Landmarks Preservation Commission

December 15th, 2020
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-19-40844

238 East 15th Street,

Borough of Manhattan

How to Testify Via Zoom:
https://us02web.zoom.us/j/82854138358?pwd=bkpqZzY1ajN5aWRYOWVqSmh4clJpQT09

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1940 Tax Photo

Existing Street Facade

LPC.01 | **238 East 15th Street, New York, NY**

15 December 2020

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55 broad street 18th floor
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Stuyvesant Square Historic District

15 December 2020

LPC.02 | 238 East 15th Street, New York, NY

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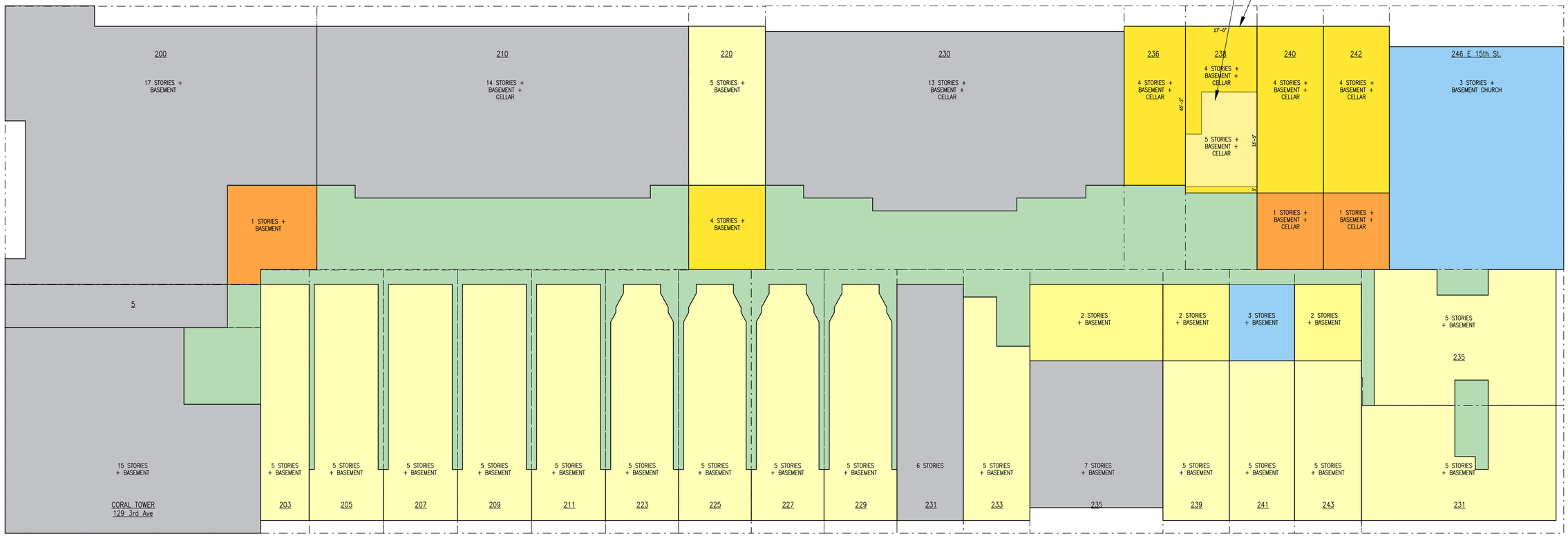
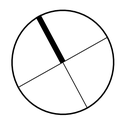
East 15th Street

PROPOSED ROOF ADDITION
238 E 15TH STREET
NEW YORK, NY 10003



Building Outline Map

East 14th Street



- 6-30 STORIES
- 5 STORIES
- 4 STORIES
- 3 STORIES
- 2 STORIES
- 1 STORY
- BASEMENT
- GREEN SPACE

15 December 2020

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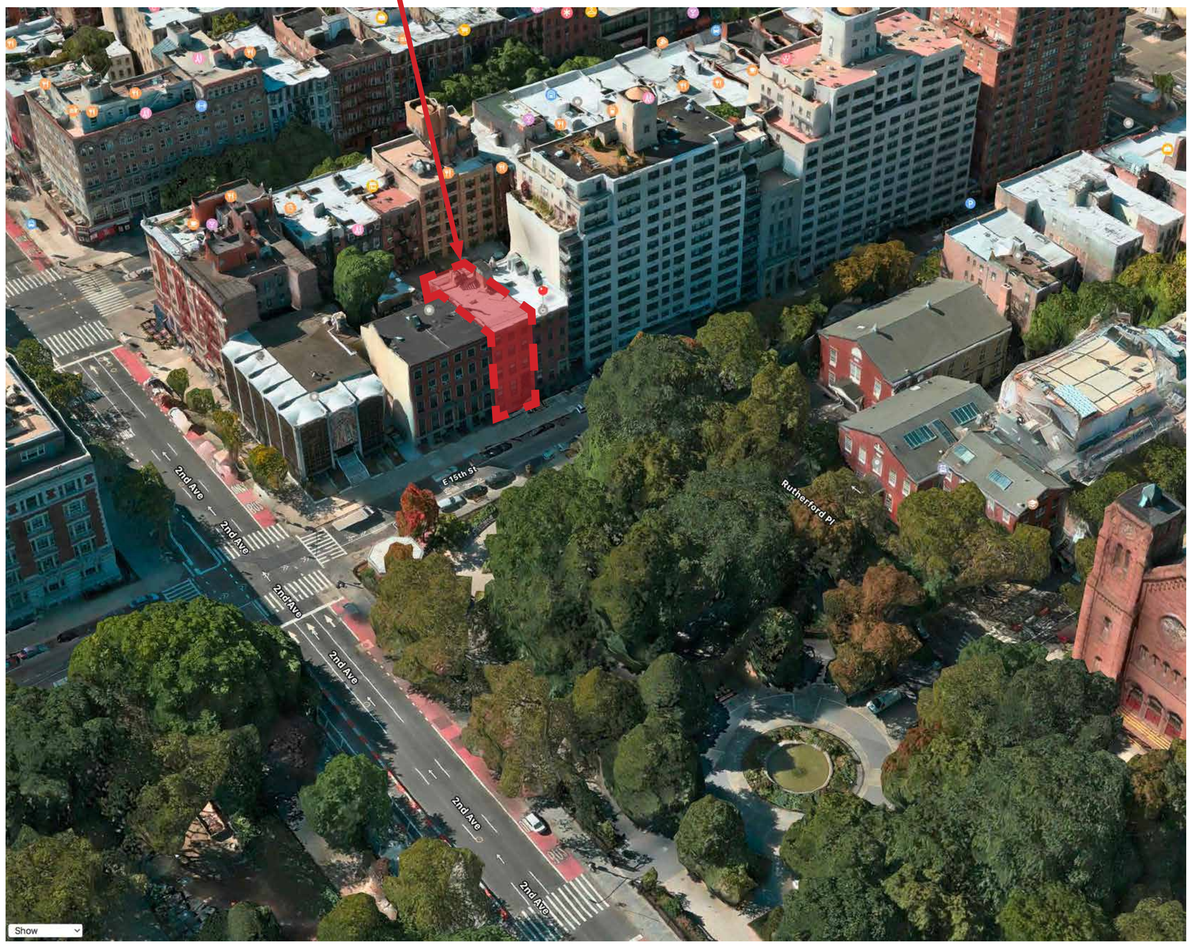
LPC.03 | 238 East 15th Street, New York, NY



Front Context Photo

Rear Context Photo

LPC.04 | **238 East 15th Street, New York, NY**

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Street Context View @ East 15th Street

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LPC.05 **238 East 15th Street, New York, NY**

