

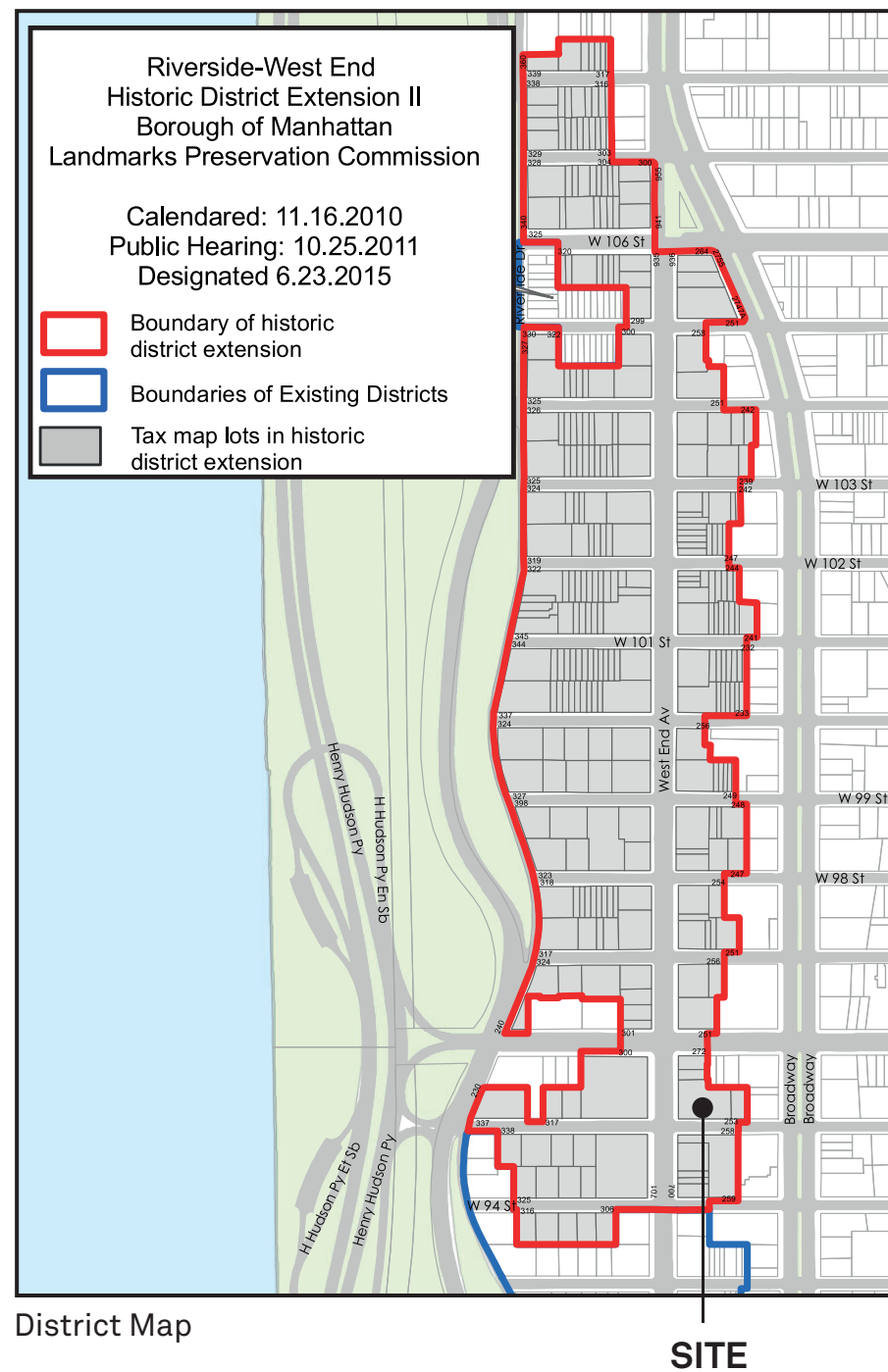
# **NYC Landmarks Preservation Commission Public Hearing**

16 October 2018

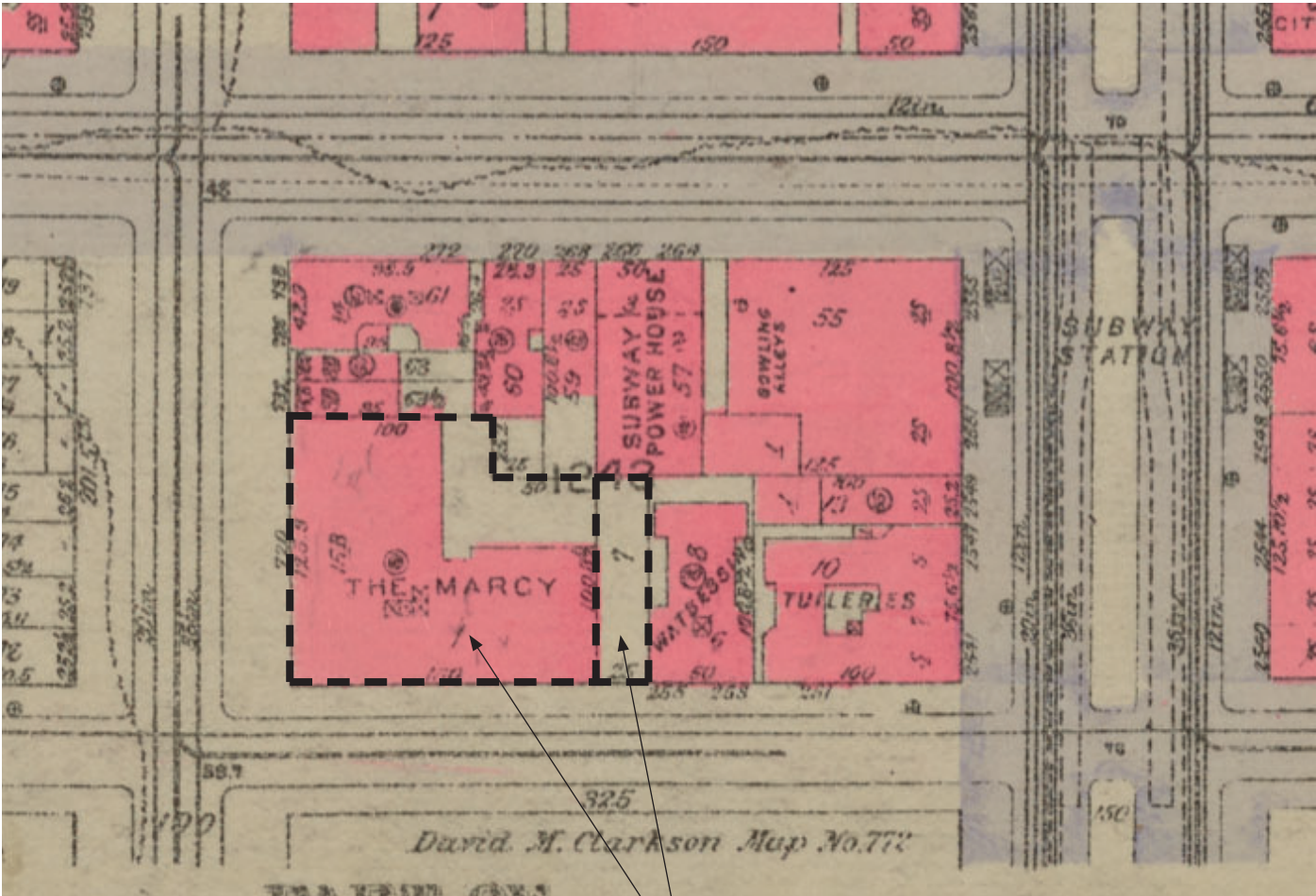
**720 West End Avenue**  
**New York, NY 10025**  
Brack Capital Real Estate



Morris Adjmi Architects  
[www.ma.com](http://www.ma.com)

