

January 24th, 2023  
Public Hearing

The current proposal is:

**Preservation Department – Item 8, LPC-23-00406**

**61 West 70th Street – Upper West Side/Central Park West  
Historic District  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 867 3241 5521

**Passcode:** 532169

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.

# 61 W 70th Street

## New York, NY 10023

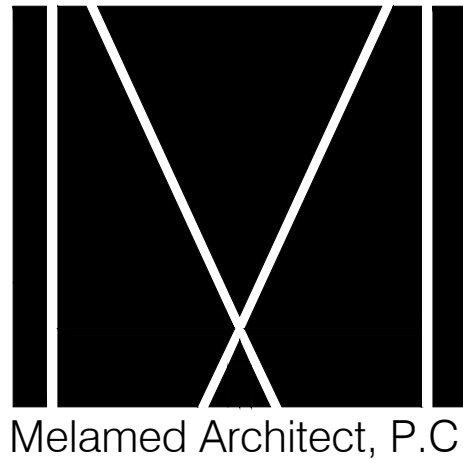
SET OF 20 DRAWINGS

COMMUNITY BOARD #7  
DECEMBER 8<sup>th</sup>, 2022

FULL BOARD VOTE  
JANUARY 3<sup>rd</sup>, 2023

LANDMARKS REVIEW  
JANUARY 24<sup>th</sup>, 2023

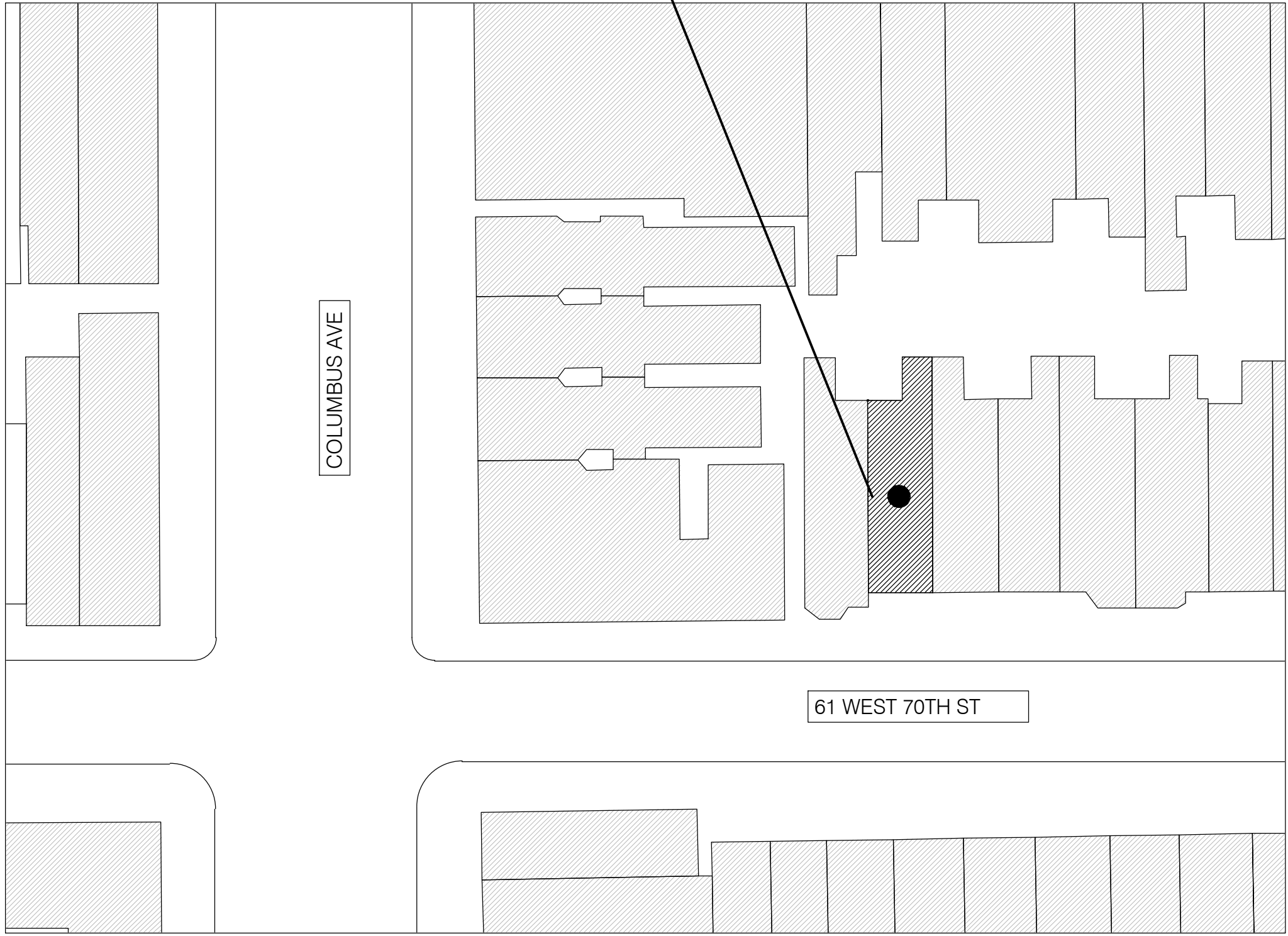
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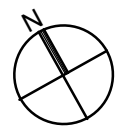
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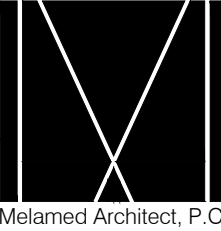


Project Location



A-000.00



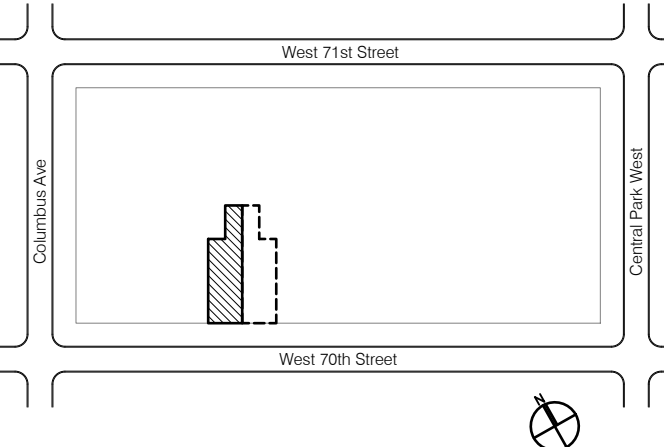


DATE	REVISION NO.	COPY TO	COORDINATION	REVIEW	APPROVAL	BID	CONSTRUCTION
05.10.2022	1	Progress Set					
07.07.2022	2	DOB/LPC Filing Set					
09.01.2022	3	DOB/LPC Filing Set					
10.24.2022	4	BID Set					
12.08.2022	5	Community Board					
12.20.2022	6	DOB/LPC Filing Set					
01.04.2023	7	LPC Public Hearing					

CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) UL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

61 West 70th st  
New York, NY 10023



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THE ARCHITECT HAS NOT BEEN RETAINED TO SUPERVISE THE CONSTRUCTION OF THIS PROJECT.

DOB NOW JOB #M00773344-11

DRAWING TITLE:

BLOCKFRONT ELEVATION,  
AERIAL VIEW, SITE SURVEY &  
BLOCK MAP

DRAWING NUMBER:

A-200

REVISION NUMBER:

00

DATE:

2023

SCALE:

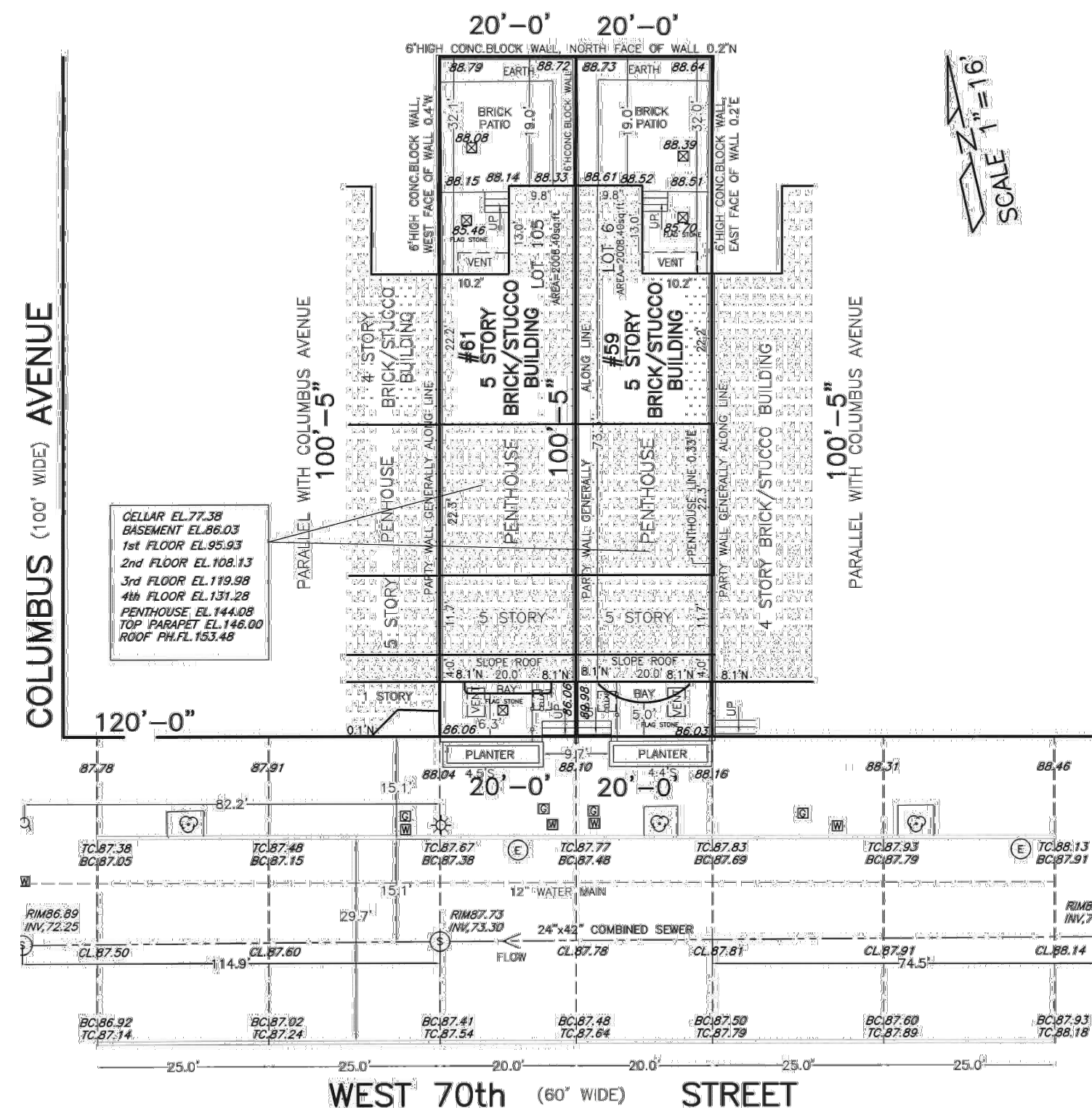
AS NOTED



1 BLOCK FRONT ELEVATION  
A-200 BUILDINGS 53-65 @ SCALE: 3/16" = 1'-0"



2 BLOCK FRONT AERIAL VIEW  
A-200 GOOGLE EARTH PRO 2022



3 SITE SURVEY  
A-200 NTS



4 BLOCK PLAN  
A-200 SCALE: 1/32" = 1'-0"

DATE:	SCALE:
2023	AS NOTED

1  
A-201

PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/4" = 1'-0"



[illegible]

EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
6" C.M.U WALL (2 HR RATED) UL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

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A-203	00
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DATE:	SCALE:
2023	AS NOTED

1  
A-203

EXISTING BASEMENT FLOOR PLAN  
SCALE: 3/16" = 1'-0"

2 PROPOSED FLOOR PLAN (BASEMENT)  
A-203 SCALE: 3/16" = 1'-0"

INSTALL NEW BLUESTONE 24 X 24 PAVERS  
BY SANDY NECK TRADERS OR APPROVED  
EQUAL. (THERMAL FINISH, UNIFORM  
COLOR). NON-COMBUSTIBLE  
CONSTRUCTION  
ADA RAMP DOWN (1":12" SLOPE)  
FLANKED WITH SAFETY RAILING

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SCOPE 1. FRONT  
AREAWAY: INTRODUCING  
RAMP AND MODIFYING  
DOOR OPENING

EXISTING FIXED TRANSOM TO  
REMAIN

EXISTING DOUBLE HUNG  
WINDOW TO REMAIN

RESTORE ORIGINAL STONE  
LOOK.

PROPOSED ENTRY DOOR IN  
MODIFIED OPENING

LINE OF EXISTING OPENING

EXISTING SAFETY GRILLE: STRIP  
OFF OLD PAINT. REPAINT  
BLACK TO MATCH ORIGINAL

EXISTING DOUBLE HUNG WINDOW  
TO REMAIN



EXTERIOR LANTERN BY HAMPTON BAY  
COLOR: BLACK  
SIZE: 14"H X 6"W



1ST FLOOR  
NAVD' 88 EL. 95.93'  
(PER SURVEY)

BASEMENT  
NAVD' 88 EL. 86.03'  
(PER SURVEY)

9'-11"

## Melamed Architect PC

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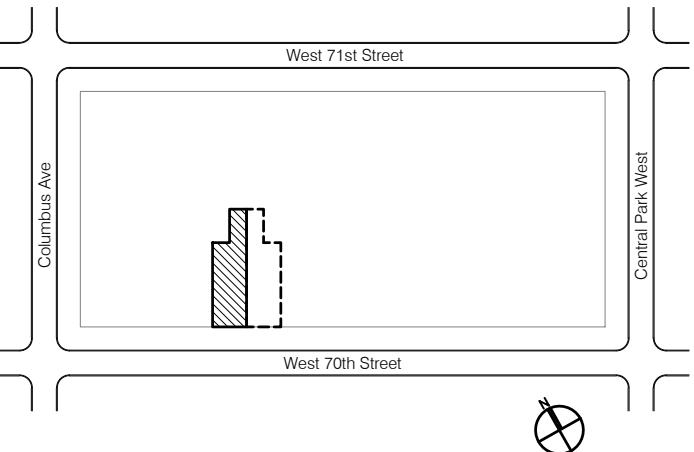


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EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) UL# U904	
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SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

61 West 70th st  
New York, NY 10023



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DOB NOW JOB #M00773344-11

DRAWING TITLE:  
ENLARGED PROPOSED  
FRONT SOUTH ELEVATION

DRAWING NUMBER:  
**A-204**

REVISION NUMBER:  
**00**

DATE:  
2023

SCALE:  
AS NOTED

1  
A-204

ENLARGED PROPOSED FRONT (SOUTH) ELEVATION

SCALE: 1/2" = 1'-0"



[illegible]

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EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) JUL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

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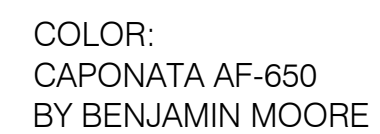
DRAWING TITLE:  
PROPOSED ENTRY DOOR 1.3 ,  
TYPE S AT PRIMARY FACADE

A-206

00

SCALE:

NOTED



[illegible]

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EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) JL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

