

164 WEST 74TH STREET NEW YORK, NY

PROJECT INFORMATION:

BLOCK: 1145

LOT: 59

ZONING DISTRICT: R8B

MAP: 8C

LAND USE: PUBLIC FACILITIES
AND INSTITUTIONS

CLIENT: GREYSTONE PROPERTY DEVELOPMENT
152 W 57TH STREET
NEW YORK, NY 10019
T: 212-649-9700

ARCHITECT: BARRY RICE ARCHITECTS PLLC
37 WEST 17TH STREET
2ND FLOOR
NEW YORK, NY 10011
T: 212-944-1929
F: 646-360-3680



LM-01: TITLE SHEET

LM-02: SITE PLAN

LM-03: SITE & SURROUNDING PHOTOS

LM-04: STREET FACADE - EXISTING DETAILS

LM-05: EXISTING FRONT ELEVATION PHOTOS

LM-06: EXISTING COURTS & REAR YARD

LM-07: HISTORIC PHOTOS

LM-08: EXISTING & PROPOSED NORTH ELEVATION

LM-09: ENTRY CONDITION

LM-10: ENTRY CONDITION - SECTION

LM-11: EXISTING & PROPOSED SECTION

LM-12: EXISTING & PROPOSED AXON

LM-13: EXISTING & PROPOSED ROOF PLAN

LM-14: ROOF & BULKHEAD NORTH ELEVATIONS

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LM-20: MOCK-UP FROM 74TH STREET

LM-21: MOCK-UP FROM 74TH STREET - 2

LM-22: MOCK-UP FROM 73RD STREET

LM-23: EXISTING & PROPOSED CELLAR PLAN

LM-24: EXISTING & PROPOSED GROUND FLOOR PLAN

LM-25: EXISTING & PROPOSED 3RD-6TH FLOOR PLAN

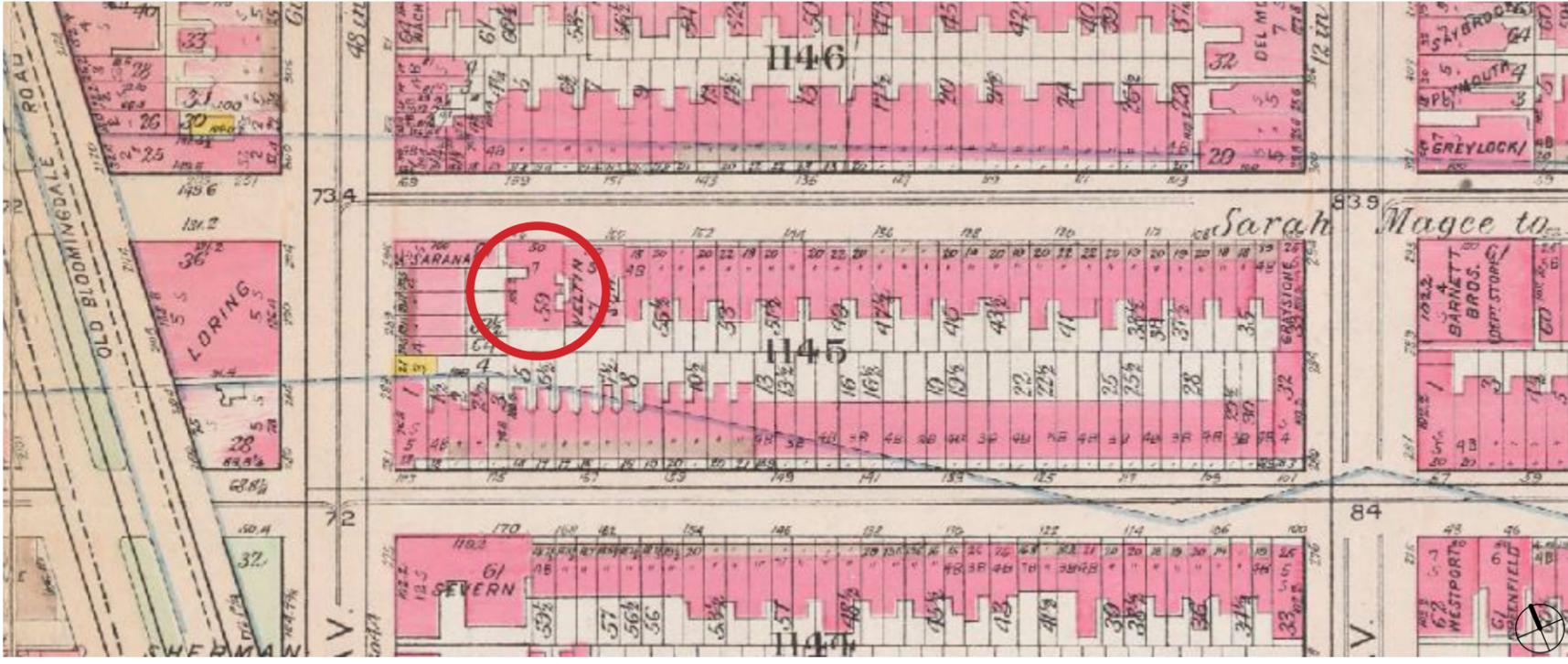
LM-26: EXISTING & PROPOSED 8TH FLOOR PLAN



CITY MAP - 2015



LOOKING TO THE WEST



SANBORN MAP
1911



LOOKING TO THE NORTH



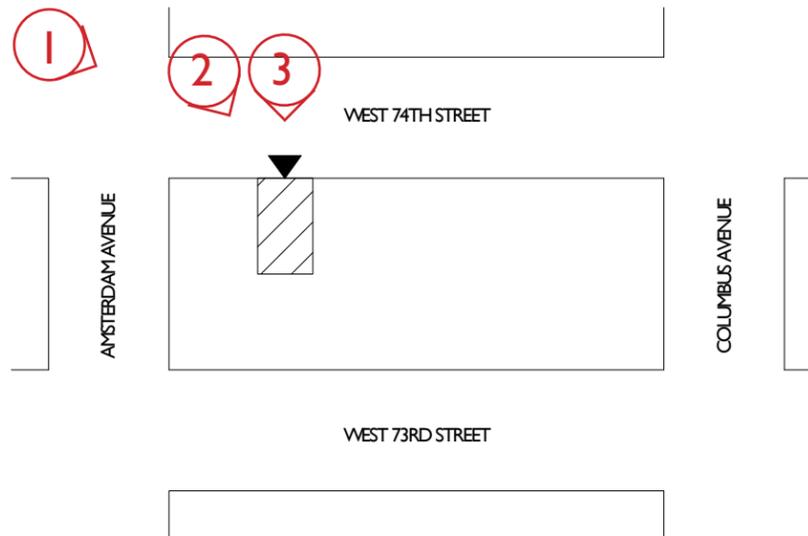
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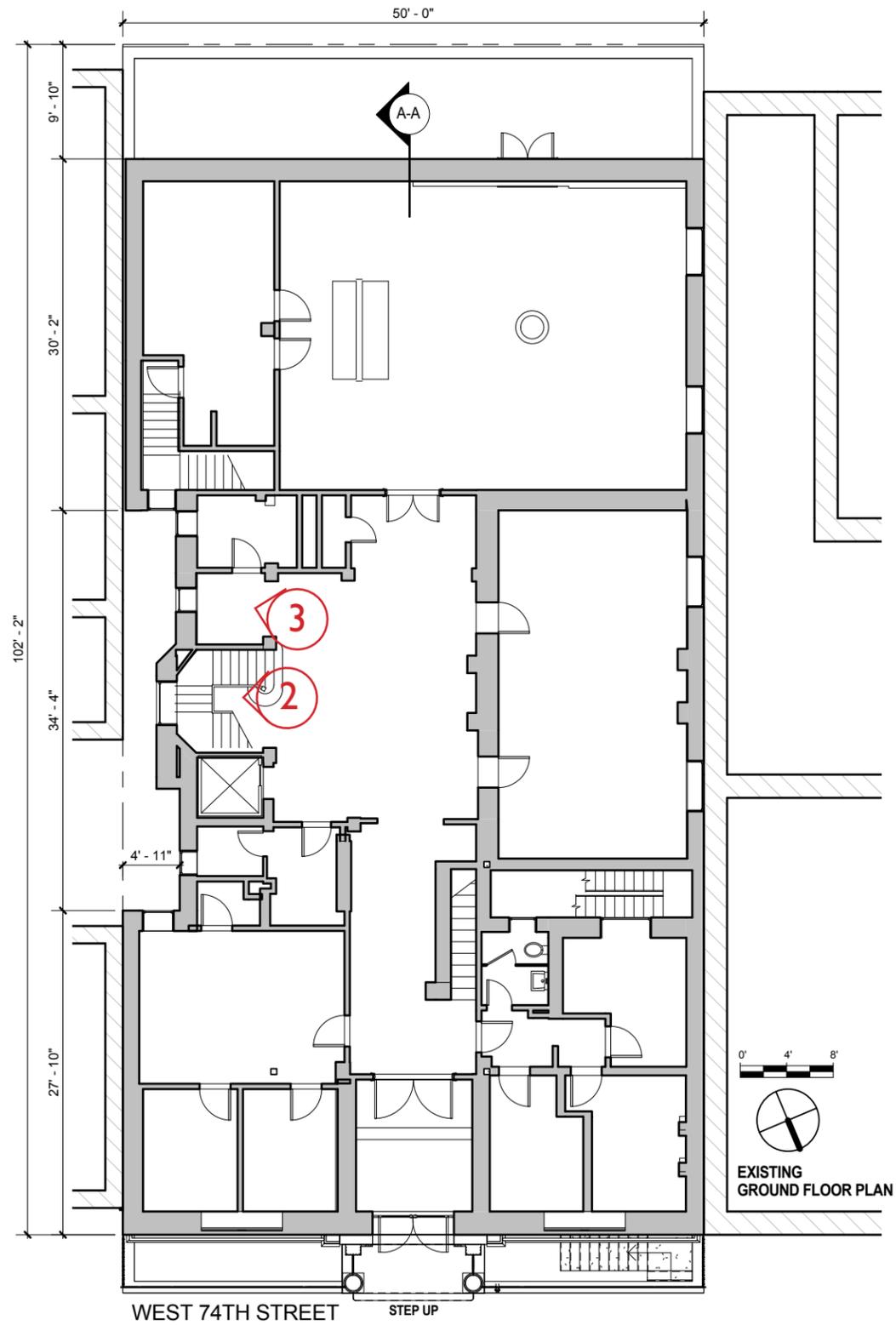


VIEW 2



VIEW 3

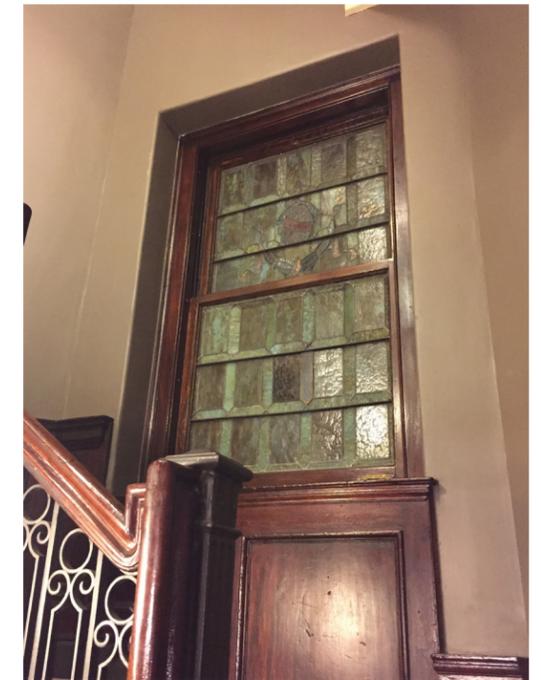




1
EXISTING GROUND FLOOR PLAN



VIEW I



VIEW 2



VIEW 3



VIEW 1



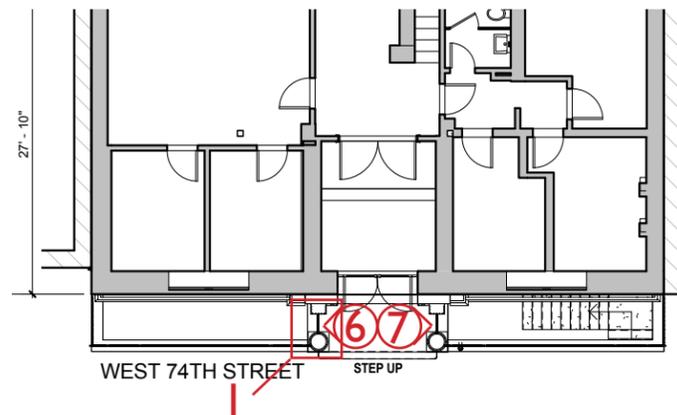
VIEW 2



VIEW 3



3 2 5 4



164 W 74TH STREET
EXISTING FRONT ELEVATION PHOTOS



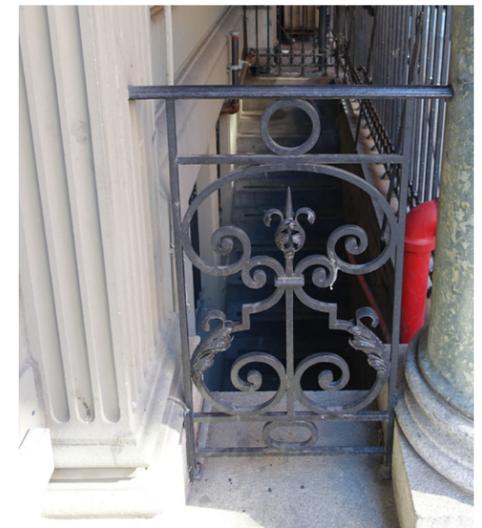
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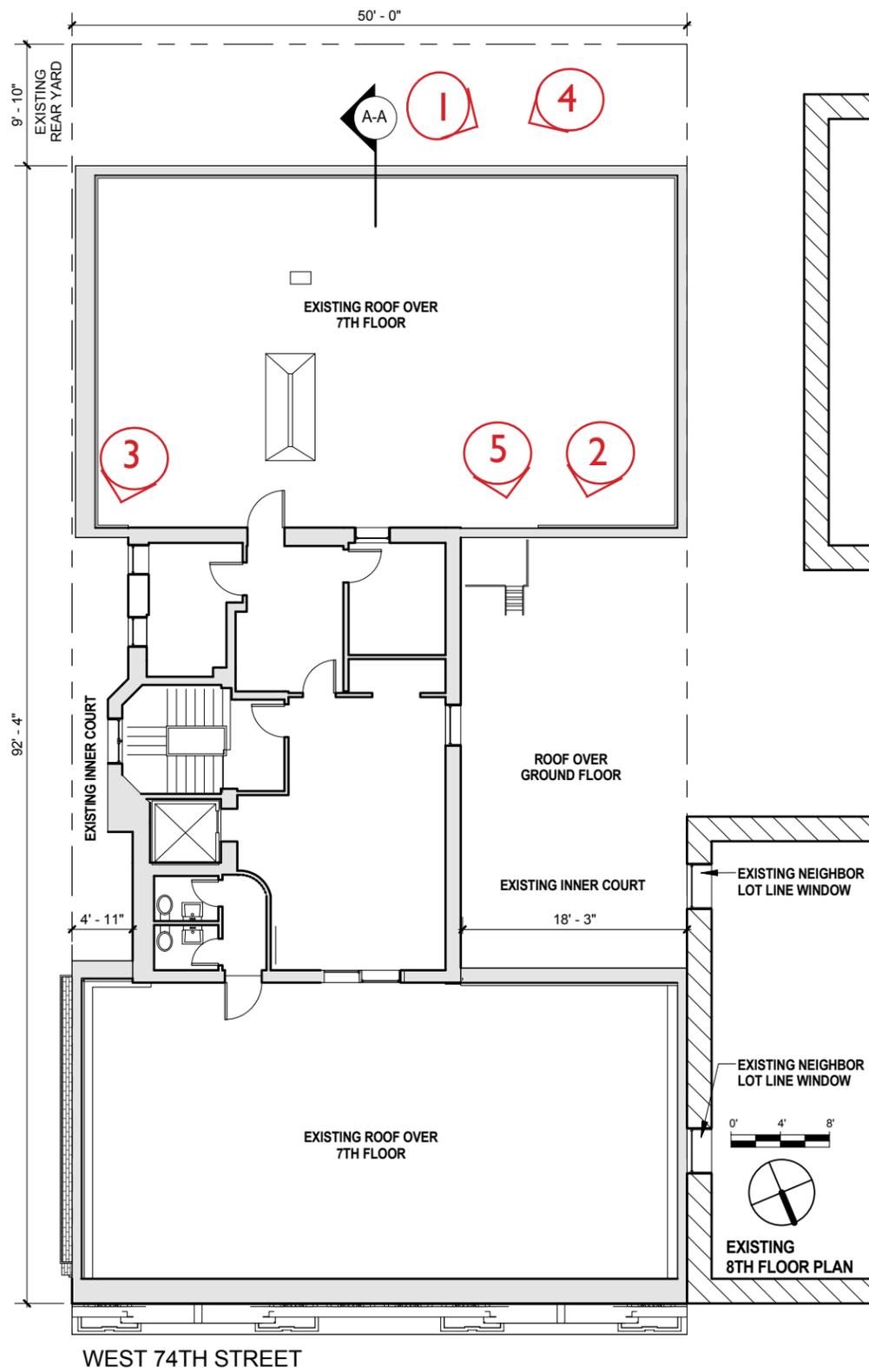
VIEW 5