Surrounding Context @ E 15 St

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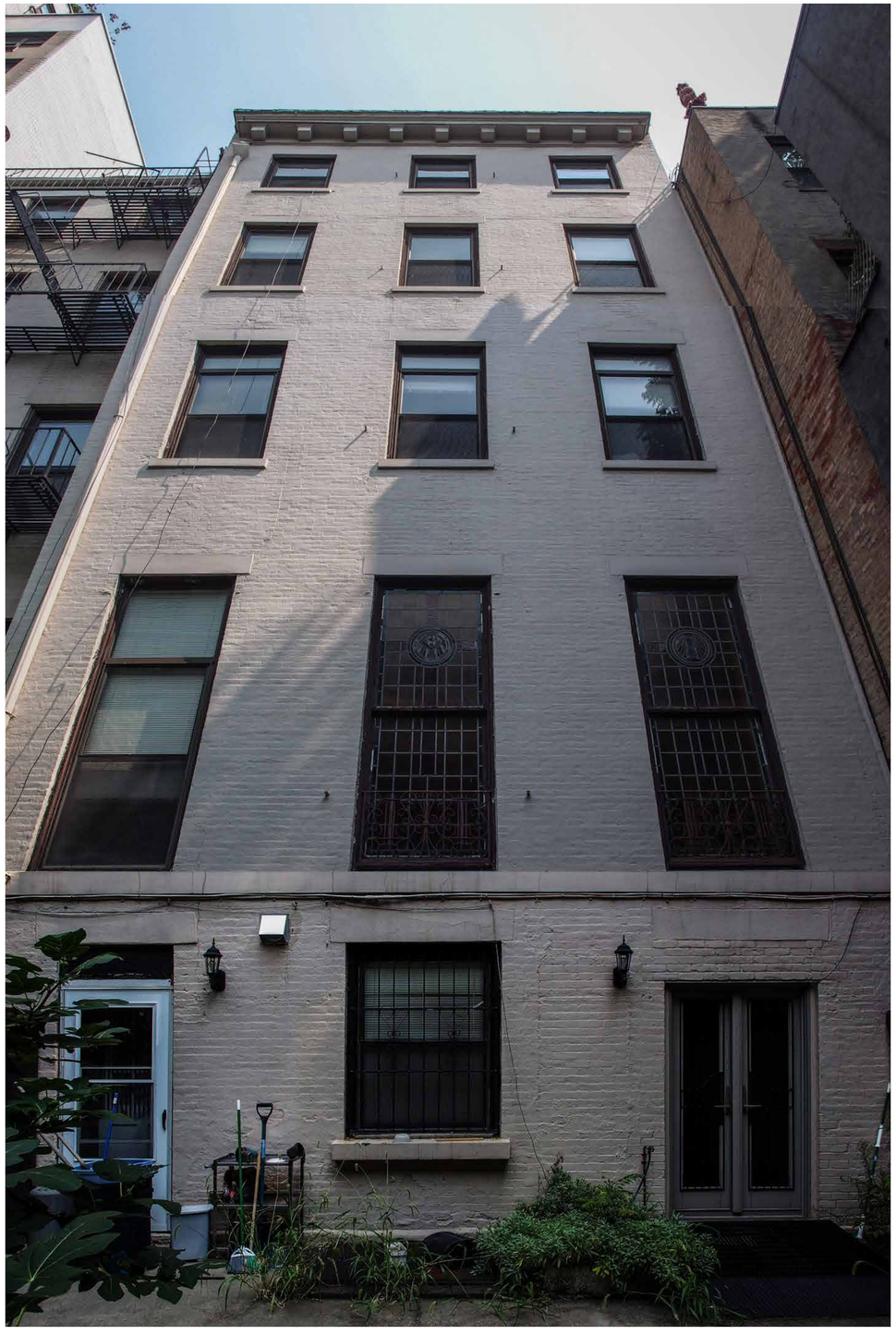

Photomontage of Existing Rear Elevation

15 December 2020

LPC.07 | 238 East 15th Street, New York, NY

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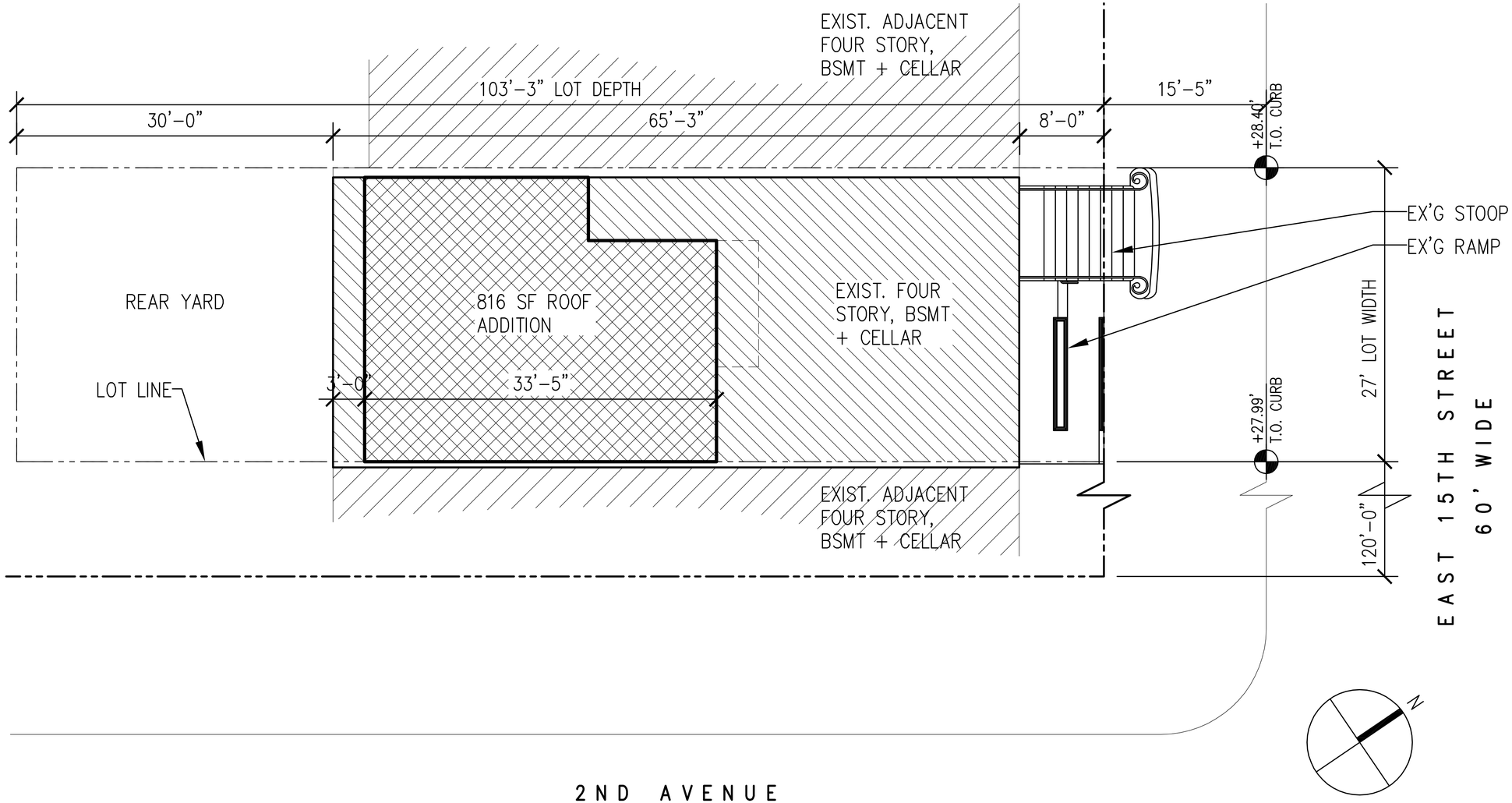

PLOT PLAN

238 EAST 15TH STREET
NEW YORK, NY 10003

BLOCK: 896
LOT: 30
ZONE: R7B
MAP: 12C

CONSTRUCTION
CLASSIFICATION: CLASS IIIA

OCCUPANCY GROUP: R-3
(RESIDENTIAL-PRIVATE HOME)

