Revised Proposal

Persian Jewish Center of New York City

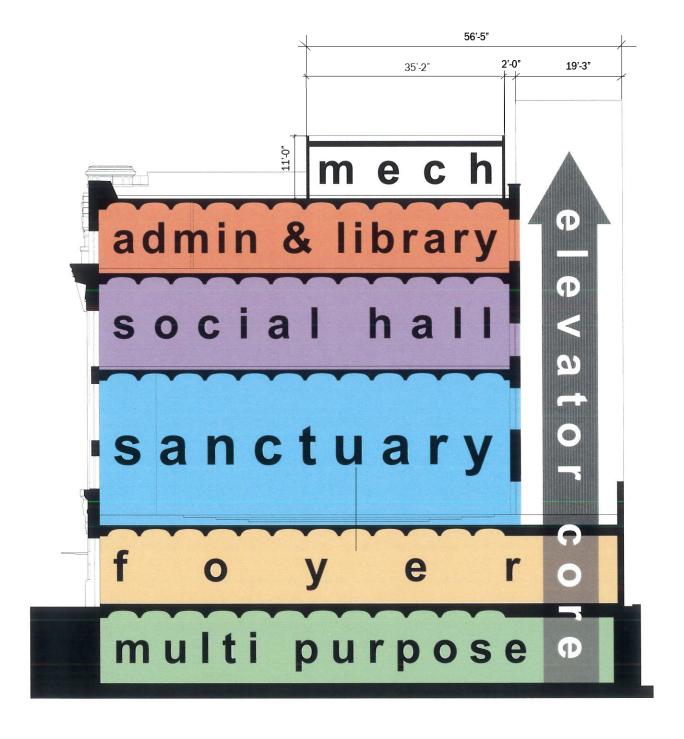
Proposal to include a Synagogue - 177-179 East 73rd Street

