

June 17, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 9, LPC-25-02404

**232 West End Avenue – West End - Collegiate Historic
District Extension
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 160 839 3227

Passcode: 537844

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

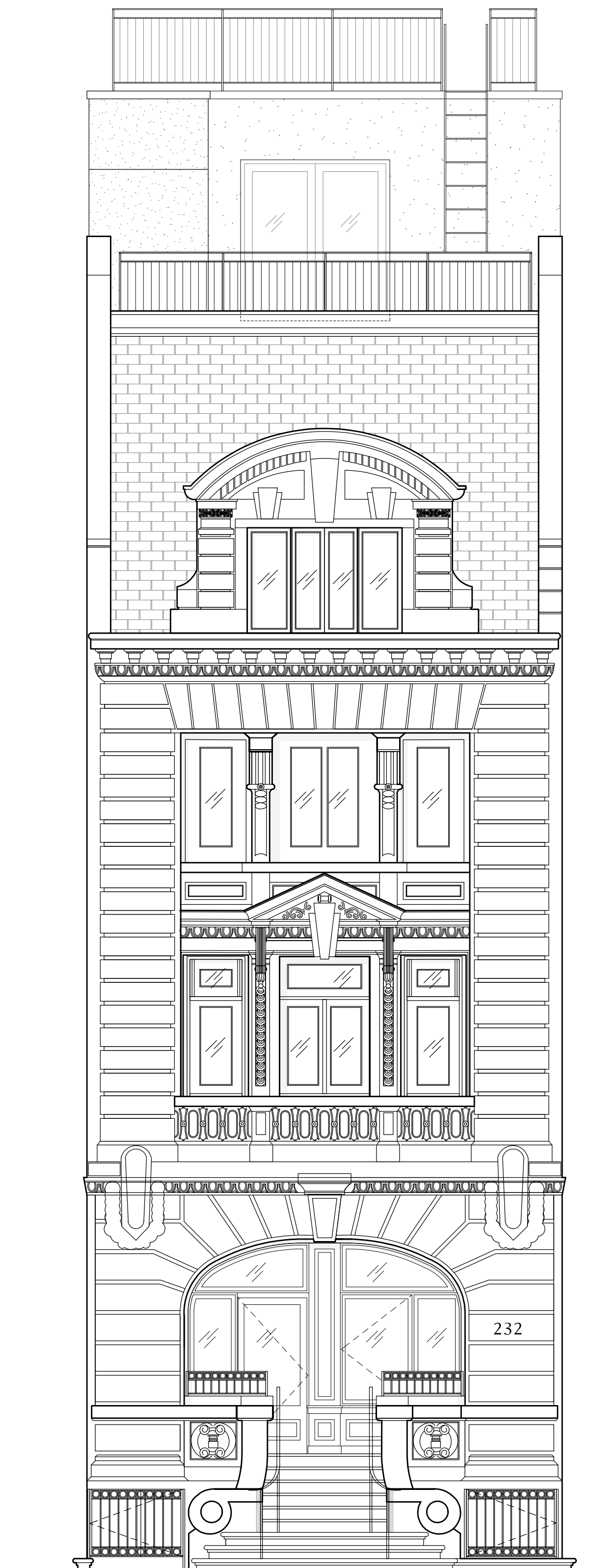
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called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

232 WEST END AVENUE

PROPOSED DOORWAY RESTORATION AND ROOFTOP AND REAR ADDITIONS



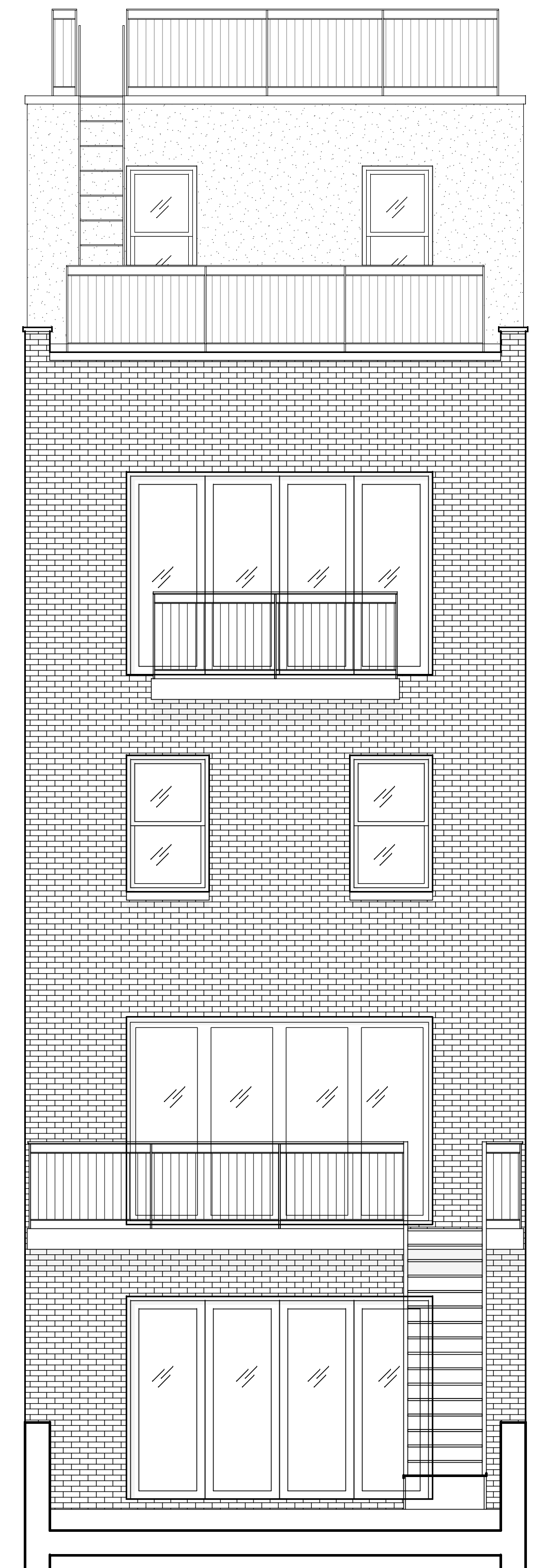
EXISTING FRONT FACADE



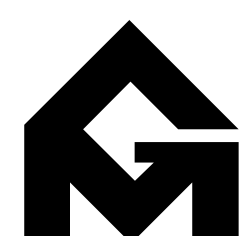
PROPOSED FRONT ELEVATION



EXISTING REAR FACADE



PROPOSED REAR ELEVATION



GRASSO-MENZIUSO ARCHITECTS
A.I.A.
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648

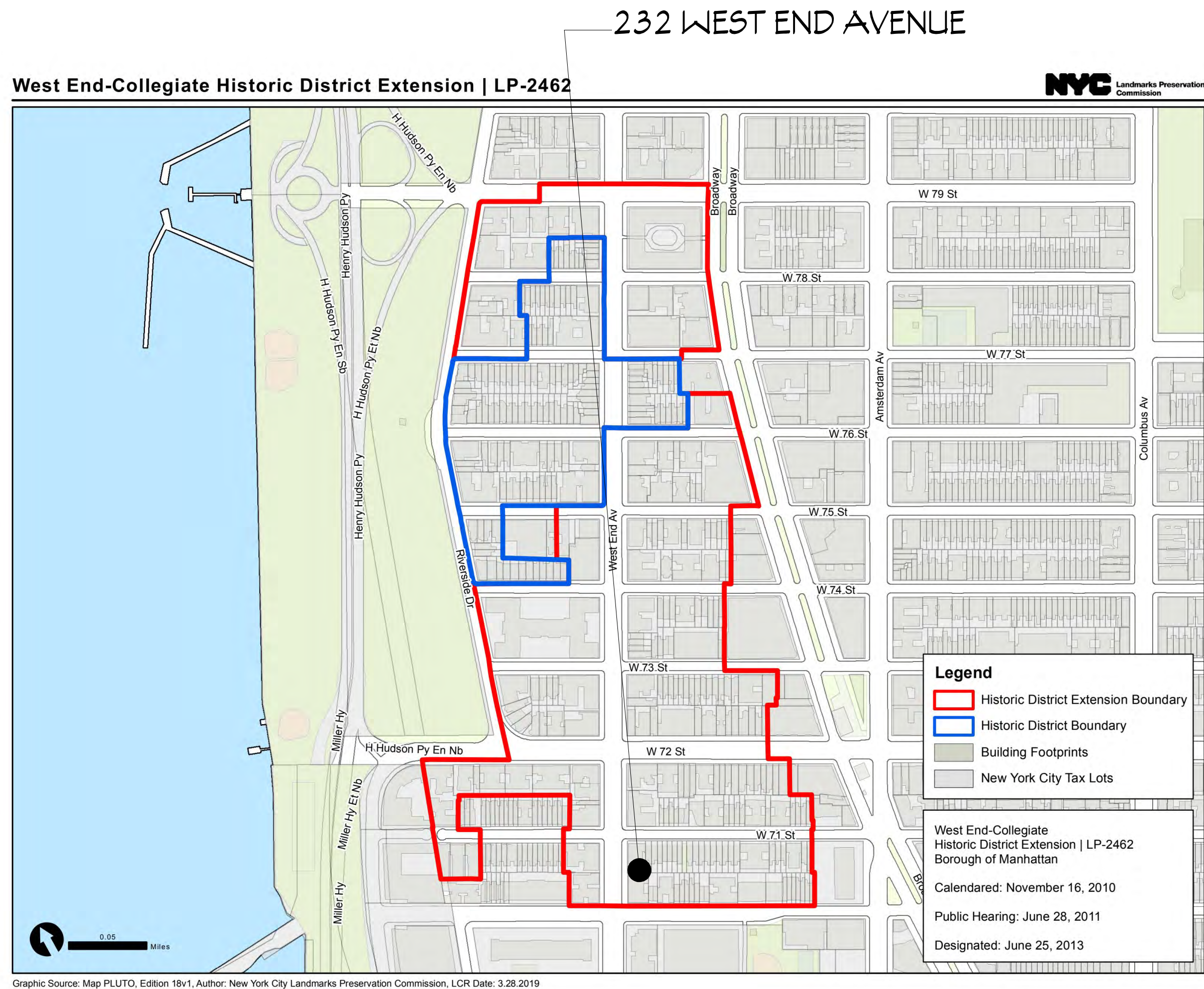


232 WEST END AVENUE

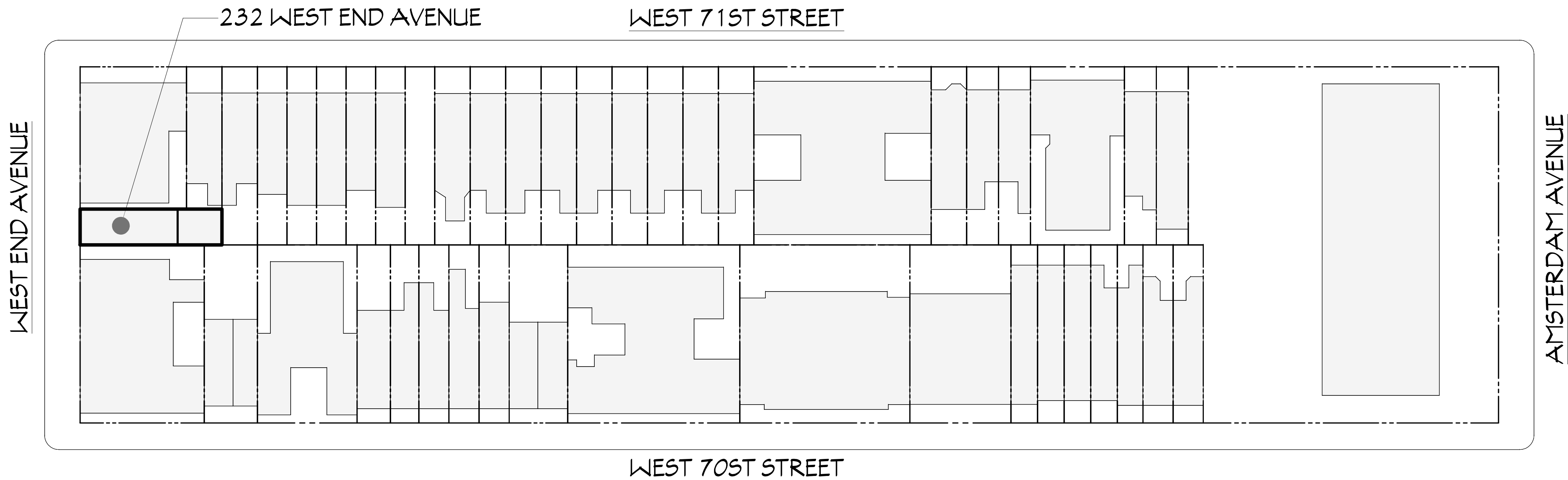
LOCATION



EXISTING FRONT FACADE



WEST END- COLLEGIATE HISTORIC DISTRICT EXTENSION MAP
(THE CITY OF NEW YORK LANDMARKS PRESERVATION COMMISSION)