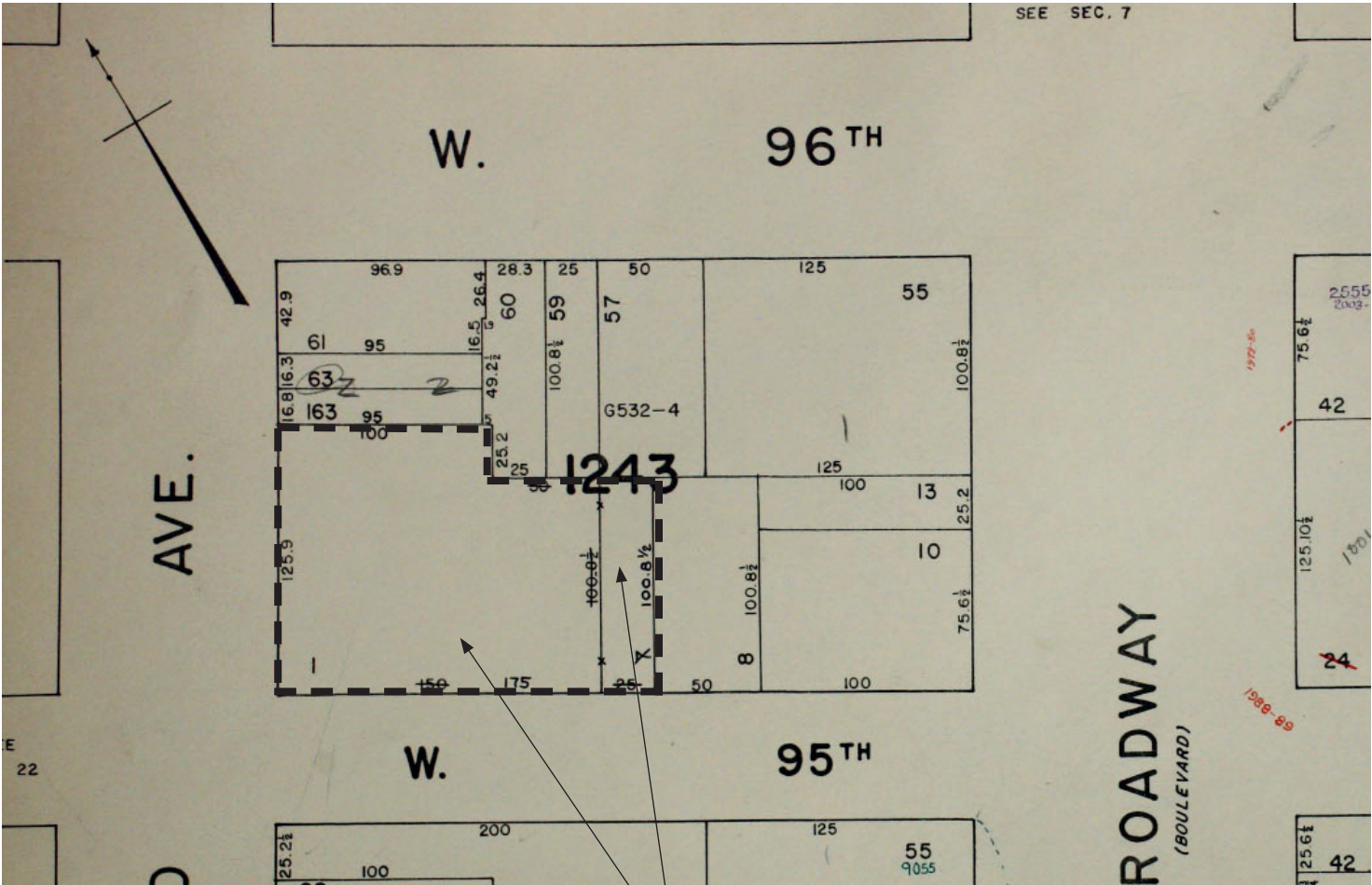






1930 Bromley Map

LOT 1 AND LOT 7 AS SEPARATE LOTS



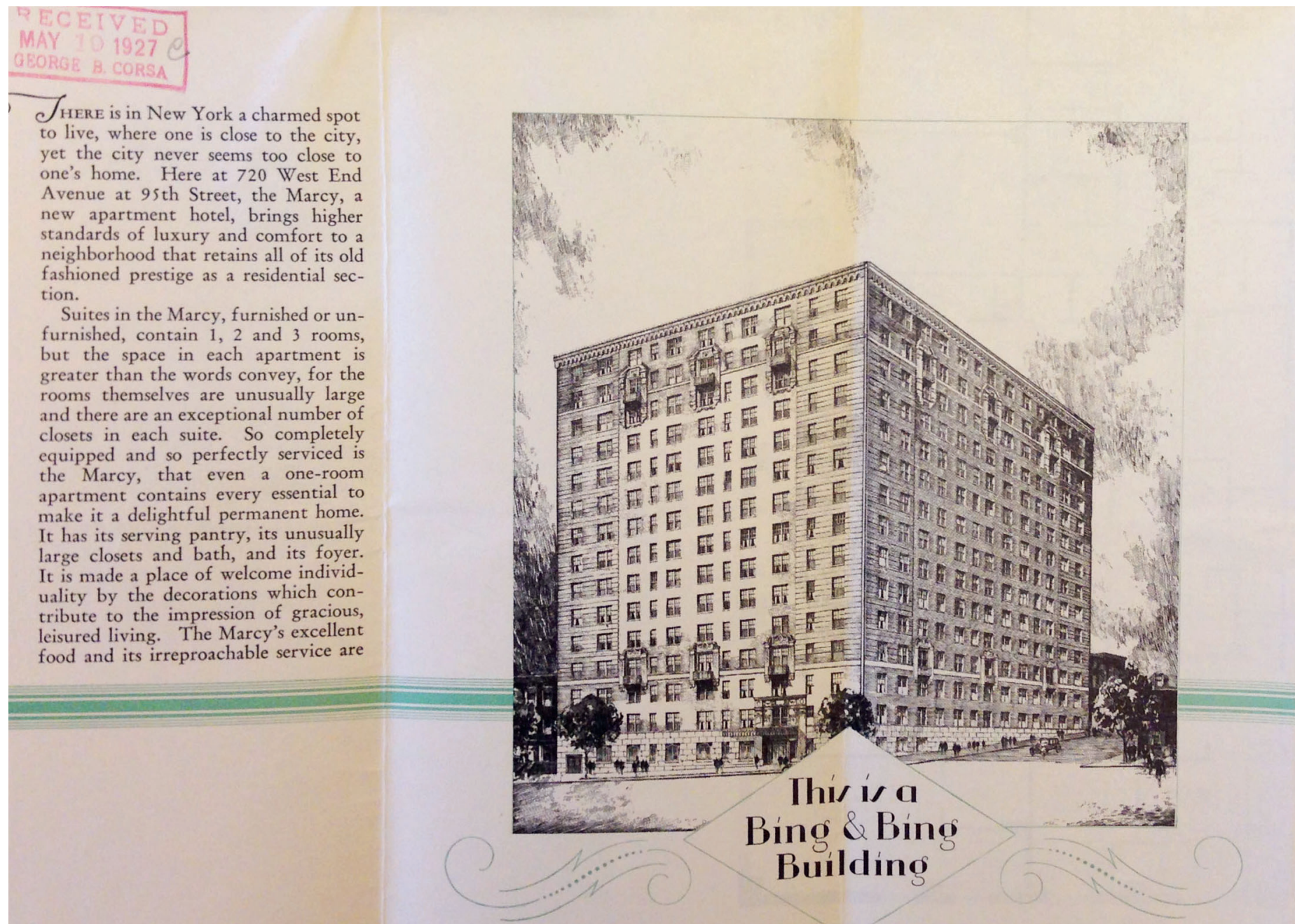
1968 Tax Map

LOT 1 AND LOT 7 AS ONE MERGED LOT

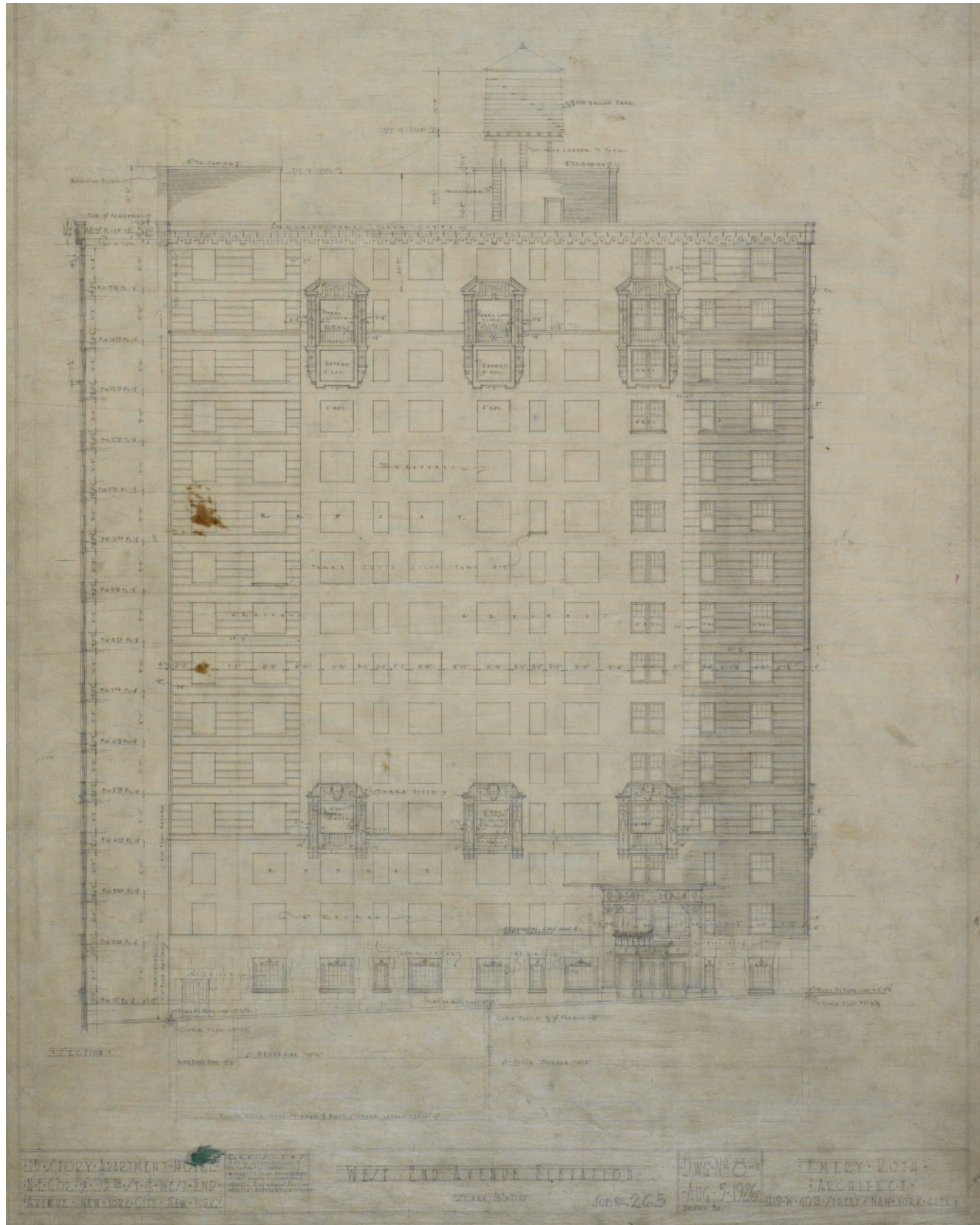




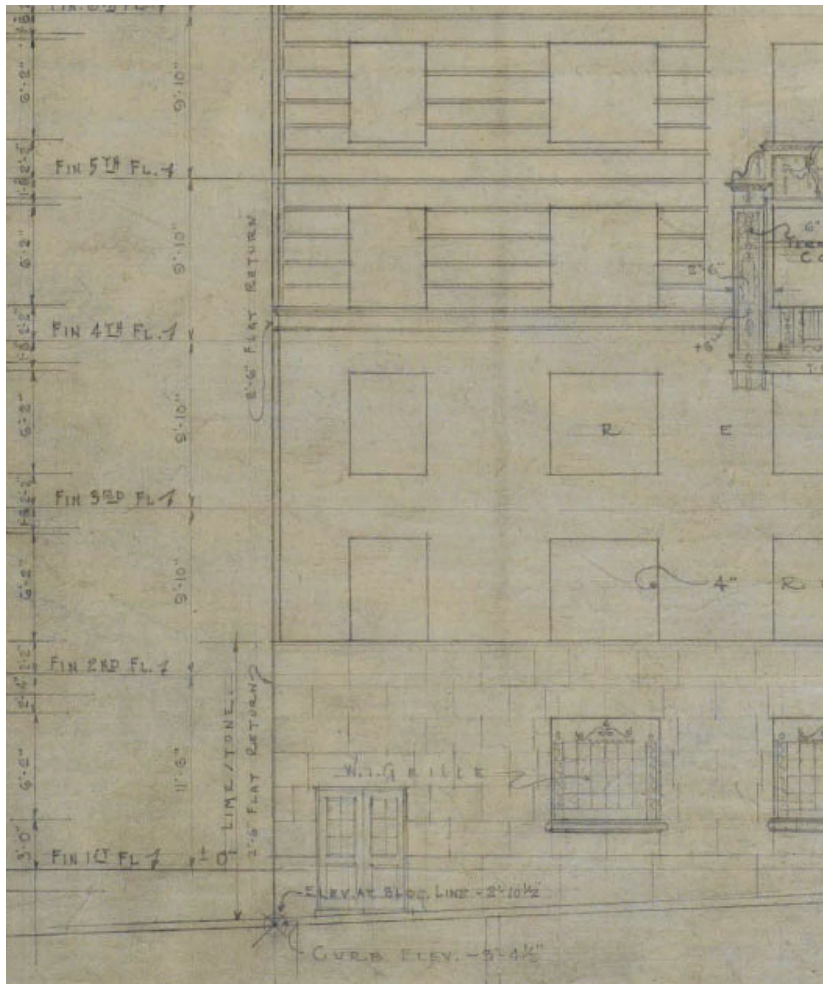
The Hotel Marcy Brochure 1927



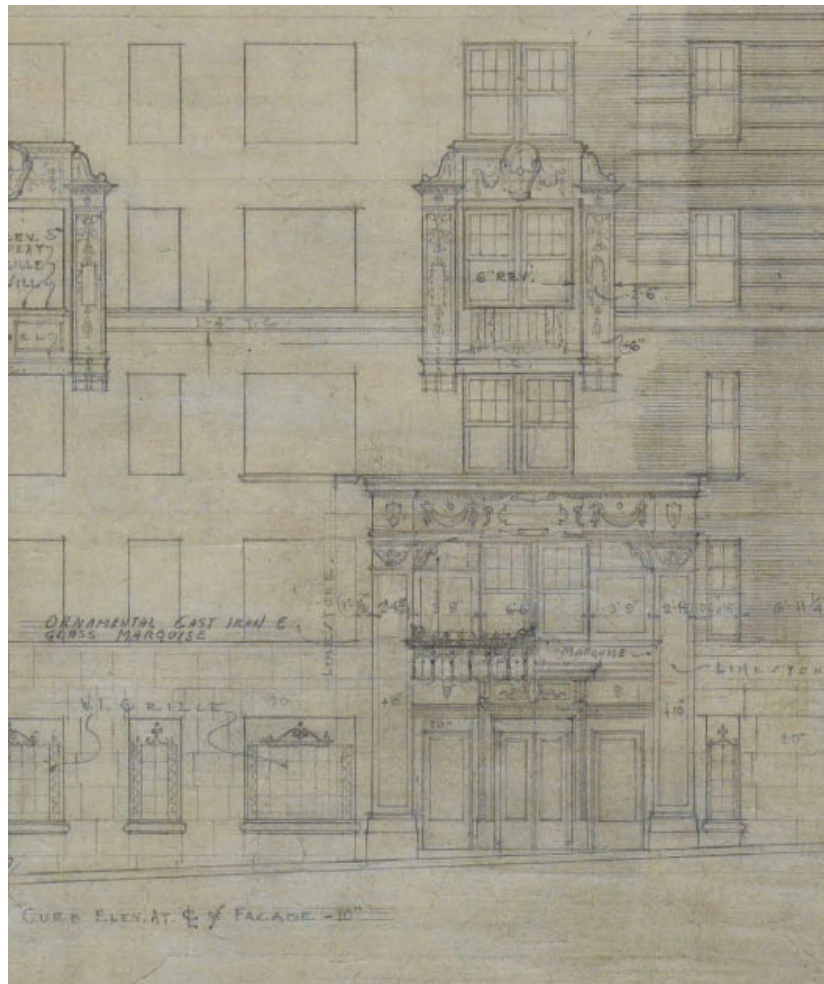




West End Avenue Elevation by Emery Roth Architect 1926



Enlarged Partial West End Avenue Elevation by Emery Roth Architect 1926







1940's Acker Photo



1940's Tax Lot Photo of W. 95th Street



1980's Tax Lot Photo of 720 West End Avenue





Corner of West End Avenue and W. 95th Street



W. 95th Street Looking West





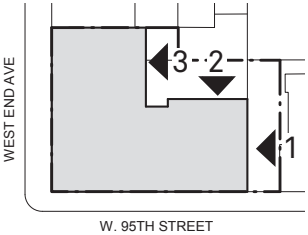
1. East Facade



2. Rear Facade



3. Rear Facade Looking West







Entry Marquee on West End Avenue



Entry Detail



Entry Marquee on West End Avenue



Entry Detail





Base at West End Avenue



Windows at Base



Base at corner of West End Avenue and W. 95th Street



W. 95th Street Side Entrance and Parking Entry





417 Park Avenue, historic photo



417 Park Avenue, existing condition



1190 Madison Avenue



841 Madison Avenue, historic photo



841 Madison Avenue



310 West End Avenue





101 W 57th St 1924, MCNY



Mayflower-Plymouth (demolished) at W 62nd St & CPW  
1928, MCNY



221 W 82nd St and 228 W 83rd St  
c. 1930, MCNY



101 W 57th St, existing view looking West



210 W 101st St



