

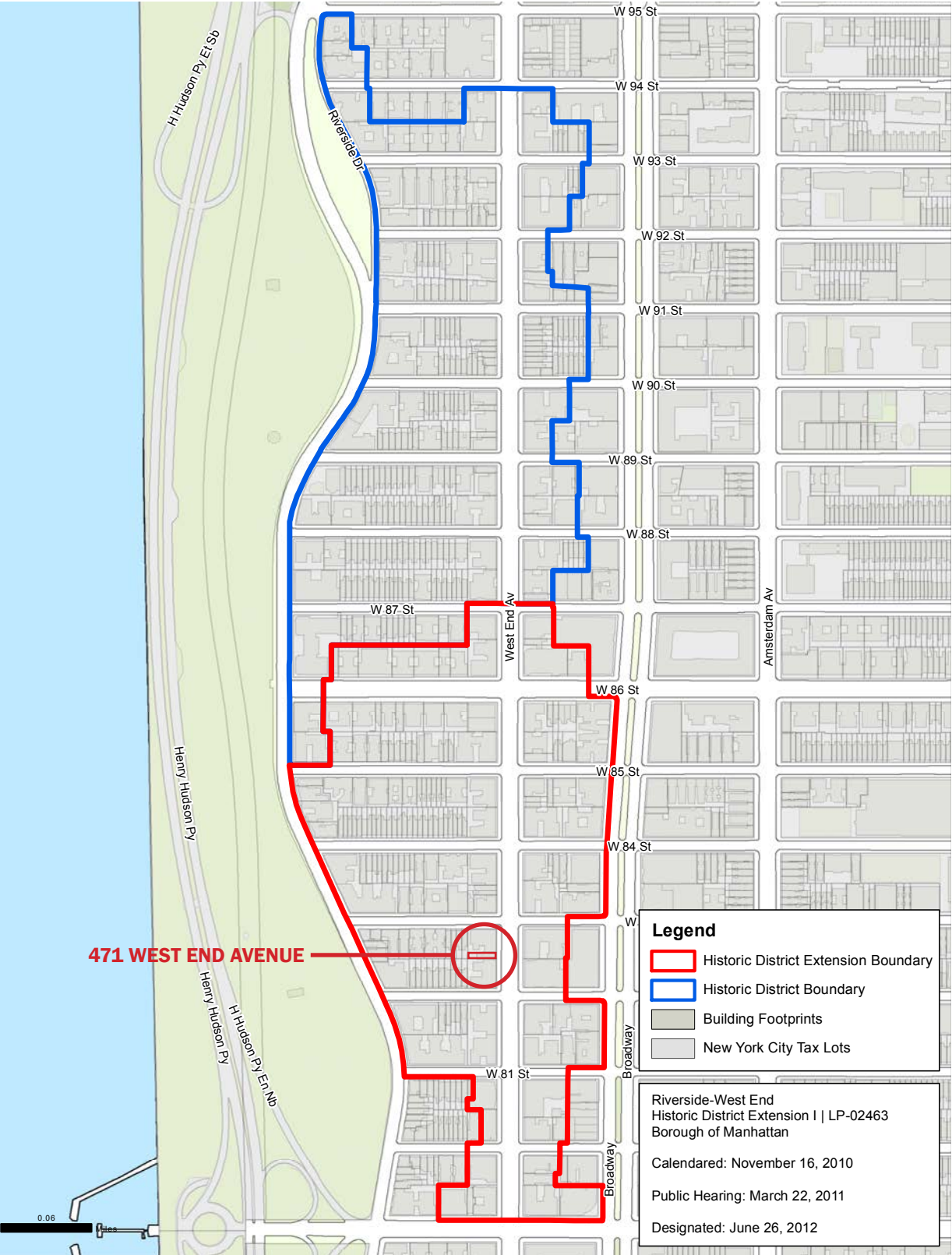
**471 WEST END AVENUE**  
LANDMARKS PRESERVATION COMMISSION PRESENTATION  
DOCKET NUMBER: LPC-23-04321

**PROJECT INFORMATION**

BLOCK: 1245  
LOT: 24  
ZONING DISTRICT: R10A  
ZONING MAP: 5D  
NO. OF STORIES EXISTING: 3 STORIES + BASEMENT + CELLAR  
NO. OF STORIES PROPOSED: 4 STORIES + BASEMENT + CELLAR  
EXISTING HEIGHT: 56.42'  
PROPOSED HEIGHT: 62.83'  
EXISTING OCCUPANCY: MULTI FAMILY (R-2)  
PROPOSED OCCUPANCY: SINGLE FAMILY (R-3)  
LANDMARK DISTRICT: RIVERSIDE - WEST END HISTORIC DISTRICT EXTENSION I (LP-2463)  
CONSTRUCTION CLASS: IIIA  
WORK UNDER: 2022 BUILDING CODE

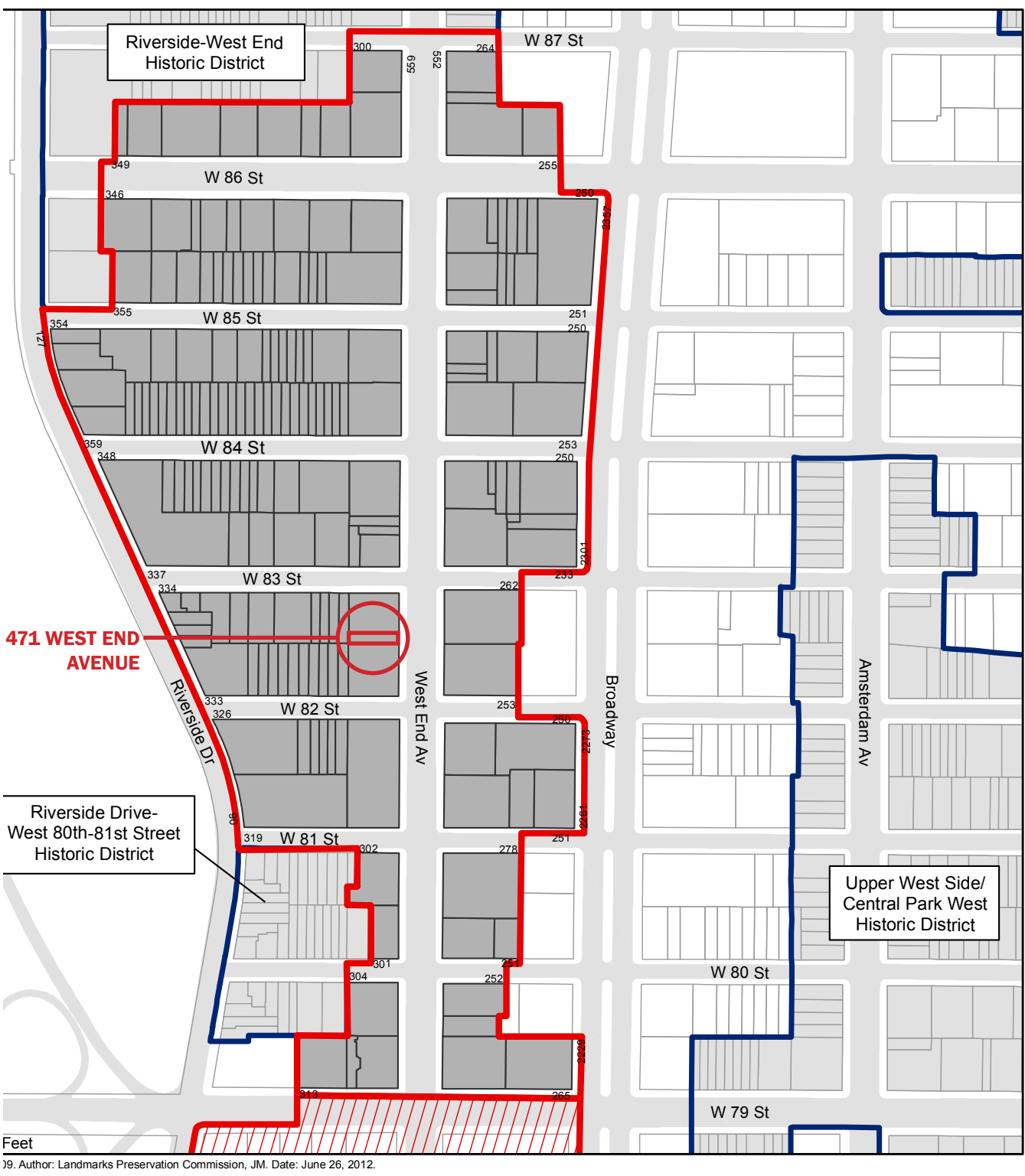
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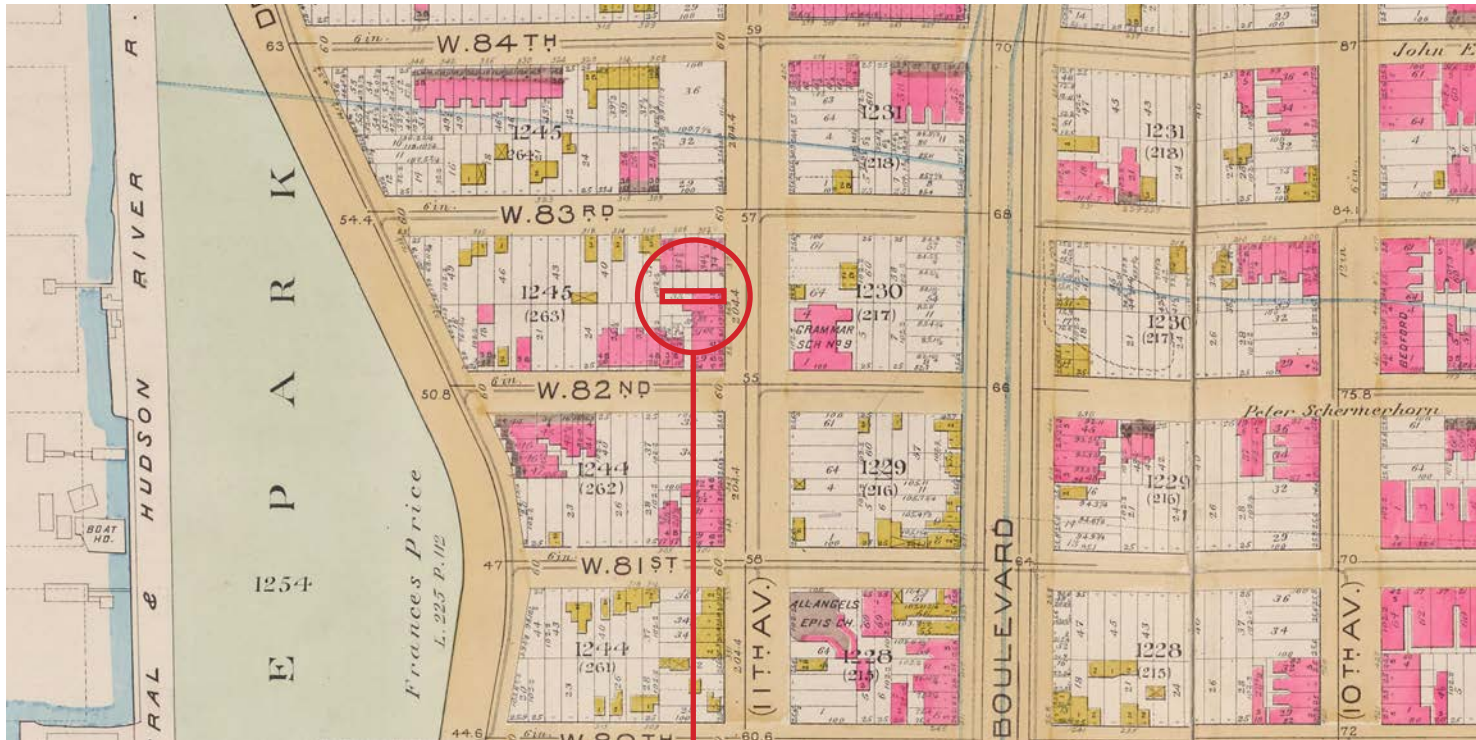
RIVERSIDE-WEST END HISTORIC DISTRICT MAP

# Riverside-West End Historic District Extension I



RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I MAP

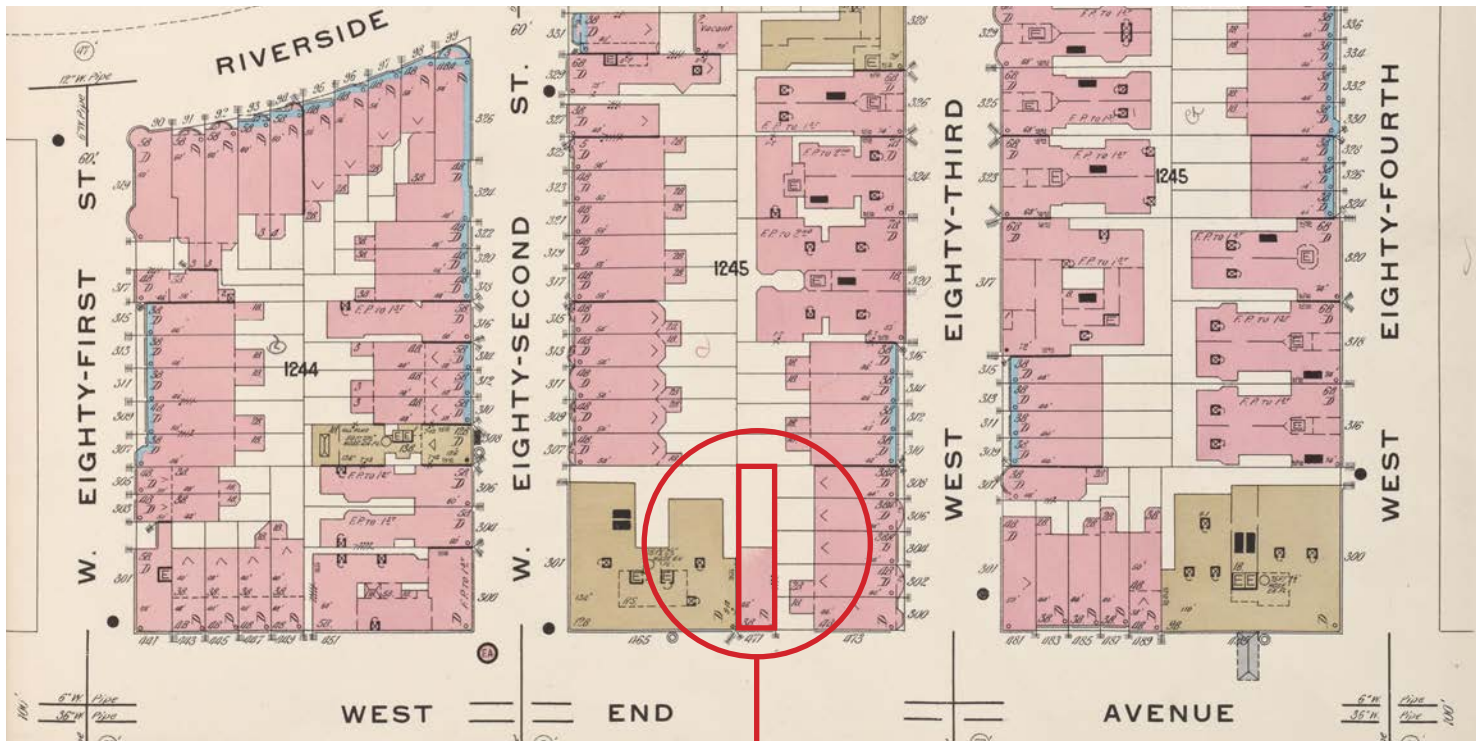




471 WEST END AVENUE



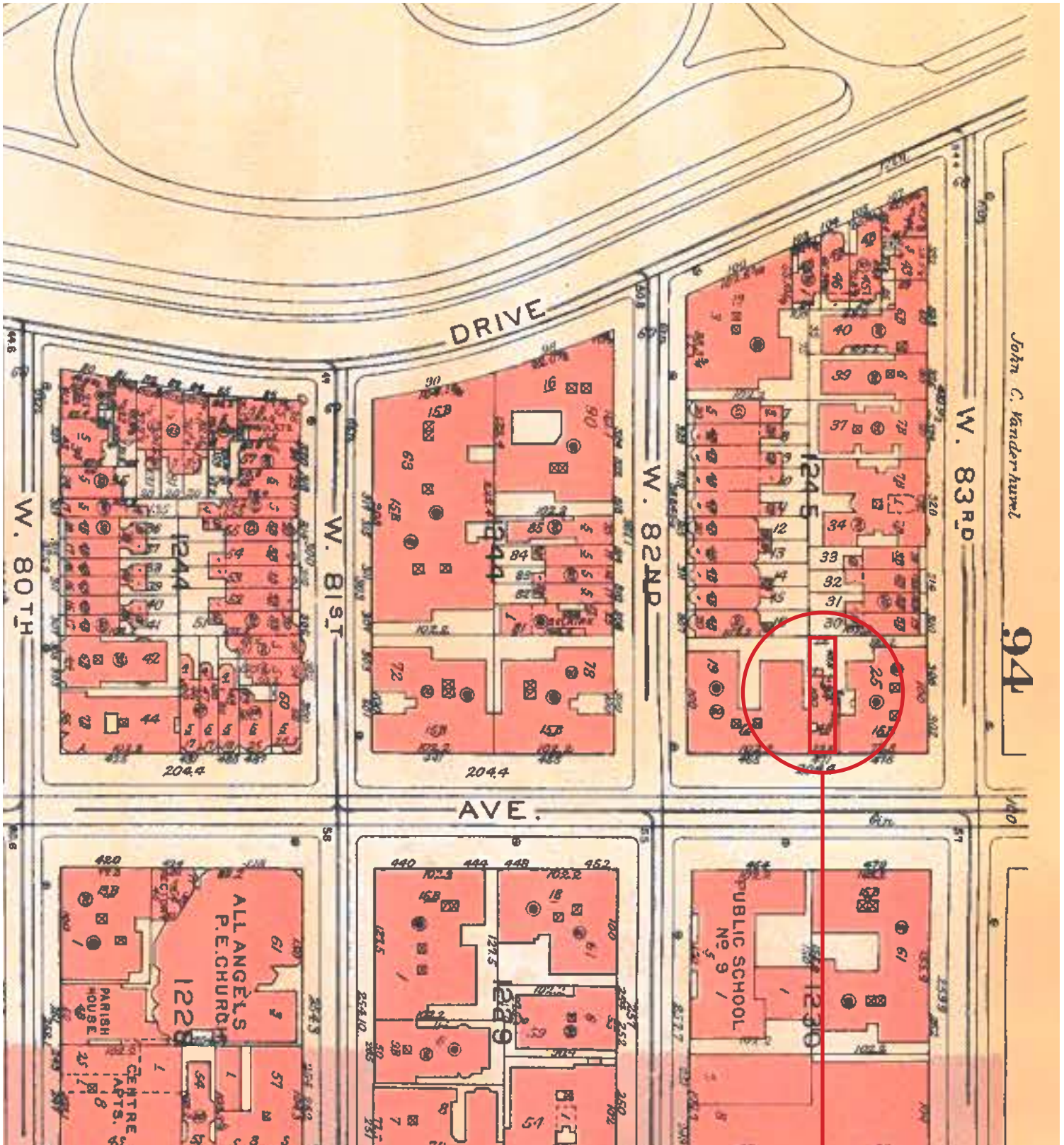
1891 SANBORN MAP



471 WEST END AVENUE



1912 SANBORN MAP



471 WEST END AVENUE



1955 SANBORN MAP

# SITE LOCATION

01.31.2023

PBDW ARCHITECTS

471 WEST END AVENUE





EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

## EXISTING ELEVATIONS

01.31.2023



## 471 WEST END AVENUE



VIEW OF 471 WEST END AVENUE FROM THE CORNER OF WEST 82ND STREET AND WEST END AVENUE,  
LOOKING NORTHWEST

## 471 WEST END AVENUE



VIEW OF 471 WEST END AVENUE FROM THE CORNER OF WEST 83RD STREET AND WEST END AVENUE,  
LOOKING SOUTHWEST

### EXISTING BLOCK PHOTOGRAPHS

01.31.2023





AERIAL VIEW OF WEST END AVENUE LOOKING SOUTHWEST



AERIAL VIEW OF WEST END AVENUE LOOKING WEST





WEST END AVENUE: EAST SIDE OPPOSITE OF 471 WEST END AVENUE,  
LOOKING SOUTHEAST



WEST END AVENUE: EAST SIDE OPPOSITE OF 471 WEST END AVENUE,  
LOOKING NORTHEAST

**EXISTING BLOCK PHOTOGRAPHS**

01.31.2023





**EXISTING BLOCK - FRONT ELEVATION**

01.31.2023





**EXISTING BLOCK - REAR ELEVATION**

01.31.2023

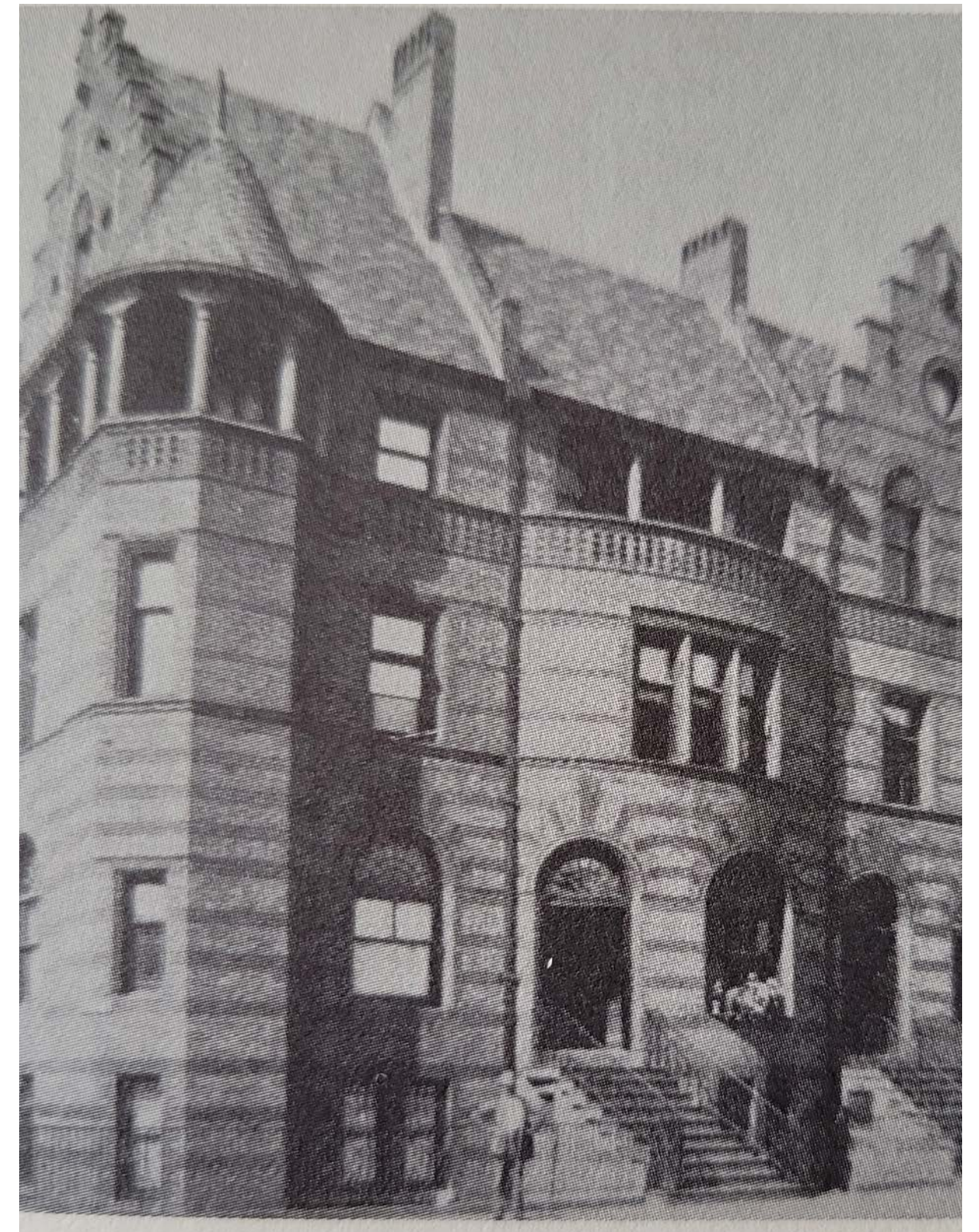








WEST END AVENUE AND WEST 83RD STREET, SOUTHWEST CORNER  
SHOWING 471 WEST END AVENUE AT LEFT, C. 1899 (*NEW YORK TIMES* / *LIBRARY OF CONGRESS*)