BLOCK PLAN

232 WEST END AVENUE

STREETSCAPE

232 WEST END AVENUE



EAST SIDE OF STREET- OCT. 2027 GOOGLE STREETVIEW



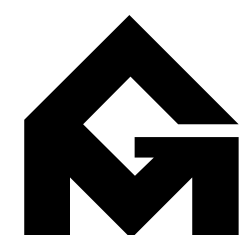
WEST SIDE OF STREET- OCT. 2027 GOOGLE STREETVIEW

232 WEST END AVENUE

EXISTING CONDITIONS AT FRONT ENTRANCE



EXISTING FRONT ENTRANCE CLOSE-UP



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A.I.A.
350 SEVENTH AVENUE, N.Y., N.Y. 10001
TEL: (212) 779-0257 FAX: (212) 779-9648



232 WEST END AVENUE

EXISTING CONDITIONS AT FRONT ENTRANCE



ENTRY- LOOKING LEFT



ENTRY- LOOKING UP



ENTRY- LOOKING RIGHT

232 WEST END AVENUE

HISTORIC PHOTOS



232 WEST END AVENUE, 1940's TAX PHOTO
(NYC MUNICIPAL ARCHIVE)



DETAIL, 1940's TAX PHOTO
(NYC MUNICIPAL ARCHIVE)

232 WEST END AVENUE

HISTORIC PHOTOS



232 WEST END AVENUE, 1980's TAX PHOTO
(NYC MUNICIPAL ARCHIVE)



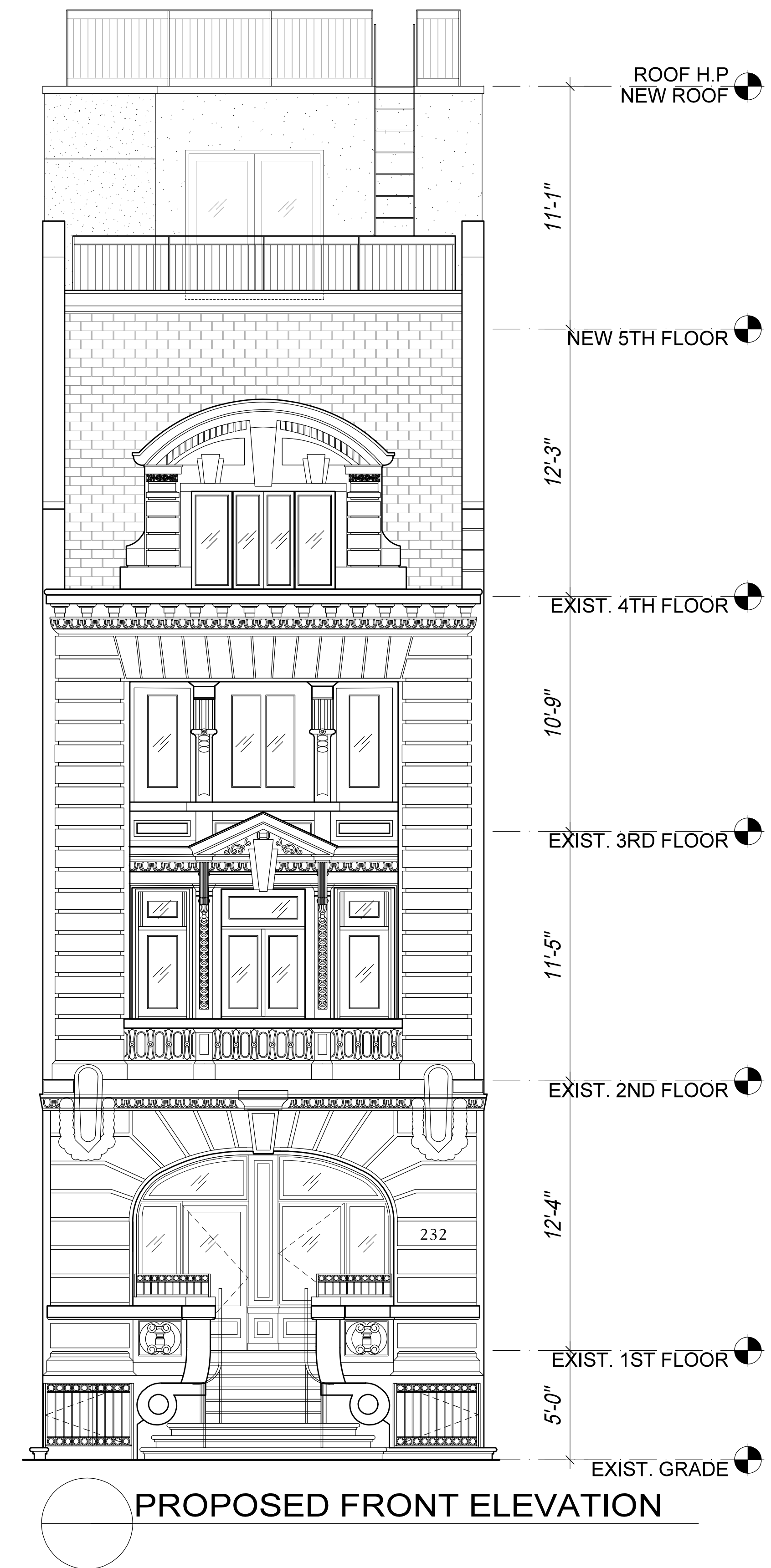
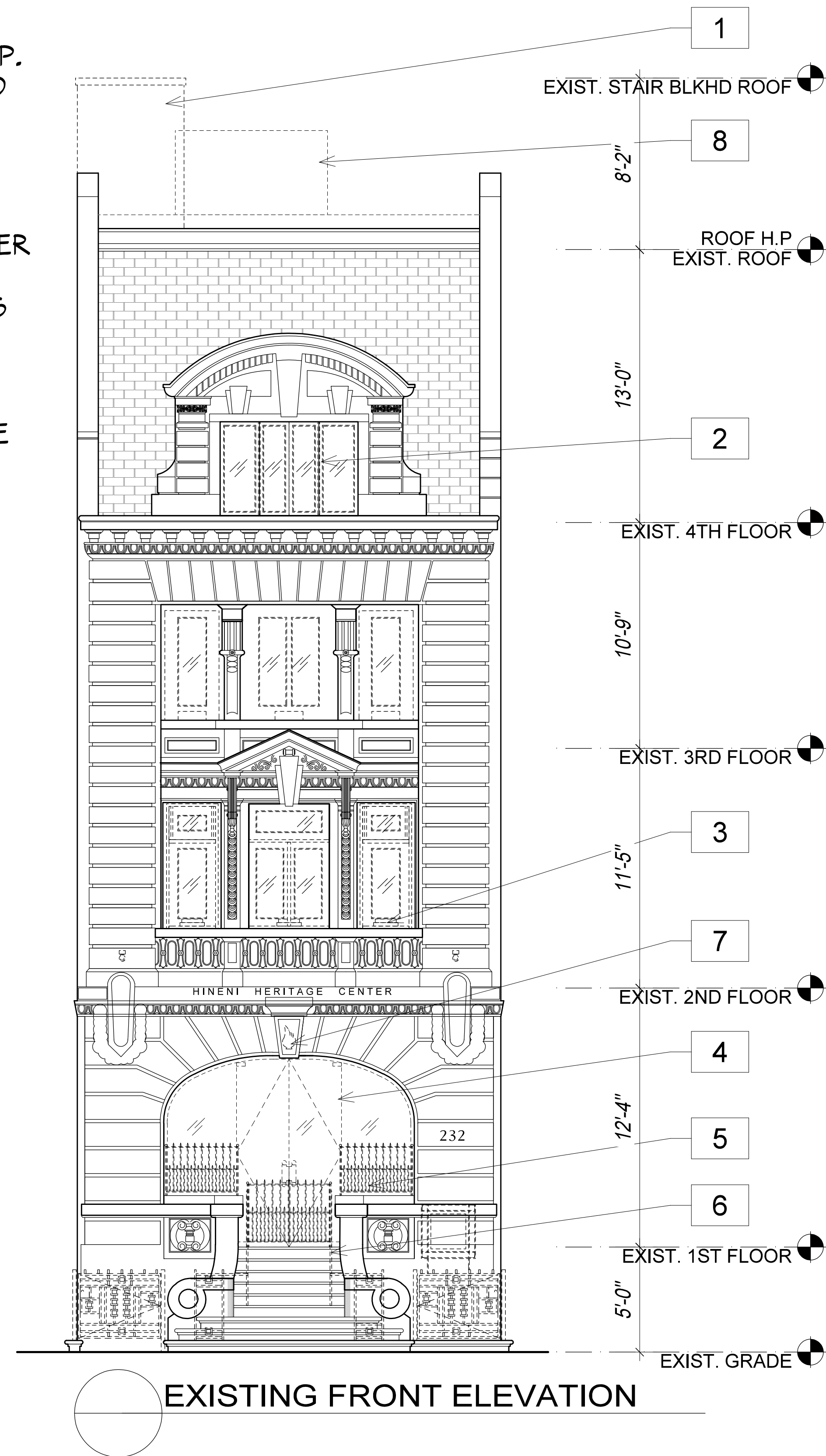
DESIGNATION PHOTO, 2013
(NYC LPC)

