



# Community Board Design Presentation

September 6th 2018

To be Presented to Public Hearing on September 25th 2018

Project: 14 Henderson Place  
10028 New York, NY



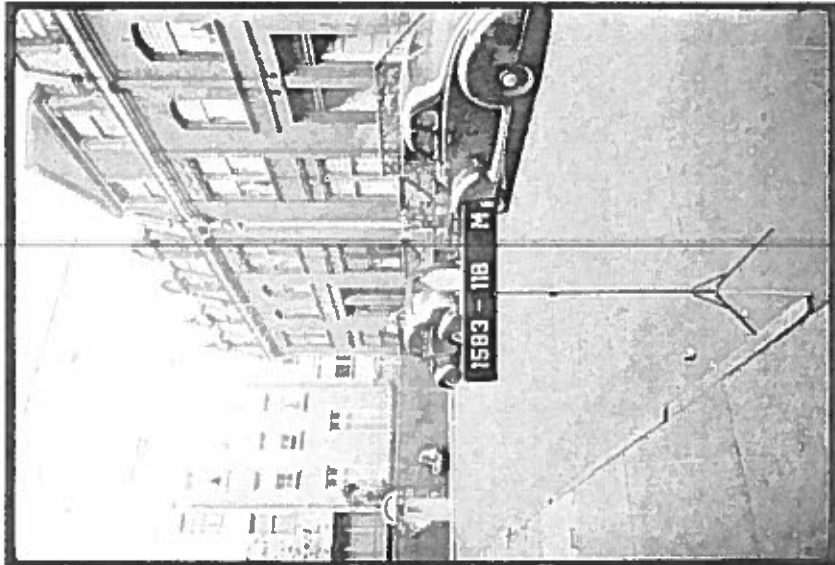
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Community Board  
Presentation

14 Henderson Place  
New York, NY 10028  
09/27/2018

Title Sheet

LPC  
001



Tax Photo 1940



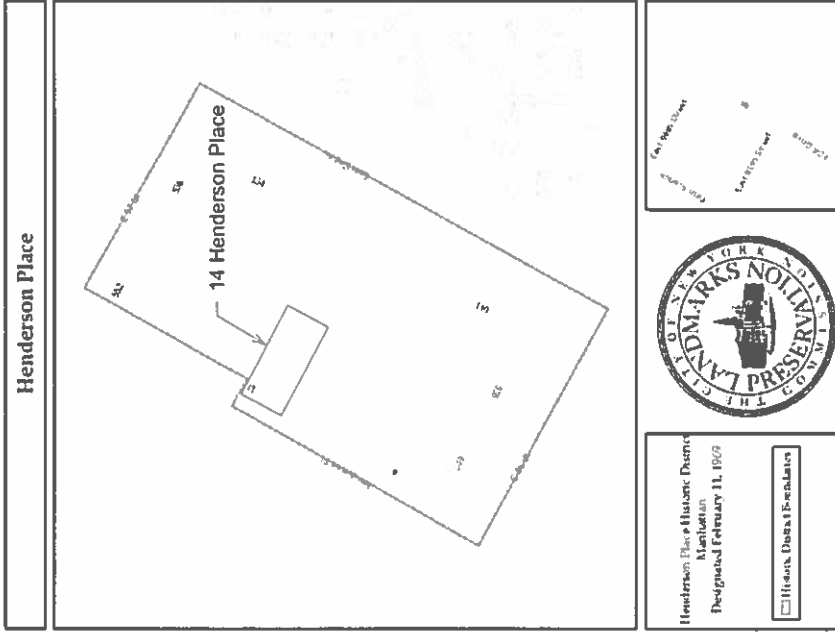
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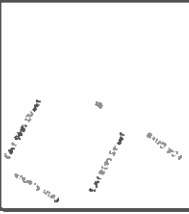
14 Henderson Place  
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08/27/2018

Plot Plan  
3/32" = 1'-0"

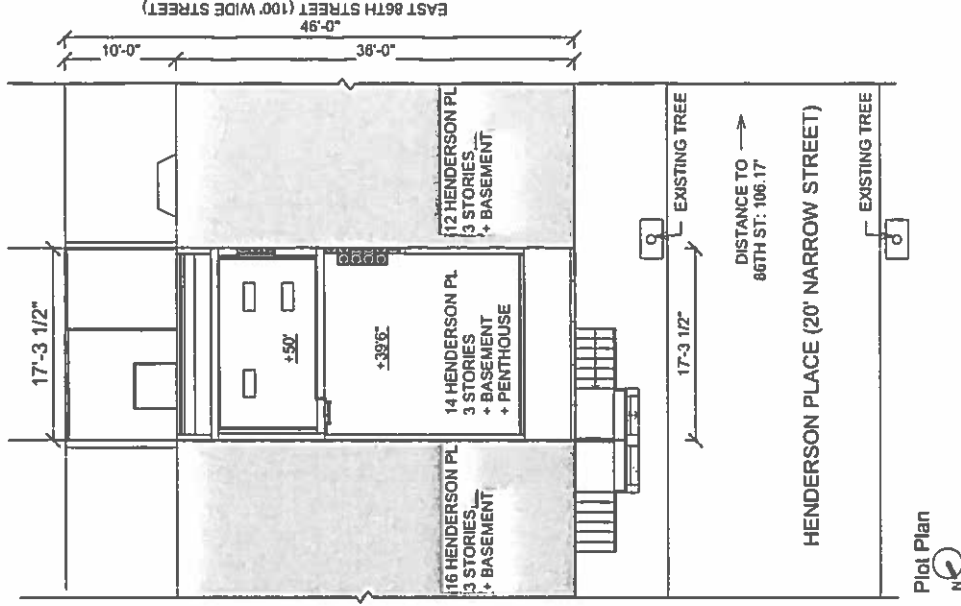
LPC  
002



Henderson Place Historic District  
Municipal  
Designated February 11, 1969  
 Historic District



Historic District

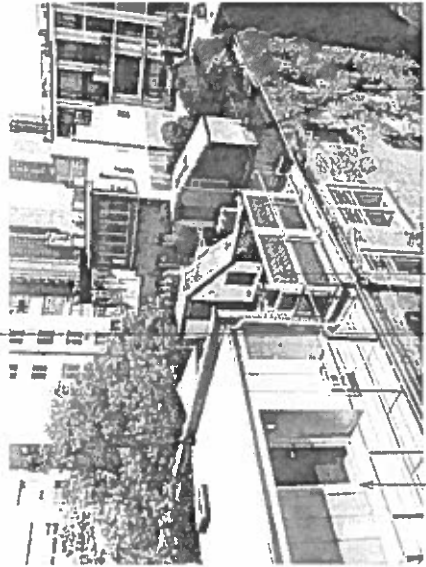
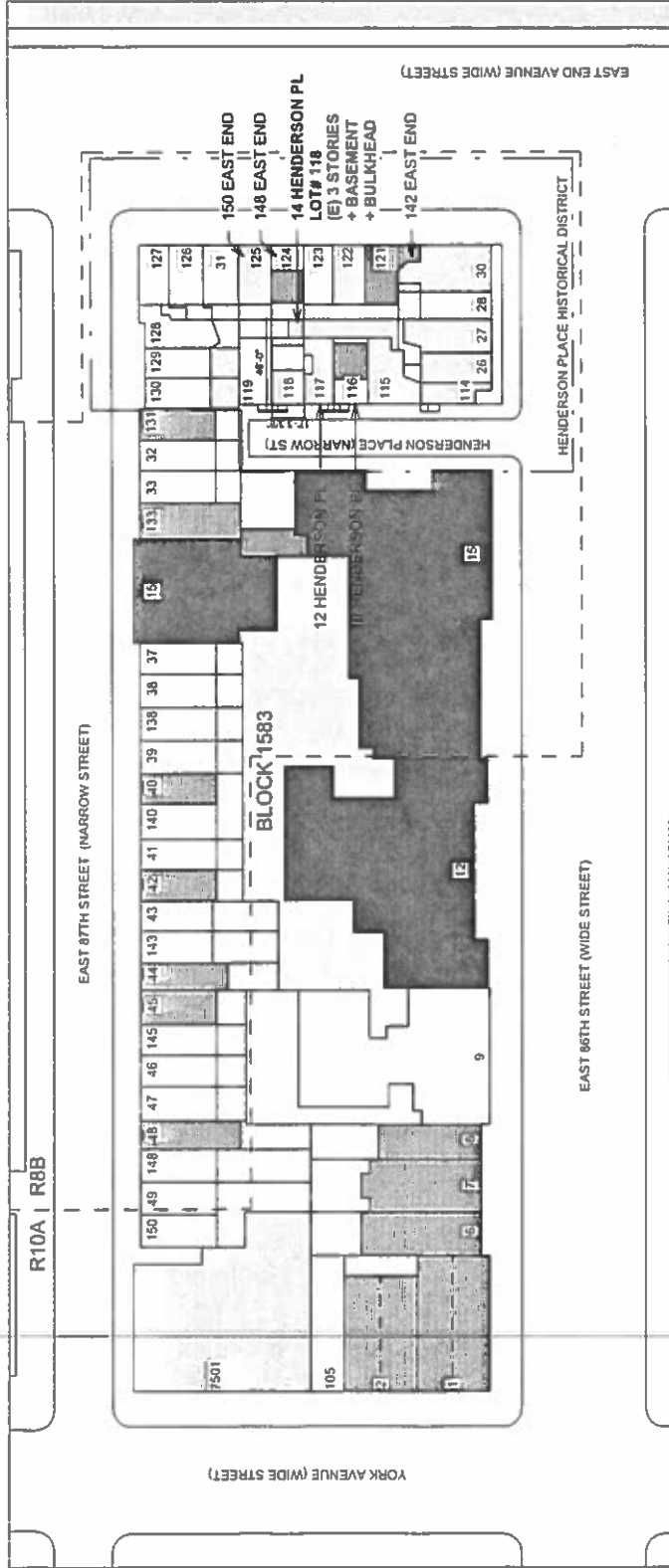


