

211 West 138th Street
Harlem, Manhattan, NY



Legalization of Built Garage

Client: Mr. and Mrs. Lattimore

Architect: Zoltan M Saro PLLC



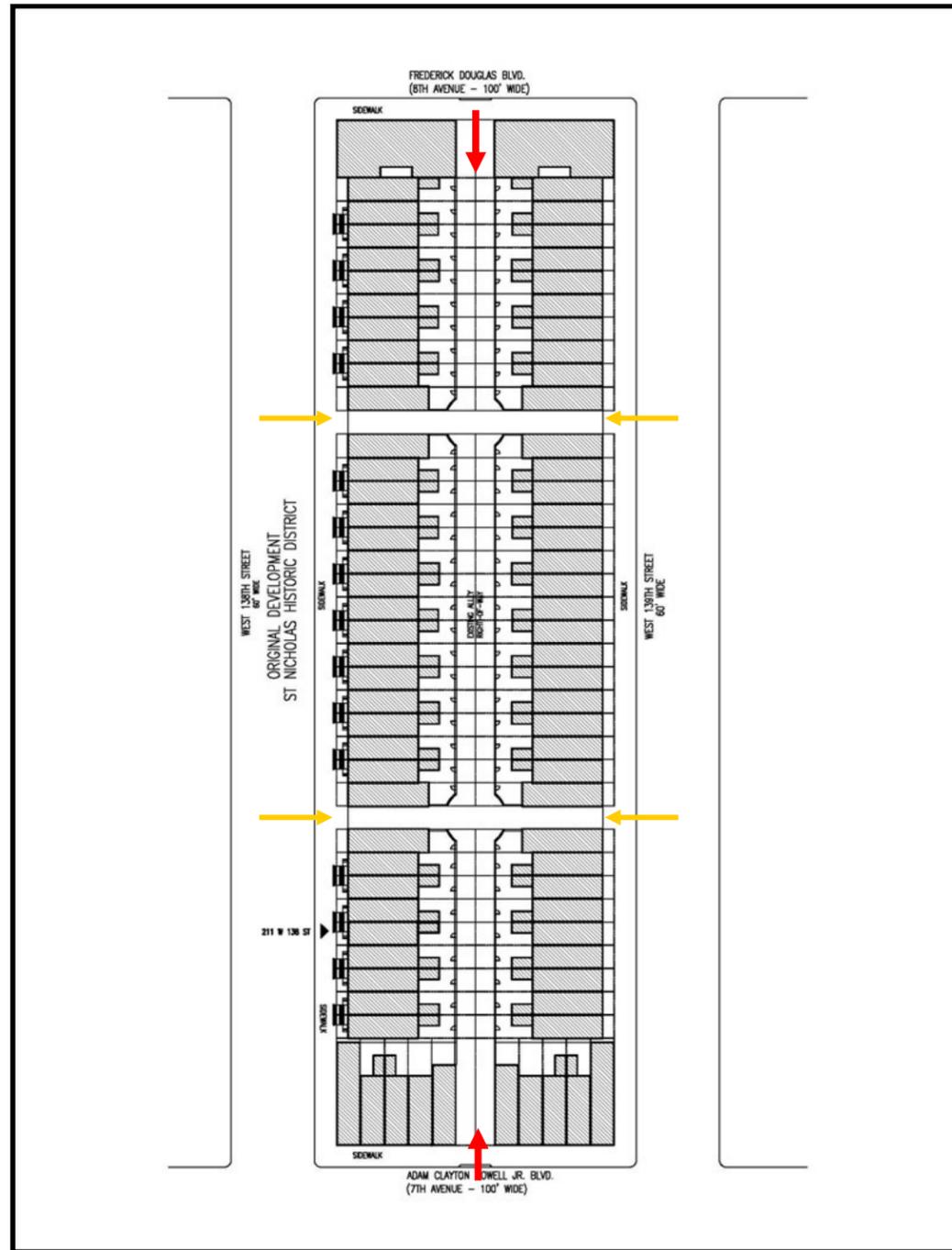
St. Nicholas
Historic District
Manhattan

