

51 WEST 70TH ST TOWNHOUSE RENOVATION

AGENDA

- CONTEXT & MAPS
- EXISTING CONDITIONS
- HISTORIC CONDITIONS
- PROPOSED ELEVATIONS
- PROPOSED CHANGES TO FRONT ELEVATION
- PROPOSED CHANGES TO REAR ELEVATION
- SECTIONS
- WINDOW DETAILS

PROJECT DATA

51 West 70th Street
Construction Date: 1890 - 1891
Architect / Builder: Gilbert A. Schellenger
Owner / Developer: George Ruddell
Major Alteration(s): None
Alteration Architect(s): None
Style(s): Renaissance Revival, Romanesque Revival
Material(s): Brownstone

Building Type: Row House
Original Use: Residential
Tax Block: 1123 Tax Lot: 10



LANG

285 W BROADWAY #300,
NEW YORK, NY 1001
3646.755.7700
WWW.LANGARCHITECTURE.COM

Client:
CONFIDENTIAL

Architect of Record
Lang Architecture
285 West Broadway
New York, NY 10012

Civil Engineer

Structural Engineer
Kyle Twitchell & Associates
729A Quincey St.
Brooklyn, NY 11211
206-383-8004

M/E/P Engineer
RJD Engineering LLC
590 Franklin Ave, Suite 4
Nutley NJ, 07110
973-661-5185

Lighting Consultant

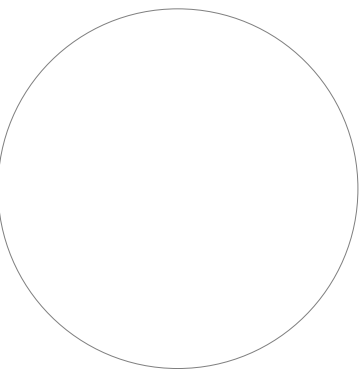
Zoning & Code Consultant
JM Zoning LLC
225 Broadway, Suite 1300
New York, NY 1007
212-964-4464

Landscape Architect

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LPC-01

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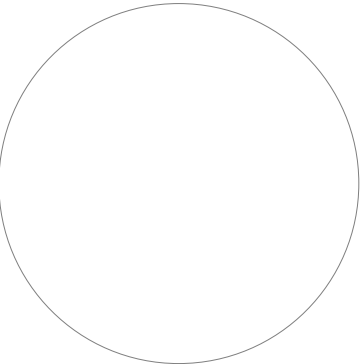
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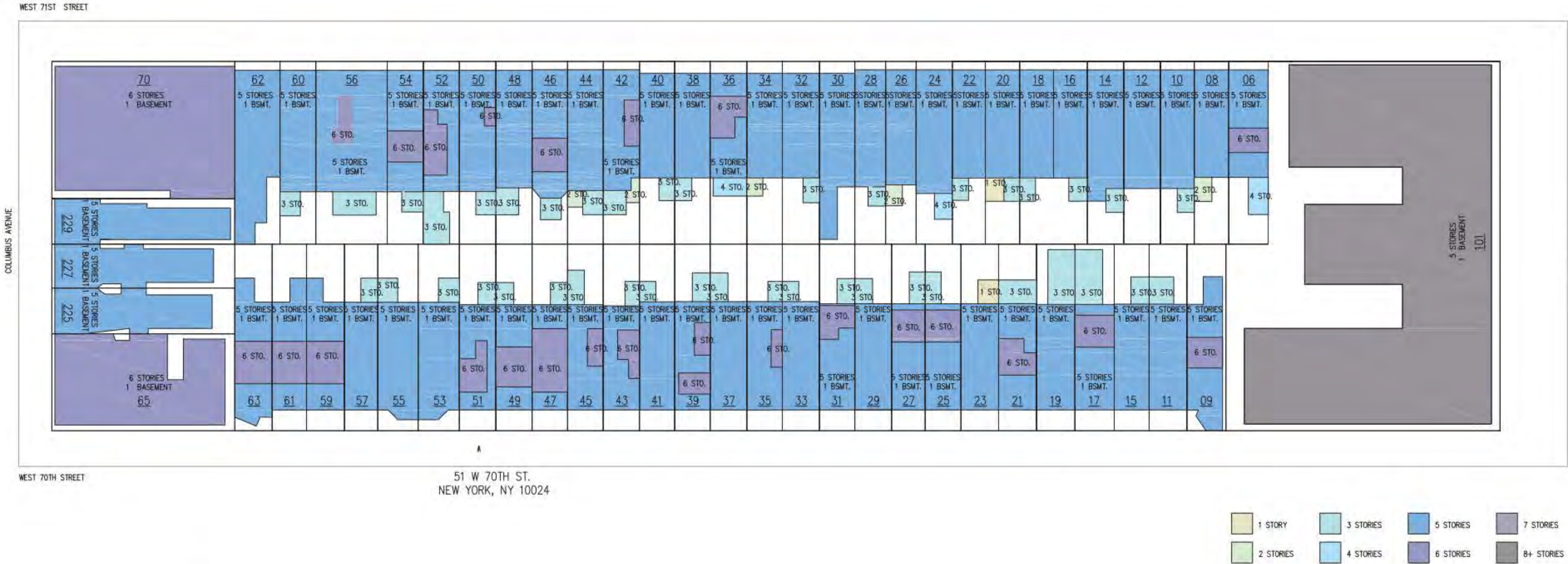
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BLOCK PLAN - EXISTING

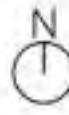
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LPC-02

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BLOCK PLAN
Scale 1/32"=1'-0"





1 PHOTOGRAPH CONTEXT
Scale N.T.S

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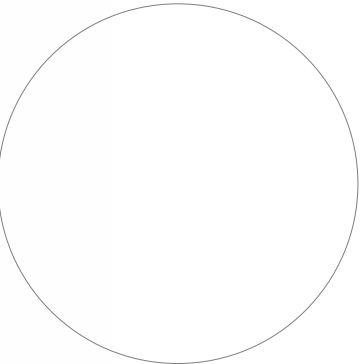
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**BLOCK PHOTOGRAPHS -
CONTEXT**

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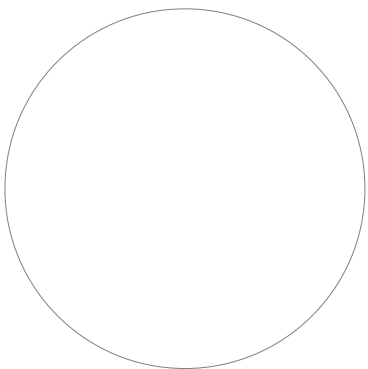
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Sheet Name:
**PHOTOGRAPHS - STREET
FACADE 1940**

Sheet Number:

LPC-04

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ORIGINAL ROW OF 5 TOWNHOUSES



51

49

MISALIGNED SILLS AND HEADERS @
PARLOR LEVEL OPENINGS ARE
NON-STANDARD FOR THIS BLOCK

ORIGINAL ROW OF 5 TOWNHOUSES



51

49

47

ROW OF 5 TOWNHOUSES ON SAME SIDE OF SAME BLOCK ON 70TH ST.



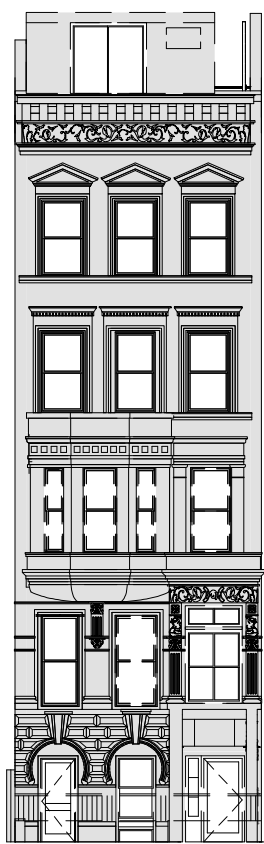
31

29

27

LEVEL SILLS &
HEADERS
@ PARLOR LEVEL
OPENINGS

LEVEL SILLS &
HEADERS
@ PARLOR LEVEL
OPENINGS



1 LPC KEY ELEVATION
1/16" = 1'-0"

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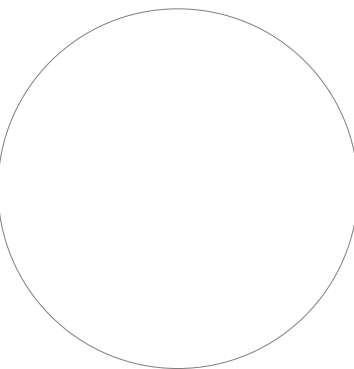
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**PHOTOGRAPHS - STREET
FACADE 2011**

Sheet Number:

LPC-05

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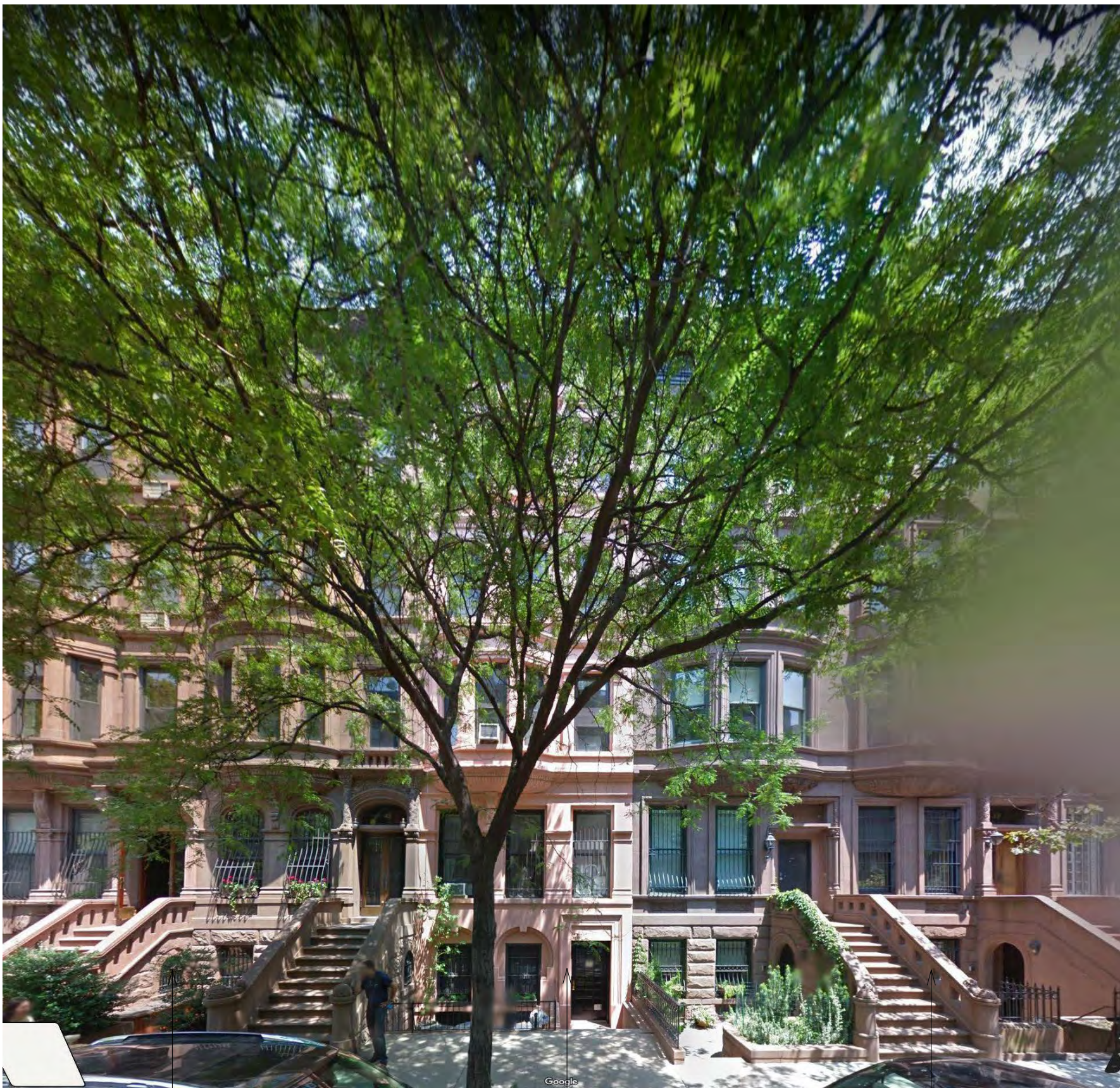


51

49

47

MISALIGNED SILLS AND HEADERS @
PARLOR LEVEL OPENINGS ARE
ATYPICAL FOR THIS BLOCK



45

43

41

LEVEL SILLS &
HEADERS
@ PARLOR LEVEL
OPENINGS



31

29

27

25

LEVEL SILLS &
HEADERS
@ PARLOR LEVEL
OPENINGS

LEVEL SILLS &
HEADERS
@ PARLOR LEVEL
OPENINGS

LEVEL SILLS &
HEADERS
@ PARLOR LEVEL
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HEADERS
@ PARLOR LEVEL
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Scale: 1/4" = 1'-0"
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**EXISTING ROW
ELEVATION**

Sheet Number:

LPC-06

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51

49

47

45

43

1 STREET ELEVATION - ORIGINAL ROW
1/4" = 1'-0"

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Checked By: DL
Project No: Project Number