Plot Plan

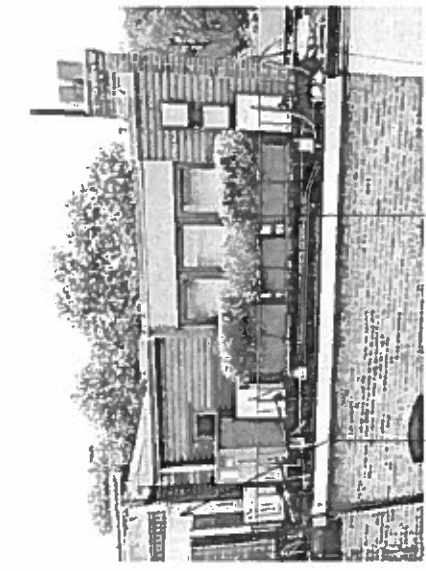
**BLOCK PLAN**

**LEGEND**

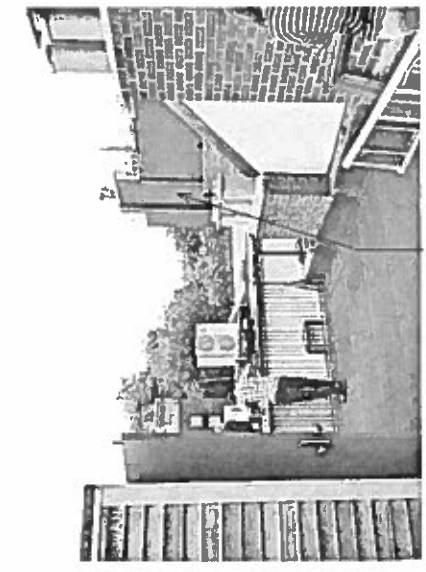
- # SIDE LOT #
- GREEN AREA
- 1 STORY
- 2 STORIES
- 3 STORIES
- 4 STORIES
- 6 STORIES
- 8 STORIES
- 10+ STORIES
- 20+ STORIES



