



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



1 | 225 - 235 WEST 71st STREET

CONTEXT PHOTOS

LPC-001
9.12.2022



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



CURRENT 2022 PHOTO - WEST 71st STREET - VIEW FROM SOUTH SIDE
OF WEST 71st STREET MID BLOCK BETWEEN BROADWAY AND WEST
END AVE

1 | C1940 (MUNICIPAL ARCHIVES)

2 | 2022

HISTORIC PHOTOS

LPC-002
9.12.2022



1 | PREVIOUSLY PROPOSED RENDERING



2 | CURRENTLY PROPOSED RENDERING

PREVIOUS AND PROPOSED RENDERINGS
LPC-003

9.12.2022

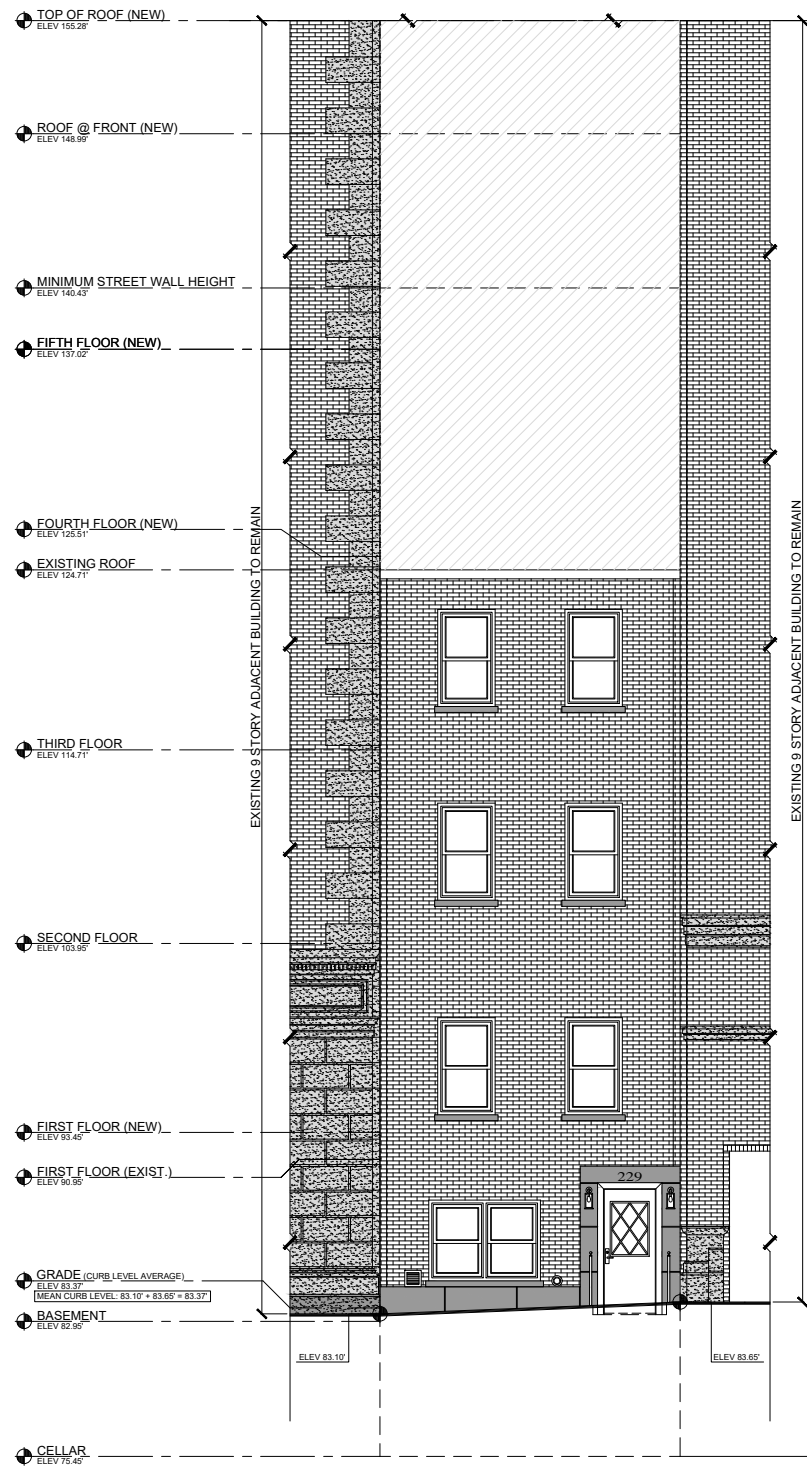


1 | RENDERING

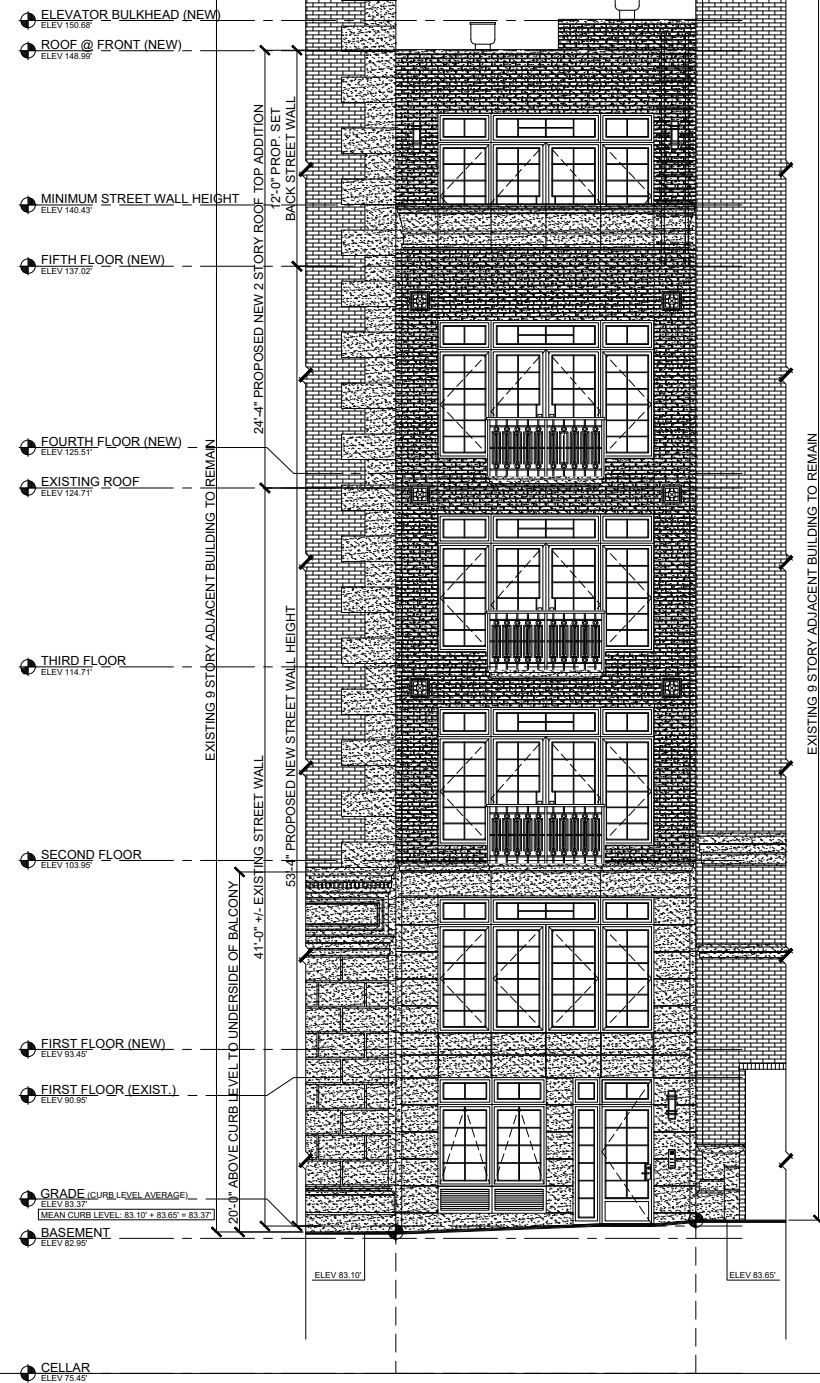
PROPOSED RENDERING AND ADJACENT BUILDINGS CONTEXT