VIEW 6



VIEW 7



VIEW 1



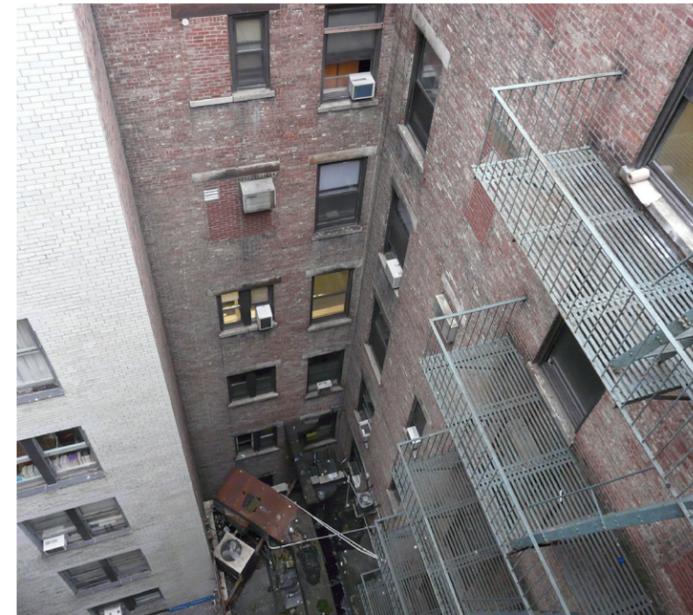
VIEW 2



VIEW 3



VIEW 4



VIEW 5



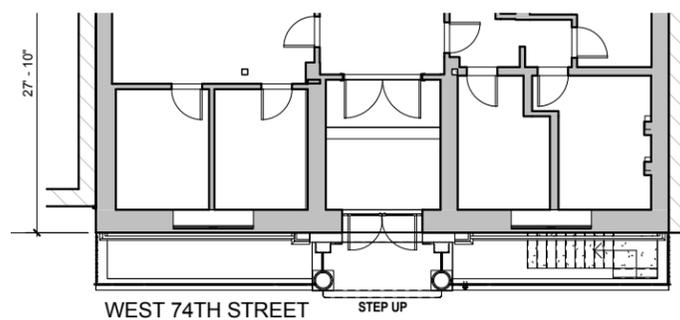
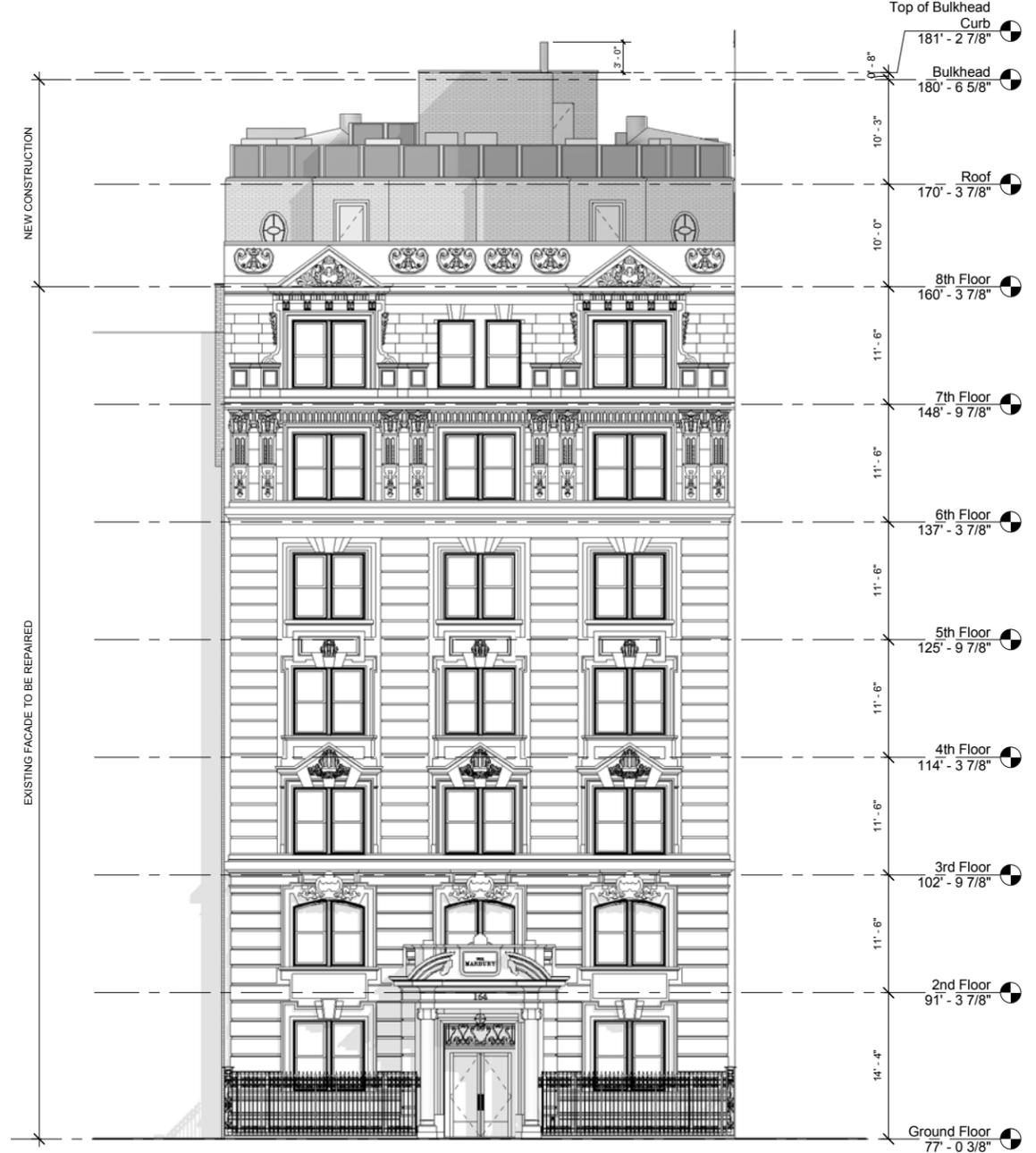
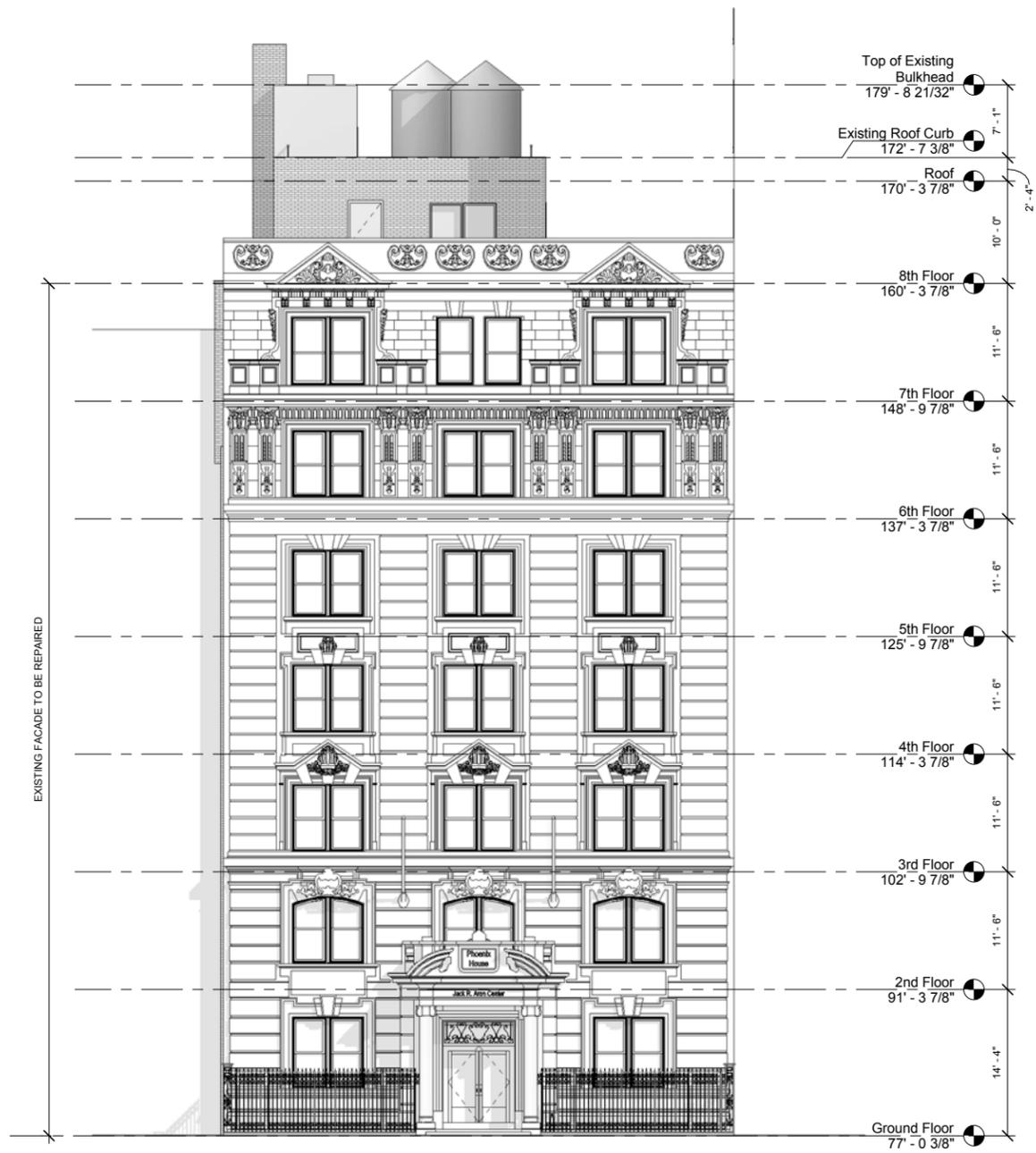
1902
MUSEUM OF THE CITY OF NEW YORK



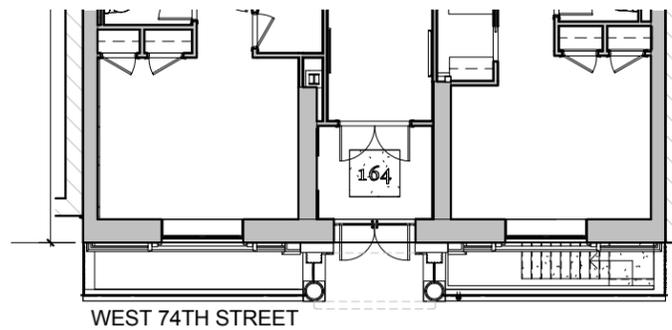
1923
NEW YORK HISTORICAL SOCIETY



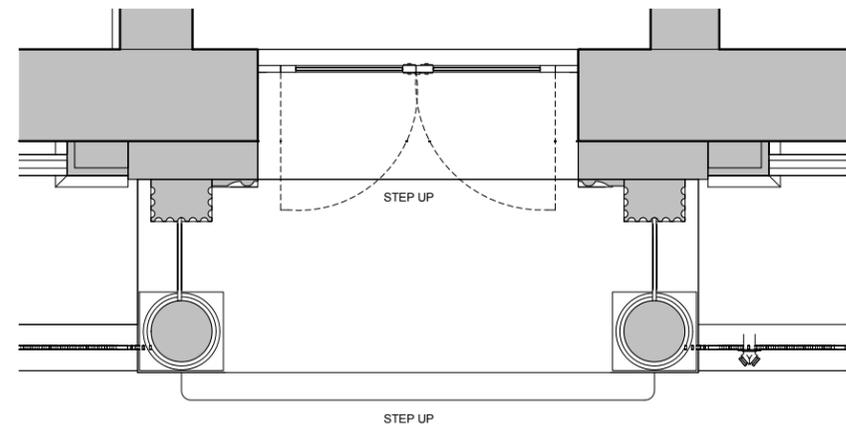
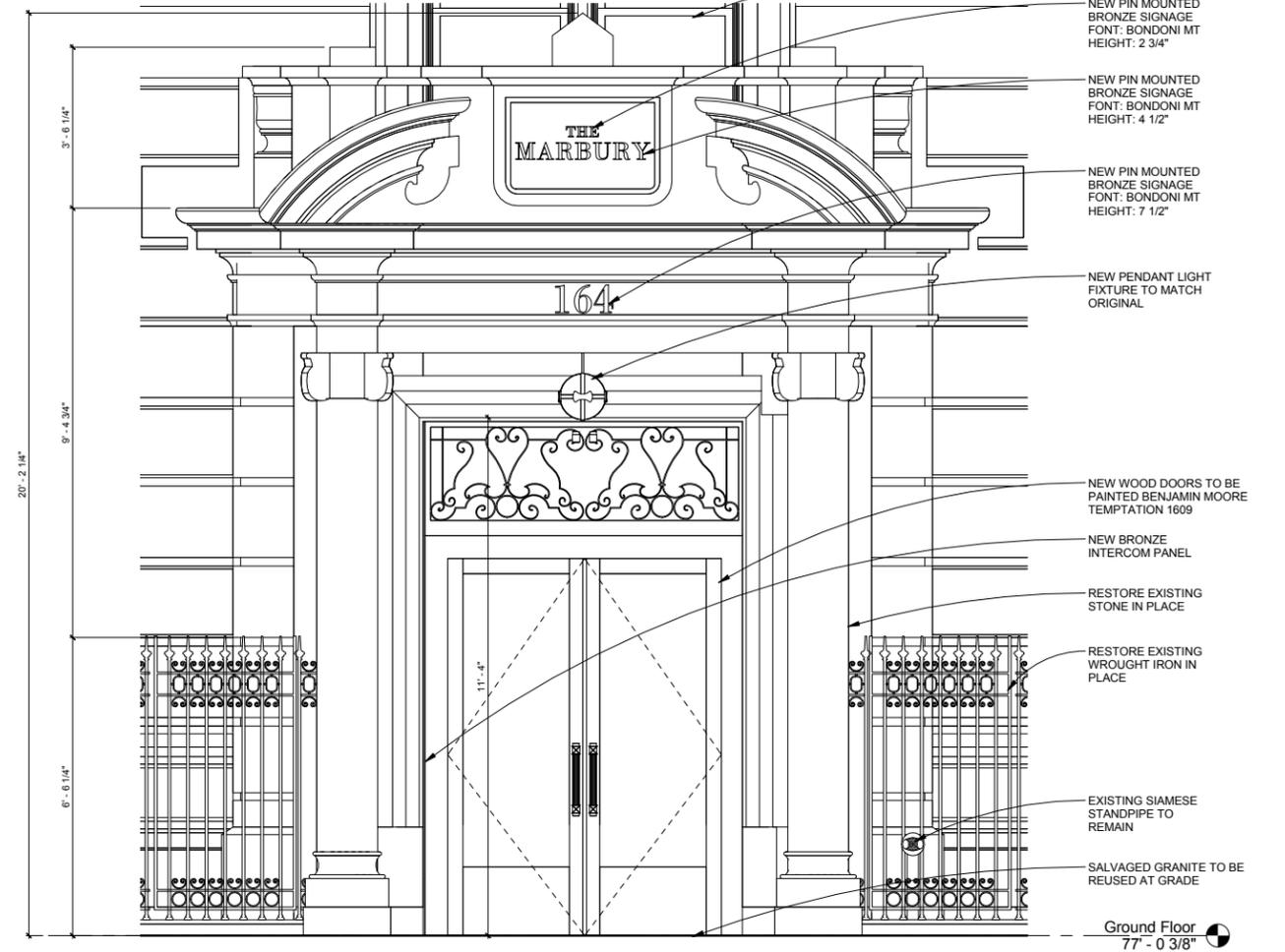
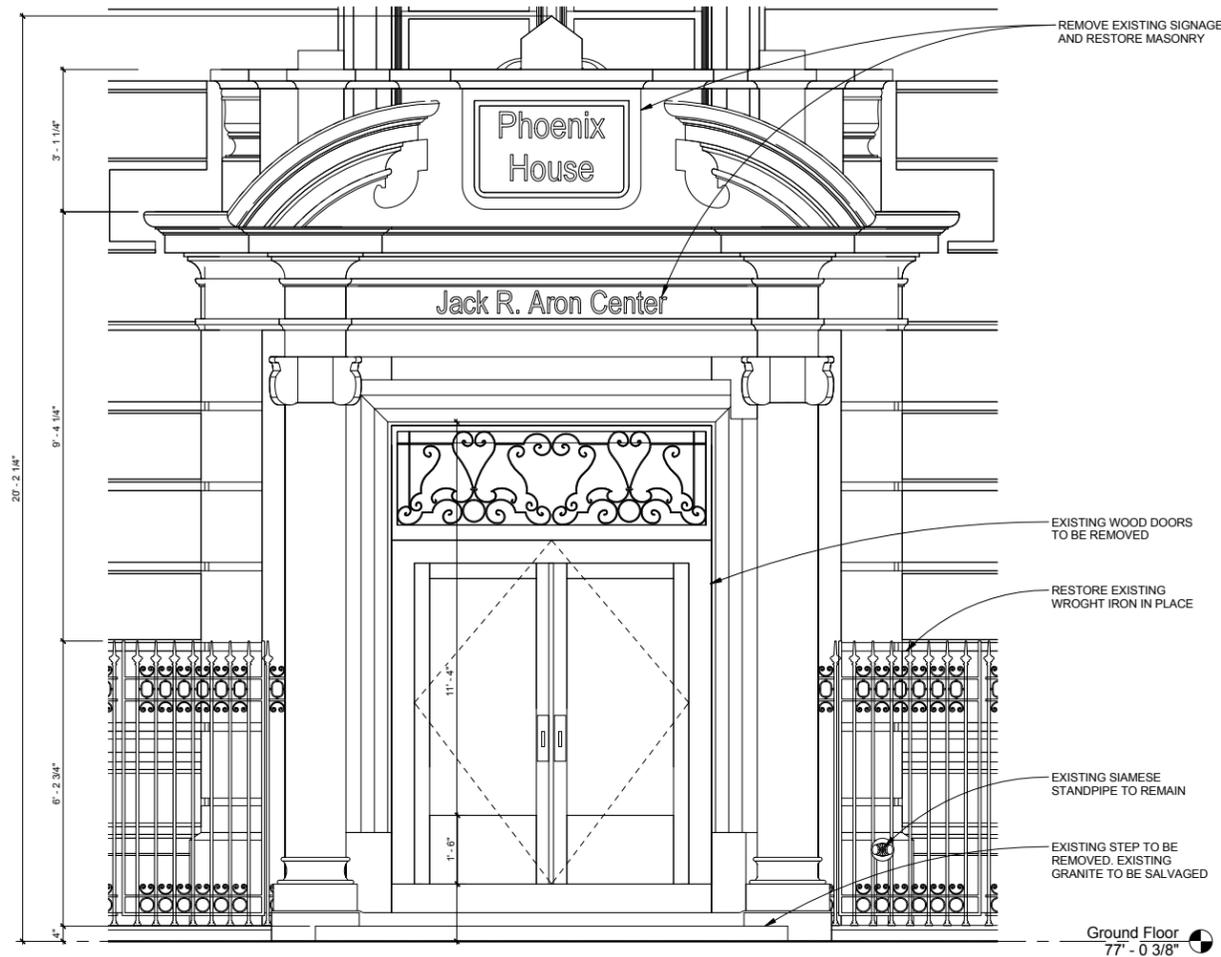
CIRCA 1940
MUNICIPAL ARCHIVES



