The current proposal is:

**Preservation Department – Item 5, LPC-22-08431**

229 West 71st Street – West End - Collegiate Historic District Extension

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
PROPOSED ALTERATION / ENLARGEMENT
229 WEST 71ST STREET
NEW YORK, NY 10023

COMMISSIONERS' COMMENTS ADDRESSED

- 1 STORY LIMESTONE BASE DIFFERENTIATES BUILDING FROM ADJACENT BUILDINGS
- Refined and reduced ornament
- Decorative rosettes removed
- Refined cornice detail
- Slimmer steel fenestration
- All steel balconies
PREVIOUSLY PROPOSED RENDERING

CURRENTLY PROPOSED RENDERING

PREVIOUS AND PROPOSED RENDERINGS
LPC-003

9.12.2022
PROPOSED RENDERING AND ADJACENT BUILDINGS CONTEXT

LPC-004

9.12.2022
MATERIALS

- BRICK:
  BELDEN BRICK - COMMODORE FULL RANGE VELOUR - RUNNING BOND

- LIMESTONE:
  NATURAL INDIANA LIMESTONE, BUFF COLOR "CREAM", LIGHT SANDBLASTED FINISH
AS PER ZR23-153 A QH BUILDING IN AN R8B DISTRICT MAXIMUM PERMITTED FLOOR AREA = 4.0
LOT AREA = 16'-8" x 102'-2" = 1,702.75 S.F.
MAX FLOOR AREA 1,702.75 S.F. x 4 = 6,811 S.F.

PROPOSED ZONING FLOOR AREA AS FOLLOWS

- CELLAR = 0,000.00 S.F.
- BASEMENT = 1,186.63 S.F.
- SECOND FLOOR = 1,186.63 S.F.
- THIRD FLOOR = 1,186.63 S.F.
- FOURTH FLOOR = 1,167.45 S.F.
- FIFTH FLOOR = 604.39 S.F.

TOTAL PROPOSED ZONING FLOOR AREA = 6,518.36 S.F.

EXISTING AND PROPOSED BUILDING PLOT PLAN

PLOT PLANS
EXISTING & PROPOSED

LPC-010
9.12.2022
PROPOSED CELLAR FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLANS
LPC-011
9.12.2022
EXISTING PARTY WALL BETWEEN 225 W 71 AND 229 W 71 STREET TO REMAIN.

EXISTING PARTY WALL BETWEEN 235 W 71 AND 229 W 71 STREET TO REMAIN.

PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED FLOOR PLANS

LPC-013
9.12.2022

PROPOSED FLOOR PLANS
PROPOSED FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROPOSED ROOF PLAN
SCALE: 1/8" = 1'-0"
EXISTING REAR YARD TO REMAIN AS PER ZR23-132

PERMITTED BALCONY AT STORIES 2ND THRU 5TH IN COMPLIANCE

PROPOSED NEW 5 STORY REAR ADDITION

EXISTING 1 STORY SUNROOM TO BE REMOVED PERMITTED BUILDING ENVELOPE AS PER ZR-23-662

TOP OF PARAPET @ FRONT (NEW) (ELEV 114.71')
SECOND FLOOR (ELEV 103.95')
FIRST FLOOR (NEW) (ELEV 93.45')
BASEMENT (ELEV 82.95') GRADE (CURB LEVEL AVERAGE)
THIRD FLOOR
FOURTH FLOOR (NEW) (ELEV 137.02')
FIFTH FLOOR (NEW) (ELEV 140.43')
EXISTING ROOF (ELEV 125.51')
EXISTING ROOF TO BE REMOVED TO ACCOMMODATE NEW VERTICAL ENLARGEMENT

MINIMUM STREET WALL HEIGHT CELLAR (ELEV 75.45')

30'-0" REQUIRED REAR YARD AS PER ZR23-47
30'-8" PROPOSED REAR YARD IN COMPLIANCE W/ ZR23-47

8'-0" EXISTING SUNROOM TO BE REMOVED

54'-0" PROPOSED 5 STORY REAR YARD ADDITION

41'-9" EXISTING 4 STORY REAR WALL TO BE REMOVED

7'-6" SET BACK AT 5TH STORY ROOF

27'-0" SET BACK AT 5TH STORY ROOF

11'-0" PROPOSED 6TH STORY ADDITION

AS PER BC 3202.2.1.3 PERMITTED BALCONY PROJECTION BEYOND STREET LINE OF 22" AND 10'-0" ABOVE CURB LEVEL AT STORIES 2ND THRU 4TH IN COMPLIANCE TYPICAL PROPOSED BALCONY WITH METAL RAILINGS