LPC-004

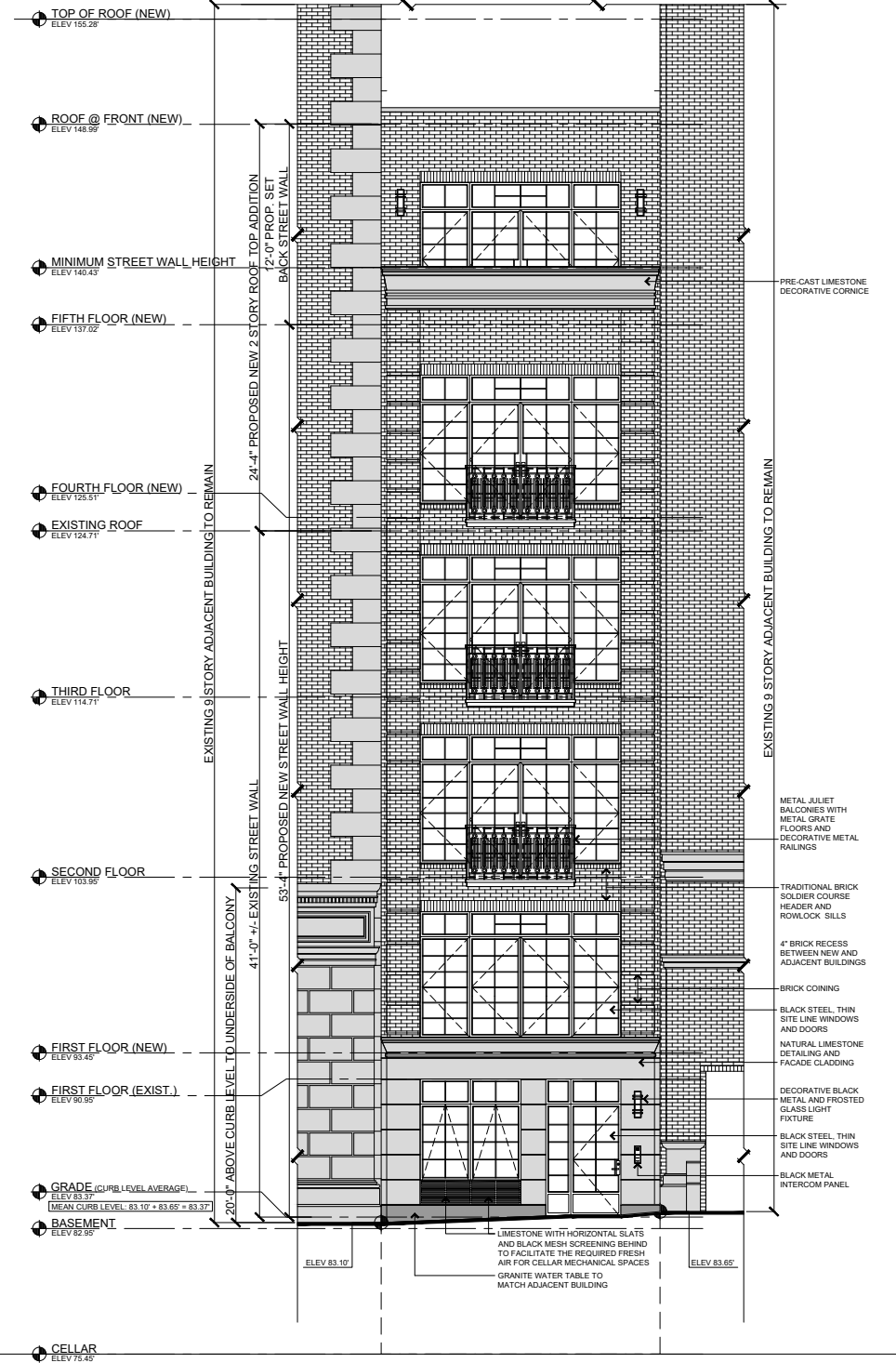
9.12.2022



1 EXISTING FRONT ELEVATION



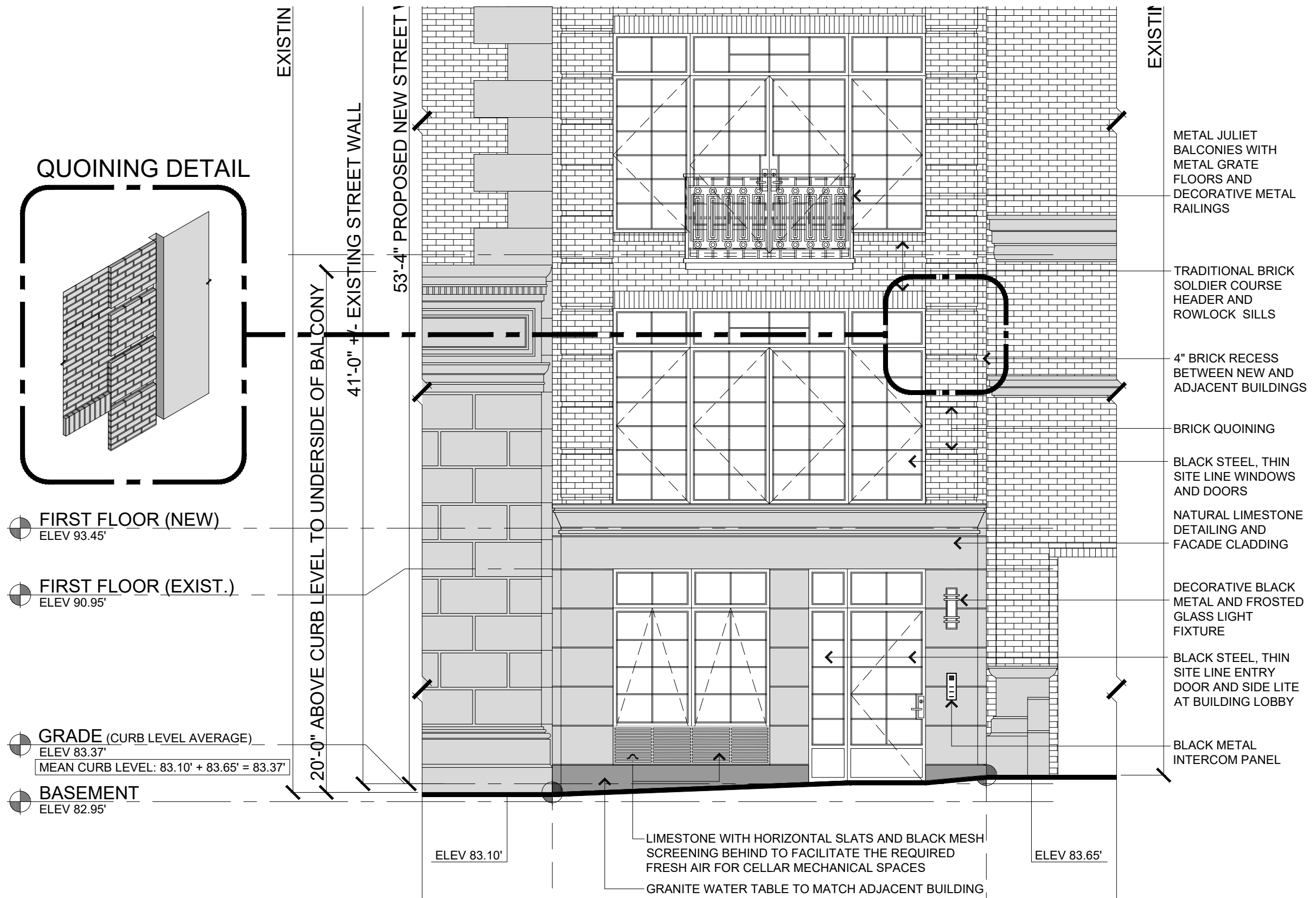
2 PREVIOUSLY PROPOSED FRONT ELEVATION



3 CURRENTLY PROPOSED FRONT ELEVATION

EXISTING AND PROPOSED FRONT FACADE ELEVATION

LPC-005
9.12.2022



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

PROPOSED FRONT FACADE ELEVATION



Stone Trim and Quoining



Black Metal Balcony



Stone Water Table &
Trim to Match 235 W 71th St



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



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

MATERIALS

- BRICK:
BELDEN BRICK -
COMMODORE FULL RANGE
VELOUR - RUNNING BOND
- LIMESTONE:
NATURAL INDIANA LIMESTONE,
BUFF COLOR "CREAM",
LIGHT SANDBLASTED FINISH

