

DRAWING LIST:

- LPC-1 TITLE PAGE, PLOT PLAN, SYMBOL LEGEND
- LPC-2 BLOCK PHOTOGRAPHS
- LPC-3 EXISTING AND NEW VIEW FROM ABOVE (BLOCK OVERVIEW)
- LPC-4 EXISTING AND NEW VIEW FROM PRIVATE ROAD
- LPC-5 BLOCK PLAN
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- LPC-11 PROPOSED OVERALL BUILDING SECTION
- LPC-12 EXISTING REAR YARD FACADES WITH FLANKING ELEVATIONS
- LPC-13 EXISTING REAR PRIVATE ROAD FACADES WITH FLANKING ELEVATIONS
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HISTORIC DISTRICT



St. Nicholas
Historic District
Manhattan
Designated March 16, 1967

Historic District Boundaries



PROJECT INFORMATION

BUILDING ADDRESS:
245 West 138th Street
New York, NY 10030

EXISTING CONSTRUCTION CLASSIFICATION:
RES OLD CODE

PROPOSED CLASSIFICATION:
SAME, NO CHANGE PROPOSED

ZONING:
MAP: 6A
BLOCK: 2024
LOT: 13
ZONING DISTRICT: R7-2
CB: 110

SPRINKLER SYSTEM:
NONE
LANDMARK:
YES

PROJECT CONTACTS

CLIENT:
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245 WEST 138TH STREET
NEW YORK, NY 10030
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ARCHITECT OF RECORD:
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PROJECT NARRATIVE

APPLICATION TO THE NEW YORK CITY
LANDMARKS PRESERVATION COMMISSION
IN THE MATTER OF
245 WEST 138TH STREET
REAR YARD GARAGE ADDITION

