

The current proposal is:

Preservation Department – Item 5, LPC-23-04321

**471 West End Avenue – Riverside - West End Historic District
Extension I
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 864 9383 1536

Passcode: 581958

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

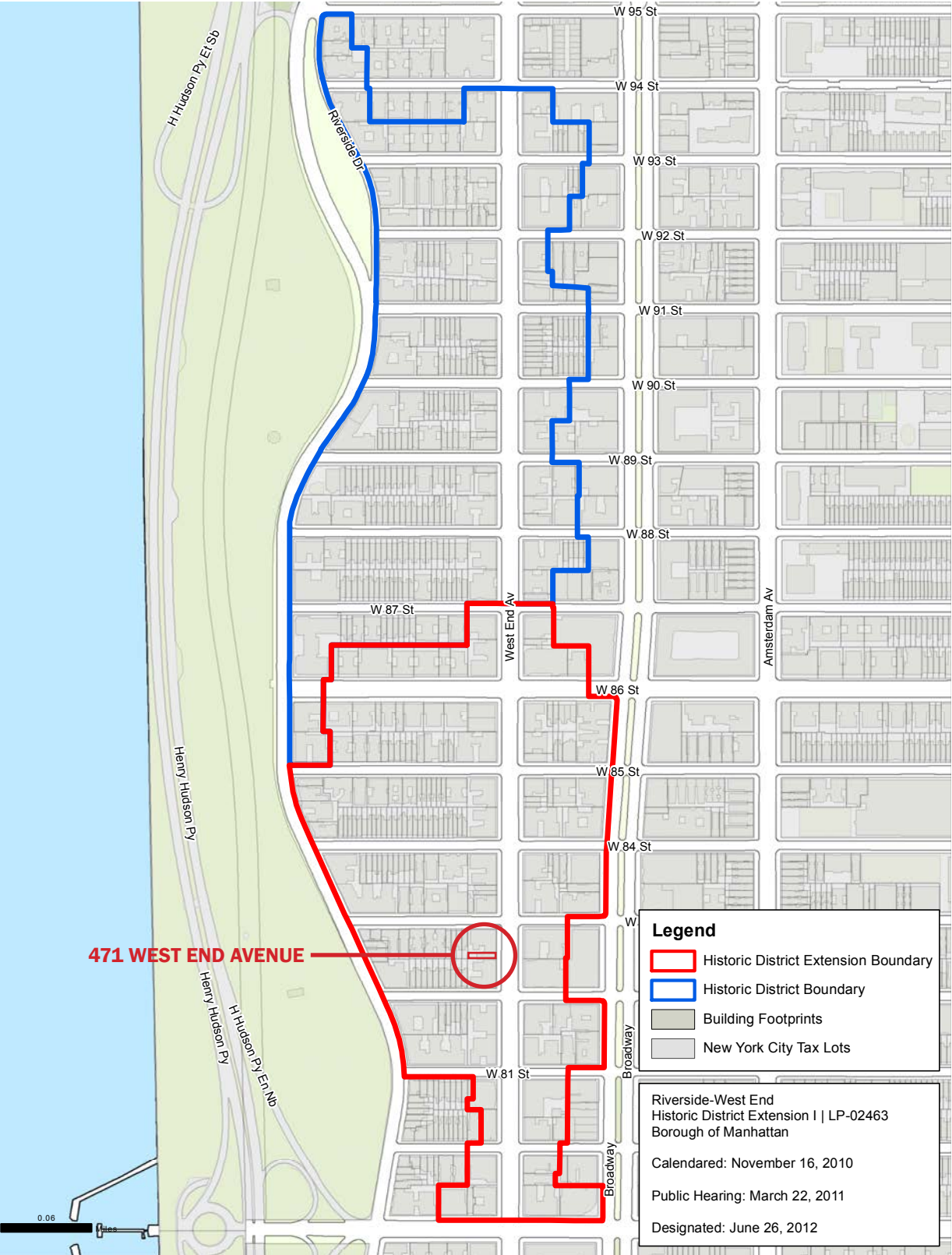
471 WEST END AVENUE
LANDMARKS PRESERVATION COMMISSION PRESENTATION
DOCKET NUMBER: LPC-23-04321

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

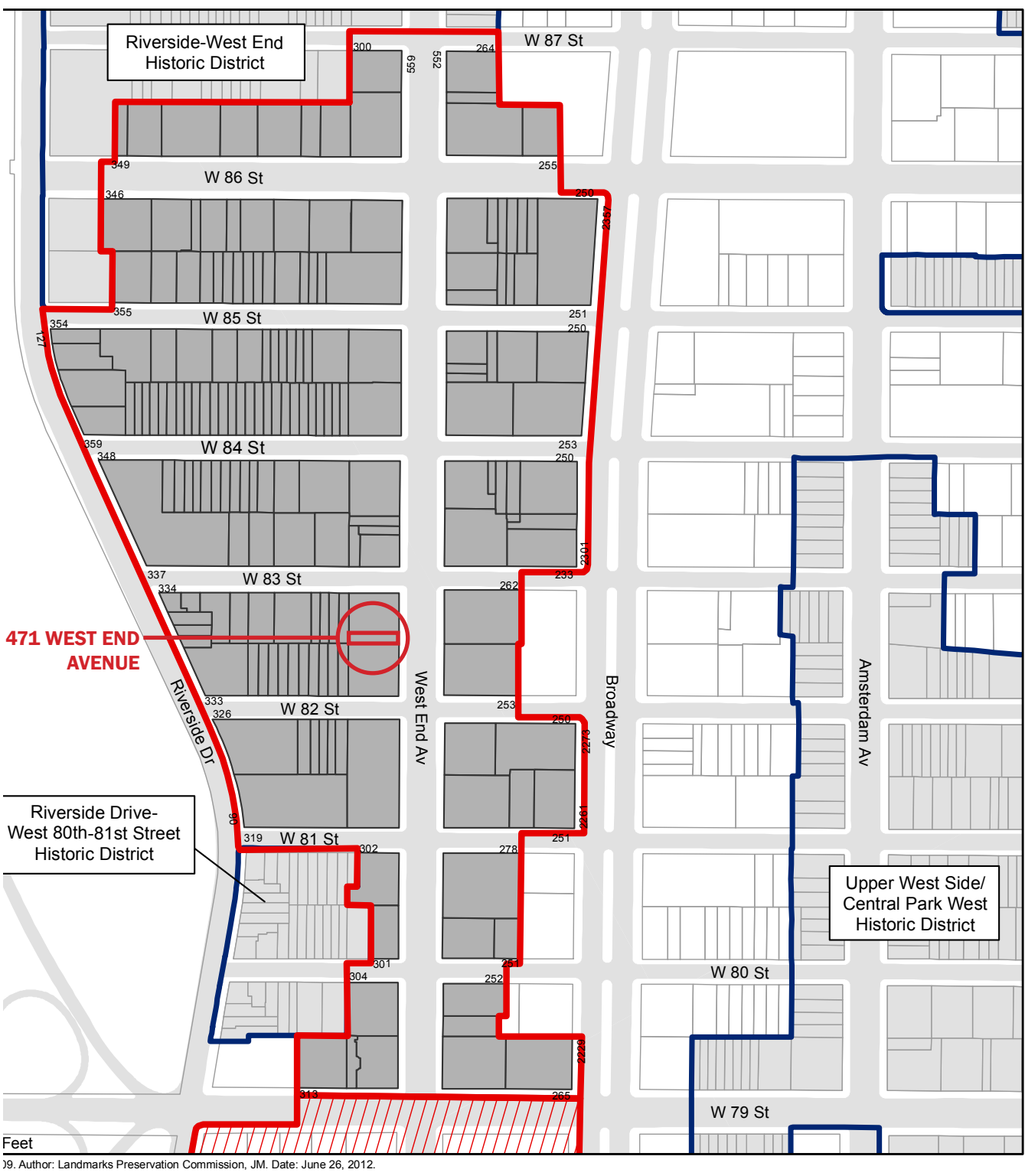
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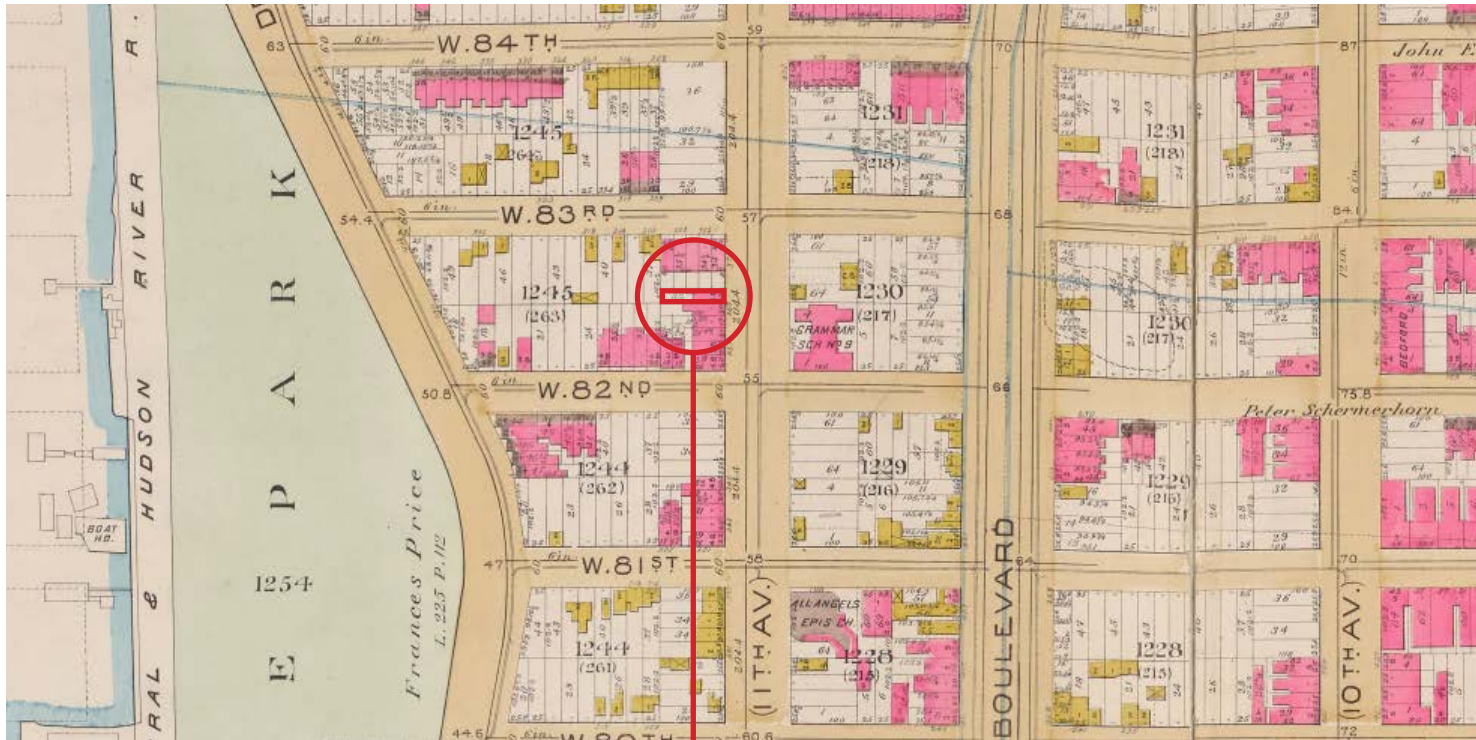


RIVERSIDE-WEST END HISTORIC DISTRICT MAP

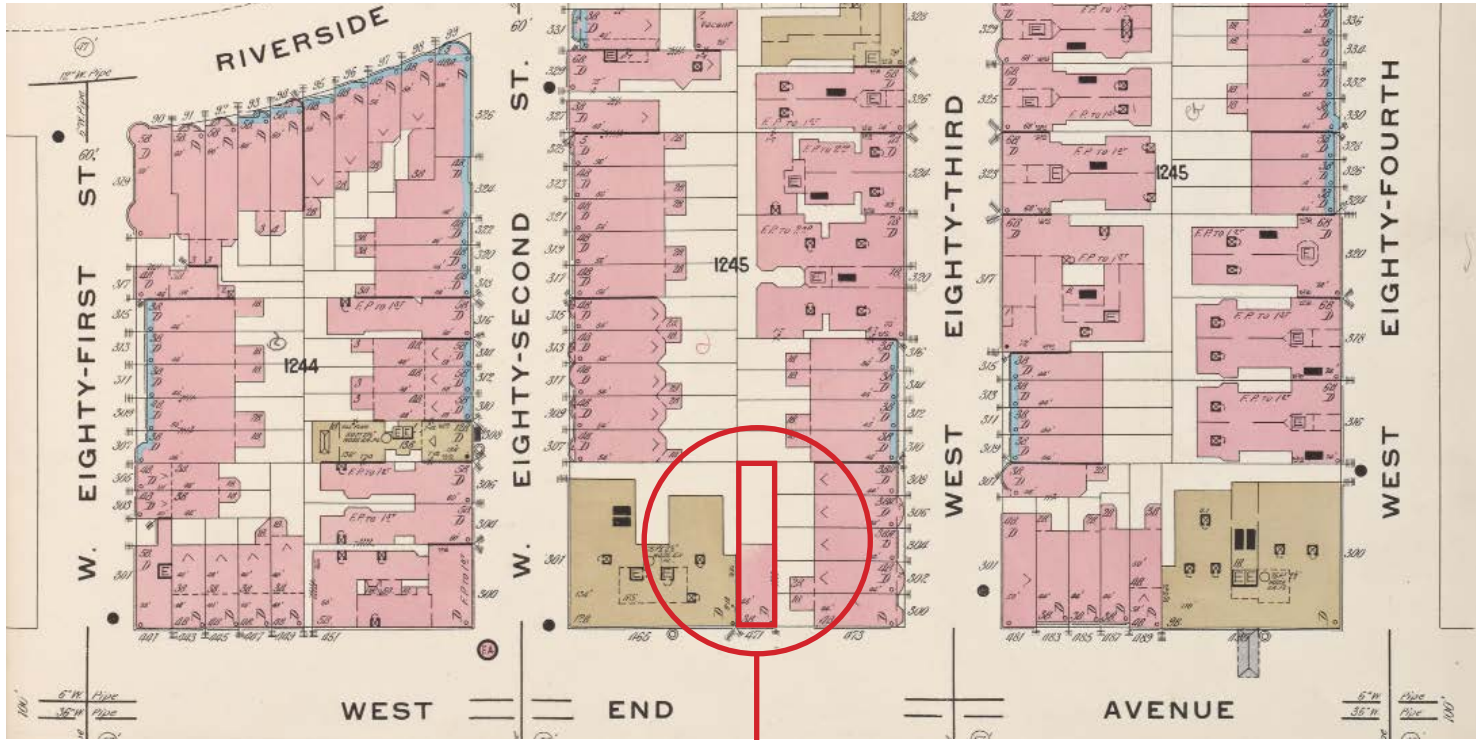
Riverside-West End Historic District Extension I



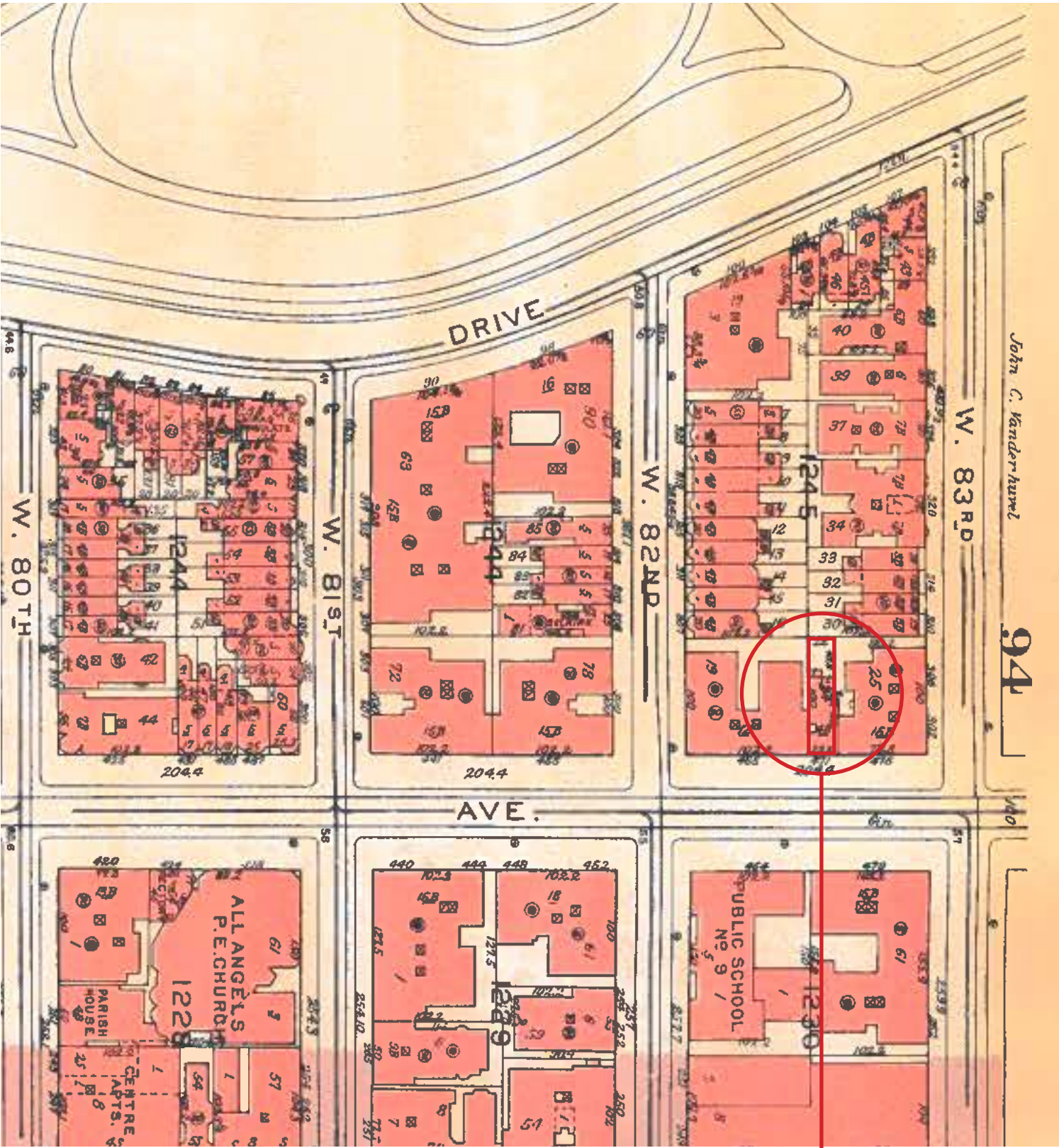
RIVERSIDE-WEST END HISTORIC DISTRICT EXTENSION I MAP



1891 SANBORN MAP



1912 SANBORN MAP



471 WEST END AVENUE

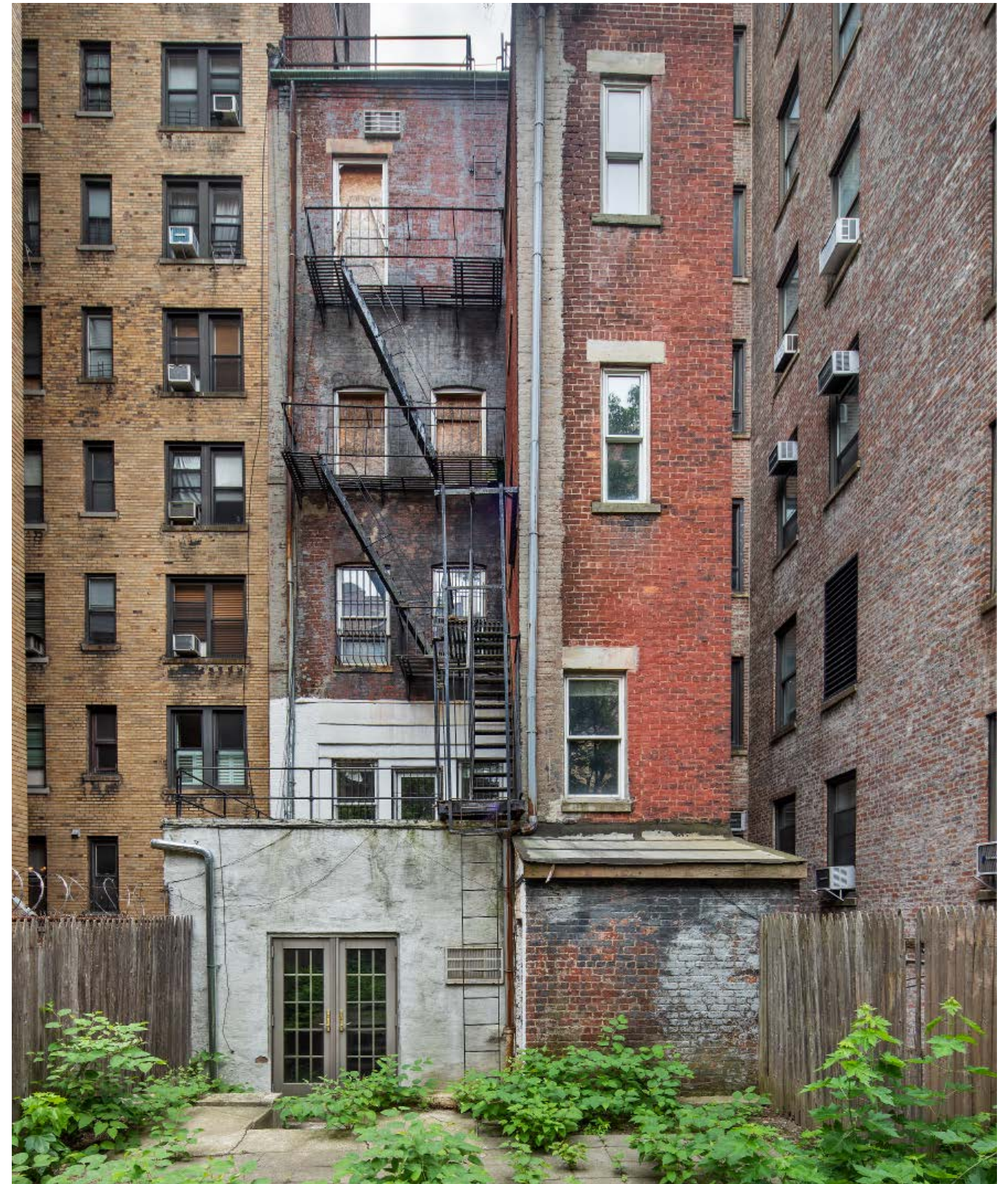
1955 SANBORN MAP

SITE LOCATION

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EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

