

■ *Ronnette Riley Architect*

**COMMUNITY BOARD AND LANDMARKS PRESERVATION  
COMMISSION REVIEW**

February 10, 2022

**GIBBONS RESIDENCE**

117 West 81st Street  
New York, NY

CNE-07-8995 (LPC-07-3936)





Stoop - 1921



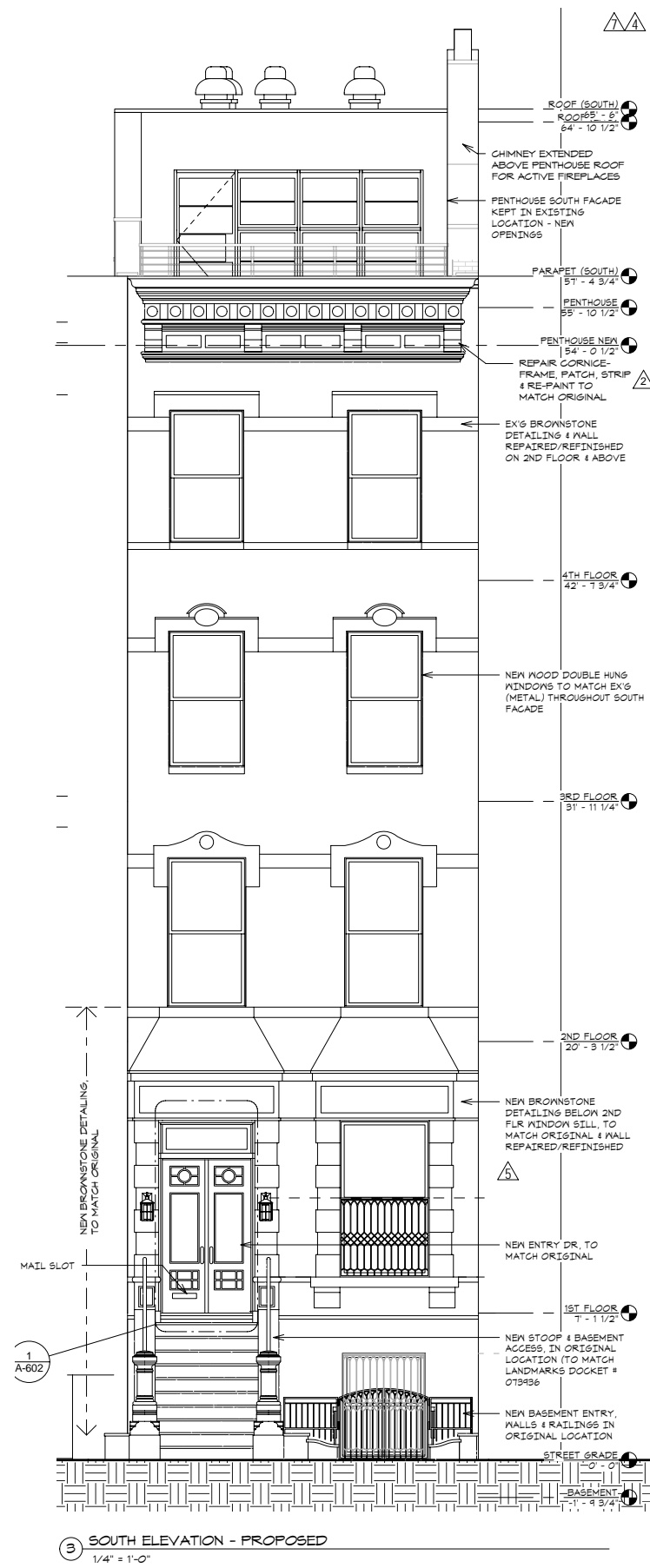
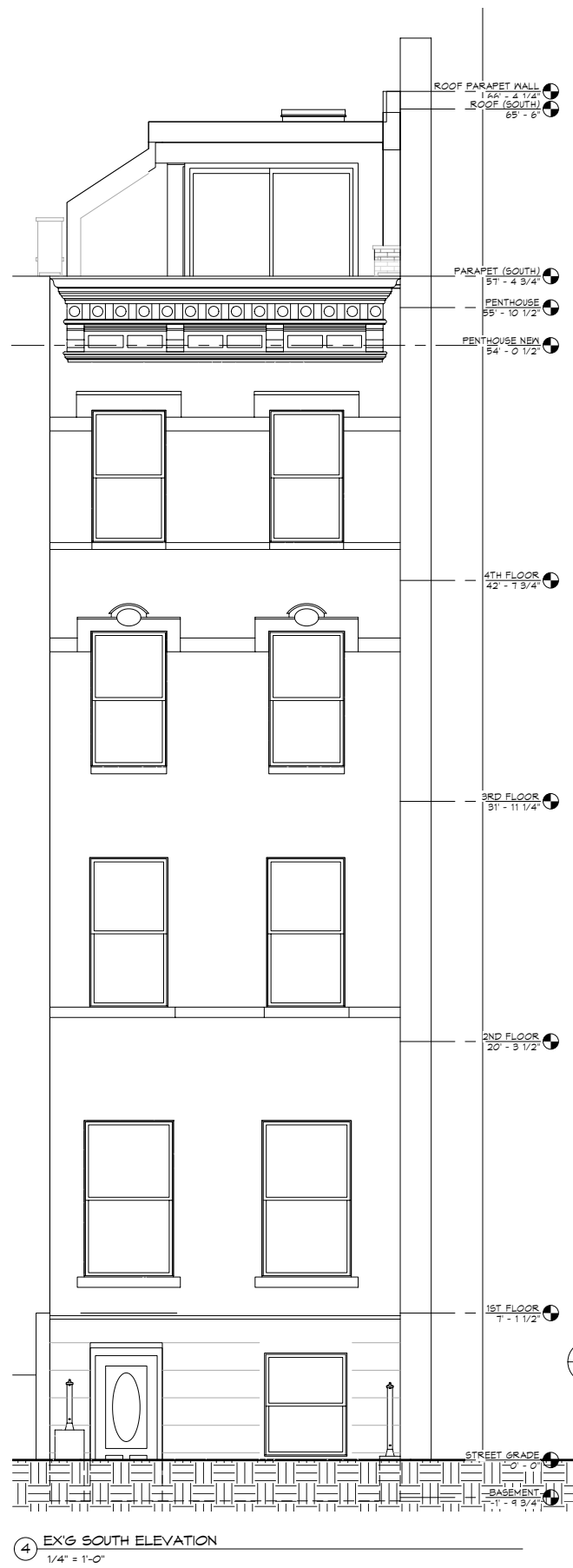
No Stoop - 1940s



