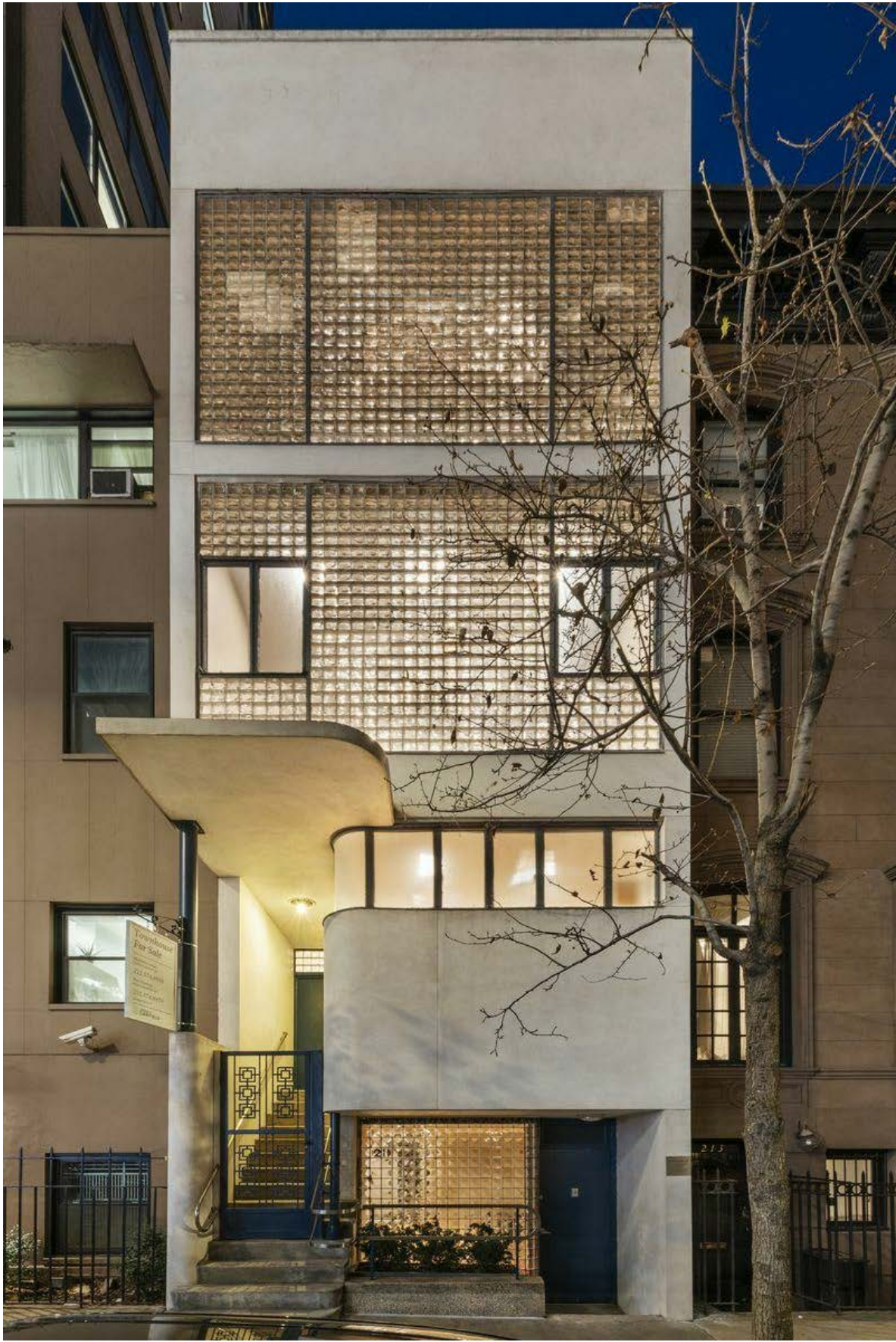


The current proposal is:

**Preservation Department – Item 2, LPC-21-03913**

**211 East 48<sup>th</sup> Street – Lescaze House,  
Borough of Manhattan**

**Note: this is a Public Meeting item. No public testimony will be received today as the hearing on this item is closed**