Designated March 16, 1967

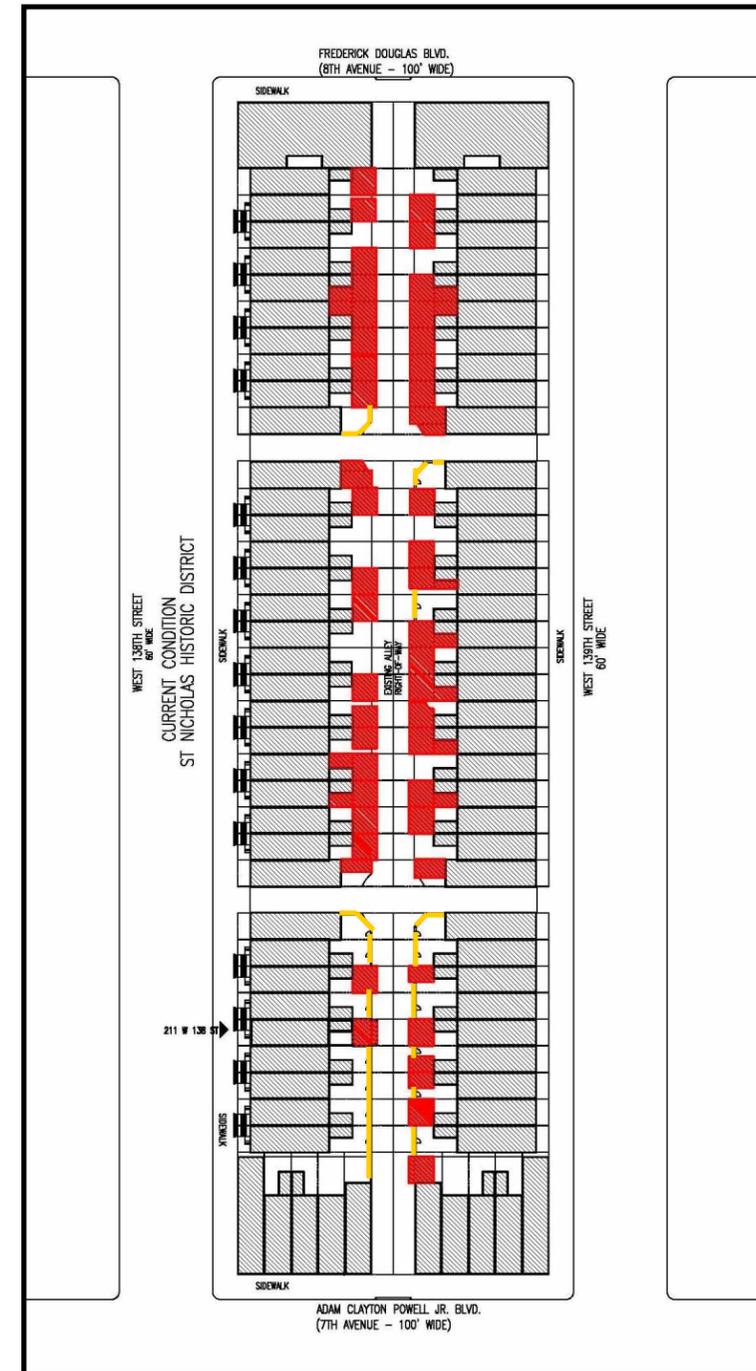
 Historic District Boundaries



211 West 138th Street is a part of larger development spanning entire block in the Harlem neighborhood of Manhattan between Adam Clayton Powell Jr. Blvd. (7th Avenue) and Frederick Douglas Blvd (8th Avenue), and West 138th Street and 139th Street know as St. Nicholas Historic District known as well as “Striver’s Row”. The district was designated by the New York City Preservation Commission in 1967, and was listed on the National Register of Historic Places in 1975.