FRONT FACADE



BLOCK AND VICINITY MAPS & SCOPE OF WORK



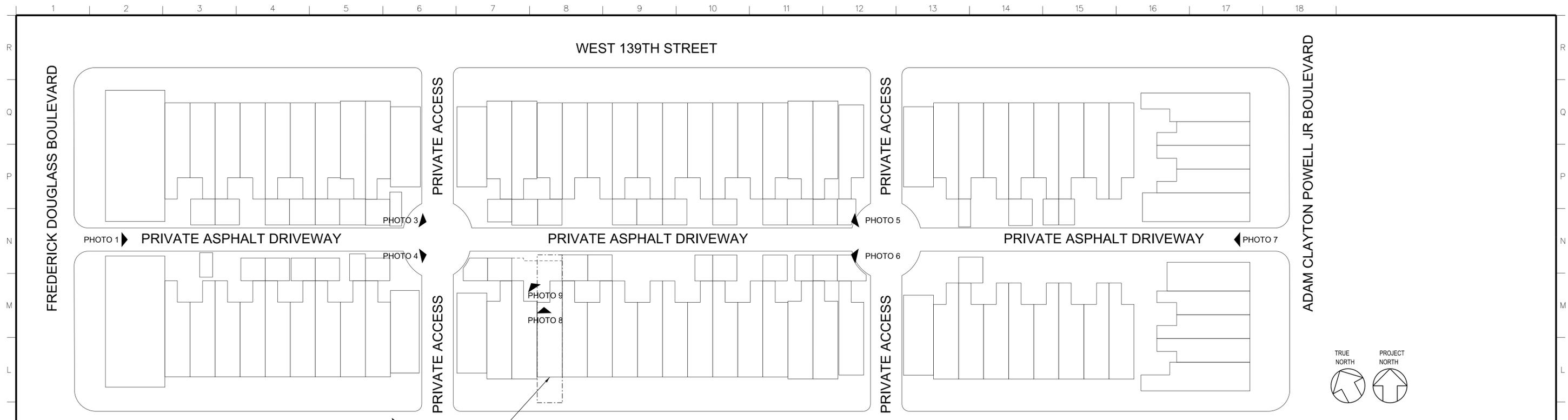


PHOTO 1
FROM FREDERICK DOUGLASS BOULEVARD



PHOTO 3
FROM WEST END OF ALLEY



PHOTO 4
FROM WEST END OF ALLEY

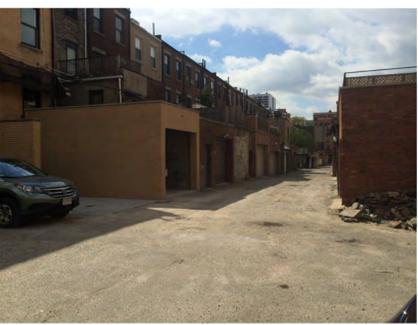


PHOTO 5
FROM EAST END OF ALLEY



PHOTO 6
FROM EAST END OF ALLEY



PHOTO 7
FROM ADAM CLAYTON POWELL BOULEVARD



PHOTO 2
FROM PRIVATE ENTRY DRIVE ON 138TH STREET



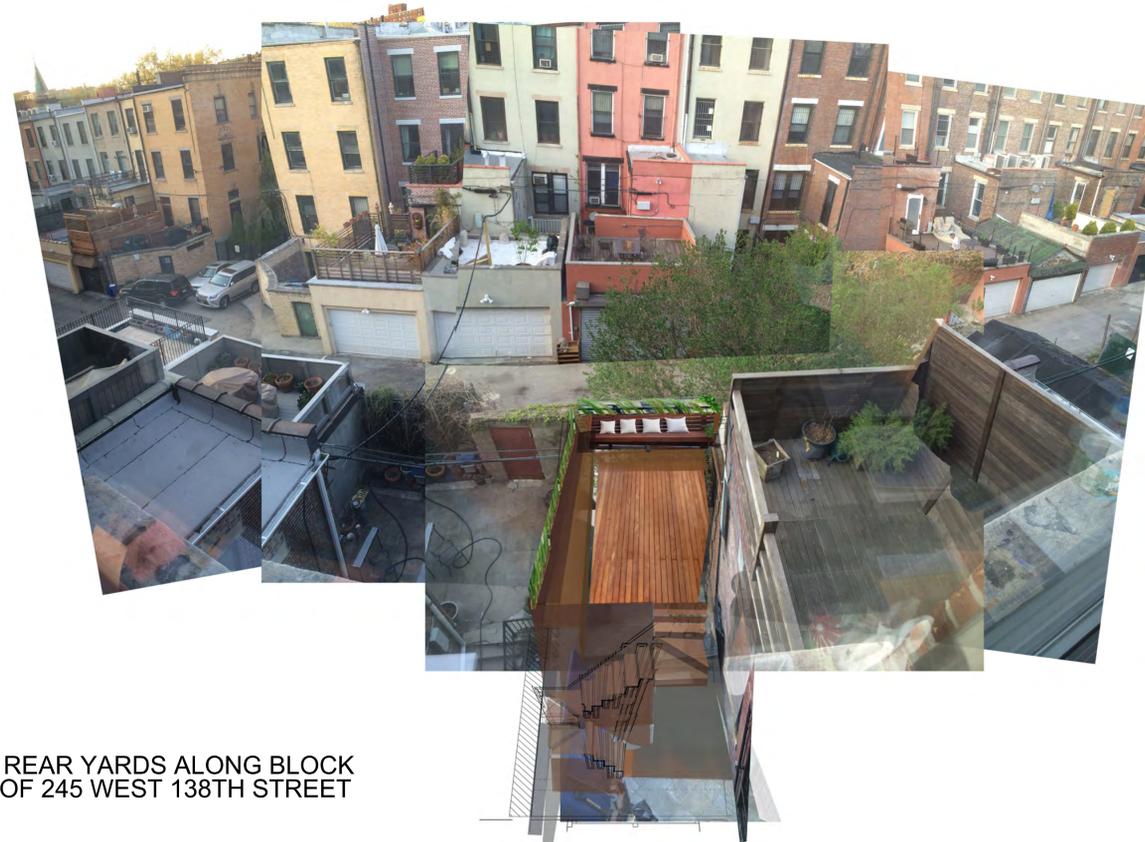
PHOTO 8
FROM HIGH ROOF OF 245 W 138TH STREET



PHOTO 9
FROM HIGH ROOF OF 245 WEST 138TH STREET



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



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REAR YARD GARAGE ADDITION

245 WEST 138TH STREET, NEW YORK, NY 10030

EXISTING AND NEW VIEW FROM
ABOVE (BLOCK OVERVIEW)

LPC - 3

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RELEASED FOR CONSTRUCTION

EXISTING VIEW
FROM PRIVATE
ACCESS ROAD



PROPOSED VIEW
FROM PRIVATE
ACCESS ROAD





COLOR KEY LEGEND

- PUBLIC STREET AND SEMI-PRIVATE ALLEY WAY
- MULTIFAMILY 3 AND 4 STORY BUILDINGS ABOVE GRADE WITH R7-2 ZONING AND C1-4 OVERLAY
- ONE AND TWO FAMILY BUILDINGS WITH 3 FLOORS ABOVE GRADE WITH R7-2 ZONING AND C1-4 OVERLAY
- MULTI-FAMILY BUILDINGS WITH 3 FLOORS ABOVE GRADE WITH R7-2 ZONING
- PRIVATE GARAGES
- 245 WEST 138TH STREET 3 FLOORS ABOVE GRADE BASEMENT AND CELLAR