EXISTING ELEVATIONS

12.13.2022

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

12.13.2022



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

12.13.2022



AERIAL VIEW OF WEST END AVENUE LOOKING SOUTHWEST



AERIAL VIEW OF WEST END AVENUE LOOKING WEST

AERIAL VIEWS

12.13.2022



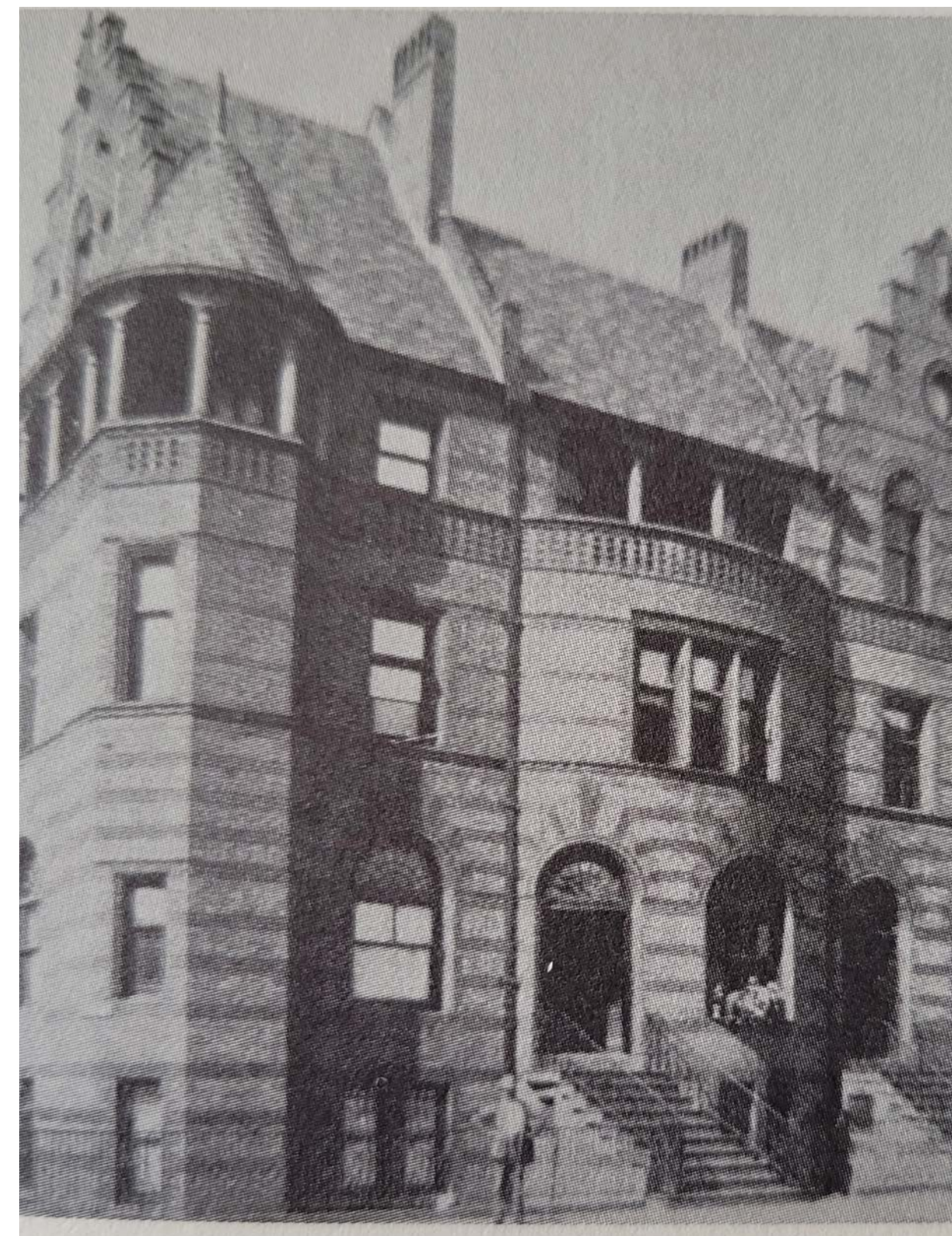


WEST END AVENUE ELEVATIONS

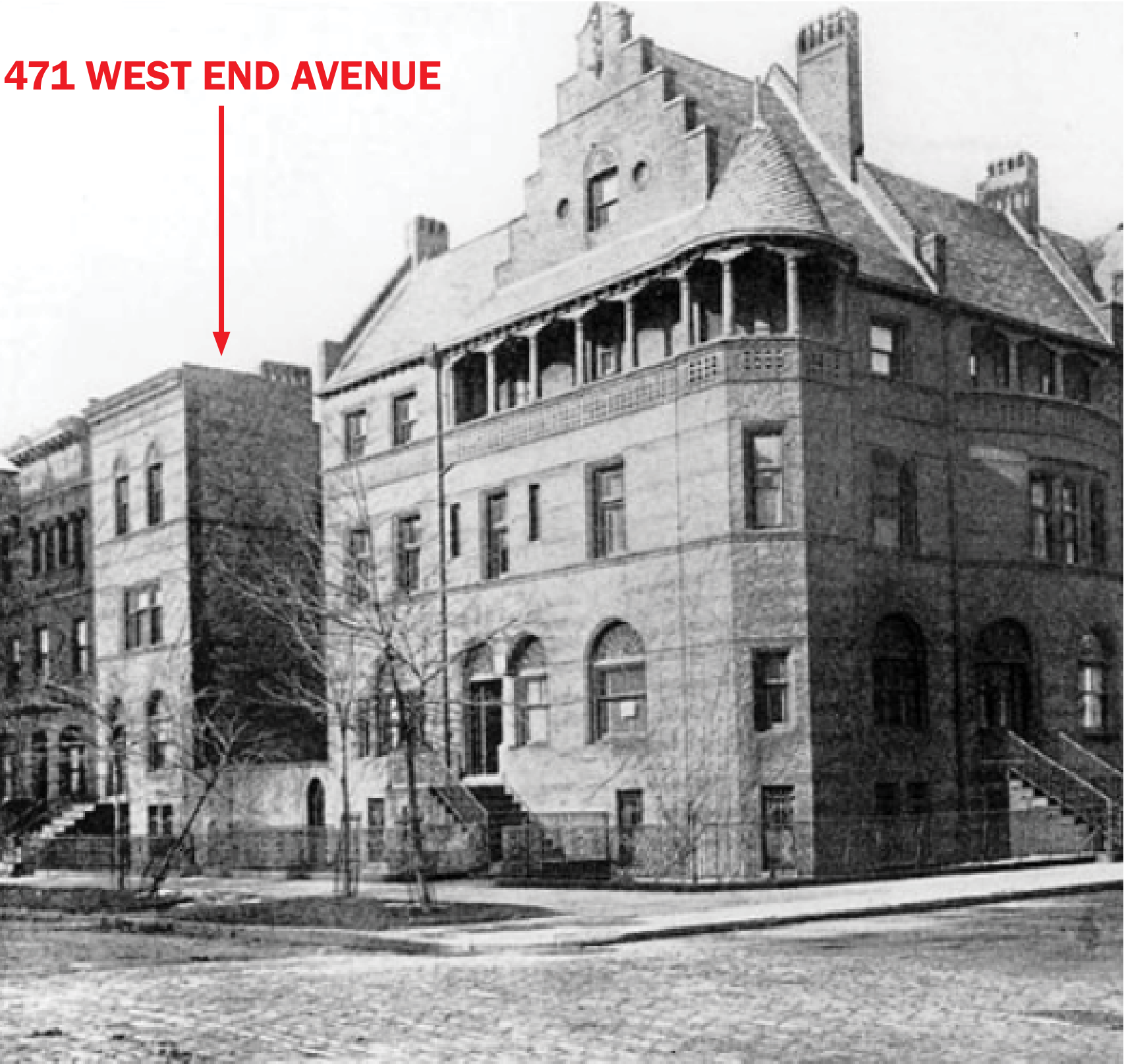
12.13.2022



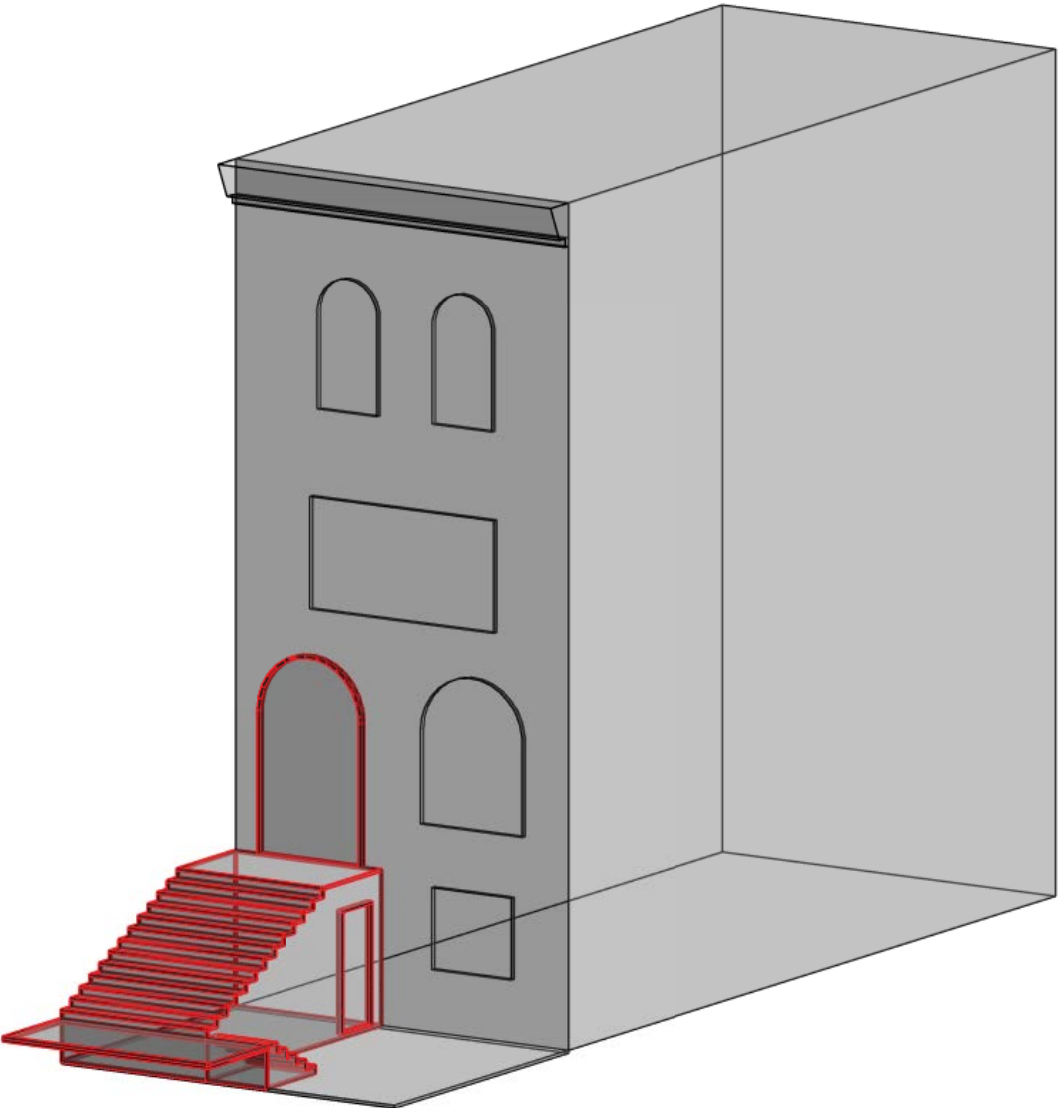
WEST END AVENUE AND WEST 83RD STREET, SOUTHWEST CORNER
SHOWING 471 WEST END AVENUE AT LEFT, C. 1899 (*NEW YORK TIMES* / *LIBRARY OF CONGRESS*)



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)



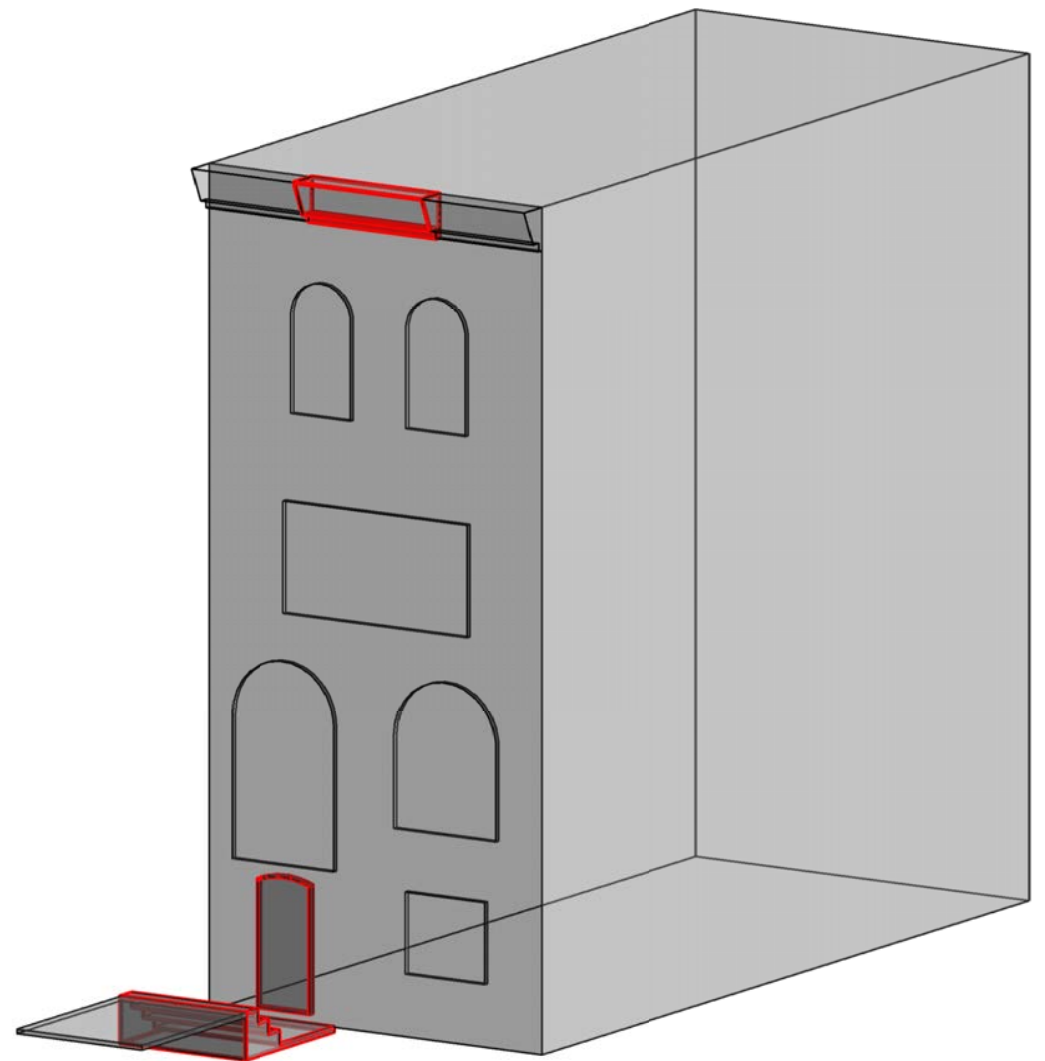
1899 **HISTORICAL FACADE**
WEST END AVENUE AND WEST 83RD STREET, SOUTHWEST CORNER
SHOWING 471 WEST END AVENUE AT LEFT, C. 1899 (*NEW YORK TIMES* / *LIBRARY OF CONGRESS*)



MASSING AXONOMETRIC
471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST
ORIGINAL ENTRYWAY 



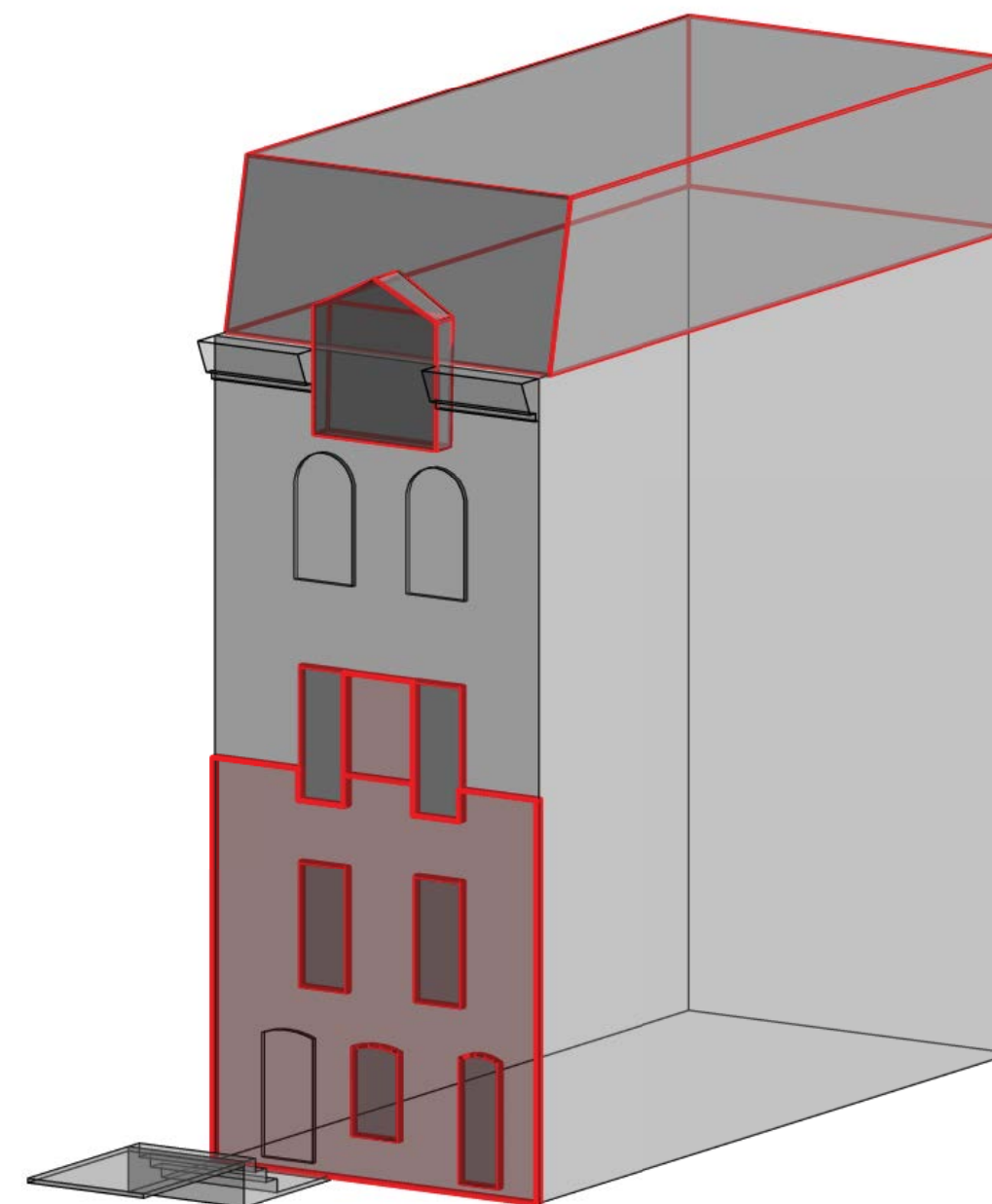
1910 **STOOP REMOVAL**
THE UMBRIA ON CORNER OF WEST 82ND STREET AND WEST END AVENUE,
SHOWING 471 WEST END AVENUE AT RIGHT, C. 1910 (MUSEUM OF THE CITY OF NEW YORK)



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



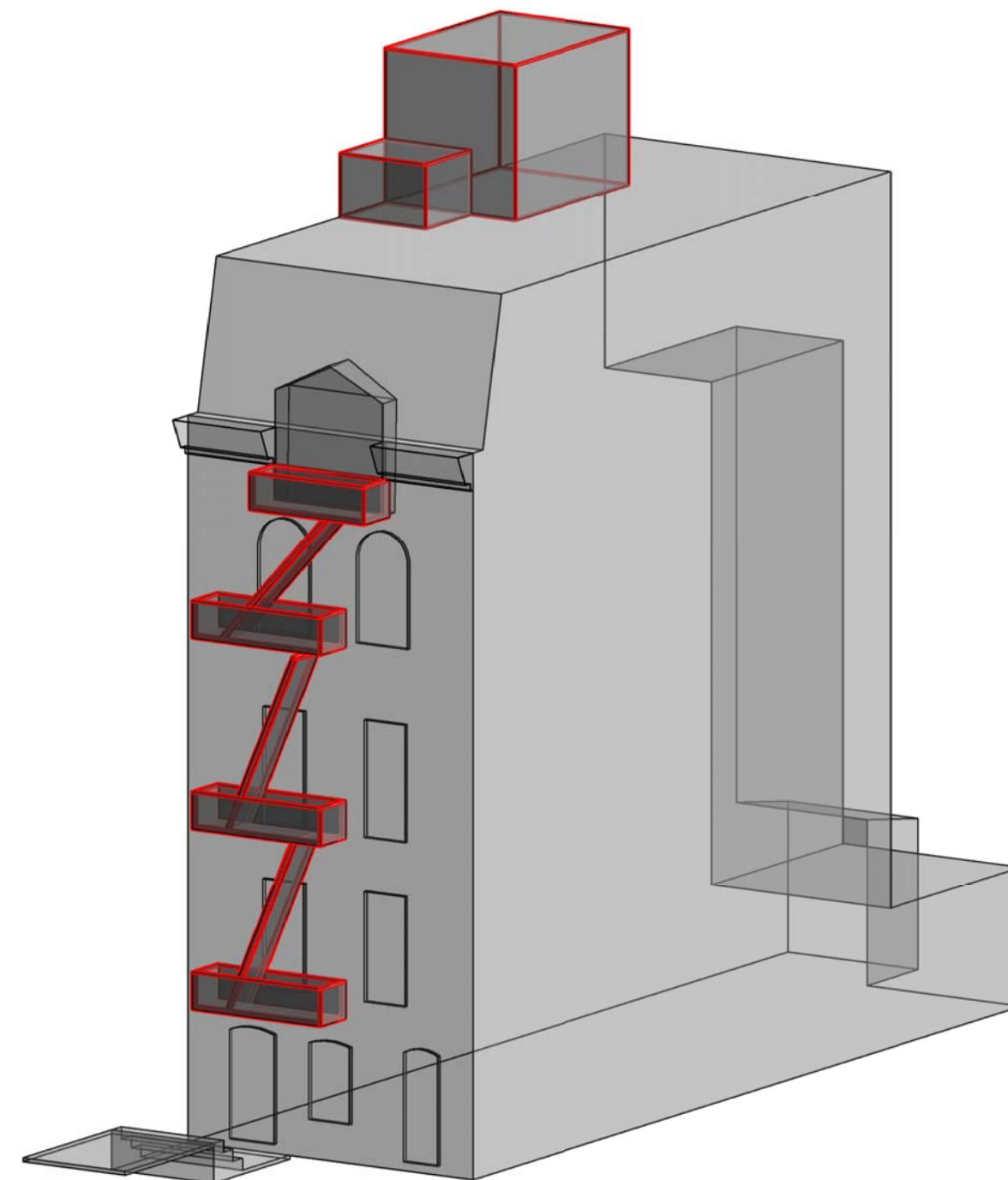
1915 **ROOFTOP ADDITION, DORMER, AND FACADE CHANGES**
 WEST END AVENUE BETWEEN WEST 82ND & WEST 83RD STREETS,
 SHOWING 471 WEST END AVENUE AT CENTER, C. 1915 (MUSEUM OF THE CITY OF NEW YORK)



MASSING AXONOMETRIC
 471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST
 ROOFTOP AND DORMER ADDITION 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)



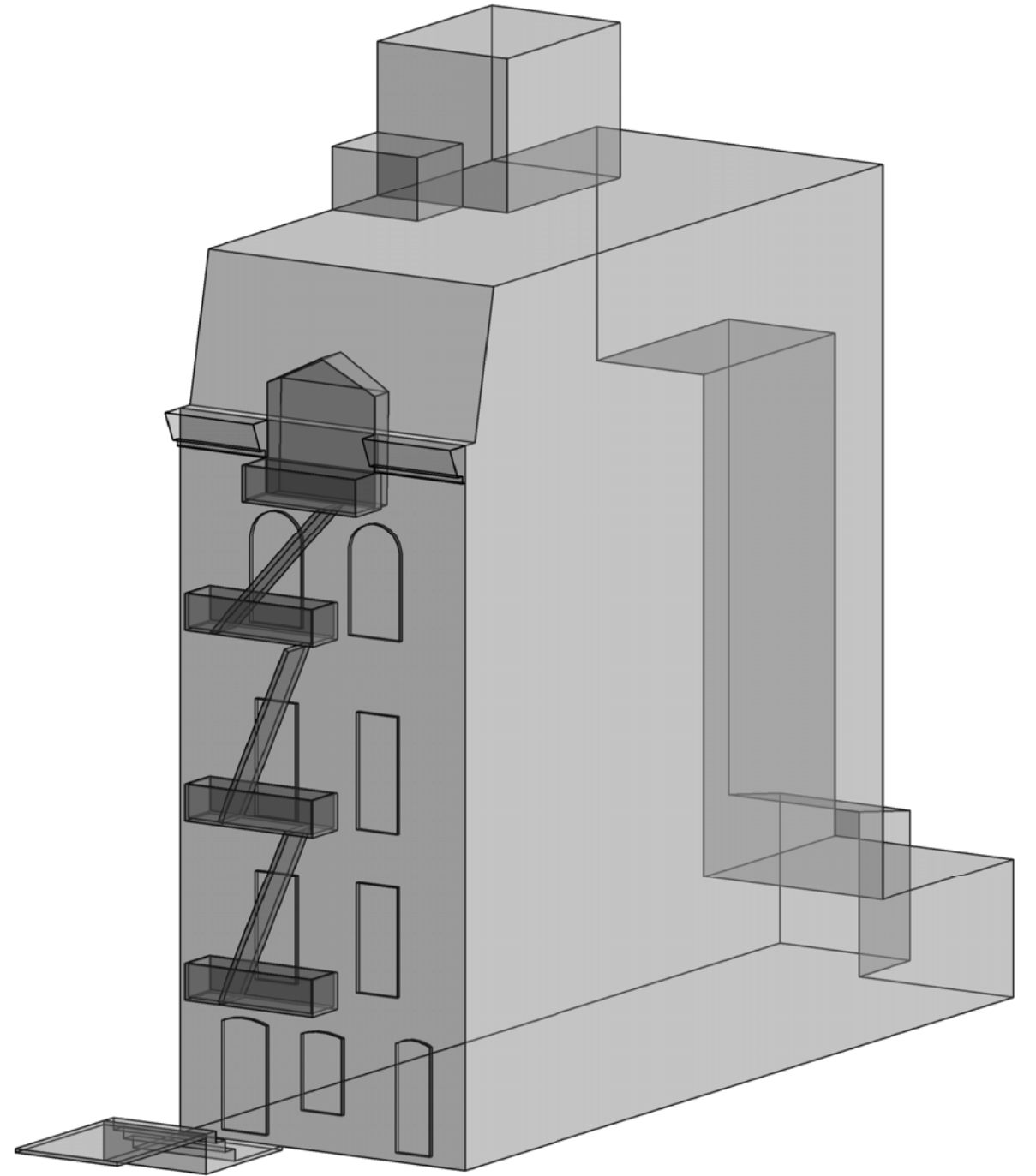
MASSING AXONOMETRIC
 471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST
 BULKHEAD AND FIRE ESCAPE ADDITIONS