232 WEST END AVENUE

EXISTING & PROPOSED FRONT FACADE

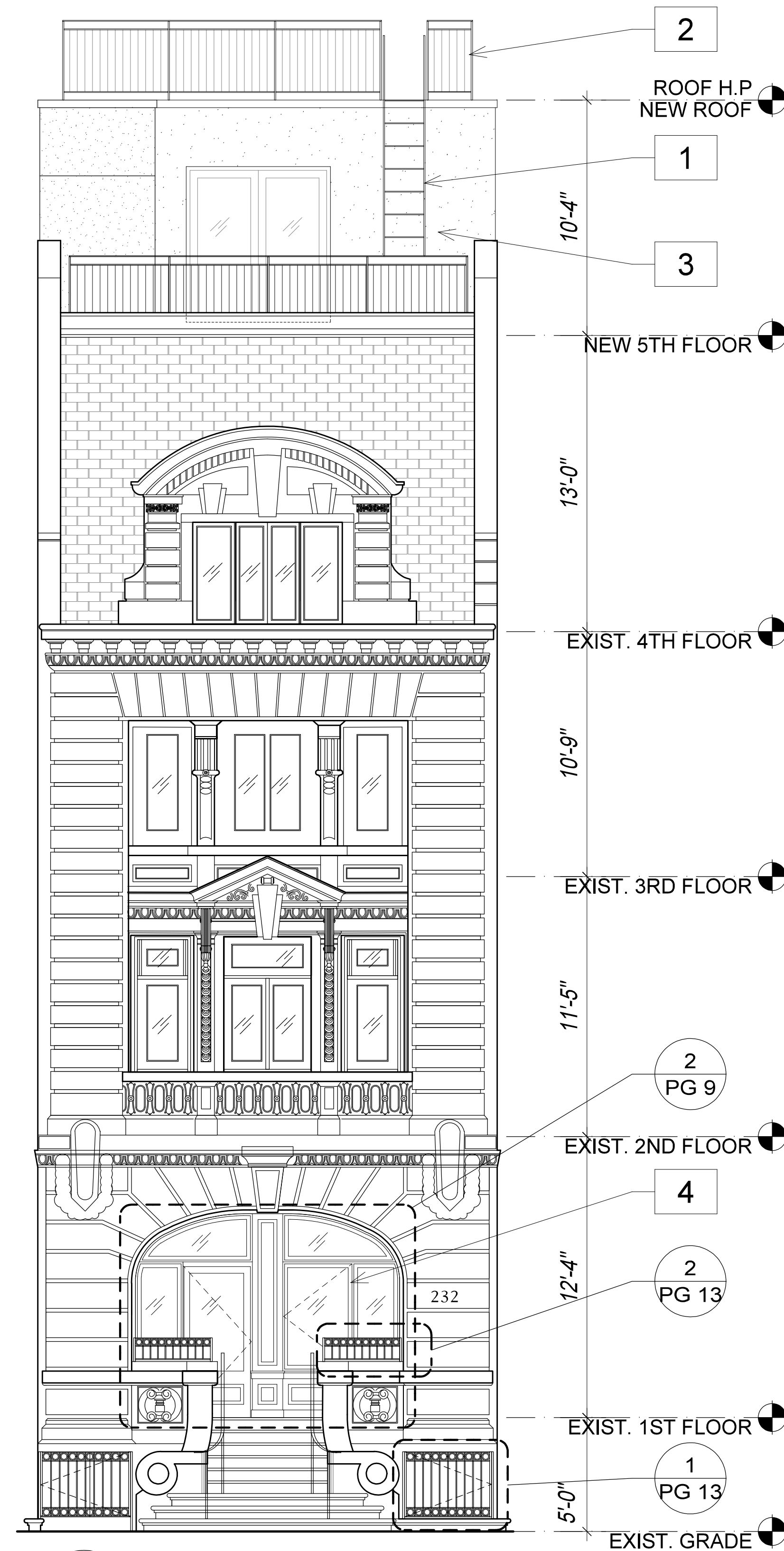
DEMO KEYED NOTES

1. STAIR BULKHEAD TO BE REMOVED AS PER ELEVATION.
2. WINDOWS TO BE REMOVED, TYP.
3. LIGHT FIXTURE TO BE REMOVED AS PER ELEVATION.
4. ENTRANCE DOOR AND SIDELIGHTS TO BE REMOVED AS PER ELEVATION.
5. RAILING TO BE REMOVED AS PER ELEVATION.
6. HANDRAIL TO BE REMOVED AS PER ELEVATION.
7. FLAME HERALDRY TO BE REMOVED AS PER ELEVATION.
8. MECH UNIT ON DUNNAGE TO BE REMOVED



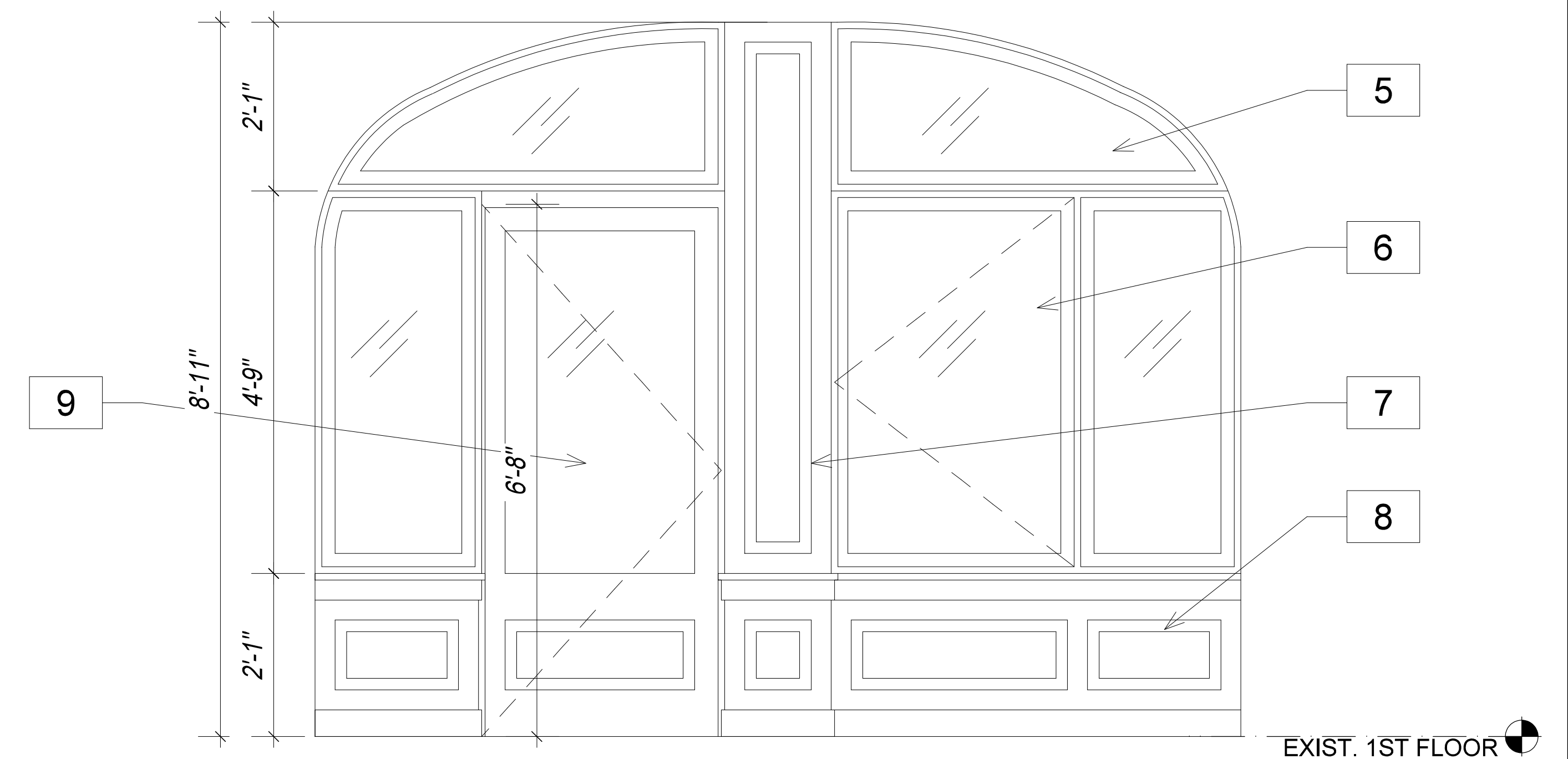
232 WEST END AVENUE

PROPOSED FRONT ALTERATIONS



1 PROPOSED FRONT ELEVATION

- KEYED NOTES
1. METAL LADDER, TYP.
 2. METAL RAILING, TYP.
 3. CEMENT STUCCO FINISH OVER METAL FRAME WALL
 4. WOOD ENTRANCE, PAINTED OFF-WHITE
 5. FIXED WOOD WINDOW, PAINTED OFF-WHITE
 6. CASEMENT WOOD WINDOW, PAINTED OFF-WHITE
 7. WOOD PILASTER, PAINTED OFF-WHITE
 8. WOOD BULKHEAD, PAINTED OFF-WHITE
 9. 1/2 LITE WOOD DOOR, PAINTED OFF-WHITE