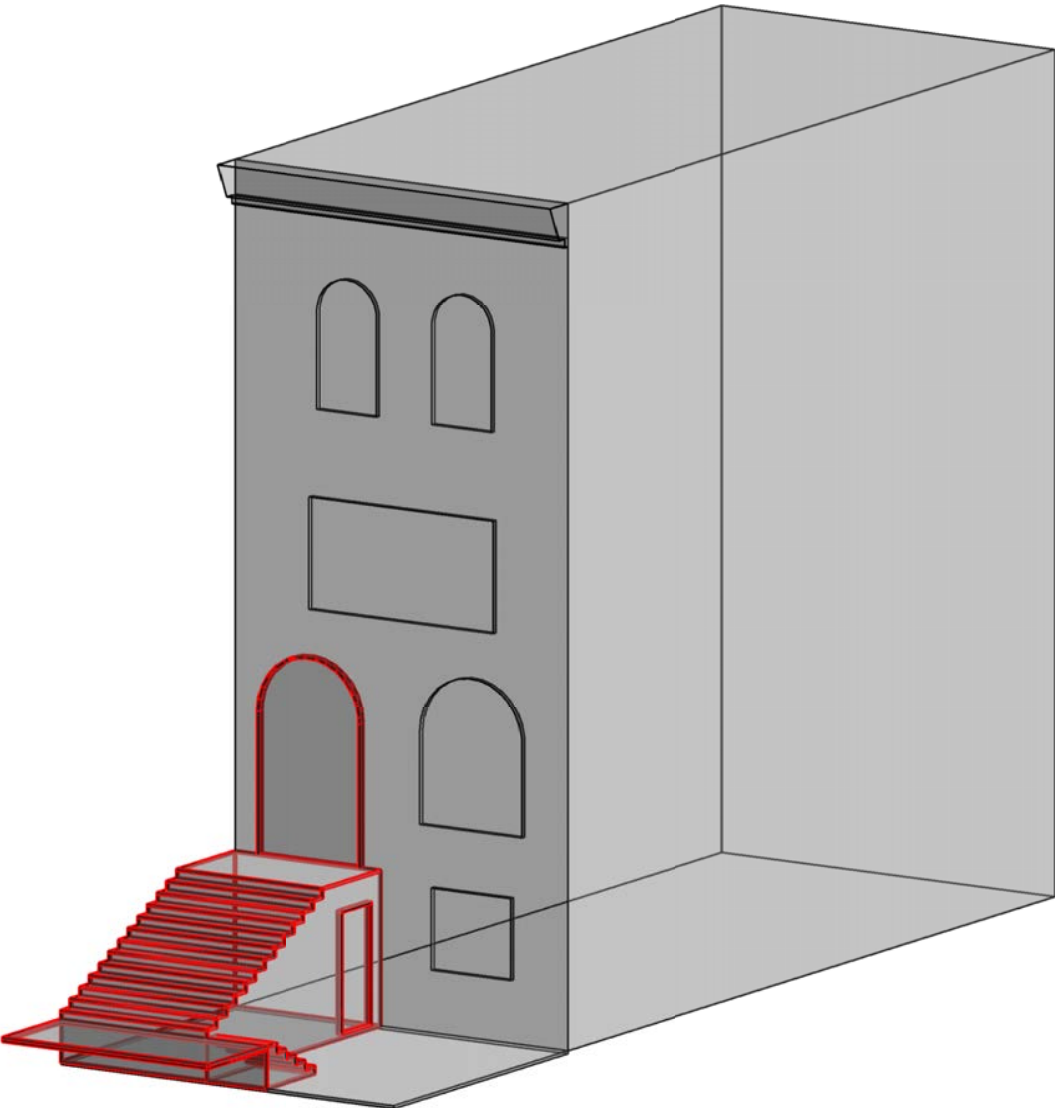


TOWNHOUSE GROUP DESIGNED BY MCKIM, MEAD, & WHITE FOR DAVID H. KING JR. BUILDER  
SHOWING NEIGHBORING BUILDINGS ADJACENT TO 471 WEST END AVENUE, C. MARCH 1898  
(*BRICKBUILDER* 7)





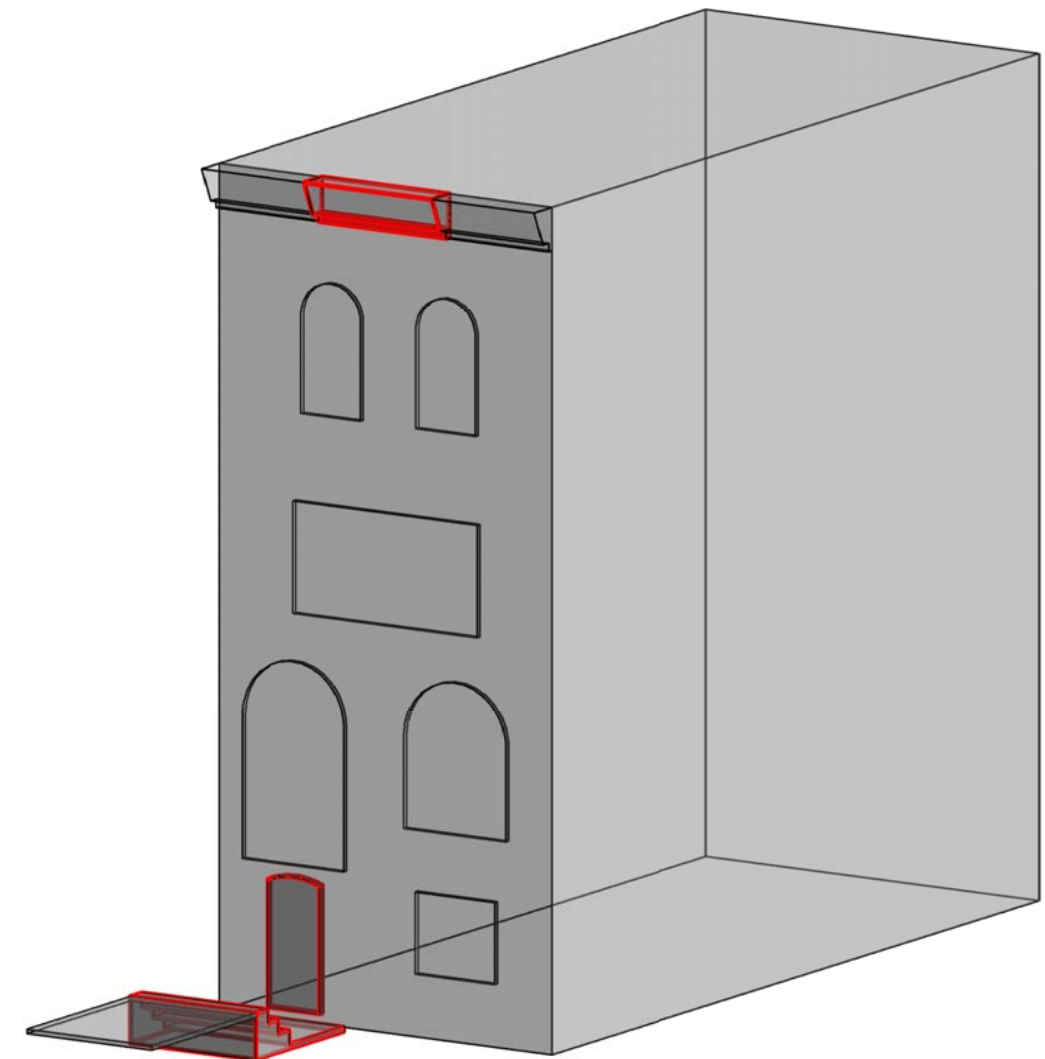
**1899** **HISTORICAL FACADE**  
WEST END AVENUE AND WEST 83RD STREET, SOUTHWEST CORNER  
SHOWING 471 WEST END AVENUE AT LEFT, C. 1899 (*NEW YORK TIMES* / *LIBRARY OF CONGRESS*)



**MASSING AXONOMETRIC**  
471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST  
ORIGINAL ENTRYWAY



**1910** **STOOP REMOVAL**  
 THE UMBRIA ON CORNER OF WEST 82ND STREET AND WEST END AVENUE,  
 SHOWING 471 WEST END AVENUE AT RIGHT, C. 1910 (MUSEUM OF THE CITY OF NEW YORK)

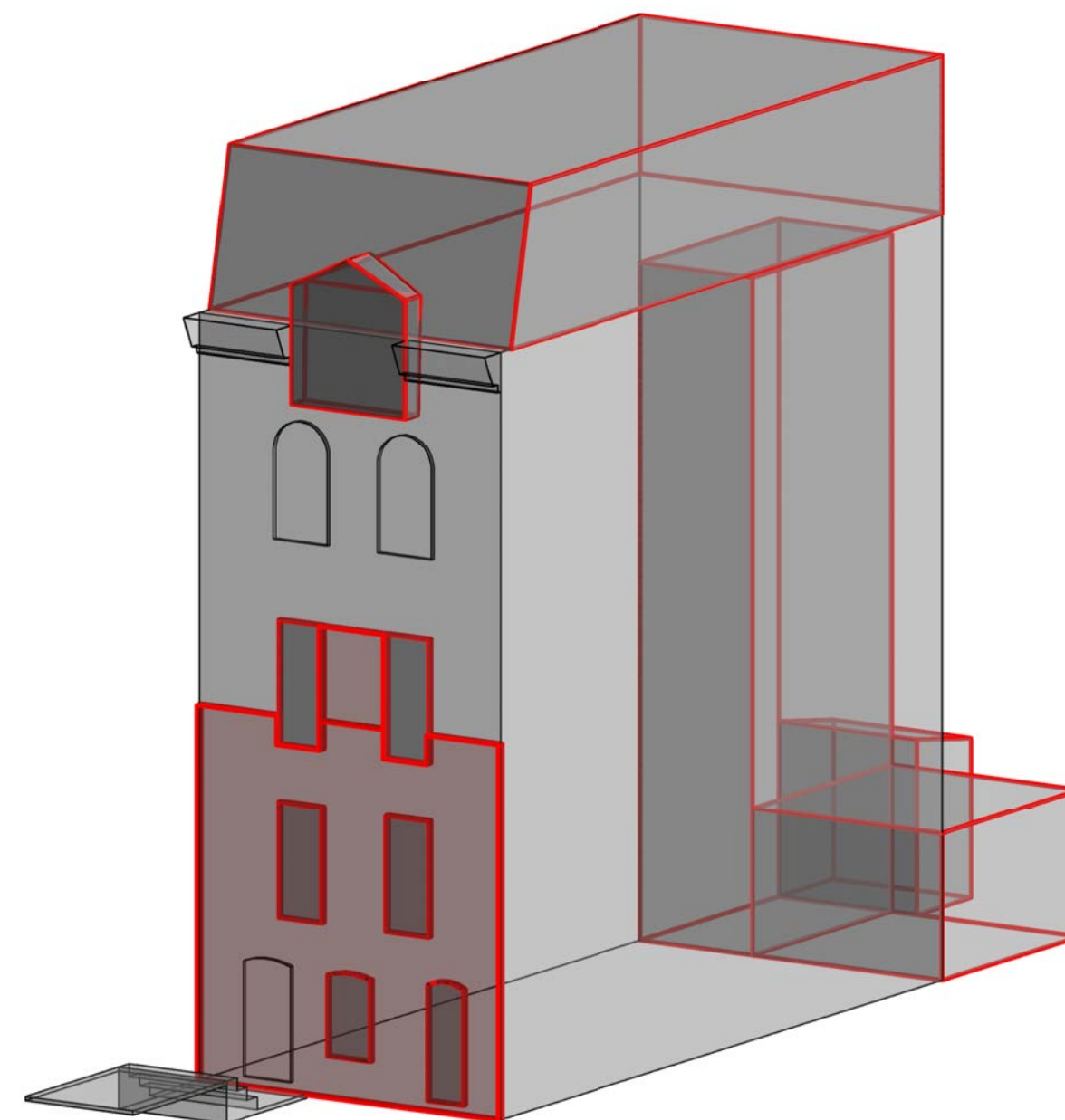


**MASSING AXONOMETRIC**  
 471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST  
 ALTERED ENTRYWAY, REMOVED PORTION OF CORNICE





**1915** **ROOFTOP ADDITION, DORMER, AND FACADE CHANGES**  
 WEST END AVENUE BETWEEN WEST 82ND & WEST 83RD STREETS,  
 SHOWING 471 WEST END AVENUE AT CENTER, C. 1915 (MUSEUM OF THE CITY OF NEW YORK)

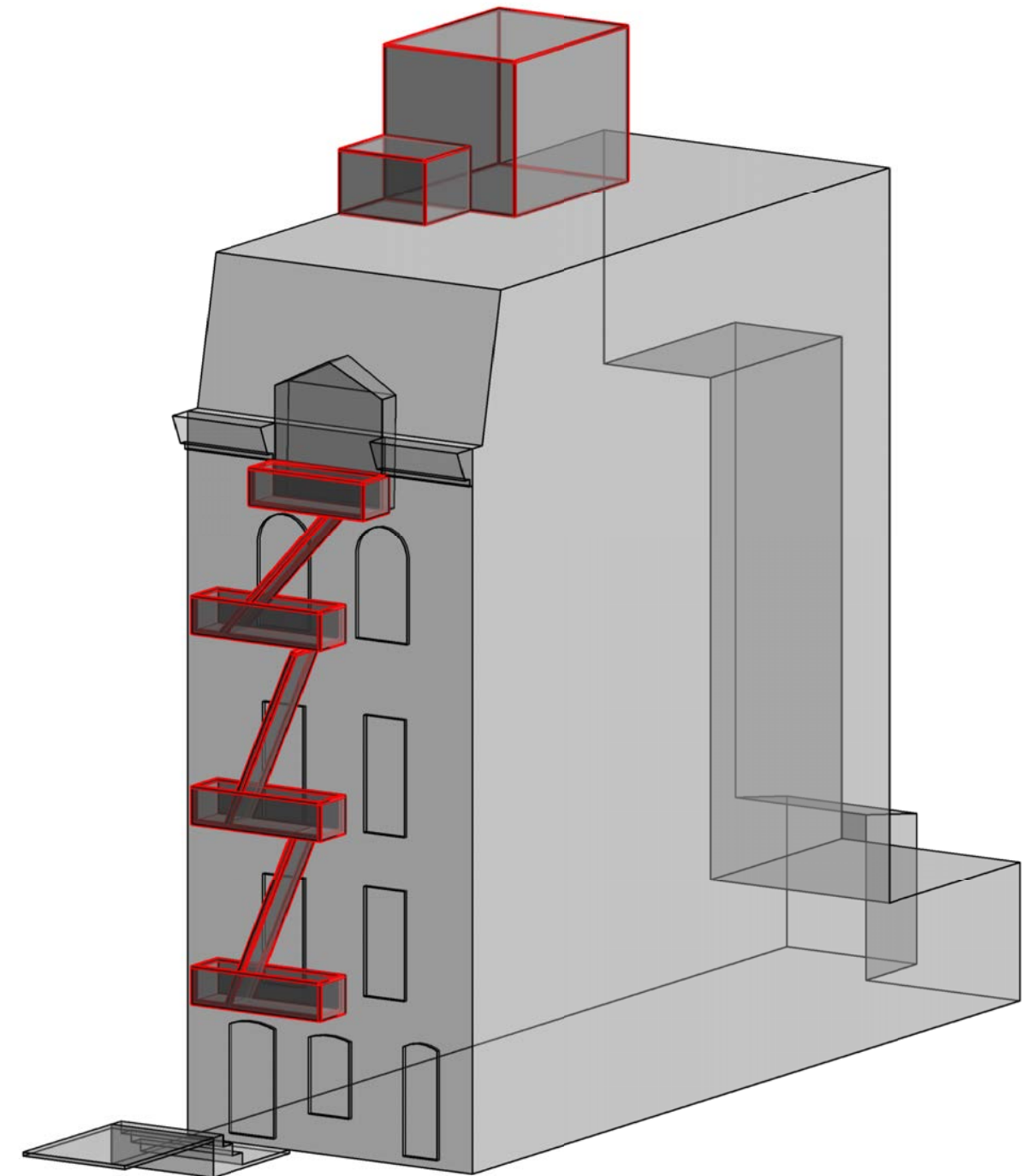


**MASSING AXONOMETRIC**  
 471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST  
 ROOFTOP, REAR, AND DORMER ADDITIONS AND FACADE ALTERATIONS





**1939 FIRE ESCAPES**  
 WEST END AVENUE BETWEEN WEST 82ND & WEST 83RD STREETS, NORTH WEST CORNER  
 SHOWING 471 WEST END AVENUE AT RIGHT, C. 1939 (MUSEUM OF THE CITY OF NEW YORK)



**MASSING AXONOMETRIC**  
 471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST  
 BULKHEAD AND FIRE ESCAPE ADDITIONS

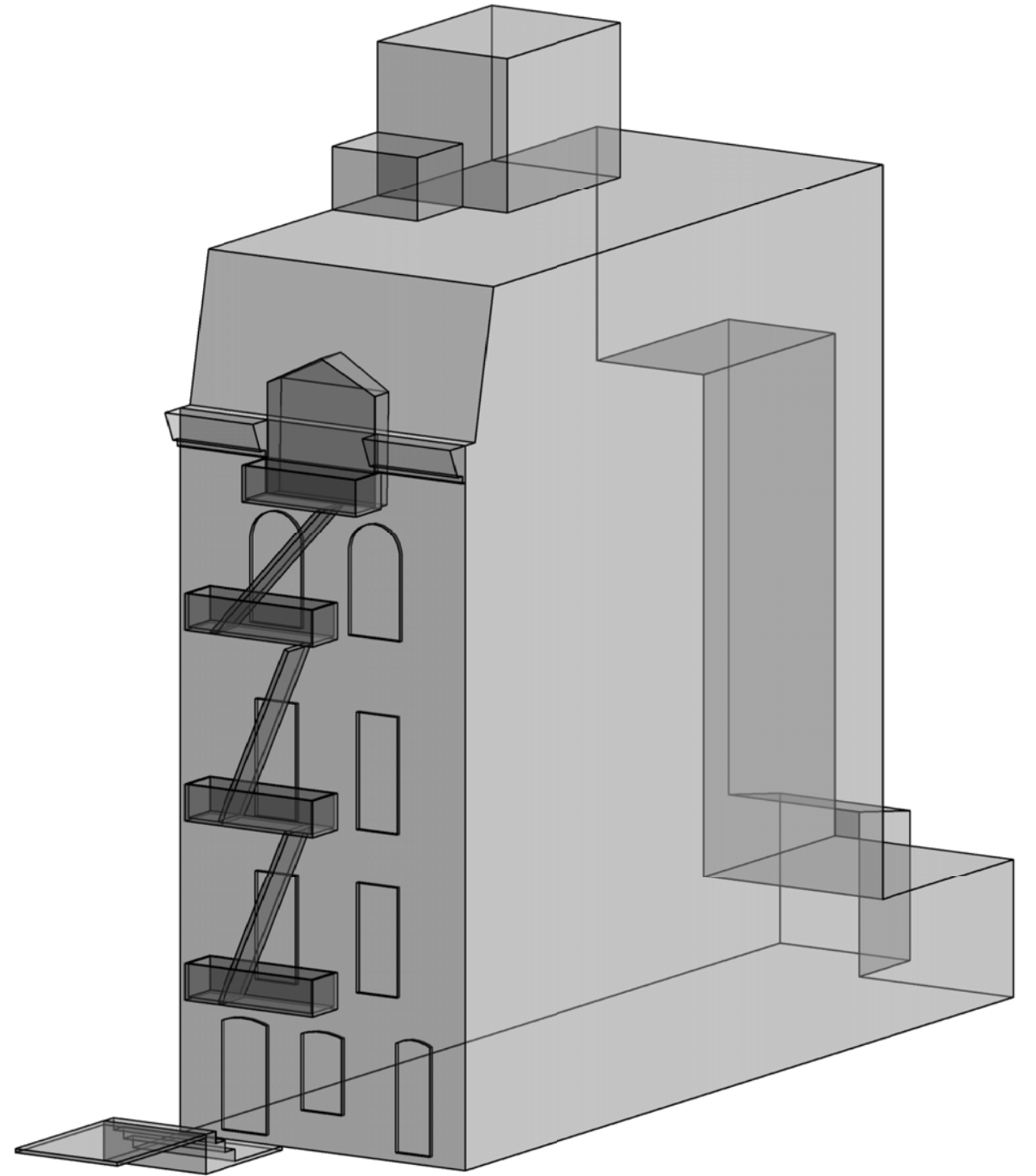




**1940** CURRENT ELEVATION  
1940 TAX PHOTOGRAPH



**2022** CURRENT ELEVATION

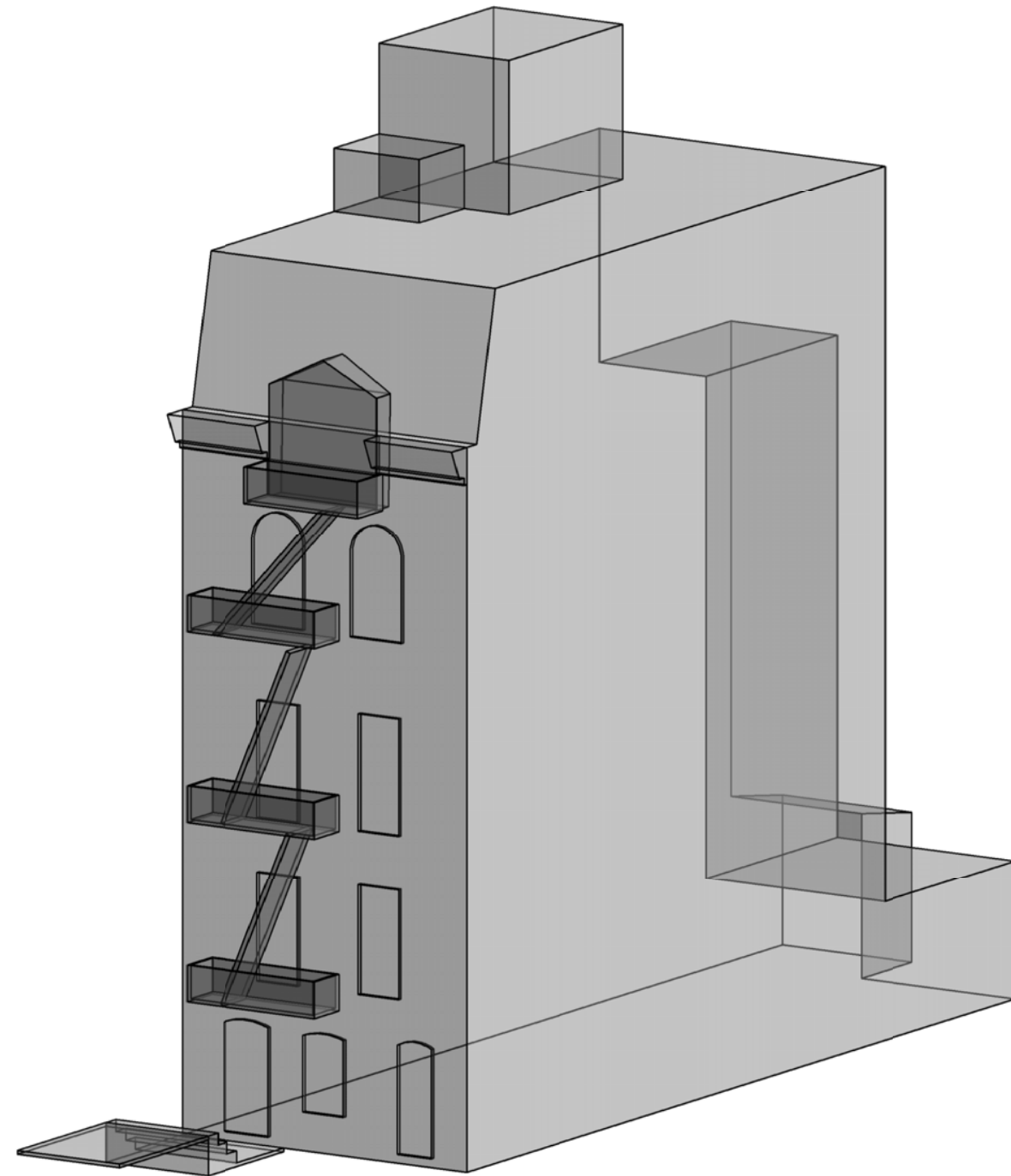


**MASSING AXONOMETRIC**  
471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST





EXISTING FRONT ELEVATION



EXISTING AXONOMETRIC

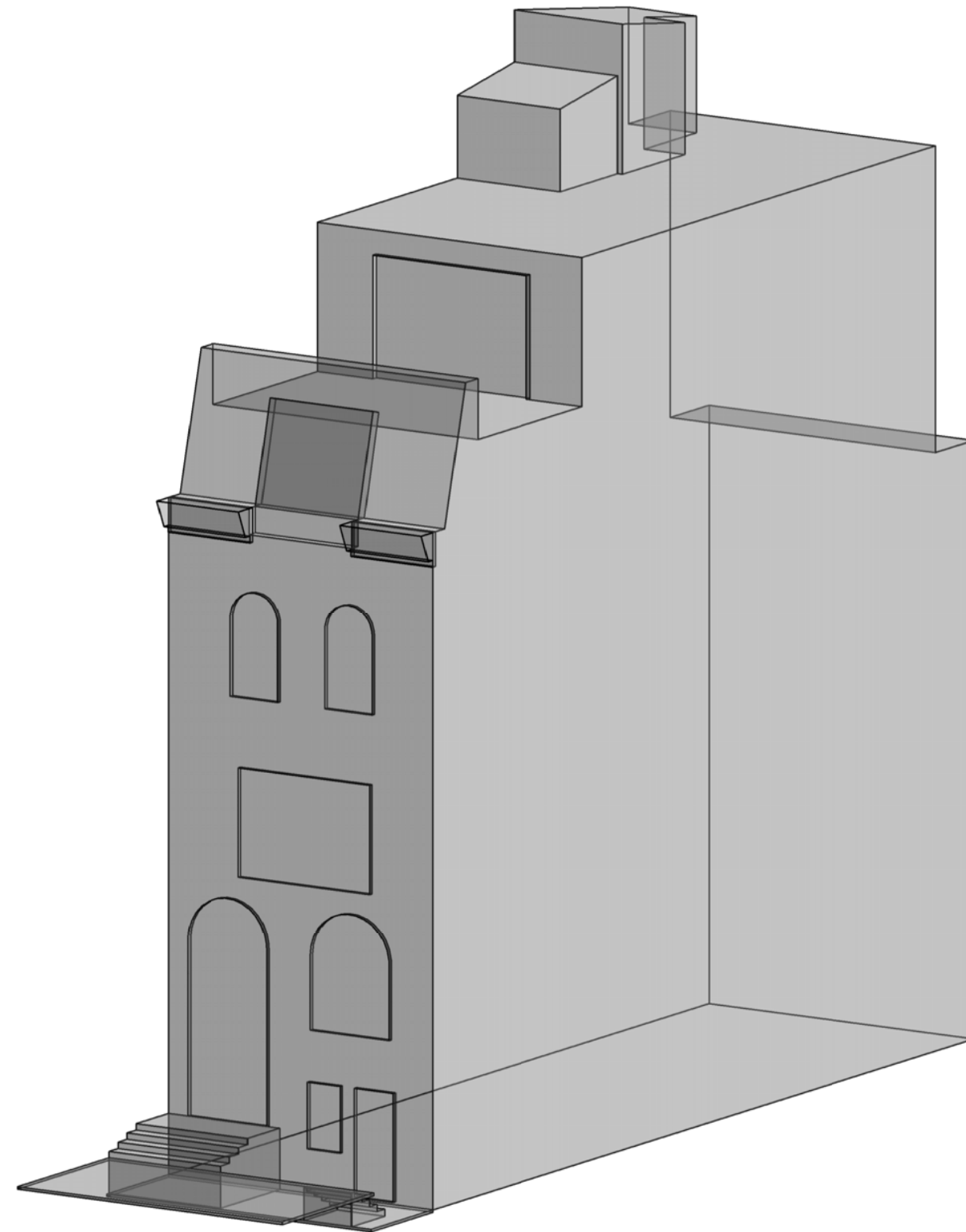
### EXISTING AND PROPOSED AXONOMETRIC COMPARISON

