

April 9, 2024
Public Hearing

The current proposal is:

Preservation Department – Item 10, LPC-24-07375

**166 West 72nd Street – Upper West Side/Central Park West
Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 835 5784 7531

Passcode: 865955

By Phone: 1 646-558-8656 US (New
York) 877-853-5257 (Toll free) US
888 475 4499 (Toll free)

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LPC Public Hearing

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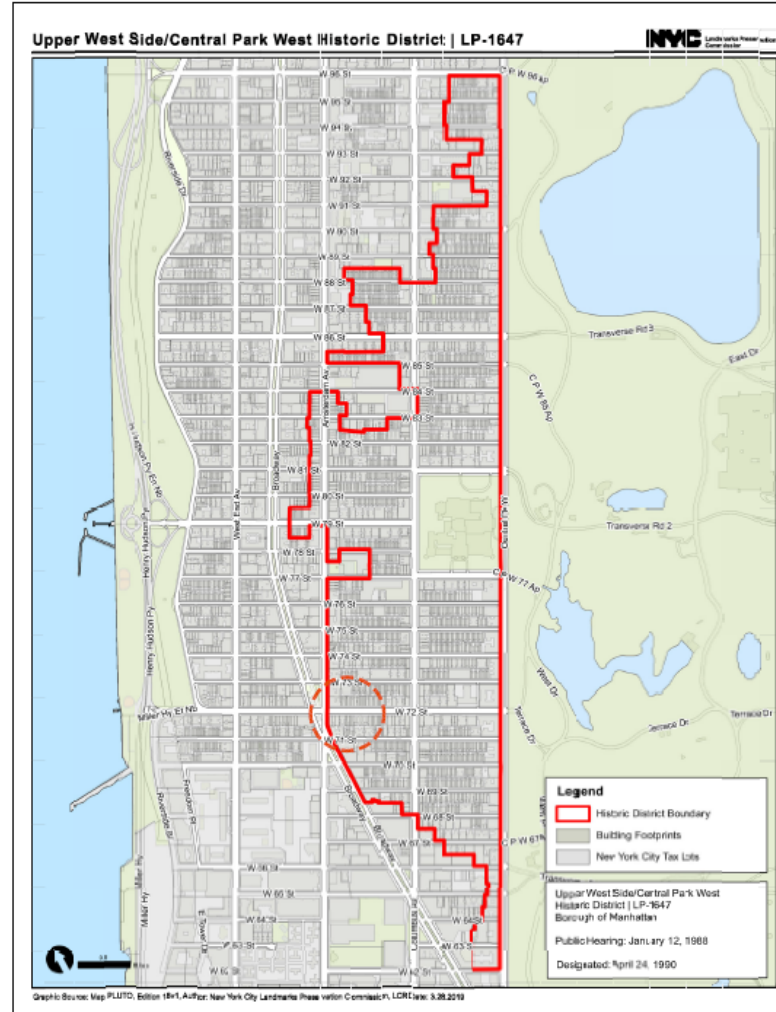
**Proposed Legalization of Penthouse Addition
166 West 72nd Street**

Docket Number: LPC-24-02340

166 West 72nd Street Proposed Penthouse Enlargement



NYC Zoning Map - 8C



Upper West Side/Central Park West Historic District (LP-1647)

MVN Architect LLC 39-39 29th Street, 2nd Floor Long Island City, NY 11101 tel: 718-482-8190 fax: 718-361-2153 email: info@MVNArchs.com	Proj. Name: Addition at Roof	Proj. Owner: 166 West 72nd. Street 166 West 72nd. Street New York, NY 10023	Municipality: NYC DOB Municipality Job No.: 000	Seal & Signature:	Revisions: No.: Date: Note:	Proj. No.: 23-18a Date: 1/29/24 Scale: By:	Drawing Title: Zoning & Historic District Maps	Drawing No.: LPC-02 OF
	166 West 72nd. Street New York, NY 10023	West 72nd. Street 166 West 72nd. Street New York, NY 10023	Municipality Job No.: 000	Seal & Signature:	Note:	Scale: N.T.S.	Drawing Title: Zoning & Historic District Maps	Drawing No.: LPC-02 OF



Upper West Side / Central Park West Historic District – Designation Report:

WEST 72ND STREET
Between Columbus Avenue and Broadway [South Side]

164-168 West 72nd Street
Tax Map Block/Lot: 1143/60

ORIGINAL BUILDING DATA

DATE: 1911 [NB 154-1911]

TYPE: Apartment Building

ARCHITECT: George & Edward Blum

OWNER/DEVELOPER: Brown Brothers Inc.