Devonshire Apartments, E 10th St & University Place





View from Broadway at W 96th St looking southwest



View from Broadway at W 82nd St looking northwest



View from Broadway at W 74th St looking west



View from Broadway at W 84th St looking southwest



View from Broadway at W 79th St looking northwest



View from Broadway at W 72nd St looking northwest





314 West 77th Street



308 West 82nd Street



324 West 84th Street



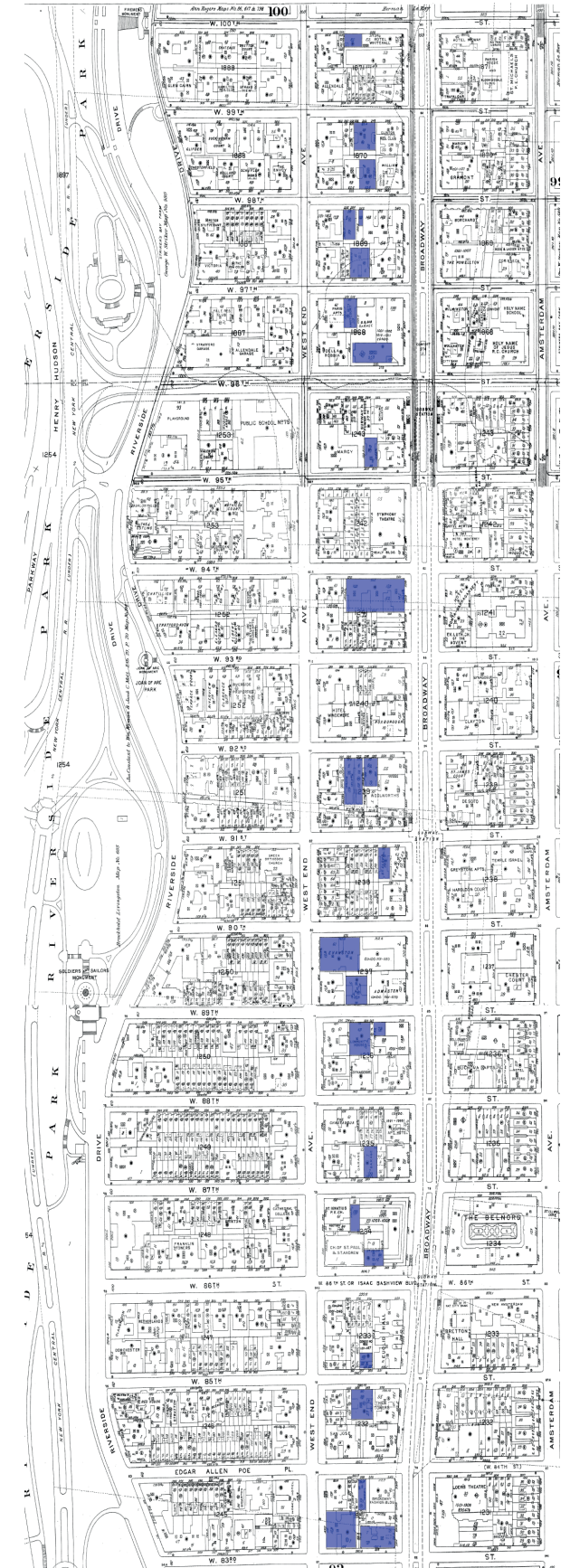
309 West 86th Street



599 West End Avenue (not infill)



239 West 103rd Street



Map of 6+ story buildings in block between Broadway and WEA



Morris Adjmi Architects  
www.ma.com

720 West End Avenue  
Brack Capital Real Estate

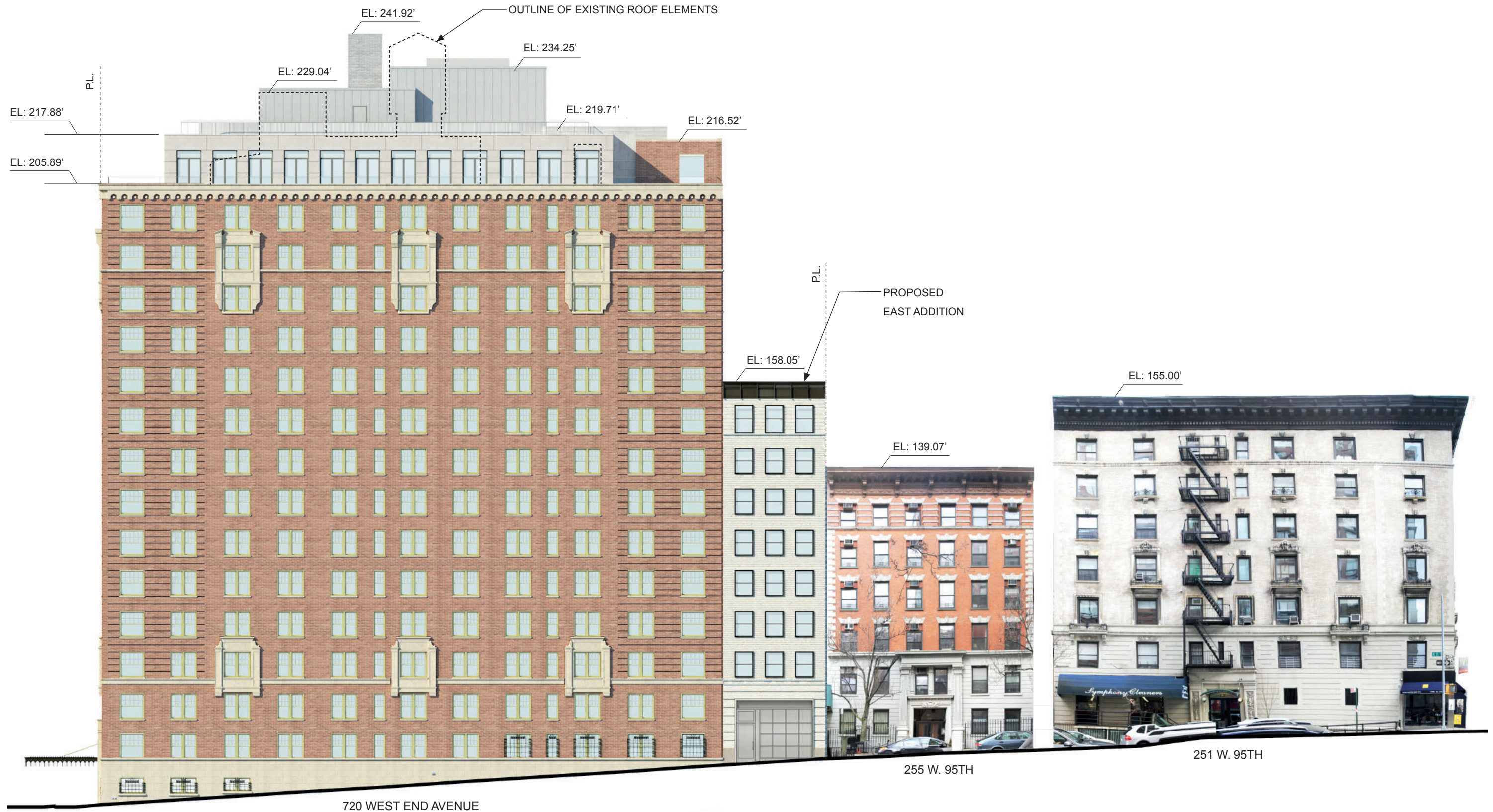
## Infill Apartment Buildings on UWS

NYC Landmarks Preservation Commission / Public Hearing / 16 October 2018

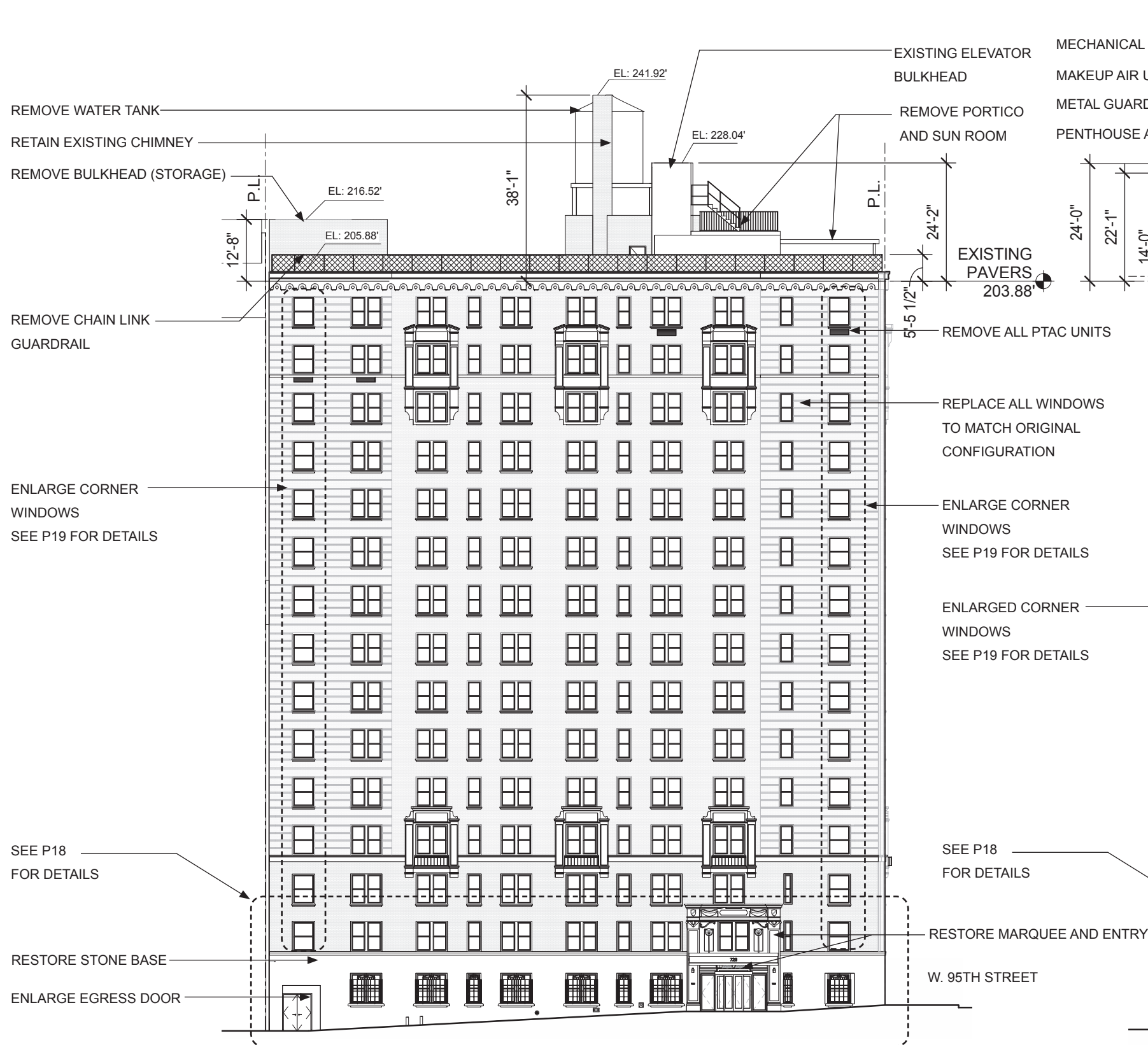




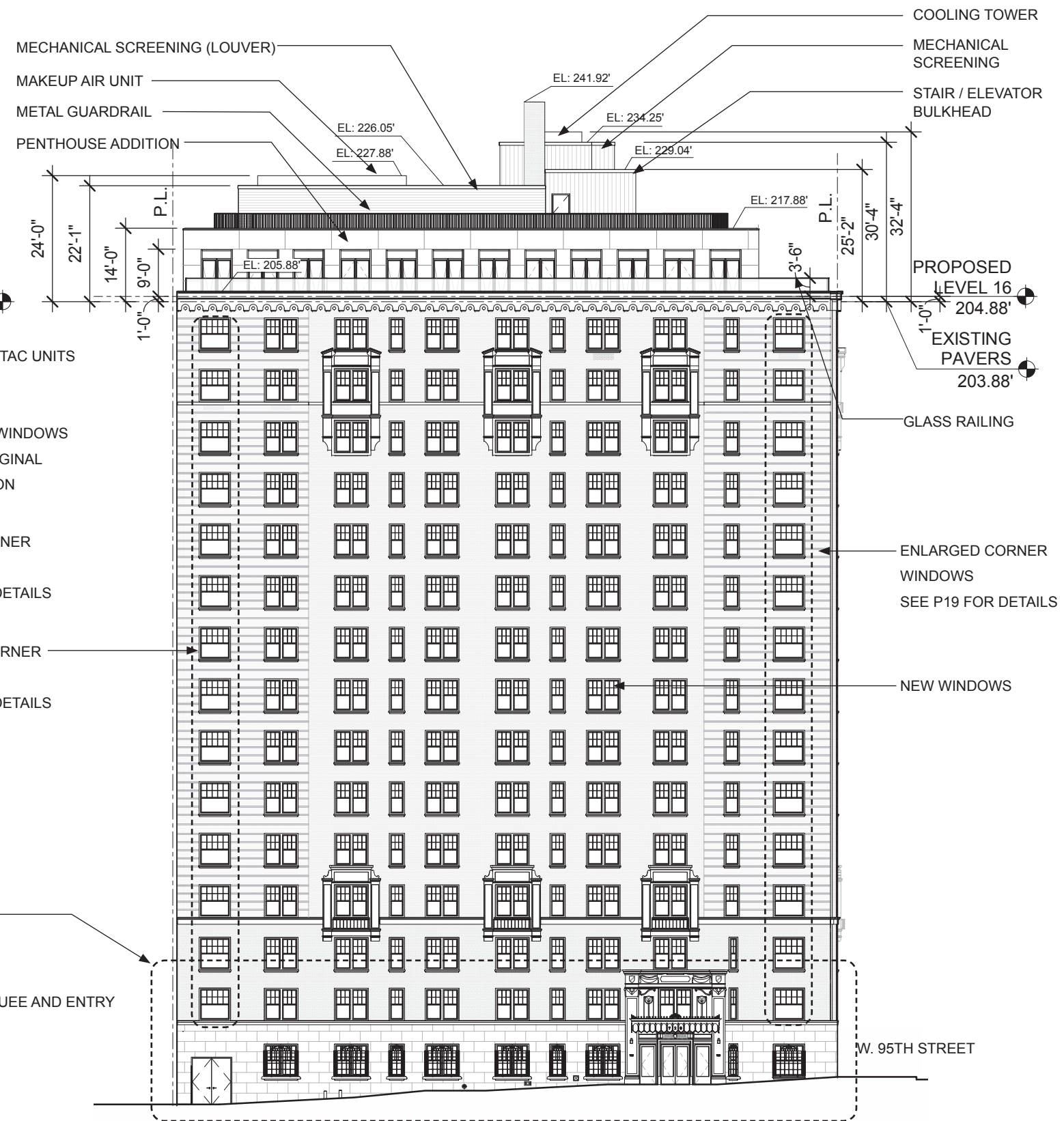








West End Avenue Elevation - Existing



West End Avenue Elevation - Proposed

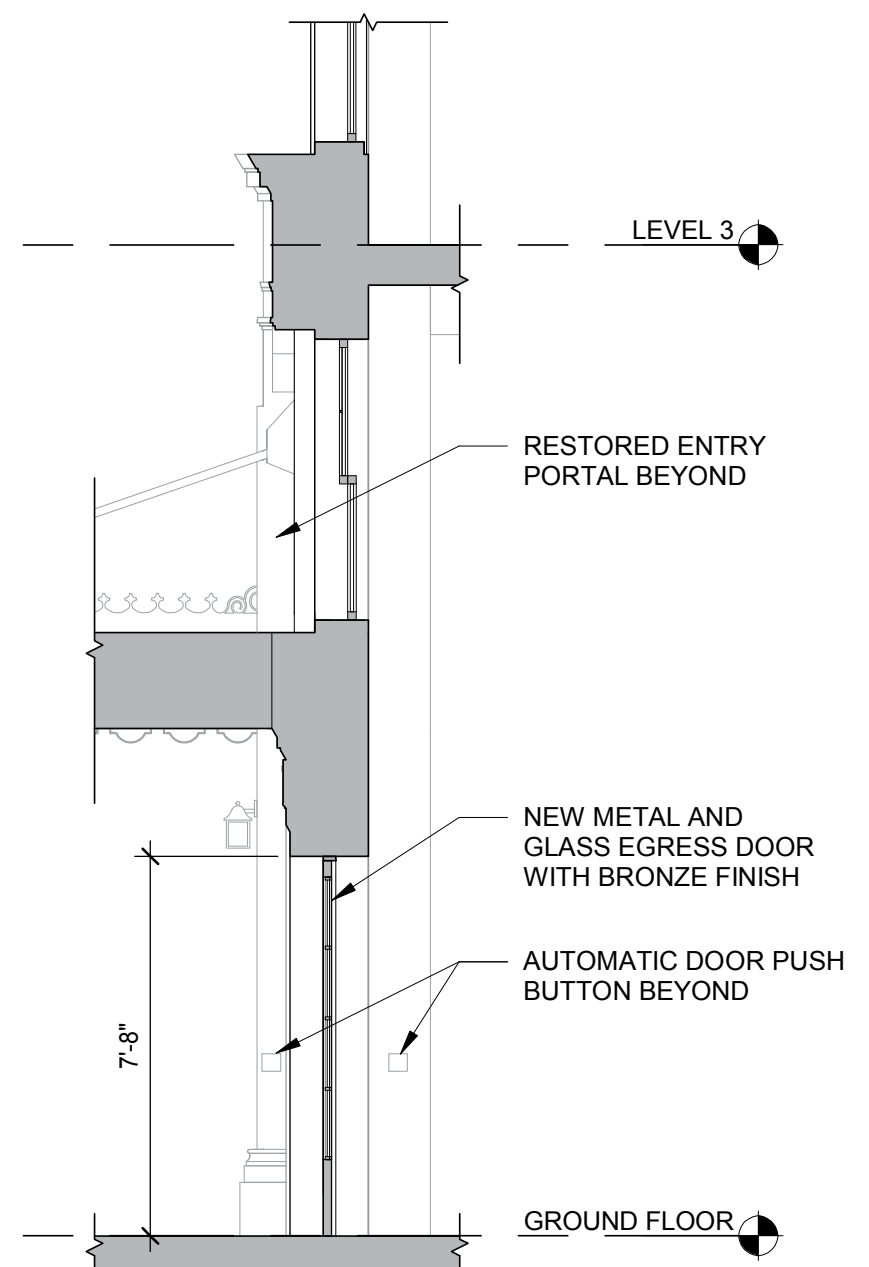




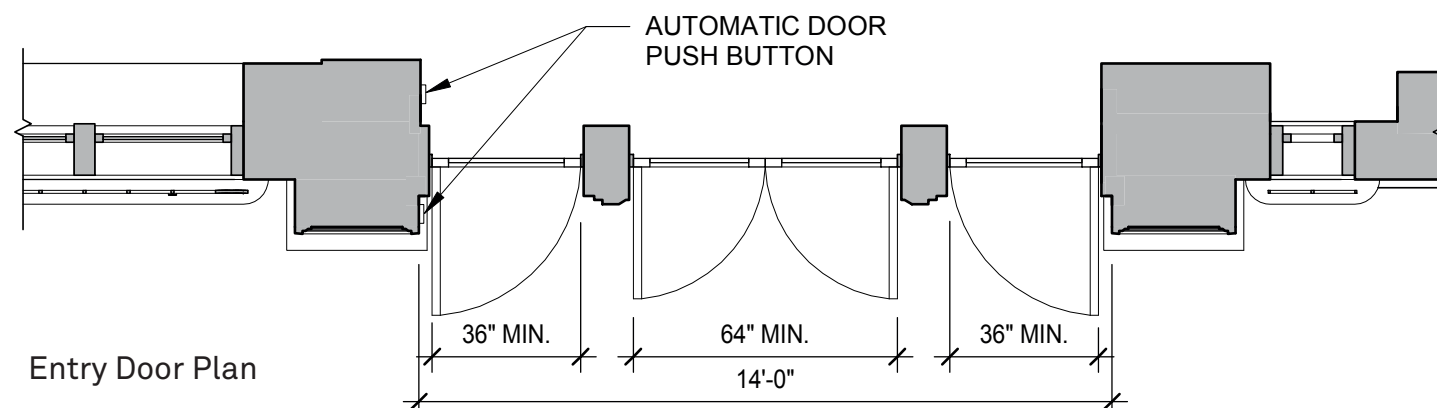




Entry Door Enlarged Elevation

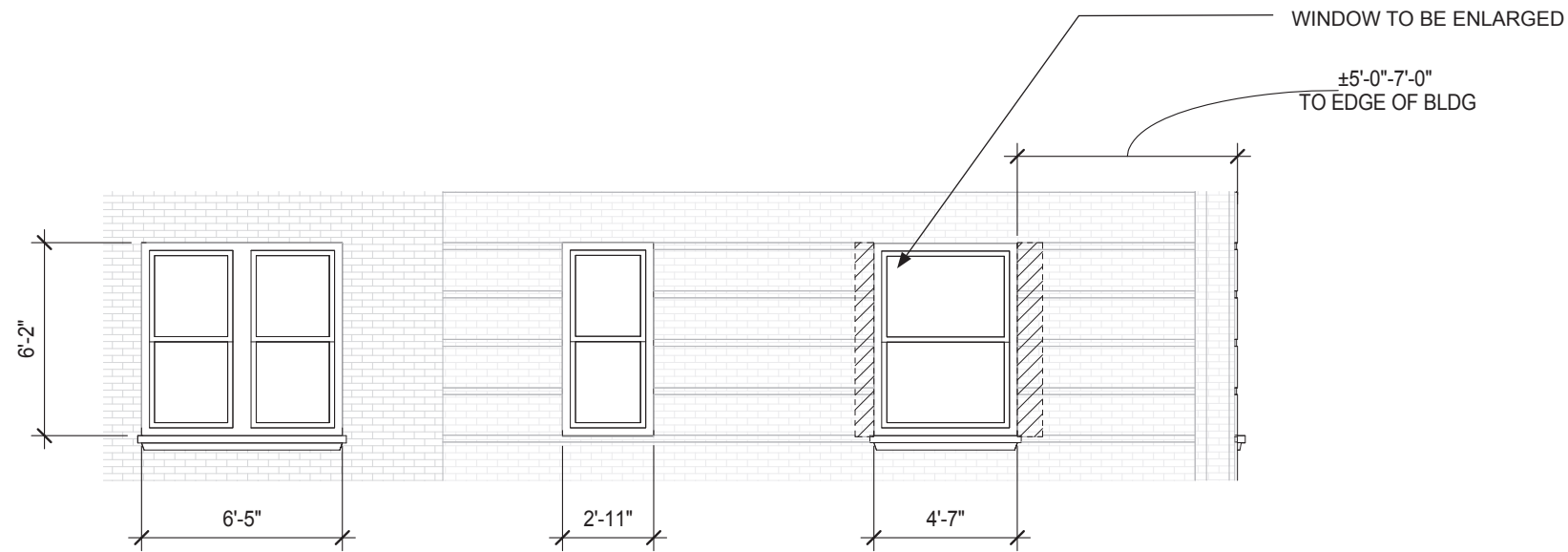


Entry Door Section

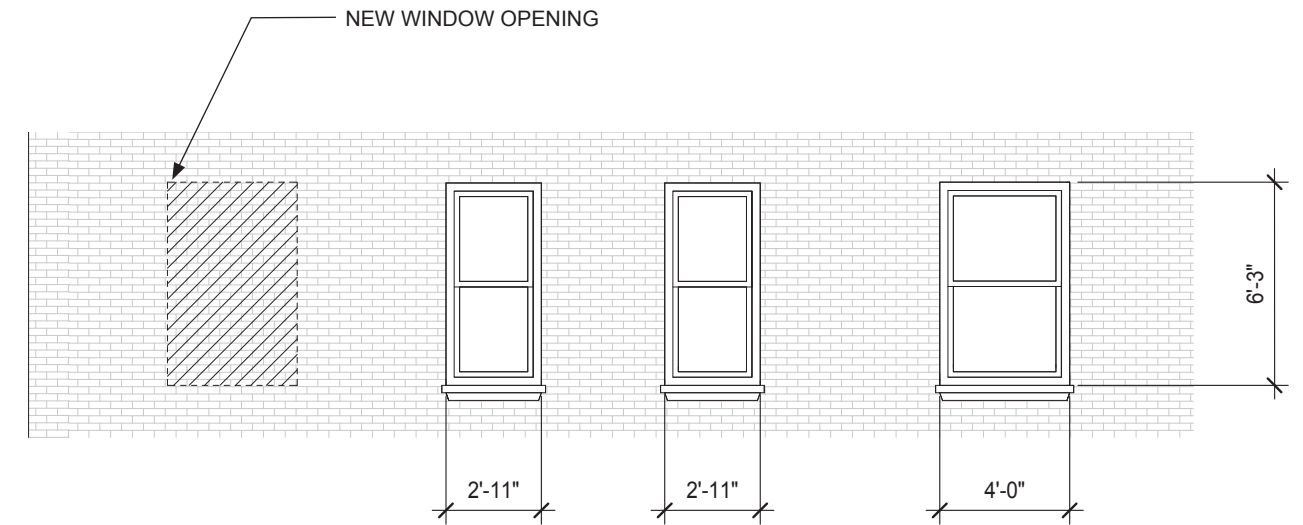


Entry Door Plan

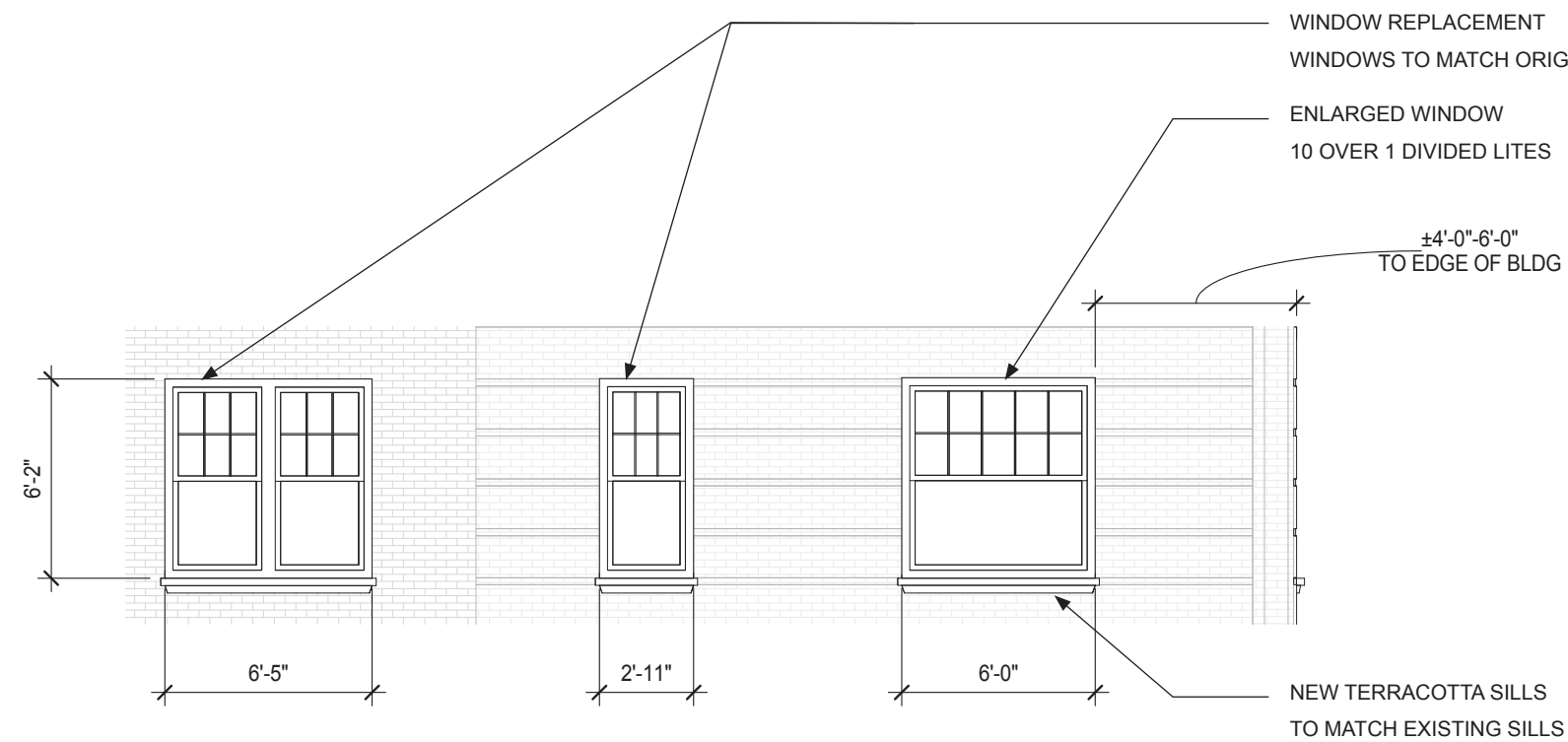




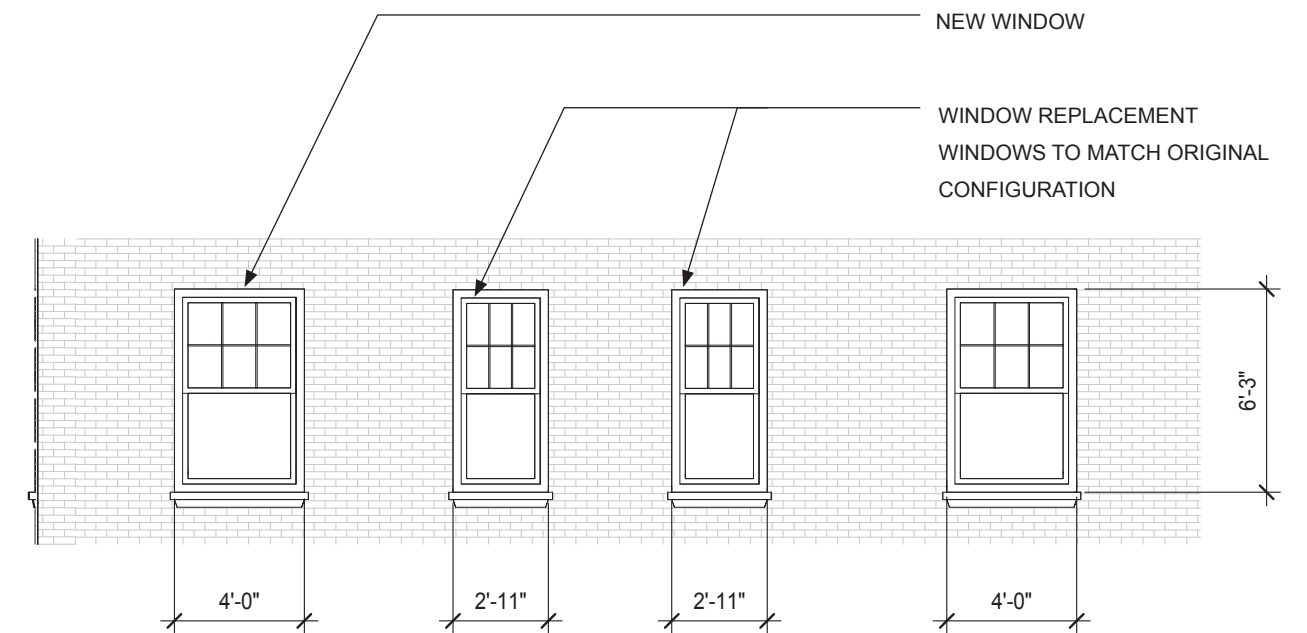
**1A** Corner Windows - Existing  
(Typical to West End Ave. and W. 95th Street Elevations)



