

May 13, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-08473

## **228 Lenox Avenue – Mount Morris Park Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 195 3742

**Passcode:** 579429

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**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.



# 228 LENOX AVENUE

## MOUNT MORRIS PARK HISTORIC DISTRICT LPC PUBLIC HEARING PRESENTATION

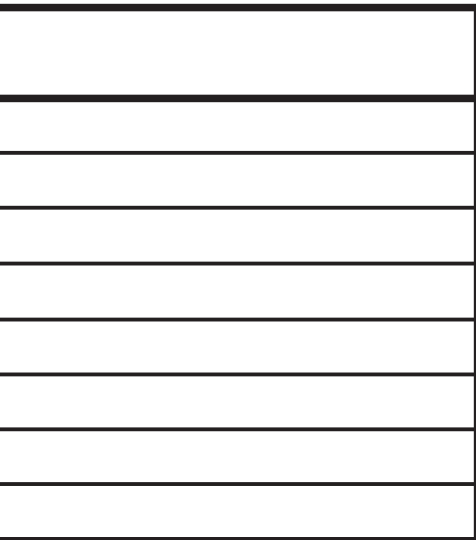
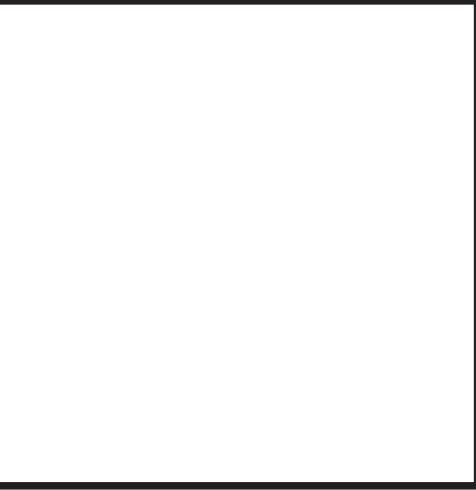
### SCOPE OF WORK FOR PRESENTATION:

**REQUESTING LPC COMMISSIONER APPROVAL FOR:  
PROPOSED ROOF BULKHEAD & RAILINGS ON ROOF AS  
PER PLANS.**

**INSTALLATION OF (8) FLAT GLAZED WINDOWS IN LIEU  
OF BENT GLAZED WINDOWS WITHIN ROUNDED BAY @  
FRONT FACADE (BASEMENT, 1ST AND 2ND FLOOR  
LEVELS).**

# LPC-25-08473

**OVERALL SCOPE OF WORK (SHOWN FOR REFERENCE ONLY):  
CONVERT FUNERAL PARLOR WITH TWO (2 ) DWELLING UNITS TO A TWO (2)  
FAMILY WITHIN AN EXISTING 5 STORY WITH CELLAR BROWNSTONE BUILDING.  
INCLUDES INTERIOR & EXTERIOR RENOVATIONS AND PROPOSED ROOF  
BULKHEAD AS PER PLANS.**



LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: A9M	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			

YANIV/RUSSELL

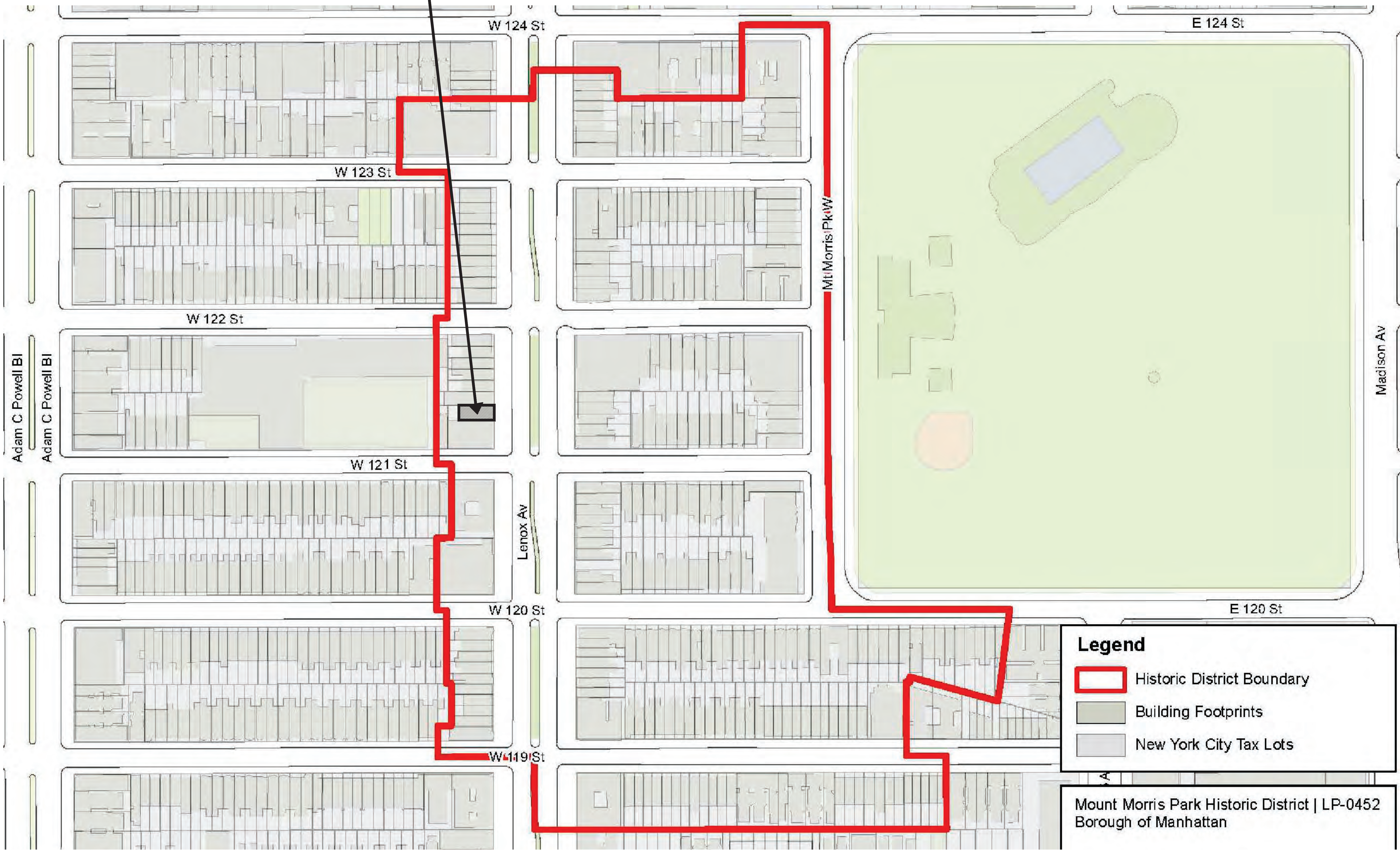
TITLE SHEET
DWG 1 OF 18






LANDMARKS HISTORIC DISTRICT MAP

228 LENOX AVENUE



- Legend**
- Historic District Boundary
  - Building Footprints
  - New York City Tax Lots

Mount Morris Park Historic District | LP-0452  
Borough of Manhattan

  
ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM

--


LPC -  
PUBLIC HEARING

228 LENOX AVENUE MANHATTAN, NY 10027	JOB#: 2024-24
	DRN BY: AA
	CKD BY: APM
	DATE: 02/14/2024

YANIV/RUSSELL

HISTORIC MAP
DWG 2 OF 18



CURRENT FRONT FACADE PHOTO  
OF 228 LENOX AVE.



FRONT FACADE PHOTO  
OF 228 LENOX AVE. IN THE YEAR 1940





ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM

LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA
	CKD BY: ASH
	DATE: 02/14/2024
228 LENOX AVENUE	
MANHATTAN, NY 10027	

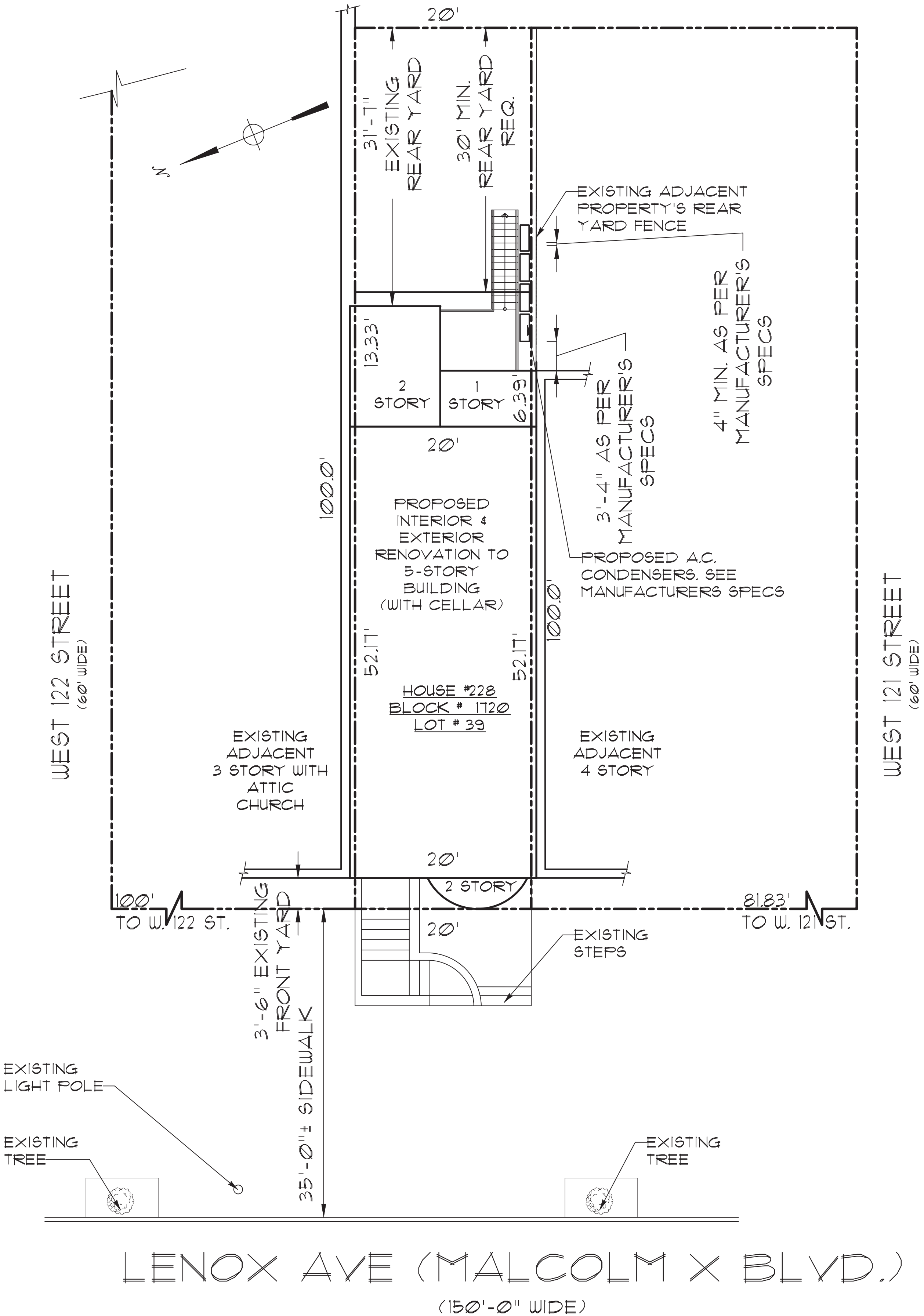
YANIV/RUSSELL

1940'S  
PHOTO &  
CURRENT  
PHOTO

DWG3 OF 18



PLOT PLAN



WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.  
COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED

ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM


LPC -  
PUBLIC HEARING

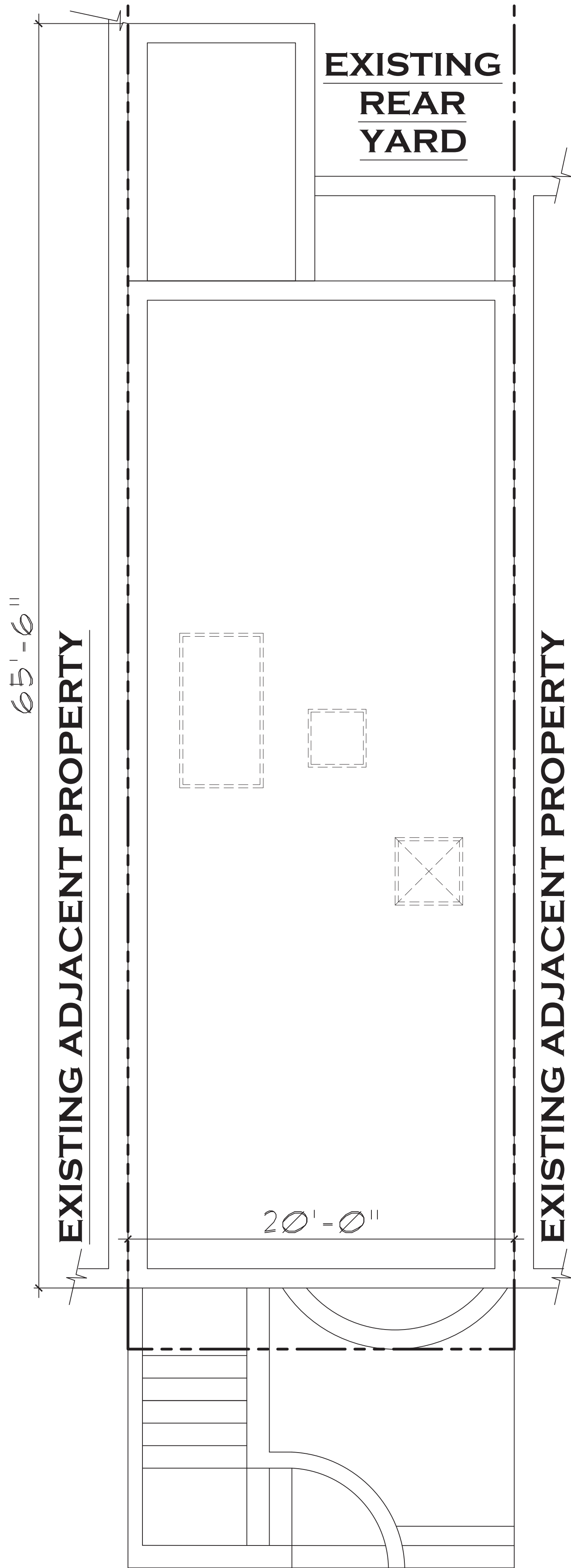
228 LENOX AVENUE MANHATTAN, NY 10027	JOB#: 2024-24
	DRN BY: AA
	CKD BY: ASM
	DATE: 02/14/2024

YANIV/RUSSELL

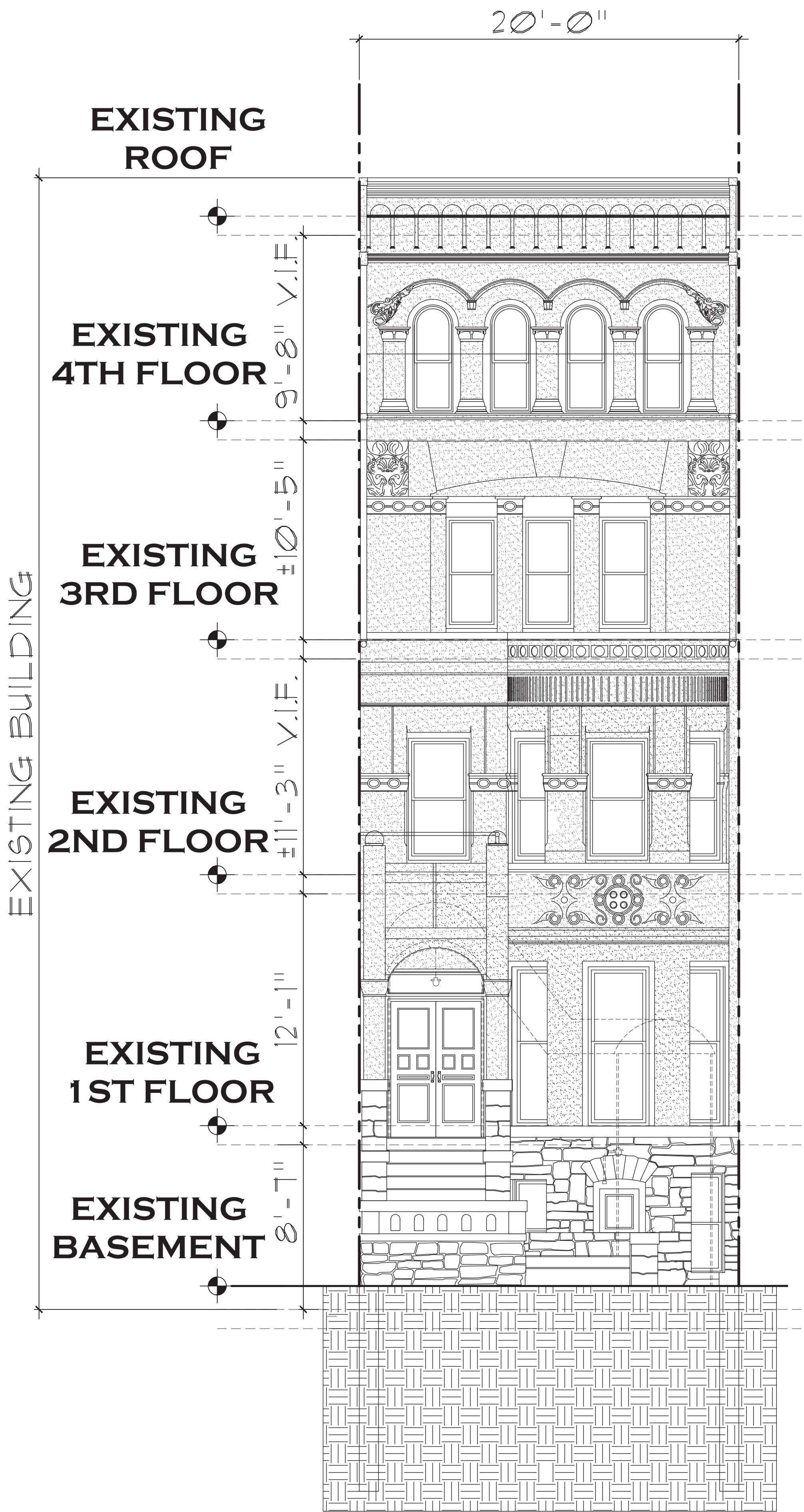
PLOT PLAN  
DWG 4 OF 18



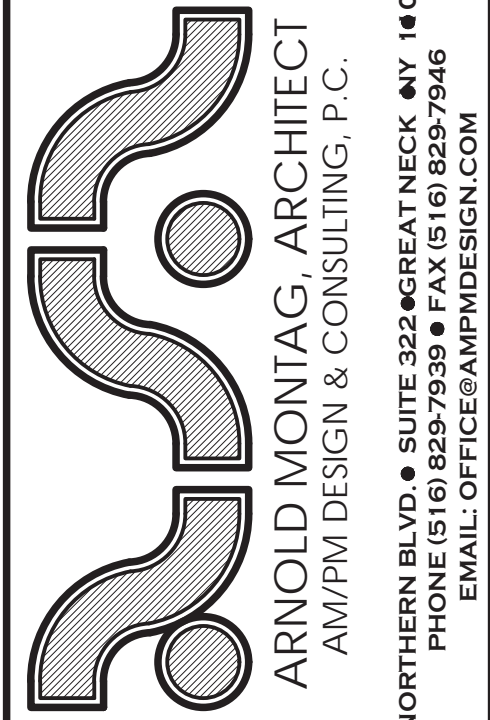
ROOF PLAN (DEMO)



EXISTING FRONT ELEVATION



WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.  
COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED



350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM


LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA
CKD BY: A91	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027	

YANIV/RUSSELL

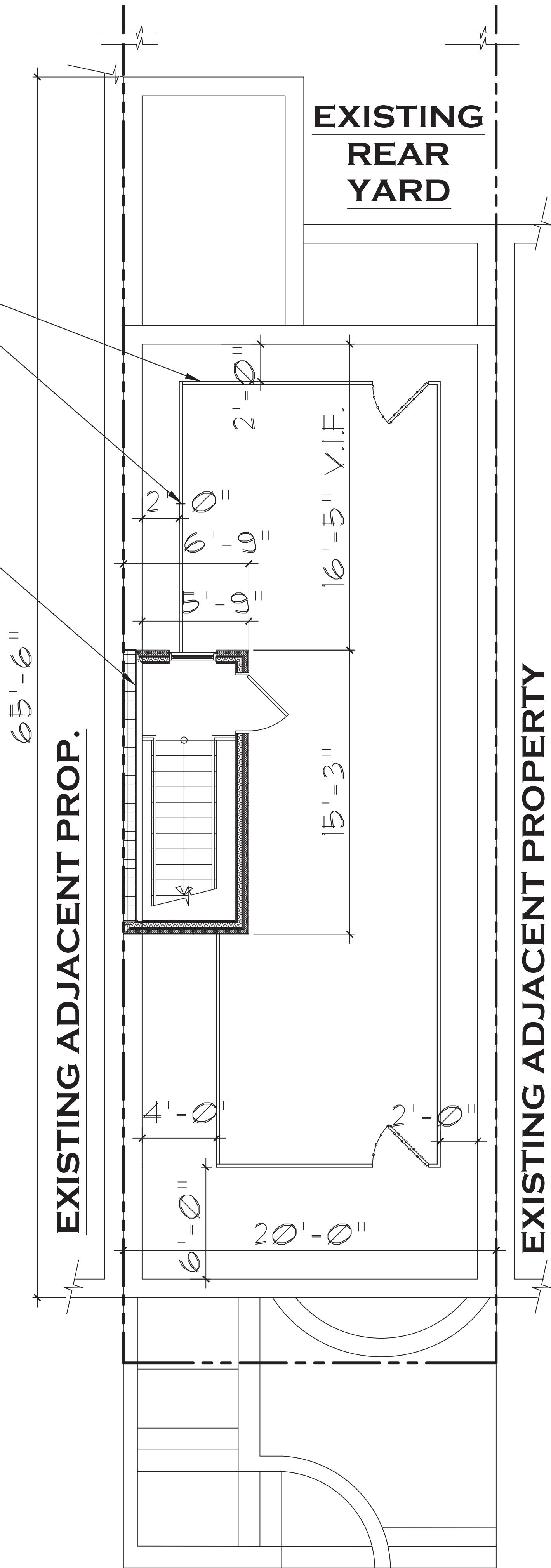
EX. ROOF  
PLAN,  
EX.  
ELEVATION  
DWG 5 OF 18