01.31.2023





PROPOSED FRONT ELEVATION



PROPOSED AXONOMETRIC

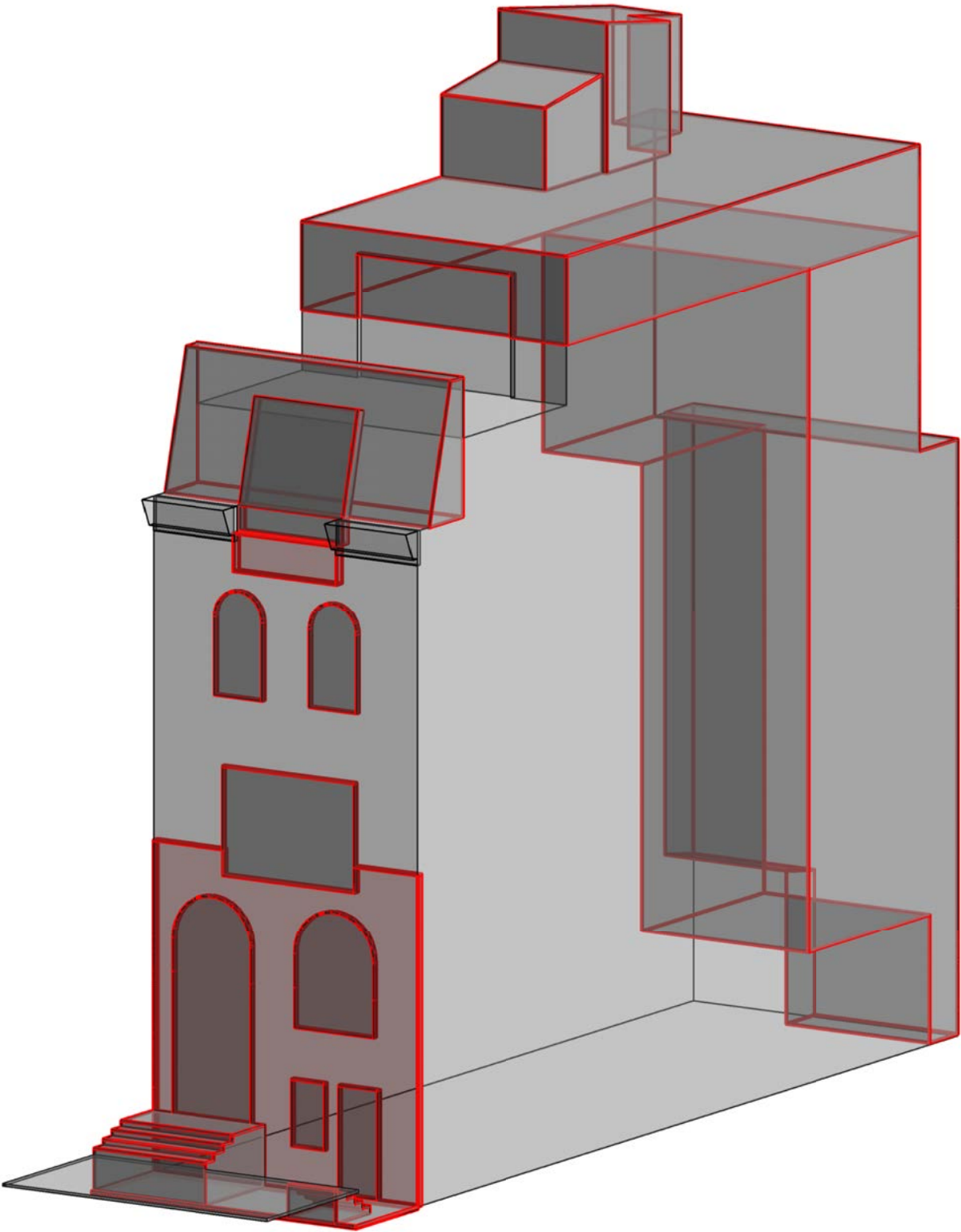
# EXISTING AND PROPOSED AXONOMETRIC COMPARISON

01.31.2023





PROPOSED FRONT ELEVATION



**MASSING AXONOMETRIC**  
 471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST  
 PROPOSED ENTRYWAY, REAR, ROOFTOP AND BULKHEAD ADDITION, FACADE ALTERATIONS





