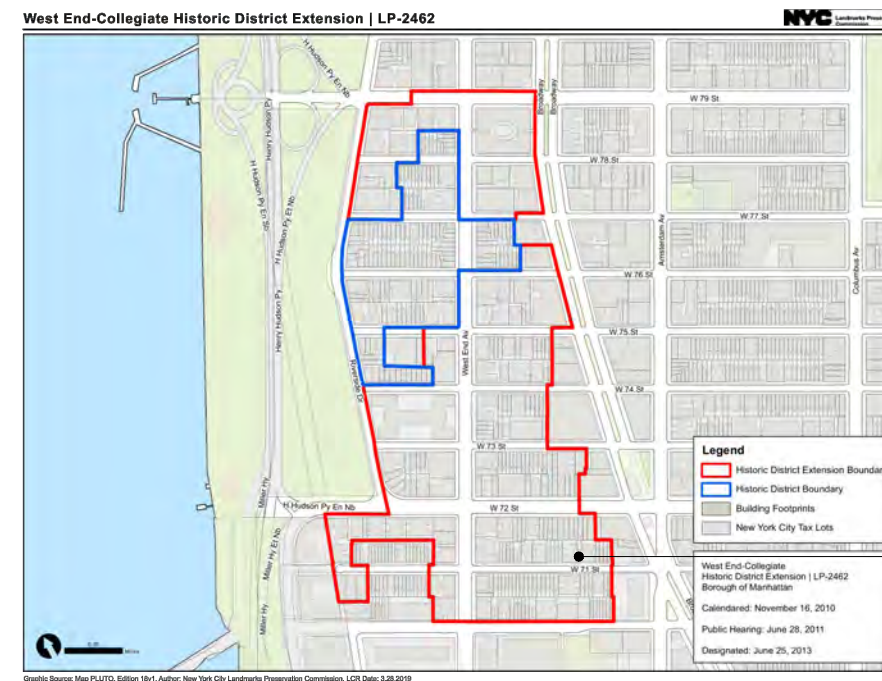


1 EXISTING PROPERTY SURVEY



PROPERTY  
LOCATION  
229 WEST 71st ST.  
LOT 1168  
BLOCK 119

2 229 W 71st STREET EXISTING FRONT FACADE & ADJACENT BUILDINGS



PROP. LOCATION  
229 WEST 71st ST.  
LOT 1168  
BLOCK 119

3 WEST END COLLEGIATE DISTRICT EXTENSION LANDMARK DISTRICT

# WEST END COLLEGIATE EXTENSION LANDMARK DISTRICT

LPC-001  
7.7.2022





1 | 225 - 235 WEST 71st STREET

## CONTEXT PHOTOS

LPC-002  
7.7.2022





1 | 218 - 228 WEST 71st STREET

## CONTEXT PHOTOS

LPC-003  
7.7.2022





1 | EXISTING CONDITIONS PHOTOS - 229 WEST 71st STREET - FRONT FACADE

EXISTING CONDITIONS  
FRONT FACADE

LPC-004  
7.7.2022





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

1 | 229 WEST 71st STREET - FRONT FACADE - HISTORIC 1940



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

2 | 229 WEST 71st STREET - FRONT FACADE - HISTORIC 1980

## 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





261 & 263 West 71<sup>st</sup> Street



267 West 71<sup>st</sup> Street



250 West 76<sup>th</sup> Street



229 West 71<sup>st</sup> Street



261-3 West 71<sup>st</sup> Street

TYPICAL NO-STYLE BUILDINGS IN DISTRICT: ALTERED ROW HOUSES



“... 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)



251-55 W 70<sup>th</sup> St  
(1885-6, WHW. Youngs)



258-66 W 71<sup>st</sup> St  
(1892, MVB. Ferdon)



346-50 W 71<sup>st</sup> St  
(1900-1, William H Boylan)



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



Rutgers Presbyterian Church  
(1921-6, Henry Otis Chapman)