LANDMARKS PRESENTATION

NEW YORK CITY LANDMARKS  
PRESERVATION COMMISSION

MAY 04, 2021 PUBLIC HEARING

LESCAZE HOUSE  
211 EAST 48th STREET  
NEW YORK, NY 10017

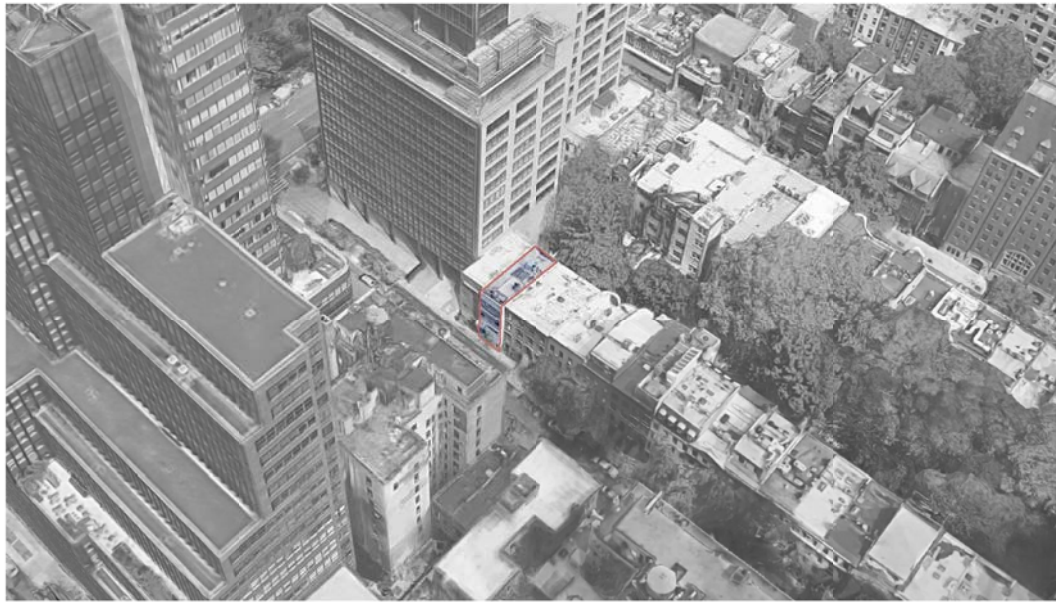


211 EAST 48th STREET  
NEW YORK, NY 10017

ZONING DISTRICT: R8B  
MAP: 8D  
BLOCK: 1322  
LOT: 107  
COMMUNITY BOARD: 6



1. SITE PLAN



2. AERIAL VIEW



3. 1940s TAX PHOTO



4. PRESENT DAY PHOTO

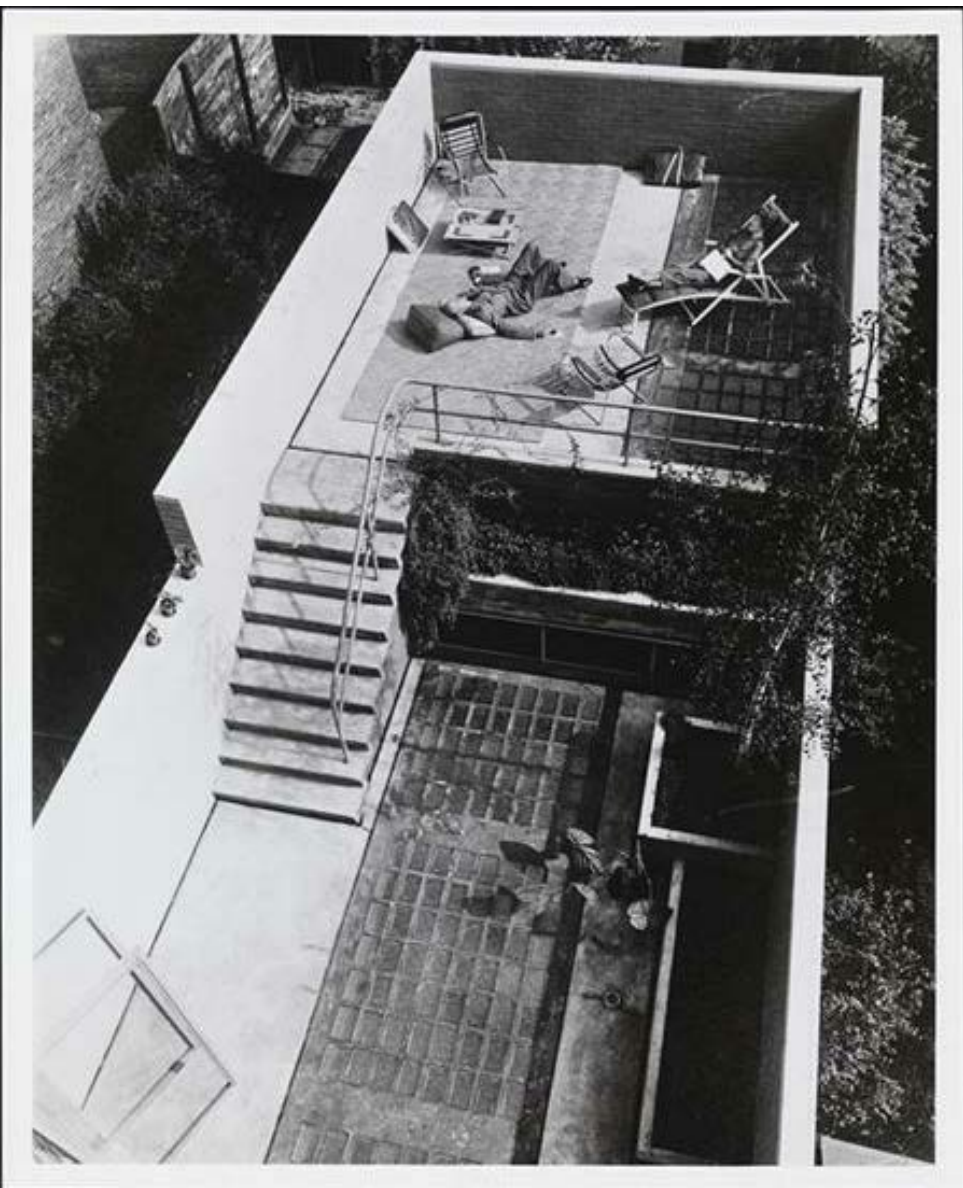




FRONT FACADE



REAR FACADE



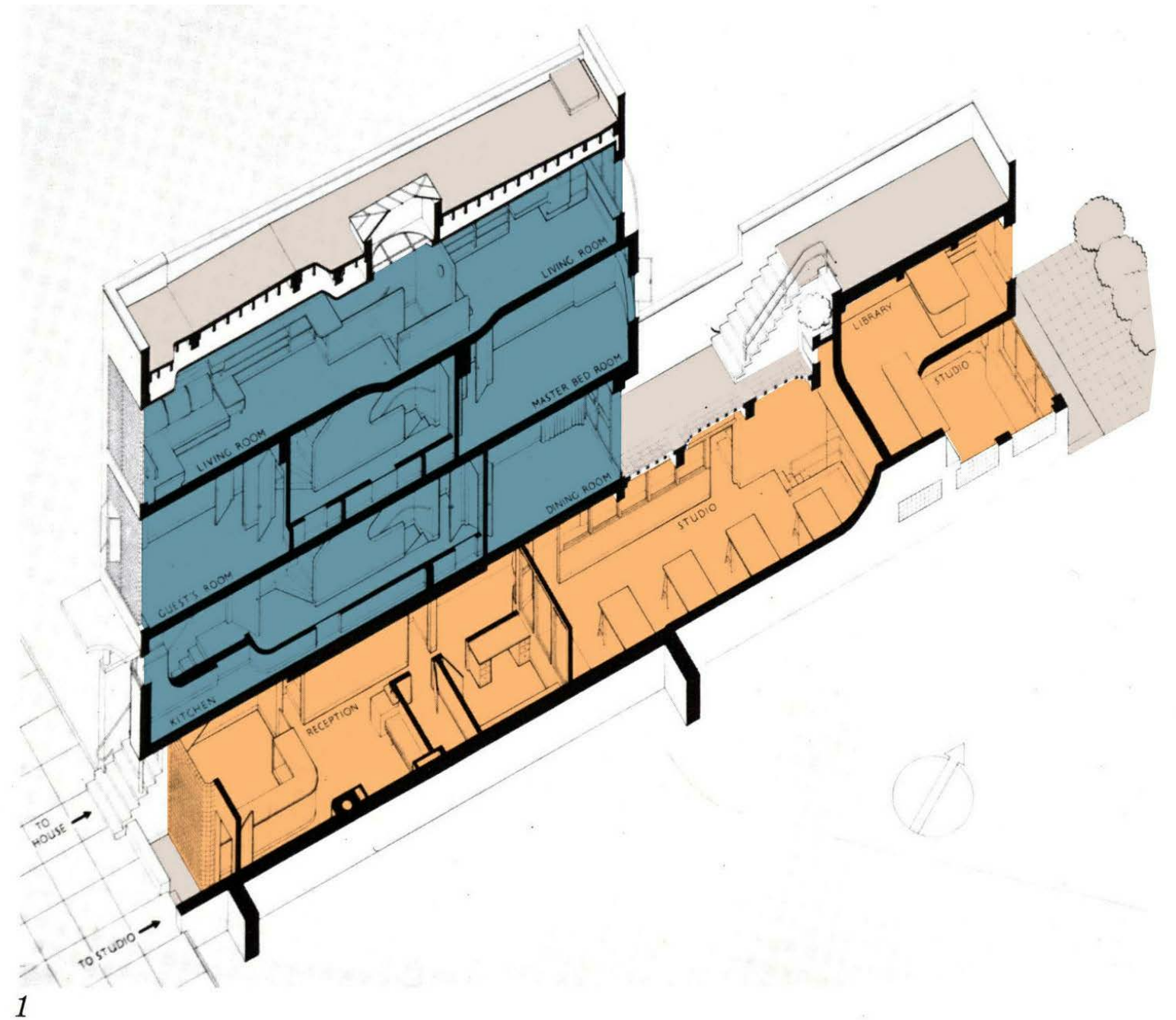
REAR YARD

ARCHITECTURAL FORUM, DEC. 1934





FLOOR PLANS  
ARCHITECTURAL FORUM, DEC. 1934



AXONOMETRIC SECTION  
ARCHITECTURAL FORUM, DEC. 1934





1. SITE PLAN | EXISTING



2. EAST 48th STREET - NORTH ELEVATION

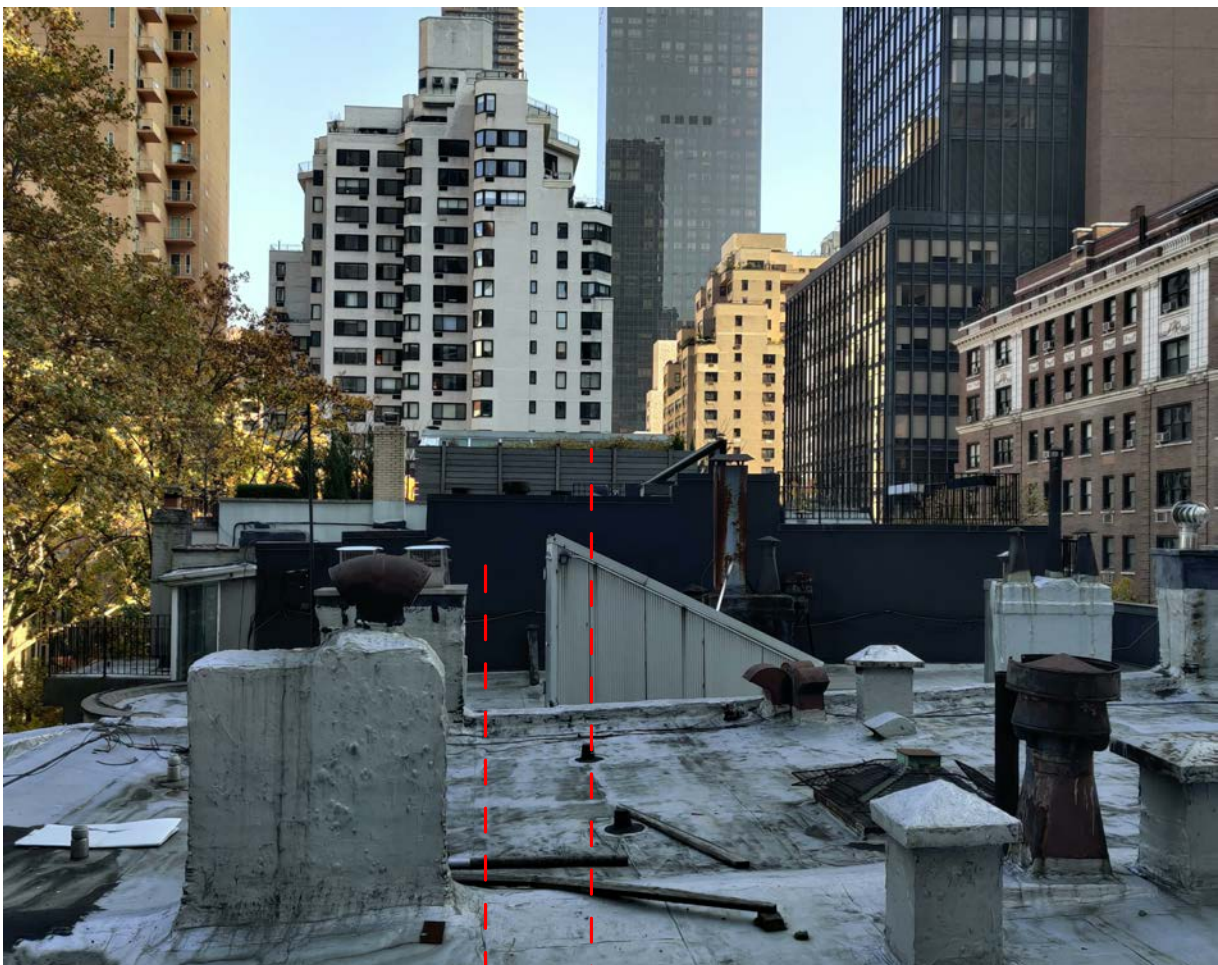




221 EAST 48th



225 EAST 48th



VIEW OF EXISTING ROOFTOP ADDITIONS EAST OF 211E48



233 EAST 48th



241 EAST 48th



EAST 48th STREET - NORTH ELEVATION

211

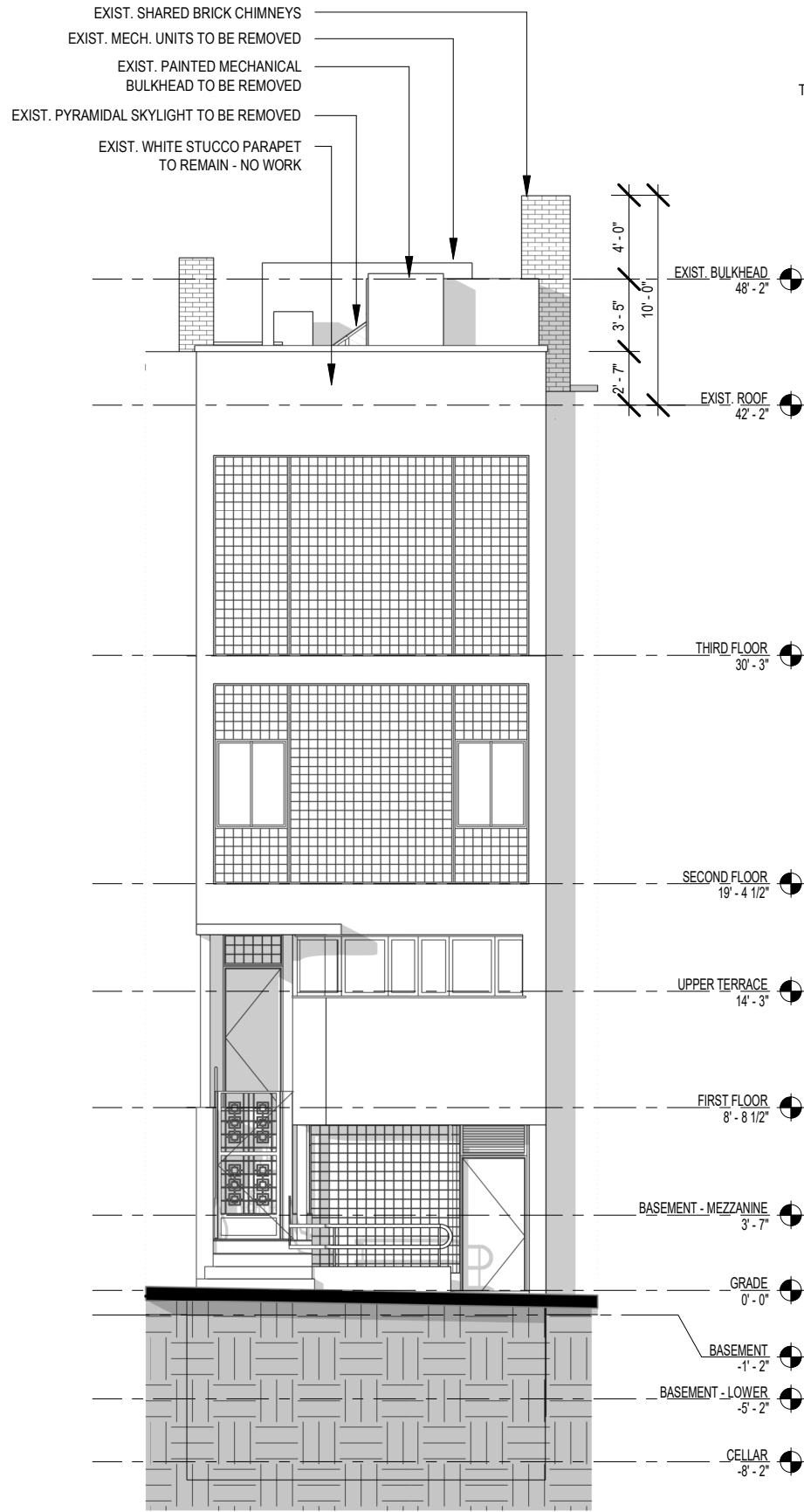
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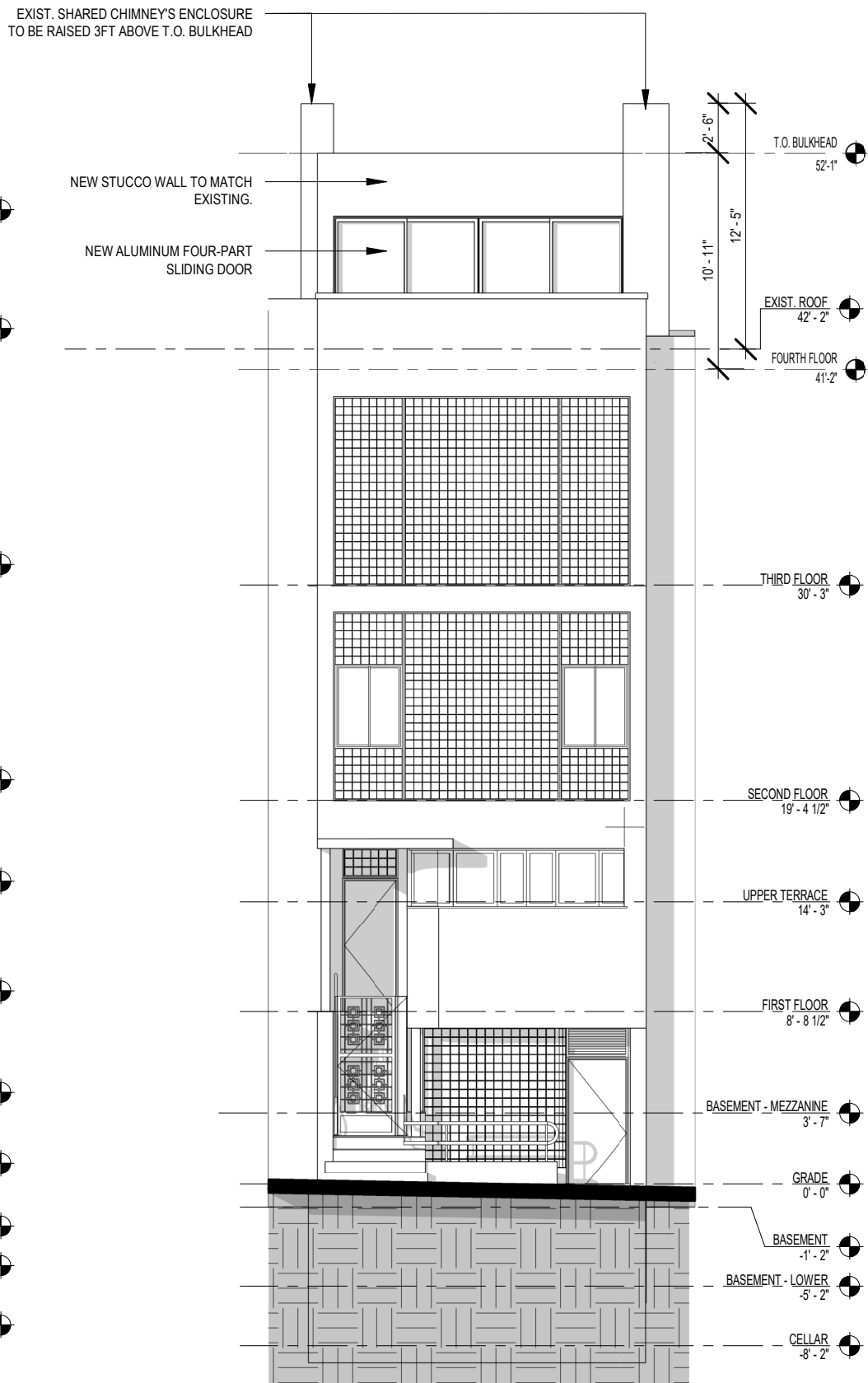
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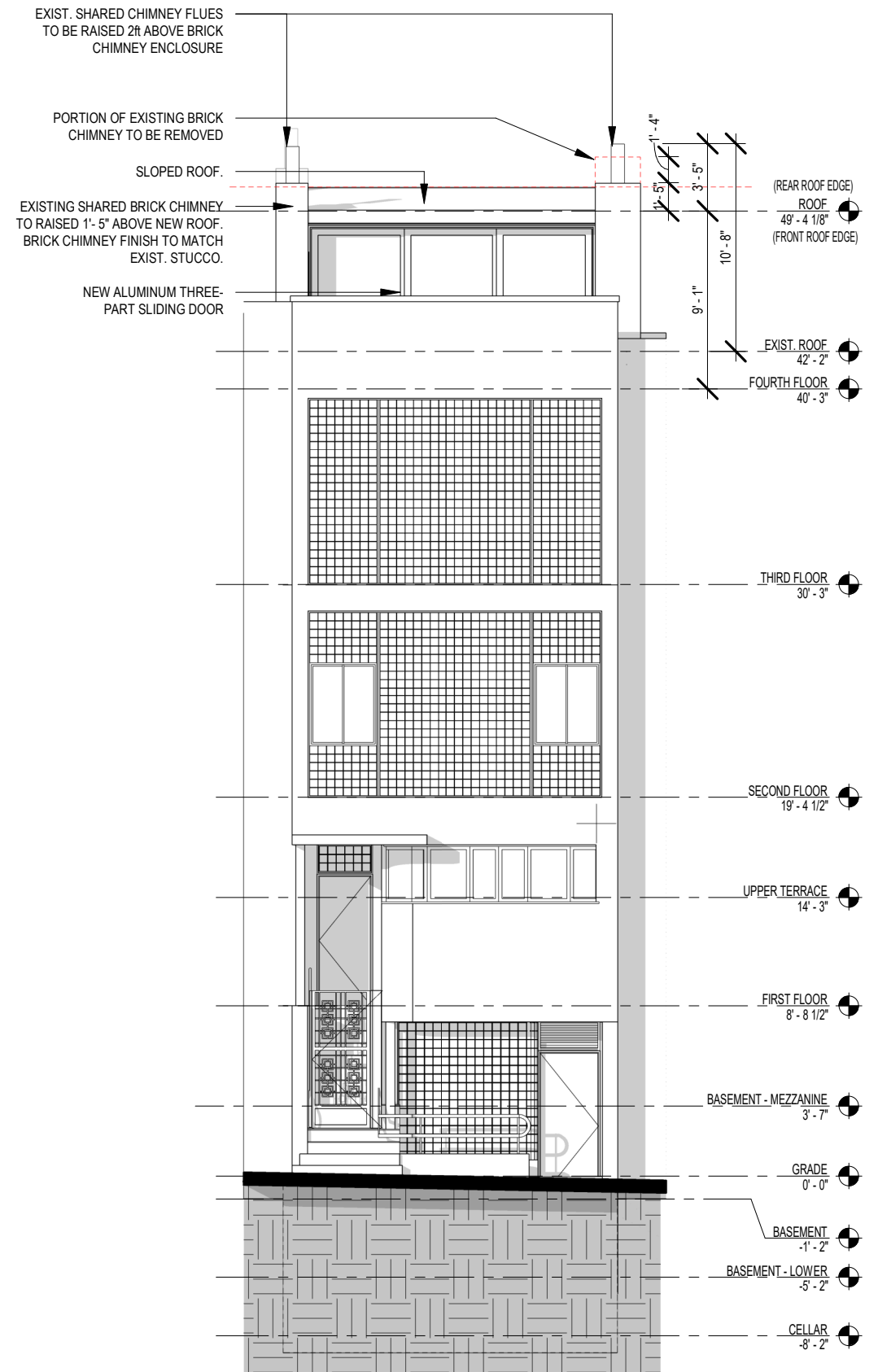