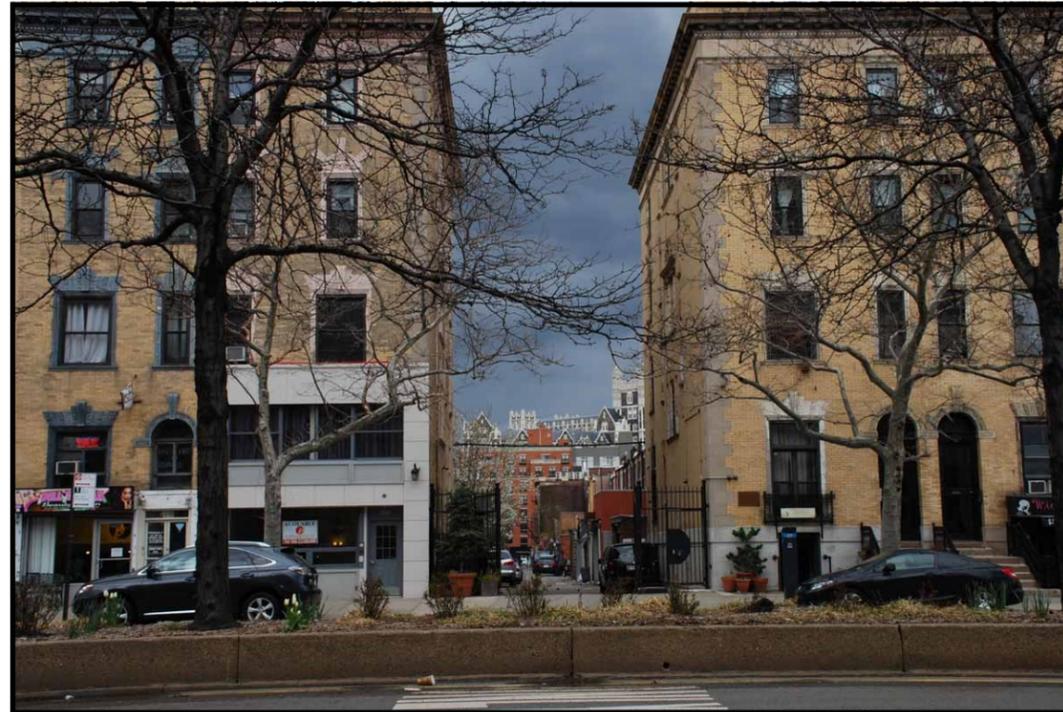


Development was built in 1891-1893 and recognized as an example of late 19th century urban design. The houses sit back-to-back and they share rear courtyards. The alleyways between them – a rarity in Manhattan– are gated off; Even if developer David H. King, Jr., planned development for upper class, quite missed the onset of automobiles and their invasion into cities at the same time. His development relied only on carriages pulled by horses. No parking spaces were provided.



- Remnants of the original yellow brick wall defining rear yards of the properties.
- Current number of built garages along the alley way.

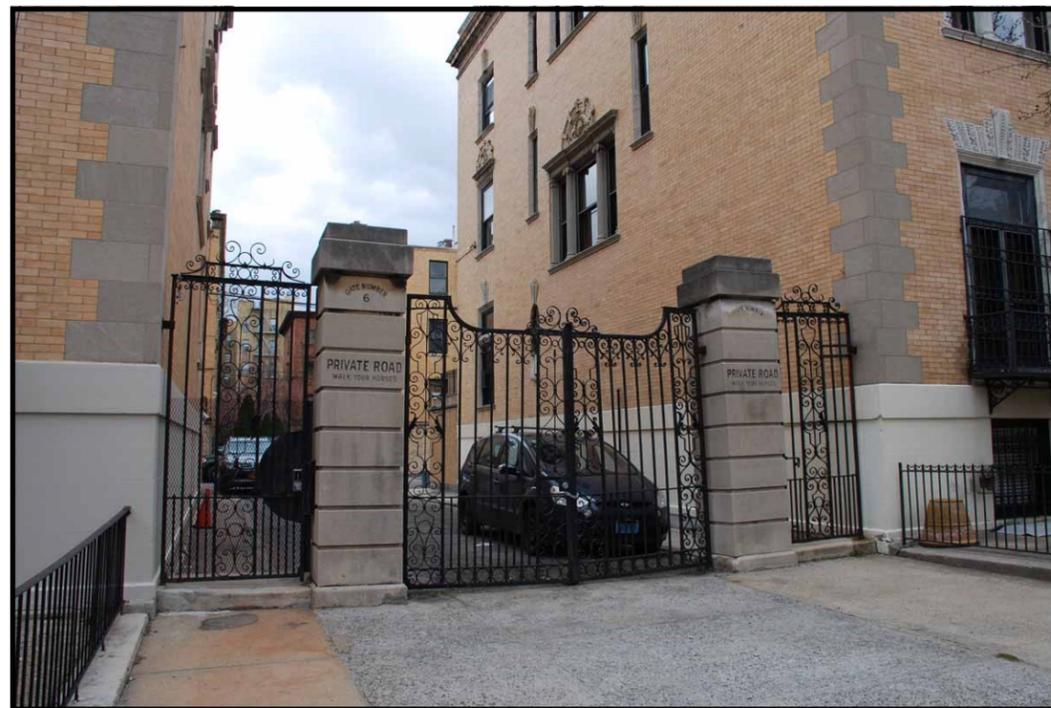
Today, the back areas are used almost exclusively for parking. Small remnants of the original yellow brick wall have survived uncontrolled development. 46 garages were being built for 70 townhouses.