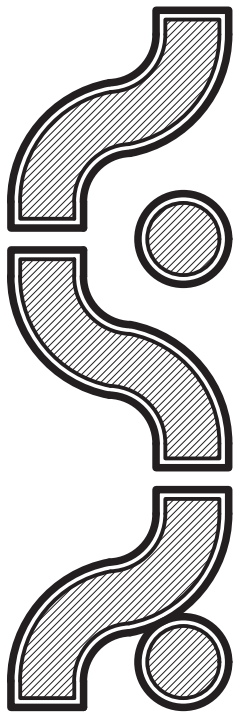
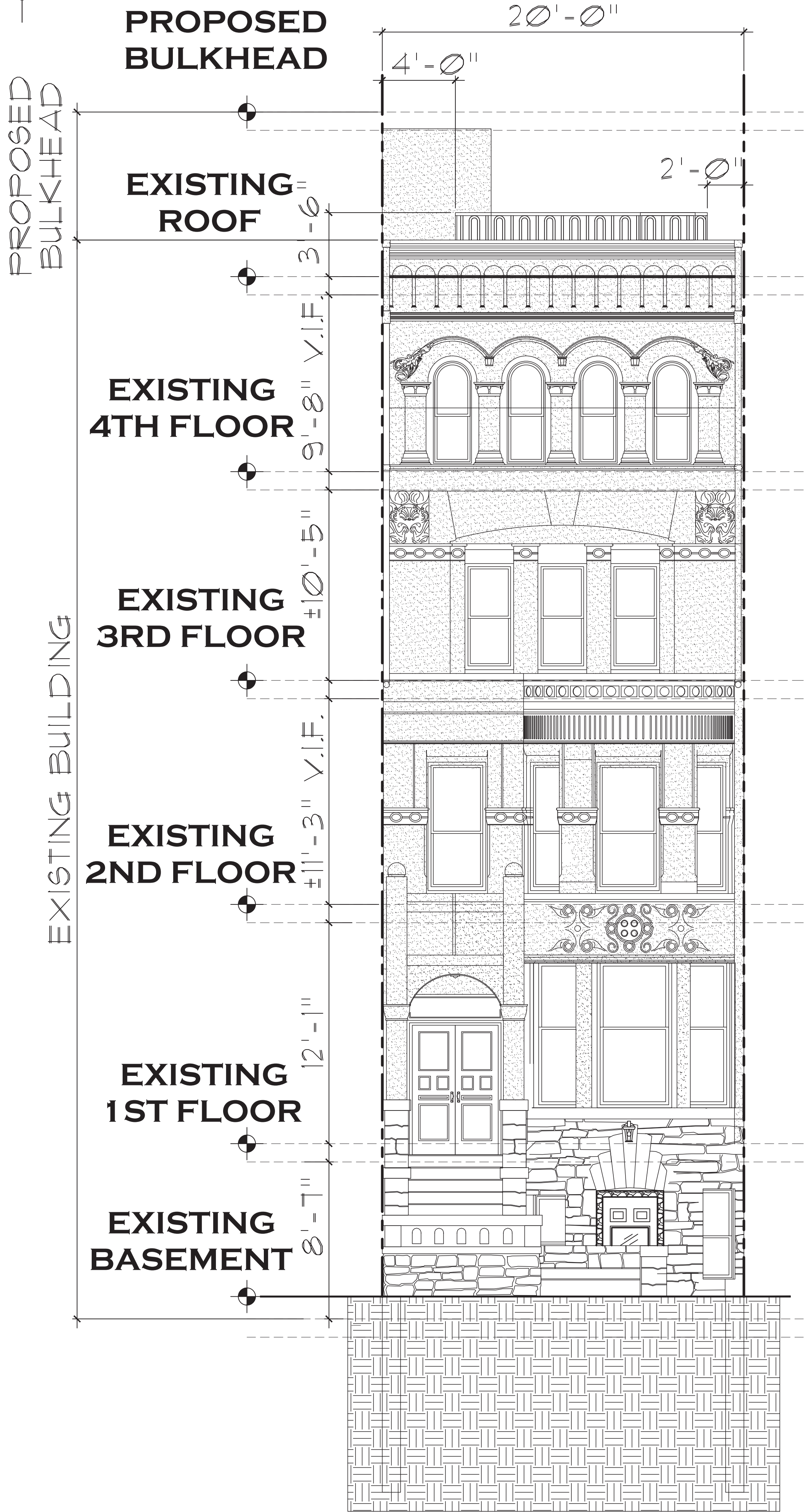
PROPOSED  
RAILINGS

PROPOSED STAIR  
BULKHEAD

PROPOSED ROOF PLAN



PROPOSED FRONT ELEVATION



ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM

LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: ASM	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			


YANIV/RUSSELL

PROP.  
ROOF PLAN  
& PROP.  
ELEVATION  
DWG 6 OF 18

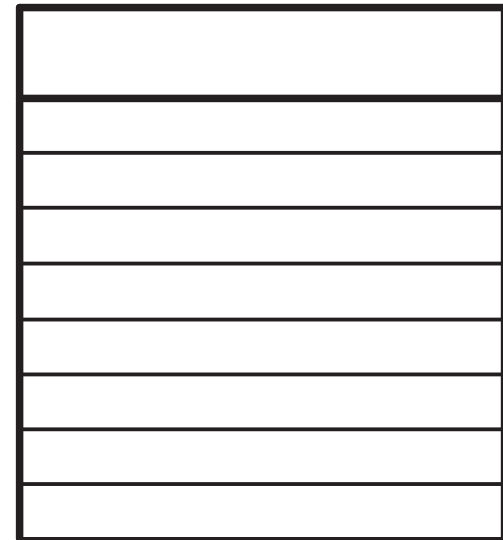
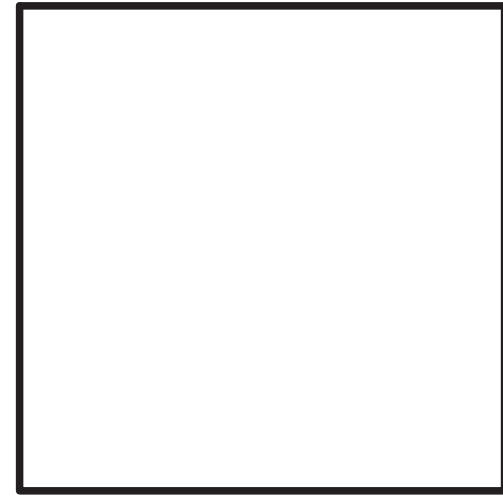
WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.  
COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED



EXISTING SECTION



ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM



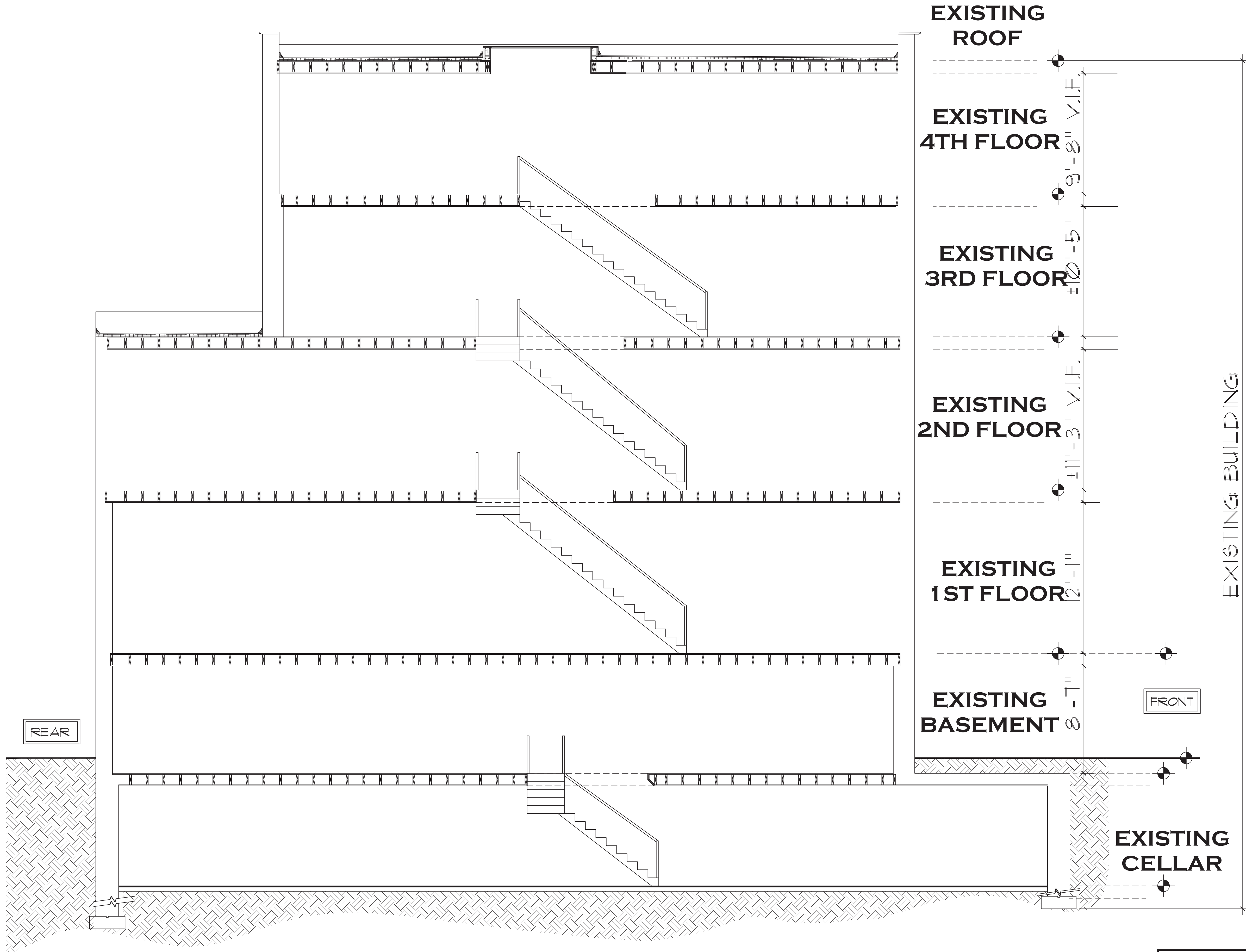
LPC -  
PUBLIC HEARING

228 LENOX AVENUE MANHATTAN, NY 10027	JOB#: 2024-24
	DRN BY: AA
	CKD BY: ASM
	DATE: 02/14/2024

YANIV/RUSSELL

EXISTING  
SECTION

DWG 7 OF 18



WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.  
COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED



●



<div> <div>228 LENOX AVENUE</div> <div>MANHATTAN, NY 10027</div> </div>	JOB#: 2024-24
	DRN BY: AA
	CKD BY: ASM
	DATE: 02/14/2024

PROPOSED  
SECTION

DWG 8 OF 18



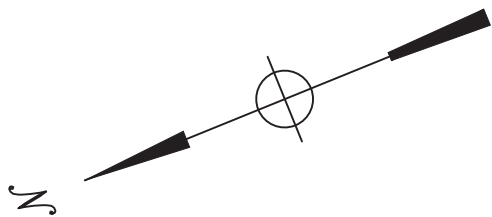
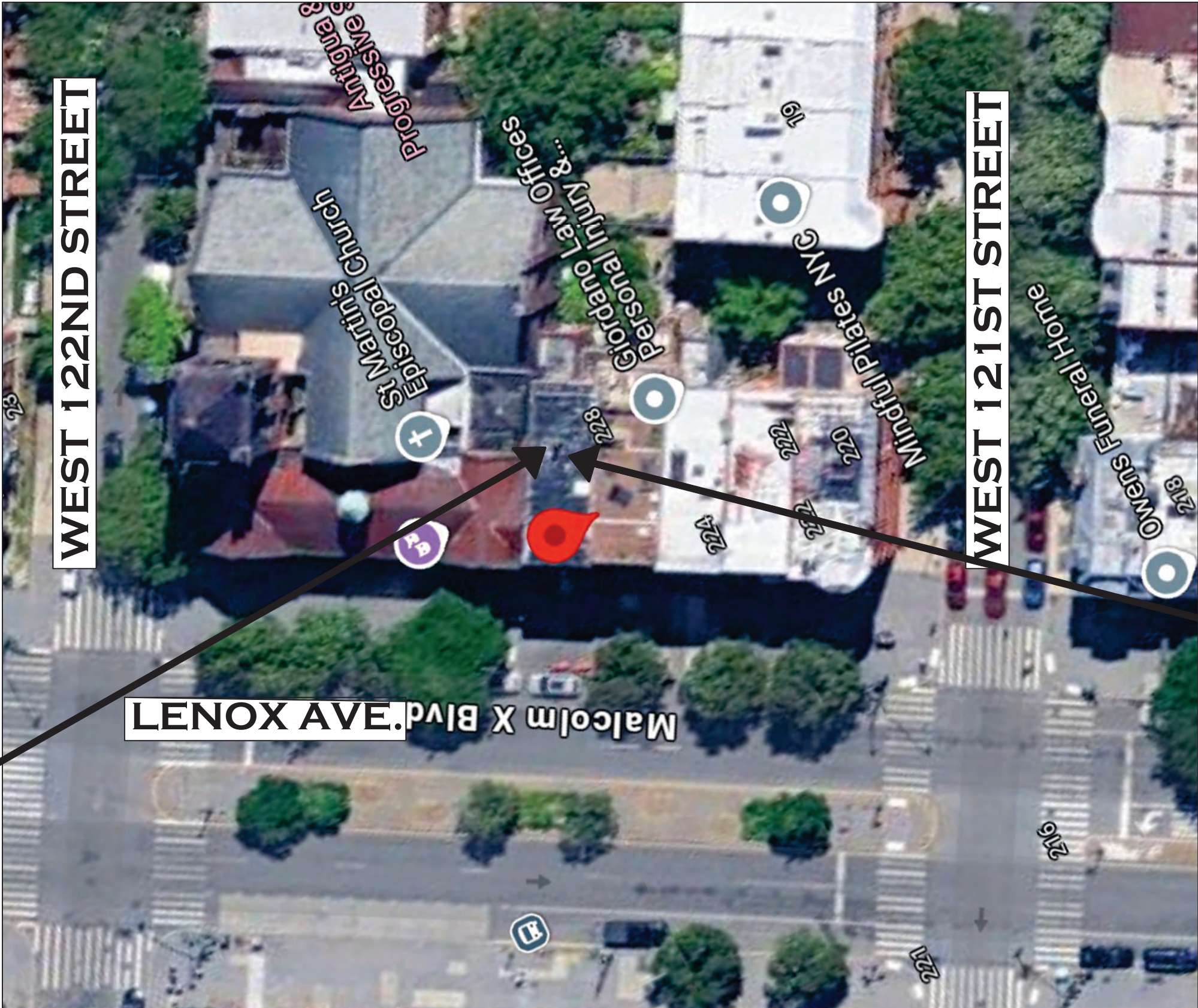
BULKHEAD & RAILING MOCK-UP  
ON TOP OF EXISTING ROOF  
AT 228 LENOX AVE.  
(PHOTO LOOKING TOWARDS  
MT MORRIS PARK W.)



MOCK-UP  
BULKHEAD

MOCK-UP  
RAILINGS

(TEMPORARY SUPPORTS  
FOR MOCK-UP)



BULKHEAD & RAILING MOCK-UP  
ON TOP OF EXISTING ROOF  
AT 228 LENOX AVE. (PHOTO LOOKING  
TOWARDS LENOX AVE.)



MOCK-UP  
BULKHEAD

MOCK-UP  
RAILINGS


LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: ASM	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			

YANIV/RUSSELL

VISIBILITY STUDY
DWG 9 OF 18



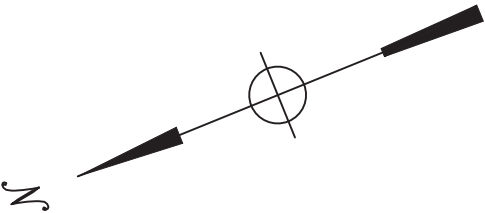
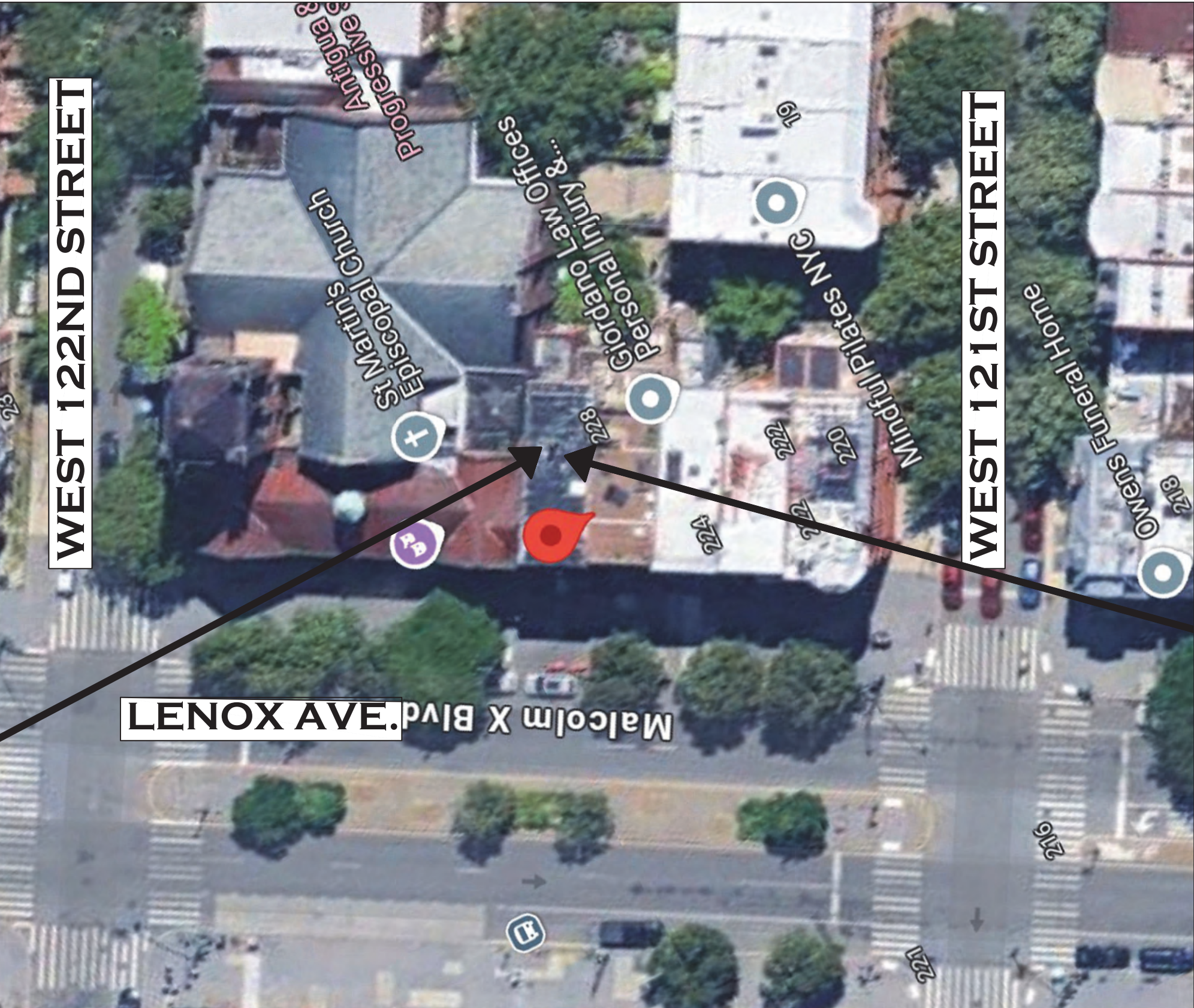
BULKHEAD & RAILING MOCK-UP  
ON TOP OF EXISTING ROOF  
AT 228 LENOX AVE.  
(PHOTO LOOKING TOWARDS  
MT MORRIS PARK W.)