STYLE/ORNAMENT: Neo-Renaissance

Facade(s): Brick, stone, and terra cotta

Number of Stories: 12

Window Type/Material: One-over-one double-hung/Wood
Paired one-over-one double-hung/Wood

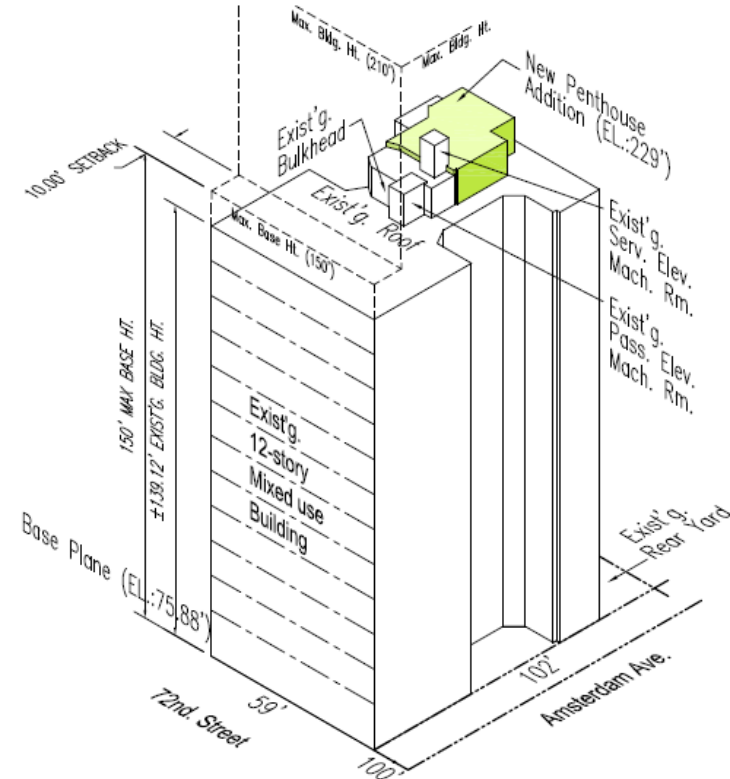
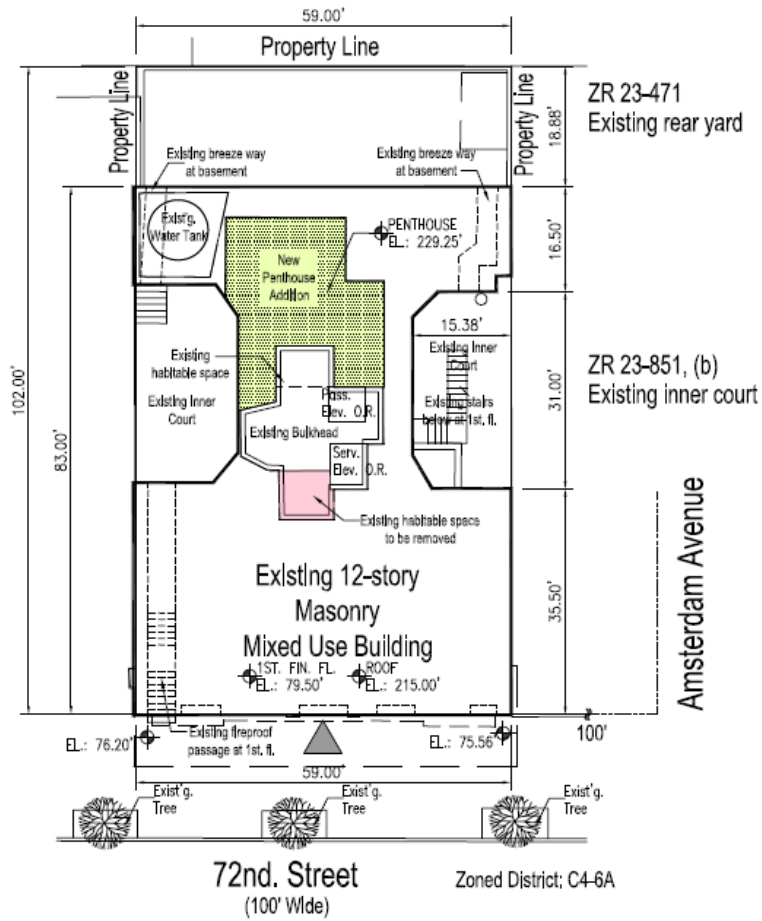
Method of Construction: Steel frame construction
Fireproof

Site formerly occupied by: Three rowhouses (of five) designed by Thom &
Wilson (1883-84, NB 959-1883)

ALTERATION(s)

Storefronts added.