10 Henderson Pl



14 Henderson Pl



142 East End Ave.

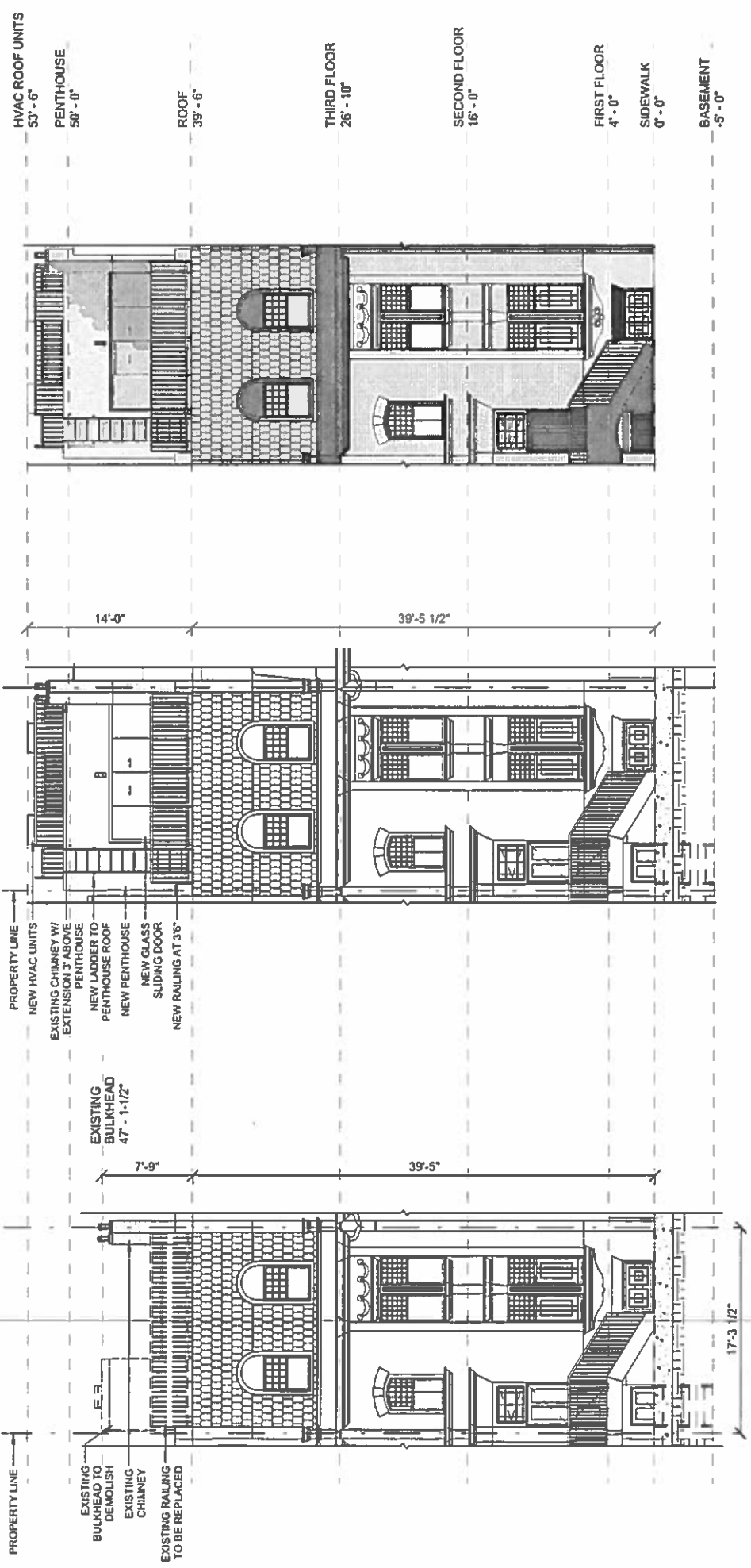


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08/27/2018

**Block Plan & Surroundings**  
1/64" = 1'-0"



PROPOSED FRONT ELEVATION  
RENDERED

PROPOSED FRONT ELEVATION

EXISTING FRONT ELEVATION



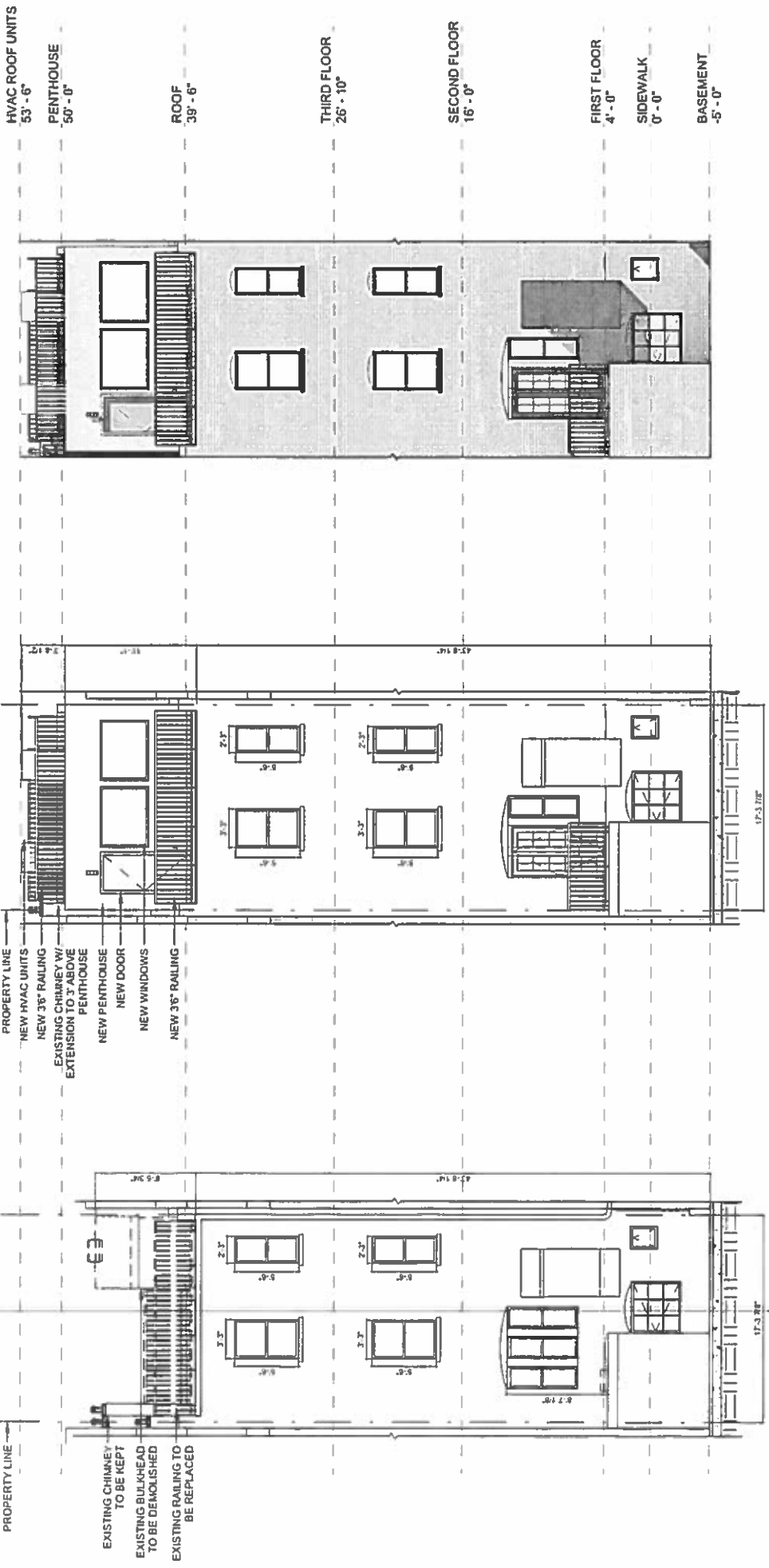
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14 Henderson Place  
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06/27/2018

Front Elevation  
1/8" = 1'-0"

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004



HVAC ROOF UNITS  
53'-6"  
PENTHOUSE  
50'-0"

ROOF  
39'-6"

THIRD FLOOR  
25'-10"

SECOND FLOOR  
16'-0"

FIRST FLOOR  
4'-0"

SIDEWALK  
0'-0"

BASEMENT  
-5'-0"

RENDERED BACK ELEVATION

PROPOSED BACK ELEVATION

EXISTING BACK ELEVATION

Back Elevation  
1/8" = 1'-0"

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New York, NY 10028  
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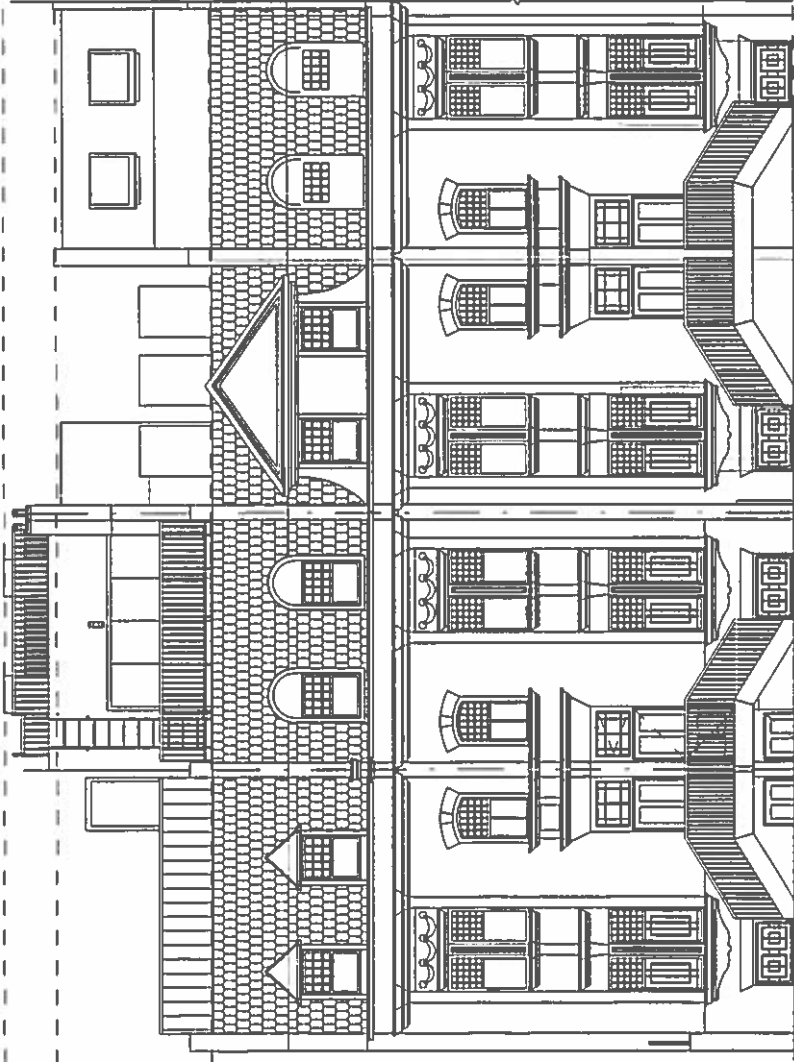
LPC  
005

HVAC ROOF UNITS  
53'-6"

PENTHOUSE  
50'-0"

ROOF  
39'-6"

SIDEWALK  
0'-0"



16 HENDERSON PLACE

14 HENDERSON PLACE

12 HENDERSON PLACE

10 HENDERSON PLACE

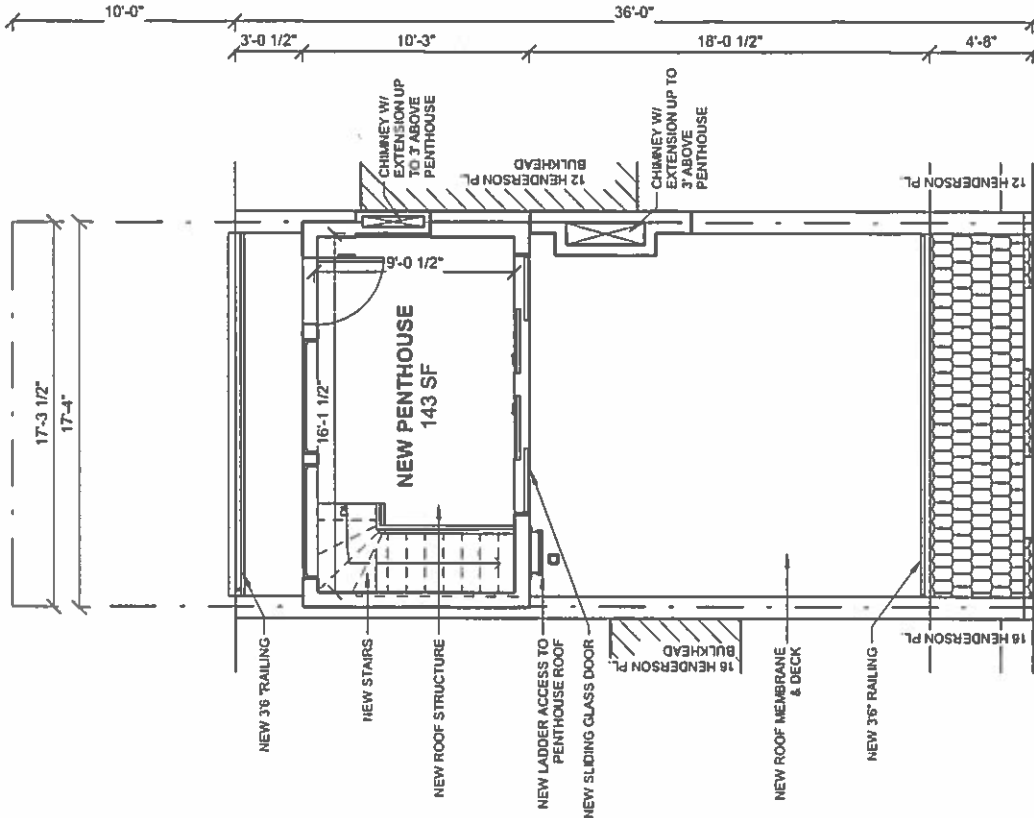
Context Front Elevation  
1/8" = 1'-0"