**2A** East Elevation Windows - Existing

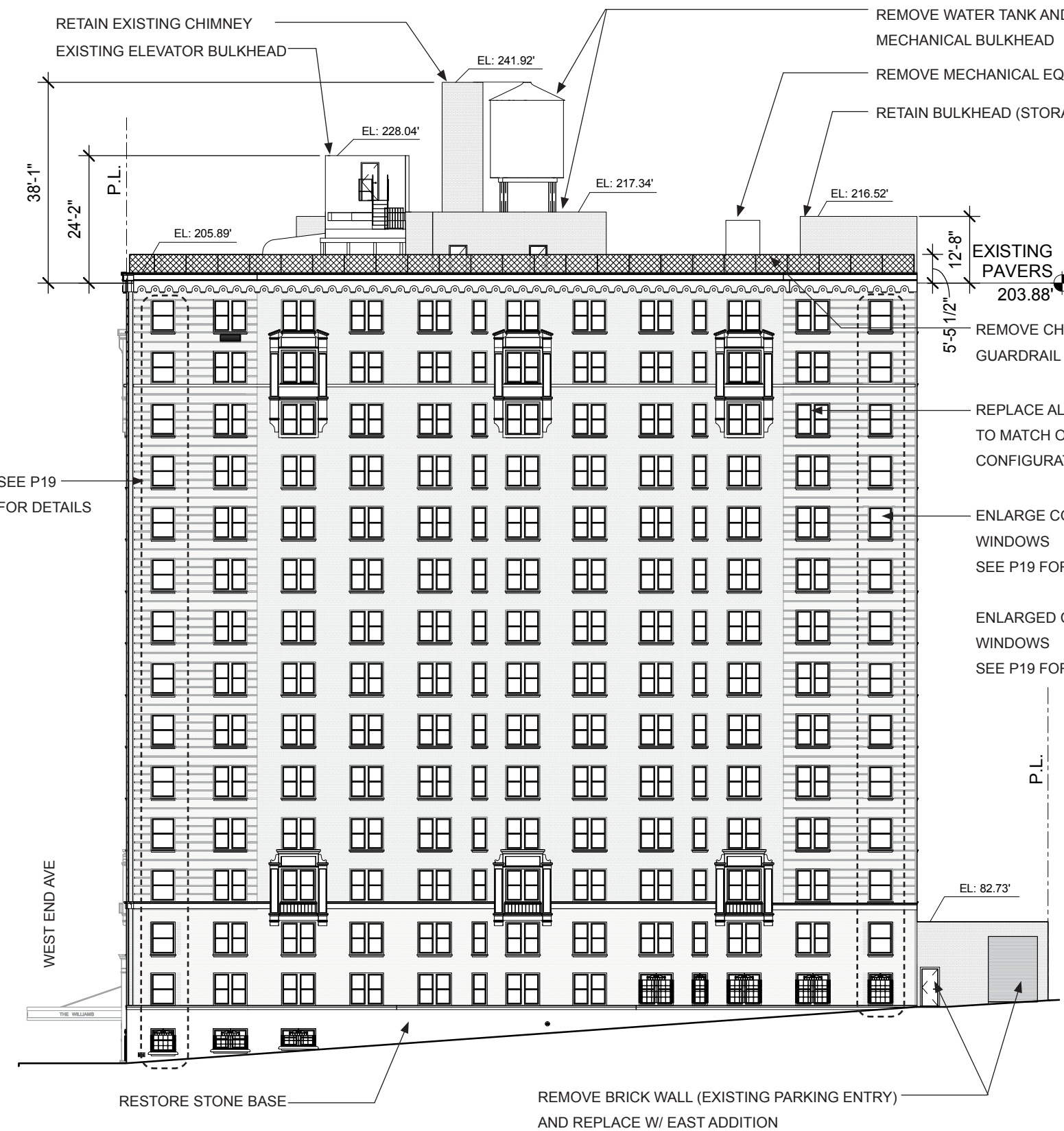


**1B** Corner Windows - Proposed  
(Typical to West End Ave. and W. 95th Street Elevations)

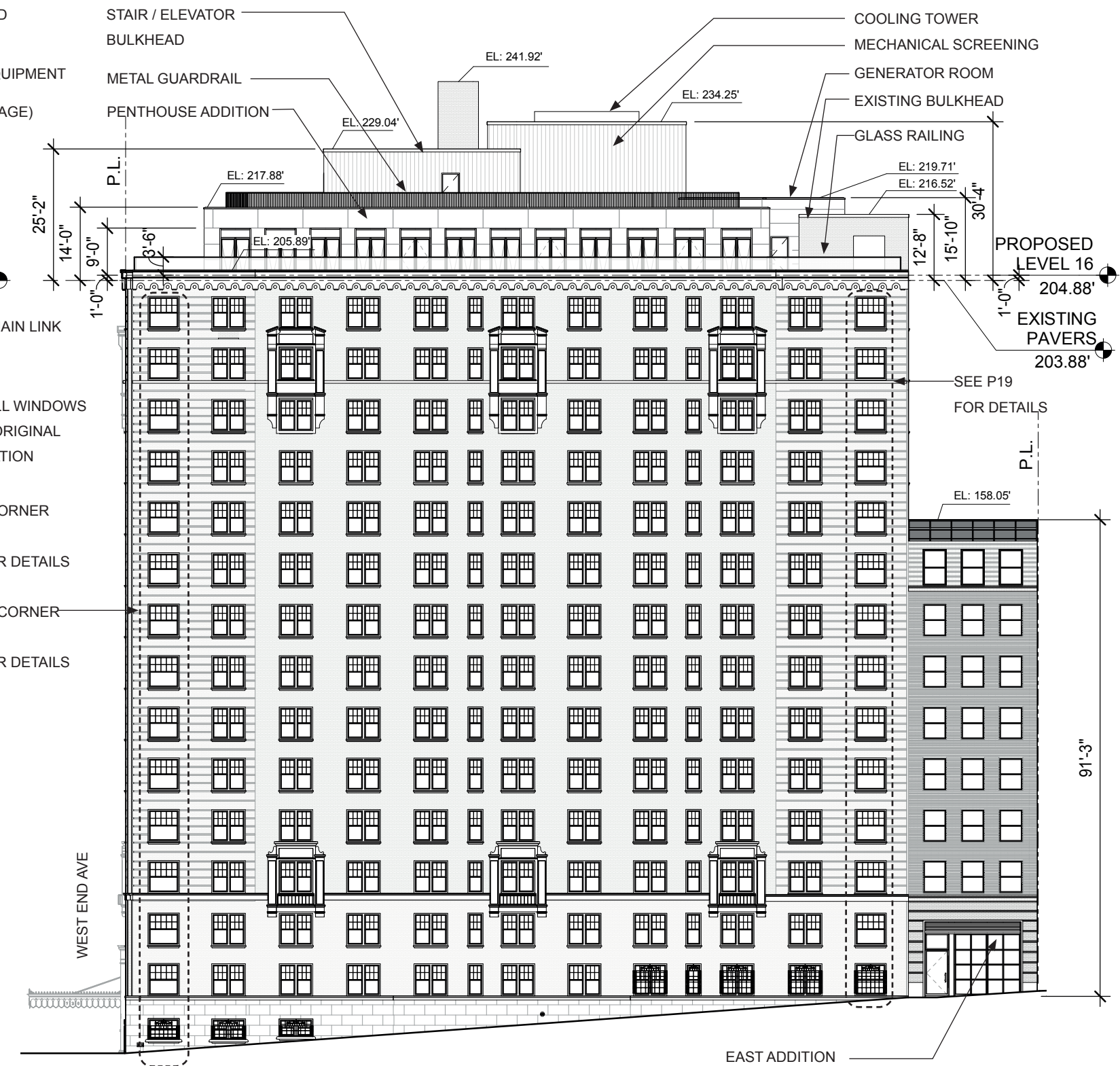


**2B** East Elevation Windows - Proposed



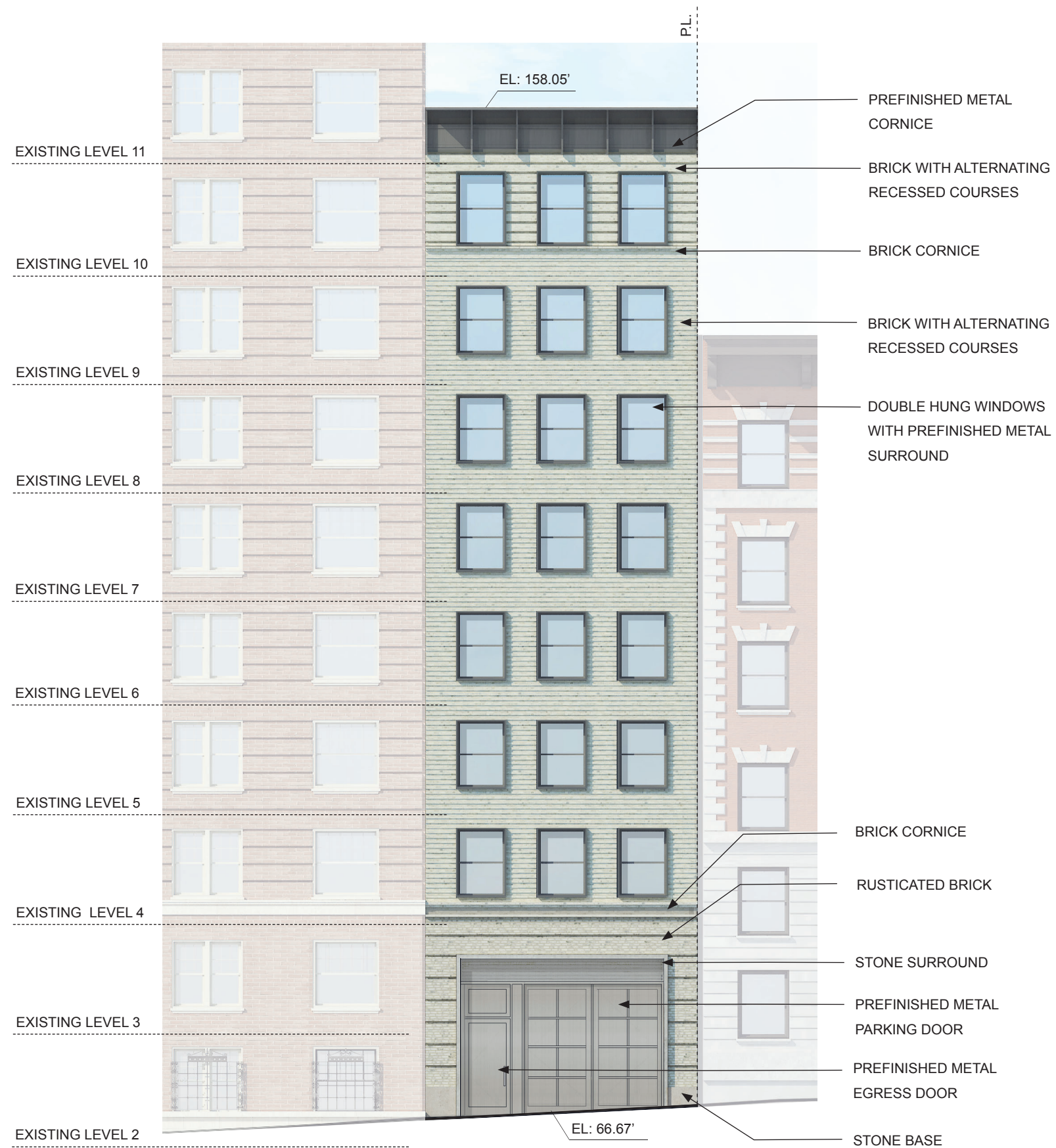


W. 95th Street Elevation - Existing



W. 95th Street Elevation - Proposed

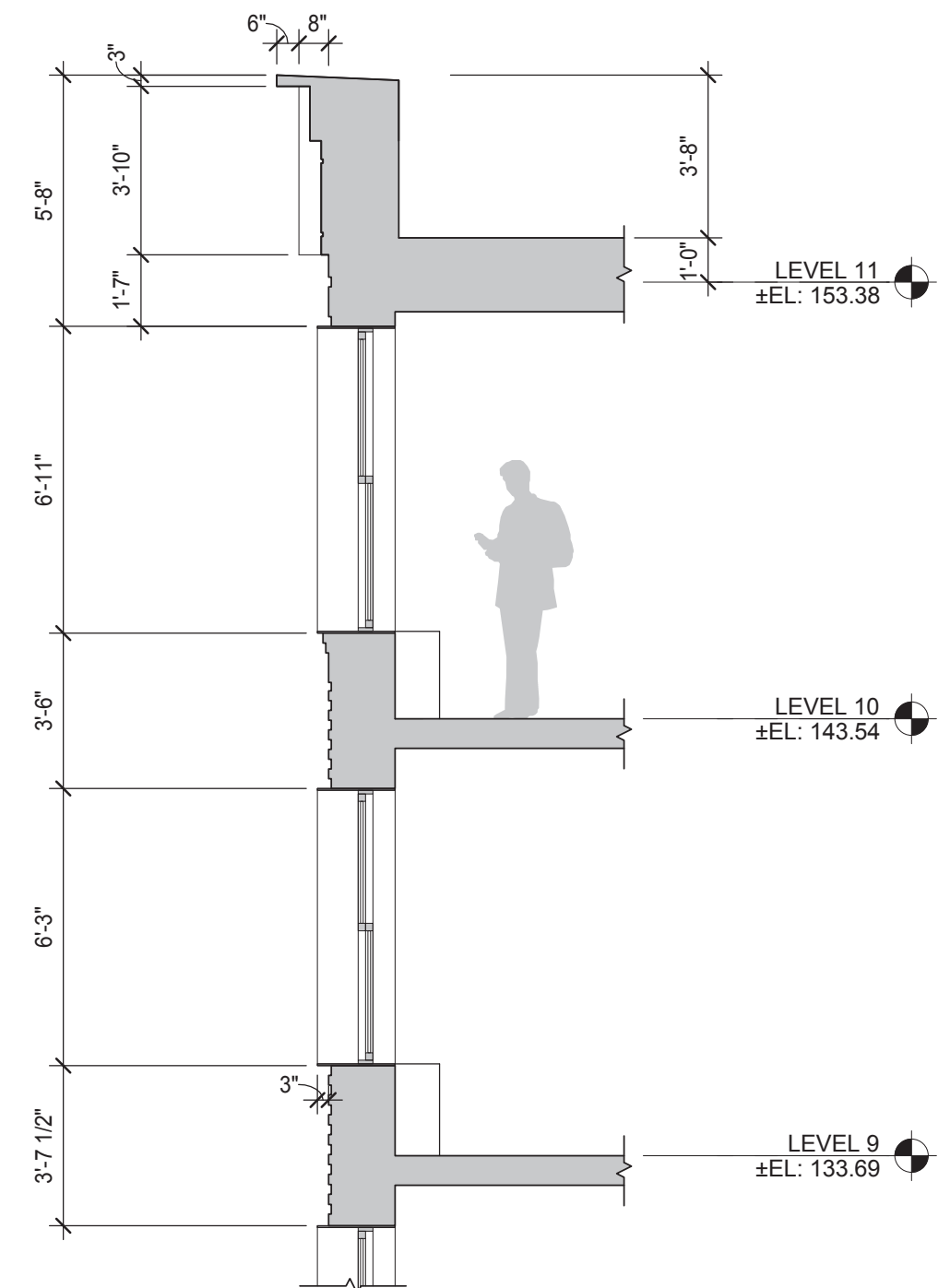






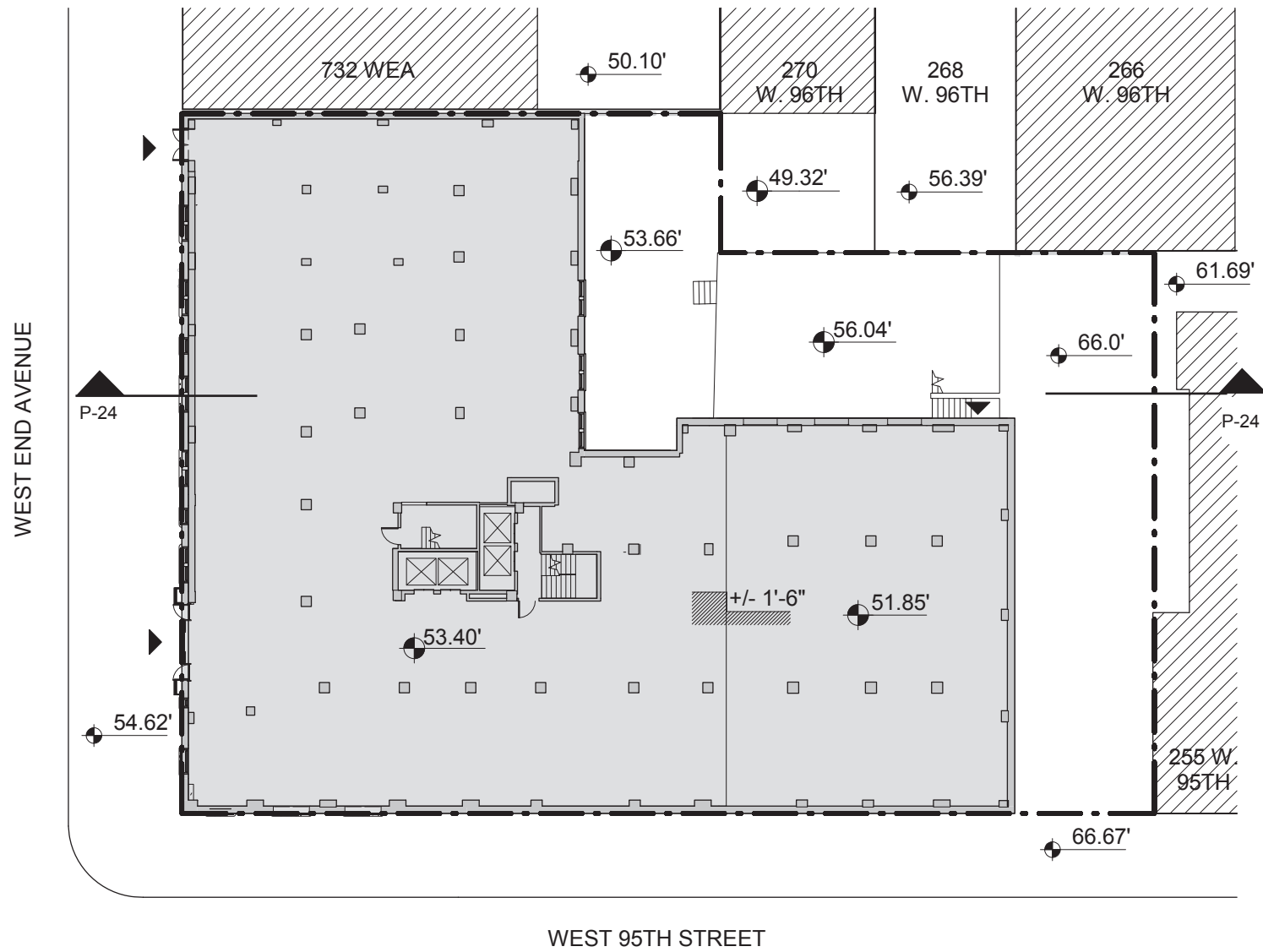


Enlarged Elevation

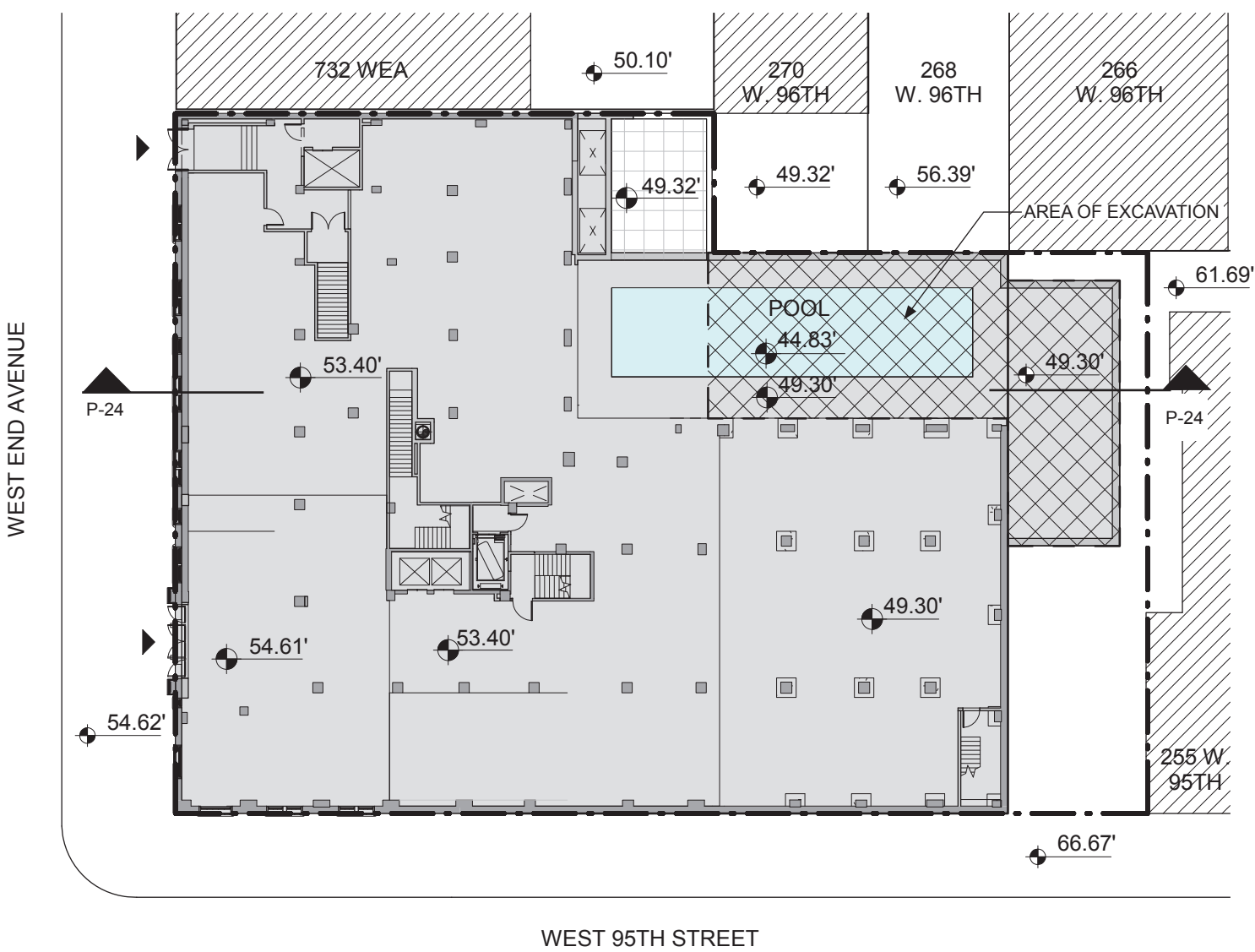


Section



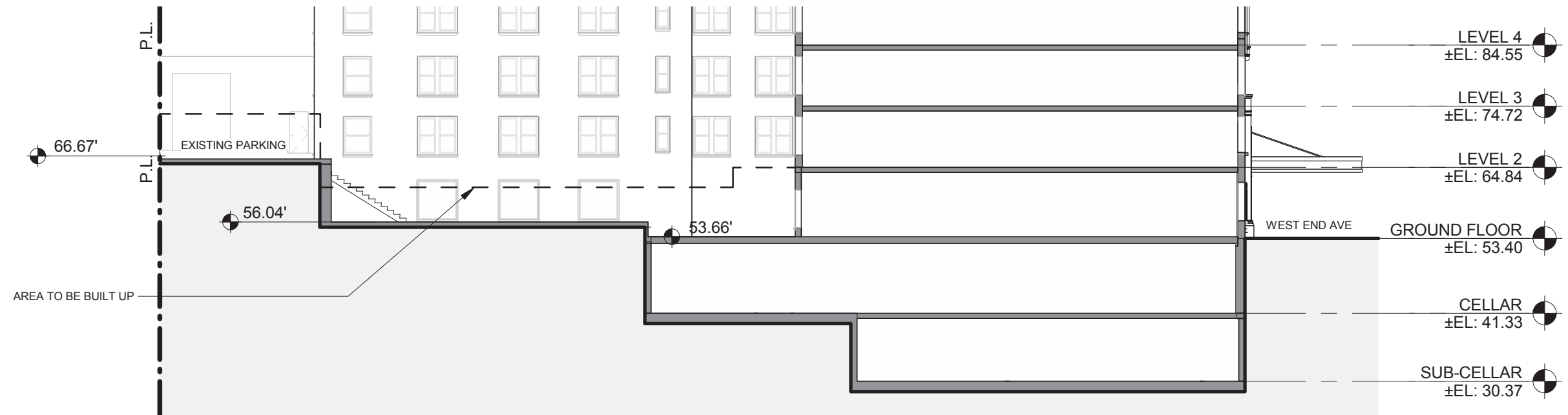


Ground Floor Plan - Existing

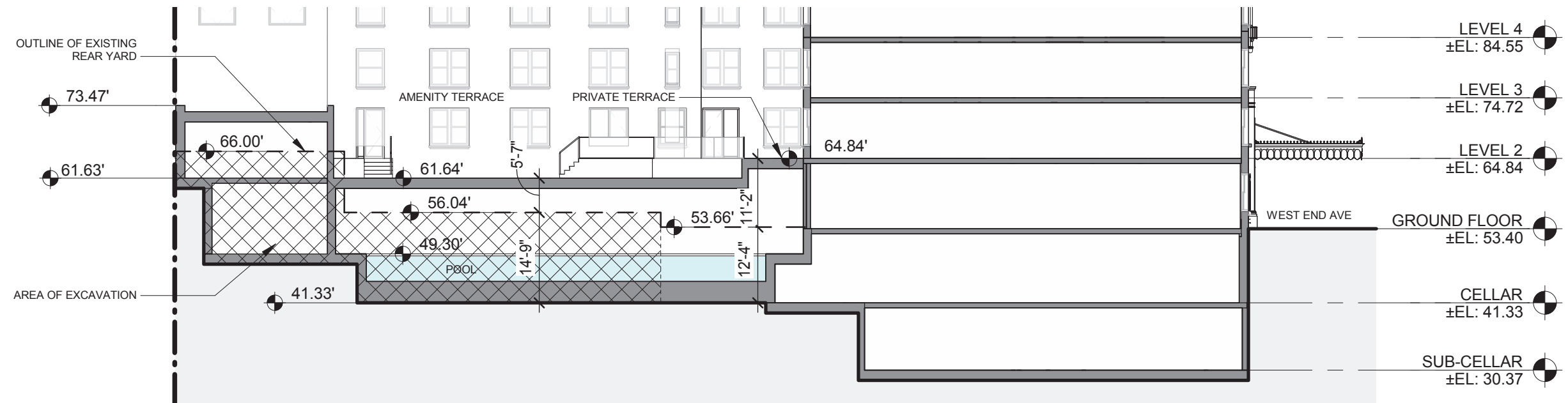


Ground Floor Plan - Proposed



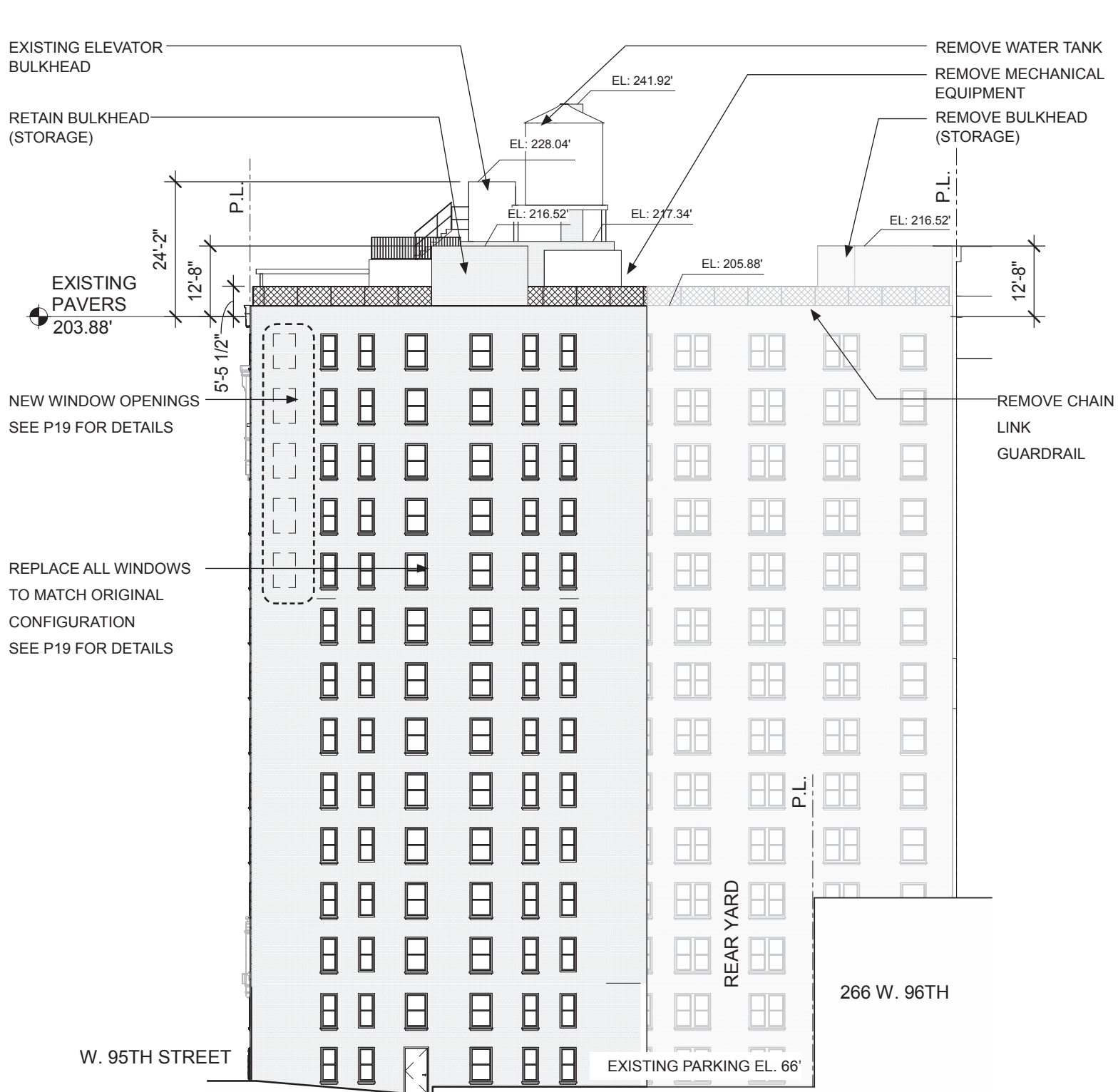


Enlarged Section - Existing

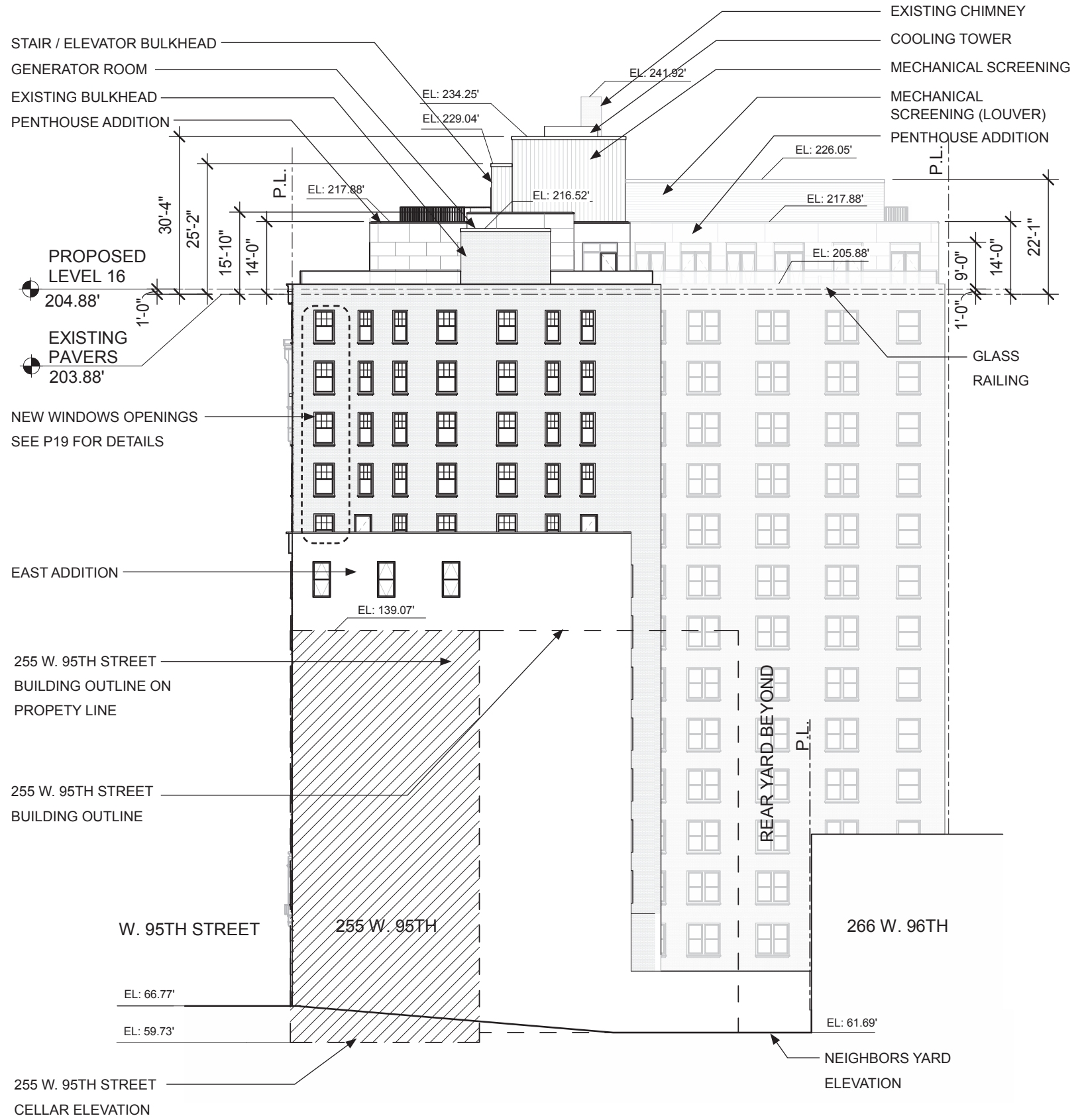


Enlarged Section - Proposed





East Elevation - Existing



East Elevation - Proposed





Morris Adjmi Architects  
www.ma.com

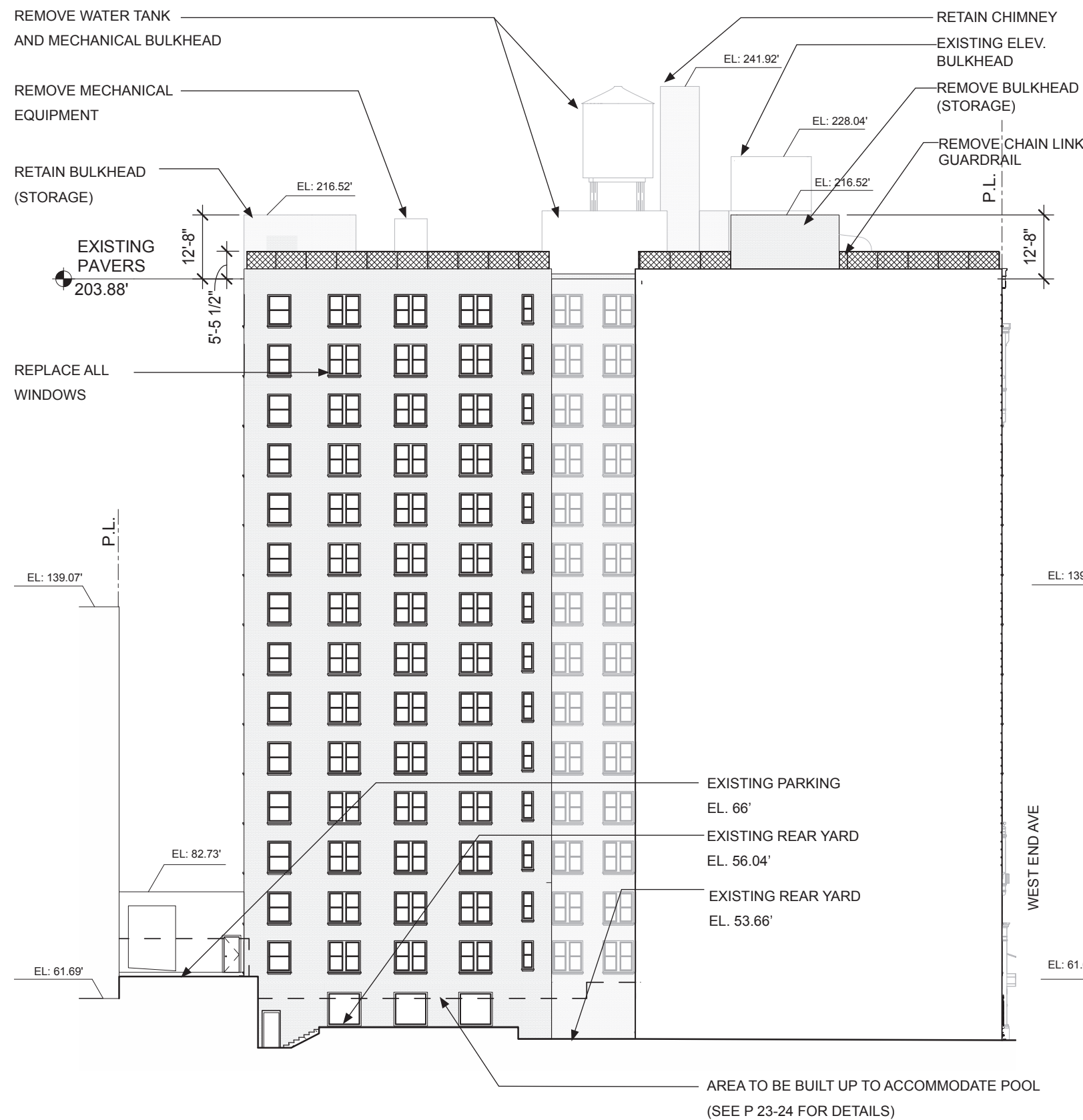
720 West End Avenue  
Brack Capital Real Estate

# Proposed Lot Line Coverage of 255 W. 95th Street

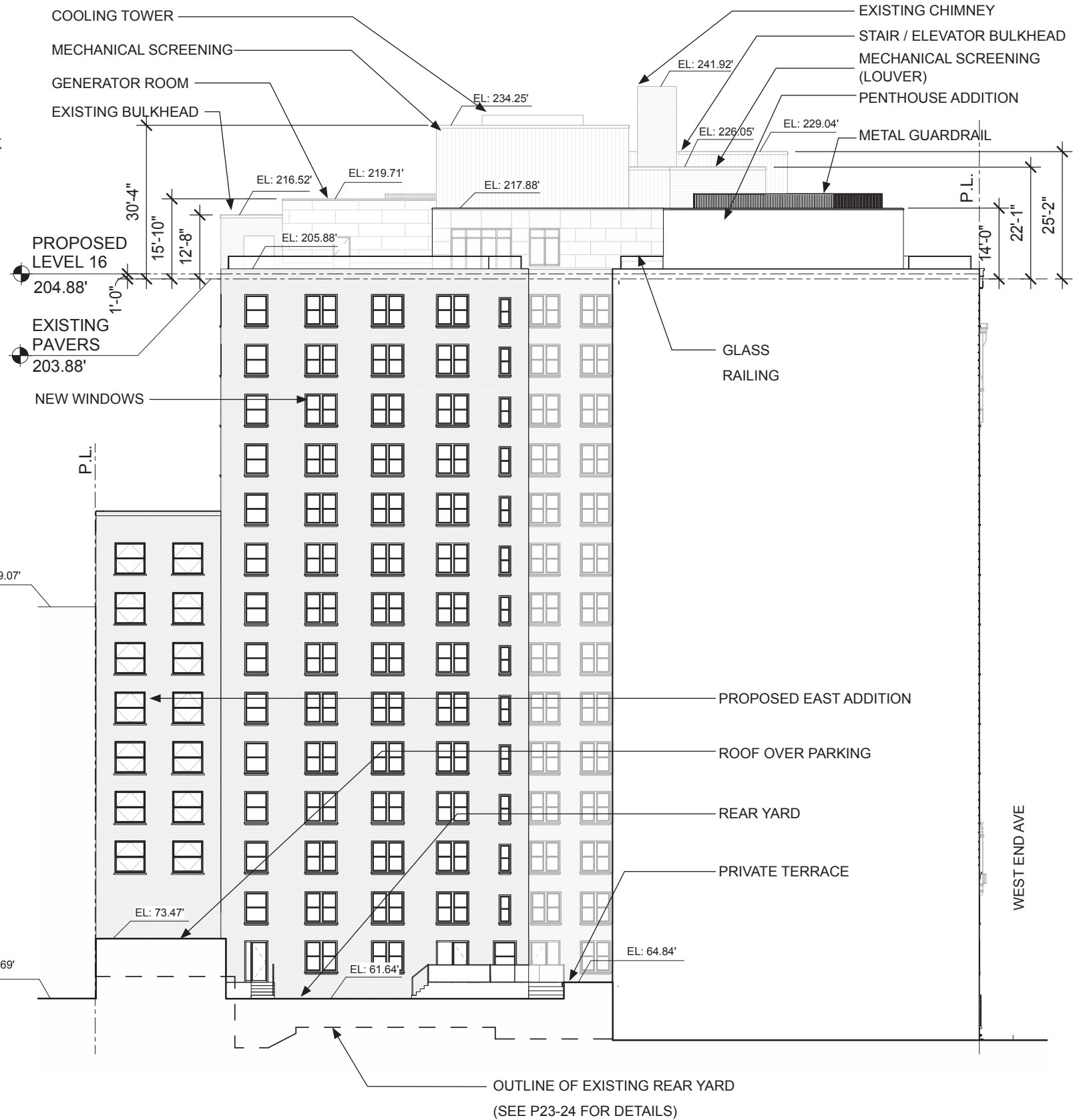
NYC Landmarks Preservation Commission / Public Hearing / 16 October 2018