166 West 72nd Street Proposed Penthouse Enlargement



1 Plot Plan
SCALE: 1'-0" = 1/20"

2 Isometric View
SCALE: 1'-0" = N.T.S.

Zoned District: C4-6A
Lot Area: 6,028 SF
Base Plane:

76.20'	75.56'
Base Plane: 75.88'	

MVN Architect LLC 39-39 29th Street, 2nd Floor Long Island City, NY 11101 tel: 718-482-8190 fax: 718-361-2153 email: info@MVNarchs.com	Proj. Name: Addition at Roof	Proj. Owner: 166 West 72nd Street 166 West 72nd Street New York, NY 10023	Municipality: NYC DOB Municipality Job No.:000	Seal & Signature:	Revisions: No.: Date: Note:	Proj. No.: 23-18a Date: 1/29/24 Scale: 1'-0"=1/20"	Drawing Title: Proposed Plot Plan & Isometric View of Proposed Penthouse	Drawing No.: LPC-05 OF
	166 West 72nd Street New York, NY 10023	166 West 72nd Street New York, NY 10023				By:		4/9/2024

Historic Photos



1940's Tax Photo



1940 Lloyd Acker Photo

STREET VIEWS



Previous View of East Facade via 72nd Street- 2022



Proposed View East Facade via West 72nd St - 2024

STREET VIEWS



Previous View of West Facade via Broadway - 2022

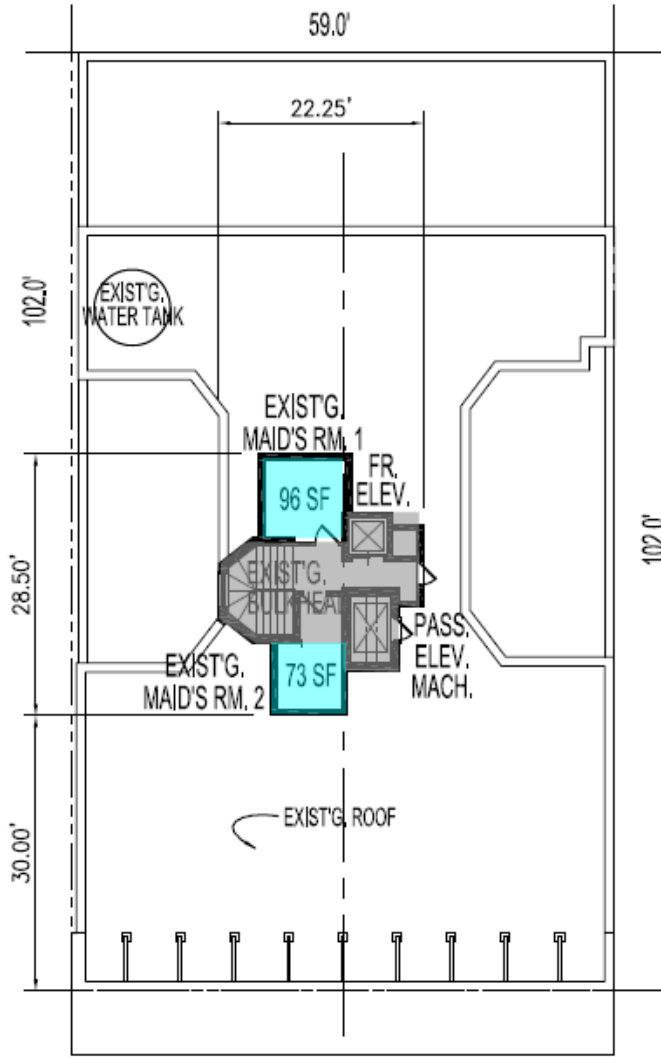


Proposed View of West Facade via Broadway - 2024

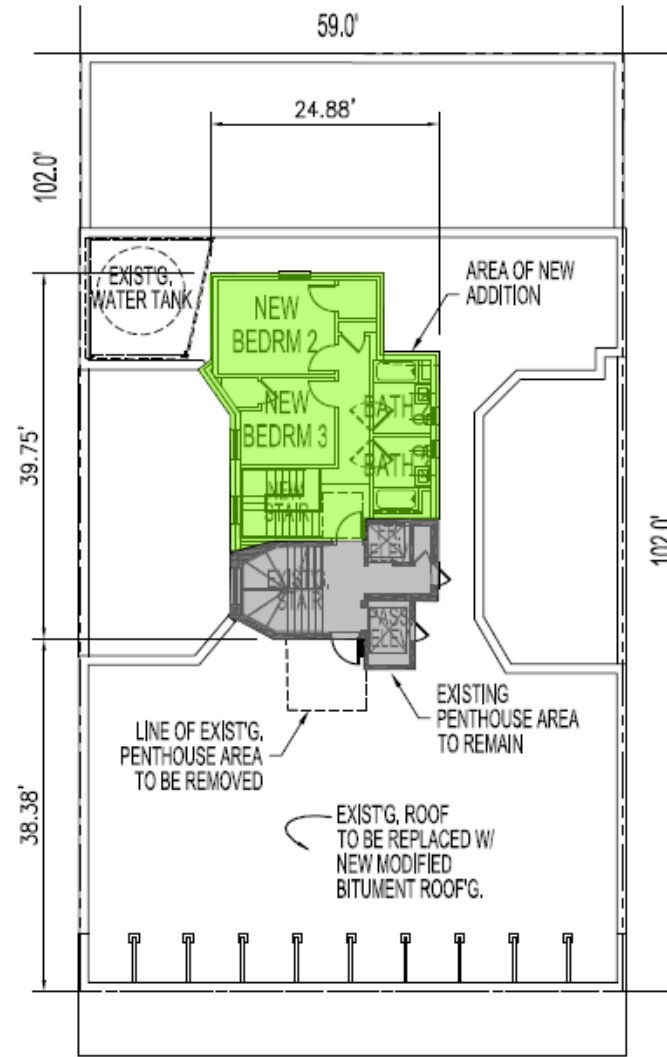
166 West 72nd Street Proposed Penthouse Enlargement

KEY

- Existing to Remain
- Existing to be Removed
- New Addition

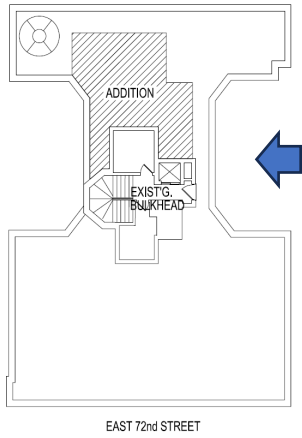


WEST 72ND STREET



WEST 72ND STREET

PROPOSED WEST BLDG ELEVATION



NEW NORTHERN ARCH
SERIES 5000 DOUBLE HUNG
WINDOW w/ LOW E GLASS

NEW METAL CLADDING
(LITSCO OR APPROVED EQ)
COLOR PENDING LPC
APPROVAL

NEW OSHA GUARDRAIL
COLOR TO MATCH CLADDING

EXIST. TO REMAIN
EXIST. TO BE REMOVED

PROPOSED ADDITION

T.O._PLATE

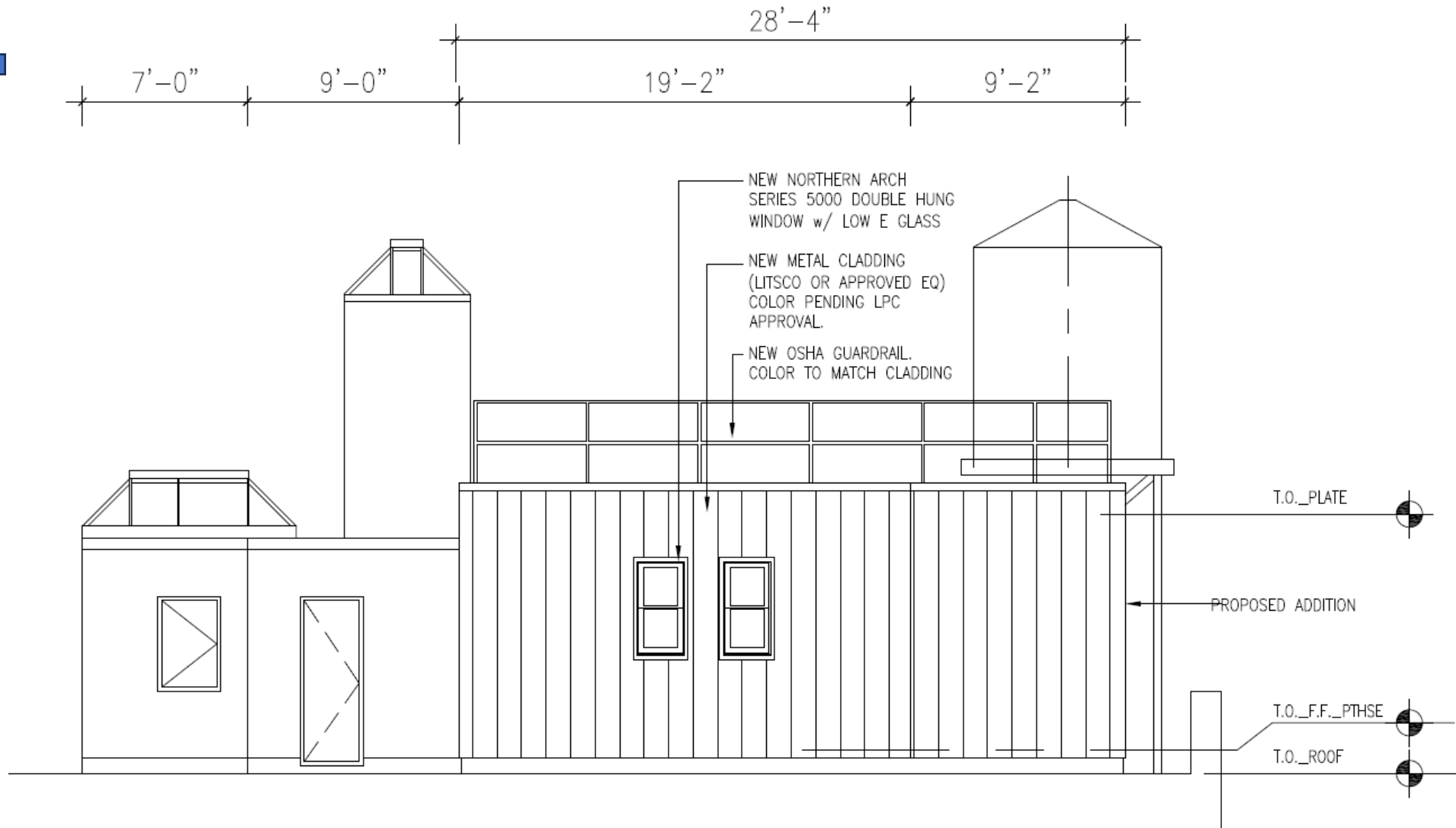
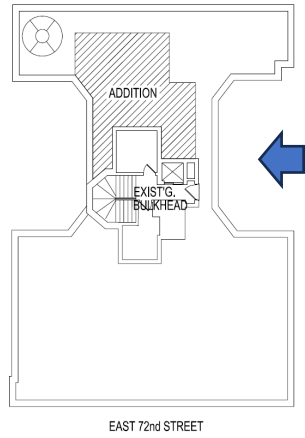
10'-0"