1940 CURRENT ELEVATION
1940 TAX PHOTOGRAPH



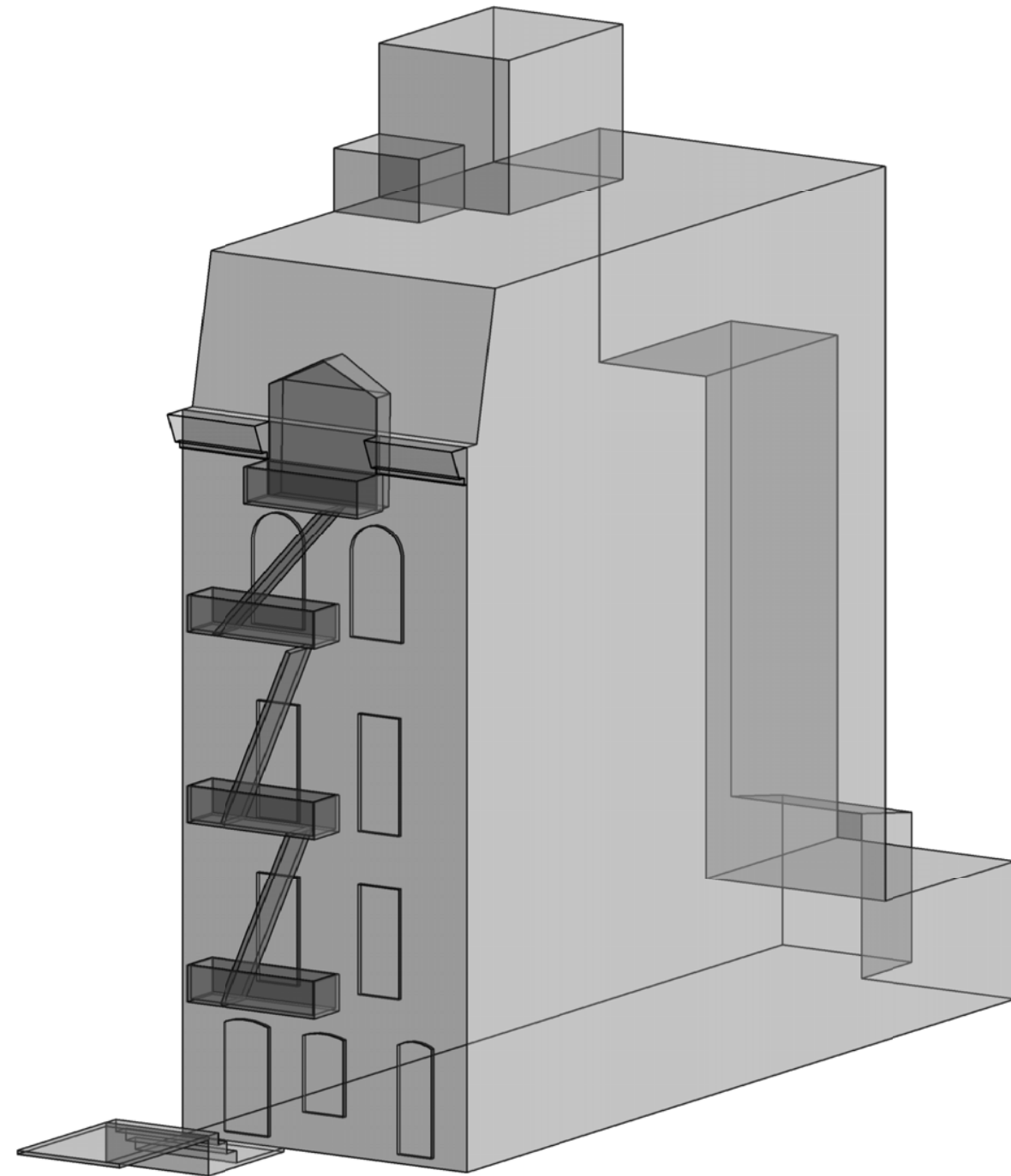
2022 CURRENT ELEVATION



MASSING AXONOMETRIC
471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST



EXISTING FRONT ELEVATION



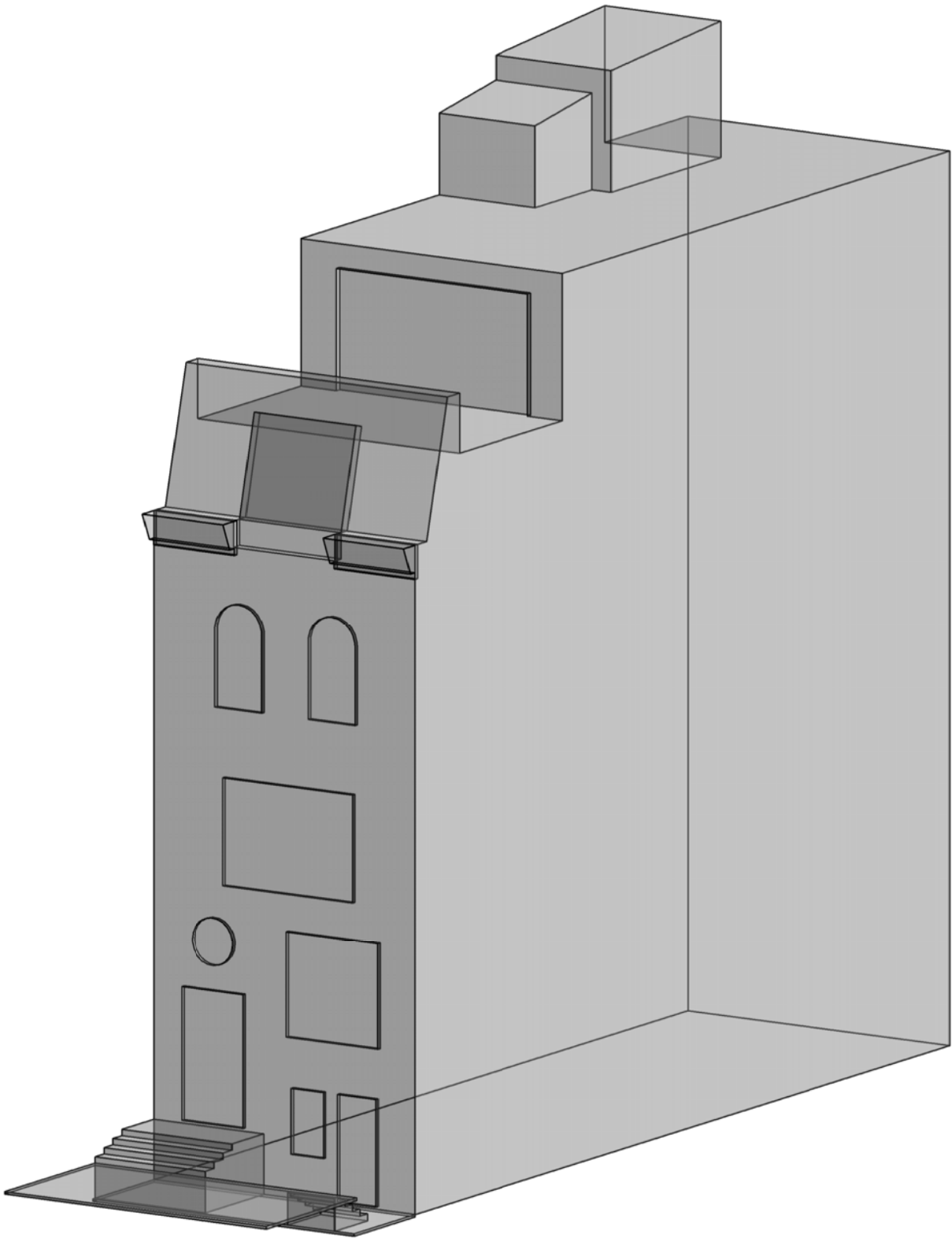
EXISTING AXONOMETRIC

EXISTING AND PROPOSED AXONOMETRIC COMPARISON

12.13.2022



PROPOSED FRONT ELEVATION



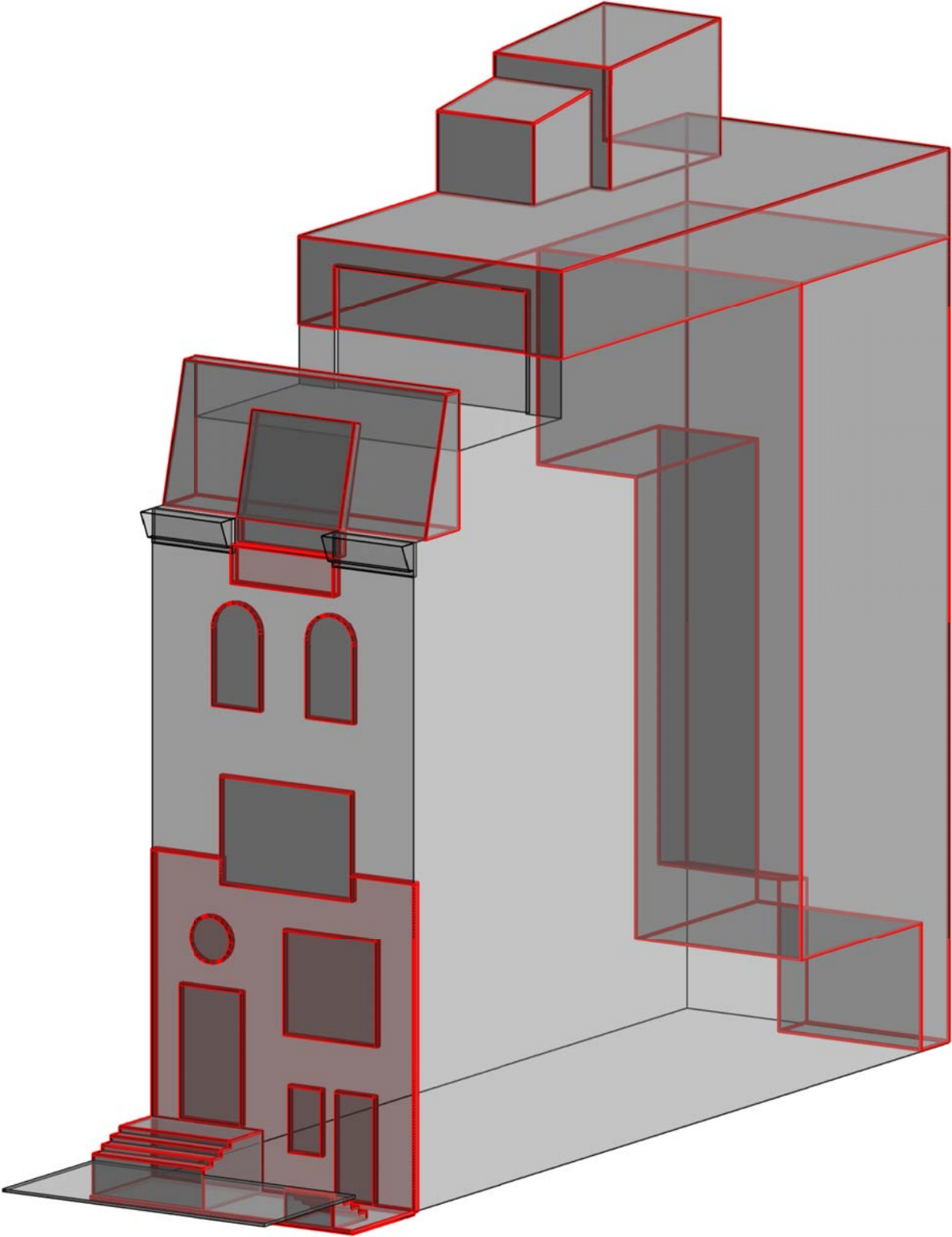
PROPOSED AXONOMETRIC

EXISTING AND PROPOSED AXONOMETRIC COMPARISON

12.13.2022



PROPOSED FRONT ELEVATION



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

PROPOSED SITE CONDITIONS AND MASSING

12.13.2022



EXISTING FRONT ELEVATION



DETAIL VIEW OF EXISTING ENTRYWAY



DETAIL VIEW OF EXISTING ENTRYWAY



DETAIL VIEW OF EXISTING ENTRANCE LOOKING SOUTH

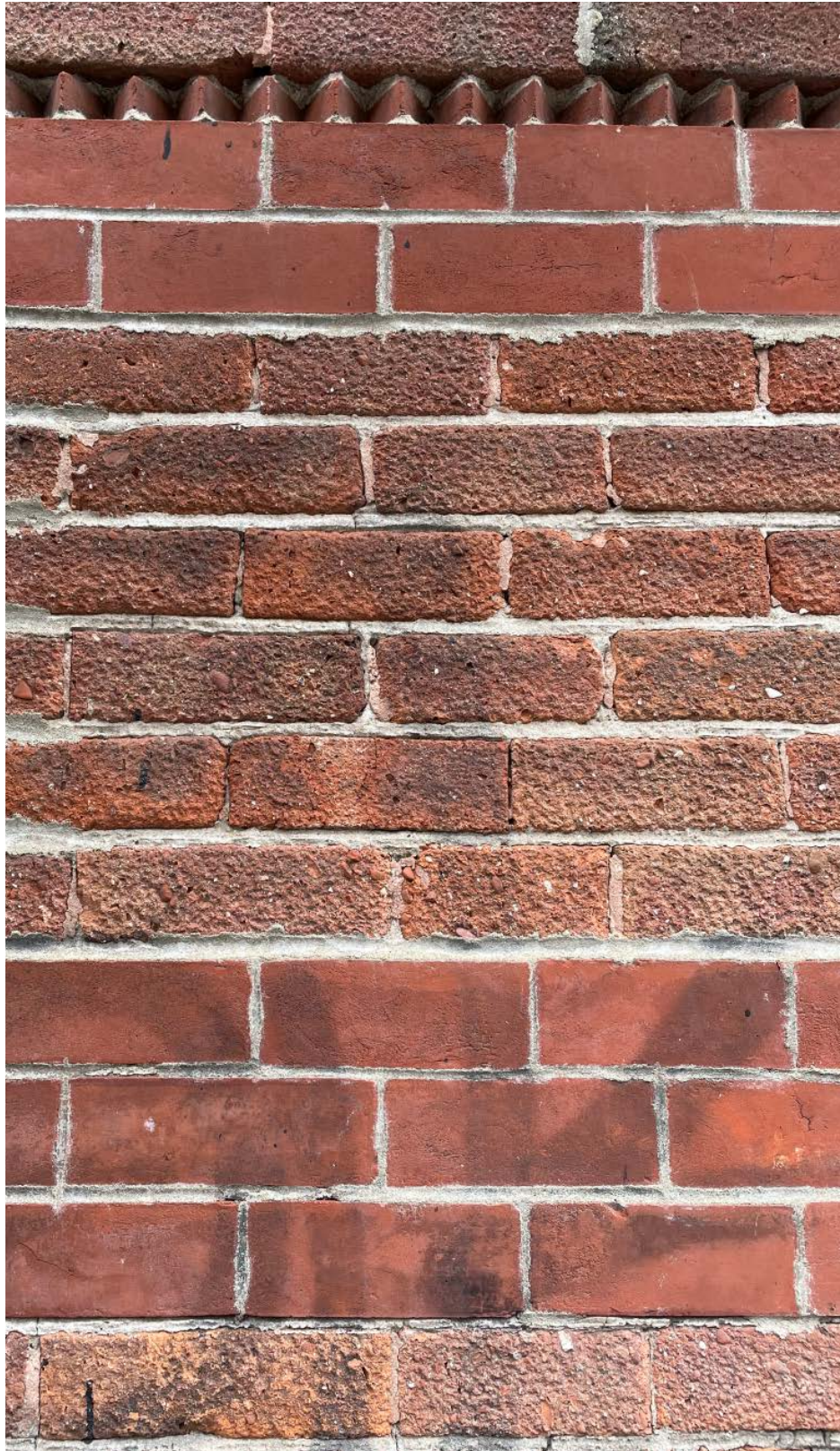


DETAIL VIEW OF EXISTING ENTRANCE LOOKING NORTH

EXISTING ENTRYWAY CONDITIONS

12.13.2022

471 WEST END AVENUE



TYPICAL BRICK BANDING DETAIL



EXISTING CORNICE DETAIL



EXISTING SHELL BRICKWORK DETAIL



TYPICAL BRICK DETAIL

EXISTING BRICKWORK

12.13.2022



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

TOP OF EXISTING MANSARD

SIDEWALK

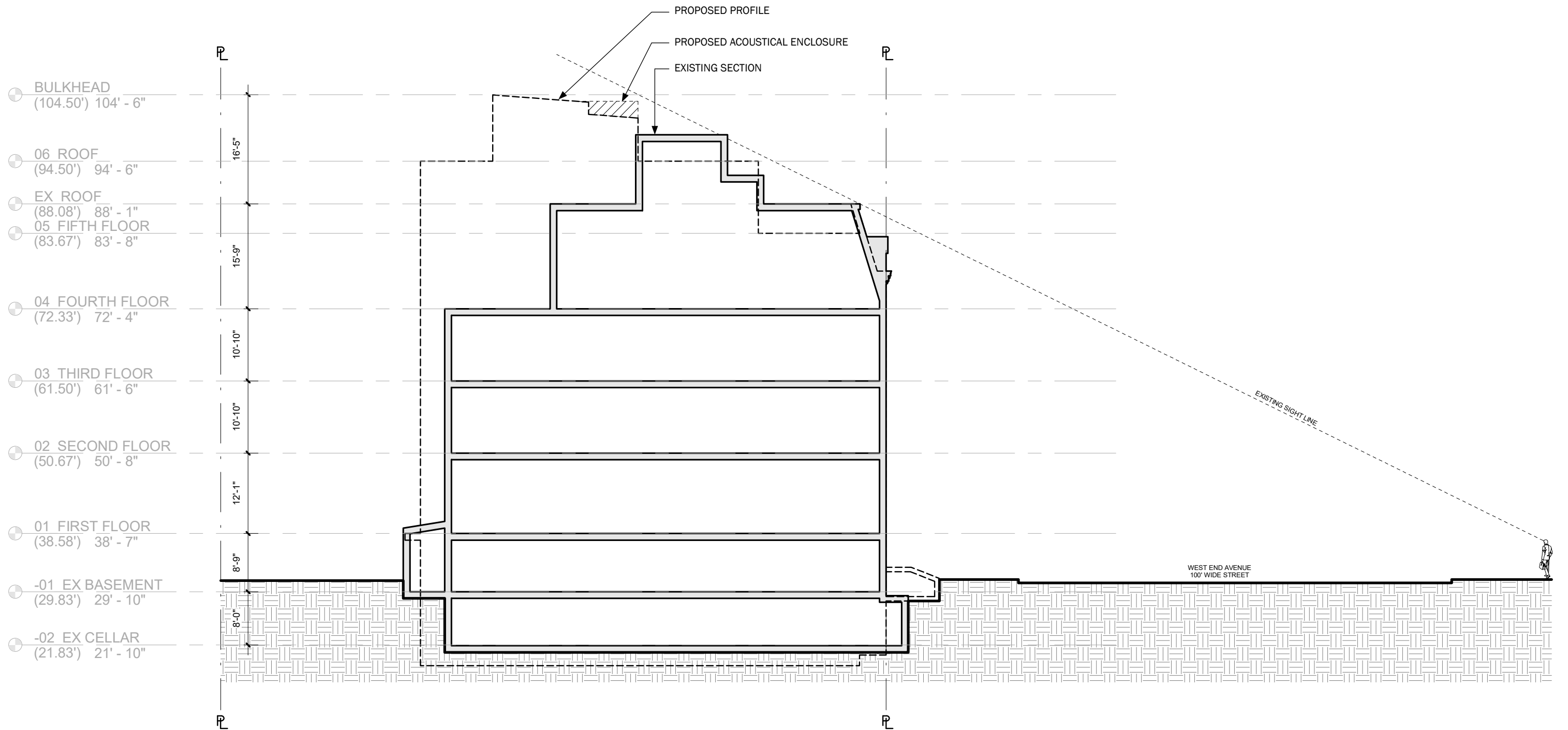
PHOTOGRAPH OF EXISTING FRONT ELEVATION AND PROPOSED RENDERED FRONT ELEVATION





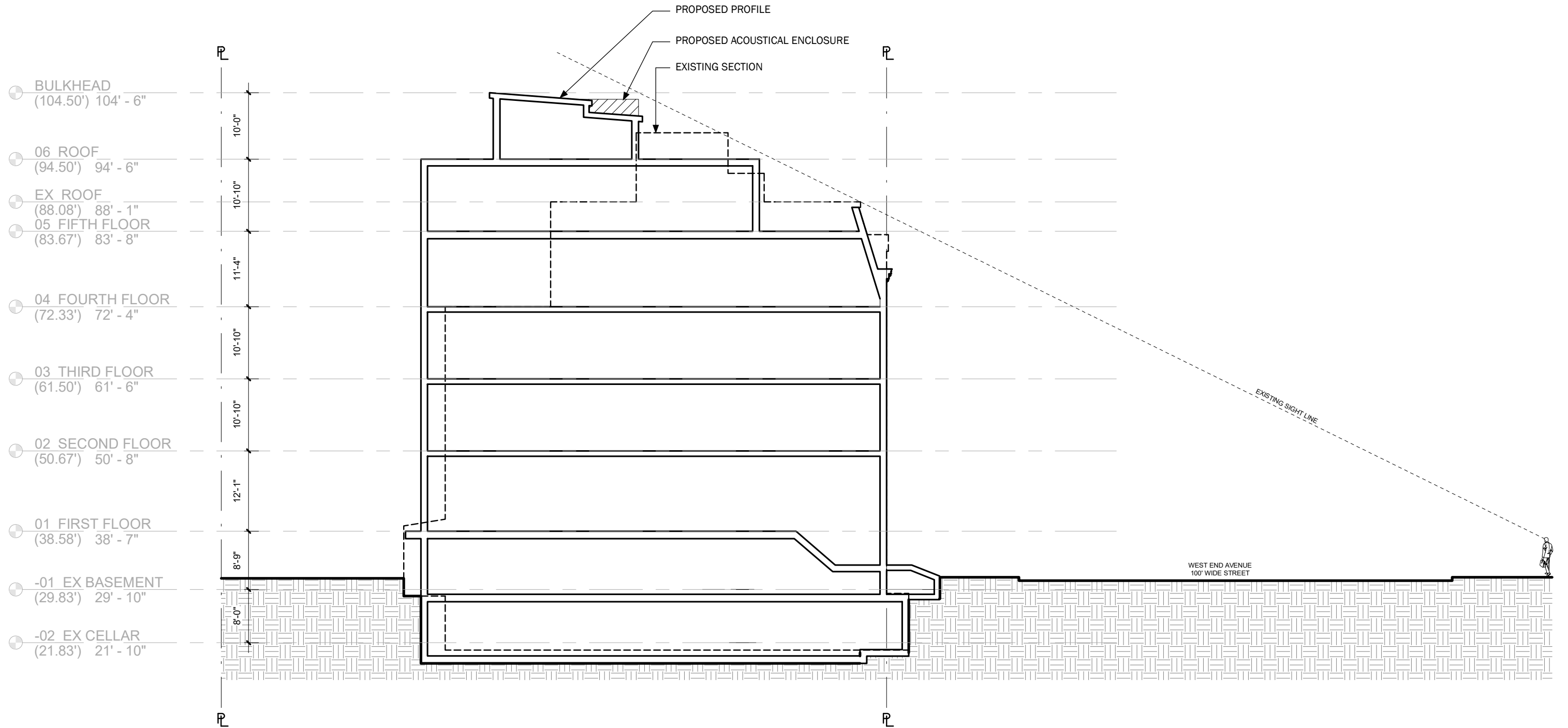