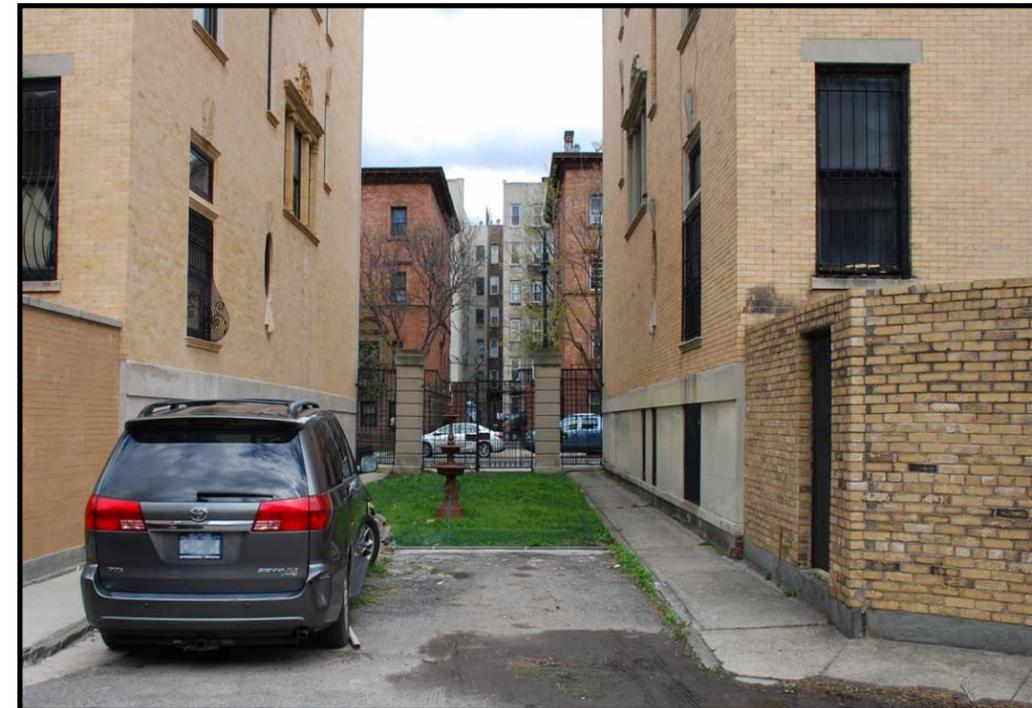
Current 7th Avenue alley entry view.



Current 8th Avenue alley entry view.



Some entrance gates still have signs that read "Private Road Walk Your Horses". At one time, these alleys allowed discreet stabling of horses and delivery of supplies or refuse removal without disrupting activities in the main houses.



Current side gate entry interior view. Side entries are not used for any traffic anymore.



Photo of the main alleyway from cca 1967 when St. Nicholas was listed in National Register of Historic Places. Alley was lined with built garages redefining the use of the original space.