14 Henderson Place  
New York, NY 10028  
08/27/2018

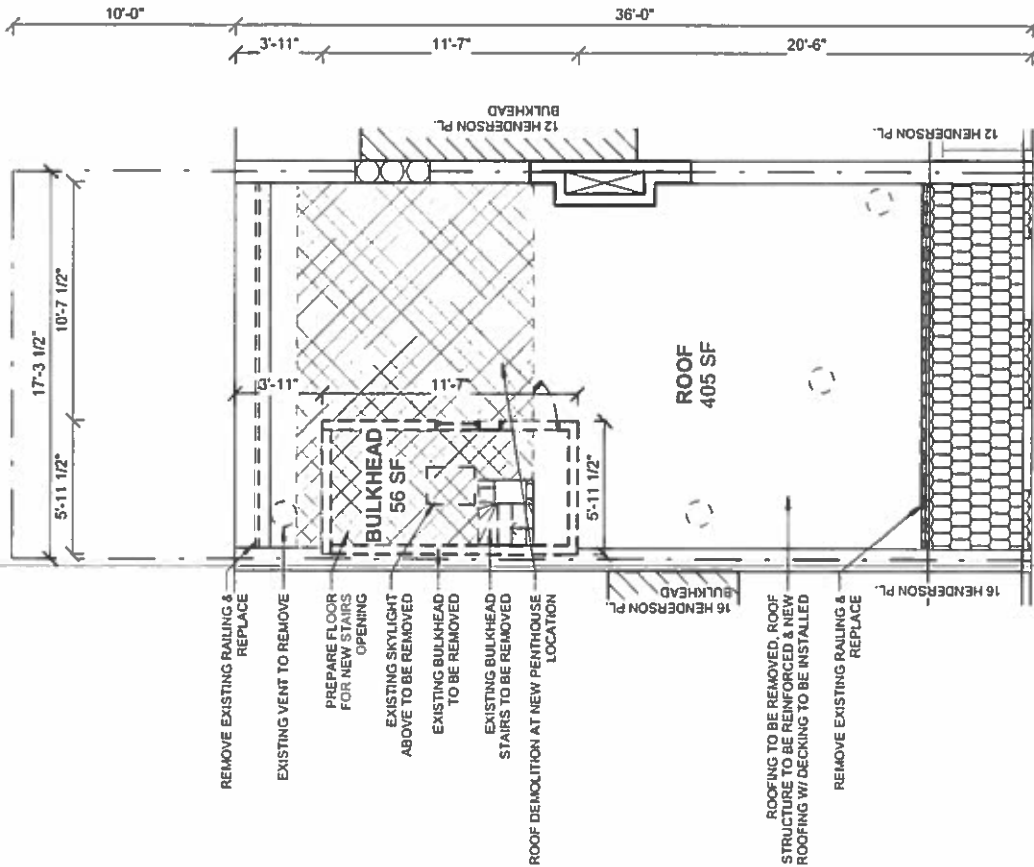
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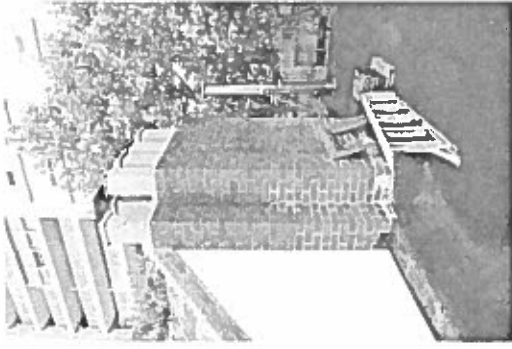
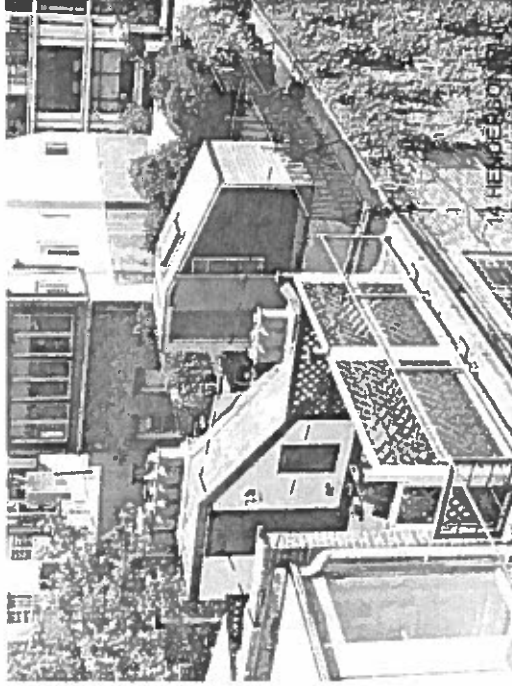
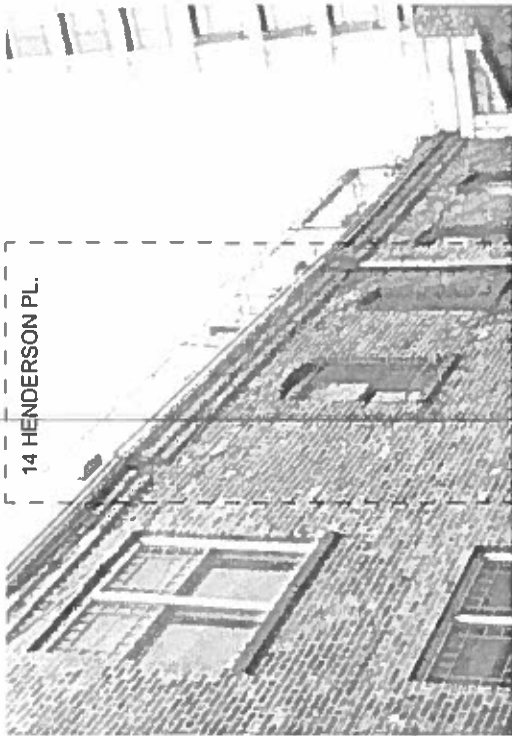
PROPOSED



EXISTING

- REMOVE EXISTING RAILING & REPLACE
- EXISTING VENT TO REMOVE
- PREPARE FLOOR FOR NEW STAIRS OPENING
- EXISTING SKYLIGHT ABOVE TO BE REMOVED
- EXISTING BULKHEAD TO BE REMOVED
- EXISTING BULKHEAD STAIRS TO BE REMOVED
- ROOF DEMOLITION AT NEW PENTHOUSE LOCATION
- ROOFING TO BE REMOVED, ROOF STRUCTURE TO BE REINFORCED & NEW ROOFING W/ DECKING TO BE INSTALLED
- REMOVE EXISTING RAILING & REPLACE





