The current proposal is:

Preservation Department – Item 8, LPC-22-10388

159 West 72nd Street – Upper West Side/Central Park West Historic District

Borough of Manhattan

To Testify Please Join Zoom

Webinar ID: 846 5008 0041
Passcode: 554001
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Graphic Source: Map PLUTO, Edition 18v1, Author: New York City Landmarks Preservation Commission, LCR Date: 3.28.2019

Upper West Side/Central Park West Historic District | LP-1647
Borough of Manhattan
Public Hearing: January 12, 1988
Designated: April 24, 1990

LPC Historic Distric Map - Upper West Side/ Central Park West

LPC Map - Upper West Side/ Central Park West - 159 West 72nd Street

Property Information
Address: 159 West 72nd Street, New York, NY 10023
Tax Block: 1144
Tax Lot: 9
BIN #: 1029920
Community Board: 107
Erected: 1932 - CO -18697
Current Certificate of Occupancy: CO - 74165

LPC Application - LPC22-10388
Proposed Facade Recladding

PROPOSED FACADE ALTERATION

kamentall architects p.c.

159 West 72nd
LPC Public Hearing
159 W 72nd Street, 1940 Tax Photo

159 W 72nd Street, LPC Designation Photo 1990

159 W 72nd Street 2021
PROPOSED FACADE ALTERATION

159 W 72nd, Existing Glazed Masonry Tiles

159 W 72nd, Proposed Cementitious Stucco Finish
HISTORIC CONTEXT

1955 G.W. Bromley & Co. - Map Plate 91
Erected Sidewalk Shed For Public Safety
EXISTING TILE DETERIORATION

Cracked and Delaminated Tiles

Cracked Tiles Delaminating From Substrate

Spalled Tiles

Loose Tiles

Missing Tiles

Delaminating Tiles Fallen From Substrate

Bulging Tiles Delaminating From Substrate
DISTRICT EXAMPLES OF EIFS AND STUCCO FACADES

100 W 72nd St. - Stucco & EIFS Storefront

130 W 72nd St. - Stucco Storefront

132 W 72nd St. - Stucco Facade
DISTRICT EXAMPLES OF EIFS AND STUCCO FACADES

- 158 W 72nd - Stucco 2nd Floor
- 161 W 72nd - EIFS Facade
- 170 W 74th - Stucco First Floor
DISTRICT EXAMPLES OF EIFS AND STUCCO FACADES

133 W 72nd St. - Stucco Facade

242-244 Columbus Ave. Stucco 1st and 2nd Floor

1.33 W 72nd St. - Stucco Storefront

242-244 Columbus Ave. Stucco Storefronts
DISTRICT EXAMPLES OF EIFS AND STUCCO FACADES

355 Amsterdam Ave. - Stucco Storefront

341-343 Amsterdam Ave. - EIFS Storefronts

295 Amsterdam Ave. - Stucco Storefront

160 West 72nd St. - Stucco Facade

163 West 72nd St. - Stucco Facade
EXISTING AND PROPOSED

**EXISTING 159 WEST 72ND STREET ELEVATION**

**PROPOSED 159 WEST 72ND STREET ELEVATION**

**# KEY NOTES**

**PROPOSED FACADE DEMO**

1. EXISTING ILLUMINATED SIGNAGE TO BE REMOVED PRIOR TO DEMO AND RESET IN PLACE AFTER COMPLETION OF STUCCO INSTALLATION.

2. REMOVE EXISTING GLAZED MASONRY TILE. CONSOLIDATE BACKUP MASONRY AS REQUIRED.

3. REMOVE EXISTING STONE PANEL. CONSOLIDATE BACKUP MASONRY AS REQUIRED.

4. REMOVE EXISTING SHEET METAL COPING.

**PROPOSED FACADE WORK**

5. INSTALL NEW STUCCO FINISH AS PER DETAILS [SHEET A-300] AND INSTALL AS PER MANUFACTURER’S SPECIFICATIONS.

6. INSTALL NEW ANODIZED ALUMINUM COPING. COLOR TO MATCH EXISTING STOREFRONT FENSETRATIONS.

7. PROVIDE AESTHETIC REVEAL.

8. PAINT STUCCO FINISH WITH BENJAMIN MOORE HISTORIC COLOR #HC-92 “WHEELING NEUTRAL” TO COLOR MATCH NEIGHBORING BUILDINGS. PAINT TYPE TO BE SELECTED BY OWNER AND ARCHITECT IN FIELD.