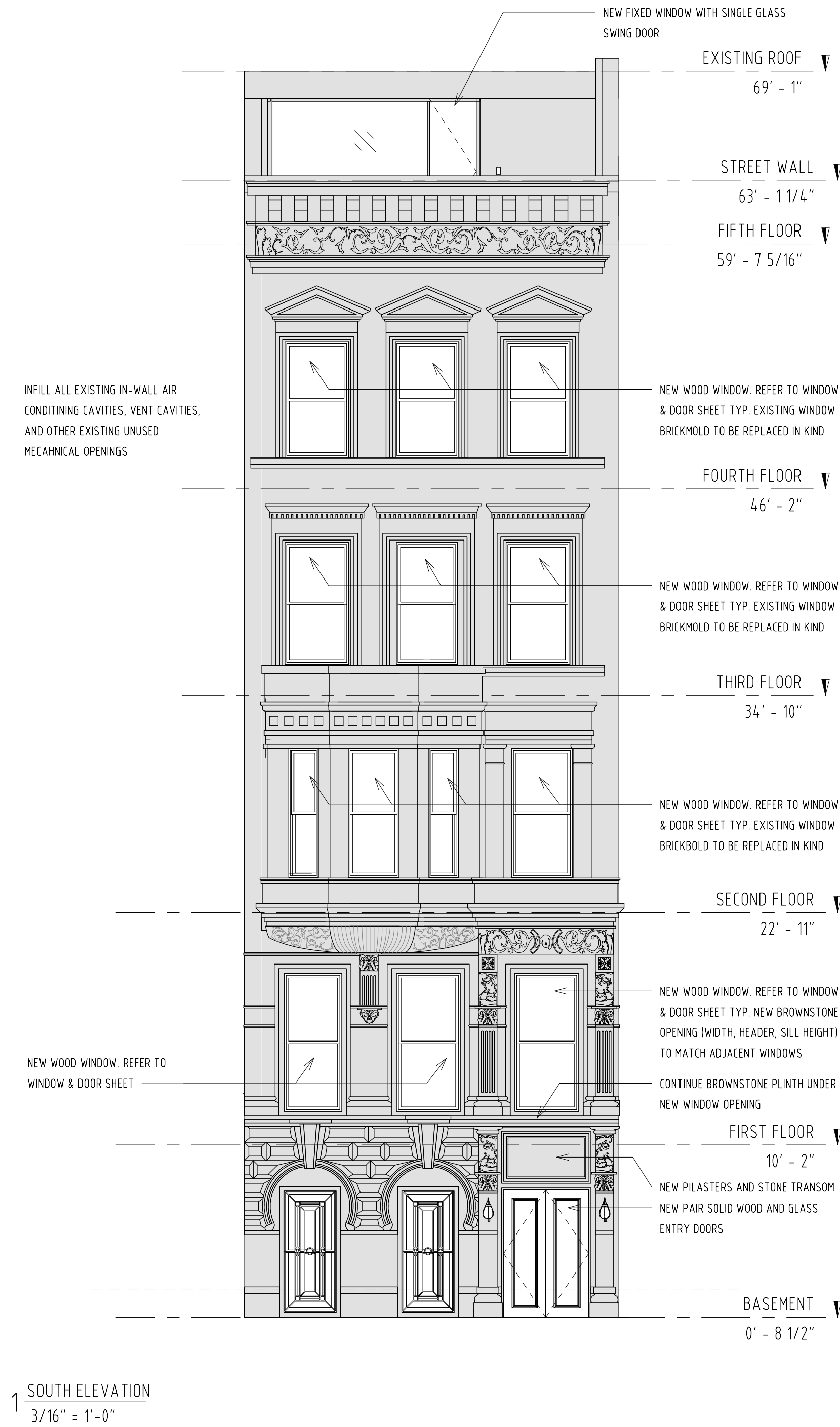
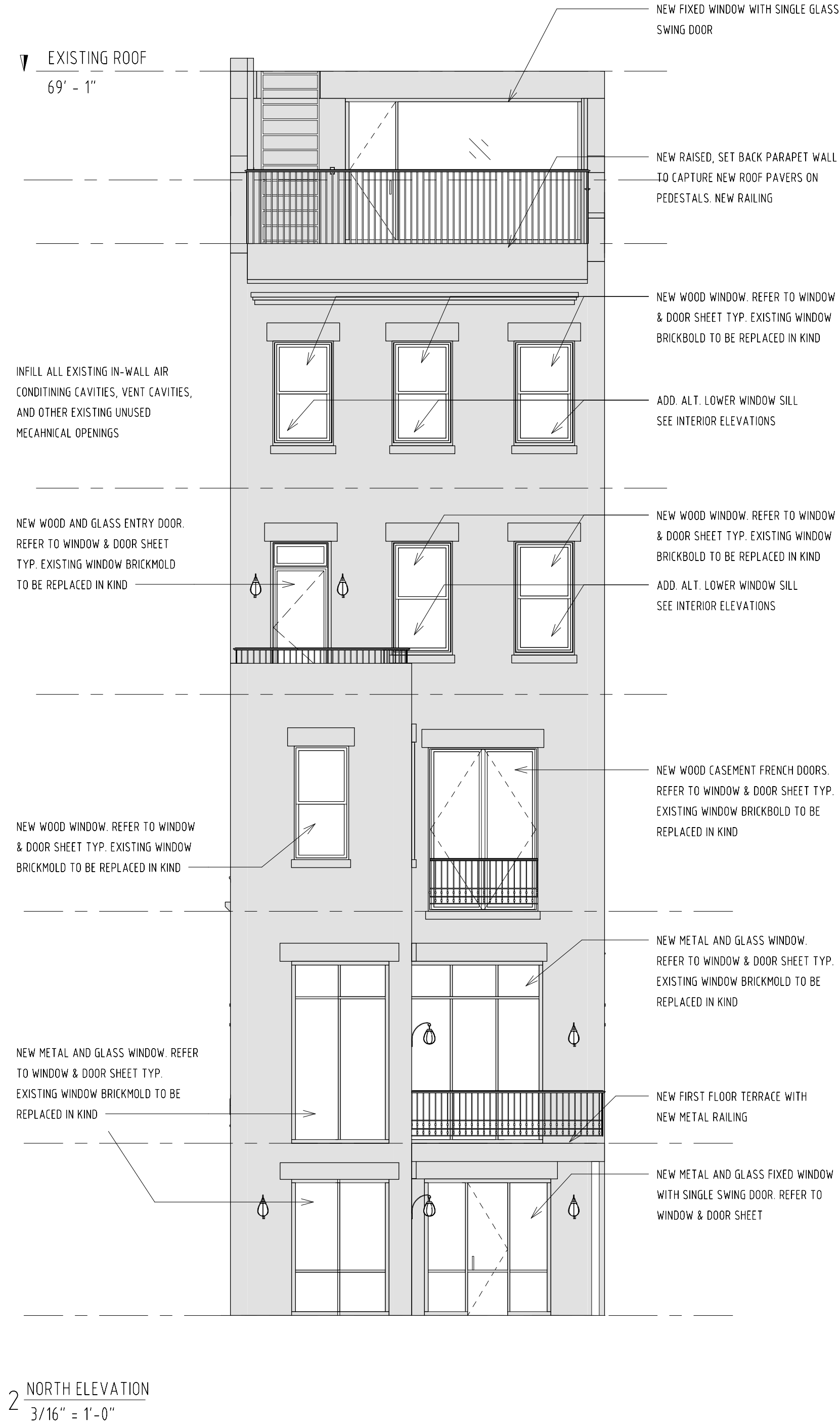
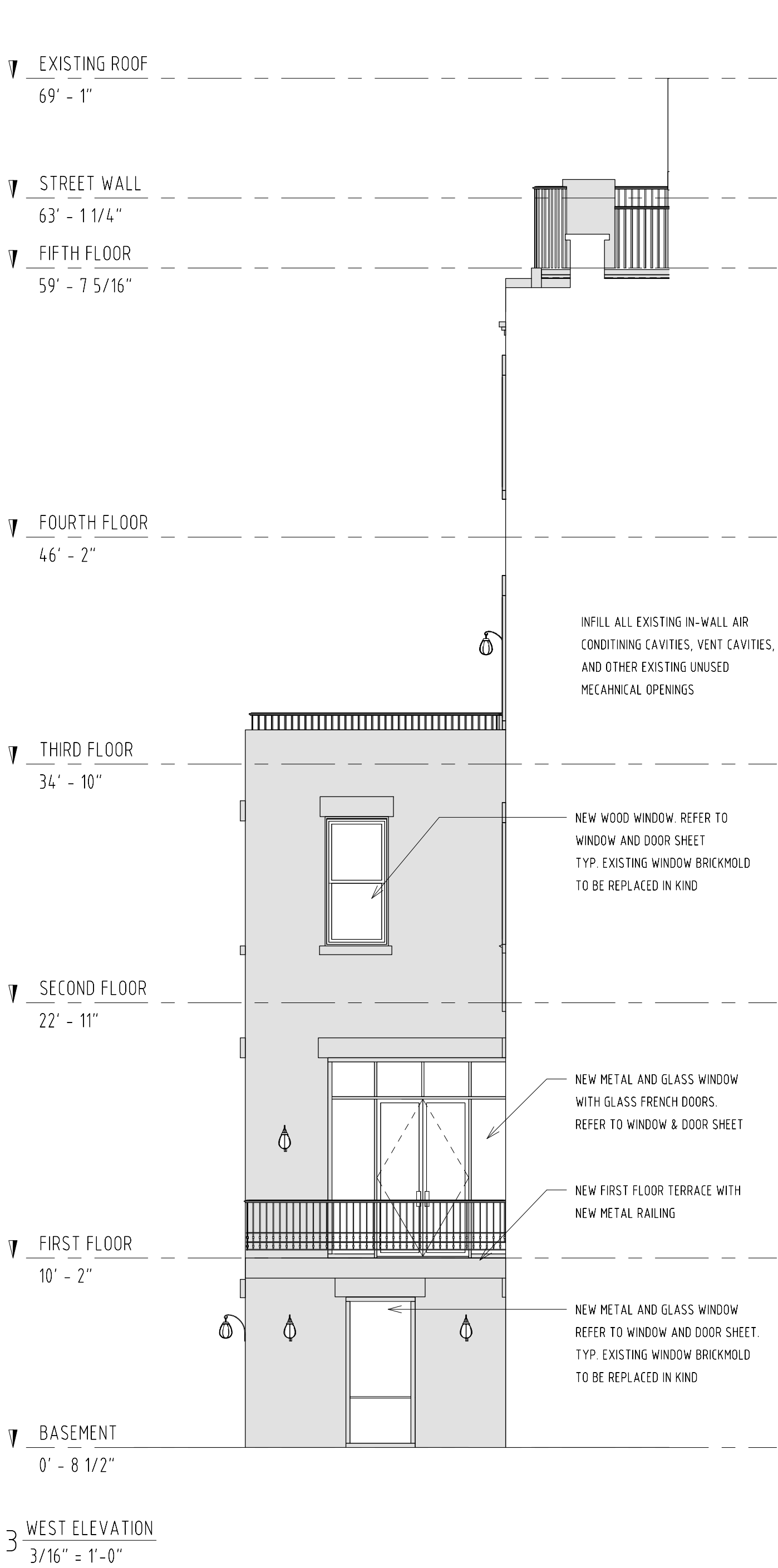
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PROPOSED ELEVATIONS

Sheet Number:

LPC-07

Sheet No: of M00657589-11



GENERAL NOTES:

1. ALL EXISTING WINDOWS TO BE REMOVED.
2. ANY PLUMBING AND MECHANICAL WORK ON THESE PLANS IS FOR REFERENCE ONLY. ALL PLUMBING WORK TO BE FILED SEPERATELY ON DOB NOW.
3. INFILL ALL EXISTING IN-WALL AIR CONDITNING CAVITIES, VENT CAVITIES, AND OTHER EXISTING UNUSED MECAHNICAL OPENINGS

LEGEND:

- EXISTING EXTERIOR WALL
- NEW EXTERIOR WALL TO MATCH EXISTING

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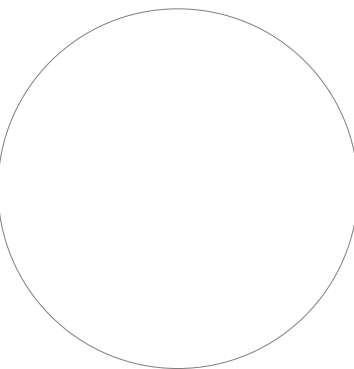
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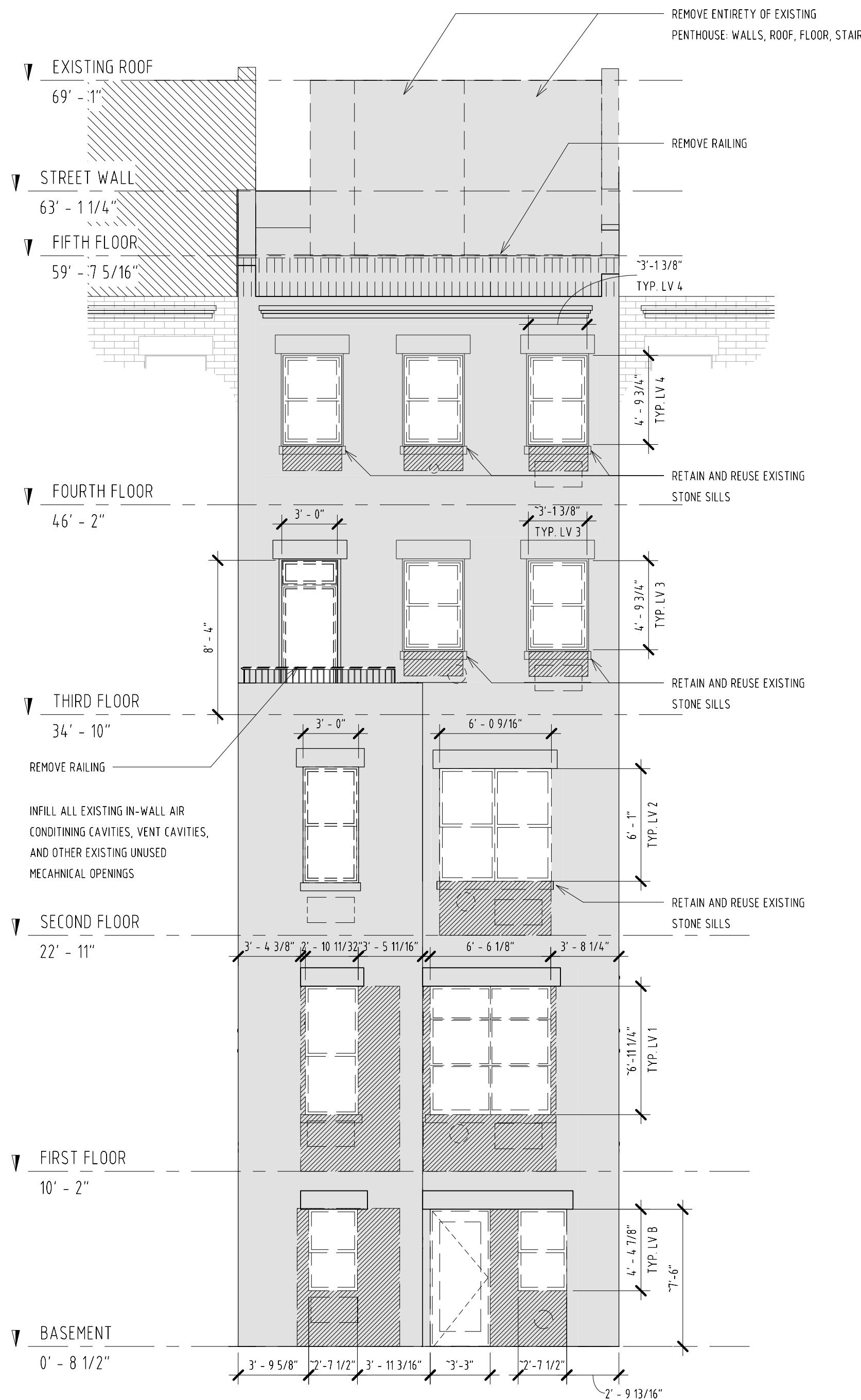
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**NORTH ELEVATION -
EXIST. VS. PROPOSED**