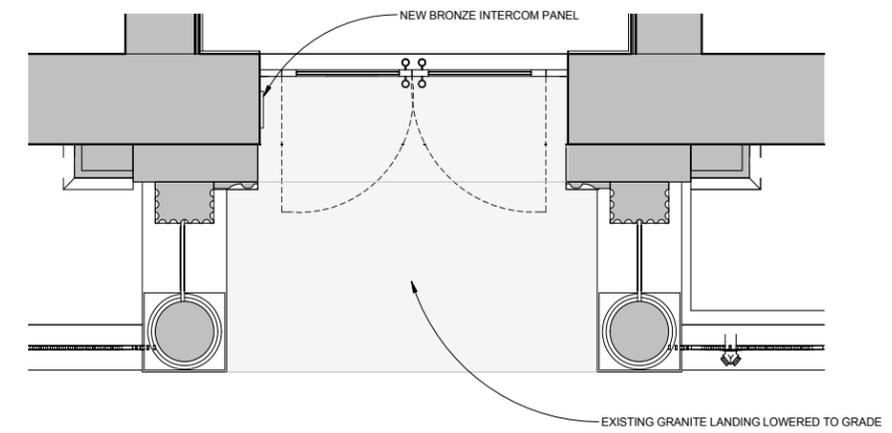
EXISTING



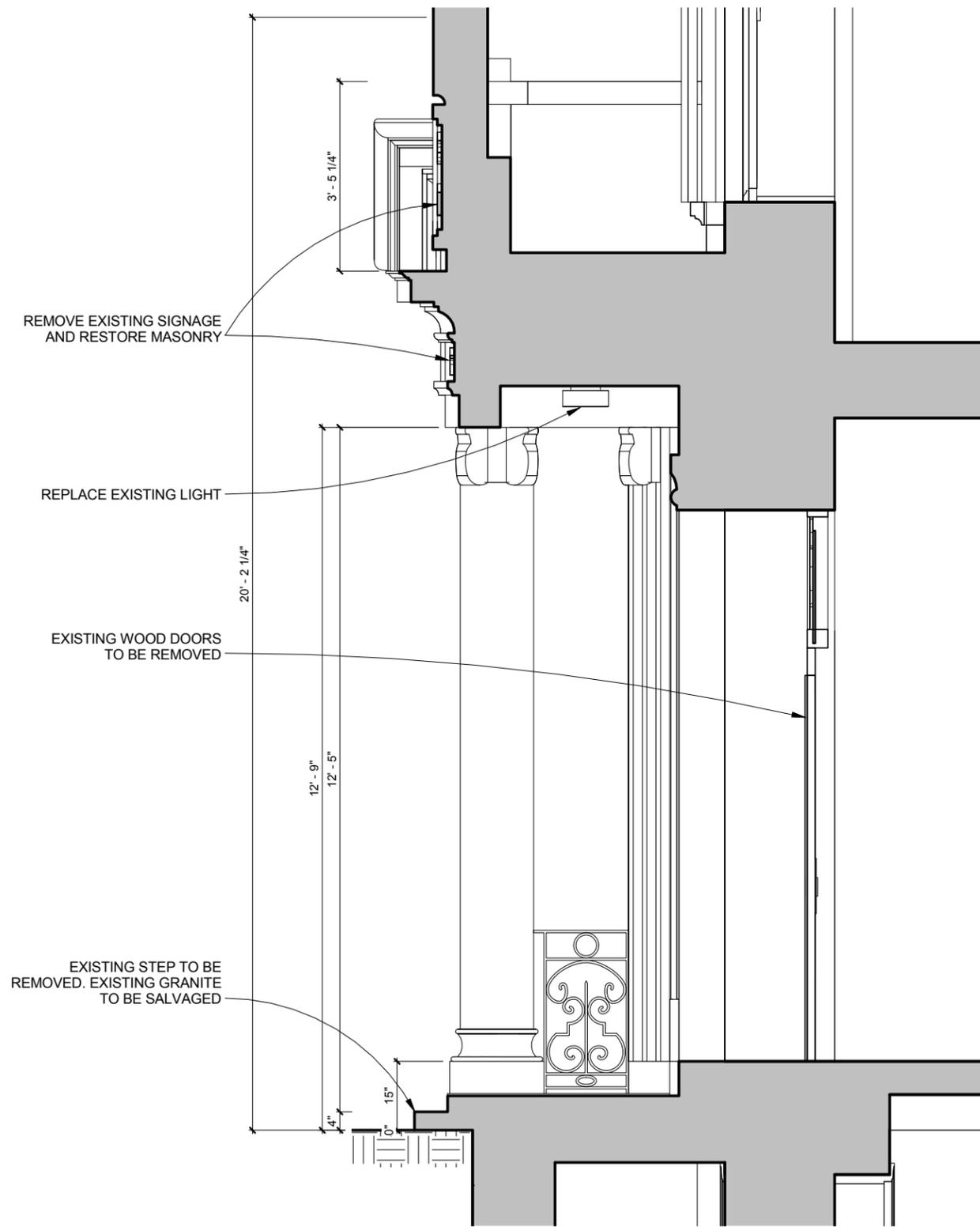
PROPOSED



EXISTING



PROPOSED



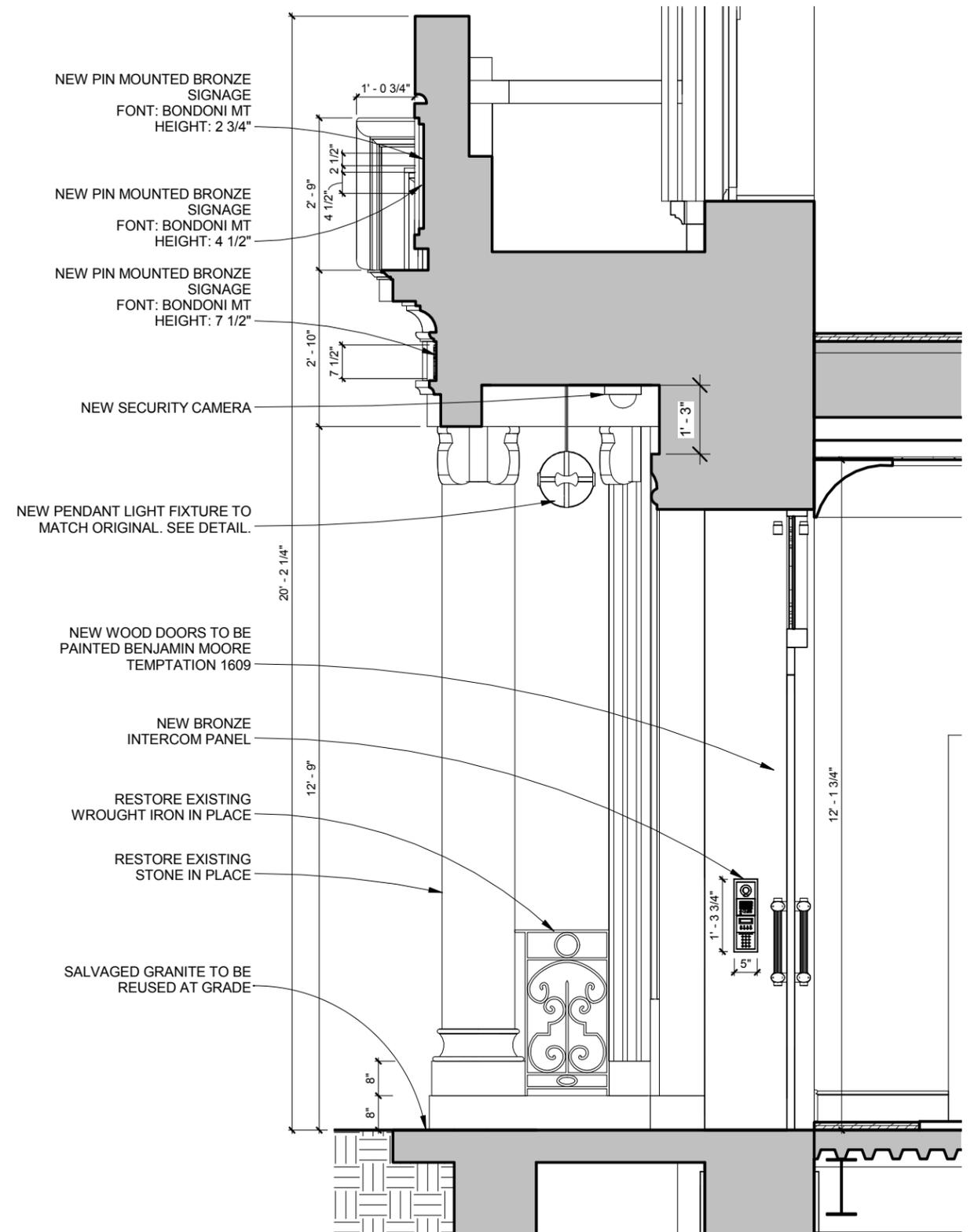
REMOVE EXISTING SIGNAGE AND RESTORE MASONRY

REPLACE EXISTING LIGHT

EXISTING WOOD DOORS TO BE REMOVED

EXISTING STEP TO BE REMOVED. EXISTING GRANITE TO BE SALVAGED

EXISTING



NEW PIN MOUNTED BRONZE SIGNAGE
FONT: BONDONI MT
HEIGHT: 2 3/4"

NEW PIN MOUNTED BRONZE SIGNAGE
FONT: BONDONI MT
HEIGHT: 4 1/2"

NEW PIN MOUNTED BRONZE SIGNAGE
FONT: BONDONI MT
HEIGHT: 7 1/2"

NEW SECURITY CAMERA

NEW PENDANT LIGHT FIXTURE TO MATCH ORIGINAL. SEE DETAIL.

NEW WOOD DOORS TO BE PAINTED BENJAMIN MOORE TEMPTATION 1609

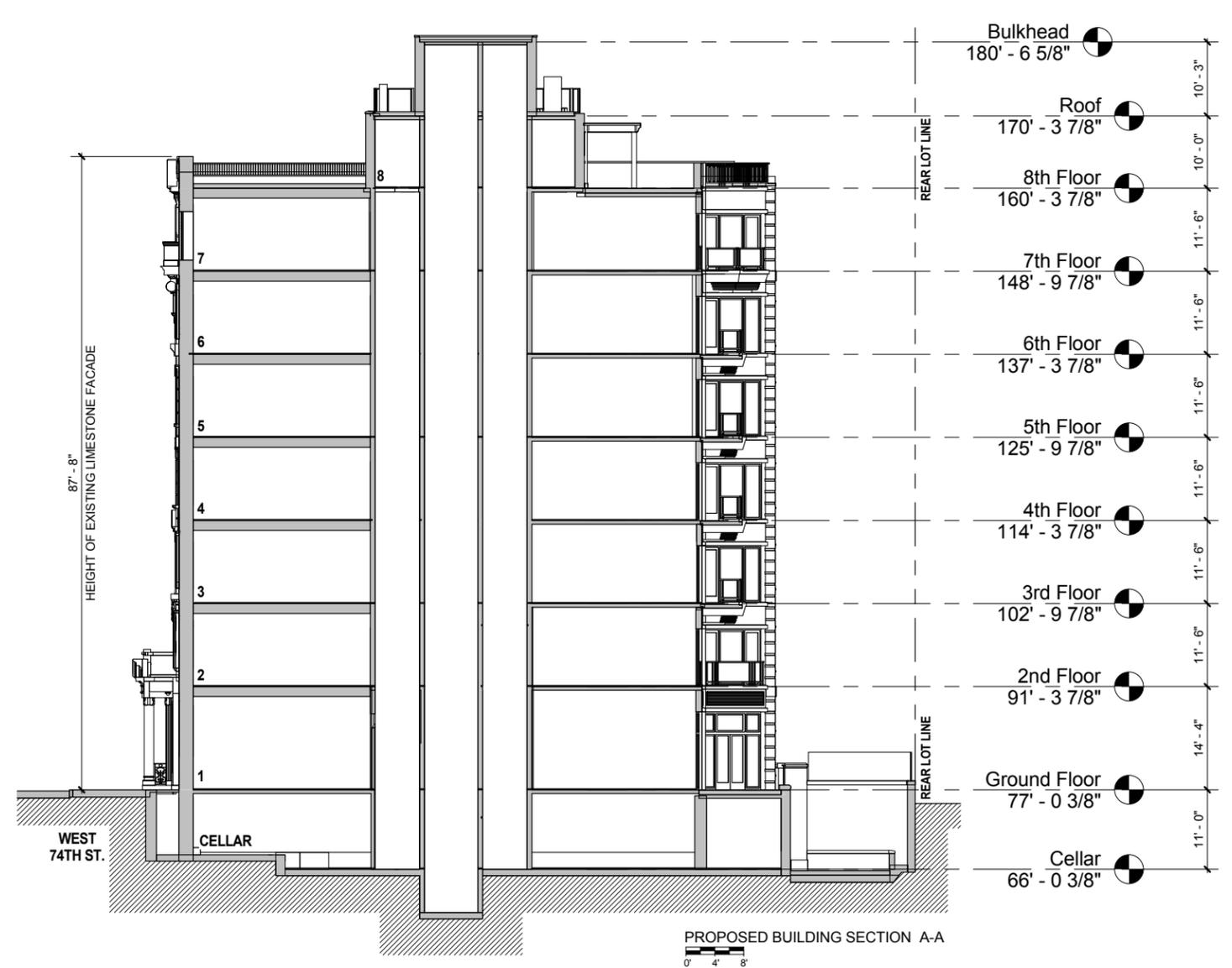
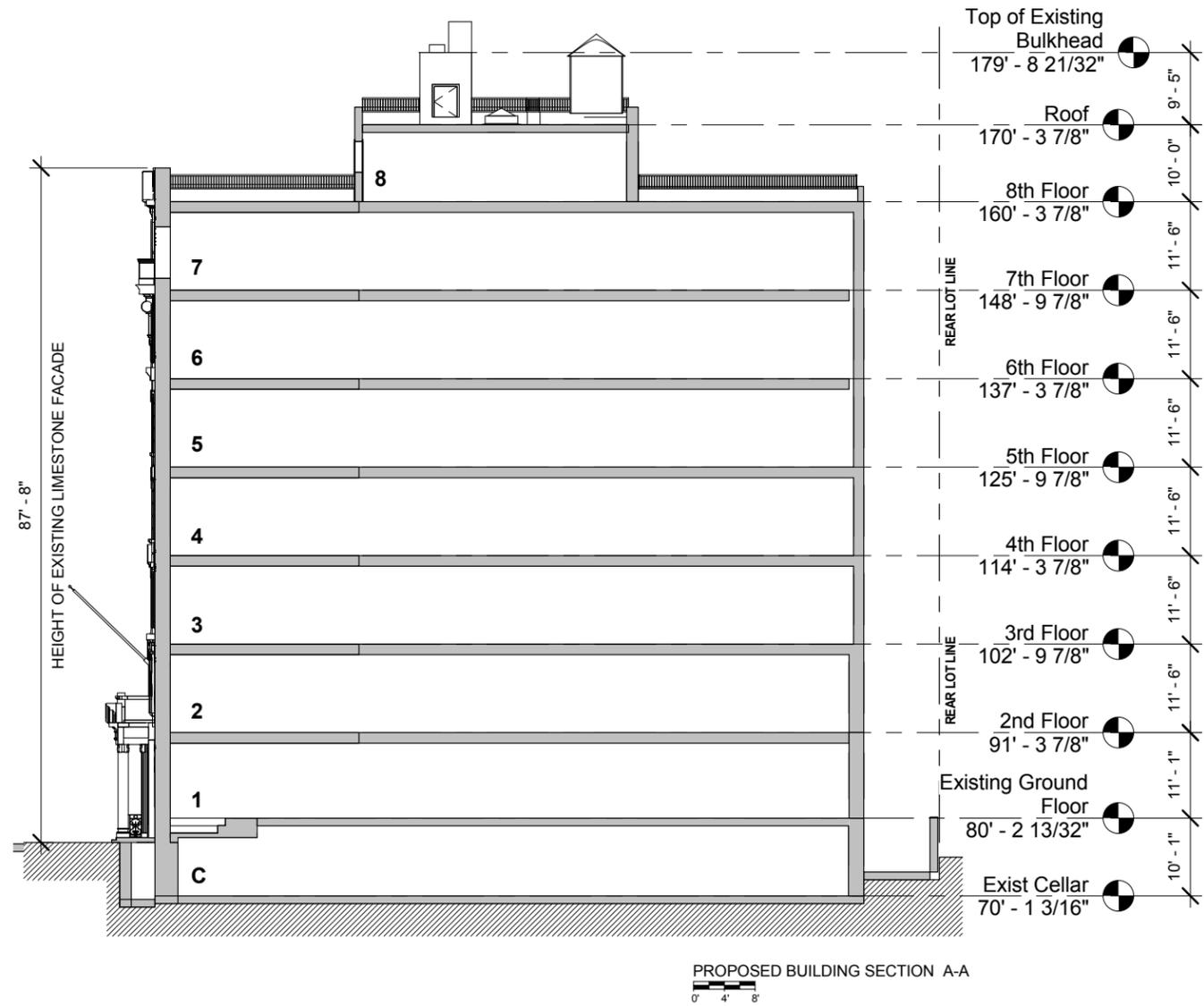
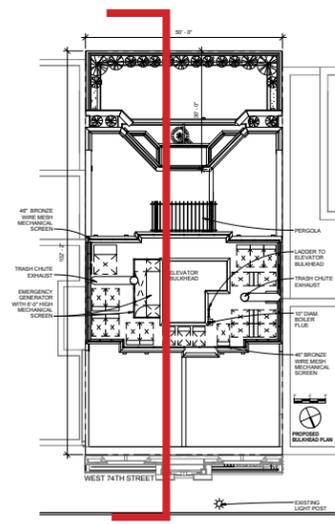
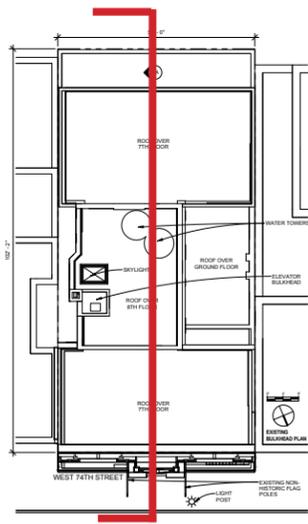
NEW BRONZE INTERCOM PANEL