No Stoop - 2006

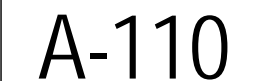


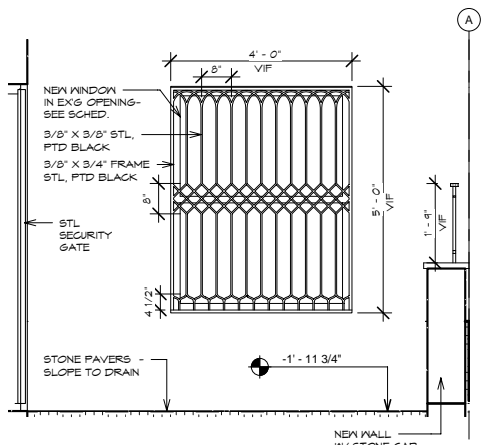
Stoop - 2022



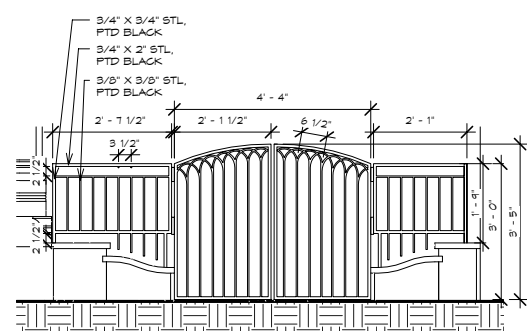
Approved LPC Facade Elevation September 20, 2009