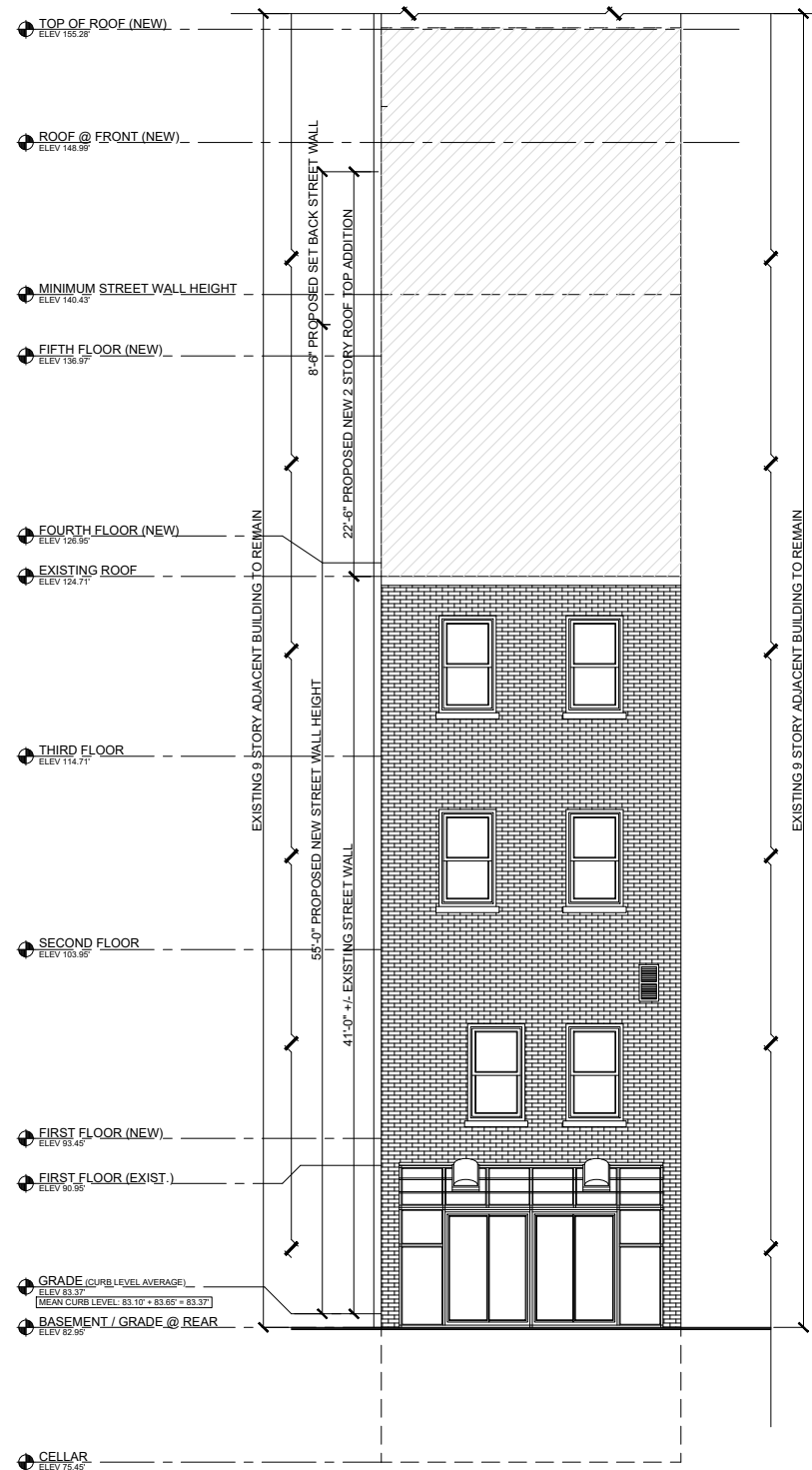


1 | ENLARGED PHOTO OF PROPOSED BRICK AND LIMESTONE

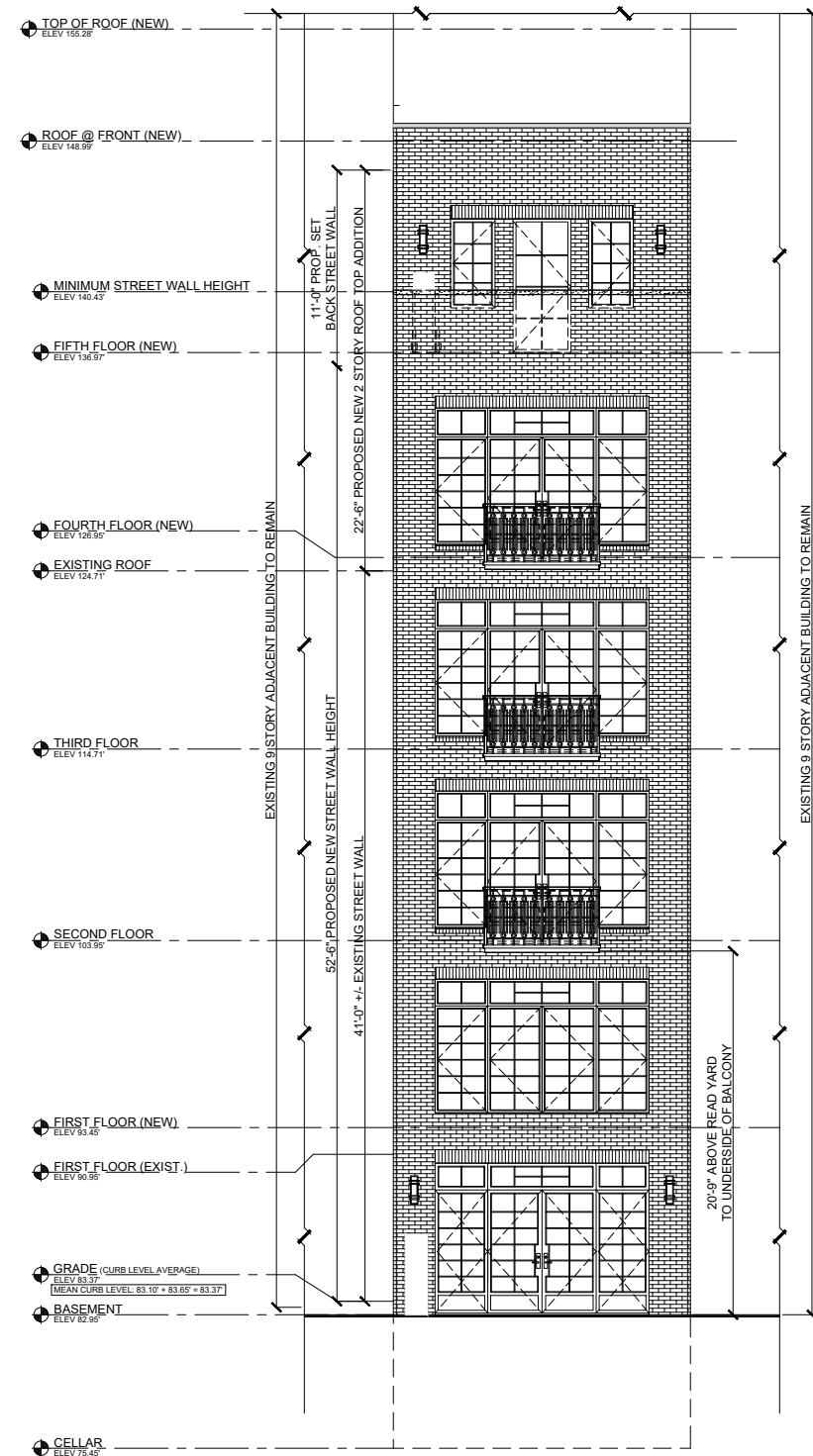
PROPOSED BRICK AND LIMESTONE

LPC-008

9.12.2022



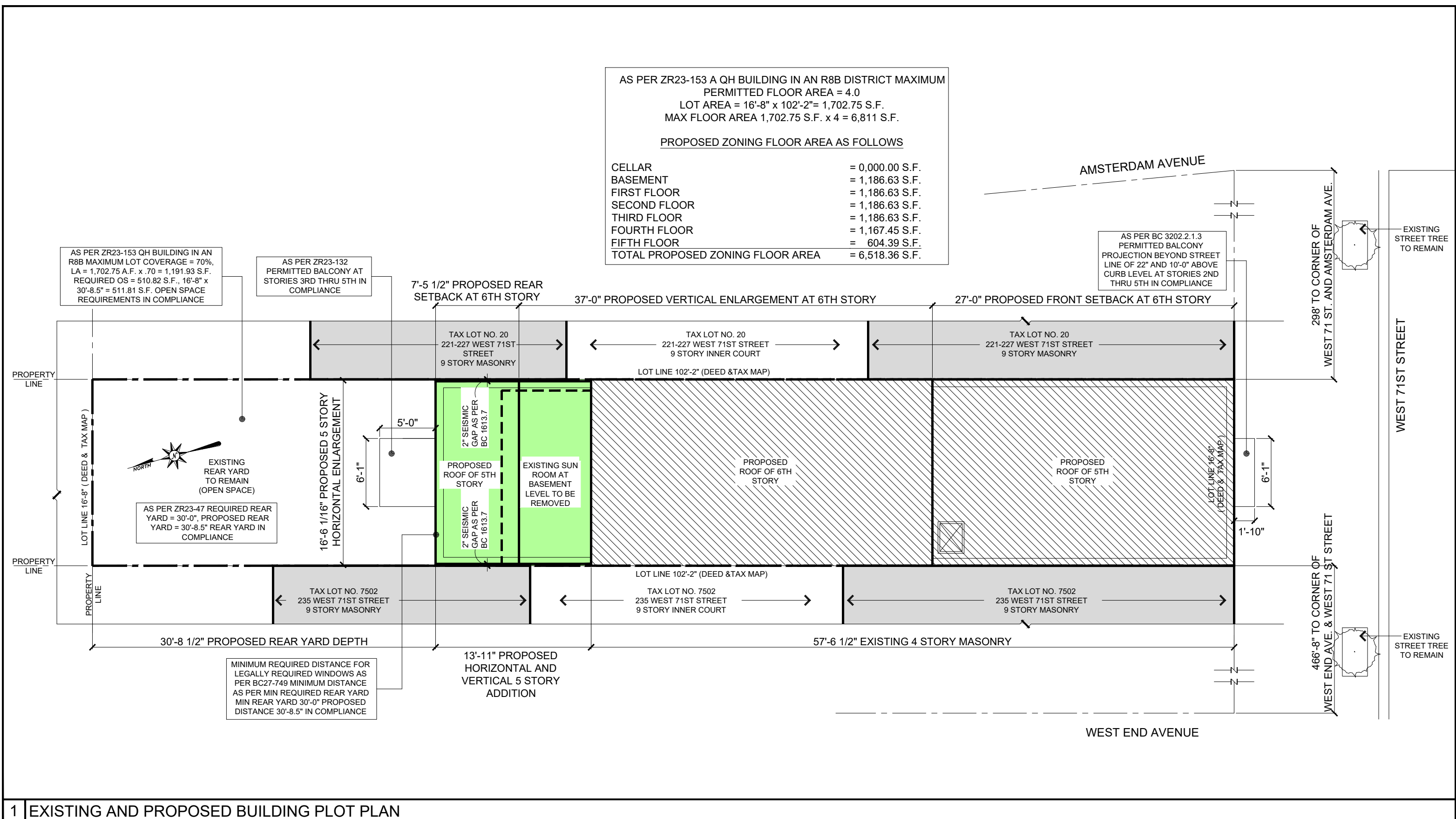
1 EXISTING REAR FACADE ELEVATION

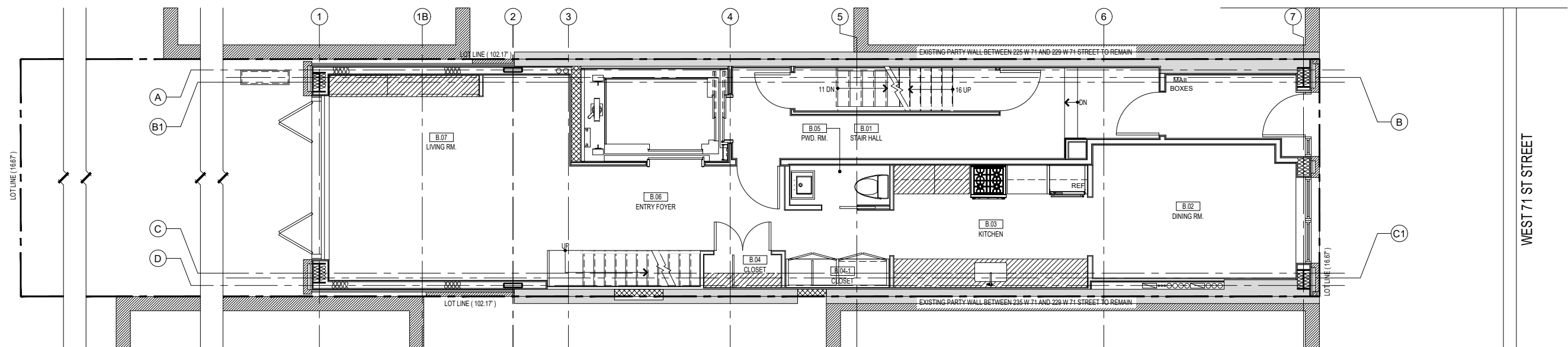
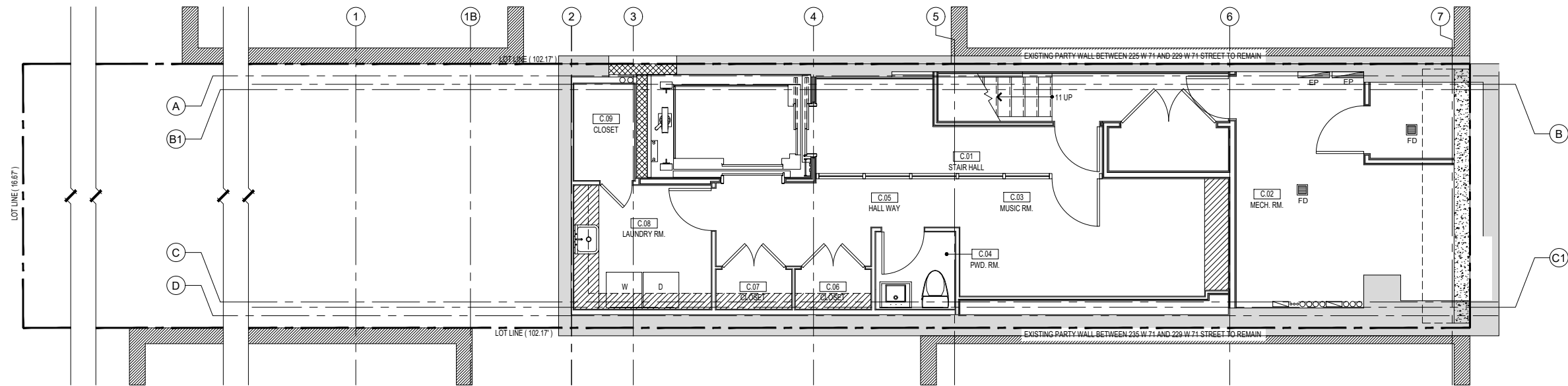


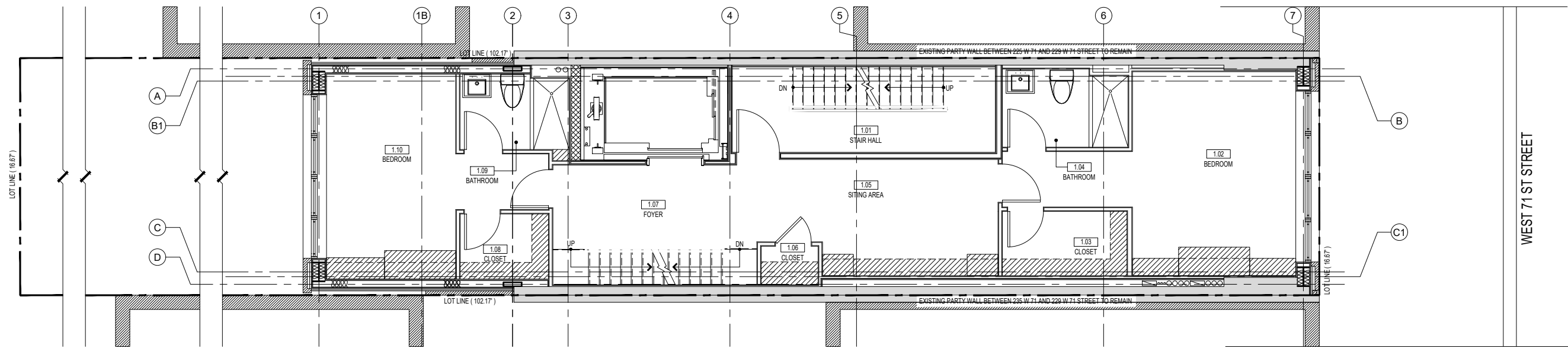
2 PROPOSED REAR FACADE ELEVATION

EXISTING AND PROPOSED REAR FACADE ELEVATIONS

LPC-009
9.12.2022

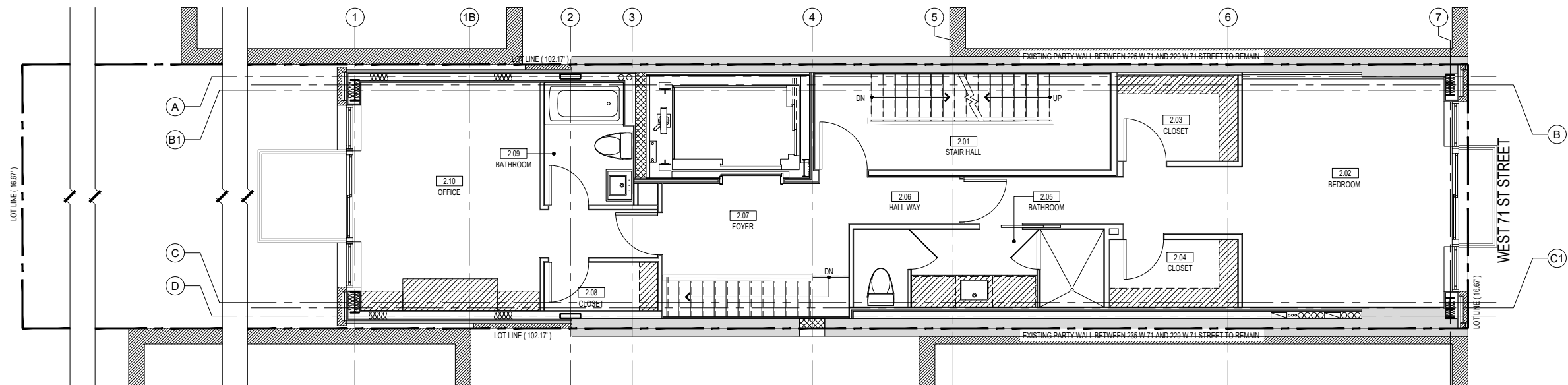






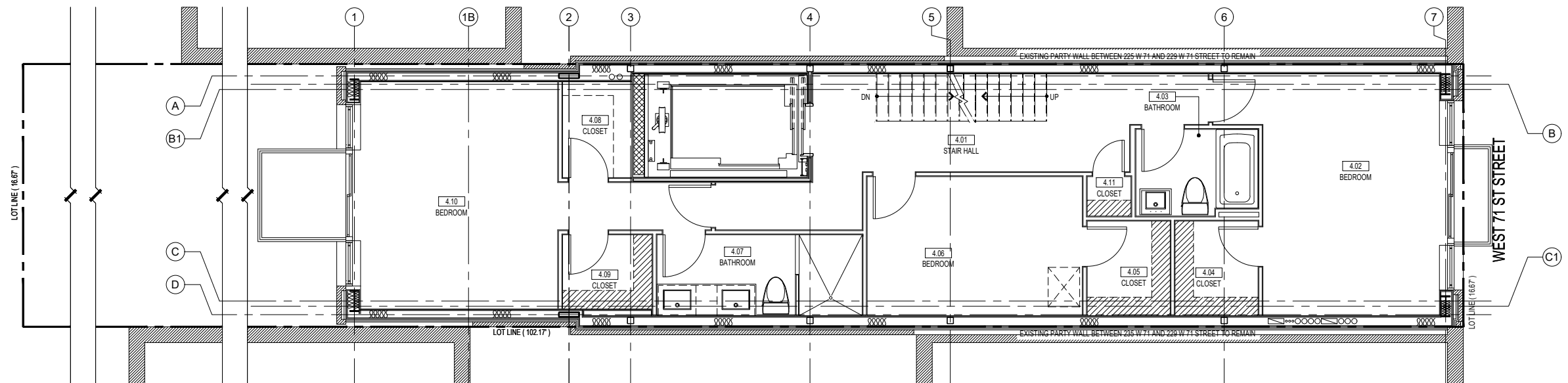
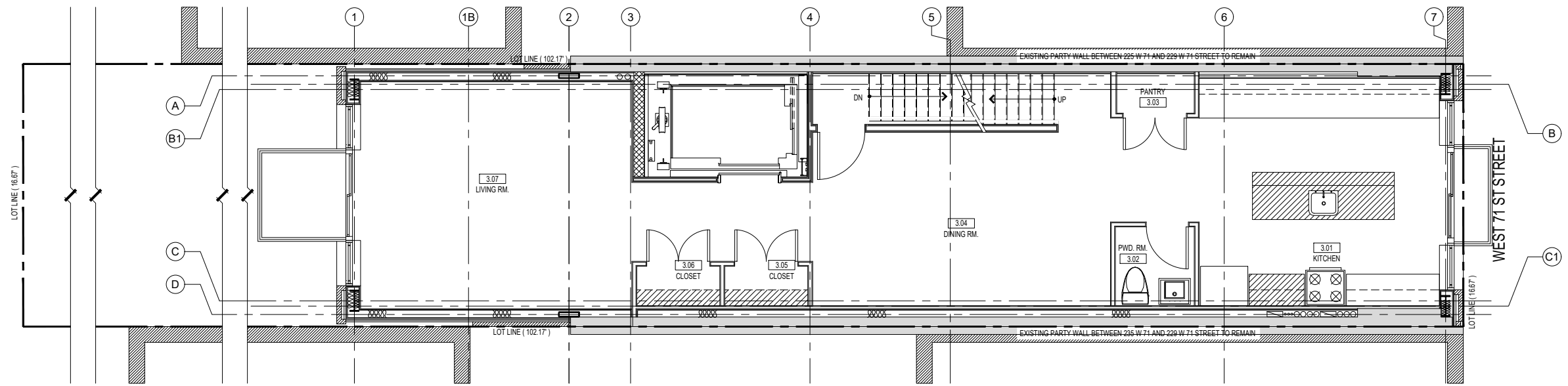
PROPOSED FIRST FLOOR PLAN