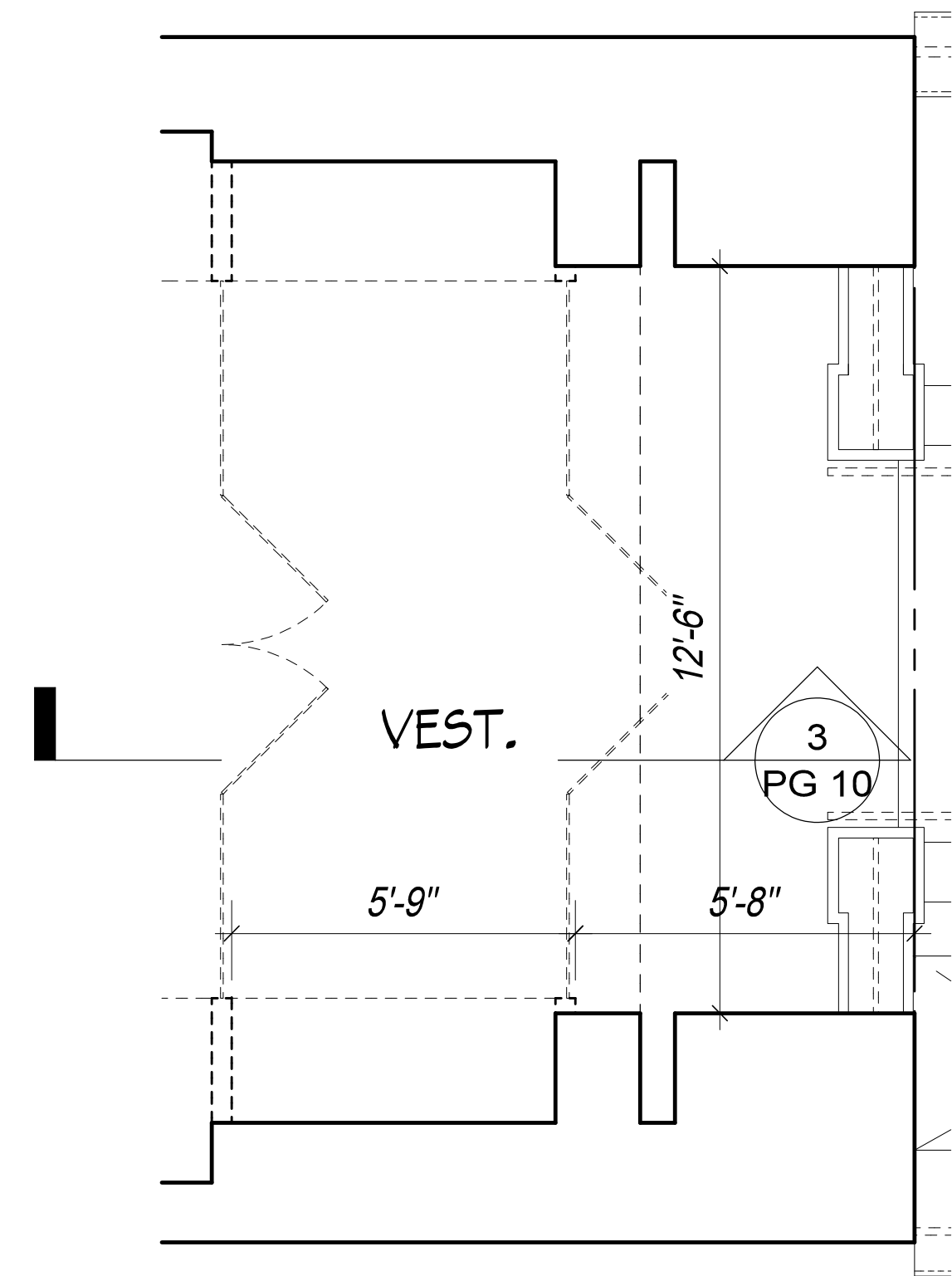
2 PROPOSED FRONT ENTRANCE ELEVATION



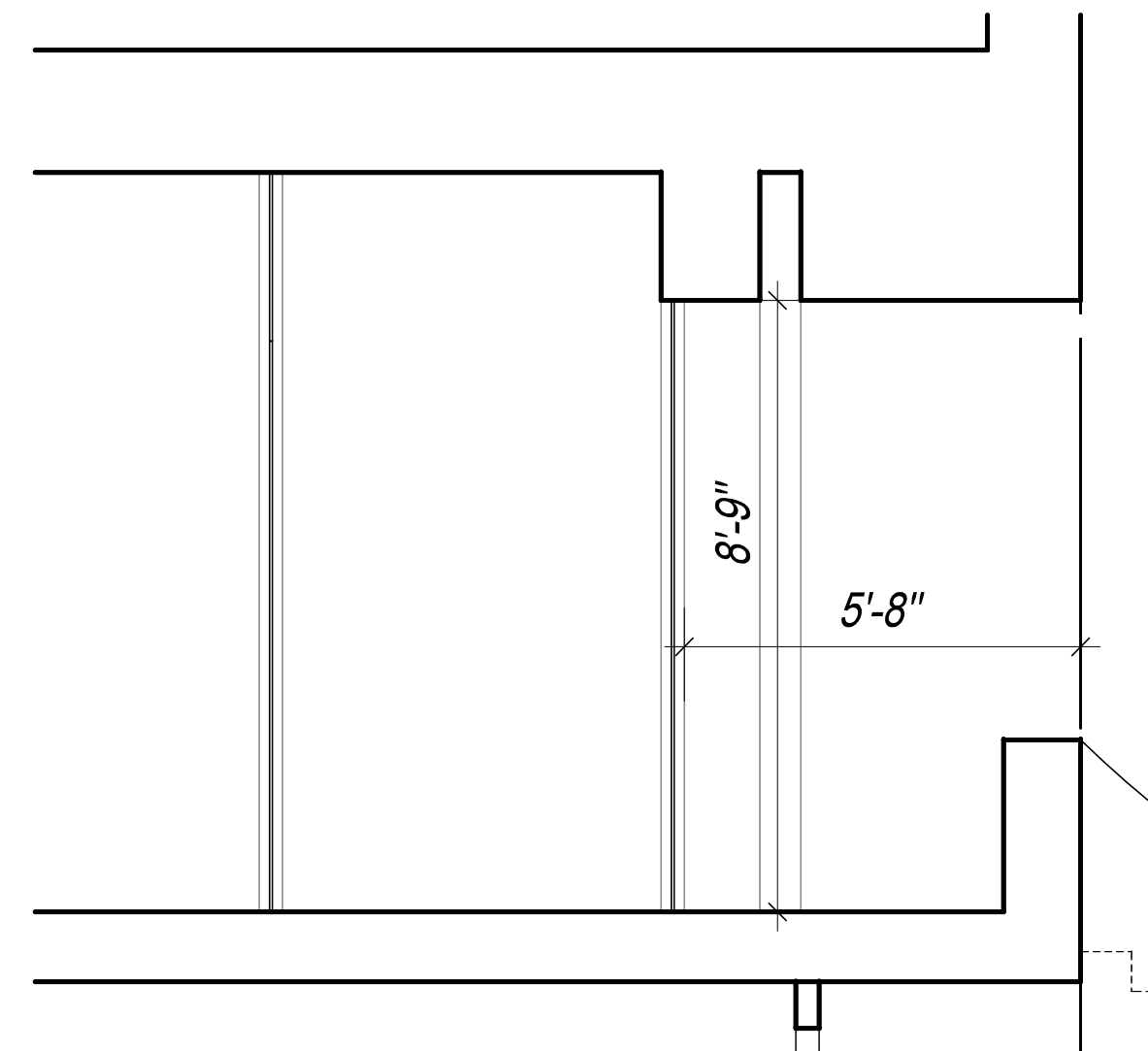
EXISTING FRONT FACADE

232 WEST END AVENUE

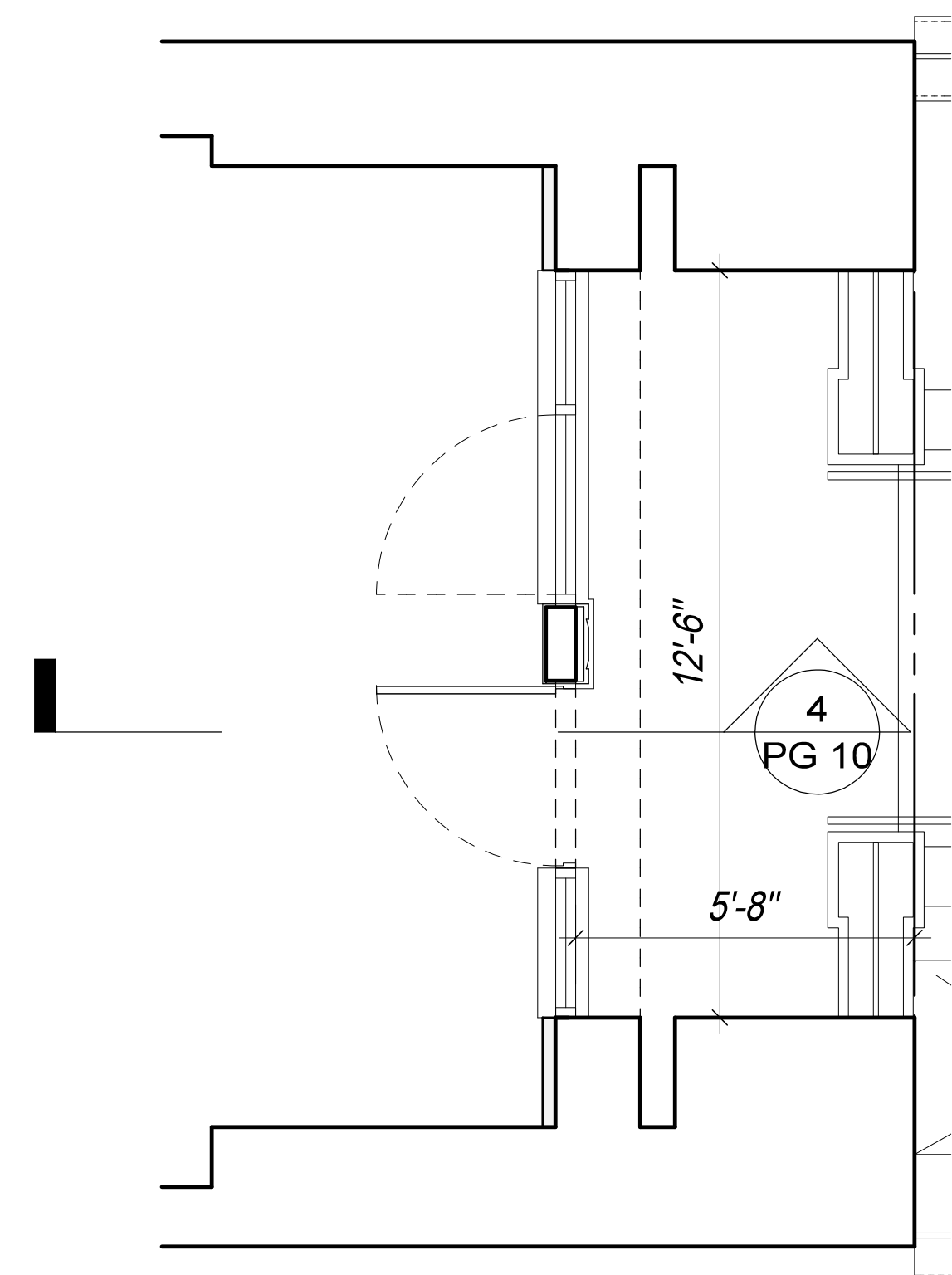
PROPOSED FRONT ALTERATIONS



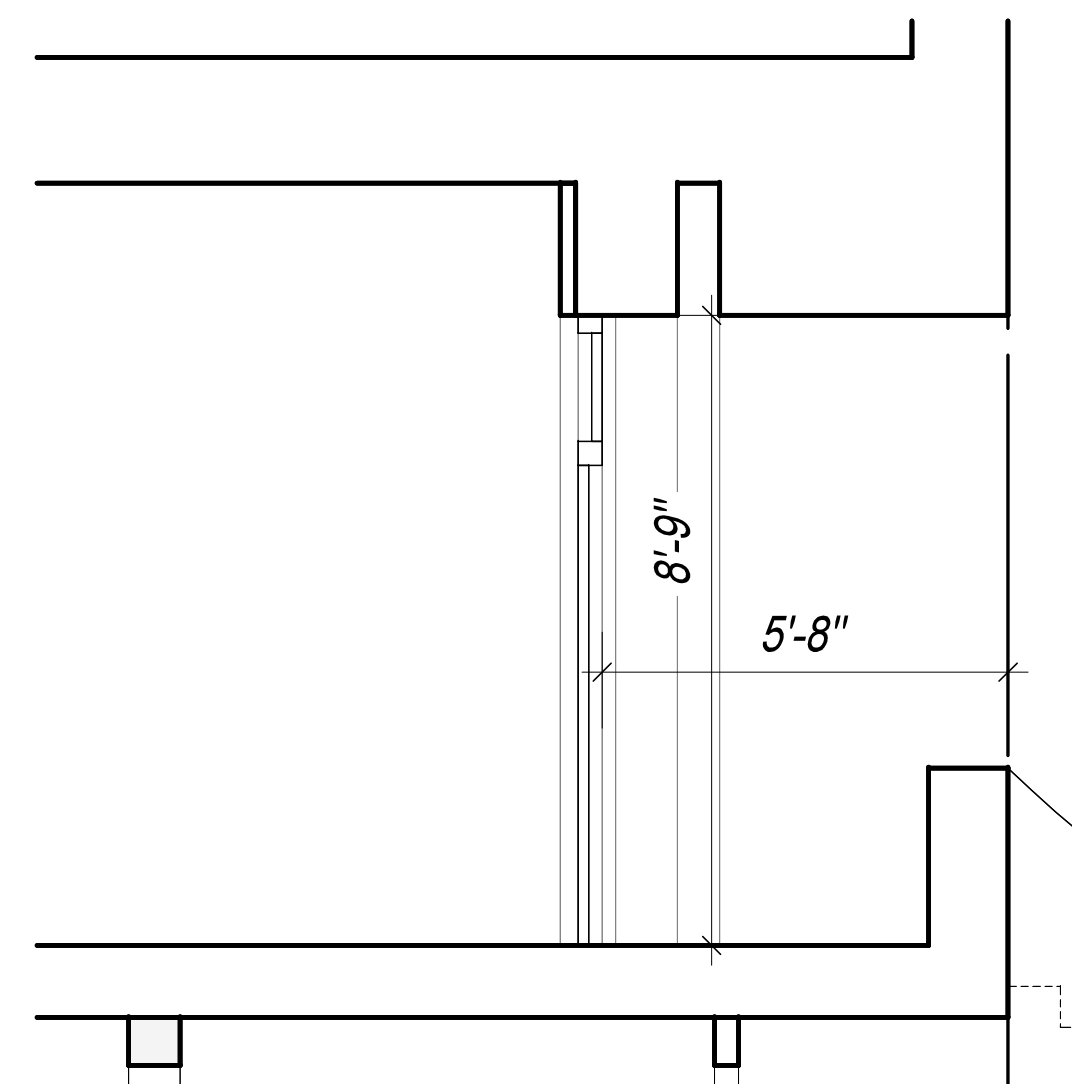
1 EXISTING ENTRY
PLAN



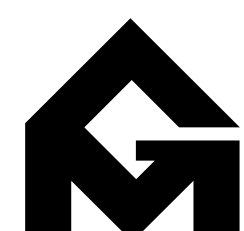
3 EXISTING ENTRY
SECTION



2 PROPOSED ENTRY
PLAN



4 PROPOSED ENTRY
SECTION

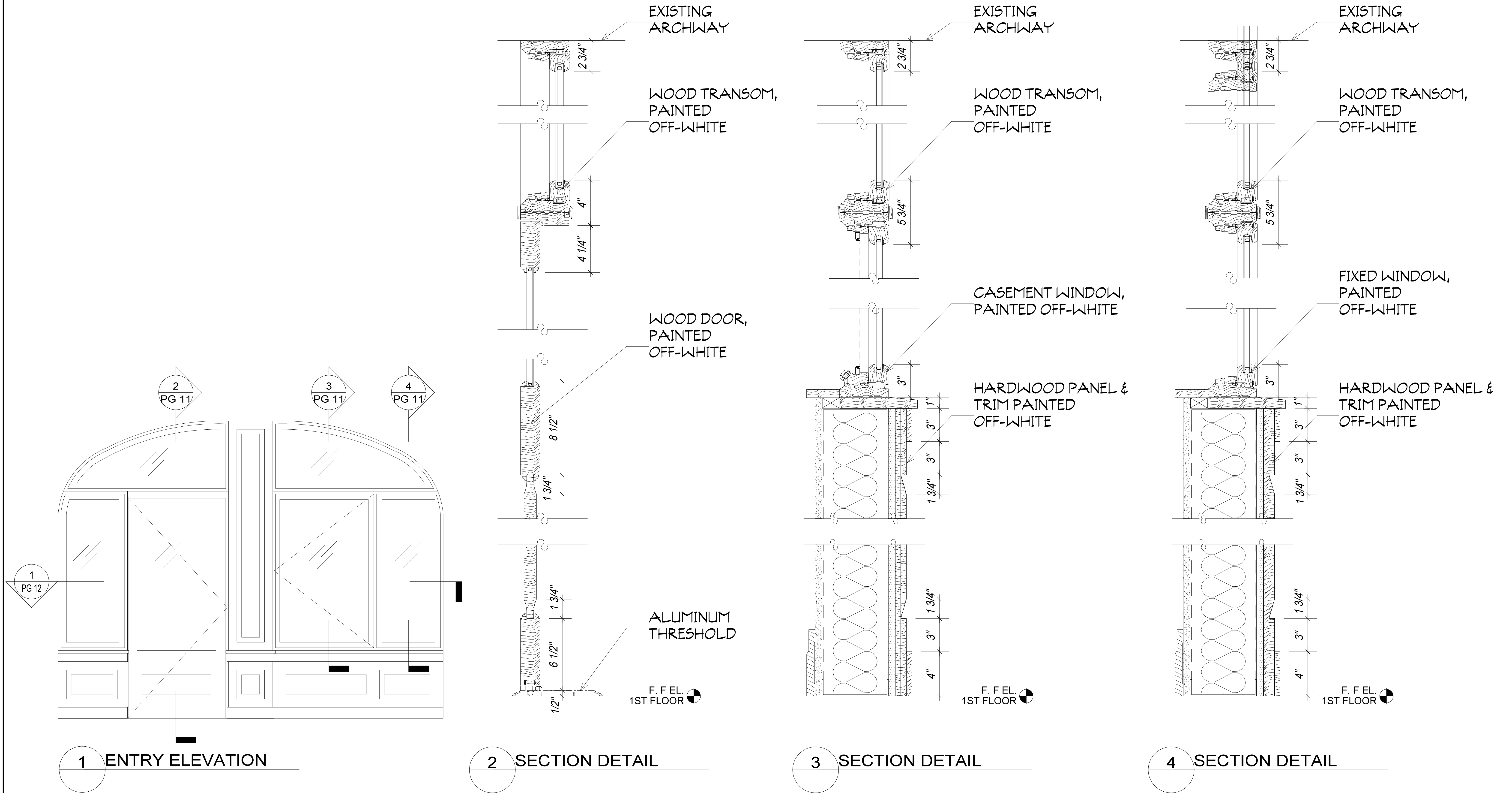