1 EXISTING SOUTH (FRONT) ELEVATION  
1/8" = 1'-0"

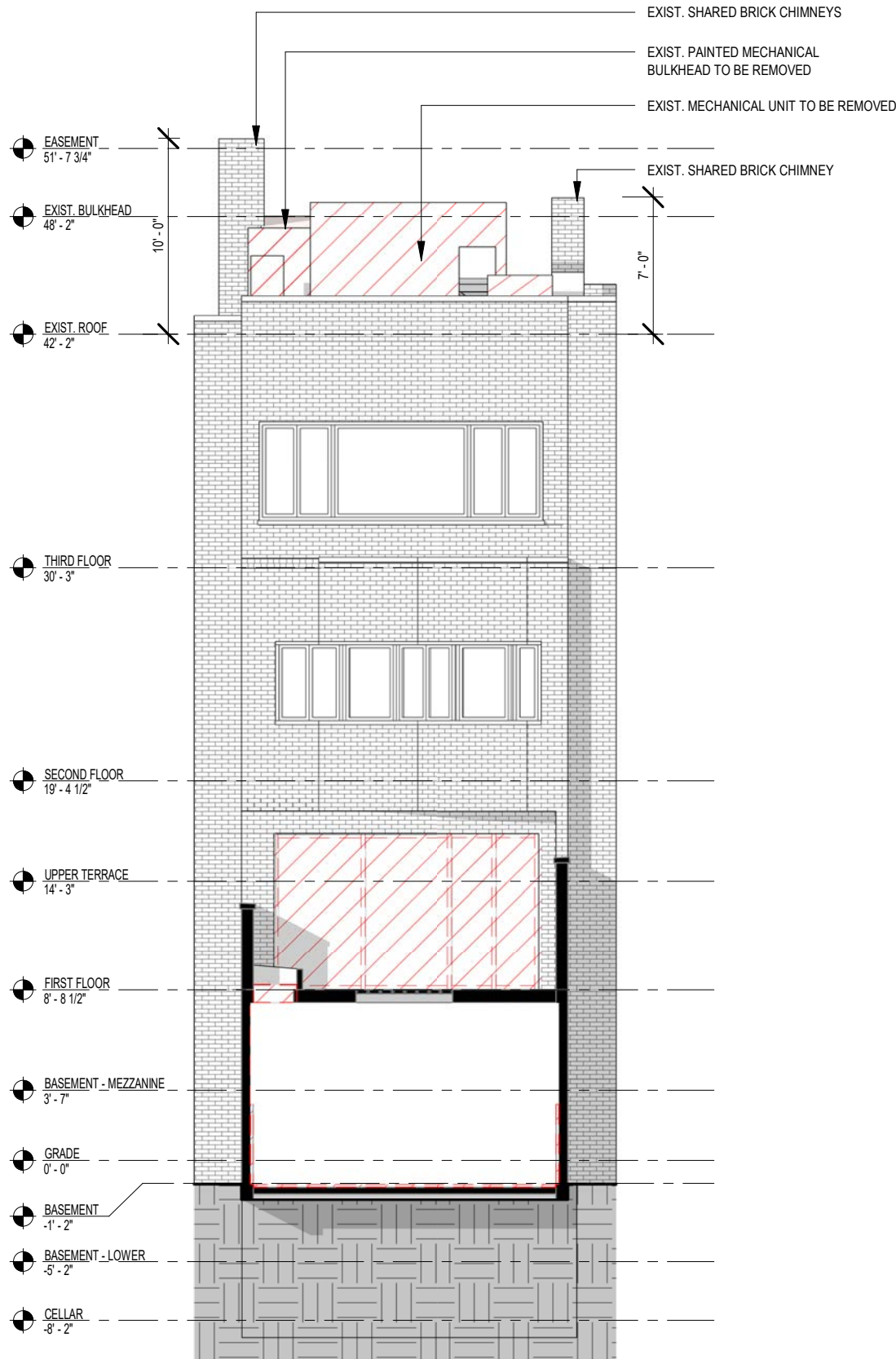


2 PREVIOUSLY PROPOSED - PROPOSED SOUTH (FRONT) ELEVATION  
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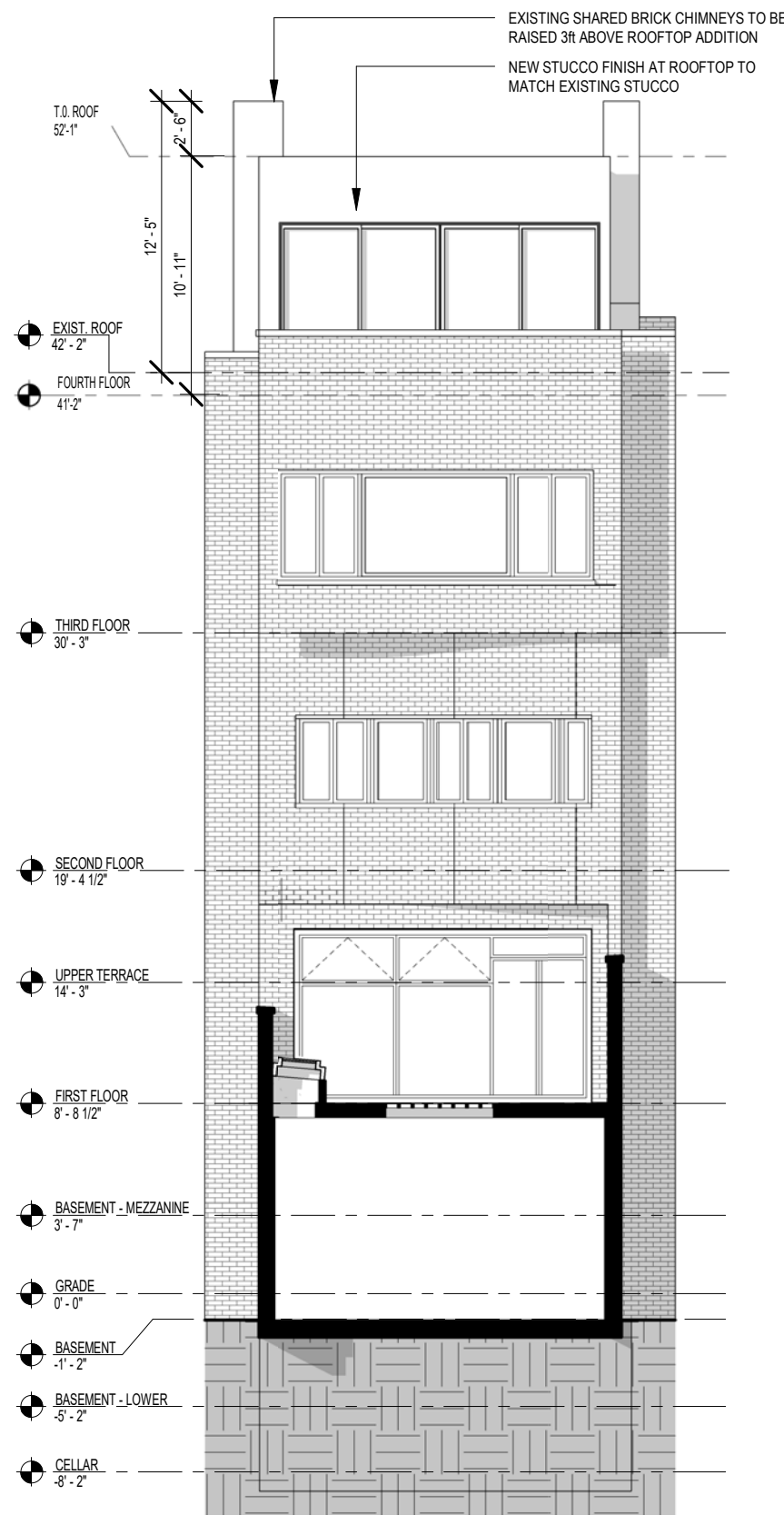


3 REVISED PROPOSAL - SOUTH (FRONT) ELEVATION  
1/8" = 1'-0"

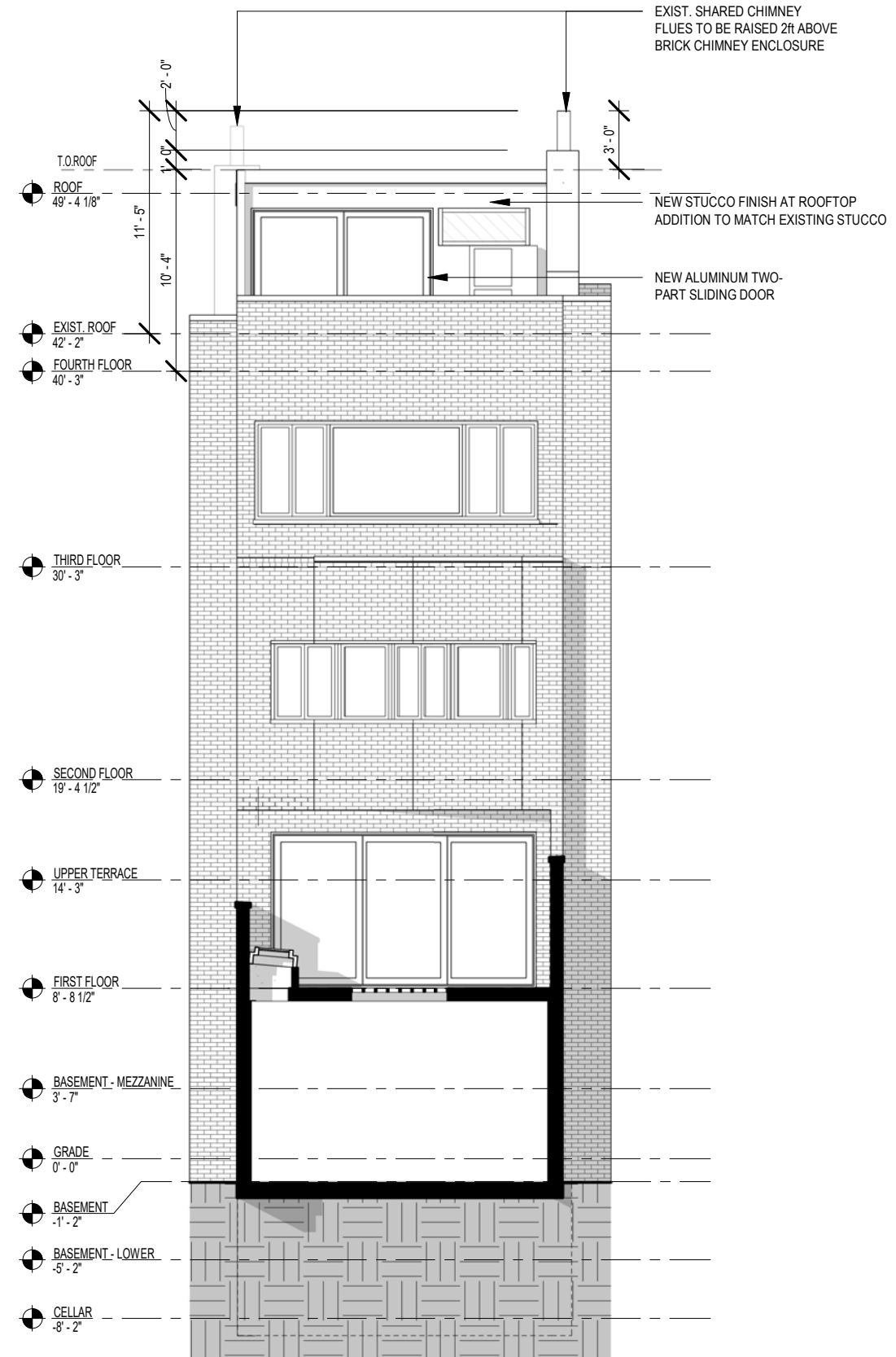




① EXISTING NORTH (REAR) ELEVATION  
1/8" = 1'-0"