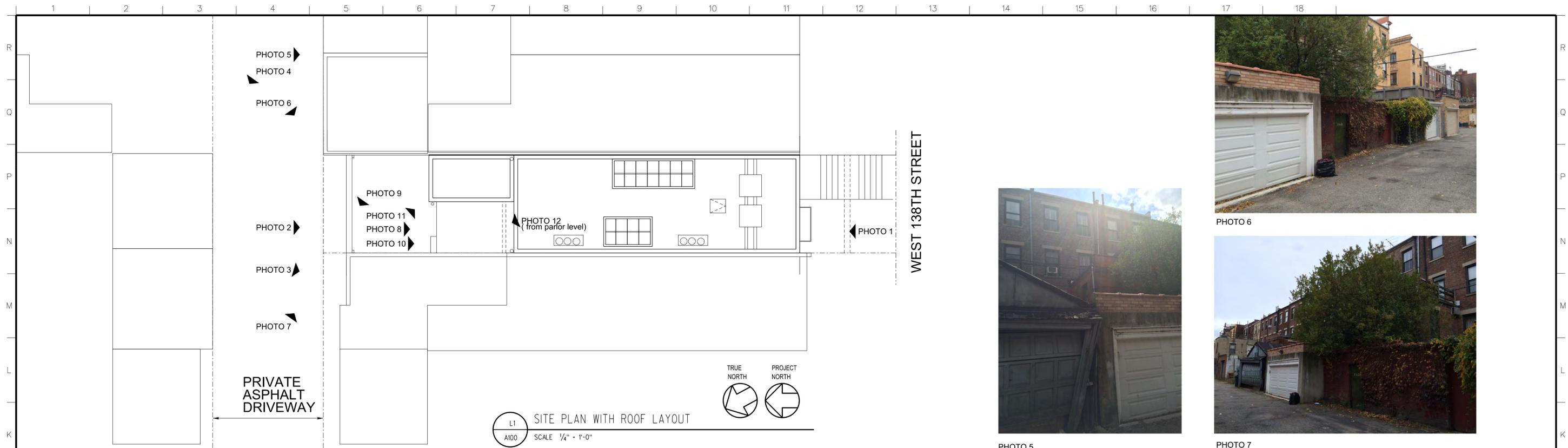


PHOTO 6

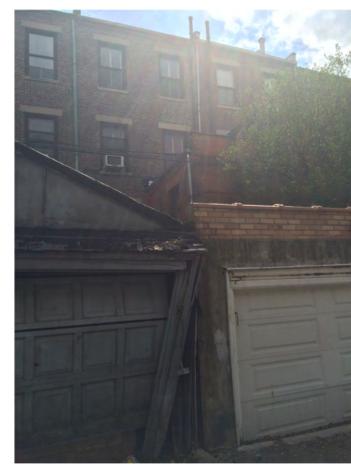


PHOTO 5



PHOTO 7



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 8



PHOTO 9



PHOTO 10



PHOTO 11

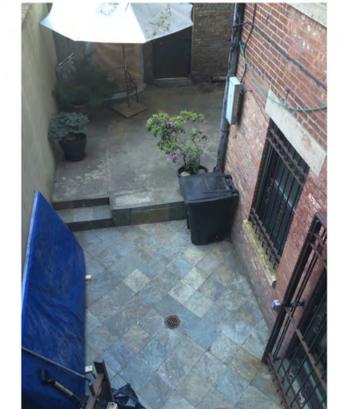


PHOTO 12



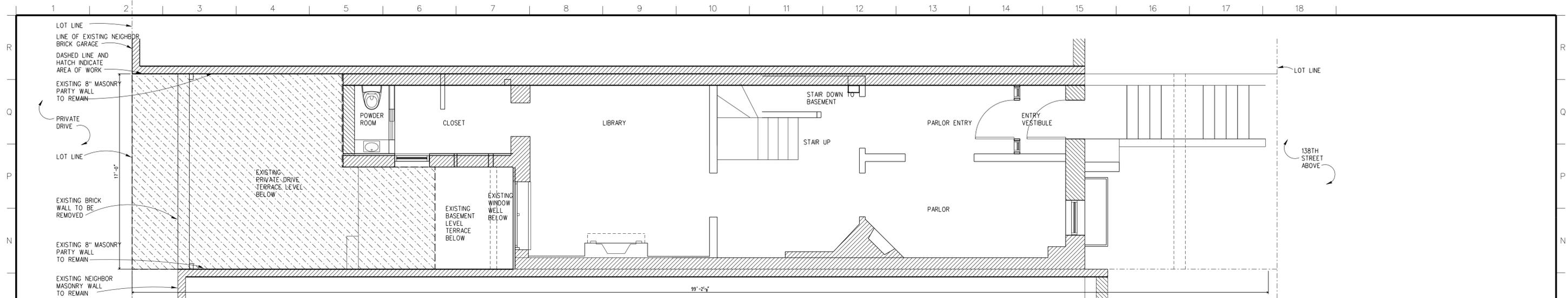
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REAR YARD GARAGE ADDITION
245 WEST 138TH STREET, NEW YORK, NY 10030