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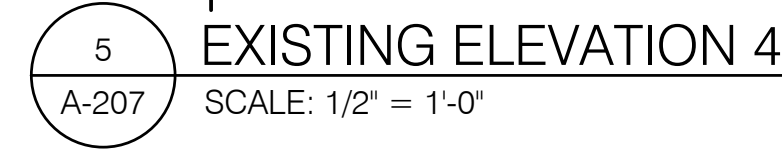
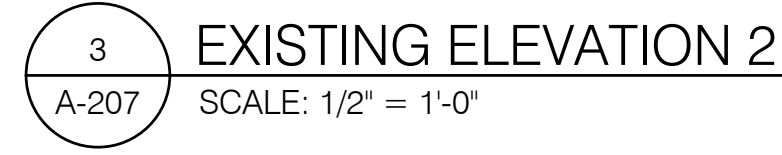
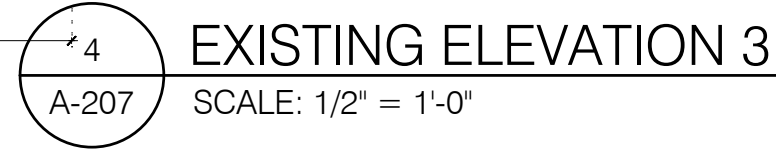
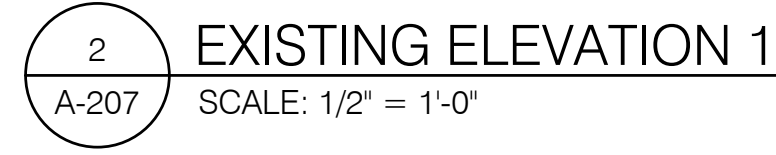
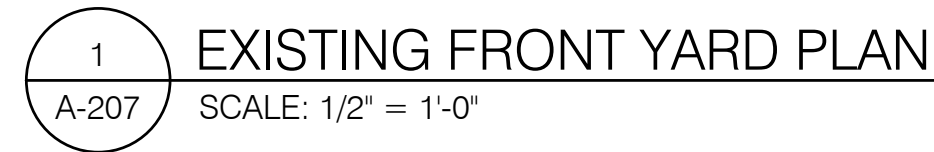
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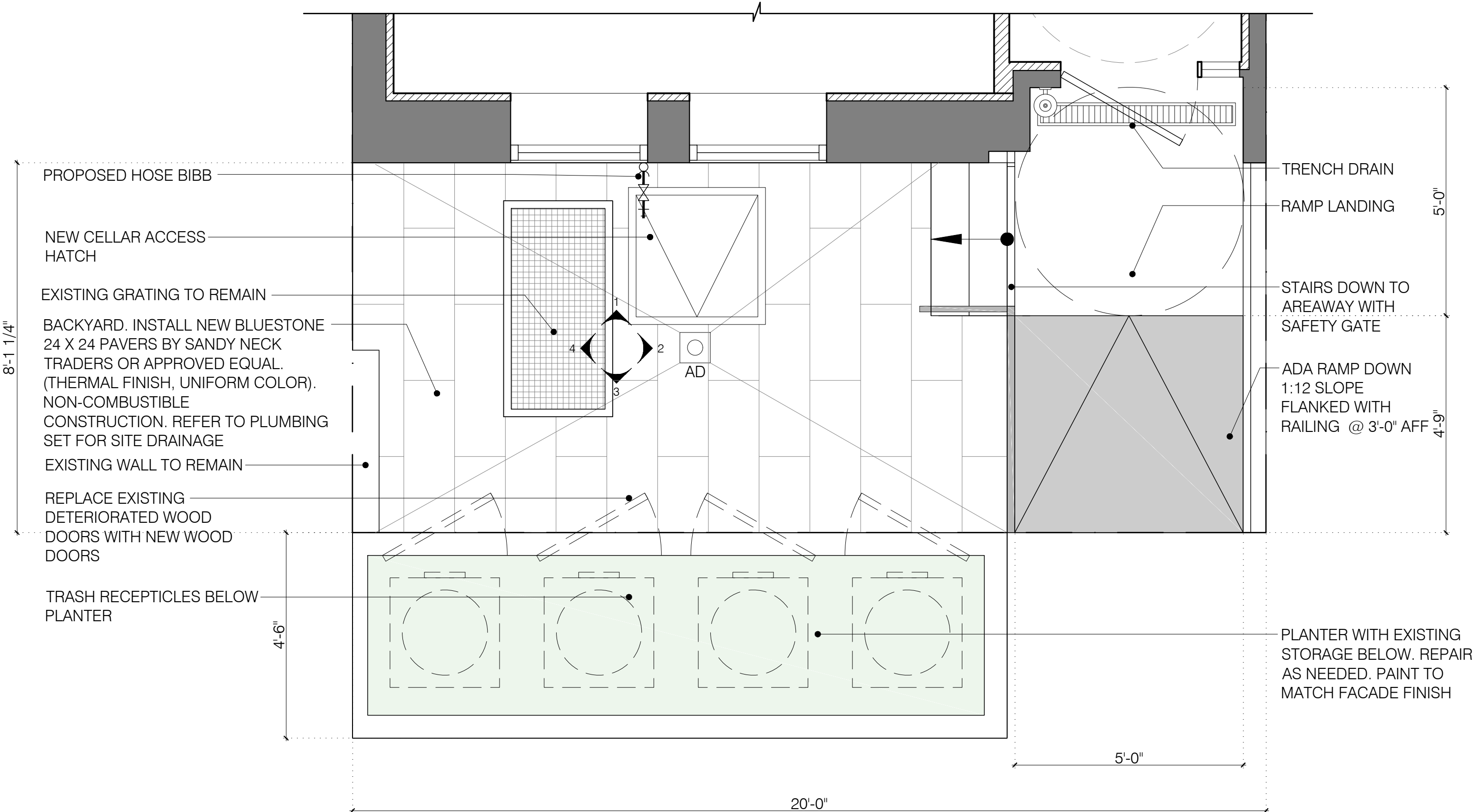
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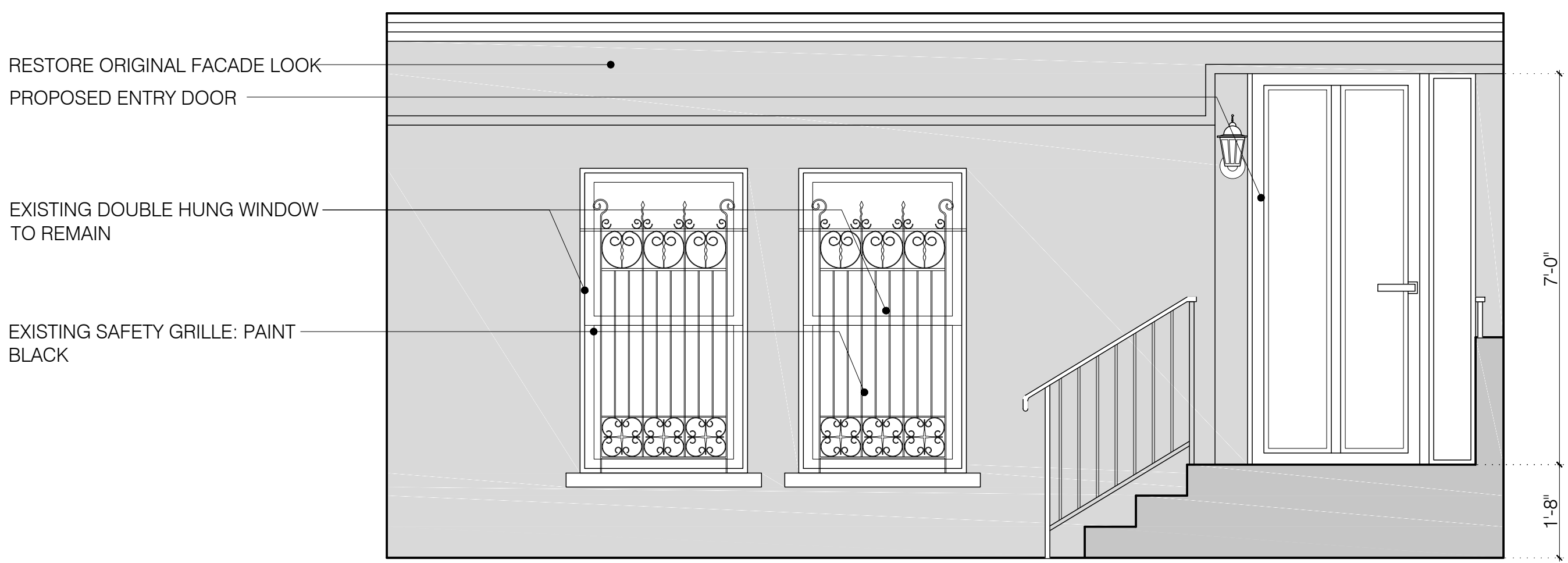
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DRAWING NUMBER:  <b>A-207</b>	REVISION NUMBER:  <b>00</b>
DATE:  2023	SCALE:  AS NOTED