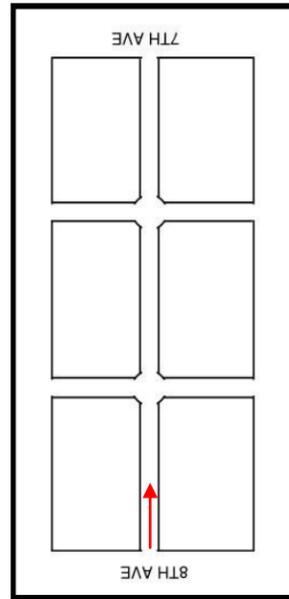
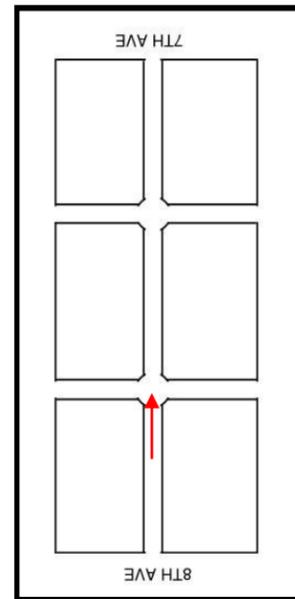


Photo of the main alleyway today approx. from the same point. Beside new additions, garages are being re-built, many with recreational roof top terraces.



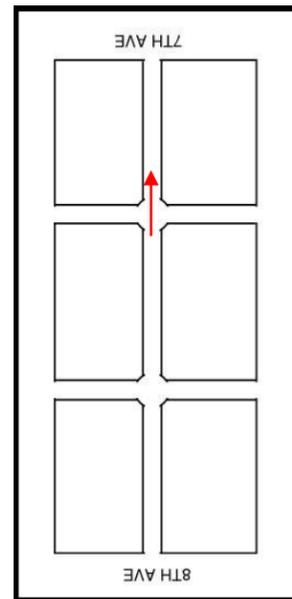
St Nicholas Alley towards 7th Avenue from near western roundabout c1960s



The current view of the same place.



Original yellow brick wall defining rear yards and alley way as seen in 1960's. View towards 7th Avenue (A. Powell Blvd) from the east runabout.



Remnants of the original yellow brick wall survived mostly in the block close to Adam Powell Blvd. Current picture depicts new built garage at 211 West 138th Street and re-built neighbors' garage on the right.



Current view of the alleyway from Adam Powell Blvd towards the F. Douglass Blvd.



Quirky development of garages along alleyway as seen today.



Electric conduit to be eliminated with removal of current roll up door.

Street views of a built garage.