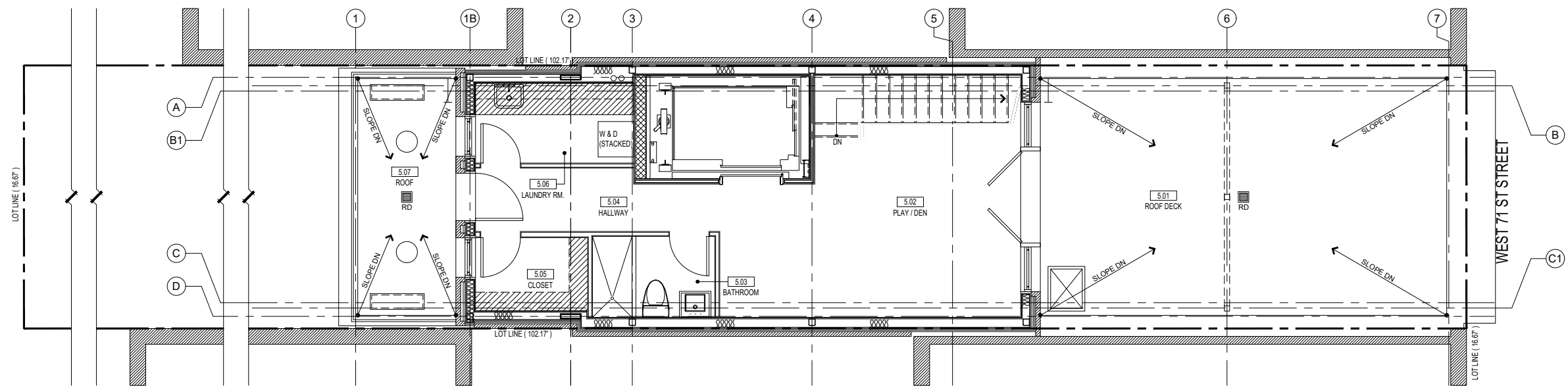
SCALE: 1/8" = 1'-0"



PROPOSED SECOND FLOOR PLAN

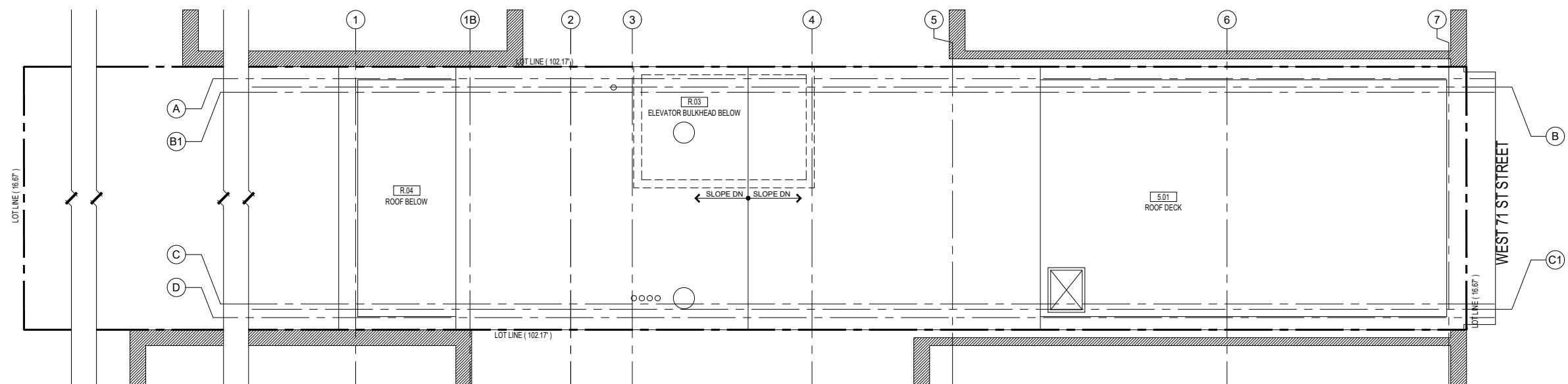
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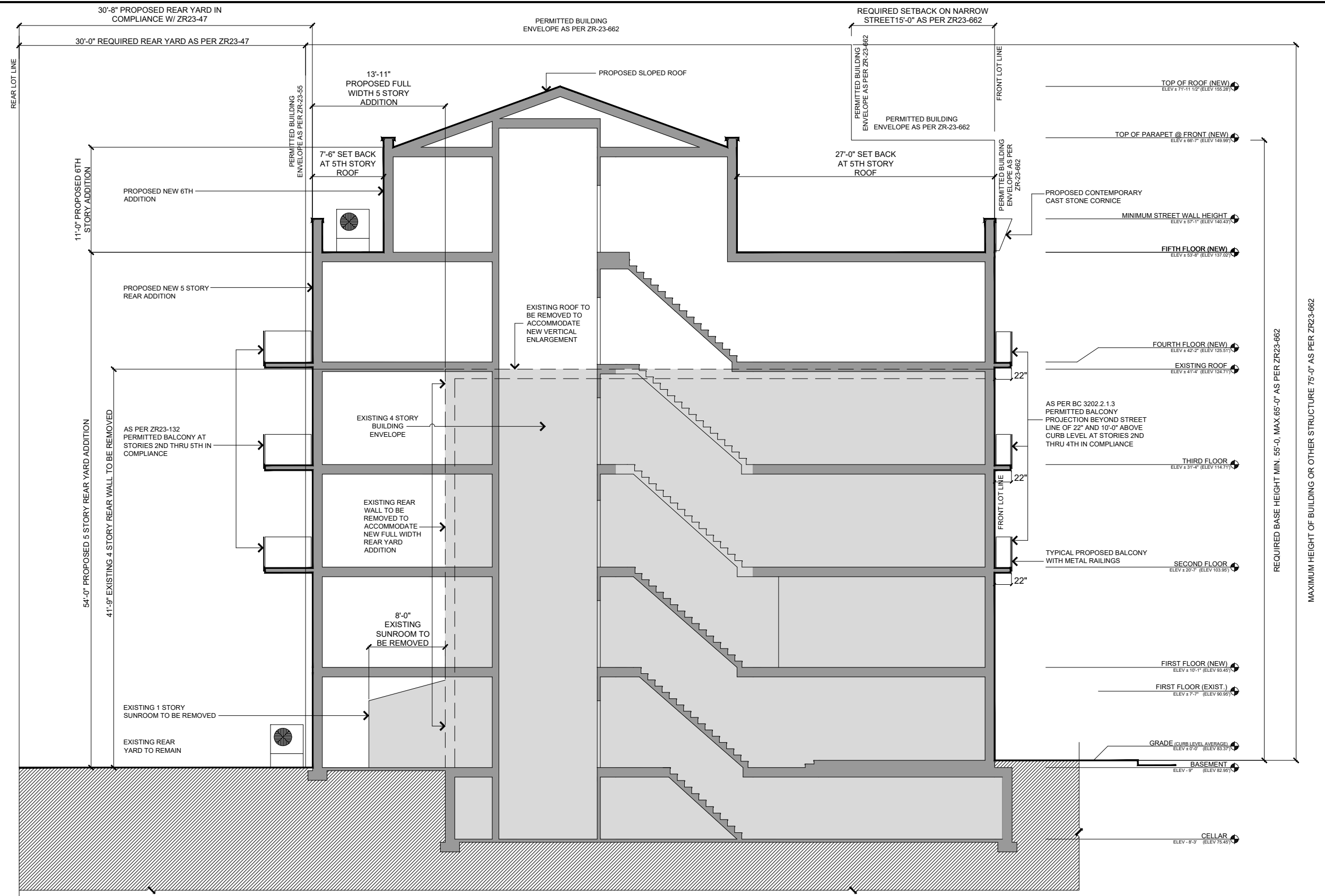
PROPOSED FIFTH FLOOR PLAN

SCALE: 1/8" = 1'-0"



PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"