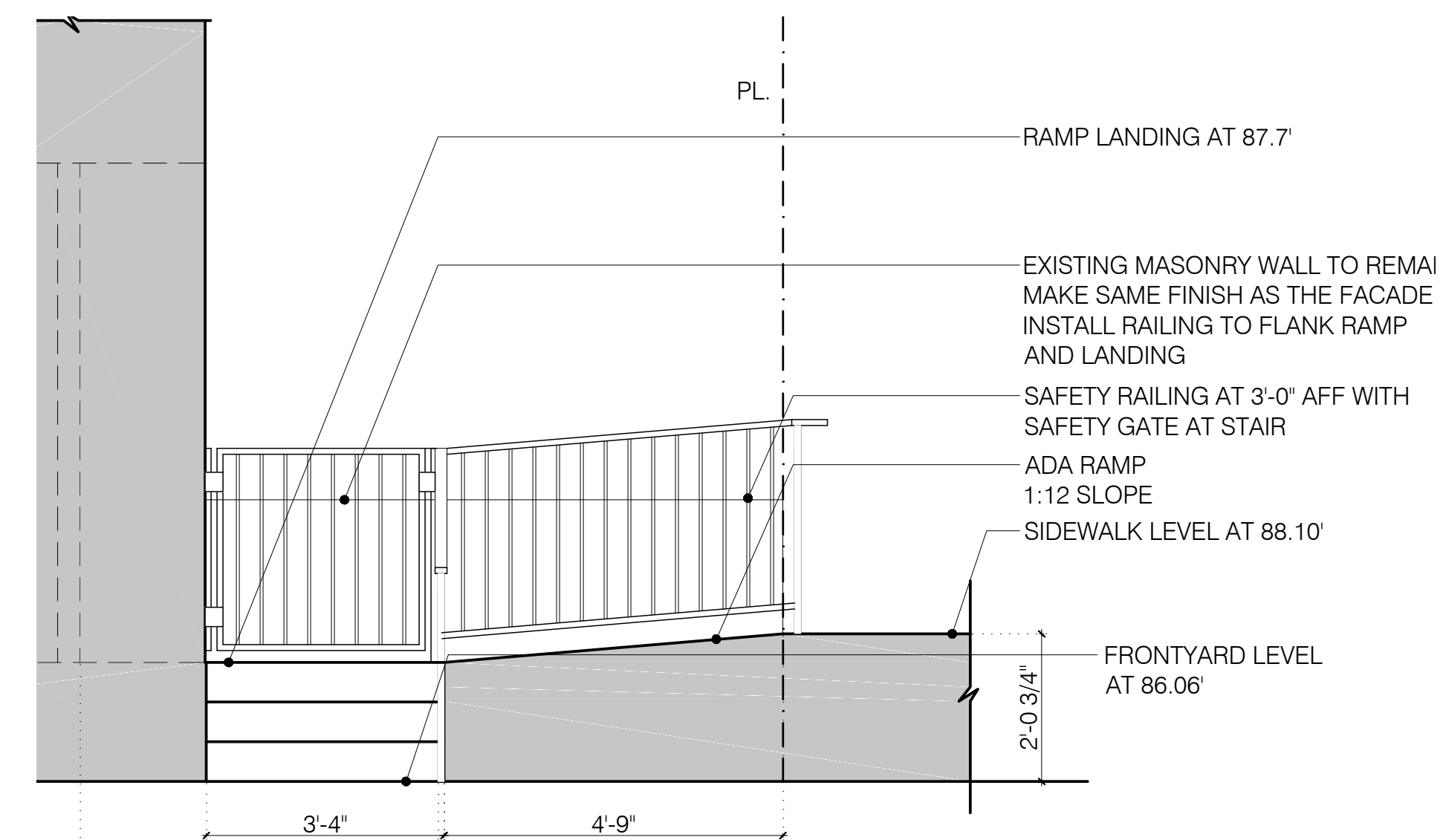




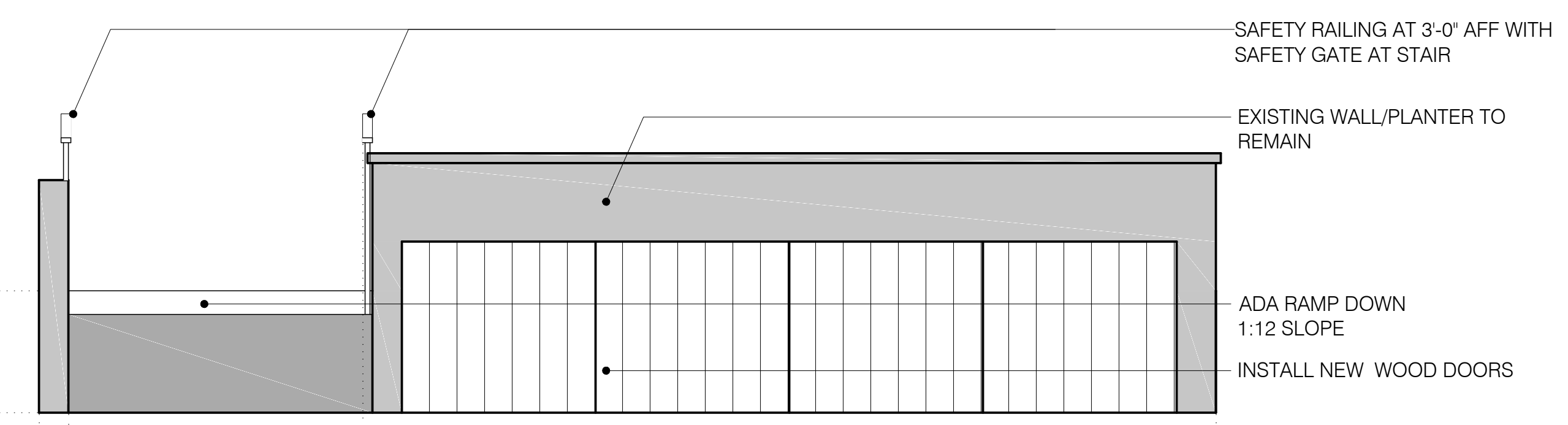
1  
A-208  
**PROPOSED FRONT YARD PLAN**  
SCALE: 1/2" = 1'-0"



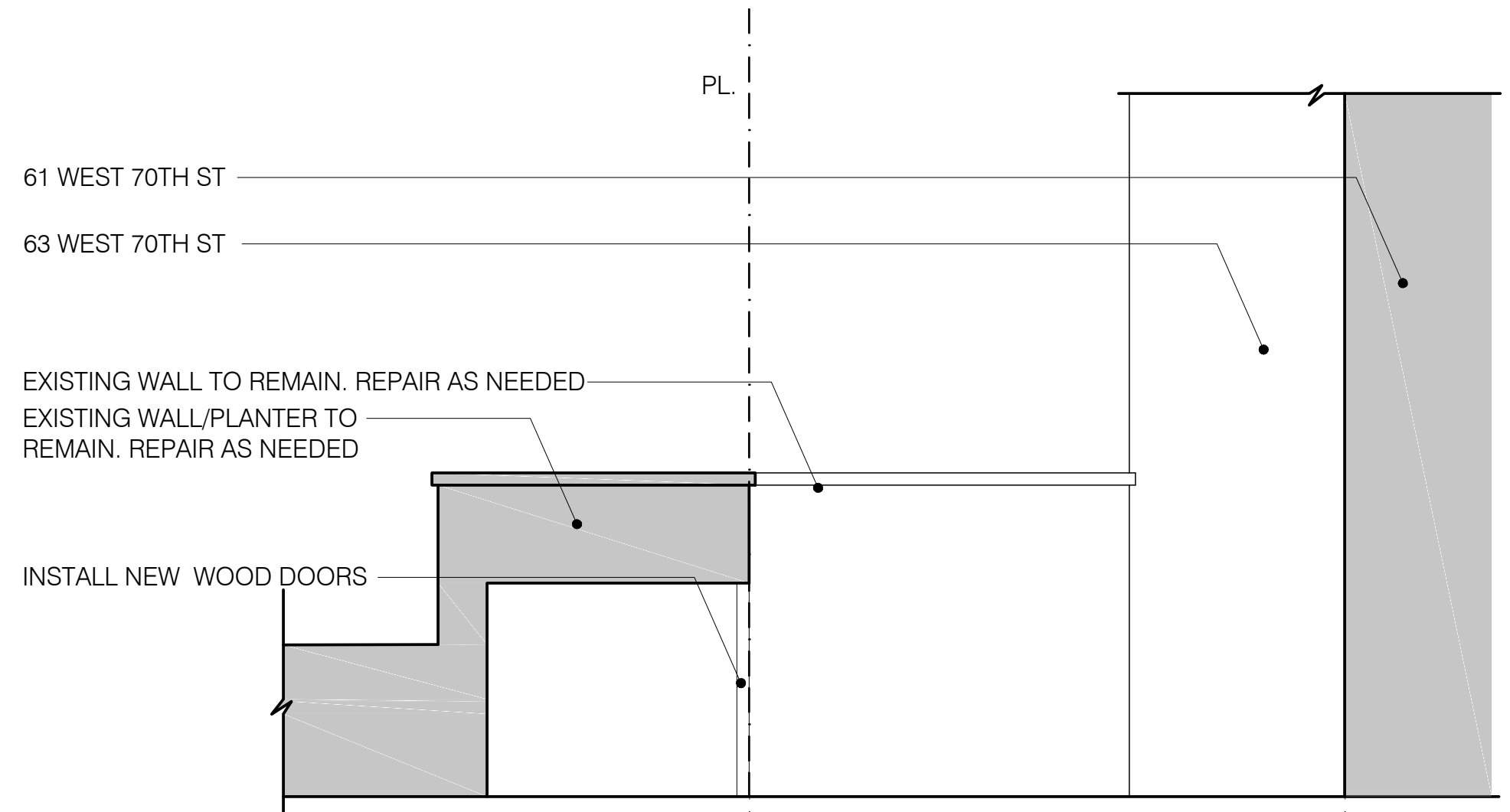
2  
A-208  
**PROPOSED ELEVATION 1**  
SCALE: 1/2" = 1'-0"