T.O._F.F._PTHSE

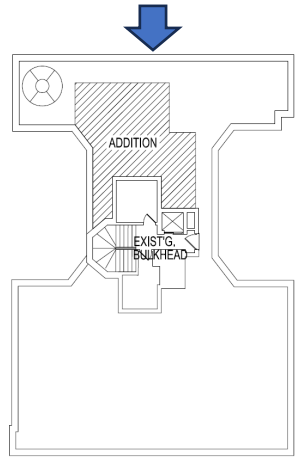
T.O._ROOF

1'-0"

PROPOSED WEST PH ELEVATION



PROPOSED SOUTH BLDG ELEVATION



EAST 72nd STREET

NEW OSHA GUARDRAIL
COLOR TO MATCH CLADDING

NEW METAL CLADDING
(LITSCO OR APPROVED EQ)
COLOR PENDING LPC
APPROVAL.

NEW NORTHERN ARCH
SERIES 5000 DOUBLE HUNG
WINDOW w/ LOW E GLASS

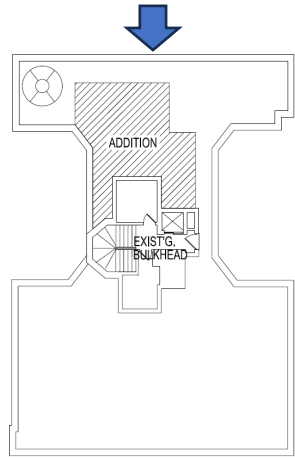
PROPOSED NEW ADDITION

T.O._PLATE

T.O._F.F._PTHSE

T.O._ROOF

PROPOSED SOUTH PH ELEVATION



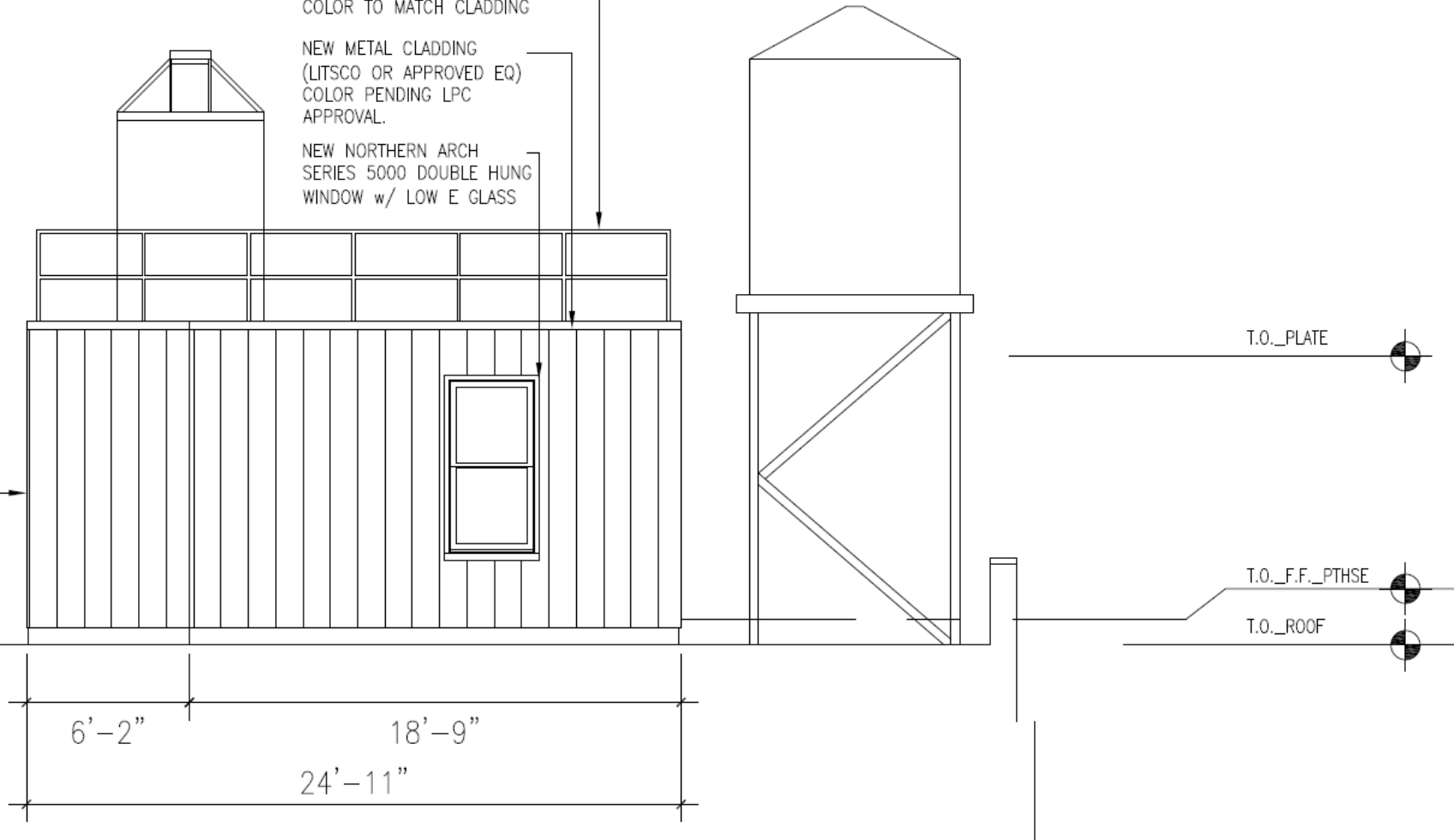
EAST 72nd STREET

PROPOSED NEW ADDITION

NEW OSHA GUARDRAIL.
COLOR TO MATCH CLADDING

NEW METAL CLADDING
(LITSCO OR APPROVED EQ)
COLOR PENDING LPC
APPROVAL.

NEW NORTHERN ARCH
SERIES 5000 DOUBLE HUNG
WINDOW w/ LOW E GLASS



6'-2"

18'-9"