COMMUNITY BOARD: 6

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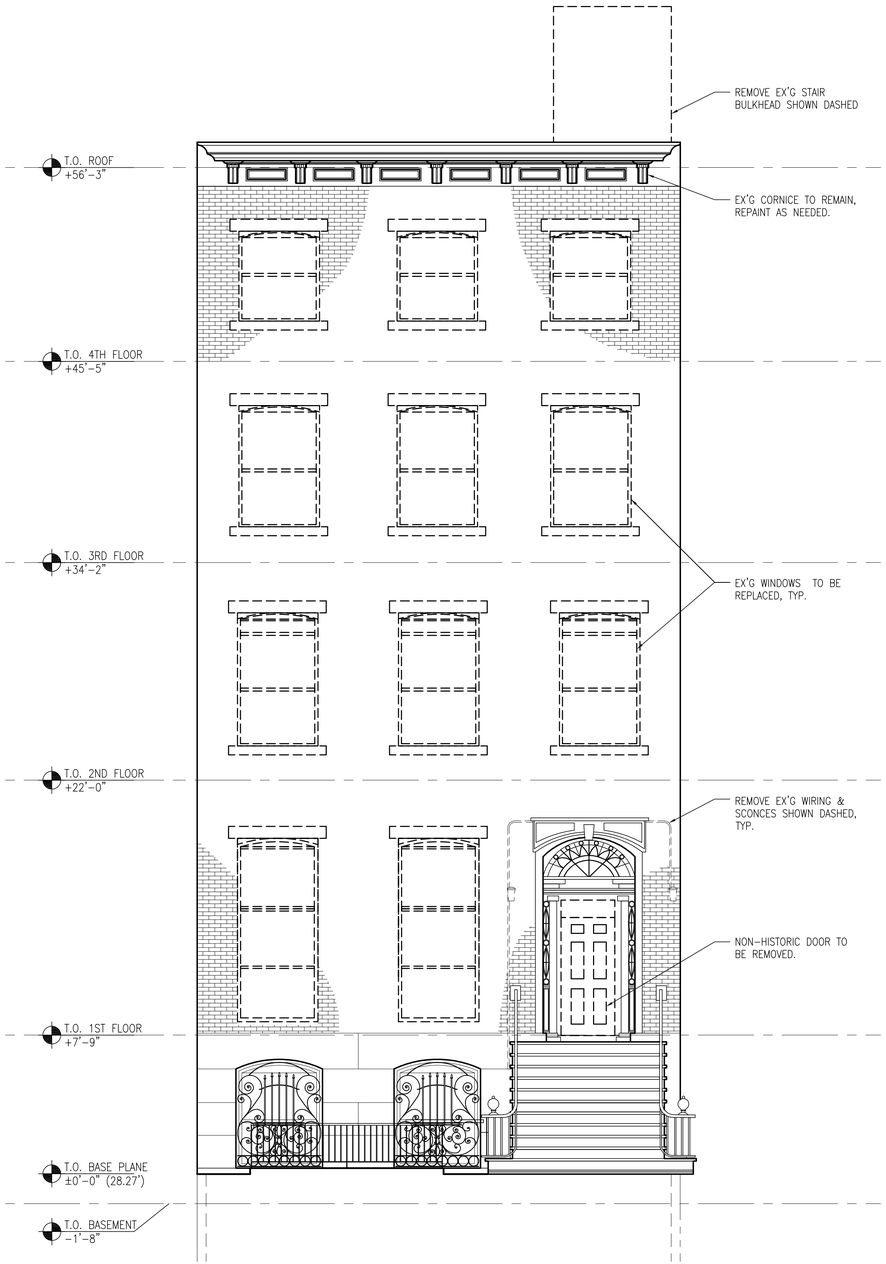
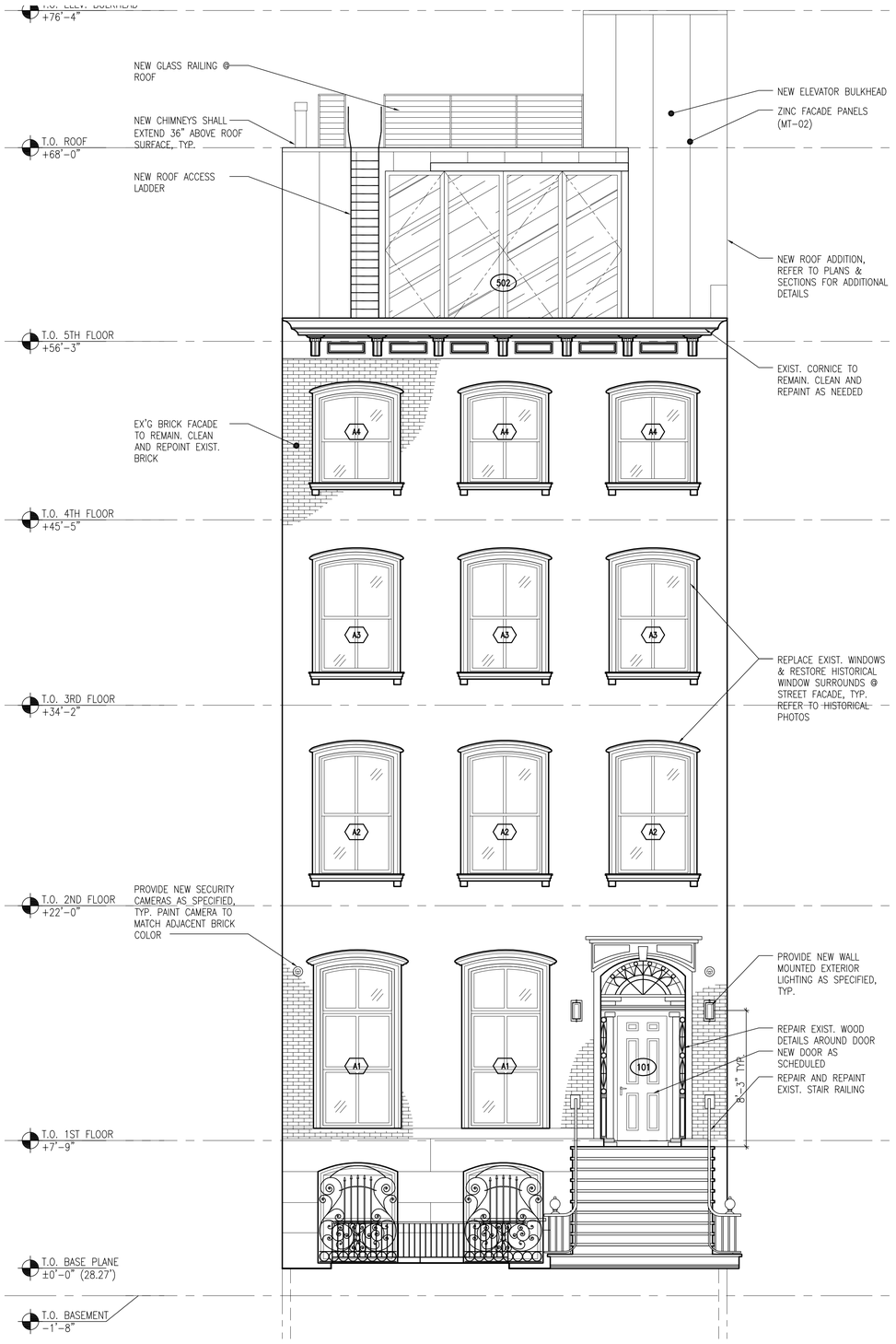


