The current proposal is:

**Preservation Department – Item 8, LPC-22-11940**

**245 West 138th Street – St. Nicholas Historic District**

**Borough of Manhattan**

To Testify Please Join Zoom

**Webinar ID:** 818 0264 1321  
**Passcode:** 521409  
By Phone: 1 646-558-8656 US (New York)  
877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.
**PROJECT INFORMATION**

**SPRINKLER SYSTEM:**
- **LANDMARK:**
- **PROPOSED CLASSIFICATION:**
- **EXISTING CONSTRUCTION CLASSIFICATION:**
  - SAME, NO CHANGE PROPOSED
  - NONE

**BUILDING ADDRESS:**

**ZONING:**
- **MAP:** 6A
- **BLOCK:** 2024
- **TRUE CB:** 110
- **RES OLD CODE**
- **HISTORIC DISTRICT**

**DRAWING LIST:**
- **TITLE PAGE, PLOT PLAN, SYMBOL LEGEND**
- **BLOCK PHOTOGRAPHY**
- **EXISTING AND NEW VIEW FROM ABOVE (BLOCK OVERVIEW)**
- **EXISTING AND NEW VIEW FROM PRIVATE ROAD**
- **EXISTING REAR YARD FACES WITH FLANKING ELEVATIONS**
- **EXISTING BUILDING SECTION**
- **EXISTING BUILDING ELEVATIONS**
- **SITE PLAN AND PROPOSED PLANS**
- **ROOF PLAN AND BUILDING PHOTOGRAPHS**
- **PROPOSED BUILDING ELEVATIONS**
- **EXISTING REAR YARD FACES WITH FLANKING ELEVATIONS**
- **PROPOSED REAR YARD FACADE WITH FLANKING ELEVATIONS**
- **EXISTING AND NEW VIEW FROM PRIVATE ROAD**
- **EXISTING AND NEW VIEW FROM ABOVE (BLOCK OVERVIEW)**
- **245 WEST 138TH STREET, NEW YORK, NY 10030**
- **LOT:** 13
- **ZONING DISTRICT:** R7-2

**PROJECT CONTACTS**
- **CLIENT:**
  - NEW YORK, NY 10030
  - 245 West 138th Street
  - LOT: 13
  - ZONING DISTRICT: R7-2

- **CONSULTING ENGINEER:**
  - NEW YORK, NY 10018
  - 646.863.6160
  - SRW ENGINEERS, PLLC
  - ORAH WEISBERG
  - 37 West 39th Street, Suite 1005

- **CONTRACTOR:**
  - BROADWAY CONSTRUCTION
  - Penn Plaza - West 34th Street
  - 245 West 138th Street
  - New York, NY 10030
  - 917.560.2276

**PROJECT NARRATIVE**

APPLICATION TO THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION IN THE MATTER OF

245 WEST 138TH STREET
REAR YARD GARAGE ADDITION

**TITLE PAGE, PLOT PLAN, SYMBOL LEGEND**

**REAR YARD GARAGE ADDITION**

**245 WEST 138TH STREET, NEW YORK, NY 10030**

**DRAWING LIST:**
- **TITLE PAGE, PLOT PLAN, SYMBOL LEGEND**
- **BLOCK PHOTOGRAPHY**
- **EXISTING AND NEW VIEW FROM ABOVE (BLOCK OVERVIEW)**
- **EXISTING AND NEW VIEW FROM PRIVATE ROAD**
- **EXISTING REAR YARD FACES WITH FLANKING ELEVATIONS**
- **EXISTING BUILDING SECTION**
- **EXISTING BUILDING ELEVATIONS**
- **SITE PLAN AND PROPOSED PLANS**
- **ROOF PLAN AND BUILDING PHOTOGRAPHS**
- **PROPOSED BUILDING ELEVATIONS**
- **EXISTING REAR YARD FACES WITH FLANKING ELEVATIONS**
- **PROPOSED REAR YARD FACADE WITH FLANKING ELEVATIONS**
- **EXISTING AND NEW VIEW FROM PRIVATE ROAD**
- **EXISTING AND NEW VIEW FROM ABOVE (BLOCK OVERVIEW)**

**CLAIM:**
- **ANCIENT ORIPLINS**
  - 245 WEST 138TH STREET, NEW YORK, NY 10030
  - 646.706.7014

**CONTRACTOR:**
- BROADWAY CONSTRUCTION
  - 245 West 138th Street
  - New York, NY 10018
  - 917.560.2276

**CONSULTING ENGINEER:**
- SRW ENGINEERS, PLLC
  - 37 West 39th Street, Suite 1005
  - 646.863.9860

**RELATION FOR CONSTRUCTION**

245 West 138th Street
New York, NY 10030
REAR YARD GARAGE ADDITION
245 WEST 138TH STREET, NEW YORK, NY 10030

BLOCK PHOTOGRAPHS

PHOTO 1: FROM FREDERICK DOUGLASS BOULEVARD
PHOTO 2: FROM PRIVATE ENTRY DRIVE ON 138TH STREET
PHOTO 3: FROM WEST END OF ALLEY
PHOTO 4: FROM EAST END OF ALLEY
PHOTO 5: FROM PRIVATE ASPHALT DRIVEWAY
PHOTO 6: FROM ADAM CLAYTON POWELL JR. BOULEVARD
PHOTO 7: FROM HIGH ROOF OF 245 W 138TH STREET
PHOTO 8: FROM HIGH ROOF OF 245 WEST 138TH STREET

PRIVATE ASPHALT DRIVEWAY
PRIVATE ACCESS

WEST 139TH STREET
WEST 138TH STREET

TRUE NORTH
PROJECT NORTH

WEST 139TH STREET
WEST 138TH STREET

FREDERICK DOUGLASS BOULEVARD
ADAM CLAYTON POWELL JR. BOULEVARD

206x300x14
EXISTING VIEW OF REAR YARDS ALONG BLOCK
FROM THIRD FLOOR OF 245 WEST 138TH STREET

PROPOSED VIEW OF REAR YARDS ALONG BLOCK
FROM THIRD FLOOR OF 245 WEST 138TH STREET

EXISTING AND NEW VIEW FROM ABOVE (BLOCK OVERVIEW)
ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
EL 19'-10"
41'-11"

ADDITION TO REMAINING TWO LEVEL REAR YARD
EXISTING MASONRY BUILDING TO REMAIN EXISTING 3 LEVEL ABOVE GROUND

EXISTING WINDOWS AND DOORS TO BE REPLACED UNDER

EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS

EXISTING REAR INNER YARD FACADES WITH FLANKING ELEVATIONS

SCALE  " = 1'-0"

REAR YARD GARAGE ADDITION
EXISTING REAR INNER YARD FACADES
WITH FLANKING ELEVATIONS

TYPICAL DOCKET # 167692
LANDMARKS PRESERVATION COMMISSION
PERMIT PMW 17-0076

245 WEST 138TH STREET
LOT LINES

245 WEST 138TH STREET
TYPICAL

EL 30'-9"
EL 0'-0"
7'-11"
EL -1'-2"
EL -9'-6"
The current proposal is:

**Preservation Department – Item 8, LPC-22-11940**

**245 West 138th Street – St. Nicholas Historic District**

**Borough of Manhattan**

To Testify Please Join Zoom

**Webinar ID:** 818 0264 1321  
**Passcode:** 521409  
By Phone: 1 646-558-8656 US (New York)  
877-853-5257 (Toll free) US  
888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda’s “Be Here by” time (about an hour in advance). When the Chair indicates it’s time to testify, “raise your hand” via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.