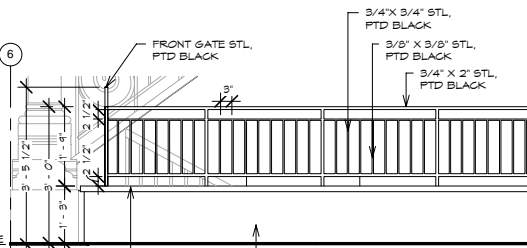




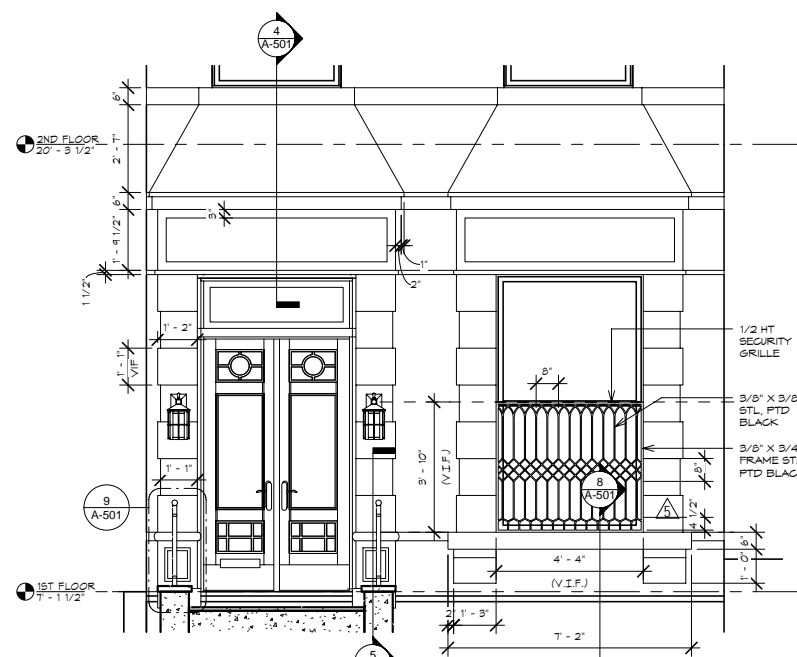
14 SOUTH ELEV. - BSMT WINDOW GRILLE  
1/2" = 1'-0"



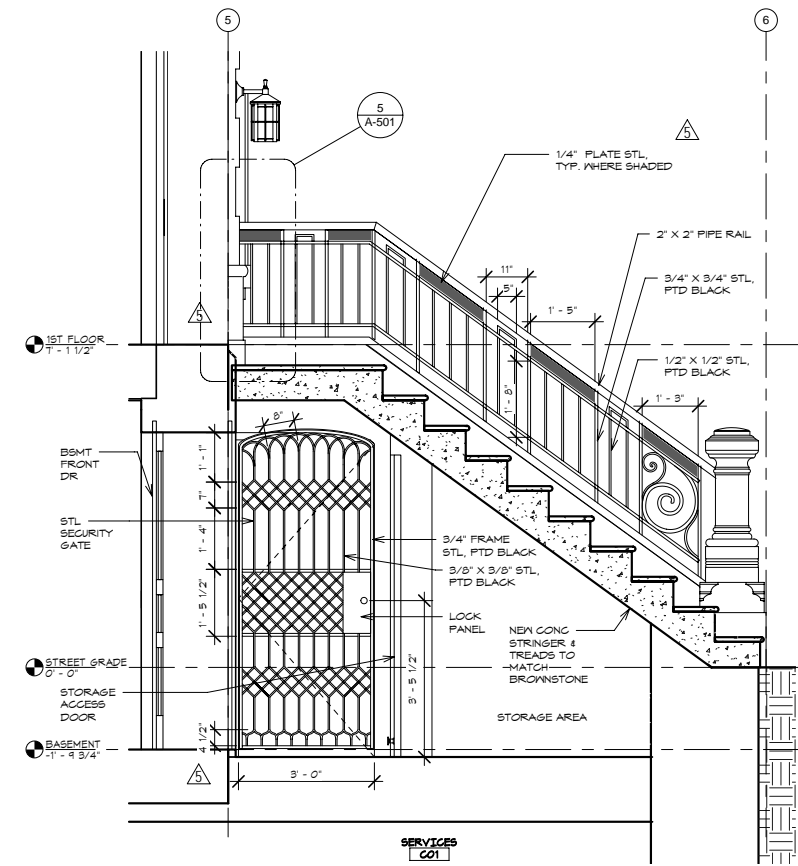
15 SOUTH ELEV. - FRONT GATE PROPOSED  
1/2" = 1'-0"



