

March 4, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-25-03772

**271 West 138th Street – St. Nicholas Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 007 1059

Passcode: 796840

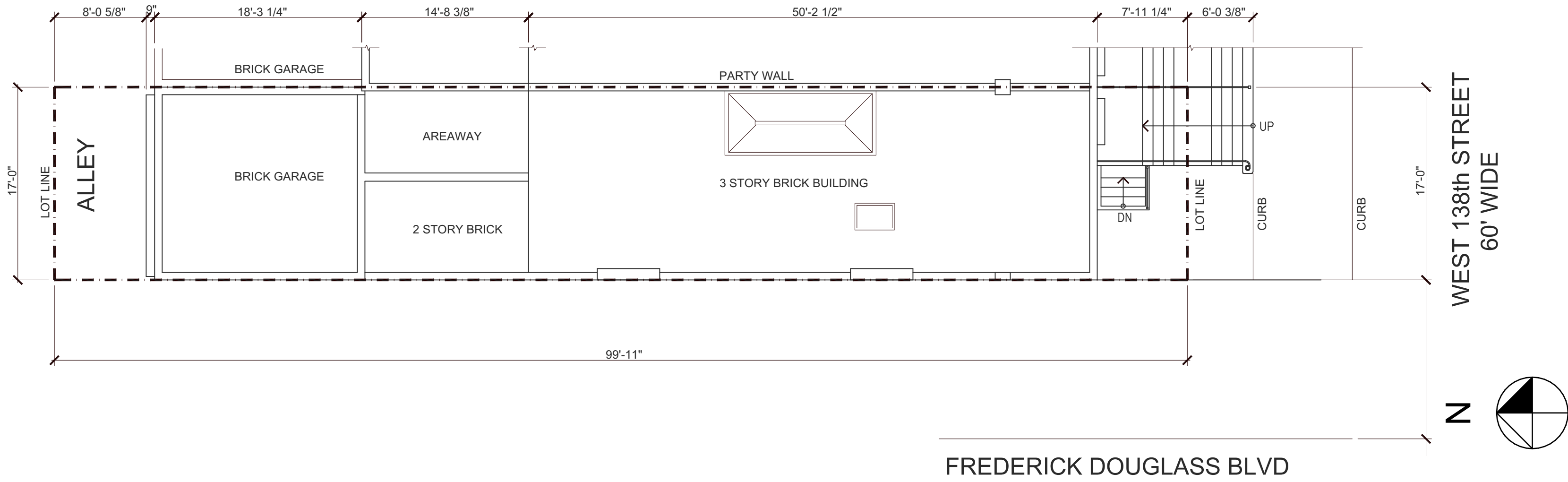
By Phone: 646-828-7666 (NY)

Note: If you want to testify virtually 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.

TENANT RENOVATION
271 W. 138TH ST.



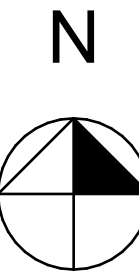
SITE PLAN: SCALE: 1/8" = 1'-0"



DTM SITE MAP:

NOTE: NO CHANGE TO BULK OR SITING ON LOT OF EXISTING STRUCTURES ARE PROPOSED
NOTE: THERE IS NO CHANGE PROPOSED TO YARDS, PLANTING OR PARKING
scale as indicated

DTM 271 W 138TH - 08/05/2024 DIGITAL TAX MAP - NEW YORK CITY DEPT OF FINANCE



VIOLATION DATA :

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK NY 10007 TEL: 212 669-7951
Email: Violations@lpc.nyc.gov Website: http://nyc.gov/landmarks

To: **Nicholas Ashford**
254 West 72nd Street, Apt. 1A
New York, 10023

Date: **6/9/2010**
Address: **271 West 138th Street NEW YORK, NEW YORK 10030**
Borough: **MANHATTAN**
Block/Lot: **2024/2**
Landmark: **St. Nicholas Historic District**

Notice of Violation: **VIO-10-1443**

Description of Violation: **Installation of garage and deck at rear facade without permits).**

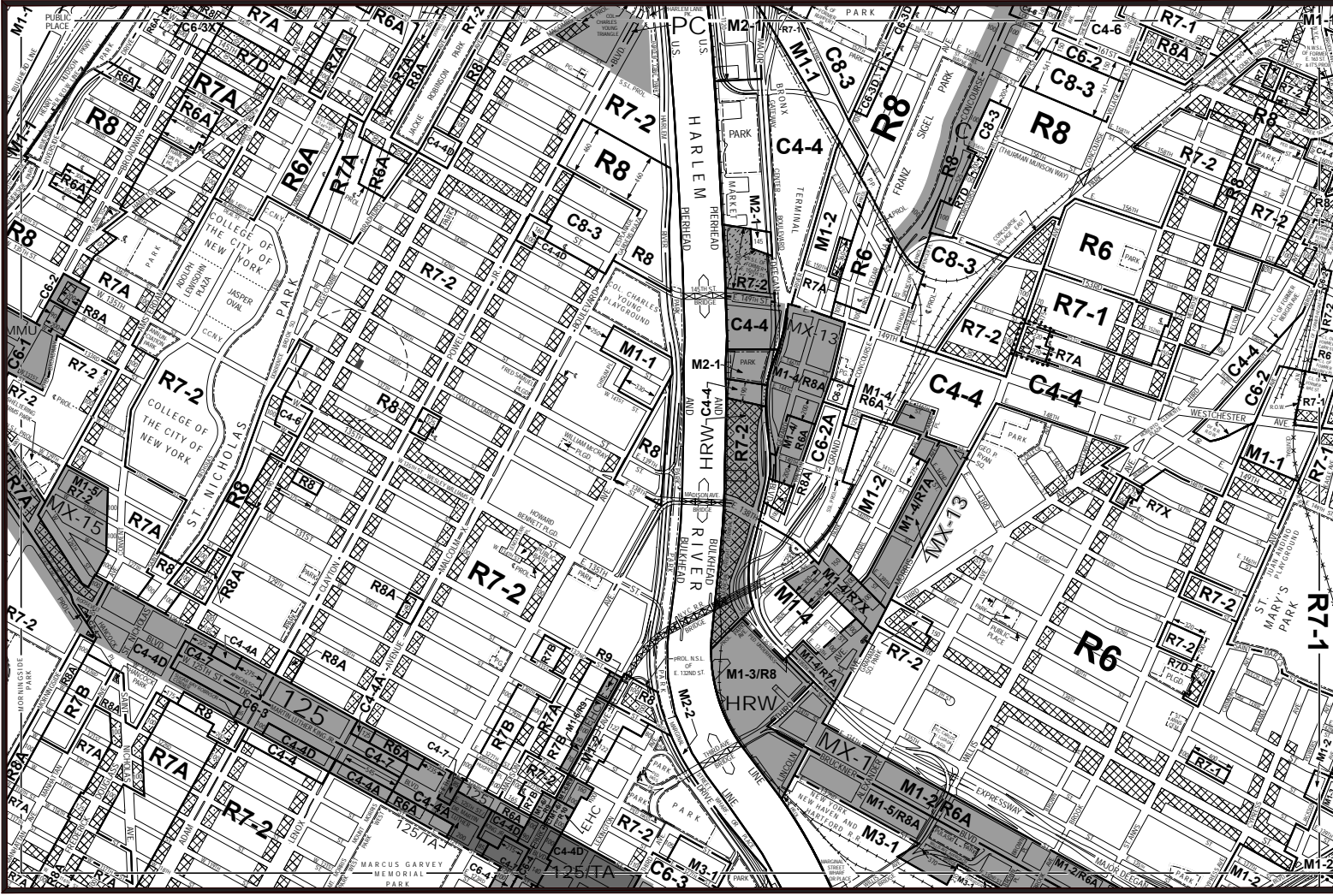
You are informed that the alteration made to the subject premises is in violation of the Administrative Code, Section 25-305 which establishes that on an individual Landmark or within a Historic District designated by the Landmarks Preservation Commission of the City of New York no such work may be performed without prior issuance of a permit by the Landmarks Preservation Commission.