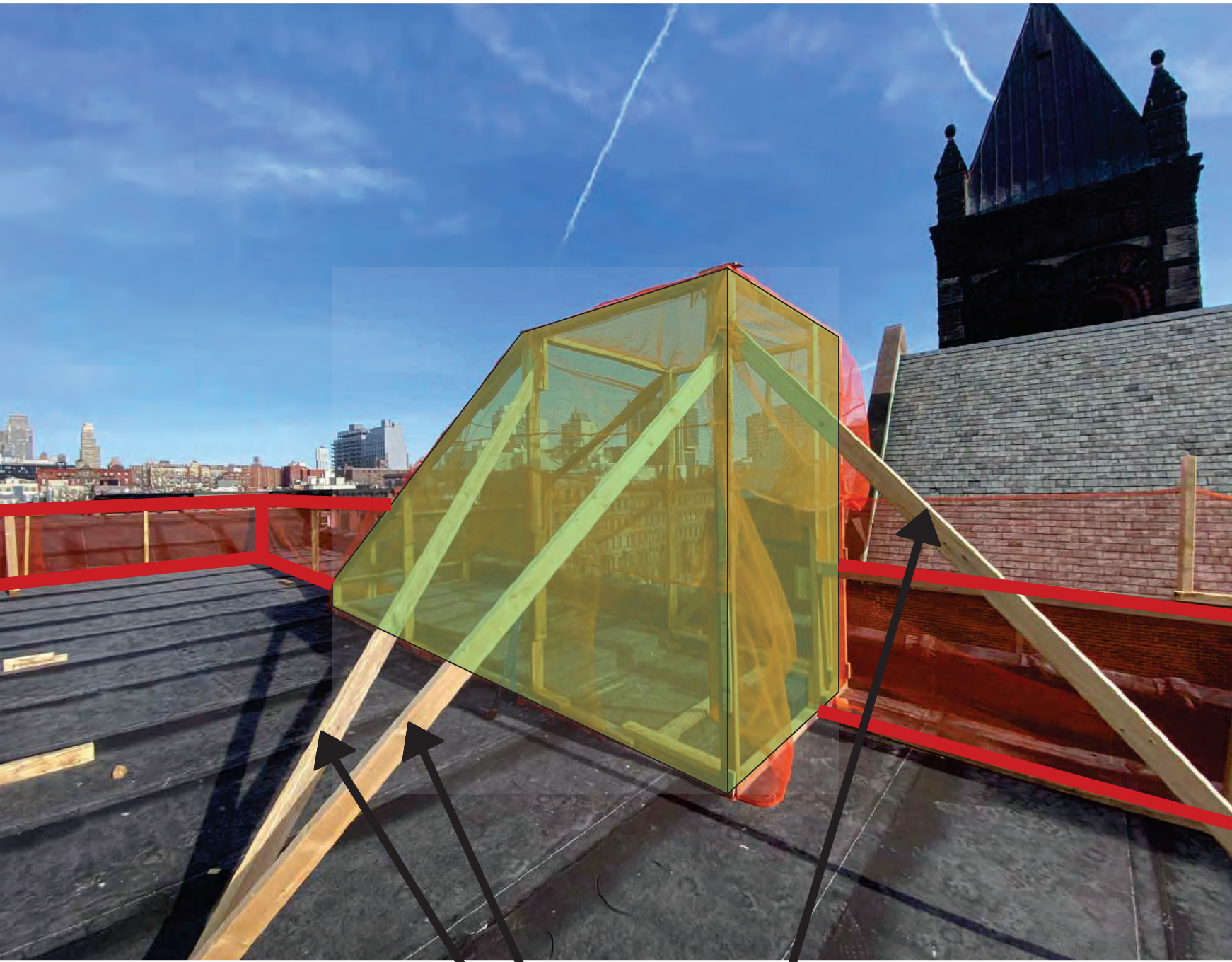
MOCK-UP  
BULKHEAD

MOCK-UP  
RAILINGS

(TEMPORARY SUPPORTS  
FOR MOCK-UP)

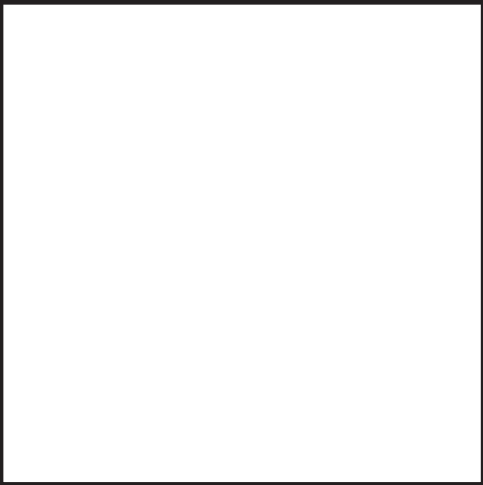


BULKHEAD & RAILING MOCK-UP  
ON TOP OF EXISTING ROOF  
AT 228 LENOX AVE. (PHOTO LOOKING  
TOWARDS LENOX AVE.)



(TEMPORARY SUPPORTS  
FOR MOCK-UP)

ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM




LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: ASM	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			

YANIV/RUSSELL

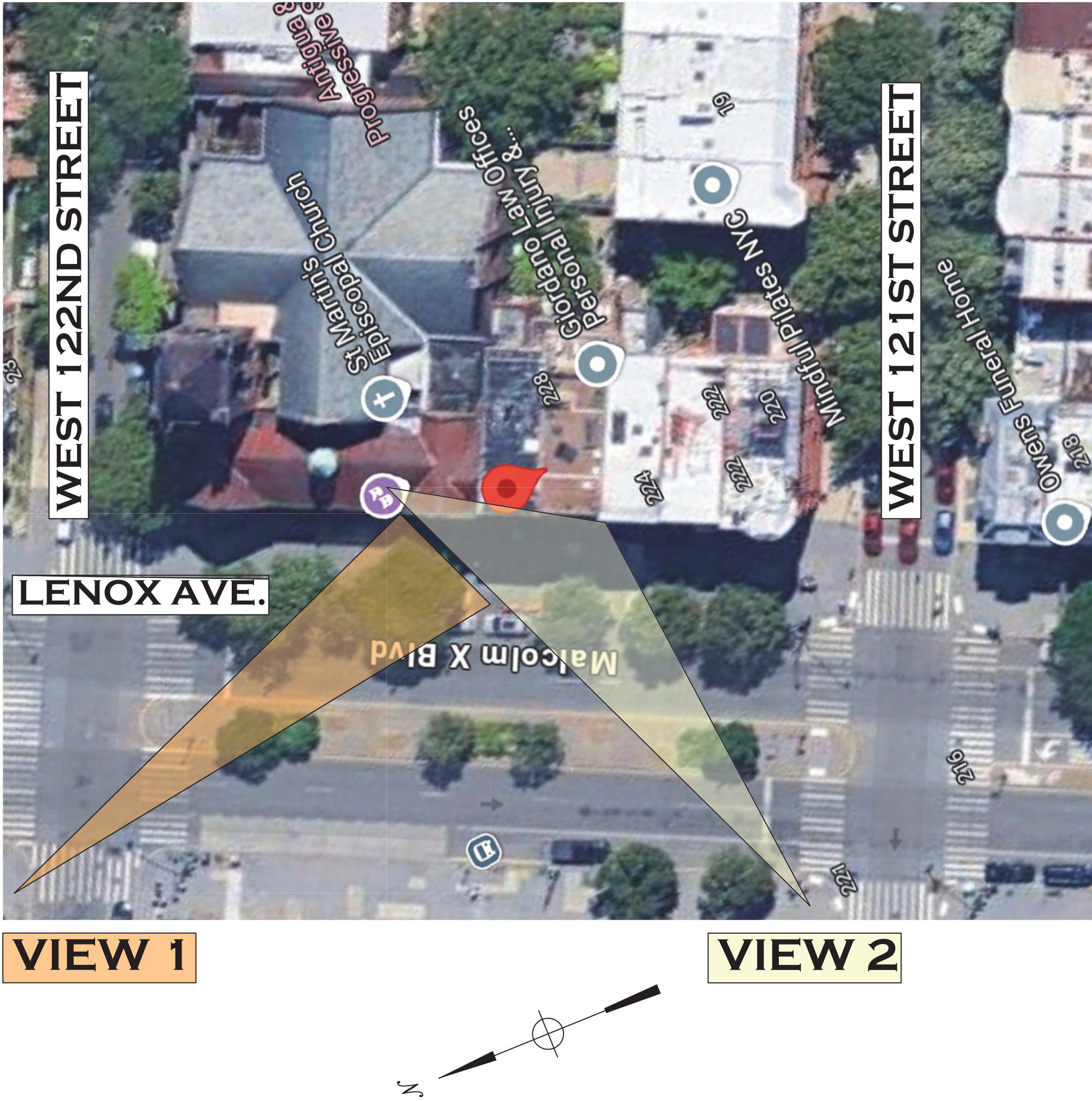
VISIBILITY  
STUDY

DWG100F18

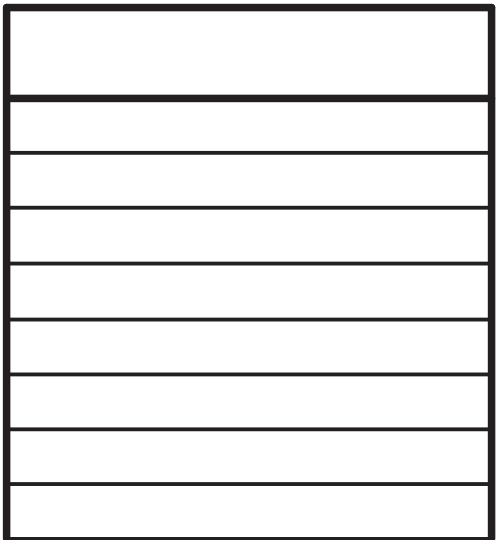
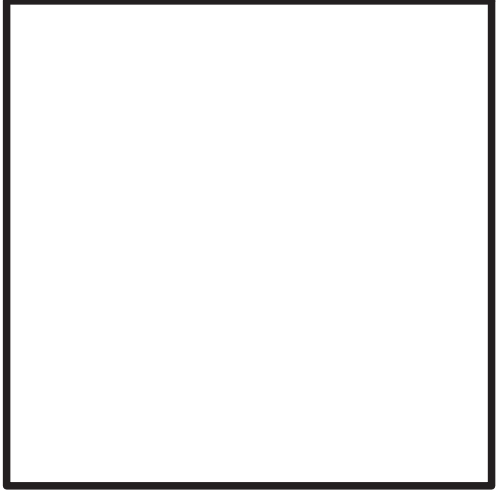




**VIEW 1**  
**VIEW OF (MOCK-UP) BULKHEAD**  
**& RAILINGS FROM ACROSS W 122 ST. &**  
**LENOX AVE.**



**VIEW 2 NON-VISIBLE**  
**VIEW OF (MOCK-UP) BULKHEAD**  
**& RAILINGS FROM ACROSS W 121 ST. &**  
**LENOX AVE.**



LPC -  
PUBLIC HEARING

228 LENOX AVENUE MANHATTAN, NY 10027	JOB#: 2024-24
	DRN BY: AA
	CKD BY: AGM
	DATE: 02/14/2024

YANIV/RUSSELL

VISIBILITY STUDY
DWG110F18







A photograph of the Old Chapel of St. John the Baptist in New York City. The image shows a tall, dark stone tower with a cross on top, rising above surrounding brick buildings and bare trees. The tower has a pointed roof and small windows. The surrounding buildings are made of red brick and have multiple stories. Bare trees are in the foreground, and a street with cars is visible at the bottom.