EXISTING FRONT ELEVATION



DETAIL VIEW OF EXISTING ENTRYWAY



DETAIL VIEW OF EXISTING ENTRYWAY



DETAIL VIEW OF EXISTING ENTRANCE LOOKING SOUTH



DETAIL VIEW OF EXISTING ENTRANCE LOOKING NORTH

EXISTING ENTRYWAY CONDITIONS





TYPICAL BRICK BANDING DETAIL



EXISTING CORNICE DETAIL



EXISTING SHELL BRICKWORK DETAIL



TYPICAL BRICK DETAIL

**EXISTING BRICKWORK**  
01.31.2023





EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

TOP OF EXISTING MANSARD

SIDEWALK

**PHOTOGRAPH OF EXISTING FRONT ELEVATION AND PROPOSED RENDERED FRONT ELEVATION**









EXISTING FRONT ELEVATION

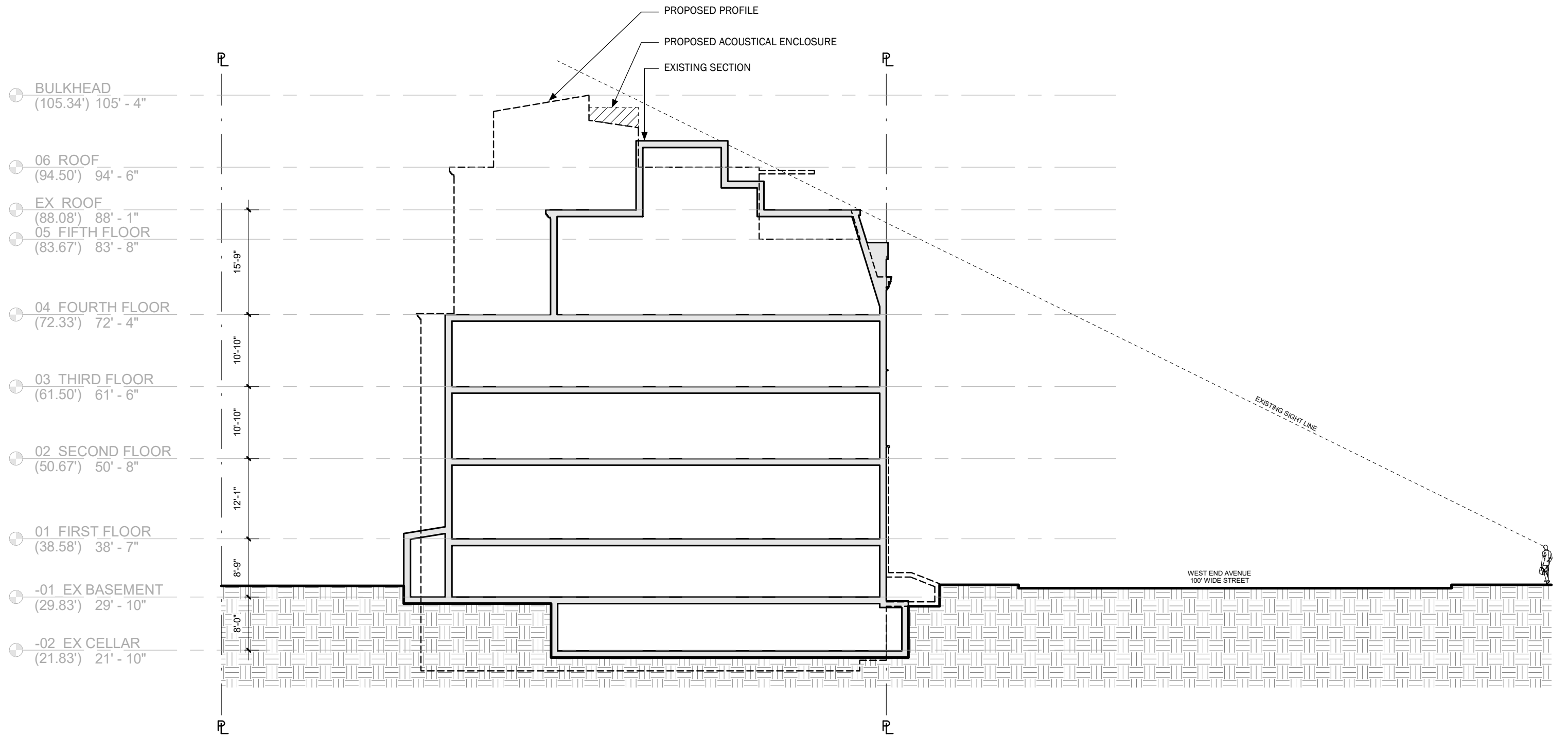
PROPOSED FRONT ELEVATION

**EXISTING AND PROPOSED FRONT ELEVATIONS**



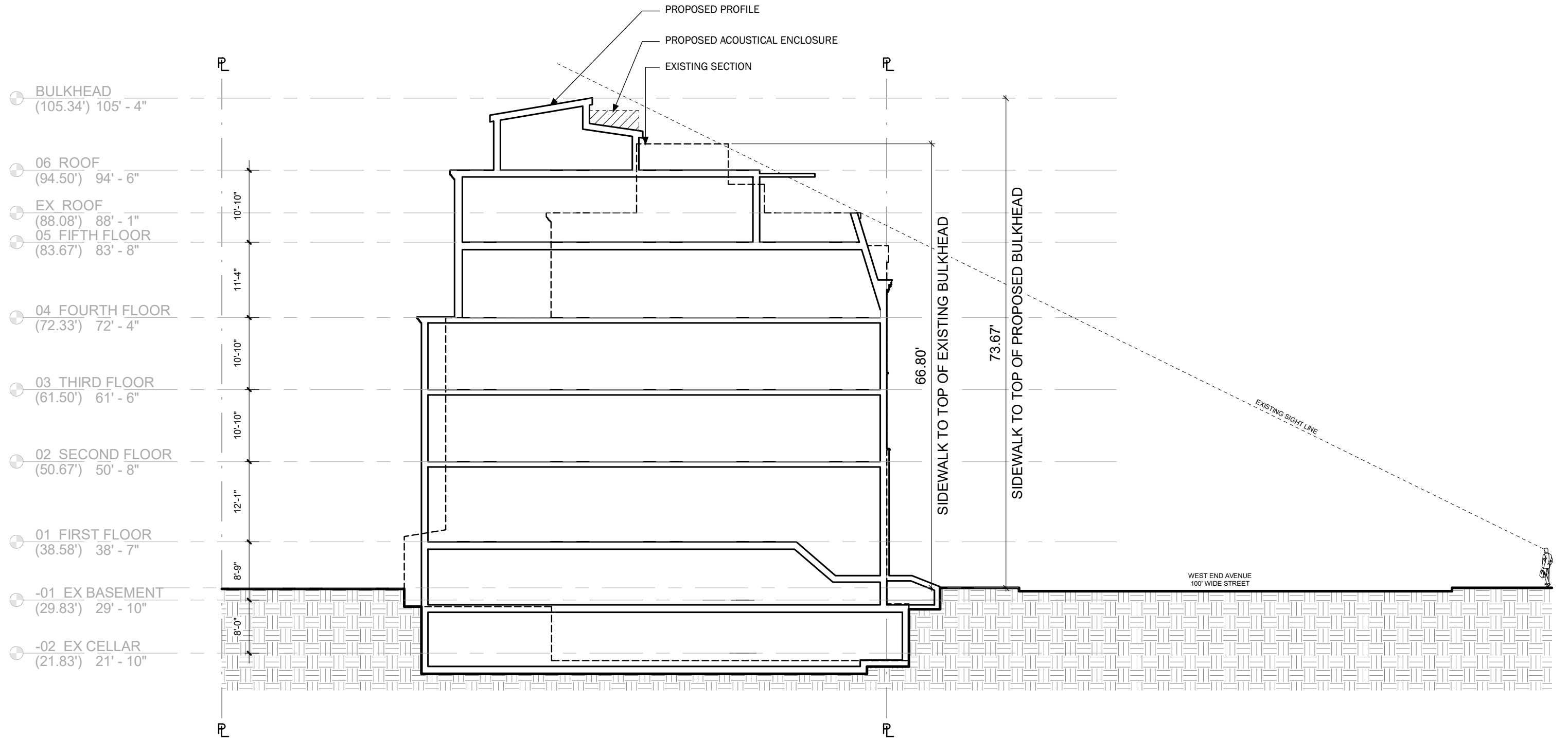






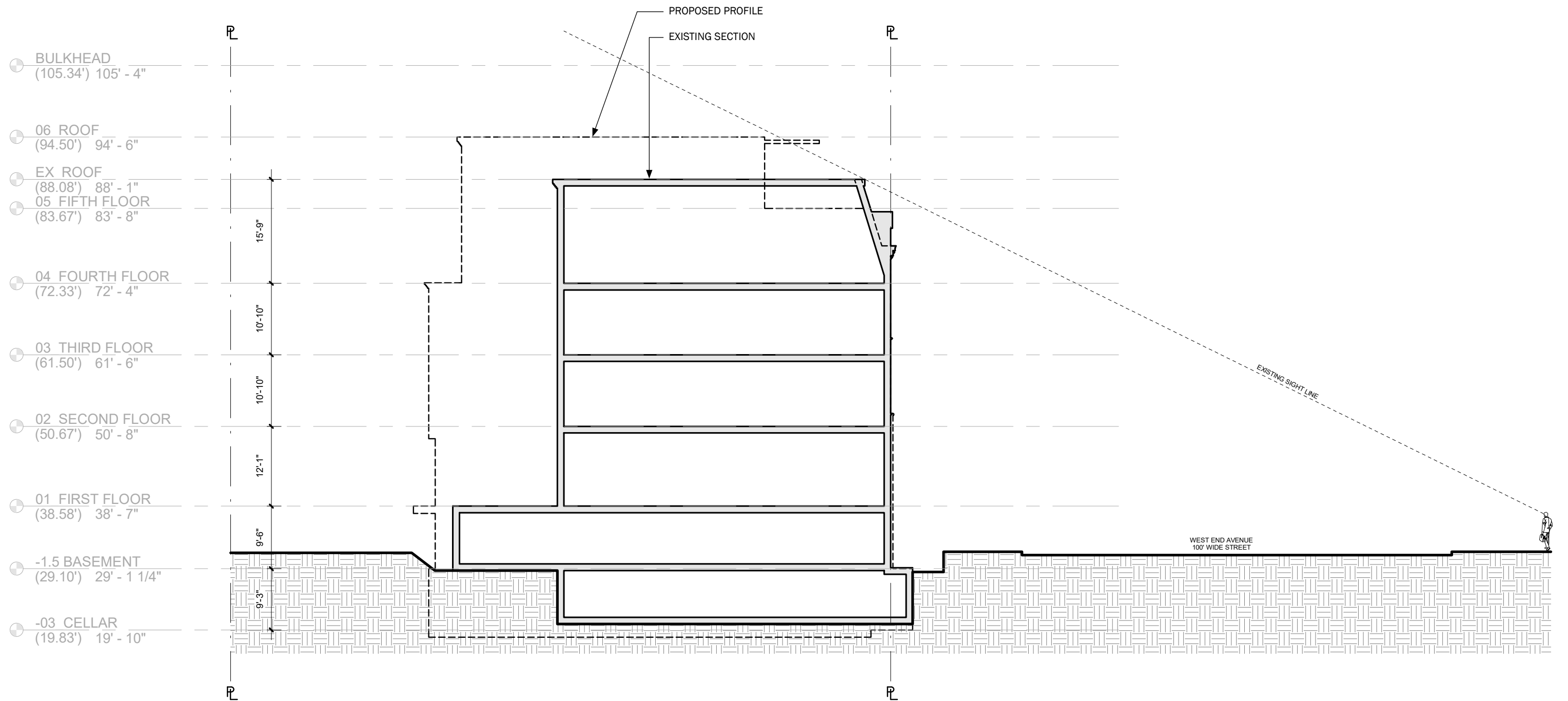
EXISTING BUILDING SECTION WITH BULKHEAD





PROPOSED BUILDING SECTION WITH BULKHEAD

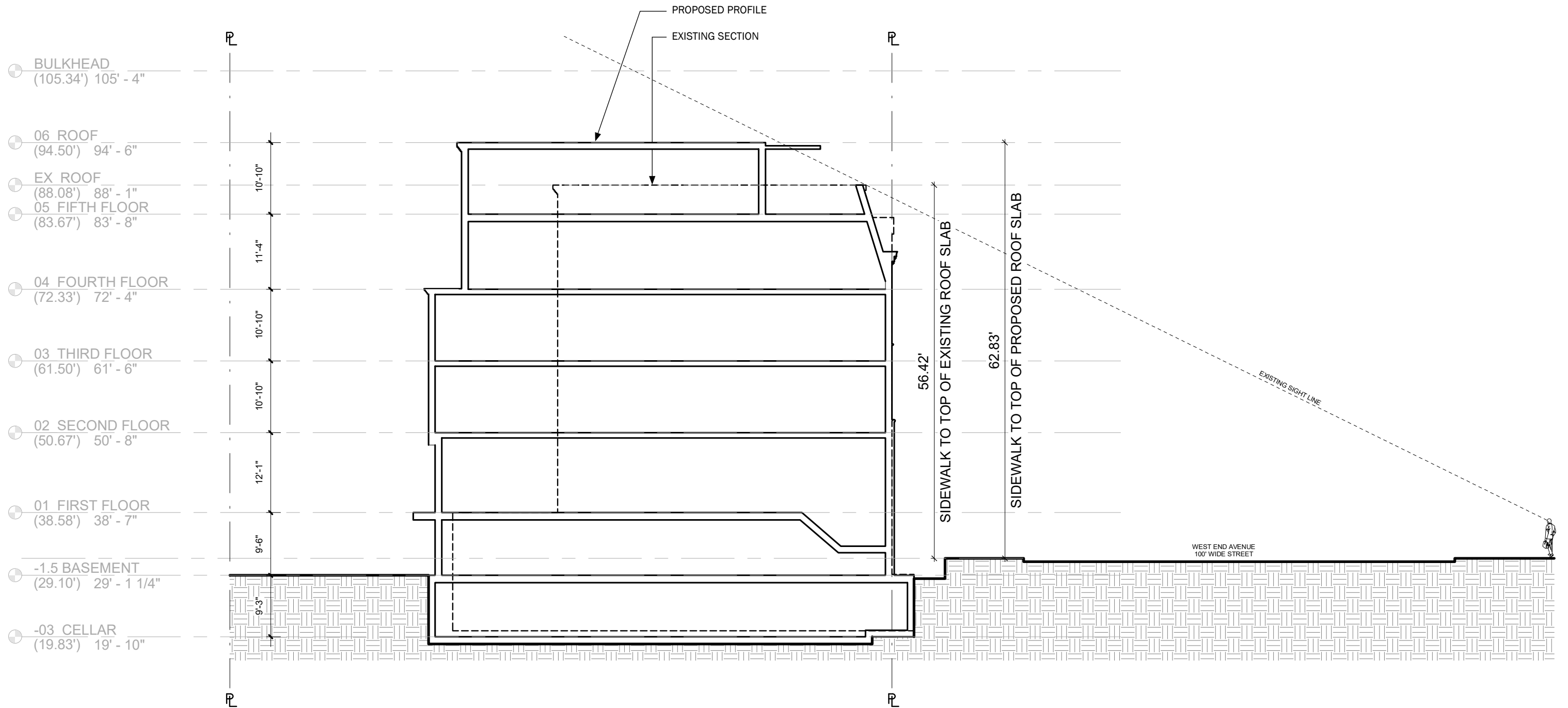




# EXISTING BUILDING SECTION

01.31.2023





PROPOSED BUILDING SECTION

01.31.2023





**PROPOSED BLOCK - FRONT ELEVATION**

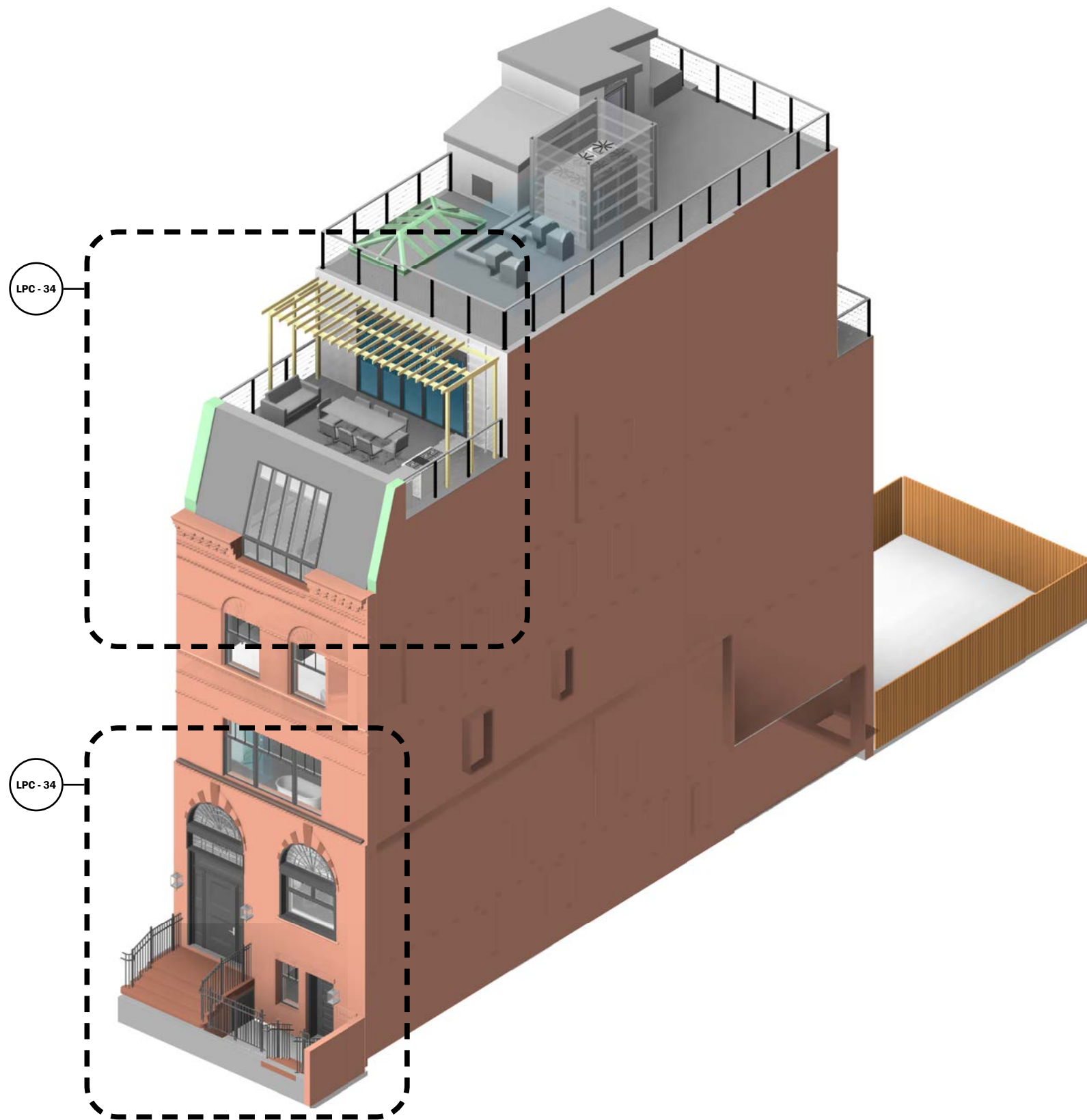




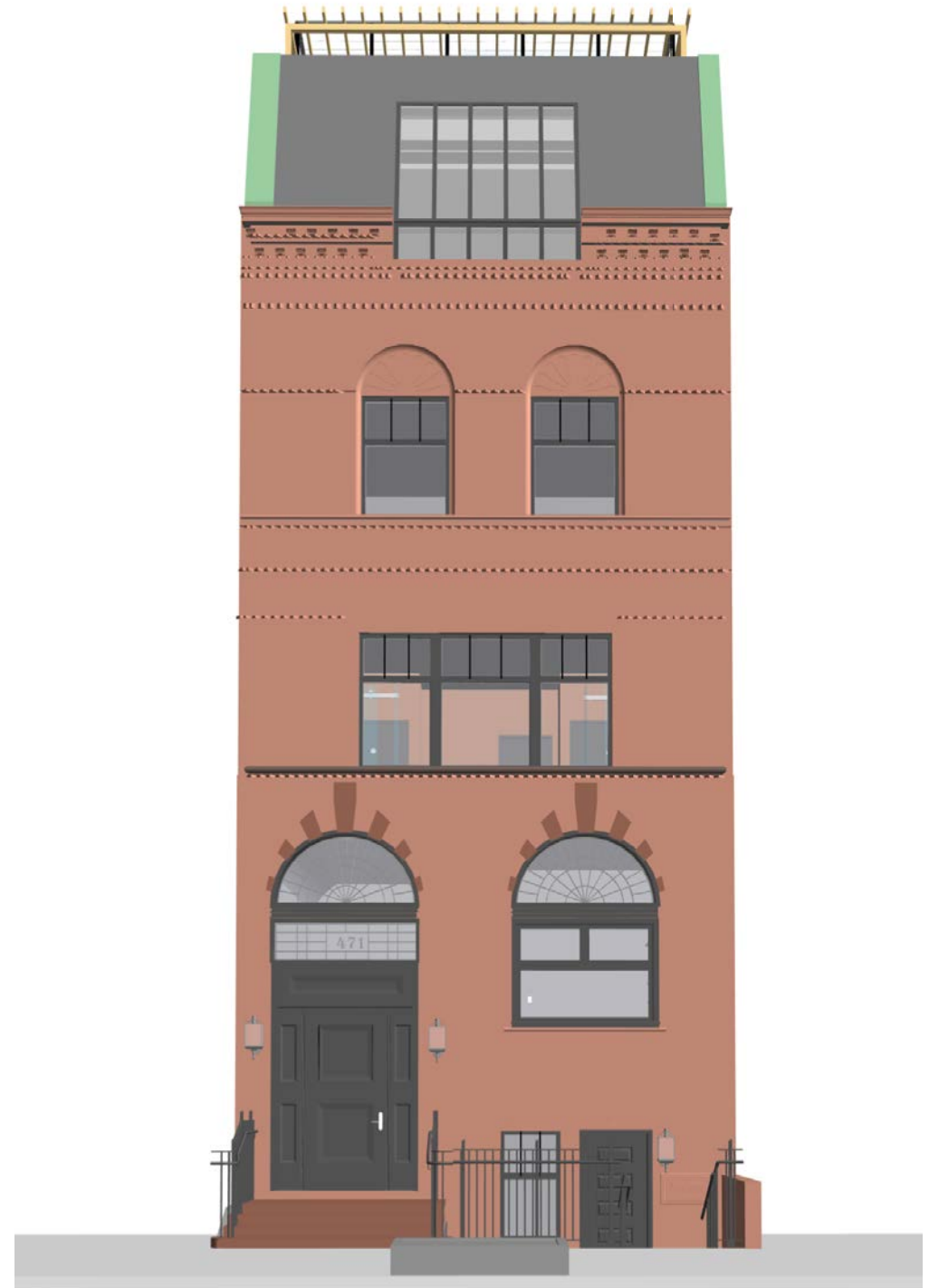
**PROPOSED BLOCK - REAR ELEVATION**

01.31.2023





471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST



471 WEST END AVENUE PERSPECTIVE FROM SIDEWALK

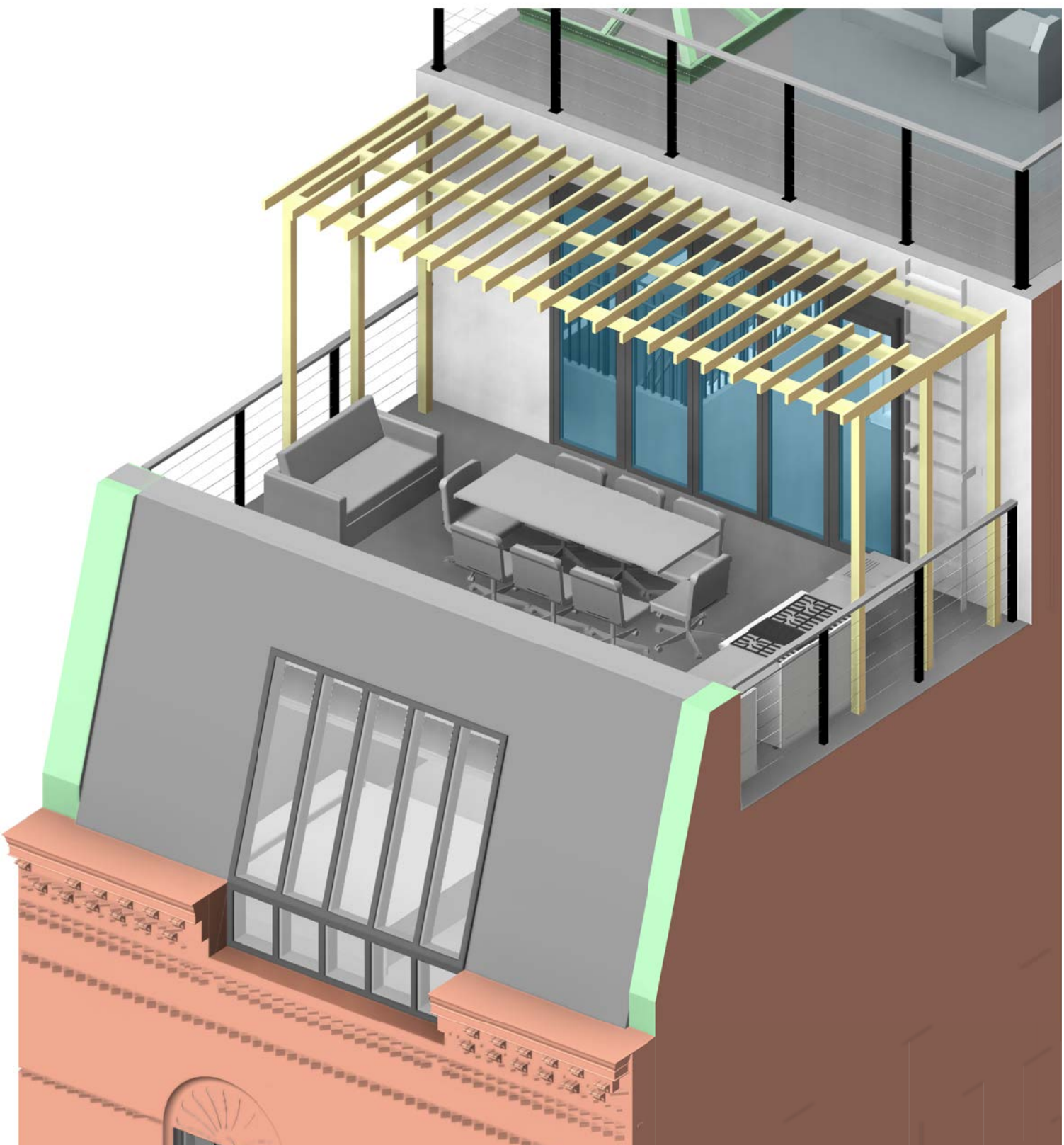
# PROPOSED AXONOMETRIC AND PERSPECTIVE

01.31.2023





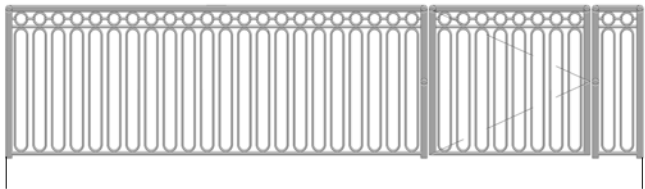
471 WEST END AVENUE STOOP AXONOMETRIC



471 WEST END AVENUE CORNICE AND CURTAIN WALL AXONOMETRIC



PROPOSED RAILING AND GATE



OUTDOOR WALL  
MOUNTED  
SCONCE

SECURITY  
CAMERA

INTERCOM



PROPOSED FRONT ENTRYWAY

OUTDOOR WALL  
MOUNTED SCONCE

SECURITY CAMERA

OUTDOOR WALL  
MOUNTED SCONCE



SIDEWALK

PARTIAL PROPOSED REAR ELEVATION

PROPOSED SECURITY, LIGHTING, AND SERVICE ELEMENTS



RECONSTRUCTED  
HISTORIC FLORENTINE  
ARCH

TRANSOM

PAINTED WOOD PANEL

WALL MOUNTED SCONCE

SECURITY CAMERA

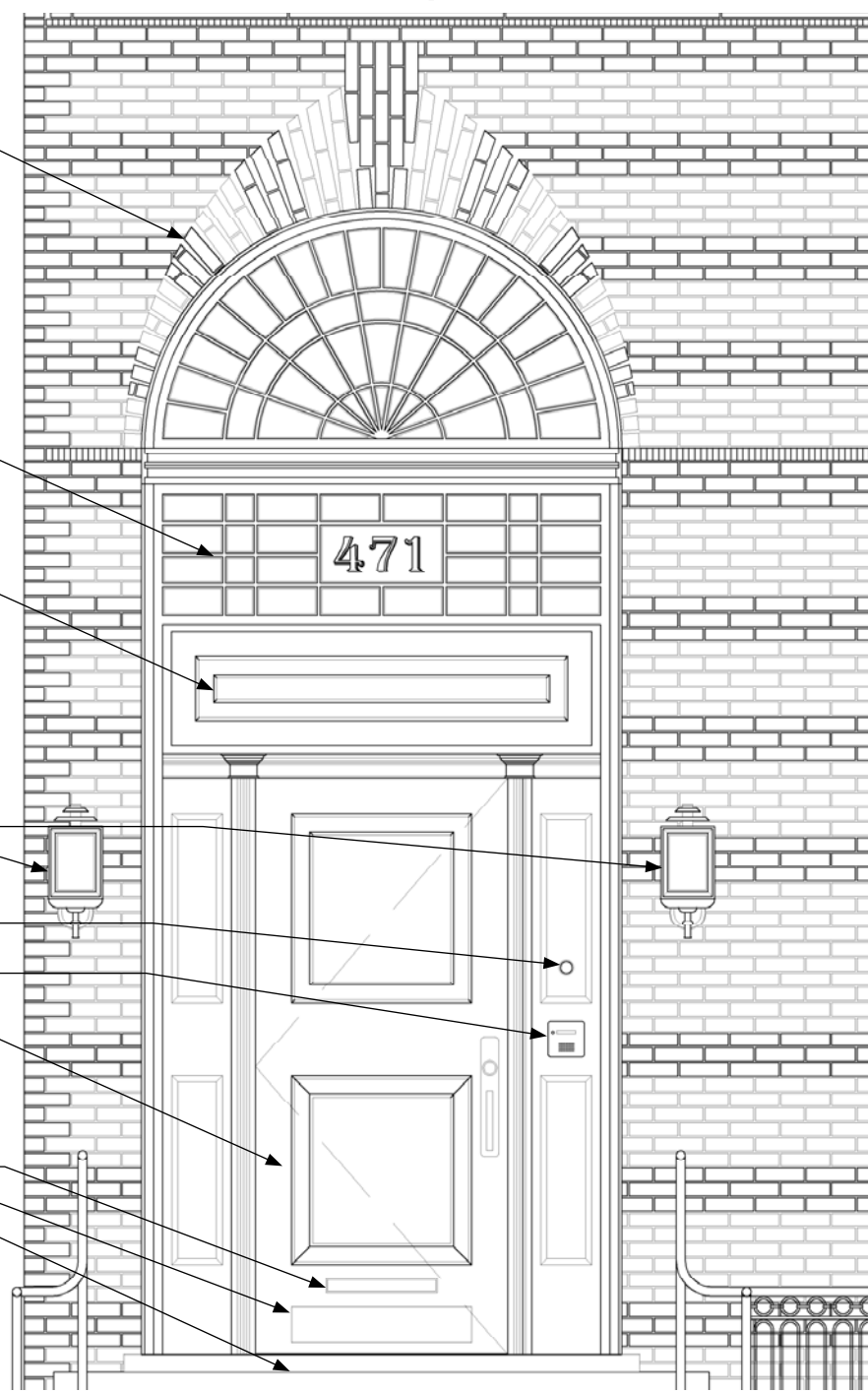
INTERCOM

PAINTED WOOD  
DOOR AND FRAME

MAIL SLOT

TOE KICK

STOOP



RECONSTRUCTED HISTORIC  
FLORENTINE ARCH BEYOND

STRUCTURAL HEADER

WOOD MOLDING

TRANSOM WINDOW

PAINTED WOOD PANEL

DECORATIVE WOOD FRAME

PAINTED WOOD SIDE  
PANEL

WALL MOUNTED SCONCE

PAINTED WOOD PANEL  
DOOR

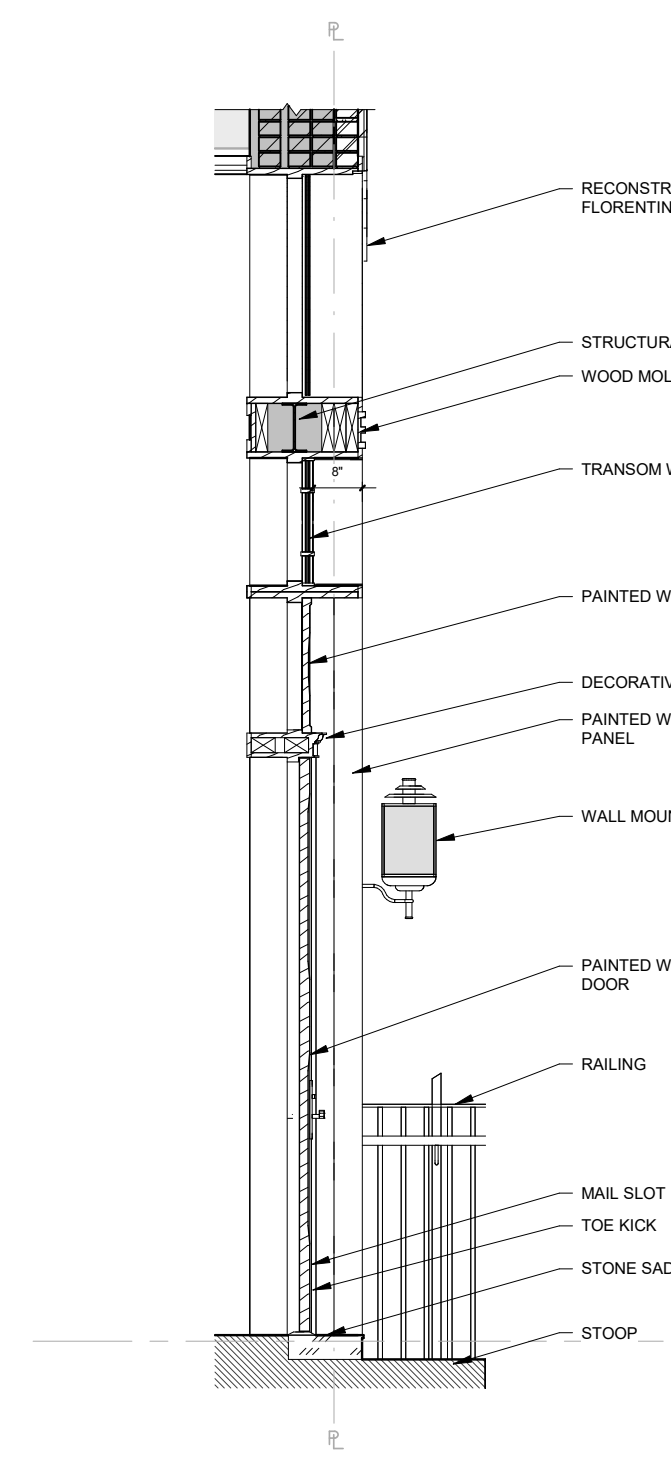
RAILING

MAIL SLOT

TOE KICK

STONE SADDLE

STOOP



## PARLOR LEVEL FRONT DOOR DETAILS

01.31.2023





**#1 QUATREFOIL VICTORIAN DECORATIVE BRICK**  
**MANUFACTURER:** BRIGHTELM STONE  
**COLOR/FINISH:** TERRACOTTA



**#2 LEAF MOTIF VICTORIAN DECORATIVE BRICK**  
**MANUFACTURER:** BRIGHTELM STONE  
**COLOR/FINISH:** TERRACOTTA



**#3 UNGLAZED QUARRY TILES**  
**MANUFACTURER:** METROPOLITAN CERAMICS, QUARRY BASICS  
**COLOR/FINISH:** 310 MAYFLOWER RED



**#4 CUSTOM DATE PLAQUE**  
**MANUFACTURER:** HADDONSTONE  
**COLOR/FINISH:** CUSTOM COLOR TO MATCH BRICKWORK



**#5 SMOOTH BRICK BANDING**  
**MANUFACTURER:** BELDEN TRI STATE  
**COLOR/FINISH:** ROSE BLEND SMOOTH



**#6 ROUGH BRICK BANDING**  
**MANUFACTURER:** BELDEN TRI STATE  
**COLOR/FINISH:** HARVEST BLEND MATTE 4



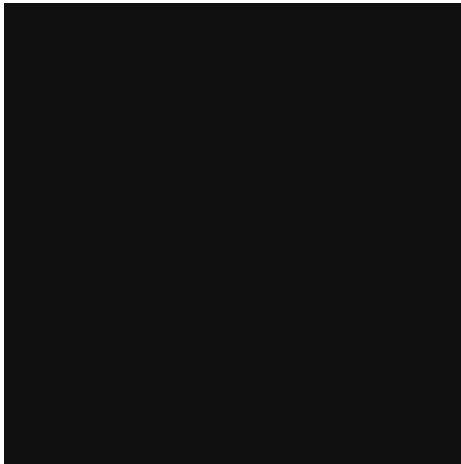
**#7 GLAZED TERRACOTTA BULLNOSE**  
**MANUFACTURER:** BELDEN TRI STATE  
**COLOR/FINISH:** 8601 DARK SMOOTH



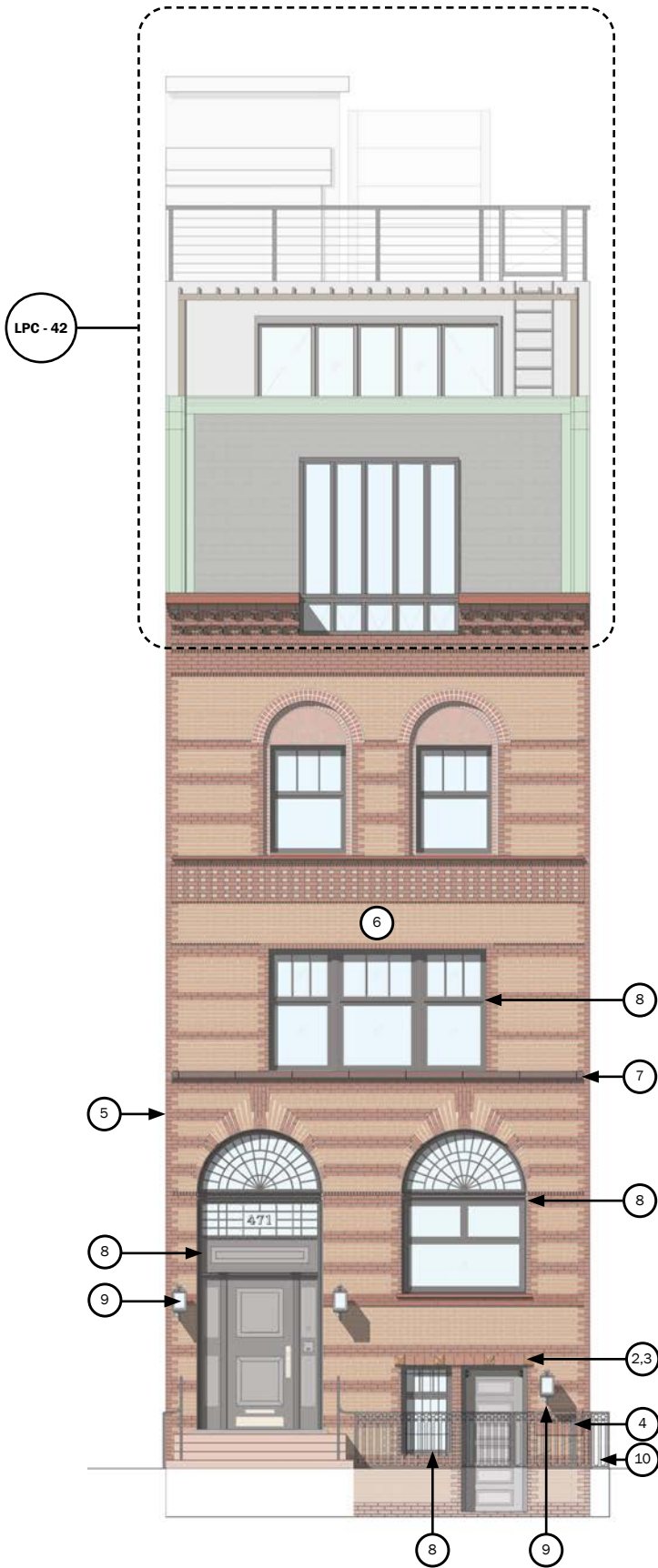
**#8 WOOD DOOR AND WINDOWS**  
**MANUFACTURER:** DYNAMIC FENESTRATION  
**COLOR/FINISH:** SAPELE MAHOGANY JET BLACK, RAL 9005  
**GLAZING:** DOUBLE GLAZING - CLEAR