Existing Street Elevation



Proposed Street Elevation

LPC.09 | **238 East 15th Street, New York, NY**

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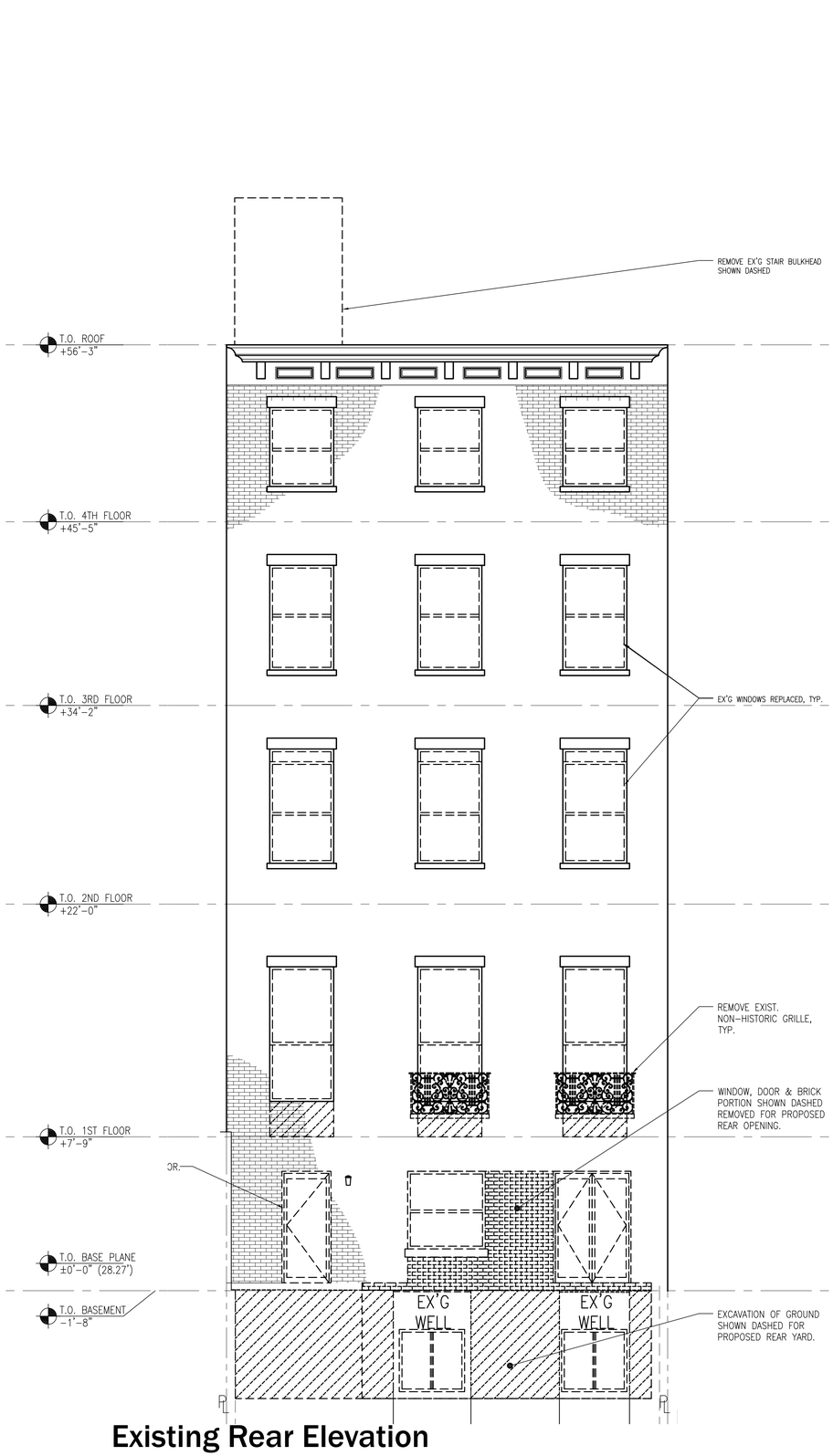
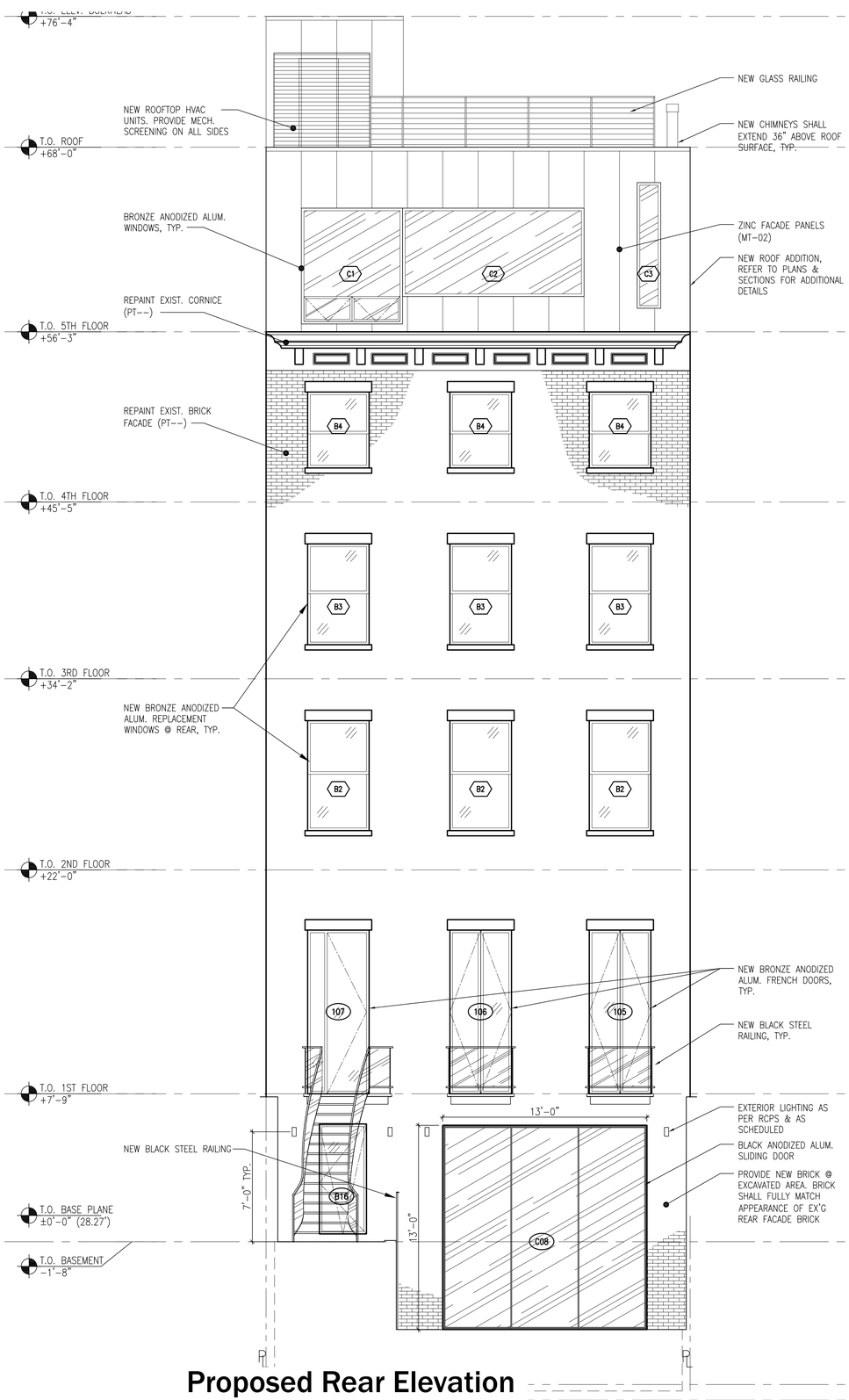


Existing Rear Elevation



Proposed Rear Elevation

LPC.10 | 238 East 15th Street, New York, NY

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Existing Rear Elevation

Rendering of Proposed Rear Elevation

LPC.11 **238 East 15th Street, New York, NY**

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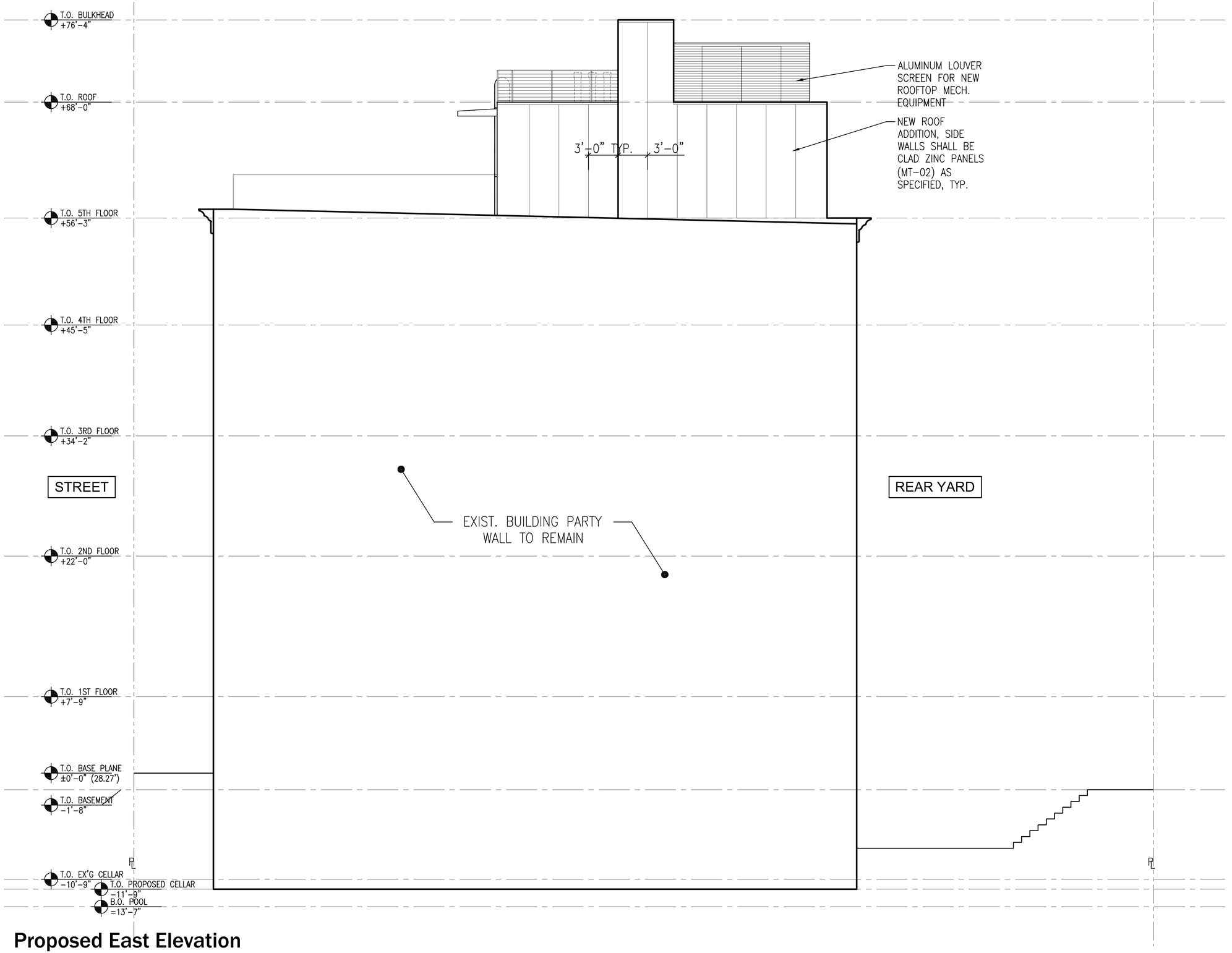