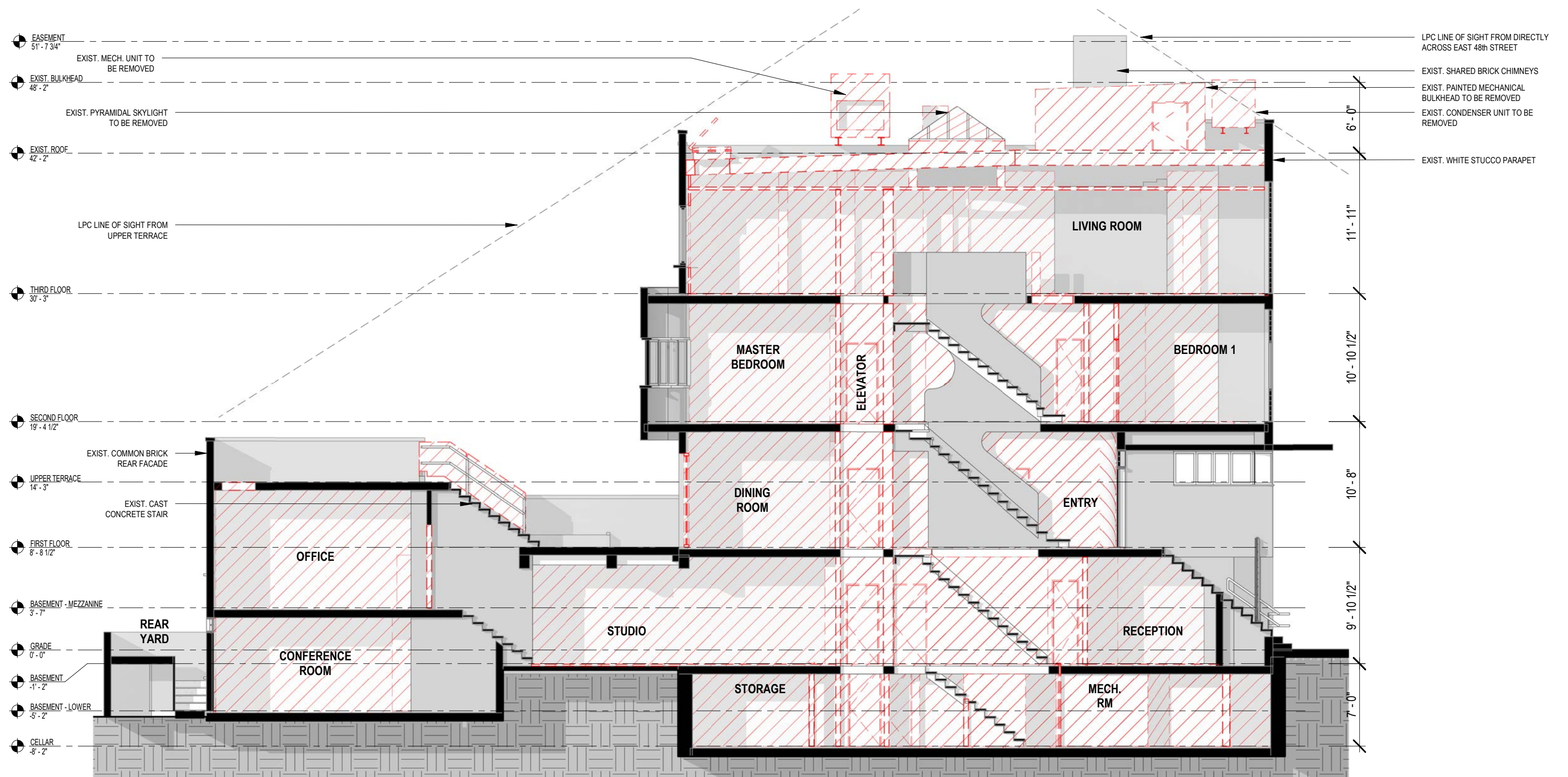


② PREVIOUSLY PROPOSED - NORTH (REAR) ELEVATION  
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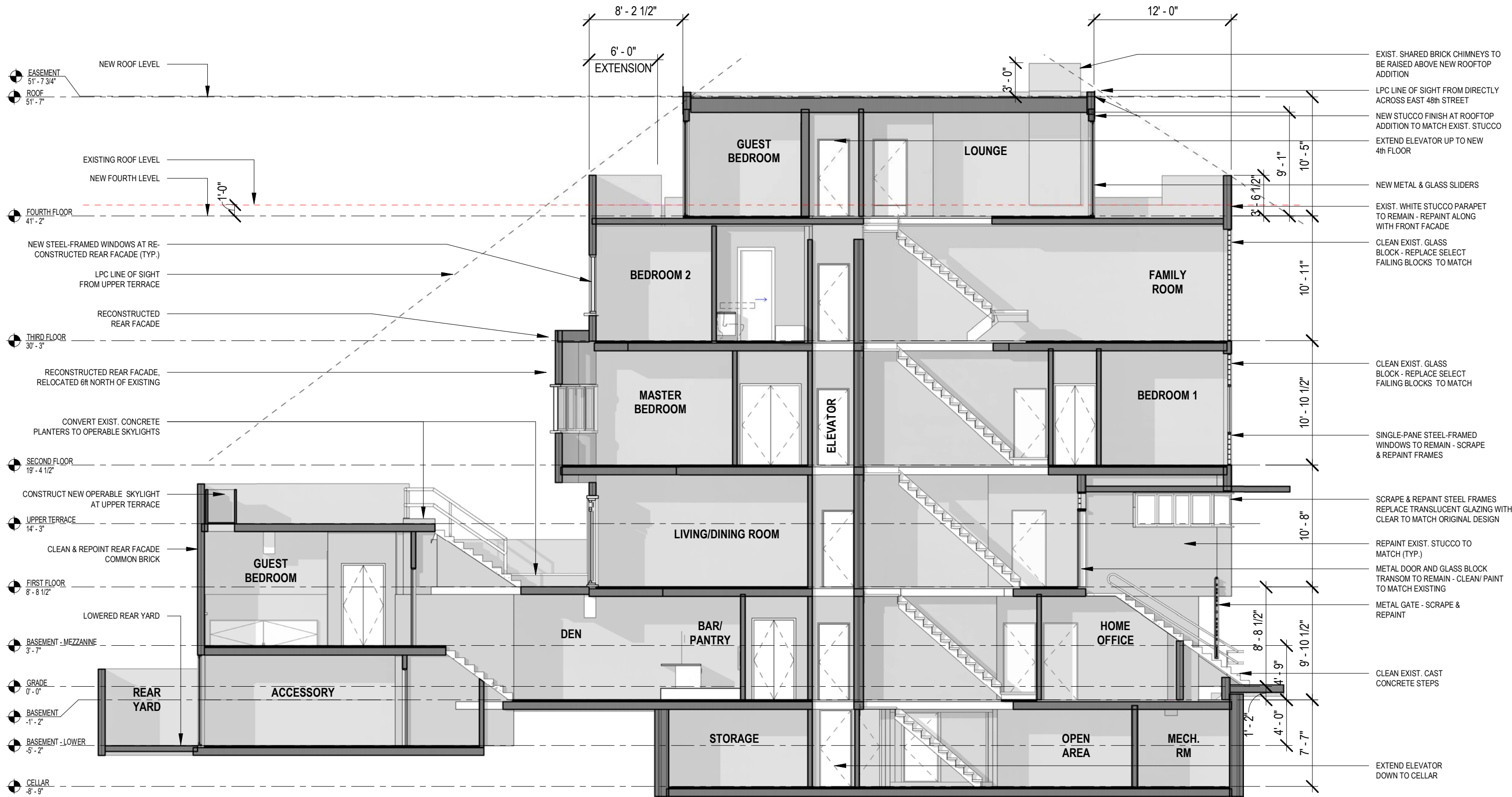
③ REVISED PROPOSAL - NORTH (REAR) ELEVATION  
1/8" = 1'-0"