**WARNING:**  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.

COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AMIPM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED



3500 NORTH MIAMI BLVD., SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 829-7939 • FAX (516) 829-7946  
EMAIL: OFFICE@AMPMDDESIGN.COM

[illegible]

LPC -  
PUBLIC HEARING

228 LENOX AVENUE  
MANHATTAN, NY 10027

JOB#:	2024 - 24
DRN BY:	AA
CKD BY:	ASM
DATE:	02/14/2024

YANIV/RUSSELL

## VISIBILITY STUDY

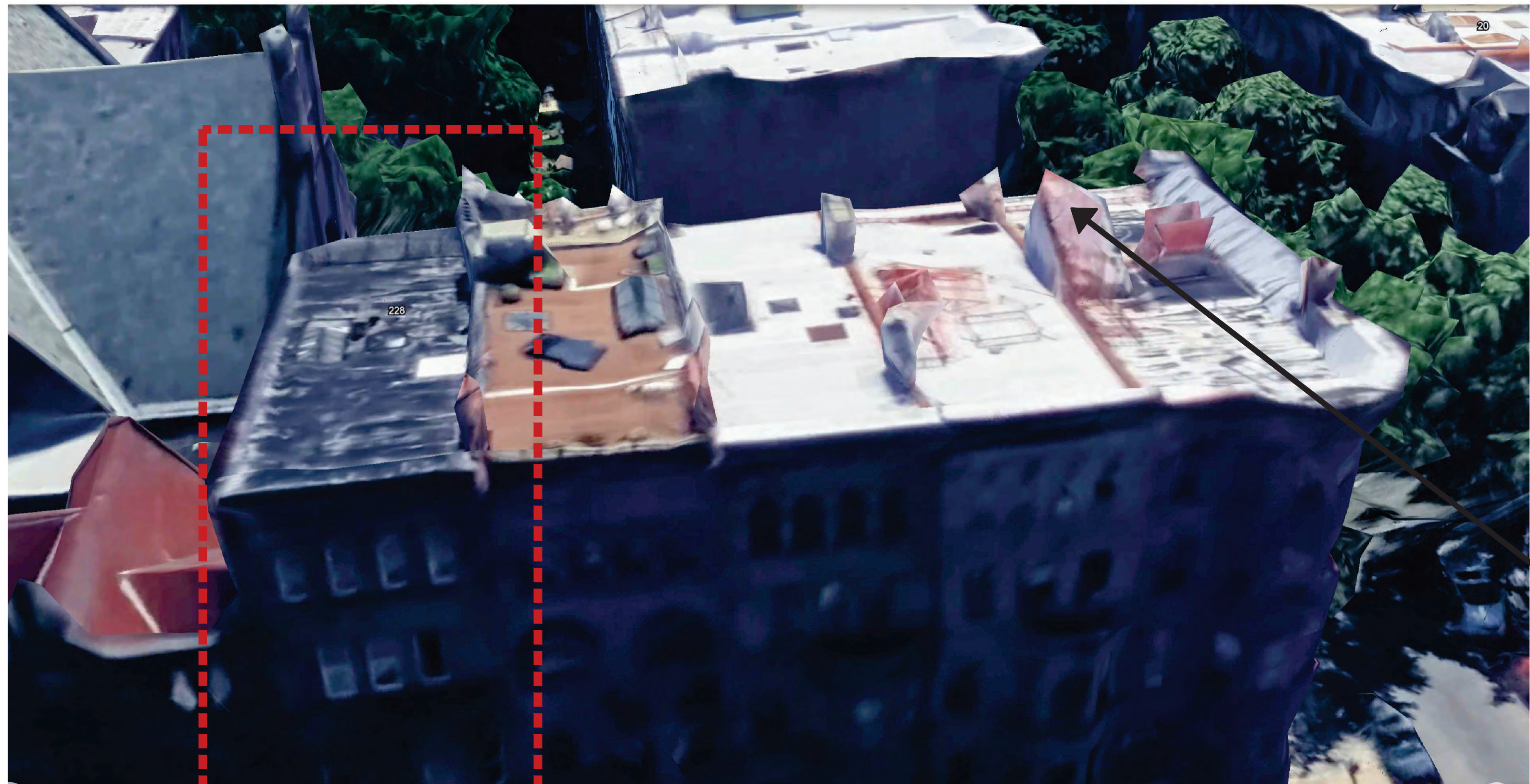
DWG120F18





VIEW 5

ARIAL VIEW OF 228 LENOX AVE. AND OF 220 LENOX AVE. BULKHEAD



230

228  
LENOX AV.

226

224

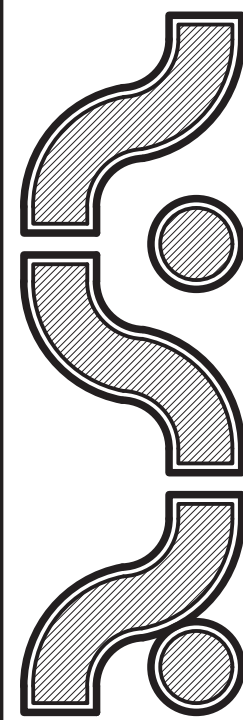
222

220  
LENOX AV.

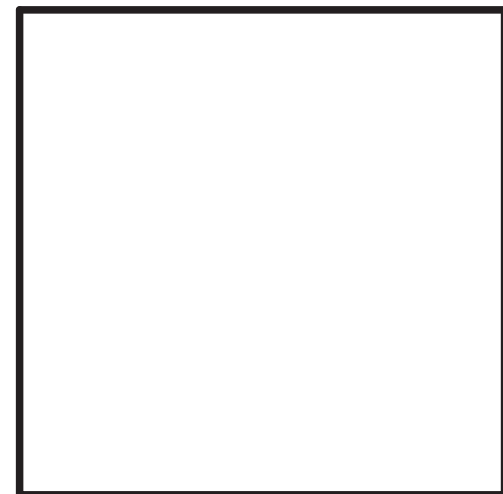
VIEW 5  
VIEW OF BULKHEAD & RAILINGS  
FROM ACROSS W122 STREET



ARIAL VIEW OF 220  
LENOX AVE.  
BULKHEAD (A FEW  
NEIGHBORING  
DOORS DOWN)



ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM




LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: AAM	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			

YANIV/RUSSELL

VISIBILITY STUDY
DWG130F18





VIEW 6



VIEW 7

VIEW 6

VIEW OF (MOCK-UP) BULKHEAD & RAILINGS FROM ACROSS W122 STREET

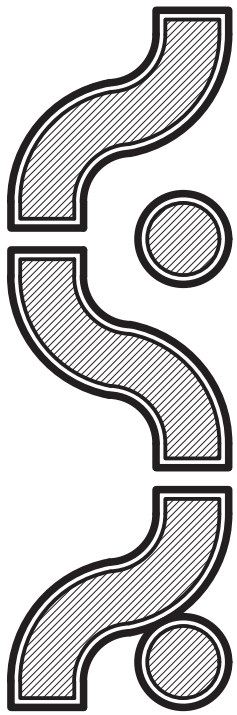


VIEW 7

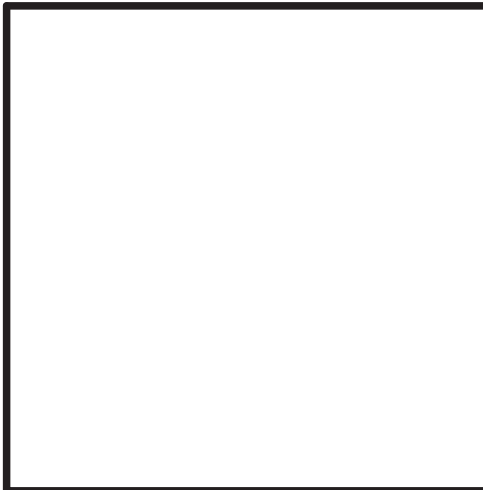
VIEW OF (MOCK-UP) BULKHEAD & RAILINGS FROM ACROSS W122 STREET



WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.  
COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED



ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM




LPC -  
PUBLIC HEARING

228 LENOX AVENUE MANHATTAN, NY 10027	JOB#: 2024-24
	DRN BY: AA
	CKD BY: ASM
	DATE: 02/14/2024

YANIV/RUSSELL

VISIBILITY STUDY
DWG140F18

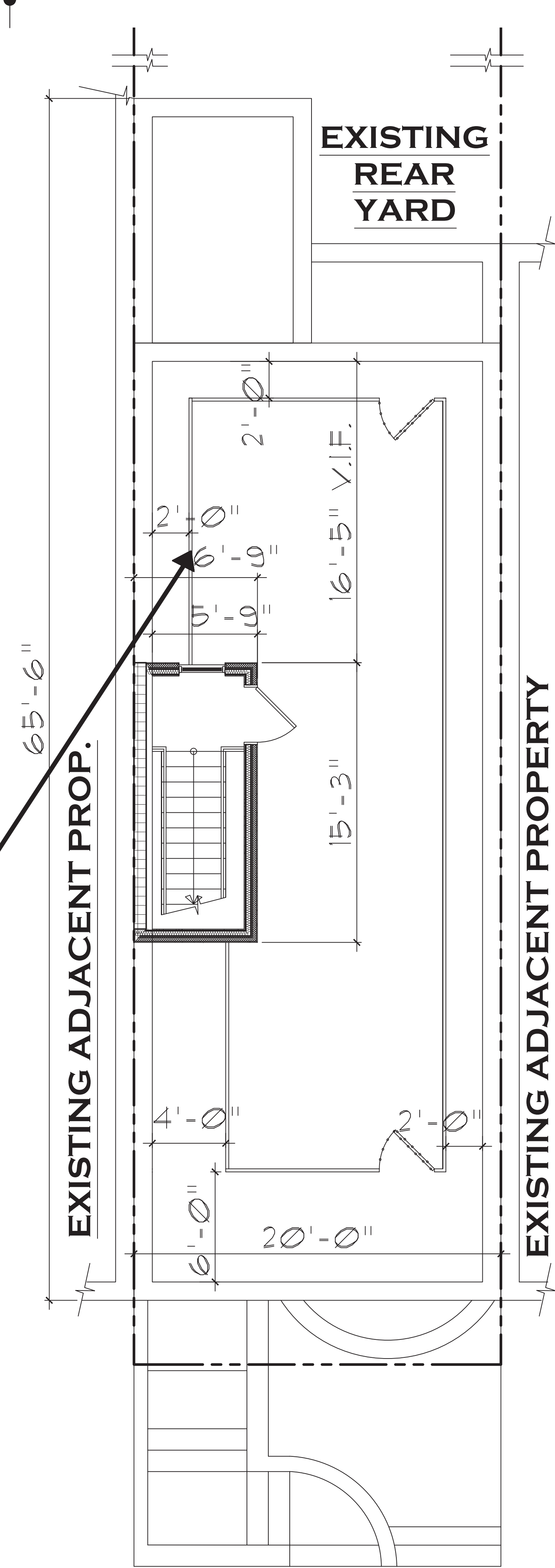




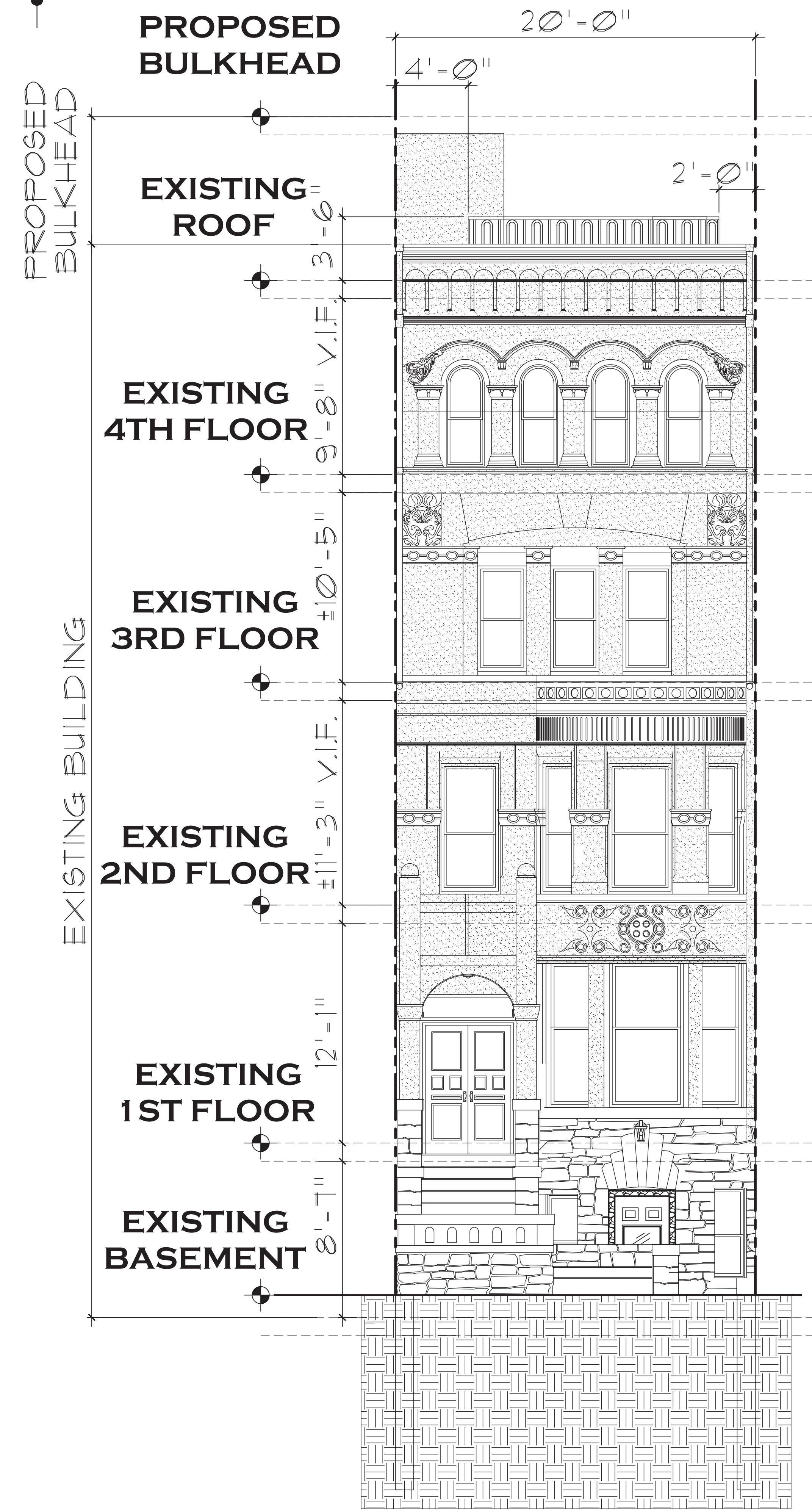
**PROPOSED RAILING DESIGN AT  
ROOF (& AT [REAR YARD DECK &  
AT TERRACE AT REAR YARD ON  
3RD FLOOR])**



**PROPOSED ROOF PLAN**

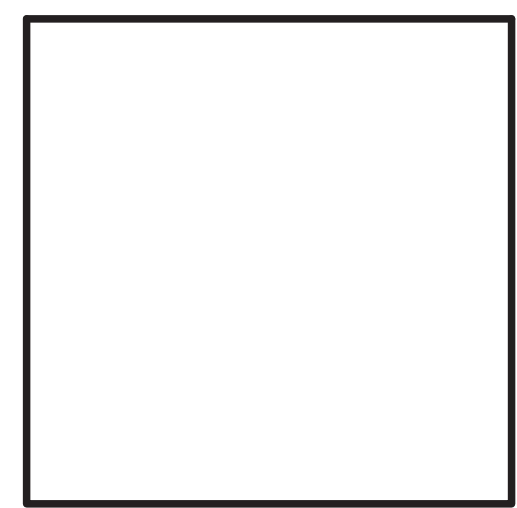


**PROPOSED FRONT ELEVATION**



WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.  
COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED

ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7935 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM




LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: ASM	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			

YANIV/RUSSELL

RAILING  
DESIGN

DWG150F18

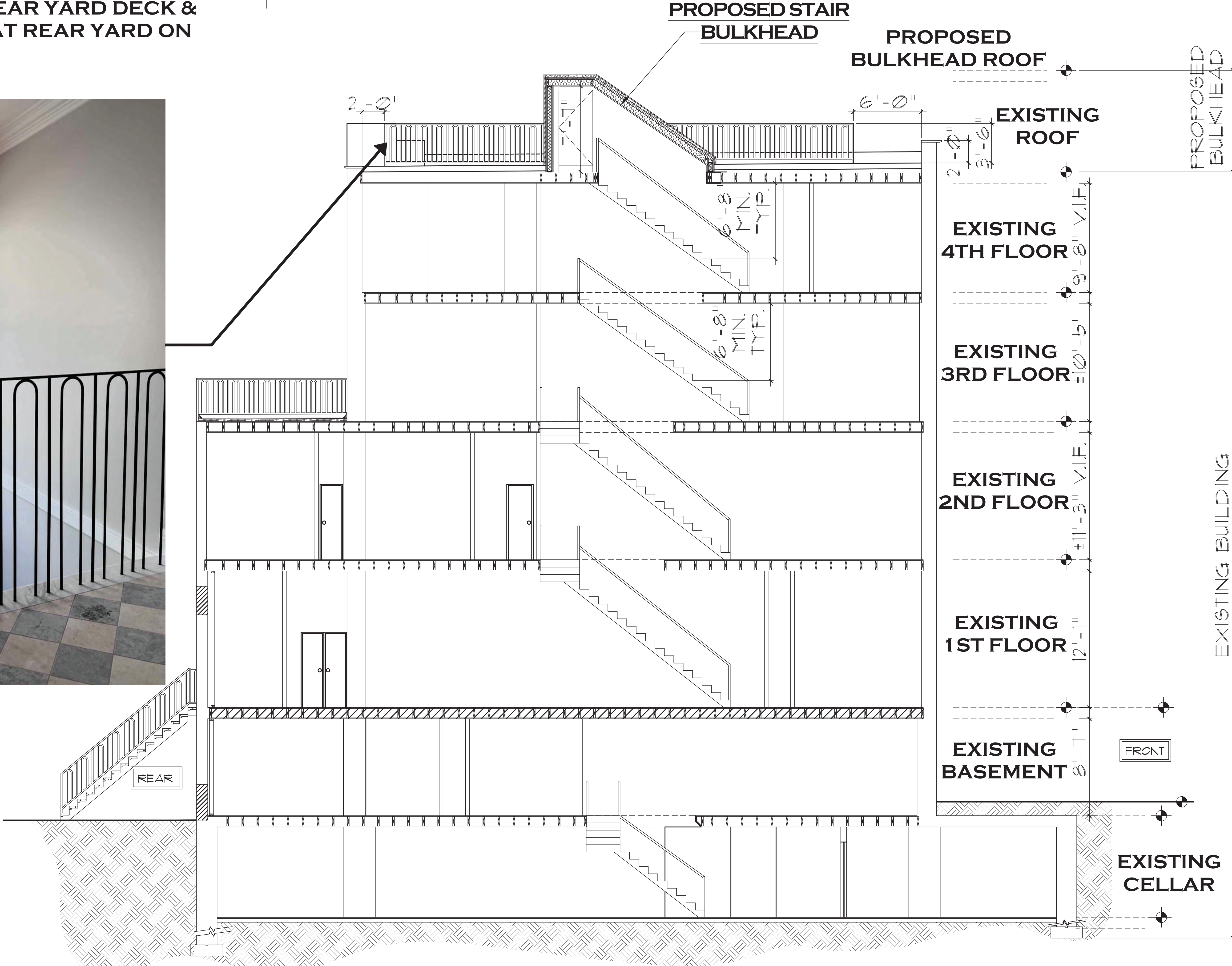





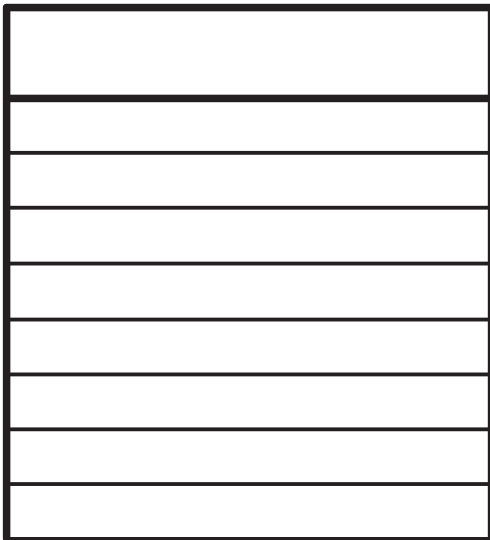
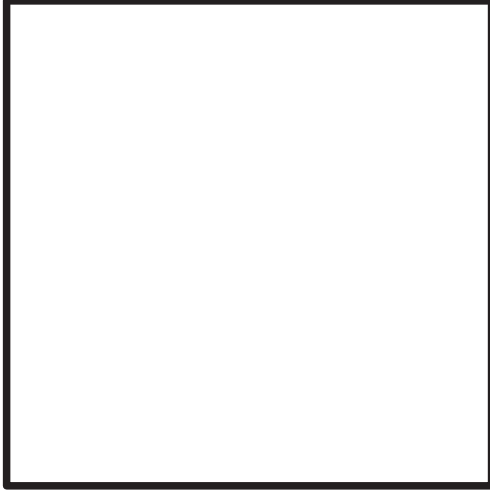
PROPOSED RAILING DESIGN AT  
ROOF (& AT [REAR YARD DECK &  
AT TERRACE AT REAR YARD ON  
3RD FLOOR])