Proposed East Elevation

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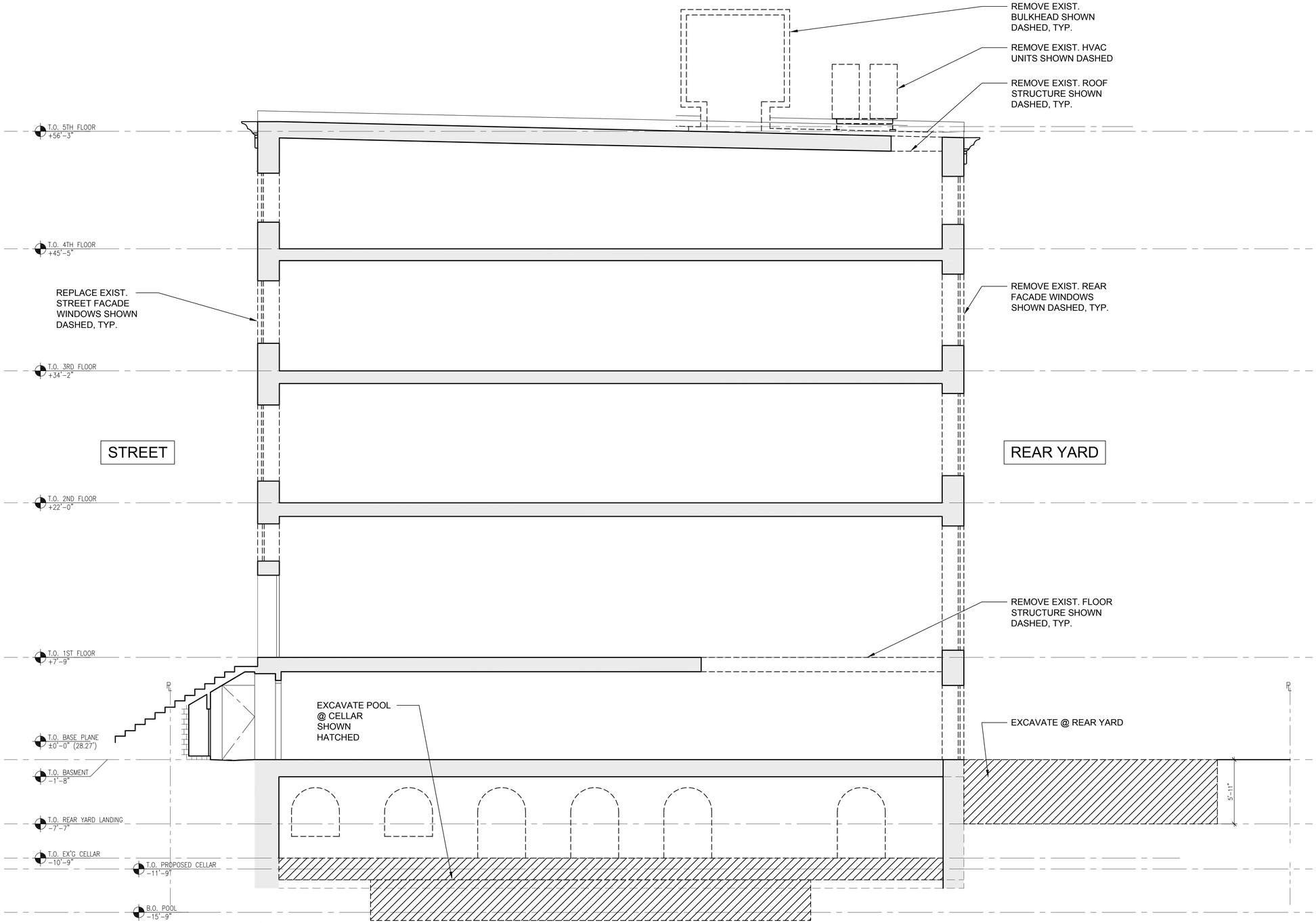
LPC.12 **238 East 15th Street, New York, NY**



Existing Building Section

LPC.13 | **238 East 15th Street, New York, NY**

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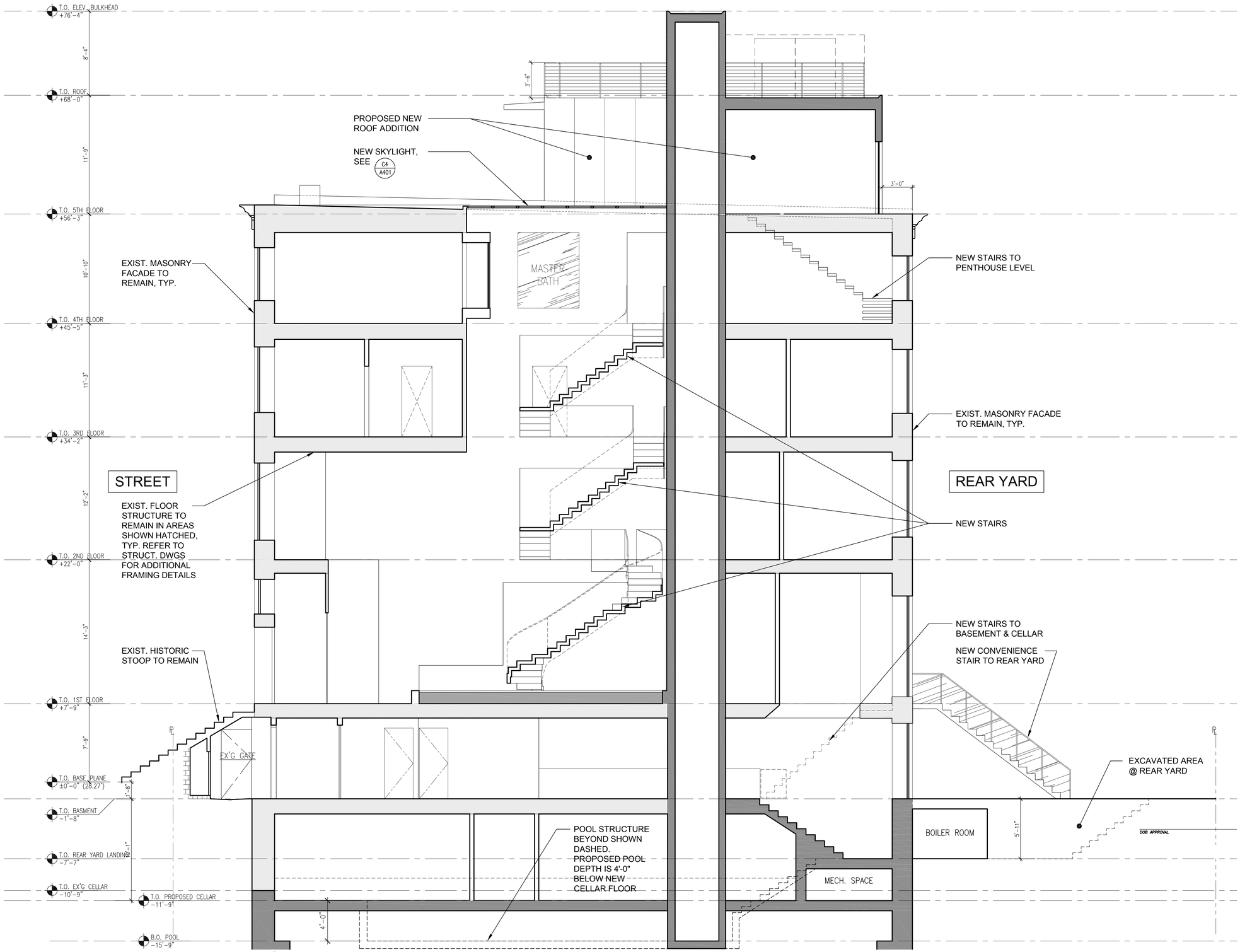