312 W 73<sup>rd</sup> St  
(1897-8, CPH Gilbert)

SIGNIFICANT BUILDING TYPES IN DISTRICT



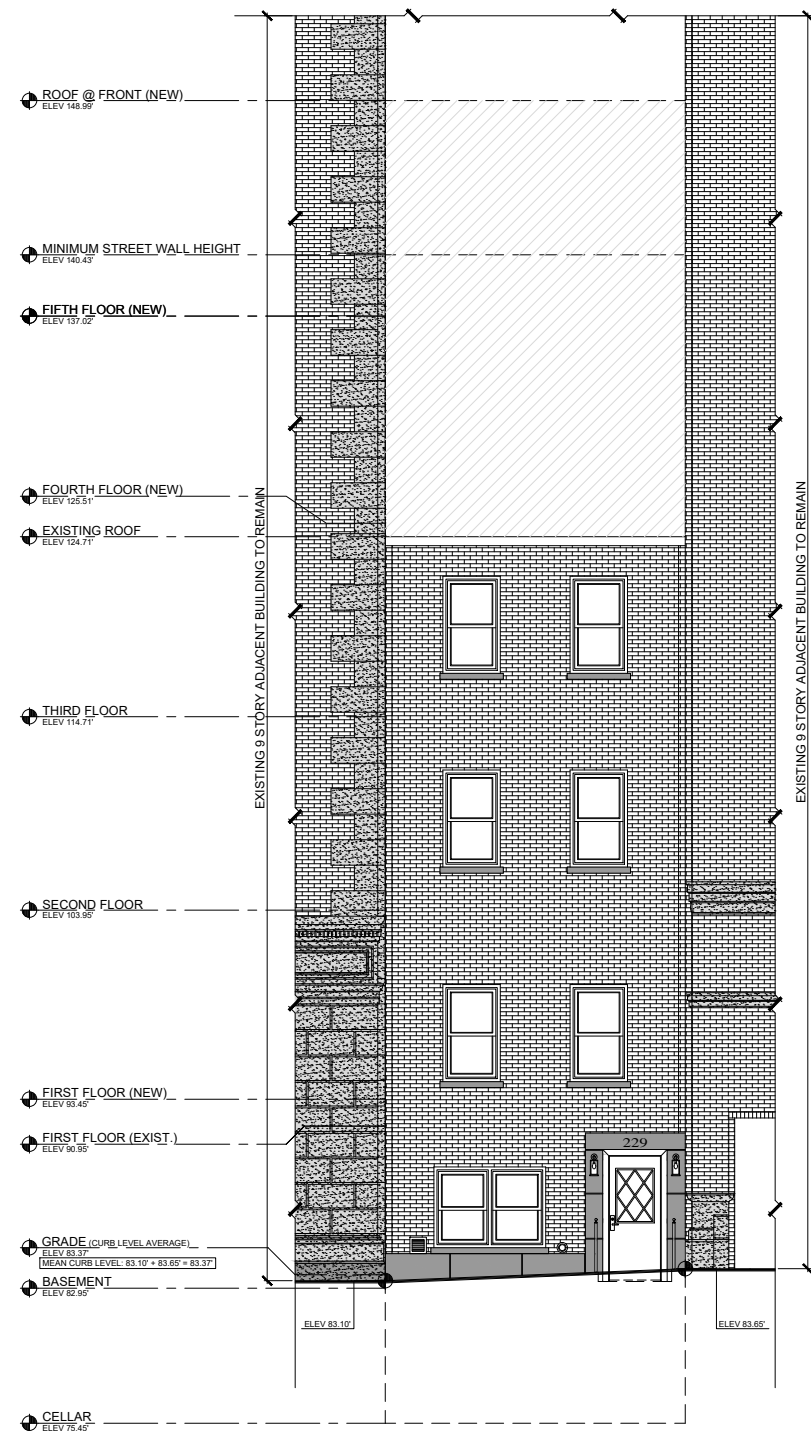


1 | RENDERING

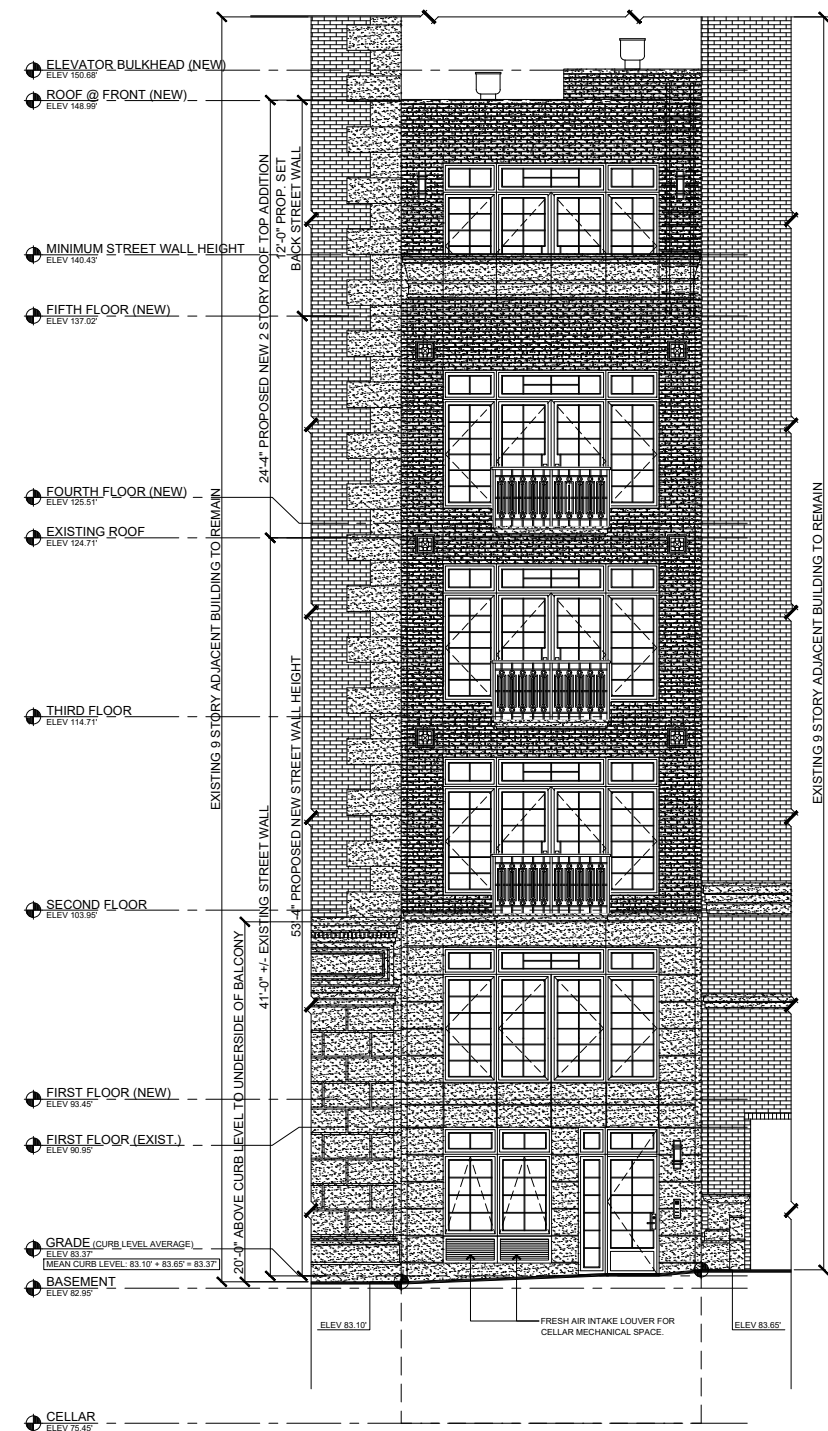
PROPOSED BUILDING  
FACADE RENDERING

LPC-009  