3  
A-208  
**PROPOSED ELEVATION 2**  
SCALE: 1/2" = 1'-0"



4  
A-208  
**PROPOSED ELEVATION 3**  
SCALE: 1/2" = 1'-0"



5  
A-208  
**PROPOSED ELEVATION 4**  
SCALE: 1/2" = 1'-0"

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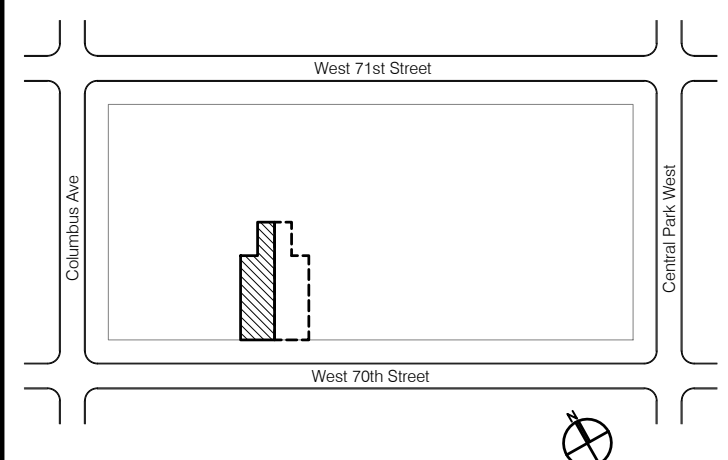
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10.24.2022	4	BID Set					
12.08.2022	5	Community Board					
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CONSTRUCTION LEGEND:	
EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) UL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

## 61 West 70th st New York, NY 10023



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DOB NOW JOB #M00773344-11

DRAWING TITLE:  
**PROPOSED FRONT YARD PLAN  
AND ELEVATIONS**

DRAWING NUMBER:  
**A-208**

REVISION NUMBER:  
**00**

DATE:  
2023

SCALE:  
AS NOTED

SCOPE 3. STAIR  
BULKHEAD, ELEVATOR  
OVERRUN AND RAILING

BH ROOF  
NAVD' 88 EL. 162.00'

SCOPE 2. WET BAR

ROOF  
NAVD' 88 EL. 153.48'  
(PER SURVEY)  
EXISTING SLIDING DOOR TO REMAIN

PROPOSED WET BAR. NOT VISBLE  
FROM STREET

PARAPET  
NAVD' 88 EL. 146.00'

5TH FLOOR  
(FORMERLY PENTHOUSE)  
NAVD' 88 EL. 144.08'  
(PER SURVEY)

EXISTING CORNICE

POWER WASH BRICK FACADE &  
REPOINT BRICK. NEW MORTAR TO  
MATCH EXISTING IN COLOR AND TYPE.

NEW STAIR BULKHEAD.  
NOT VISIBLE FROM THE STREET  
ELEVATOR OVERRUN

PROPOSED MECHANICAL EQUIPMENT  
NOT VISIBLE FROM THE STREET  
PROPOSED RAILING AT 3'-6" AFF

EXISTING DOUBLE HUNG WINDOW  
TO REMAIN

EXISTING SAFETY GRILLE (TYPICAL):  
STRIP OFF OLD PAINT. REPAINT  
BLACK TO MATCH ORIGINAL  
EXISTING RAILING AT 3'-6" AFF

STUCCO FINISH FOR NEW  
ADDITIONS:  
PAREX SAND SMOOTH LB  
COLOR: SNOWFALL



1  
A-209 ENLARGED PROPOSED FRONT (SOUTH) ELEVATION  
SCALE: 1/2" = 1'-0"

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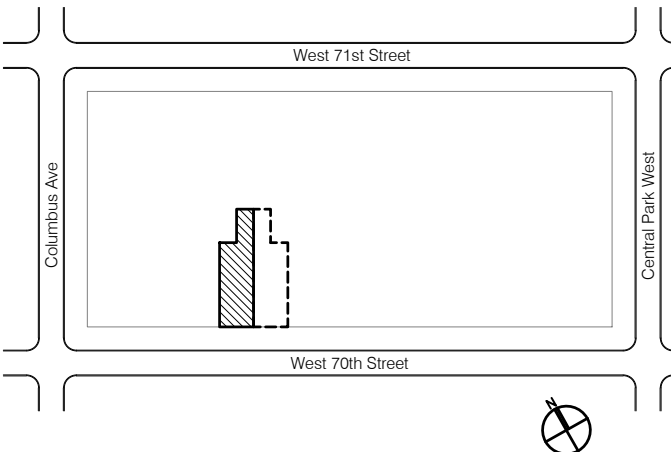


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DOB NOW JOB #M00773344-11

DRAWING TITLE:  
ENLARGED PROPOSED  
FRONT SOUTH ELEVATION

DRAWING NUMBER:

A-209

REVISION NUMBER:

00

DATE:

2023

SCALE:

AS NOTED





3 REAR ROOF TERRACE  
A-211 SCOPE 2



8 62 W 71 ST REAR FACADE THOROCOAT  
A-211 ADDRESS IS ESTIMATED FROM GOOGLE MAPS

[illegible]

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EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
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SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

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DRAWING TITLE:

PHOTOS ORGANIZED BY 3  
MAIN SCOPE AREAS

REVISION NUMBER

00

SCALE

2023

AS NOTED

AS NOTED

[illegible]

EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
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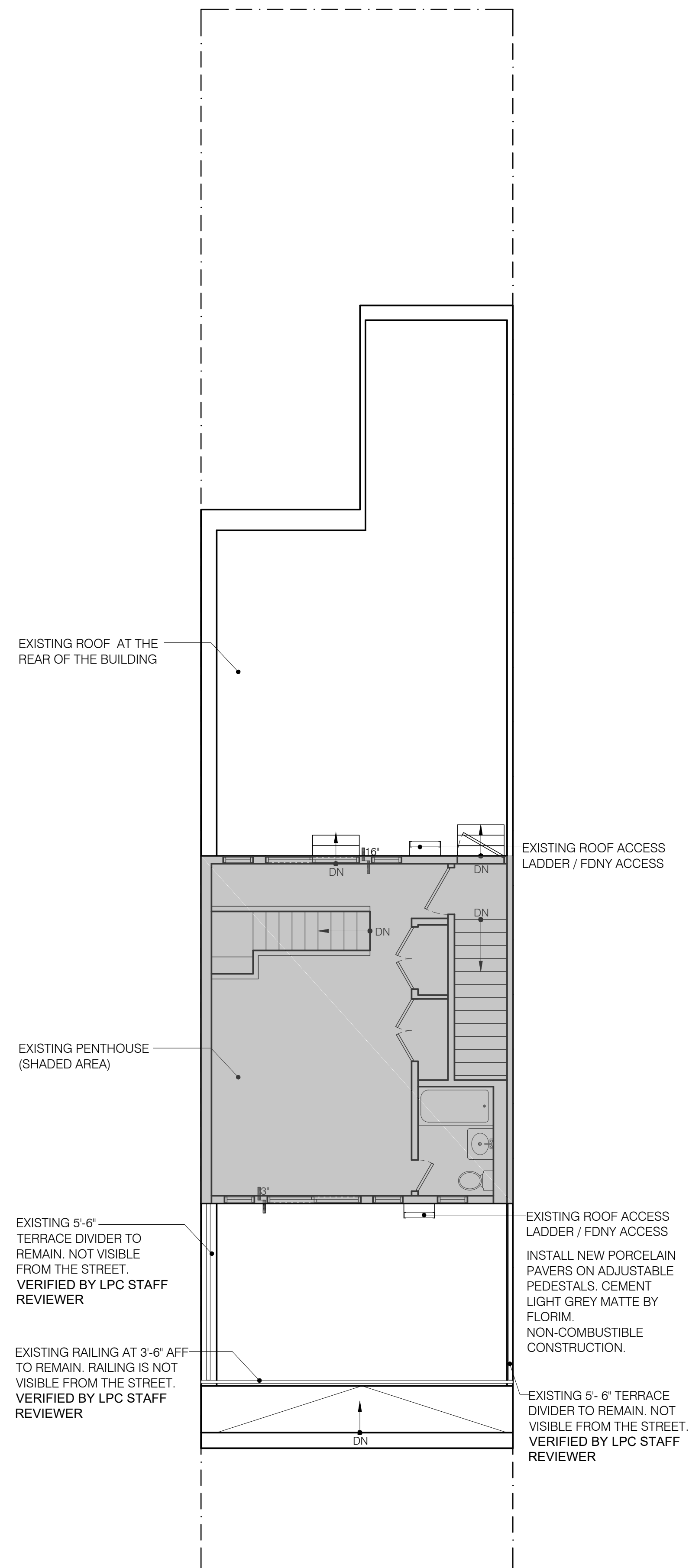
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DRAWING TITLE:

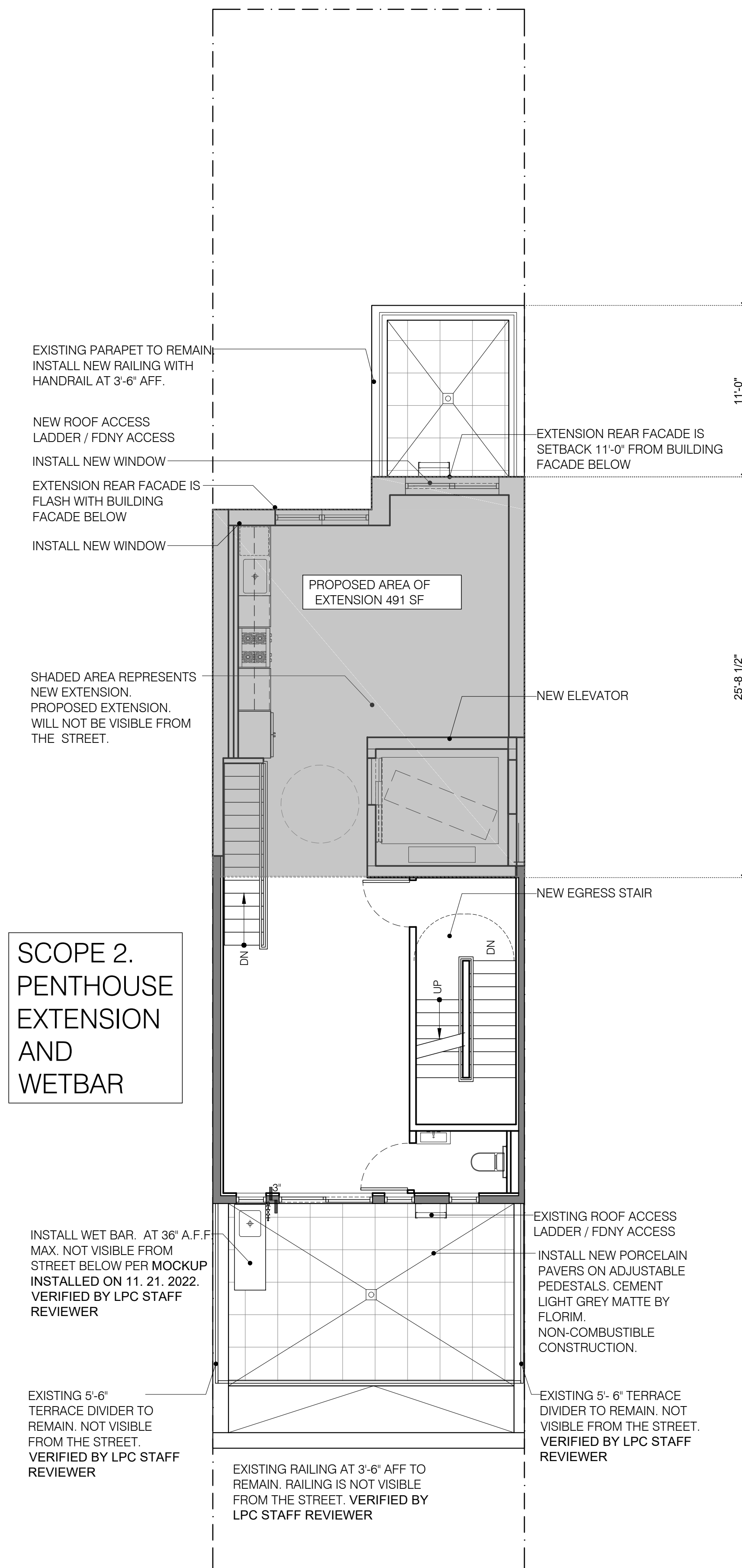
EXISTING AND PROPOSED 5TH  
FLOOR PLANS, PROPOSED  
ROOF PLAN

A-212	00
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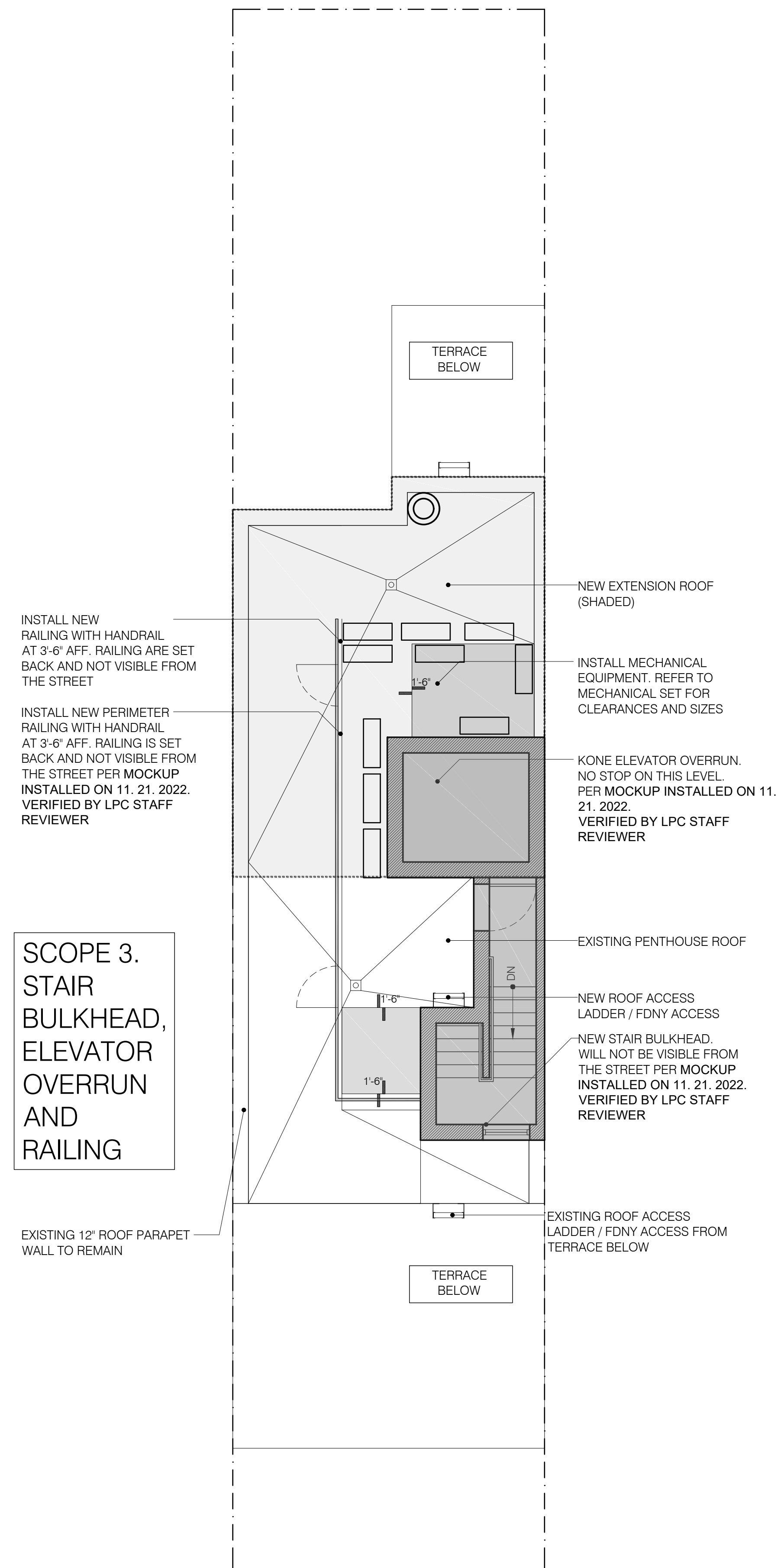
DATE:	SCALE:
2023	AS NOTED



2 PENTHOUSE EXISTING PLAN  
A-212 SCALE: 3/16" = 1'-0"



2 FIFTH FLOOR PLAN (FORMER PENTHOUSE)  
A-212 SCALE: 3/16" = 1'-0"



3 ROOF PLAN  
A-212 SCALE: 3/16" = 1'-0"

[illegible]

EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) UL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

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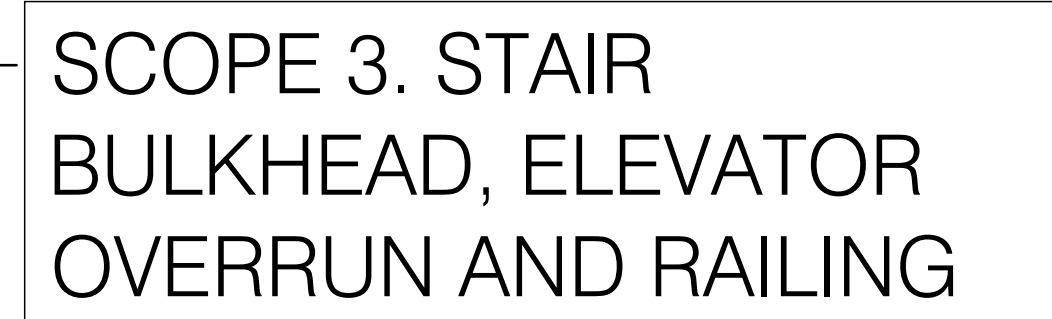
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PROPOSED REAR NORTH  
ELEVATION