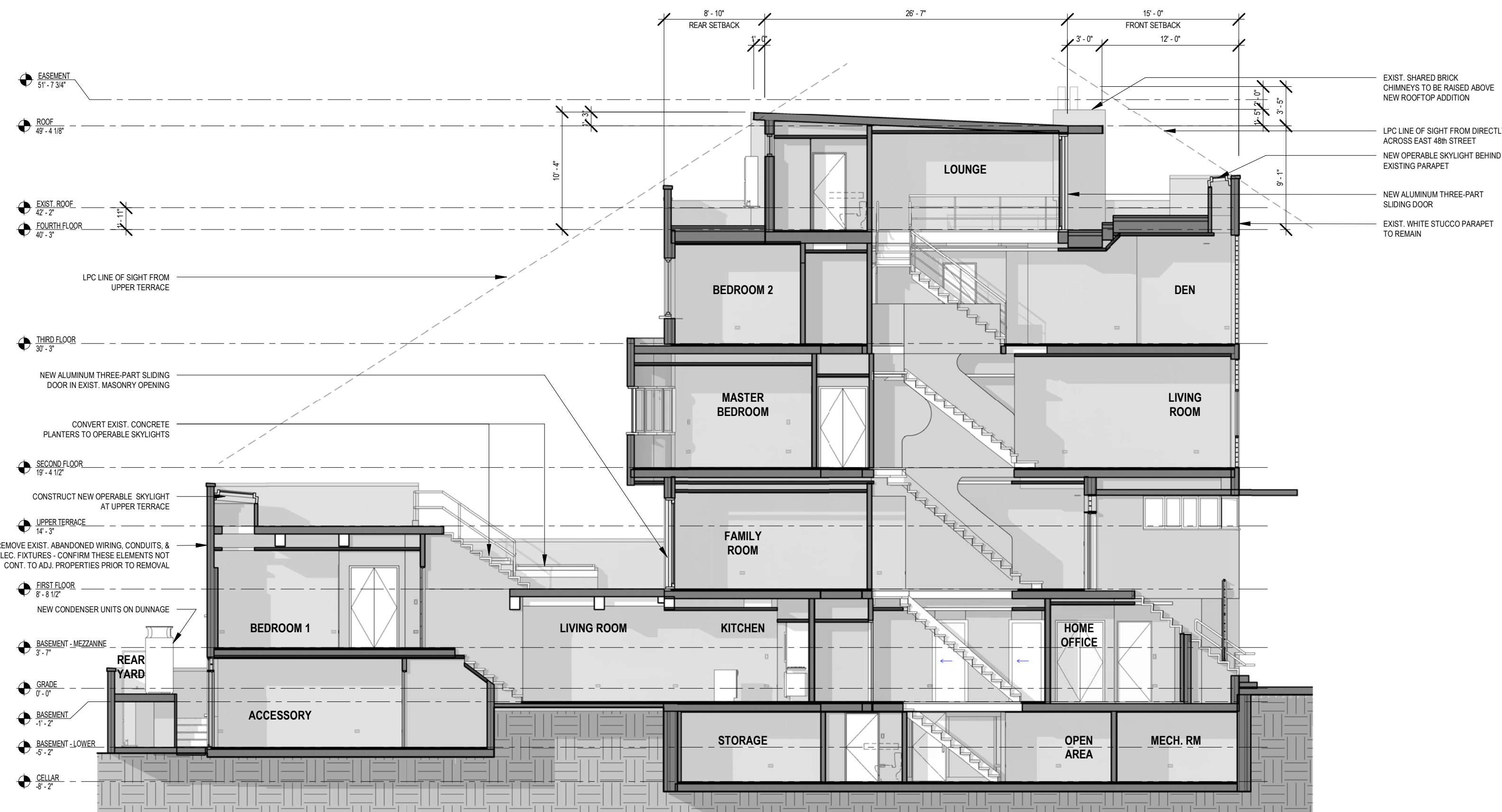




1 EXISTING BUILDING SECTION - NORTH/SOUTH  
1/8" = 1'-0"

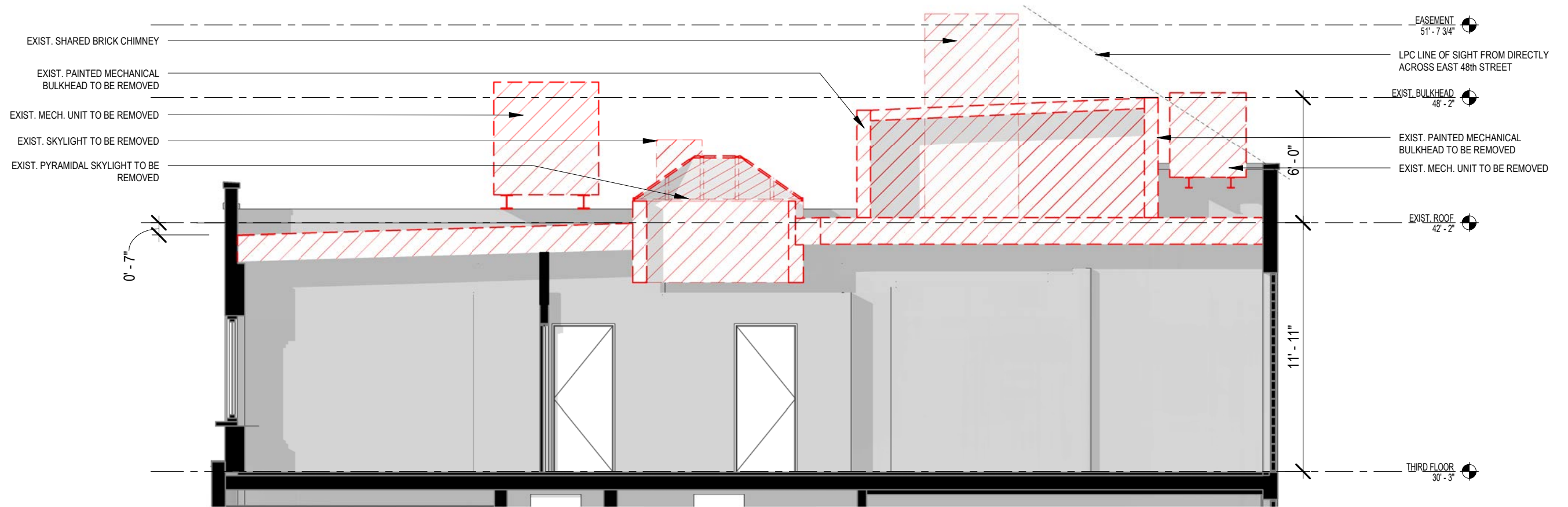




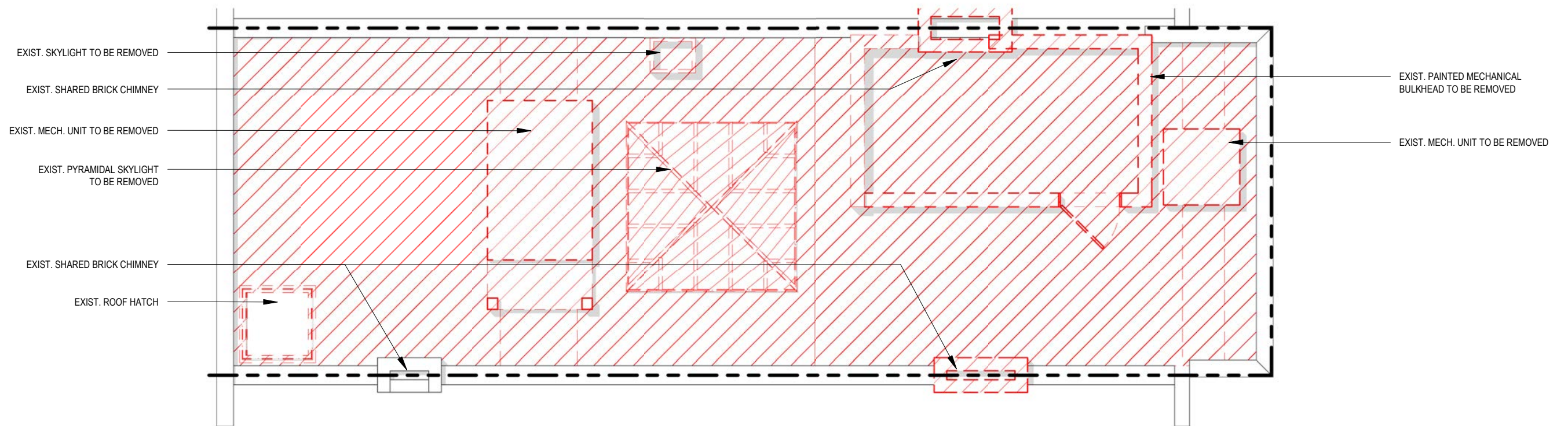


1 PROPOSED BUILDING SECTION - NORTH/SOUTH  
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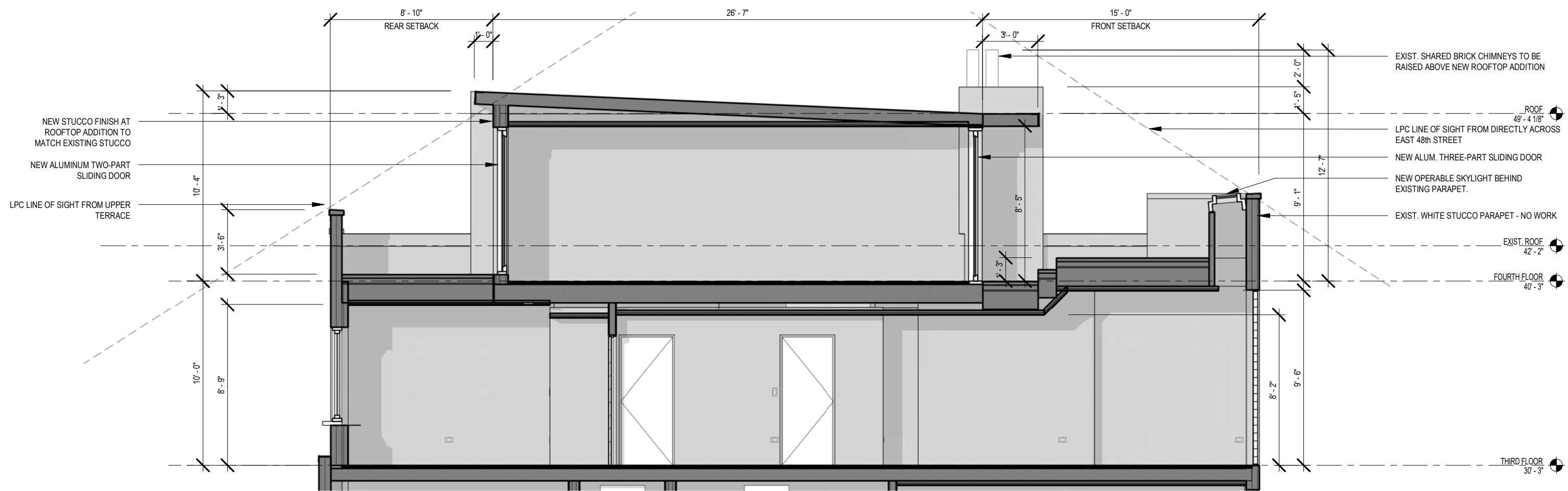


