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59 WEST 94TH STREET SUITE GF
NEW YORK, NY 10025
212 877 0094 / 212 875 9385 FAX

Tax Photograph

Existing Condition

Building Description

Areaway Wall/Fence Material(s): Masonry walls and coping (painted)
Areaway Paving Material(s): Concrete
Sidewalk Material(s): Concrete
Curb Material(s): Concrete and metal
252 West 71st Street
Borough of Manhattan Tax Map Block 1162, Lot 55
Date: 1892 (NB 515-1892)
Architect/Builder: Thom & Wilson
Original Owner: J. A. Frame
Type: Row house
Style: Renaissance Revival
Stories: 3 and basement
Material(s): Brownstone; brick
Special Windows: Possibly featured curved double-hung sashes at oriel window (replaced sashes; nine-over-one and eight-over-one double-hung sashes present in tax photograph); historic stained-glass transoms at first story
Significant Architectural Features: Large oriel window at center of second story featuring a conical cap and decorative corbel with a denticulated band and wreath details that extend to the rest of the elevation; molded sills and sunburst pediment at third story; molded door surround at main entry; large masonry stoop with stepped sidewalls
Alterations: Replaced sashes (five-, eight-, and nine-over-one double-hung sashes present in c. 1939 tax photograph); light fixture at main entry; security camera and conduit towards western end of elevation at first story; light fixture at basement; intercom at basement
Building Notes: Part of a row of ten houses (236 through 254 West 71st Street), designed to appear as five independent, non-identical pairs. Nine of the houses remain (nos. 238 through 254). This building's "partner" is no. 254. It has similar characteristics to the pair at nos. 244 and 246. The drainpipe located between this building and no. 254 dates to at least the c. 1939 tax photograph. Possibly historic molded wood door frame, transom bar, transom window, and double-leaf wood doors with glass lights at main entry.
Site Features: Masonry stairs descend into areaway; non-historic metal gate at entry to areaway
North Facade: Designed (historic, painted, resurfaced)
Stoop: Painted and resurfaced stoop (gate under stoop - replaced)
Door(s): Possibly historic primary door
Windows: Replaced (upper stories); replaced (basement)
Security Grilles: Possibly historic (basement)
Roof: Possibly historic (pitched - barrel tiles)
Notable Roof Features: Slightly pitched roof above cornice
Cornice: Original
Areaway Wall/Fence Material(s): Curved masonry wall with molded coping (painted)
Areaway Paving Material(s): Slate
Sidewalk Material(s): Concrete
Curb Material(s): Concrete and metal

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

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SCOPE OF WORK

Proposed rooftop addition as indicated on drawings
New windows on front facade after original design in tax photograph
New windows on rear facade as shown on drawings
New railings in rear facade as per existing design
New bathroom configuration and terraces in rear of building
New stair in rear of building as per drawings

LIST OF DRAWINGS

A0	COVER SHEET
A1	BUILDING PHOTOGRAPHS & DESCRIPTION
A2	CONTEXT PHOTOGRAPH
A3	BUILDING PHOTOGRAPHS
A4	BUILDING PHOTOGRAPHS
A5	BUILDING PHOTOGRAPHS
A6	FLOOR PLANS
A7	FLOOR PLANS
A8	FLOOR PLANS
A9	FLOOR PLANS
A10	FLOOR PLANS
A11	FLOOR PLANS
A12	EXISTING FRONT FACADE
A13	PROPOSED FRONT FACADE
A14	EXISTING & PROPOSED REAR FACADE
A15	PROPOSED REAR FACADE - EXISTING CORNICE DETAILS
A16	WINDOW SCHEDULE AND DETAILS
A17	EXISTING BUILDING SECTION
A18	PROPOSED BUILDING SECTION
A19	PROPOSED BUILDING SECTION WITH SIGHTLINE
A20	EXISTING & PROPOSED REAR FACADE SECTIONS
A21	CONTEXT FRONT ELEVATION - EXISTING
A22	CONTEXT FRONT ELEVATION - PROPOSED
A23	AXONOMETRIC VIEW - FRONT
A24	AXONOMETRIC VIEW - REAR
A25	PHOTOGRAPHS TAKEN AFTER MOCK-UP INSTALLATION

BLOCK: 1162
LOT NO: 55
ZONING DISTRICT: R8B
ZONING MAP: 8C
BUILDING STORIES: 3 + BASEMENT
PROPOSED STORIES: 4 + BASEMENT

LEGEND:
●# HOUSE NUMBER
(#) LOT NUMBER

LOCATION MAP

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ROOFTOP ADDITION

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A2

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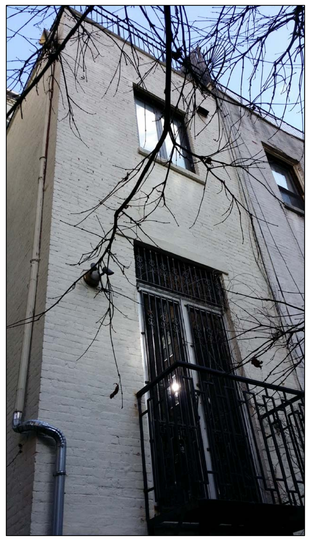
1 252 WEST 71ST ST. - FRONT FACADE

2 252 WEST 71ST ST. - FRONT FACADE

3 252 WEST 71ST ST. - FRONT FACADE

4 252 WEST 71ST ST. - REAR FACADE



5 252 WEST 71ST ST. - REAR FACADE

6 252 WEST 71ST ST. - REAR FACADE

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Building Photographs

Key Plan to Photographs

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A3

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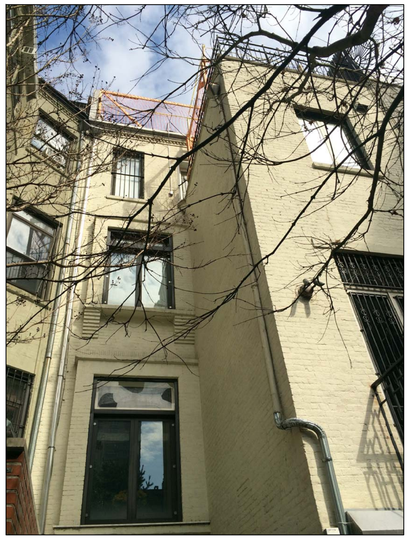
7 252 WEST 71ST ST. - REAR FACADE



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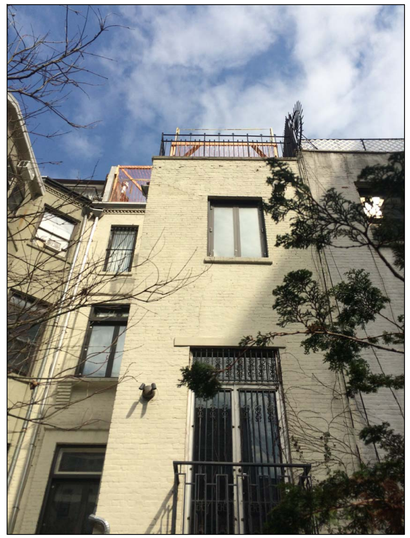
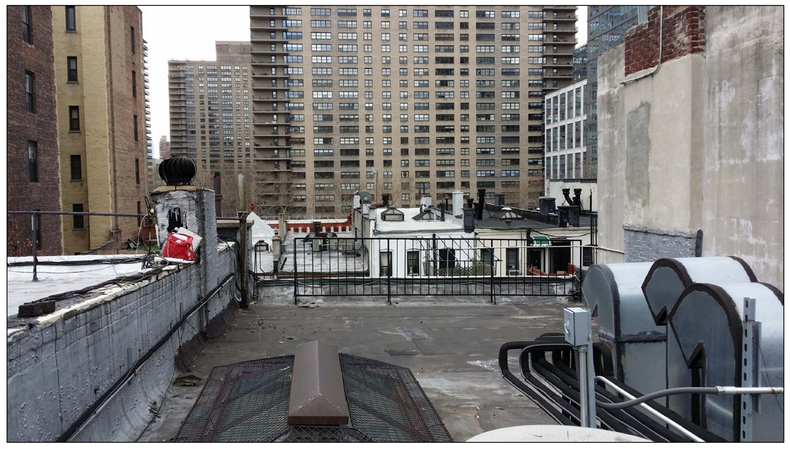
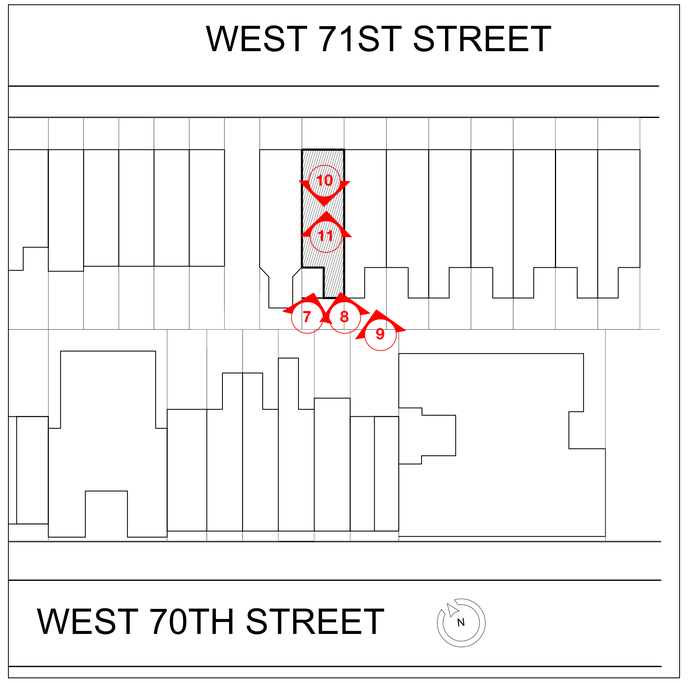