7.7.2022





1 EXISTING FRONT ELEVATION

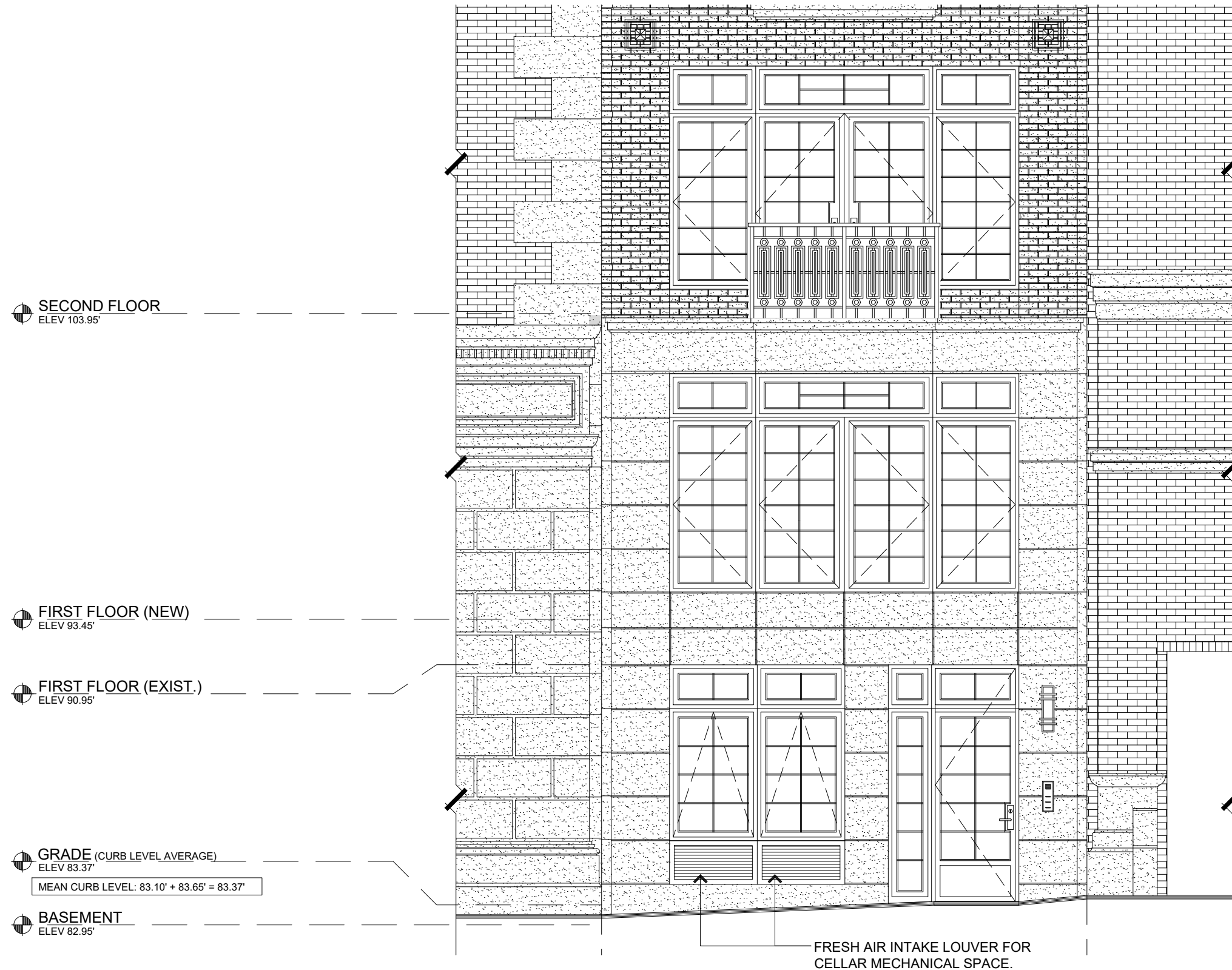


2 PROPOSED FRONT ELEVATION

# EXISTING AND PROPOSED FRONT FACADE ELEVATION

LPC-010  
7.7.2022





1 | PROPOSED FRONT ELEVATION (BASEMENT TO 2ND FLOOR)