14 HENDERSON PL.

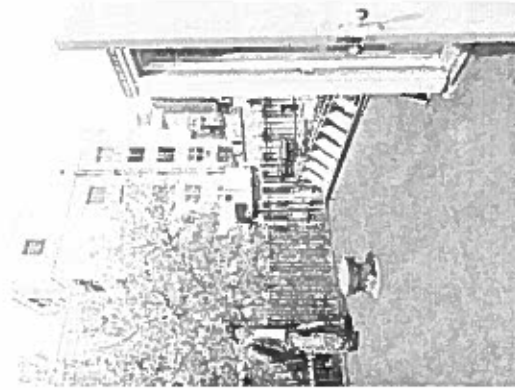
EXISTING BACK FACADE CORNICE AND GUTTER

EXISTING ROOF AND BULKHEAD VIEW FROM 142 EAST END ROOF TOP

EXISTING CHIMNEY AND NEIGHBOR BULKHEAD



EXISTING ROOF



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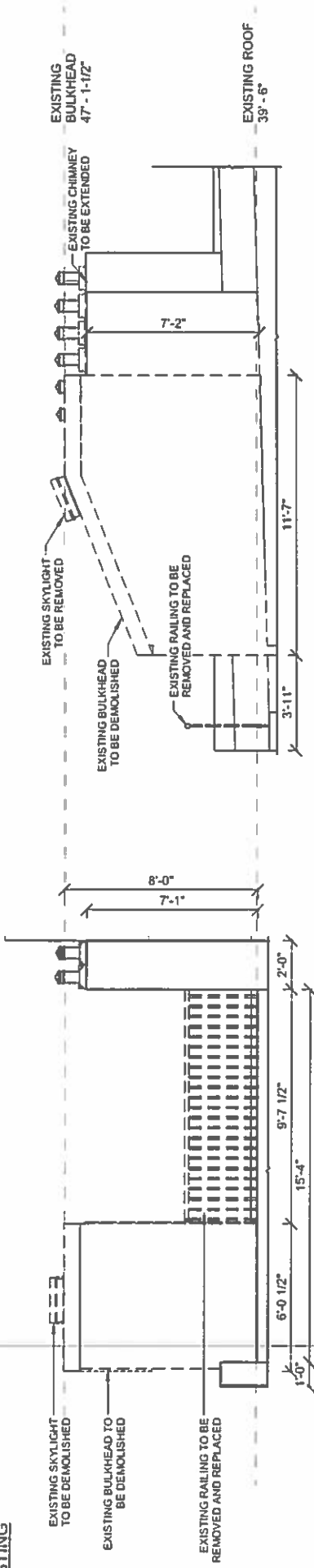
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14 Henderson Place  
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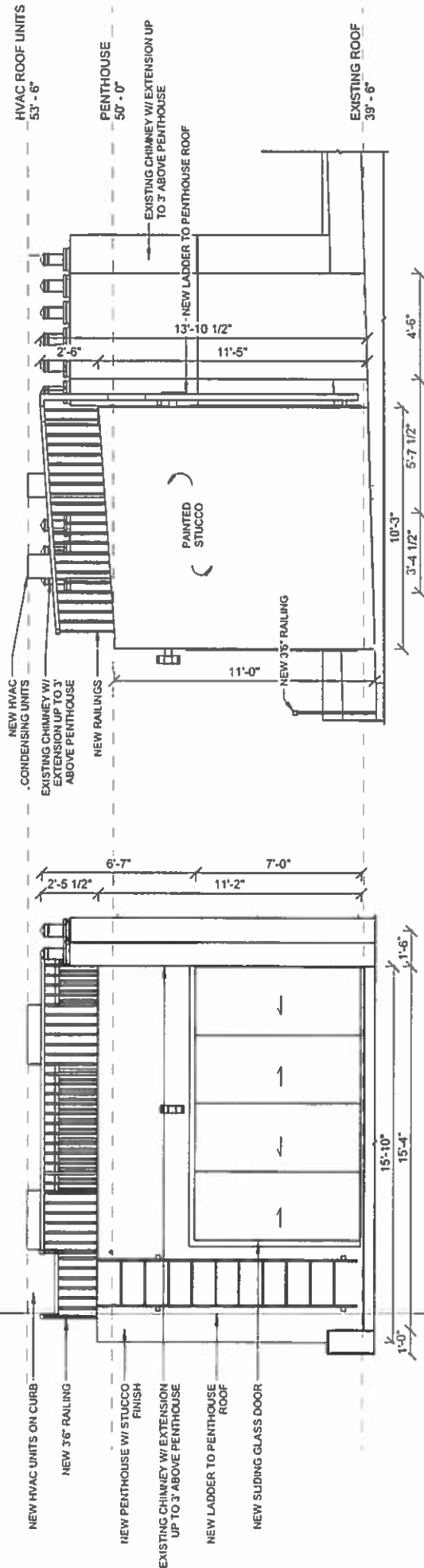
Existing Roof Pictures



**EXISTING**



**PROPOSED**



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08/27/2018

Penthouse Elevations  
1/4" = 1'-0"

LPC  
009

**MATERIAL**

**CAPPING:**

ALUMINUM  
SHERWIN-WILLIAMS PAINT  
GREY SQUIRREL RAL 7000



**SIDING:**

PAREX STUCCO  
COLOR



**METAL DOOR & WINDOWS:**

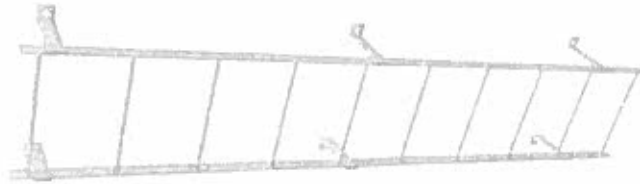
CLEAR GLASS  
EXTERIOR TRIM PAINTED  
SHERWIN-WILLIAMS  
GREY SQUIRREL RAL 9017



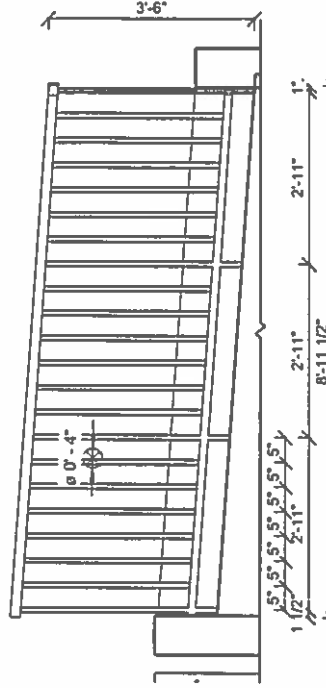
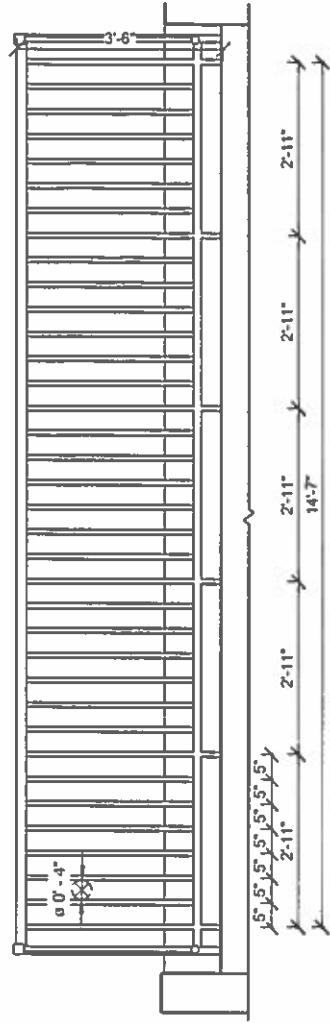
**LADDER TO PENTHOUSE ROOF**

**FIXED ACCESS LADDER**

Rungs: 18" wide x 3/4" flat dia.  
Rungs needed: 12  
Solid steel spaced 12" apart.  
Sturdy 2-1/2" x 3/8" flat steel side rails  
7" stand-off brackets  
All-welded construction