9 252 WEST 71ST ST. - REAR FACADE



10 252 WEST 71ST ST. - ROOF LOOKING SOUTH

11 252 WEST 71ST ST. - ROOF LOOKING NORTH



Key Plan to Photographs

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Building Photographs

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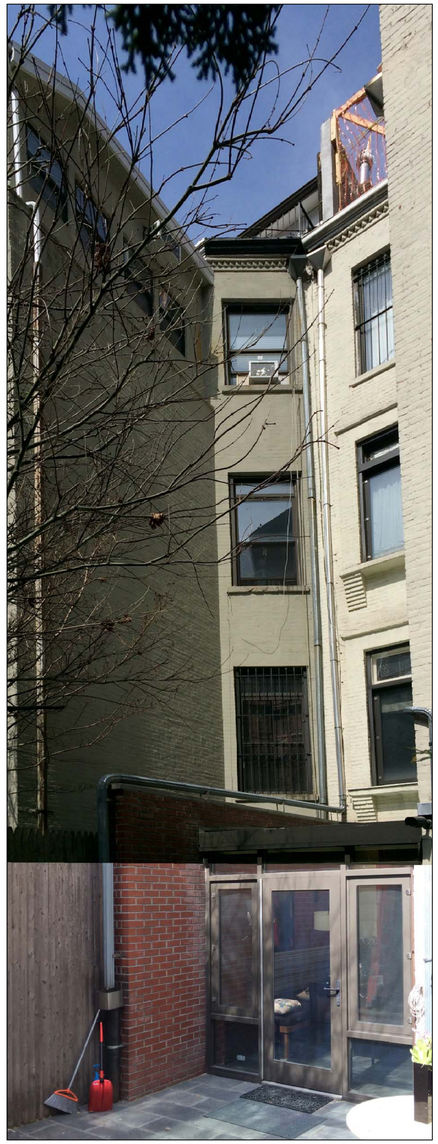
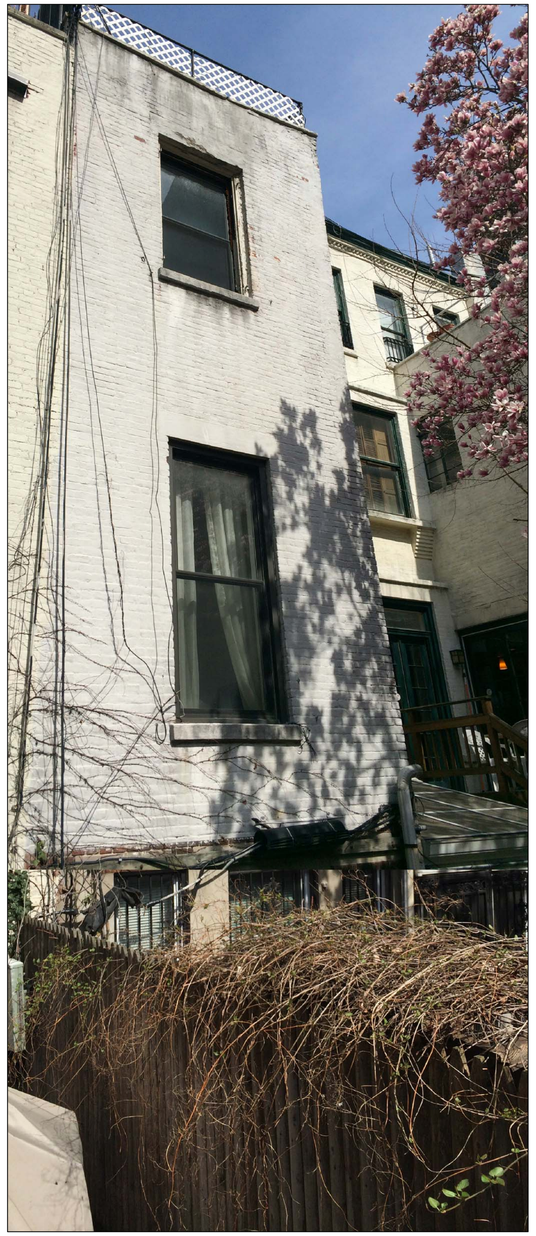


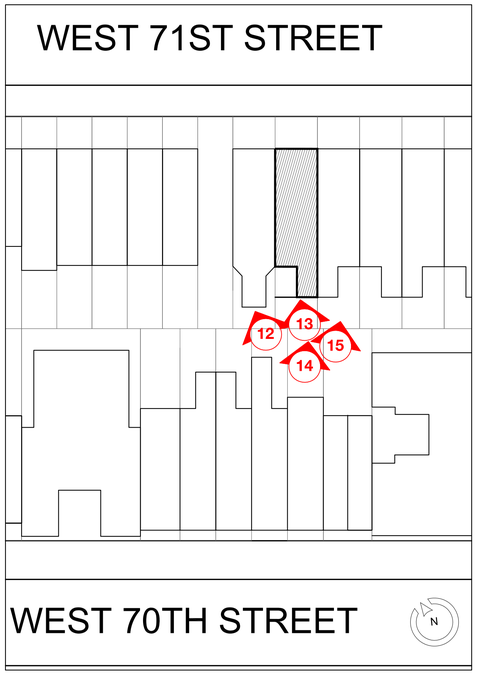
12 252 WEST 71ST ST. - REAR FACADE_LOOKING EAST

13 252 WEST 71ST ST. - REAR FACADE_LOOKING EAST

14 252 WEST 71ST ST. - REAR FACADE_LOOKING EAST



15 252 WEST 71ST ST. - REAR FACADE_LOOKING EAST



Key Plan to Photographs

ROOFTOP ADDITION

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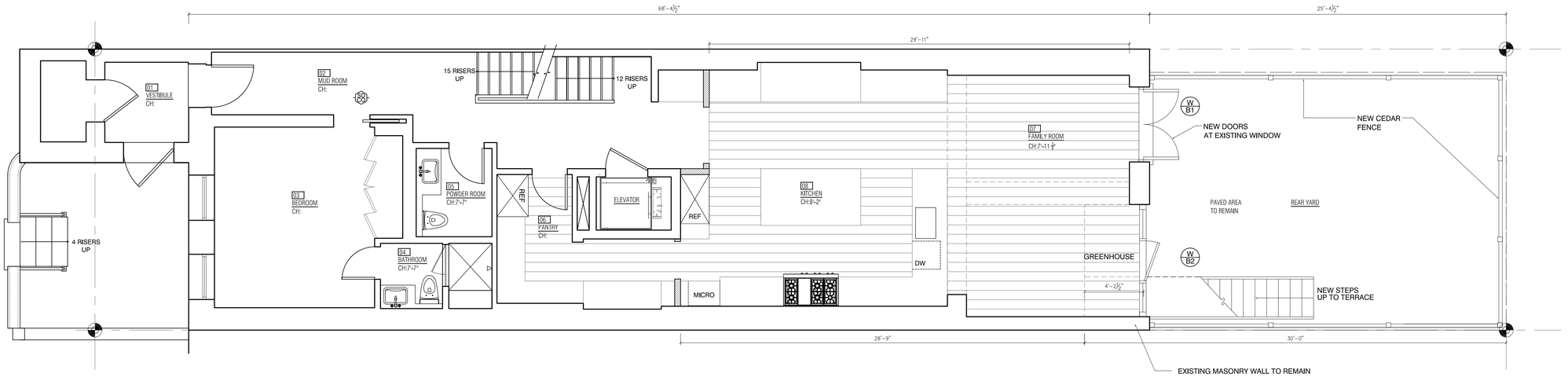
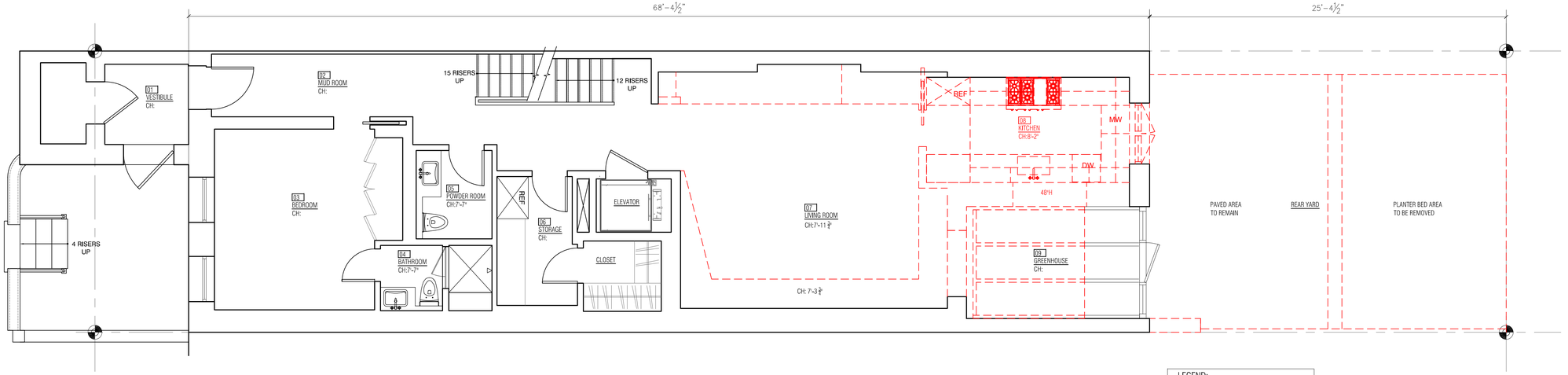