REQUIRED BASE HEIGHT MIN. 55'-0, MAX. 65'-0" AS PER ZR23-662
MAXIMUM HEIGHT OF BUILDING OR OTHER STRUCTURE 75'-0" AS PER ZR23-662
REQUIRED SETBACK ON NARROW STREET 15'-0" AS PER ZR23-662
PROPOSED RENDERING AND ADJACENT BUILDINGS CONTEXT

LPC-016

9.12.2022
APPENDIX

PREVIOUS PRESENTATION

FROM 7-19-2022 HEARING

FOR REFERENCE
229 W 71st STREET EXISTING FRONT FACADE & ADJACENT BUILDINGS

PROPERTY LOCATION
229 WEST 71st ST.
LOT 116B
BLOCK 119

EXISTING PROPERTY SURVEY

WEST END COLLEGIATE DISTRICT EXTENSION LANDMARK DISTRICT

LPC-001
7.7.2022
229 WEST 71st STREET - FRONT FACADE - HISTORIC 1940

HISTORIC PHOTO FROM 1940 (MUNICIPAL ARCHIVES)
WEST 71st STREET - VIEW FROM SOUTH SIDE OF WEST 71st STREET
MID BLOCK BETWEEN BROADWAY AND WEST END AVE

229 WEST 71st STREET - FRONT FACADE - HISTORIC 1980

HISTORIC PHOTO FROM 1980 (NEW YORK PUBLIC LIBRARY)
WEST 71st STREET - VIEW FROM SOUTH SIDE OF WEST 71st STREET
MID BLOCK BETWEEN BROADWAY AND WEST END AVE

HISTORIC PHOTOS

LPC-006
7.7.2022
LPC Designation Report:
229 West 71st Street
Borough of Manhattan Tax Map Block 1163, Lot 119
Date: 1884 (original); c. 1946-48 (alteration) (NB 338-1884)
Architect/Builder: John H. Steinmetz (1884); probably Irving Kudroff (c. 1946-48)
Original Owner: Elizabeth Steinmetz (1884); probably Irving Kudroff (c. 1946-48)
Type: Row house altered to apartment building
Style: None
Stories: 3 and basement
Material(s): Red brick; masonry

Alterations since 1884
Cornice removed
Trim removed
Stoop removed
Entrance lowered to sidewalk level
New façade at building
Brownstone façade material changed to brick

Alterations since c1948
Door replaced
Light fixtures replaced
Parapet rebuilt
Windows replaced

ARCHITECTURAL INTEGRITY
TYPICAL "NO-STYLE" BUILDINGS IN
THE DISTRICT ALTERED ROW HOUSES

LPC-007
7.7.2022
“... the West End-Collegiate Historic District Extension contains a large collection of architecturally significant examples of residential building types including town houses, row houses, flats, apartment houses, and apartment hotels dating primarily from the mid-1880s to the 1920s ...” as well as institutional and commercial buildings (LPC Designation Report)

SIGNIFICANT BUILDING TYPES IN DISTRICT

251-55 W 70th St
(1885-6, WHW. Youngs)

258-66 W 71st St
(1892, MVB. Ferdon)

260 West End Ave
(1924-5, Schwartz & Gross)

346-50 W 71st St
(1900-1, William H Boylan)

312 W 73rd St
(1897-8, CPH Gilbert)

Rutgers Presbyterian Church
(1921-6, Henry Otis Chapman)
FRESH AIR INTAKE LOUVER FOR CELLAR MECHANICAL SPACE.

PROPOSED FRONT FACADE ELEVATION

SECOND FLOOR
ELEV 103.95'

FIRST FLOOR (NEW)
ELEV 93.45'

FIRST FLOOR (EXIST.)
ELEV 83.37'

BASEMENT
ELEV 82.95'

MEAN CURB LEVEL: 83.10' + 83.65' = 83.37'

GRADE (CURB LEVEL AVERAGE)

FRESH AIR INTAKE LOUVER FOR CELLAR MECHANICAL SPACE.
PROPOSED REAR REFERENCE PHOTOS

EXISTING CONDITIONS
PHOTOS REAR ELEVATION

LPC-014
7.7.2022
AS PER ZR23-153 A QH BUILDING IN AN R8B DISTRICT MAXIMUM PERMITTED FLOOR AREA = 4.0
LOT AREA = 16'-8" x 102'-2" = 1,702.75 S.F.
MAX FLOOR AREA 1,702.75 S.F. x 4 = 6,811 S.F.