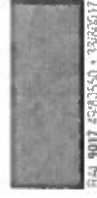


**NEW ROOF & PENTHOUSE RAILING**



**RAILING PAINT:**

SHERWIN-WILLIAMS  
BLACK PAINT RAL 9017



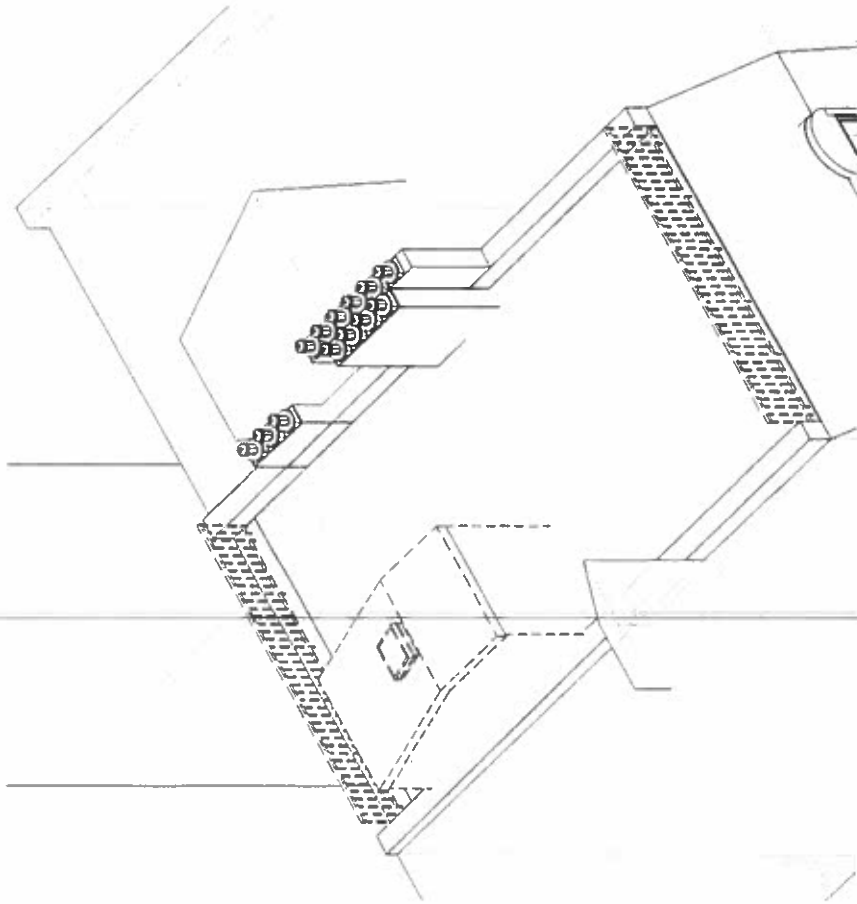
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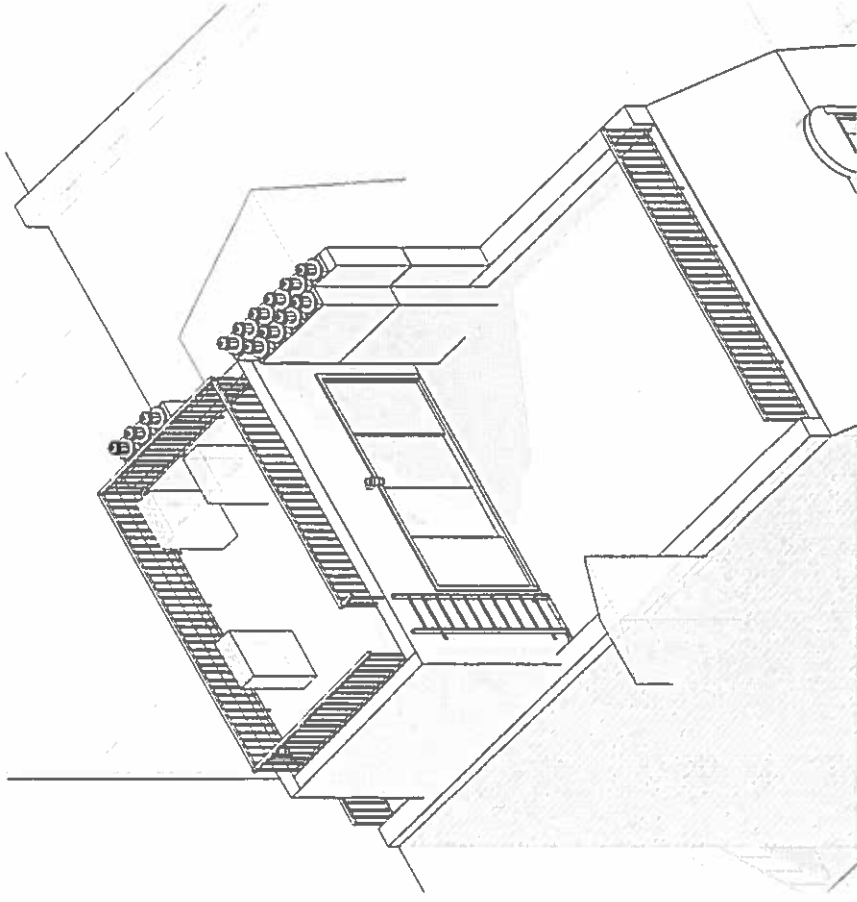
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Penthouse Details  
1/2" = 1'-0"

LPC  
010



EXISTING



PROPOSED



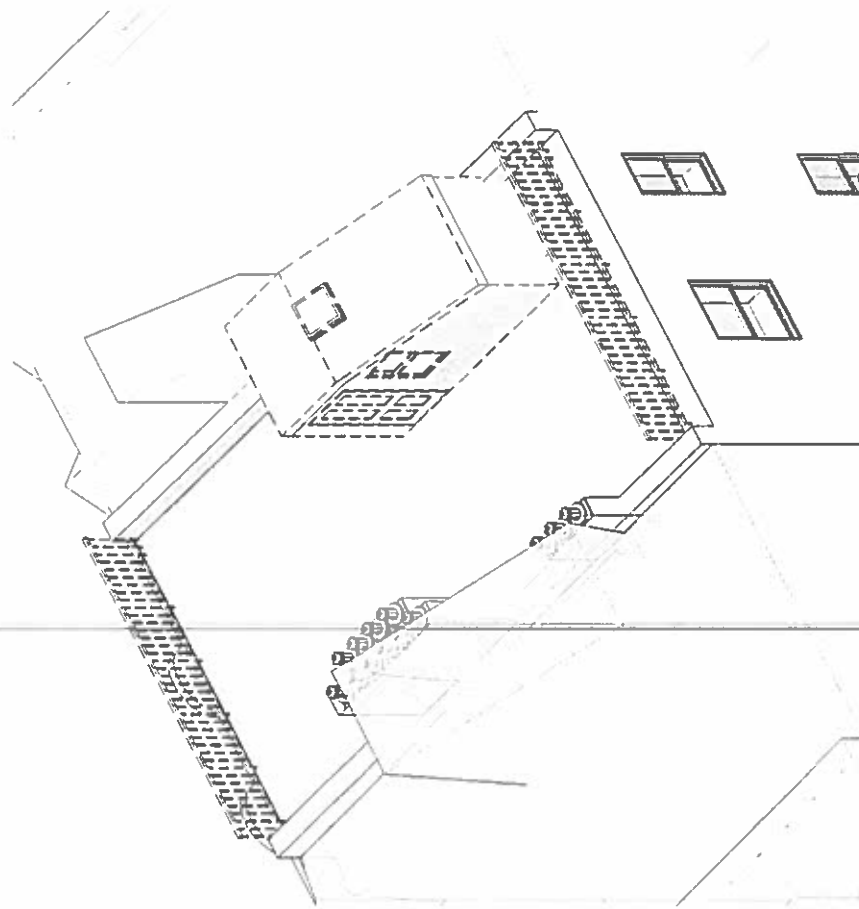
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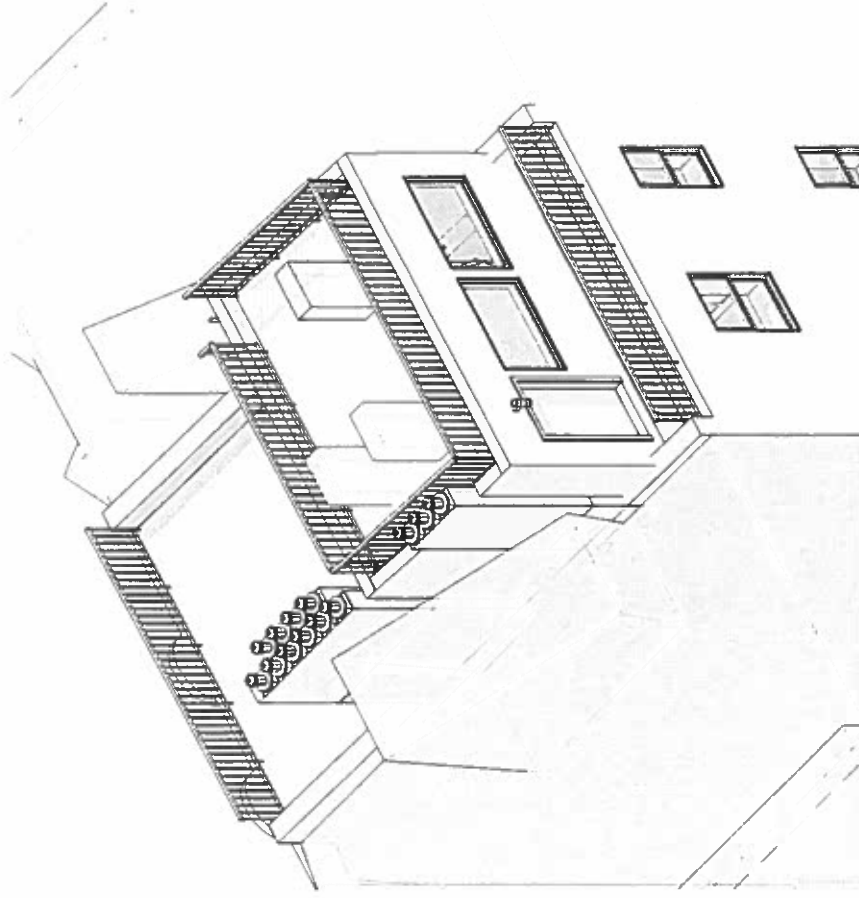
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Penthouse Front Axonometric