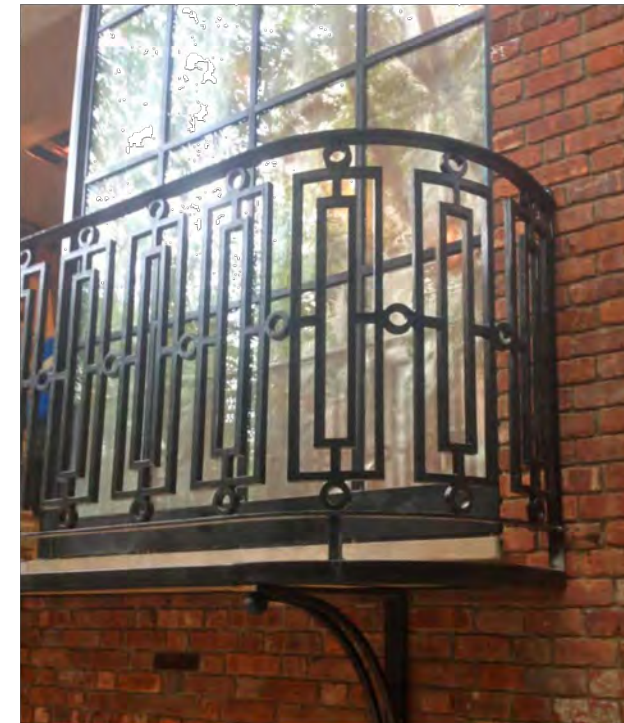
## PROPOSED FRONT FACADE ELEVATION

LPC-011  
7.7.2022





Stone Trim



Black Metal Balcony



Stone Water Table &  
Trim to Match 235 W 71<sup>th</sup> St

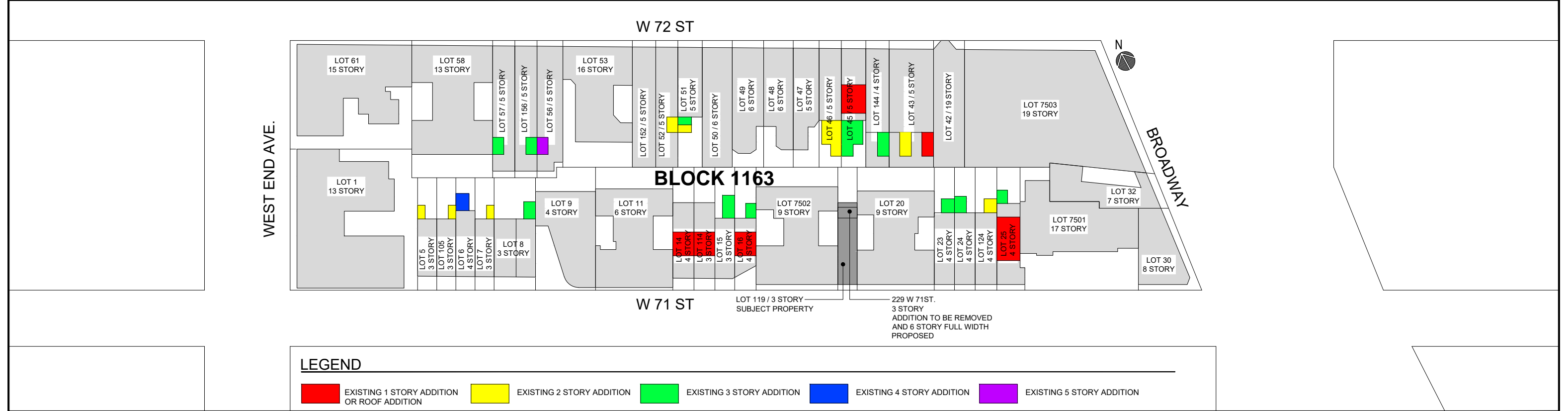


Facade Brick - Belden - Commodore Full Range -  
Velour and Lime Stone



Facade Brick - Belden - Commodore Full Range -  
Velour and Lime Stone





1 BLOCK STUDY - REAR ADDITIONS



2 TAX BLOCK OVERVIEW - AERIAL VIEW - GOOGLE EARTH

TAX BLOCK OVERVIEW





SUBJECT PROPERTY 229 WEST 71ST  
STREET EXISTING REAR FACADE

1 | PROPOSED REAR REFERENCE PHOTOS

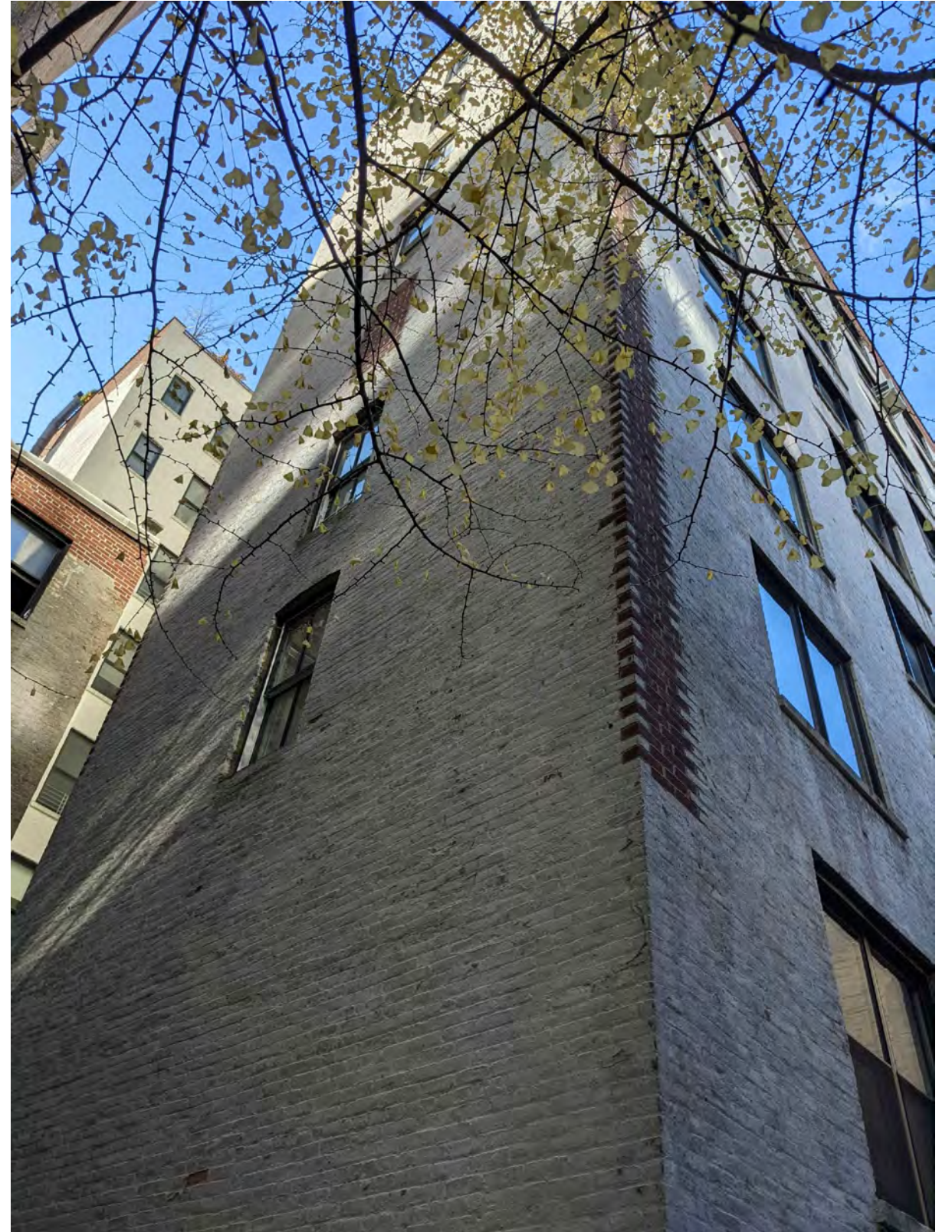
EXISTING CONDITIONS  
PHOTOS REAR ELEVATION