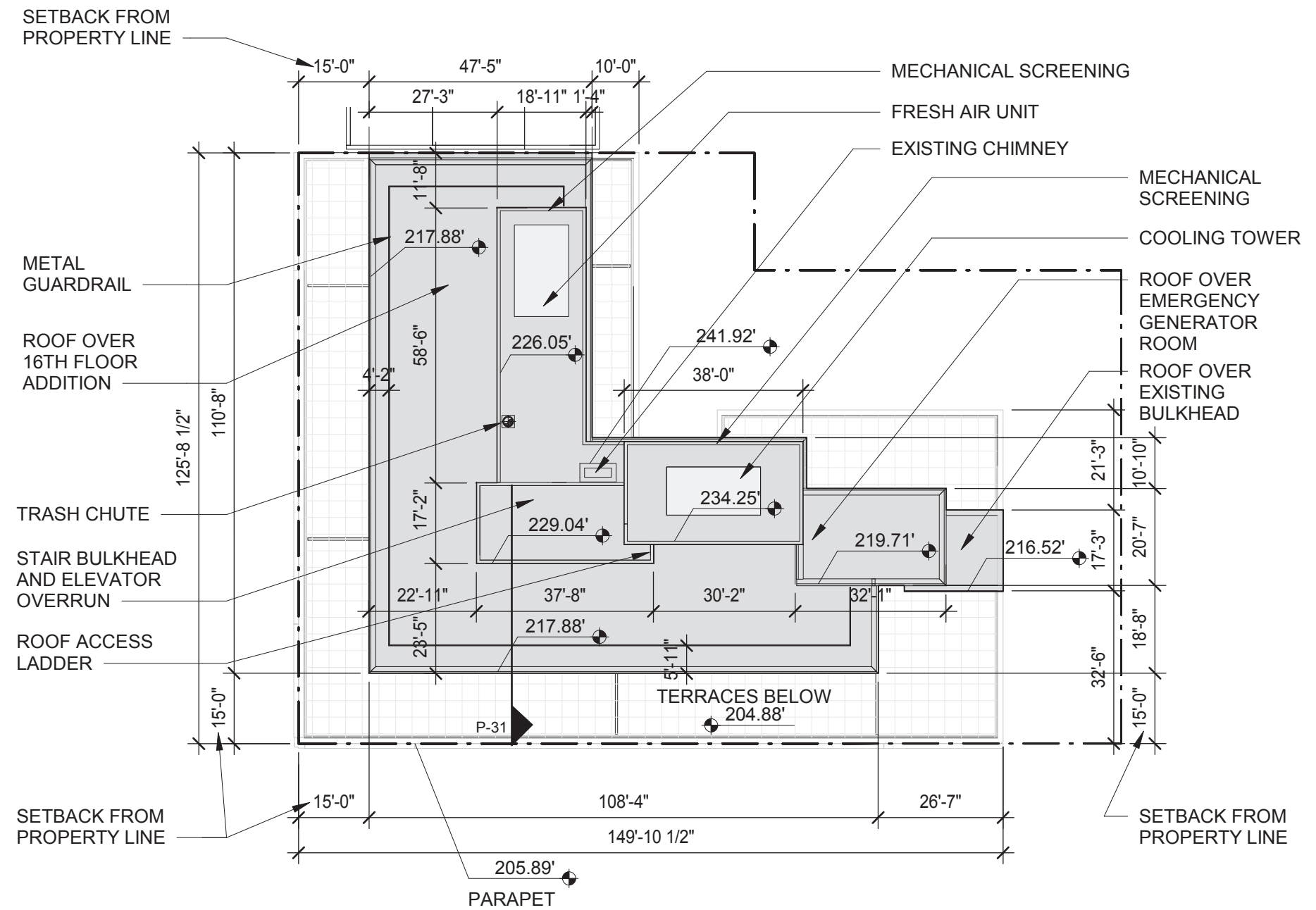
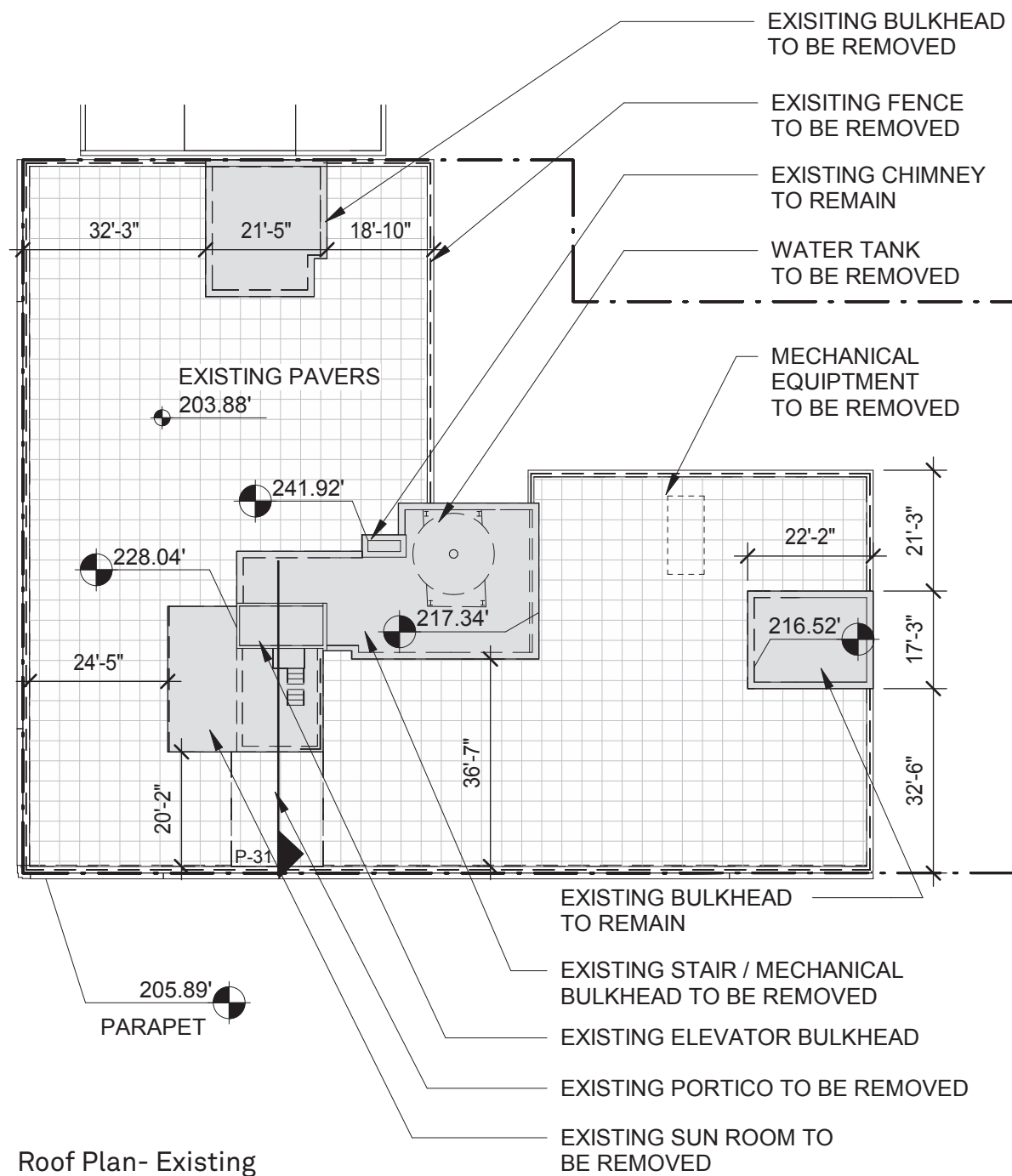


North Elevation - Existing

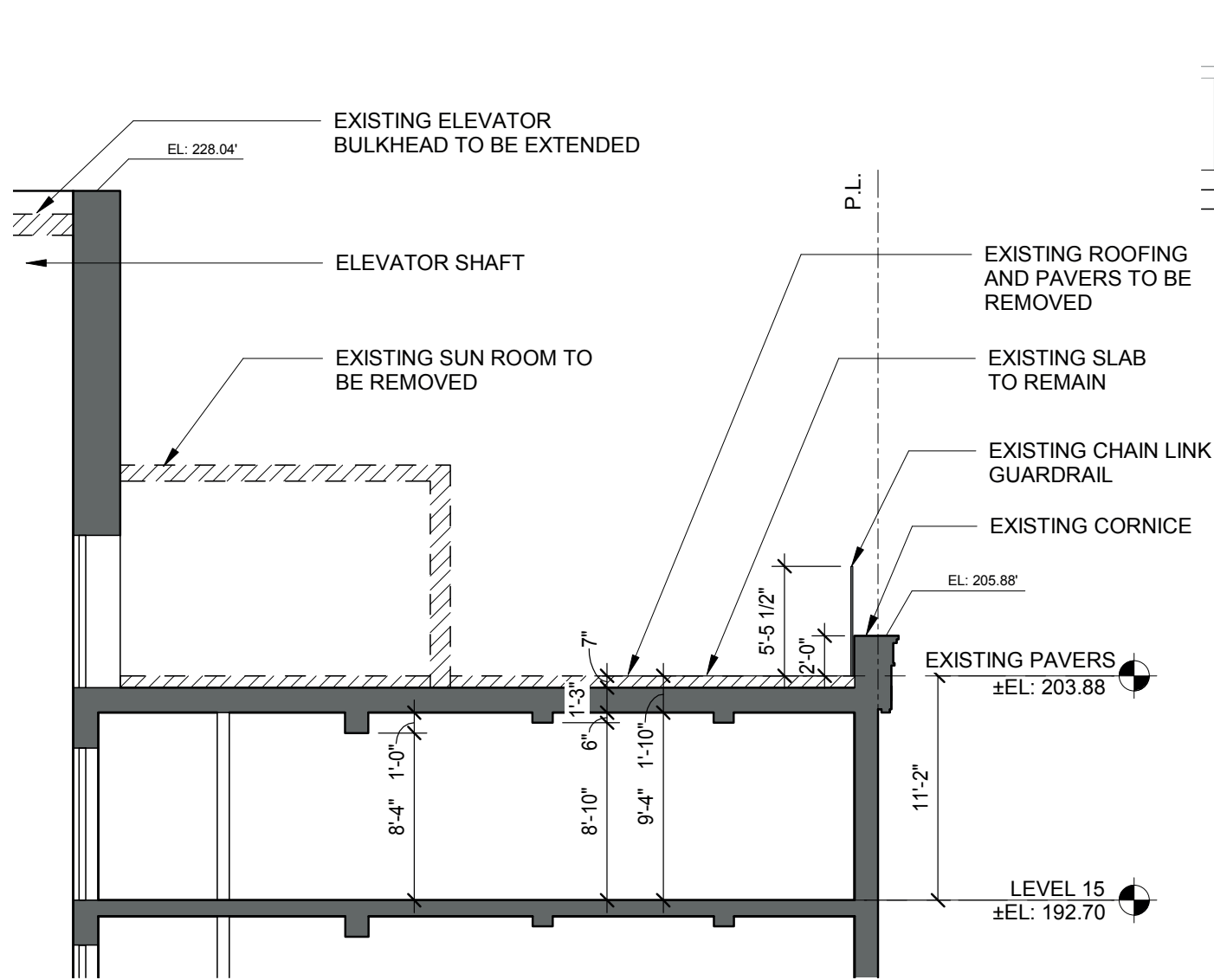


North Elevation - Proposed

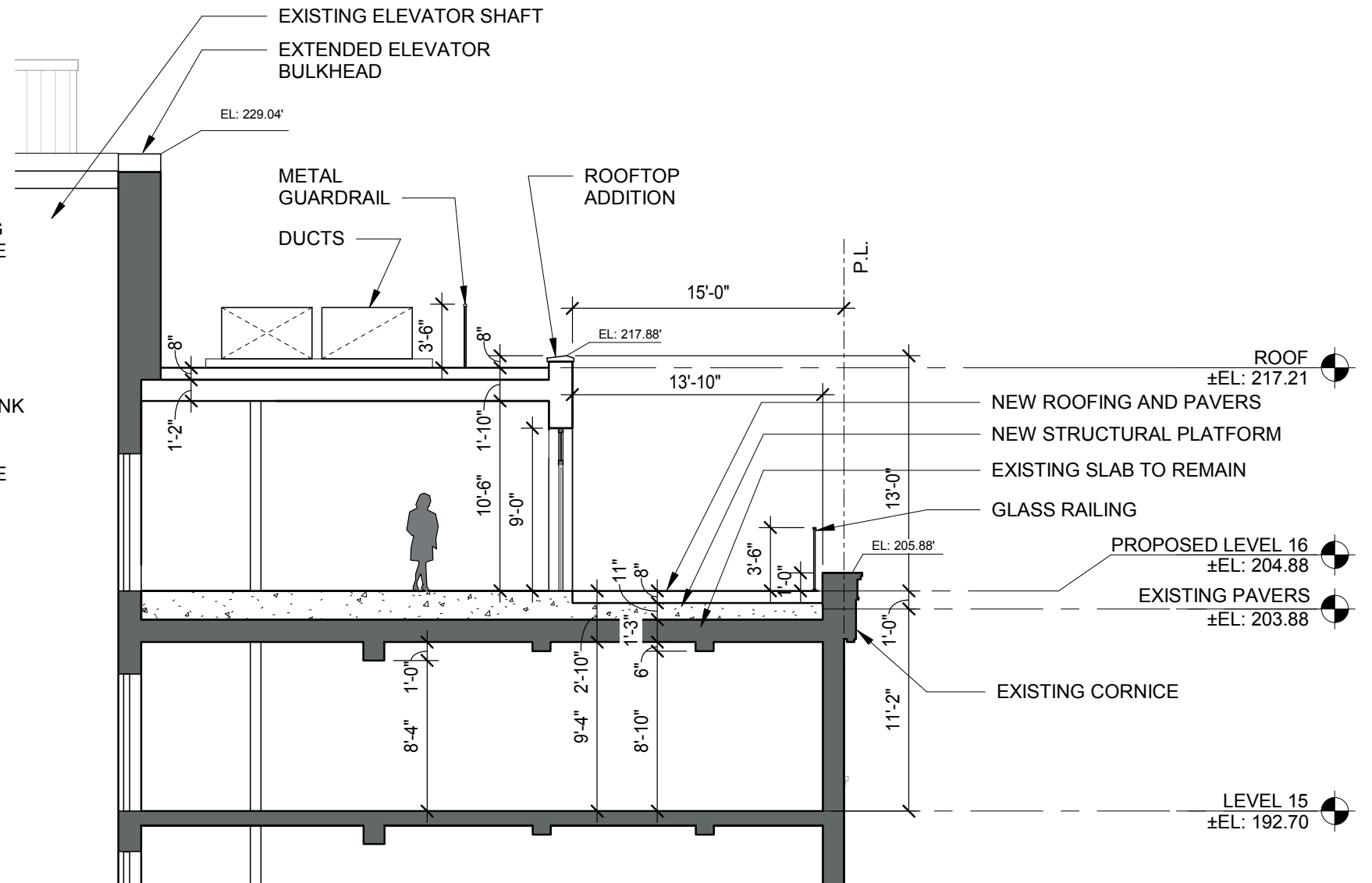






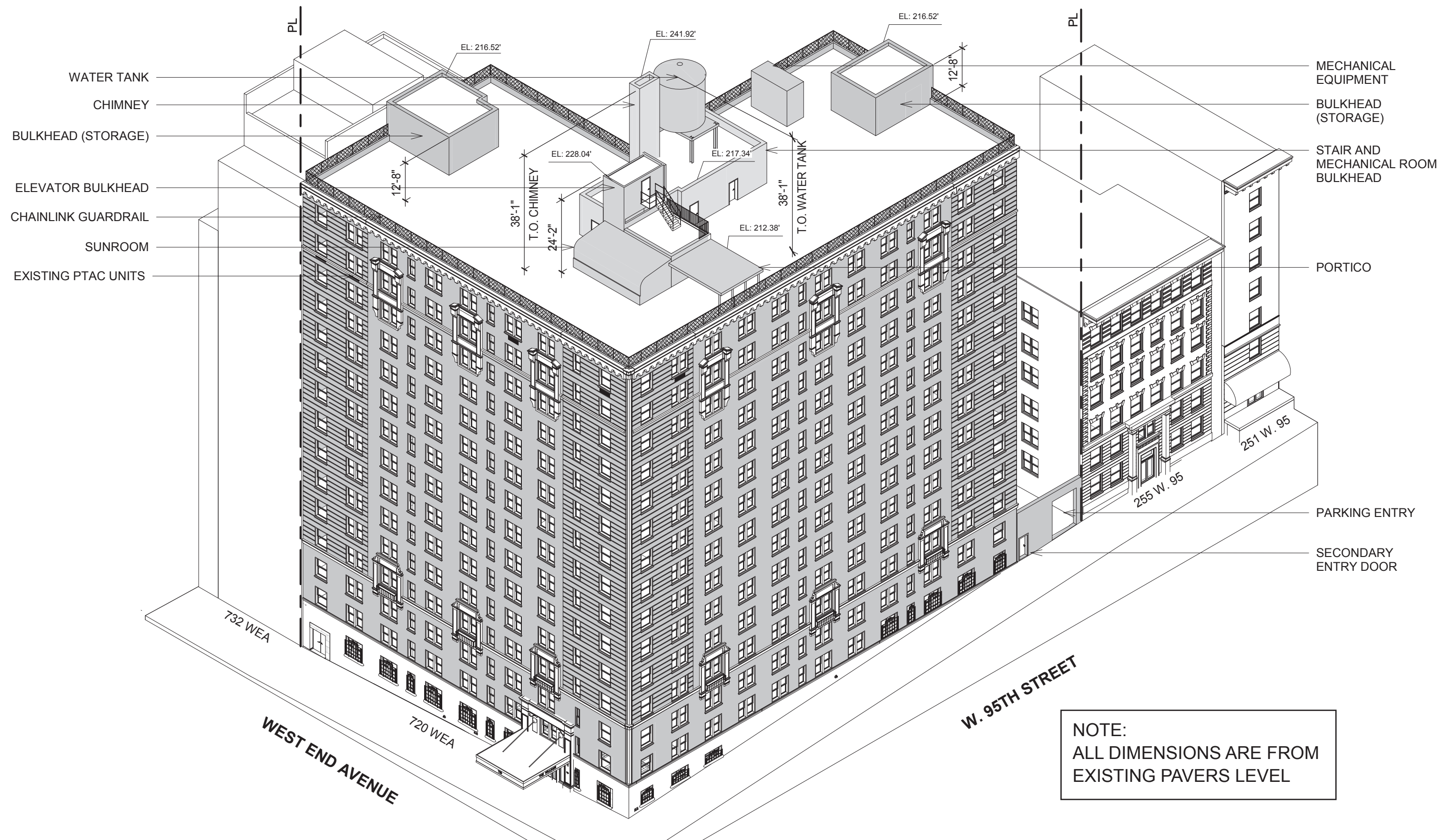


Roof Section - Existing

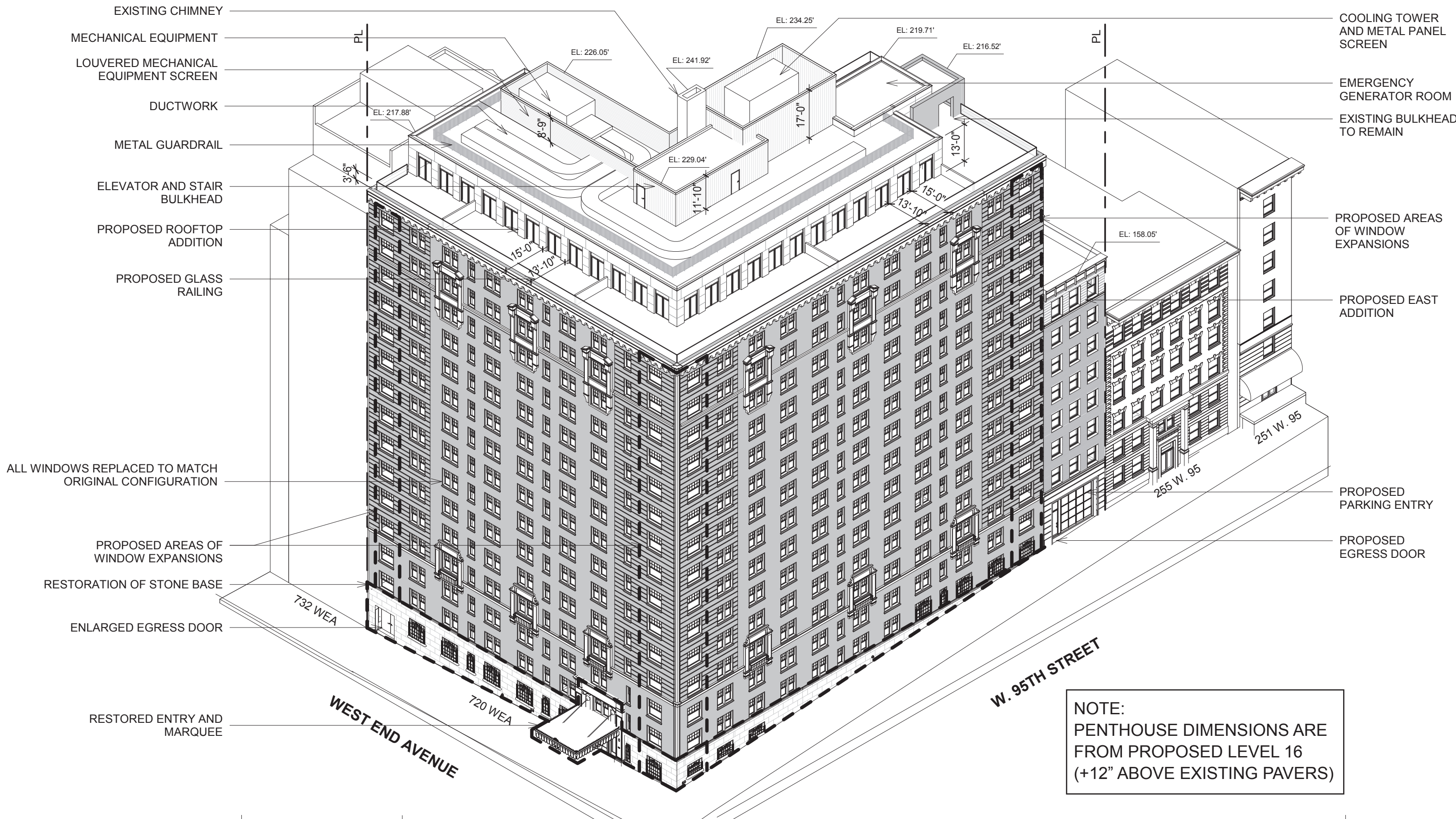


Roof Section - Proposed









Morris Adjmi Architects  
www.ma.com

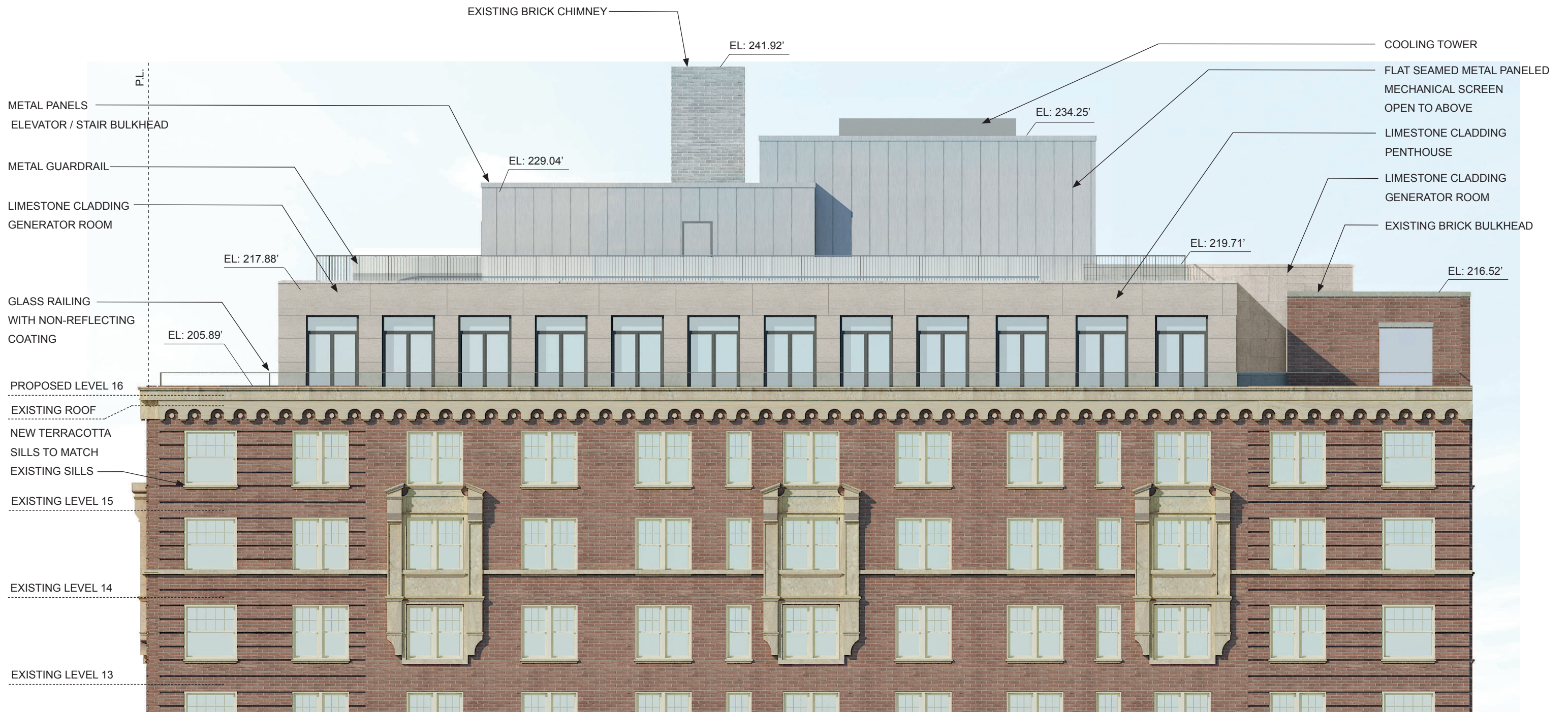
720 West End Avenue  
Brack Capital Real Estate

## Proposed Alterations and Additions

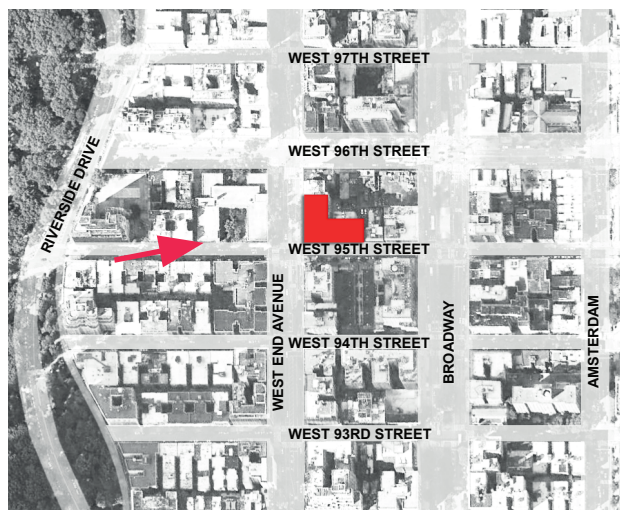
NYC Landmarks Preservation Commission / Public Hearing / 16 October 2018