Proposed Building Section

LPC.14 | **238 East 15th Street, New York, NY**

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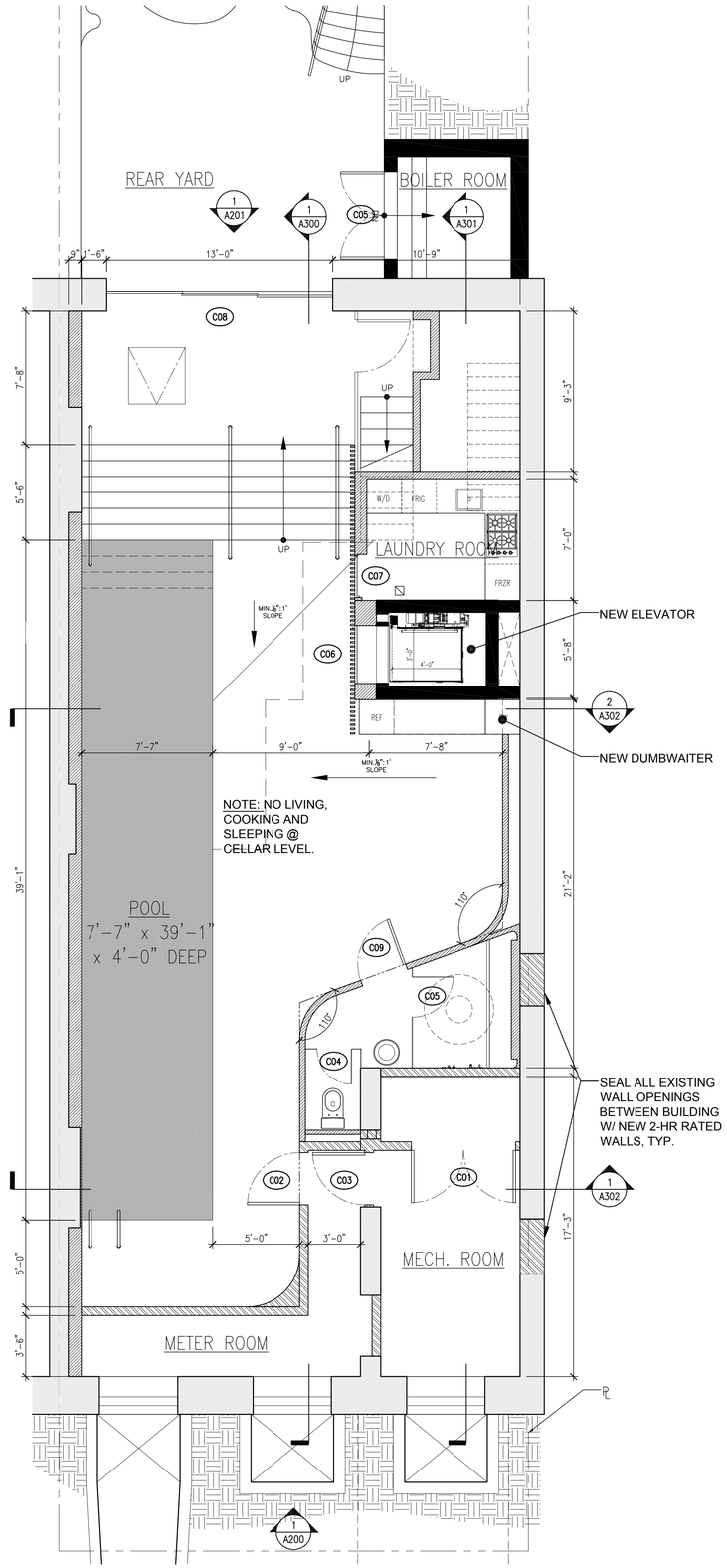

Proposed Cellar Level Plan

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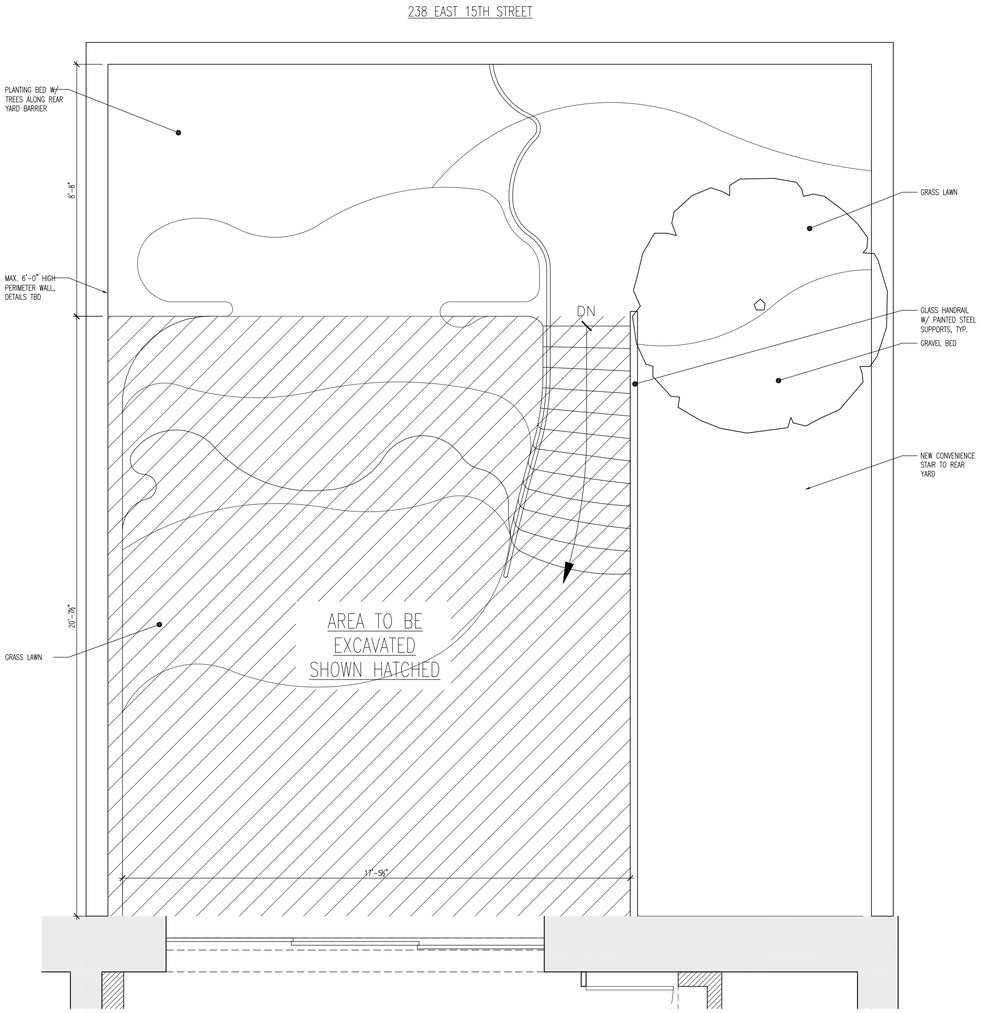