EXISTING AND PROPOSED REAR ELEVATIONS

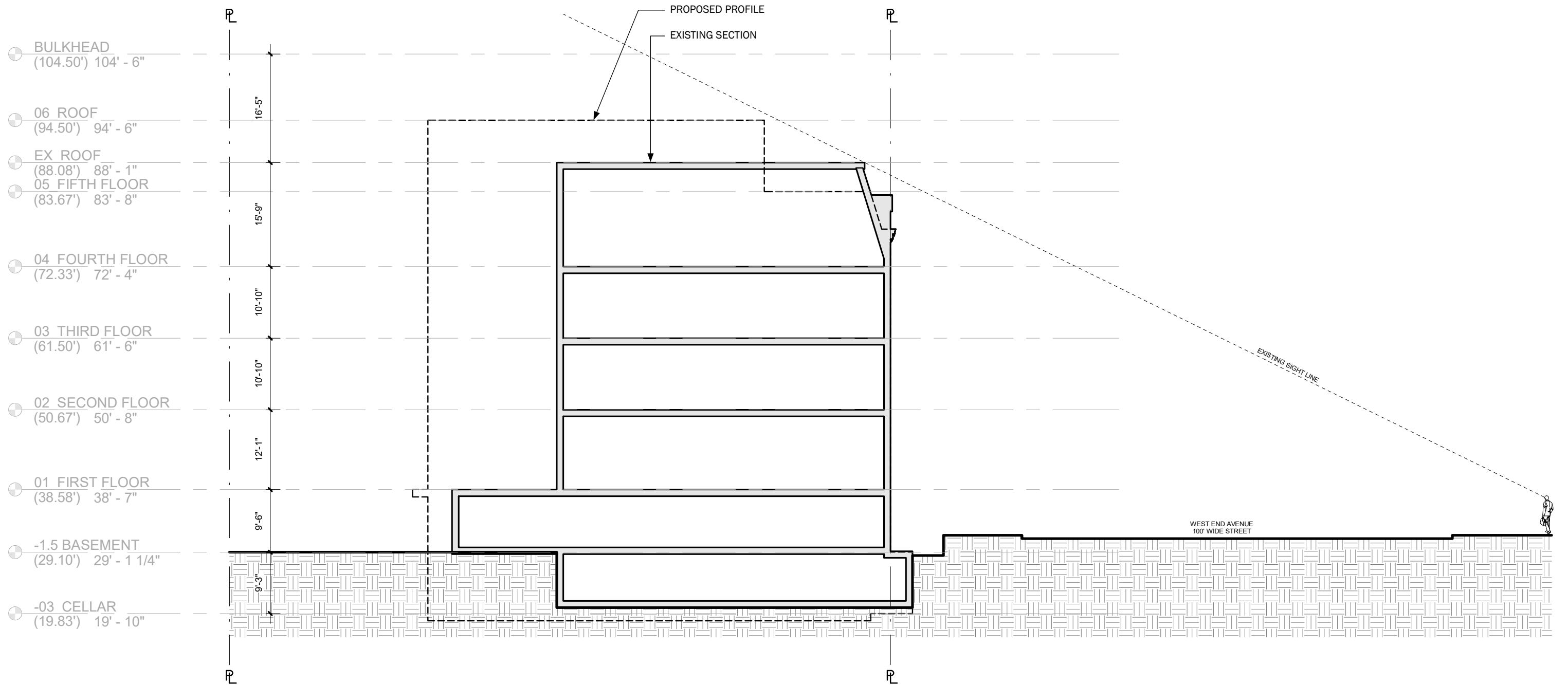


EXISTING BUILDING SECTION WITH BULKHEAD

12.13.2022

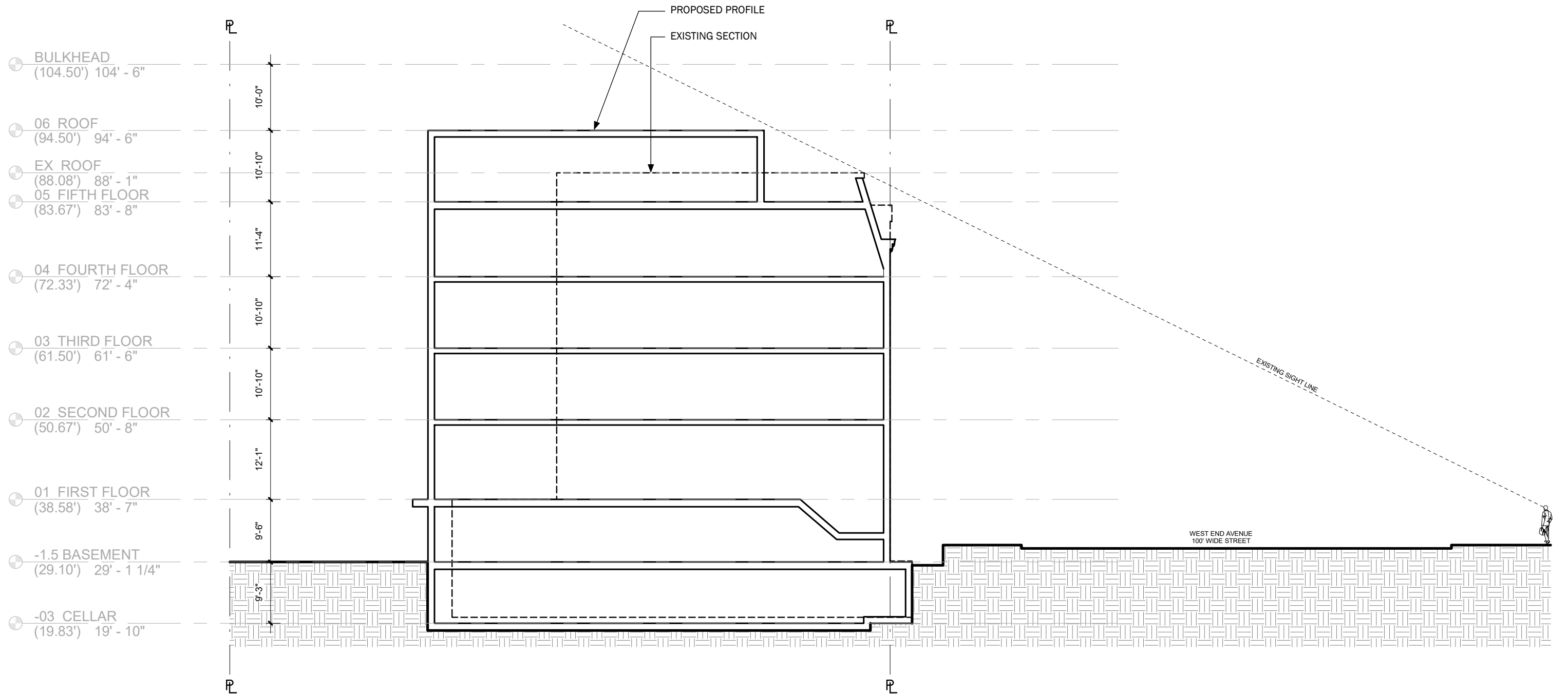


PROPOSED BUILDING SECTION WITH BULKHEAD



EXISTING BUILDING SECTION

12.13.2022



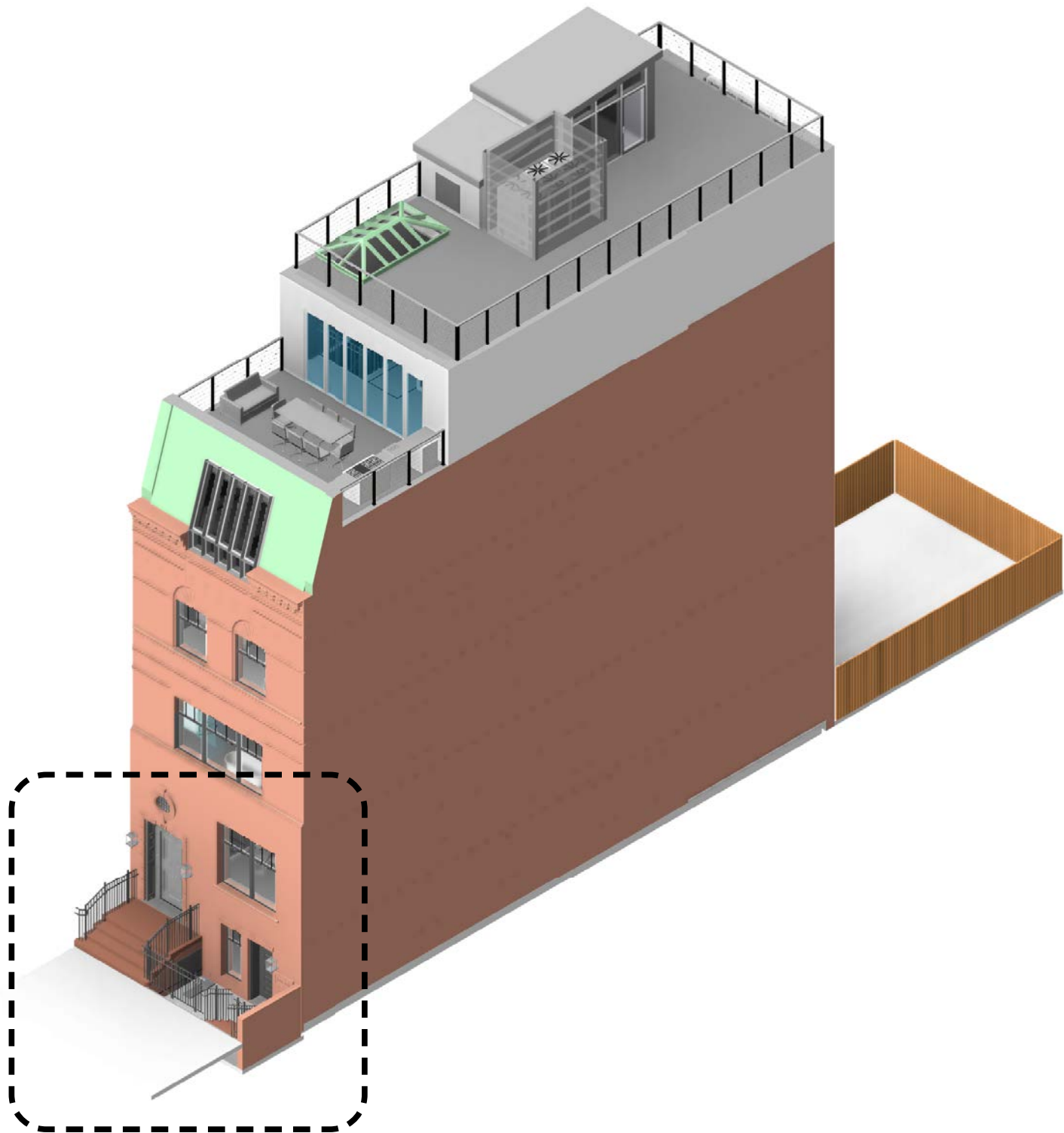
PROPOSED BUILDING SECTION

12.13.2022

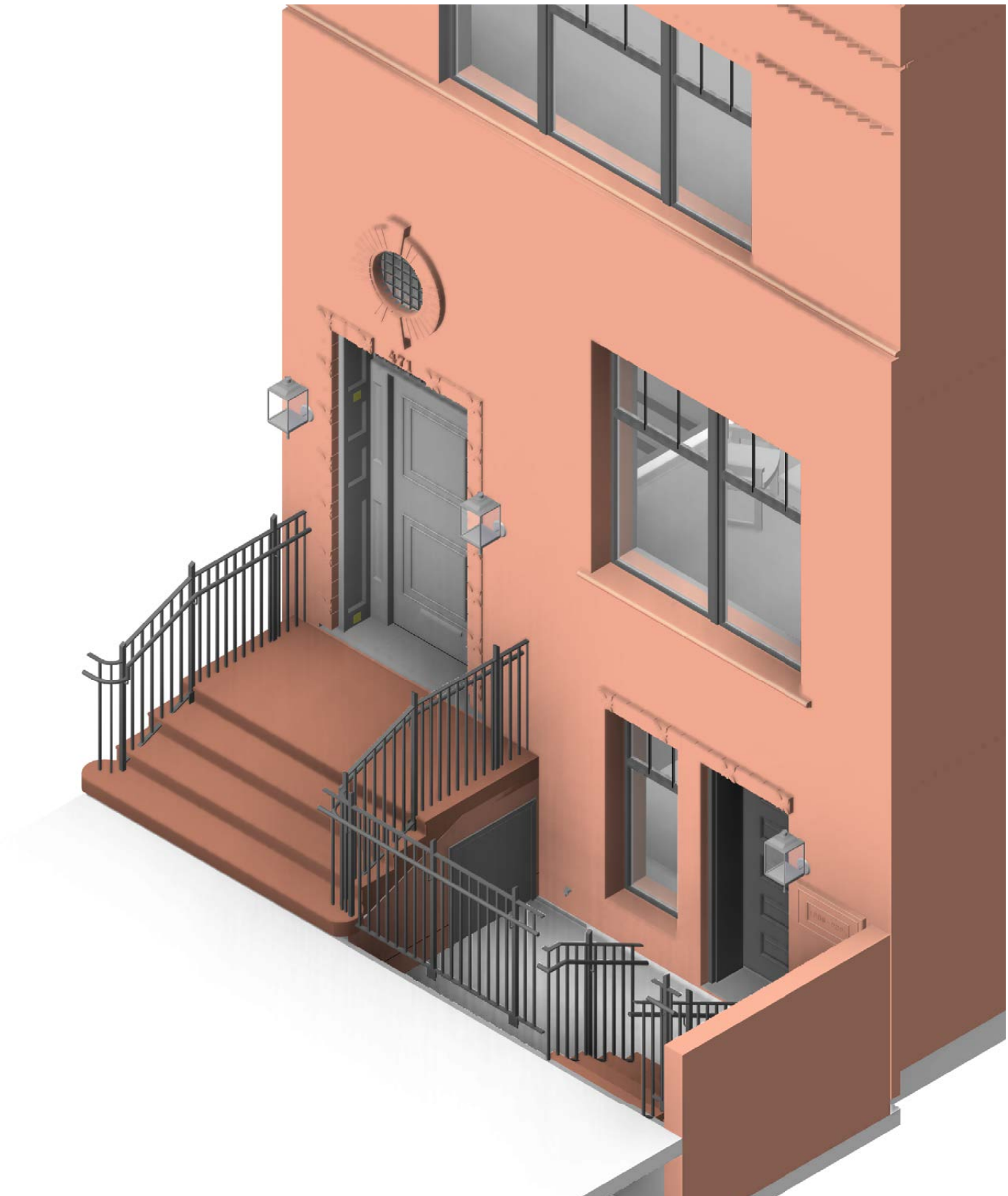


PROPOSED BLOCK ELEVATION

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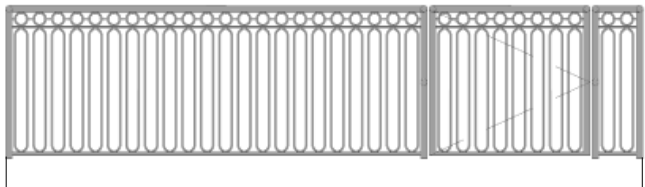


471 WEST END AVENUE AXONOMETRIC LOOKING SOUTHWEST



471 WEST END AVENUE STOOP AXONOMETRIC

PROPOSED RAILING AND GATE



SECURITY
CAMERA

OUTDOOR WALL
MOUNTED
SCONCE



PROPOSED FRONT ENTRYWAY

OUTDOOR WALL
MOUNTED SCONCE

SECURITY CAMERA

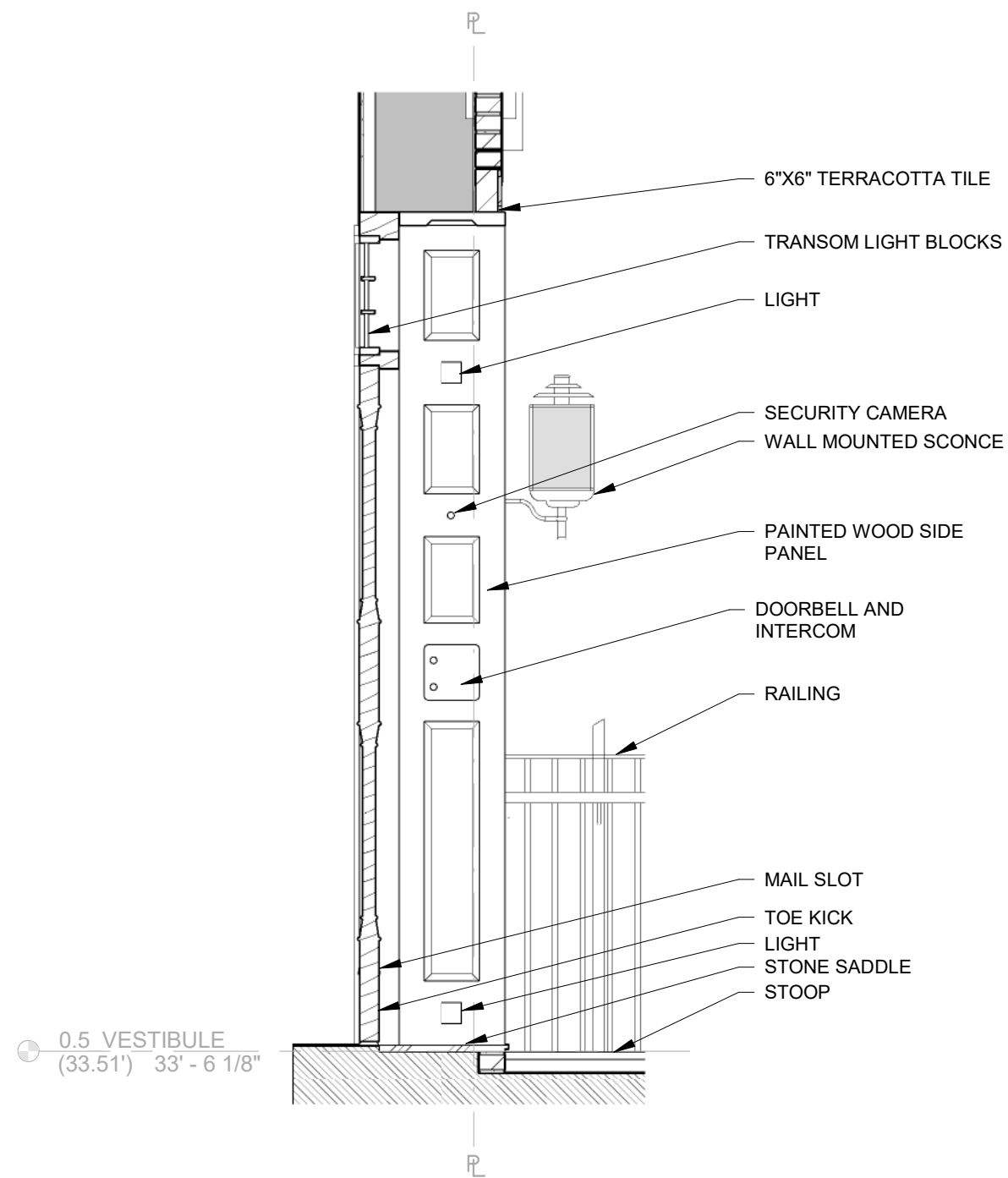
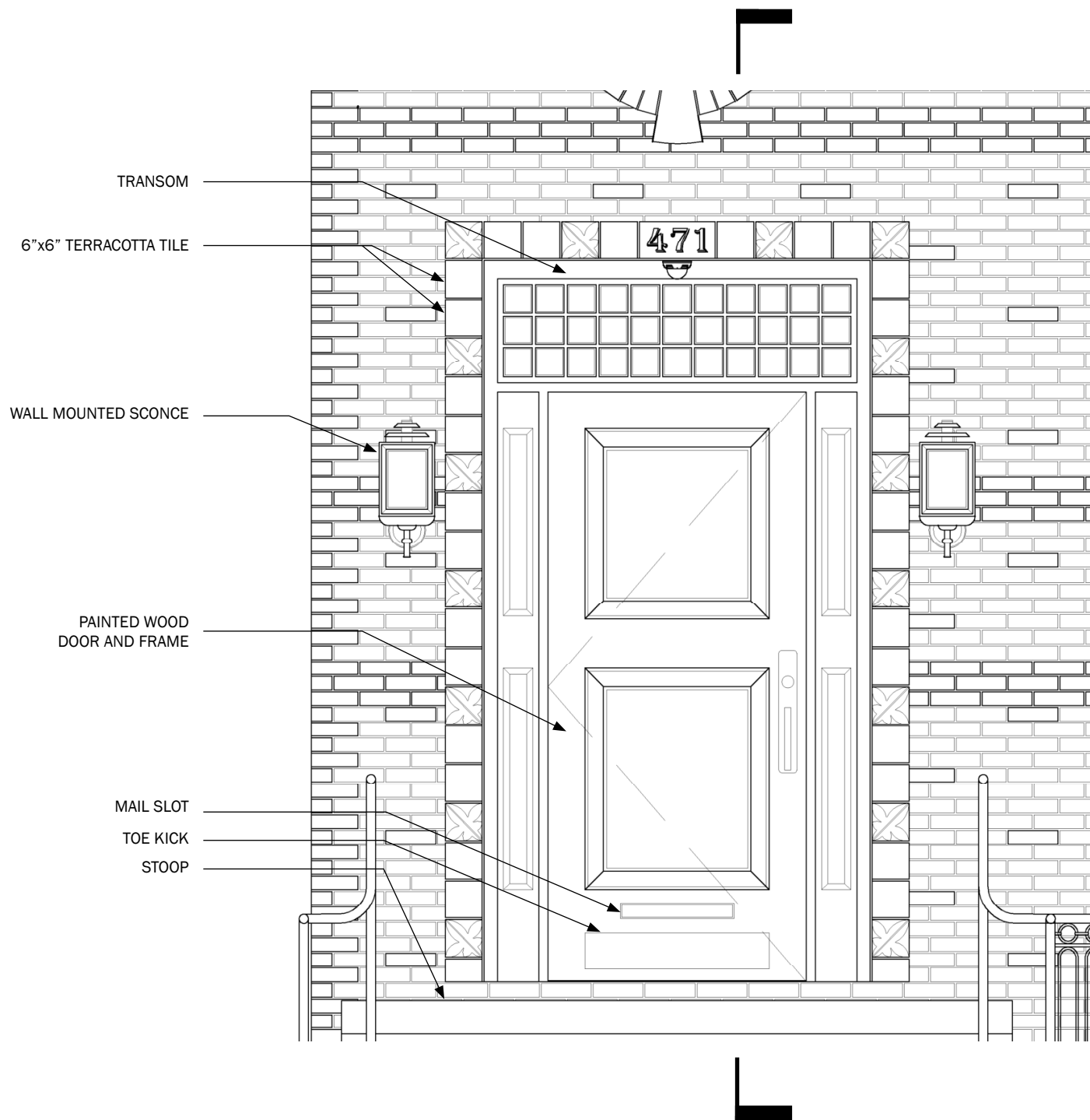
OUTDOOR WALL
MOUNTED SCONCE



SIDEWALK

PARTIAL PROPOSED REAR ELEVATION

PROPOSED SECURITY, LIGHTING, AND SERVICE ELEMENTS



PARLOR LEVEL FRONT DOOR DETAILS



#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 SPRINKLED BRICK
MANUFACTURER: BELDEN TRI STATE
COLOR/FINISH: BURTONFIELD



#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



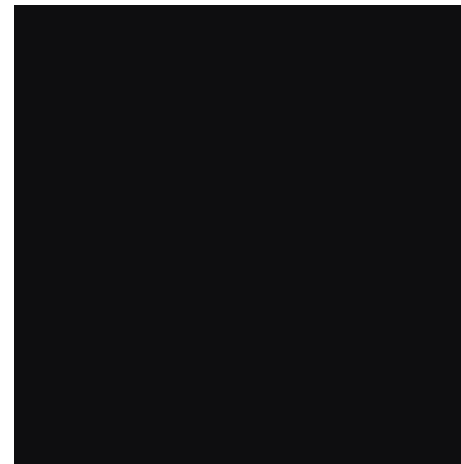
#7 WOOD DOOR AND WINDOWS
MANUFACTURER: DYNAMIC FENESTRATION
COLOR/FINISH: SAPELE MAHOGANY JET BLACK, RAL 9005
GLAZING: DOUBLE GLAZING - CLEAR