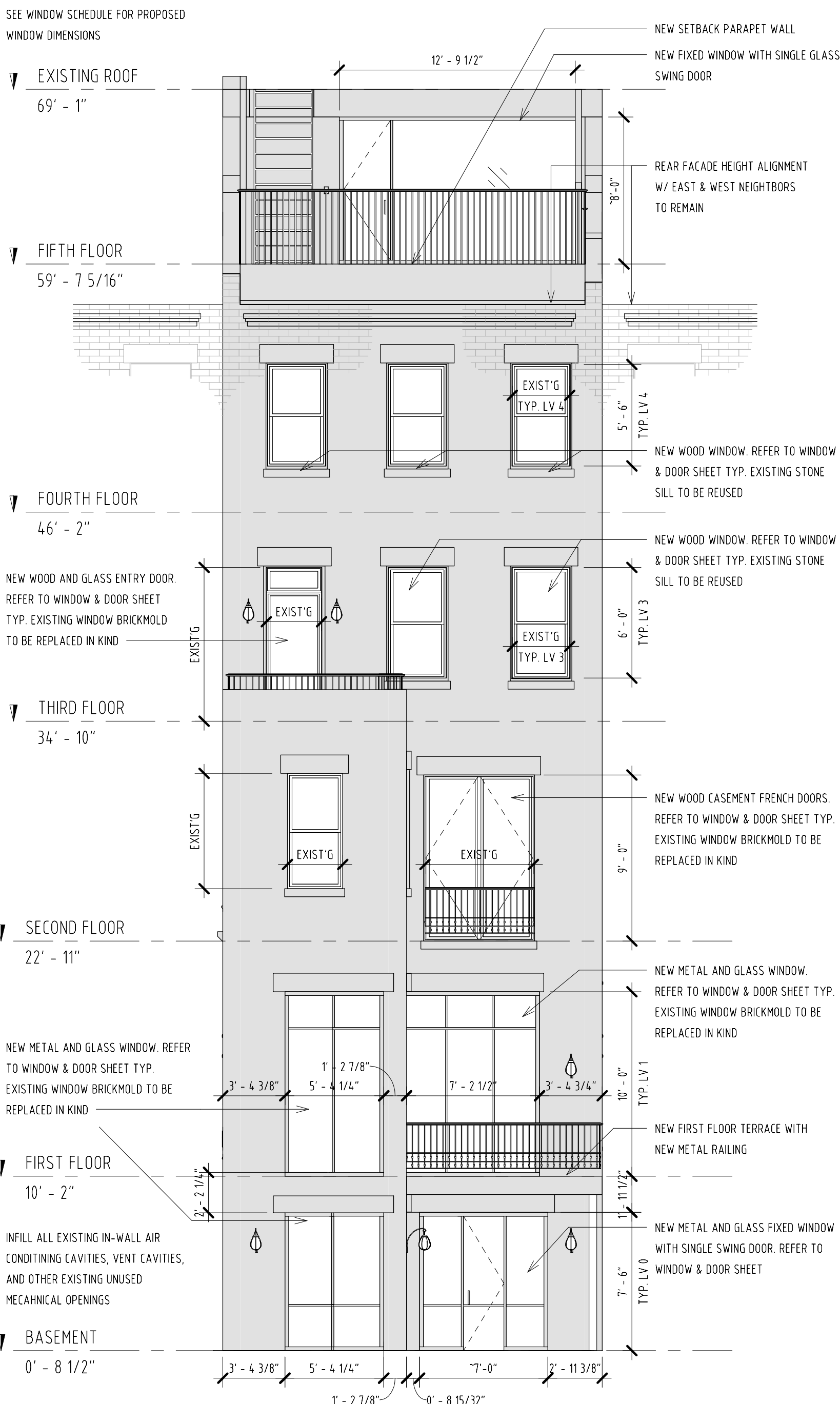
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2 NORTH ELEVATION - EXISTING
3/16" = 1'-0"



1 NORTH ELEVATION - PROPOSED
3/16" = 1'-0"

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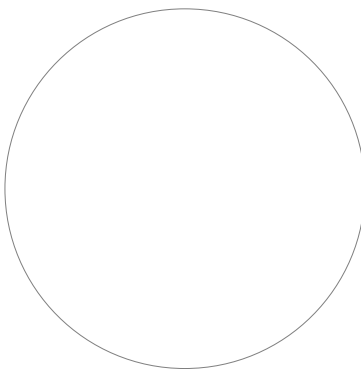
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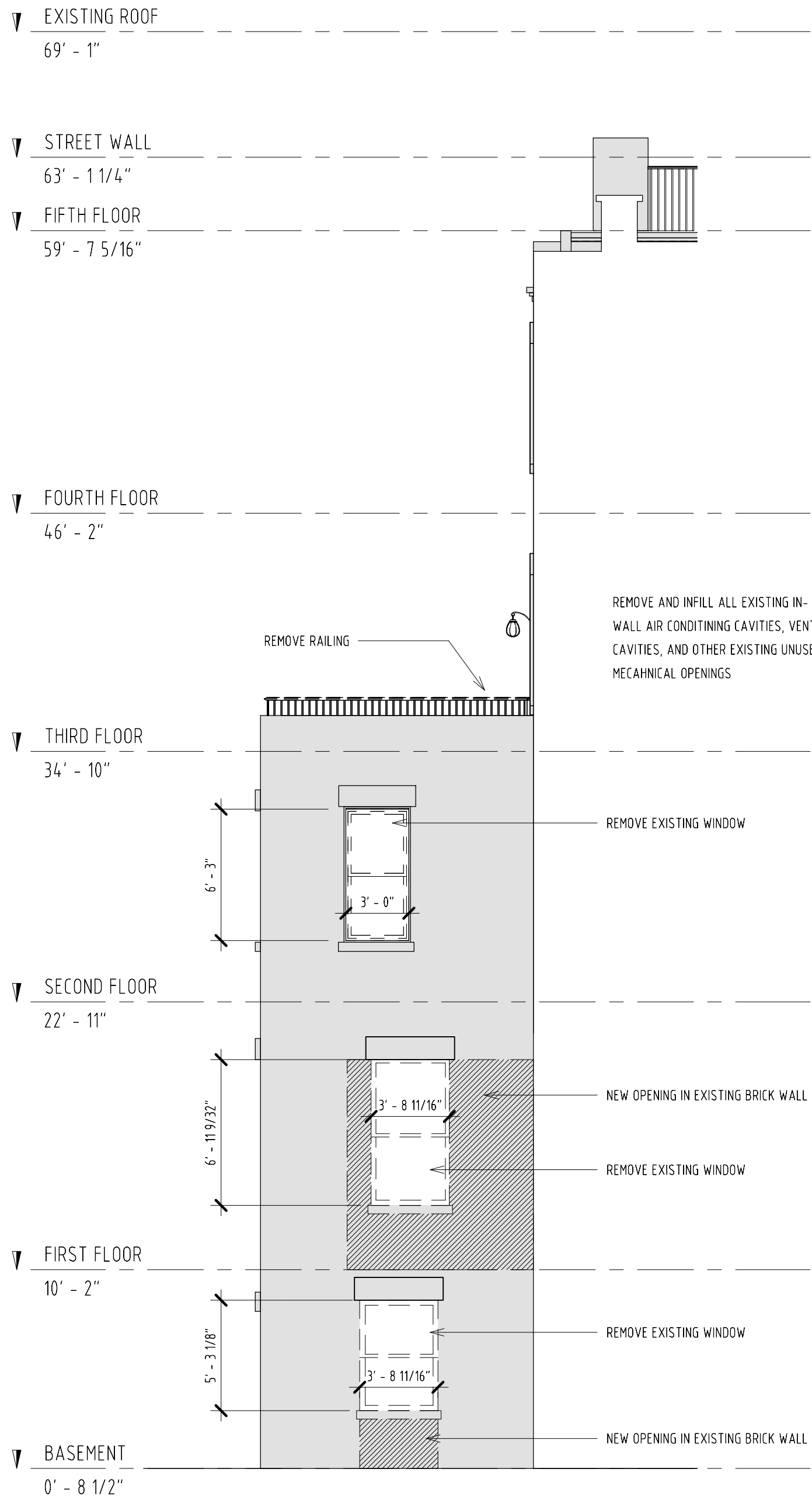
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Project No: Project Number