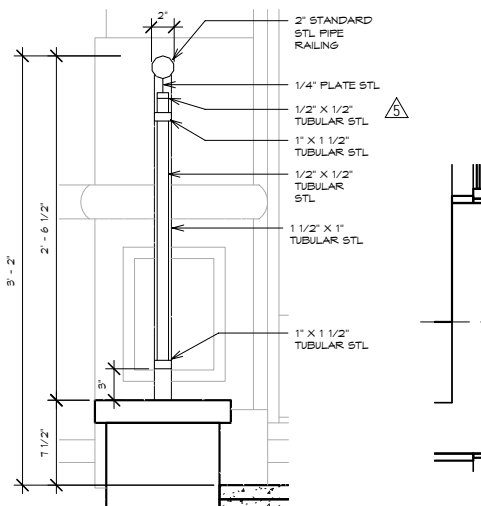
16 WEST FENCE  
1/2" = 1'-0"



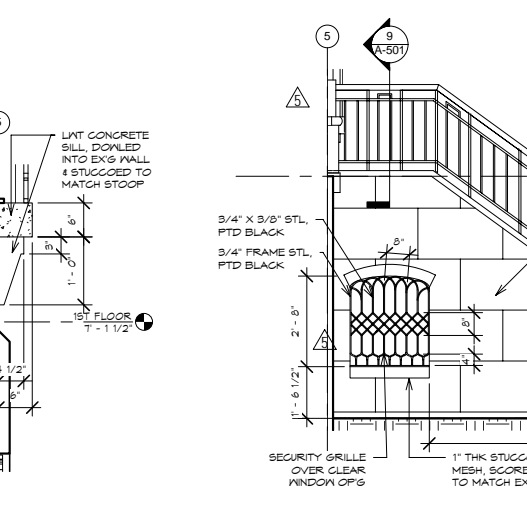
11 BROWNSTONE DETAILING  
3/8" = 1'-0"



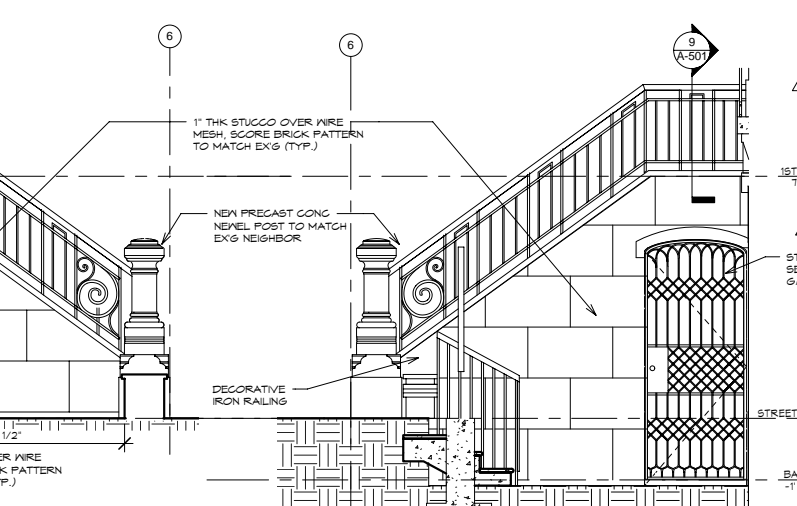
10 STOOP SECTION  
1/2" = 1'-0"