You are directed, therefore, to apply to the Landmarks Preservation Commission to correct this violation.

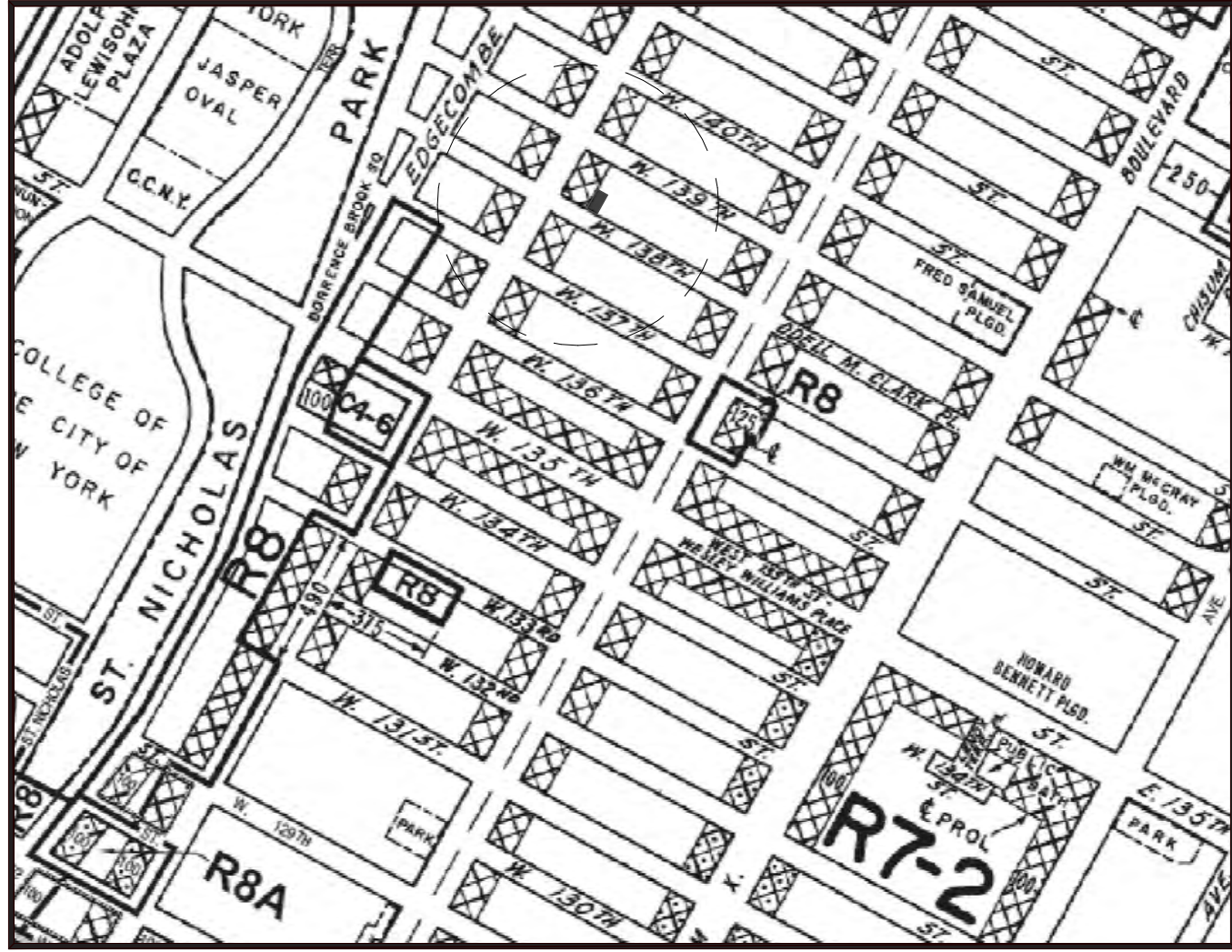
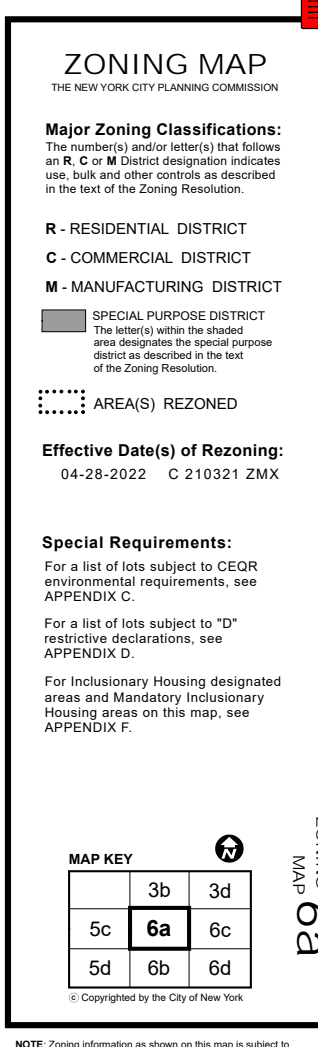
Note: you must submit all new applications using Portico, LPC's web-based permit portal, please visit <https://portico.lpc.nyc.gov>. For filing guides and further information on Portico please visit: <https://www.nyc.gov/site/lpc/applications/apply.page>.

THIS VIOLATION CONSTITUTES A MISDEMEANOR PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH AND MAY ALSO LEAD TO THE INSTITUTION OF CIVIL PROCEEDING AGAINST YOU, ADMINISTRATIVE CODE SECTION 25-317.

PROJECT LOCATION Z.R. MAP 6A



Z.R. MAP 6A (FULL)



Z.R. MAP 6A (PARTIAL)

BUILDING DATA :

USE REGULATIONS: (Z.R. article 2, chapter 2)

- ZR: 22-00
- EXISTING USE : GROUP 2 - SINGLE-FAMILY ATTACHED RESIDENCE
 - PROPOSED USE : GROUP 2 - SINGLE-FAMILY ATTACHED RESIDENCE

BULK REGULATIONS: (Z.R. article 2, chapter 3)

- ZR: 23-142
- | | FLOOR AREA | | |
|----------|------------|----------|--------|
| | EXISTING | PROPOSED | CHANGE |
| CELLAR | 0 | 0 | --- |
| BASEMENT | 974.70 | 974.70 | --- |
| 1ST FLR | 974.70 | 974.70 | --- |
| 2ND FLR | 852.83 | 974.70 | 121.87 |
| 3RD FLR | 852.83 | 852.83 | --- |
| TOTALS | 3655.06 | 3776.93 | 121.87 |
- ZR: 23-22
- HEIGHT FACTOR : 3655 / 974.7 = 3.75 (4.0)
 - MAX FAR @ HF 4 : 1.85
 - MAX ALLOW. FLOOR AREA : 1700 x 1.85 = 3145 sf
 - EXISTING / PROPOSED FLOOR AREA : 3655 sfEXISTING NON-COMPLYING
 - MIN. REQ'D OSR @ HF 4 : 29.0
 - MIN. REQ'D OPEN SPACE : 3145 x .29 = 912 sf
 - EXISTING / PROPOSED OPEN SPACE : 1700 - 852.8 = 847.2EXISTING NON-COMPLYING
- ZR: 23-22
- DU FACTOR IN R7-2 = 680 sf
 - MAX. ALLOW. DU's = 3145 / 680 = 4.625 DU
 - PROPOSED NUMBER OF DU's = ONE (1)COMPLYS
- ZR: 23-32
- MIN. LOT AREA = 1700 sf / MIN WIDTH = 18'-0"
 - EXISTING LOT AREA = 1700 sf / WIDTH = 17'-0".....EXISTING NON-COMPLYING
- ZR: 23-40
- MIN YARDS : FRONT = 0'-0" / SIDE = NONE / REAR YARD = 30'-0"
 - EXISTING FRONT YARD = 7.9'
 - EXISTING REAR YARD = 27.0'EXISTING NON-COMPLYING

PARKING REGULATIONS: (Z.R. article 2, chapter 5)

- ZR: 25-22
- ONE (1) REQ'D ACCESSORY OFF-STREET PARKING PER DWELLING
 - TWO (2) SPACES EXISTING - NO CHANGE PROPOSED UNDER THIS APPLICATION.