Proposed Excavation @ Rear Yard

LPC.16 | **238 East 15th Street, New York, NY**

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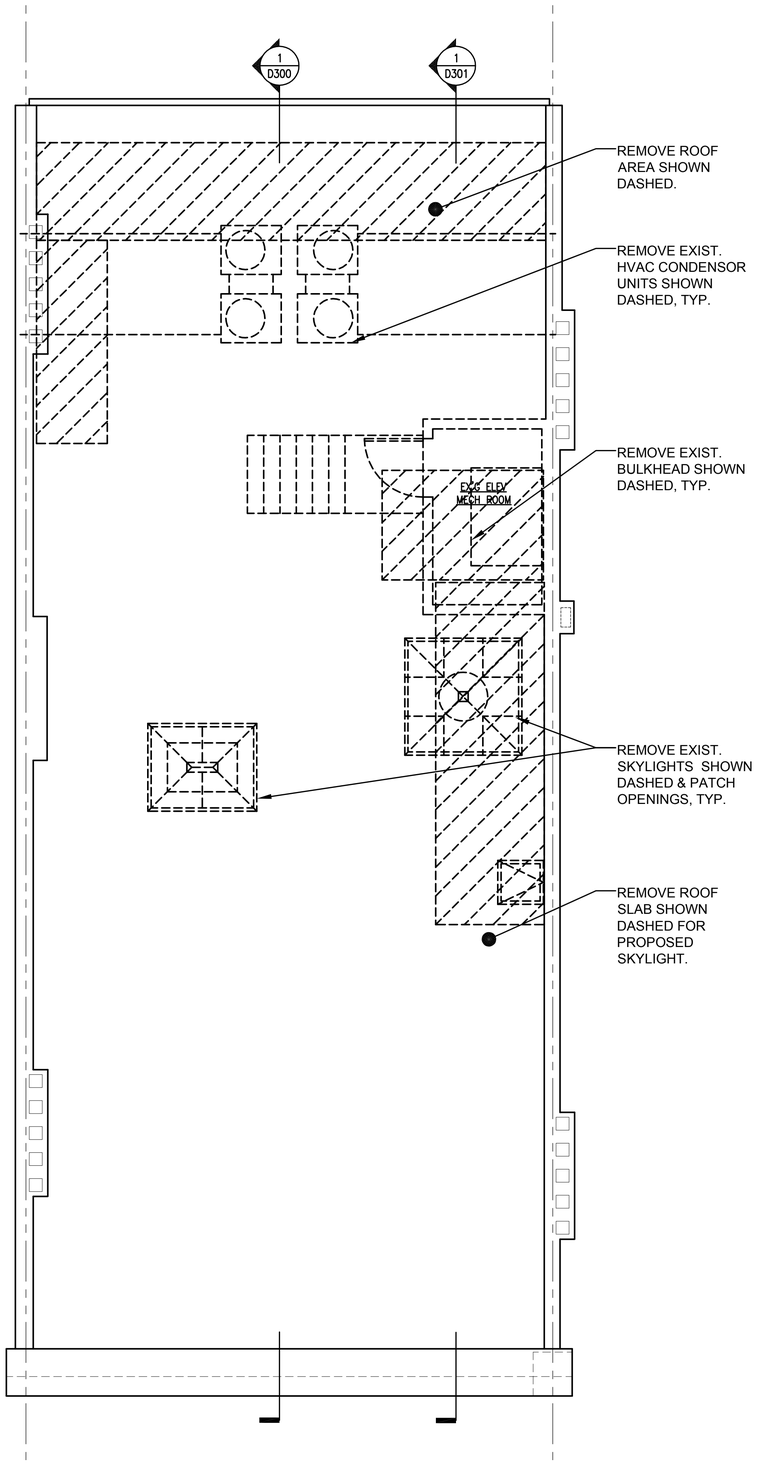
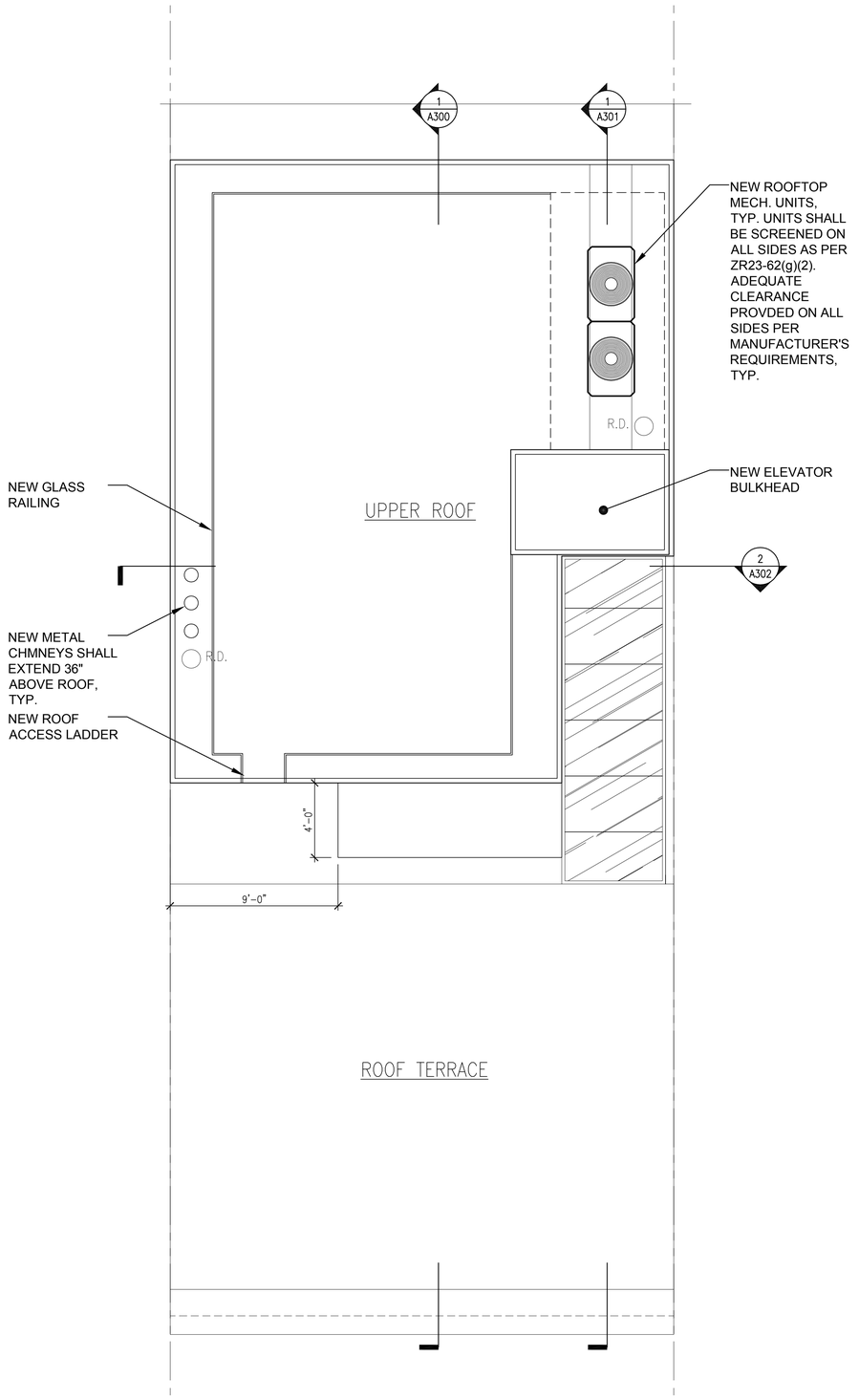


Existing Roof Plan



Proposed Roof Plan

LPC.17 | **238 East 15th Street, New York, NY**

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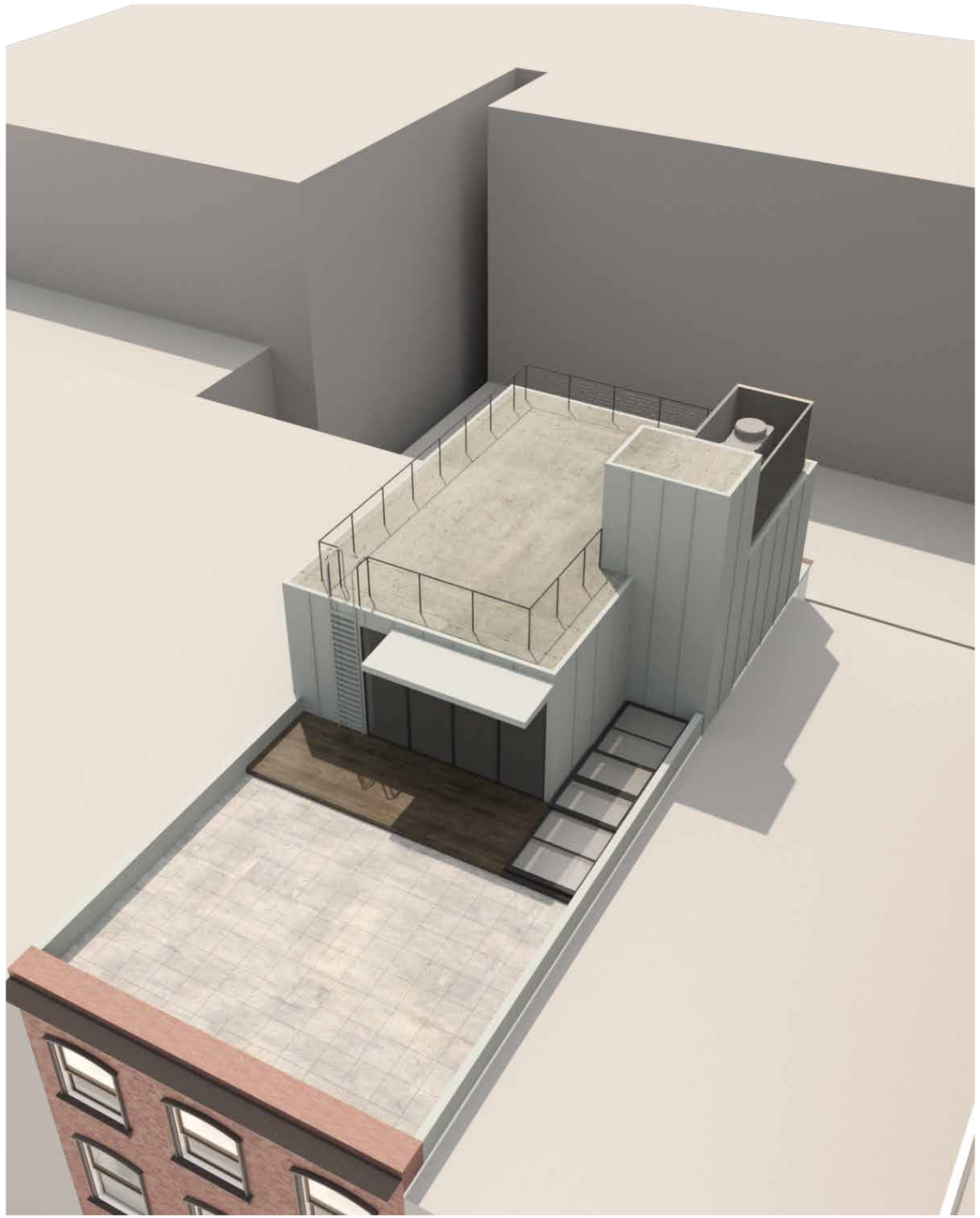