ROOF PLAN AND BUILDING PHOTOGRAPHS

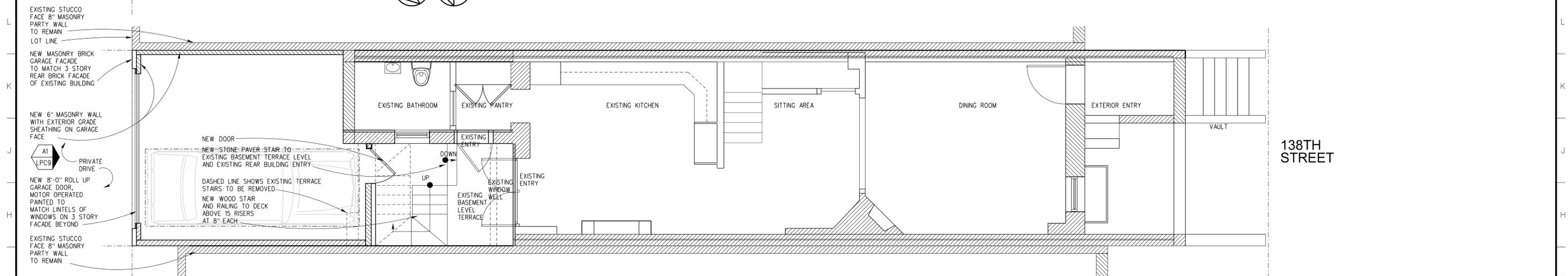
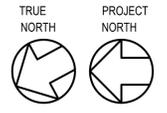
LPC-6
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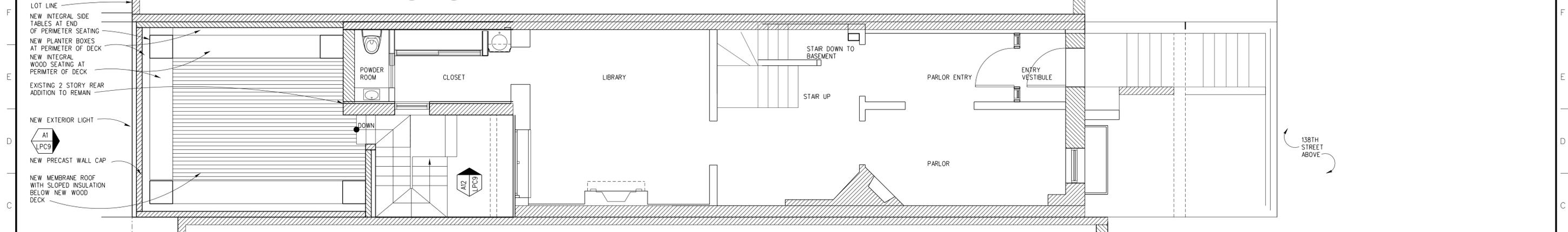
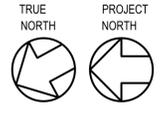
M1 EXISTING SITE PLAN AND PARLOR FLOOR

LPC-7 SCALE 1/4" = 1'-0"



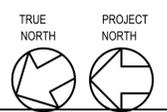
G1 PROPOSED BASEMENT (GROUND) FLOOR PLAN

