

SURFACE DESIGN

**167-175, WEST 81ST
STREET
NEW YORK, NY 10024**

**UPPER WEST SIDE/
CENTRAL PARK NORTH
HISTORIC DISTRICT**

**APPLICATION FOR A
WORK ON DESIGNATED
PROPERTIES TO THE
LANDMARKS
PRESERVATION
COMMISSION**

ROOF REPLACEMENT

DECEMBER 14, 2017



SURFACE DESIGN

DESCRIPTION OF BUILDING AND PROPOSED WORK

Date of Report: December 14, 2017

To: Landmarks Preservation Commission

From: Russ Newbold
Tina M. Tapinekis, RA

Project: **167-175 West 81st Street**

Subject: Roof Replacement
Application for Work on Designated Properties

Building Address: **167-175 West 81st Street, New York, NY 10036**

Block: 1212

Lot: 1, 3, 5, 6, 8

Owner: Stellar Management
156 William Street, 10th Floor
New York, NY 10038

A – BUILDING DESCRIPTION:

167-175 West 81st Street is a collection of five Renaissance/Romanesque Revival apartment buildings all constructed together in 1889-90. The buildings have a frontage of 97'10" on Amsterdam Avenue and 200' on West 81st Street. All five buildings were designed by A. B. Ogden & Son and have similar ornamentation. All the buildings are five stories tall with basements. 167-173 are all identical in design. These structures are four bays wide and clad in red brick with brownstone ornamentation at the entrance, windows and stringcourses. The entrances are centered on the center two window bays. The first and fifth floor windows have arched openings and all the windows are double hung. All windows have brownstone ornamental surrounds. These four buildings are each topped with a cornice and a triangular pediment. The corner building uses the same ornamental designs but is executed in yellow brick and light tan sandstone. This building has ten window bays on the Amsterdam façade and four bays on the West 81st Street façade. Like the other four buildings, the corner building has arched window openings on the fifth floor. The main entrance is in the right two bays of the 81st Street elevation. The center two bays of the 2nd, 3rd and 4th floors of the Amsterdam elevation have pairs of double hung windows with leaded elliptical transom lite. The corner building has a cornice that matches the other four, but with no pediment.

B – PROPOSED ROOF REPLACEMENT:

The purpose of the roof replacement is to create a watertight roof, replace deteriorated masonry parapets, and to provide code-compliant parapet/railings. The roof replacement and parapet reconstruction work will not be visible from the street, excluding the two parapets at far edges of the roofs, which will remain as brick masonry parapets and built to the full-height required by code. The existing roof will be fully removed, and a cold fluid-applied roofing membrane will be applied. The existing bulkheads will be covered with sheet metal cladding

C – DOCUMENTS ATTACHED:

Attached please find the following items for your review:

1. Drawings:
 - T-100.00 Title Sheet
 - T-101.00 Title Sheet
 - A-100.00 Overall Roof Plan
 - A-101.00 167 West 81st Street Roof Plan
 - A-102.00 169 West 81st Street Roof Plan
 - A-103.00 171 West 81st Street Roof Plan
 - A-104.00 173 West 81st Street Roof Plan
 - A-105.00 175 West 81st Street Roof Plan
 - A-300.00 Isometric Roof Assembly Detail
 - A-301.00 Base Flashing at Stub Wall
 - A-302.00 Through-Wall Base Flashing at Party Wall
 - A-303.00 Inside Corner Detail
 - A-304.00 Outside Corner Detail
 - A-305.00 Pipe Penetration Detail
 - A-306.00 Flashing at Pipe Penetration Detail
 - A-307.00 Roof Curb Detail at Bulkhead
 - A-308.00 Gravel Stop Detail at Bulkhead
 - A-309.00 Flashing at Cornice Height Transition Detail
 - A-310.00 Standing Seam Metal Cladding Details
 - A-311.00 Scupper Drain Detail A
 - A-312.00 Scupper Drain Detail B
 - A-313.00 Guard Rail Installation
 - A-314.00 Door Saddle Detail
 - A-315.00 Bonded Masonry Stub Wall
 - A-316.00 Full Height Parapet Reconstruction
 - A-317.00 Masonry and Pointing Details
 - A-318.00 Ladder Anchorage Detail
 - A-319.00 Sheet Metal Coping Detail
 - A-320.00 Wood Framing Details A
 - A-321.00 Wood Framing Details B

The Owner intends to have the repair work described above performed as soon as the work permit from the LPC is obtained, and to be completed in the year 2017 and 2018.