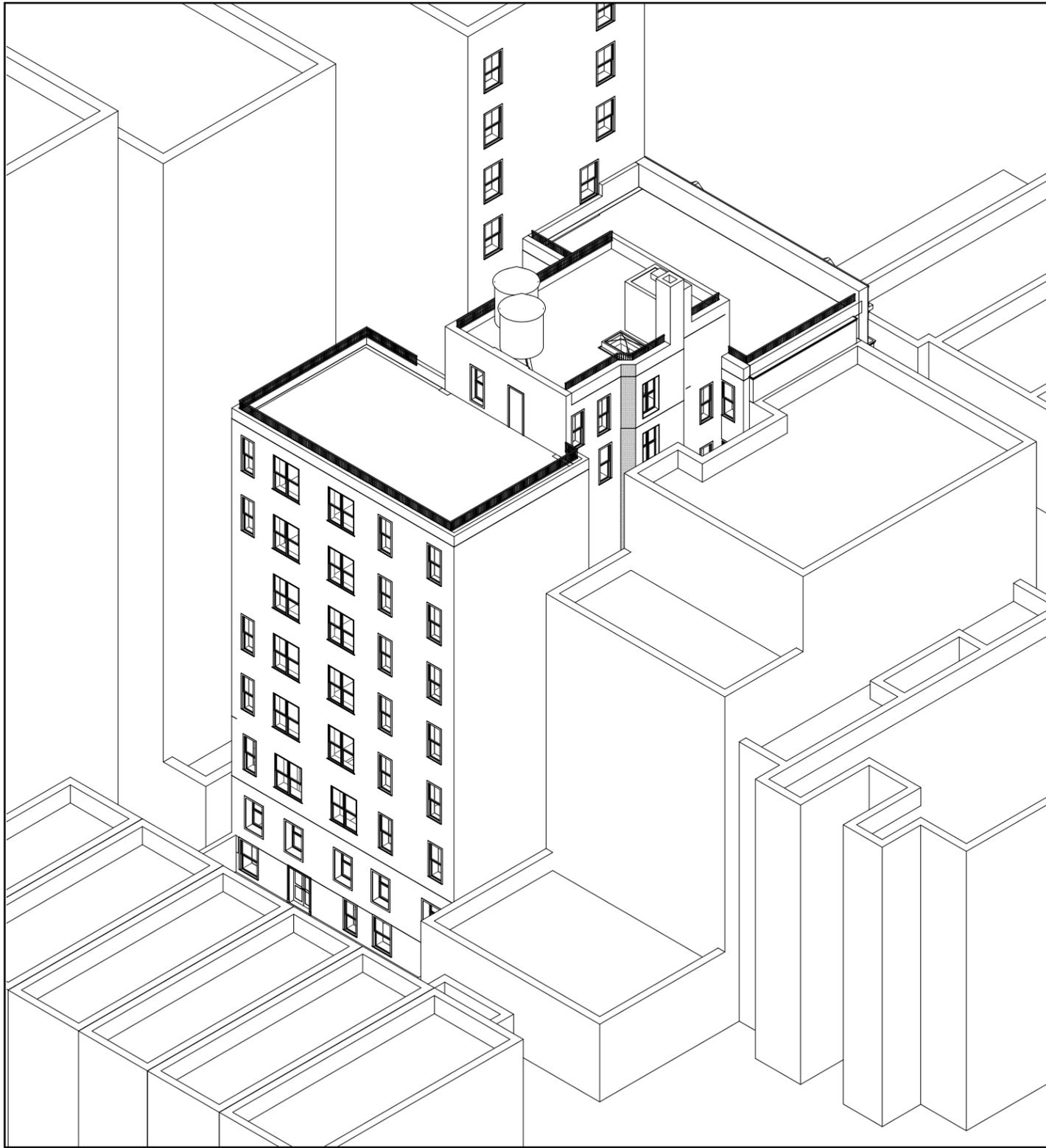
RESTORE EXISTING WROUGHT IRON IN PLACE

RESTORE EXISTING STONE IN PLACE

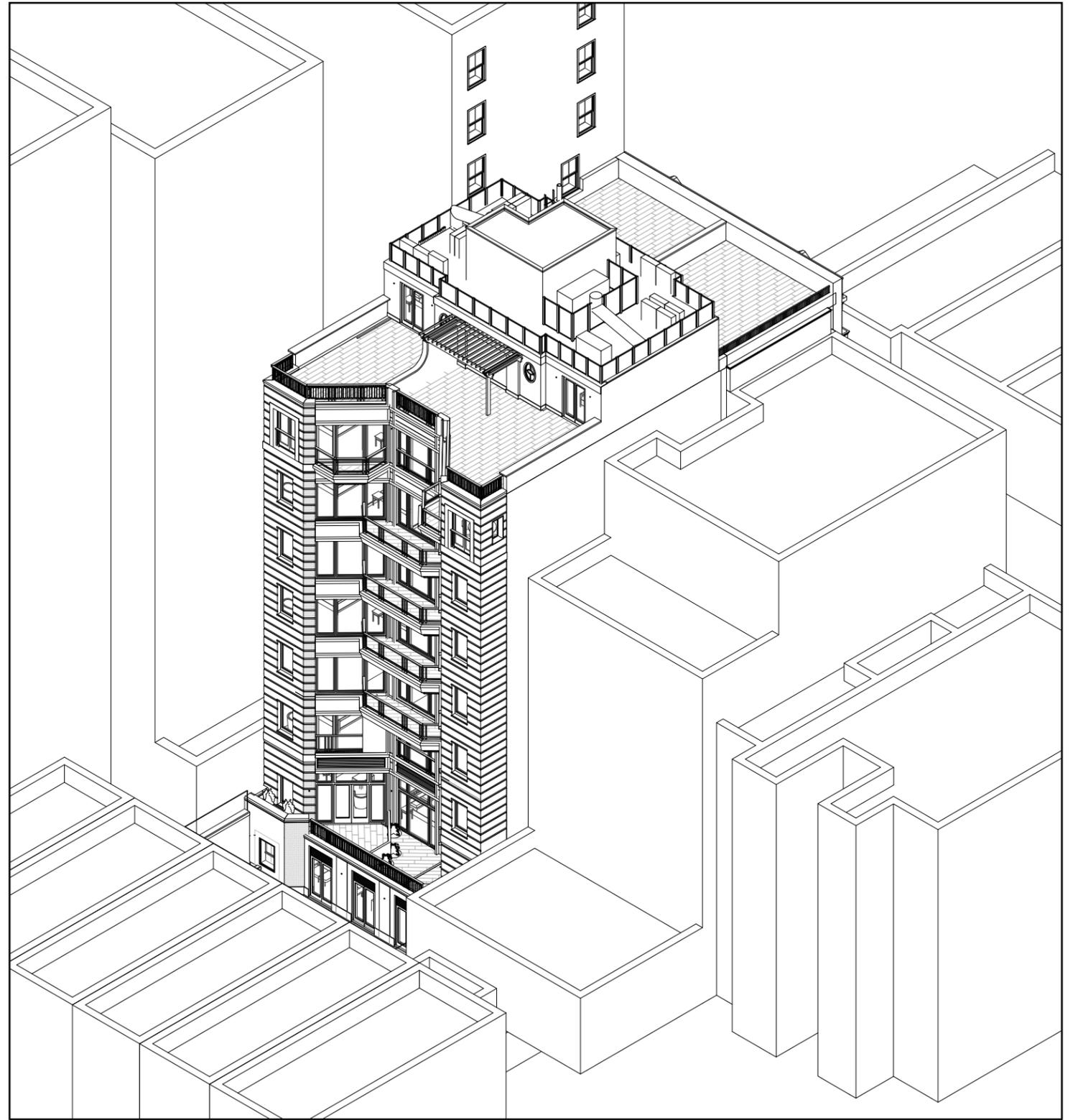
SALVAGED GRANITE TO BE REUSED AT GRADE

PROPOSED

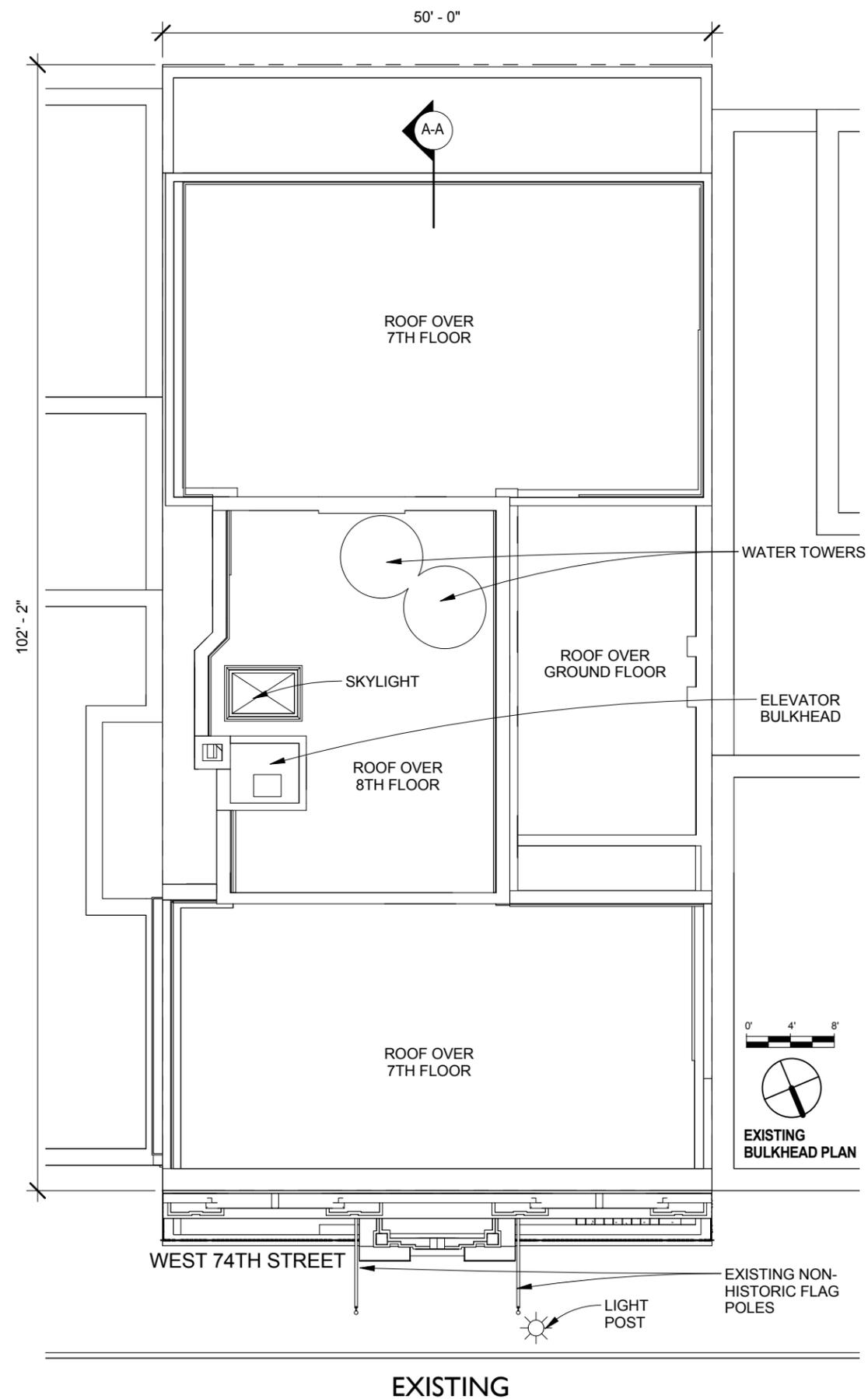




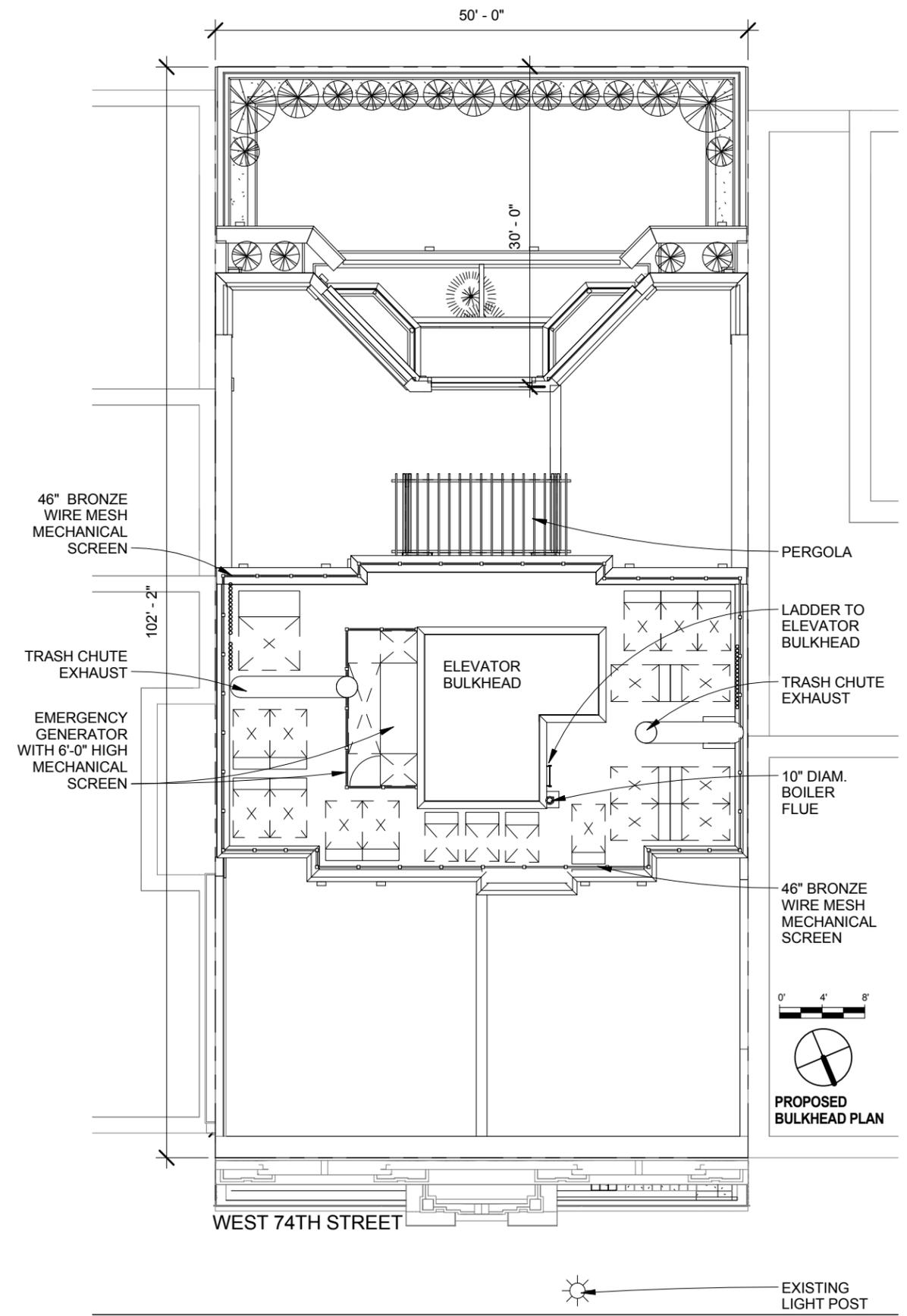
EXISTING



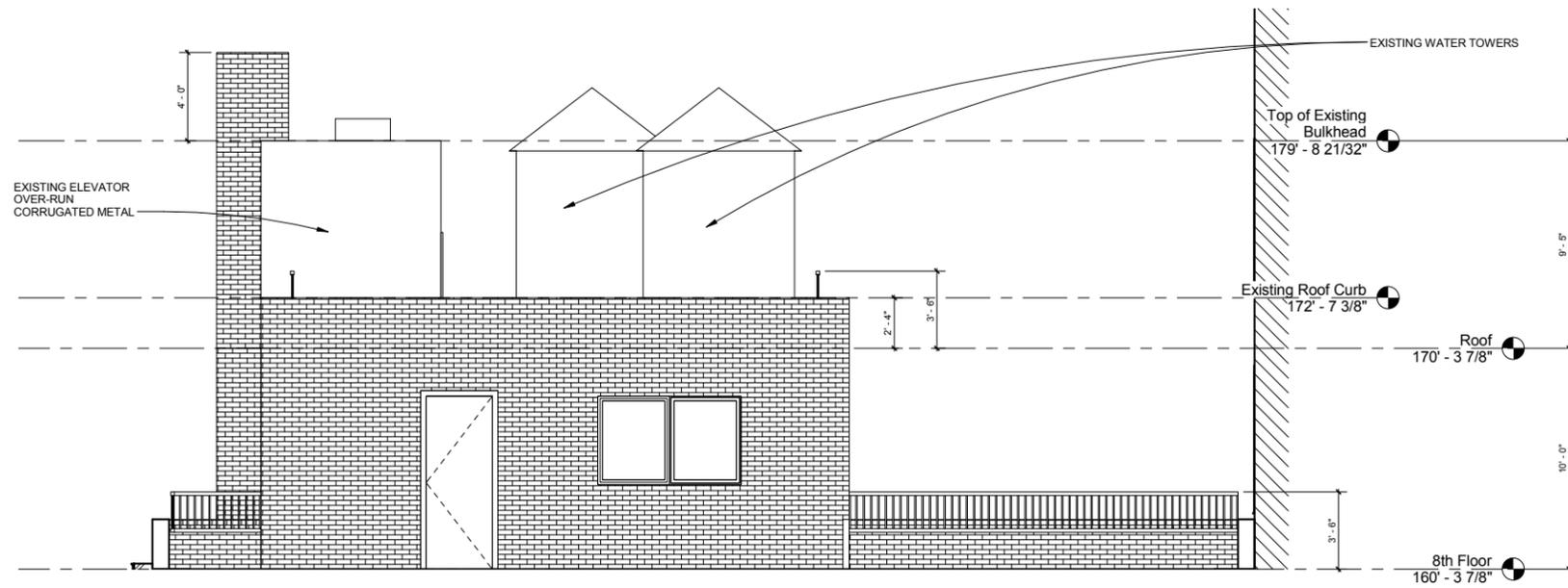
PROPOSED



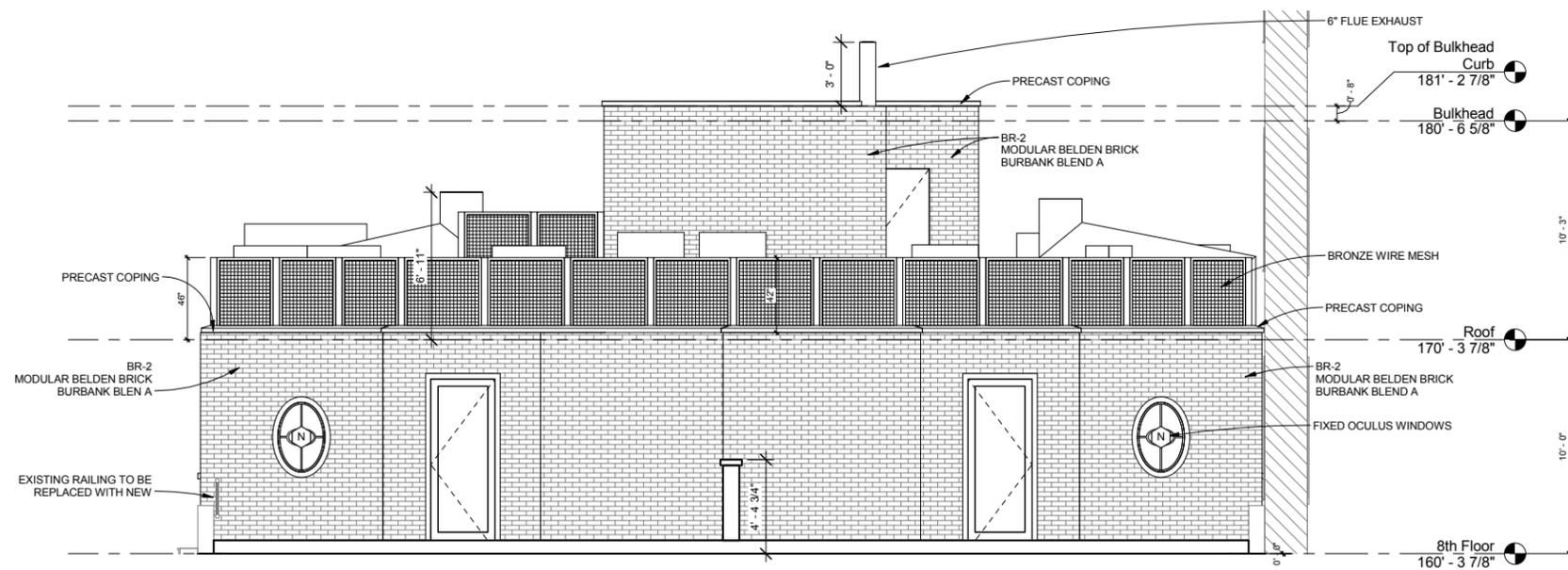
EXISTING



PROPOSED



EXISTING 8TH FLOOR ELEVATION



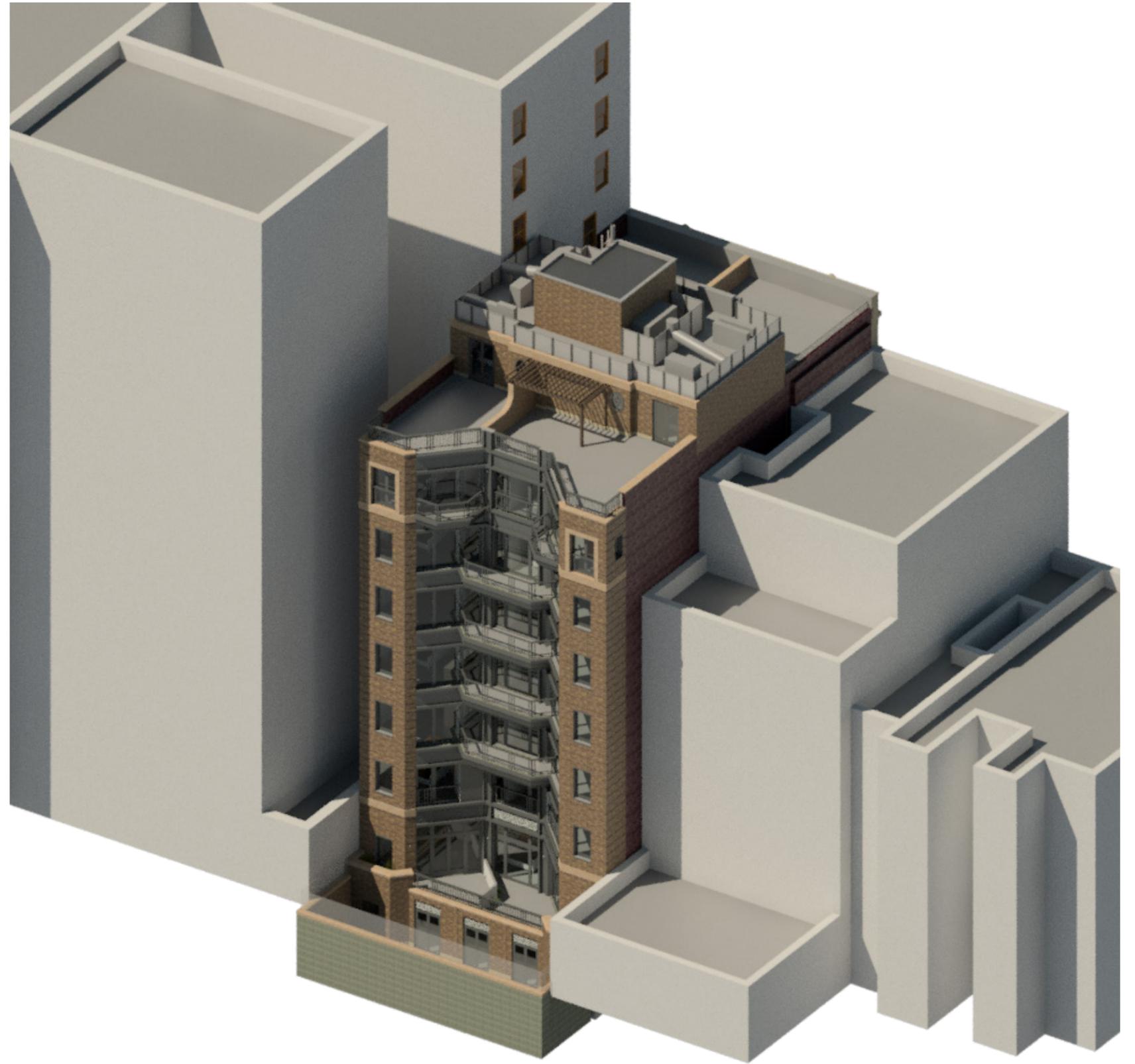
PROPOSED 8TH FLOOR NORTH ELEVATION

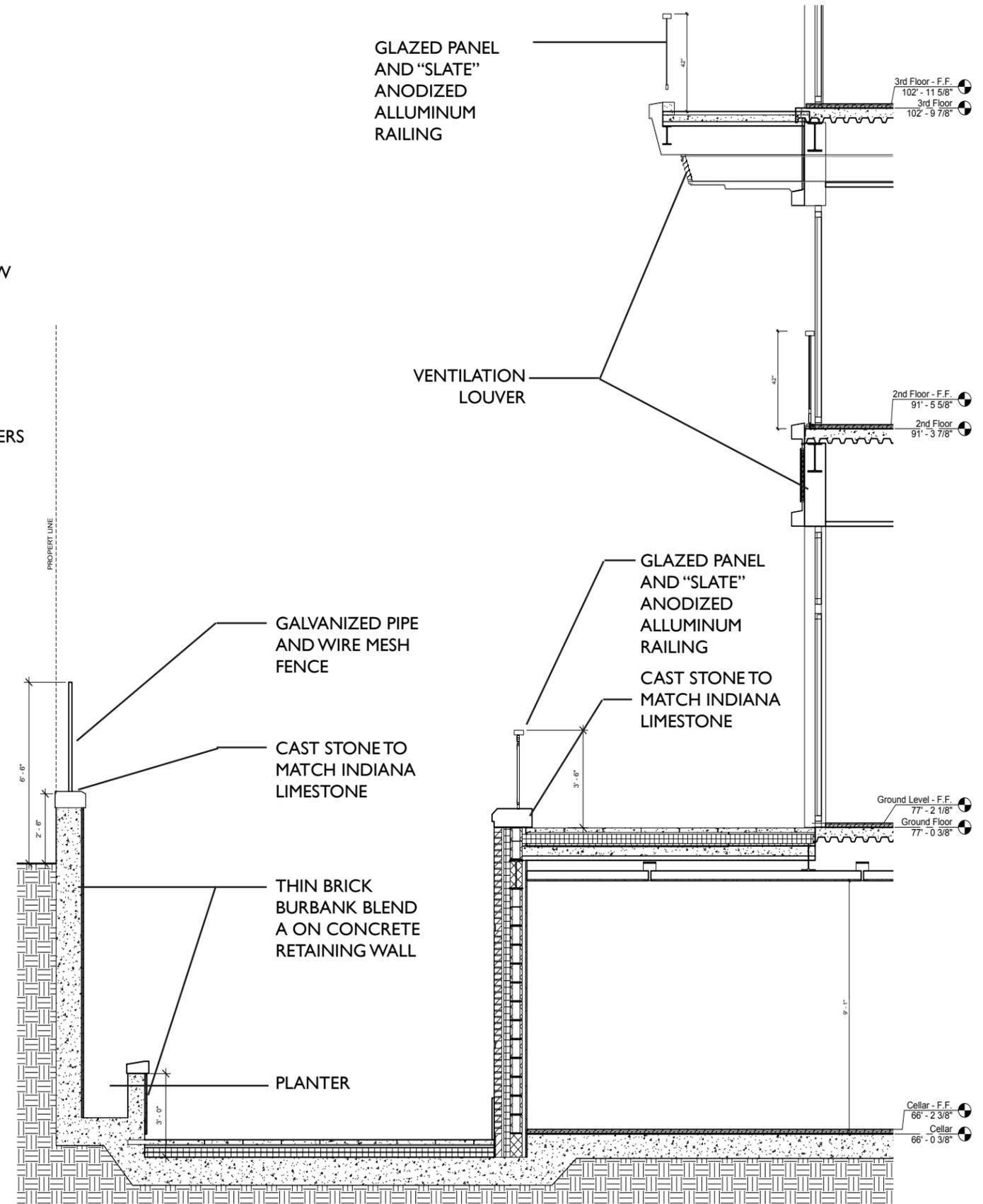