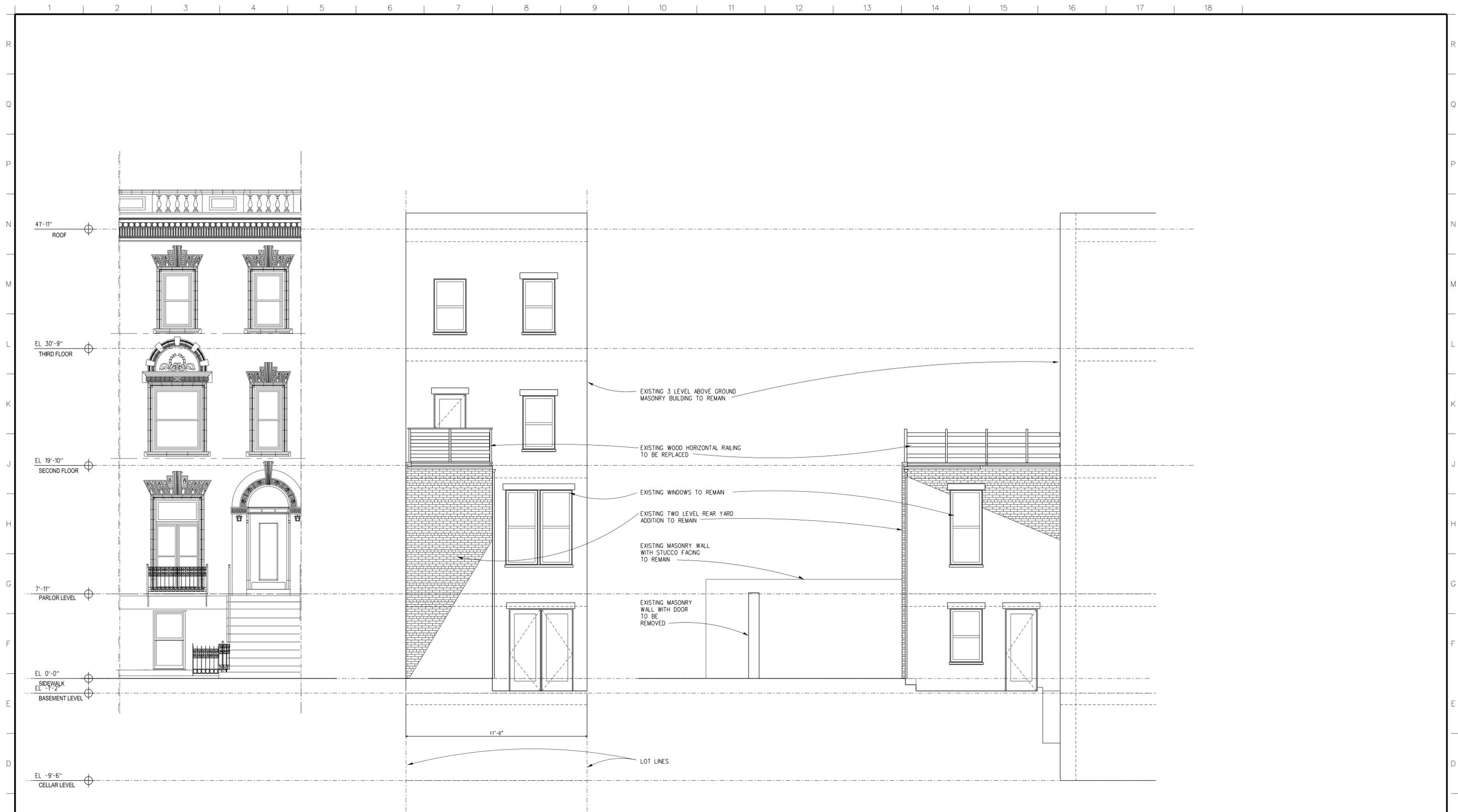
LPC-7 SCALE 1/4" = 1'-0"



A1 PROPOSED PARLOR/ DECK FLOOR PLAN

LPC-7 SCALE 1/4" = 1'-0"





A1 EXISTING FRONT ELEVATION
LPC-B SCALE 1/4" = 1'-0"

A6 EXISTING REAR ELEVATION
LPC-B SCALE 1/4" = 1'-0"

A12 EXISTING SIDE ELEVATION (REAR EXISTING ADDITION)
LPC-B SCALE 1/4" = 1'-0"