Proposed Basement Plan



Existing Basement Plan

ROOFTOP ADDITION
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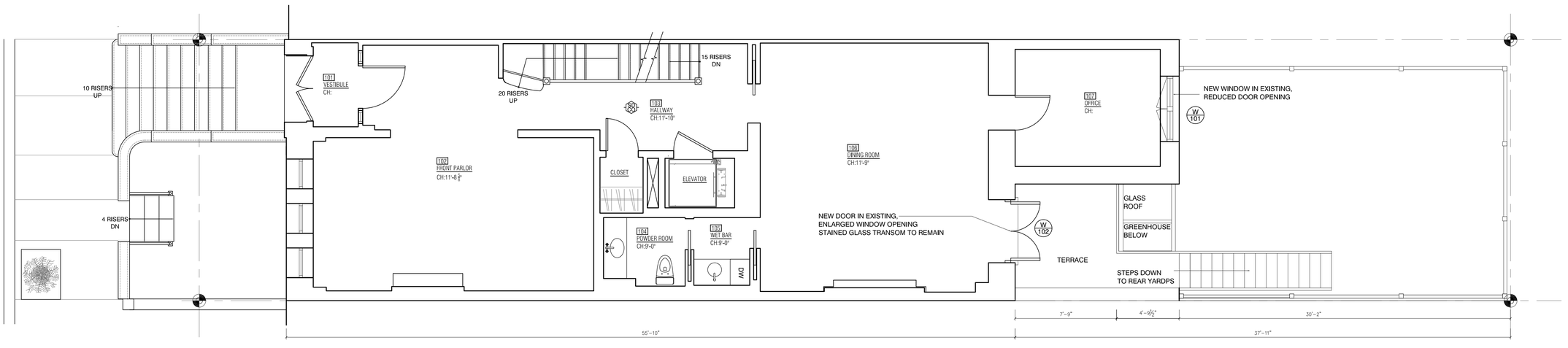
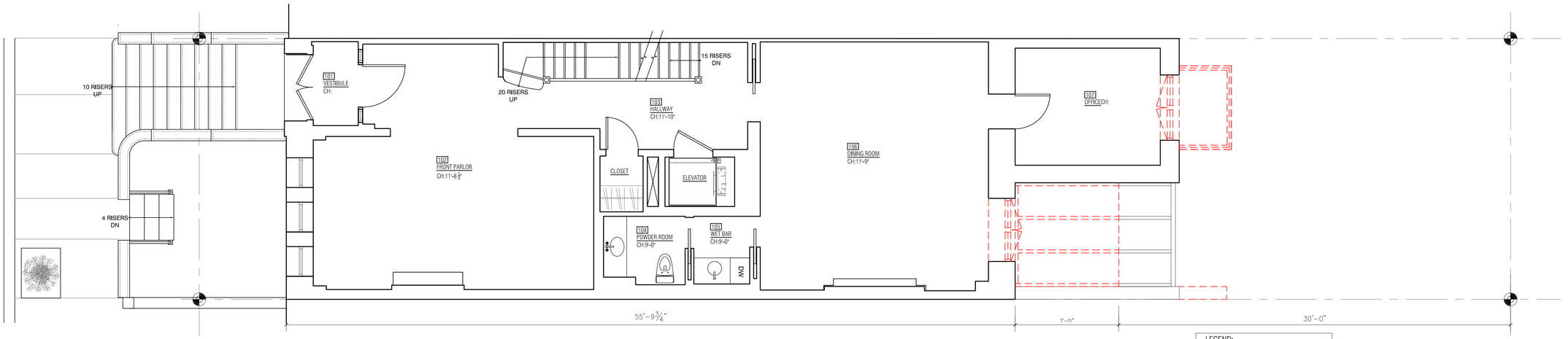


Proposed 1st Floor Plan



Existing 1st Floor Plan

ROOFTOP ADDITION

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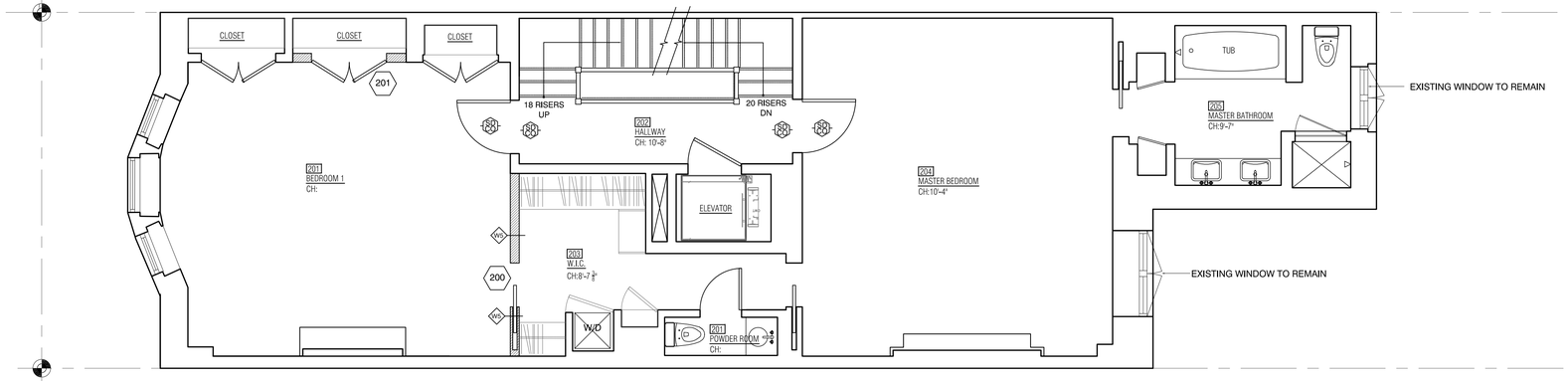
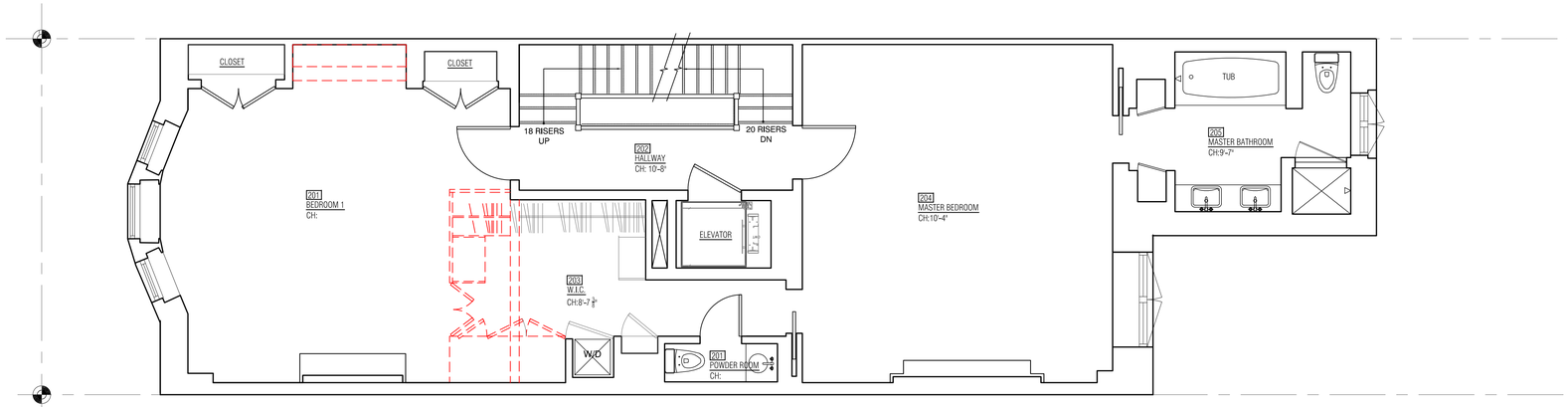


2 SECOND FLOOR- CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

Proposed 2nd Floor Plan



2 SECOND FLOOR- EXISTING PLAN
SCALE: 1/4"=1'-0"

Existing 2nd Floor Plan

LEGEND:
- EXISTING WALLS TO REMAIN.
- TO BE DEMOLISHED
- NEW PARTITION
- NEW MASONRY WALL

ROOFTOP ADDITION
252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Floor Plans

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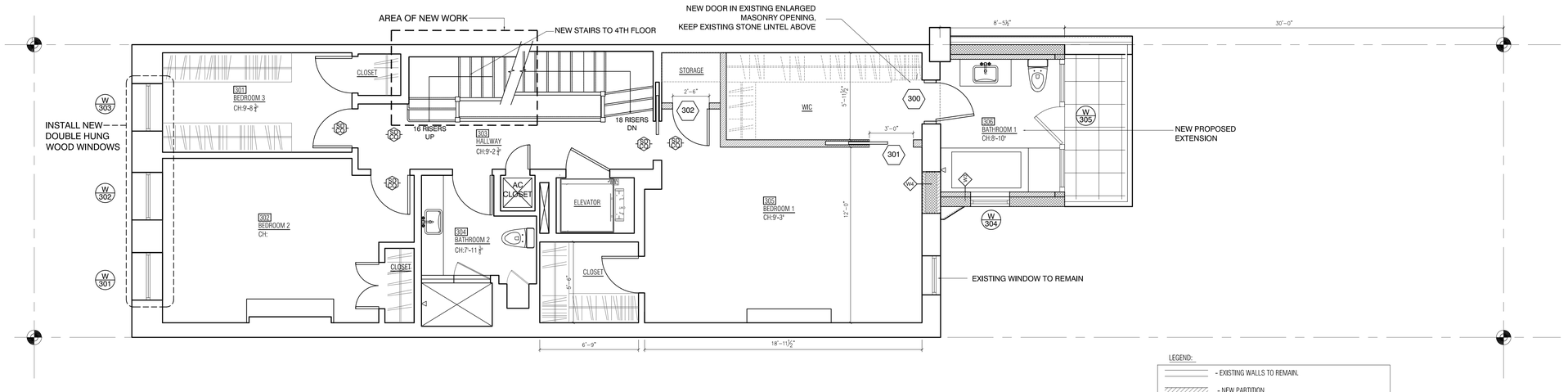
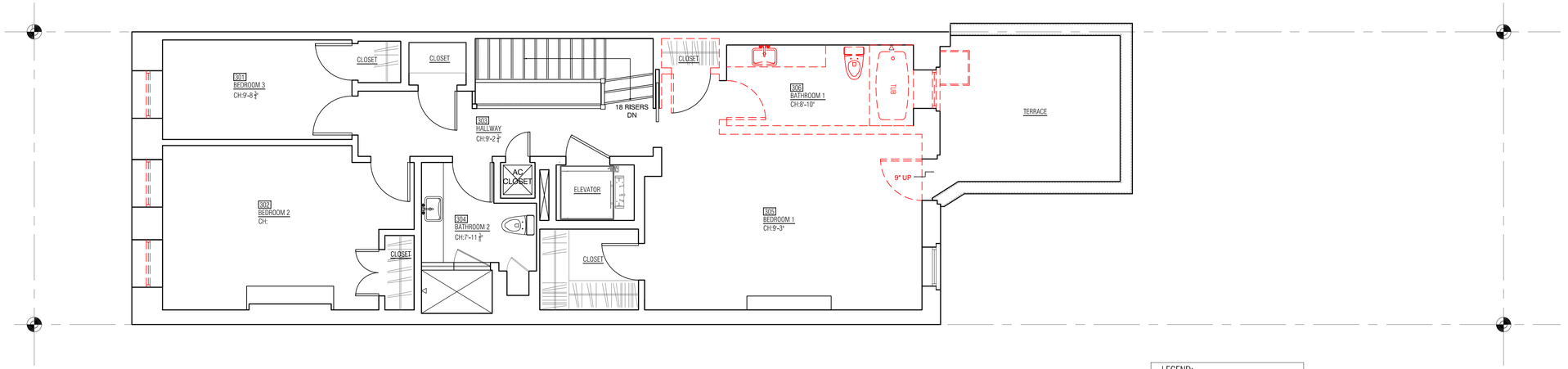