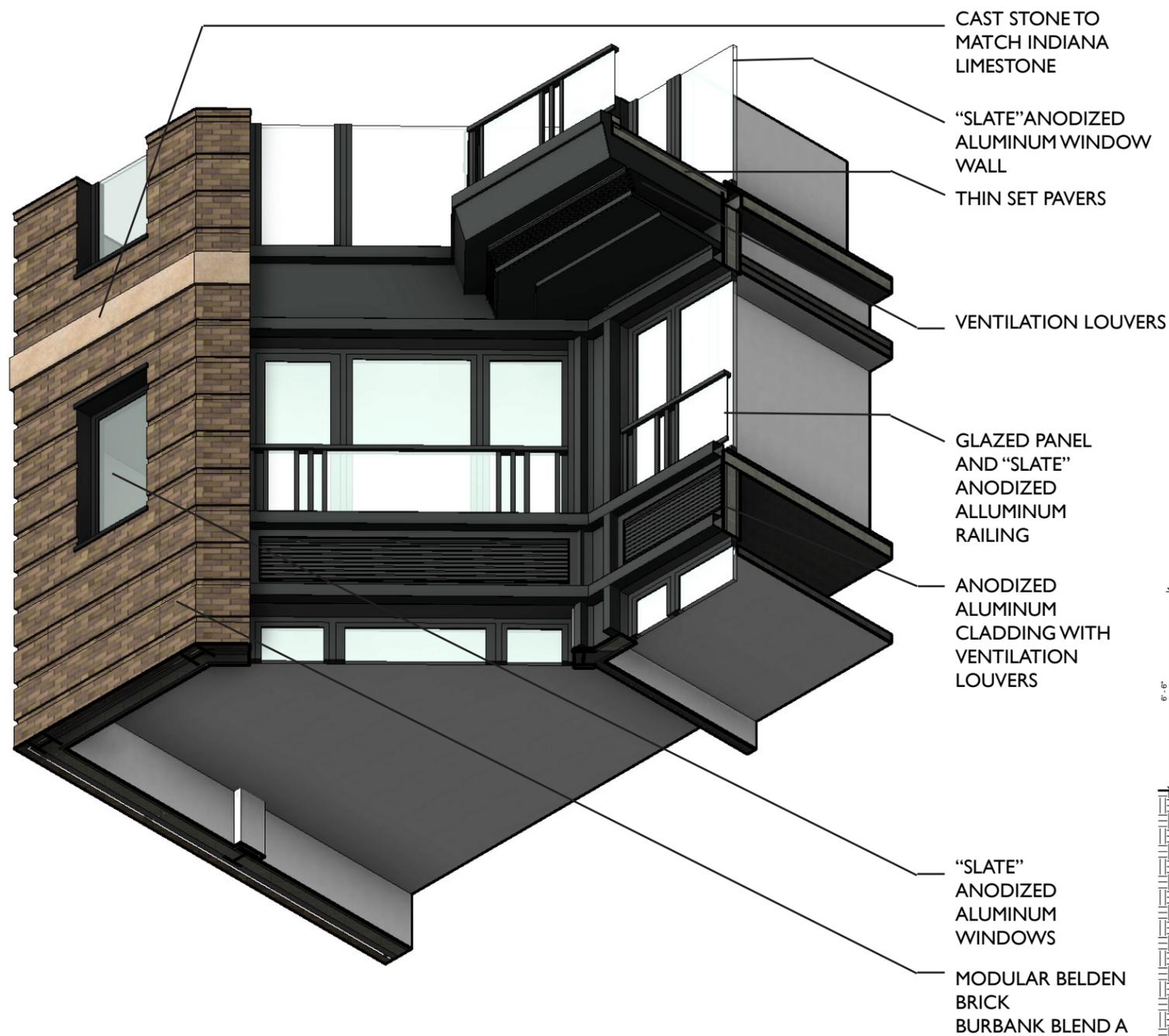


EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION





DETAIL AXONOMETRIC OF SOUTH FACADE WINDOW WALL AND BALCONY TREATMENT

DETAIL SECTION OF SOUTH FACADE WINDOW WALL AND BALCONY TREATMENT WITH REAR YARD RETAINING WALL



"Arlington Operated"

Hotel Ansonia

Broadway, 73rd to 74th Streets. New York City
 12 minutes from Penn. & Grand Central Stations
 5 minutes to Theatres & Shopping District

1265 ROOMS
 (All Outside)

New York's most complete hotel. Everything for comfort and convenience of our guests.