1 EXISTING ROOF SECTION LOOKING EAST  
3/16" = 1'-0"

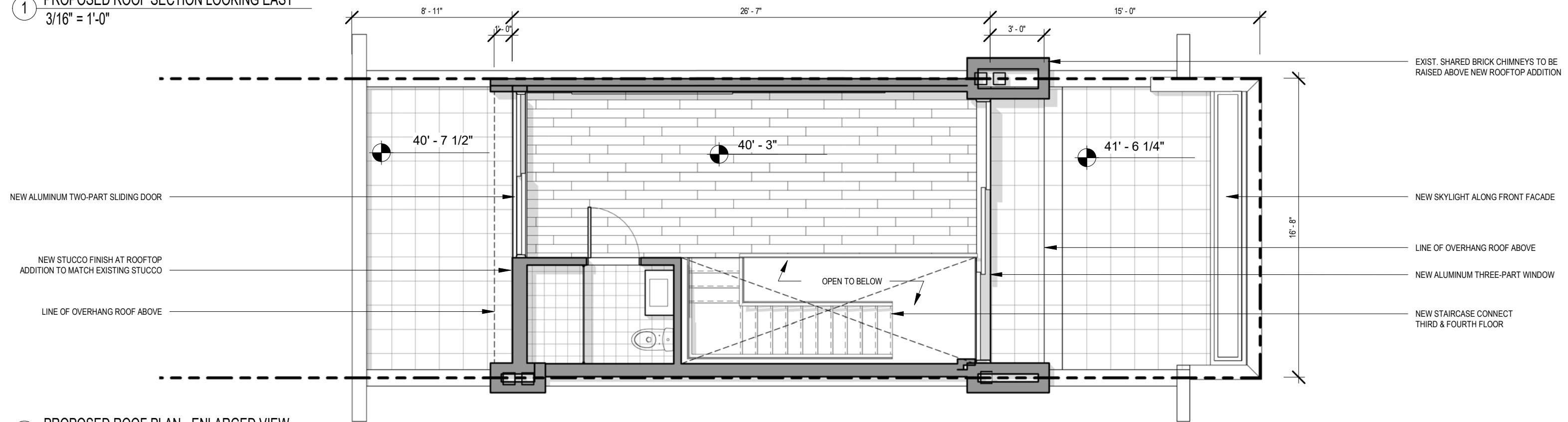


2 EXISTING ROOF PLAN ENLARGED VIEW  
3/16" = 1'-0"



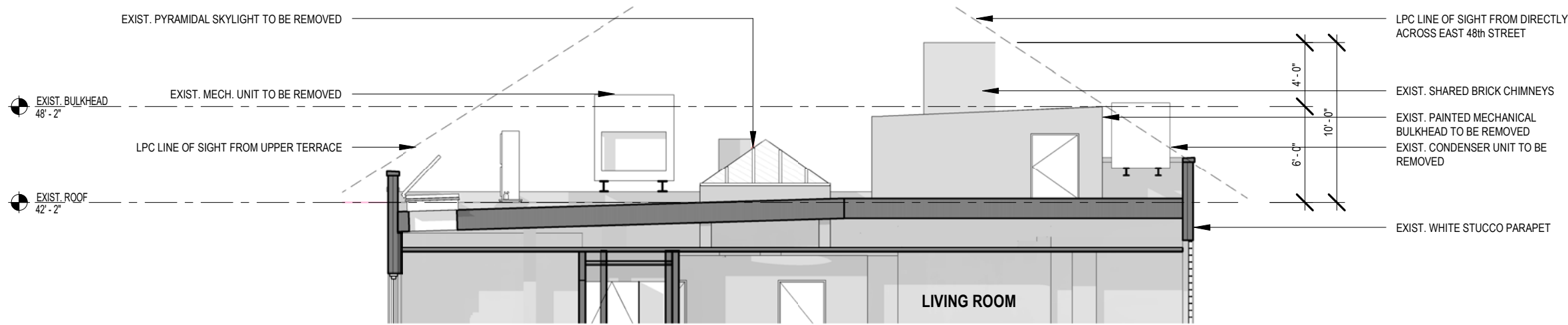


1 PROPOSED ROOF SECTION LOOKING EAST  
3/16" = 1'-0"

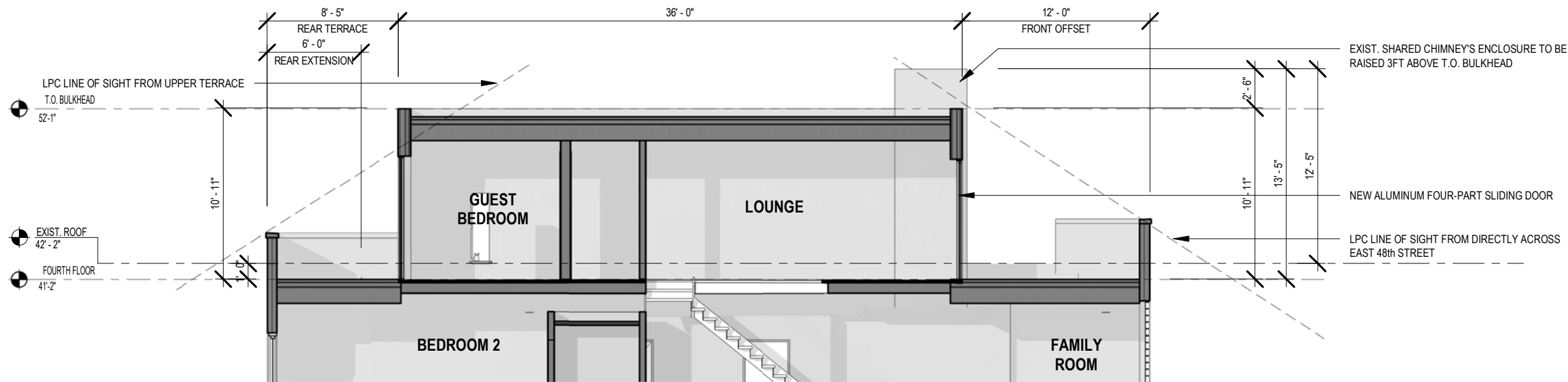


2 PROPOSED ROOF PLAN - ENLARGED VIEW  
3/16" = 1'-0"

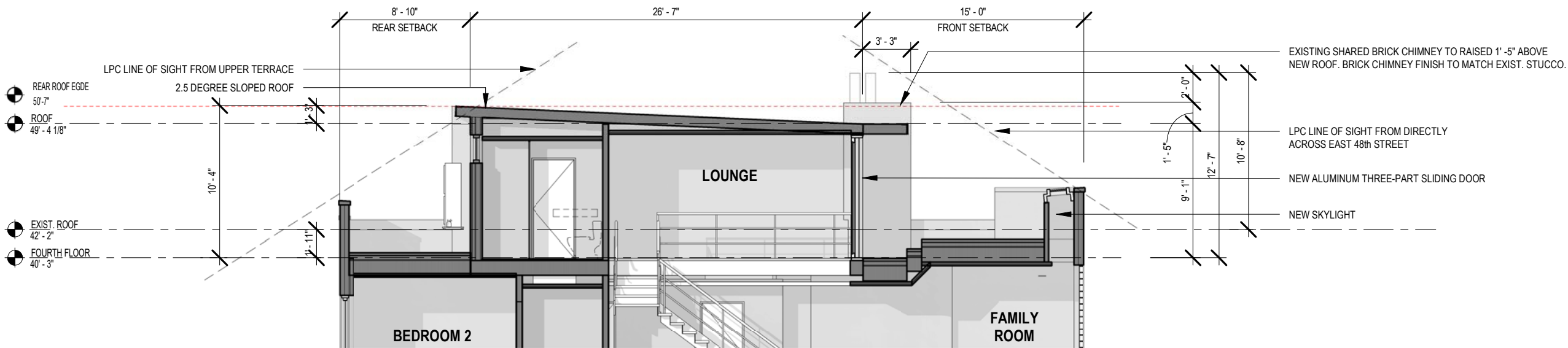




EXISTING ROOFTOP SECTION

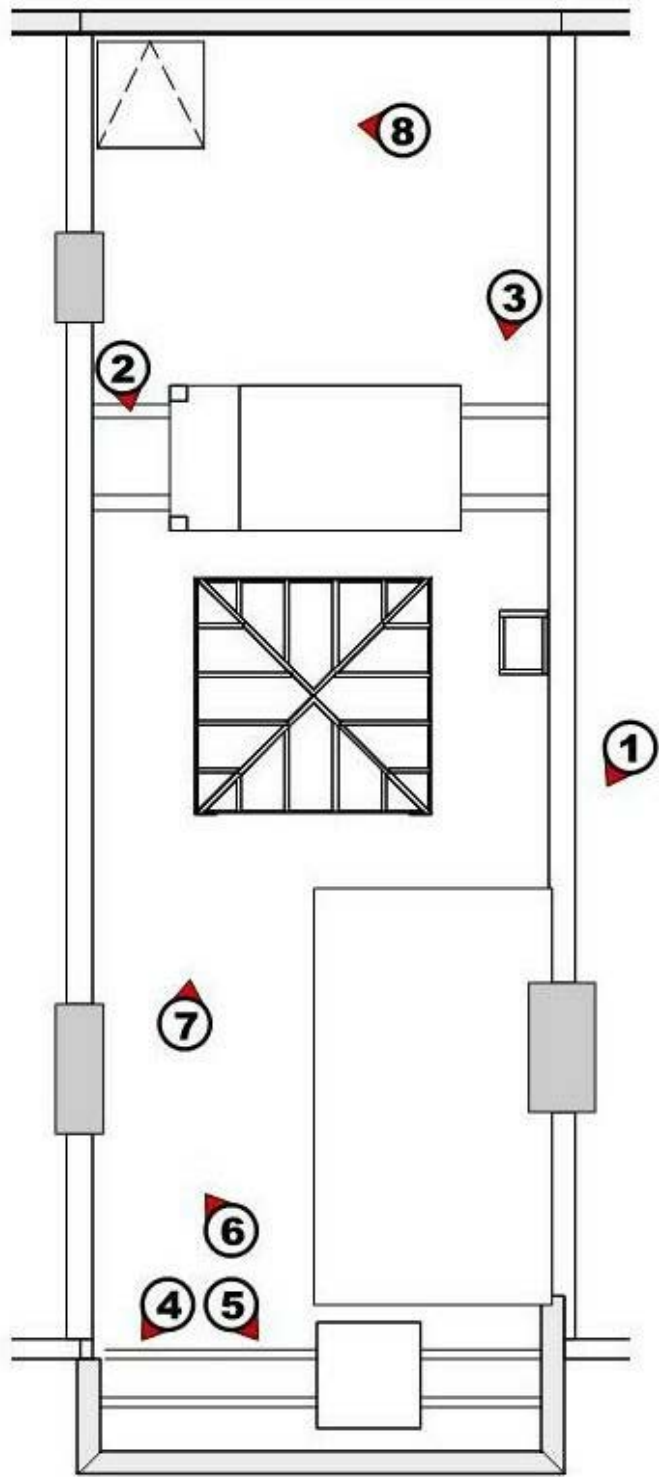


PREVIOUSLY PROPOSED ROOFTOP SECTION



REVISED PROPOSAL ROOFTOP SECTION





ROOF PHOTO PLAN



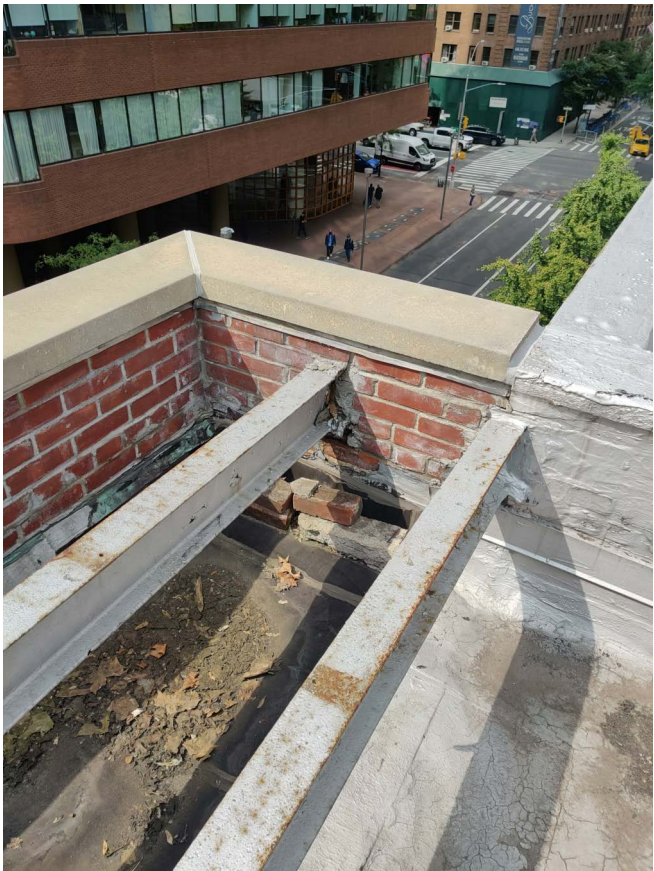
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2