Proposed 3rd Floor Plan



Existing 3rd Floor Plan

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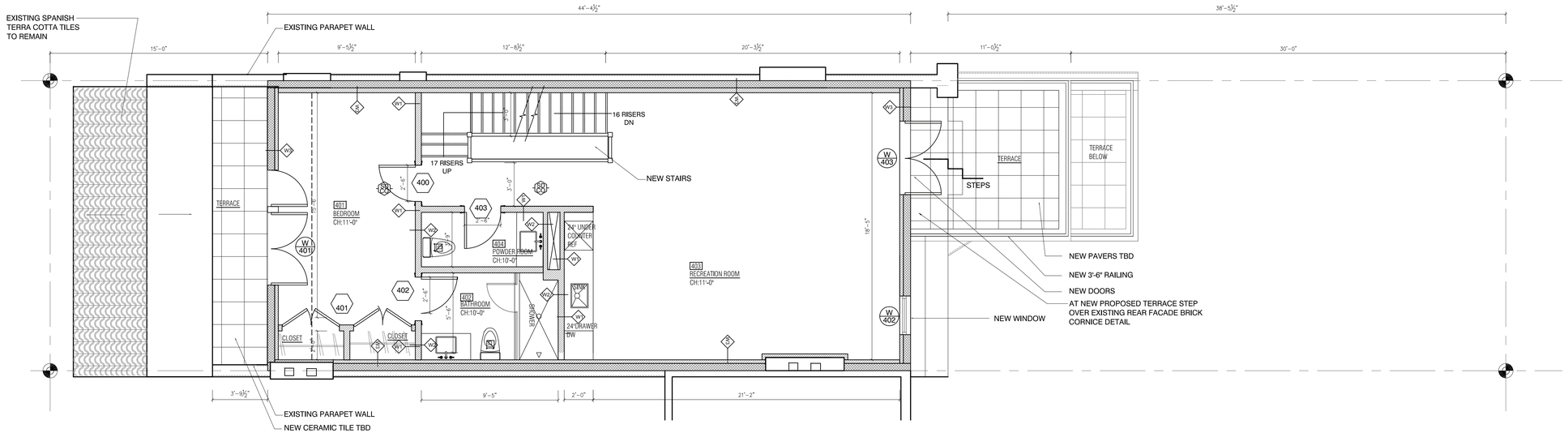
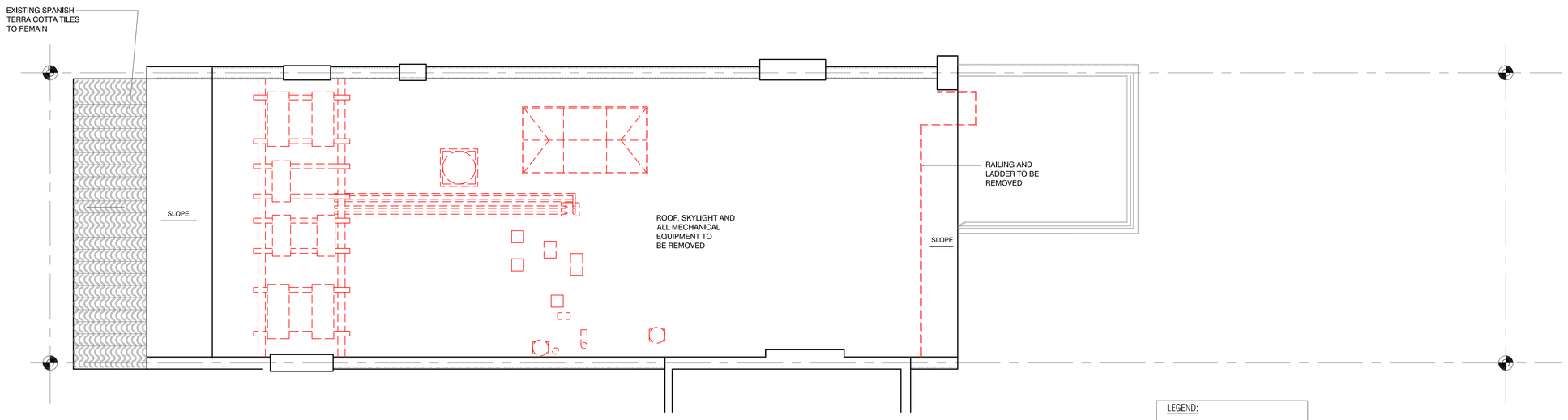


Proposed 4th Floor Plan



Existing Roof Plan

ROOFTOP ADDITION

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Floor Plans

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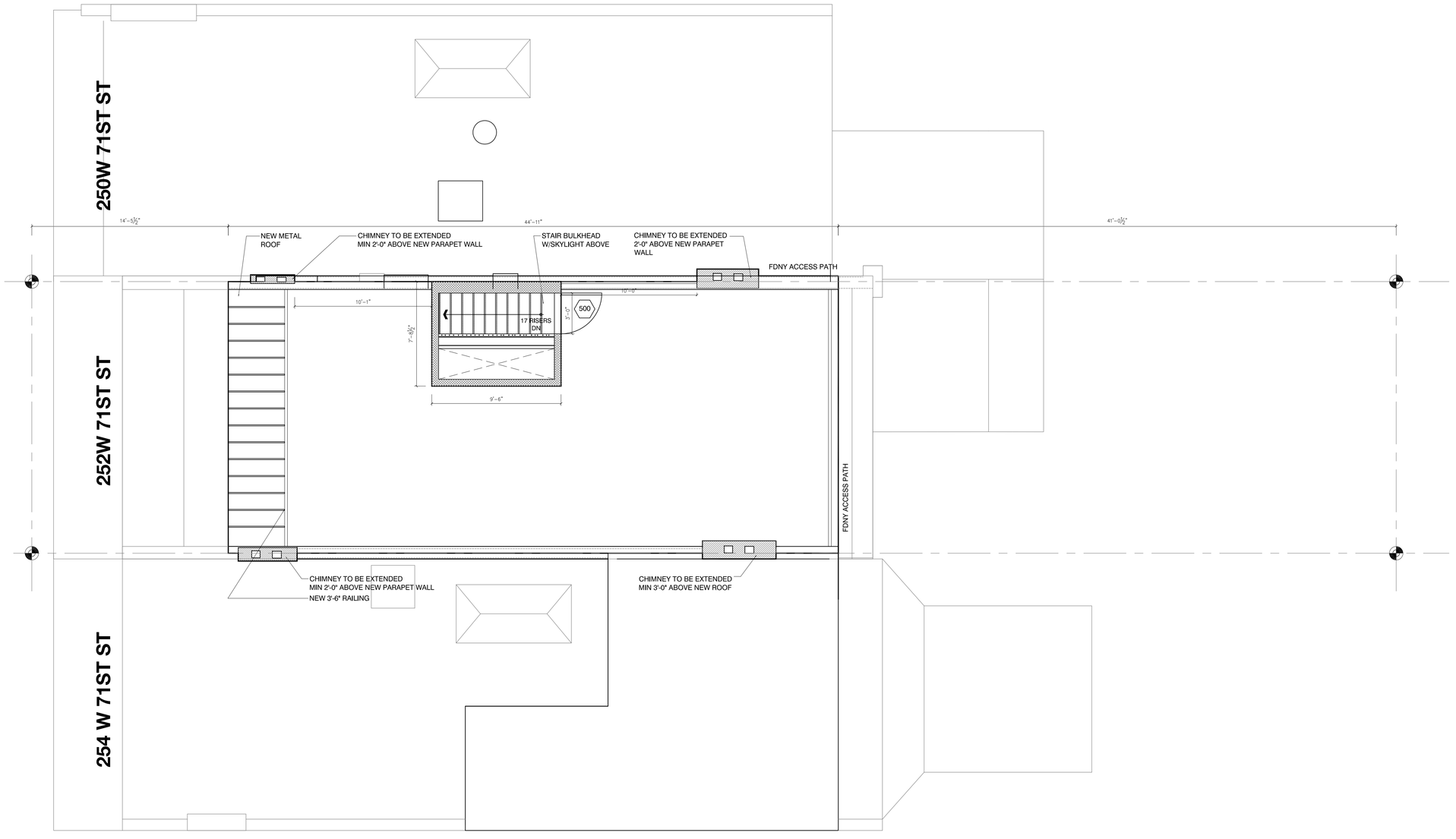

LEGEND:
- EXISTING WALLS TO REMAIN.
- TO BE DEMOLISHED
- NEW PARTITION
- NEW MASONRY WALL

Proposed Roof Plan

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Floor Plans

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1 FRONT FACADE-EXISTING CONDITION
SCALE: 1/4"=1'-0"

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Existing Front Facade

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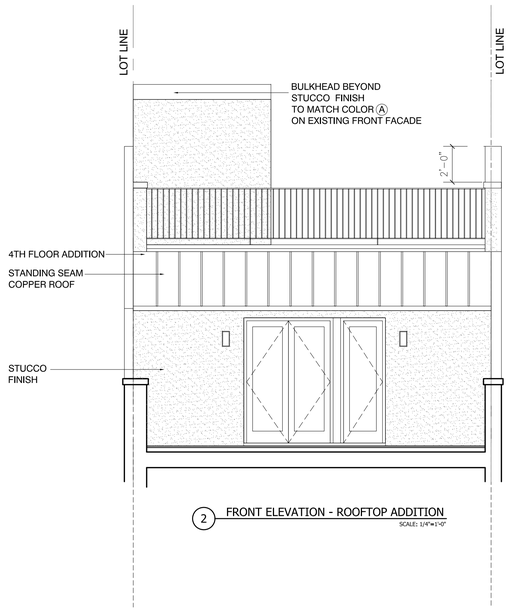
1 FRONT FACADE-PROPOSED CONDITION
SCALE: 1/4"=1'-0"