A-213

00

SCALE:  
AS NOTED



SCOPE 2. PENTHOUSE  
EXTENSION

2  
A-213

PROPOSED REAR (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"



DATE	REVISION NO.	COPY TO	COORDINATION	REVIEW	APPROVAL	CONSTRUCTION
05.10.2022	1	Progress Set		X		
07.07.2022	2	DOB/LPC Filing Set		X		
09.01.2022	3	DOB/LPC Filing Set		X		
10.24.2022	4	BID Set		X		X
12.08.2022	5	Community Board		X		
12.20.2022	6	DOB/LPC Filing Set		X		

EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) UL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

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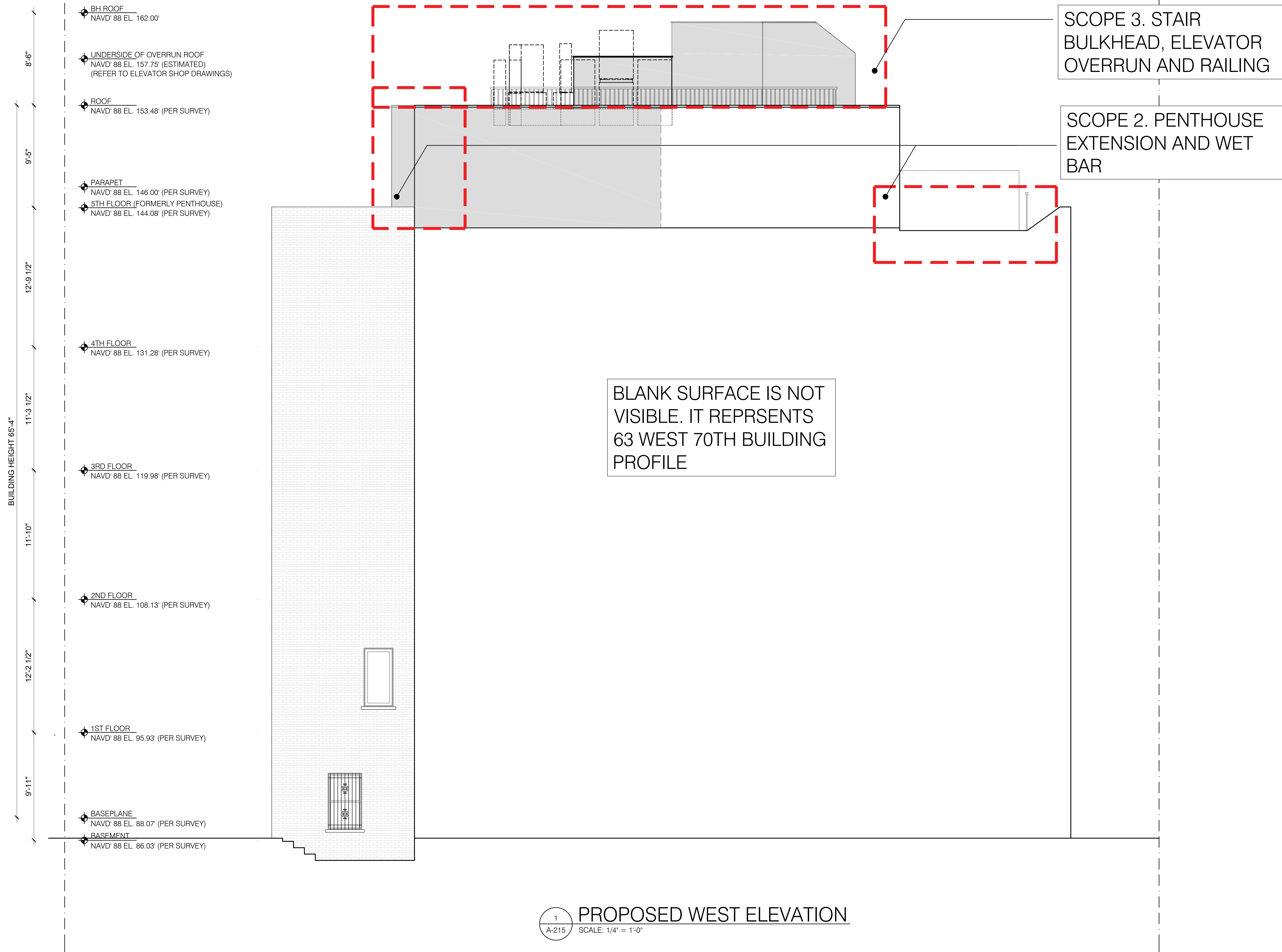
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DRAWING TITLE:  
PROPOSED WEST ELEVATION

A-215	00
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DATE:	SCALE:
2023	AS NOTED



SCOPE 2. WET BAR

— PROPOSED RAILING AT  
3'-6" AFF

—EXISTING TERRACE DIVIDER

PROPOSED WET BAR


EXISTING-  
RAILING

## 63 WEST 70TH STREET BUILDING PROFILE

1  
A-216








ENLARGED PROPOSED WEST ELEVATION

SCALE: 1/2" = 1'-0"

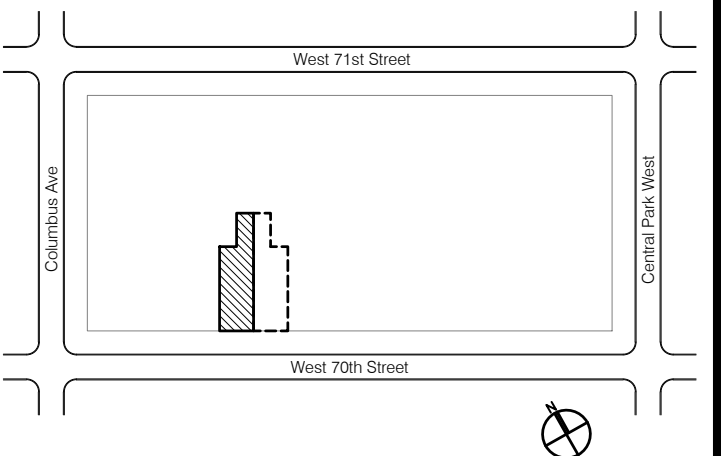


Blamed Architect, P.C.

[illegible]

EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
8" C.M.U WALL (2 HR RATED) UL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

**61 West 70th st  
New York, NY 10023**



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DOB NOW JOB #M00773344-I1

DRAWING TITLE:

ENLARGED PROPOSED  
WEST ELEVATION

DRAWING NUMBER:

A-216

REVISION NUMBER:

00

DATE:  
2023

SCALE:

NOTED

MECHANICAL EQUIPMENT ON ROOF  
NOT VISIBLE FROM THE STREET

PROPOSED ENLARGEMENT  
NOT VISIBLE FROM THE  
STREET

EXISTING PENTHOUSE

5'-6" TERRACE DIVIDER AND  
RAILING NOT VISIBLE FROM THE  
STREET  
—OUTLINE OF PROPOSED WET BAR  
BEHIND TERRACE DIVIDER.  
NOT VISIBLE FROM STREET PER  
MOCKUP INSTALLED ON 11. 21. 2022.  
VERIFIED BY LPC STAFF REVIEWER

WEST 70TH STREET  
(60' WIDE)

SIGHT LINE 1

# 1 VISIBILITY STUDY DIAGRAM

2 MAIN VIEWS  
A-217 NTS

EXISTING TERRACE DIVIDERS AND RAILING ARE NOT VISIBLE FROM THE STREET BELOW. THESE PHOTOS WERE TAKEN WHEN MOCK-UP WAS ON THE ROOF.