3

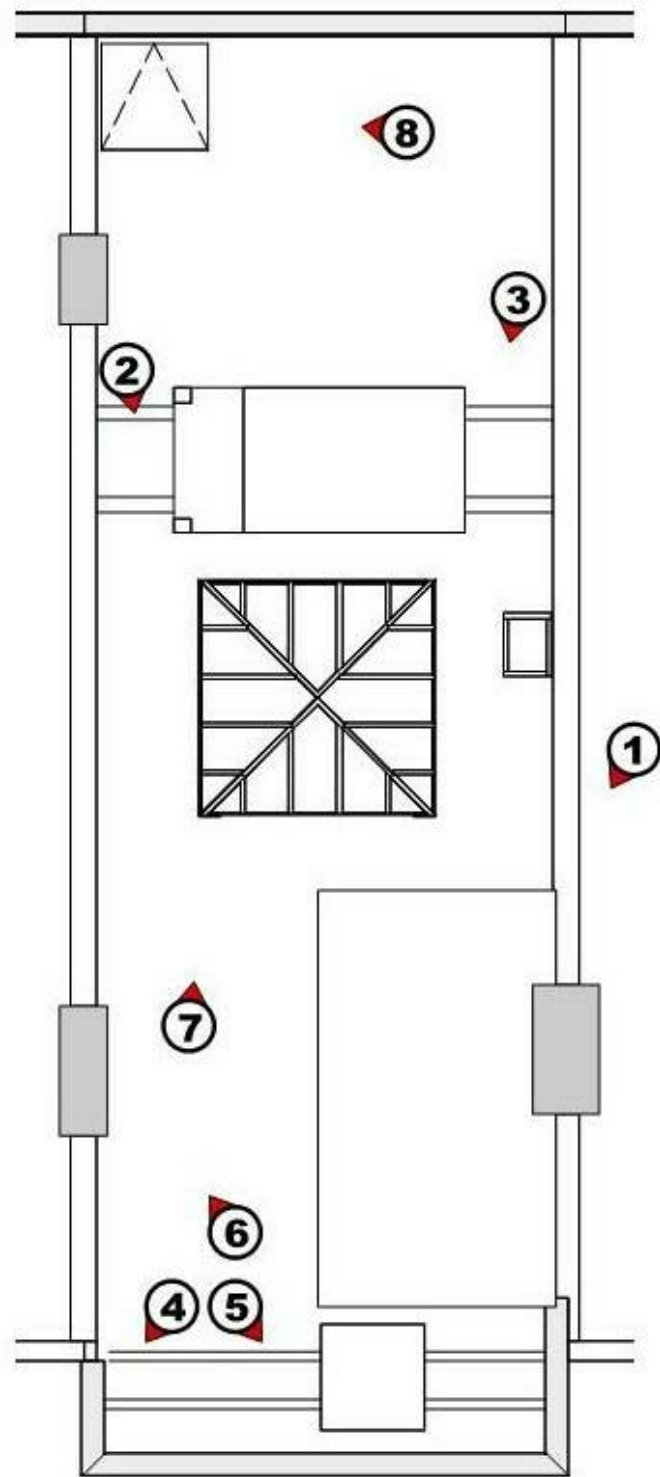


4



5





ROOF PHOTO PLAN



6

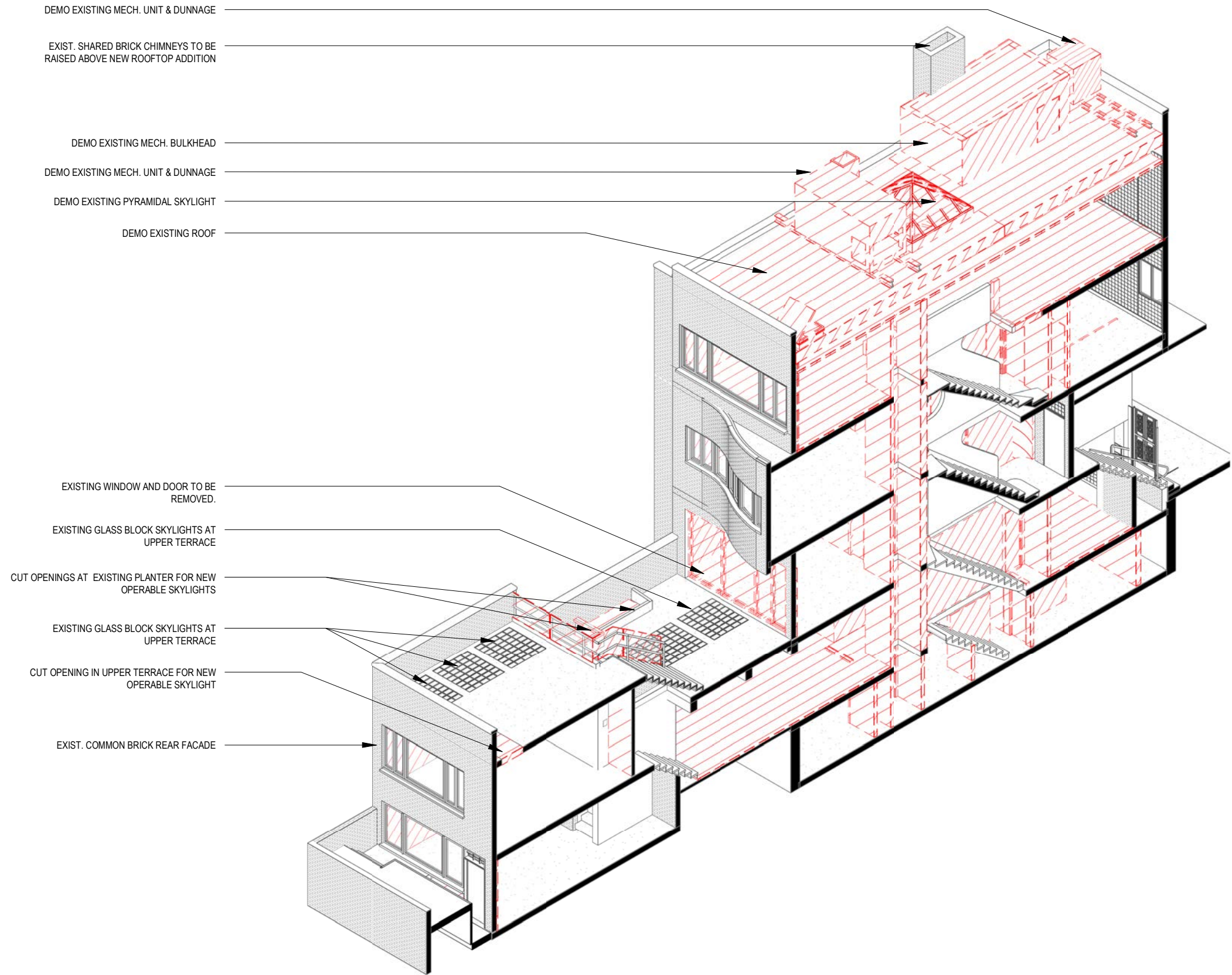


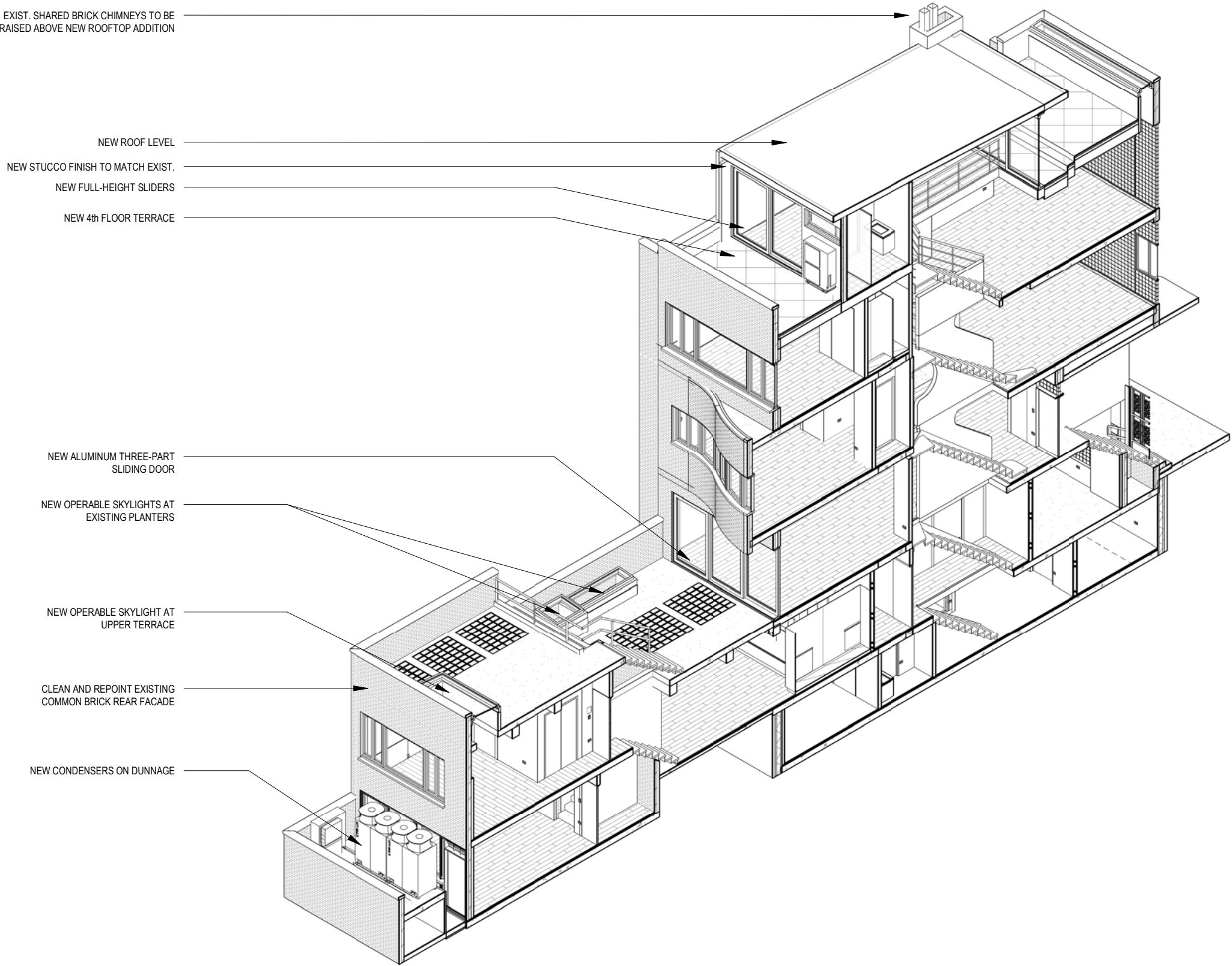
7



8











**VIEW 1**

PREVIOUSLY PROPOSED - VIEW DIRECTY ACROSS EAST 48TH STREET

**VIEW 1**

REVISED PROPOSAL - VIEW DIRECTY ACROSS EAST 48TH STREET

MOCK-UP SITE PLAN





VIEW 1

PREVIOUSLY PROPOSED - VIEW DIRECTY ACROSS EAST 48TH STREET - RENDER

VIEW 1

REVISED PROPOSAL - VIEW DIRECTY ACROSS EAST 48TH STREET - RENDER

MOCK-UP SITE PLAN





VIEW 2  
PREVIOUSLY PROPOSED - OBLIQUE VIEW FROM WEST

VIEW 2  
REVISED PROPOSAL - OBLIQUE VIEW FROM WEST

MOCK-UP SITE PLAN





VIEW 3  
PREVIOUSLY PROPOSED - OBLIQUE VIEW WEST ALONG EAST 48TH STREET

VIEW 3  
REVISED PROPOSAL - OBLIQUE VIEW WEST ALONG EAST 48TH STREET

MOCK-UP SITE PLAN





VIEW 3  
PREVIOUSLY PROPOSED - OBLIQUE VIEW WEST ALONG EAST 48TH STREET

VIEW 3  
REVISED PROPOSAL - OBLIQUE VIEW WEST ALONG EAST 48TH STREET

MOCK-UP SITE PLAN





VIEW 4

PREVIOUSLY PROPOSED - VIEW FROM SOUTHEAST CORNER OF THIRD AVENUE

VIEW 4

REVISED PROPOSAL - VIEW FROM SOUTHEAST CORNER OF THIRD AVENUE

MOCK-UP SITE PLAN





**VIEW 5**  
PREVIOUSLY PROPOSED - VIEW FROM SOUTHWEST CORNER OF THIRD AVENUE

**VIEW 5**  
REVISED PROPOSAL - VIEW FROM SOUTHWEST CORNER OF THIRD AVENUE

MOCK-UP SITE PLAN





VIEW 5  
PREVIOUSLY PROPOSED - VIEW FROM SOUTHWEST CORNER OF THIRD AVENUE

VIEW 5  
REVISED PROPOSAL - VIEW FROM SOUTHWEST CORNER OF THIRD AVENUE

MOCK-UP SITE PLAN





VIEW 6

PREVIOUSLY PROPOSED - VIEW FROM NORTHWEST CORNER OF THIRD AVENUE

VIEW 6

REVISED PROPOSAL - VIEW FROM NORTHWEST CORNER OF THIRD AVENUE

MOCK-UP SITE PLAN





VIEW 7

PREVIOUSLY PROPOSED - VIEW FROM PLAZA AT 777 THIRD AVENUE

VIEW 7

REVISED PROPOSAL - VIEW FROM PLAZA AT 777 THIRD AVENUE

MOCK-UP SITE PLAN





**VIEW 8**  
PREVIOUSLY PROPOSED - OBLIQUE VIEW EAST ALONG EAST 48TH STREET

**VIEW 8**  
REVISED PROPOSAL - OBLIQUE VIEW EAST ALONG EAST 48TH STREET

MOCK-UP SITE PLAN





**VIEW 9**  
PREVIOUSLY PROPOSED - OBLIQUE VIEW EAST ALONG EAST 48TH STREET

**VIEW 9**  
REVISED PROPOSAL - OBLIQUE VIEW EAST ALONG EAST 48TH STREET

MOCK-UP SITE PLAN





VIEW 10  
PREVIOUSLY PROPOSED - OBLIQUE VIEW EAST ALONG EAST 48TH STREET



VIEW 10  
REVISED PROPOSAL - OBLIQUE VIEW EAST ALONG EAST 48TH STREET



MOCK-UP SITE PLAN







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APPENDIX





VIEW 11  
PREVIOUSLY PROPOSED - VIEW FROM UPPER REAR TERRACE

VIEW 11  
REVISED PROPOSAL - VIEW FROM UPPER REAR TERRACE

MOCK-UP SITE PLAN





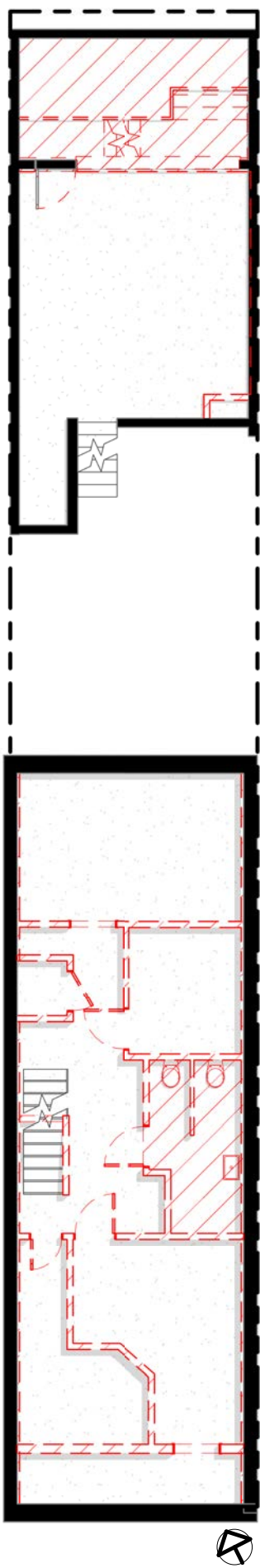
VIEW 11  
PREVIOUSLY PROPOSED - VIEW FROM UPPER REAR TERRACE