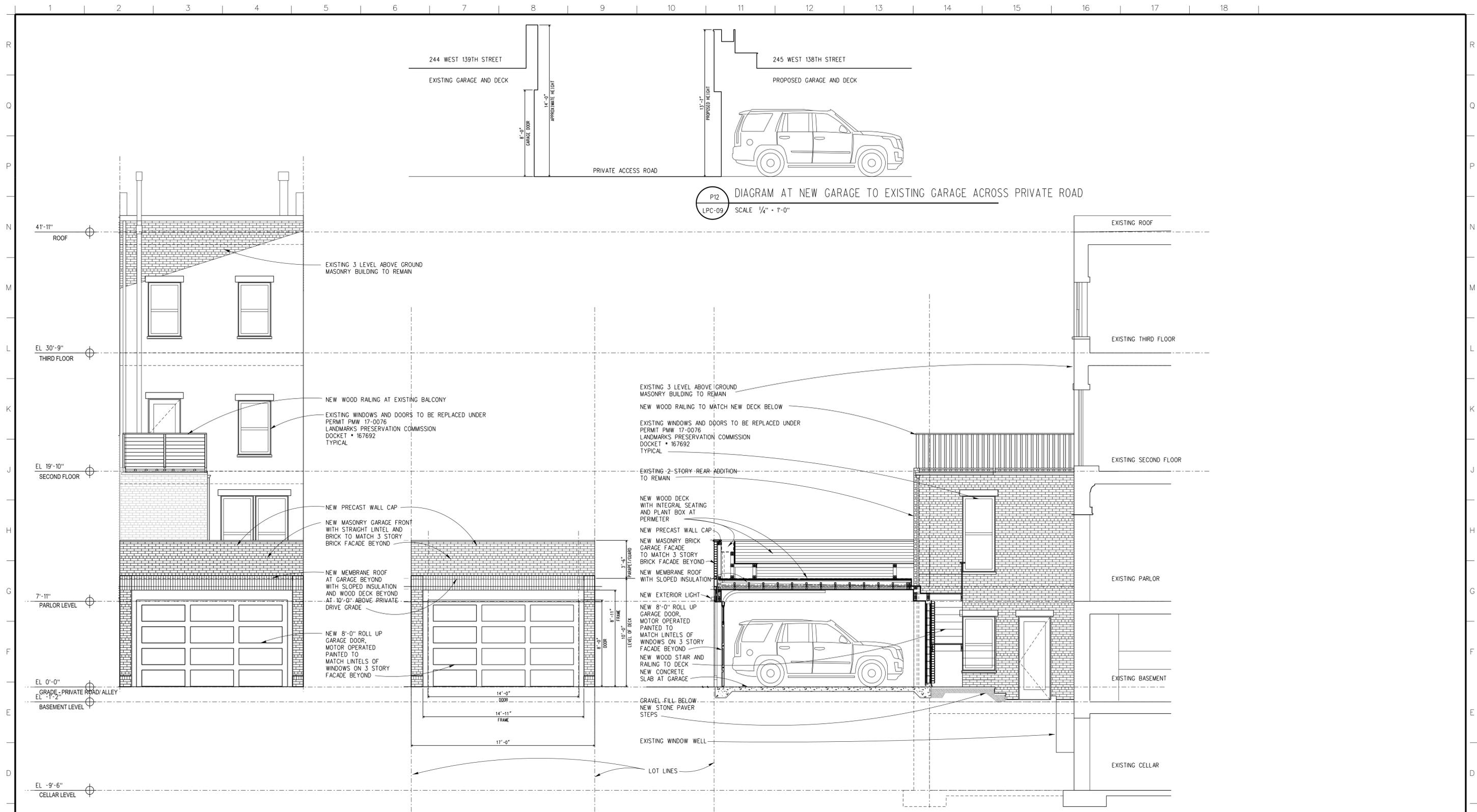
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REAR YARD GARAGE ADDITION
 245 WEST 138TH STREET, NEW YORK, NY 10030