LPC-014  
7.7.2022





1 | 223 - 227 WEST 71ST - VIEW REAR YARD

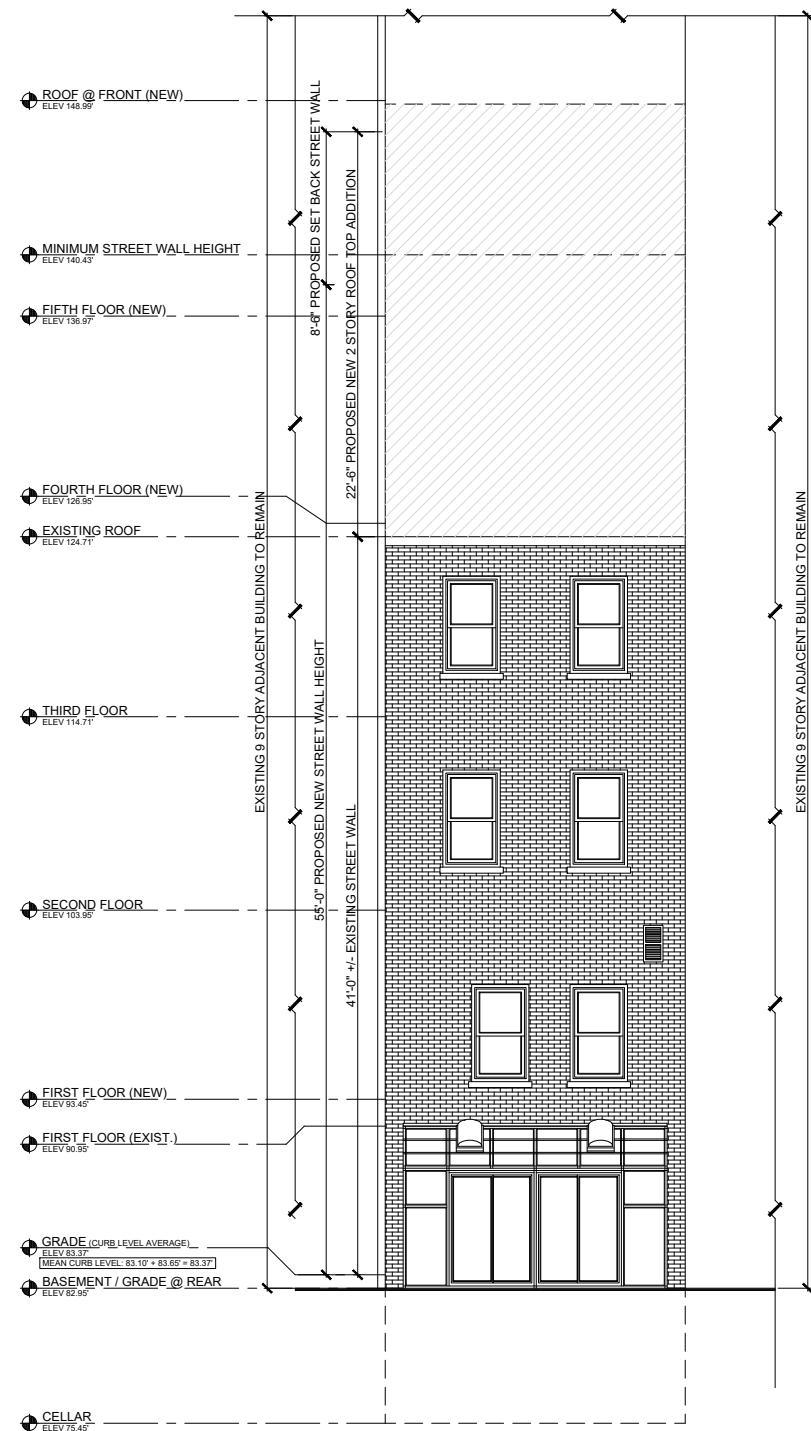


2 | 231 - 235 WEST 71ST - VIEW REAR YARD

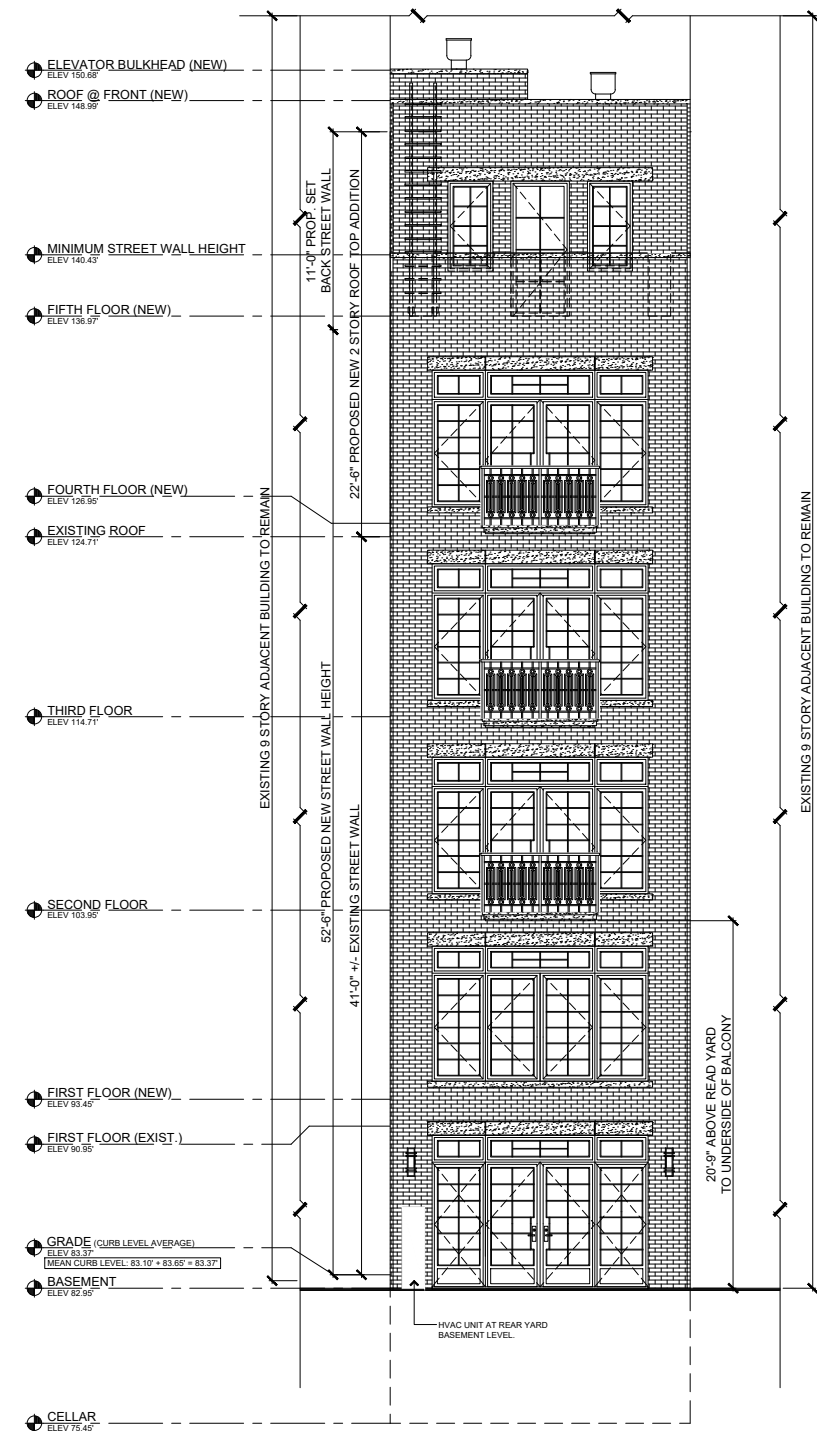
EXISTING CONDITIONS  
PHOTOS REAR YARD

LPC-015  
7.7.2022





1 EXISTING REAR FACADE ELEVATION



2 PROPOSED REAR FACADE ELEVATION

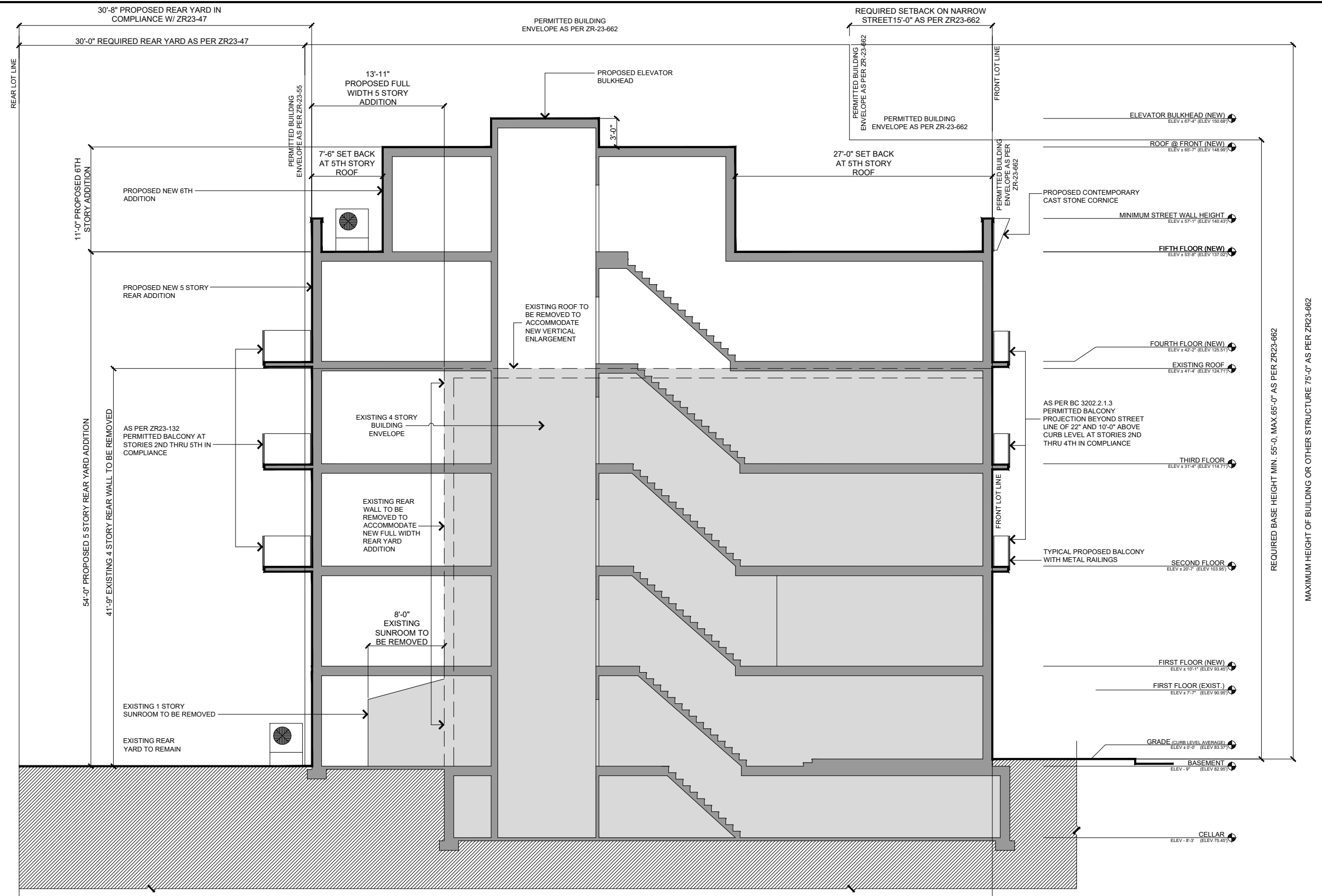
# EXISTING AND PROPOSED REAR FACADE ELEVATIONS