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011



EXISTING



PROPOSED



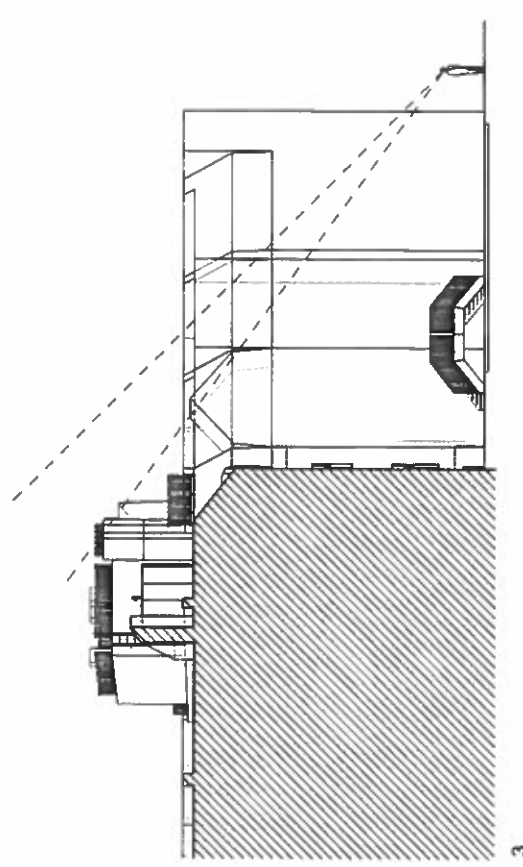
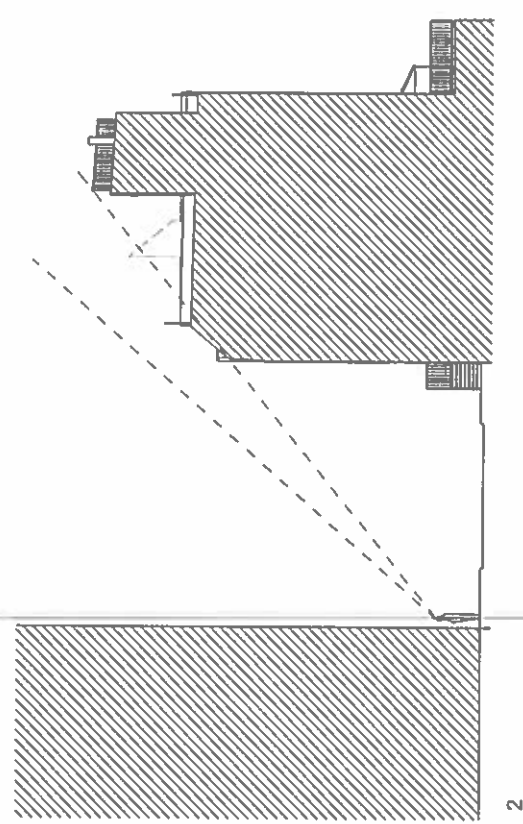
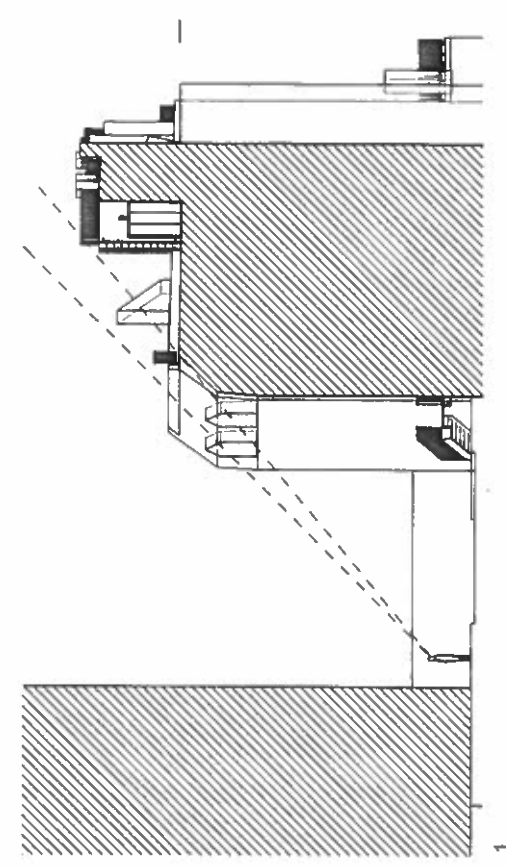
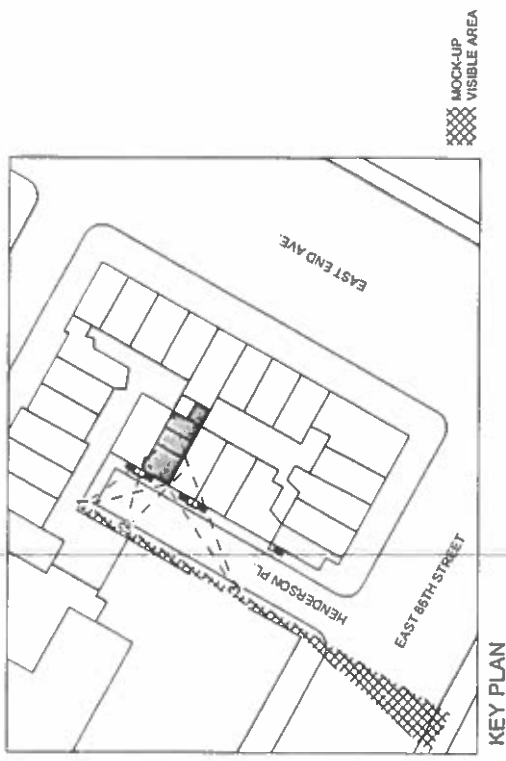
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Penthouse Back Axonometric