EXISTING BUILDING ELEVATIONS

LPC-8
 8 of 14

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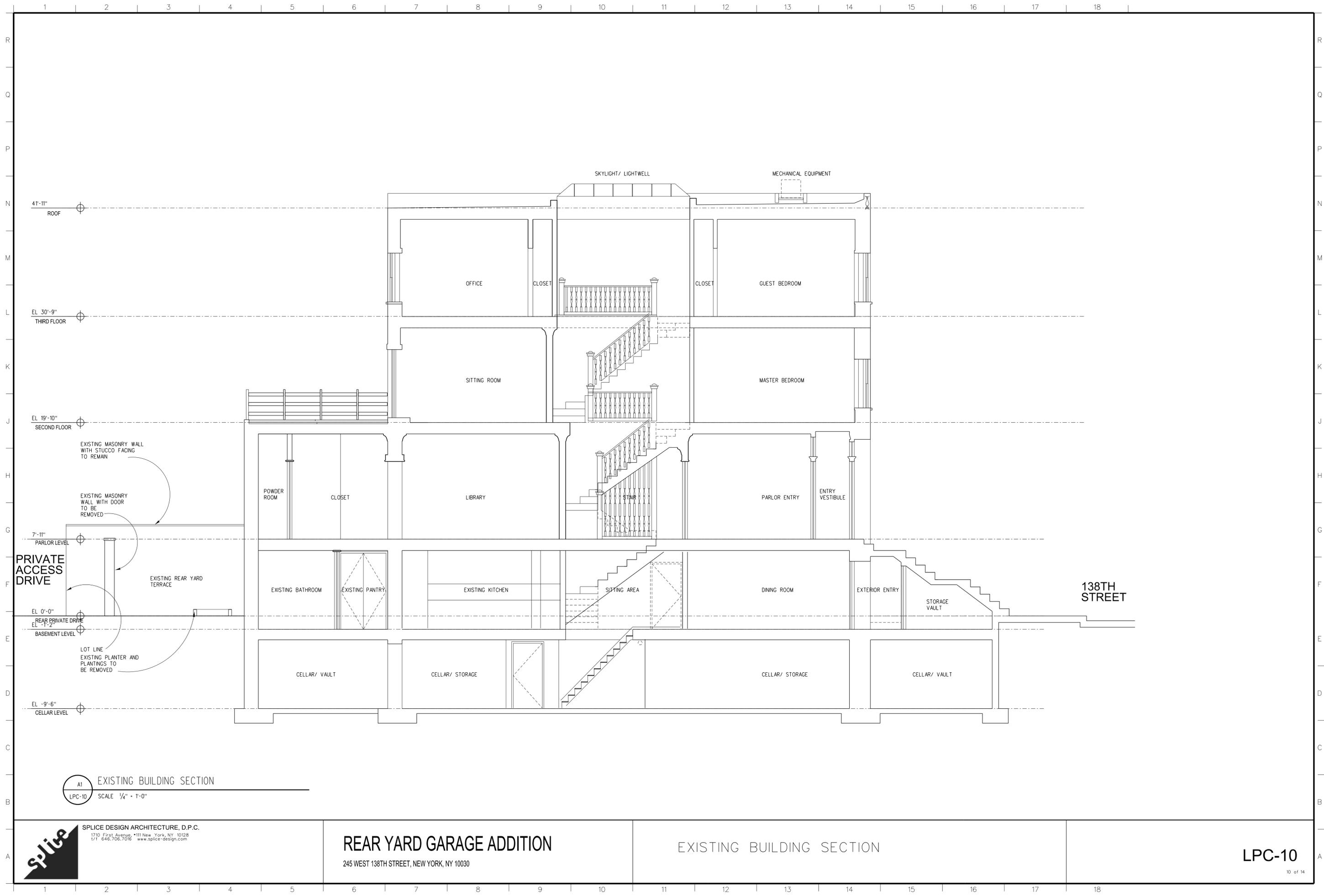


P12 DIAGRAM AT NEW GARAGE TO EXISTING GARAGE ACROSS PRIVATE ROAD
 LPC-09 SCALE 1/4" = 1'-0"

A1 PROPOSED REAR PRIVATE ROAD ELEVATION
 LPC-09 SCALE 1/4" = 1'-0"

A6 PROPOSED GARAGE ELEVATION
 LPC-09 SCALE 1/4" = 1'-0"

A12 PROPOSED SIDE ELEVATION AND GARAGE ADDITION SECTION
 LPC-09 SCALE 1/4" = 1'-0"



PRIVATE ACCESS DRIVE

138TH STREET

A1 EXISTING BUILDING SECTION
 LPC-10 SCALE 1/4" = 1'-0"