SUMMARY OF WORK

1.1 WORK COVERED BY CONTRACT DOCUMENTS

- A. Work in this contract is limited to replacement of the roofs and related repairs.
- B. The Work generally consists of roof replacement and masonry restoration.
- C. The Work shall include, but not be limited to the following:
 - 1. Roof Replacement
 - 2. Parapet Reconstruction
 - 3. Chimney Removal
 - 4. Railing Installation
 - 5. Curb Installation
 - 6. Roof Scupper and Conductor Head Replacement
 - 7. Face Brick Replacement
 - 8. Coping Cover Installation
 - 9. Bulkhead Door Replacement
 - 10. Door Saddle Installation
 - 11. Scraping, Priming, and Painting of Skylights
 - 12. Metal Cladding Installation
 - 13. Ladder Maintenance
 - 14. Vent Replacement

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APPENDIX A: PHOTOGRAPHS



Photograph #1

Overview of 175 West
81st Street



Photograph #2

Overview of 167-173
West 81st Street



Photograph #3

Overview of 175 West 81st Street, Main roof, facing Southeast, prior to work.



Photograph #4

Overview of 175 West 81st Street, Main roof, facing Southeast, prior to work.

- Work to be completed:
- Roof Replacement
 - Chimney restoration
 - Metal Cladding Installation
 - Metal Coping Installation



Photograph #5

175 West 81st Street,
Main roof,

Chimney visible from
street, prior to work.

Work to be completed:

Roof Replacement
Chimney restoration



Photograph #6

Overview of 175 West
81st Street, Main roof,
facing North, prior to
work.

Work to be completed:

Roof Replacement
Parapet Reconstruction
Metal Cladding
Installation
Skylight Maintenance



Photograph #7

Overview of 175 West 81st Street, Main roof, Northwest corner, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Metal Cladding Installation
- Metal Coping Installation



Photograph #8

Overview of 175 West 81st Street, Main roof, facing Northeast corner, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Ladder Maintenance
- Dunnage Maintenance
- Roof Curb Installation

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Photograph #9

175 West 81st Street,
Main roof, Scupper and
vent stack, prior to work

Work to be completed:

Roof Replacement
Parapet Reconstruction
Scupper Replacement



Photograph #10

Overview of 173 West
81st Street, Main roof,
facing North, prior to
work.

Work to be completed:

Roof Replacement
Parapet Reconstruction
Ladder Maintenance
Skylight Maintenance
Roof Curb Installation
Metal Cladding
Installation



Photograph #11

Overview of 173 West 81st Street, Main roof, facing East at South facade, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Metal Cladding Installation
- Metal Coping Installation



Photograph #12

Overview of 173 West 81st Street, Main roof, facing North, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Metal Installation at Cornice Transition



Photograph #13

Overview of 171 West 81st Street, Main roof, facing North, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Ladder Maintenance
- Skylight Maintenance
- Roof Curb Installation
- Metal Cladding Installation



Photograph #14

171 West 81st Street, Main roof, Scupper, prior to work

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Scupper Replacement



Photograph #15

171 West 81st Street,
Main roof, facing
Northeast corner, prior
to work

Work to be completed:

Roof Replacement
Parapet Reconstruction
Roof Curb Installation
Chimney Maintenance



Photograph #16

171 West 81st Street,
Main roof, North façade
fire escape ladder, prior
to work

Work to be completed:

Roof Replacement
Parapet Reconstruction
Ladder Reinforcement
and Maintenance



Photograph #17

Overview of 171 West 81st Street, Main roof, facing South, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Metal Cladding Installation
- Metal Coping Installation
- Metal Installation at Cornice Transition



Photograph #18

Overview of 169 West 81st Street, Main roof, facing North, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Ladder Maintenance
- Skylight Maintenance
- Roof Curb Installation
- Metal Cladding Installation



Photograph #19

Overview of 169 West 81st Street, Main roof, facing South, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Ladder Maintenance
- Skylight Maintenance
- Roof Curb Installation
- Bulkhead Door Replacement
- Metal Cladding Installation



Photograph #20

Overview of 169 West 81st Street, Main roof, facing South, prior to work.

Work to be completed:

- Parapet Reconstruction

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Photograph #21

Overview of 167 West 81st Street, Main roof, facing Northwest prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Ladder Maintenance
- Skylight Maintenance
- Roof Curb Installation
- Metal Cladding Installation



Photograph #22

169 West 81st Street, Main roof, East façade, prior to work.

Work to be completed:

- Roof Replacement
- Parapet Reconstruction
- Scupper and Conductor Head Replacement



Photograph #23
Overview of 169 West 81st Street, Main roof, facing South, prior to work.

- Work to be completed:
- Roof Replacement
 - Parapet Reconstruction
 - Chimney Maintenance
 - Metal Coping Installation
 - Metal Cladding Installation



Photograph #24
Party Wall between 167 and 169 West 81st Street, Main roof, facing South, prior to work.

- Work to be completed:
- Roof Replacement
 - Parapet Reconstruction
 - Metal Coping Installation
 - Metal Cladding Installation