**#9 OUTDOOR WALL MOUNTED SCONCE**  
**MANUFACTURER:** HINKLEY, DANBURY LIGHT  
**COLOR/FINISH:** AGED ZINC

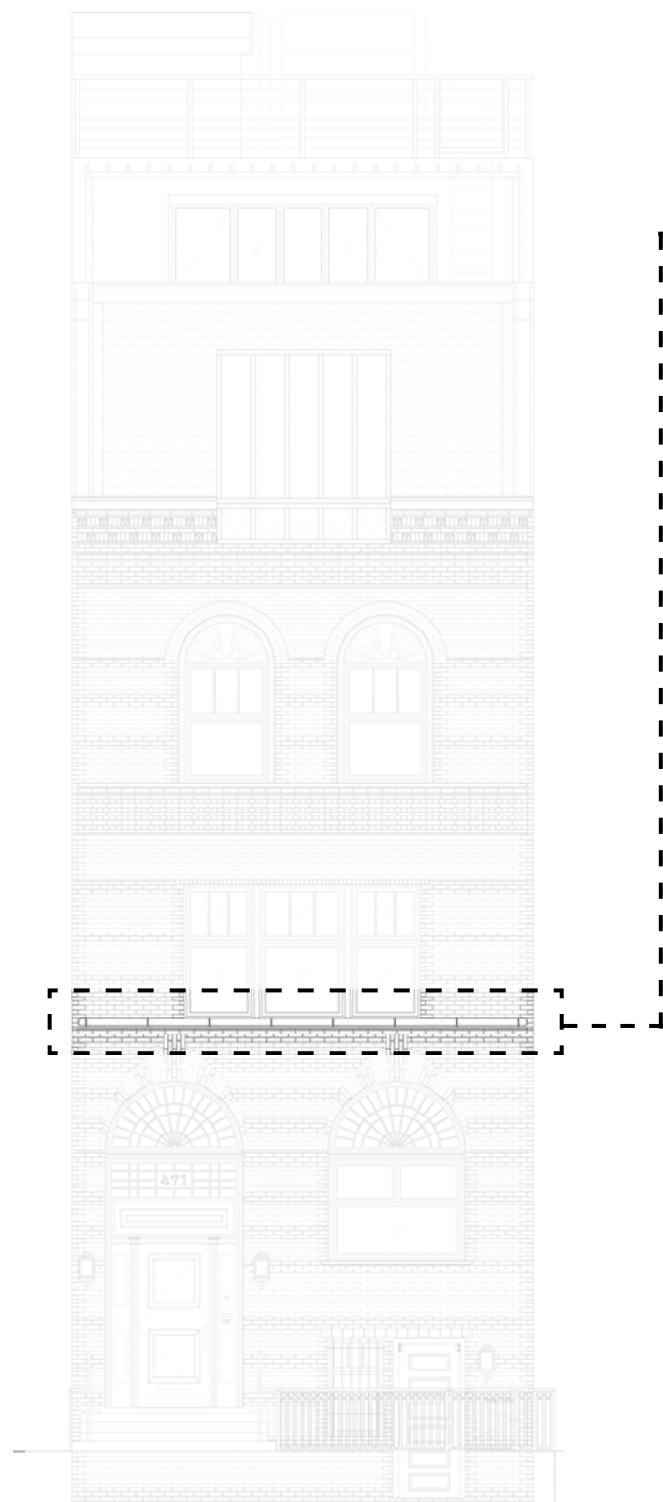


**#10 WROUGHT IRON RAILING**  
**MANUFACTURER:** GOLD COAST METAL WORKS  
**COLOR/FINISH:** JET BLACK, RAL 9005

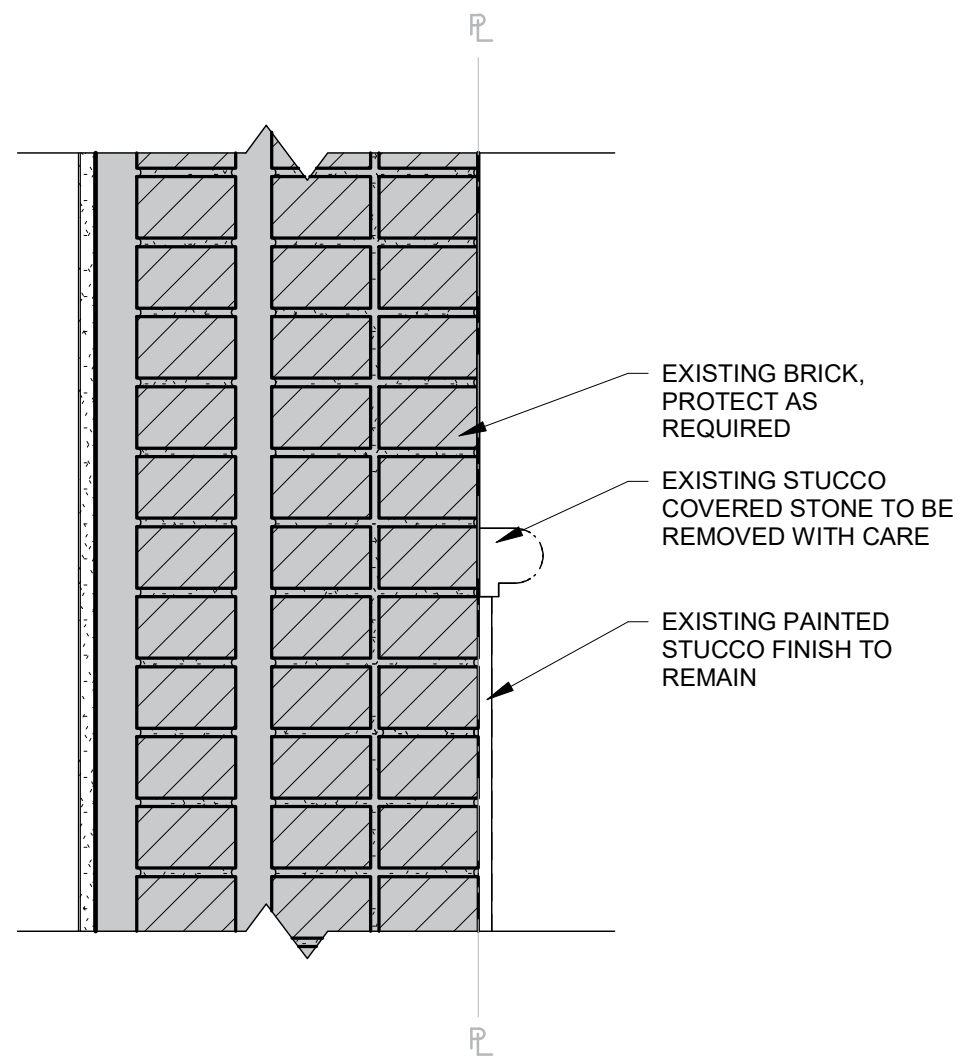
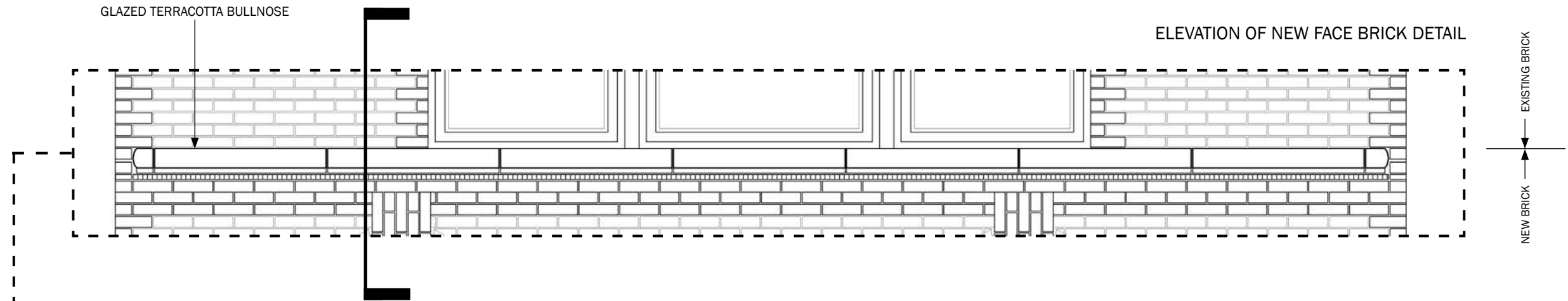


**PROPOSED FRONT FACADE MATERIALS**

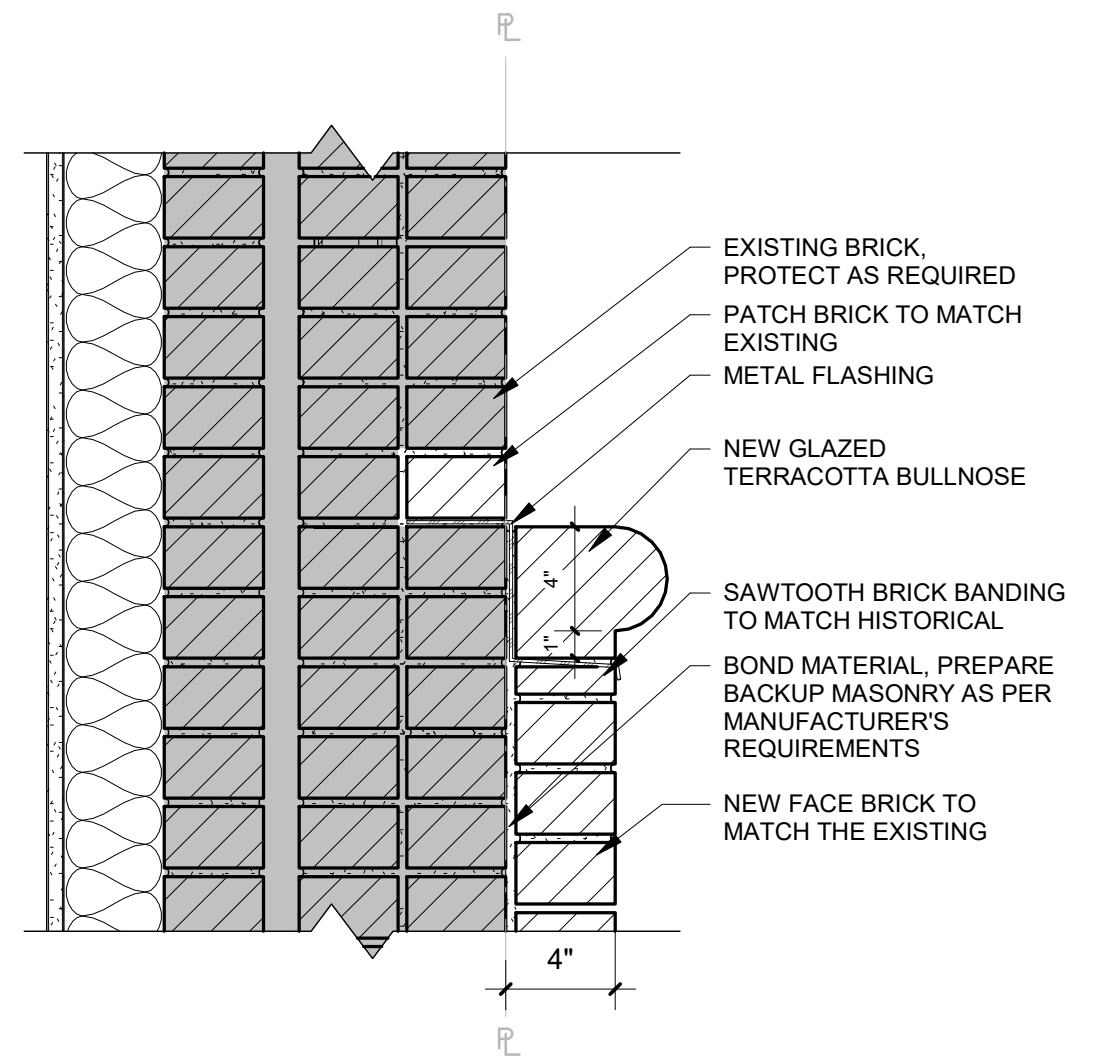




PROPOSED FRONT FACADE



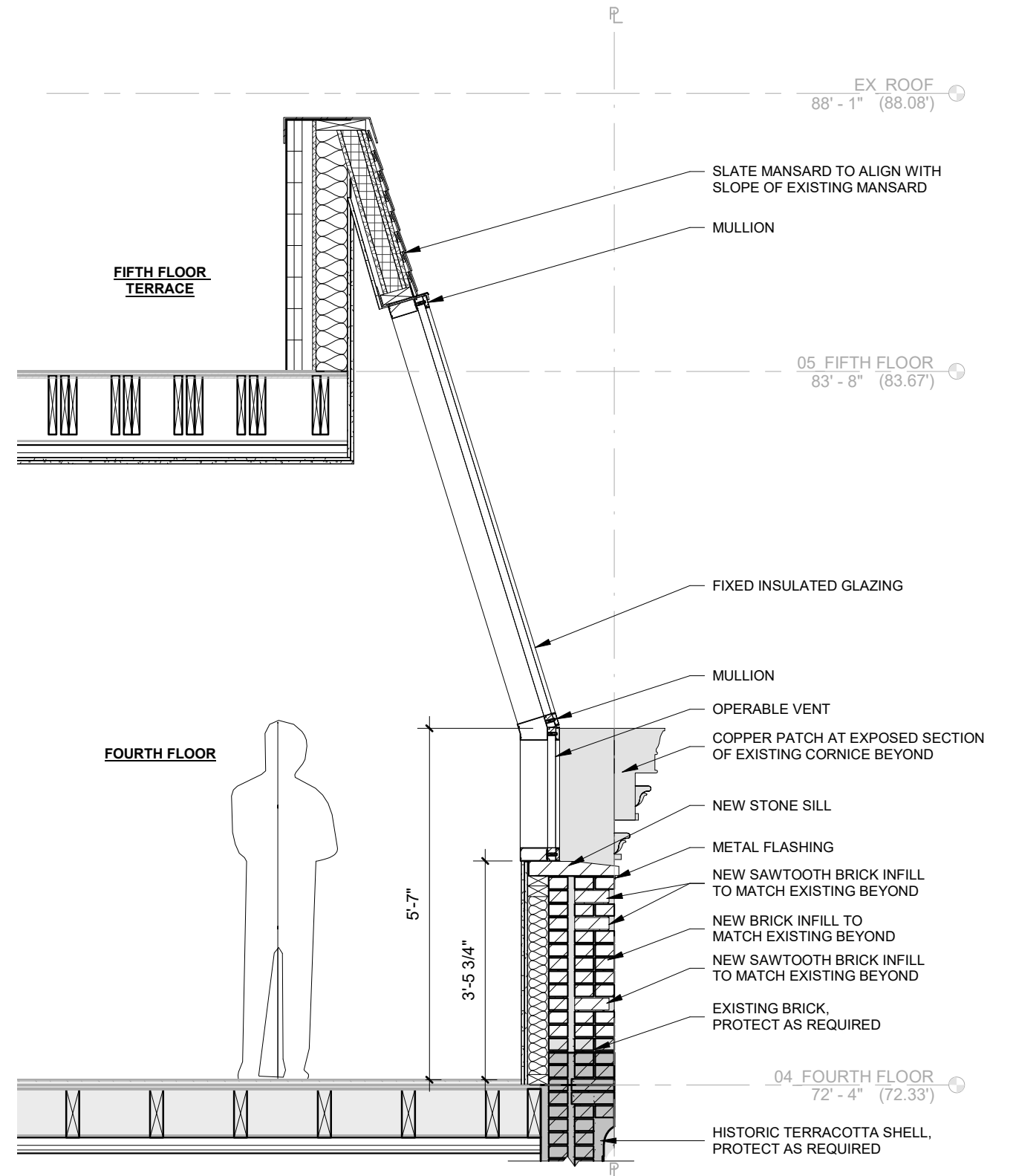
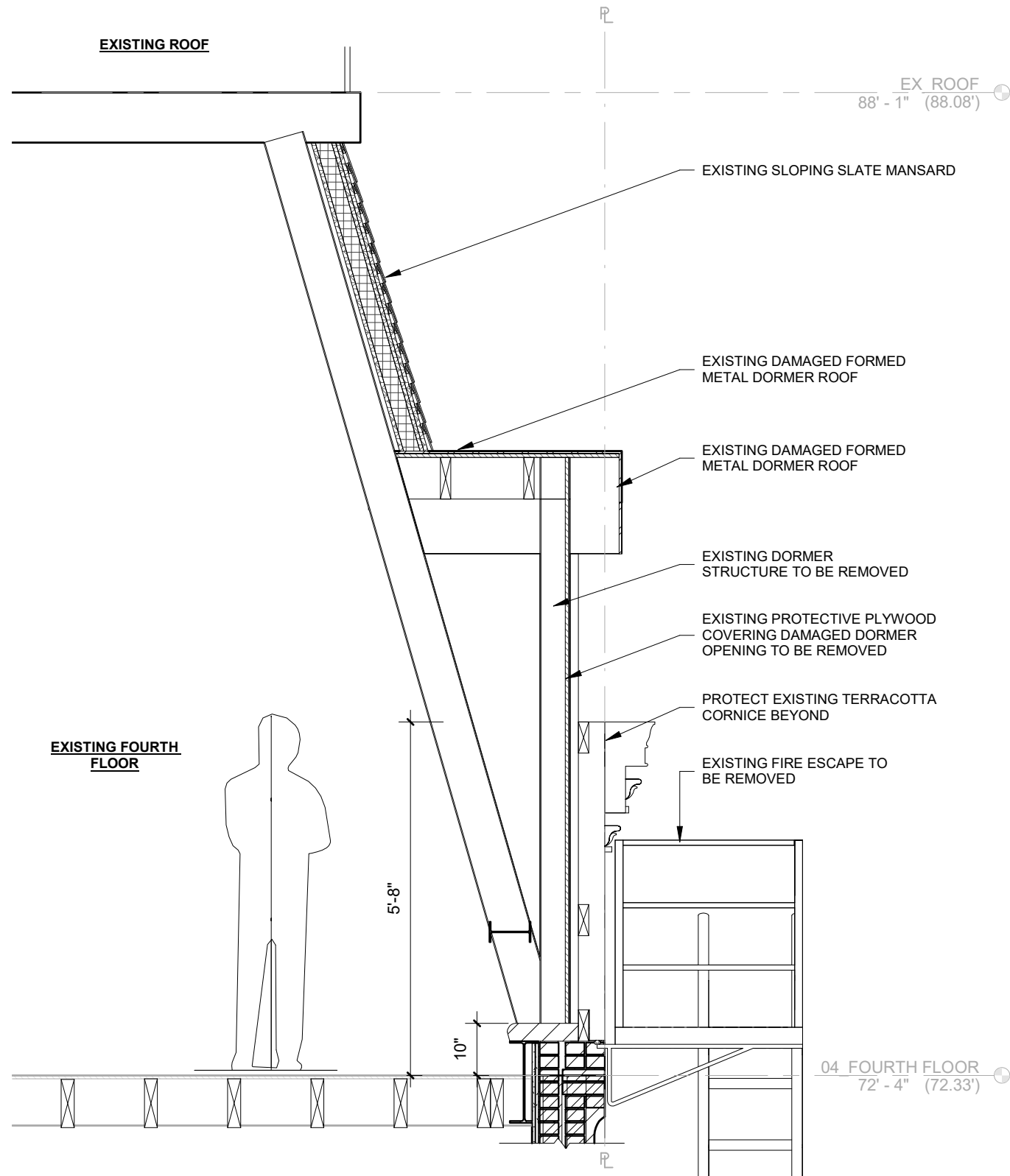
DETAIL OF EXISTING EXTERIOR WALL  
WITH STUCCO COVERED STONE



DETAIL OF PROPOSED EXTERIOR WALL  
WITH NEW FACE BRICK

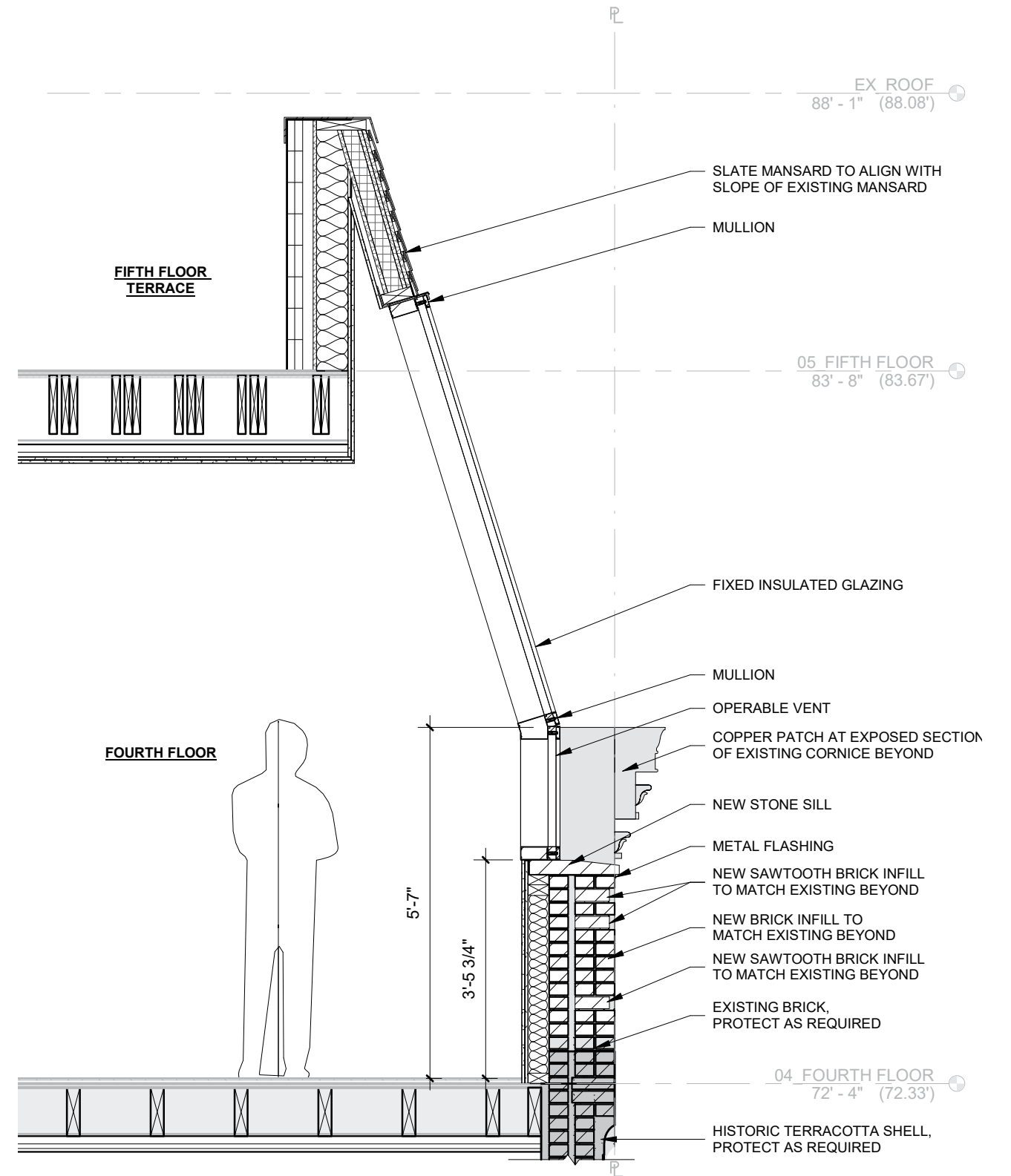
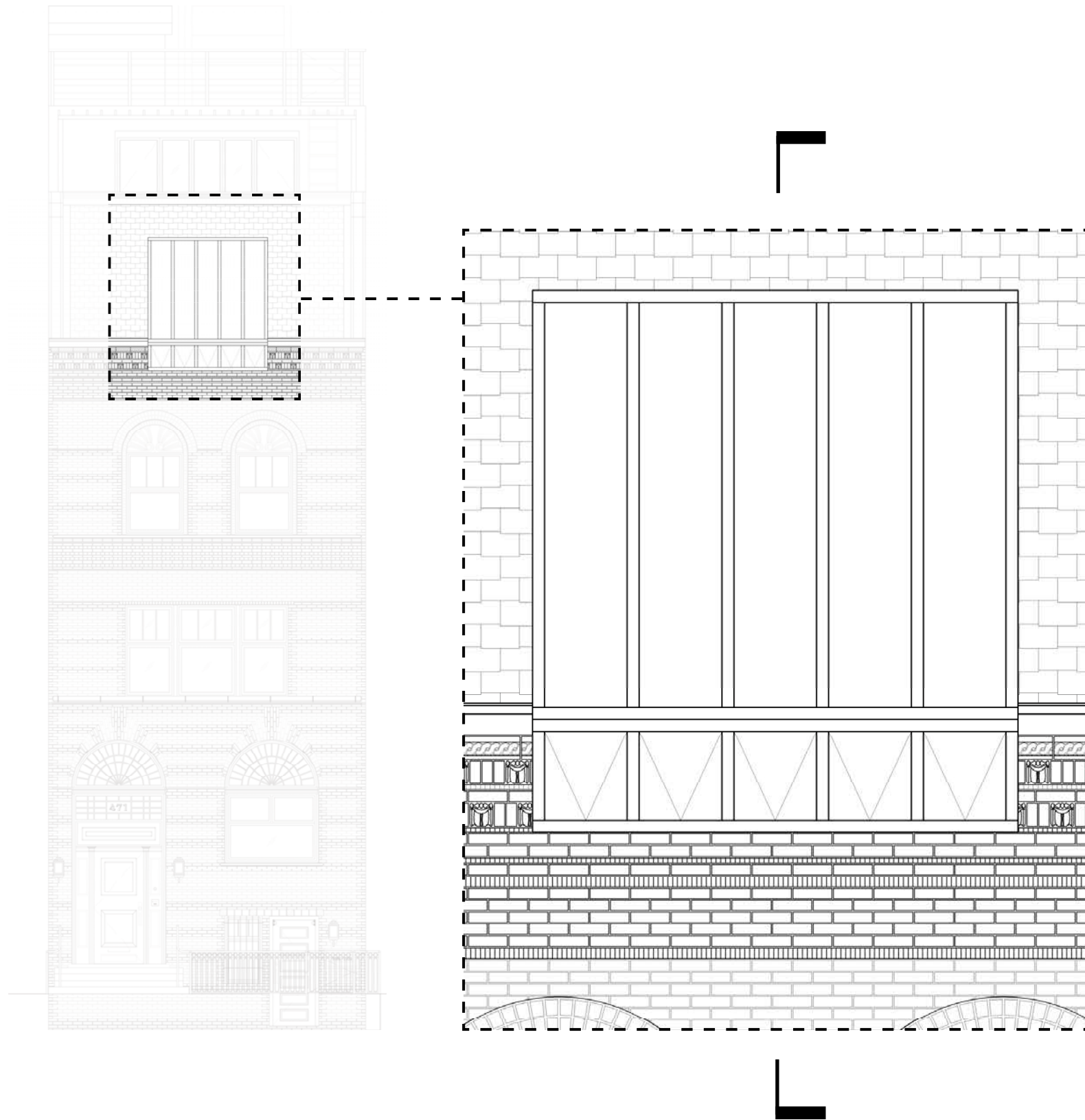
### FRONT FACADE EXTERIOR WALL DETAILS





## PROPOSED FRONT FACADE MATERIALS





## SLOPED MANSARD WINDOW DETAIL

01.31.2023





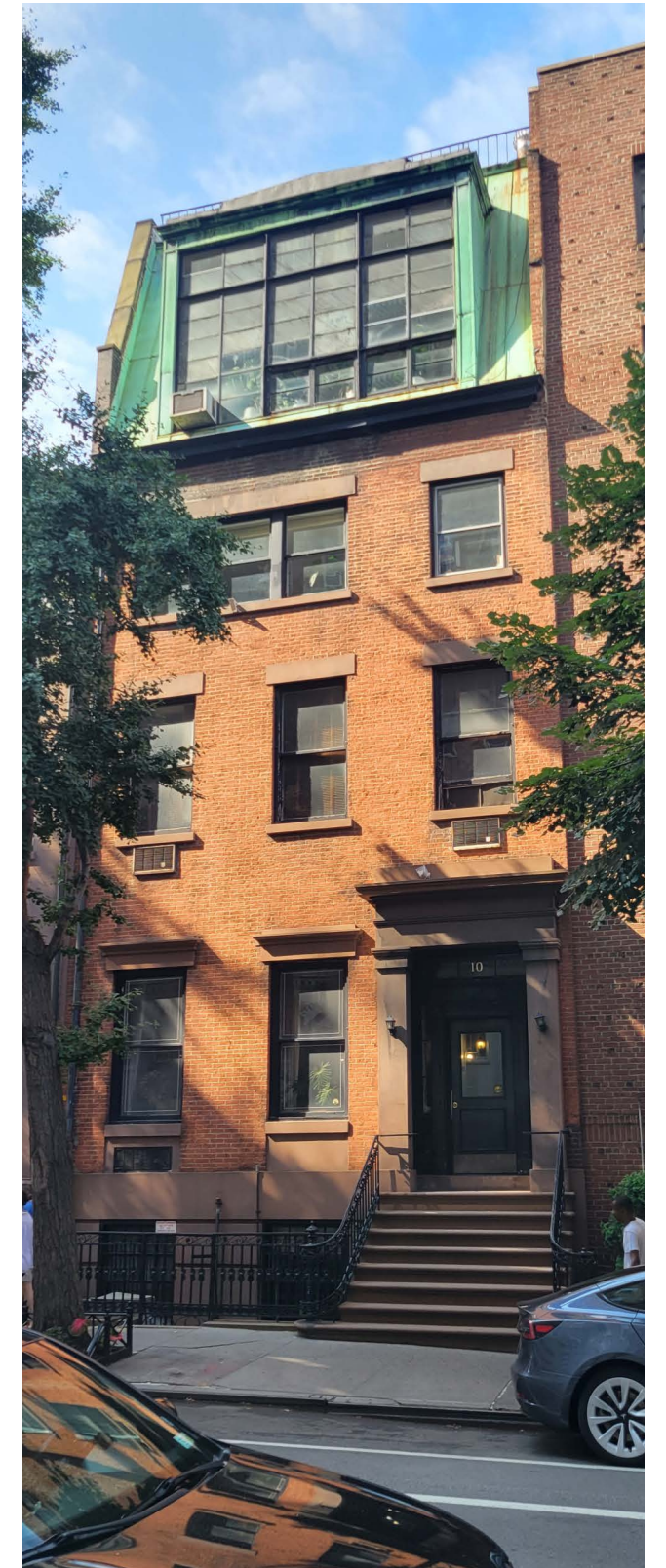
**266 WEST END AVENUE**  
WEST END COLLEGIATE HISTORIC DISTRICT EXTENSION  
LP-2462