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350 SEVENTH AVENUE, N.Y., N.Y. 10001
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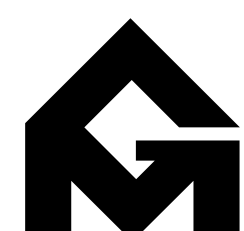
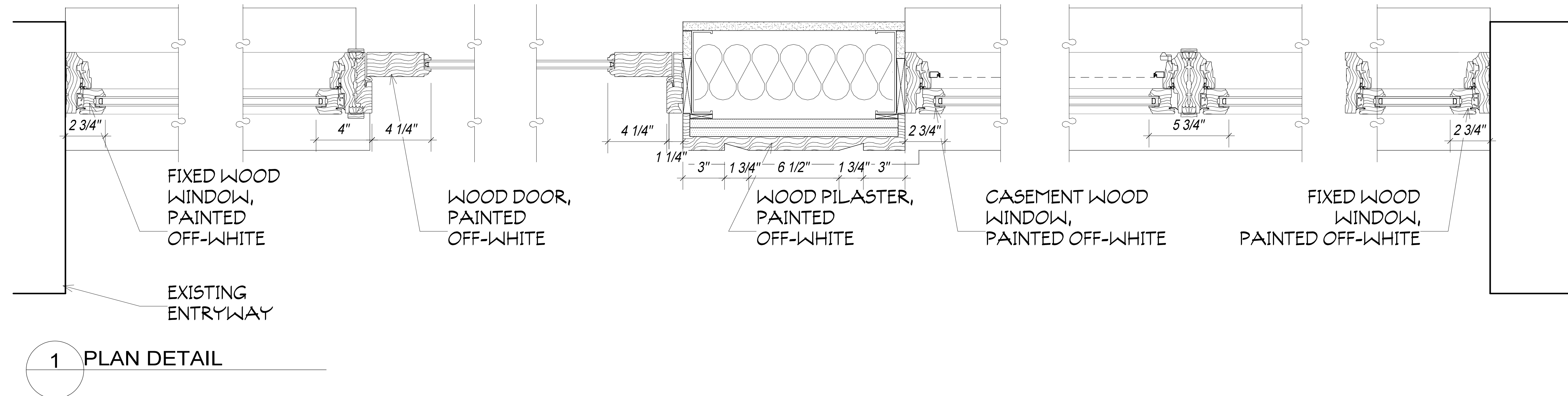
232 WEST END AVENUE

PROPOSED FRONT ALTERATIONS



232 WEST END AVENUE

PROPOSED FRONT ALTERATIONS



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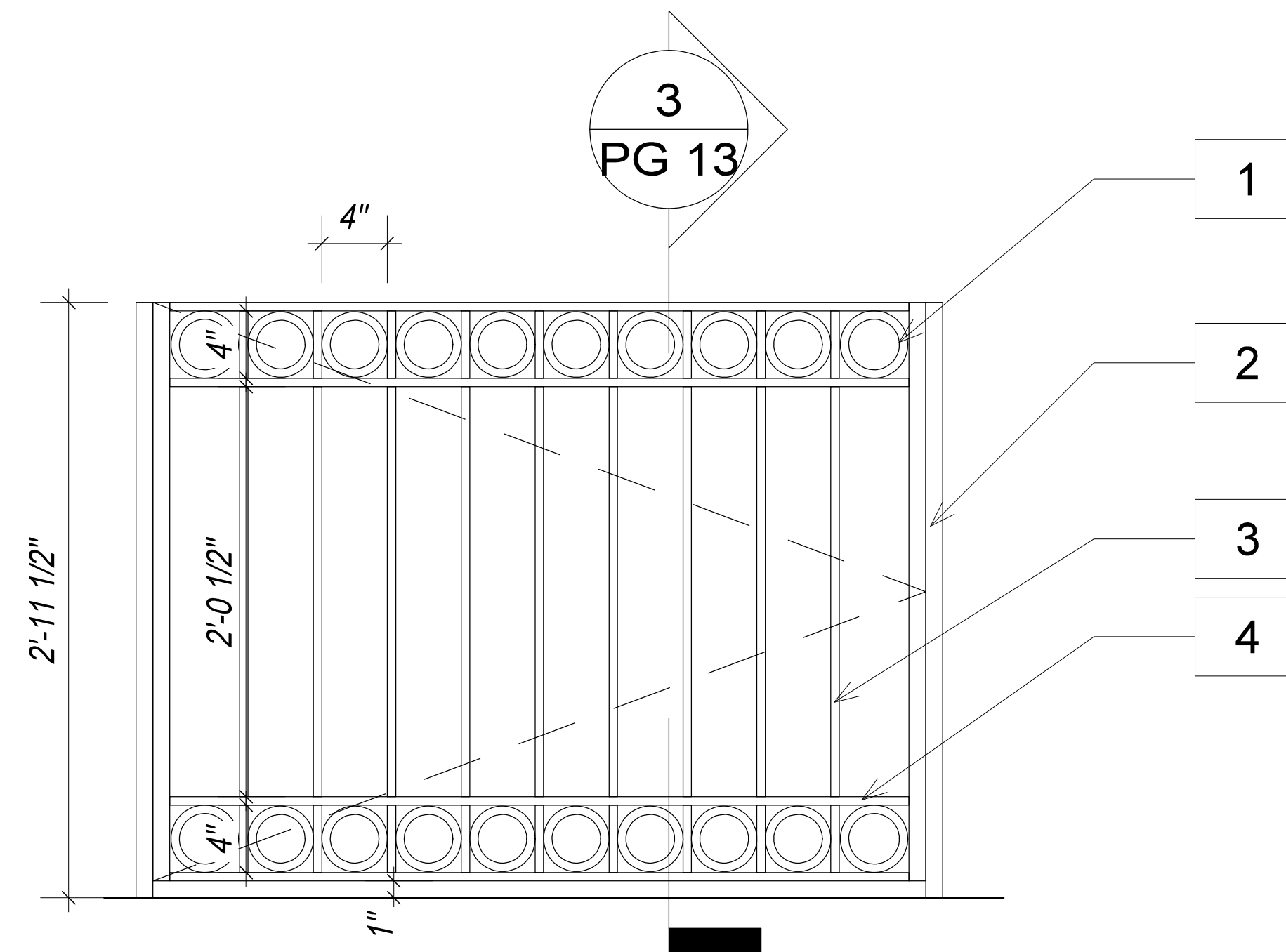