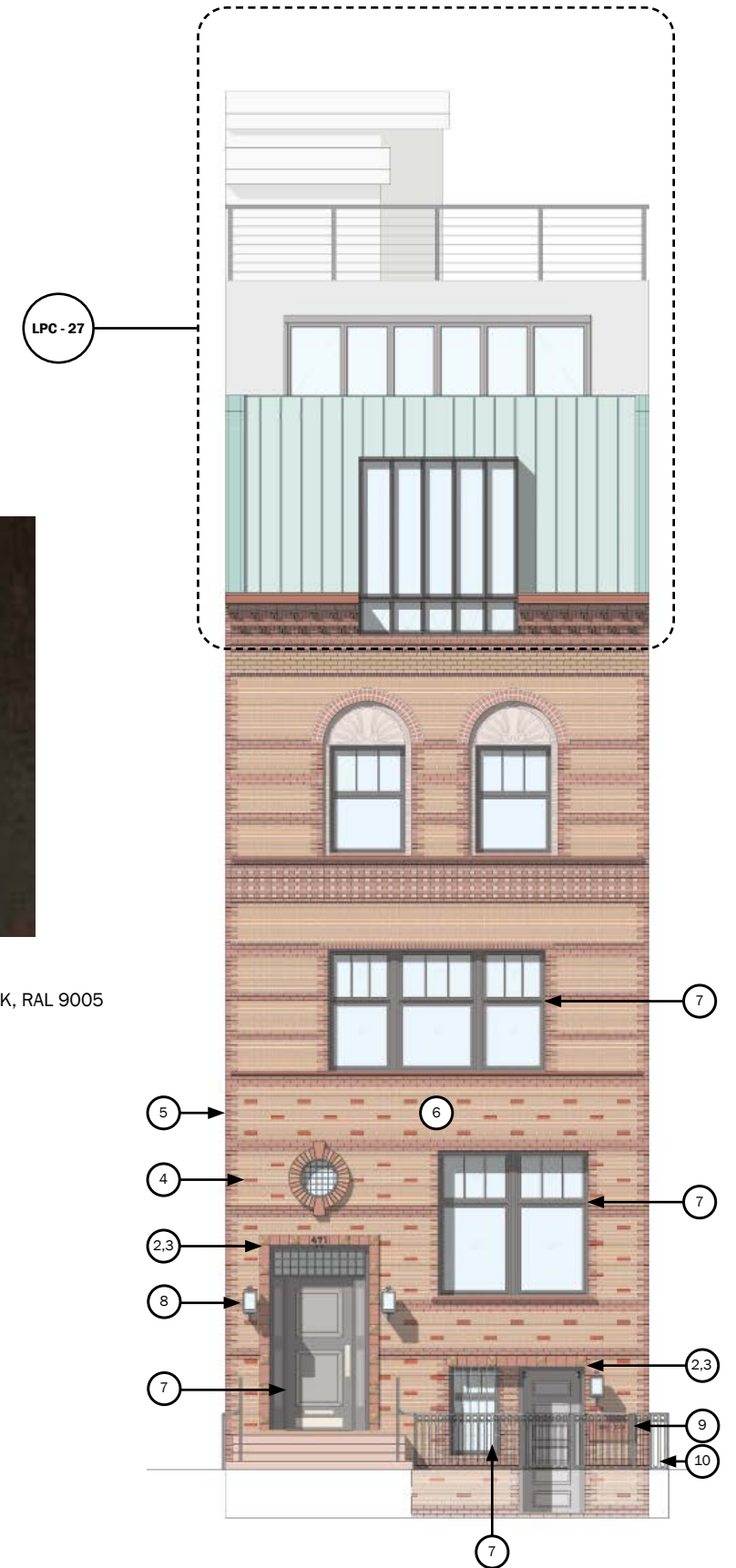
#8 OUTDOOR WALL MOUNTED SCONCE
MANUFACTURER: HINKLEY, DANBURY LIGHT
COLOR/FINISH: AGED ZINC



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

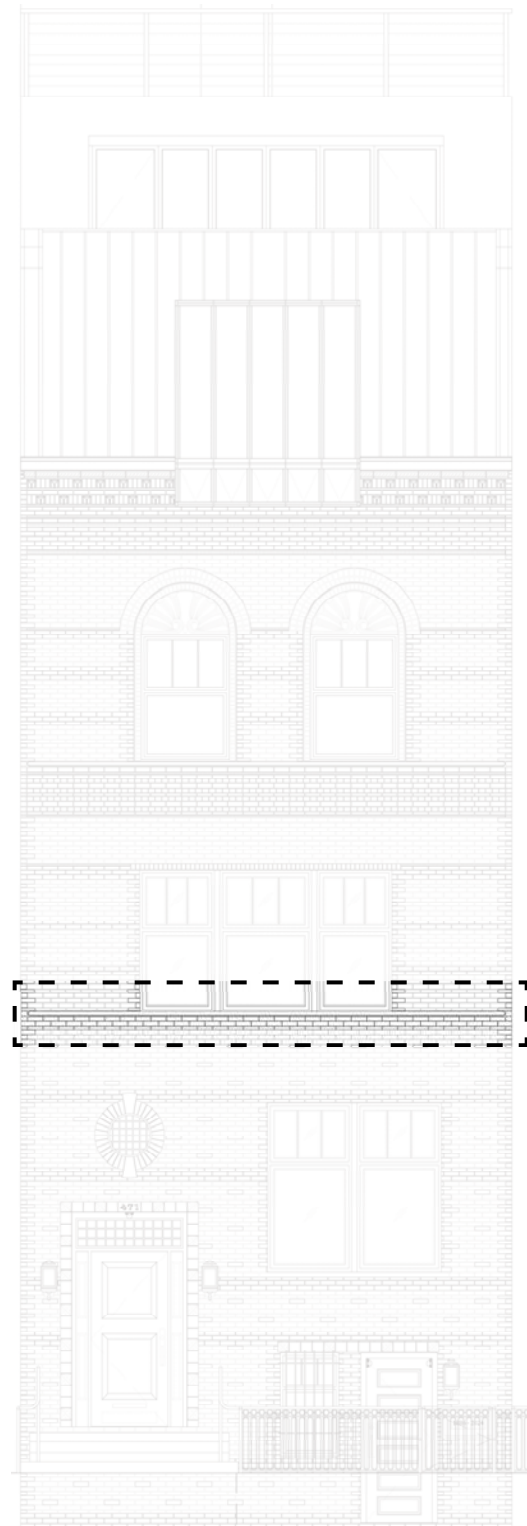


#10 WROUGHT IRON RAILING
MANUFACTURER: GOLD COAST METAL WORKS
COLOR/FINISH: JET BLACK, RAL 9005

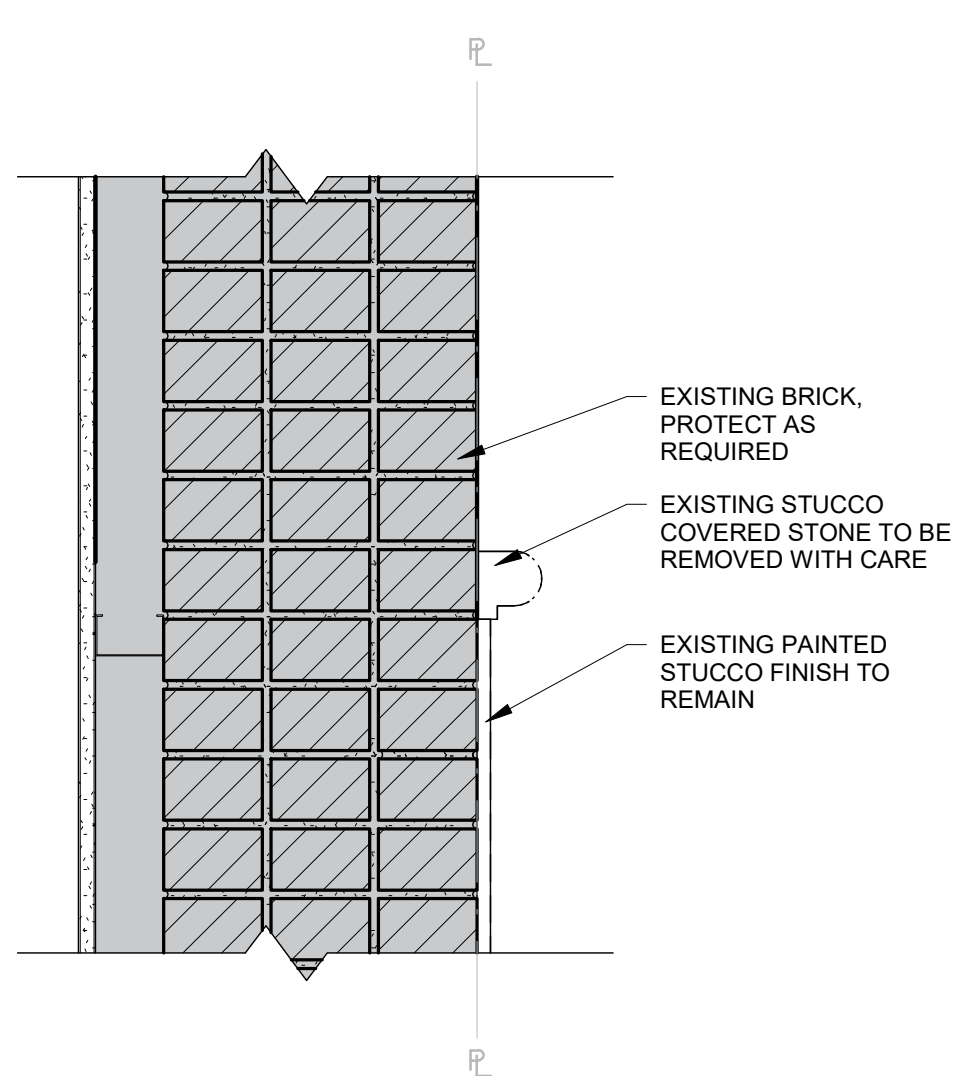
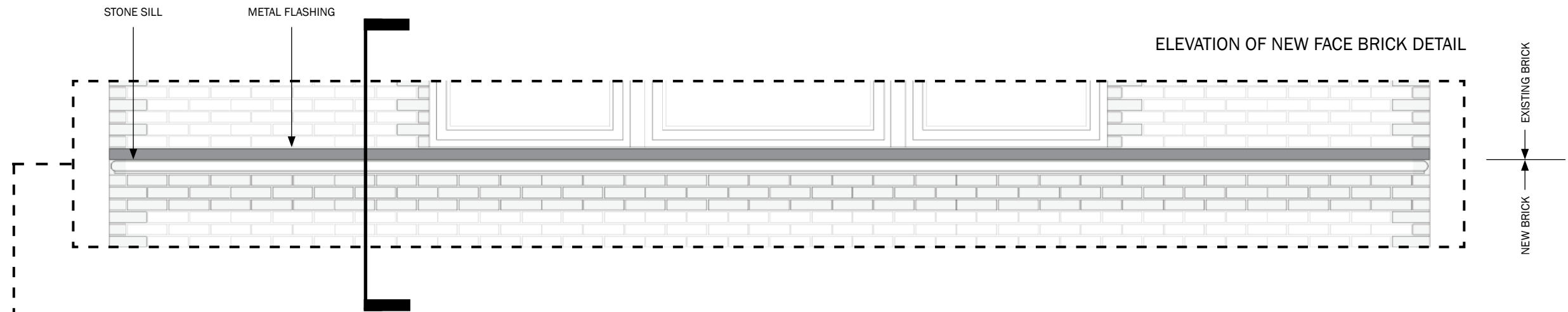


PROPOSED FRONT FACADE MATERIALS

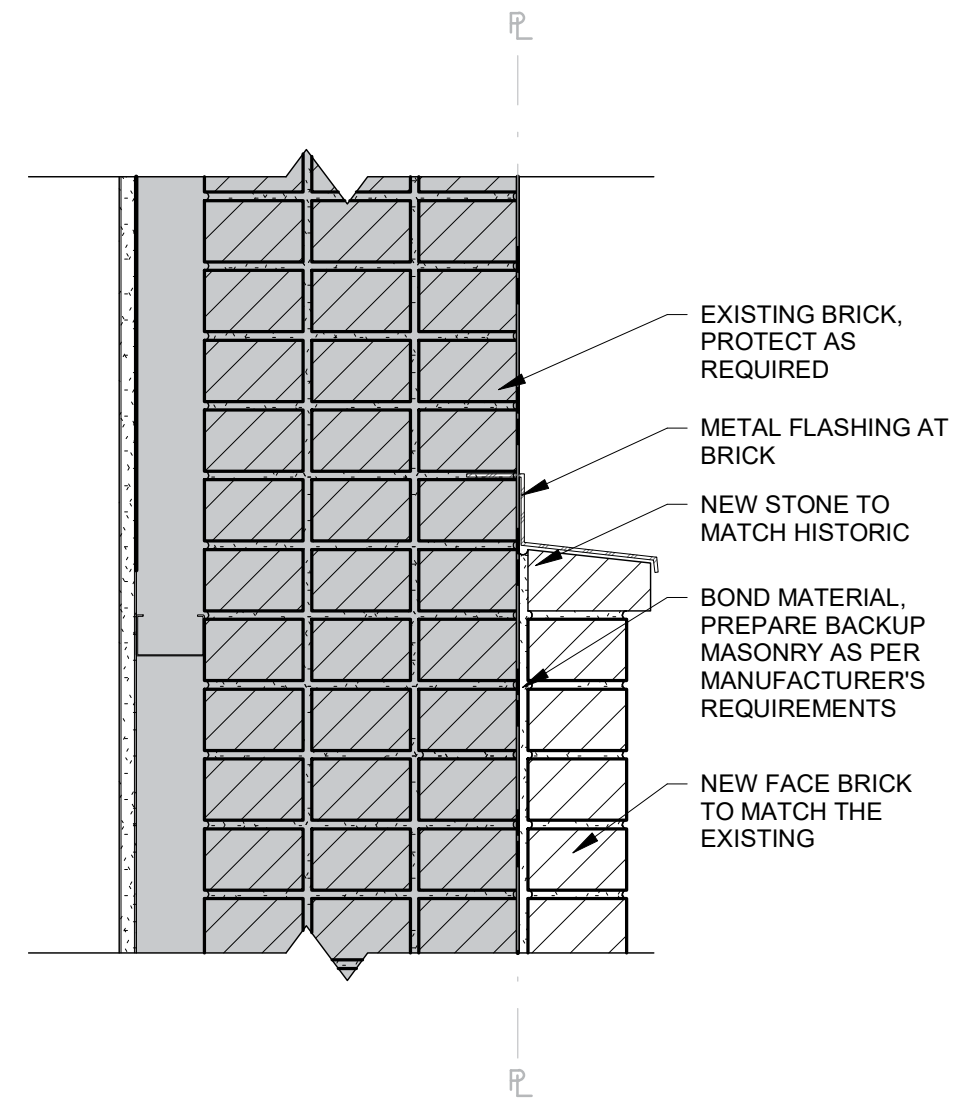
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PROPOSED FRONT FACADE

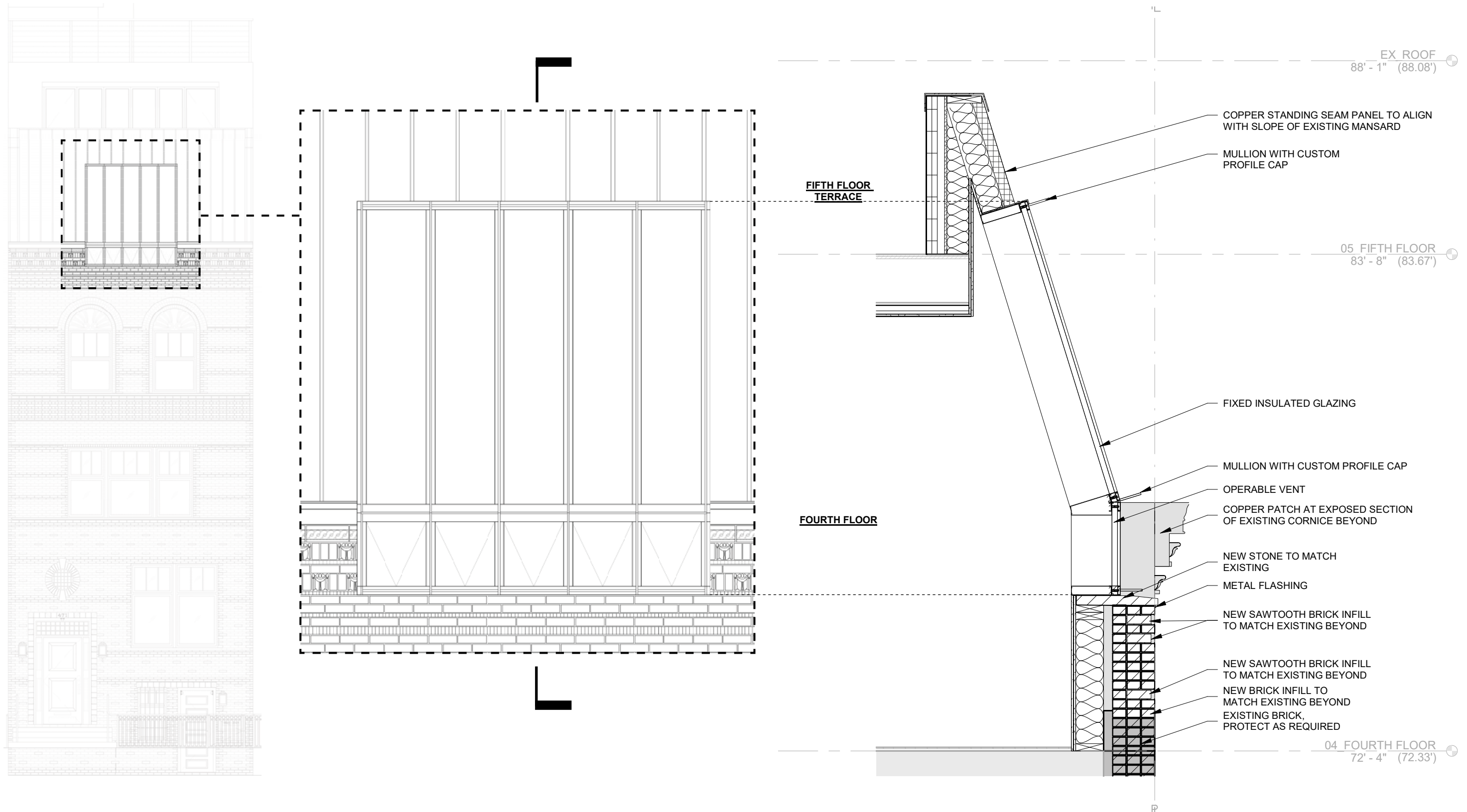


DETAIL OF EXISTING EXTERIOR WALL
WITH STUCCO COVERED STONE



DETAIL OF PROPOSED EXTERIOR WALL
WITH NEW FACE BRICK

FRONT FACADE EXTERIOR WALL DETAILS



SLOPED MANSARD WINDOW DETAIL

12.13.2022



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

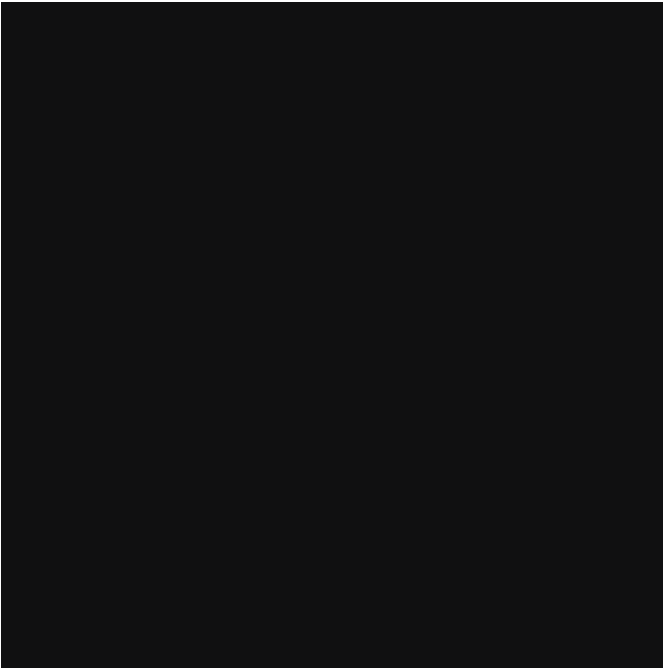


10 WEST 9TH STREET
GREENWICH VILLAGE HISTORIC DISTRICT
LP-0489

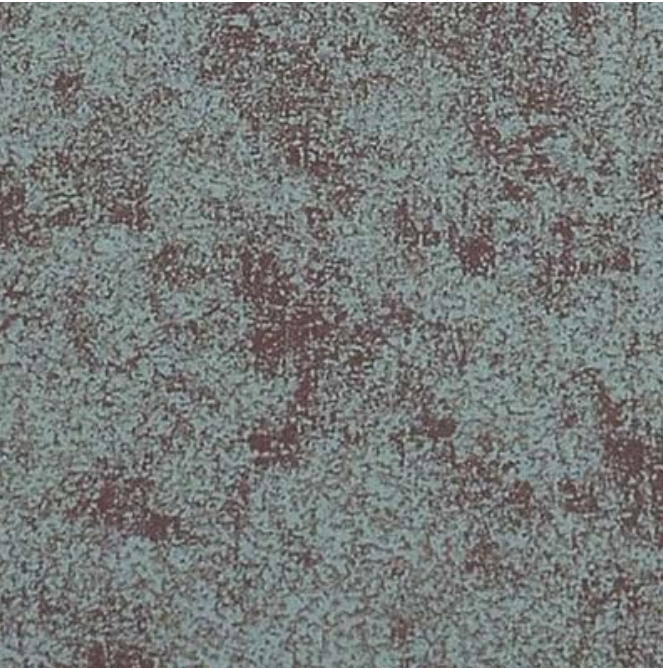
SKYLIGHT ADDITIONS IN HISTORIC DISTRICTS



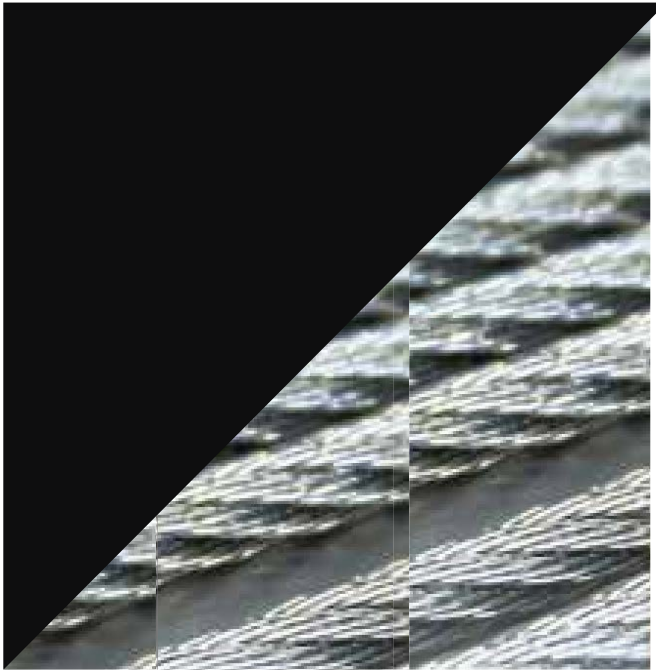
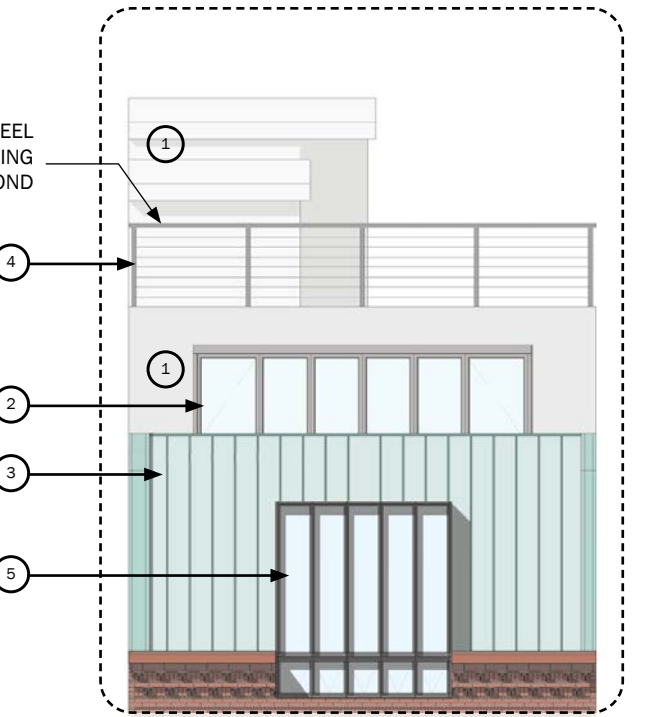
#1 INSULATED METAL PANEL
MANUFACTURER: CENTRIA, FORMAWALL, FWDS SERIES, 3" THICK
COLOR/FINISH: FLUOROFINISH, FLAT, LIGHT SEAWOLF



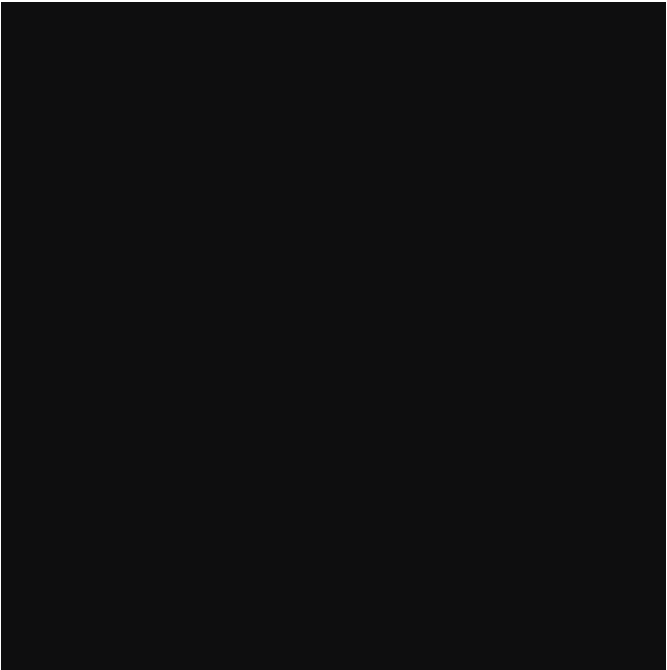
#2 SLIDING GLASS PARTITION
MANUFACTURER: NANAWALL, HSW60 - ALUMINUM
COLOR/FINISH: JET BLACK, RAL 9005