**112 EAST 10TH STREET**  
ST MARKS HISTORIC DISTRICT  
LP-0250



**251 EAST 61ST STREET**  
TREADWELL FARM HISTORIC DISTRICT  
LP-0536



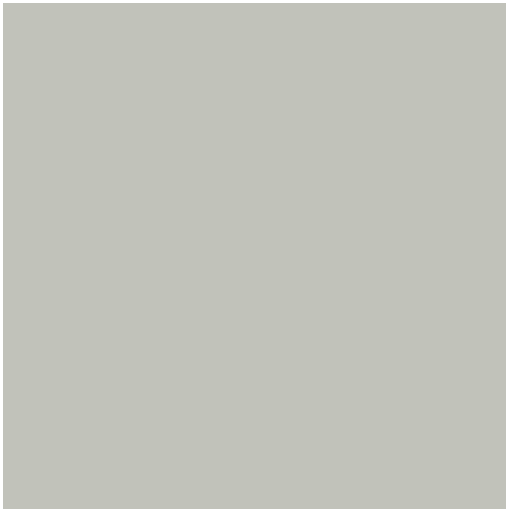
**10 WEST 9TH STREET**  
GREENWICH VILLAGE HISTORIC DISTRICT  
LP-0489

## SKYLIGHT ADDITIONS IN HISTORIC DISTRICTS

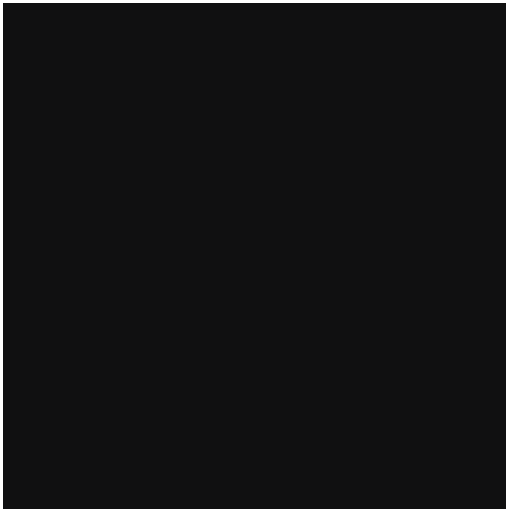




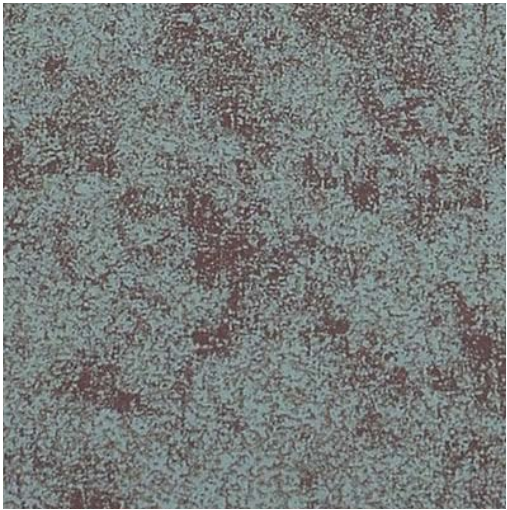
**#1 IPE PERGOLA**  
**MANUFACTURER:** CWF INC  
**COLOR/FINISH:** SEALED IPE



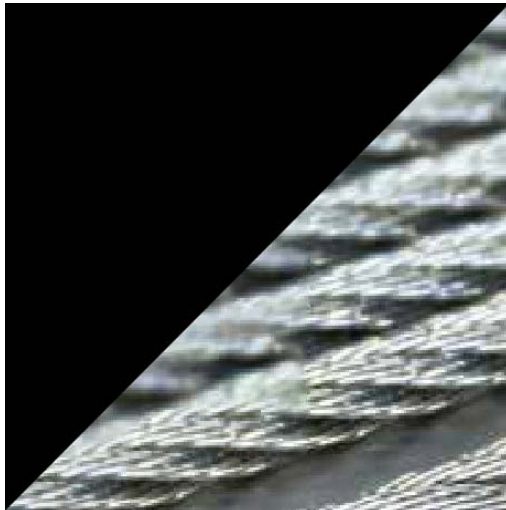
**#2 INSULATED METAL PANEL**  
**MANUFACTURER:** CENTRIA, FORMAWALL, FWDS  
 SERIES, 3" THICK  
**COLOR/FINISH:** FLUOROFINISH, FLAT, LIGHT SEAWOLF



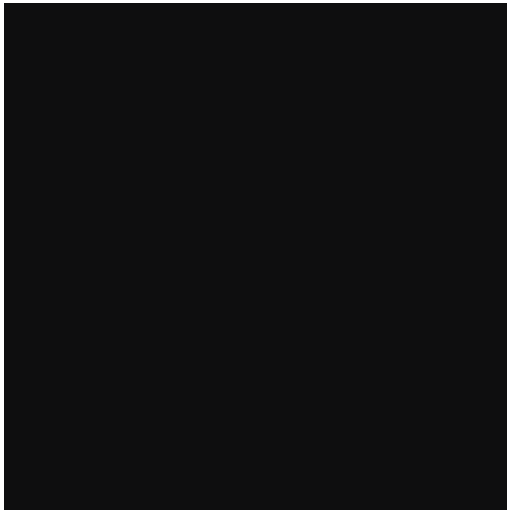
**#3 SLIDING GLASS PARTITION**  
**MANUFACTURER:** NANAWALL, HSW60 - ALUMINUM  
**COLOR/FINISH:** JET BLACK, RAL 9005



**#4 COPPER STANDING SEAM ROOF**  
**MANUFACTURER:** COPPER ROOFING SUPPLY,  
 WESTERN LOCK STANDING SEAM  
**COLOR/FINISH:** REAL COPPER - 16OZ/200OZ



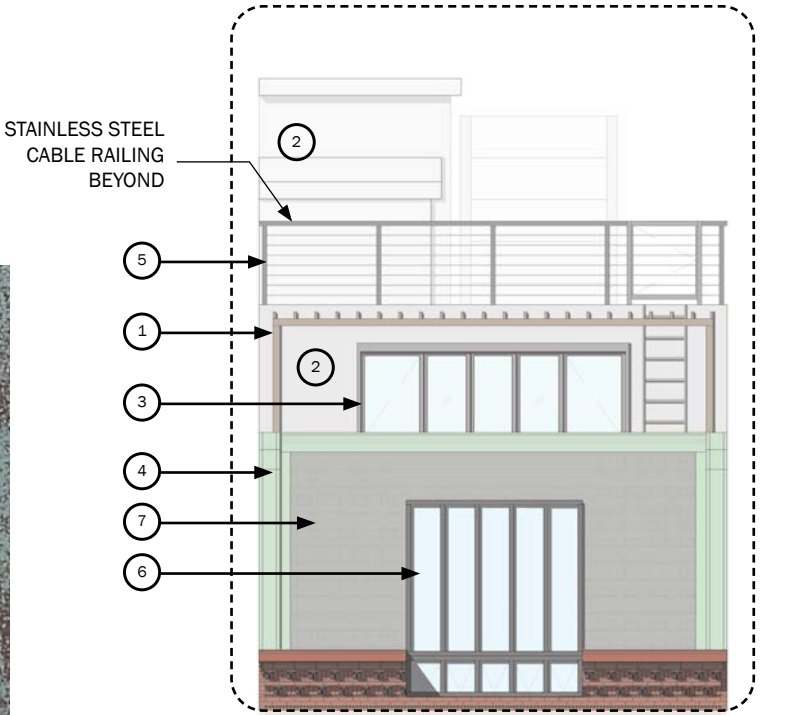
**#5 STAINLESS STEEL RAILING**  
**MANUFACTURER:** JAKOB ROPE  
**COLOR/FINISH:** STAINLESS STEEL CABLES + JET  
 BLACK, RAL 9005, PAINTED STAINLESS STEEL POST



**#6 GLASS CURTAIN WALL SYSTEM**  
**MANUFACTURER:** KAWNEER, CUSTOM CAP PROFILE  
**COLOR/FINISH:** JET BLACK, RAL 9005  
**GLAZING:** INSULATED GLAZING - CLEAR



**#7 SLATE MANSARD**  
**MANUFACTURER:** VERMONT SLATE COMPANY  
**COLOR/FINISH:** CHARLESTON BLEND



**PROPOSED ROOFTOP MATERIALS**

01.31.2023

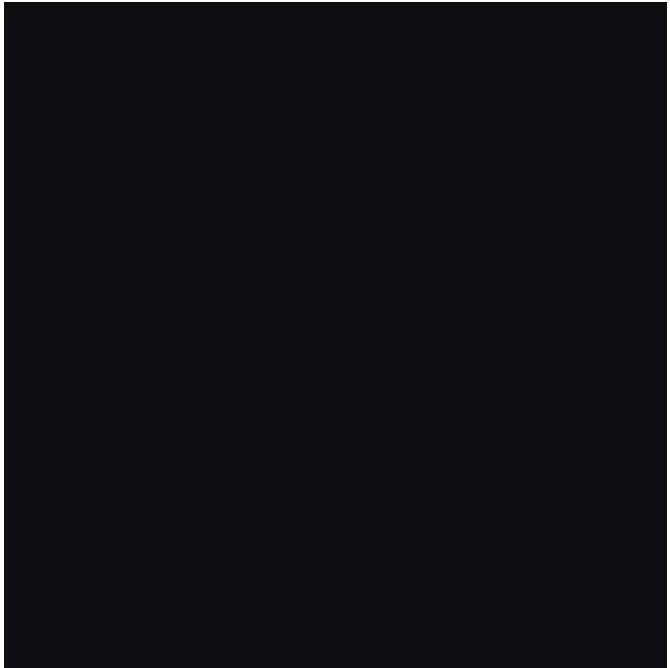




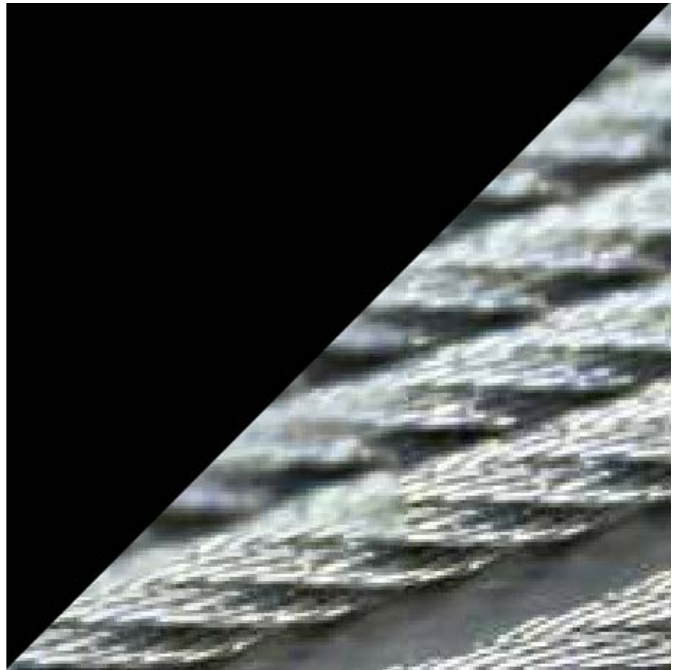
**#1 SMOOTH BRICK**  
**MANUFACTURER:** BELDEN TRI STATE  
**COLOR/FINISH:** ROSE BLEND SMOOTH



**#2 STEEL DOORS AND WINDOWS**  
**MANUFACTURER:** CRITTAL, CORPORATE W20 EXTERNAL DOOR/WINDOW  
**COLOR/FINISH:** CRITTAL BLACK, RAL 9005  
**GLAZING:** DOUBLE GLAZING - CLEAR



**#3 STEEL RAILING**  
**MANUFACTURER:** FORTRESS BUILDING PRODUCTS, FE26  
**COLOR/FINISH:** MATTE BLACK



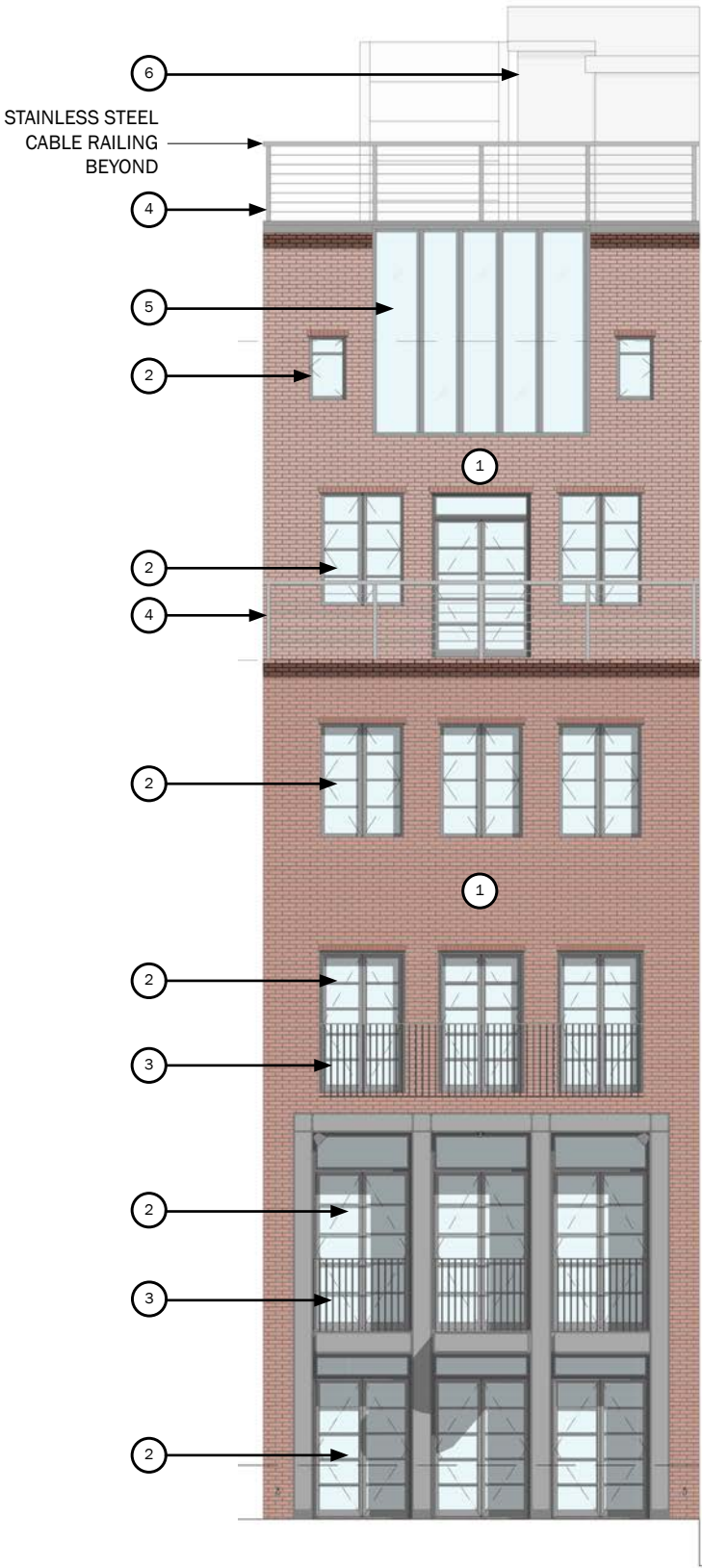
**#4 STAINLESS STEEL RAILING**  
**MANUFACTURER:** JAKOB ROPE  
**COLOR/FINISH:** STAINLESS STEEL CABLES + JET BLACK, RAL 9005, PAINTED STAINLESS STEEL POST



**#5 GLASS CURTAIN WALL SYSTEM**  
**MANUFACTURER:** KAWNEER, CUSTOM CAP PROFILE  
**COLOR/FINISH:** JET BLACK, RAL 9005  
**GLAZING:** INSULATED GLAZING - CLEAR

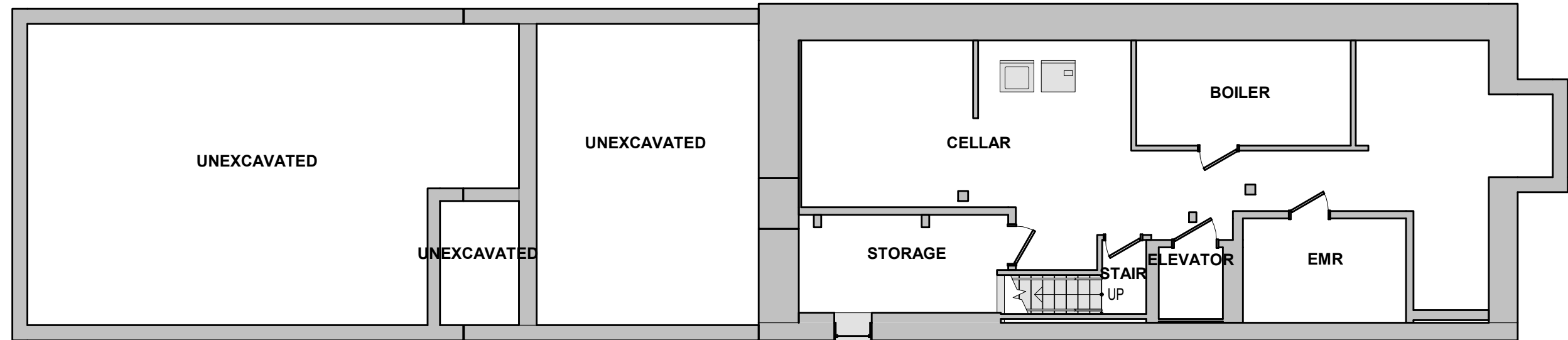


**#6 INSULATED METAL PANEL**  
**MANUFACTURER:** CENTRIA, FORMAWALL, FWDS SERIES, 3" THICK  
**COLOR/FINISH:** FLUOROFINISH, FLAT, LIGHT SEAWOLF

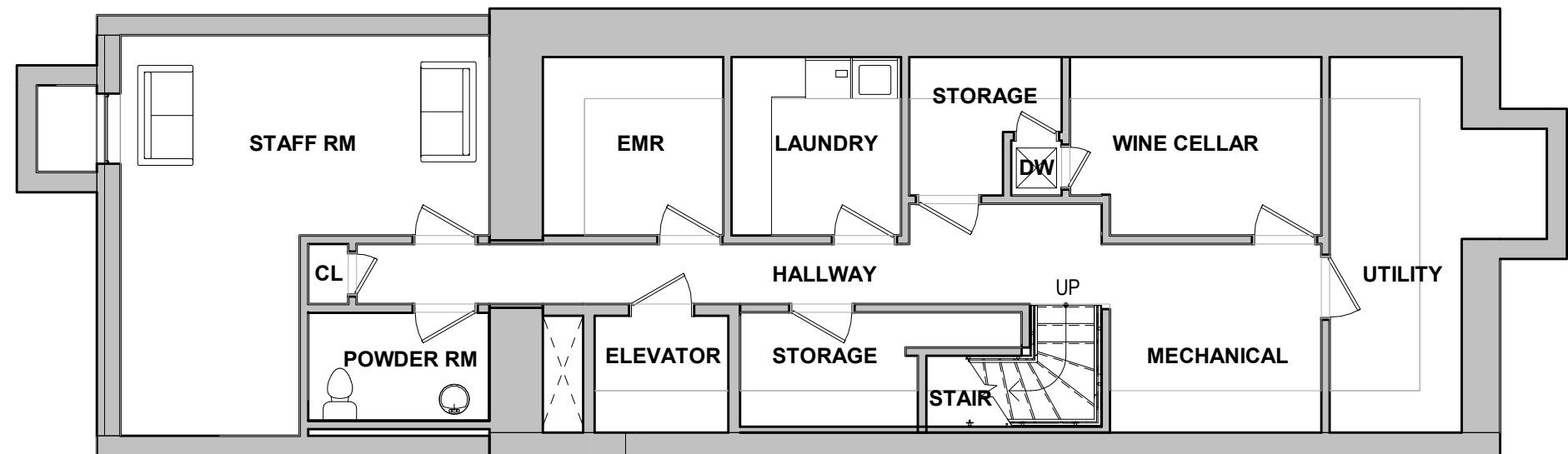


**PROPOSED REAR FACADE MATERIALS**





EXISTING CELLAR FLOOR PLAN

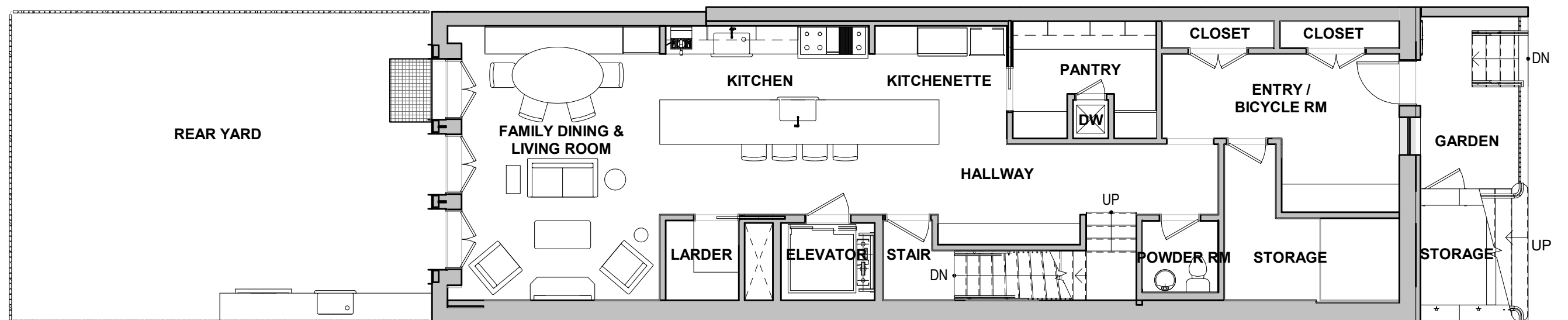
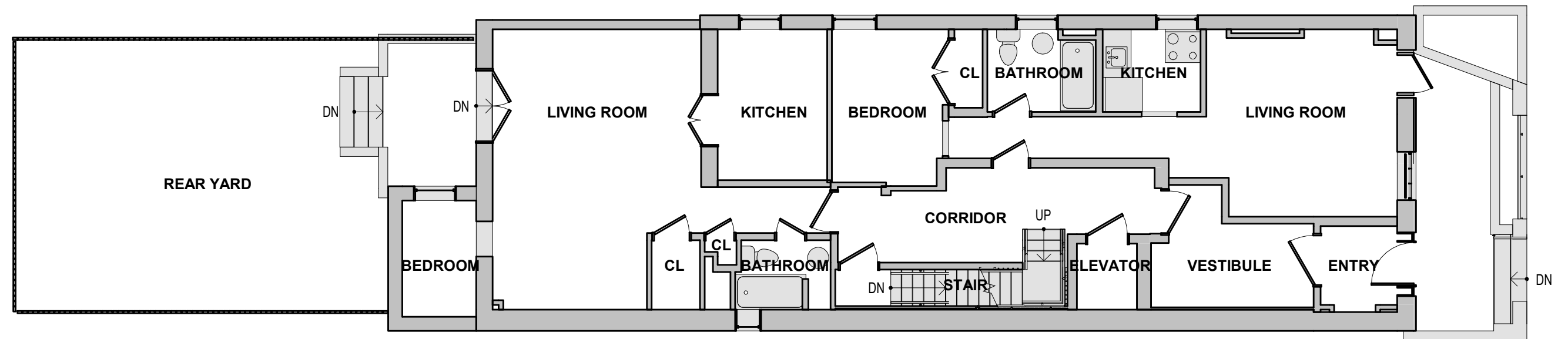