232 WEST END AVENUE

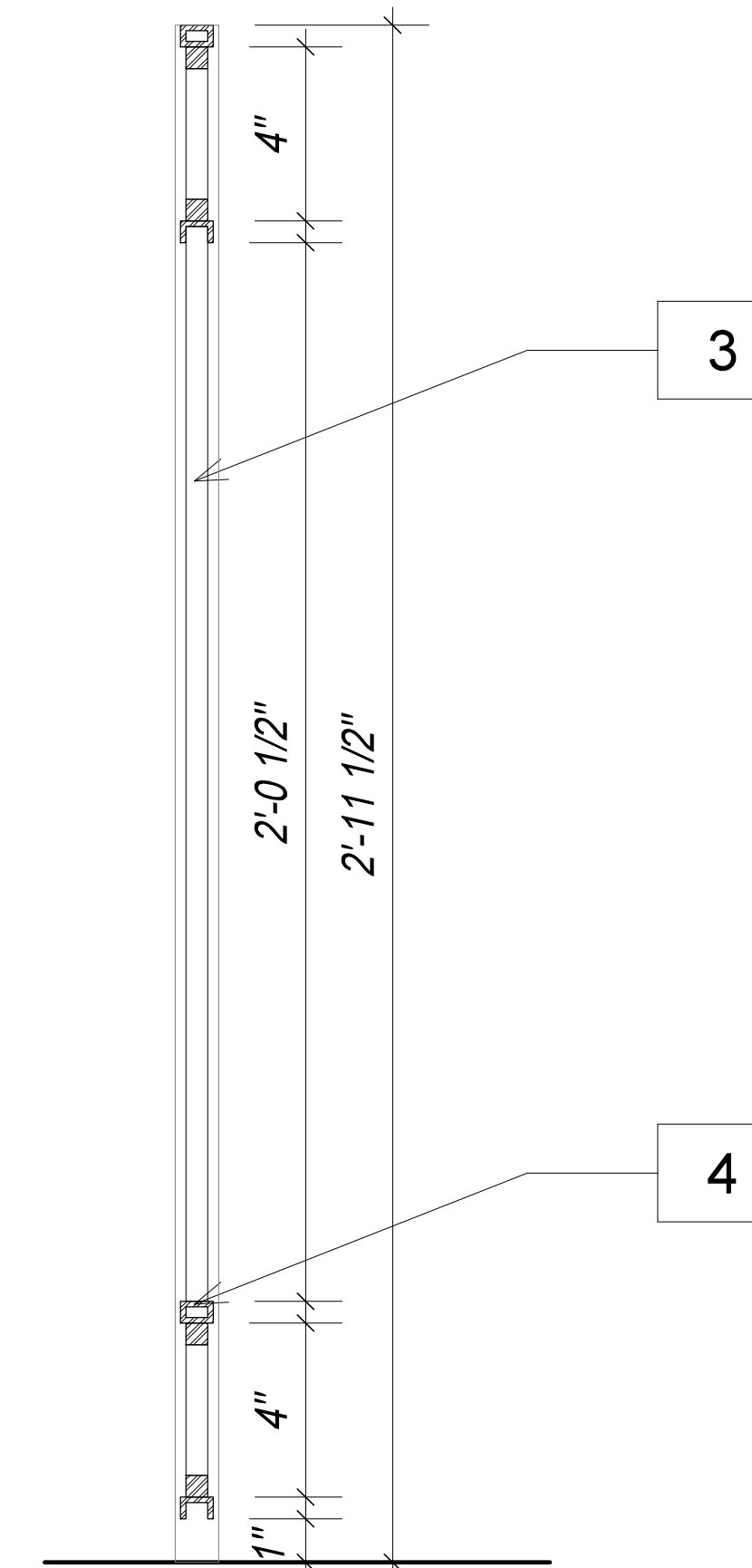
PROPOSED FRONT ALTERATIONS

KEYED NOTES

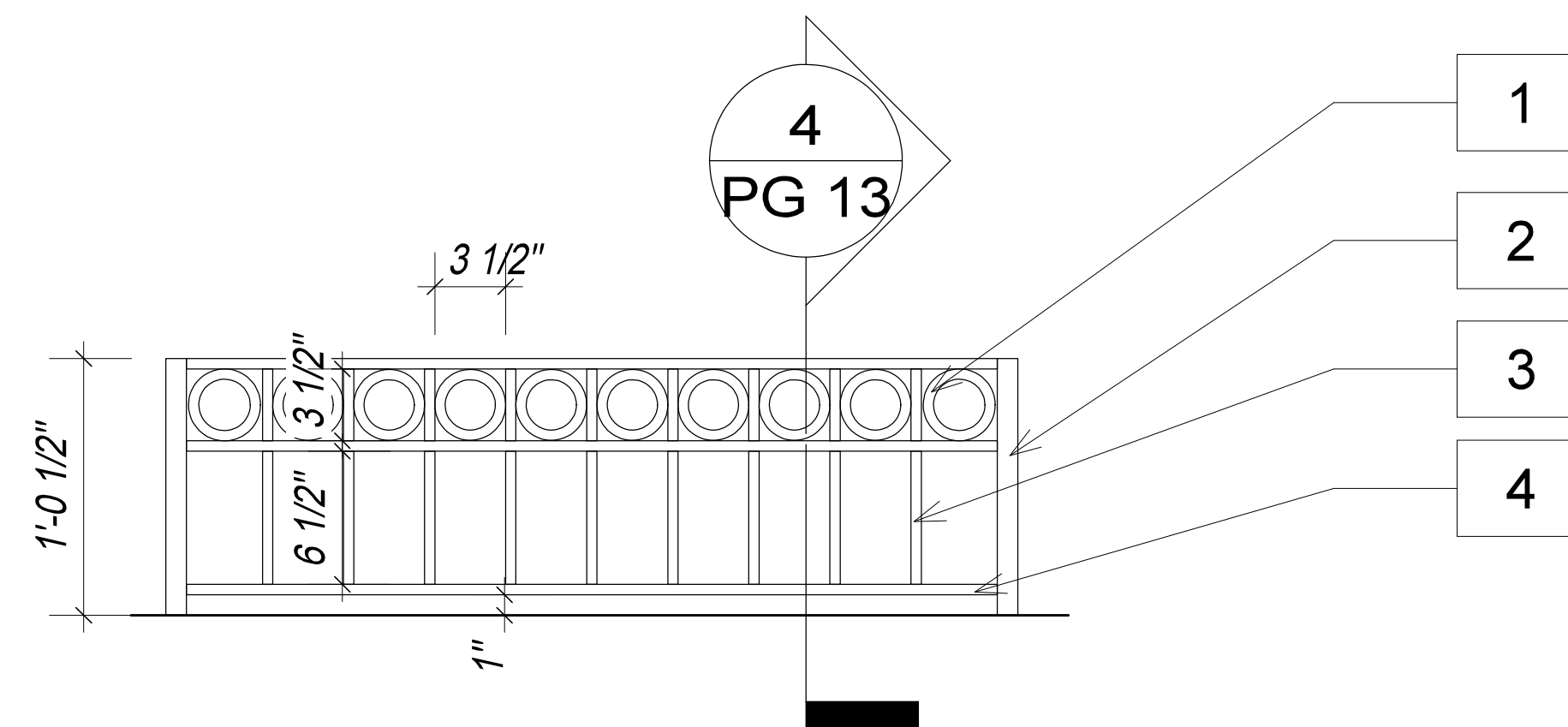
1. ORNAMENTAL VALANCE, TYP.
2. 1"X1"X3/16" SQUARE POST, TYP.
3. 1/2" SOLID SQUARE PICKET, TYP.
4. 1/2"X3/4"X1/8" HORIZONTAL RAILS, TYP.