PRESENTATION DATE: 5/01/2023 LPC APPROVED DATE: 8/31/2018

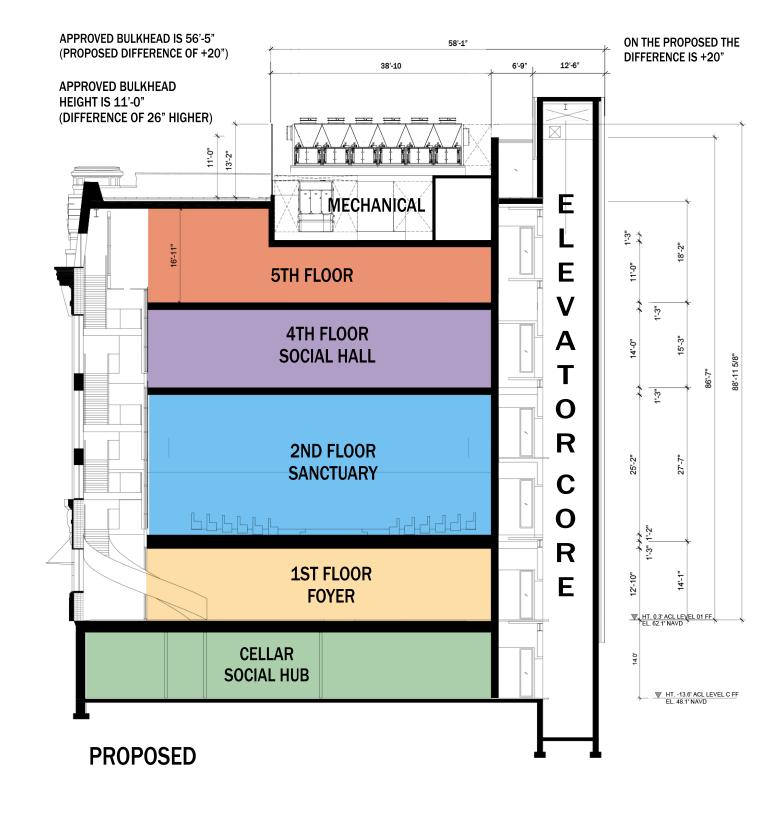




BLOCK PLAN DIAGRAM



APPROVED



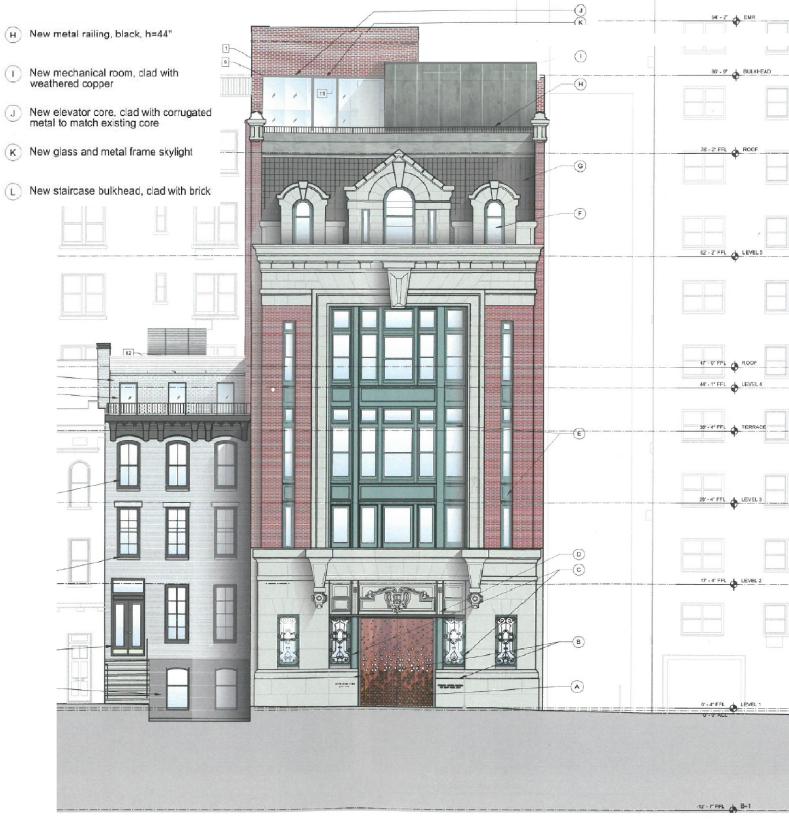








Persian Jewish Center of New York City | 177-179 East 73rd Street





PROPOSED

APPROVED BULKHEAD

APPROVED



180 VARICK STREET NEW YORK, NY 10014 ONE PENN PLAZA 250 WEST 34TH STREET NEW YORK, NY 10119

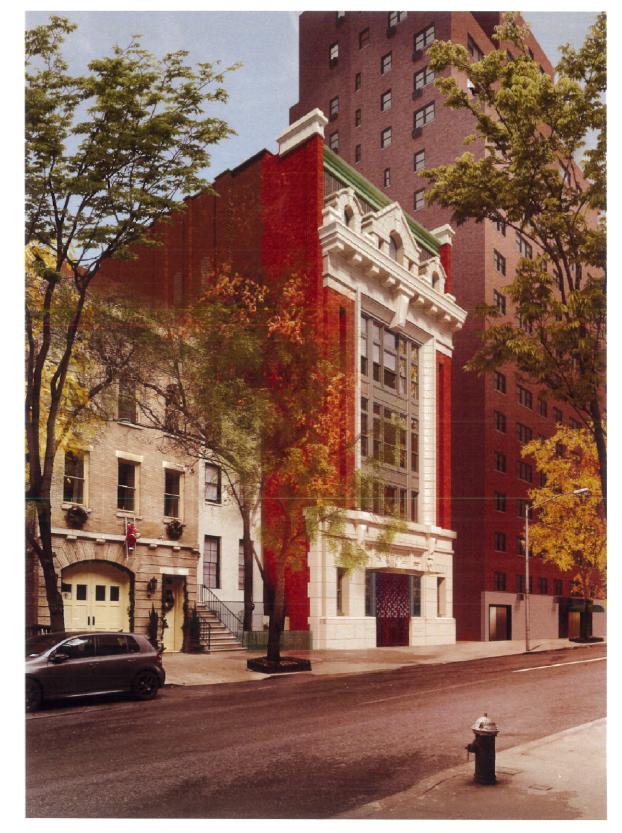


Persian Jewish Center of New York City | 177-179 East 73rd Street

PROPOSED ELEVATION OF SOUTH FACADE

SCALE: AS NOTED

CLIENT: 175 EAST 73RD OWNER LLC & 177 EAST 73RD OWNER LLC



APPROVED











PROPOSED REMOVAL AND REPLACEMENT OF EXISTING BRICK FACADE

Persian Jewish Center of New York City | 177-179 East 73rd Street

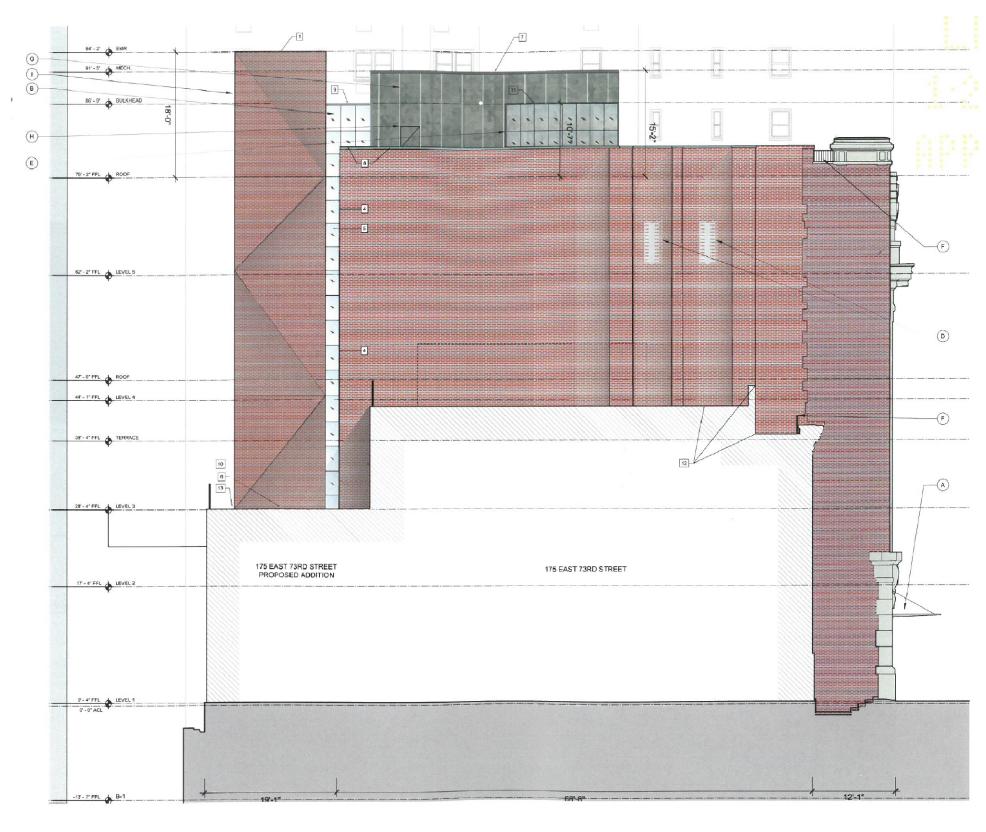
