable in the proper use and handling of materials
3. Employ skilled mechanics who are experienced and knowledgeable in air/moisture barrier and EIFS application, and familiar with the requirements of the specified work
4. Successful completion of minimum of three (3) projects of similar size and complexity to the specified project
5. Provide the proper equipment, manpower and supervision on the job site to install the system in compliance with published specifications and details and the project plans and specifications

C. Insulation Board Manufacturer Requirements

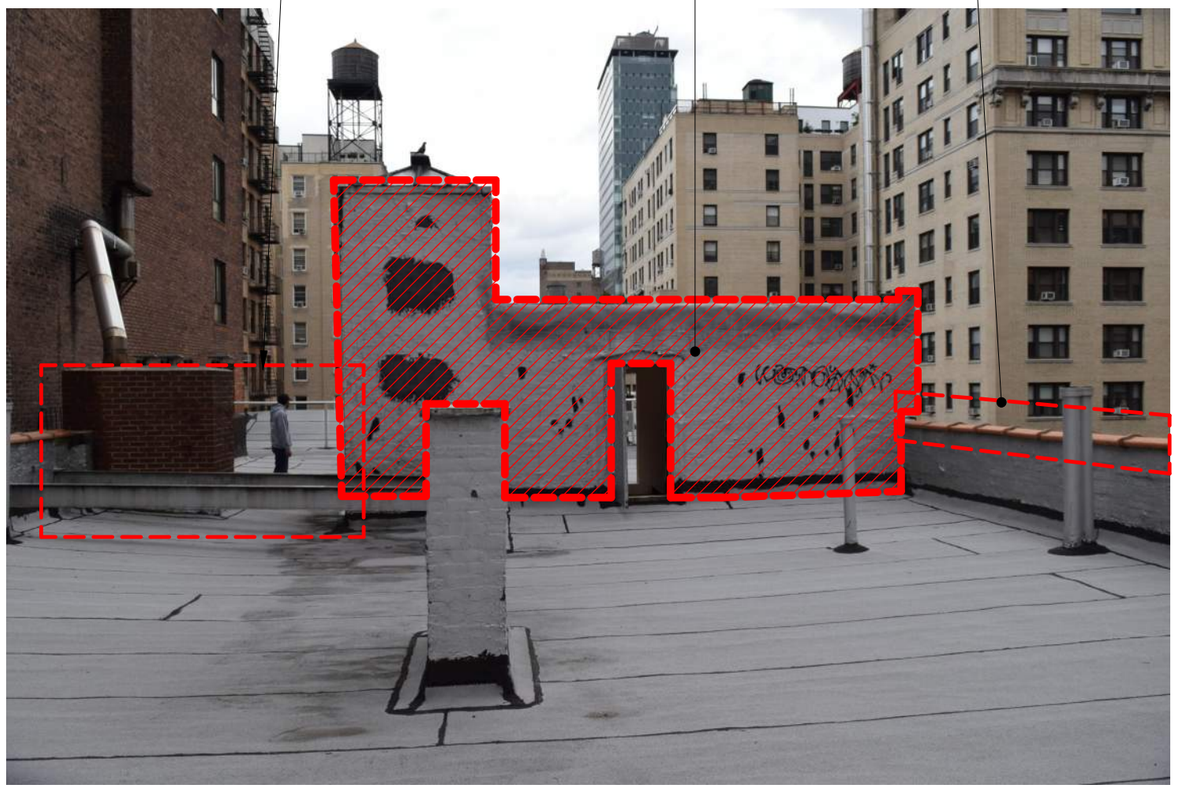
1. EPS board listed by an approved agency
2. EPS board manufactured to meet EIFS requirements
3. EPS board labeled with information require the approved listing agency, and the applicable building code.

D. Mock-up Testing

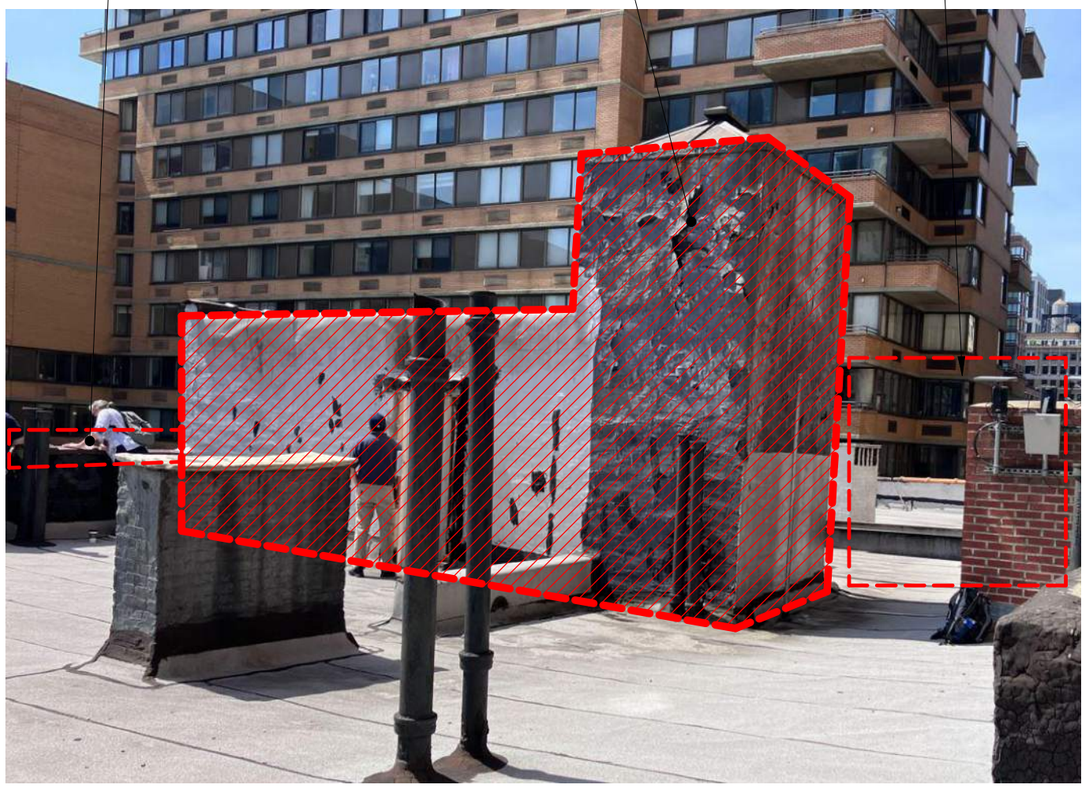
1. Construct full-scale mock-up of typical air/moisture barrier and EIFS/window wall assembly with specified tools and materials and test air and water infiltration and structural performance in accordance with ASTM E 283, ASTM E 331 and ASTM E 330, respectively, through independent laboratory. Mock-up shall comply with requirements of project specifications. Where mock-up is tested at job site maintain approved mock-up at site as reference standard. If tested off-site accurately record construction detailing and sequencing of approved mock-up for replication during construction.

E. Inspections

1. Provide independent third party inspection where required by code or contract documents
2. Conduct inspections in accordance with code requirements and contract documents



ROOF BULKHEAD PHOTO 1



ROOF BULKHEAD PHOTO 2