2 FRONT ELEVATION - ROOFTOP ADDITION
SCALE: 1/4"=1'-0"

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Proposed Front Facade

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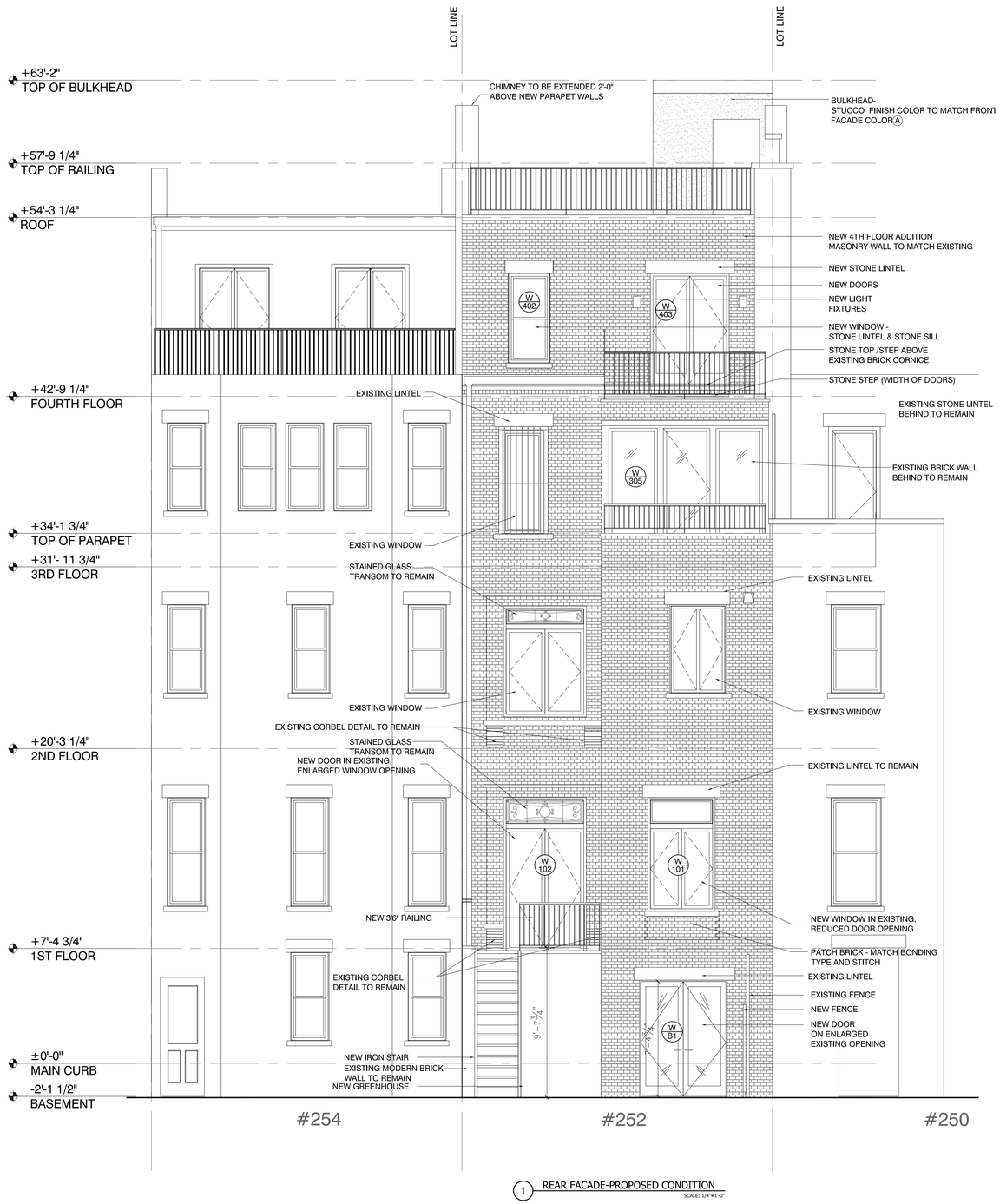
2 REAR FACADE-EXISTING CONDITION
SCALE: 1/4"=1'-0"



1 REAR FACADE-PROPOSED CONDITION
SCALE: 1/4"=1'-0"

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Existing & Proposed Rear Facade

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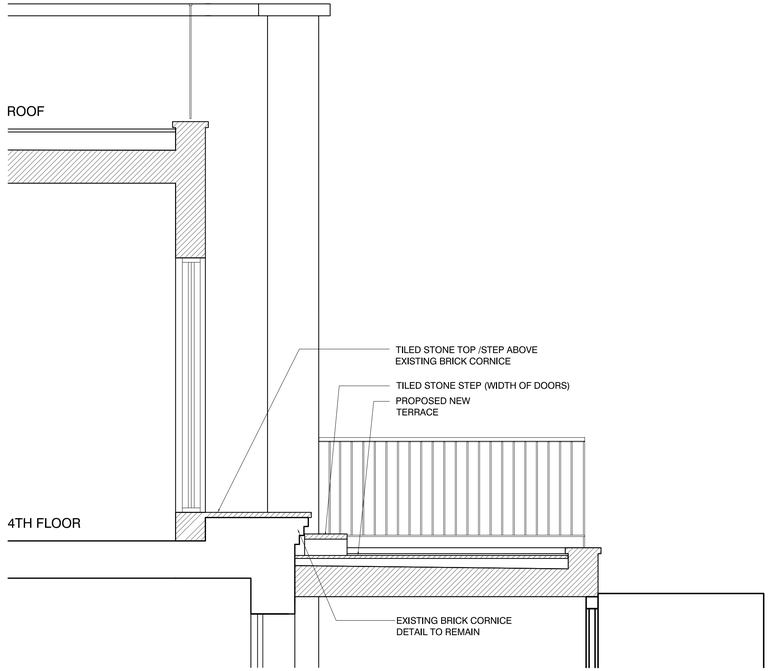
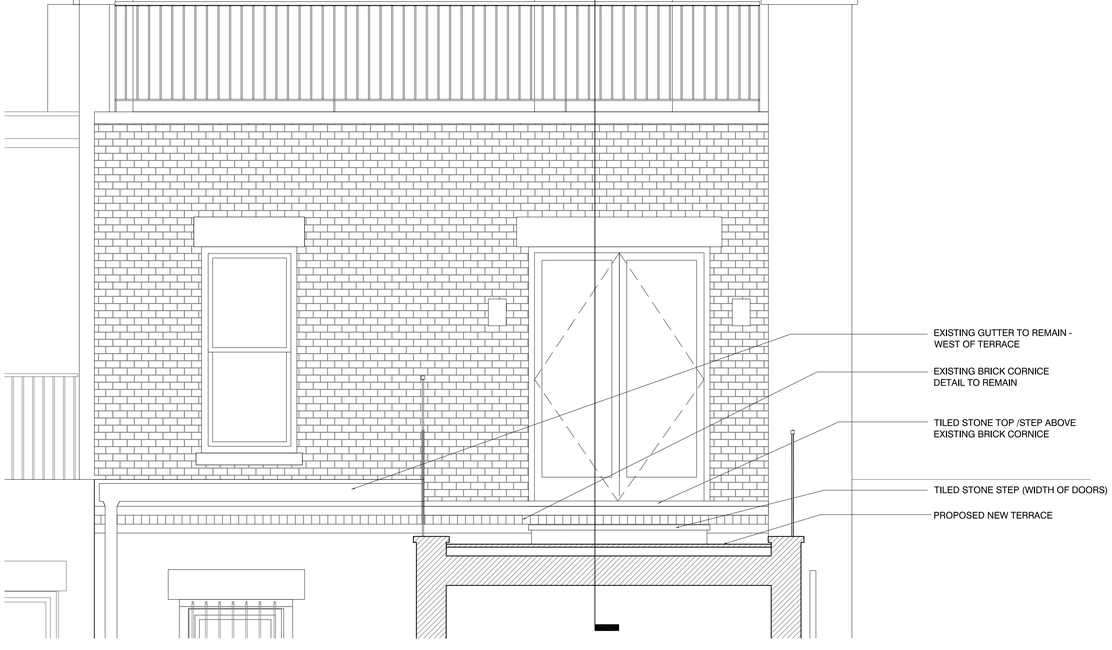
A REAR FACADE-PHOTOGRAPH SHOWING EXISTING CORNICE
SCALE: 1/4"=1'-0"



2 REAR FACADE- ELEVATION AT 4TH FLR TEARRCE
SCALE: 1/2"=1'-0"
2 / A-20



1 REAR FACADE- SECTION ELEVATION AT 4TH FLR TEARRCE
SCALE: 1/2"=1'-0"

ROOFTOP ADDITION
252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Proposed Rear Facade - Existing Cornice Details