PROPOSED CONDITION OF WEST FACADE

SCALE: AS NOTED

CLIENT: 175 EAST 73RD OWNER LLC & 177 EAST 73RD OWNER LLC

DATE: MAY 01, 2023

73RD OWNER LLC & 73RD OWNER LLC , 2023



APPROVED



NY 10567

JFG Architects 55 PUTNAM ROAD CORTLAND MANOR





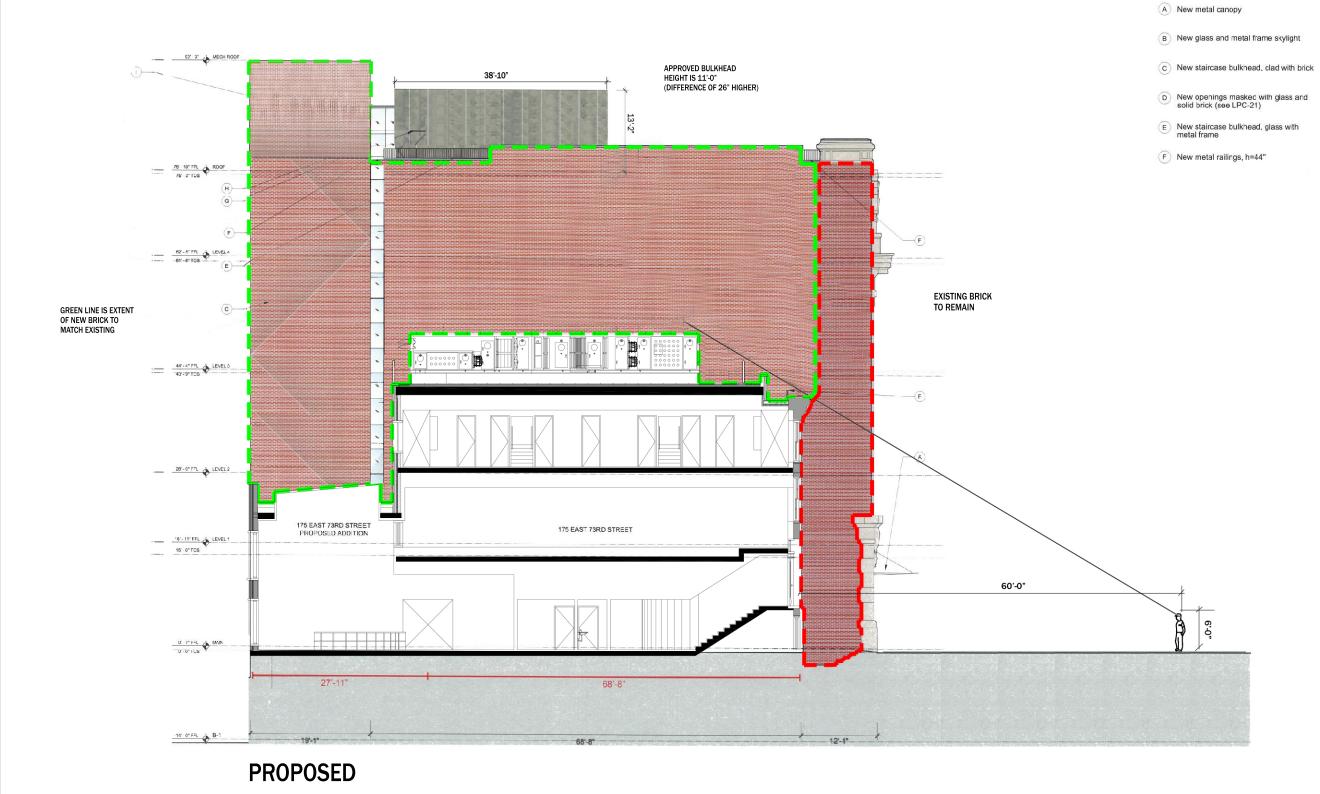


Persian Jewish Center of New York City | 177-179 East 73rd Street

APPROVED ELEVATION OF WEST FACADE

SCALE: AS NOTED

CLIENT: 175 EAST 73RD OWNER LLC & 177 EAST 73RD OWNER LLC



Persian Jewish Center of New York City | 177-179 East 73rd Street

New mechanical room, clad with

H New door to mechanical room, clad with weathered copper to match mechanical room cladding

weathered copper

New elevator core, clad with corrugated metal to match existing core

J Patch, repair, and fill existing or new anchor fastener at masonry or stone, use repai mortar color to match adjacent similar material

PROPOSED ELEVATION OF WEST FACADE

SCALE: AS NOTED

CLIENT: 175 EAST 73RD OWNER LLC & 177 EAST 73RD OWNER LLC











Conditions Assessement Report

Persian Jewish Center of New York City 175 & 177 East 73rd Street New York, NY 10003

March 13, 2023

Prepared for:

Landmarks Preservationist NYC Landmarks Preservation Commission 1 Centre Street, 9th Floor North New York, NY 10007

Prepared By:

Ancora Engineering PLLC 494 8th Avenue, PH New York, NY 10001 Office: 212-461-1987

Ancora Engineering was retained to provide a conditions assessment of the Historic Landmark Persian Jewish Center, located at 175 & 177 East 73rd Street, NY, NY, Block #1408 and Lot #30,31.