1 | EXISTING AND PROPOSED BUILDING SECTION

EXISTING AND PROPOSED BUILDING SECTION

LPC-015
9.12.2022



1 | RENDERING

PROPOSED RENDERING AND ADJACENT BUILDINGS CONTEXT

LPC-016

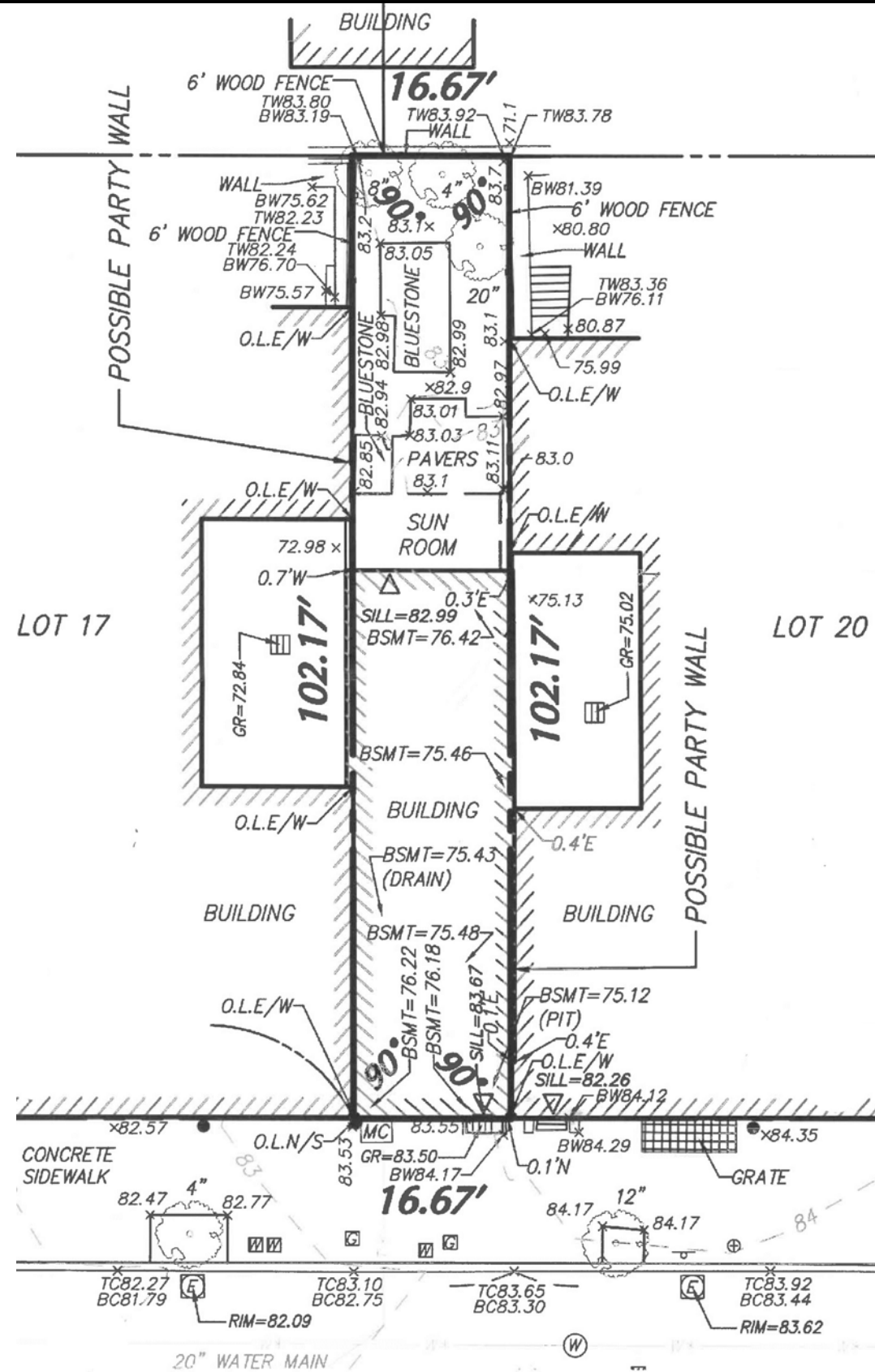
9.12.2022

APPENDIX PREVIOUS PRESENTATION FROM 7-19-2022 HEARING FOR REFERENCE

APPENDIX - PREVIOUS PRESENTATION

LPC-017

9.12.2022

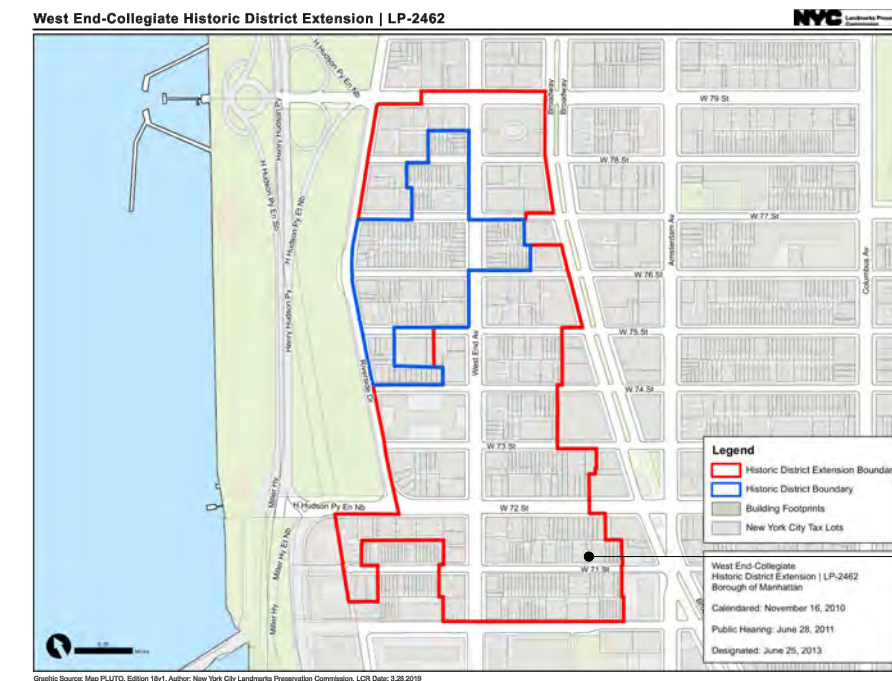


1 EXISTING PROPERTY SURVEY



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 71st Street



267 West 71st Street



250 West 76th Street



229 West 71st Street



261-3 West 71st 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 70th St
(1885-6, WHW. Youngs)