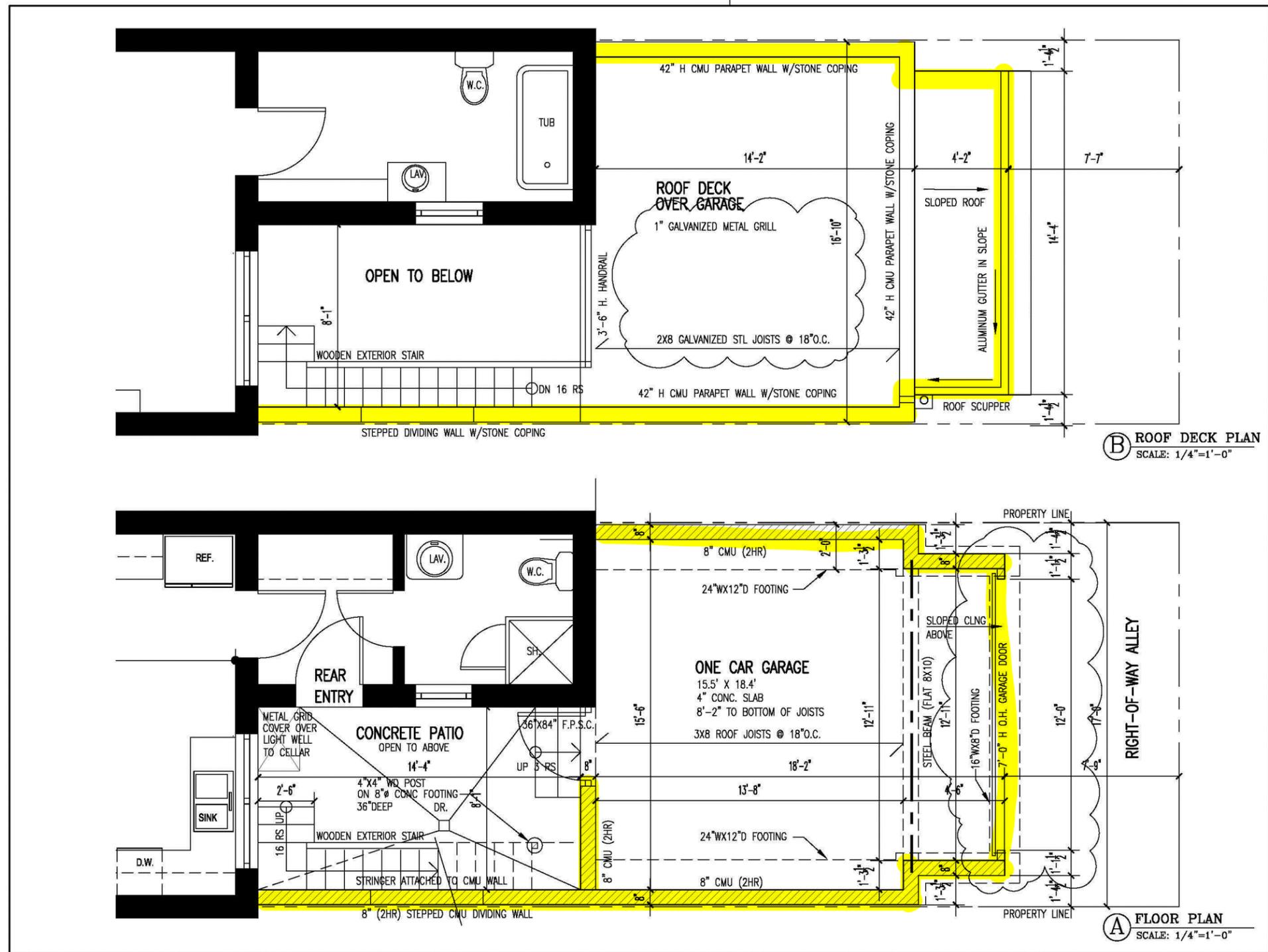


Existing parapet wall to be removed and replaced with handrail to comply with DOB requirements.



Garage roof top terrace and access from the courtyard.





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Revision:

10.04.2013	DOB FILING
12.04.2014	DOB REV.

Project:

ONE FAMILY
 RESIDENCE
 211 WEST 138TH ST
 NEW YORK, NY 10030

Sheet Title:

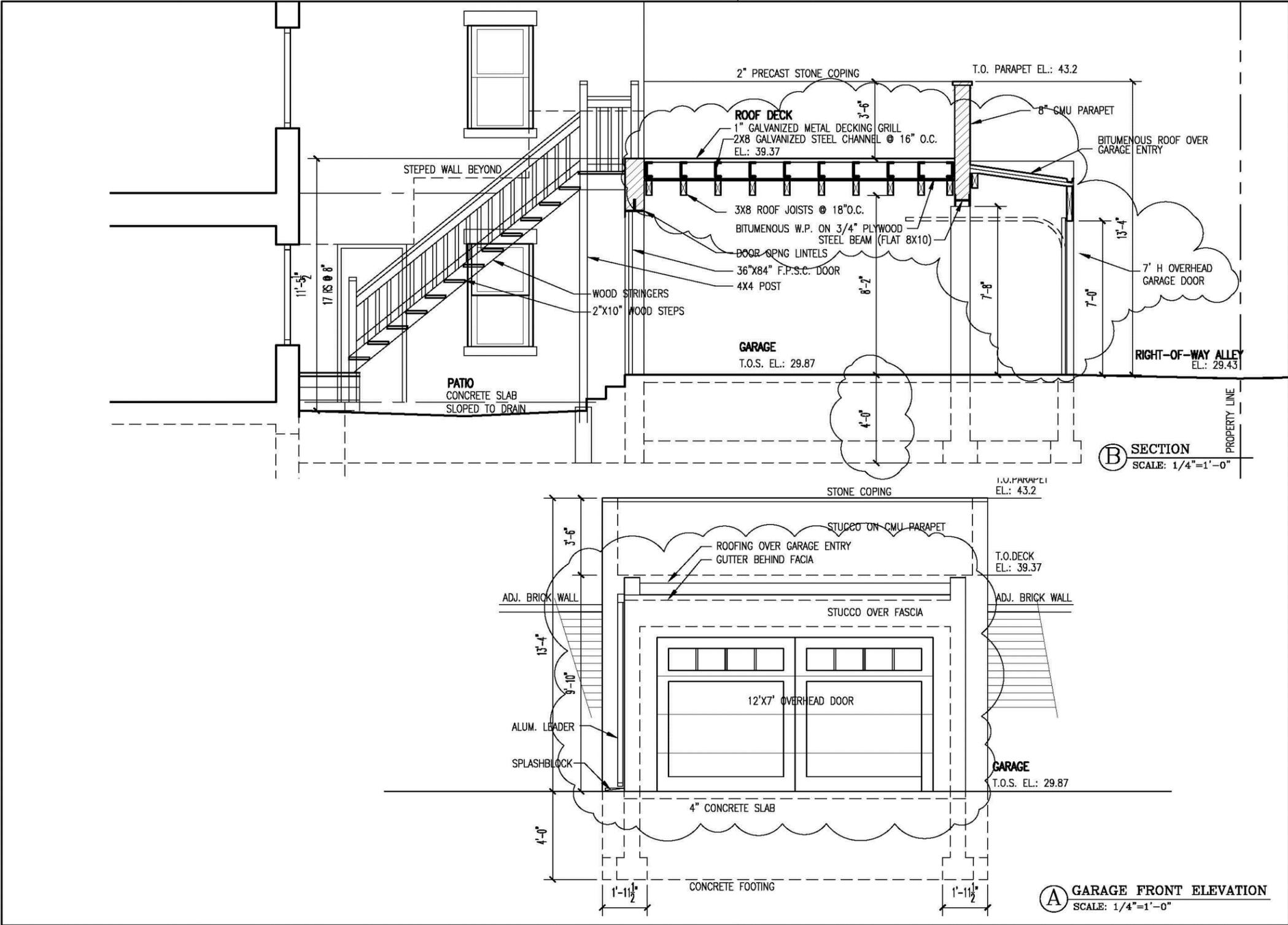
GARAGE ADDITION
 PLANS

Arch Seal:

Date: MAY 3, 2013
 Scale: AS NOTED
 Project No: 2013.12

Drawing Number:
A-003.01
 5 of 6

The garage for 211 West 38th Street was built without a building permit. Construction drawings for legalization of the garage with the rooftop terrace were filed with NYC DOB but approval from LPC is needed to legalize the addition to his house.



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06.30.2016	LPC REV.

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Sheet Title:

GARAGE ADDITION SECTION, ELEVATION

Arch Seal:

Date: MAY 3, 2013
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Drawing Number:
A-004.1
 6 of 6

Proposed section and garage door elevation from the alley.



Existing view of the built garage.

MODELS



M4SV SHORT PANEL DESIGN



M4LV LONG PANEL DESIGN



M4FV FLUSH WOODGRAIN
PANEL DESIGN

COLORS

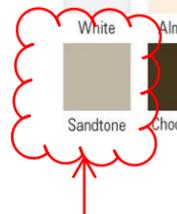


White Almond Desert Tan



Sandtone Chocolate

Due to the printing process, colors may vary.



Suggested color of the garage door.

CONSTRUCTION

2-LAYER CONSTRUCTION
STEEL + INSULATION



1-5/16" INSULATION
6.3
R-VALUE

1-5/16" POLYSTYRENE INSULATION
One sheet of THICK (24 gauge) steel with 1-5/16" environmentally-safe polystyrene insulation creates a dent-resistant, quiet door (R-value 6.3).