VIEW 11  
REVISED PROPOSAL - VIEW FROM UPPER REAR TERRACE

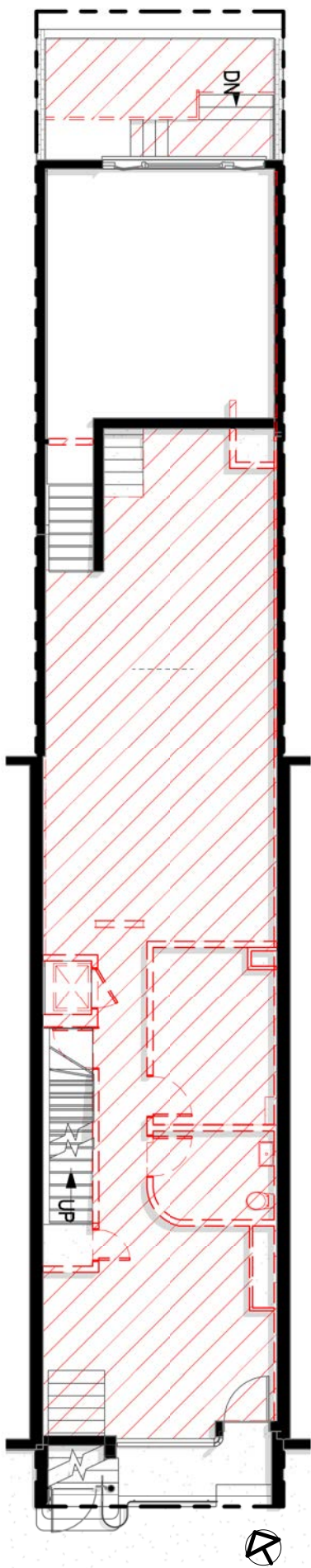
MOCK-UP SITE PLAN



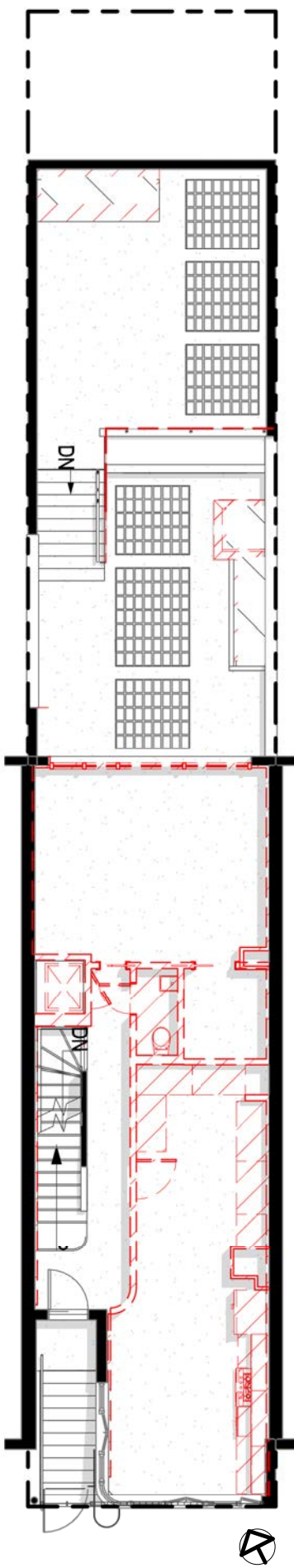
EXISTING CELLAR PLAN



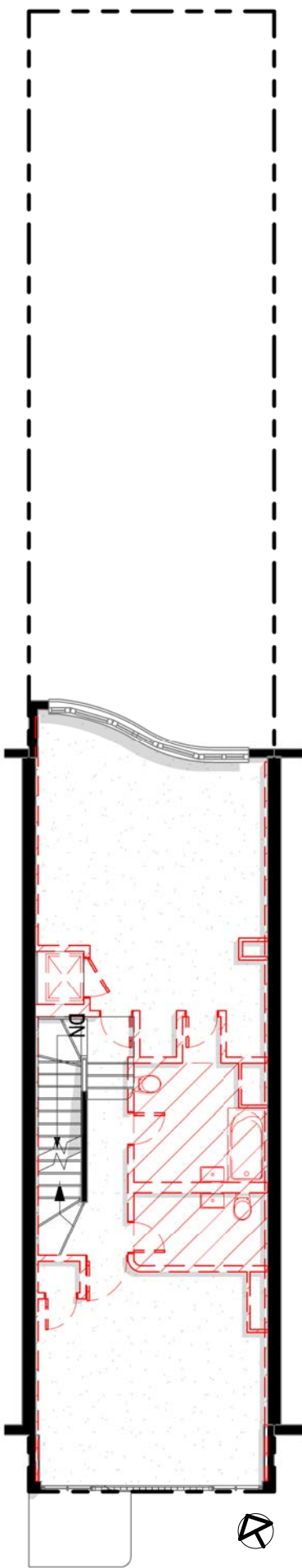
EXISTING BASEMENT PLAN



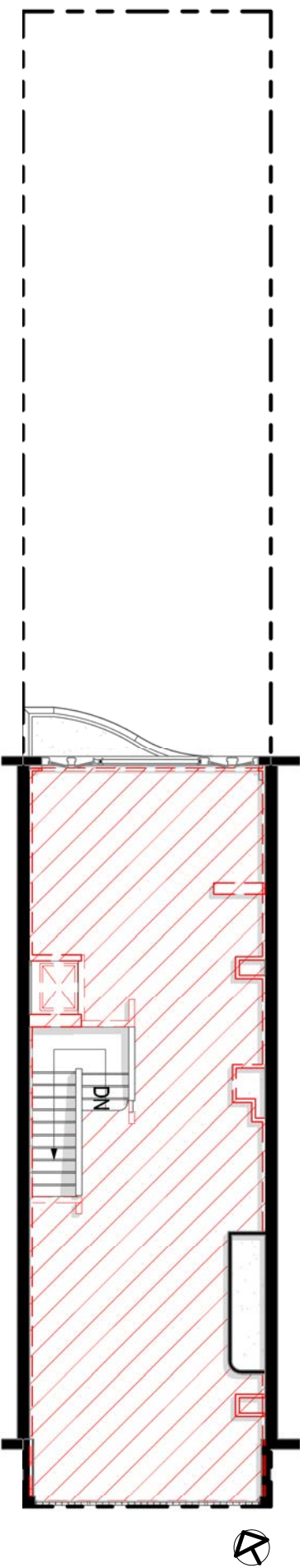
EXISTING FIRST FLOOR



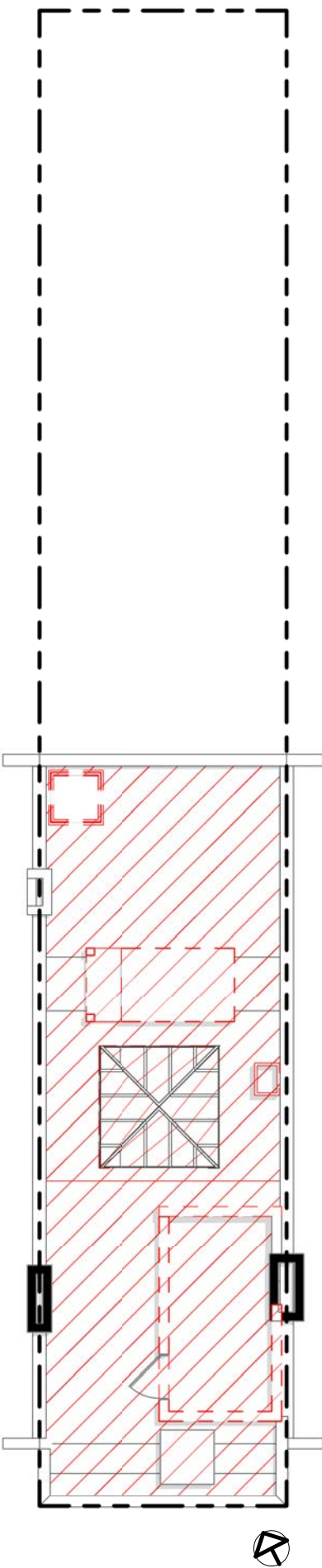
EXISTING SECOND FLOOR



EXISTING THIRD FLOOR

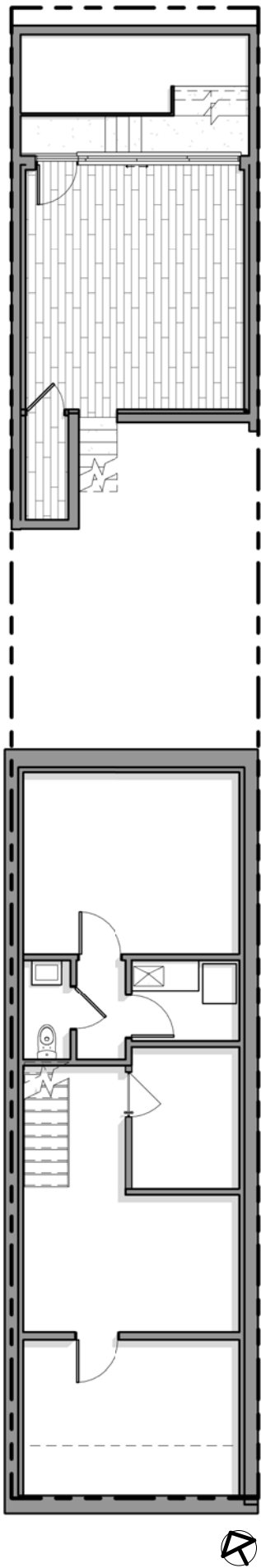


EXISTING ROOF PLAN

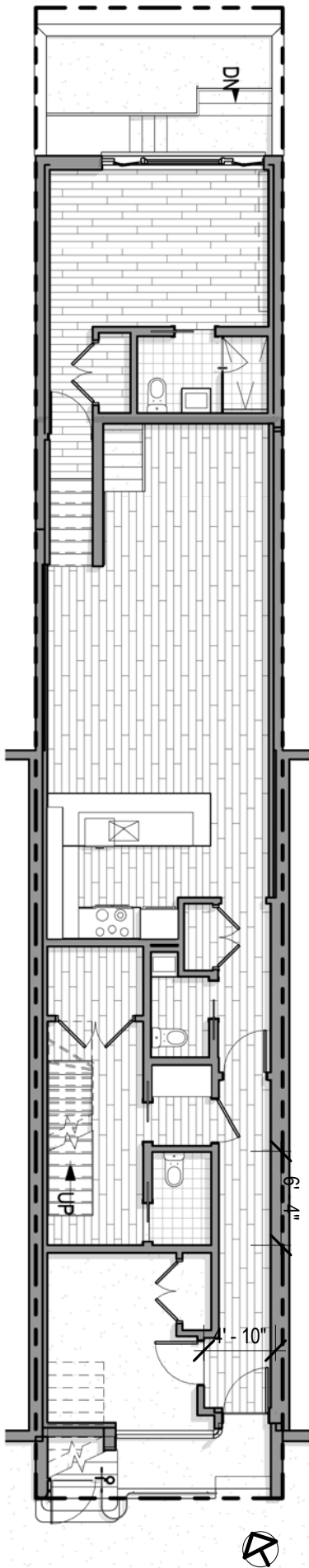




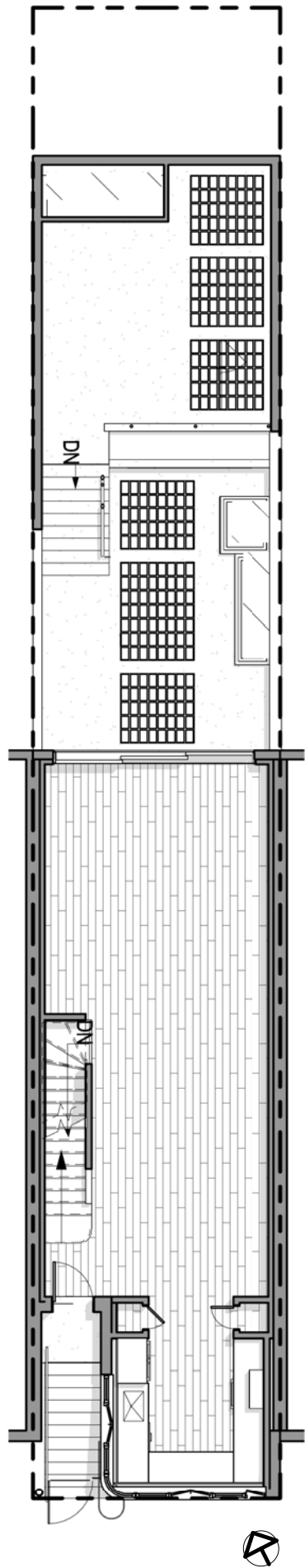
PROPOSED CELLAR PLAN



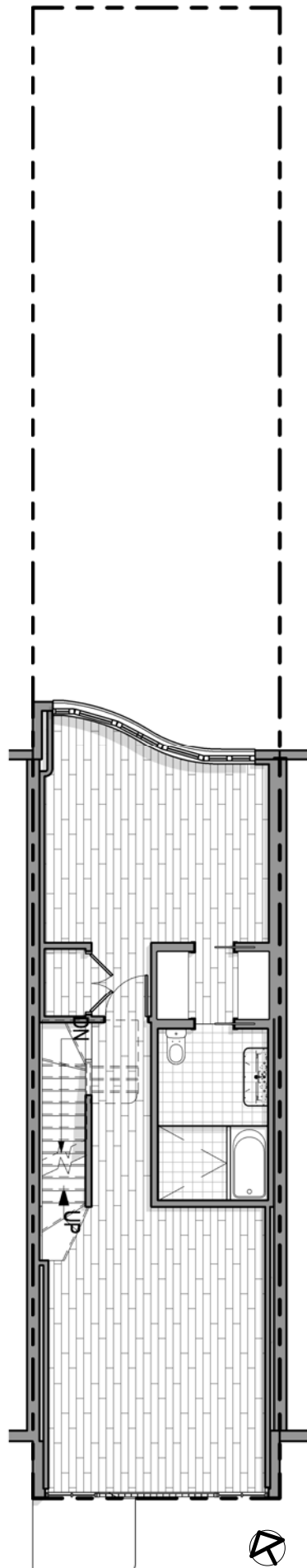
PROPOSED BASEMENT PLAN



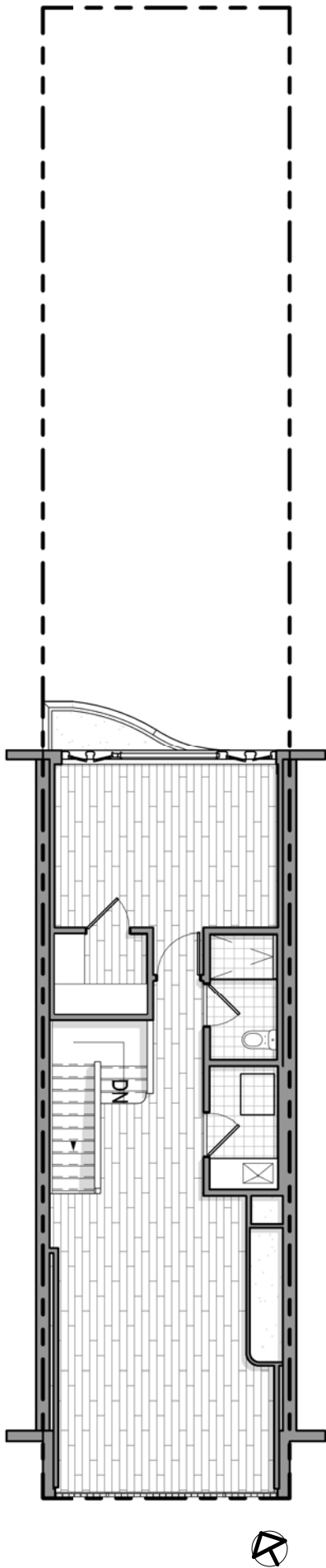
PROPOSED FIRST FLOOR



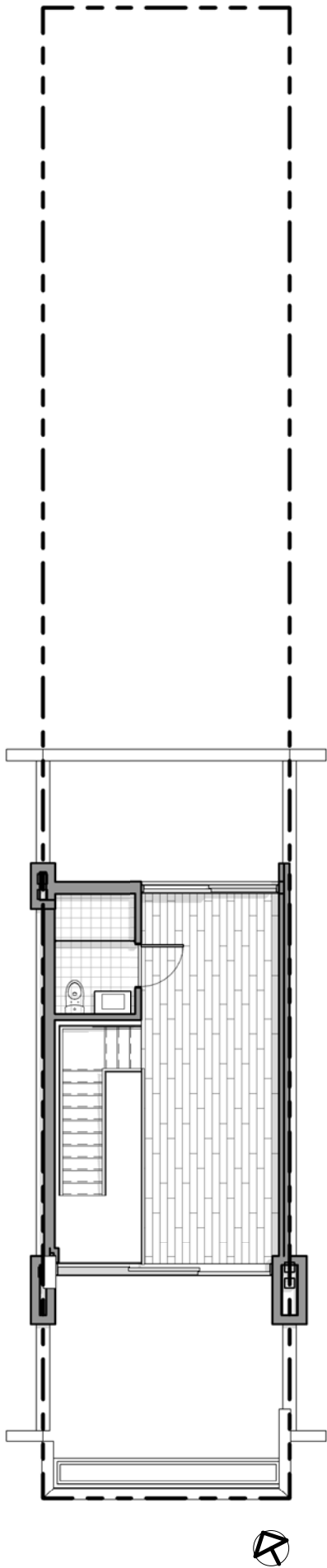
PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR



PROPOSED ROOF PLAN





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