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



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



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



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



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

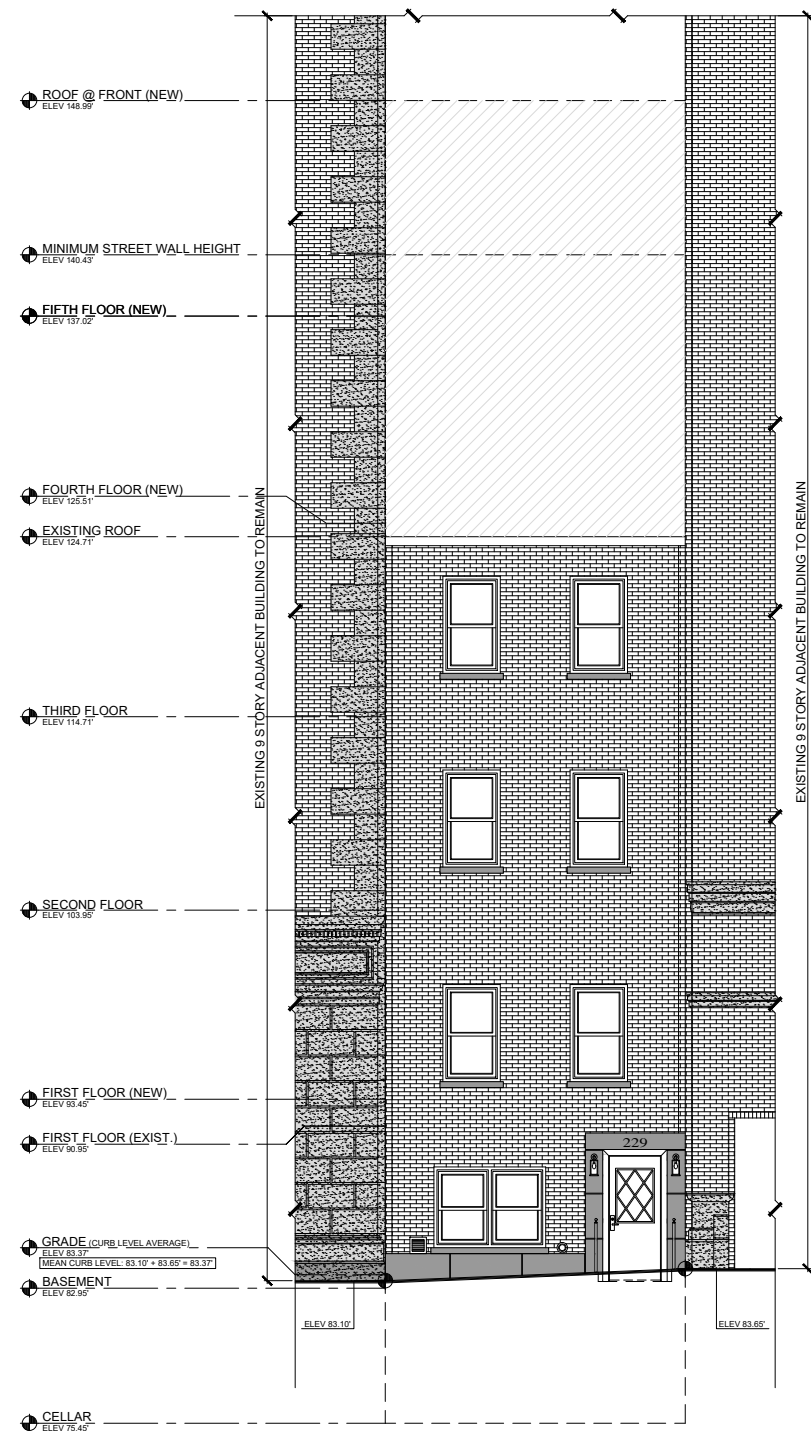
SIGNIFICANT BUILDING TYPES IN DISTRICT



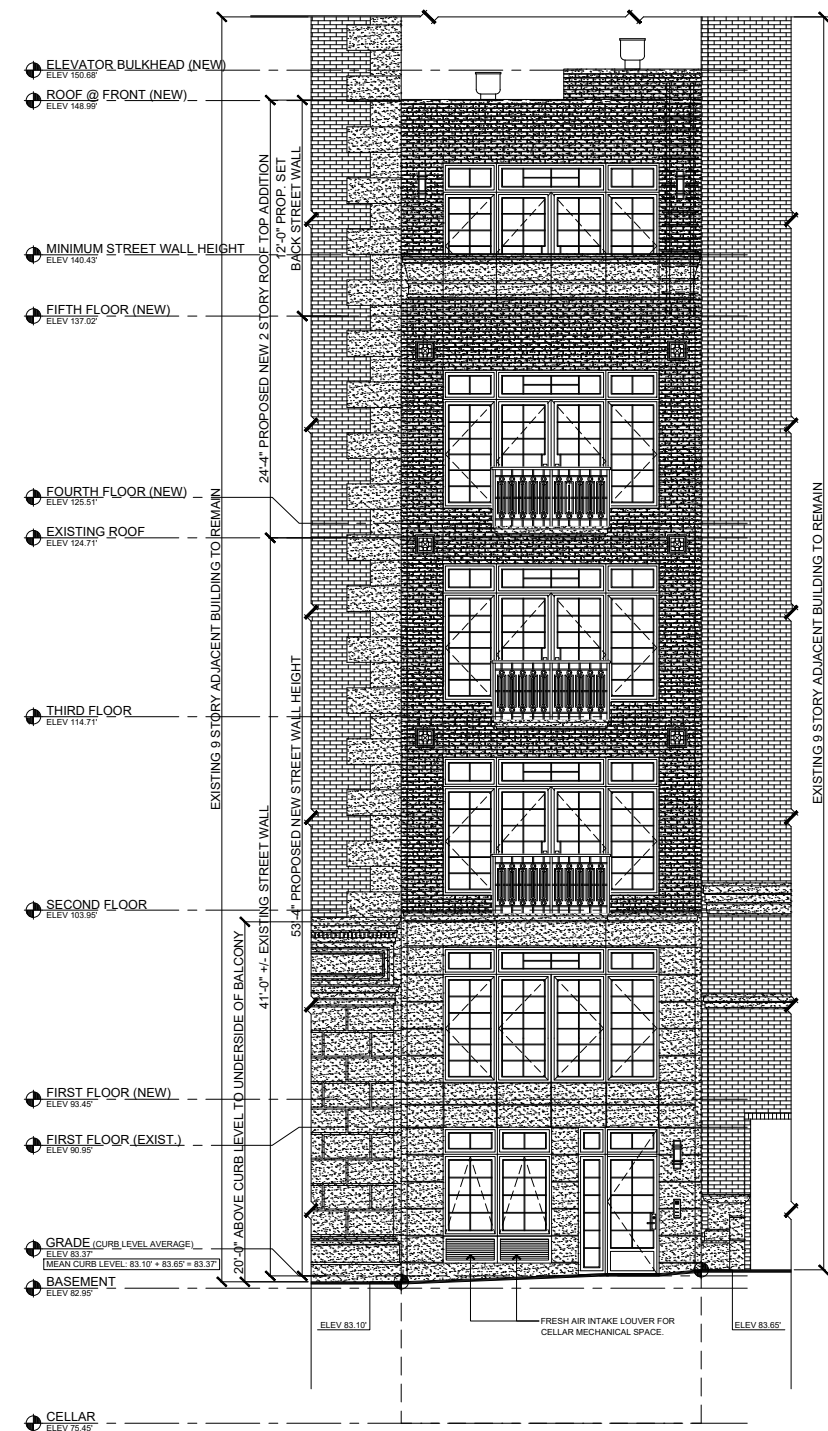
1 | RENDERING

PROPOSED BUILDING
FACADE RENDERING

LPC-009
7.7.2022



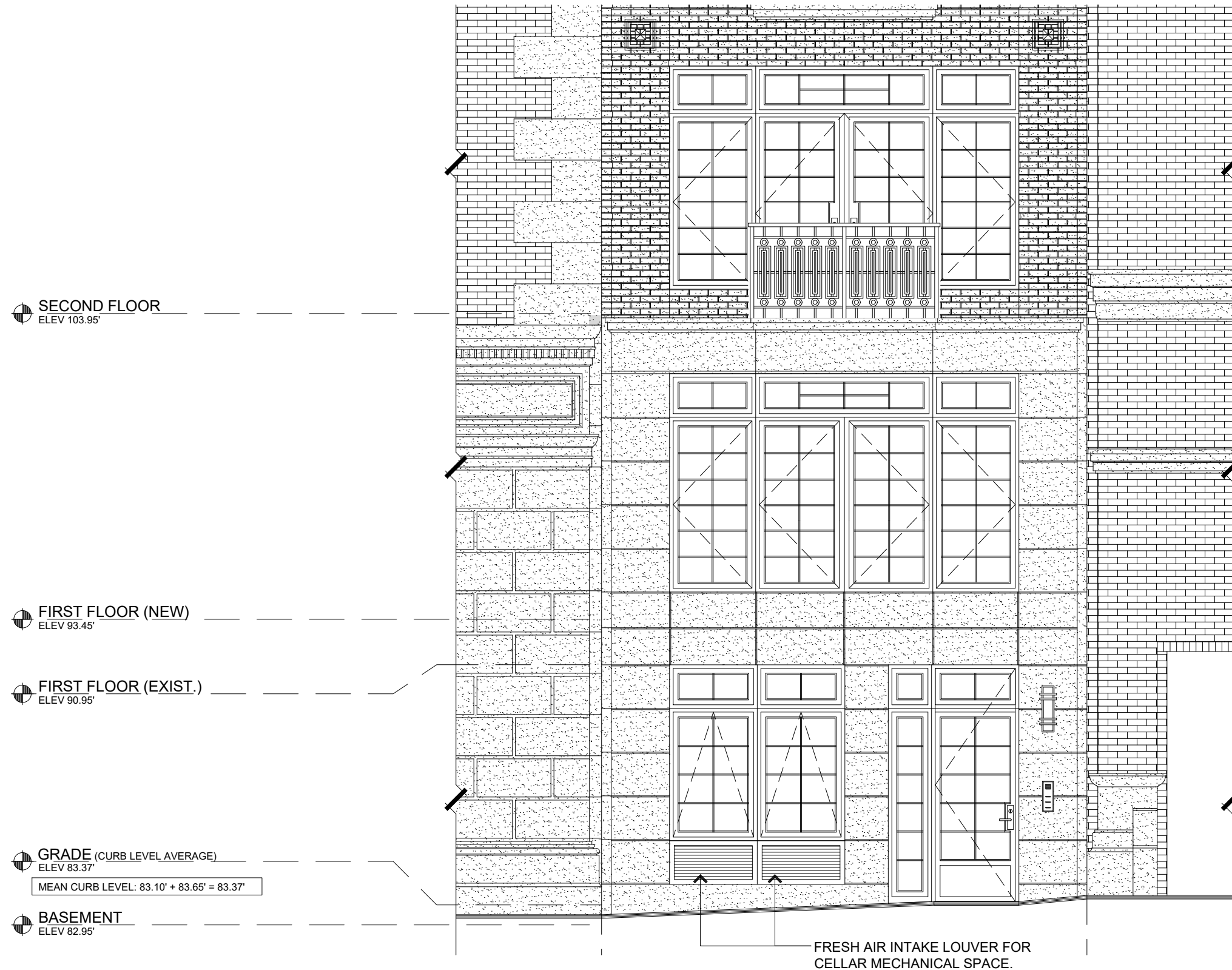
1 EXISTING FRONT ELEVATION



2 PROPOSED FRONT ELEVATION

EXISTING AND PROPOSED FRONT FACADE ELEVATION

LPC-010
7.7.2022



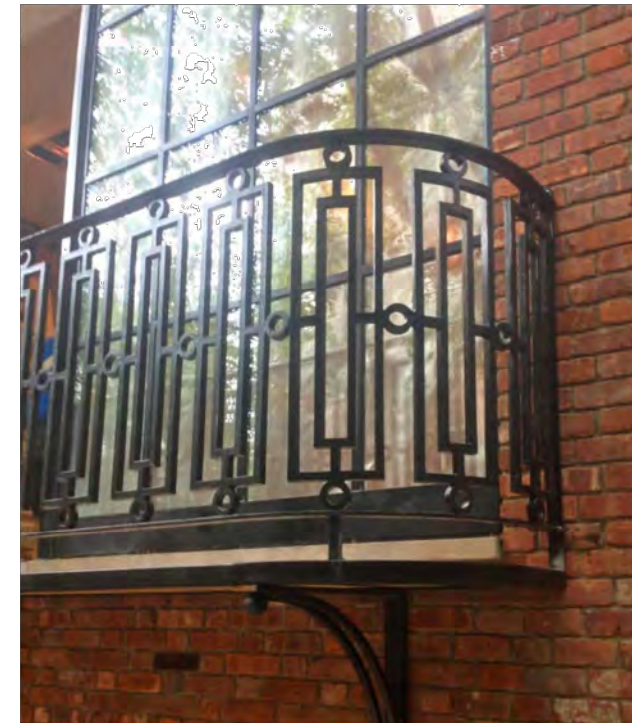
1 | PROPOSED FRONT ELEVATION (BASEMENT TO 2ND FLOOR)

PROPOSED FRONT FACADE ELEVATION

LPC-011
7.7.2022



Stone Trim



Black Metal Balcony



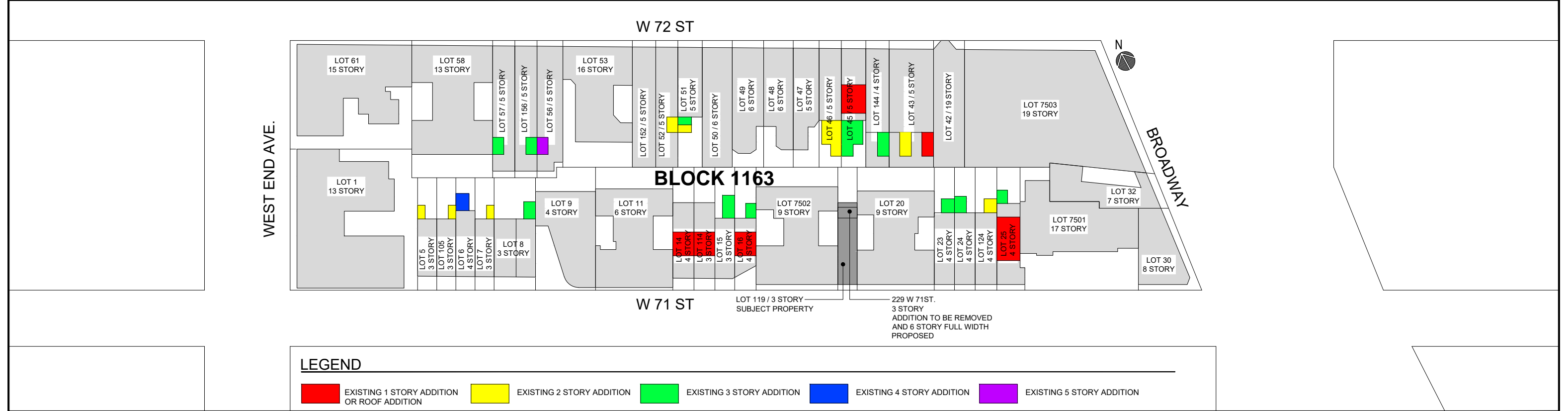
Stone Water Table &
Trim to Match 235 W 71th St



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

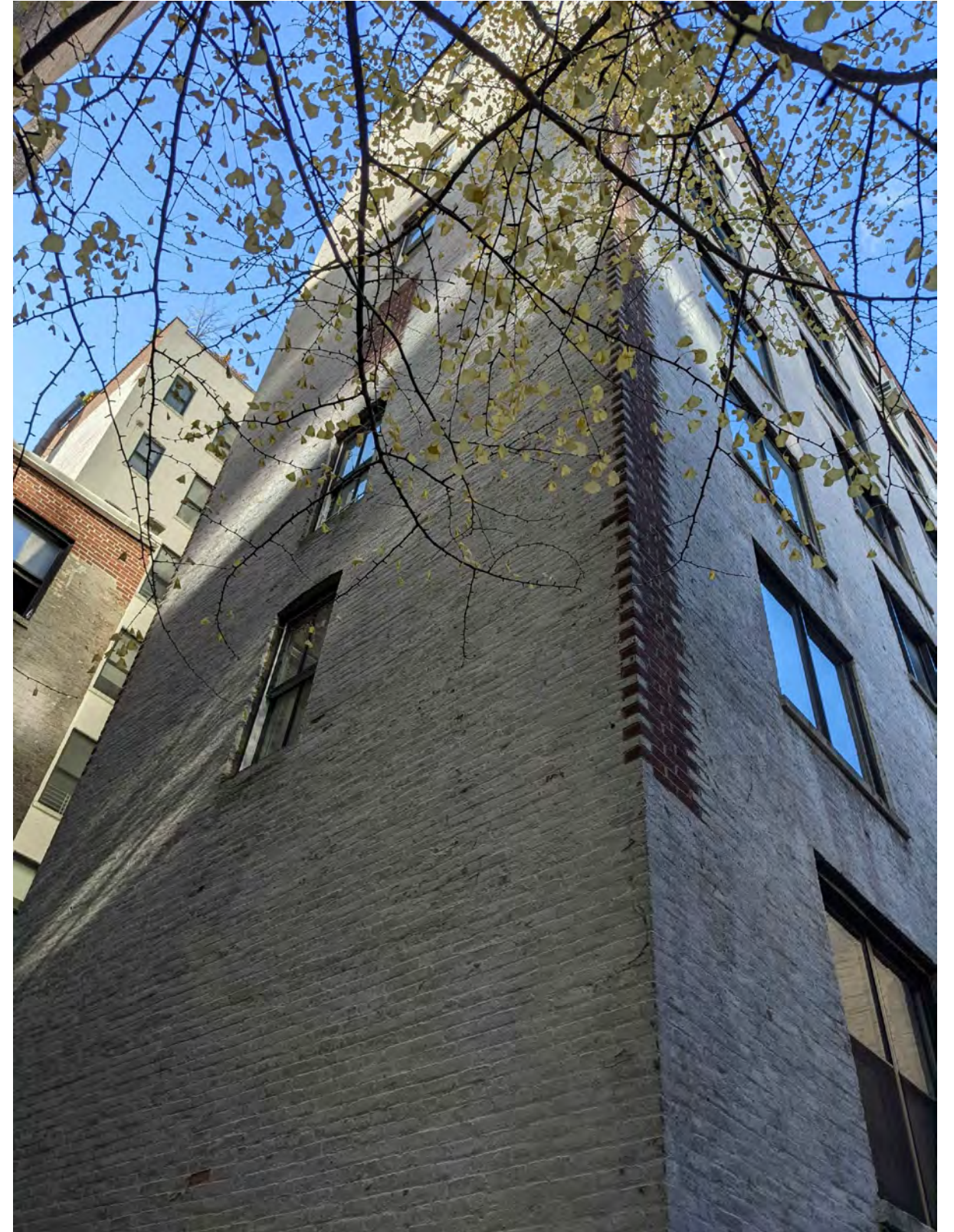
TAX BLOCK OVERVIEW



SUBJECT PROPERTY 229 WEST 71ST
STREET EXISTING REAR FACADE



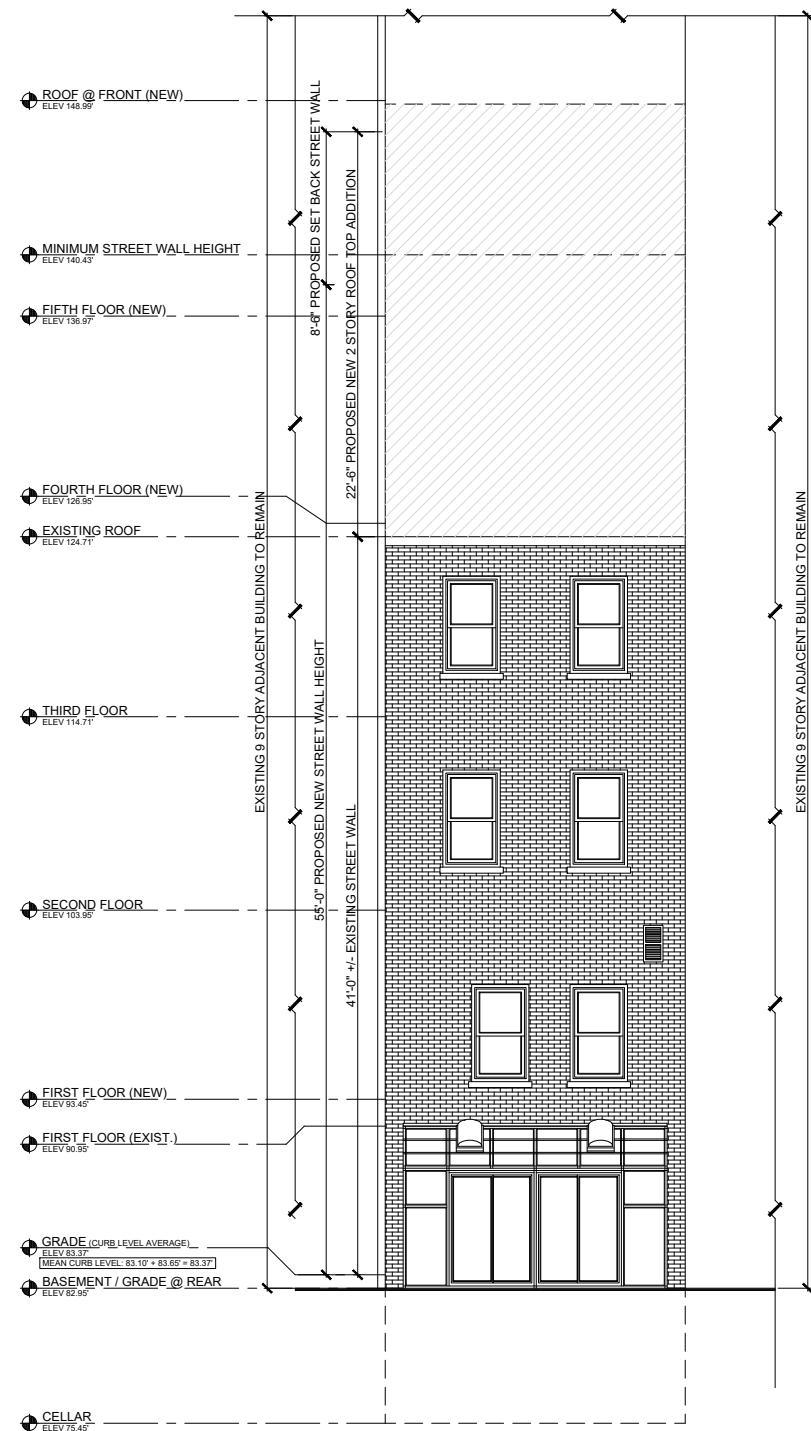
1 | 223 - 227 WEST 71ST - VIEW REAR YARD