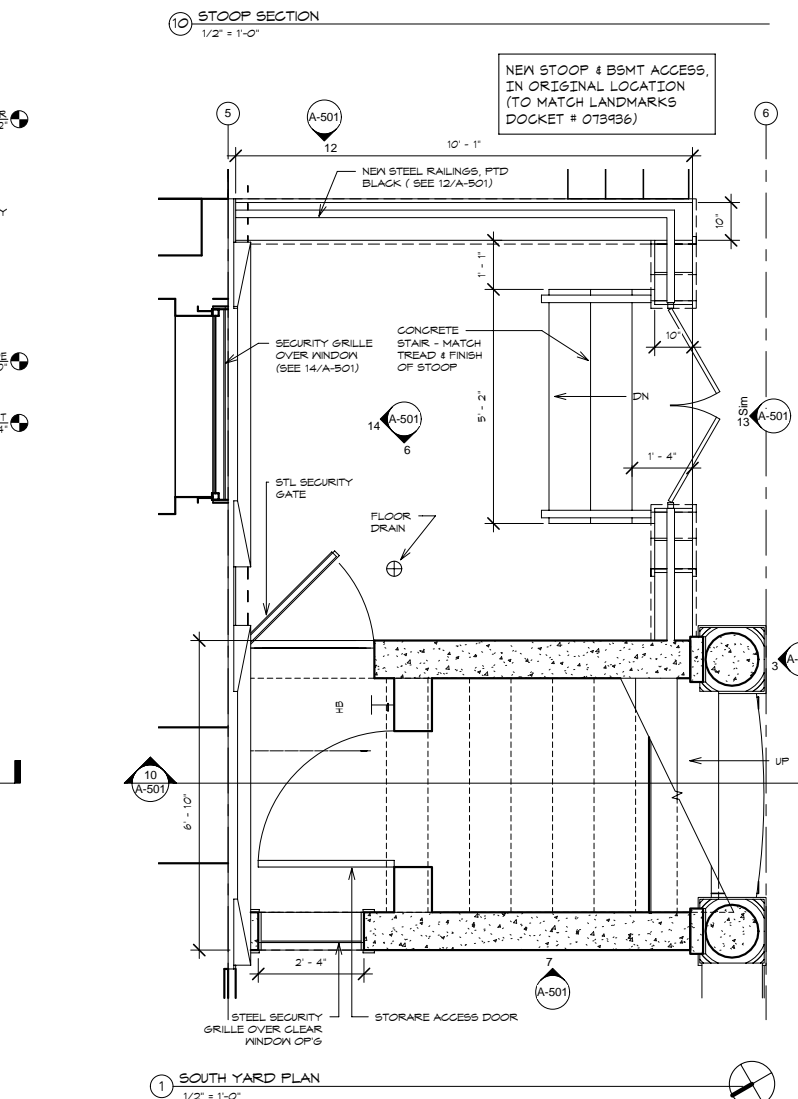
9 STOOP BALUSTRADE SECTION  
1 1/2" = 1'-0"



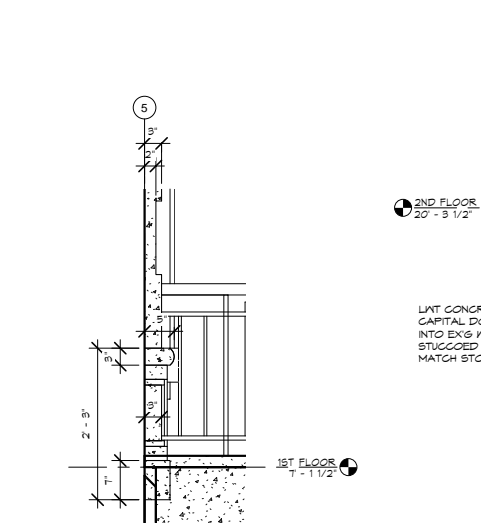
8 BROWNSTONE SILL SECTION  
3/4" = 1'-0"



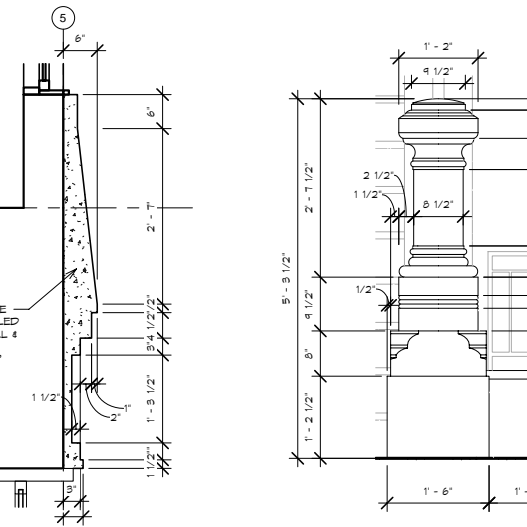
7 STOOP WEST ELEVATION  
3/8" = 1'-0"