Two Restaurants
 Open from 6:30 A. M. until midnight

Music - Dancing
 2 Radio Orchestras
 Ladies Turkish Bath
 Beauty Parlor
 Drug Store
 Barber Shop
 Stock Brokers Office
 All in the Ansonia Hotel

TRAVELING RATES

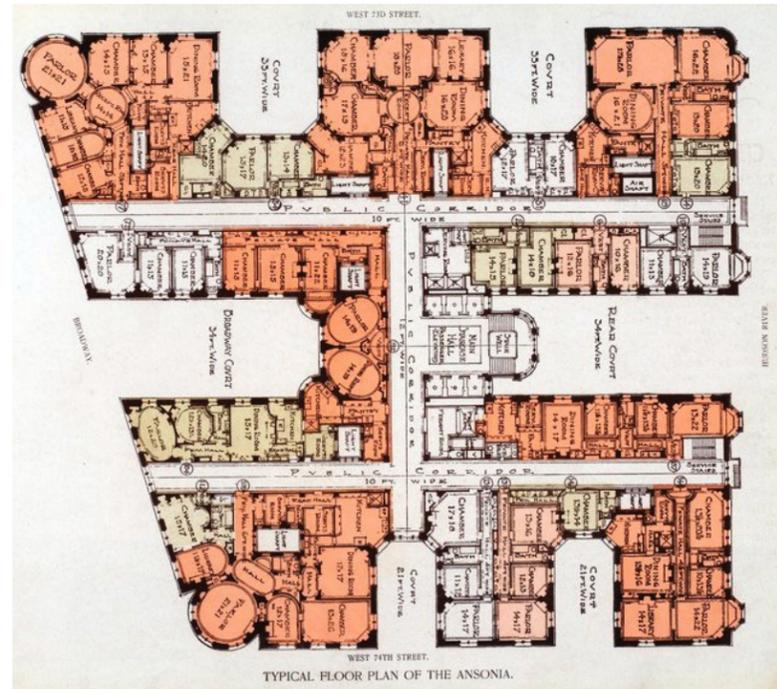
300 Rooms and Bath \$3.50 per day
 Large double Rooms, twin beds, Bath \$6.00 per day
 Parlor Bedroom & Bath (2 persons) \$7.00 per day
 Special Weekly and Monthly Rates

A rental bureau - free from all the sales and "open" of the "Special Features" of the hotel, and every guest equipped with a full. Coolest Hotel in New York in Summer.

The Ansonia
 In Connection with the Hotel Colonial,
 Andrews, Robinson & Co. Architects
 "Arlington Operated"




THE ANSONIA
 NEW YORK CITY



THE ANSONIA

OPENED: 1899
 CORNER OF BROADWAY & 73RD
 DESIGNED BY: PAUL E. DUBOY

KEY PLAN

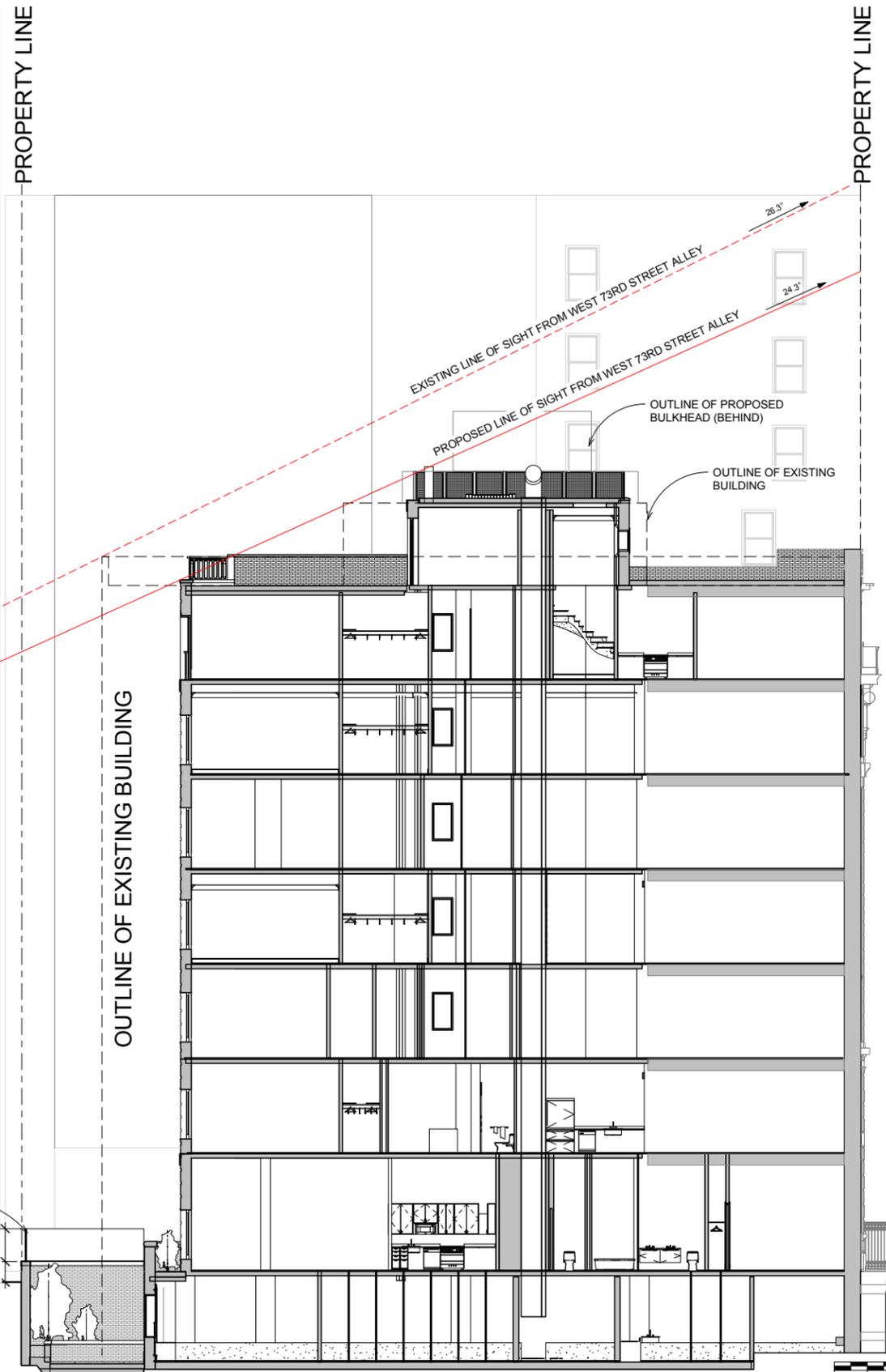
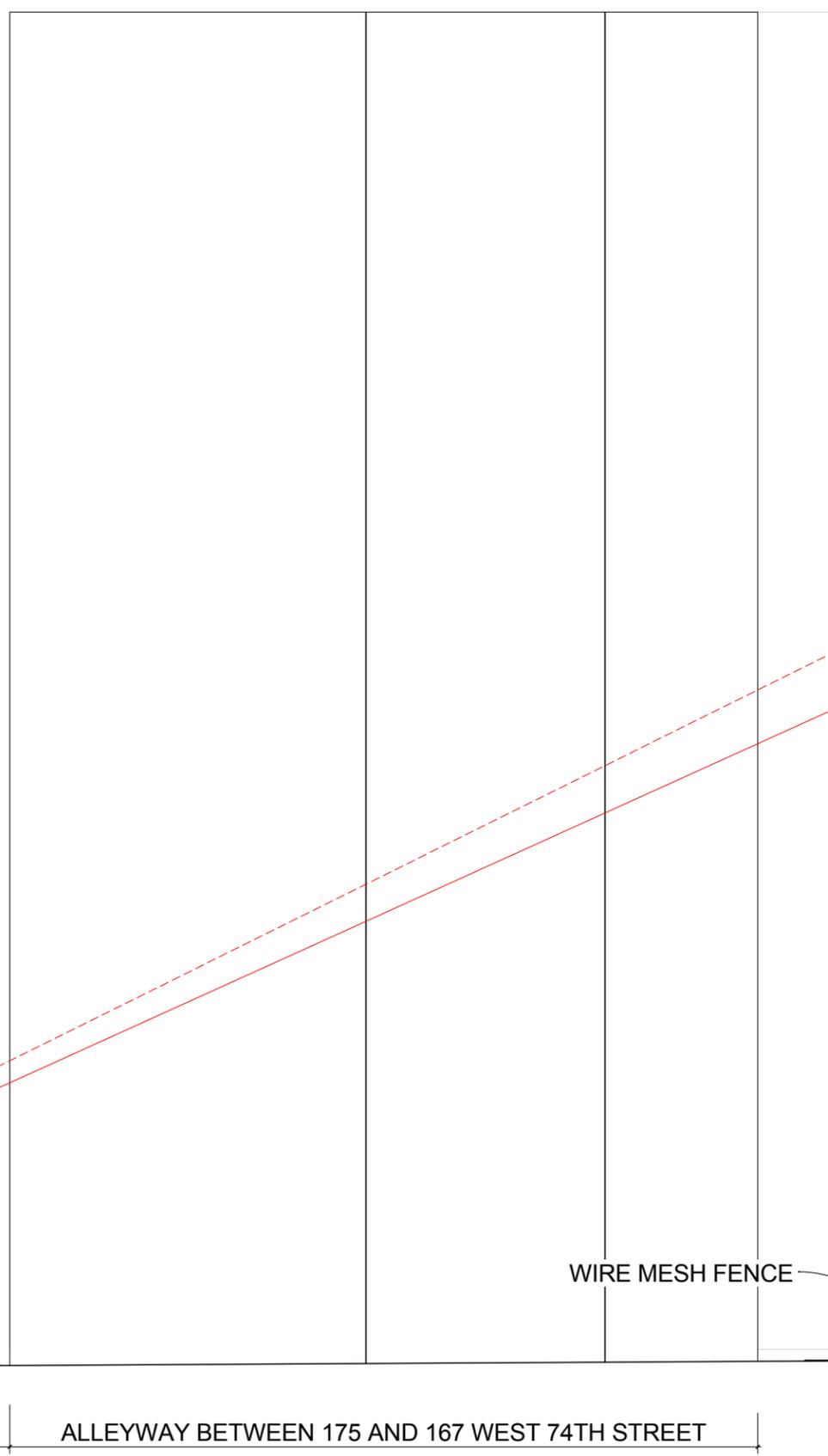
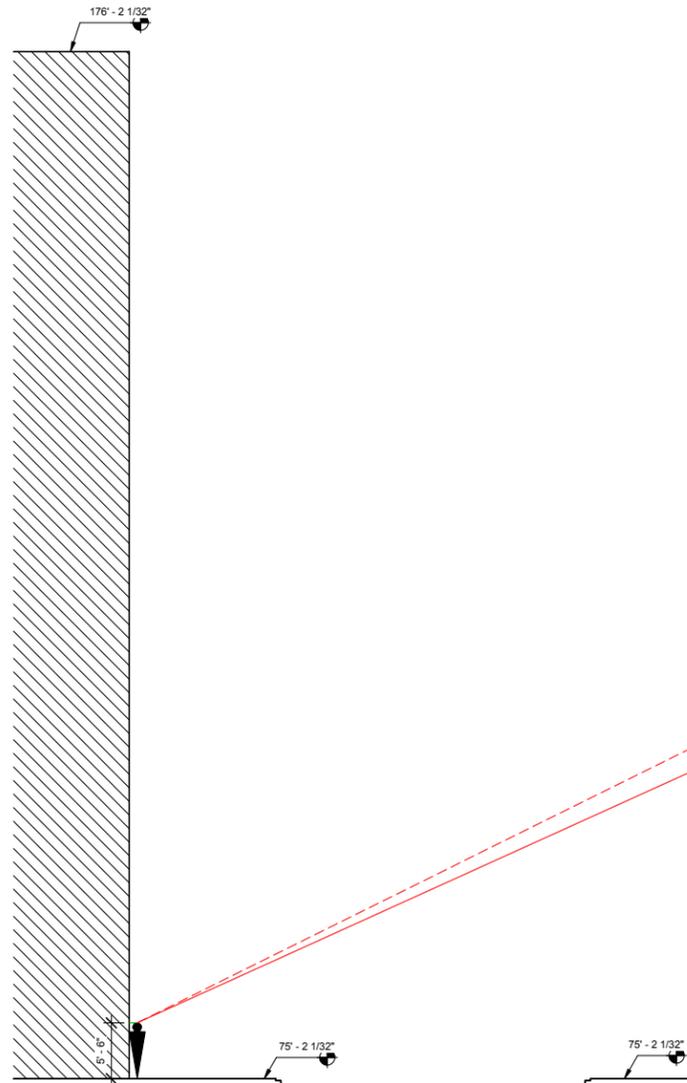
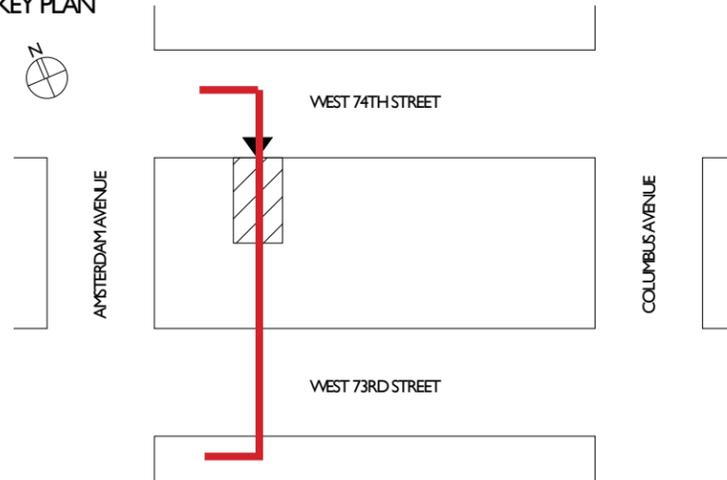




PHOTO OF EXISTING CONDITIONS WITH MOCKUP



DETAIL OF EXISTING MOCKUP

- ORANGE MESH REPRESENTS ELEVATOR BULKHEAD
- BOILER FLUE
- YELLOW POSTS REPRESENT MECHANICAL PENTHOUSE RAILING



RENDERING OF PROPOSED ROOFTOP ADDITION

- MECHANICAL PENTHOUSE RAILING
- ELEVATOR BULKHEAD
- BOILER FLUE

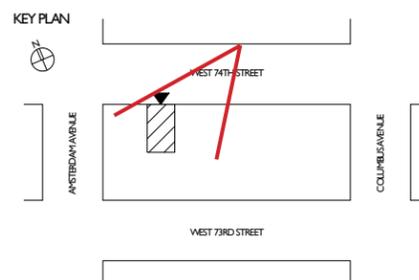




PHOTO OF EXISTING CONDITIONS WITH MOCKUP



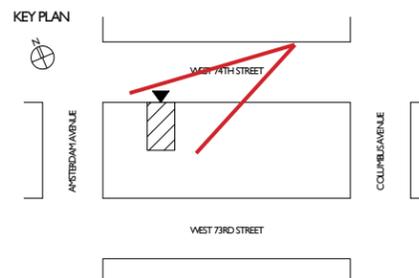
DETAIL OF EXISTING MOCKUP

- ORANGE MESH REPRESENTS ELEVATOR BULKHEAD
- YELLOW POSTS REPRESENT MECHANICAL PENTHOUSE RAILING
- ORANGE MESH REPRESENTS PROPOSED 8TH FLOOR OVER EXISTING INNER COURT