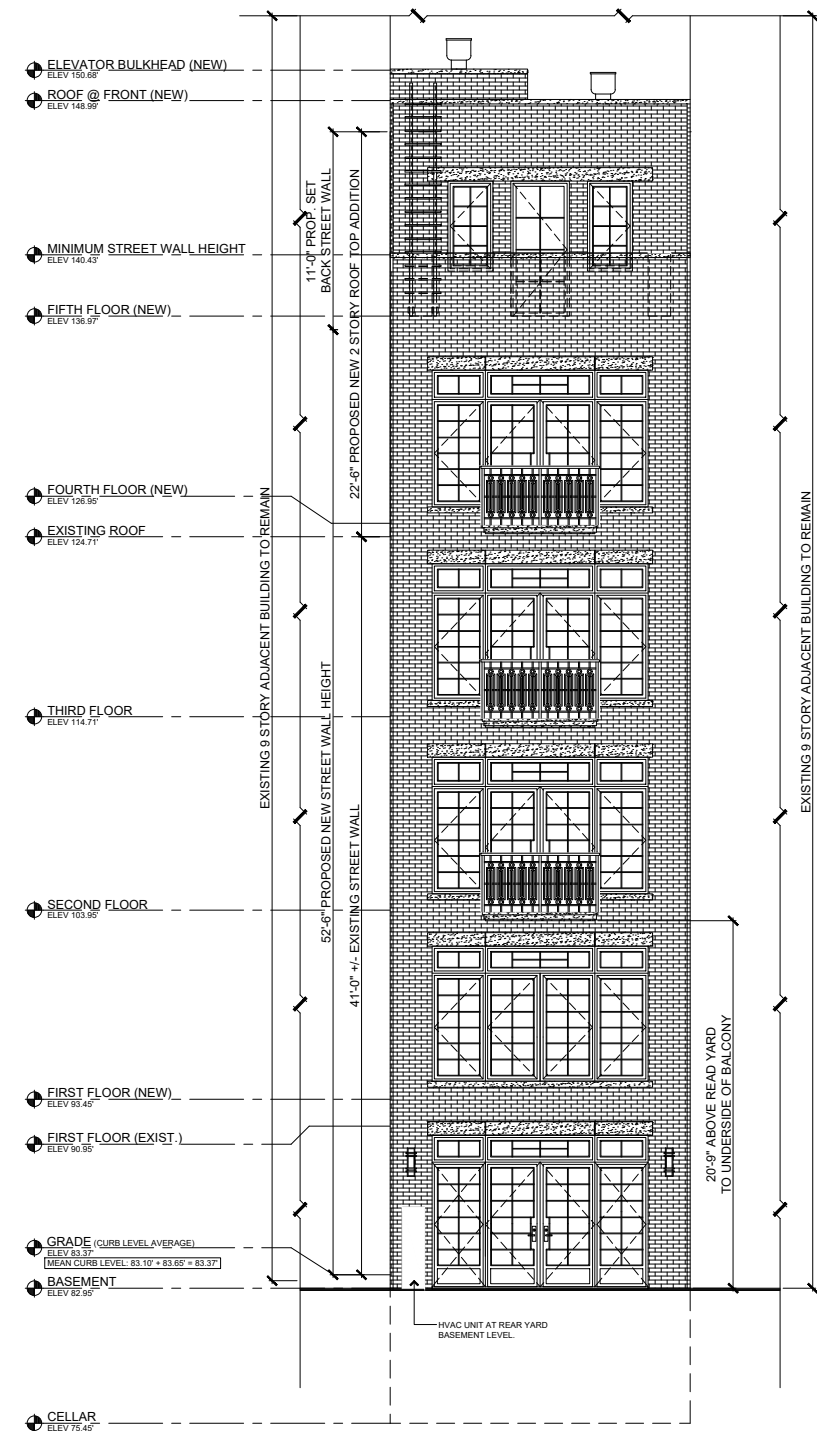
2 | 231 - 235 WEST 71ST - VIEW REAR YARD

EXISTING CONDITIONS
PHOTOS REAR YARD

LPC-015
7.7.2022



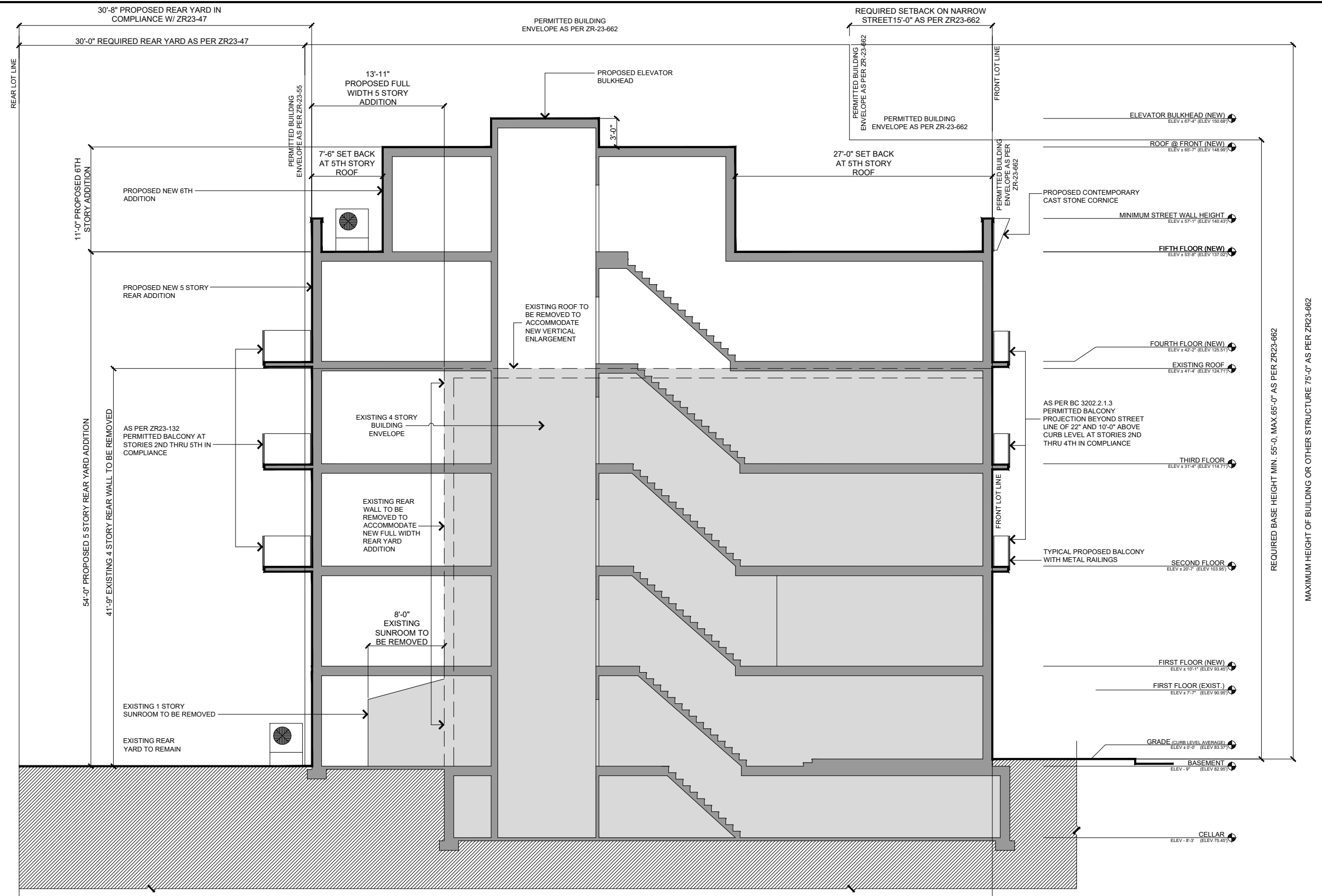
1 EXISTING REAR FACADE ELEVATION



2 PROPOSED REAR FACADE ELEVATION

EXISTING AND PROPOSED REAR FACADE ELEVATIONS

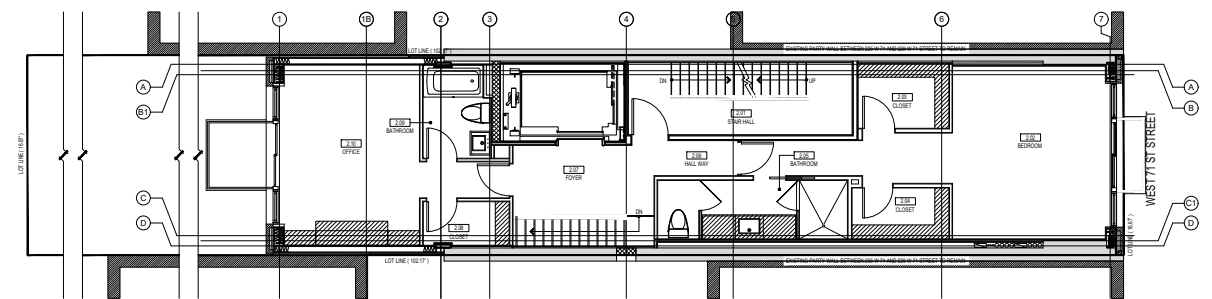
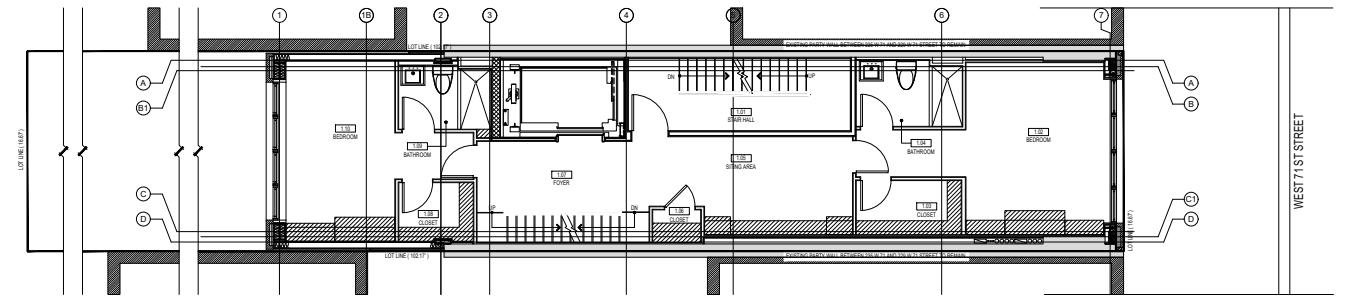
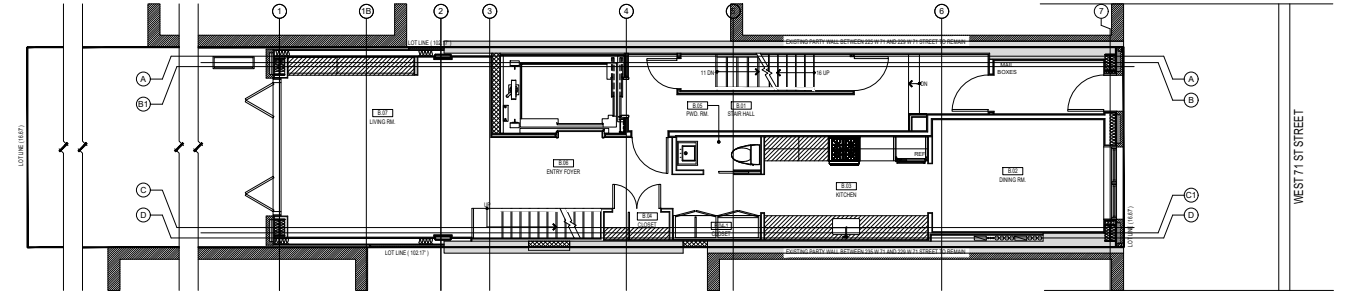
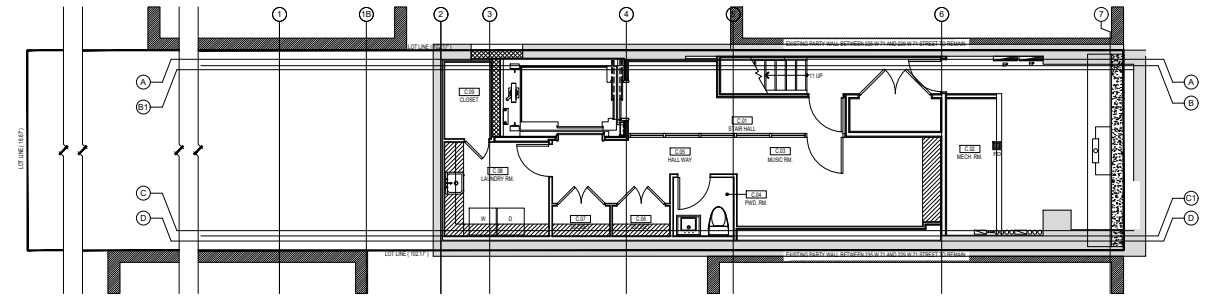
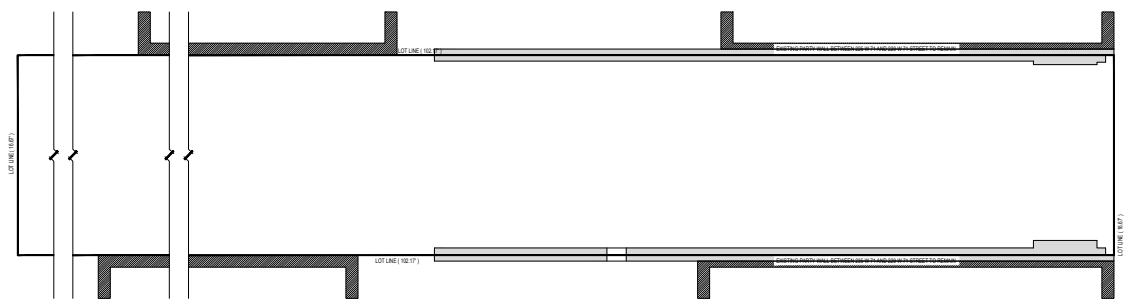
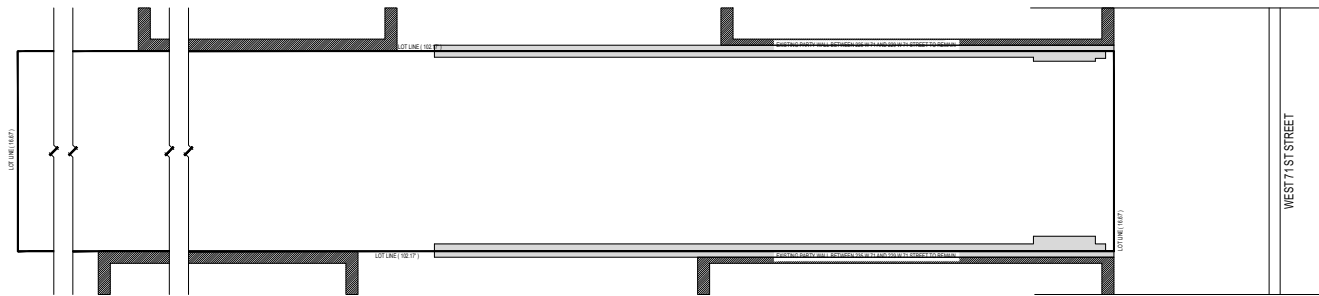
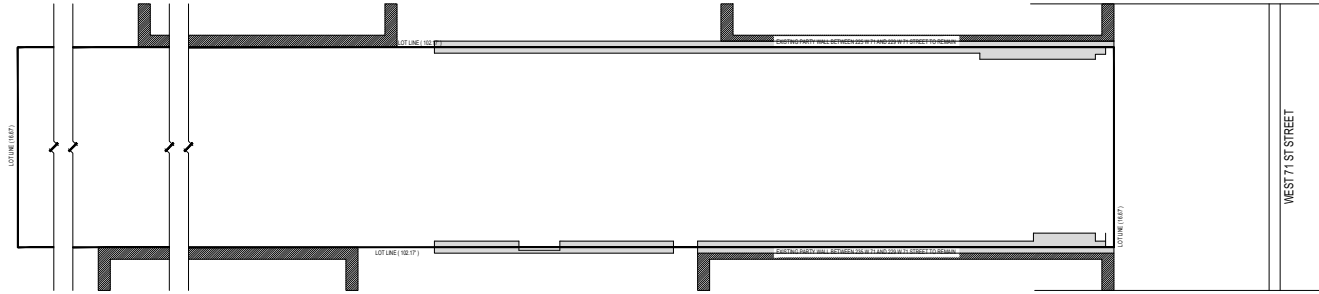
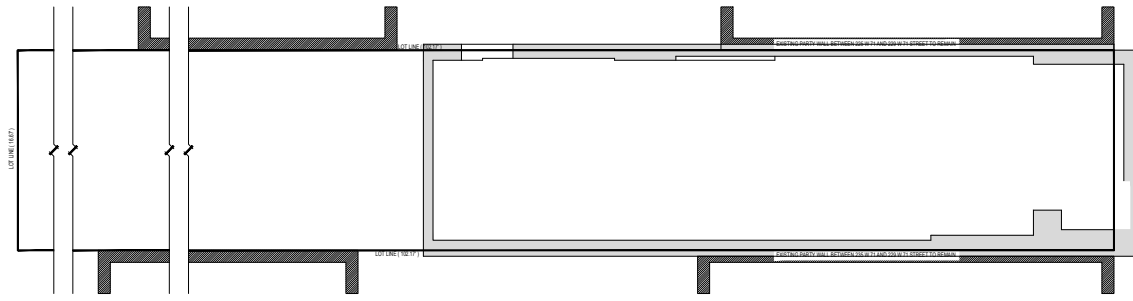
LPC-016
7.7.2022