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



#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



PROPOSED ROOFTOP MATERIALS

12.13.2022



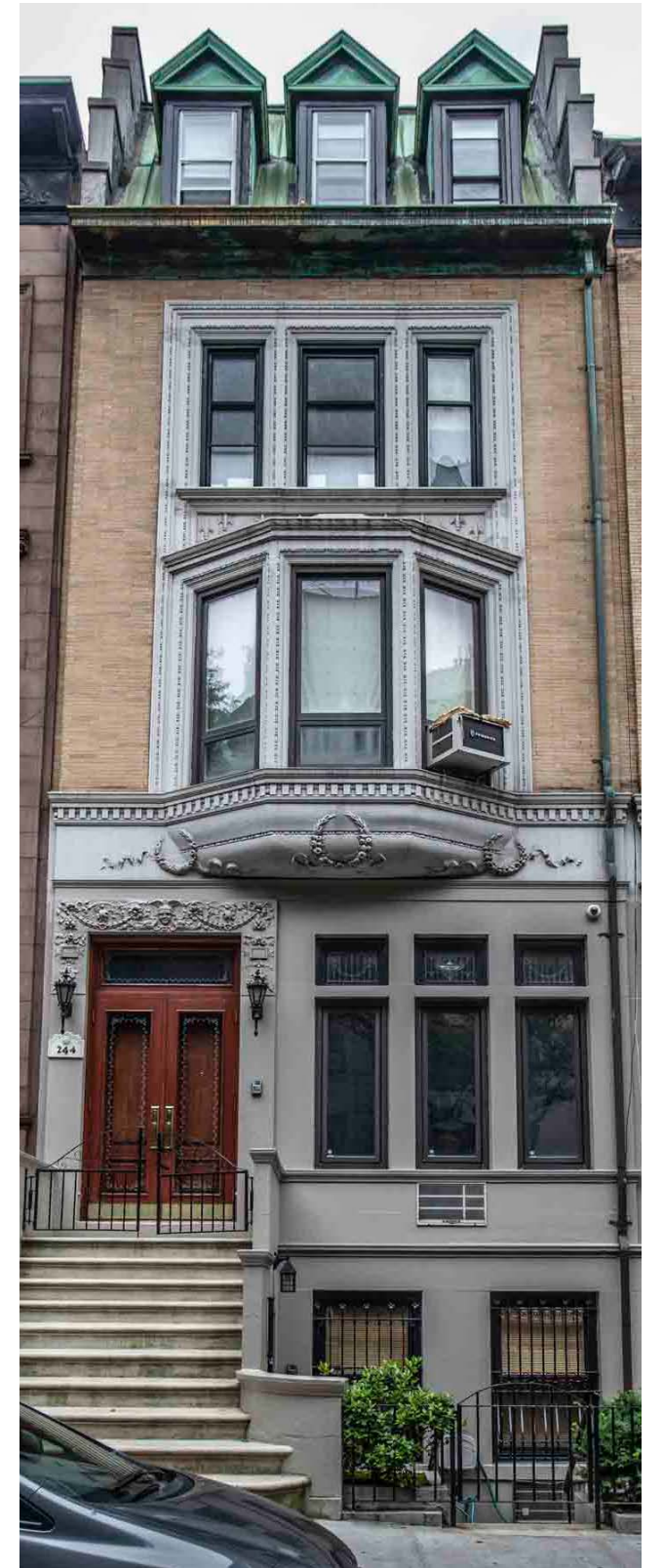
355 WEST END AVENUE
WEST END COLLEGIATE HISTORIC DISTRICT EXTENSION
LP-2462



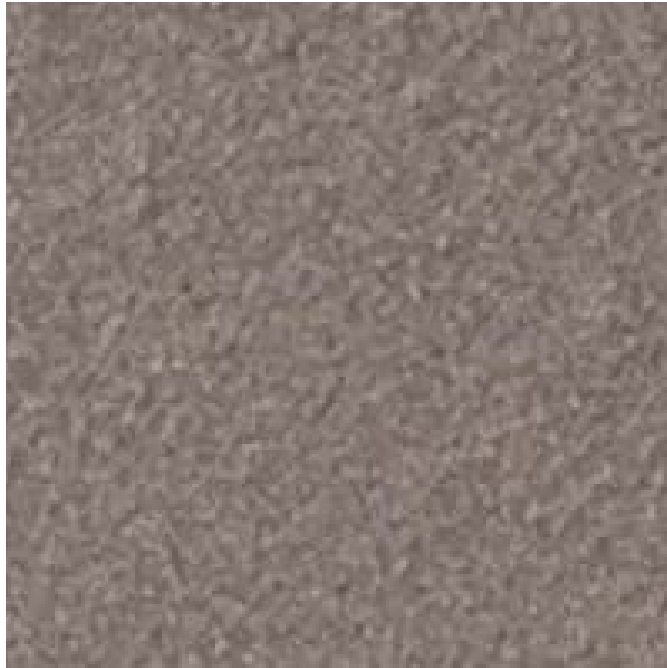
16 WEST 86TH STREET
UPPER WEST SIDE/CENTRAL PARK WEST HISTORIC
DISTRICT
LP-1647



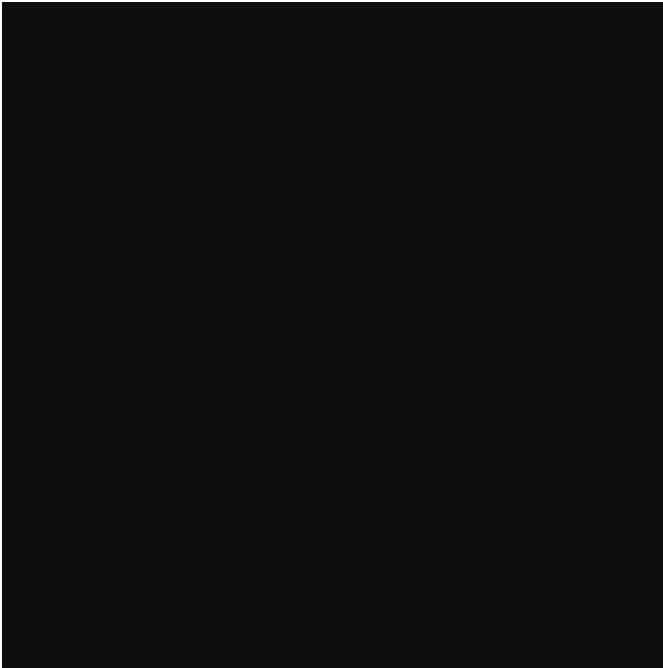
5 WEST 73RD STREET
CENTRAL PARK WEST 73RD - 74TH STREET
HISTORIC DISTRICT
LP-0964



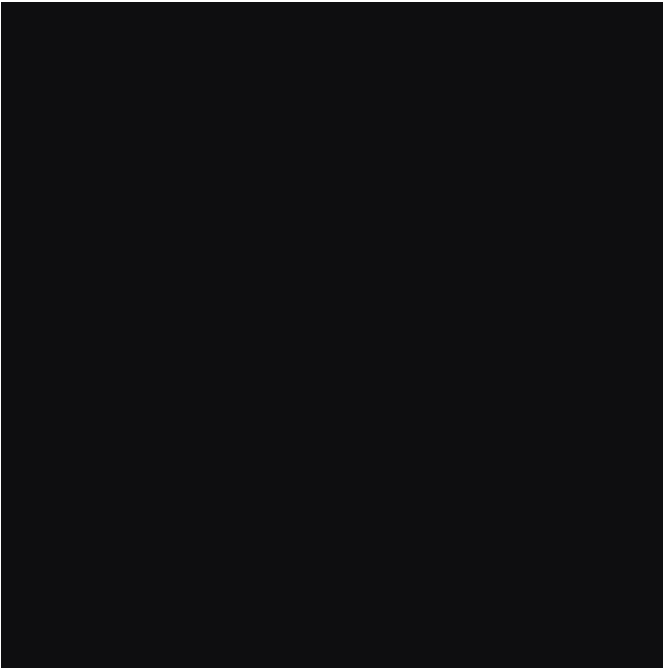
244 WEST 71ST STREET
WEST END COLLEGIATE HISTORIC DISTRICT
LP-1418



#1 TERRACOTTA RAINSCREEN
MANUFACTURER: SHILDAN, ALPHATON M2
COLOR/FINISH: QUARTZ GREY



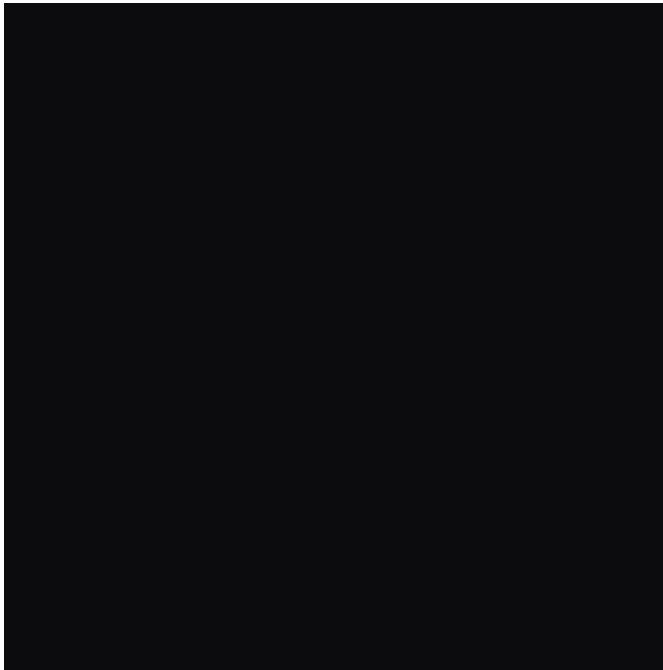
#2 STEEL WINDOW
MANUFACTURER: CRITTAL, CORPORATE W20 WINDOW
COLOR/FINISH: CRITTAL BLACK, RAL 9005
GLAZING: DOUBLE GLAZING - CLEAR



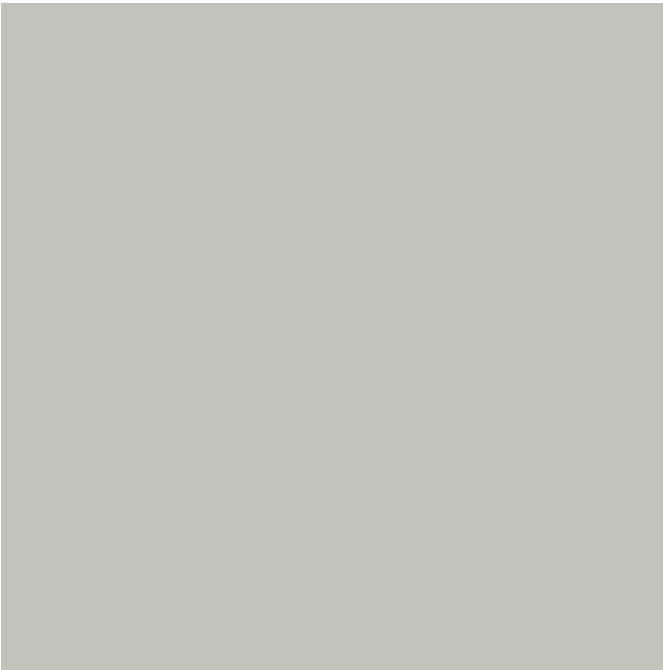
#3 STEEL DOOR
MANUFACTURER: CRITTAL, CORPORATE W20 EXTERNAL DOOR
COLOR/FINISH: CRITTAL BLACK, RAL 9005
GLAZING: DOUBLE GLAZING - CLEAR



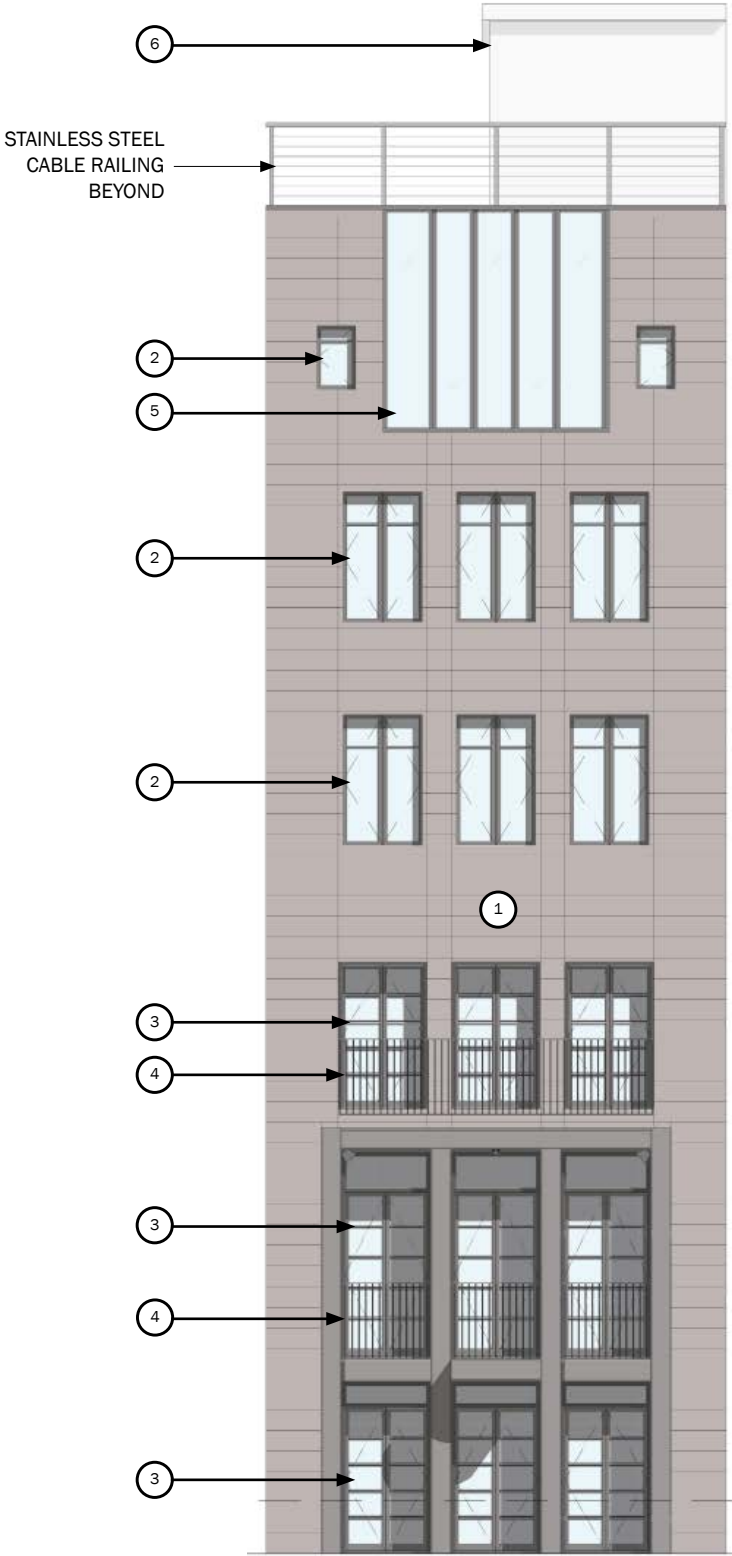
#4 STEEL RAILING
MANUFACTURER: FORTRESS BUILDING PRODUCTS, FE26
COLOR/FINISH: MATTE BLACK



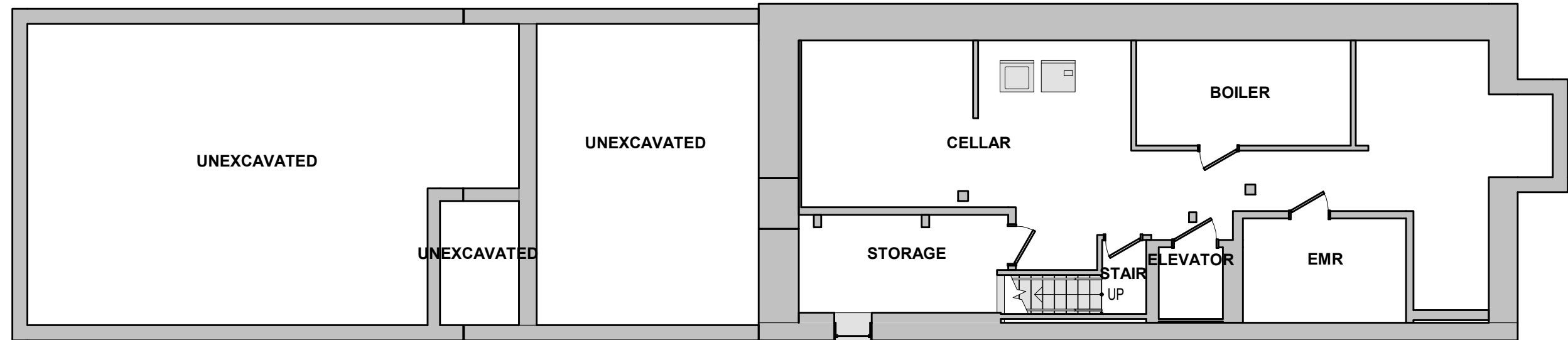
#5 GLASS CURTAIN WALL SYSTEM
MANUFACTURER: KAWNEER, CUSTOM CAP PROFILE
COLOR/FINISH: JET BLACK, RAL 9005
GLAZING: INSULATED GLAZING - CLEAR



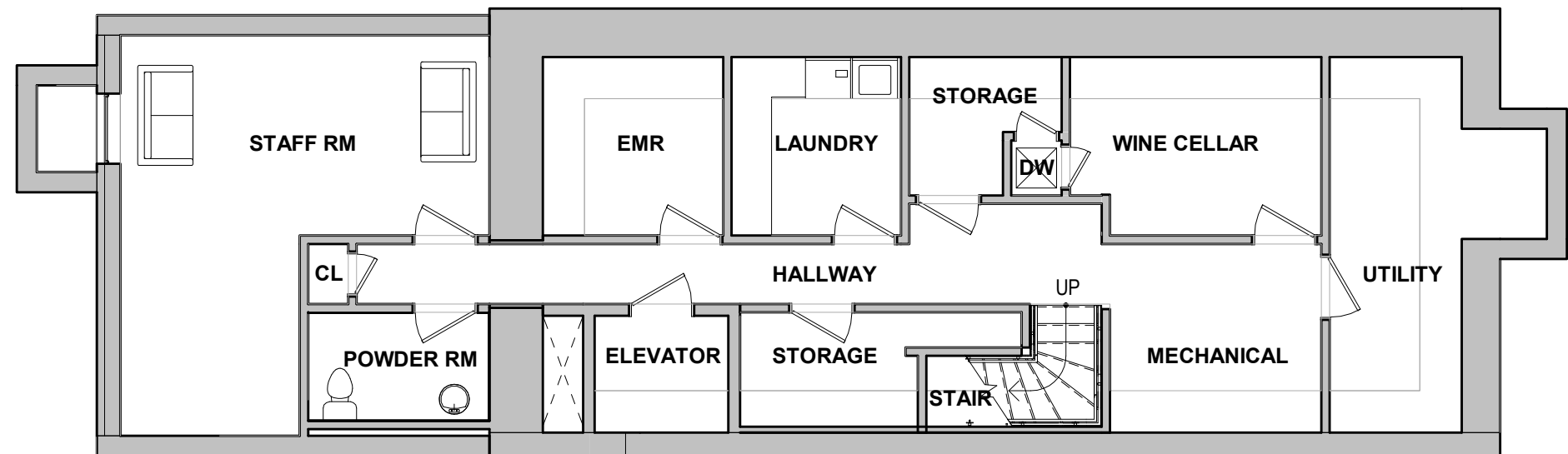
#6 INSULATED METAL PANEL
MANUFACTURER: CENTRIA, FORMAWALL, FWDS SERIES, 3" THICK
COLOR/FINISH: FLUOROFINISH, FLAT, LIGHT SEAWOLF