Sheet Name:
**WEST ELEVATION - EXIST.
VS. PROPOSED**

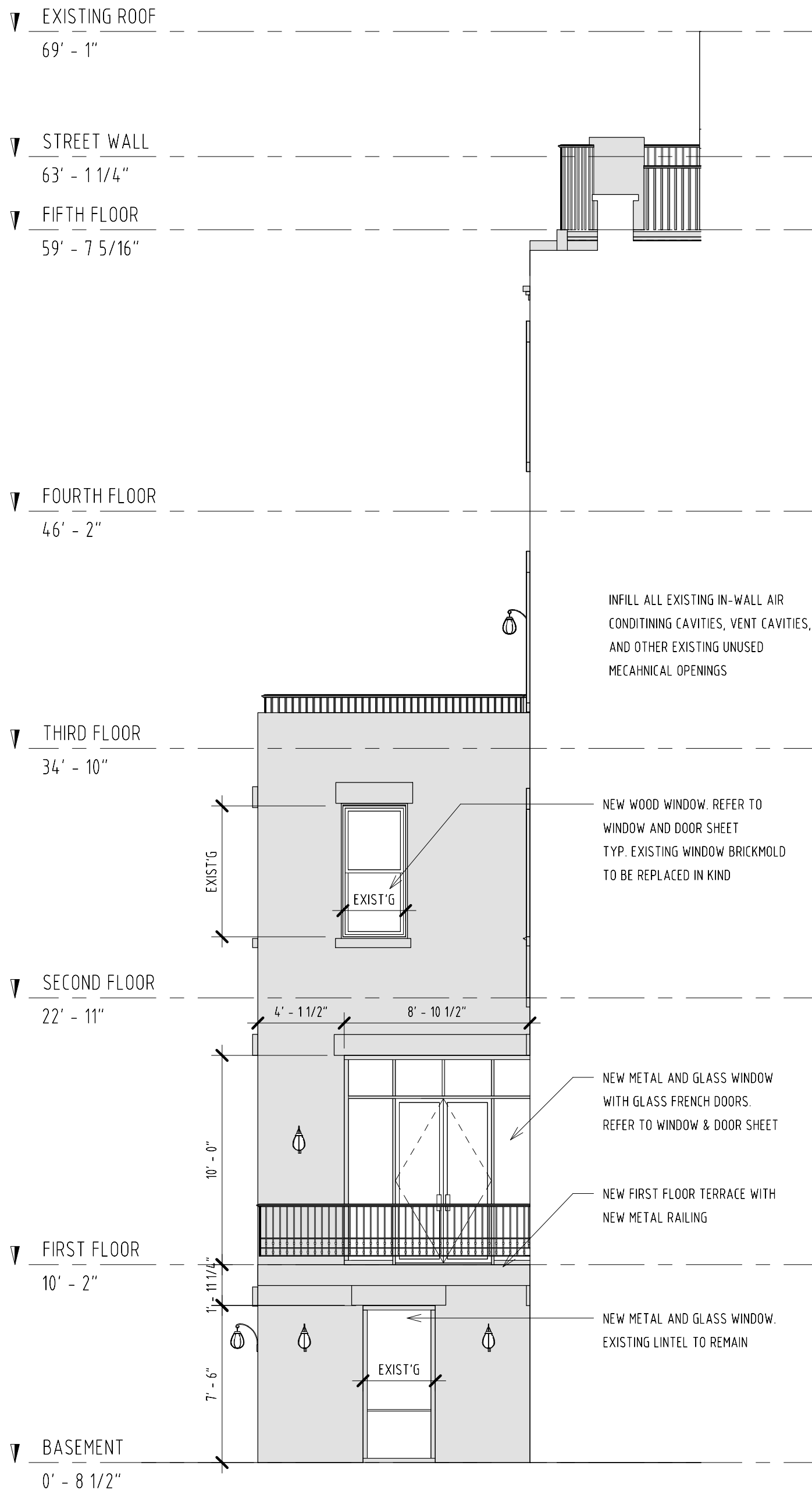
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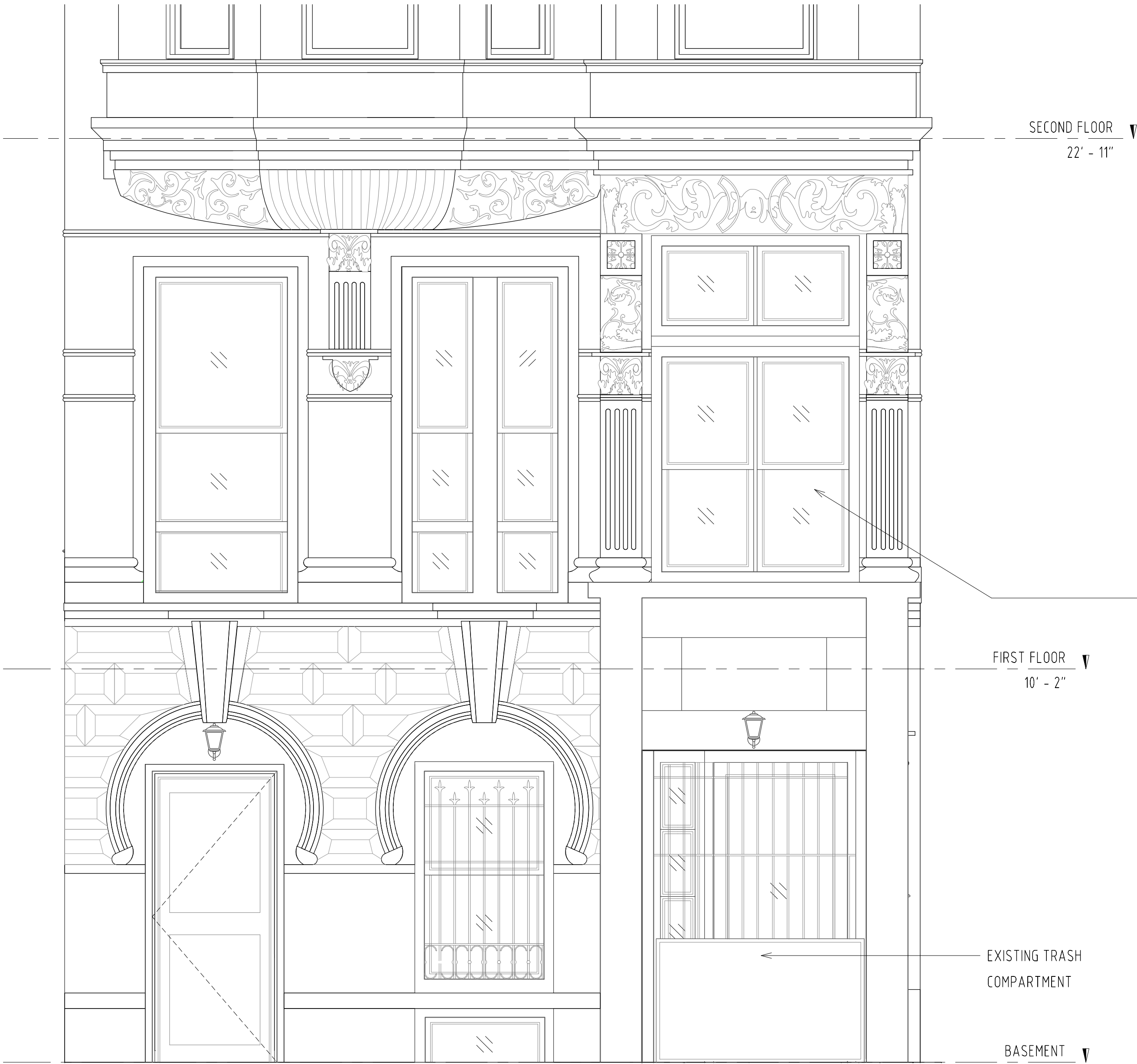
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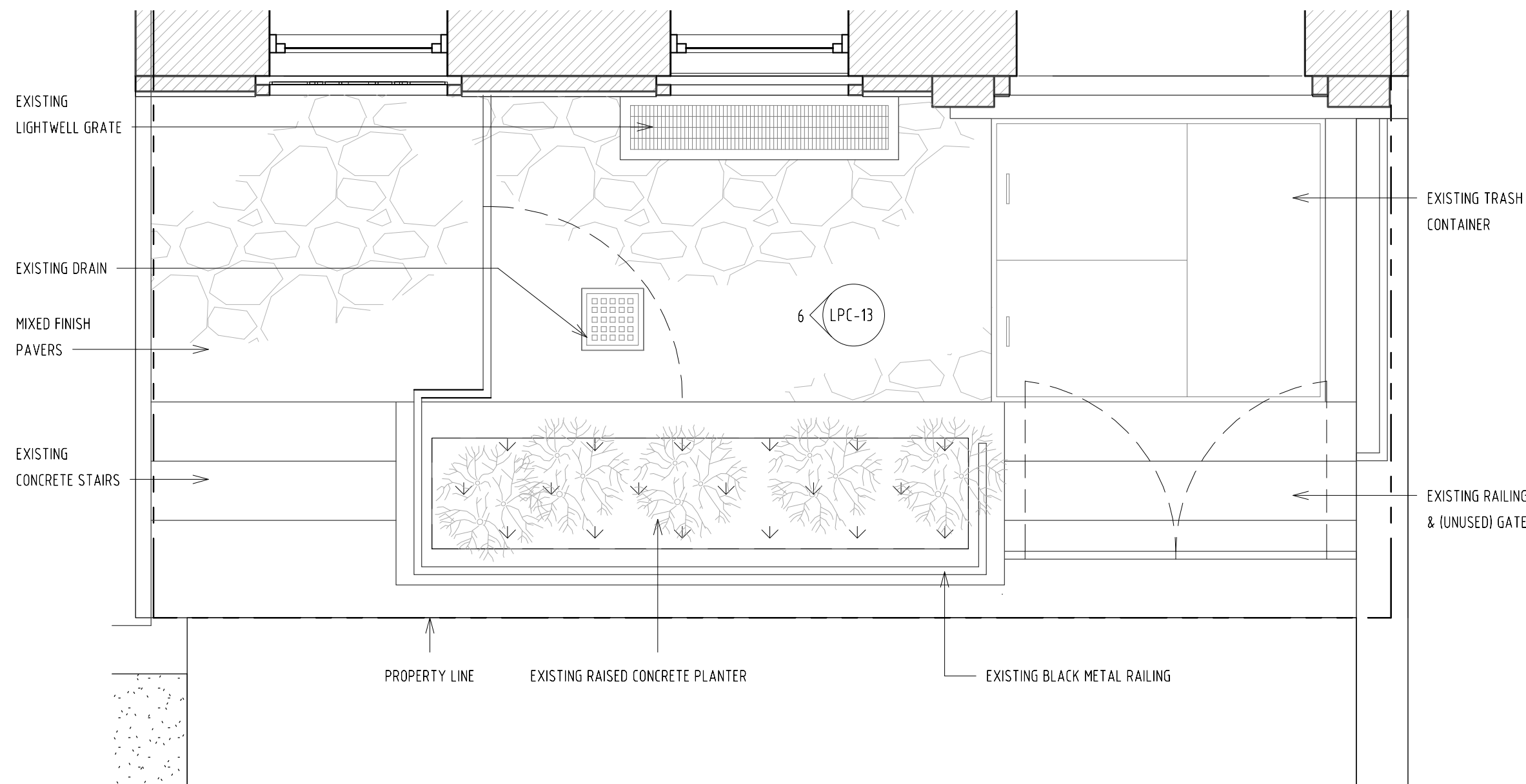
2 WEST ELEVATION - EXISTING
3/16" = 1'-0"



1 WEST ELEVATION - PROPOSED
3/16" = 1'-0"



1 SOUTH ELEVATION- EXISTING
1/2" = 1'-0"



4 FRONT GARDEN - ENLARGED PLAN EXISTING
1/2" = 1'-0"



EXISTING FIRST FLOOR WINDOW



EXISTING FRONT AREA WAY



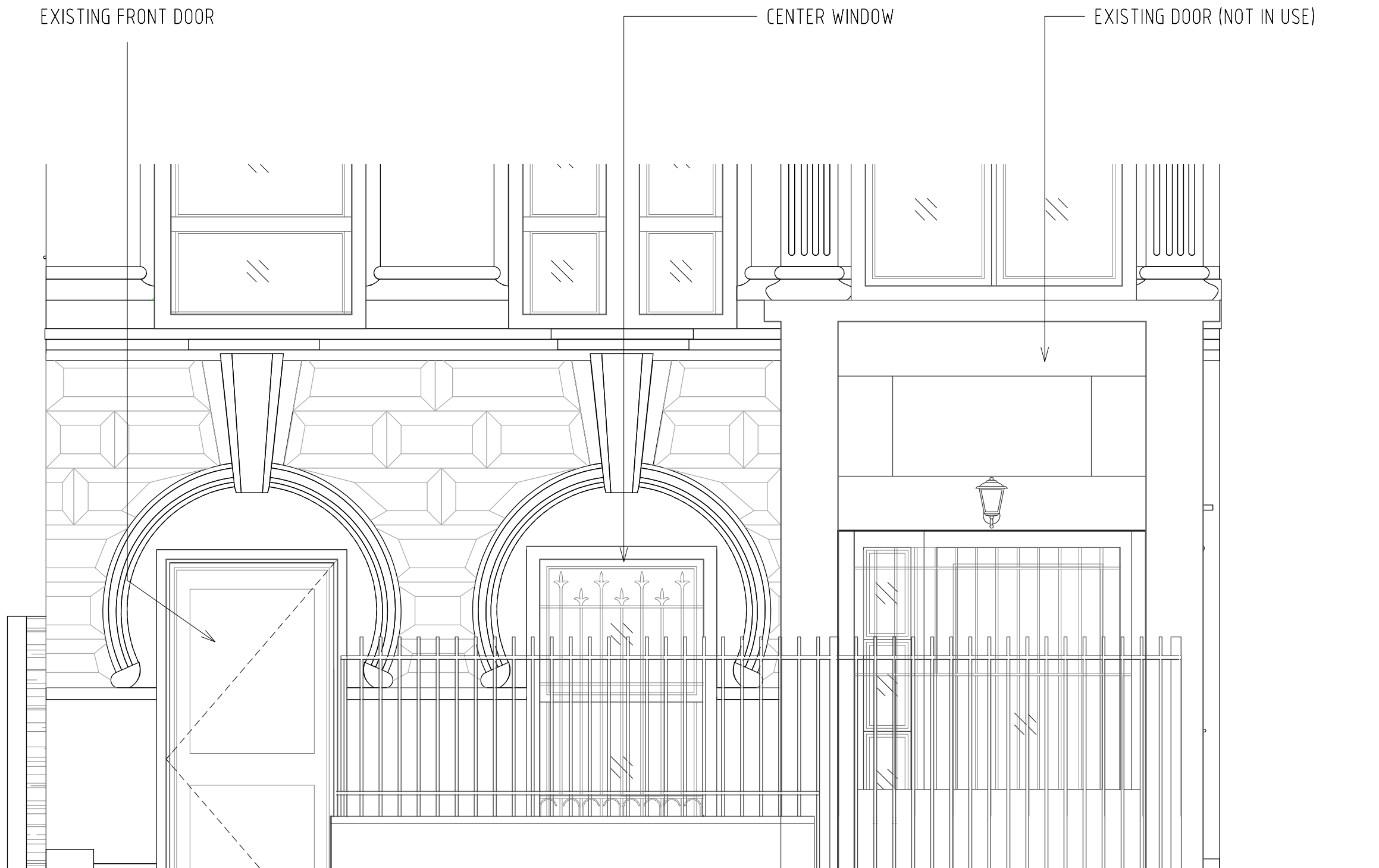
EXISTING FRONT DOOR



CENTER WINDOW



EXISTING DOOR (NOT IN USE)



2 SOUTH ELEVATION - VIEW FROM SIDEWALK
1/2" = 1'-0"

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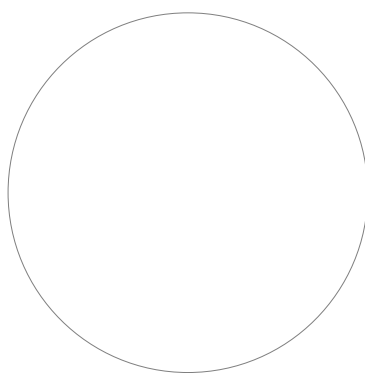
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Scale: 1/2" = 1'-0"
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**ENLARGED ELEVATION
FRONT - PROPOSED**