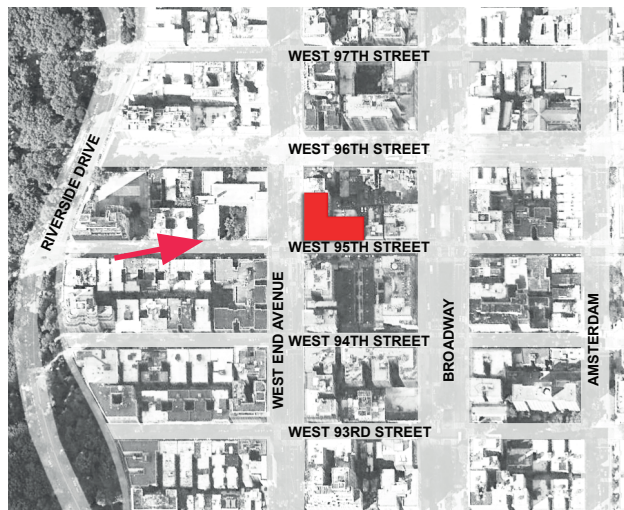


Key Plan



Existing



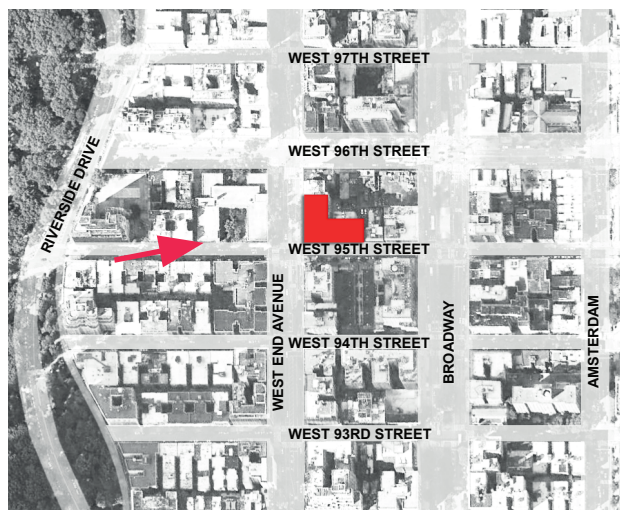


Key Plan



Mock-up of Proposed





Key Plan



Proposed





Key Plan

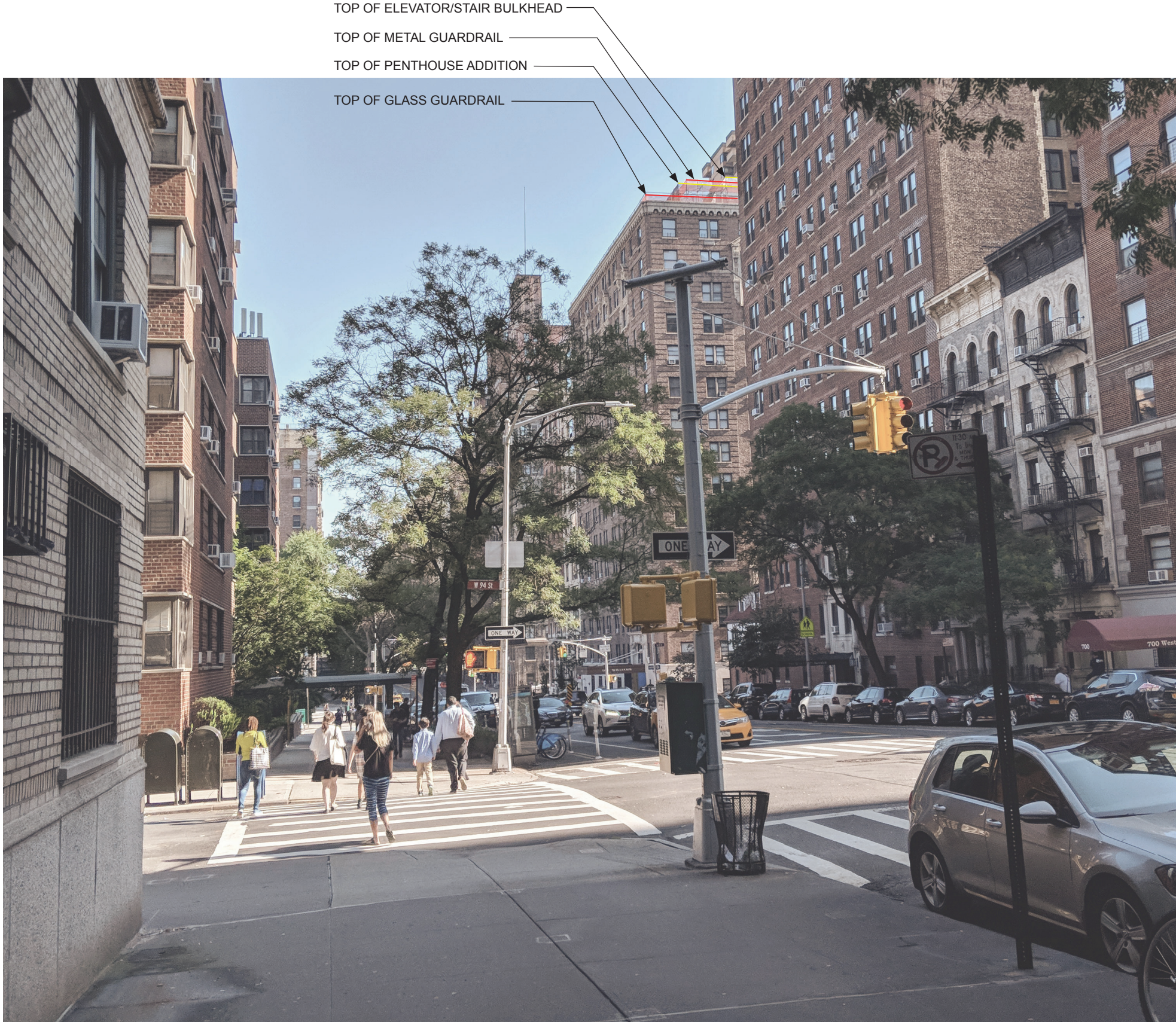


Existing





Key Plan



Mock-up of Proposed



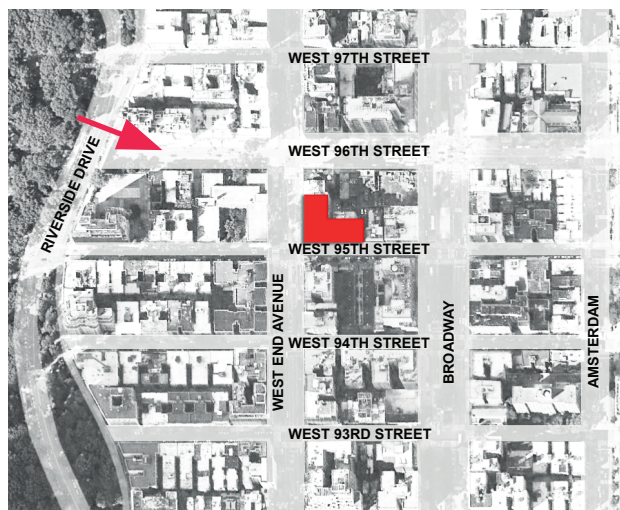


Key Plan



Proposed



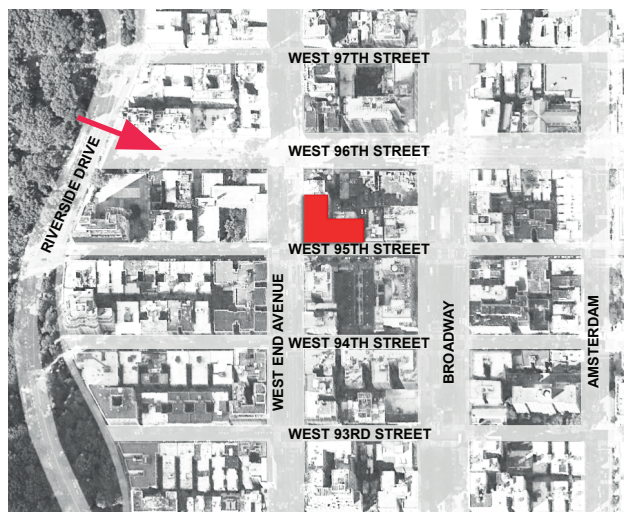


Key Plan



Existing



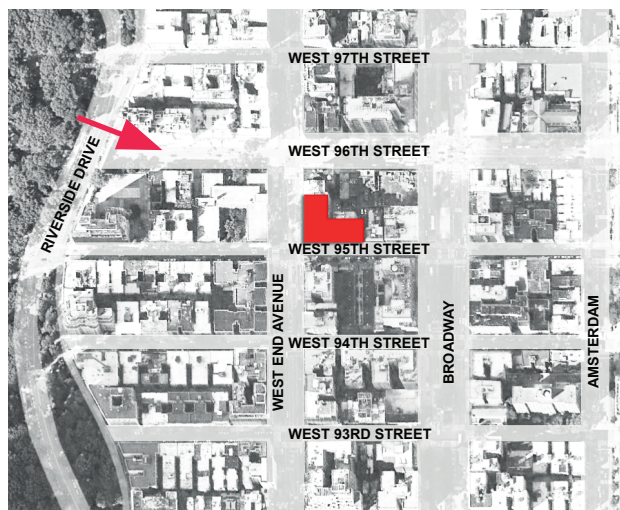


Key Plan



Mock-up of Proposed



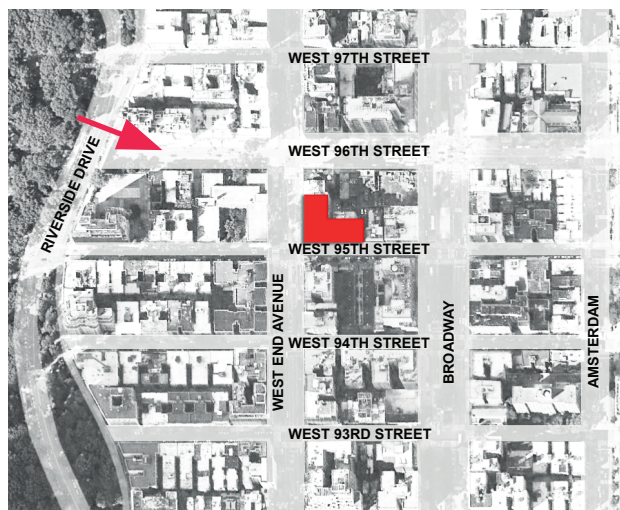


Key Plan



Proposed



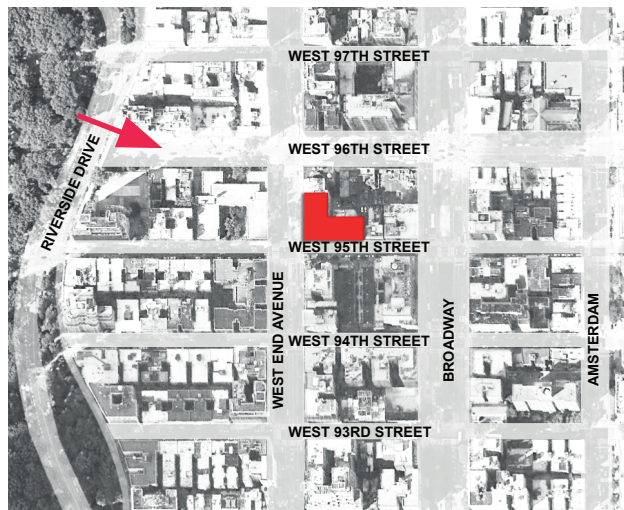


Key Plan



Existing



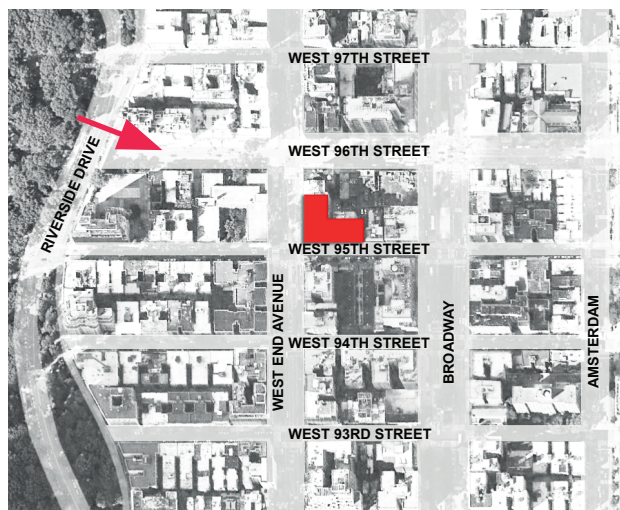


Key Plan



Mock-up of Proposed



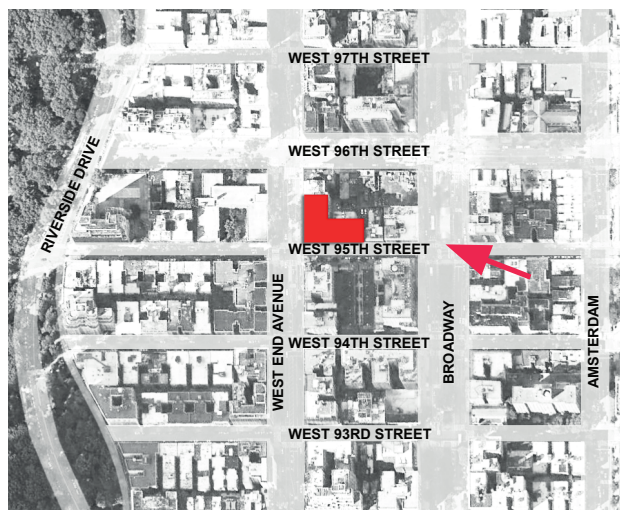


Key Plan



Proposed





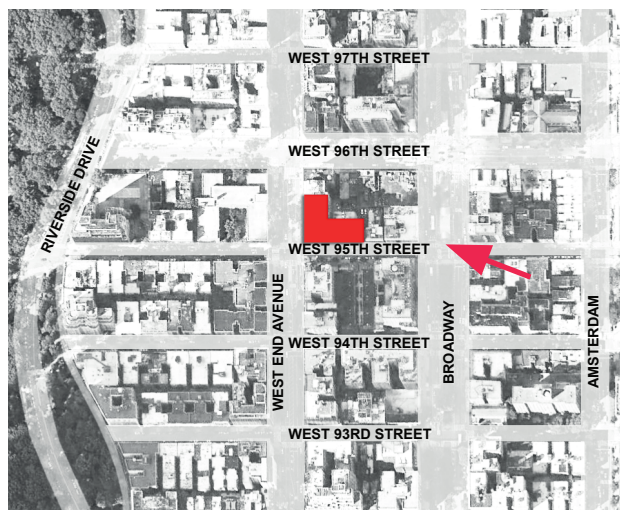
Key Plan



Existing



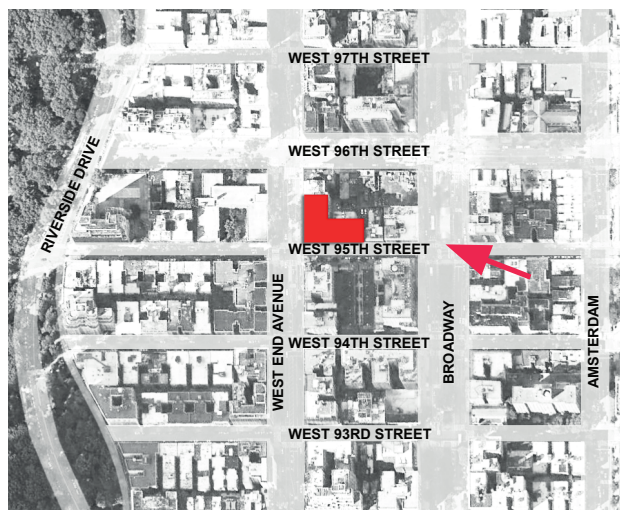
TOP OF METAL PANEL SCREEN  
 TOP OF EMERGENCY GENERATOR ROOM  
 TOP OF METAL GUARDRAIL  
 TOP OF PENTHOUSE ADDITION (BEYOND)  
 TOP OF GLASS GUARDRAIL