LPC-016  
7.7.2022







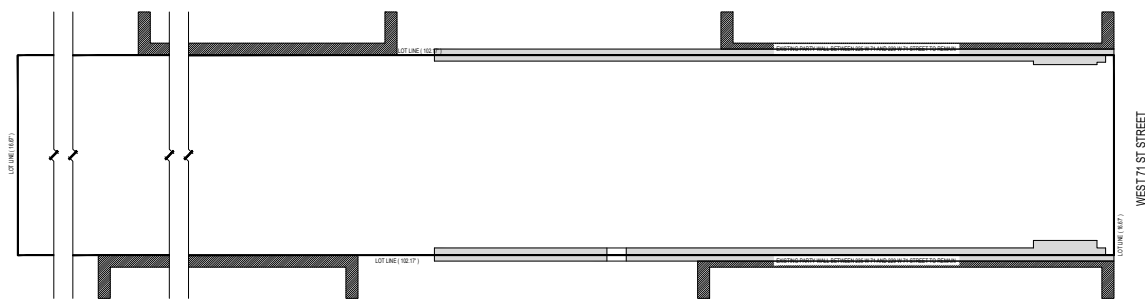
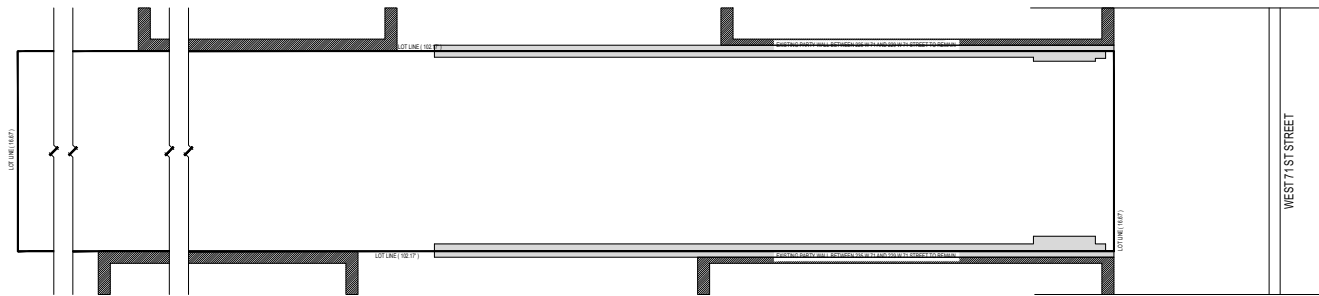
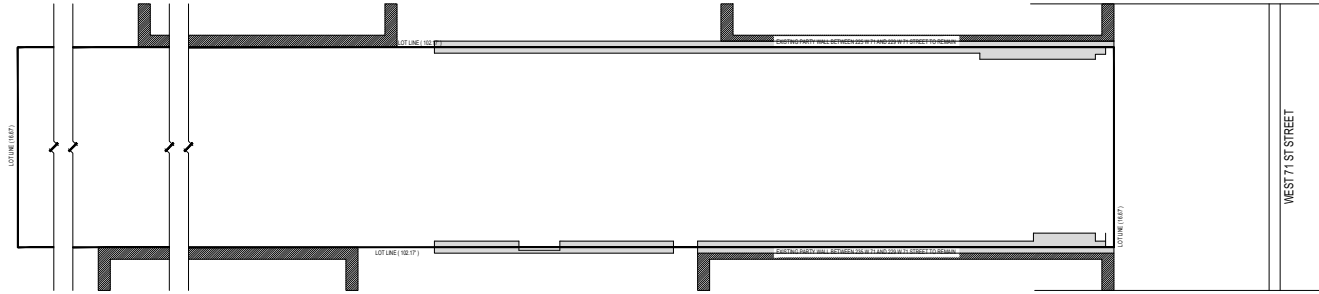
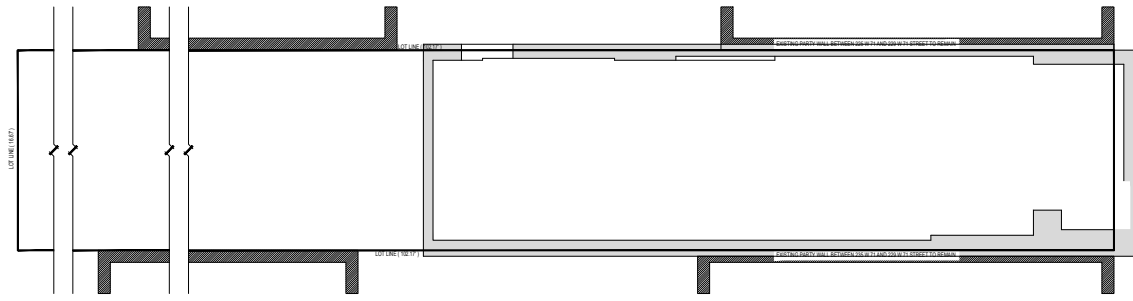