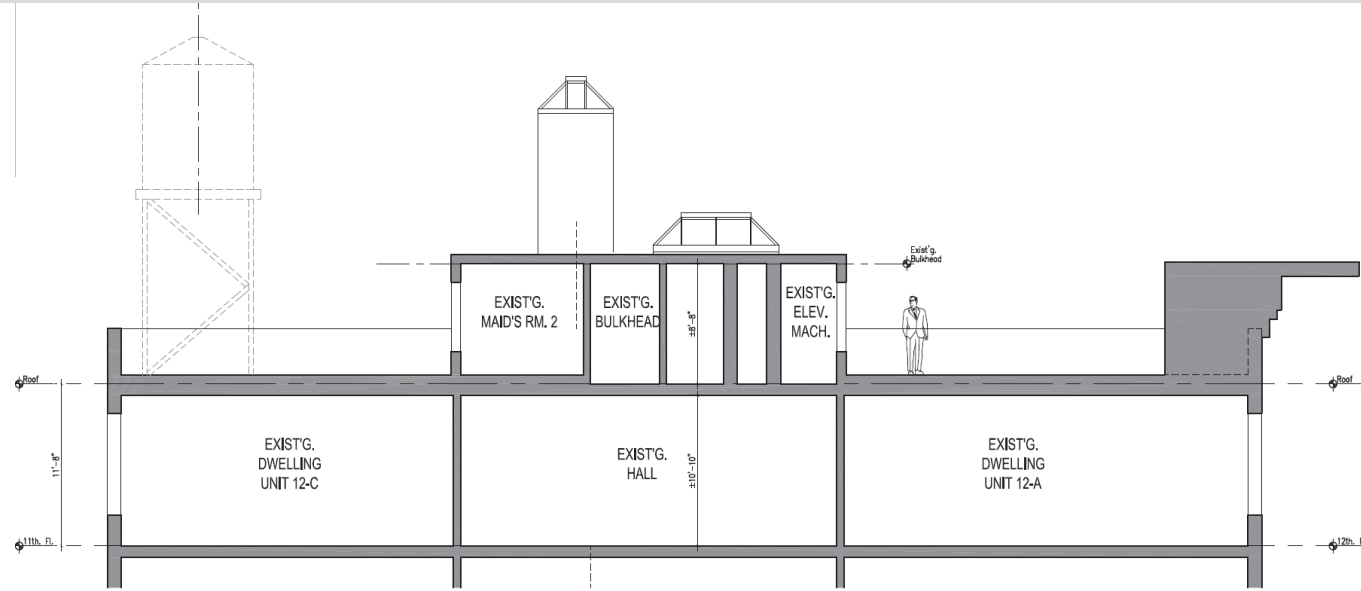
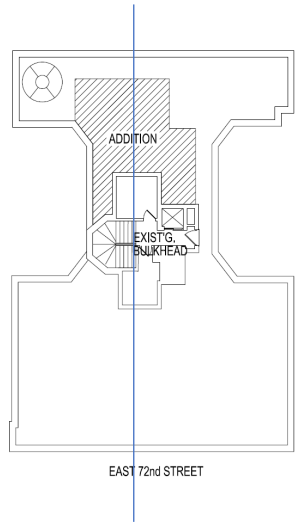
24'-11"