PROPOSED ZONING FLOOR AREA AS FOLLOWS

CELLAR = 0.000.00 S.F.
BASEMENT = 1,186.63 S.F.
SECOND FLOOR = 1,186.63 S.F.
THIRD FLOOR = 1,186.63 S.F.
FOURTH FLOOR = 1,187.45 S.F.
FIFTH FLOOR = 604.39 S.F.
TOTAL PROPOSED ZONING FLOOR AREA = 6,518.36 S.F.

EXISTING AND PROPOSED BUILDING PLOT PLAN

PLOT PLANS
EXISTING & PROPOSED

LPC-015
7.7.2022
EXISTING REAR YARD TO REMAIN AS PER ZR23-132
PERMITTED BALCONY AT STORIES 2ND THRU 5TH IN COMPLIANCE

PROPOSED NEW 5 STORY REAR ADDITION

EXISTING 1 STORY SUNROOM TO BE REMOVED
PERMITTED BUILDING ENVELOPE AS PER ZR-23-662

ROOF @ FRONT (NEW)
(ELEV 114.71')
SECOND FLOOR
(ELEV 103.95')
FIRST FLOOR (NEW)
(ELEV 93.45')
BASEMENT
(ELEV 82.95')
GRADE
(CURB LEVEL AVERAGE)
THIRD FLOOR
EXISTING ROOF
(ELEV 125.51')
FOURTH FLOOR (NEW)
(ELEV 137.02')
FIFTH FLOOR (NEW)
(ELEV 140.43')
MINIMUM STREET WALL HEIGHT
CELLAR
(ELEV 75.45')
ELEVATOR BULKHEAD (NEW)
(ELEV 150.68')

30'-0" REQUIRED REAR YARD AS PER ZR23-47
30'-8" PROPOSED REAR YARD IN COMPLIANCE W/ ZR23-47
8'-0"
EXISTING SUNROOM TO BE REMOVED
54'-0" PROPOSED 5 STORY REAR YARD ADDITION

41'-9" EXISTING 4 STORY REAR WALL TO BE REMOVED
7'-6" SET BACK AT 5TH STORY ROOF
27'-0" SET BACK AT 5TH STORY ROOF

11'-0" PROPOSED 6TH STORY ADDITION

8'-0" AS PER BC 3202.2.1.3
PERMITTED BALCONY PROJECTION BEYOND STREET LINE OF 22" AND 10'-0" ABOVE CURB LEVEL AT STORIES 2ND THRU 4TH IN COMPLIANCE

TYPICAL PROPOSED BALCONY WITH METAL RAILINGS
PROPOSED CONTEMPORARY CAST STONE CORNICE

REQUIRED BASE HEIGHT MIN. 55'-0, MAX.65'-0" AS PER ZR23-662
MAXIMUM HEIGHT OF BUILDING OR OTHER STRUCTURE 75'-0" AS PER ZR23-662
REQUIRED SETBACK ON NARROW STREET 15'-0" AS PER ZR23-662

EXISTING AND PROPOSED BUILDING SECTION

LPC-018
7.7.2022
EXISTING FLOOR AND PROPOSED PLANS

LPC-019
7.7.2022
REFERENCES: RED BRICK AND LIMESTONE APARTMENT BUILDINGS; BANKED CENTER WINDOWS
228 W 71st St (Emery Roth, 1916-17)

473 West End Ave (Gaetan Ajello, 1923-24)

375 West End Ave (Schwartz & Gross, 1911-12)

243 West End Ave (Emery Roth, 1925)

REFERENCES:
BALCONIES
REFERENCES:
MULTI-PANED WINDOWS

466 West End Ave (CBJ Snyder, 1893-96)

473 West End Ave (Gaetan Ajello, 1923-24)

310 West End Ave (Emery Roth, 1924-25)

336 West End Ave (Boak & Paris, 1931-32)
REFERENCES:
SMALL APARTMENT BUILDINGS, FLATS, AND TALL TOWNHOUSES
REFERENCES:
SMALL APARTMENT BUILDINGS, FLATS, AND TALL TOWNHOUSES
PROPOSED BUILDING
FACADE RENDERING

LPC-026
7.7.2022
The current proposal is:

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Borough of Manhattan

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