Sheet Number:
LPC-12

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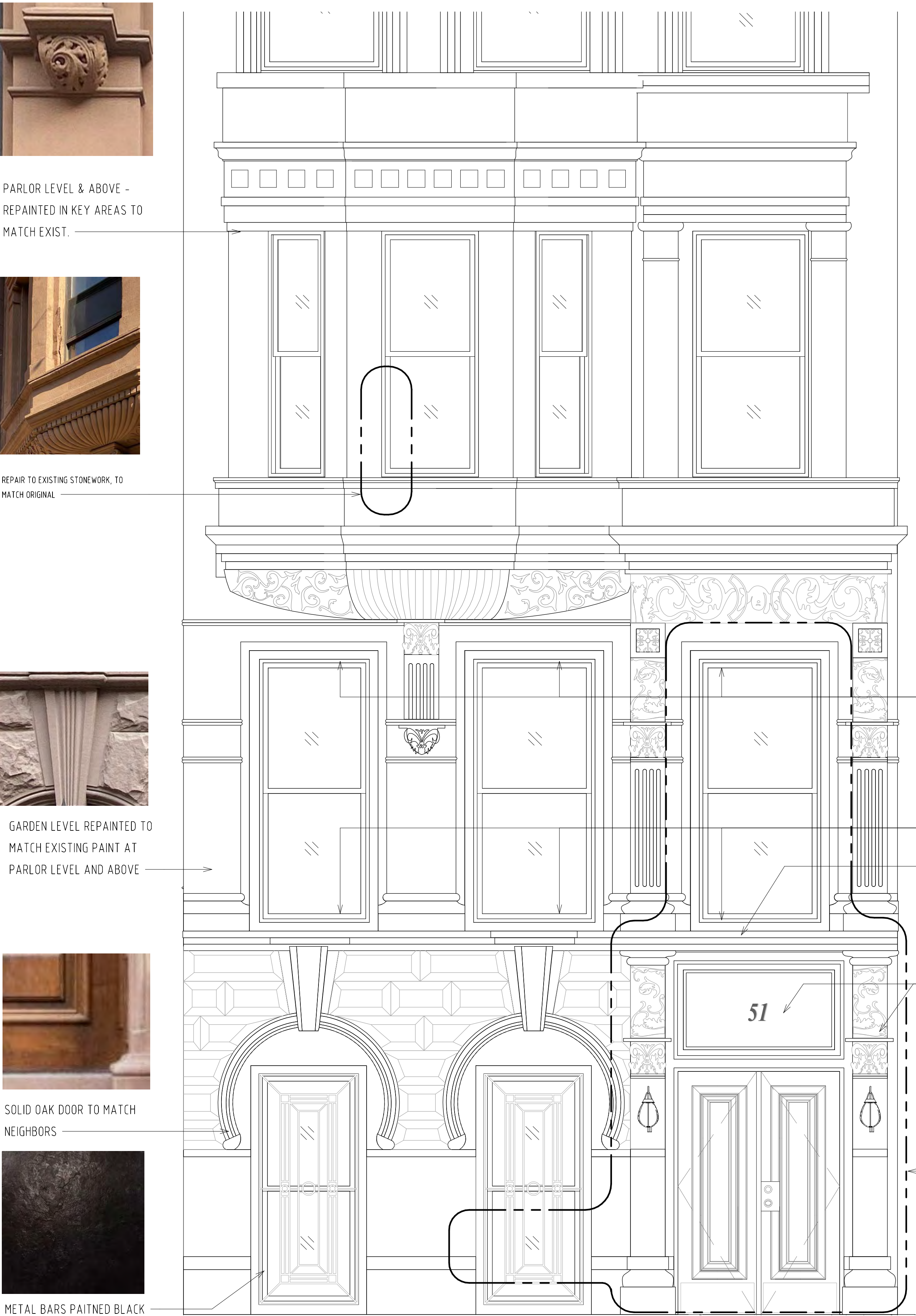
PRECEDENTS FOR CONSISTENTLY LEVEL SILLS AND HEADERS AT PARLOR LEVEL



PRECEDENT: 41 W. 70TH ST. (ABOVE)
HEADERS AND SILL ALIGNED AT
PARLOR AND GARDEN LEVELS



PRECEDENT: 31 & 29 70TH ST. (ABOVE, LEFT & CENTER)



PARLOR LEVEL & ABOVE -
REPAINTED IN KEY AREAS TO
MATCH EXIST.



REPAIR TO EXISTING STONEWORK, TO
MATCH ORIGINAL



GARDEN LEVEL REPAINTED TO
MATCH EXISTING PAINT AT
PARLOR LEVEL AND ABOVE



SOLID OAK DOOR TO MATCH
NEIGHBORS



METAL BARS PAINTED BLACK

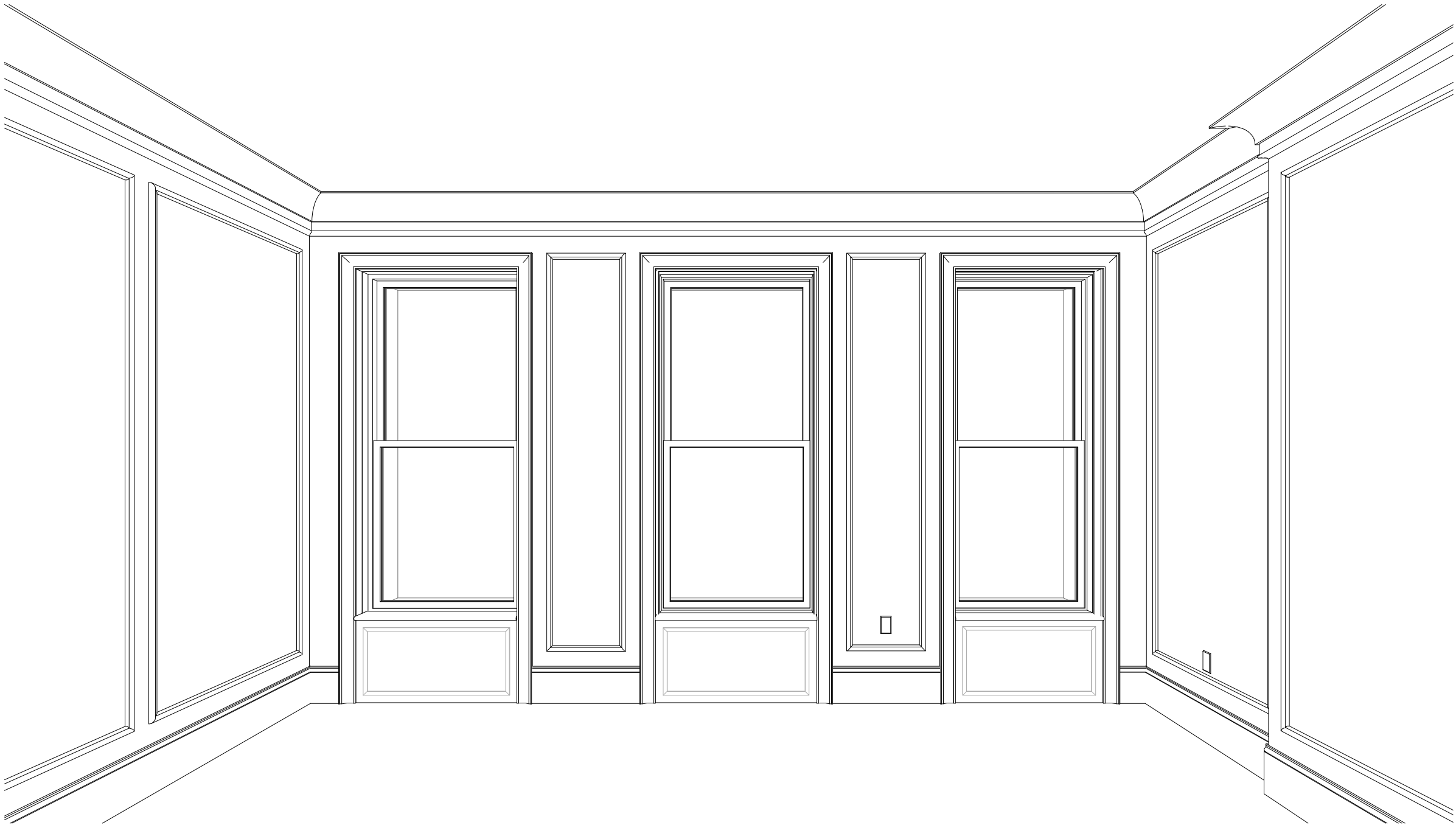
ALIGN FORMER PARLOR ENTRY HEADER
WITH EXISTING PARLOR LEVEL WINDOWS

ALIGN FORMER PARLOR ENTRY SILL WITH
EXISTING PARLOR WINDOW SILLS (LEFT)

CONTINUE BROWNSTONE PLINTH UNDER
NEW WINDOW OPENING

NEW PILASTERS AND STONE TRANSOM
WITH DETAILS TO MATCH EXISTING AT
PARLOR LEVEL

EXTENT OF MODIFICATIONS TO STONEWORK



2 PROPOSED INTERIOR - PARLOR LEVEL

1 SOUTH ELEVATION- PROPOSED FRONT FACADE
1/2" = 1'-0"

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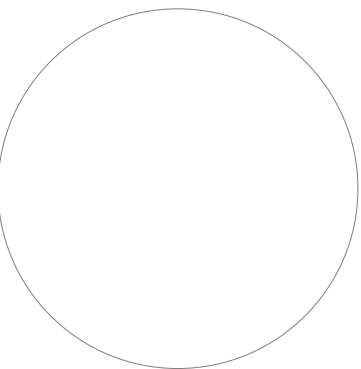
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ENLARGED ELEVATION -
FRONT AREAWAY
PROPOSED

Sheet Number:

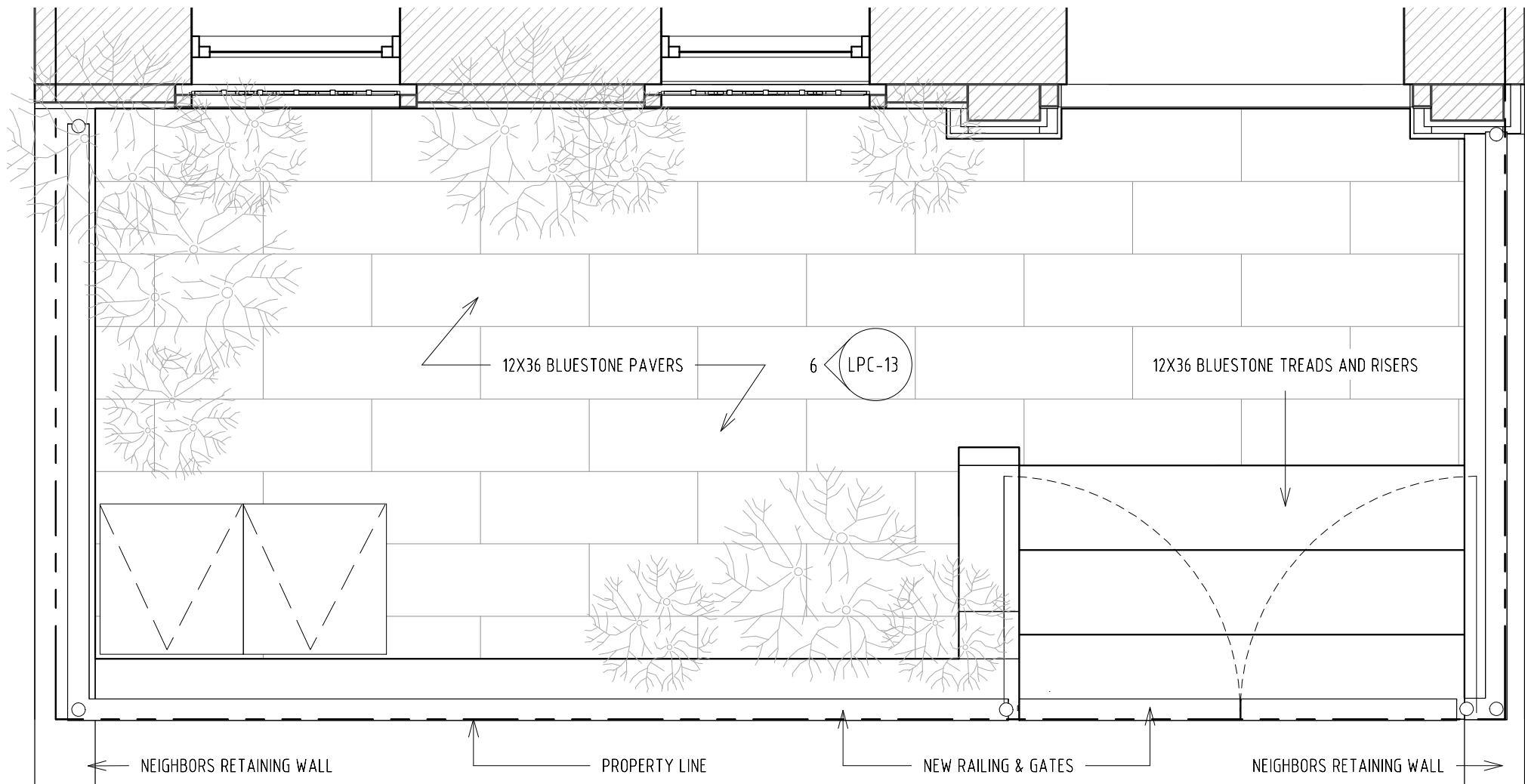
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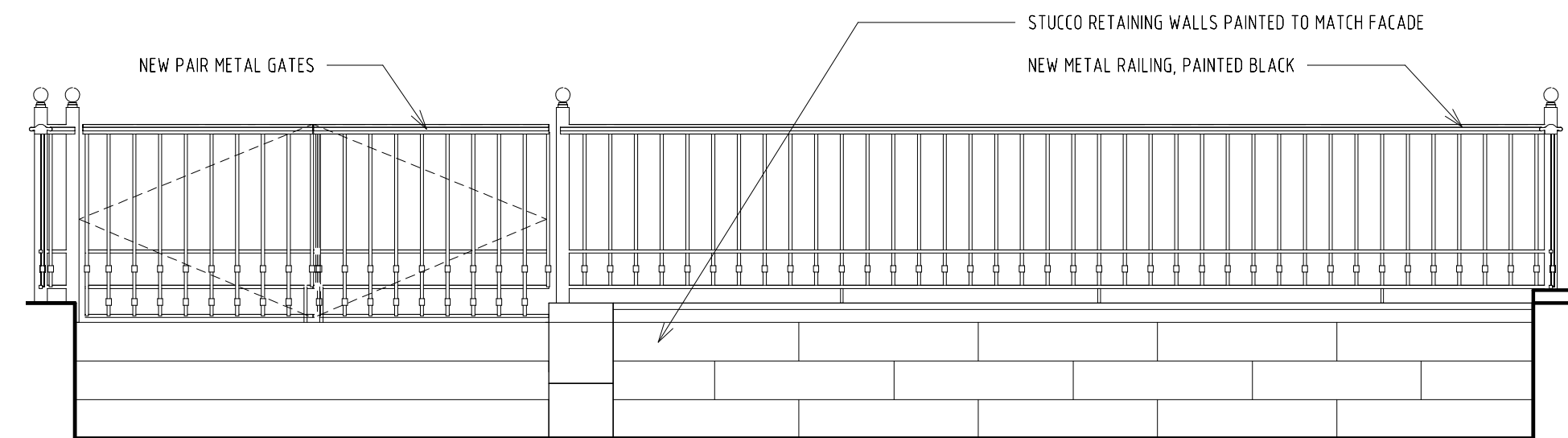