PROPOSED SECTION



  
ARNOLD MONTAG, ARCHITECT  
AM/PM DESIGN & CONSULTING, P.C.  
350 NORTHERN BLVD. • SUITE 322 • GREAT NECK, NY 11021  
PHONE (516) 825-7939 • FAX (516) 825-7946  
EMAIL: OFFICE@AMPDESIGN.COM



LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: AAM	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			

YANIV/RUSSELL

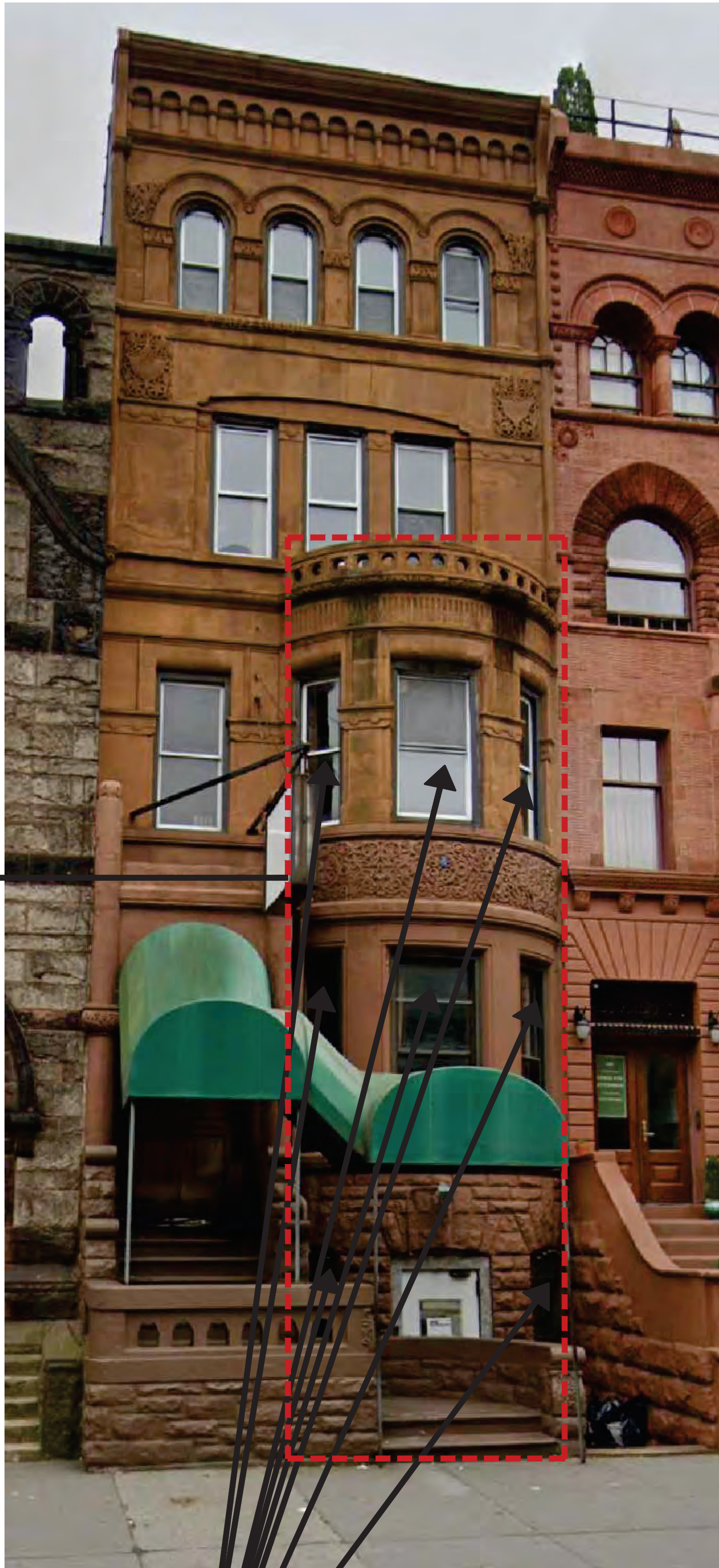
RAILING DESIGN
DWG160F18



WARNING:  
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW ARTICLE 147  
FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A  
LICENSED REGISTERED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY.  
COPYRIGHT 2020 © ARNOLD MONTAG ARCHITECT AM/PM DESIGN & CONSULTING, P.C. ALL RIGHTS RESERVED



228 LENOX AVE. IN THE YEAR 2025



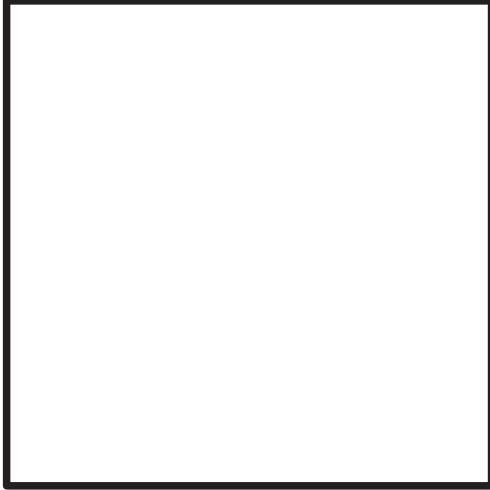
(EXISTING  
ROUNDED BAY)

PHOTO OF  
(A TOTAL # OF 8)  
EXISTING FLAT GLAZED  
WINDOWS AT BAY

228 LENOX AVE. IN THE YEAR 1940



PHOTO OF  
(A TOTAL # OF 8)  
EXISTING BENT GLAZED  
WINDOWS AT BAY




LPC -  
PUBLIC HEARING

JOB#: 2024-24	DRN BY: AA	CKD BY: AAM	DATE: 02/14/2024
228 LENOX AVENUE MANHATTAN, NY 10027			

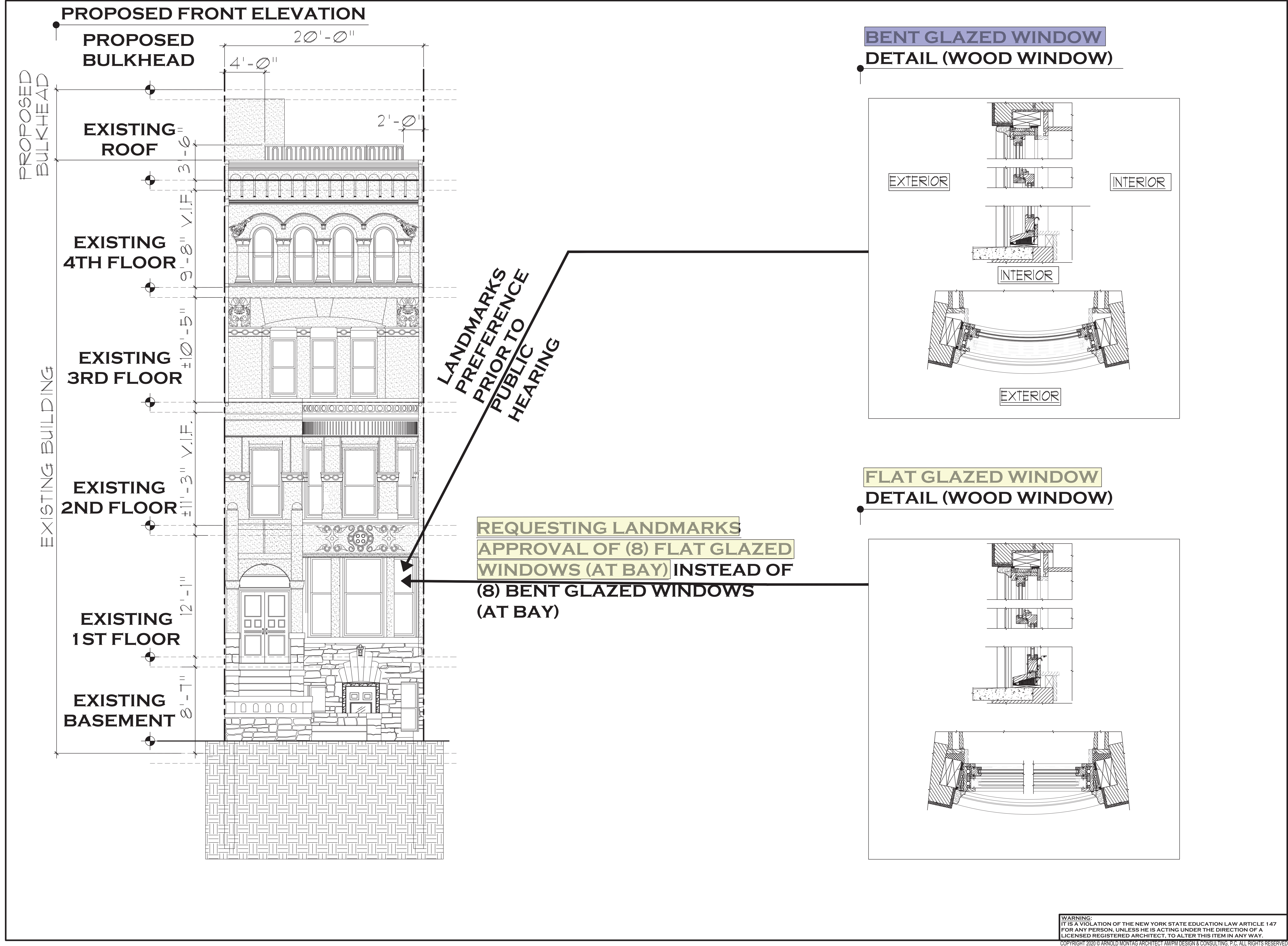
YANIV/RUSSELL

BENT GLAZED WINDOW STUDY
DWG17OF18





5/2/2025 12:41:21 PM





May 13, 2025  
Public Hearing

The current proposal is:

Preservation Department – Item 5, LPC-25-08473

## **228 Lenox Avenue – Mount Morris Park Historic District Borough of Manhattan**

**To testify virtually, please join Zoom**

**Webinar ID:** 161 195 3742

**Passcode:** 579429

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

**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.