We visited the site on March 8, 2023 for an inspection to assess the current structural stability of the building and provide an evaluation of the proposed structure designed to remain within the current proposed demolition scope of work shown on FIG Architects bemolition drawing set dated 99.33.2022

Our evaluation was to identify potential concerns about the capacity of the structural elements to stabilize the upper (3) floors (177 East 73st Street) of the existing masonry wall on the lot line during demolition and foundation phases of the proposed renovation project.

The current WSP Structural drawings dated 08.01.2022 propose the installation of a multistory concrete bridge/girder to be installed at the existing 4% floor level to pick up the masonry wall for 3 floors above. The length of this proposed girder will be approximately 65° - 0° -.

B. HISTORICAL SITE CONDITIONS

The project site includes two (2) lots, covering approximately $6,130\,\mathrm{SF}$, both fronting East $73\mathrm{rd}$ Street in the Upper East Side section of Manhattan, New York located in between Lexington Avenue to the west & Third Avenue to the

175 East 73rd St is a 3-story residential building (building class: walk-up apartments-cooperative, C6) constructed in 1860. The building was built using exterior masonry walks with wooden joists spanning the width of the structure. All interior walks of the structure are also wooden framed. The building contains four units and has a gross floor are of 5,800 SF. This building is a landmark building meaning that has "special historical, cultural, or aesthetic value to the City of New York..."

177 East 73rd St 5-Story parking garage (building class: all parking garages, G1) constructed in 1906. The building was built using exterior masonry walls with reinforced concrete beams, columns, and slabs to complete the internal structure of the building. The subliding has a gross floor area of 17,23 E5. The building was constructed using concrete framing along with masonry walls. This building is also a landmark building.

Conditions Assessment F 175-177 East 73rd Street New York, NY 10003

Noted Separation of chimney flue from masonry wall -Vertical Crack

Area of Proposed Additional Demolition

PROPOSED









The structural stability walkthrough revealed that internal structural construction and non – structural construction of 175 E 73rd St is in substandard conditions. The flooring throughout the building appears to be bulging from apparent water damage. Externally, the lot line party wall that joins 175 E 73rd St 8. 177 E 73rd St is showing signs of stress cracking vertically from the roof of 175 East 73rd Street vertically up the full height of the wall to the roof line of 177 East 73rd Street. The existing chimney flue along the same lot line has been observed to be separating from the wall and cracking has started to appear at the main joint connecting the flue back to the masonry wall.

Ancora concludes that due to the observed poor condition of the existing lot line masonry wall the preservation of the wall cannot be effectively accomplished as reflected in the current set of coordination drawings. Ancora presents the issues note below for rational to propose full demolition of the entire height of the lot line masonry wall between 175 and 177 East 73-4 Street.

- Worker's performing work in the vicinity of and under a potentially unstable wall over the course of the
 construction schedule is not advisable.

- construction schedule is not advisable.

 Public protection due to having the wall braced temporarily in a means that can not avert continuous movement (and potential collapse) during proposed construction activities.

 Prudent coordination of worker construction activity during the installation of the 65°-0° long multistory concrete bridge/girder that will have a total weight of approximately 245,000 pounds will not be achievable.

 The structural integrity of the (3) floors designed to remain will continue to deteriorate beyond their currently observed structural concerns during, preservation work due to continued prolong exposure to exterior elements and thus render the structural elements to be protected to be subject to further damage.

Stephen I. Lampard, PE Principal

175-177 East 73rd Street New York, NY 10003

April 27, 2023





Persian Jewish Center of New York City | 177-179 East 73rd Street

NARATIVE OF CONDITIONS ASSESSEMENT REPORT

SCALE: AS NOTED

CLIENT: 175 EAST 73RD OWNER LLC & 177 EAST 73RD OWNER LLC