RENDERING OF PROPOSED ROOFTOP ADDITION

- MECHANICAL PENTHOUSE RAILING
- PROPOSED 8TH FLOOR OVER EXISTING INNER COURT



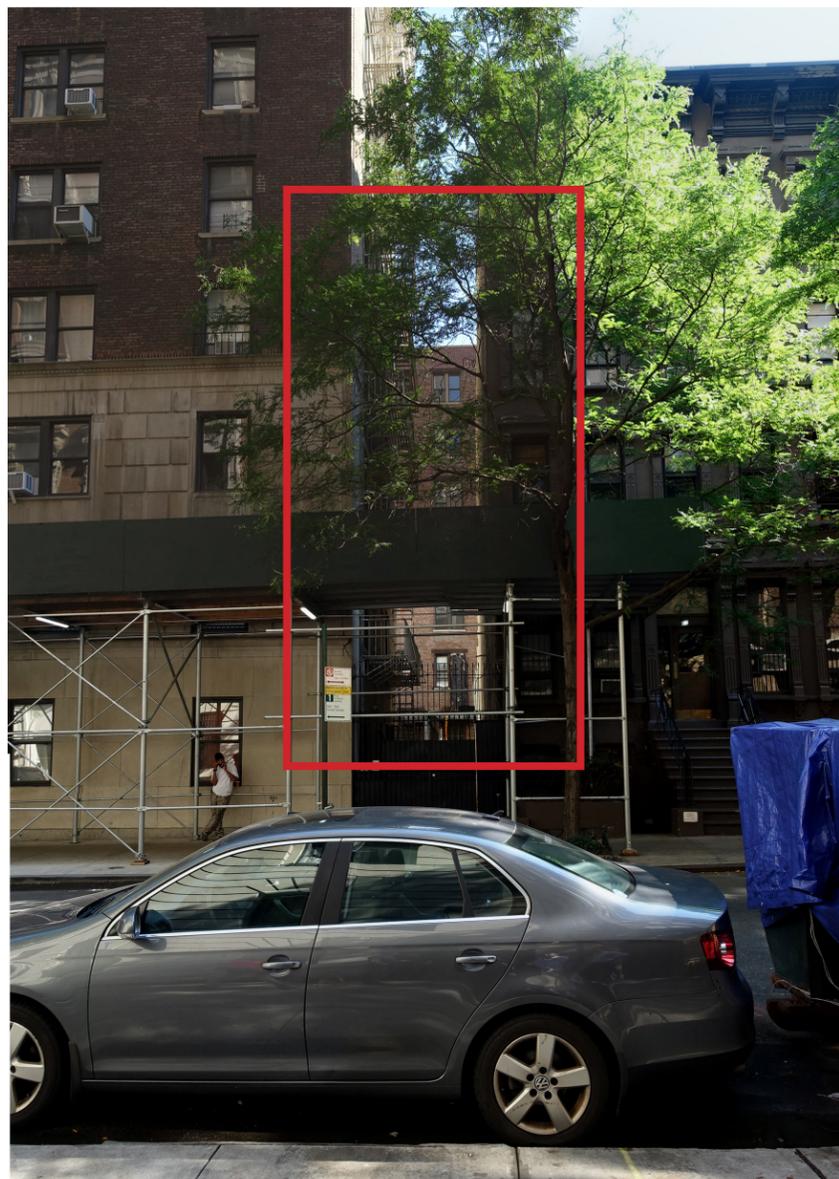
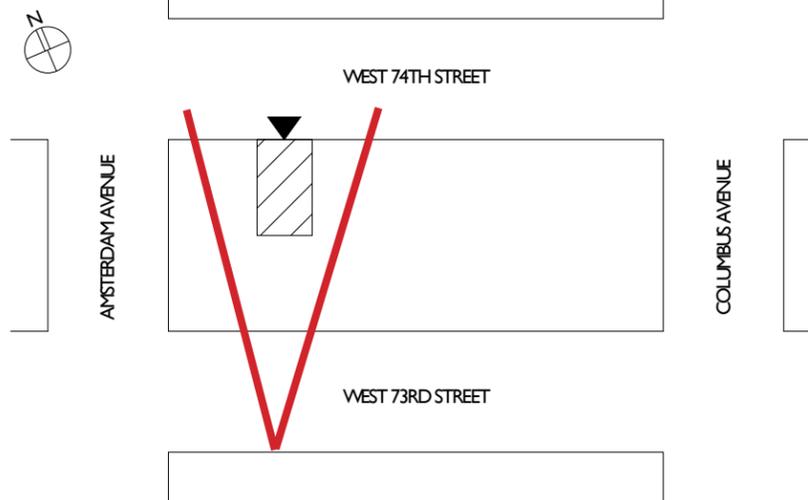