1 | EXISTING AND PROPOSED BUILDING SECTION

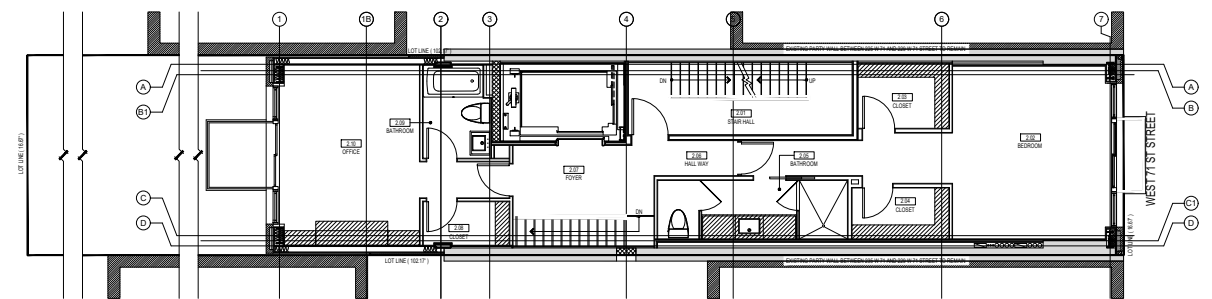
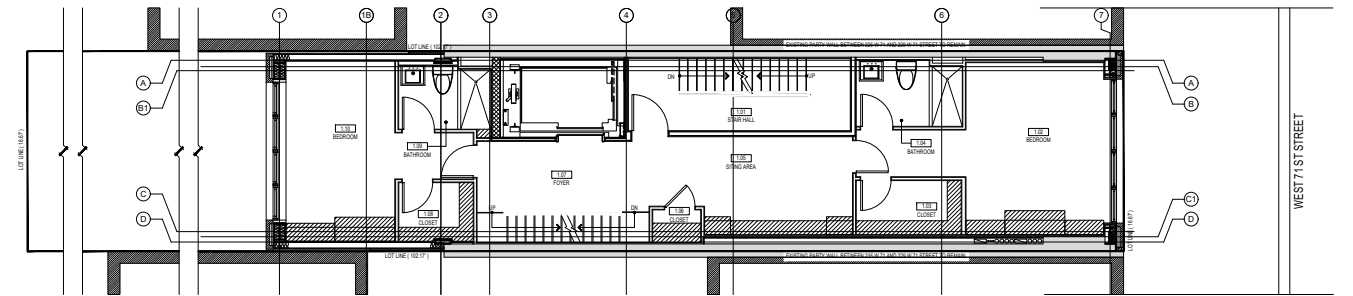
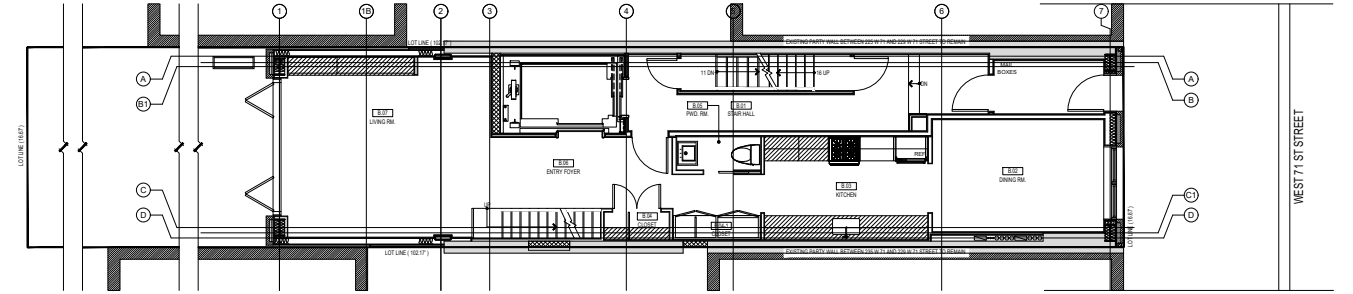
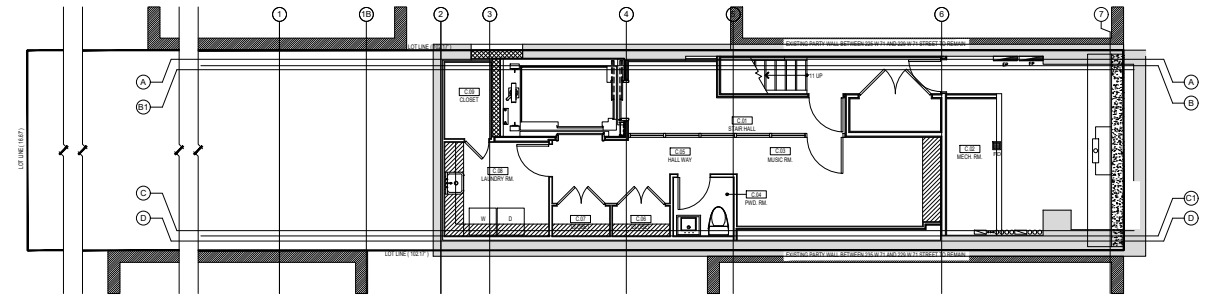
## EXISTING AND PROPOSED BUILDING SECTION