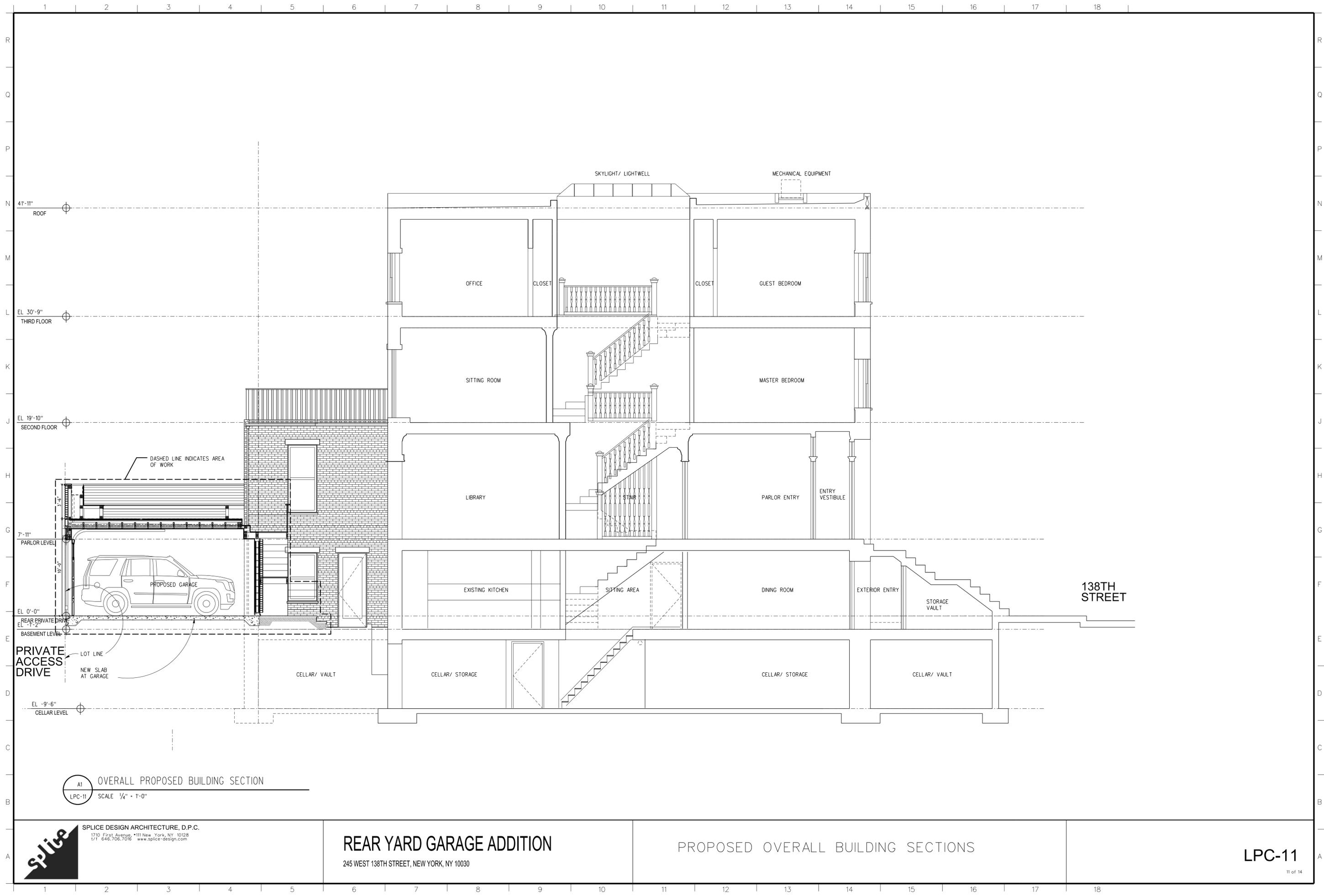
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REAR YARD GARAGE ADDITION
 245 WEST 138TH STREET, NEW YORK, NY 10030

EXISTING BUILDING SECTION

LPC-10
 10 of 14

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A1
 OVERALL PROPOSED BUILDING SECTION
 LPC-11 SCALE 1/4" = 1'-0"


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REAR YARD GARAGE ADDITION
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PROPOSED OVERALL BUILDING SECTIONS

LPC-11

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A1 EXISTING OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS
 LPC-12 SCALE 1/4" = 1'-0"



A1 EXISTING OVERALL REAR YARD FACADE AT PRIVATE ROAD WITH FLANKING ELEVATIONS
 LPC-13 SCALE 1/4" = 1'-0"



REAR YARD GARAGE ADDITION
 245 WEST 138TH STREET, NEW YORK, NY 10030

EXISTING REAR PRIVATE ROAD FACADES
 WITH FLANKING ELEVATIONS

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A1 PROPOSED OVERALL REAR YARD FACADE WITH FLANKING ELEVATIONS
 LPC-14 SCALE 1/4" = 1'-0"



REAR YARD GARAGE ADDITION
 245 WEST 138TH STREET, NEW YORK, NY 10030

PROPOSED REAR YARD FACADE
 WITH FLANKING ELEVATIONS

LPC-14

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