Key Plan

Mock-up of Proposed



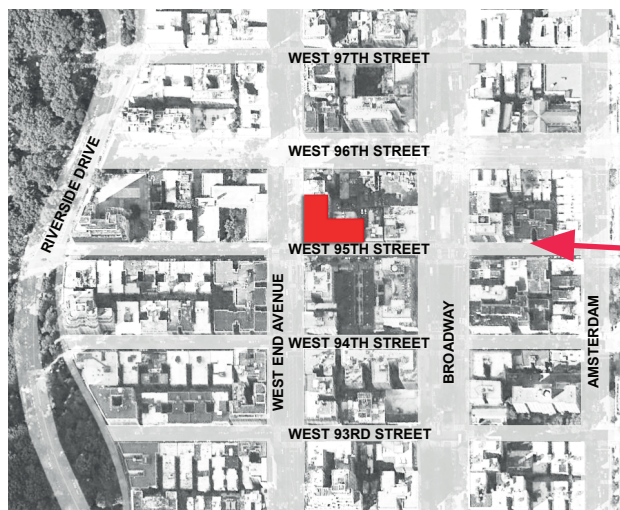


Key Plan



Proposed





Key Plan



Existing



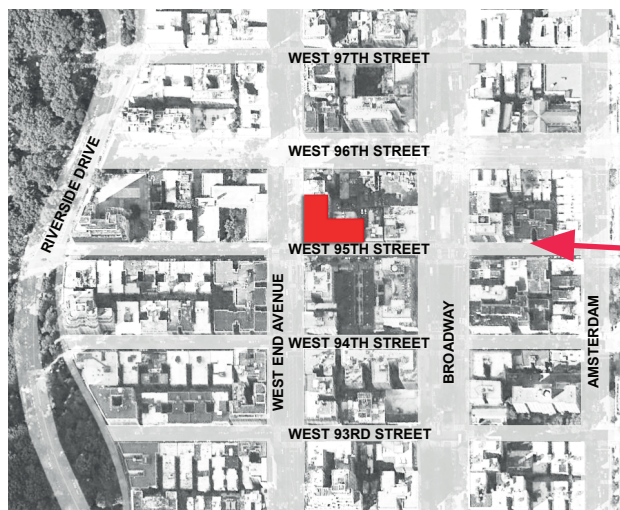


Key Plan



Mock-up of Proposed



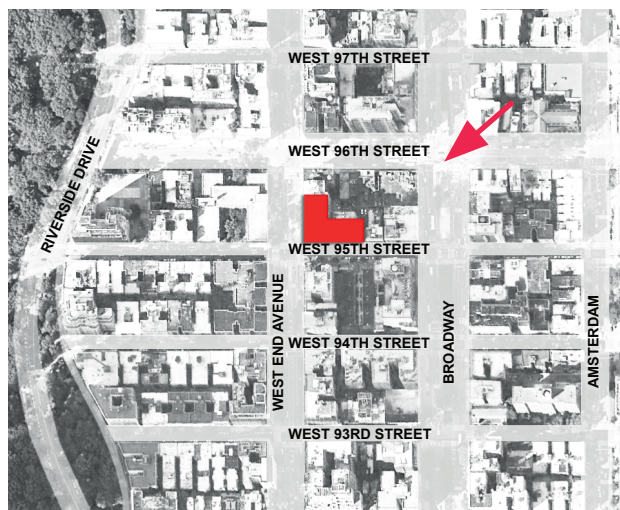


Key Plan



Proposed



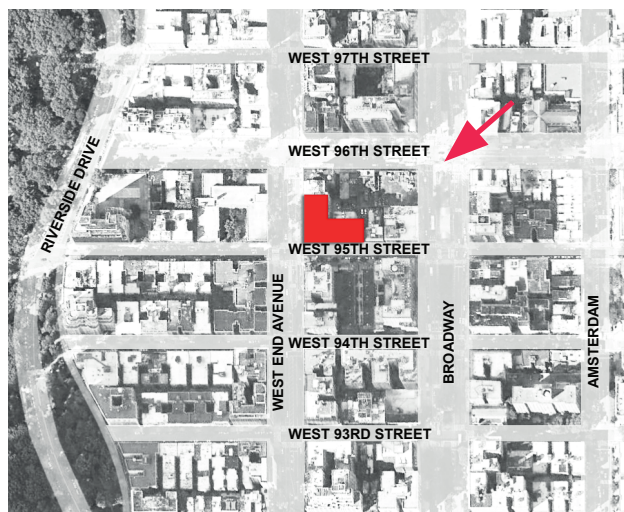


Key Plan



Existing



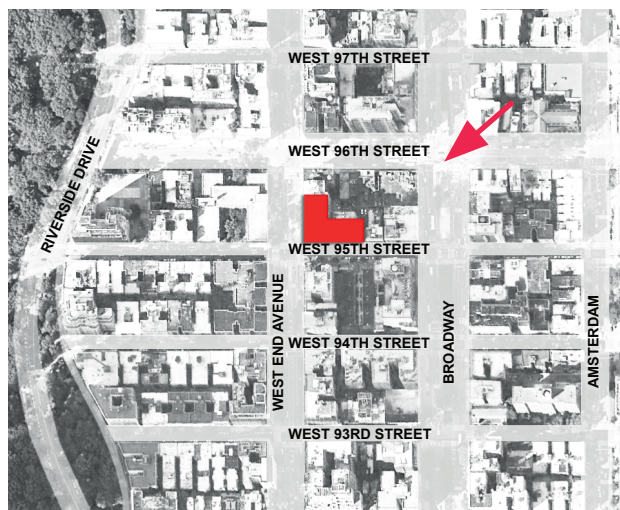


Key Plan



Mock-up of Proposed



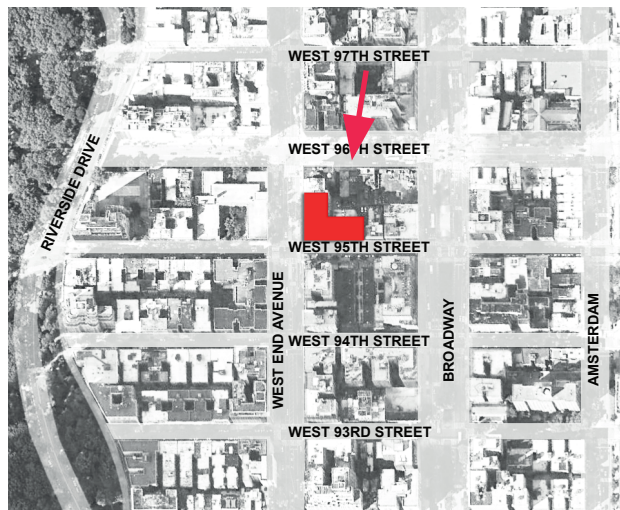


Key Plan



Proposed





Key Plan



Existing

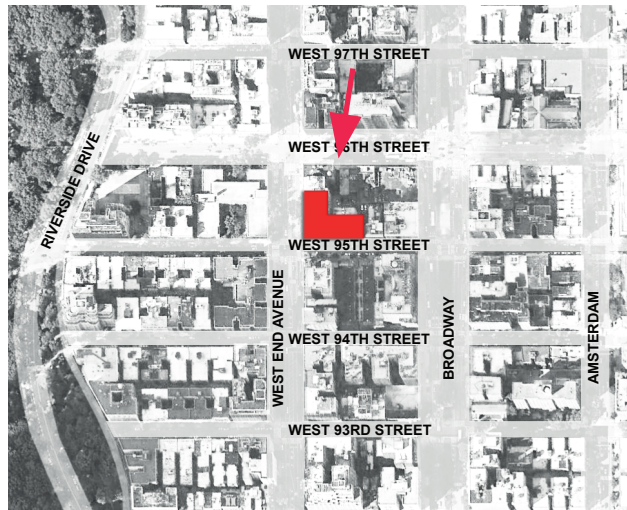


Mock-up of Proposed



Proposed





Key Plan



Mock-up of Proposed



Proposed





Key Plan



Mock-up of Proposed



Proposed





Key Plan



Existing



Proposed





Morris Adjmi Architects  
www.ma.com

720 West End Avenue  
Brack Capital Real Estate

## Perspective View from West End Avenue and W. 95th Street

NYC Landmarks Preservation Commission / Public Hearing / 16 October 2018





BRICK CORNICE

RUSTICATED BRICK

PREFINISHED METAL LOUVER

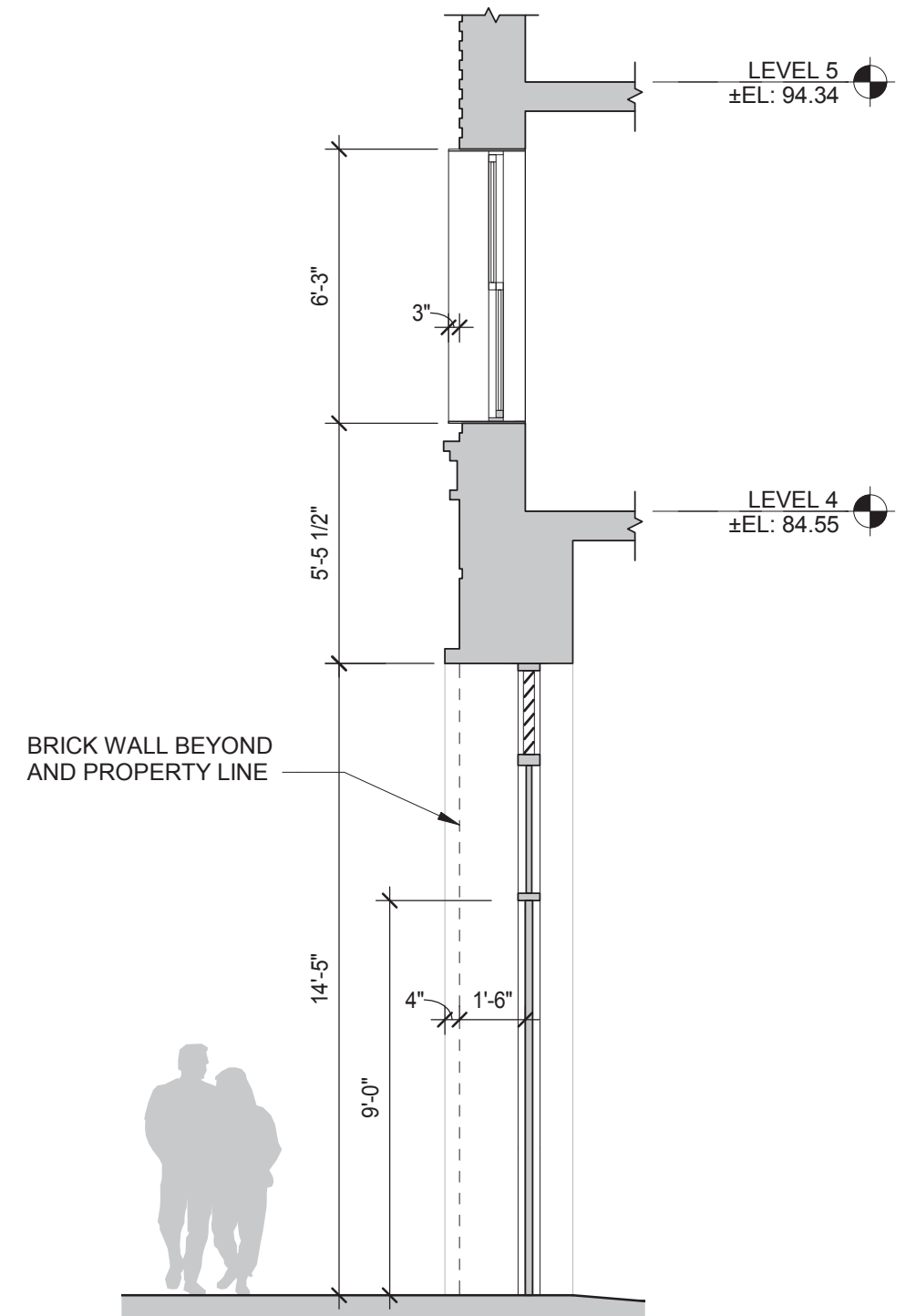
STONE SURROUND

PREFINISHED METAL PARKING DOOR

PREFINISHED METAL EGRESS DOOR

STONE BASE

Enlarged Elevation



BRICK WALL BEYOND AND PROPERTY LINE

Section



# **NYC Landmarks Preservation Commission Public Hearing - Appendix**

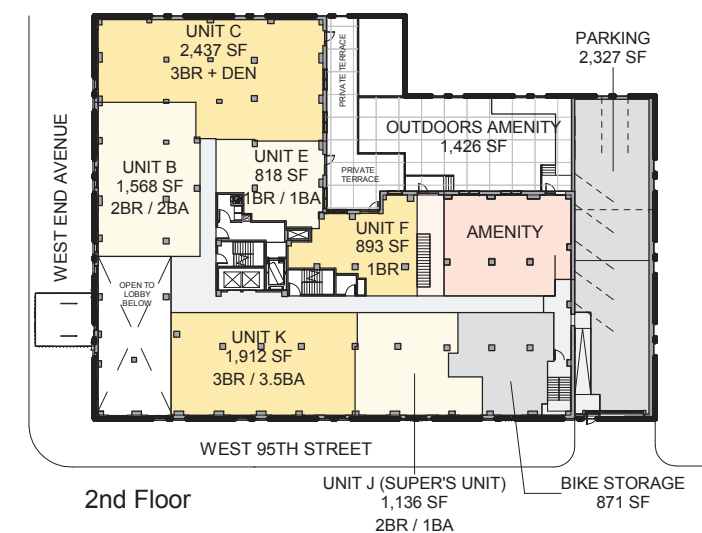
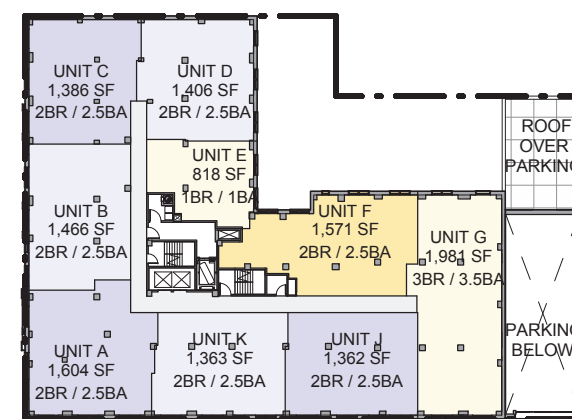
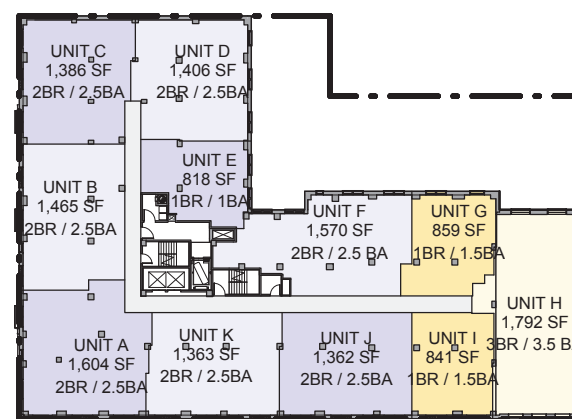
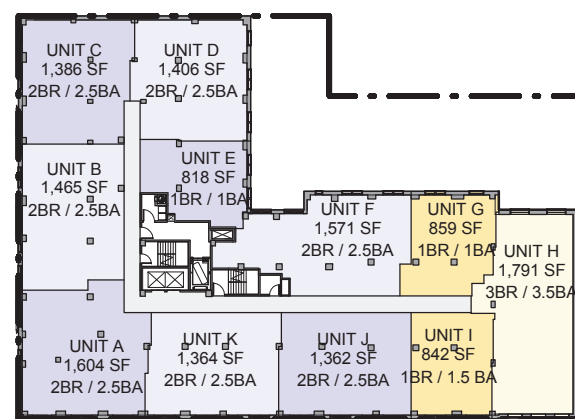
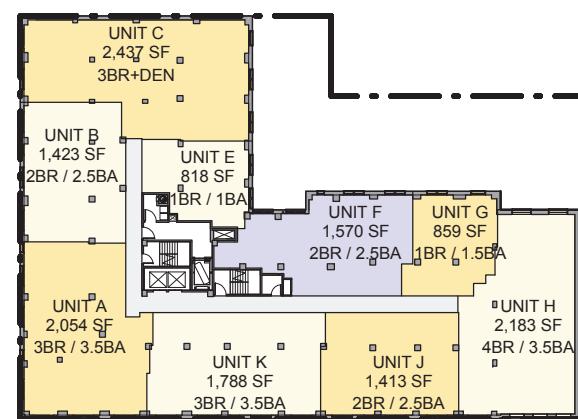
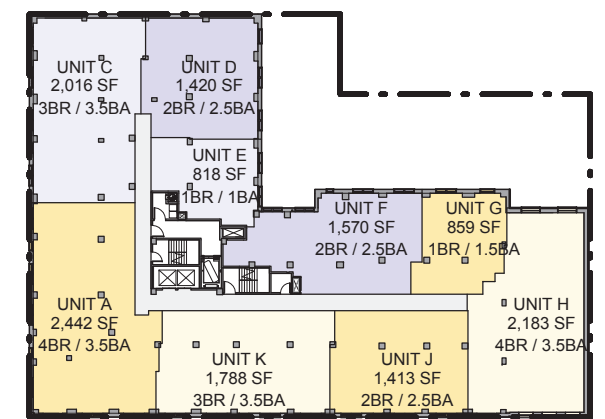
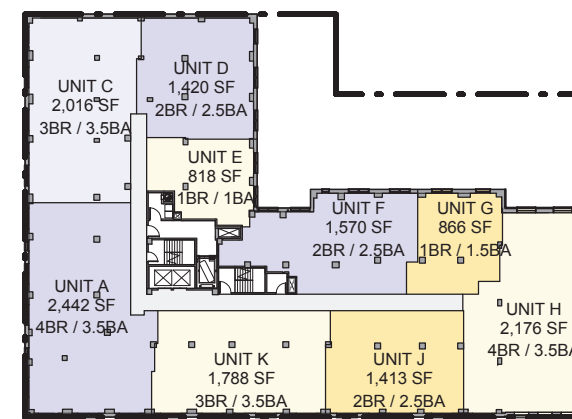
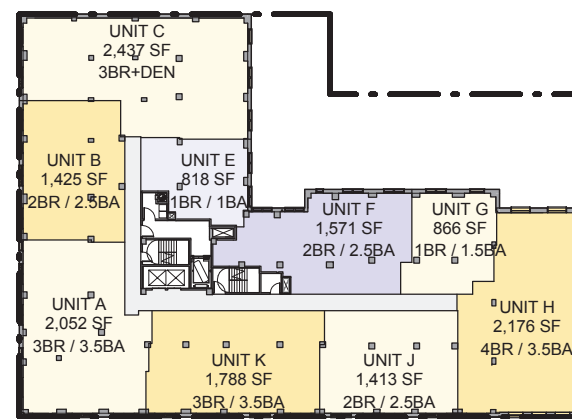
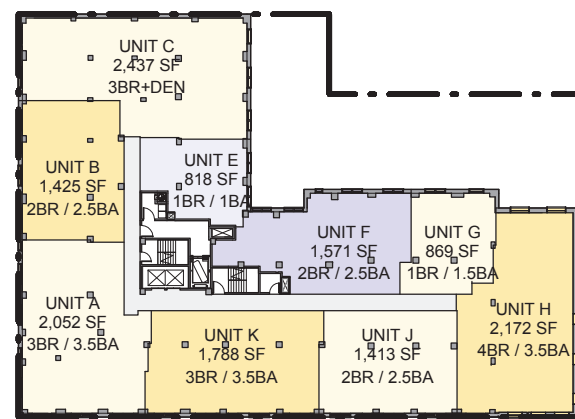
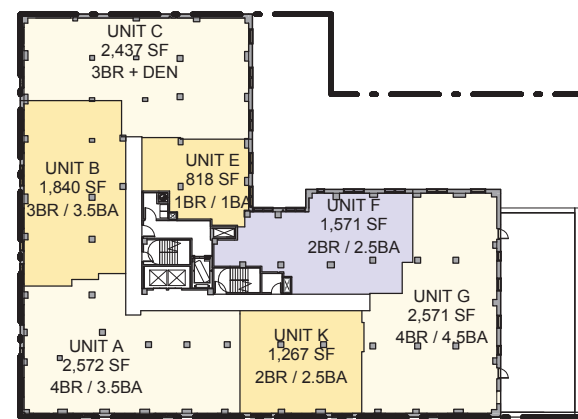
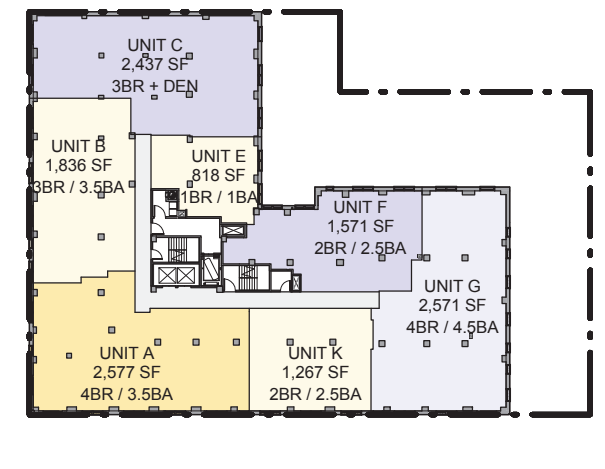
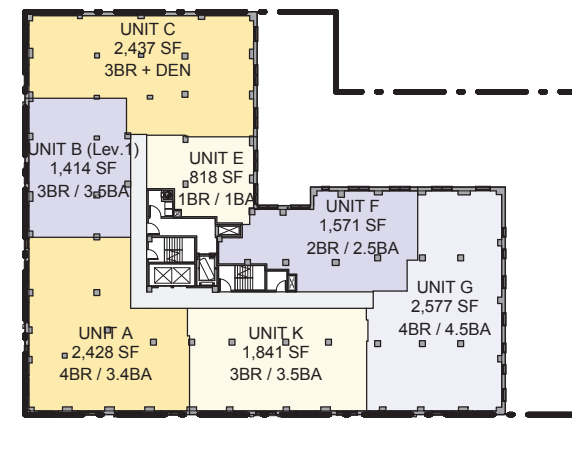
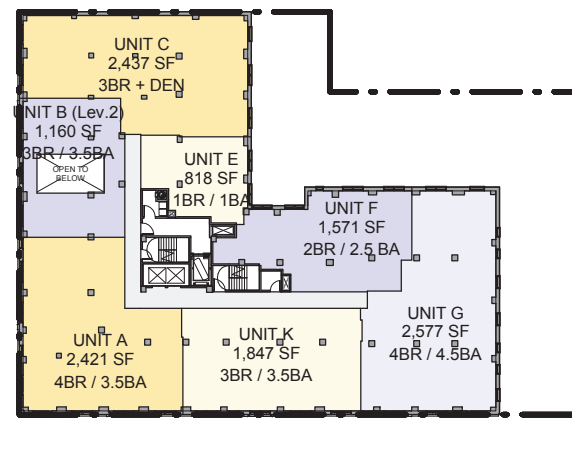
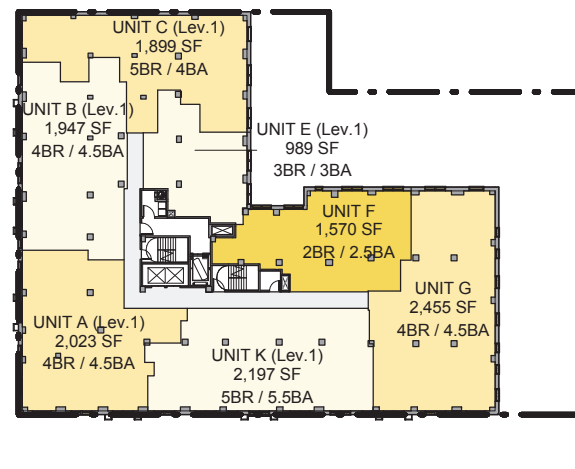
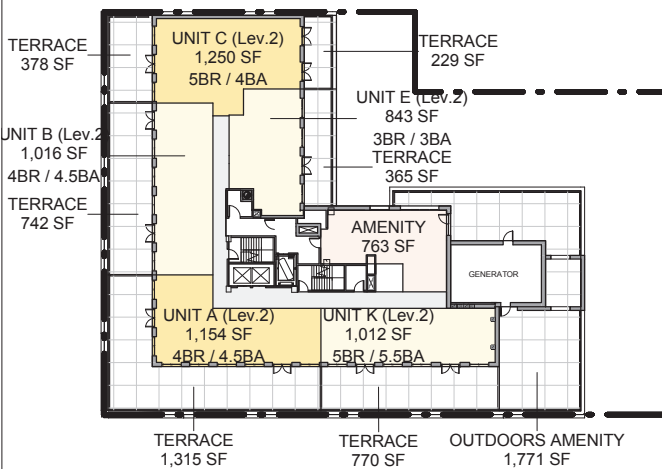
16 October 2018

**720 West End Avenue**  
**New York, NY 10025**  
Brack Capital Real Estate

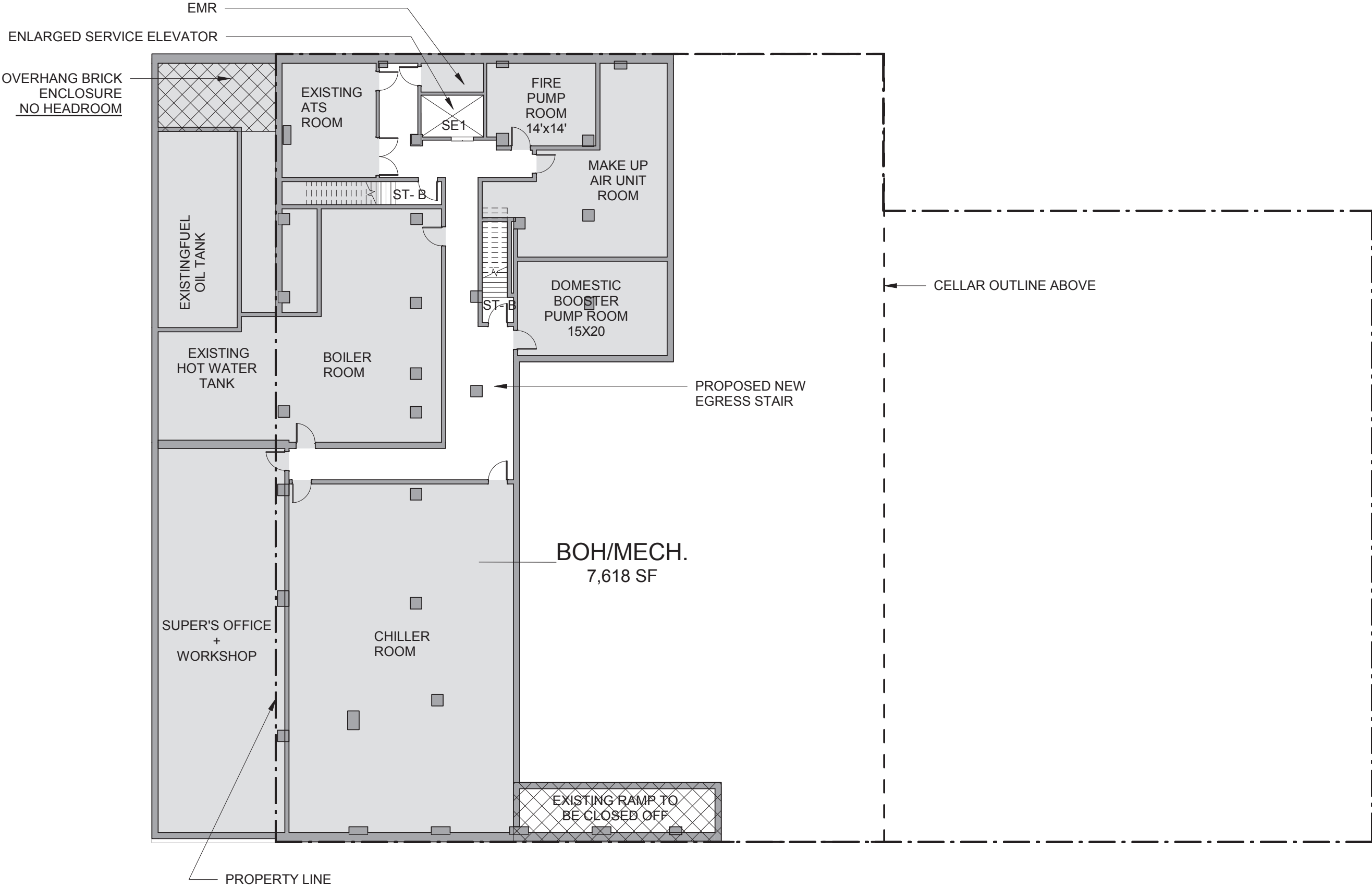


Morris Adjmi Architects  
[www.ma.com](http://www.ma.com)

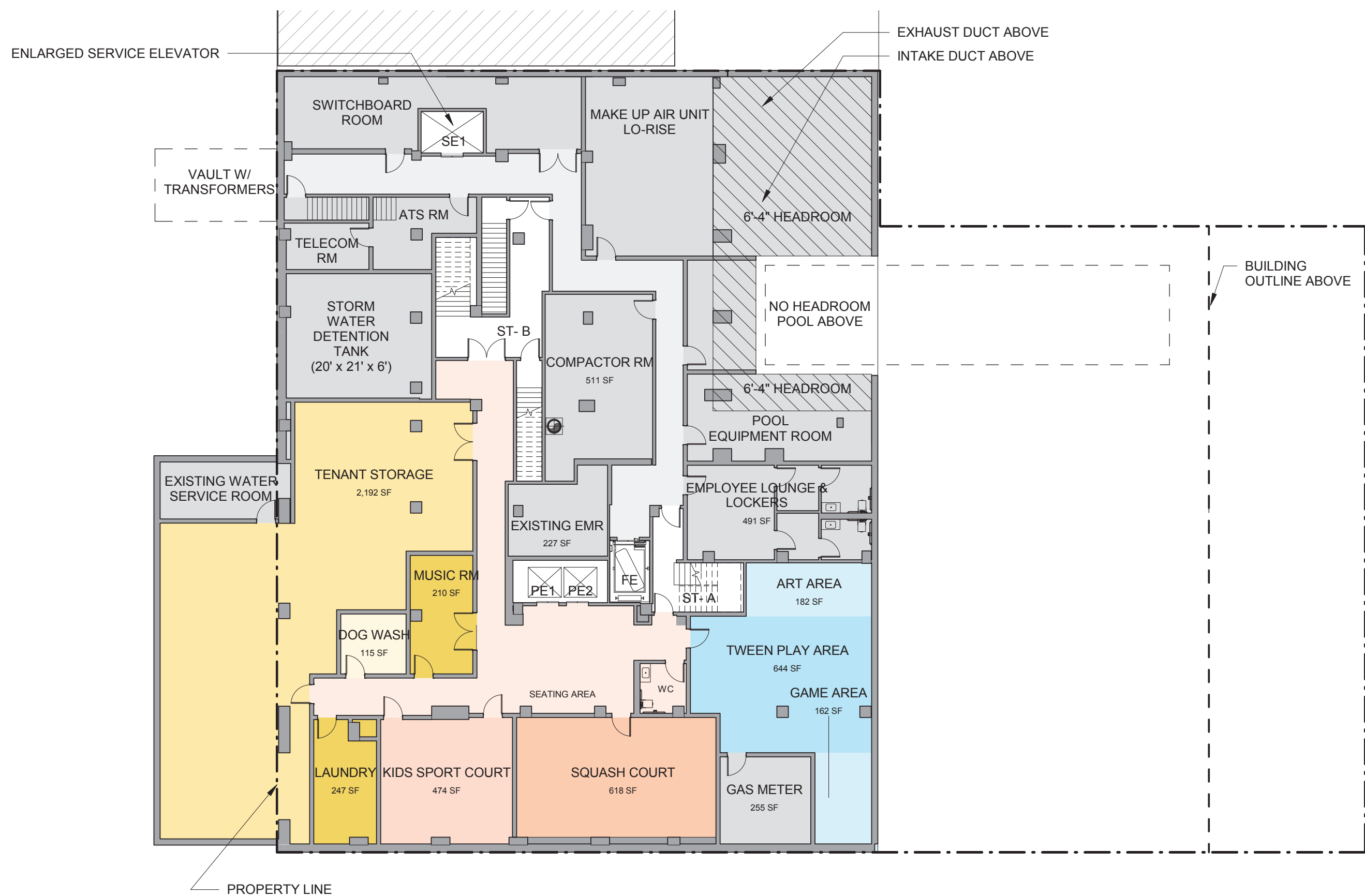














ENLARGED SERVICE ELEVATOR

WEST END AVENUE

DOUBLE HEIGHT LOBBY

WEST 95TH STREET

CELLAR OUTLINE BELOW

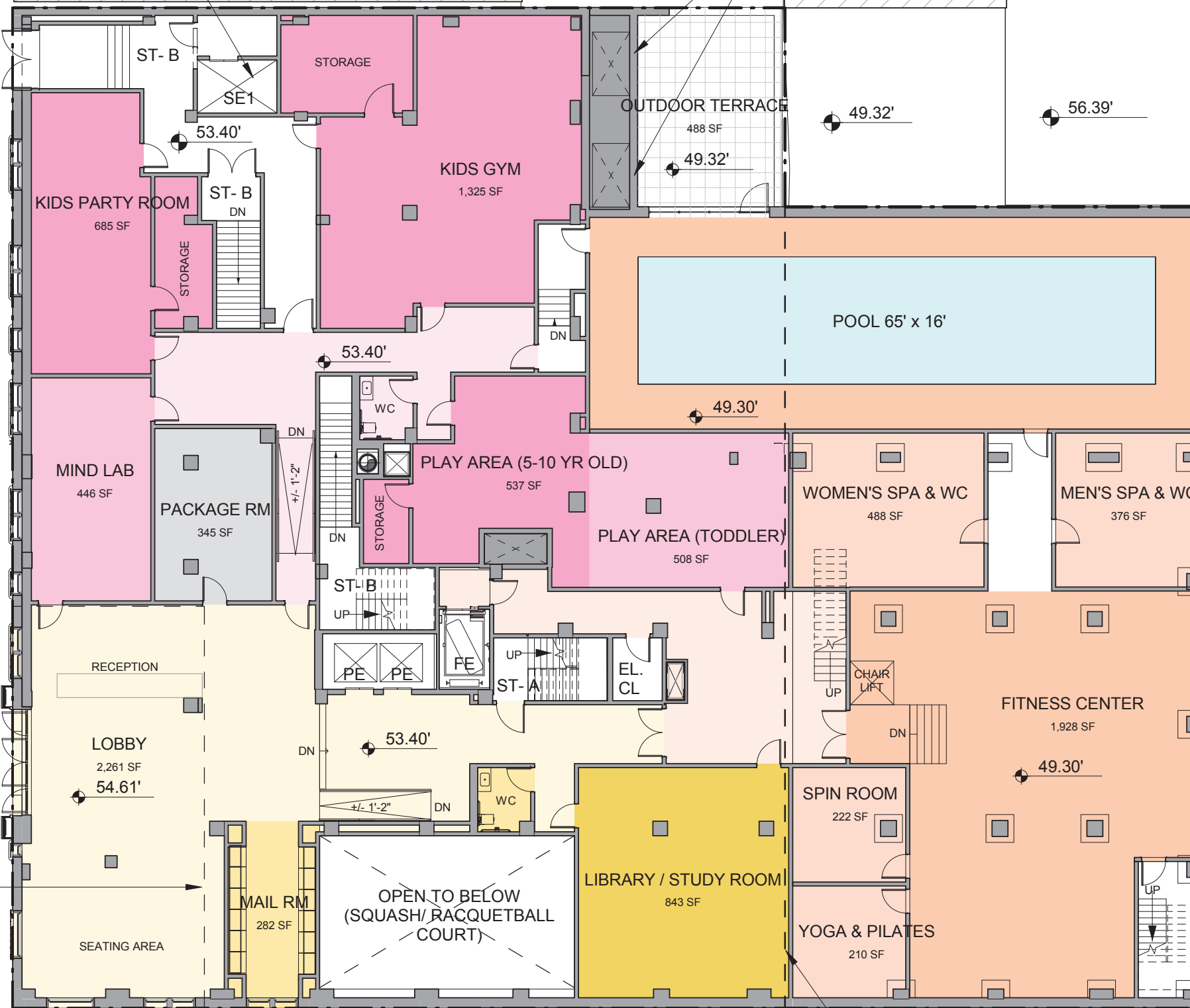
ENCLOSED  
PARKING  
ABOVE

MECHANICAL ROOM

POOL 65' x 16'