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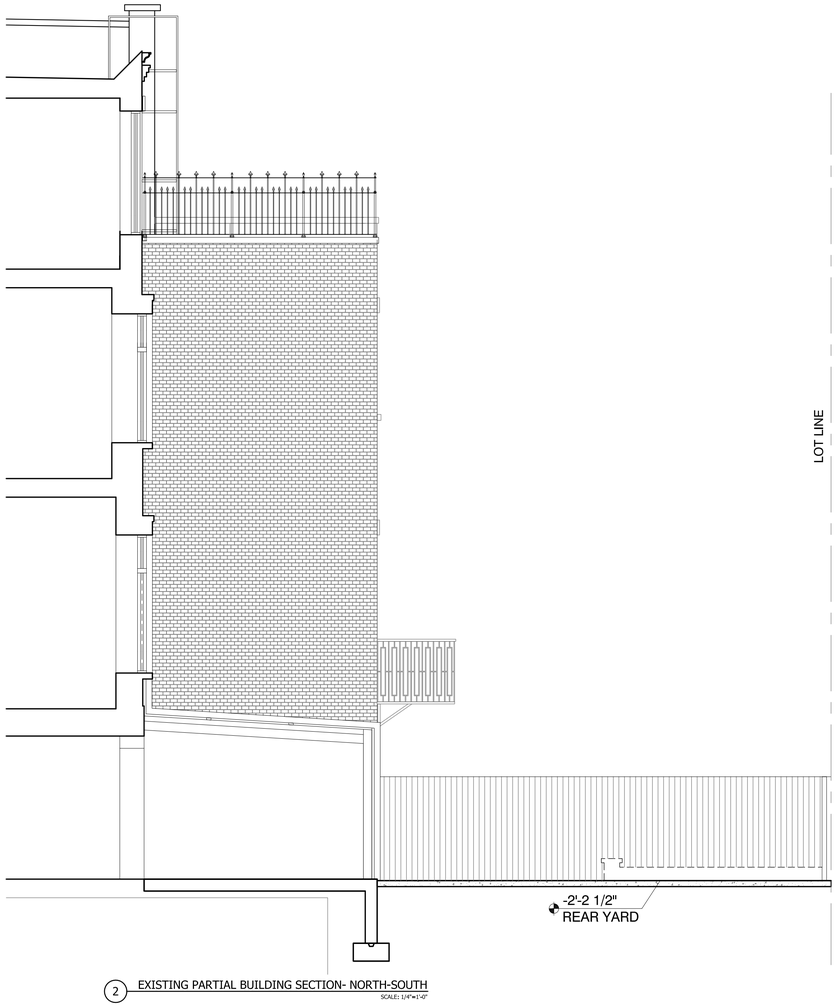
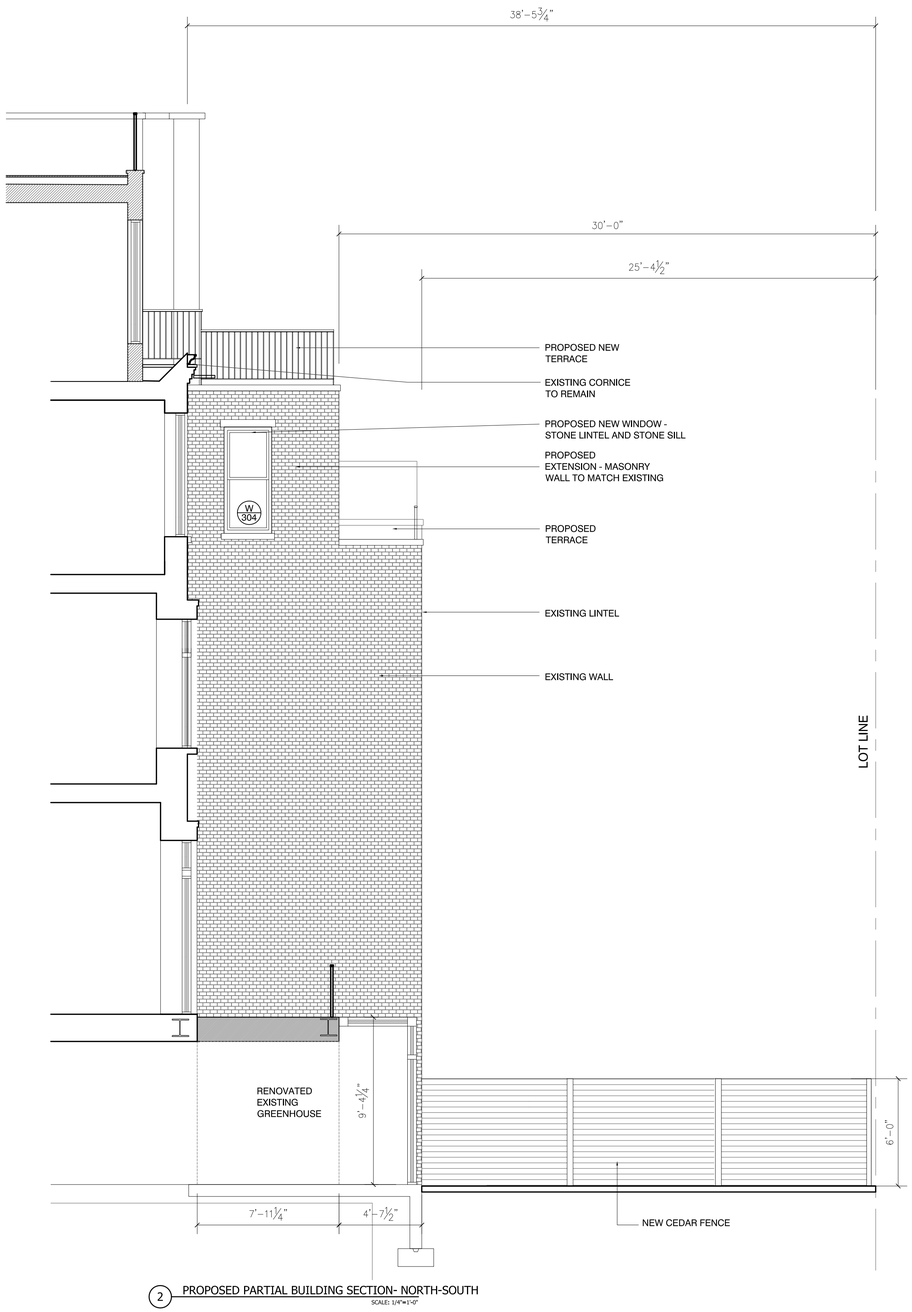


2 EXISTING PARTIAL BUILDING SECTION- NORTH-SOUTH
SCALE: 1/4"=1'-0"



2 PROPOSED PARTIAL BUILDING SECTION- NORTH-SOUTH
SCALE: 1/4"=1'-0"

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Existing &Proposed Rear Facade Sections

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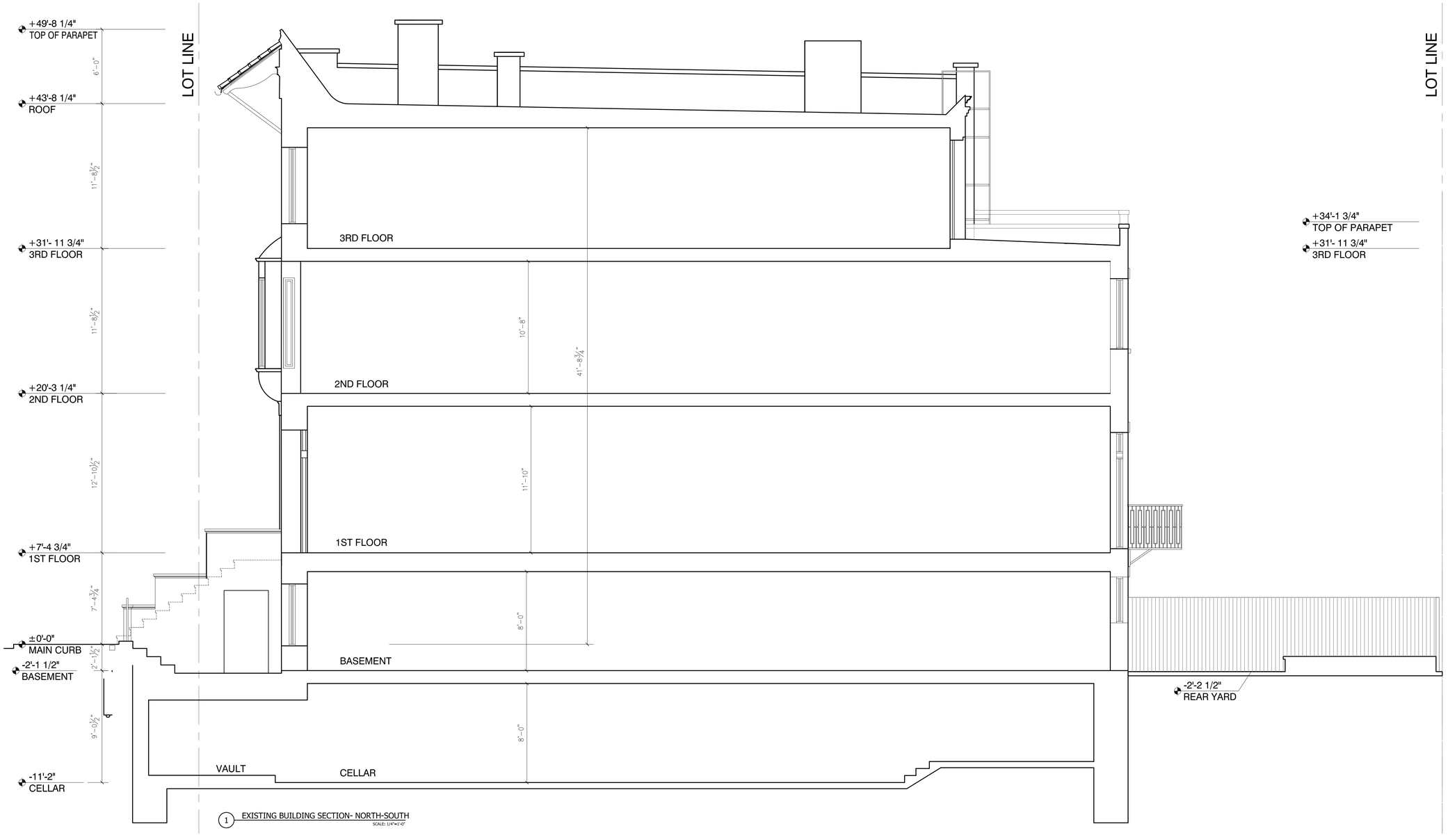