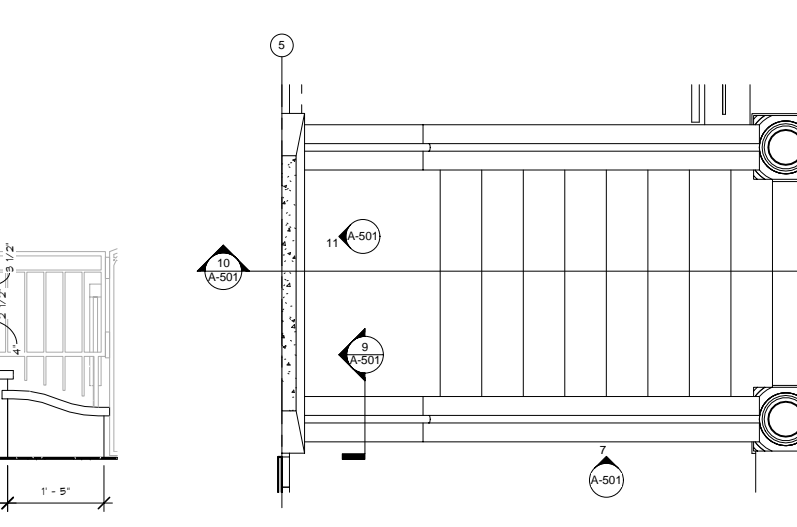
1 SOUTH YARD PLAN  
1/2" = 1'-0"



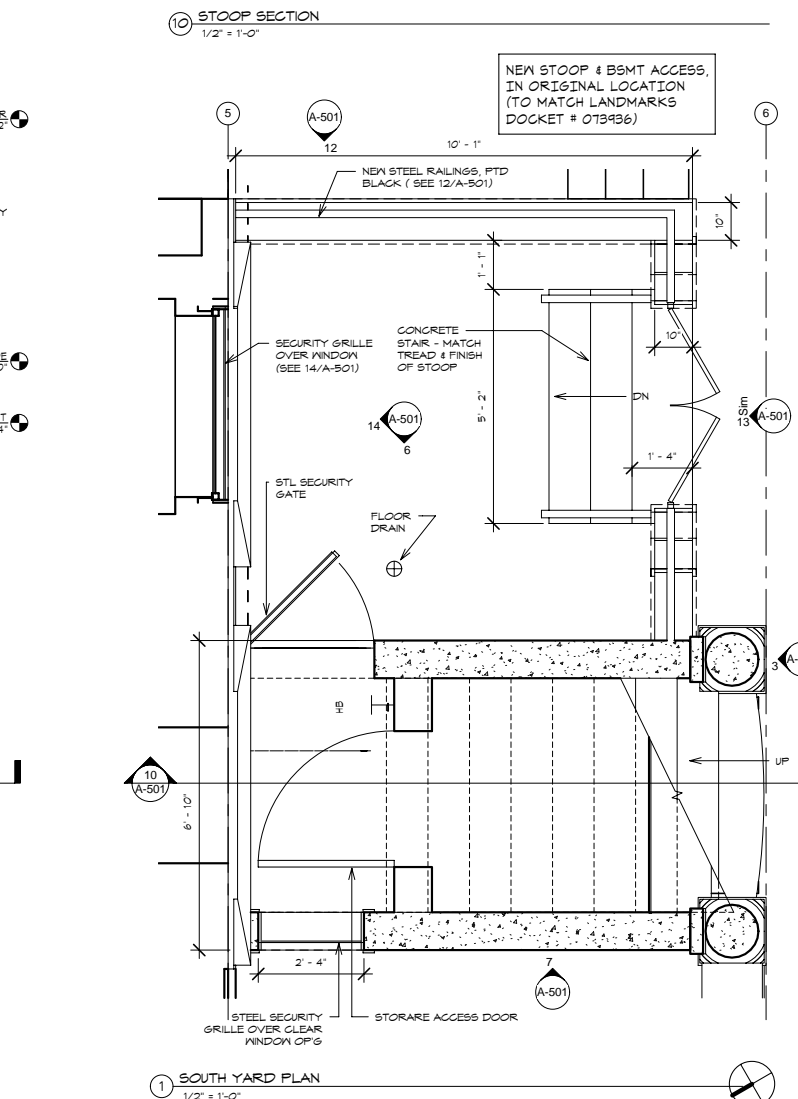
5 BROWNSTONE BASE SECTION  
3/4" = 1'-0"



4 BROWNSTONE CAPITAL SECTION  
3/4" = 1'-0"



2 STOOP NEVEL ELEVATION  
3/4" = 1'-0"



6 STOOP EAST ELEVATION  
3/8" = 1'-0"

Jenny Gibbons &  
Judy Rasmuson

117 West 81st Street  
New York, NY 10024

Conditions  
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Ronnette Riley Architect