NON-COMPLYING BUILDINGS: (Z.R. article 5, chapter 4)

- ZR: 54-31
- PROPOSED SINGLE FAMILY DWELLING
 - DOES NOT CREATE NEW "NON-COMPLIANCE" OR INCREASE THE DERECE OF EXISTING
- NOTE : NO CHANGE TO EXISTING LEGAL FLOOR AREA, OPEN SPACE, LOT SIZE OR REAR YARD IS PROPOSED UNDER THIS APPLICATION.

ZONING DATA :

ZONING INFORMATION:

PROJECT ADDRESS: 271 WEST 138TH STREET, HARLEM, NY
BLOCK: 2024
LOT: 2
ZONING MAP: # 6A
ZONING DISTRICT: R7-2 (GENERAL RESIDENCE DISTRICT) C1-C4
LOT AREA : 1699 SF (17.0' x 99.92')
COMMUNITY BOARD 10
HISTORIC DISTRICT: HARLEM STRIVERS ROW

SCOPE OF WORK:

- Ground:
- Legalize, Rebuild and raise roof of garage 2 feet
 - Replace garage door with new
- 1st floor:
- Design new roof deck and rails over garage.
- 2nd floor
- add roof deck over existing roof

Project Design Consultant:



271 W 138th ST, NEW YORK

BLOCK 2024 LOT 2
COMMUNITY BOARD 10
2/26/2025

SRW NO. 2024-719

Docket#: LPC-25-03772
Address: 271 WEST 138th STREET
Appl/Floor: entire townhouse
BBL: Manhattan-2024-2

COVER SHEET - SITE DETAILS

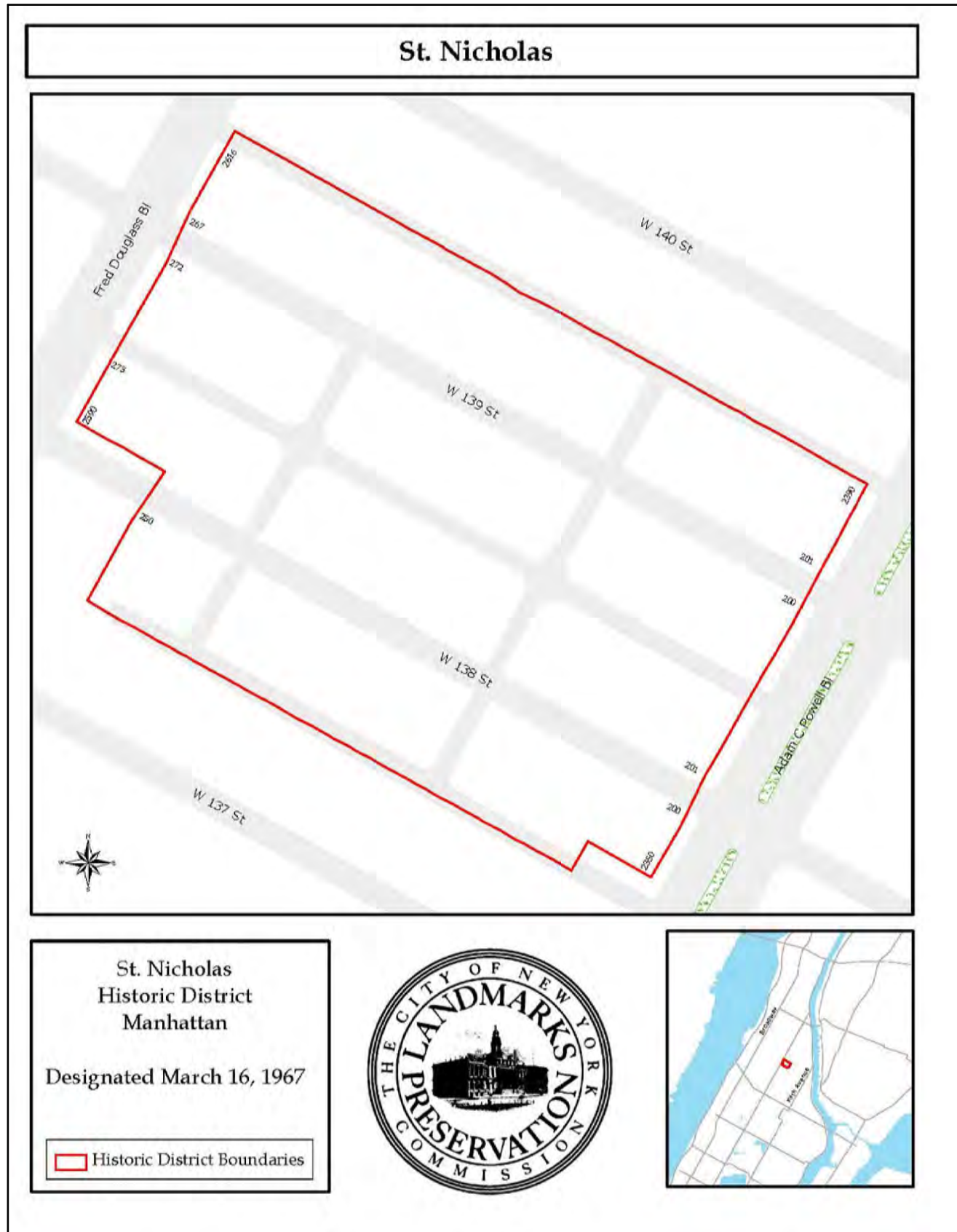
LPC-0



FREDERICK DOUGLASS BLVD GATE



ST. NICHOLAS HISTORIC DISTRICT



271 W 138TH STREET



W 138TH STREET BLOCKFRONT



c. 1940 'TAX PHOTO'

Project Design Consultant:



271 W 138th ST, NEW YORK

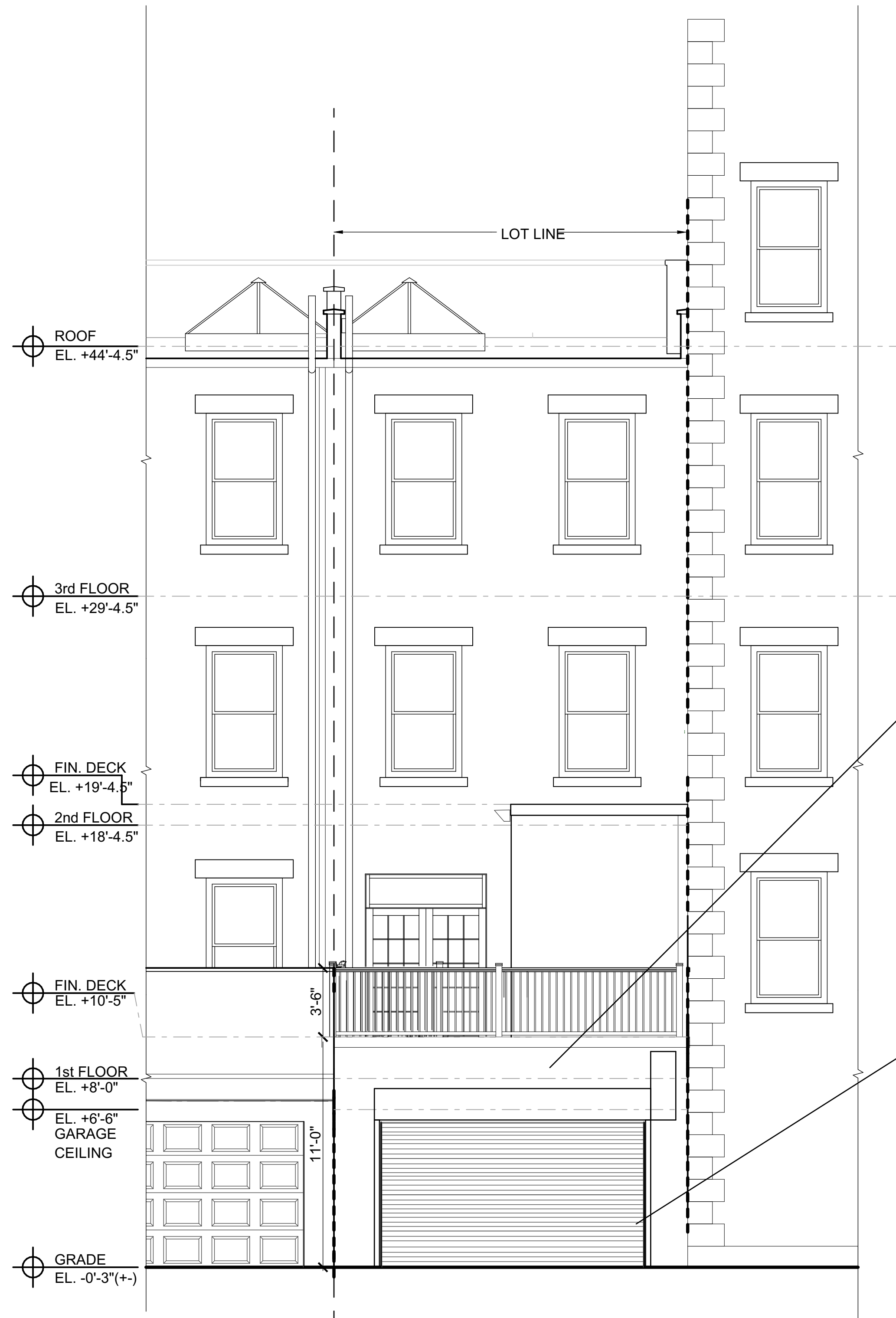
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HISTORICAL DISTRICT MAPS &
VICINITY PHOTOS

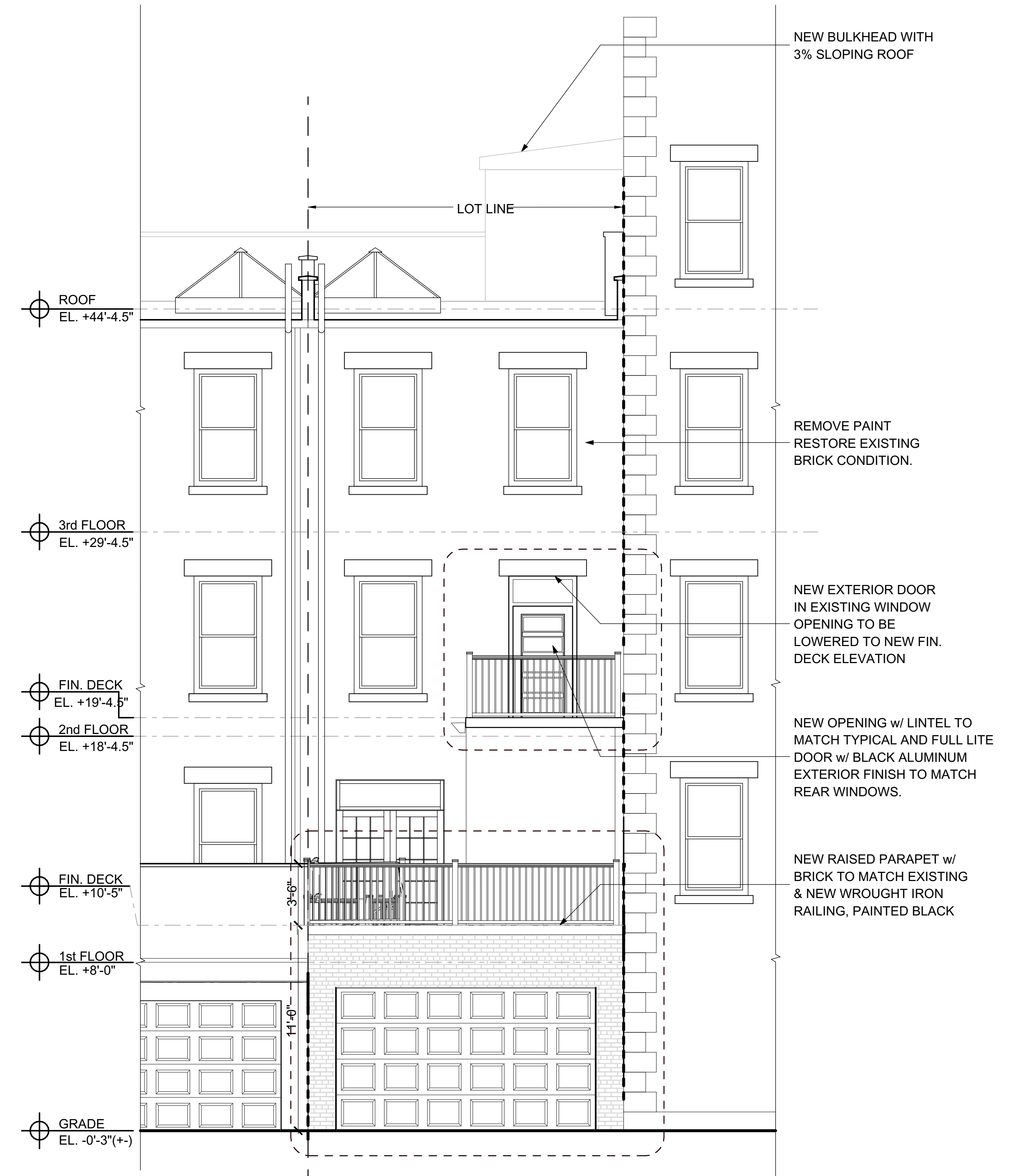
LPC-1



1 REAR ELEVATION: EXISTING
Scale: 0 16 32 64 inches



BEFORE THE REAR WALL WAS REMOVED



2 REAR ELEVATION: PROPOSED NEW WORK
Scale: 0 16 32 64 inches

NEW BULKHEAD WITH
3% SLOPING ROOF

REMOVE PAINT
RESTORE EXISTING
BRICK CONDITION.

NEW EXTERIOR DOOR
IN EXISTING WINDOW
OPENING TO BE
LOWERED TO NEW FIN.
DECK ELEVATION

NEW OPENING w/ LINTEL TO
MATCH TYPICAL AND FULL LITE
DOOR w/ BLACK ALUMINUM
EXTERIOR FINISH TO MATCH
REAR WINDOWS.

NEW RAISED PARAPET w/
BRICK TO MATCH EXISTING
& NEW WROUGHT IRON
RAILING, PAINTED BLACK

Project Design Consultant:

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William A. Moses, aIA
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C:201-496-3009
willmosesdesign.com
Making Dream a Reality

srw
SABIR, RICHARDSON & WEISBERG ENGINEERS, PLLC
NEW YORK - NEW JERSEY

271 W 138th ST, NEW YORK

BLOCK 2024 LOT 2
COMMUNITY BOARD 10
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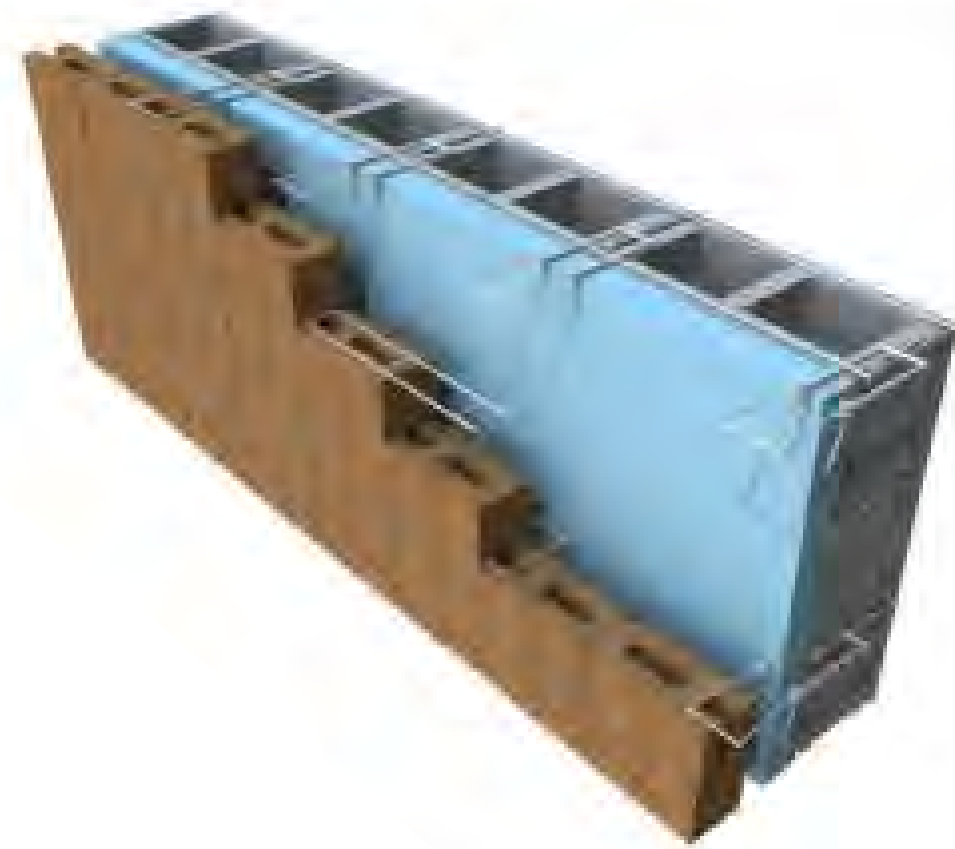
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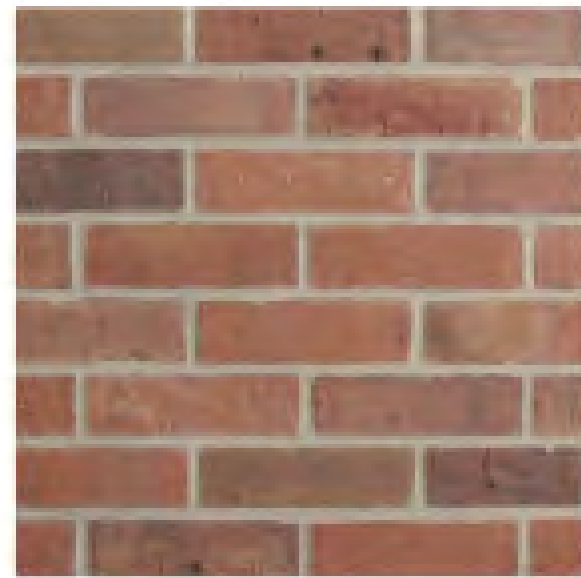
REAR ELEVATIONS: EXISTING &
PROPOSED

LPC-3

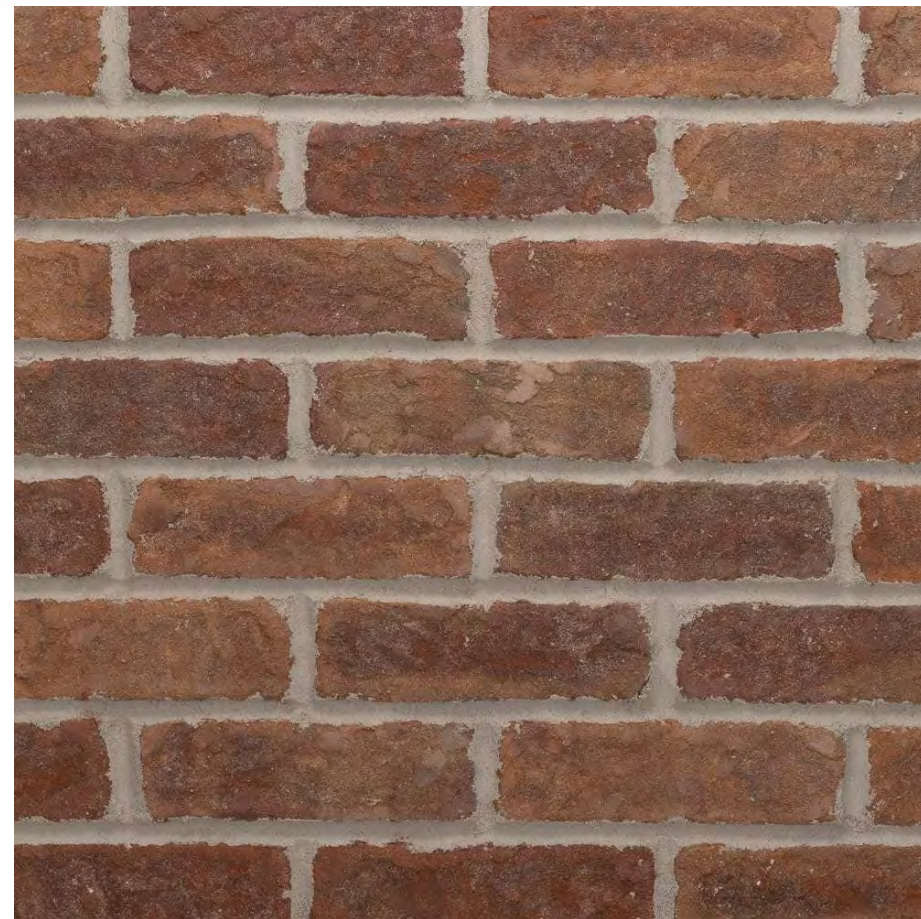
BRICK



Concrete masonry backup, continuous insulation, minimum 1 in. (25 mm) cavity, and masonry veneer