OUTDOOR TERRACE

EXHAUST LOUVER  
INTAKE LOUVER



Morris Adjmi Architects  
www.ma.com

720 West End Avenue  
Brack Capital Real Estate

## Ground Floor Plan

NYC Landmarks Preservation Commission / Public Hearing / Appendix / 16 October 2018



A5



WEST END AVENUE

**UNIT C**  
2,437 SF  
3BR + DEN / 3.5 BA  
LIVING / DINING  
13'-0" x 28'-2"  
DEN  
12'-0" x 12'-6"  
BEDROOM 2  
12'-8" x 10'-8"  
LIVING ROOM  
20'-4" x 20'-4"

**UNIT B**  
1,568 SF  
2 BR / 2 BA  
MASTER BEDROOM  
14'-0" x 15'-5"

MARQUEE  
OPEN TO LOBBY BELOW

WEST 95TH STREET

MASTER BEDROOM 14'-0" x 14'-0" BEDROOM 3 11'-3" x 13'-1" LIVING ROOM 19'-0" x 21'-5" BEDROOM 2 11'-2" x 11'-6" MASTER BEDROOM 13'-3" x 13'-0" LIVING ROOM 15'-0" x 20'-0" BEDROOM 2 10'-5" x 10'-8"

**UNIT K**  
1,912 SF  
3 BR / 3.5 BA

**UNIT J (SUPER'S UNIT)**  
1,136 SF  
2 BR / 1 BA

MASTER BEDROOM 15'-0" x 13'-1"  
PRIVATE TERRACE  
OPEN TO BELOW  
BEDROOM 2 11'-7" x 11'-4"

**UNIT E**  
818 SF  
1 BR / 1 BA

**UNIT F**  
893 SF  
1 BR / 1 BA

**OUTDOORS AMENITY**  
1,426 SF

EXHAUST LOUVER  
INTAKE LOUVER

ADULT LOUNGE 760 SF  
PANTRY 94 SF  
WINE CELLAR 198 SF  
WC 94 SF

**BIKE STORAGE**  
871 SF  
1 per 2 Dwelling Units  
116 / 2 = 58 Bike Spaces  
58 x 15 SF= 870 SF

**PARKING**  
2,327 SF

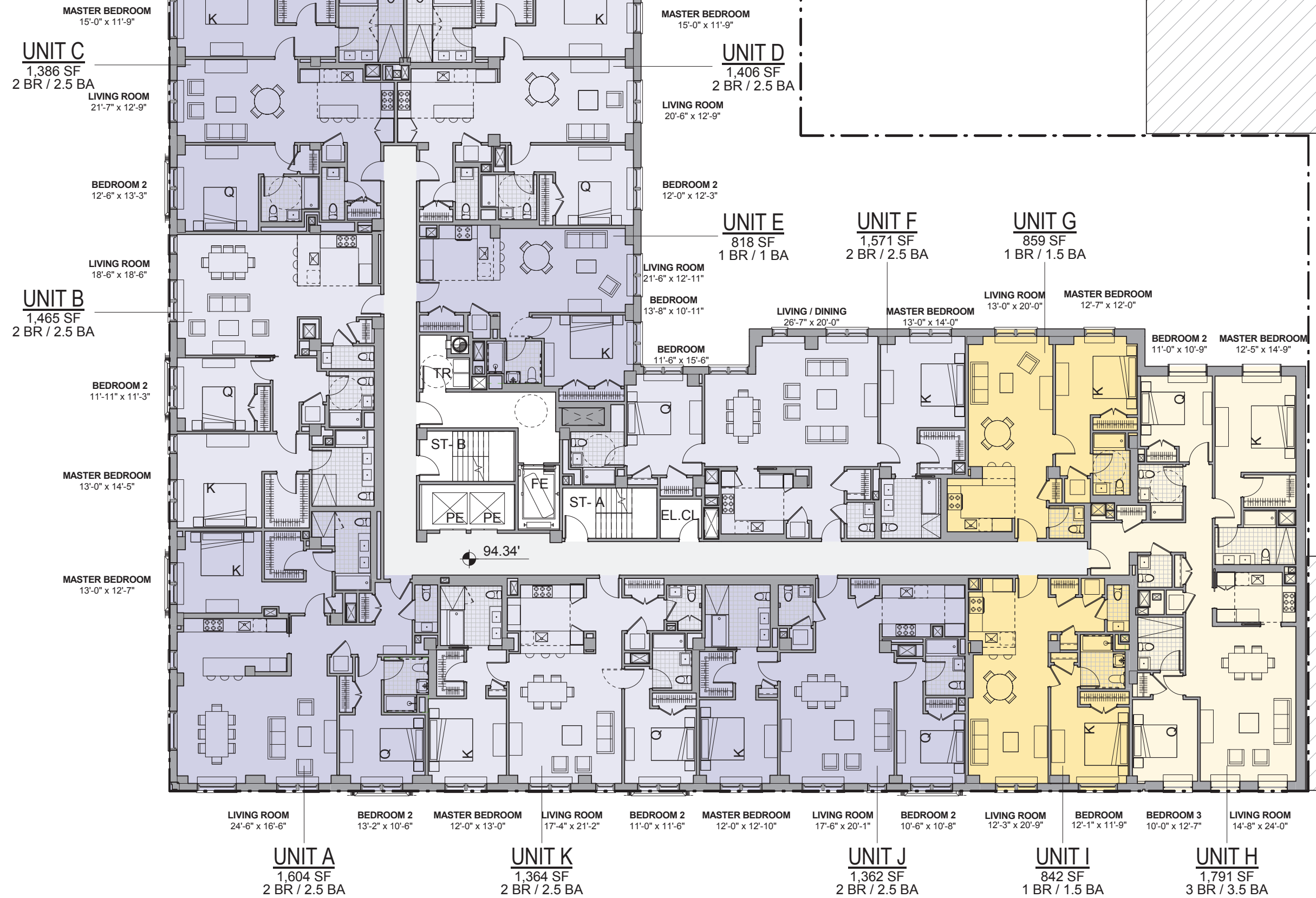
SECONDARY ENTRY / EGRESS  
24'-8"

PROPERTY LINE  
INFILL ABOVE

PARKING ENTRY









**UNIT C**  
2,437 SF  
3BR + DEN / 3.5 BA  
LIVING / DINING  
13'-0" x 28'-2"

DEN  
12'-0" x 12'-6"

BEDROOM 2  
12'-9" x 11'-3"

**UNIT B**  
1,840 SF  
3 BR / 3.5 BA  
LIVING ROOM  
20'-4" x 18'-6"

BEDROOM 1  
11'-4" x 12'-6"

MASTER BEDROOM  
14'-8" x 13'-9"

MASTER BEDROOM  
14'-9" x 13'-6"

MASTER BEDROOM  
15'-0" x 13'-1"

BEDROOM 2  
11'-7" x 11'-4"

BEDROOM 3  
12'-0" x 12'-3"

**UNIT E**  
818 SF  
1 BR / 1 BA  
LIVING ROOM  
21'-6" x 12'-11"

BEDROOM  
13'-8" x 10'-11"

BEDROOM  
11'-6" x 15'-6"

**UNIT F**  
1,571 SF  
2 BR / 2.5 BA  
LIVING / DINING  
26'-7" x 20'-0"

MASTER BEDROOM  
13'-0" x 14'-0"

**UNIT G**  
2,571 SF  
4 BR / 4.5 BA  
BEDROOM 2  
12'-3" x 11'-3"

MASTER BEDROOM  
13'-4" x 15'-0"

PRIVATE TERRACE

BEDROOM 3  
12'-6" x 11'-0"

LIVING ROOM  
26'-7" x 16'-2"

BEDROOM 2  
13'-6" x 11'-6"

BEDROOM 3  
12'-3" x 13'-2"

BEDROOM 4  
13'-6" x 13'-2"

LIVING ROOM  
13'-2" x 20'-7"

BEDROOM 2  
11'-6" x 11'-10"

MASTER BEDROOM  
12'-0" x 13'-0"

BEDROOM 4  
10'-1" x 14'-0"

LIVING ROOM  
17'-8" x 20'-1"

DINING ROOM  
13'-9" x 14'-2"

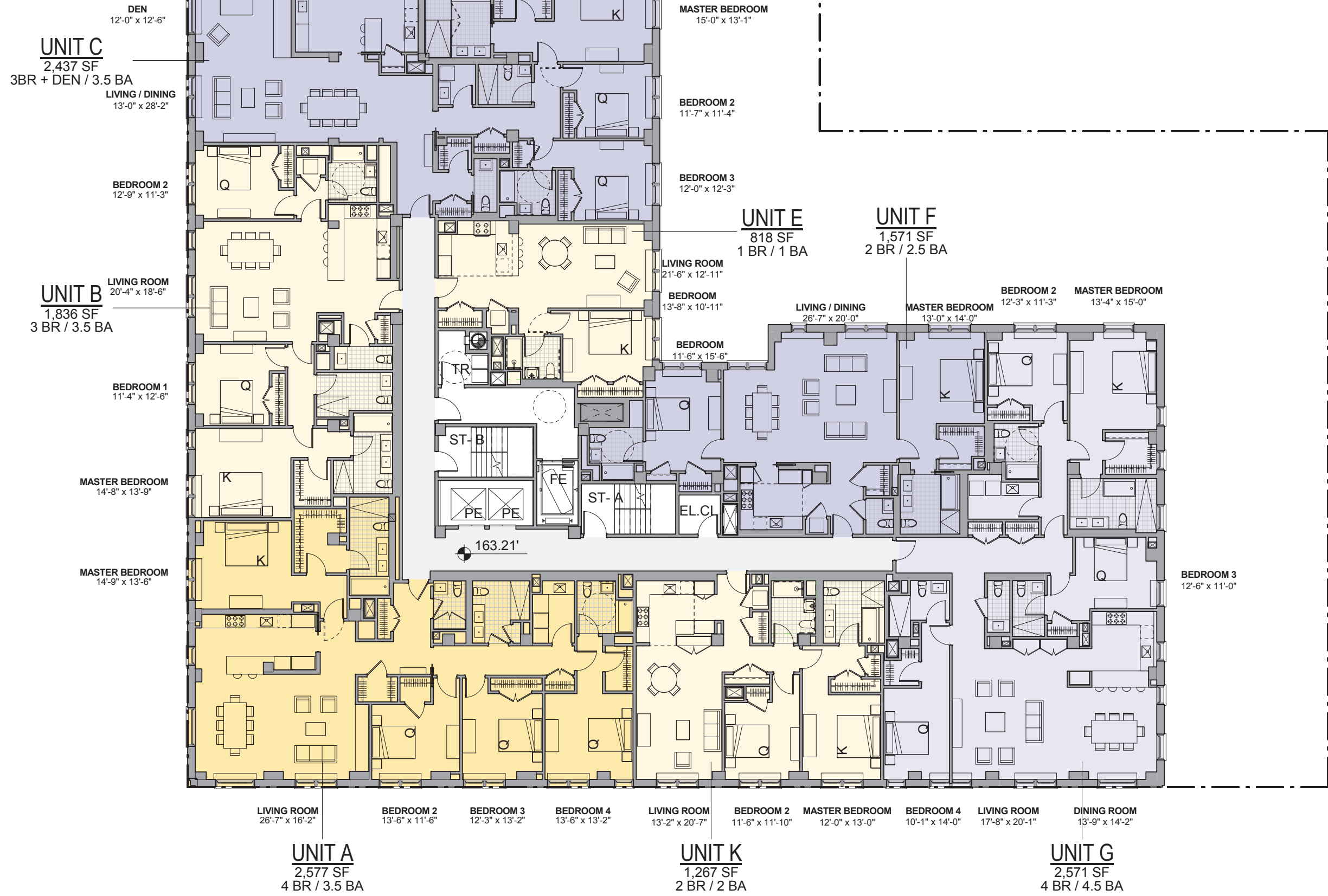
**UNIT A**  
2,572 SF  
4 BR / 3.5 BA

**UNIT K**  
1,267 SF  
2 BR / 2 BA

**UNIT G**  
2,571 SF  
4 BR / 4.5 BA

153.38'







**UNIT C (Lev.2)**

1,250 SF  
5 BR / 4 BA  
(TOTAL 3,149 SF)

**UNIT B (Lev.2)**

1,016 SF  
4 BR / 4.5 BA  
(TOTAL 2,963 SF)

**UNIT A (Lev.2)**

1,154 SF  
4 BR / 4.5 BA  
(TOTAL 3,177 SF)

**UNIT E (Lev.2)**

843 SF  
3 BR / 3 BA  
(TOTAL 1,832 SF)

**UNIT K (Lev.2)**

1,012 SF  
5 BR / 5.5 BA  
(TOTAL 3,209 SF)

**OUTDOORS AMENITY**

1,771 SF

**AMENITY**

757 SF  
204.88'

**EMERGENCY GENERATOR**

617 SF  
204.88'

LIVING ROOM  
16'-0" x 26'-1"

KITCHEN  
13'-7" x 14'-11"

LIVING ROOM  
17'-2" x 26'-2"

LIVING ROOM  
17'-2" x 26'-11"

TERRACE  
229 SF

DEN  
12'-0" x 9'-4"

FAMILY ROOM  
13'-2" x 8'-8"

LIVING ROOM  
13'-9" x 21'-9"

MECH. RM.

KITCHEN  
21'-10" x 13'-2"

KITCHEN  
14'-2" x 12'-9"

LIVING ROOM  
24'-10" x 16'-4"

TERRACE  
378 SF

TERRACE  
742 SF

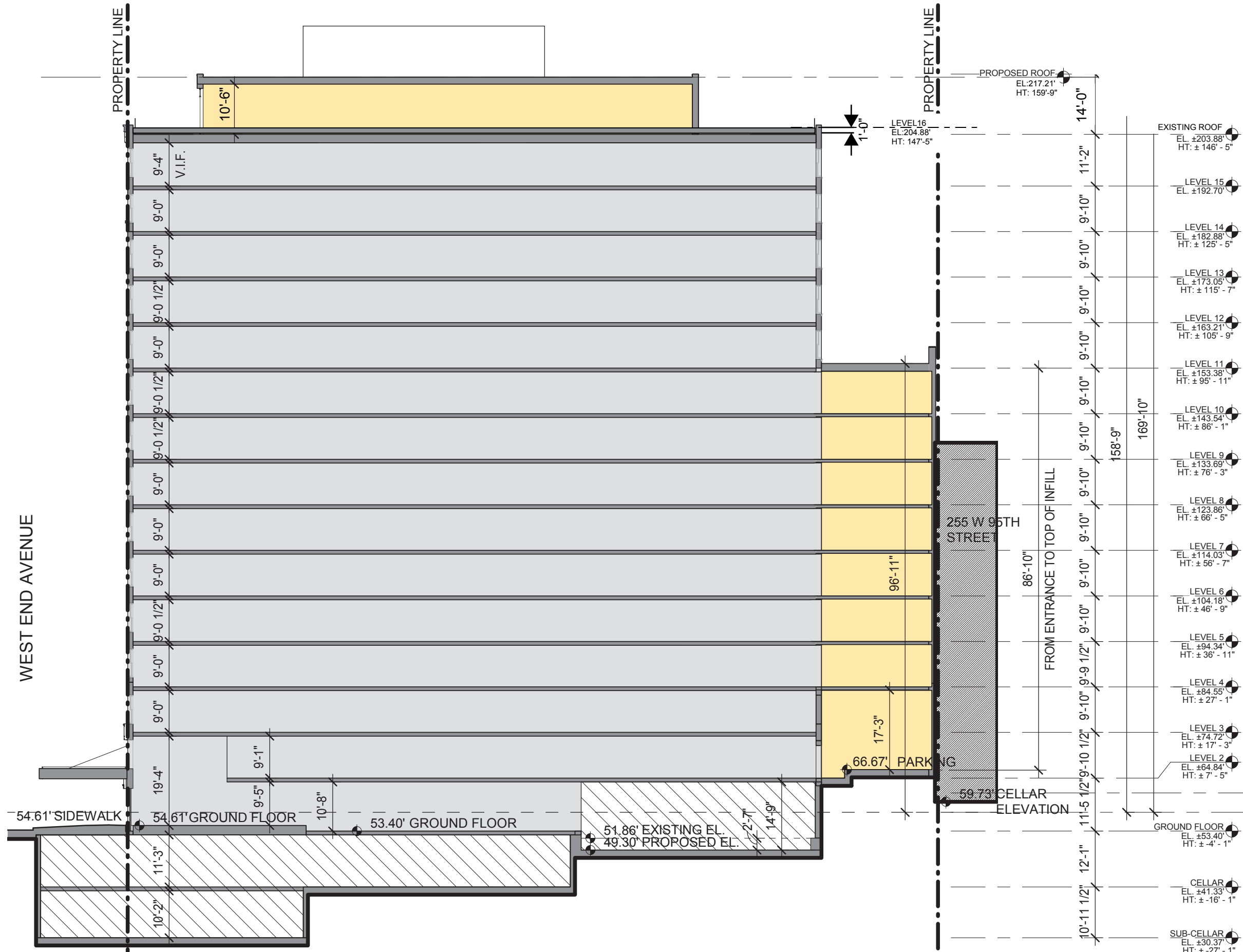
TERRACE  
1,315 SF

TERRACE  
365 SF


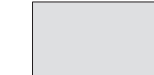



TERRACE  
770 SF

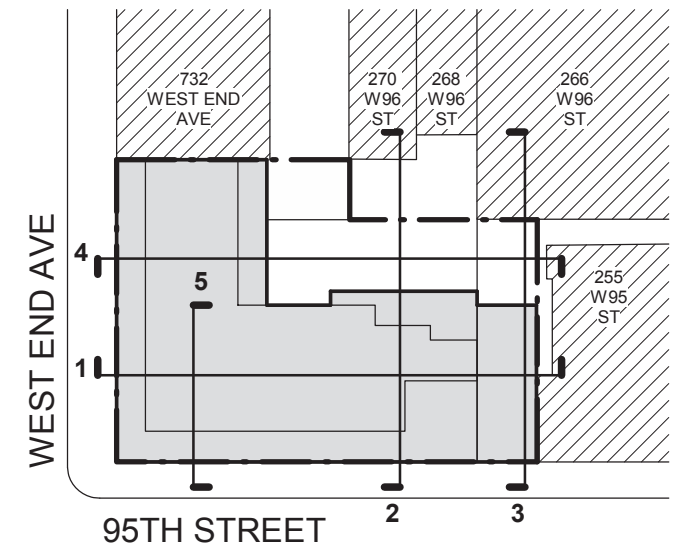
EXISTING BULKHEAD



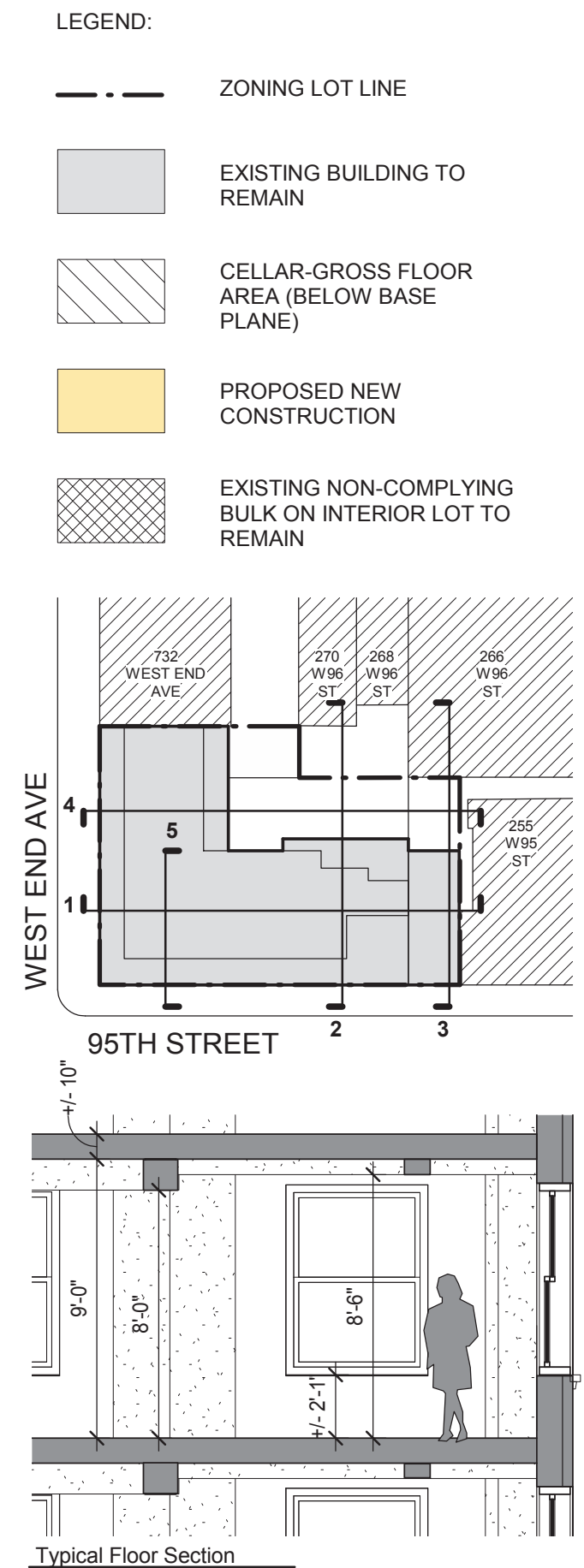


LEGEND:

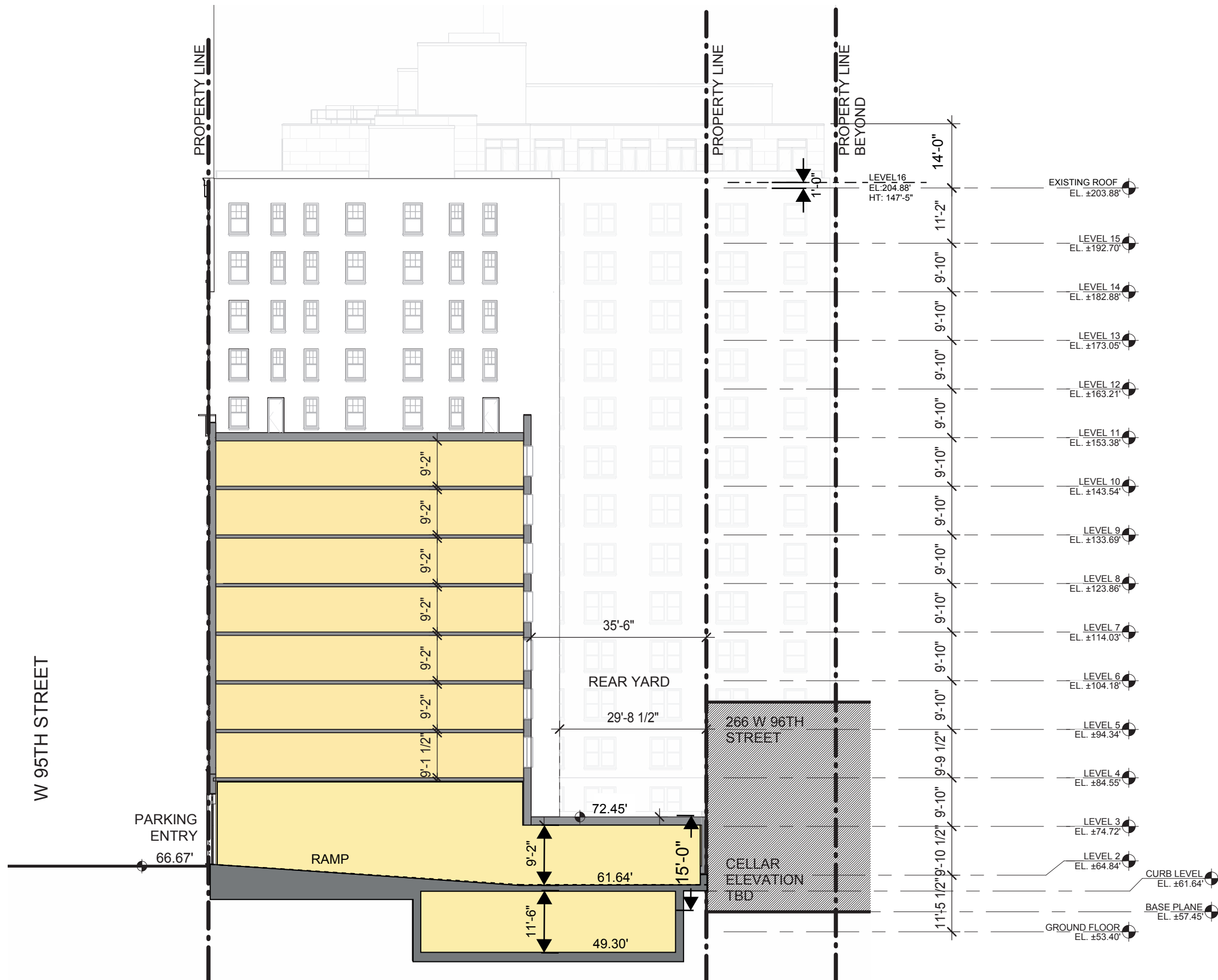
-  ZONING LOT LINE
-  EXISTING BUILDING TO REMAIN
-  CELLAR-GROSS FLOOR AREA (BELOW BASE PLANE)
-  PROPOSED NEW CONSTRUCTION
-  EXISTING NON-COMPLYING BULK ON INTERIOR LOT TO REMAIN











**LEGEND:**

- ZONING LOT LINE
- EXISTING BUILDING TO REMAIN
- CELLAR-GROSS FLOOR AREA (BELOW BASE PLANE)
- PROPOSED NEW CONSTRUCTION
- EXISTING NON-COMPLYING BULK ON INTERIOR LOT TO REMAIN

