## SURFACEDESIGN

167-175, WEST 81<sup>ST</sup> **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** 





## SURFACEDESIGN

#### **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 81<sup>st</sup> Street

**Subject:** Roof Replacement

Application for Work on Designated Properties

Building Address: 167-175 West 81<sup>st</sup> Street, New York, NY 10036

Block: 1212

**Lot:** 1, 3, 5, 6, 8

Owner: Stellar Management

156 William Street, 10<sup>th</sup> Floor

New York, NY 10038

#### A - BUILDING DESCRIPTION:

167-175 West 81<sup>st</sup> 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 81<sup>st</sup> 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 81<sup>st</sup> 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 81<sup>st</sup> Street elevation. The center two bays of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> 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.

167-175 West 81<sup>st</sup> Street
Description of Building and Proposed Work

#### **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:

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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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# SURFACEDESIGN

## **APPENDIX A: PHOTOGRAPHS**



Photograph #1

Overview of 175 West 81st Street



## Photograph #2

Overview of 167-173 West 81<sup>st</sup> Street



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

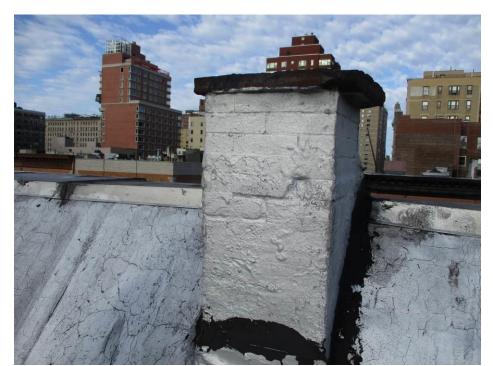


## Photograph #4

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

Work to be completed:

Roof Replacement Chimney restoration Metal Cladding Installation Metal Coping Installation



175 West 81<sup>st</sup> Street, Main roof,

Chimney visible from street, prior to work.

Work to be completed:

Roof Replacement Chimney restoration

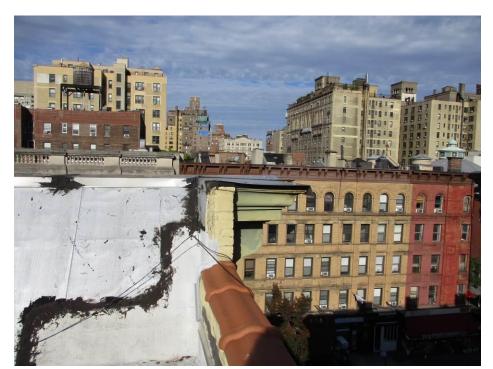


#### Photograph #6

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

Work to be completed:

Roof Replacement
Parapet Reconstruction
Ladder Maintenance
Dunnage Maintenance
Roof Curb Installation

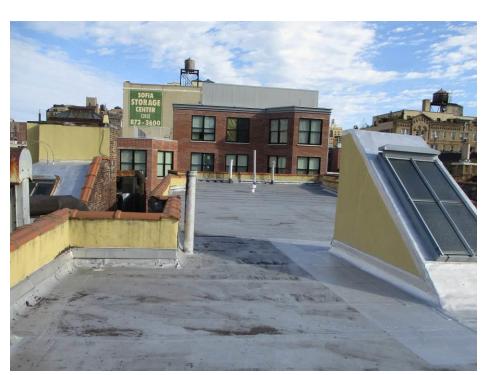


## Photograph #9

175 West 81<sup>st</sup> 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 81<sup>st</sup> 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 81<sup>st</sup> 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 81<sup>st</sup> Street, Main roof, facing North, prior to work.

Work to be completed:

Roof Replacement
Parapet Reconstruction
Metal Installation at
Cornice Transition



Overview of 171 West 81<sup>st</sup> 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 81<sup>st</sup> Street, Main roof, Scupper, prior to work

Work to be completed:

Roof Replacement
Parapet Reconstruction
Scupper Replacement



## Photograph #15

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

Work to be completed:

Roof Replacement Parapet Reconstruction Ladder Reinforcement and Maintenance



Overview of 171 West 81<sup>st</sup> 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 81<sup>st</sup> 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



Overview of 169 West 81<sup>st</sup> 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

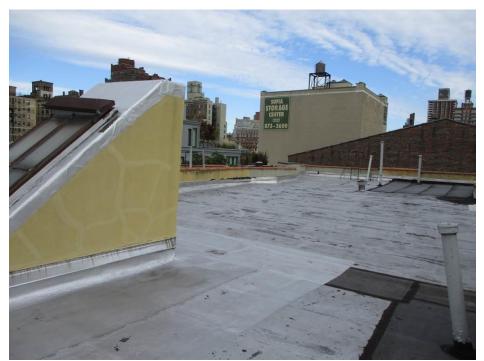


#### Photograph #20

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

Work to be completed:

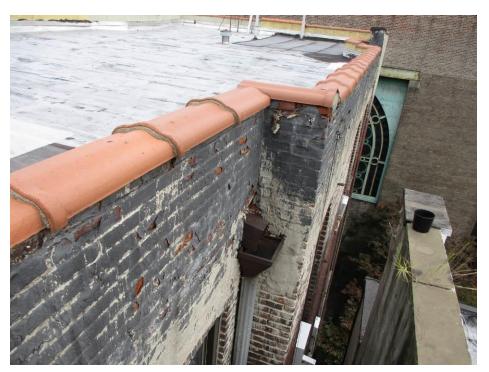
**Parapet Reconstruction** 



Overview of 167 West 81<sup>st</sup> 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 81<sup>st</sup> Street, Main roof, East façade, prior to work.

Work to be completed:

Roof Replacement Parapet Reconstruction Scupper and Conductor Head Replacement



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

## Work to be completed:

Roof Replacement
Parapet Reconstruction
Metal Coping Installation
Metal Cladding
Installation