PROPOSED REAR FACADE MATERIALS



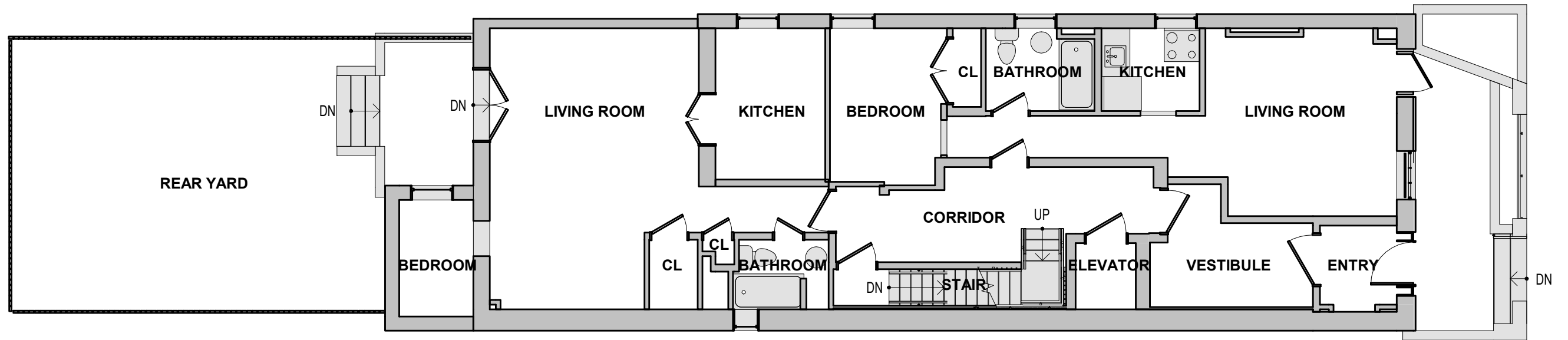
EXISTING CELLAR FLOOR PLAN



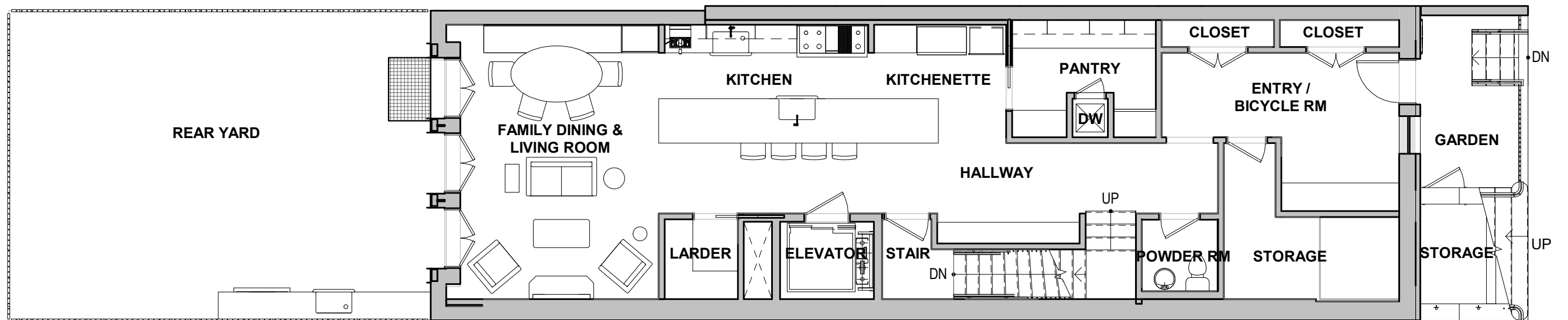
PROPOSED CELLAR FLOOR PLAN

FLOOR PLANS - CELLAR

12.13.2022



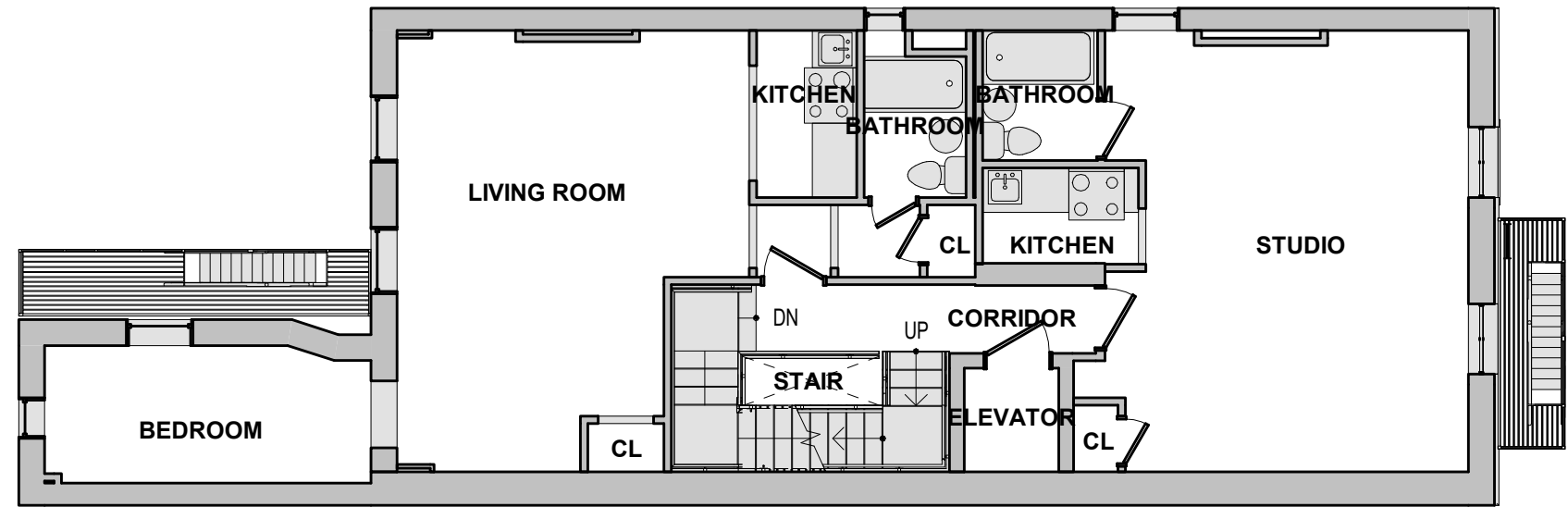
EXISTING BASEMENT FLOOR PLAN



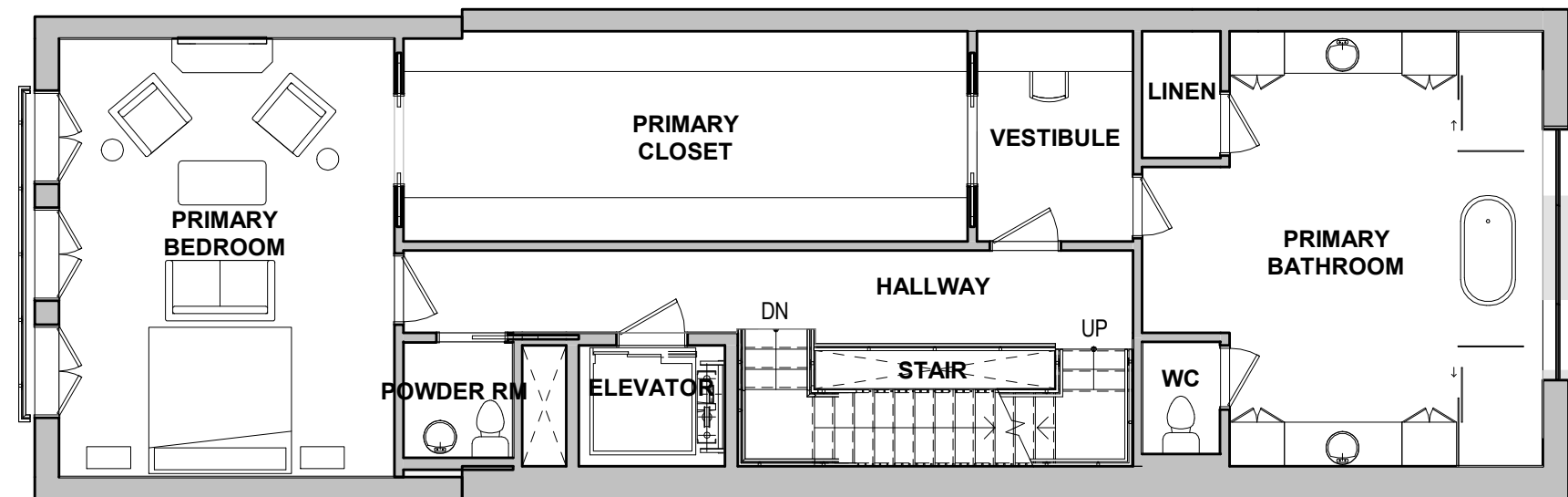
PROPOSED BASEMENT FLOOR PLAN

FLOOR PLANS - BASEMENT

12.13.2022



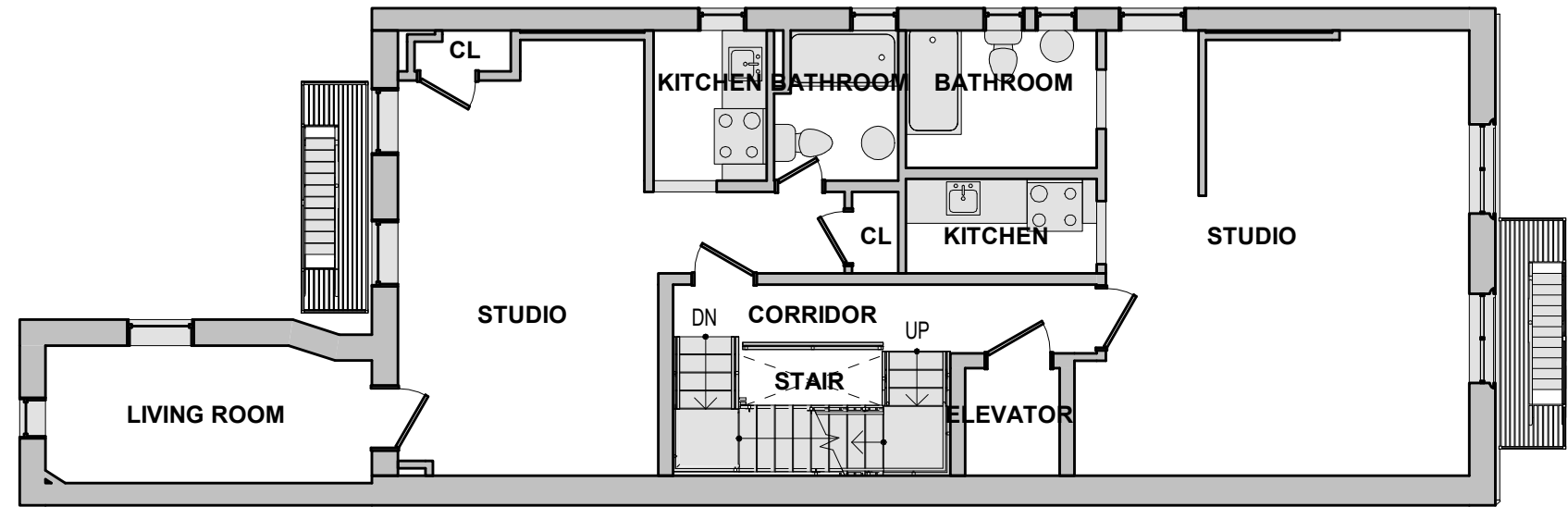
EXISTING SECOND FLOOR PLAN



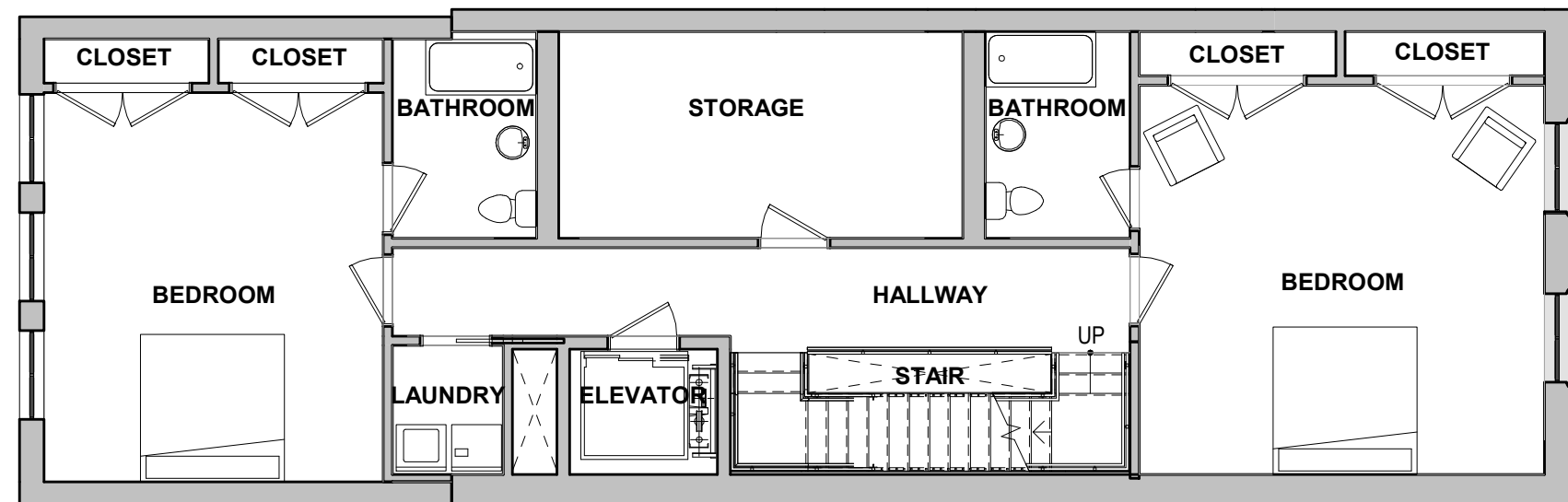
PROPOSED SECOND FLOOR PLAN

FLOOR PLANS - SECOND FLOOR

12.13.2022



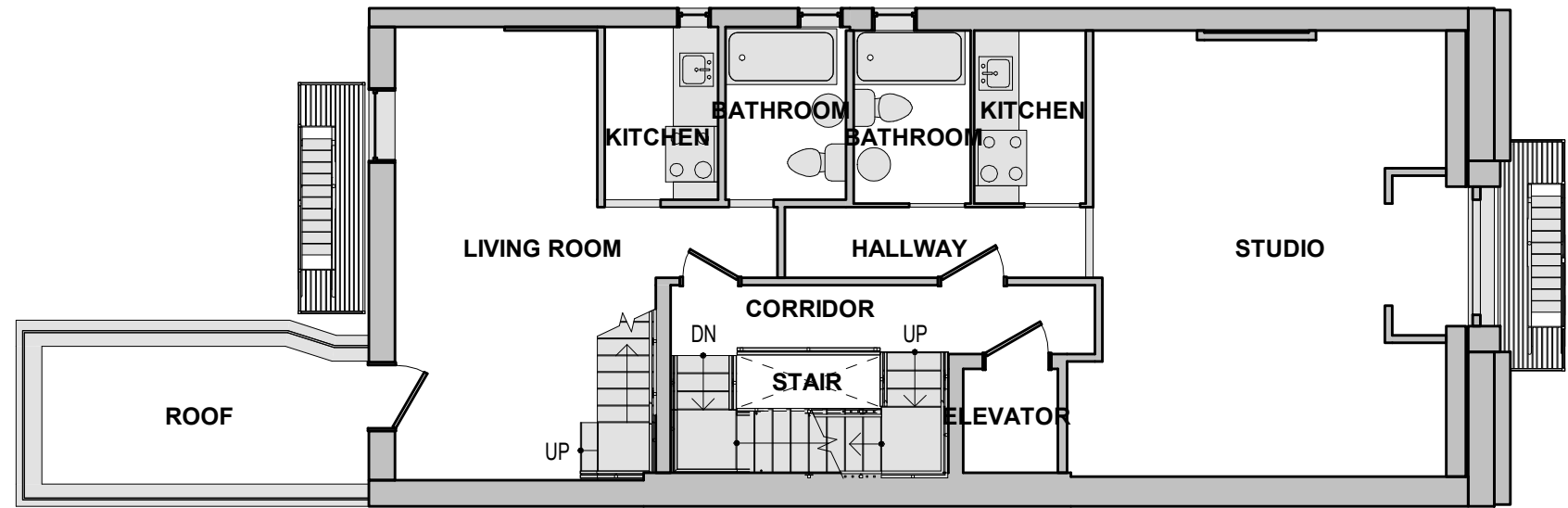
EXISTING THIRD FLOOR PLAN



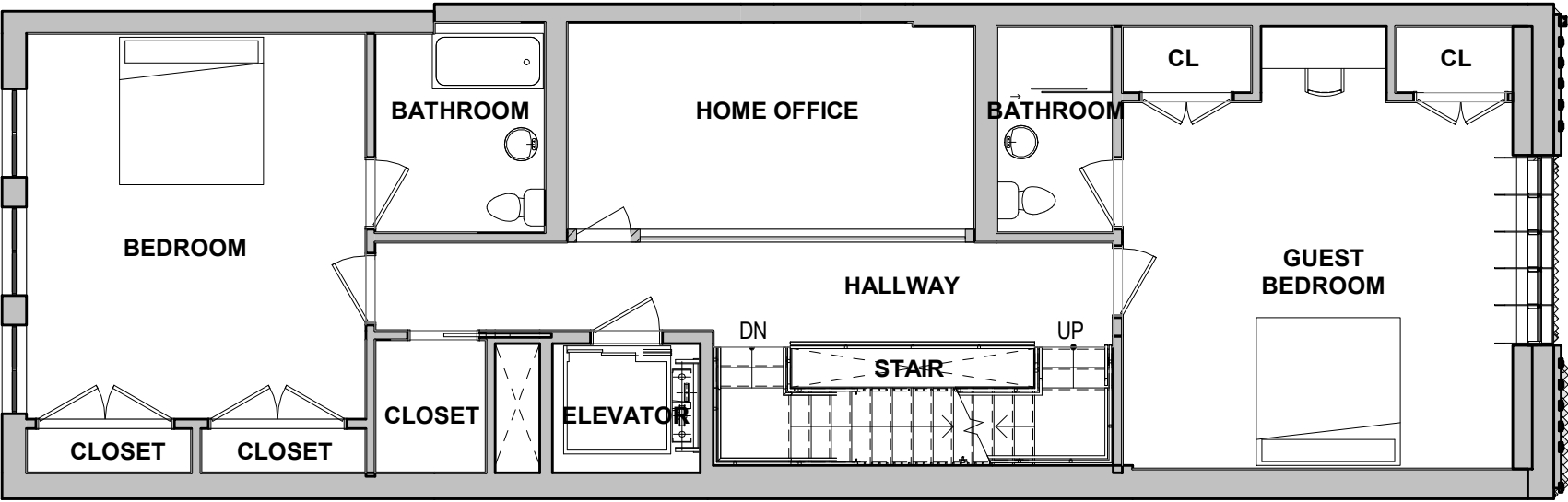
PROPOSED THIRD FLOOR PLAN

FLOOR PLANS - THIRD FLOOR

12.13.2022



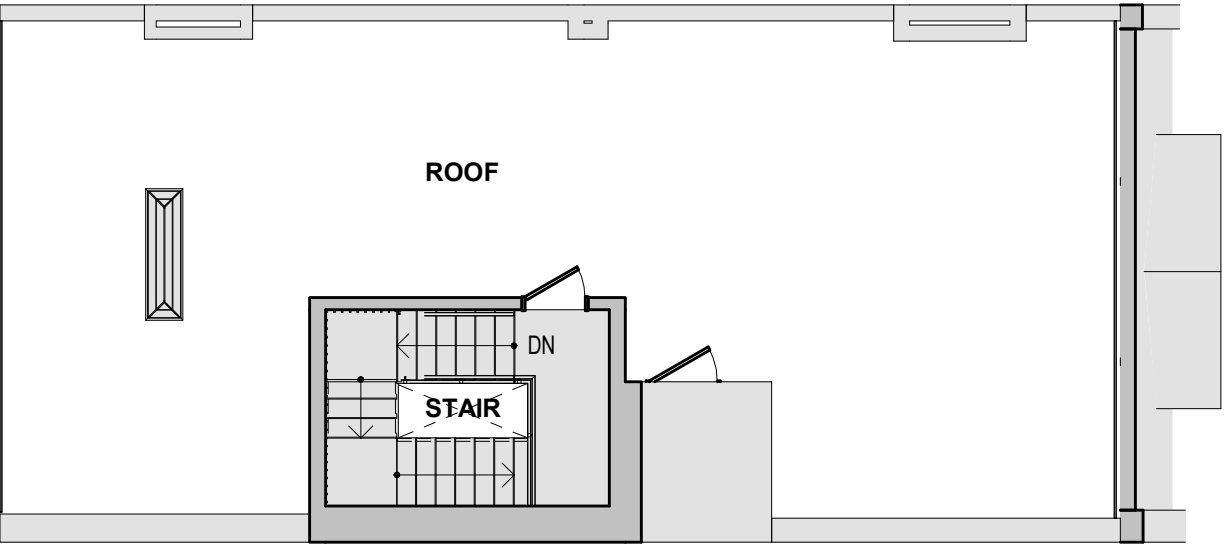
EXISTING FOURTH FLOOR PLAN



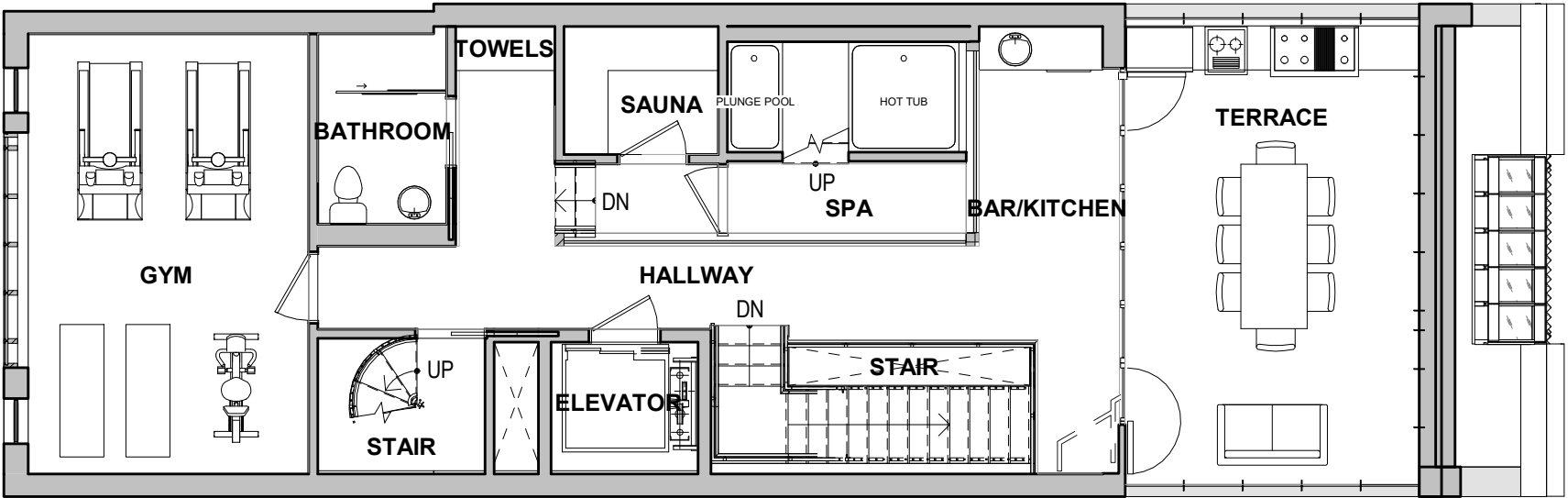
PROPOSED FOURTH FLOOR PLAN

FLOOR PLANS - FOURTH FLOOR

12.13.2022

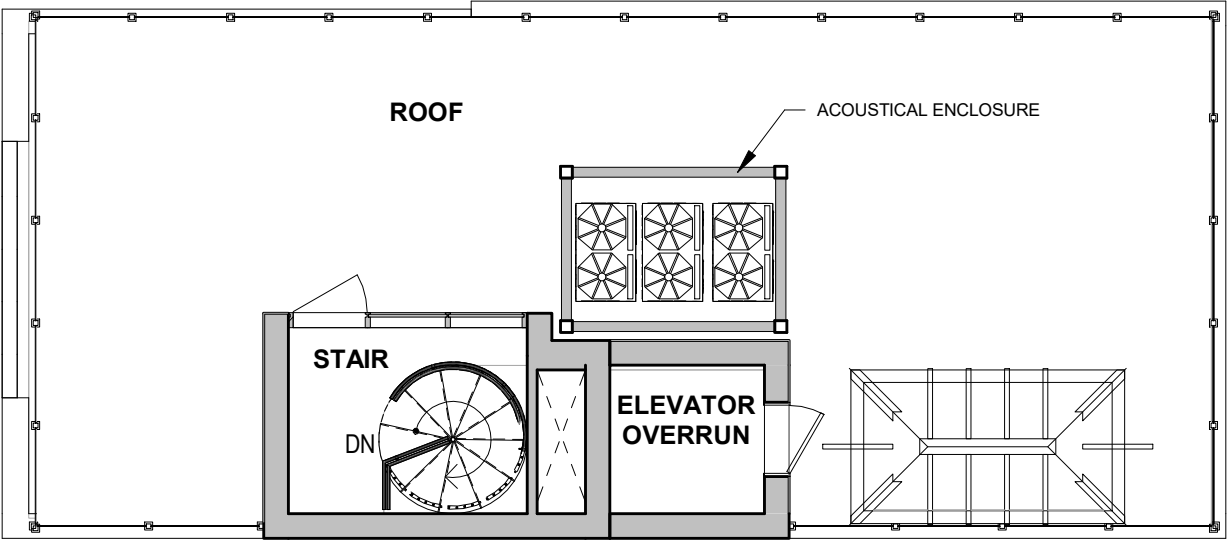


EXISTING ROOF (FIFTH) FLOOR PLAN



PROPOSED FIFTH FLOOR PLAN

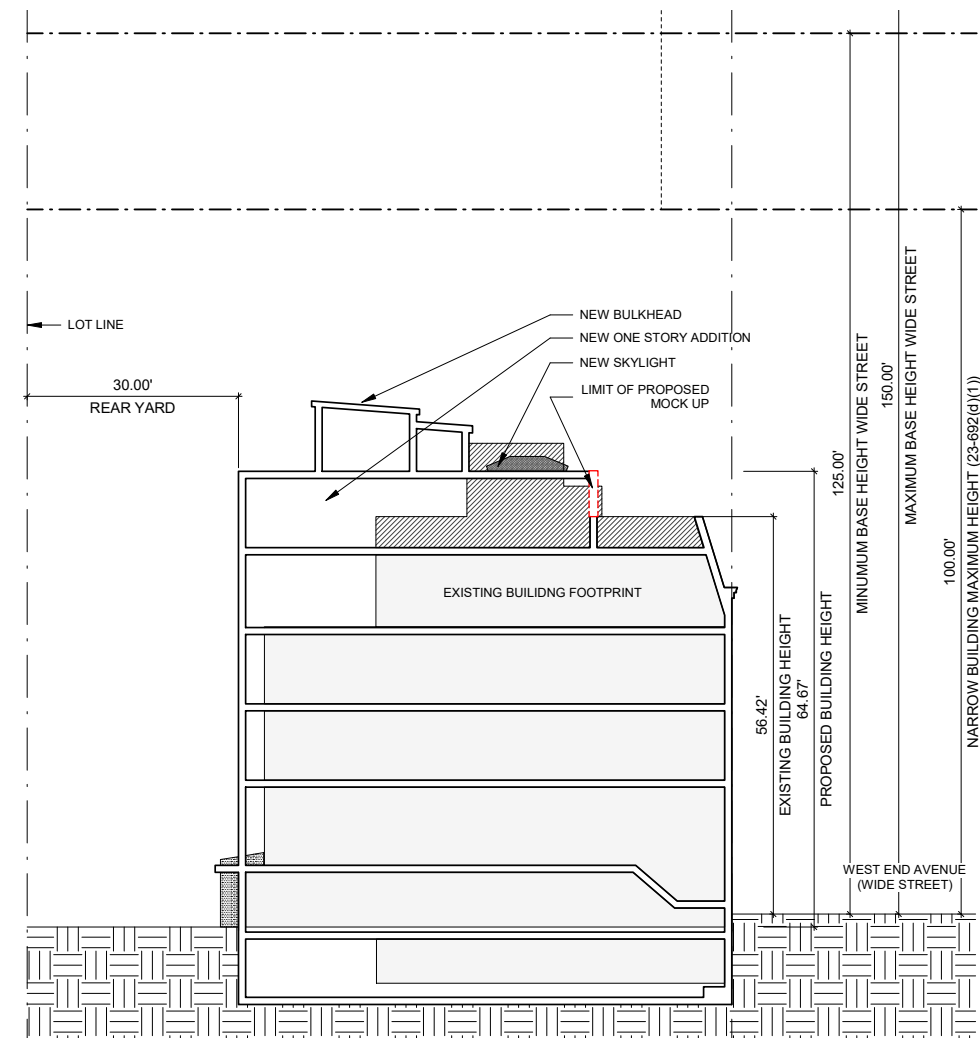
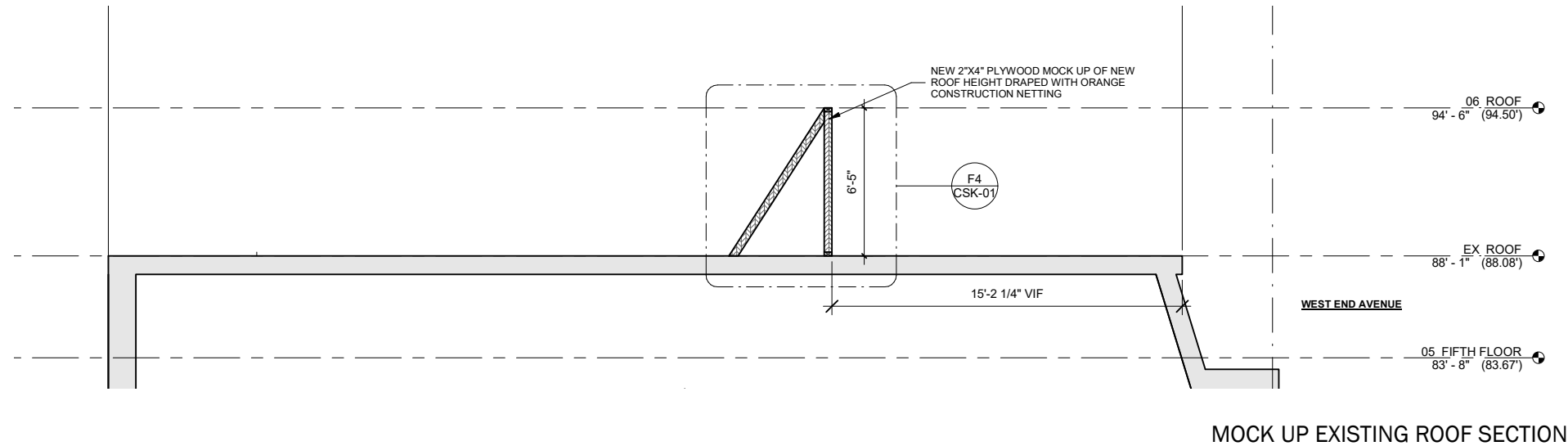
SCOPE AND LOCATIONS OF MECHANICAL EQUIPMENT
TO COME