FRONT GARDEN SIDEWALK ELEVATION- NORTH

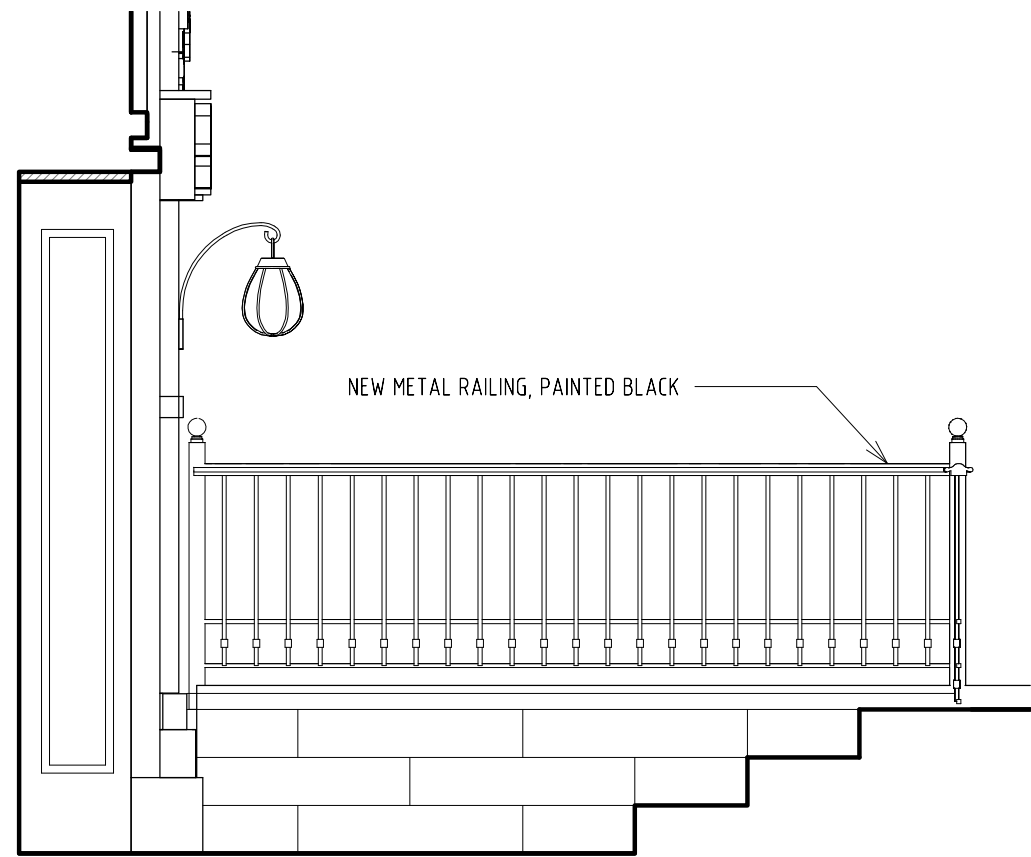
1 PROPOSED
1/2" = 1'-0"



5 FRONT GARDEN - ENLARGED PLAN Cb
1/2" = 1'-0"



4 GATE ELEVATION- SOUTH
1/2" = 1'-0"



3 GATE ELEVATION- EAST
1/2" = 1'-0"

FINISHES



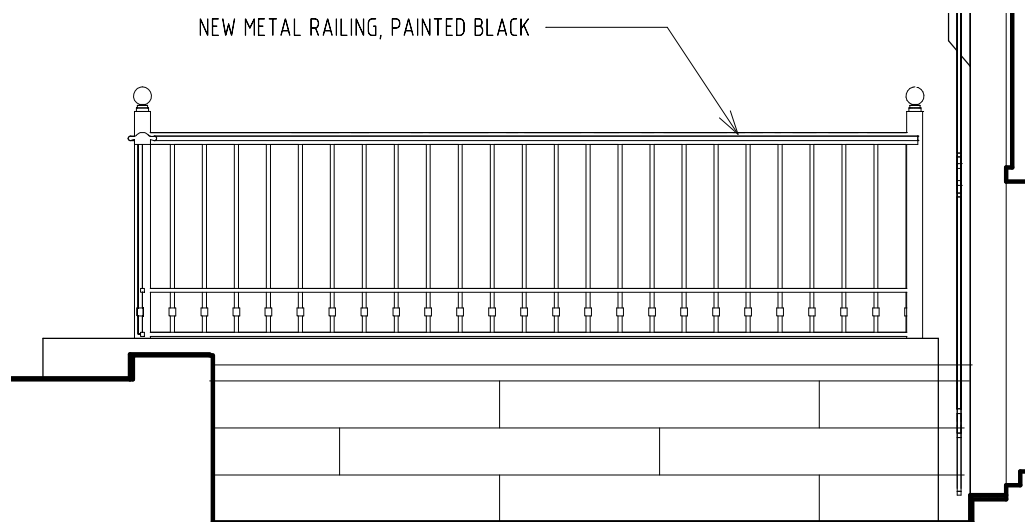
BLACK IRON RAIL, GATE, BARS



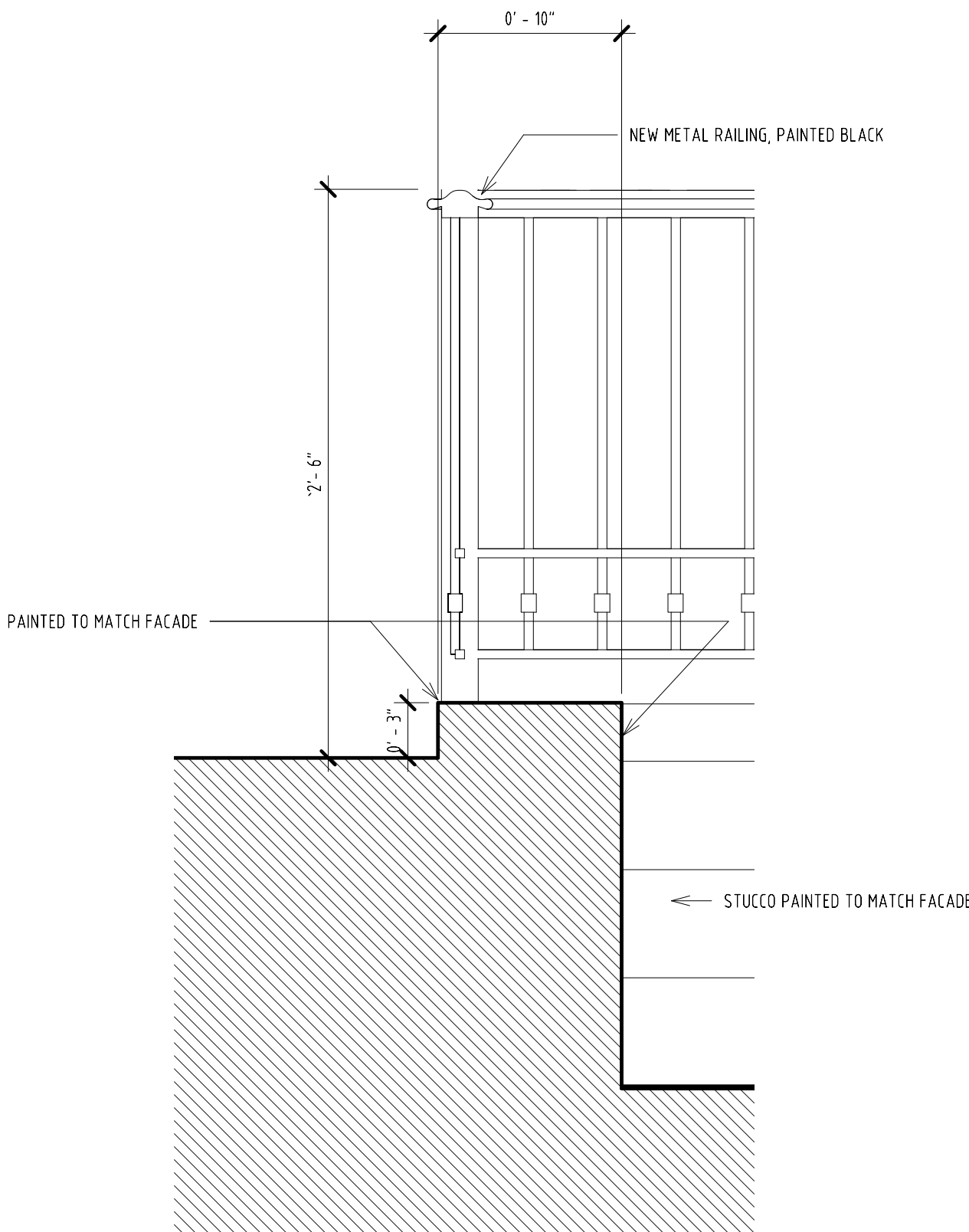
NEW BLUESTONE AREAWAY
PAVERS & TREADS



RETAINING WALL PAINT COLOR
TO MATCH FACADE



2 GATE ELEVATION - WEST
1/2" = 1'-0"



TYPICAL RETAINING WALL SECTION
6 GATE ELEVATION - WEST Copy 1
1 1/2" = 1'-0"

HISTORIC REFERENCES

PRECEDENT: 43 W 70TH ST.
TRANSOM WITH BRASS ADDRESS--ATTEMPT HAS BEEN MADE TO REPLICATE TYPICAL TRANSOM CONDITION IN
STONE AND STYLE OF ADDRESS NUMBER AT OUR GARDEN LEVEL ENTRY TRANSOM AREA

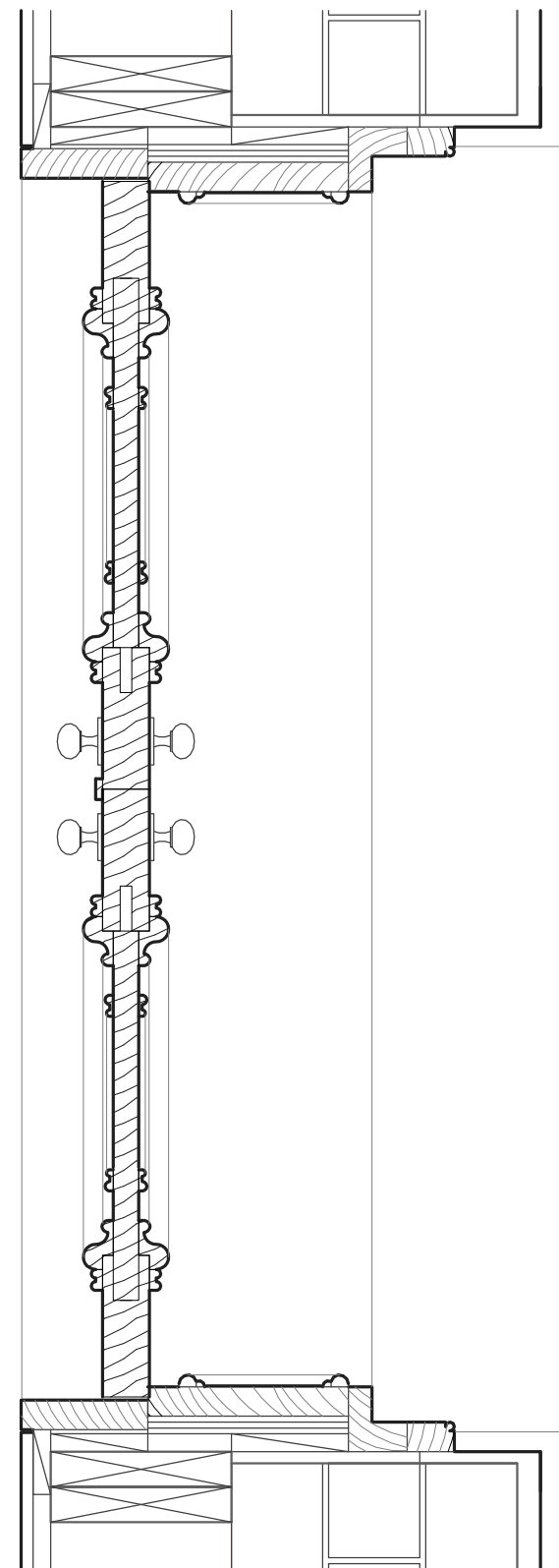


PRECEDENT: 47 W 70TH ST.
EXTERIOR FRONT DOOR- SINGLE WOOD PANEL
HISTORIC SINGLE PANEL PAIR STORM DOORS
WITH GLASS
SIMPLE TRANSOM WITH ADDRESS

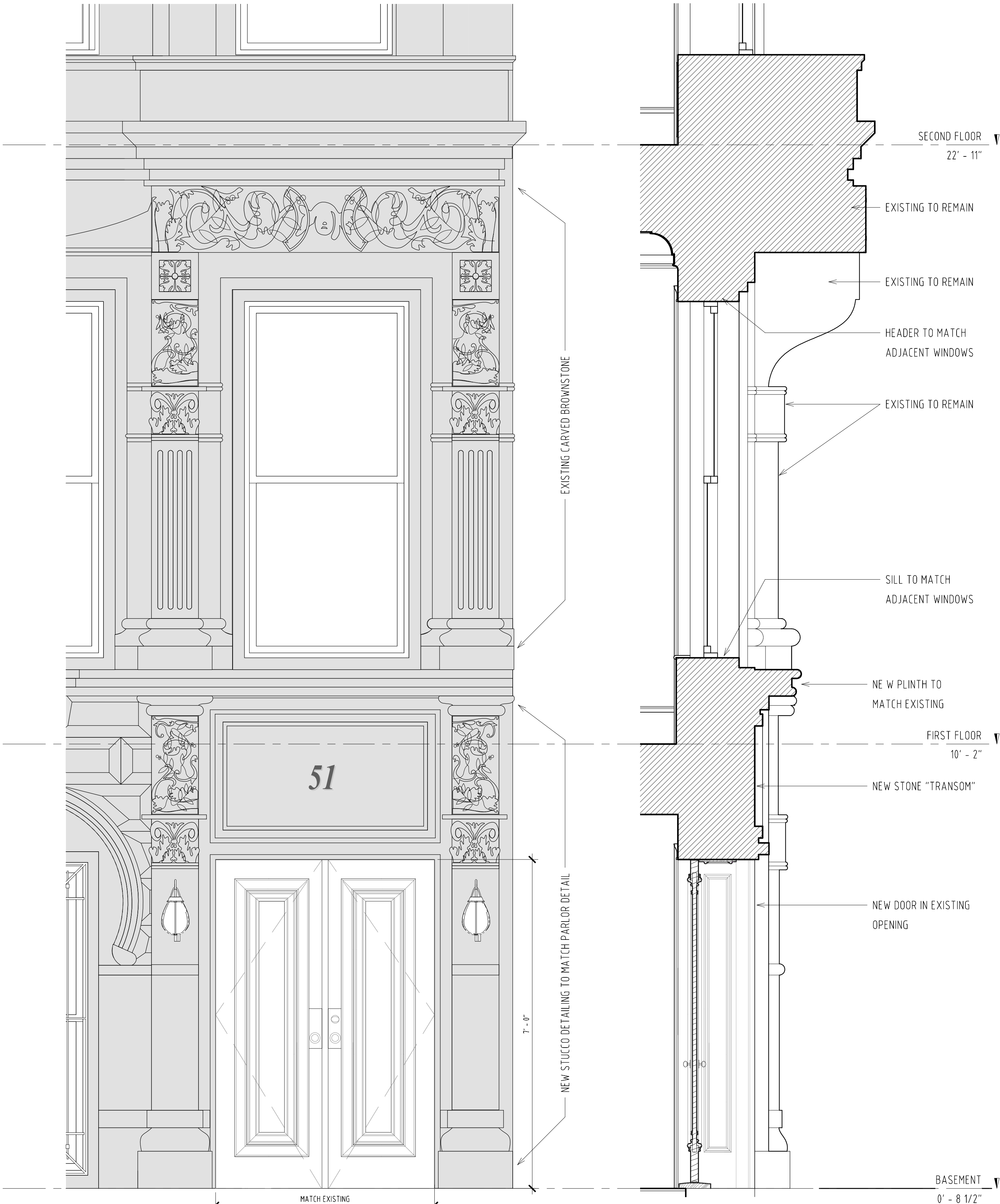
AN ATTEMPT HAS BEEN MADE TO DESIGN A
SOLID DOOR THAT HARMONIZES WITH OTHER
SINGLE PANEL EXTERIOR DOORS ON SAME
BLOCK.