LPC  
012



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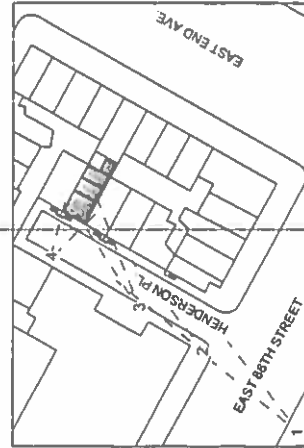
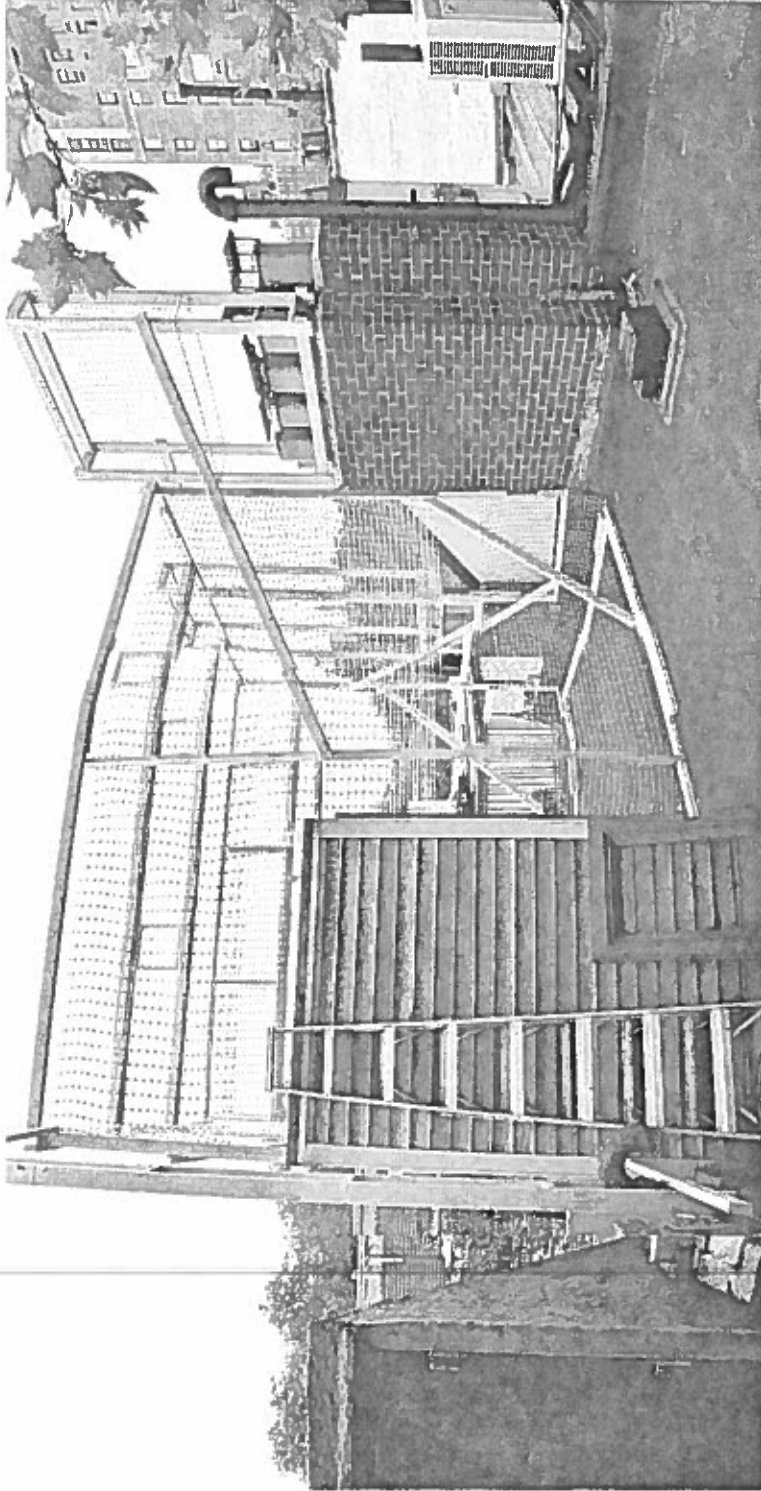
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Visibility Sightline Sections  
As Indicated

LPC  
013

MOCK-UP PICTURE VIEW FROM THE ROOF



PICTURES KEY PLAN



1.



2.



3.



4.

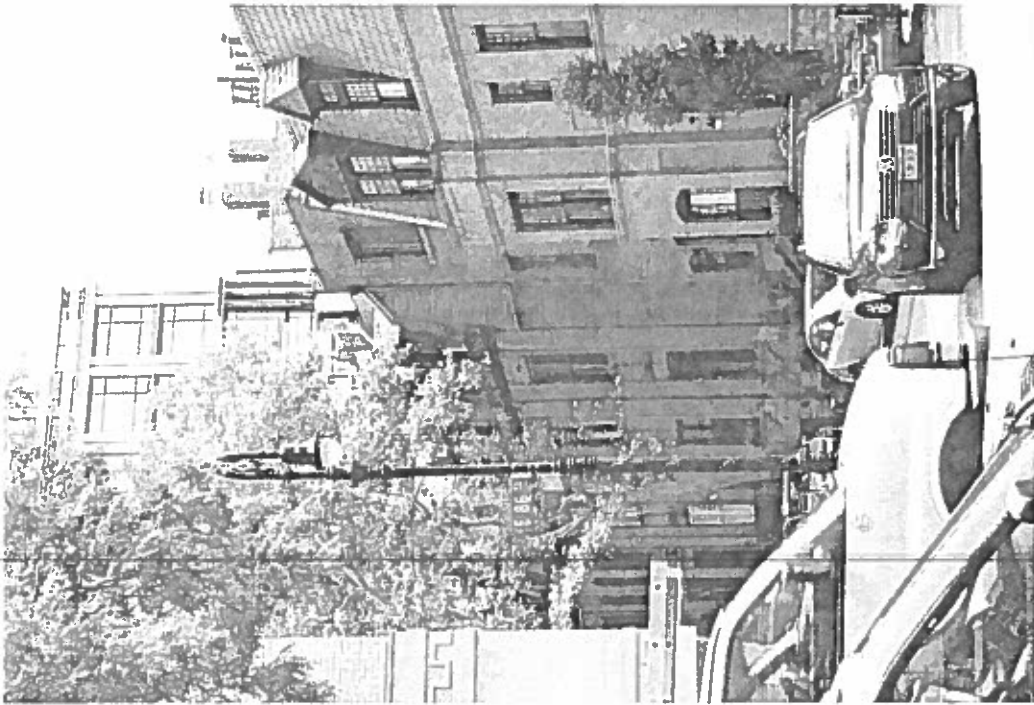


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Roof Mock-up Picture  
1" = 80'-0"



1. MOCK-UP PICTURE FROM ACROSS 86TH STREET



1. RENDER FROM ACROSS 86TH STREET



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08/27/2018

Roof Mock-up Picture & Render 1



2. MOCK-UP PICTURE FROM THE CORNER 86TH ST. AND HENDERSON PL.



2. RENDER FROM THE CORNER 86TH ST. AND HENDERSON PL.



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14 Henderson Place  
New York, NY 10028  
08/27/2018

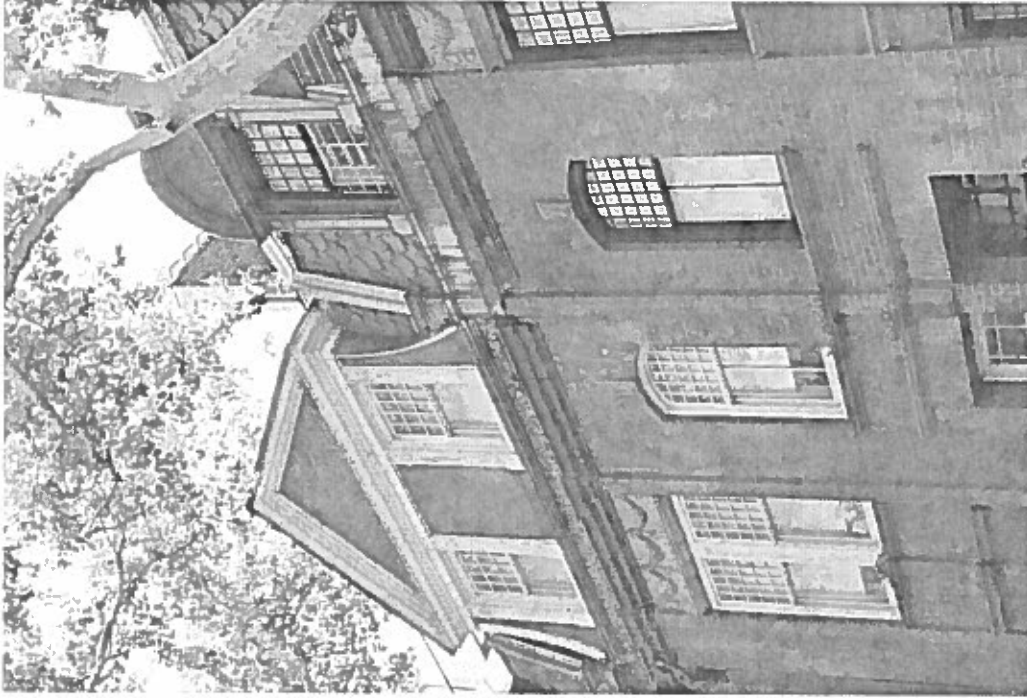
Roof Mock-up Picture & Render 2

LPC  
016





3. MOCK-UP PICTURE DIAGONALLY FROM ACROSS HENDERSON PL.



3. RENDER DIAGONALLY FROM ACROSS HENDERSON PL.



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New York, NY 10028  
08/27/2018

Roof Mock-up Picture & Render 3

LPC  
017



4. MOCK-UP PICTURE FROM ACROSS HENDERSON PL.



4. RENDER FROM ACROSS HENDERSON PL.



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08/27/2018

Roof Mock-up Picture & Render 4