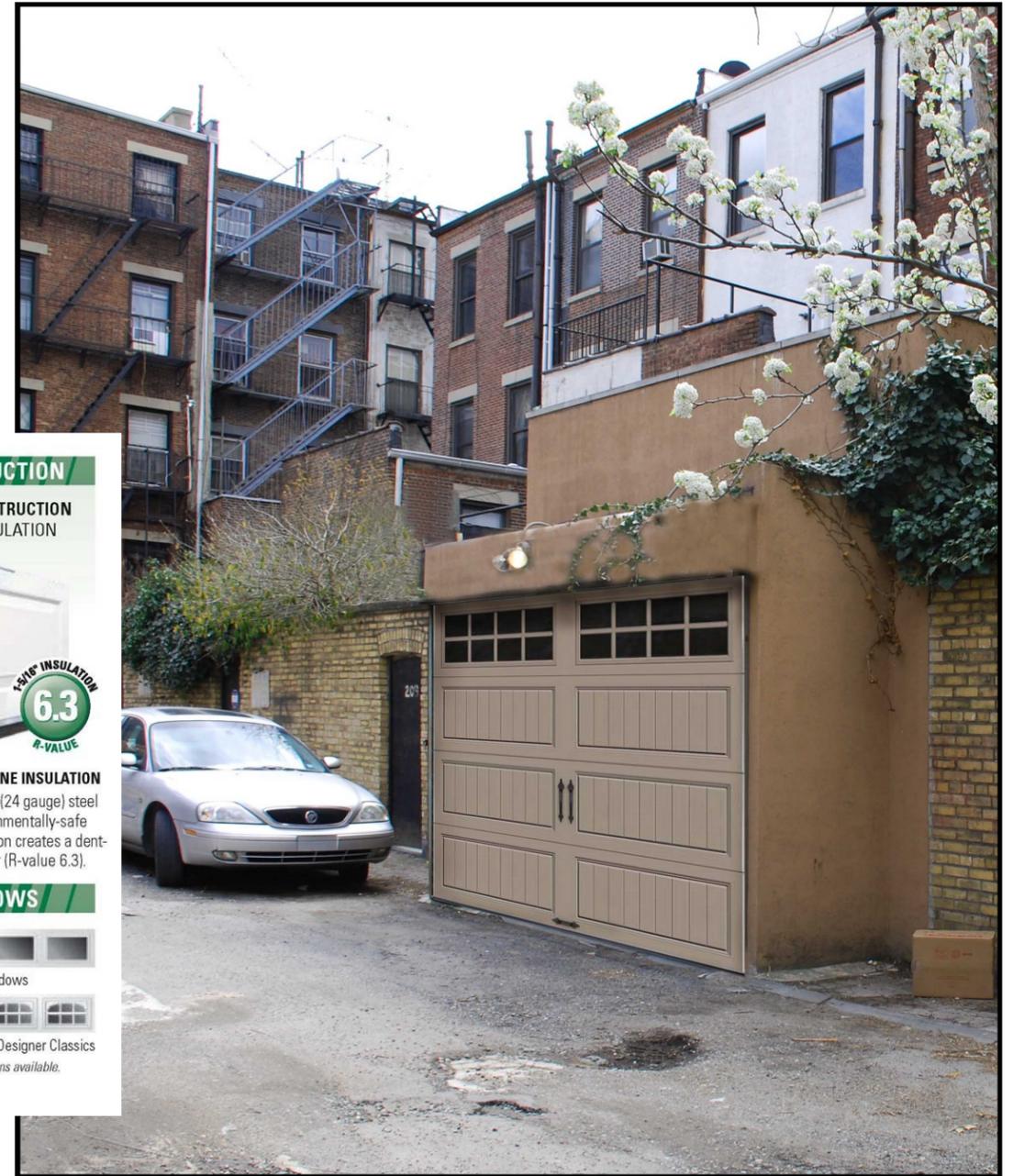
WINDOWS



Plain Windows



Decorative Inserts or Designer Classics
Additional window designs available. See pages 6-7.



Proposed view of the built garage.

Proposed change - overhead garage door with character and the color more blending into surround.