The current proposal is:

**Preservation Department – Item 5, LPC-22-07709**

**6 West 95th Street – Upper West Side/Central Park West Historic District**

**Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 810 6951 1417
Passcode: 552242
By Phone: 1 646-558-8656 US (New York) 877-853-5257 (Toll free) US 888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.
Designation Photo c1990 (Landmarks Preservation Commission)

c1940 (Municipal Archives)
Looking South to 94th St from Roof

Limited View of Rear Façade from 94th St
Looking Southwest from Roof Showing Multiple Rooftop and Rear Additions

Looking North from Roof Showing Stucco Addition at 5 West 95th
Approved 2005 (currently protected by shed)
Aerial Views of Block 1208 Showing Multiple Rooftop & Rear Additions - Rooftop Additions Highlighted in Red (Bing Maps, 2022)
Aerial View Looking North-East
Black painted metal guardrail

Black painted window frame / trim

Pre-weathered zinc "Mansard Roof" to match existing gutter

Painted metal rainscreen panels.

Reveal panel detail

Standing seam detail

Painted Metal Rainscreen & Pre-Cast Lintels
Light grey / beige color palette

RHEINZINK-Standing Seam Panels
RHEINZINK-Vertical Reveal Panels

Accommodates complicated geometries

Face widths up to 13"
Variable joint widths from 0-1"

Suitable for most building types
Can be installed horizontally, vertically or sloped

Building with conscience.

6 West 95th Street
Roof Addition Materiality

SPAN Architecture
June 29, 2022
The RHEINZINK-Angled Standing Seam System, commonly used on facades, exhibits strong linear shadows produced by its angled seam configuration. The widespread availability of standing seam fabrication machines ensures consistent forming of panel edges as well as closing of the seams. Differing panel lengths and widths make it possible to achieve even the most complicated geometries. The angled standing seam system can be oriented horizontally, vertically and diagonally.

- Suitable for most building types
- Accommodates complicated geometries
- Can be installed horizontally, vertically or diagonally

- Variable joint widths from 0-1”
- Face widths up to 13”
- Vertical facade segmentation

- Metal Rainscreen, Stair Stringer, Metal Railing
- Dark Bronze-Black paint color palette
- Painted metal guardrail
- Painted metal frames / trim
NEW EXTERIOR STAIR & HANDRAIL; SEE STAIR SECTION & ENLARGED PLANS, SHEET A-410

NEW/RELOCATED WASHER; SEE EQUIPMENT SCHEDULE, SHEET G-011

EXISTING CONCRETE BOND BEAM LINTEL OVER WINDOW OPENING TO BE REPLACED WITH CHIMNEY EXTENSION TO NEW ELEVATION; SEE EXTERIOR ELEVATIONS, SHEETS A-200-203

GENERAL CONTRACTOR IS TO SUBMIT SHOP DRAWINGS FOR APPROVAL OF ALL MILLWORK, CABINETRY, COUNTERTOPS, PRIOR TO ORDERING AND INSTALLATION OF ALL PLUMBING AND KITCHEN FIXTURES, GENERAL CONTRACTOR SHALL

EXISTING RISER TO BE REMOVED

EXISTING SIDEWALK HATCH TO BE REMOVED / FILLED IN

CONFORM TO "PREMIUM" GRADE REQUIREMENTS OF THE AWI STANDARDS. ALL HINGES & SLIDERS TO BE SELF-CLOSING, SOFT WORK LEVEL. CONCEAL PIPES, DUCTS, AND WIRING IN FINISHED AREAS UNLESS OTHERWISE INDICATED.

REQUIREMENTS:

PROTECT EXISTING FLUES, ENCLOSURES & ALL ASSOCIATED EQUIPMENT, MARKED TO REMAIN.

PROTECT ALL EXISTING WINDOWS, FRAMES, WINDOW CONTROLS & RADIATORS VALVES AS ALL TIMES.

ILLUSTRATED" LATEST EDITION, SHALL APPLY TO ALL WORKMANSHIP FOR ARCHITECTURAL WOODWORK. ALL WORK SHALL

ACCORDING TO THE NEAREST LARGER TENTH. G.C. SHALL NOTIFY STONEWORK, CUSTOM FABRICATIONS, ETC.

ARE TO BE NO EXCEPTIONS TO THIS REQUEST. IF ANY PROBLEMS ARISE SECURING SPECIFIED ITEMS, G.C. SHALL NOTIFY

STONEWORK, CUSTOM FABRICATIONS, ETC.

GUARDRAIL

EXISTING CONCRETE BOND BEAM LINTEL OVER WINDOW OPENING TO BE REPLACED WITH CHIMNEY EXTENSION TO NEW ELEVATION; SEE EXTERIOR ELEVATIONS, SHEETS A-200-203

END-BEAM OR 3-WYTHE BRICK WALL EXTENSION FOR EXISTING
NEW EXTERIOR TERRACE; SEE FLOOR TYPES, SHEET A-400
NEW REFURBISHED, OR RELOCATED 90' FPSC DOOR & TRIM; SEE DOOR SCHEDULE & TYPES, SHEET A-420
NEW/RELOCATED GAS DRYER; SEE EQUIPMENT SCHEDULE, SHEET G-011
NEW/RELOCATED WASHER; SEE EQUIPMENT SCHEDULE, SHEET G-011
NEW TOILET; SEE PLUMBING SCHEDULE, SHEET G-010
NEW SKYLIGHT; SEE SKYLIGHT SCHEDULE & TYPES, SHEET A-440

PLANS - 3RD FLOOR DEMOLITION
PLANS - ROOF DEMOLITION

6 West 95th Street

Existing / Demo & Proposed 3rd Floor Plans

June 29, 2022

N.T.S.

SPAN Architecture

LPC 25
North-East Corner: Showing proposed additional story, guardrail, & raised parapet heights

North-West Corner: Showing proposed additional story, bulkhead, MEP units, guardrail, & chimney flues
Photos from Sidewalk on North side of 95th Street in front of and to the West of the property.
Photos each taken approximately (25) paces apart.
Close-Up photos from Sidewalk on North side of 95th Street to the East of the property. Photos each taken (4) steps apart.

Close-Up Photos from Sidewalk on North side of 95th Street to the East of the property. Photos each taken (4) steps apart.

Proposed parapet digitally raised per elevation drawings. (Parapet mock-up digitally removed for clarity)
Mock-Up

Montage
East facade window frame color to match existing windows on front facade.
Photos from Sidewalk on South side of 94th Street looking through the alleyway to the rear of the property. Photos each taken (2) paces apart.
Mock-Up (Sidewalk bridge is current condition)

Montage (Shown over photo where sidewalk bridge was removed for reference)
Thank You
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