PHOTO OF EXISTING CONDITIONS WITH MOCKUP

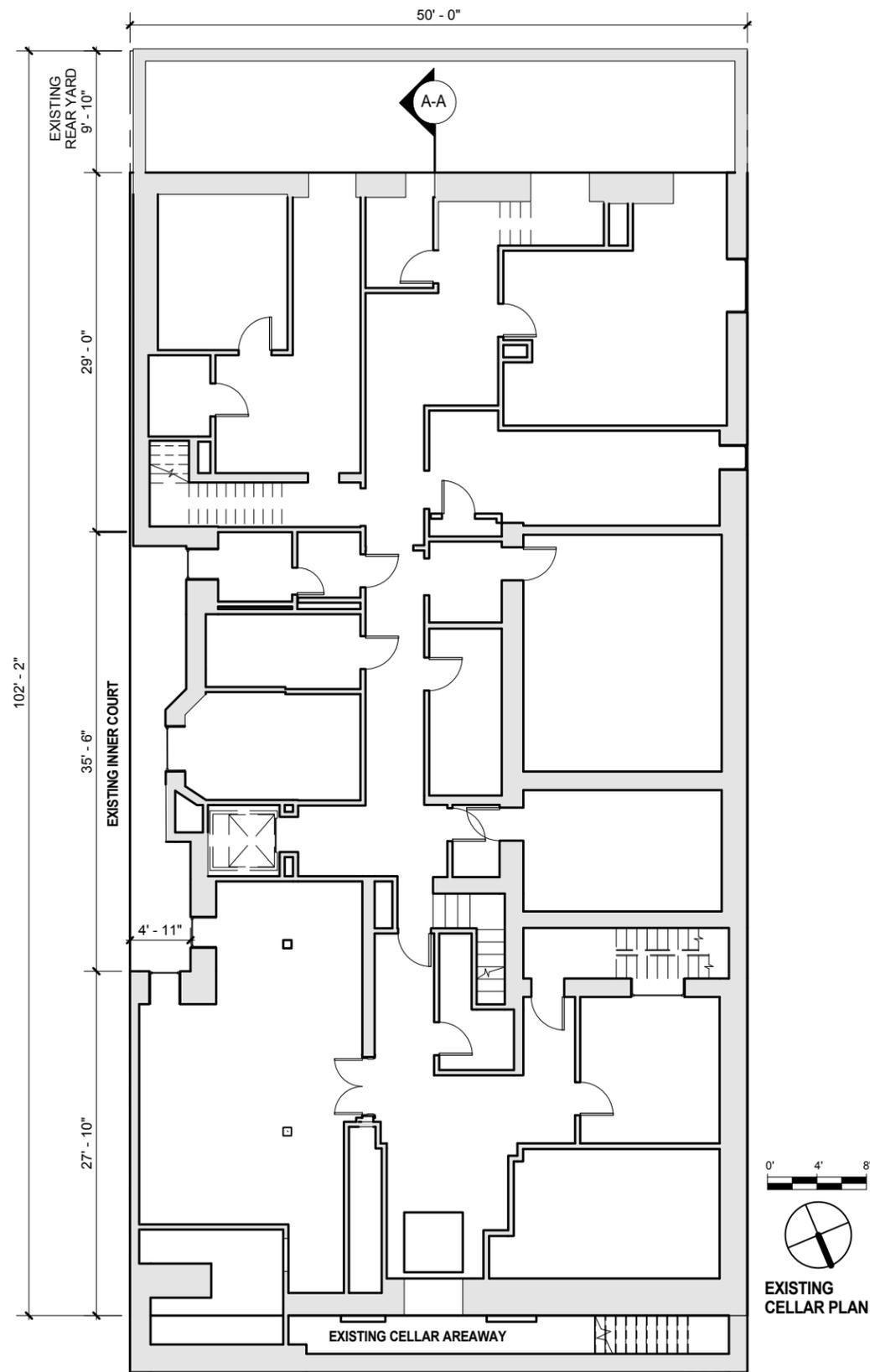
KEY PLAN



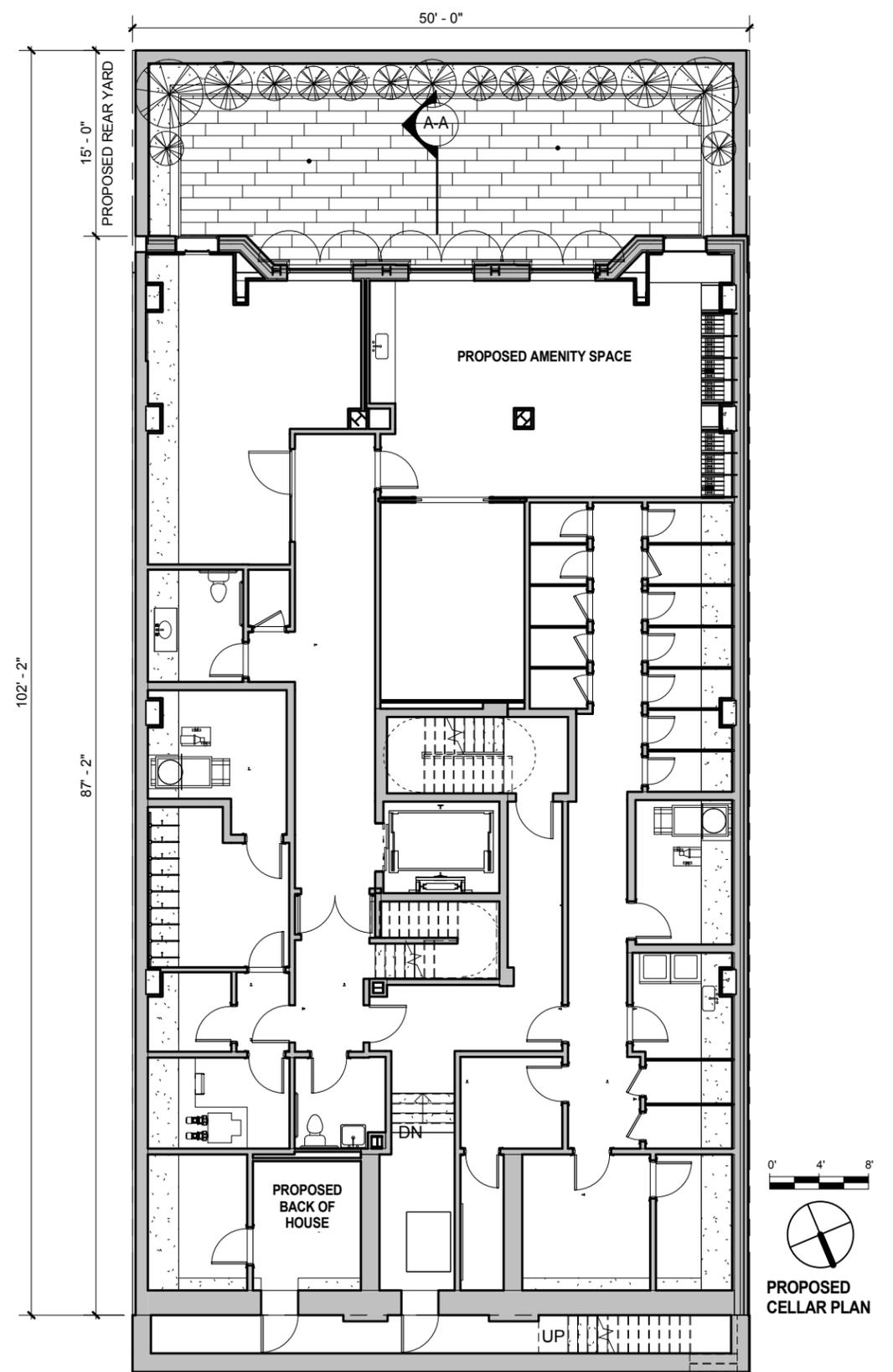
DETAIL OF EXISTING MOCKUP



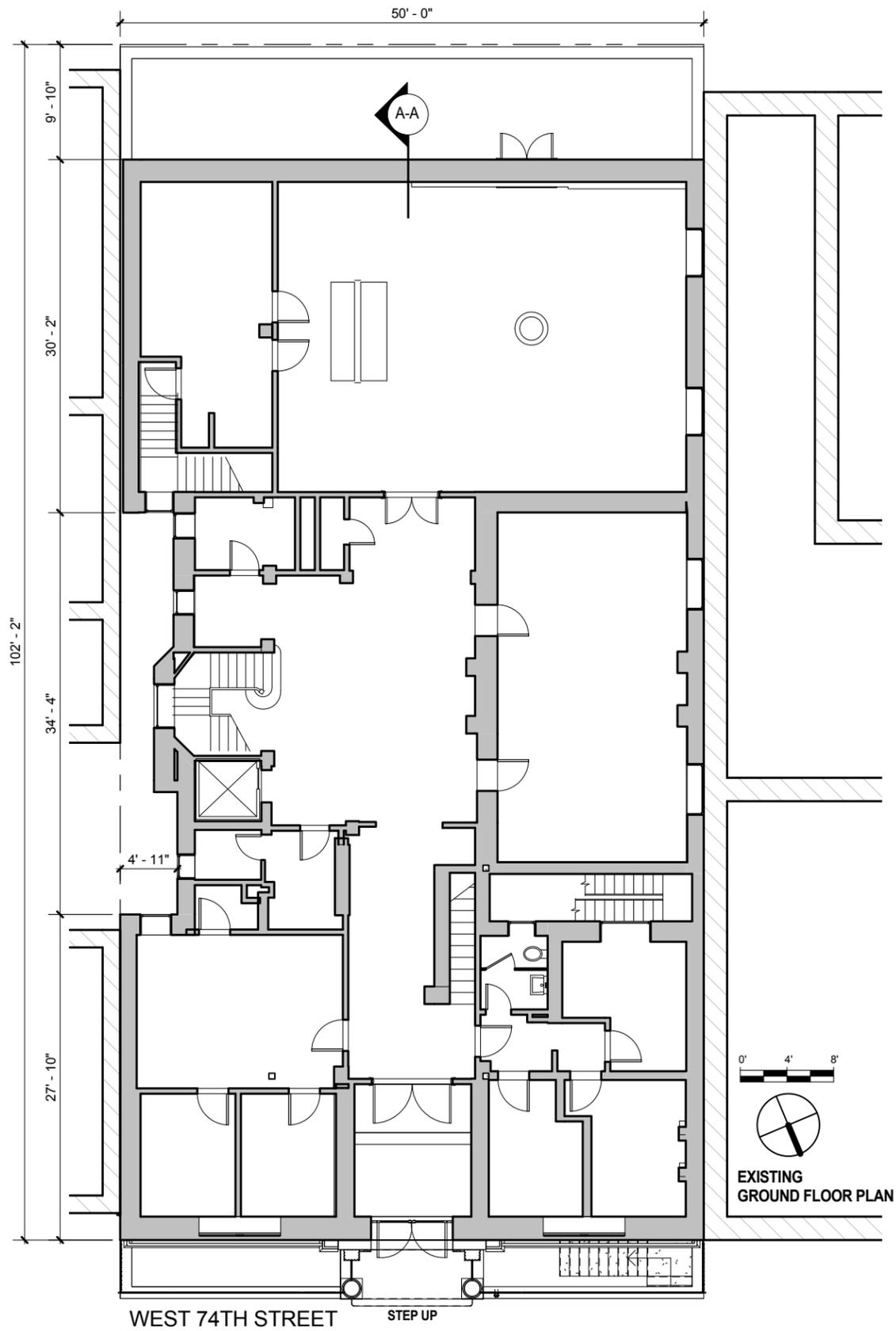
RENDERING OF PROPOSED



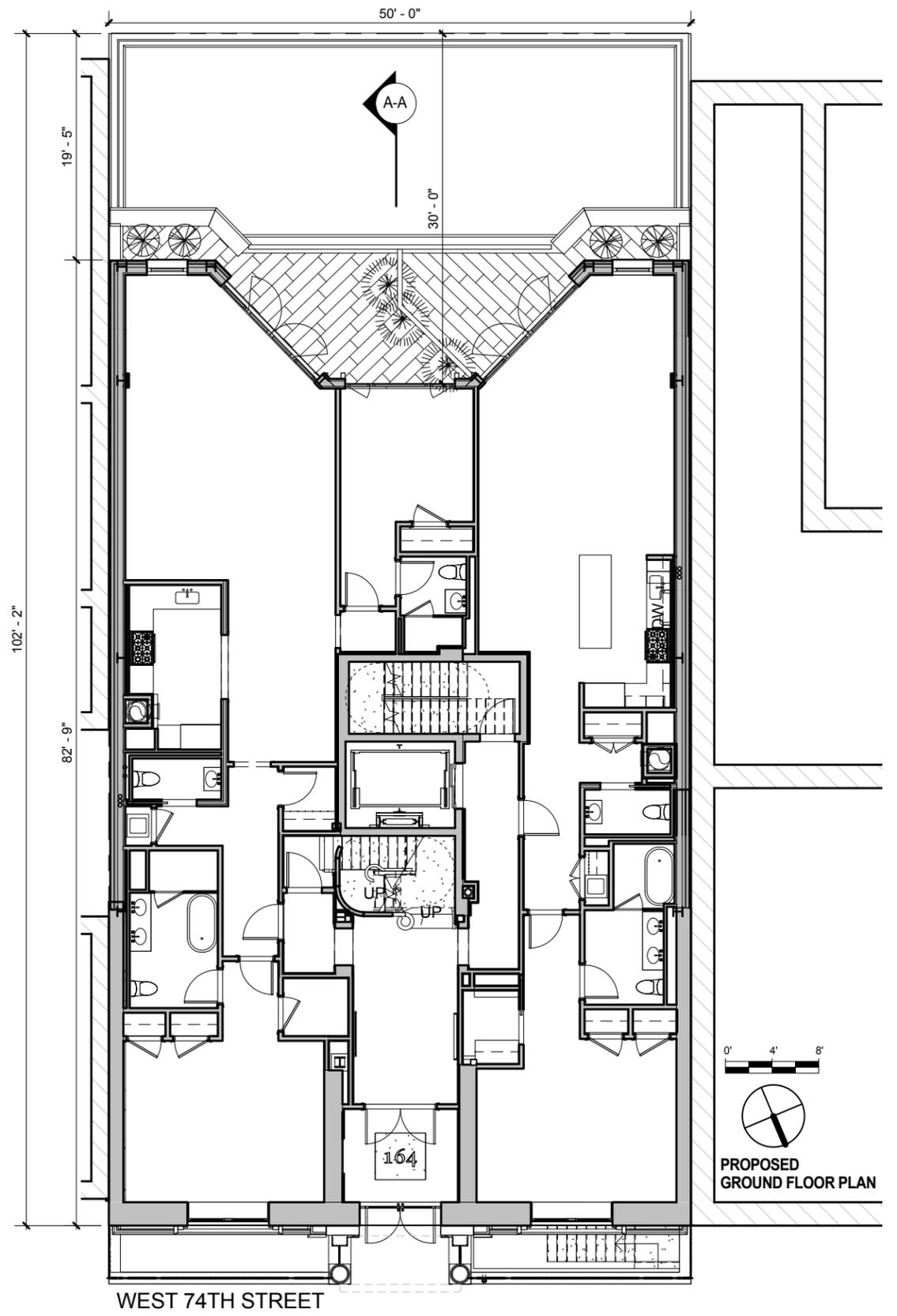
WEST 74TH STREET
EXISTING



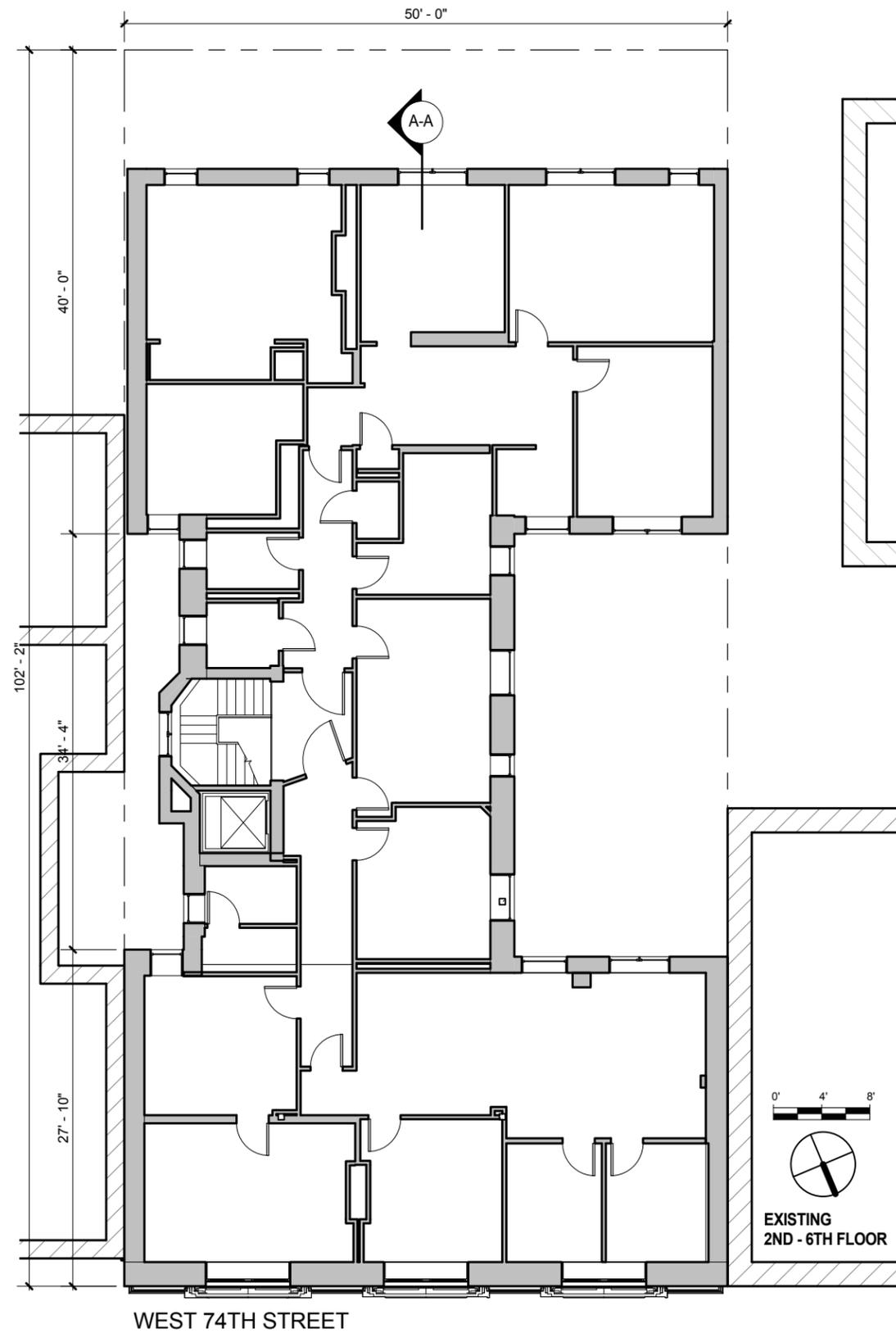
WEST 74TH STREET
PROPOSED



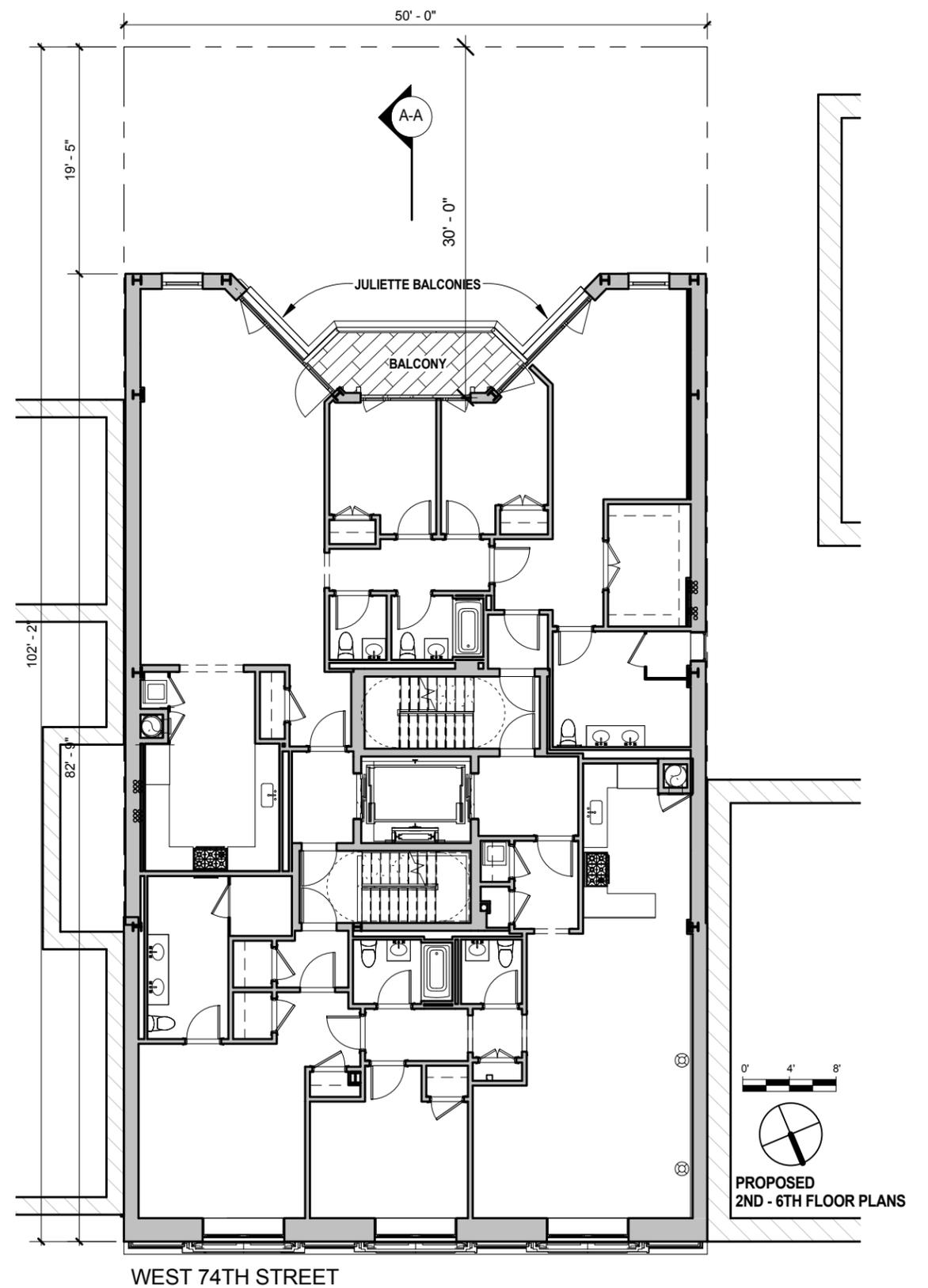
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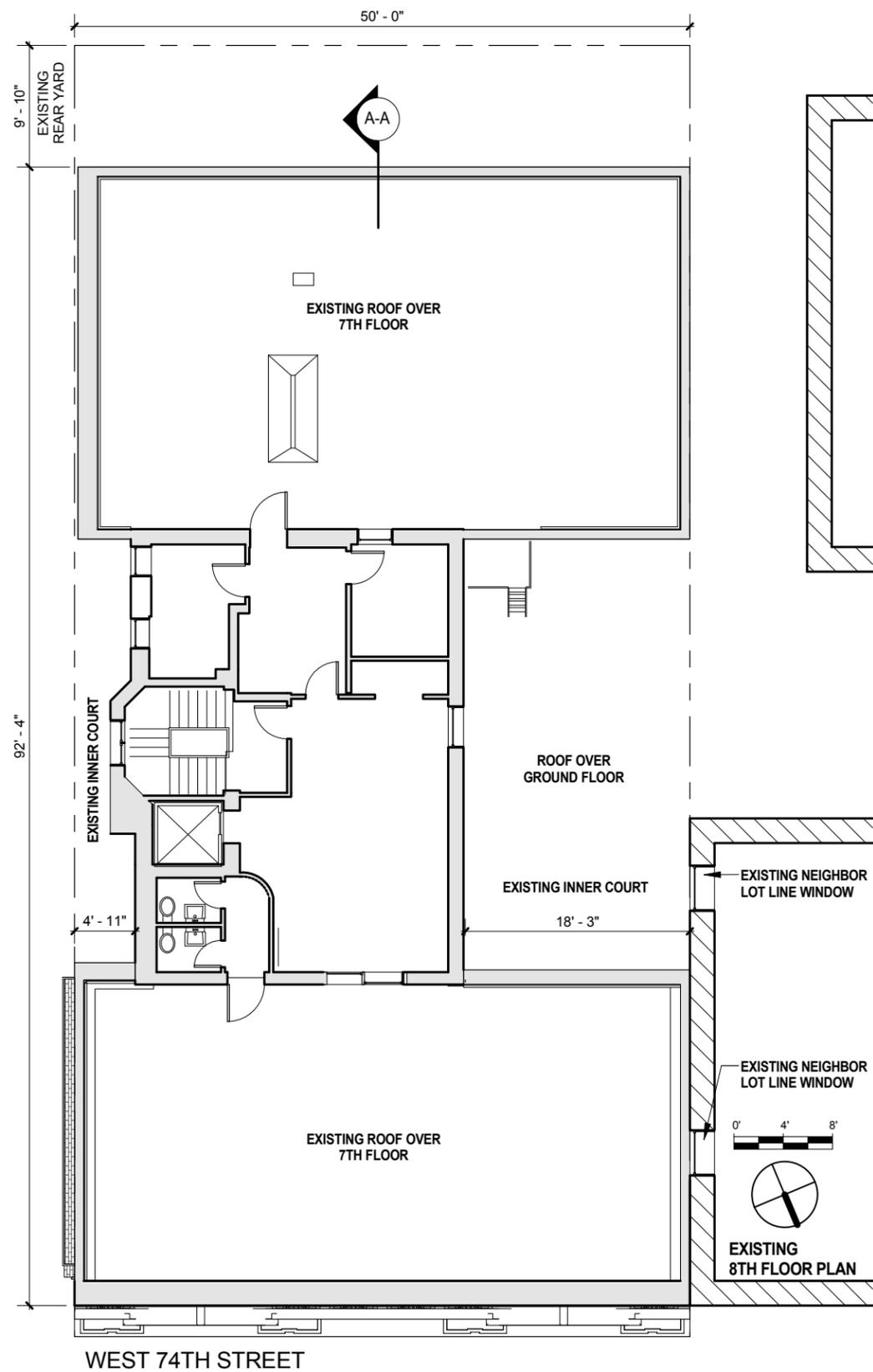
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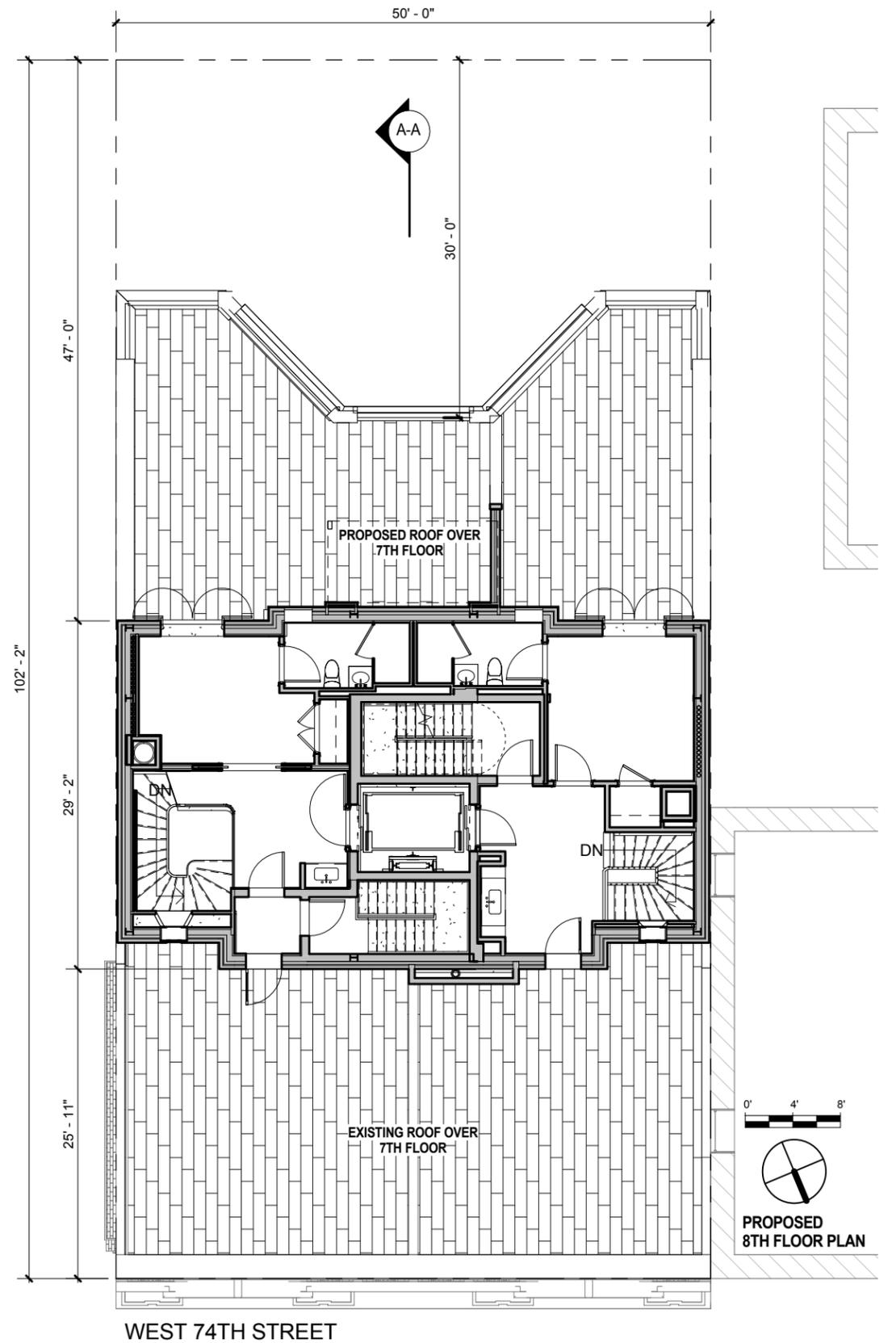
EXISTING



PROPOSED



EXISTING



PROPOSED