Empire State Building  
350 Fifth Avenue #7401  
New York, NY 10118  
T: 212 594 4015  
F: 212 594 2868  
www.ronnetteriley.com

CONSULTANTS

MEP  
Fiskaa Engineering  
575 Eighth Ave 7th Fl.  
New York, NY 10018  
T: (212) 736-9600  
F: (212) 736-9020  
fiskaaengineering.com

Structural  
Robert Silman Assoc.  
88 University Pl, 10th Fl.  
New York, NY 10003  
T: (212) 620-7970  
F: (212) 620-8157  
www.rsapc.com

Elevator Consultant  
Van Dusen & Assoc.  
5 Regent St, Suite 524  
Livingston, NJ  
T: (873) 994-9220  
F: (873) 994-2538  
www.vdsassoc.com

Rev	Date	Issue
	09 Jan 2009	Issue For Bid
	13 Jan 2009	Issue For DOB/LPC
	13 Mar 2009	Addendum 05
	21 Aug 2009	Issue For Construct.
	01 Sep 2009	Issue For DOB/LPC
	05 Oct 2009	Issue For DOB/LPC

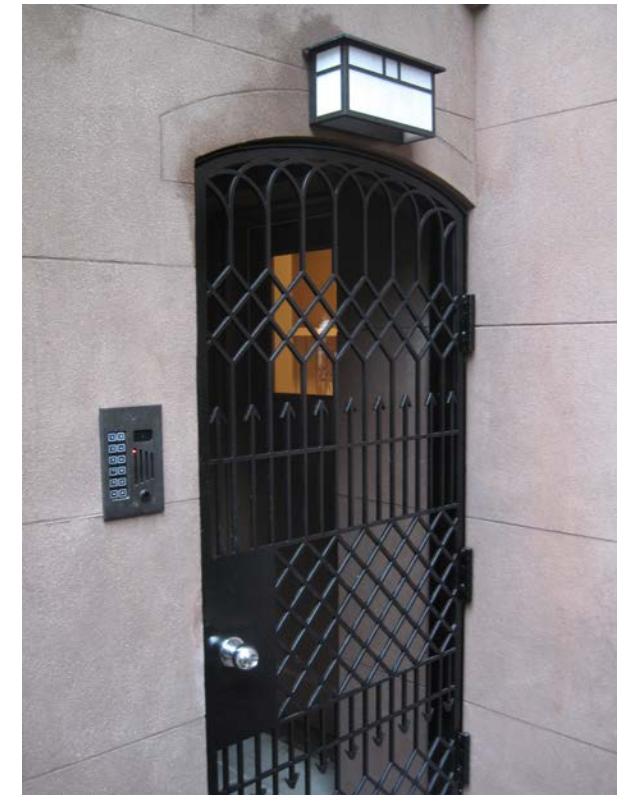
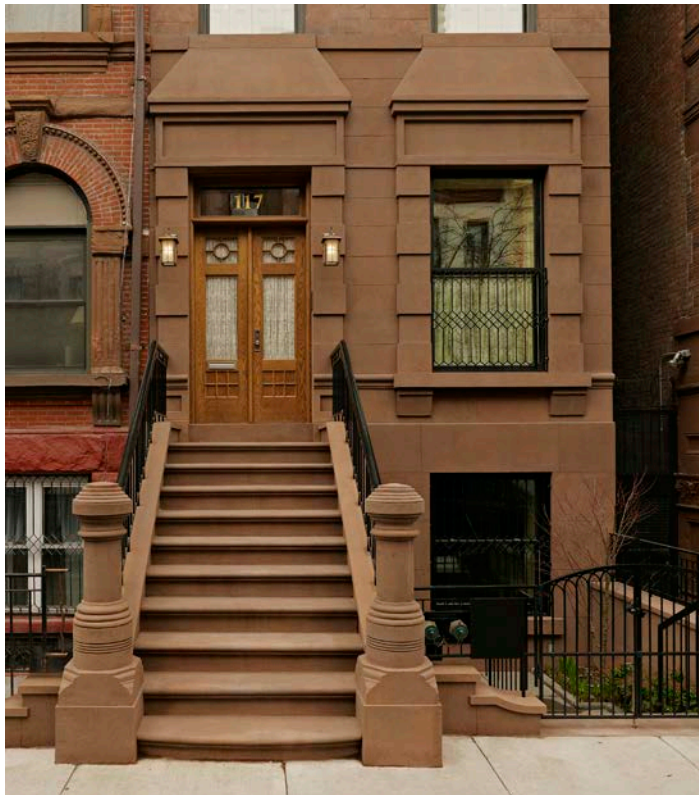
Date	12 Sept 2007
Scale	As indicated
Project Name	Gibbons
Project No.	2723