Cordova
Straight Edge
BW-370012CS



Anchoring Masonry & Stone Facades

RAILS

Black wrought iron patio fences



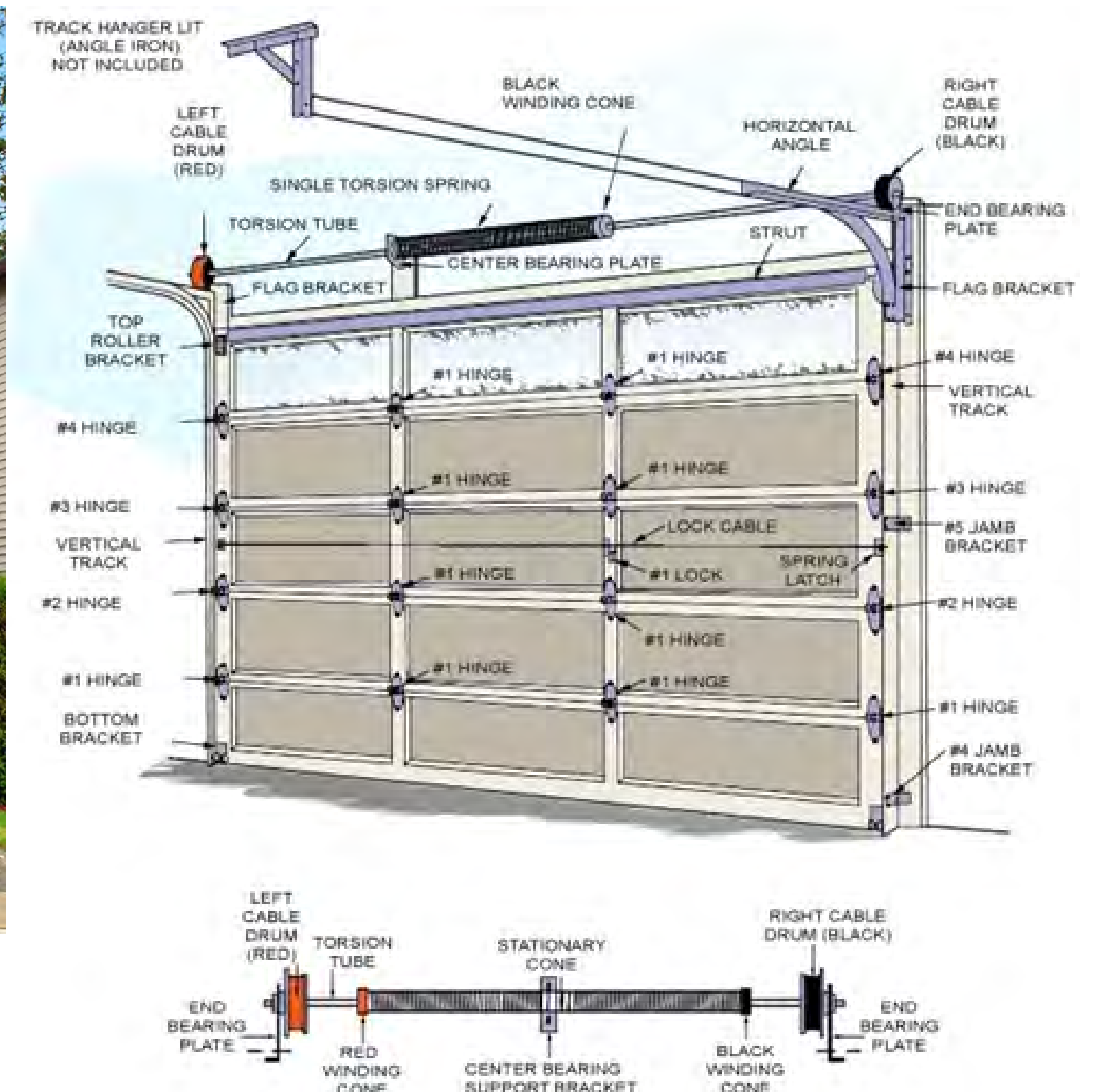
reddifence.com

GARAGE DOOR



CLOPAY - Classic™ Steel

Black insulated 5 panel section, single torsion spring.



PATIO DOOR

VDOMDOORS

36 in. x 94 in. Right-Hand/Inswing Transom Frosted Glass
Black Steel Prehung Front Door with Hardware

Door Height - 94 in
Door Thickness - 3.25 in
Door Width - 36 in
Jamb Size - 2-9/25"
Nominal Door Height - 94 in
Nominal Door Thickness - 4 in
Nominal Door Width - 36 in
Rough Opening Height - 94 in
Rough Opening Width - 38 in
No Bore, Matte Black, Single door with Transom, Door Glass
Insulation, Right-Hand/Inswing, Exterior Prehung, Vinyl Frame
Material, 5 Lite Frosted Glass Layout, Standard Handle Set,
Weight 150 lb, Warranty / Certifications, Energy Star Qualified,
20 minute Fire rating, 2 years Manufacturer Warranty



Internet # 329187099
Model # MANUX8002EXD-BLK-W36xH80+14-RH-I
Store SKU # 1011659060

Project Design Consultant:



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PRODUCT DETAILS

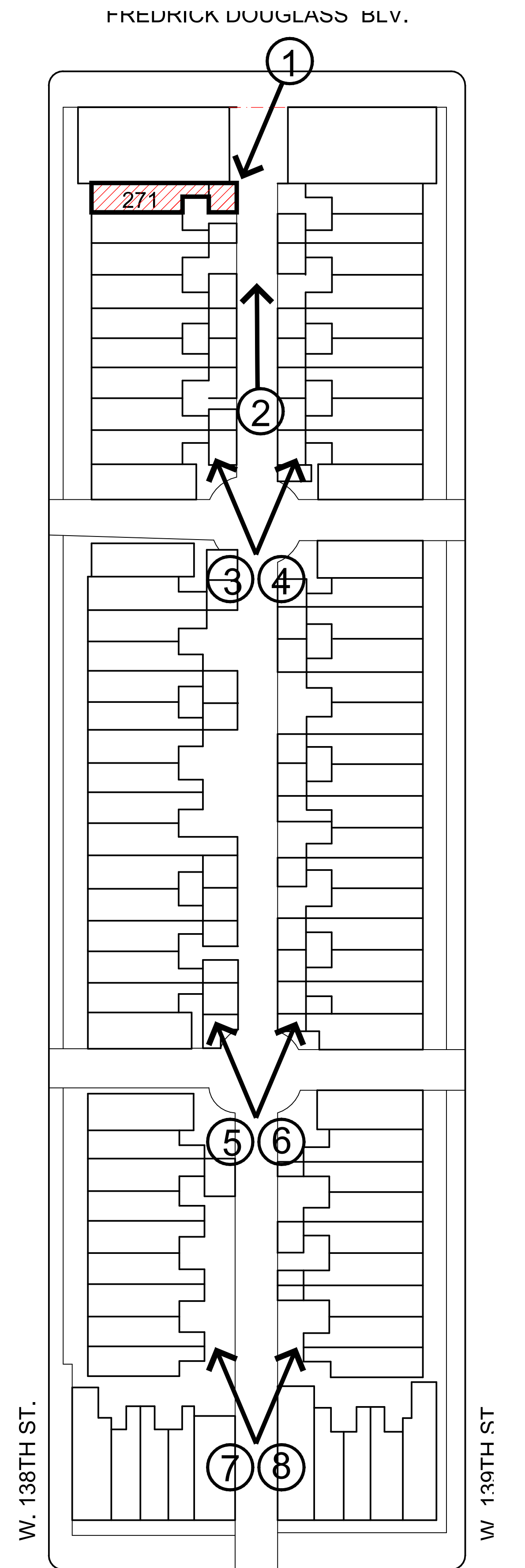
LPC-3.01



① EAST END OF ALLEY



WEST END OF ALLEY ②



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REAR ALLEY OVERVIEW-pt1

LPC-4.0



③

WEST END OF ALLEY



④



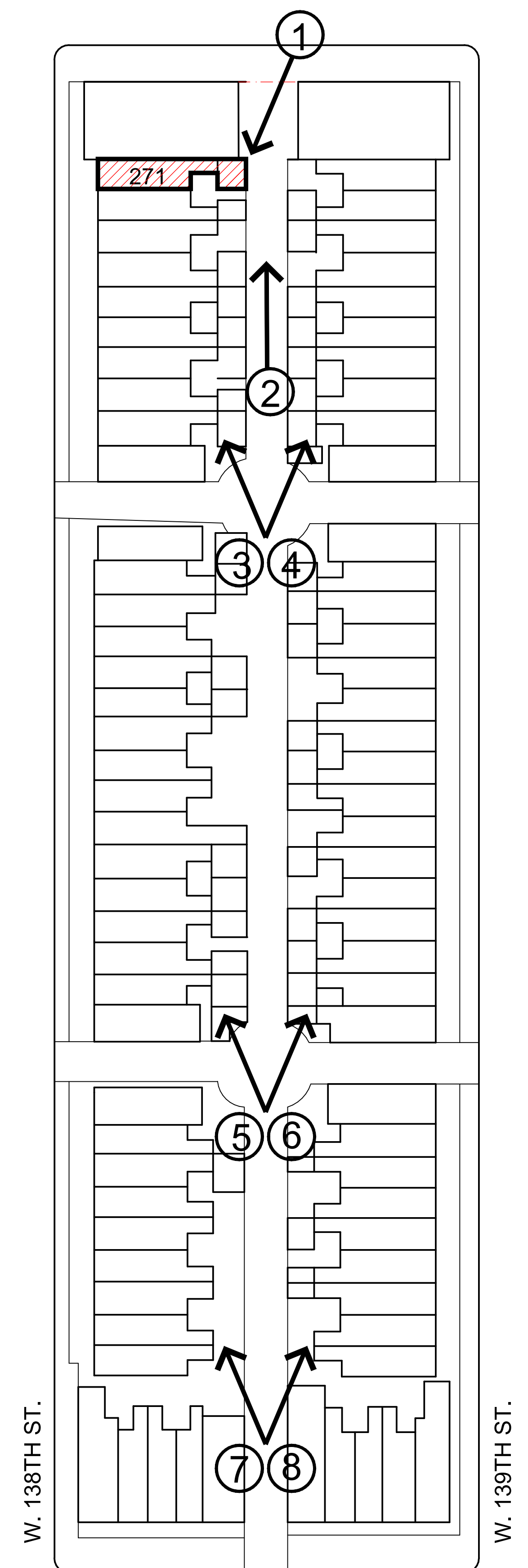
⑤

ALLEY AT MID-BLOCK



⑥

FREDRICK DOUGLASS BLV.