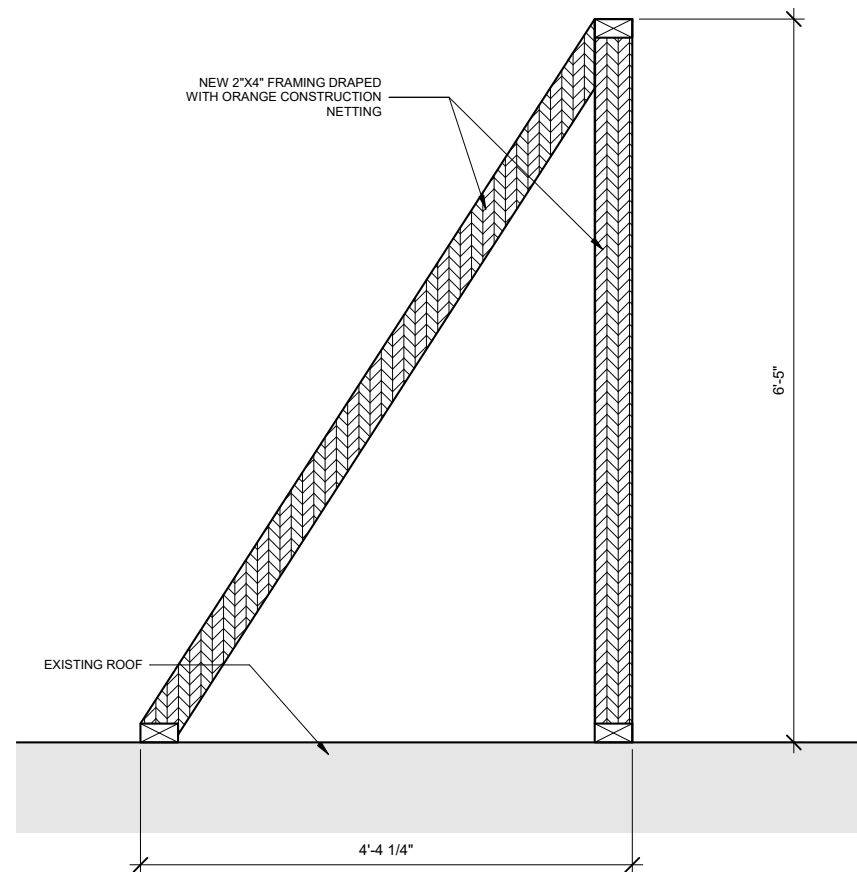
PROPOSED ROOF PLAN

FLOOR PLANS - ROOF PLAN

12.13.2022



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

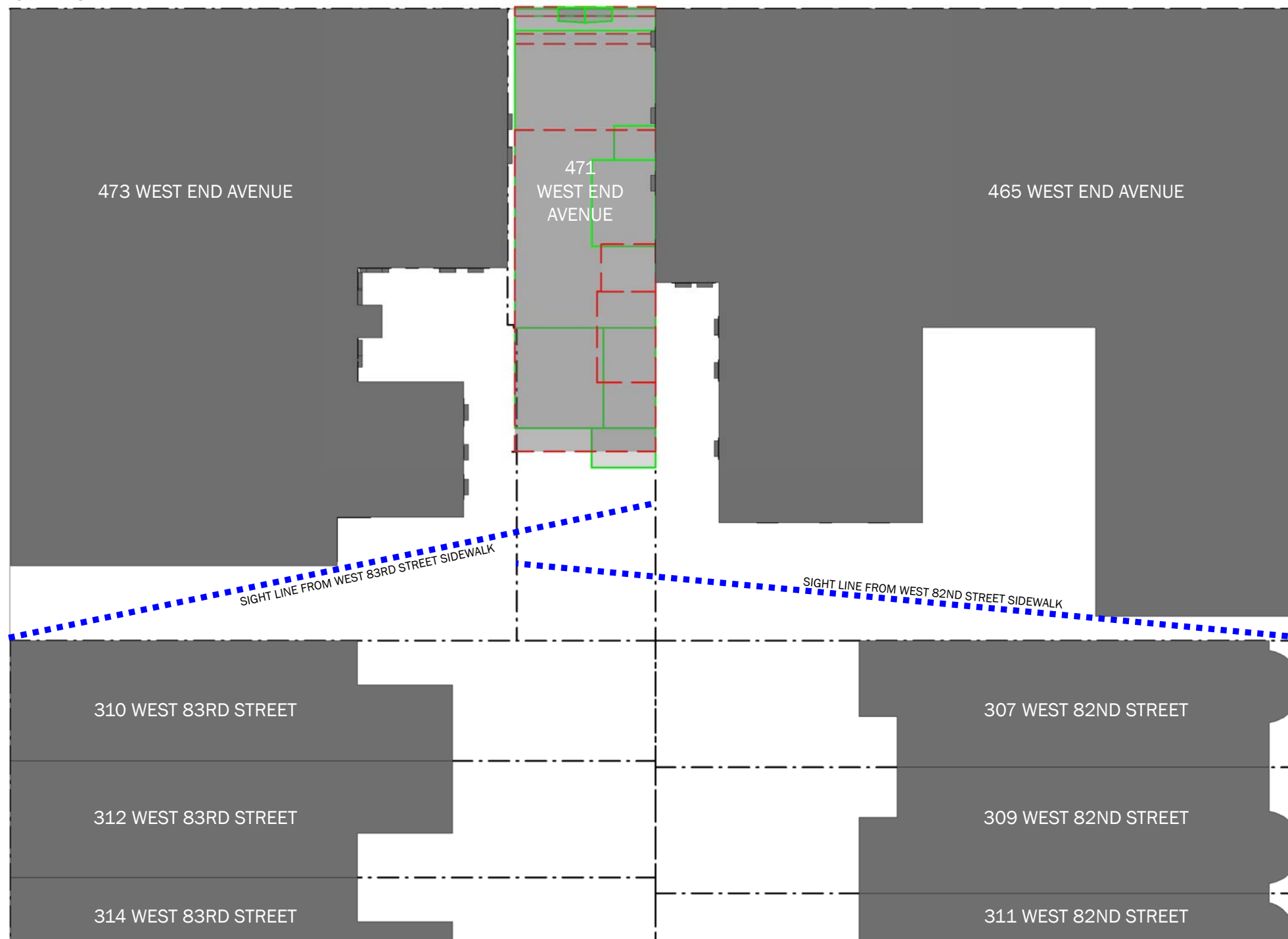
12.13.2022

471 WEST END AVENUE

LEGEND

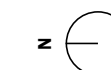
- - - - - DENOTES THE PROPOSED 471 WEA BUILDING BOUNDARY
- DENOTES THE EXISTING 471 WEA BUILDING BOUNDARY
- · · · · DENOTES THE SIGHT LINE FROM THE SIDEWALK

WEST 83RD STREET

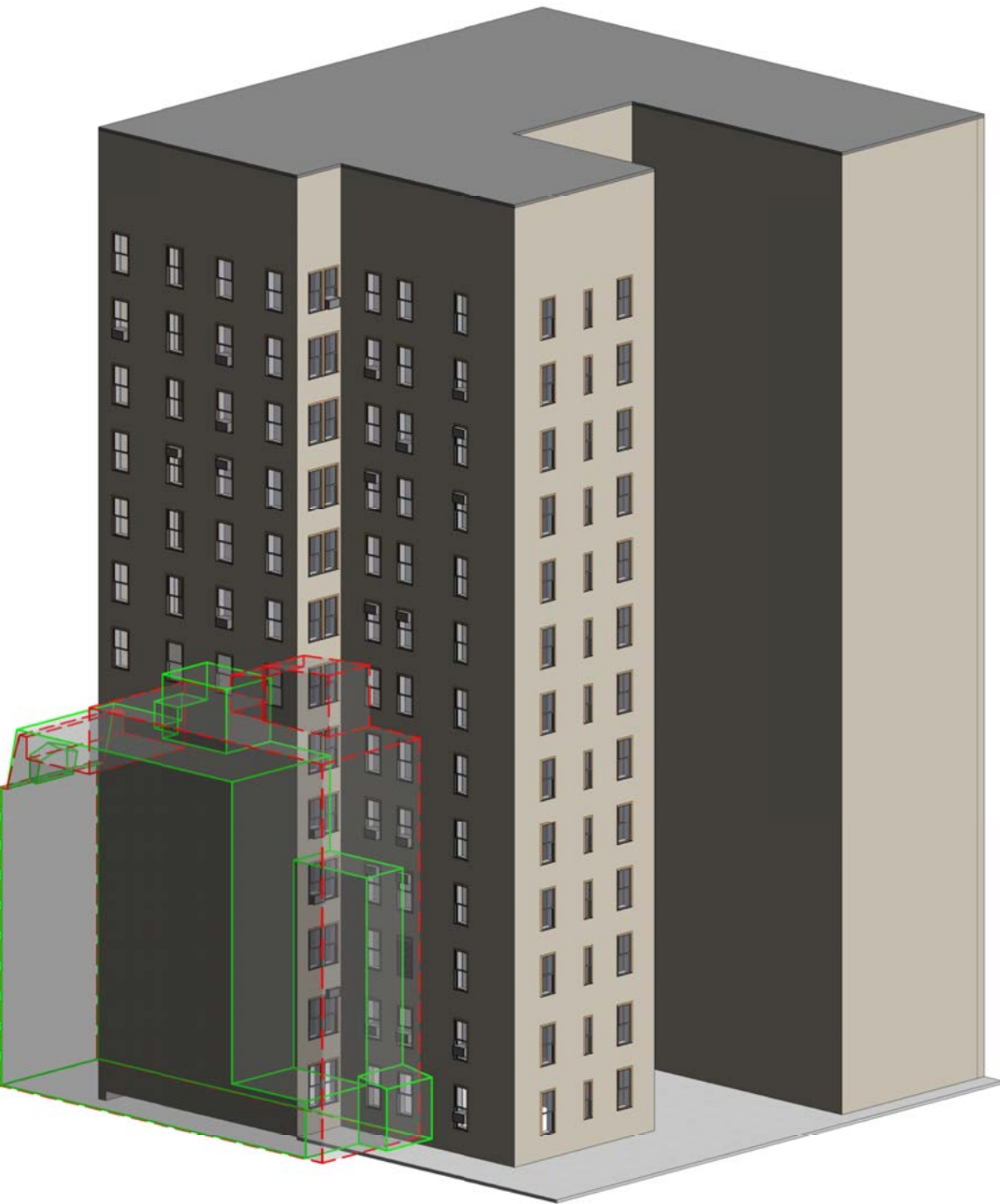


WEST 82ND STREET

PRELIMINARY DIAGRAMMATIC PLAN - 465, 471, 473 REAR YARD



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



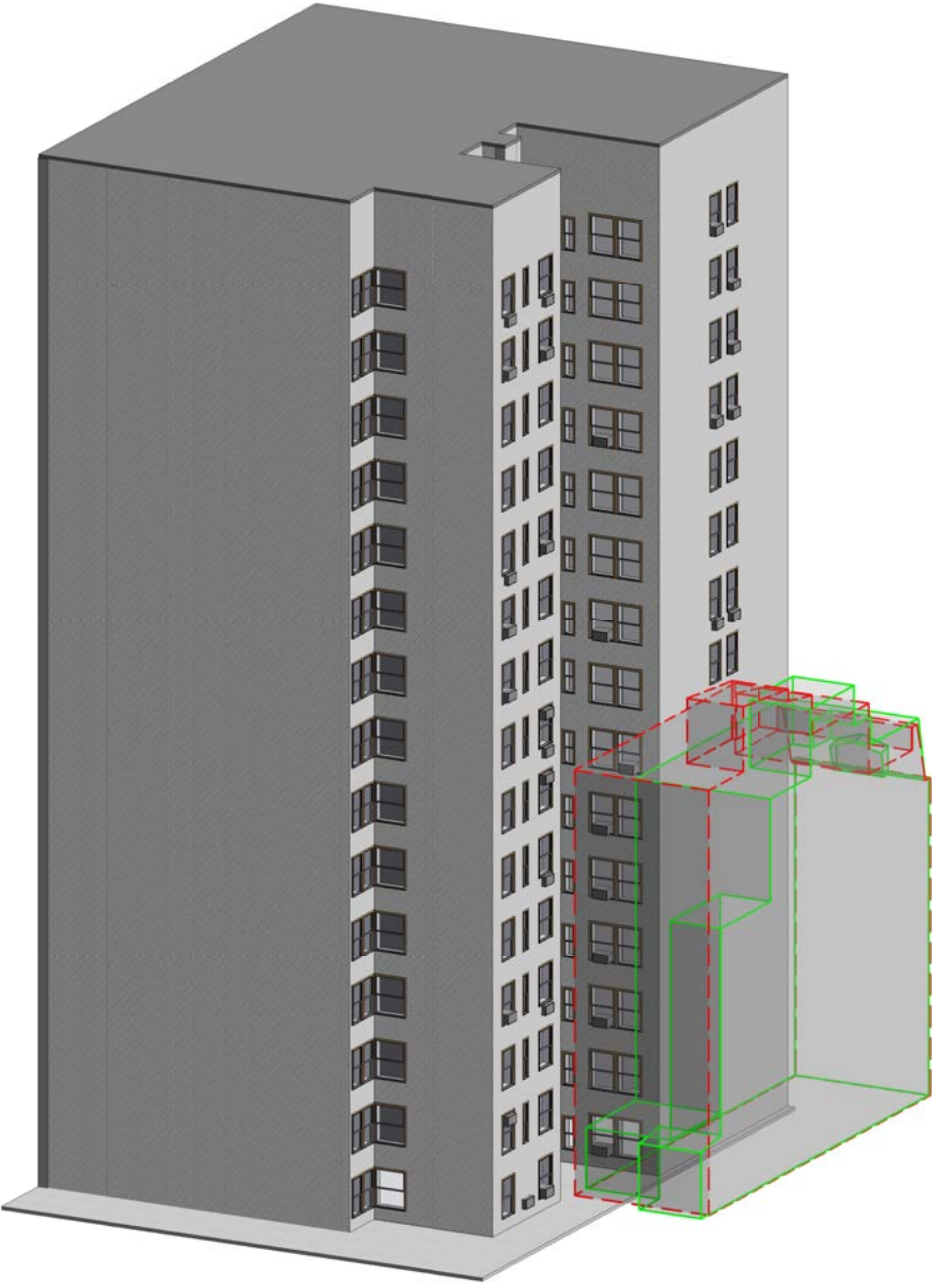
PRELIMINARY AXONOMETRIC - 465 WEST END AVENUE

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



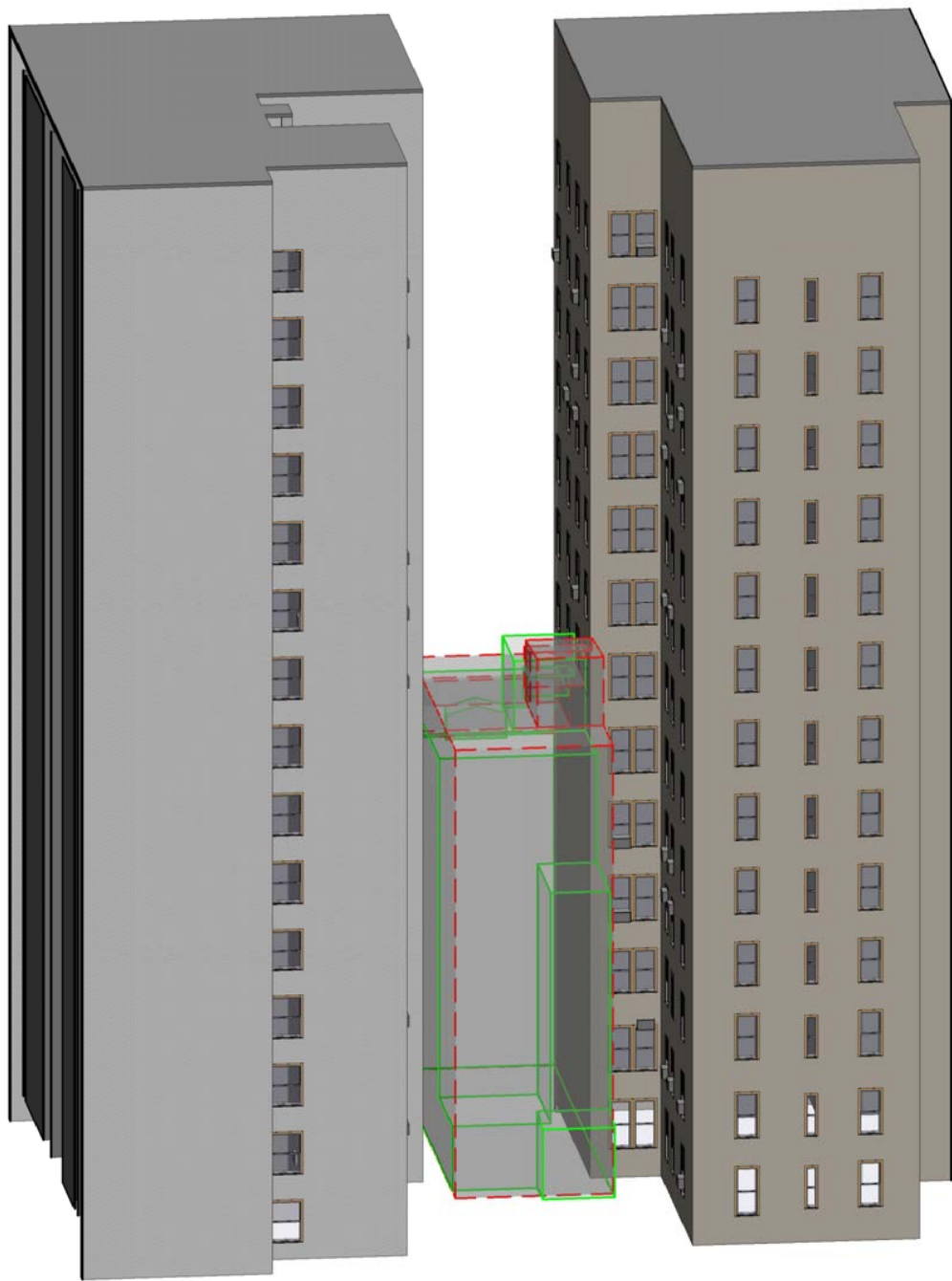
PRELIMINARY SECTION - 473 WEST END AVENUE

RELATIONSHIP TO NEIGHBORING BUILDINGS - 473 WEST END AVENUE

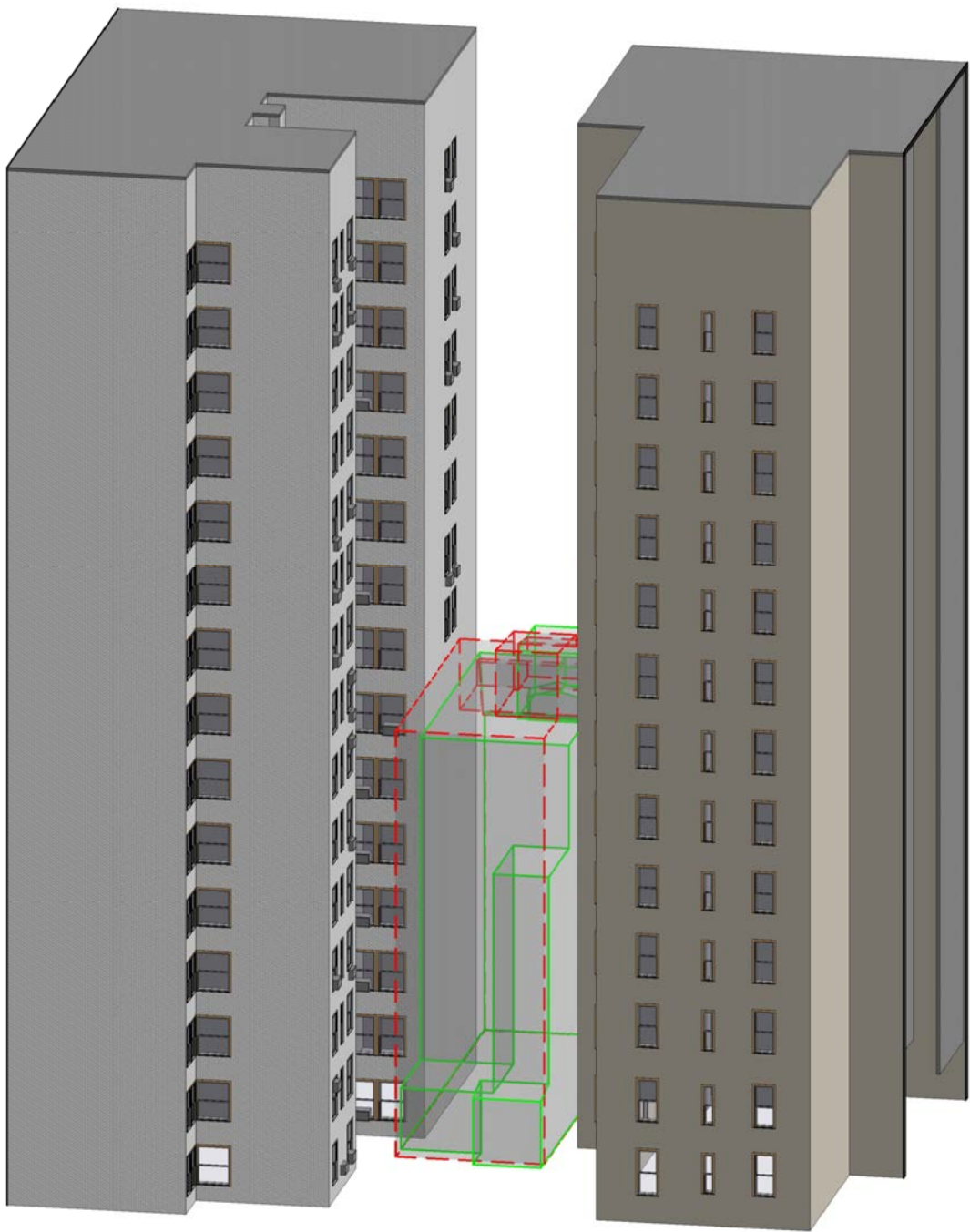
LEGEND

--- 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

The current proposal is:

Preservation Department – Item 5, LPC-23-04321

**471 West End Avenue – Riverside - West End Historic District
Extension I
Borough of Manhattan**

To Testify Please Join Zoom

Webinar ID: 864 9383 1536

Passcode: 581958

By Phone: 1 646-558-8656 US (New York)

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888 475 4499 (Toll free)

Note: If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.