Title  
Stoop  
Construction  
Sheet  
A-501



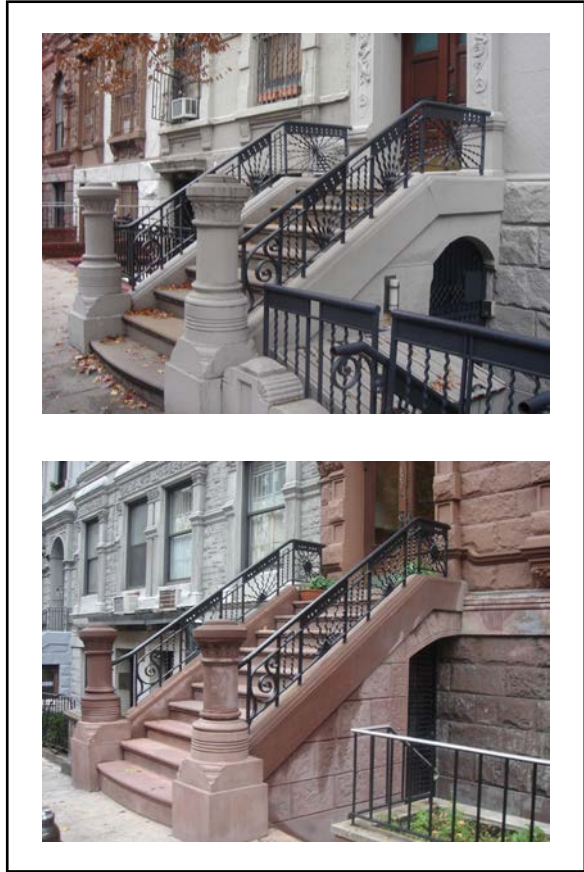


2006 Facade



2022 Facade

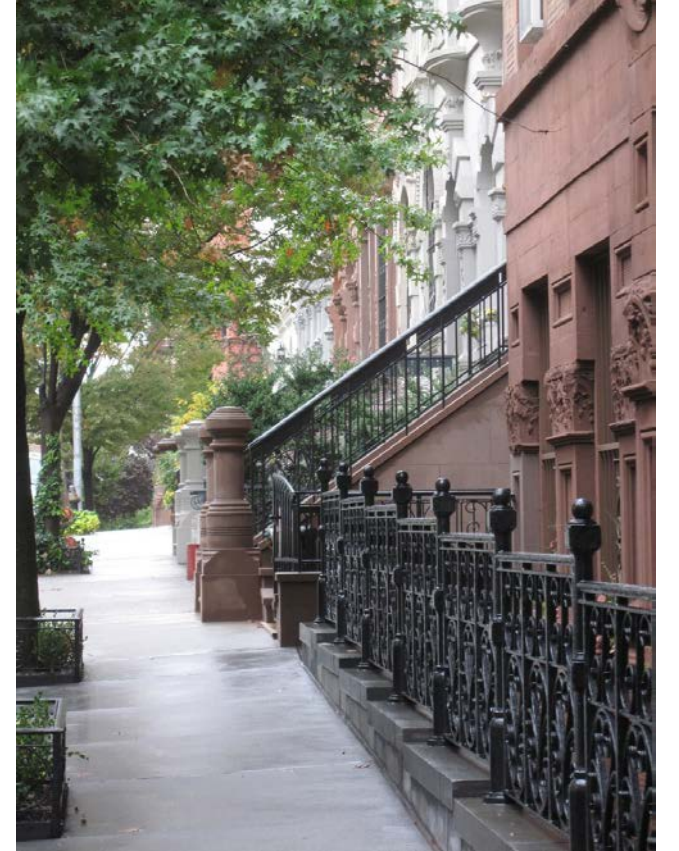




W81st Stoop Examples



117 West 81st St Streetscape



West 81st St Streetscape

117





Thank You!

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New York, NY