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REAR ALLEY OVERVIEW-pt2

LPC-4.1

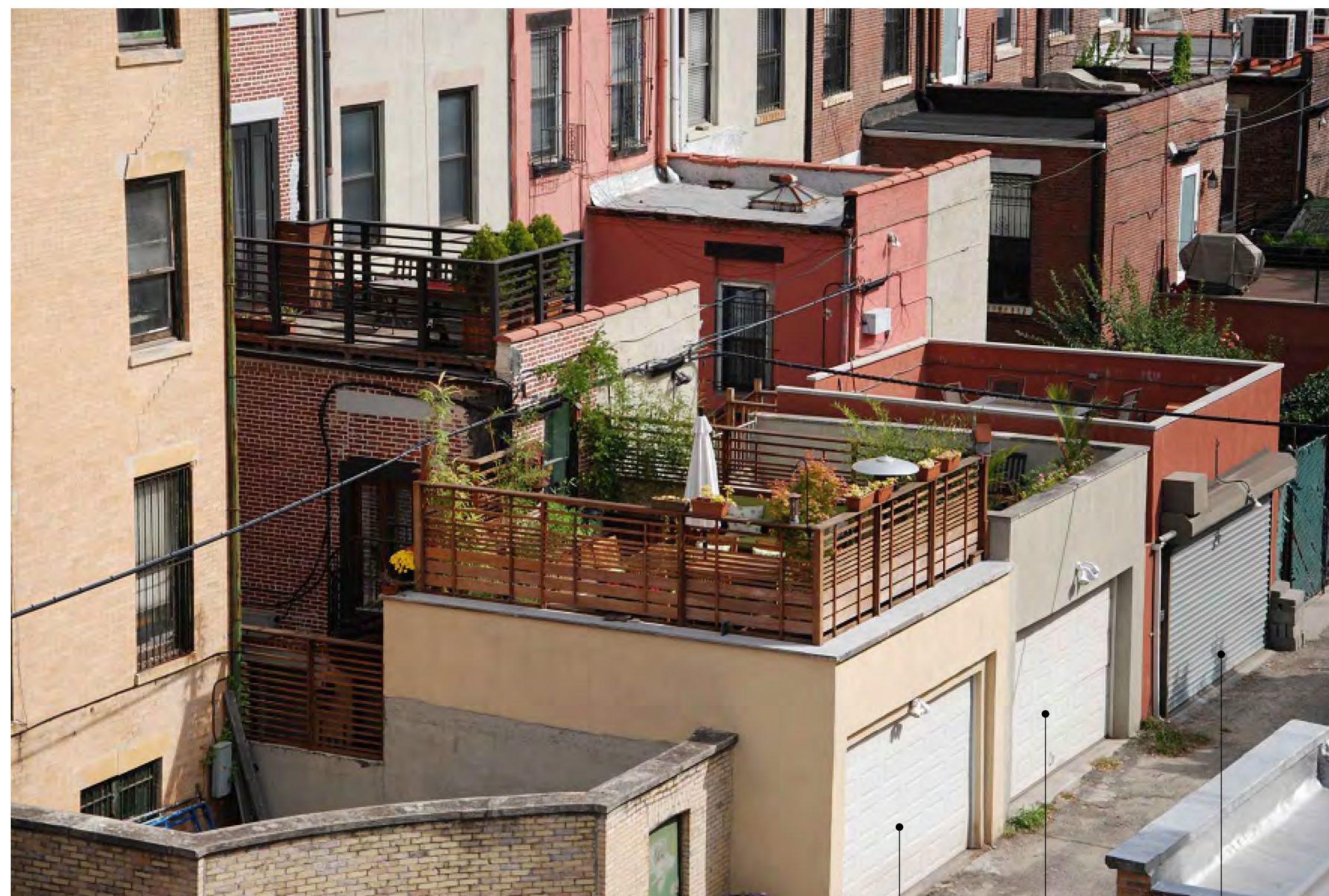


⑦

EAST END OF ALLEY



⑧

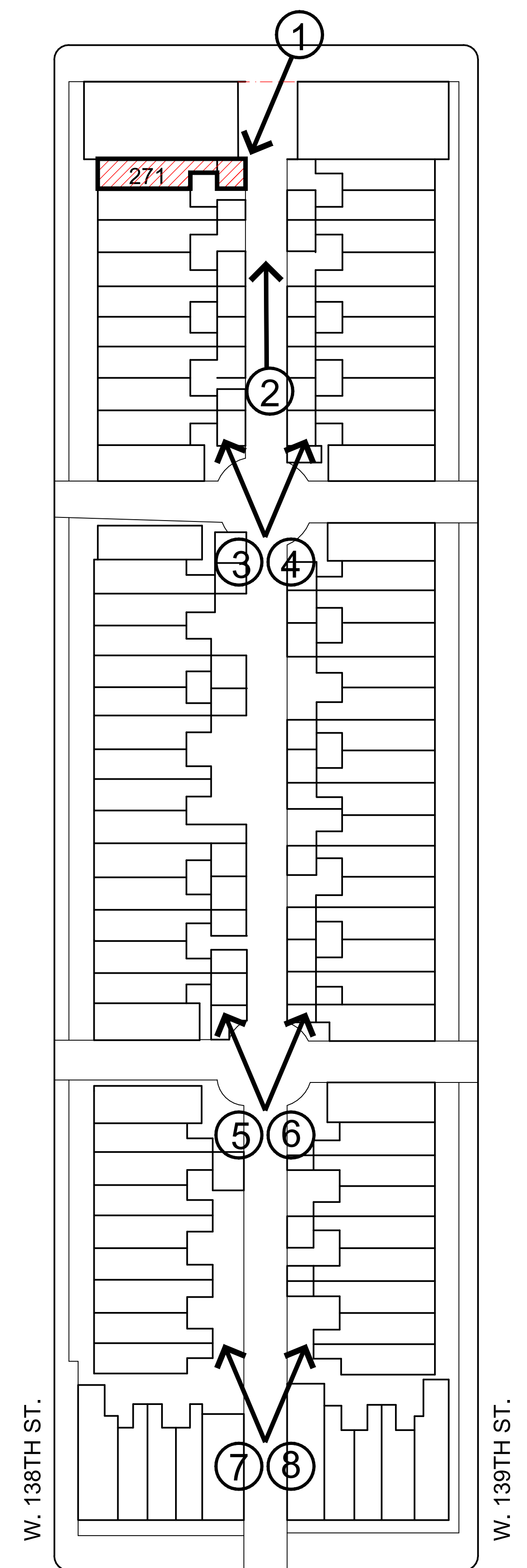


244 WEST 139TH
246 WEST 139TH
248 WEST 139TH

267 WEST 138TH
269 WEST 138TH

EXAMPLE OF AN LPC APPROVED ALTERATION ON THIS BLOCK

FREDRICK DOUGLASS BLV.