(ABOVE) PROPOSED: COMPOSITE PHOTO RENDERING
EXTERIOR FRONT DOOR- SINGLE WOOD PANEL
HISTORIC SINGLE PANEL WITH GLASS CENTER PANEL.
SIMPLE TRANSOM WITH ADDRESS



3 FRONT DOOR- PLAN DETAIL
1 1/2" = 1'-0"



1 PROPOSED FRONT DOOR ELEVATION
3/4" = 1'-0"

2 FRONT DOOR- DETAIL SECTION
3/4" = 1'-0"

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Landscape Architect

NO. DATE

1
2
3
4
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12

B-Scan

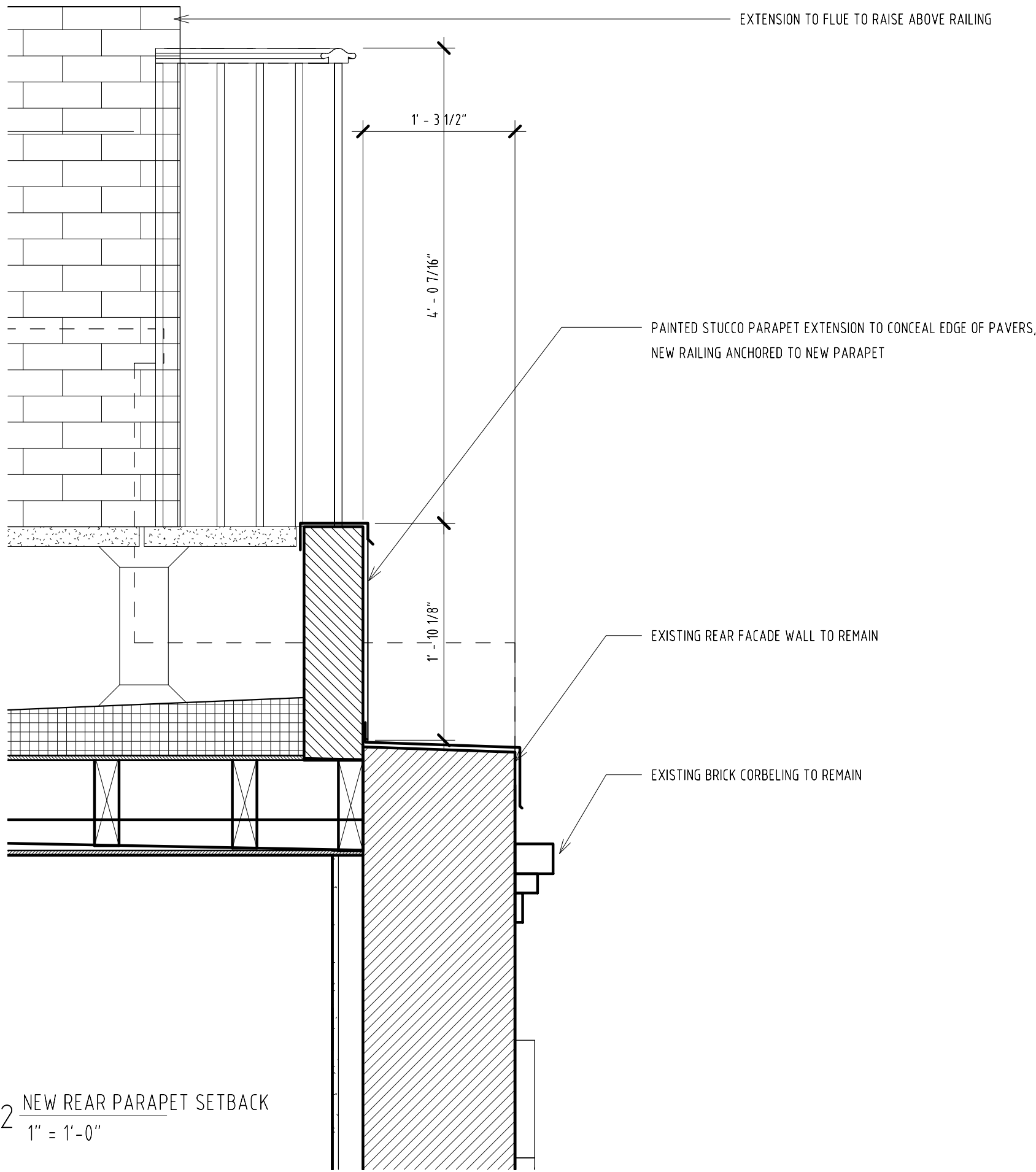
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DREW LANG, F.A.S.A.

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Project No:

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FRONT DOOR

Sheet Number:

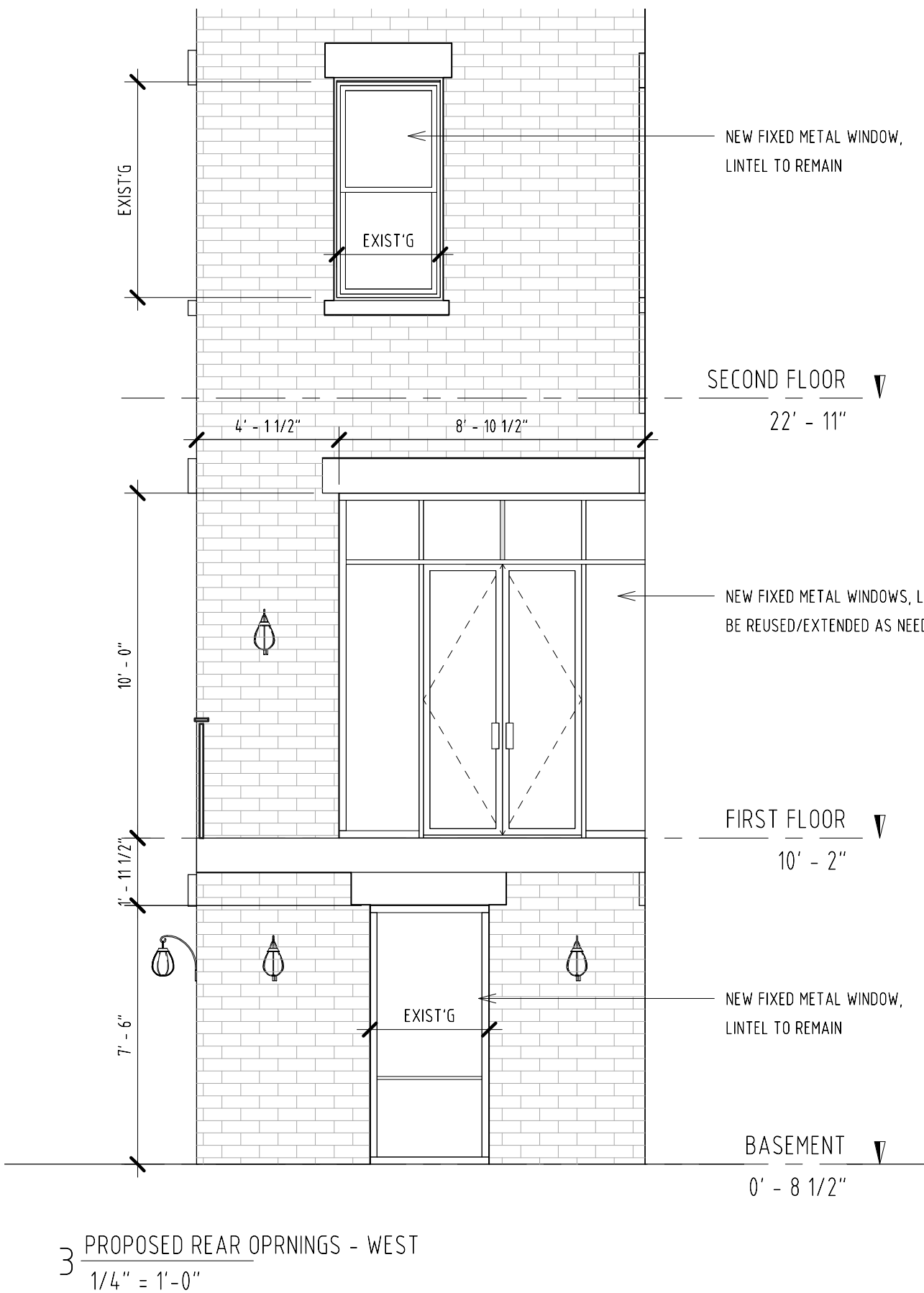
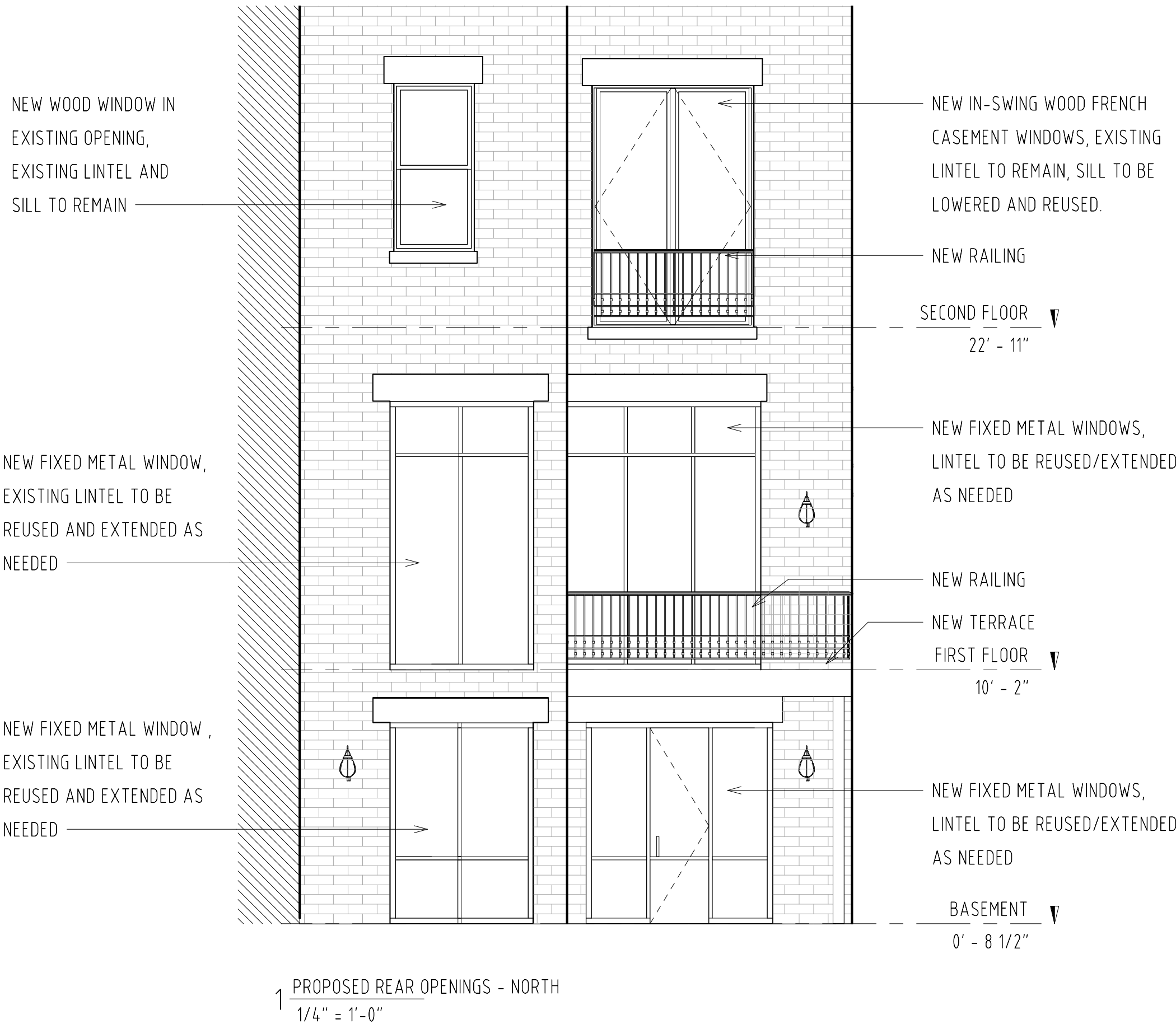
LPC