Melamed Architect PC

Yossi Melamed, AIA  
153 West 27th Street, Suite 303  
New York, NY 10001  
Tel: 212-203-5053  
info@melamedarchitect.com  
www.melamedarchitect.com

[illegible]

CONSTRUCTION LEGEND:

EXISTING WALL TO REMAIN

EXISTING TO BE REMOVED

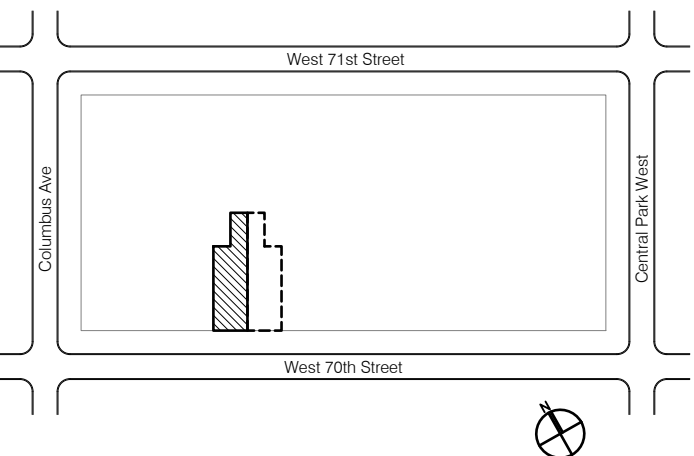
INSULATED INTERIOR PARTITION  
8" C.M.U WALL (2 HR RATED)  
UL# U904

8" C.M.U BEARING WALL  
& INSULATED STUD WALL (2 HR RATED)

SMOKE DETECTOR

CARBON MONOXIDE DETECTOR

**61 West 70th st  
New York, NY 10023**



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DOB NOW JOB #M00773344-I1

DRAWING TITLE:

### SIGHT LINE DIAGRAM AND FOUR MAIN VIEWS OF THE FRONT FACADE

DRAWING NUMBER:

A-217

REVISION NUMBER:

00

DATE: \_\_\_\_\_

2023

SCALE:

NOTED



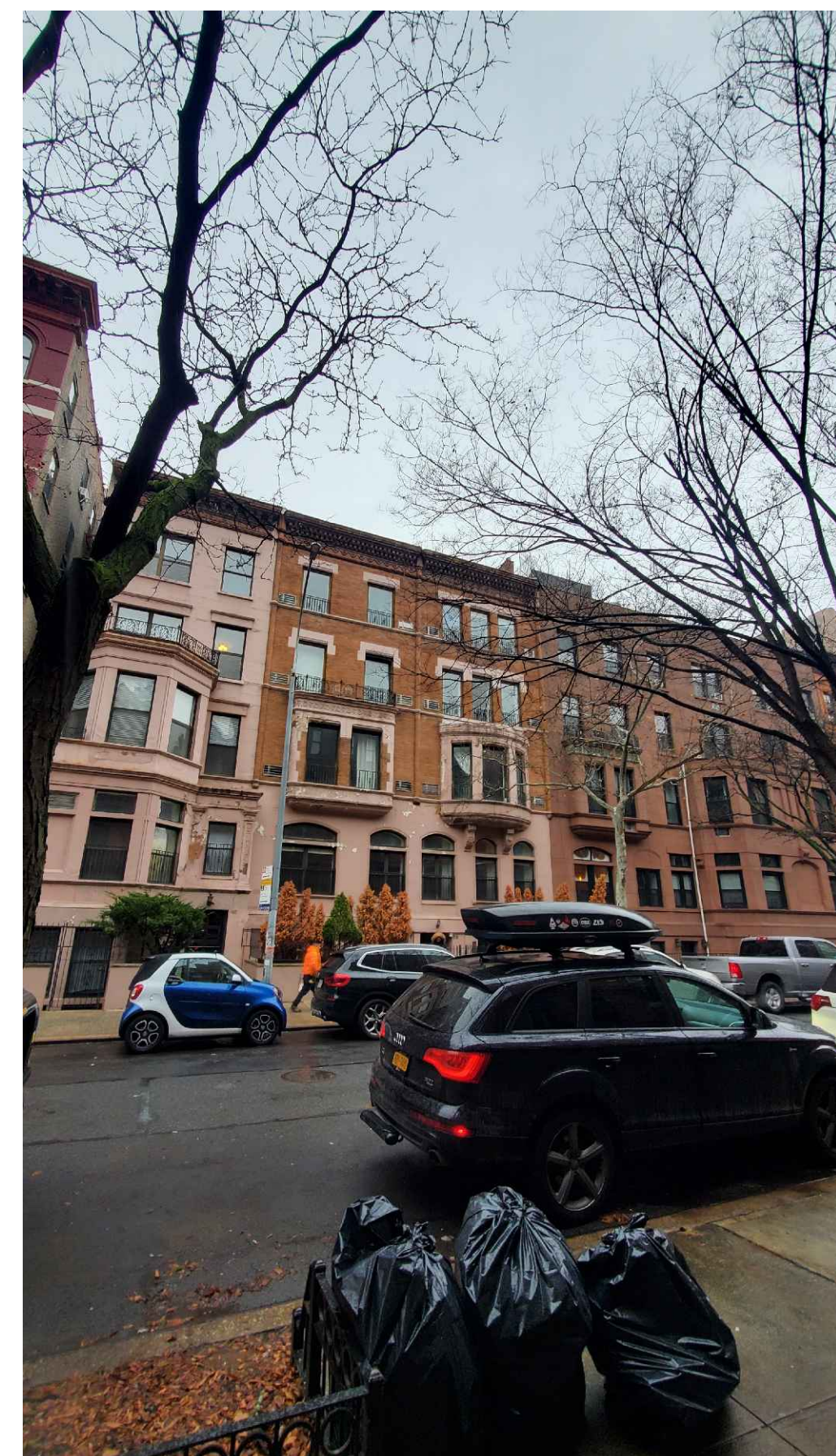
3 VIEW 1  
A-217 NTS



4 VIEW 2  
A-217 NTS



5 VIEW 3  
A-217 NTS



5 VIEW 4  
A-217 NTS

[illegible]

EXISTING WALL TO REMAIN	
EXISTING TO BE REMOVED	
INSULATED INTERIOR PARTITION	
6" C.M.U WALL (2 HR RATED) UL# U904	
8" C.M.U BEARING WALL & INSULATED STUD WALL (2 HR RATED)	
SMOKE DETECTOR	
CARBON MONOXIDE DETECTOR	

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## MOCK-UP DIAGRAM AND PHOTOS OF INSTALLED MOCK-UP

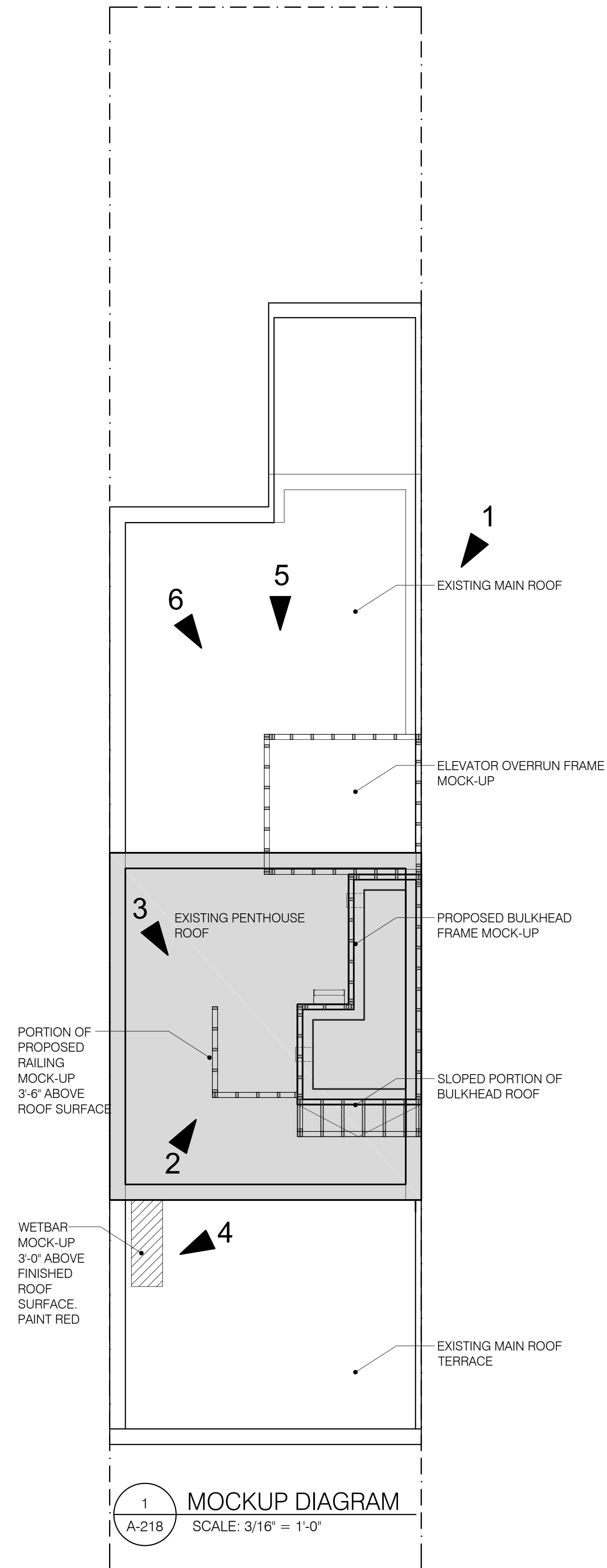
A-218

00

DATE:  
2023

SCALE:

IS NOTED



MOCKUP WAS INSTALLED ON  
11. 21. 2022, NONE OF THE  
INSTALLED ELEMENTS ARE  
VISIBLE FROM THE STREET.  
VERIFIED BY LPC STAFF REVIEWER

January 24th, 2023  
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-23-00406

**61 West 70th Street – Upper West Side/Central Park West  
Historic District  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 867 3241 5521

**Passcode:** 532169

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

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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