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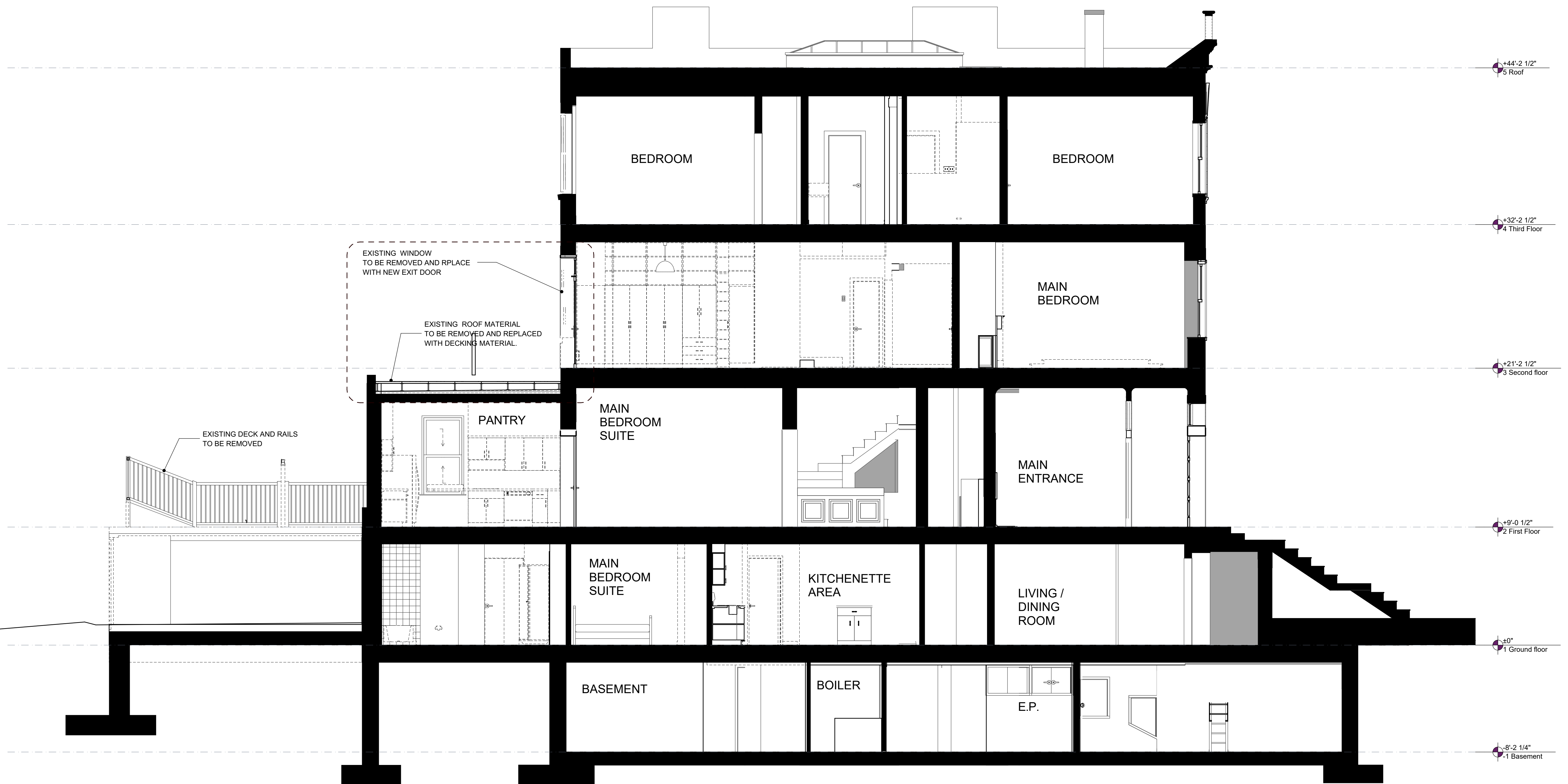
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REAR ALLEY OVERVIEW-pt3

LPC-4.2



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

Project Design Consultant:



271 W 138th ST, NEW YORK

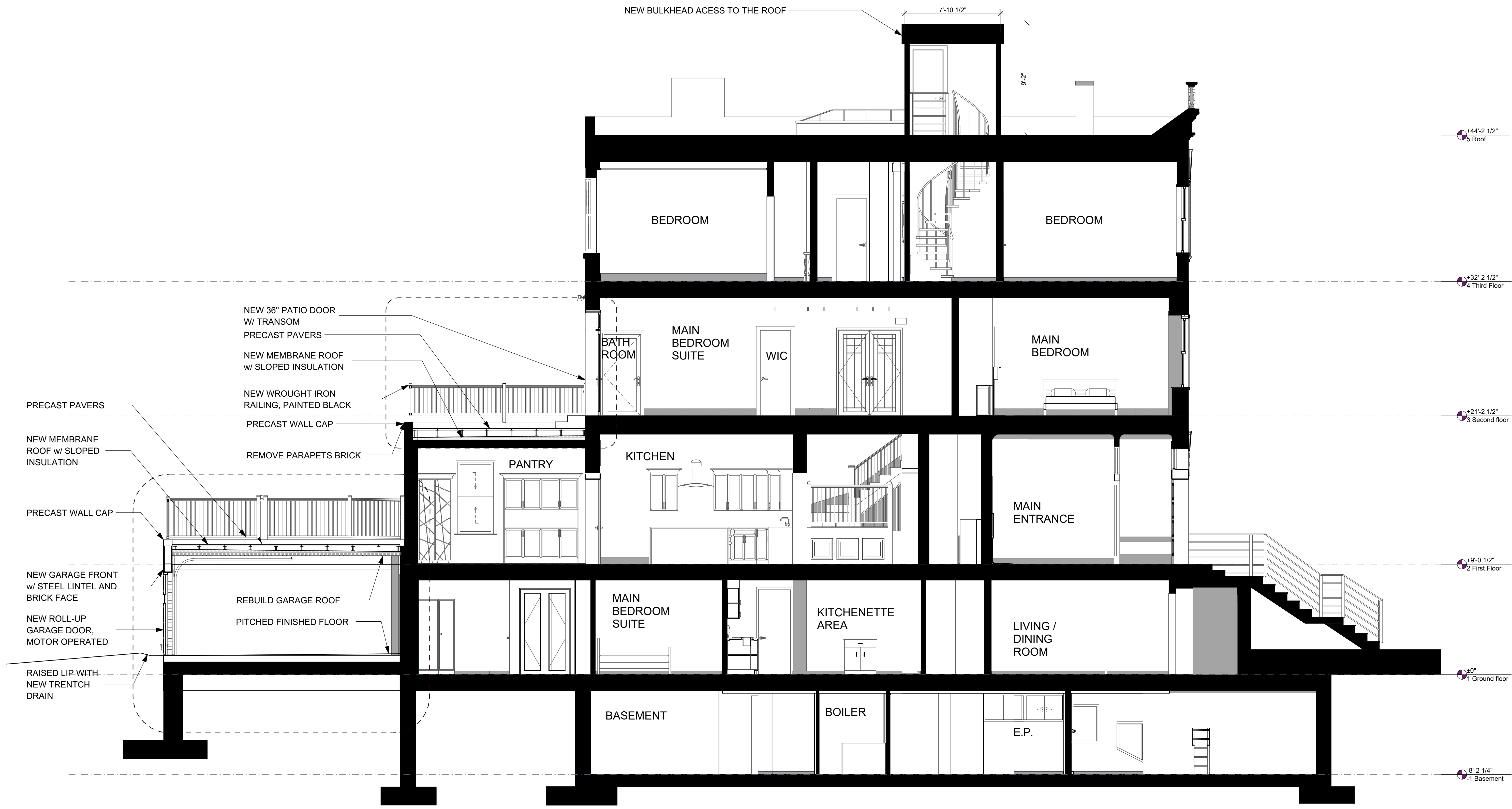
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EXISTING BUILDING
LONGITUDINAL SECTION

LPC-5.0



1 LONGITUDIAL PROPOSED BUILDING ECTION
SCALE: 1/4" = 1'-0" 0 2' 4' 8'

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