EXISTING CONDITIONS @ REAR FACADE, INFILL BRICK VISIBLE



PROPOSED REAR LOWER FACADE & WINDOW OPENINGS



EXISTING CONDITIONS



REAR FACADE CLOSED-IN



Client:
CONFIDENTIAL

Architect of Record
Lang Architecture
285 West Broadway
New York, NY 10012

Civil Engineer

Structural Engineer
Kyle Twitchell & Associates
729A Quincey St.
Brooklyn, NY 11211
206-383-8004

M/E/P Engineer
RJD Engineering LLC
590 Franklin Ave. Suite 4
Nutley NJ, 07110
973-661-5185

Lighting Consultant

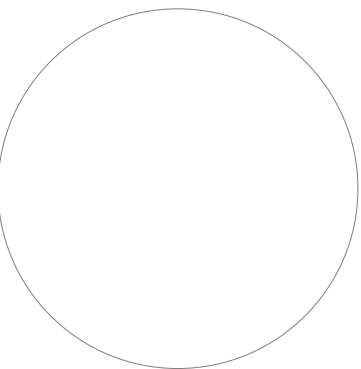
Zoning & Code Consultant
JM Zoning LLC
225 Broadway, Suite 1300
New York, NY 1007
212-964-4464

Landscape Architect

NO.	DATE	REVISION/ISSUANCE

B-Scan:

Seal & Signature:
DREW LANG, RA N.Y. #029417-1



Date: 3/29/2022 4:58:02 PM
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Checked By: Checker
Project No: Project Number

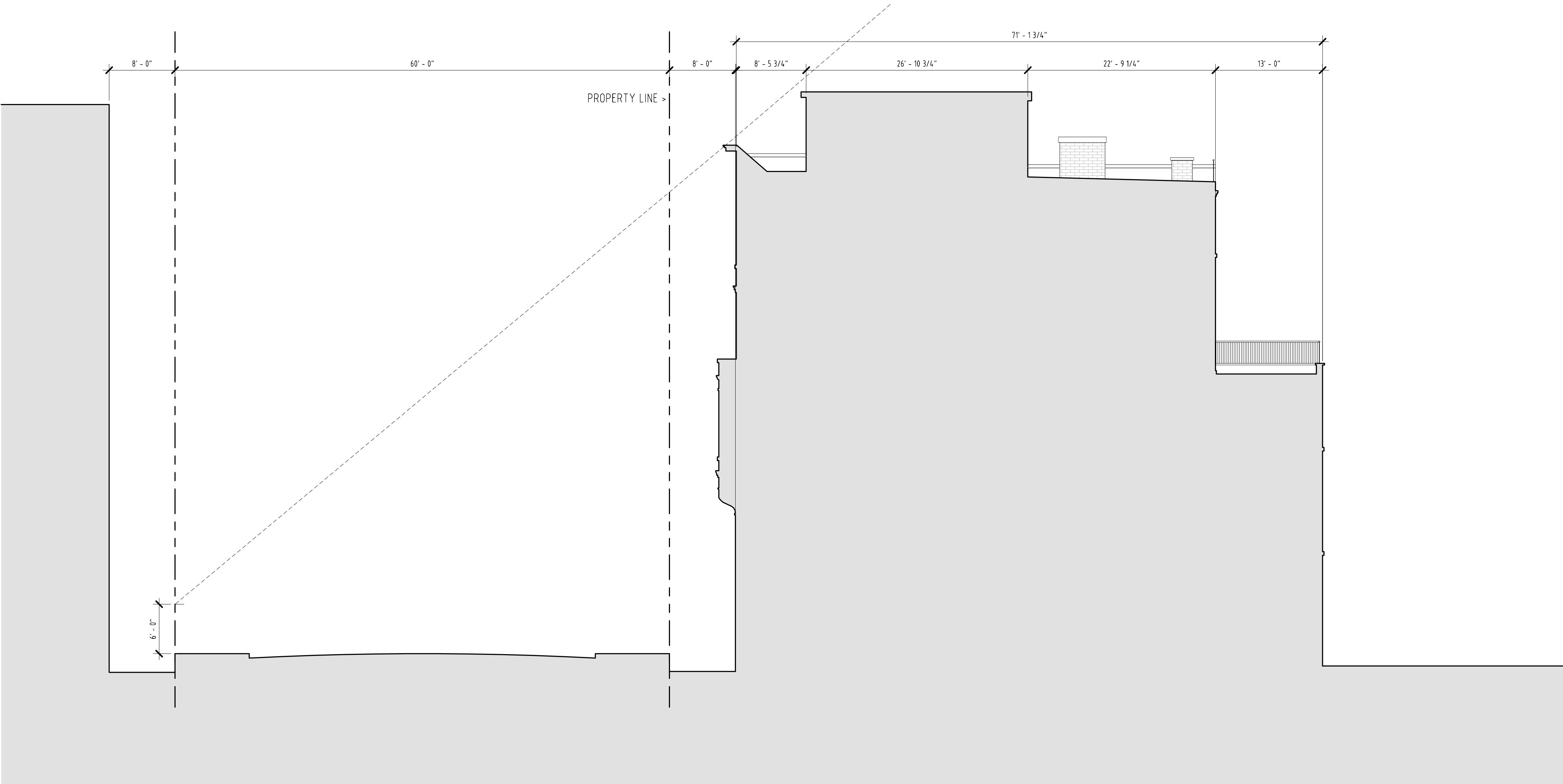
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STREET SECTION
EXISTING

Sheet Number:

LPC-17

Sheet No: of M00657589-11



1 STREET SECTION EXISTING
1/8" = 1'-0"

Client:
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Lighting Consultant

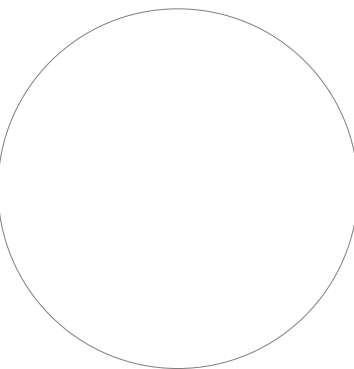
Zoning & Code Consultant
JM Zoning LLC
225 Broadway, Suite 1300
New York, NY 1007
212-964-4464

Landscape Architect

NO.	DATE	REVISION	ISSUANCE

B-Scan:

Seal & Signature:
DREW LANG, RA N.Y. #029417-1



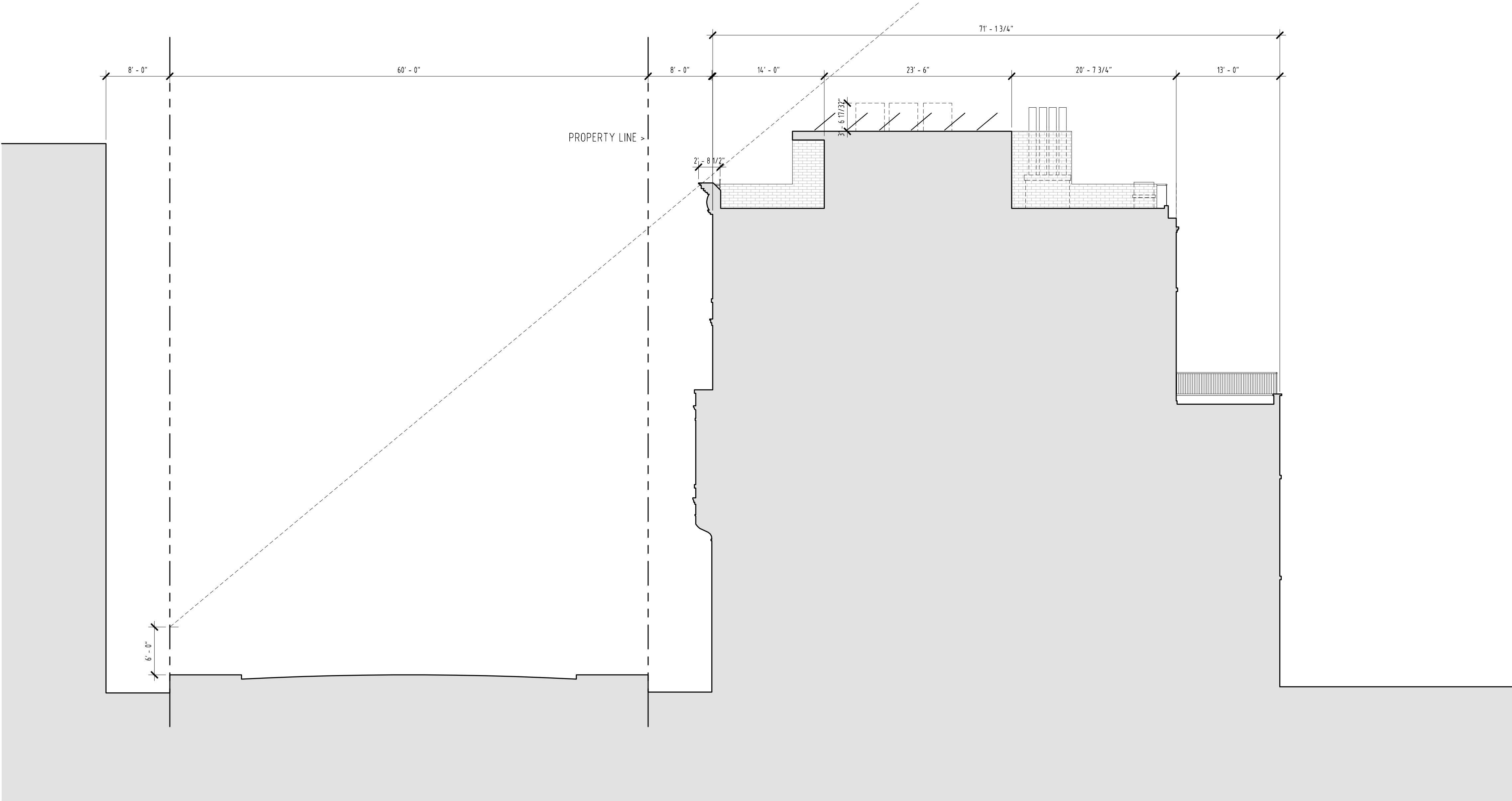
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Project No: Project Number

Sheet Name:

**STREET SECTION
PROPOSED**

Sheet Number:

LPC-18



1 STREET SECTION PROPOSED
1/8" = 1'-0"

Client:
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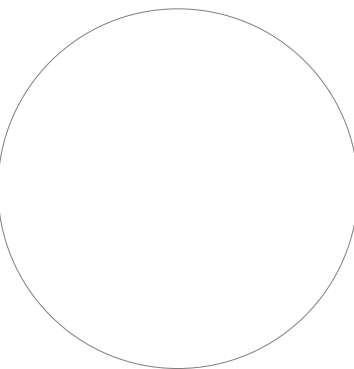
Zoning & Code Consultant
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Landscape Architect

NO.	DATE	REVISION/ISSUANCE

B-Scan:

Seal & Signature:
DREW LANG, RA N.Y. #029417-1



Date: 3/29/2022 4:58:02 PM
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Drawing By: Author
Checked By: Checker
Project No: Project Number

Sheet Name:
**TYPICAL WINDOW
DETAILS**

Sheet Number:

LPC-19



EXISTING BRICK MOLD TO BE REUSED IF IN GOOD
CONDITION, AND NEW BRICKMOLDS TO BE MADE TO
MATCH EXISTING WHEN MISSING OR IN DISREPAIR

EXAMPLE OF EXISTING BRICK MOLD. EXISTING TO BE RESTORED
AND USED WHEN PRESENT, NEW BRICKMOLDS TO MATCH
EXISTING WHEN ORIGINAL BRICK MOLDS ARE MISSING.

EXTERIOR

INTERIOR

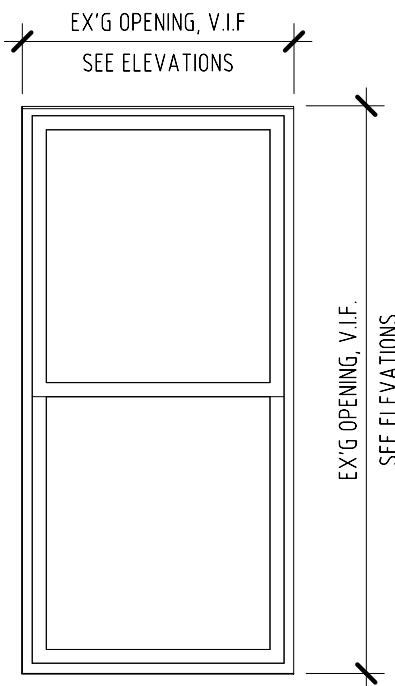
MEETING RAIL

CLEAR INSULATED GLAZING

NEW DOUBLE HUNG WINDOW

NEW SILL

EXISTING STONE SILL TO REMAIN



A TYPE: SINGLE HUNG
MATERIALS: SOLID WOOD
FINISH: PAINTED - TBD - TO MATCH EXIST.
GLASS: INSULATED DOUBLE GLASS
QTY: SEE ELEVATIONS
LOCATIONS: FRONT FACADE, AND REAR FACADE
@ LEVELS 2, 3, AND 4

1 Typical Window Section
1 1/2" = 1'-0"



SOUTH ELEVATION- EXISTING



2 SOUTH ELEVATION - EXISTING Copy 1
1/4" = 1'-0"



1 SOUTH ELEVATION- PROPOSED 2
1/4" = 1'-0"

LANG

285 W BROADWAY #300,
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WWW.LANGARCHITECTURE.COM

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Landscape Architect

NO. DATE REVISIONISSUANCE

B-Scan:

Seal & Signature:
DREW LANG, RA N.Y. #029417-1

Date: 3/29/2022 4:58:09 PM
Scale: 1/4" = 1'-0"
Drawing By: Author
Checked By: Checker
Project No: Project Number

Sheet Name:
EXISTING FACADE

Sheet Number:

LPC-20

Sheet No: of M00657589-11