T.O._PLATE

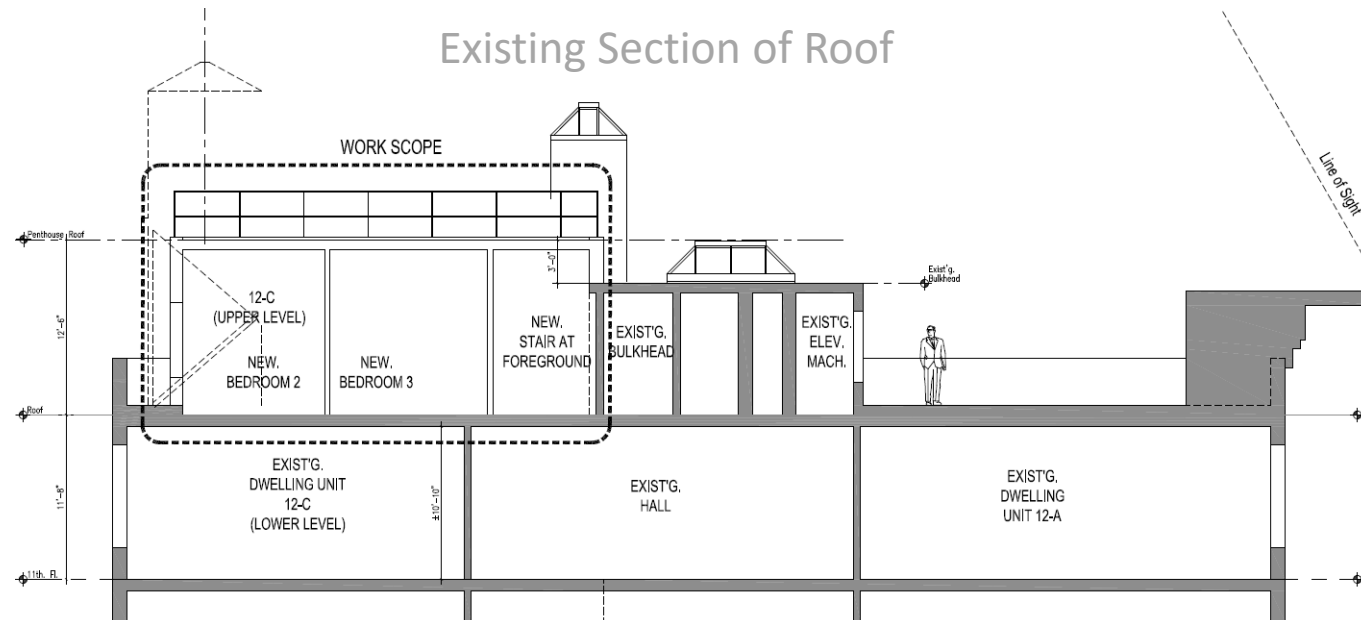
T.O._F.F._PTHSE

T.O._ROOF

EXISTING VS PROPOSED SECTION

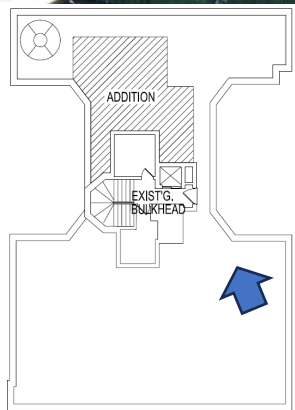


Existing Section of Roof

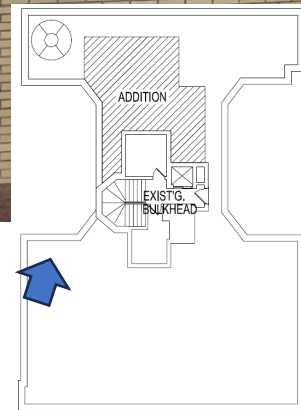


Proposed Section of Roof

ROOF VIEWS of ADDITION 2023

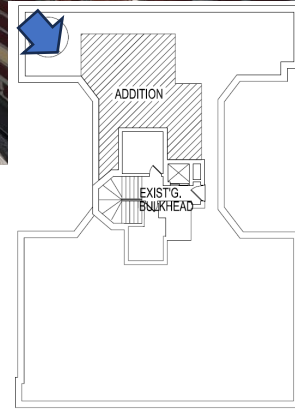


EAST 72nd STREET

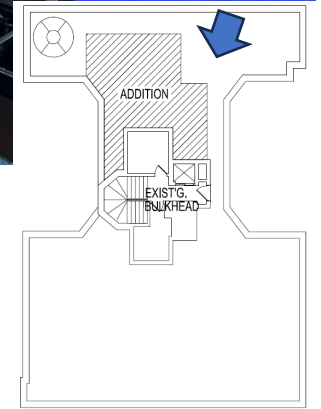


EAST 72nd STREET

ROOF VIEWS of ADDITION 2023



EAST 72nd STREET

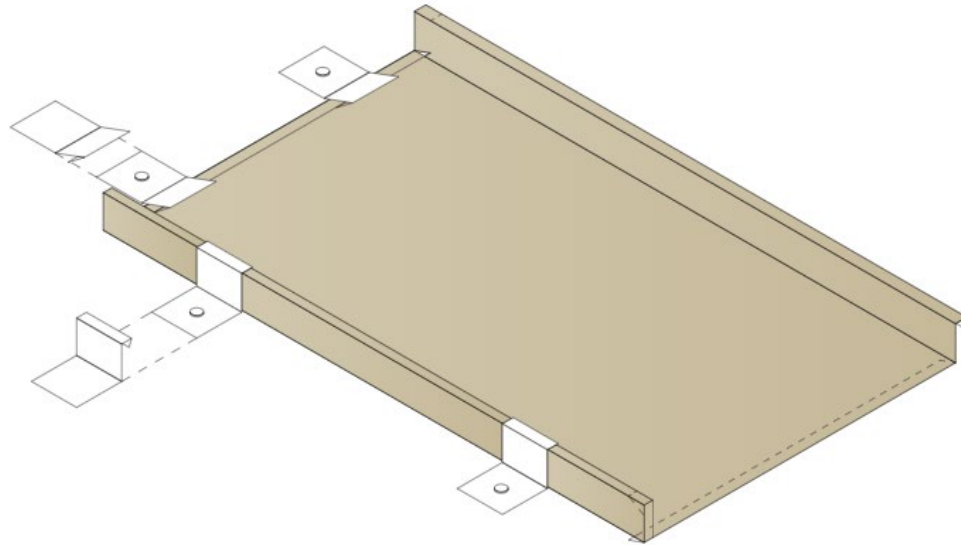


EAST 72nd STREET

PROPOSED MATERIALS

Standing Seam Metal Panels

- New aluminum panels to clad new penthouse
- Existing penthouse cladding to be painted to match new
- 1" high standing seams
- Beige color proposed



ALMOND SR

032/040 ALUMINUM
24 GA GALVANIZED

SANDSTONE SR

032/040 ALUMINUM
24 GA GALVANIZED



Existing penthouse color



Proposed penthouse color

PRECEDENTS



Visible Penthouse Expansion (by others)
45 West 81st



Visible Penthouse Expansion (by others)
40 West 84th



End.

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