The current proposal is:

**Preservation Department – Item 2, LPC-22-00550**

6-16 West 77th Street – Upper West Side/Central Park West Historic District

**Borough of Manhattan**

*Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed*
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
Site Location
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 Stree, 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.
Historical changes to Rooftop Apartment

Glass and metal framed extension to facade

Multiple windows and openings enlarged and relocated

Original Brick Covered with Stucco and painted

Multiple windows and openings enlarged and relocated

Metal walkway and door removed

Painted brick
Existing Elevation
Massing As Presented - Nov 16th 2021
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
Massing As Presented - Jan 25th 2022
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
Luminosity Control - Daytime

3 Layer Blind System

- Sliders + Motor
- Roof Ledge (Solar Shade)
- Light Diffuser
- Internal Black Out
- External Blindshade

Roof Ledge Detail Section
Luminosity Control - Light Difuser Deployed

3 Layer Blind System

Sliders + Motor
Roof Ledge (Solar Shade)

Light Difuser
Internal Black Out
External Macroshade

Roof Ledge Detail Section
Comparison

Existing

Level 18 - Not Visible

As Presented at Public Hearing on November the 16th

Level 18

As Presented at Public Meeting on January the 25th

Level 18

Current Revised Proposal

Level 16 - Not Visible
Comparison

As Presented at Public Hearing on January the 25th

Current Revised Proposal
Comparison

As Presented at Public Meeting on January the 25th

Current Revised Proposal
Film
Visibility Studies

- No visibility
- Limited visibility
Primary Facade - 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.
## Floor Area Summary

<table>
<thead>
<tr>
<th>Floor Designations per marketing</th>
<th>Existing Floor Area</th>
<th>Previous Floor Area (complied w/ Zoning FA)</th>
<th>Proposed Floor Area (complied w/ Zoning FA)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Level 16</td>
<td>1.857SF</td>
<td>1.616SF</td>
<td>1.857 SF</td>
</tr>
<tr>
<td>Level 17</td>
<td>3.417SF</td>
<td>3109 SF</td>
<td>3194 SF</td>
</tr>
<tr>
<td>Level 18</td>
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<td>549 SF</td>
<td>223 SF</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>5.274 SF</strong></td>
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</tbody>
</table>
Low Iron Glass Reference - Alves Restaurant - Cupertino
Elevation As Presented - Nov 16th 2021

210' Height Limit

209' 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 November the 16th

Revised Elevation

210' Height Limit

6 - 16 West 77th St

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