9. PROVIDE EXPANSION JOINTS AS REQUIRED.

10. EXISTING STOREFRONT TO REMAIN.

11. EXISTING ILLUMINATED SIGN TO BE REINSTALLED.

12. EXISTING VENT TO REMAIN.

13. INSTALL LIMESTONE BASE. (SAMPLES TO BE PROVIDED IN FIELD PRIOR TO INSTALLATION.)
EXISTING BACKUP MASONRY TO REMAIN. VERIFY CONDITION AND TYPE IN FIELD. REPAIR/CONSOLIDATE AS REQUIRED.

PORTLAND CEMENT PLASTER. TYPE: 3 COATS OVER SUBSTRATE.

COMPOSITION AND INSTALLATION

1. SCRATCH AND BROWN (SECOND) COAT:
   - 5 POUNDS, DRY HYDRATED LIME
   - 1 BAG PORTLAND CEMENT (94 LBS)
   - NOT LESS THAN 3 CUBIC FEET (3 BAGS) SAND, PASSED THROUGH #8 SIEVE.
   - WATER TO MAKE A WORKABLE MIX.

2. FINISH COAT: USE WHITE PORTLAND CEMENT IN THE SAME PORTIONS AS ABOVE BASE COATS.

SCRATCH COAT:

1. THE SCRATCH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO ENSURE BOND AND COMPLETE COVERAGE OF THE SOLID SUBSTRATE, IN A THICKNESS OF 1/4" MINIMUM.
2. WHEN SCRATCH COAT BECOMES FIRM, THE ENTIRE SURFACE SHALL BE EVENLY SCRATCHED HORIZONTALLY TO PROVIDE FULL KEYS TO ALLOW BONDING WITH THE BROWN COAT. ENSURE TIGHT CONTACT BETWEEN COATS. TOOL EDGES AT WINDOWS, DOORS, OTHER OPENINGS TO SMALL VEE TO CONTROL SPALLING.
3. SCRATCH COAT TO BE MOST CURED FOR A MINIMUM OF 48 HOURS.

BROWN (SECOND) COAT:

1. THE BROWN COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO ENSURE BOND AND COMPLETE COVERAGE, IN A THICKNESS OF 1/4" MINIMUM TO A LIGHTLY DAMPED SCRATCH COAT.
2. THE BROWN COAT SHALL BE BROUGHT TO A TRUE, EVEN PLANE BY FLOATING WITH A STRAIGHT EDGE AND LEFT ROUGH.
3. THE BROWN COAT TO BE MOST CURED FOR A MINIMUM OF 48 HOURS.

FINISH COAT: (SMOOTH "LIMESTONE" FINISH)

1. PRIOR TO APPLICATION OF THE FINISH COAT 12" X 12" SAMPLES SHALL BE PROVIDED FOR SELECTION AND APPROVAL.
2. THE FINISH COAT SHALL BE APPLIED WITH SUFFICIENT MATERIAL AND PRESSURE TO ENSURE BOND AND COMPLETE COVERAGE, IN A THICKNESS OF 1/8" MINIMUM TO A LIGHTLY DAMPED BROWN COAT NOT LESS THAN 7 DAYS AFTER THE BROWN COAT HAS BEEN APPLIED.

PAINT STUCCO FINISH WITH BENJAMIN MOORE HISTORIC COLOR #HC-92 "WHEELING NEUTRAL"
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