1 EXISTING BUILDING SECTION- NORTH-SOUTH
SCALE: 1/4"=1'-0"

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Existing Building Section

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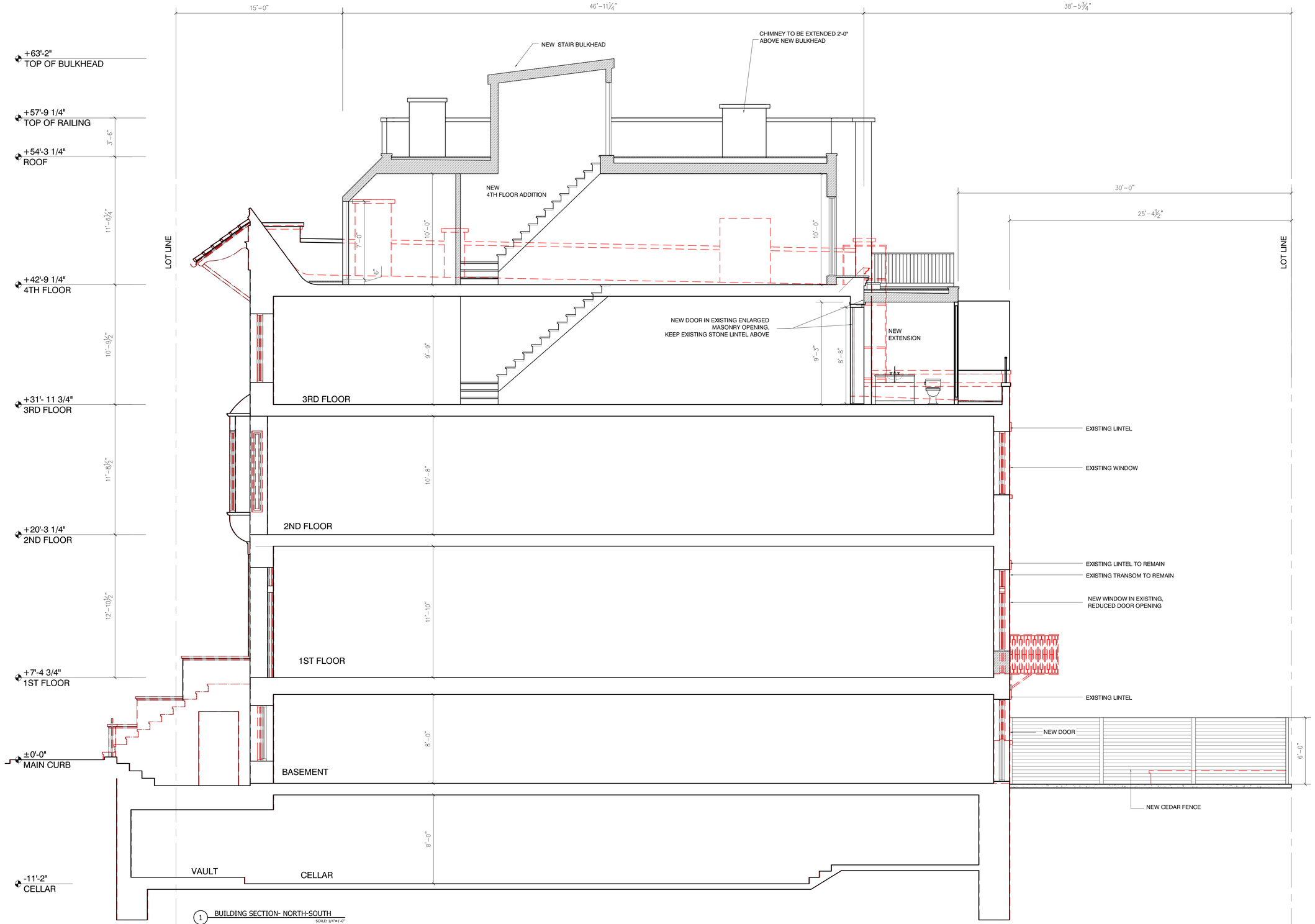

1 BUILDING SECTION- NORTH-SOUTH
SCALE: 1/4"=1'-0"

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Proposed Building Section

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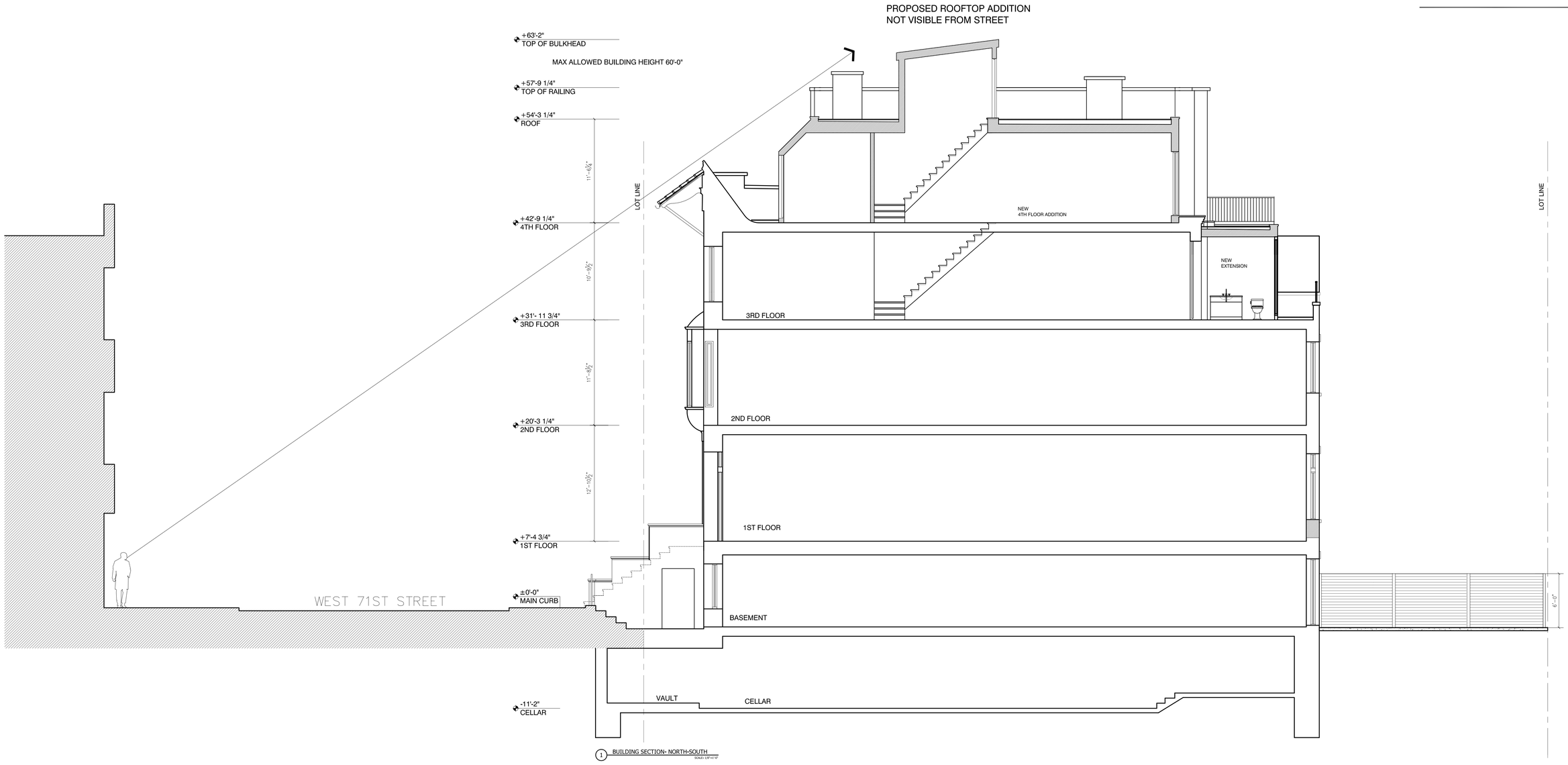

ROOFTOP ADDITION

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Proposed Sightline Section

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Existing

ROOFTOP ADDITION

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Context Front Elevation

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A21

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Proposed

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Context Front Elevation

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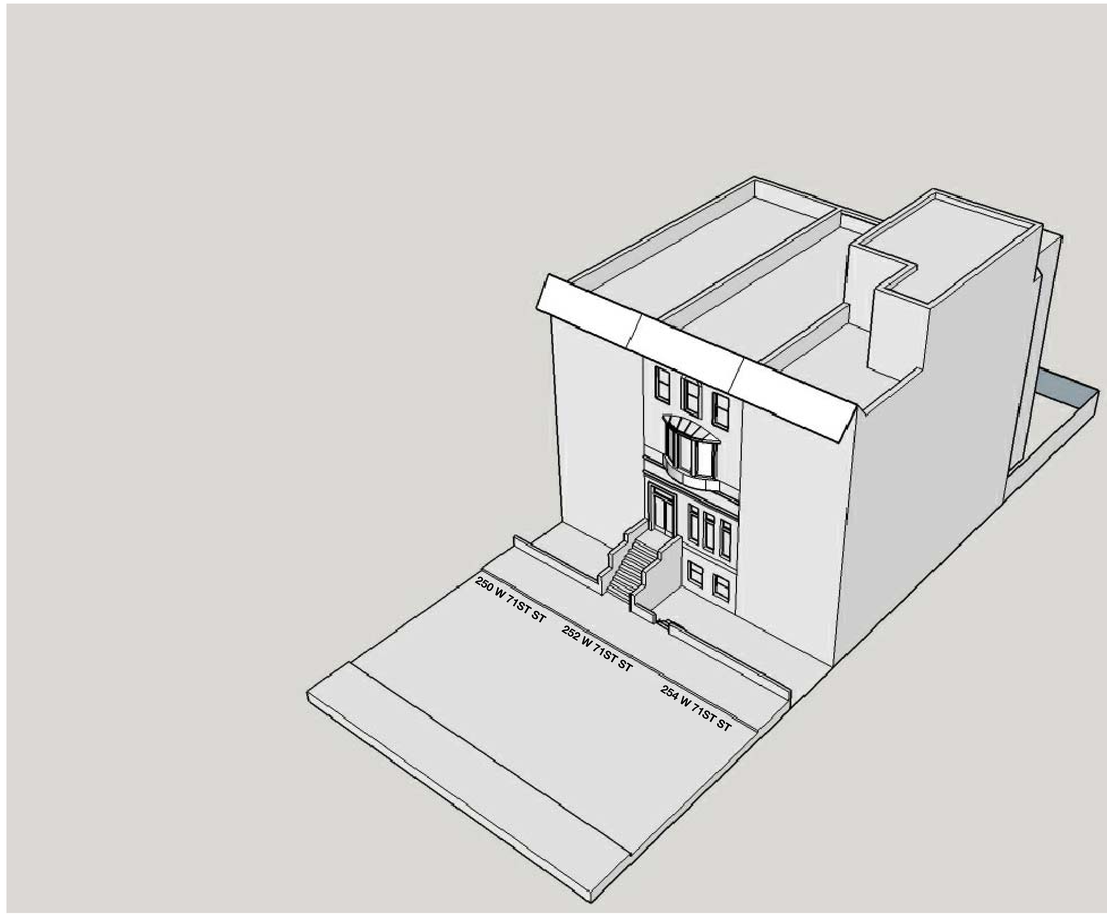
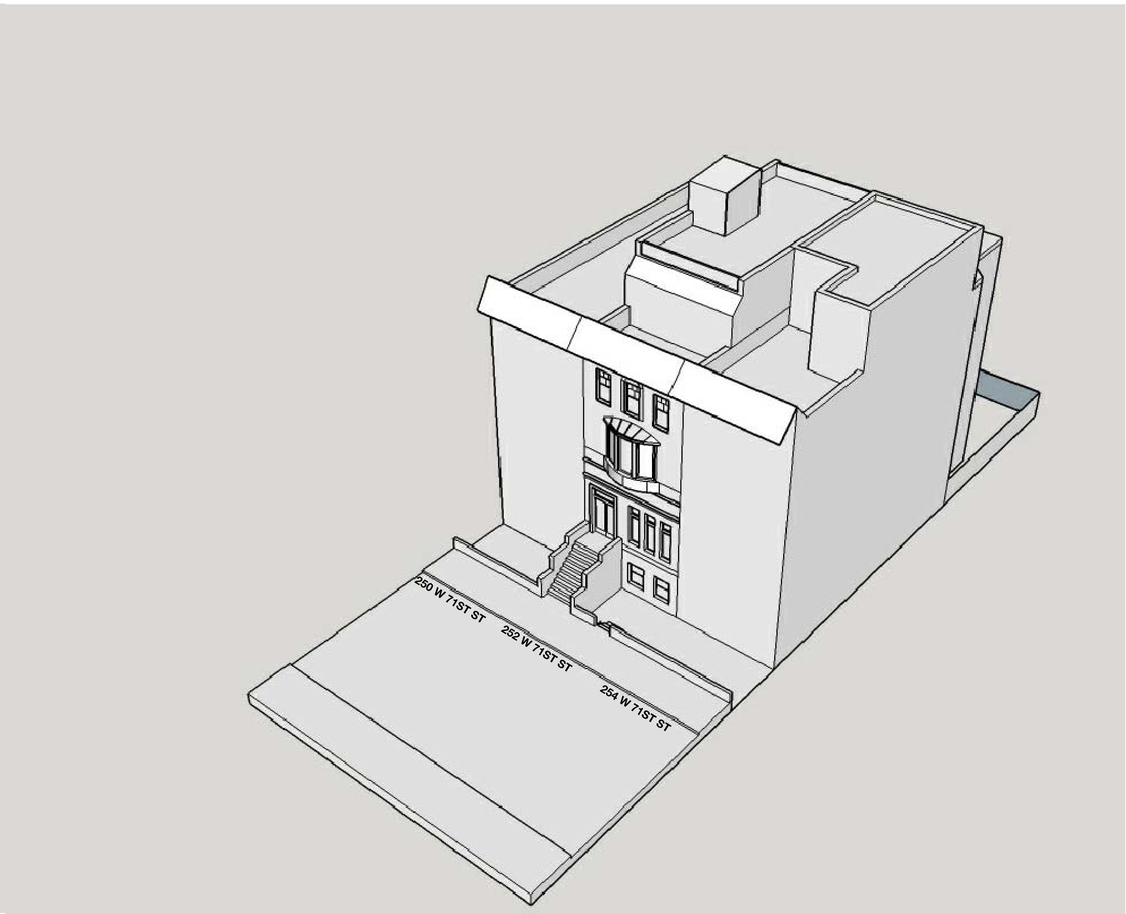