PROPOSED CELLAR FLOOR PLAN

## FLOOR PLANS - CELLAR

01.31.2023

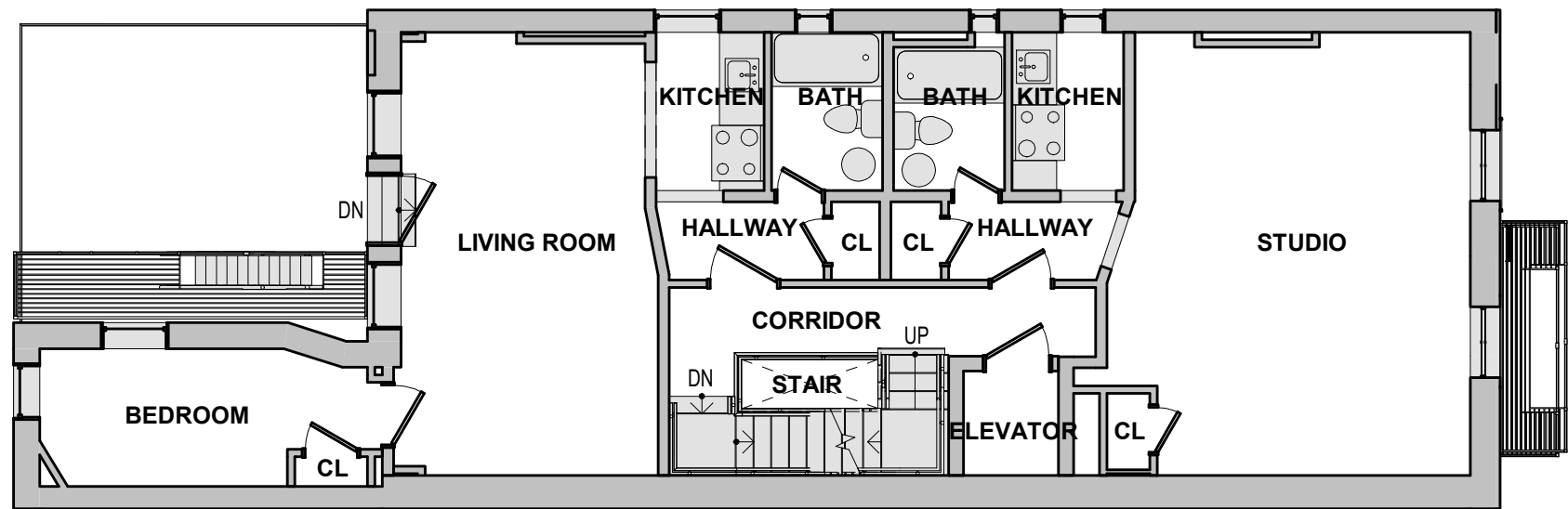




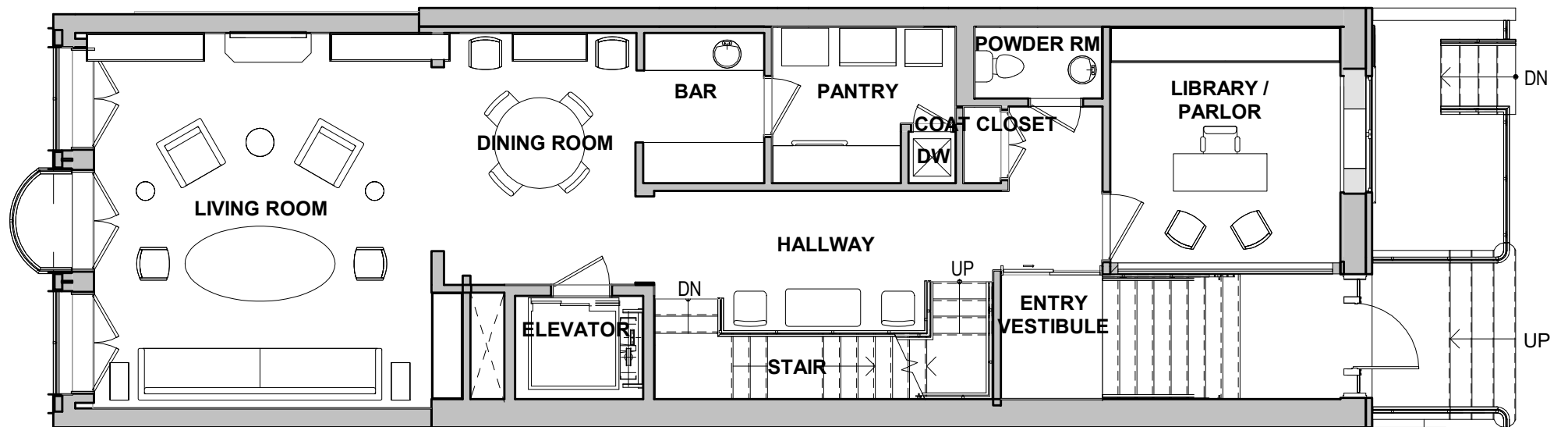
## FLOOR PLANS - BASEMENT

01.31.2023





EXISTING PARLOR FLOOR PLAN

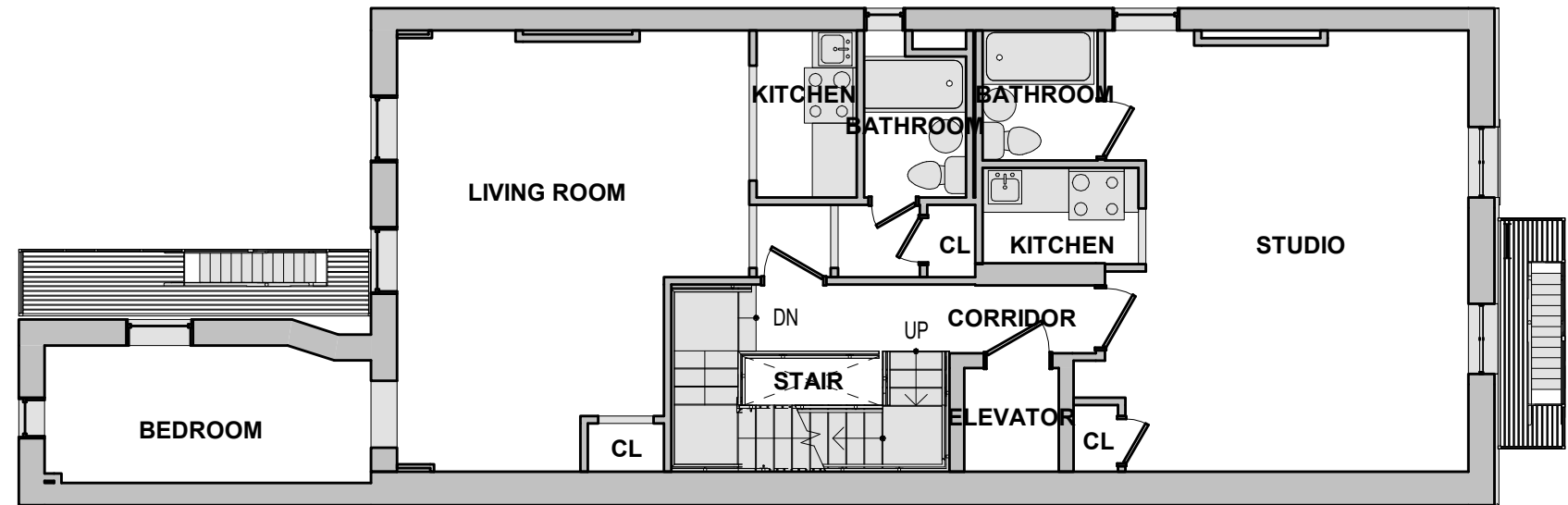


PROPOSED PARLOR FLOOR PLAN

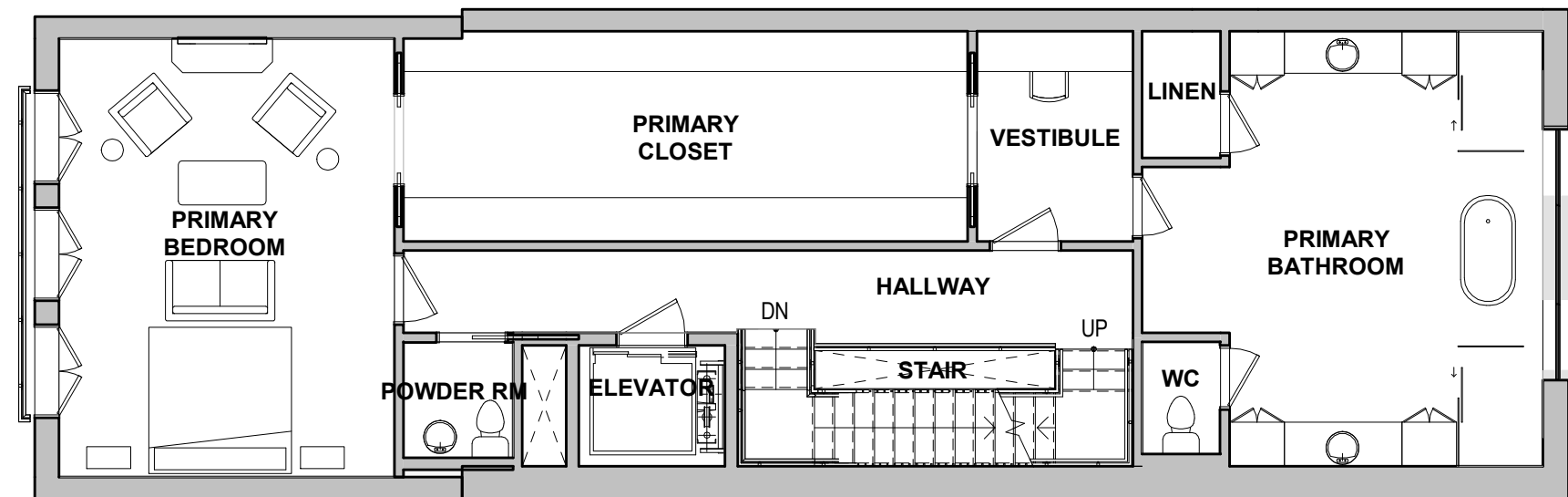
## FLOOR PLANS - PARLOR FLOOR

01.31.2023





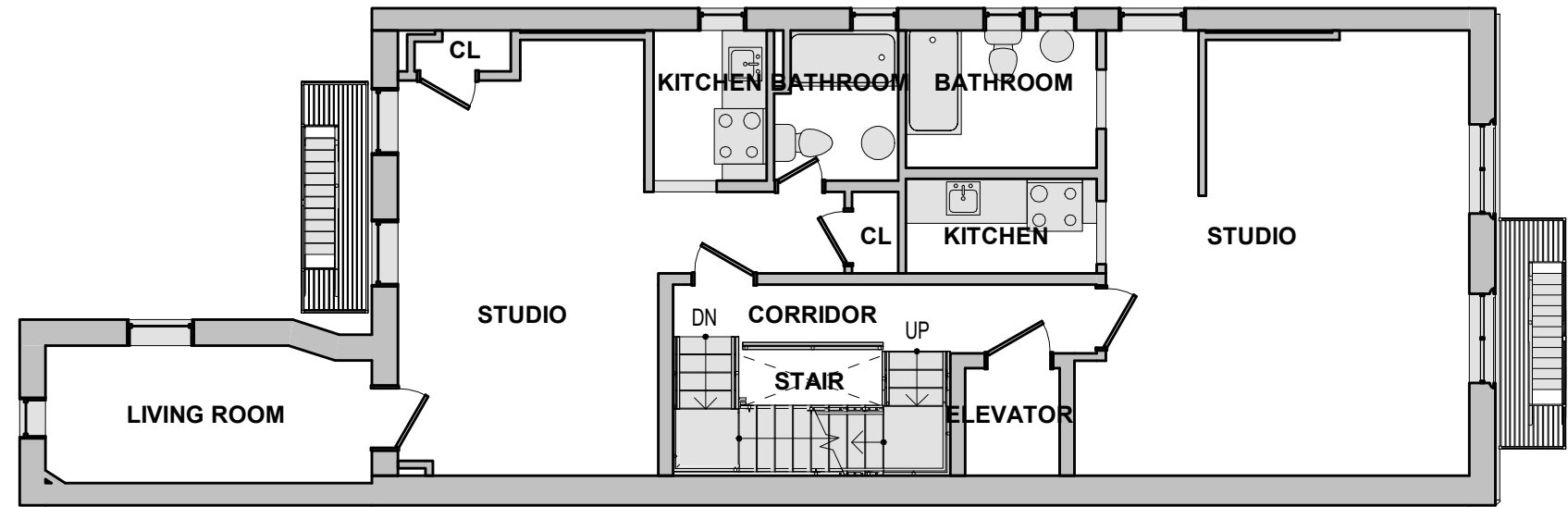
EXISTING SECOND FLOOR PLAN



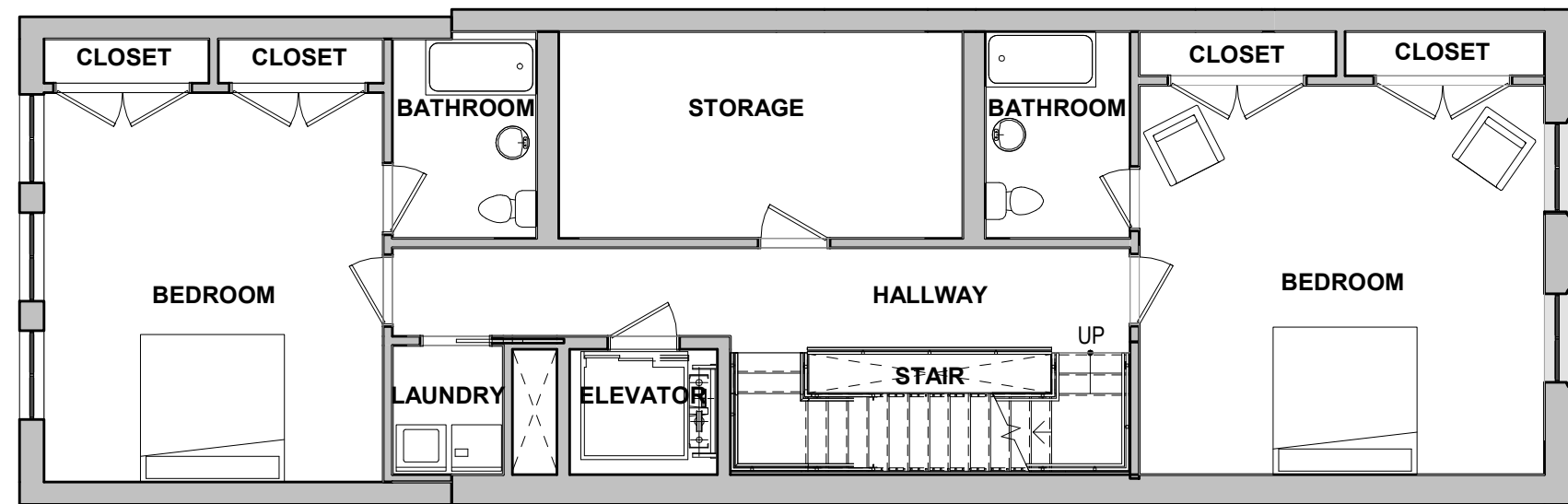
PROPOSED SECOND FLOOR PLAN

# FLOOR PLANS - SECOND FLOOR





EXISTING THIRD FLOOR PLAN

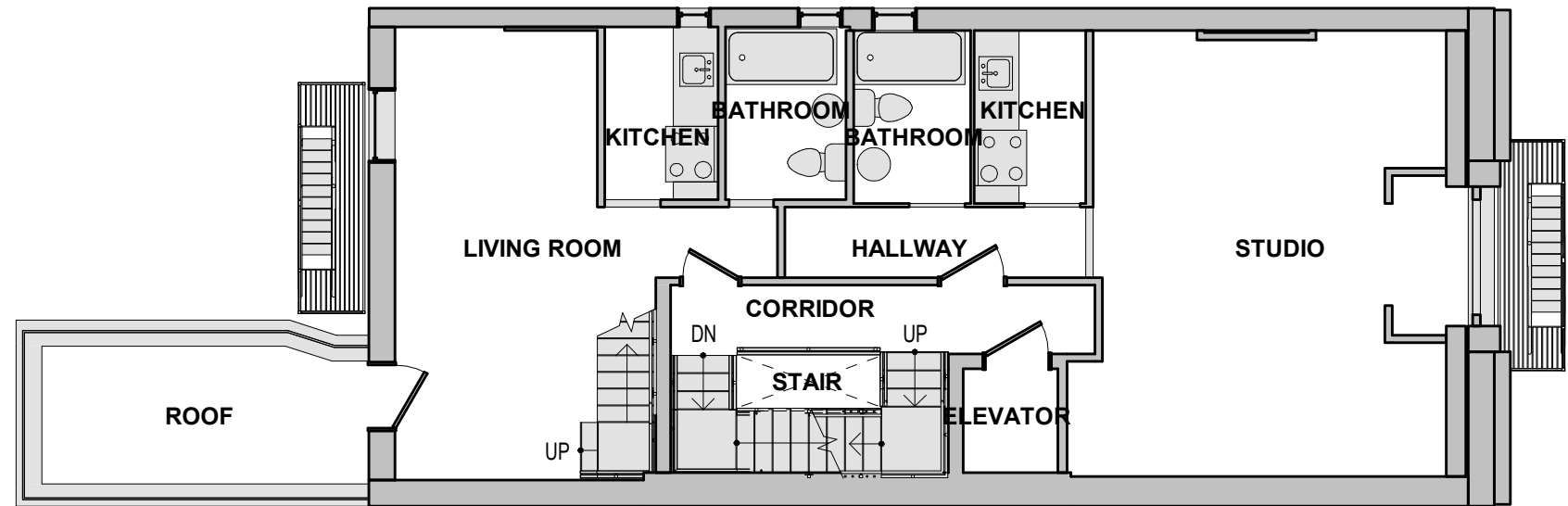


PROPOSED THIRD FLOOR PLAN

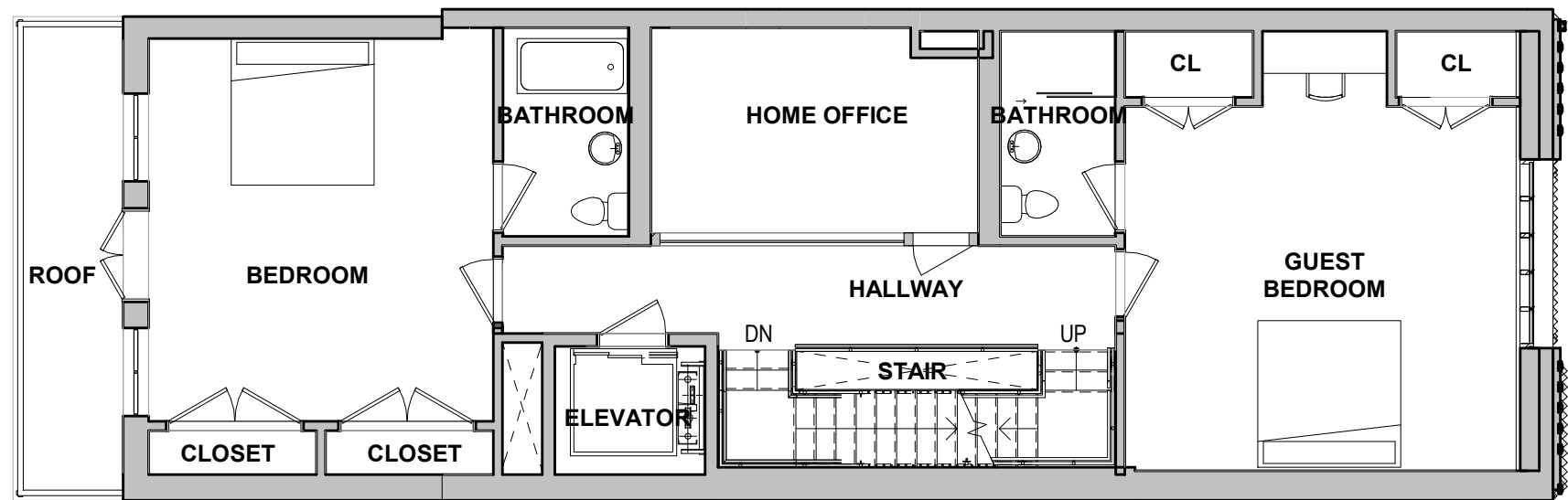
## FLOOR PLANS - THIRD FLOOR

01.31.2023





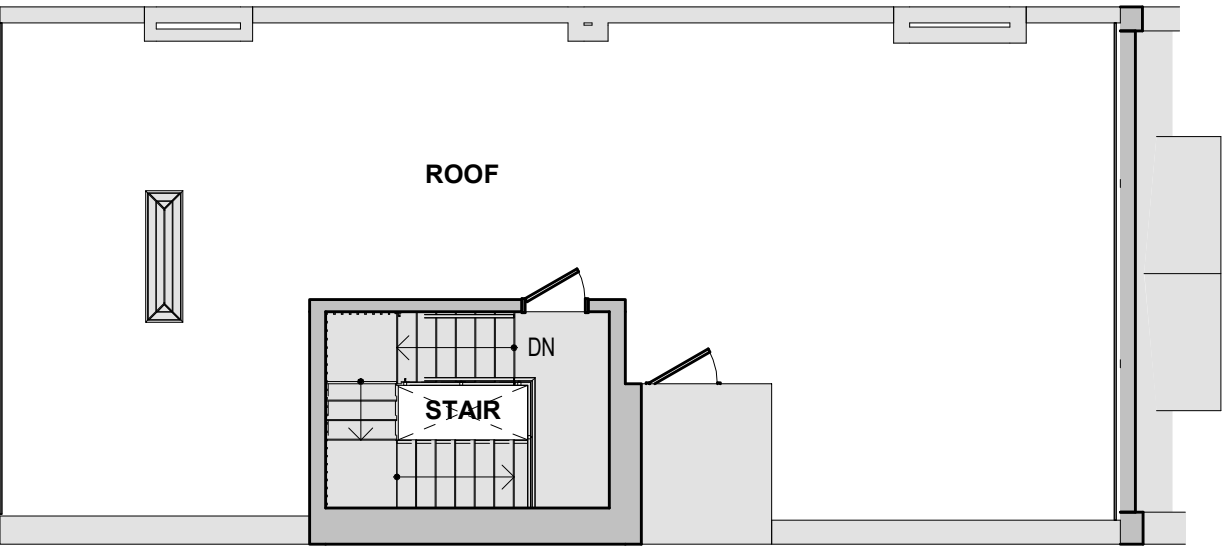
EXISTING FOURTH FLOOR PLAN



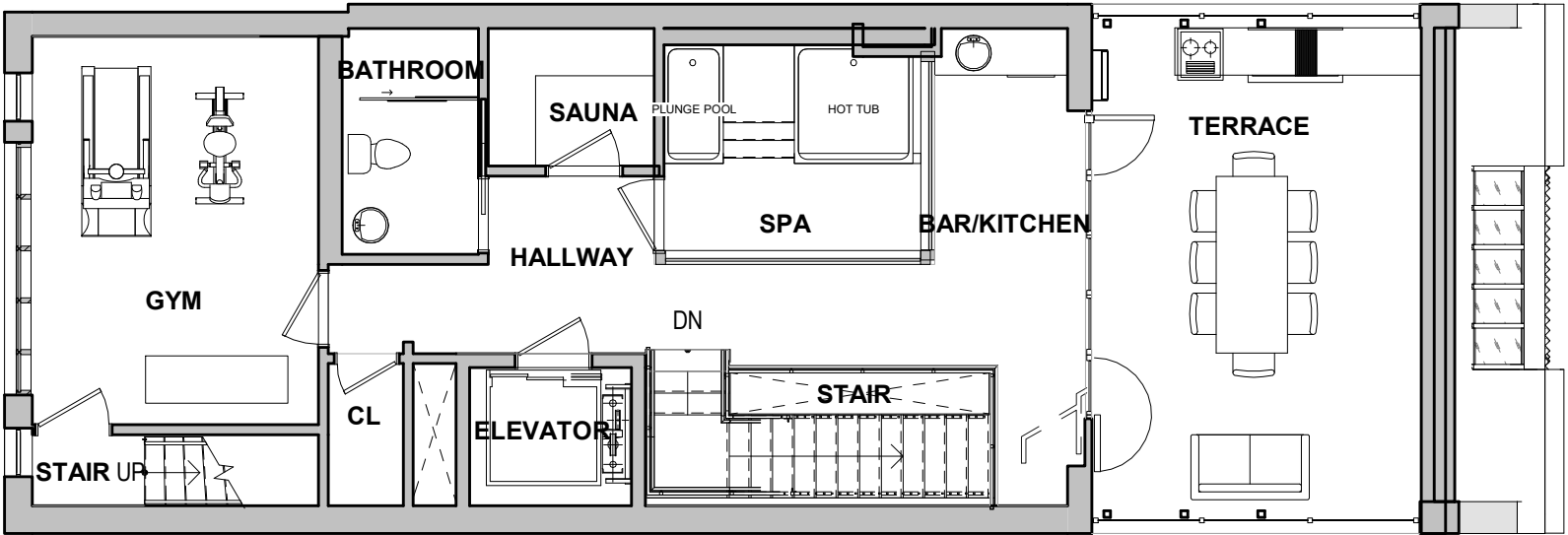
PROPOSED FOURTH FLOOR PLAN

FLOOR PLANS - FOURTH FLOOR





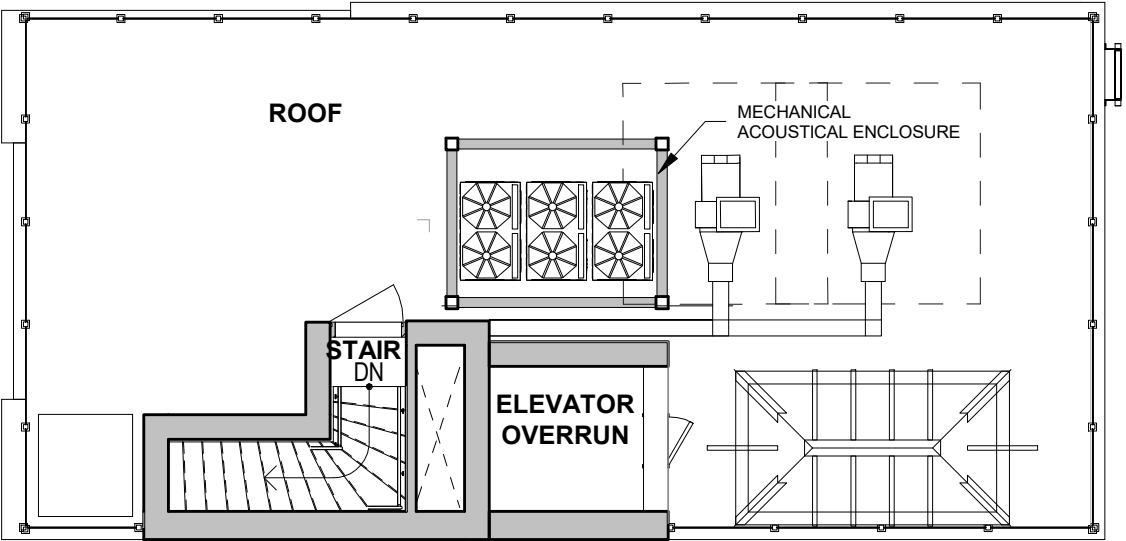
EXISTING ROOF (FIFTH) FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN

**FLOOR PLANS - FIFTH FLOOR**  
01.31.2023

FINAL SCOPE AND LOCATIONS OF MECHANICAL  
EQUIPMENT TO COME

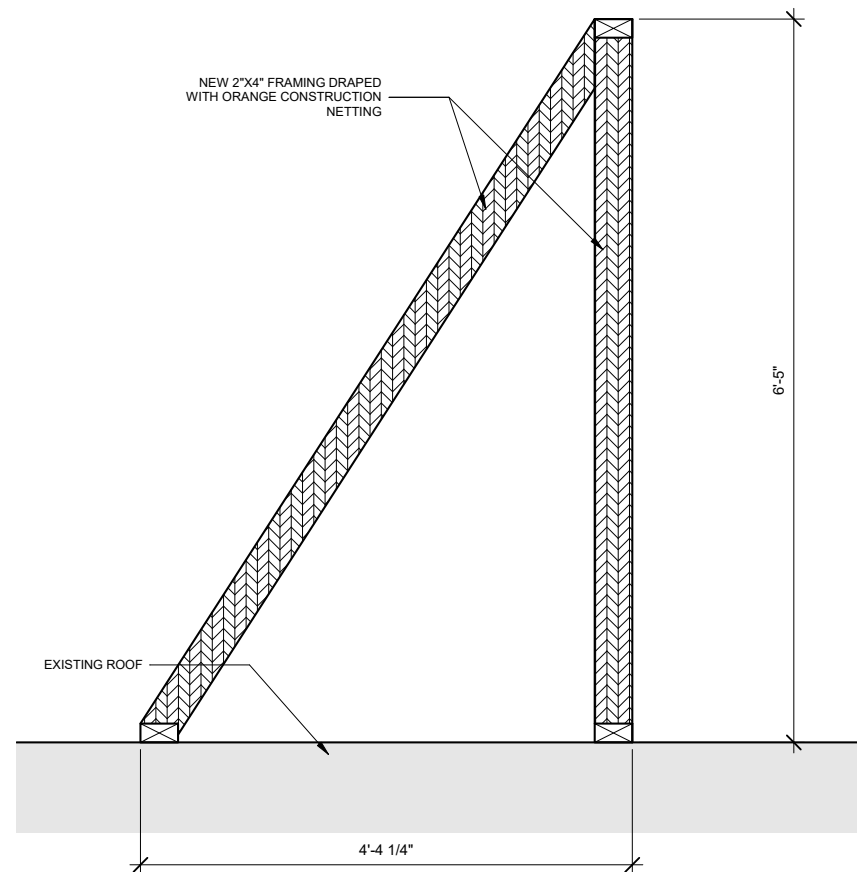
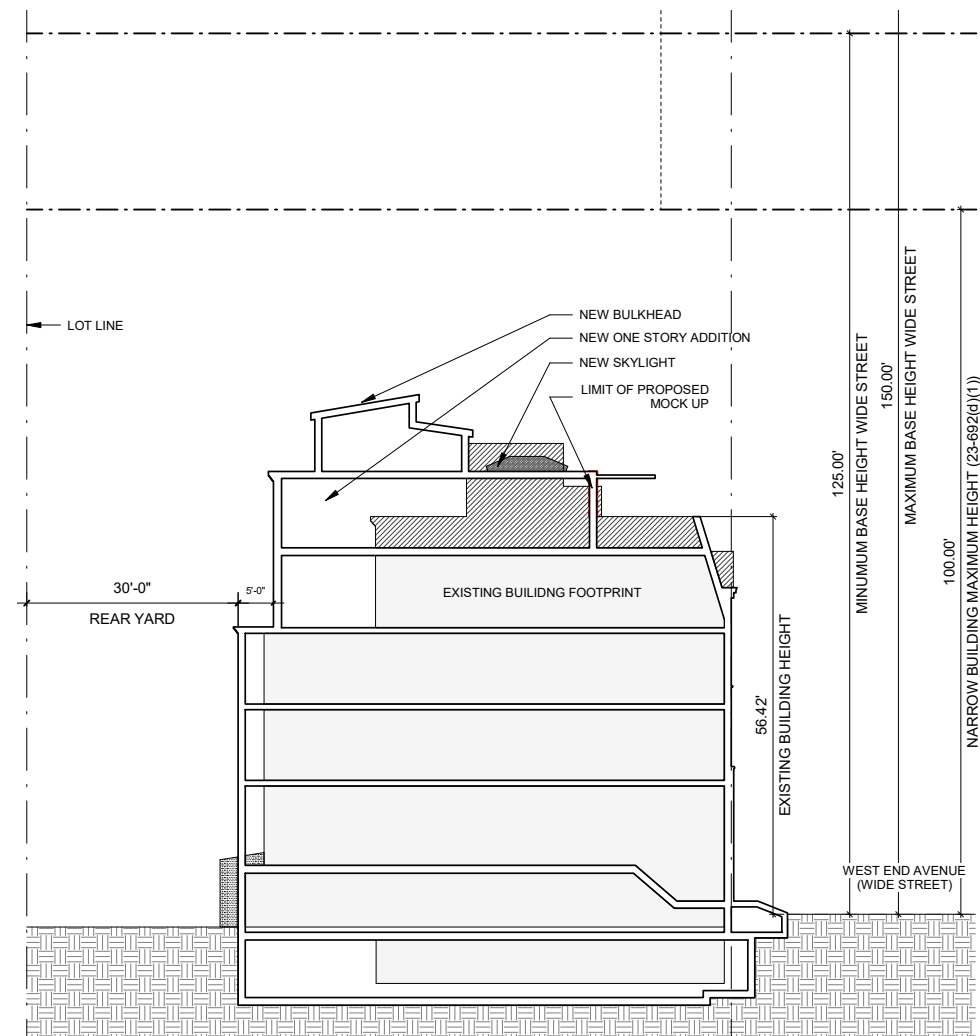
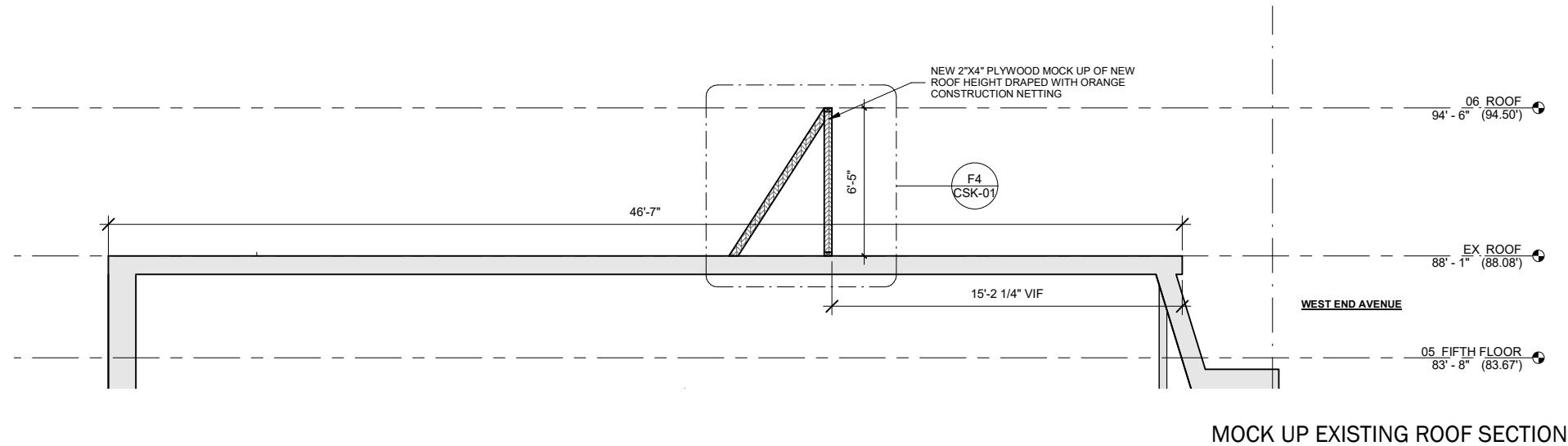


PROPOSED ROOF PLAN

FLOOR PLANS - ROOF PLAN

01.31.2023





MOCK UP PROPOSED SECTION

MOCK UP DETAIL

EXISTING FRONT ELEVATION MOCK UP

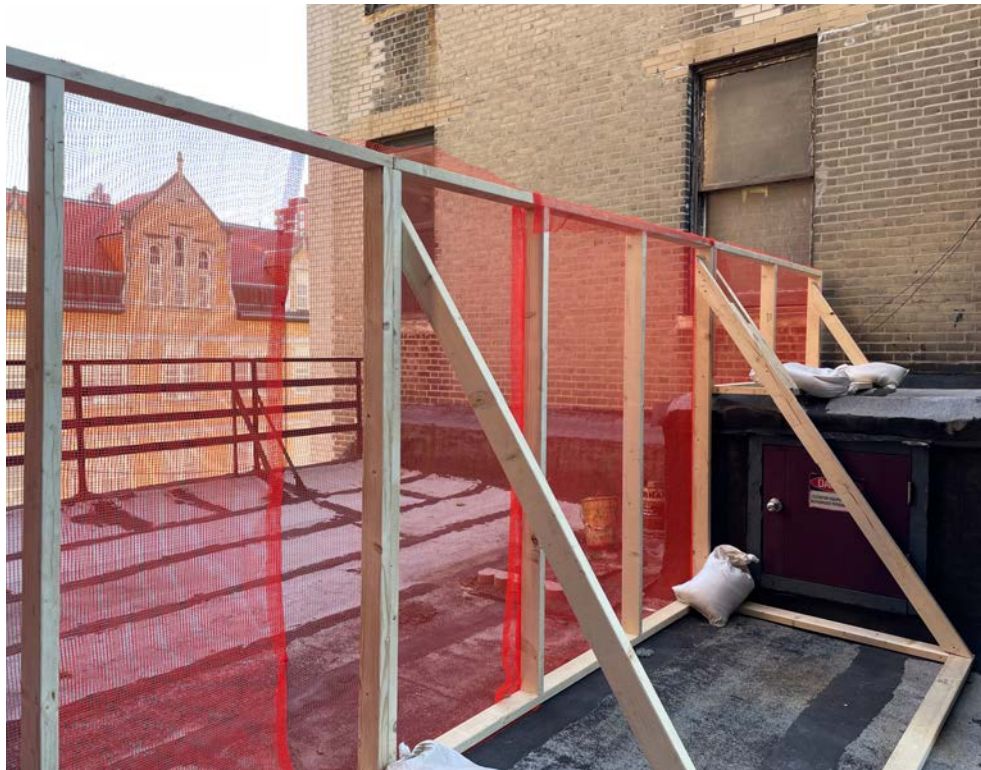




DETAIL VIEW OF PROPOSED FIFTH FLOOR LEVEL MOCK UP



DETAIL VIEW OF PROPOSED FIFTH FLOOR LEVEL MOCK UP



DETAIL VIEW OF PROPOSED FIFTH FLOOR LEVEL MOCK UP



EXISTING FRONT ELEVATION MOCK UP, LOOKING NORTHWEST

**PROPOSED BUILDING HEIGHT MOCK UP**

01.31.2023



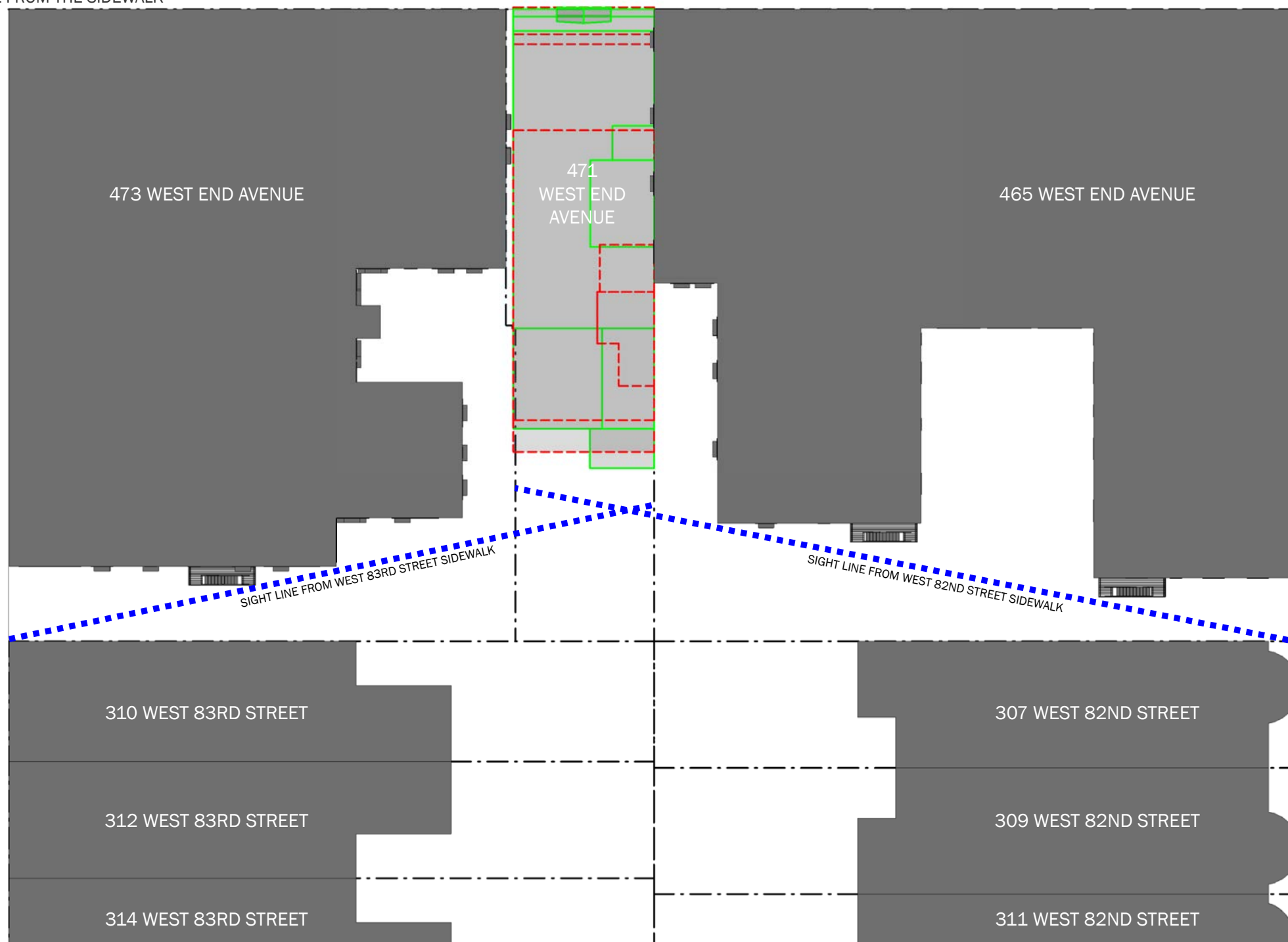
LEGEND

- - - - - DENOTES THE PROPOSED 471 WEA BUILDING BOUNDARY
- DENOTES THE EXISTING 471 WEA BUILDING BOUNDARY
- · · · · DENOTES THE SIGHT LINE FROM THE SIDEWALK

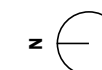
WEST 83RD STREET

WEST END AVENUE

WEST 82ND STREET

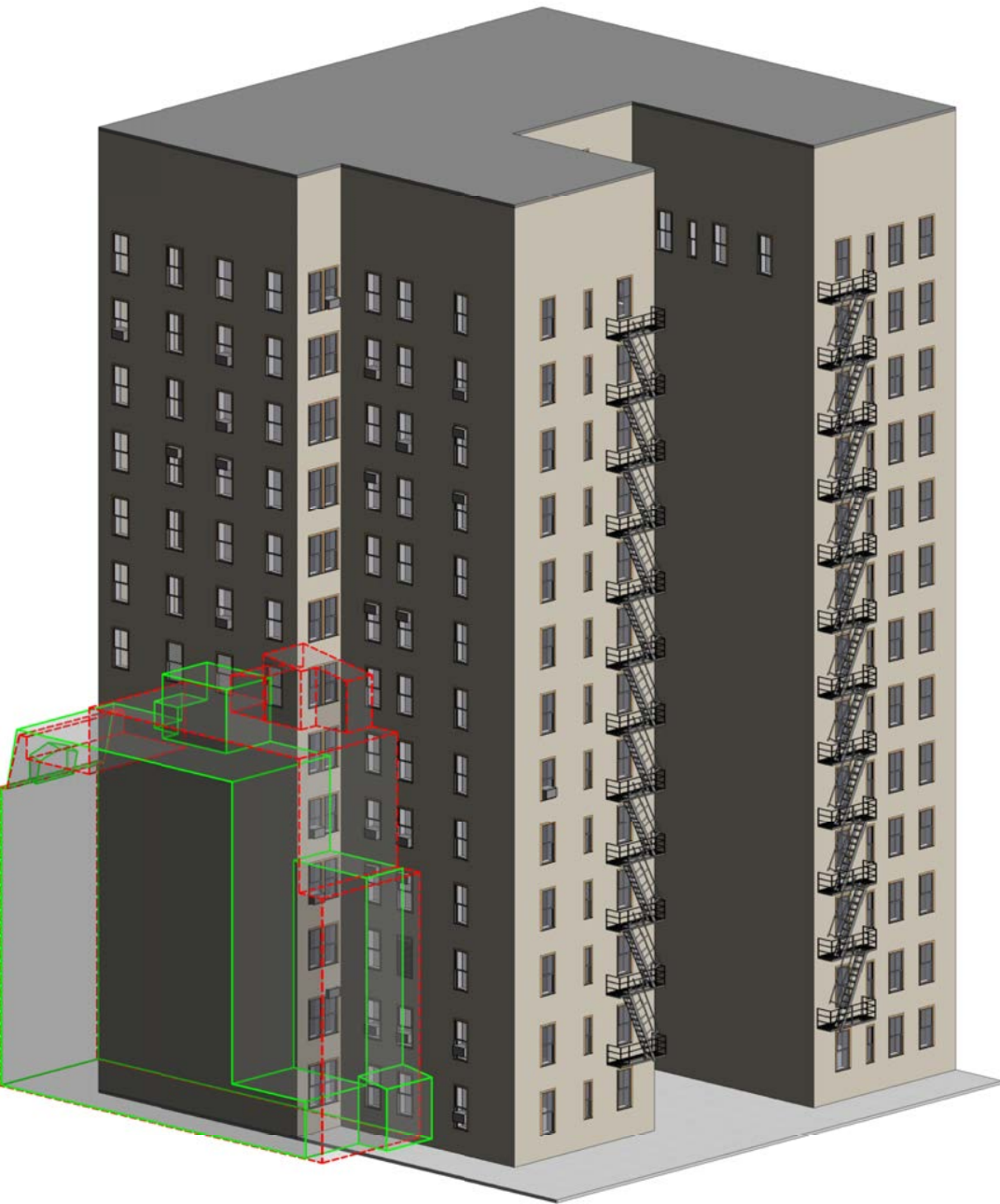


PRELIMINARY DIAGRAMMATIC PLAN - 465, 471, 473 REAR YARD





- LEGEND
- - - - - DENOTES THE PROPOSED 471 WEA BUILDING BOUNDARY
  - DENOTES THE EXISTING 471 WEA BUILDING BOUNDARY



PRELIMINARY AXONOMETRIC - 465 WEST END AVENUE

PRELIMINARY AXONOMETRIC - 465 WEST END AVENUE

PRELIMINARY SECTION - 465 WEST END AVENUE

RELATIONSHIP TO NEIGHBORING BUILDINGS - 465 WEST END AVENUE

- LEGEND

DENOTES THE PROPOSED 471 WEA BUILDING BOUNDARY

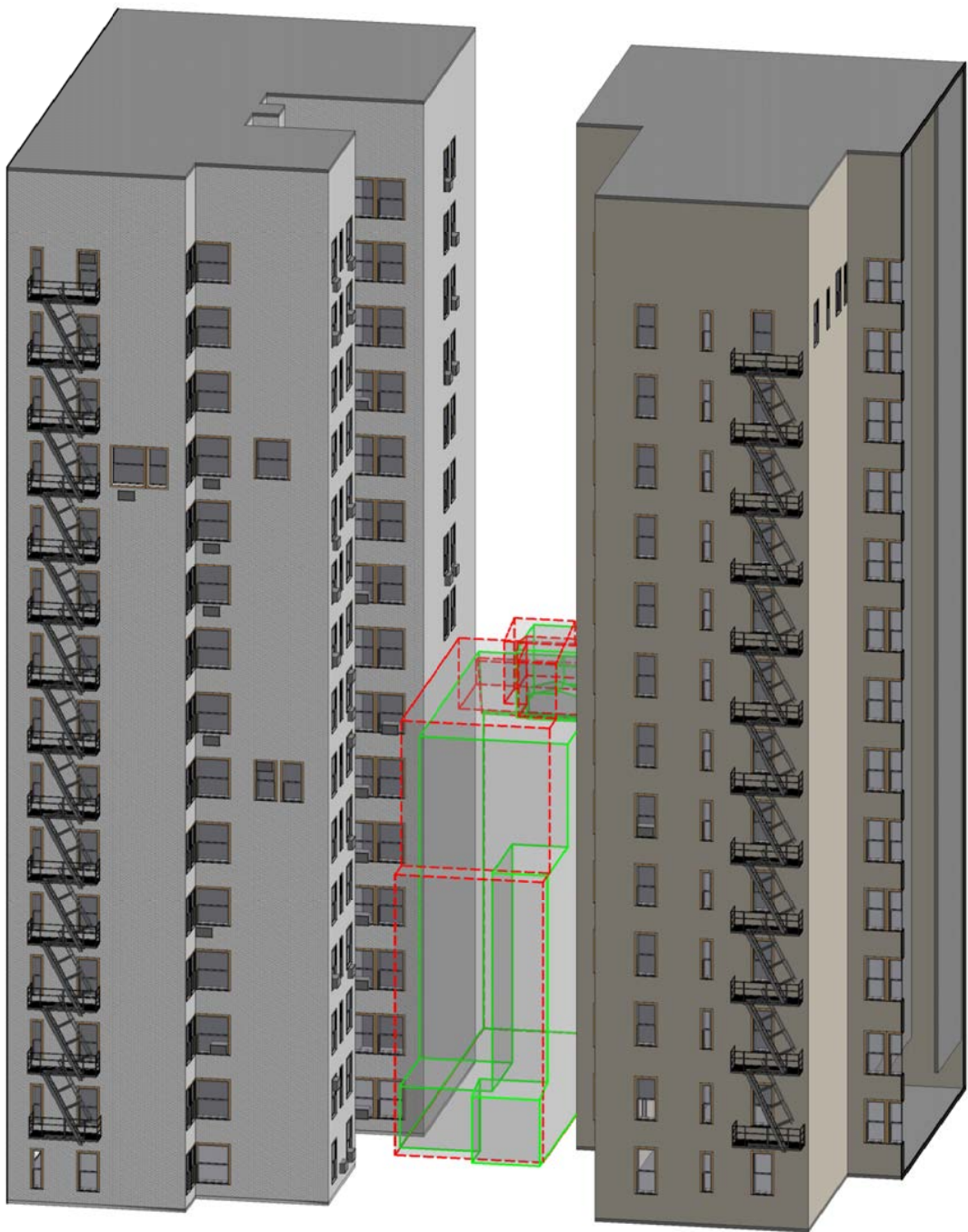
DENOTES THE EXISTING 471 WEA BUILDING BOUNDARY
- 
- PRELIMINARY AXONOMETRIC - 473 WEST END AVENUE
- 
- PRELIMINARY AXONOMETRIC - 473 WEST END AVENUE
- 
- PRELIMINARY SECTION - 473 WEST END AVENUE
- RELATIONSHIP TO NEIGHBORING BUILDINGS - 473 WEST END AVENUE
- 01.31.2023
- PBDW ARCHITECTS
- 56
- 471 WEST END AVENUE



- LEGEND
- - - - - DENOTES THE PROPOSED 471 WEA BUILDING BOUNDARY
  - \_\_\_\_\_ DENOTES THE EXISTING 471 WEA BUILDING BOUNDARY



PRELIMINARY DIAGRAM - 465, 471, 473 REAR YARD



PRELIMINARY DIAGRAM - 465, 471, 473 REAR YARD

RELATIONSHIP TO NEIGHBORING BUILDINGS





473 WEST END AVENUE



471 WEST END AVENUE



465 WEST END AVENUE