Aerial Renderings of Proposed Roof Addition

LPC.18 | **238 East 15th Street, New York, NY**

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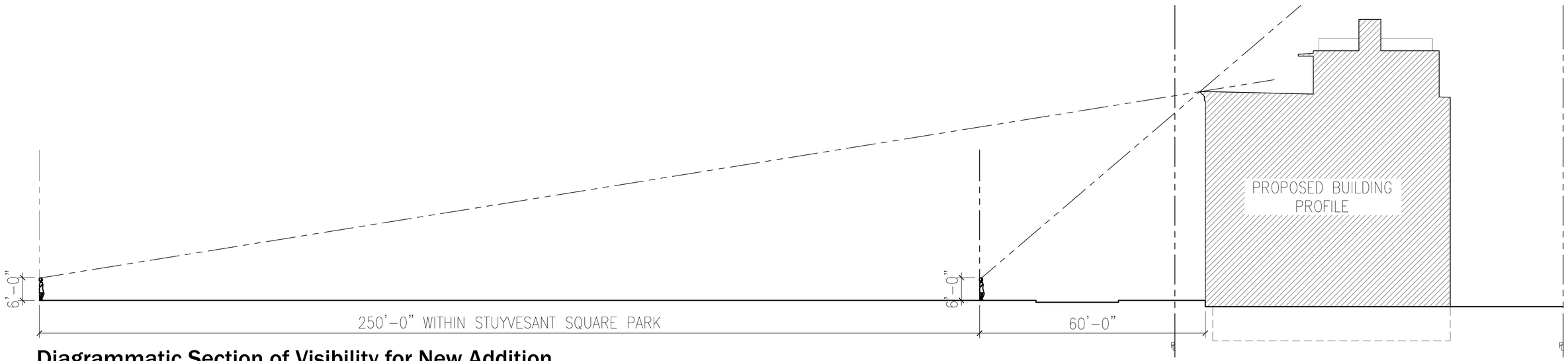

Diagrammatic Section of Visibility for New Addition

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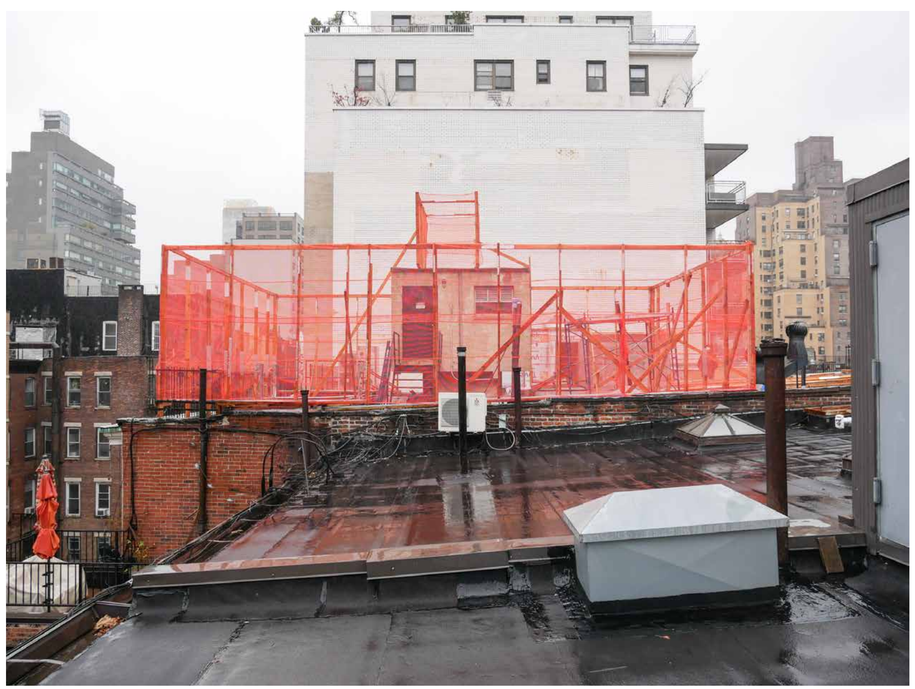

Mockup of Proposed Roof Addition

LPC.20 | **238 East 15th Street, New York, NY**

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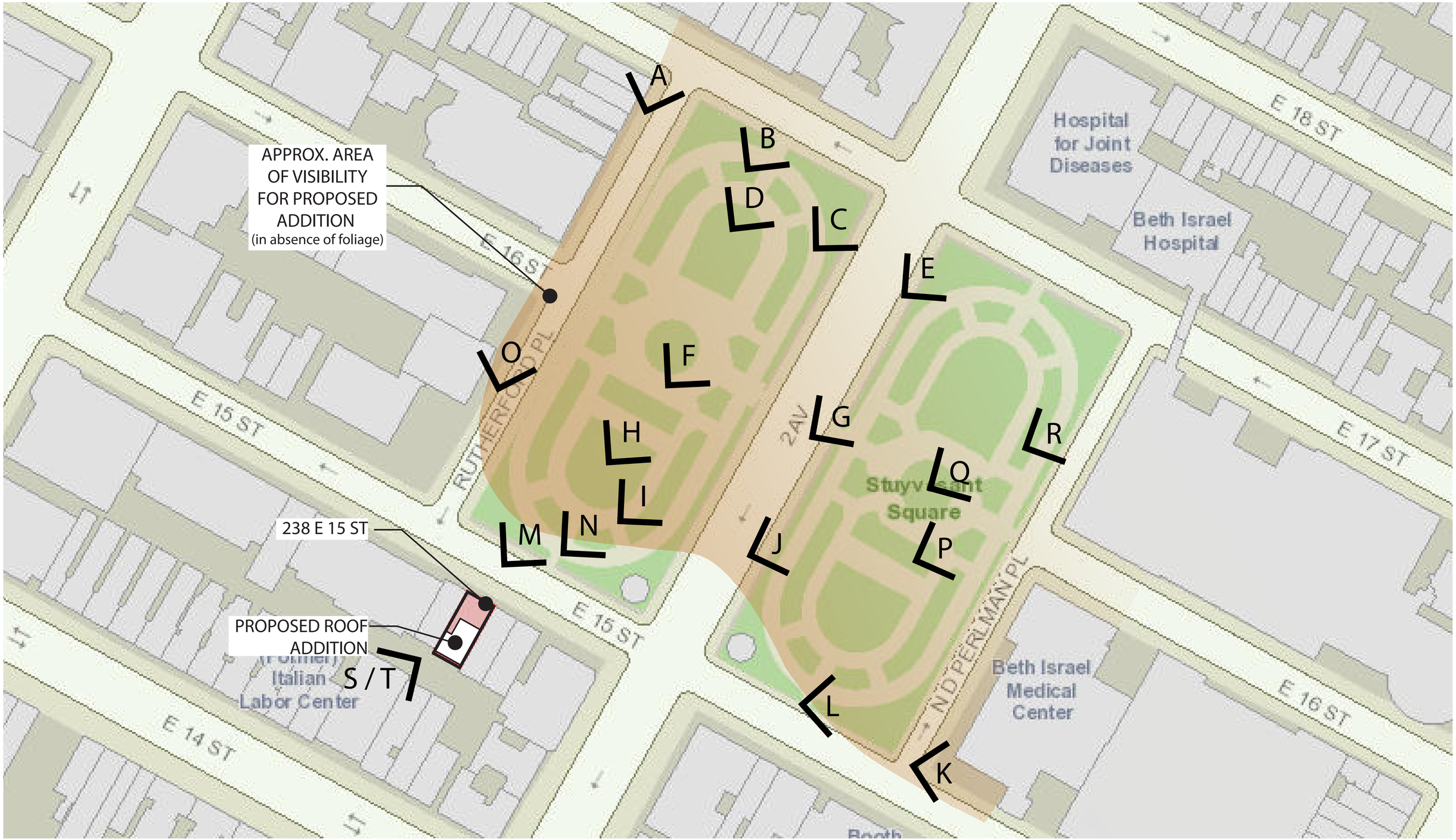

Area of Visilibility of Roof Addition @ Street Elevation

15 December 2020

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Elevator Bulkhead

Rooftop Addition

A

Context Photos with Installed Mockup

LPC.22 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

B

Context Photos with Installed Mockup

LPC.23 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

C

Context Photos with Installed Mockup

LPC.24 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

D

Context Photos with Installed Mockup

15 December 2020

LPC.25 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

E

Context Photos with Installed Mockup

LPC.26 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

F

Context Photos with Installed Mockup

LPC.27 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

G

Context Photos with Installed Mockup

LPC.28 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

H

Context Photos with Installed Mockup

LPC.29 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

Context Photos with Installed Mockup

LPC.30 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

J

Context Photos with Installed Mockup

LPC.31 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

K

Context Photos with Installed Mockup

LPC.32 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

L

Context Photos with Installed Mockup

LPC.33 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

M

Context Photos with Installed Mockup

LPC.34 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

N

Context Photos with Installed Mockup

LPC.35 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

0

Context Photos with Installed Mockup

LPC.36 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

P

LPC.37 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

Q

15 December 2020

LPC.38 **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

R

LPC.39 | **238 East 15th Street, New York, NY**

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Elevator Bulkhead

Rooftop Addition

S

T

Mockup of Proposed Roof Addition @ Rear Yard

LPC.40 | **238 East 15th Street, New York, NY**

15 December 2020

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Landmarks Preservation Commission

December 15th, 2020
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-19-40844

238 East 15th Street,

Borough of Manhattan

How to Testify Via Zoom:
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Webinar ID: 828 5413 8358
Passcode: 671982

By Phone:

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