LPC-018  
7.7.2022





1 EXISTING FLOOR PLANS

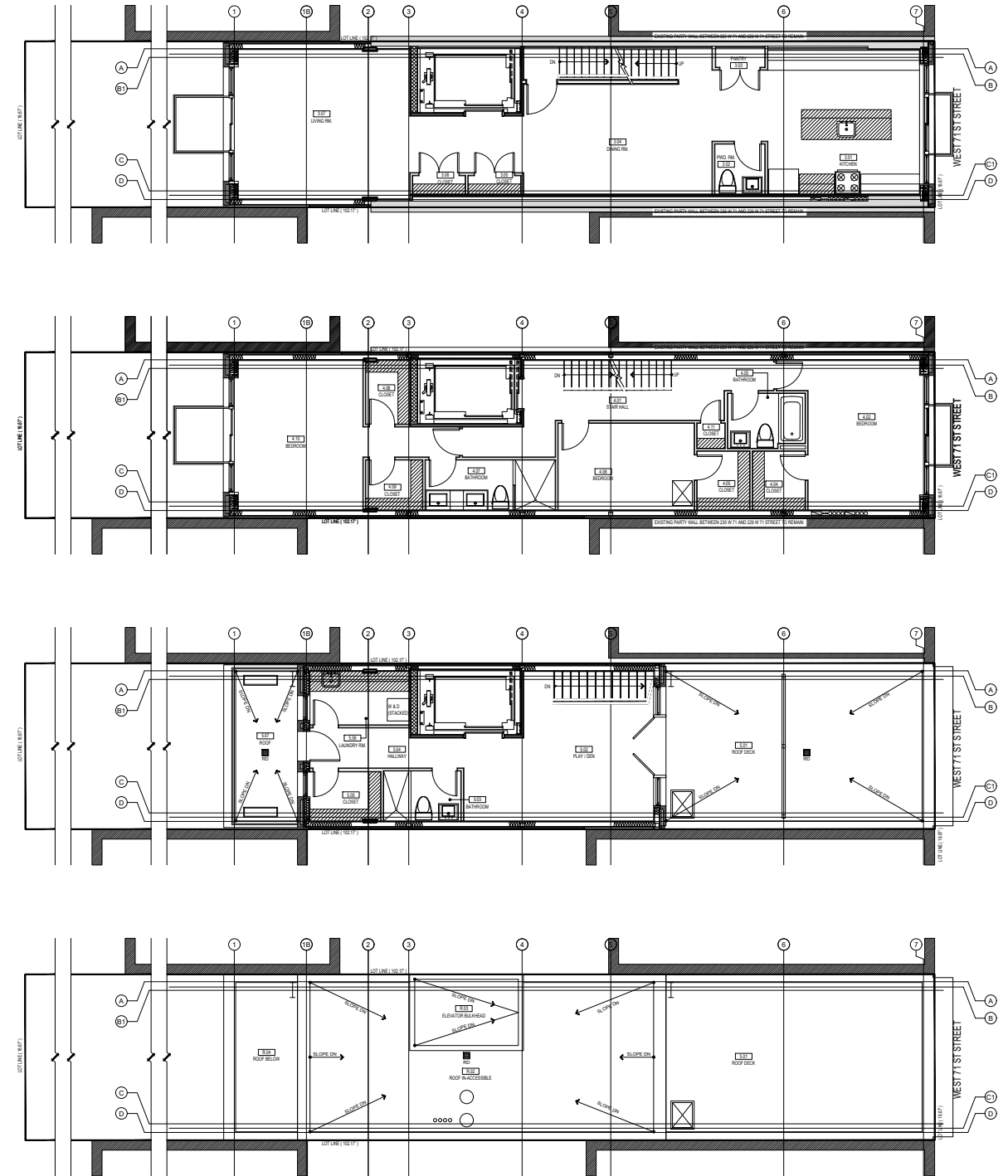
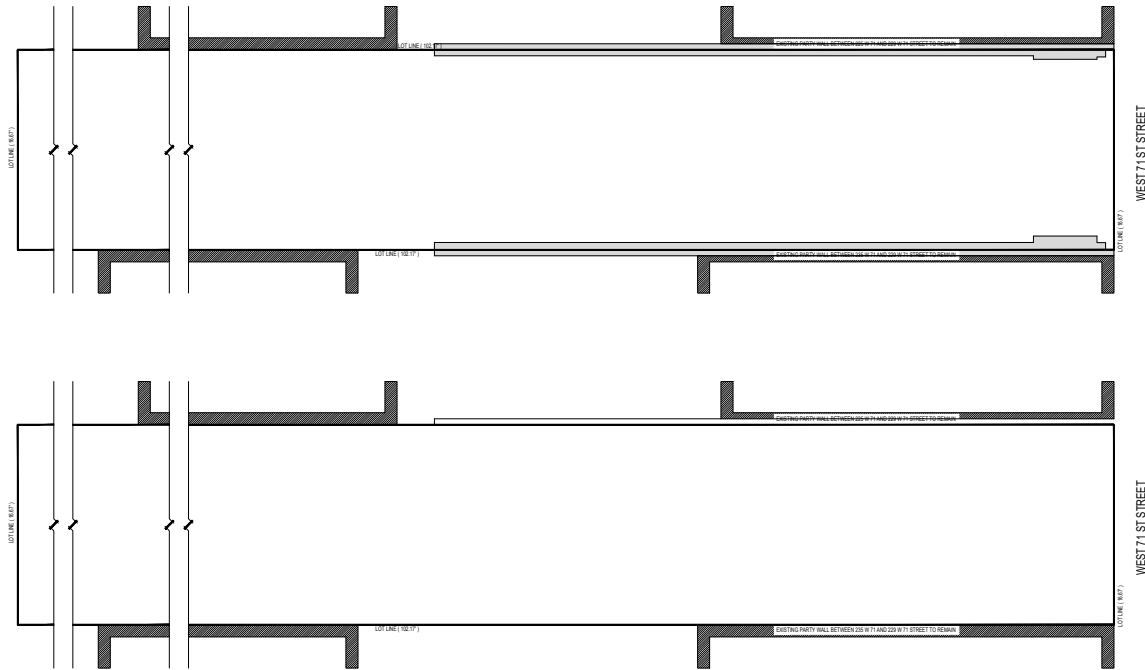


2 PROPOSED FLOOR PLANS

## EXISTING FLOOR AND PROPOSED PLANS

LPC-019  
7.7.2022





1 EXISTING FLOOR PLANS

2 PROPOSED FLOOR PLANS

# EXISTING FLOOR AND PROPOSED PLANS

LPC-020  
7.7.2022





487-89 West End Ave



300 West End Ave



260 West End Ave



220 West 71<sup>st</sup> St

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





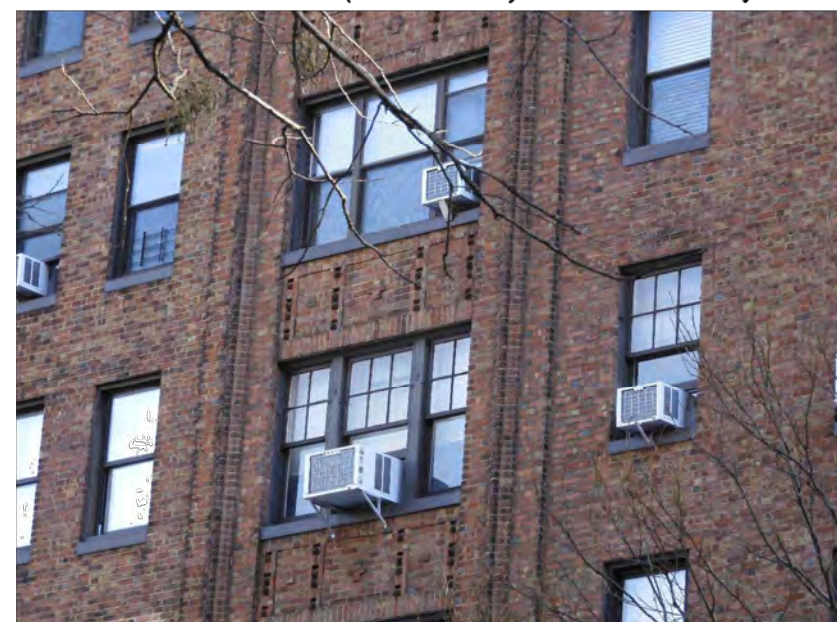
466 West End Ave (CBJ Snyder, 1893-96)



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



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



336 West End Ave (Boak & Paris, 1931-32)

REFERENCES:  
MULTI-PANED WINDOWS





268 W 73<sup>rd</sup> St  
(Charles T Mott, 1887-78,  
Alt 1919, Max Muller, row house  
converted to apartment building)



487 West End Ave  
(Lamb & Rich, 1891-92, apartment house)



238 W 71<sup>st</sup> St  
(Thom & Wilson, 1892, row house)

REFERENCES:  
SMALL APARTMENT BUILDINGS, FLATS, AND TALL TOWNHOUSES





327 W 85th St  
(G. A. Schellenger, 1894,  
apartment building)



334 W 85th St  
(Neville & Bagge, 1895-96, flats)



222-224 W 72nd St  
(CPH. Gilbert, 1885-87, two row houses  
converted to apartment buildings  
222 - 1987-89; 224 – 1935-36)

REFERENCES:  
SMALL APARTMENT BUILDINGS, FLATS, AND TALL TOWNHOUSES





1 | RENDERING

PROPOSED BUILDING  
FACADE RENDERING

LPC-026  
7.7.2022