Existing



Proposed

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Axonometric View - Front

Prepared for Presentation Before
The New York City Landmarks Preservation Commission
May 2016

A23

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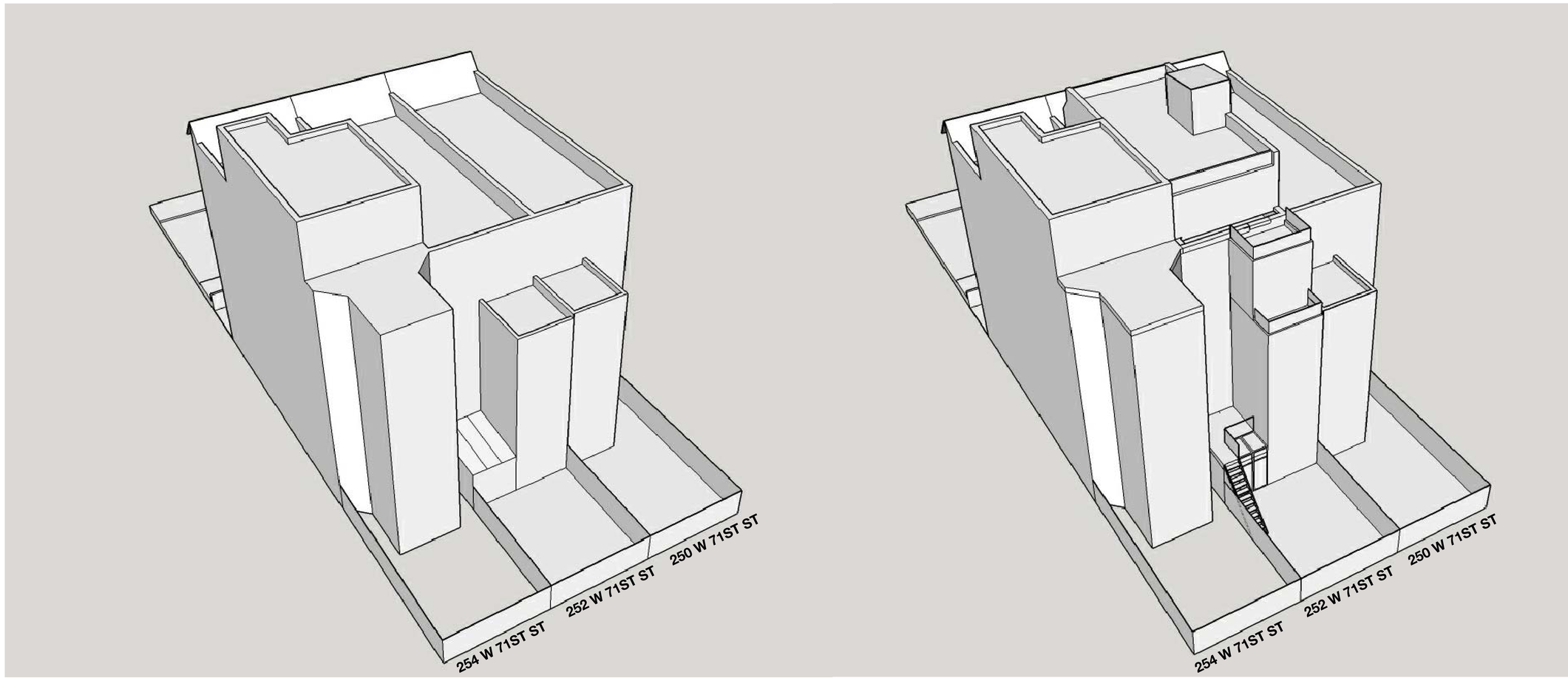

Existing

Proposed

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Axonometric View - Rear

Prepared for Presentation Before
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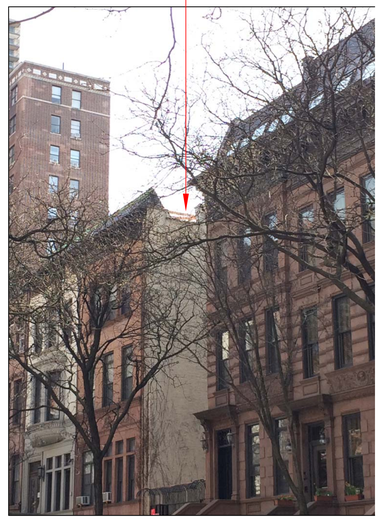
16 252 WEST 71ST ST. - MOCK-UP_VIEW FROM STREET

17 252 WEST 71ST ST. - MOCK-UP_VIEW FROM STREET

18 252 WEST 71ST ST. - MOCK-UP_VIEW FROM STREET

19 252 WEST 71ST ST. - MOCK-UP_VIEW FROM STREET



20 252 WEST 71ST ST. - MOCK-UP_VIEW FROM STREET

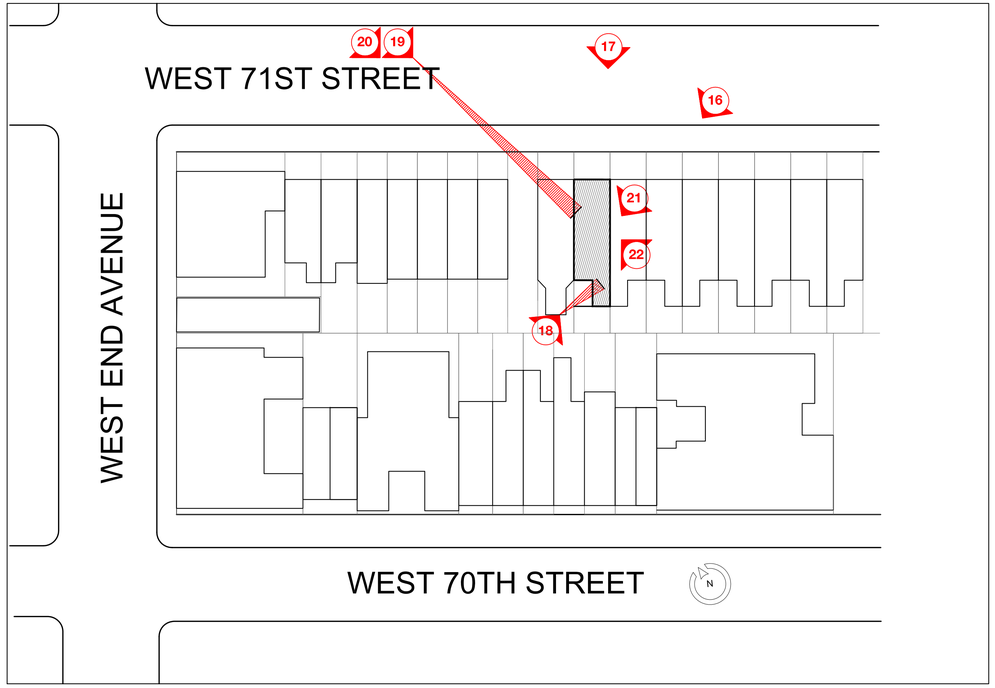
21 252 WEST 71ST ST. - MOCK-UP_VIEW AT ROOF

22 252 WEST 71ST ST. - MOCK-UP_VIEW AT ROOF

ROOFTOP ADDITION

252 WEST 71ST STREET NEW YORK, NEW YORK 10023

Photographs Taken after Mock-Up Installation



Key Plan to Photographs

Prepared for Presentation Before
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