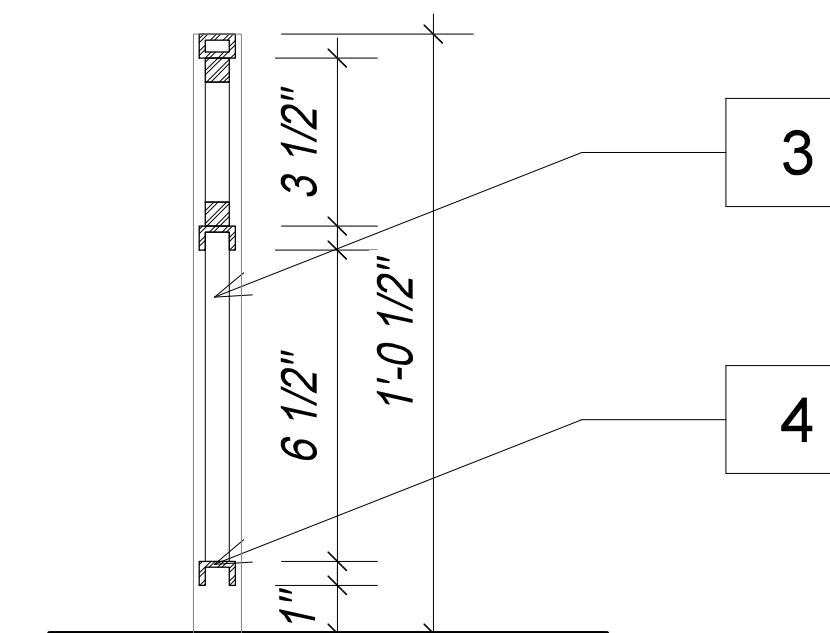
1 DETAILED RAILING ELEVATION



3 RAILING SECTION



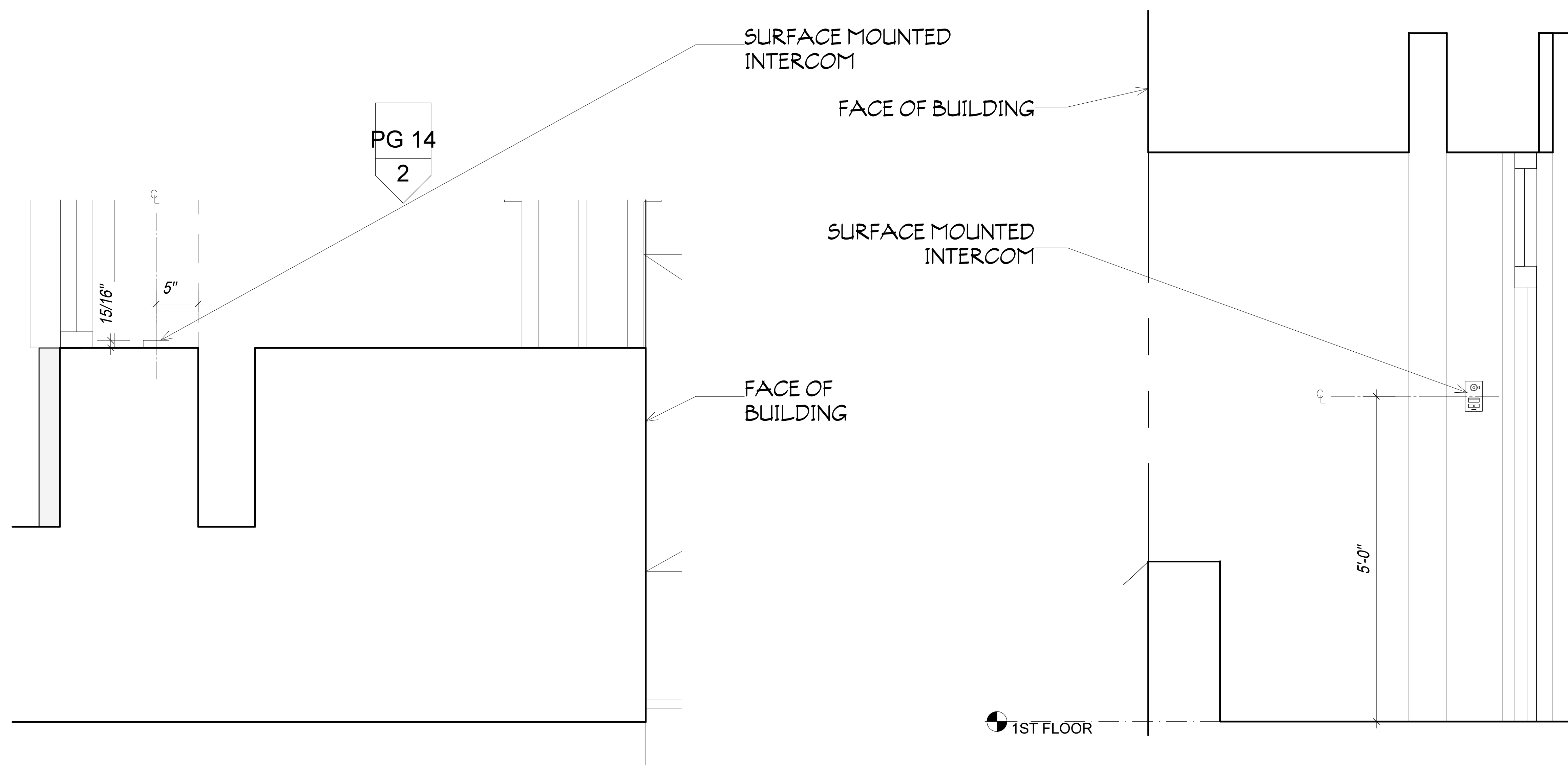
2 DETAILED RAILING ELEVATION



4 RAILING SECTION

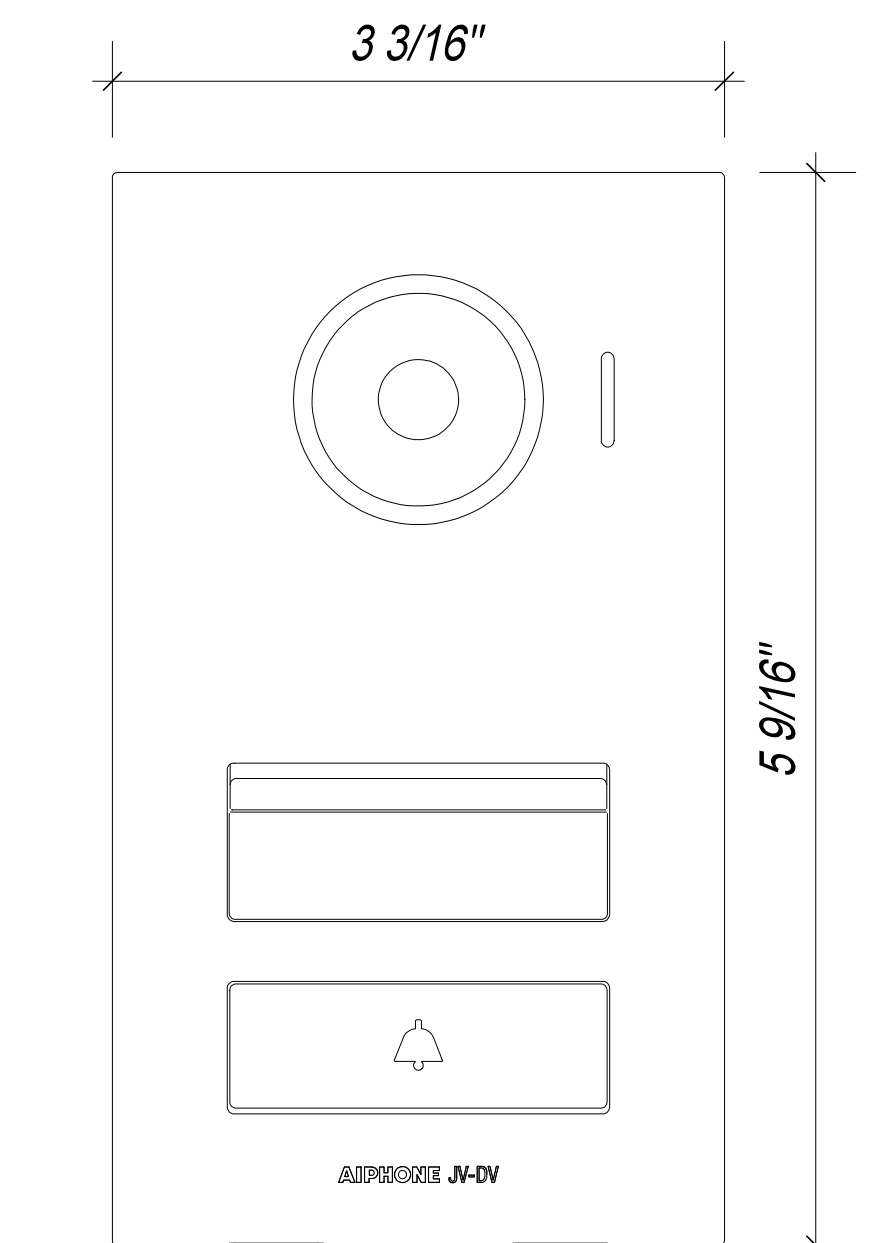
232 WEST END AVENUE

PROPOSED FRONT ALTERATIONS



1 PROPOSED INTERCOM PLAN

2 PROPOSED INTERCOM ELEVATION



INTERCOM SPECIFICATION



PROPOSED INTERCOM

232 WEST END AVENUE

EXISTING CONDITIONS AT ROOF



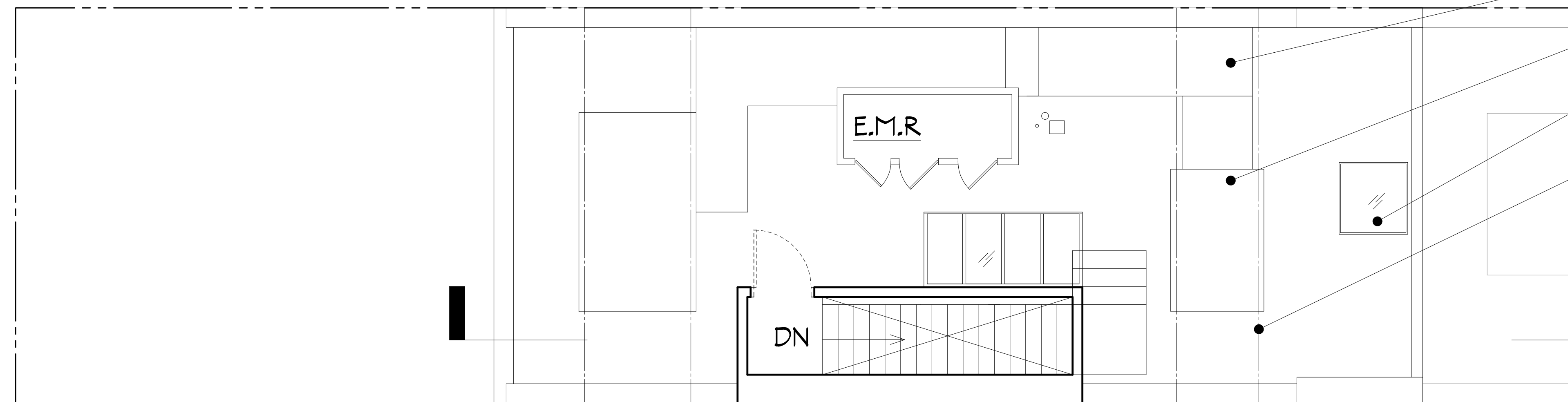
EXISTING CONDITIONS AT ROOF LOOKING WEST



EXISTING CONDITIONS AT ROOF LOOKING EAST

232 WEST END AVENUE

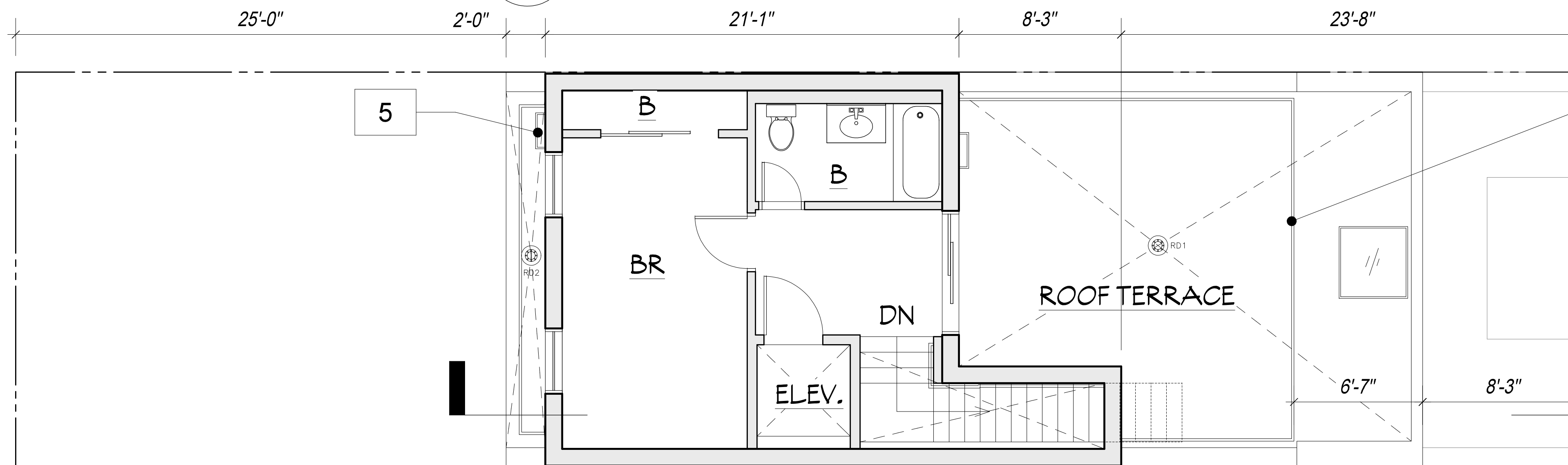
ROOF PLANS



- 3 KEYED NOTES
1. MECH. UNIT
 2. STEEL DUNNAGE, TYP.
 3. MECH. DUCT., TYP.
 4. SKYLIGHT, TYP.
 5. METAL LADDER, TYP.
 6. METAL RAILING, TYP.
 7. CONDENSING UNIT