1 | EXISTING AND PROPOSED BUILDING SECTION

EXISTING AND PROPOSED BUILDING SECTION

LPC-018
7.7.2022

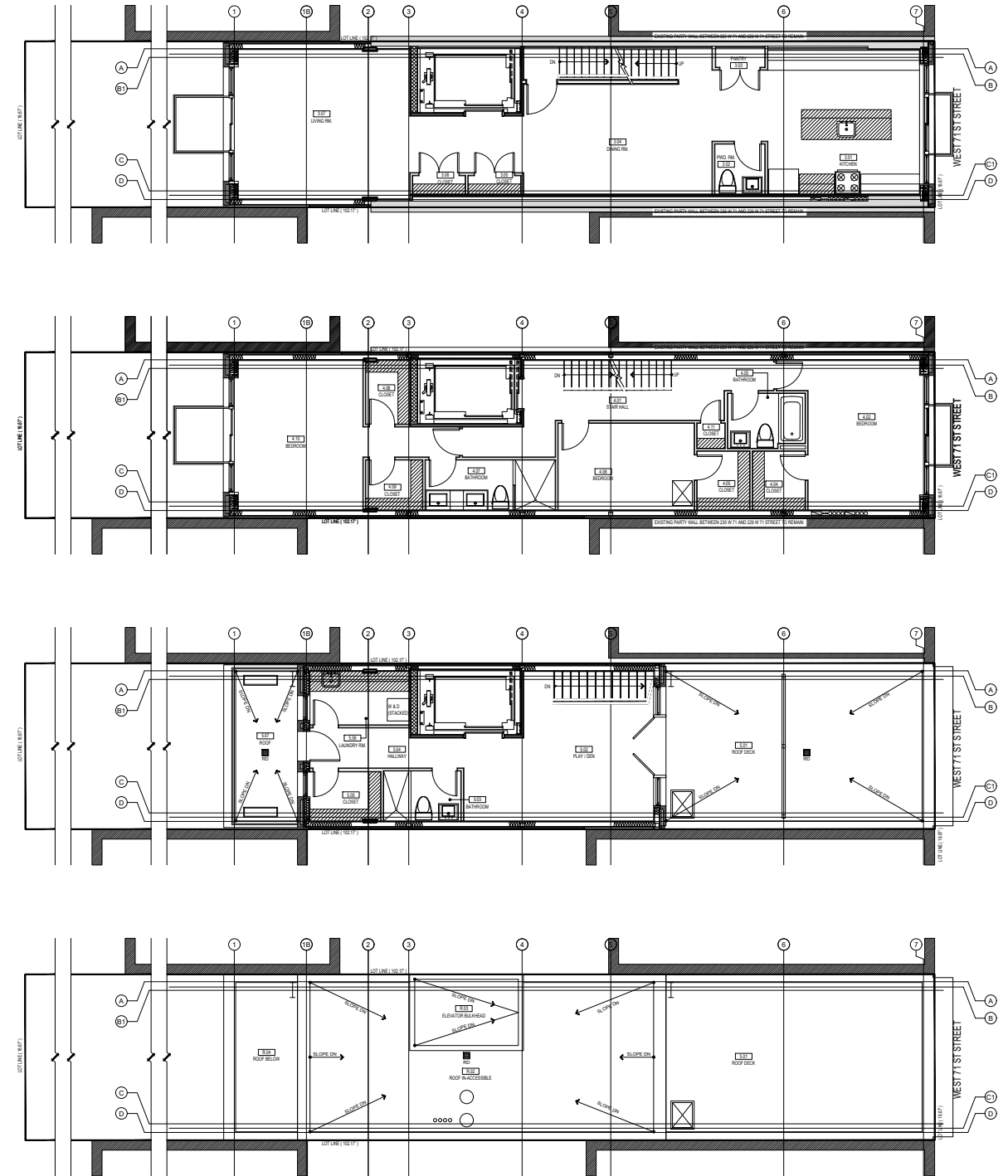
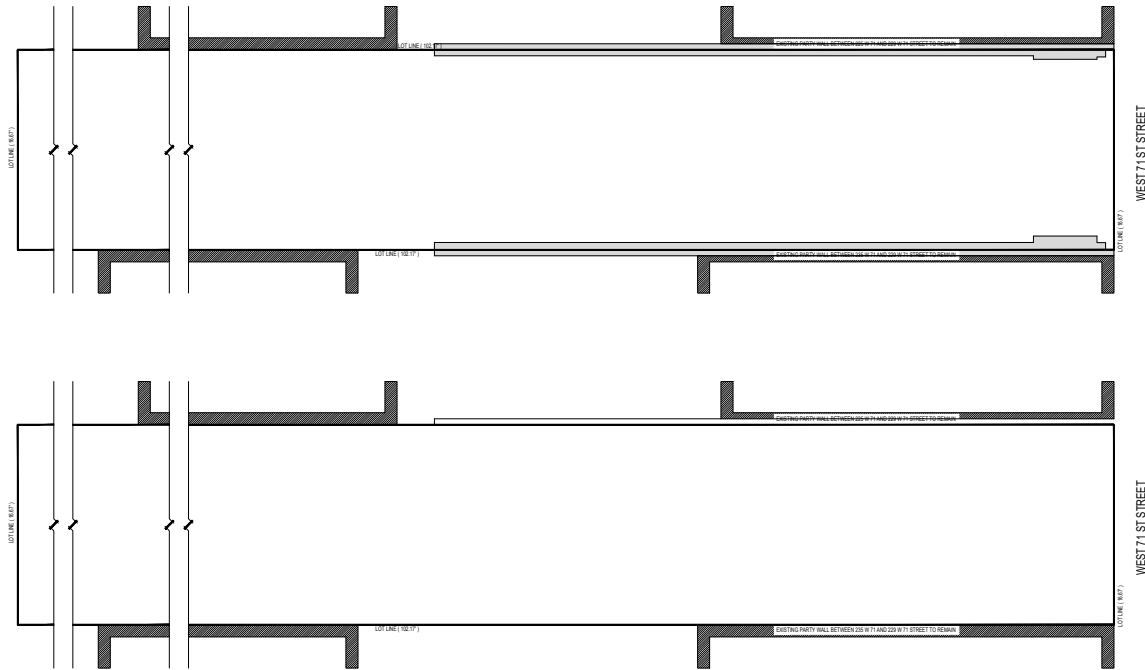


1 EXISTING FLOOR PLANS

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 71st 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



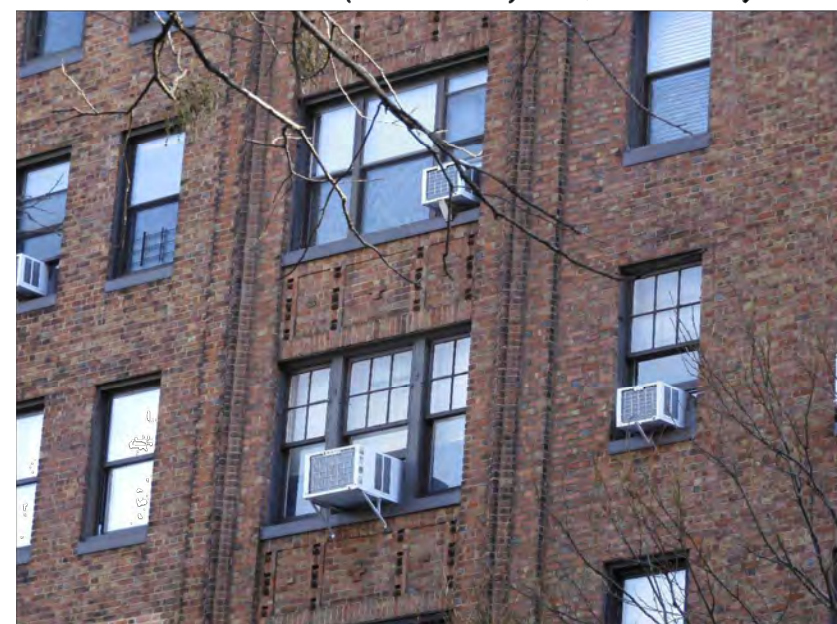
466 West End Ave (CBJ Snyder, 1893-96)



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 73rd 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 71st 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