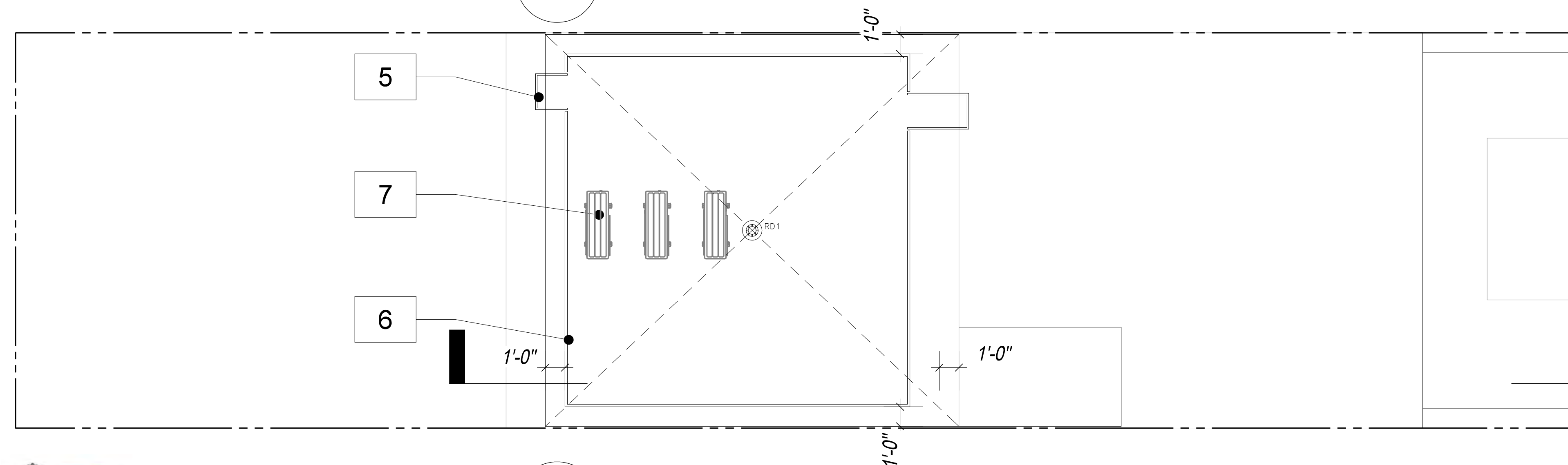
1
PG 19

EXISTING ROOF PLAN



2
PG 19

PROPOSED NEW 5TH FLOOR PLAN



2
PG 19

PROPOSED NEW ROOF

232 WEST END AVENUE

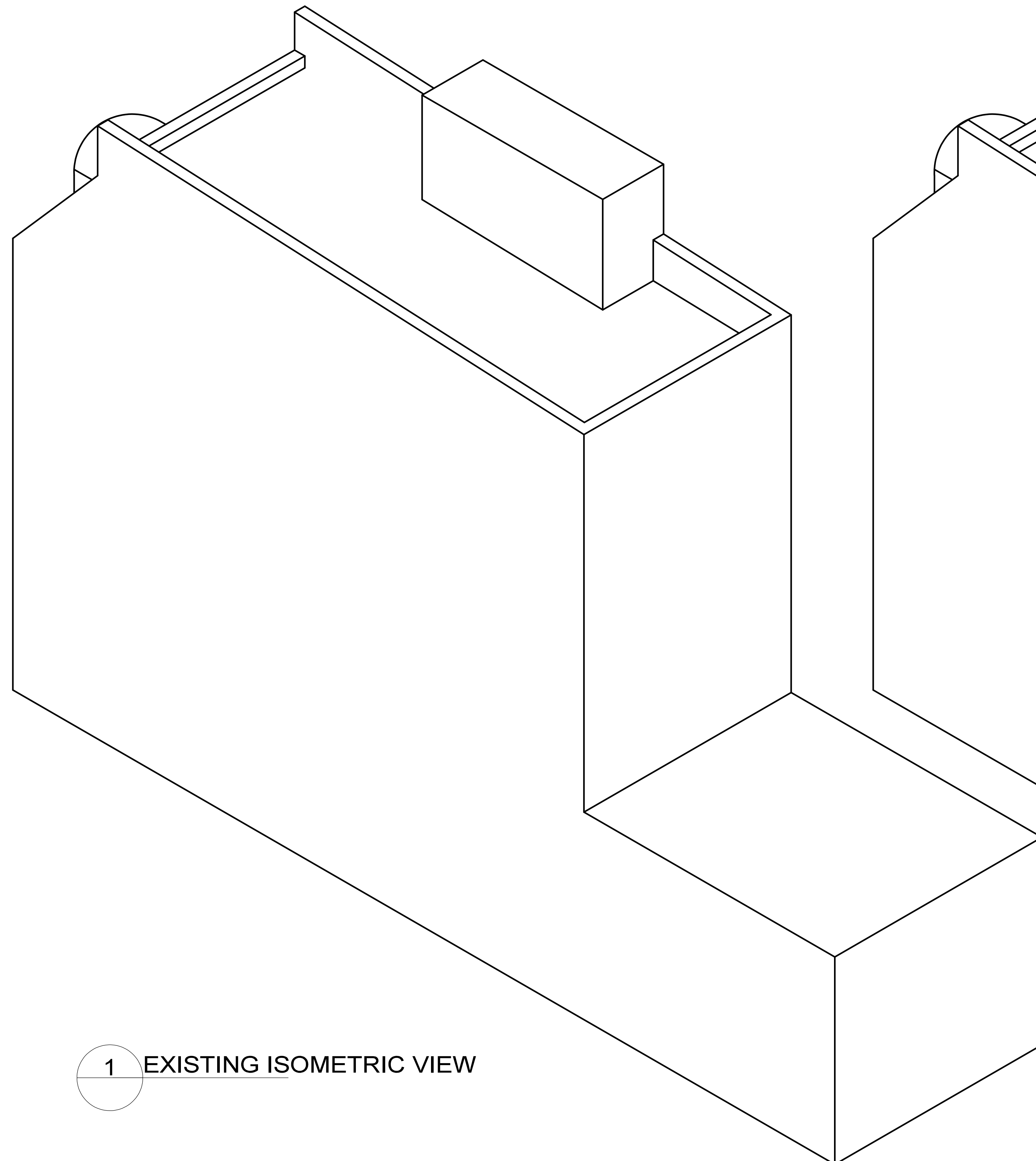
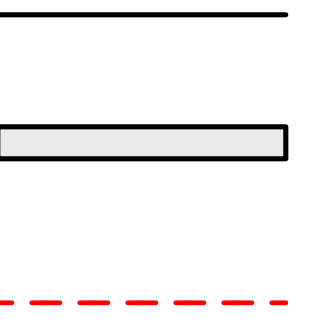
PROPOSED CONDITIONS ISOMETRIC

LEGEND

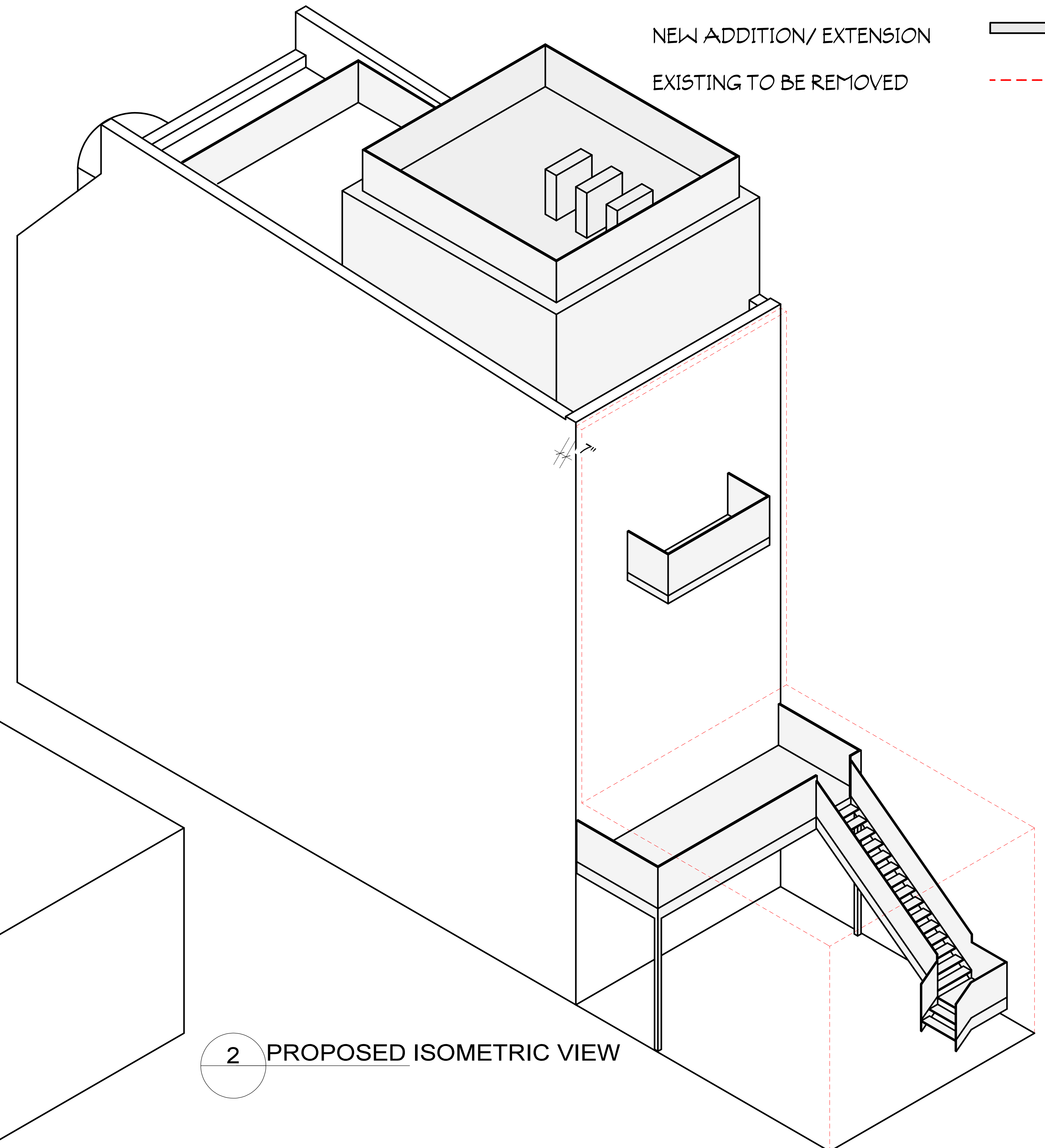
EXISTING BUILDING

NEW ADDITION/ EXTENSION

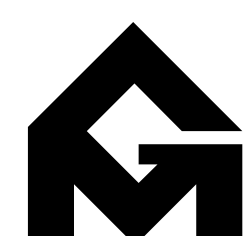
EXISTING TO BE REMOVED



1 EXISTING ISOMETRIC VIEW



2 PROPOSED ISOMETRIC VIEW

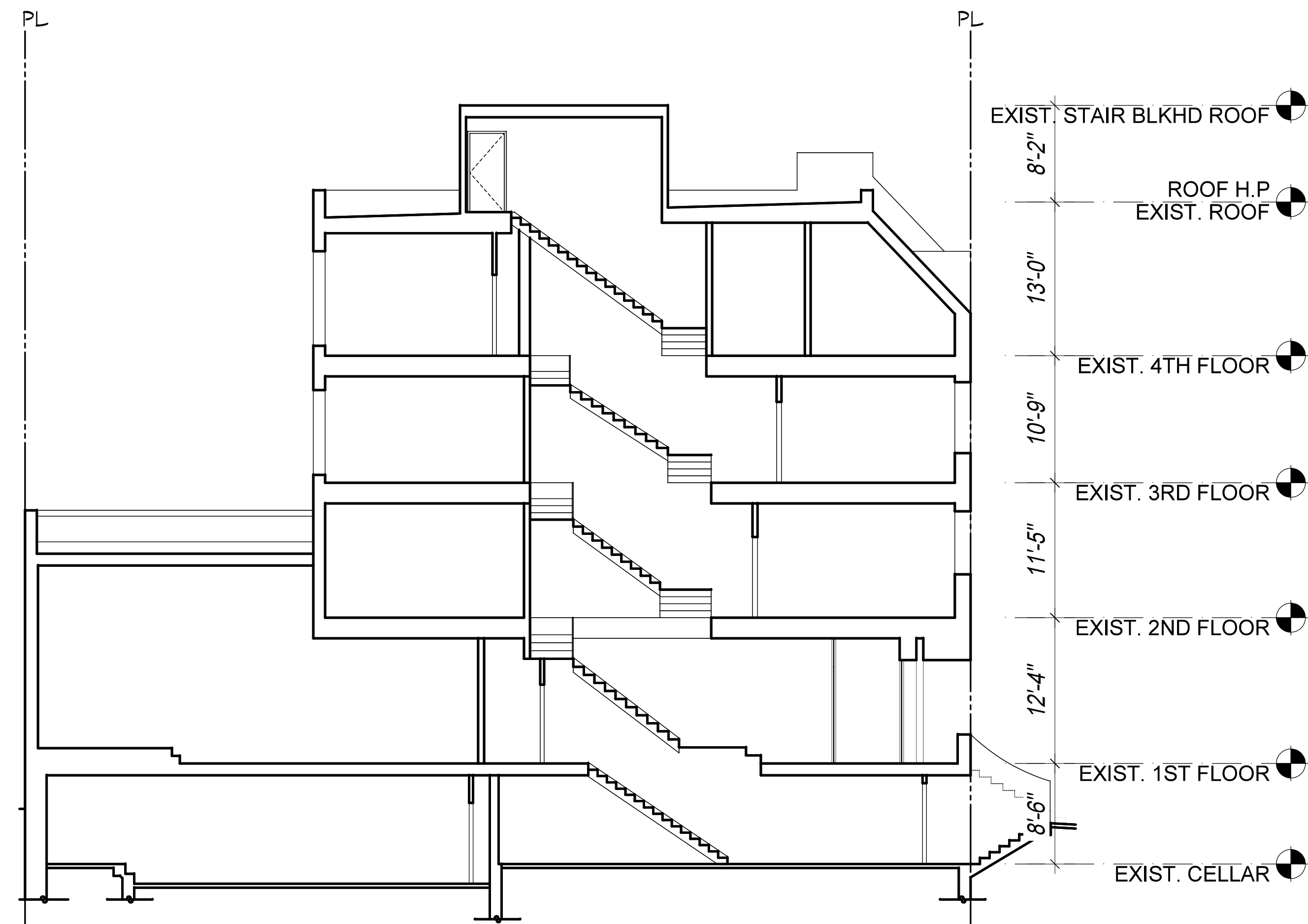


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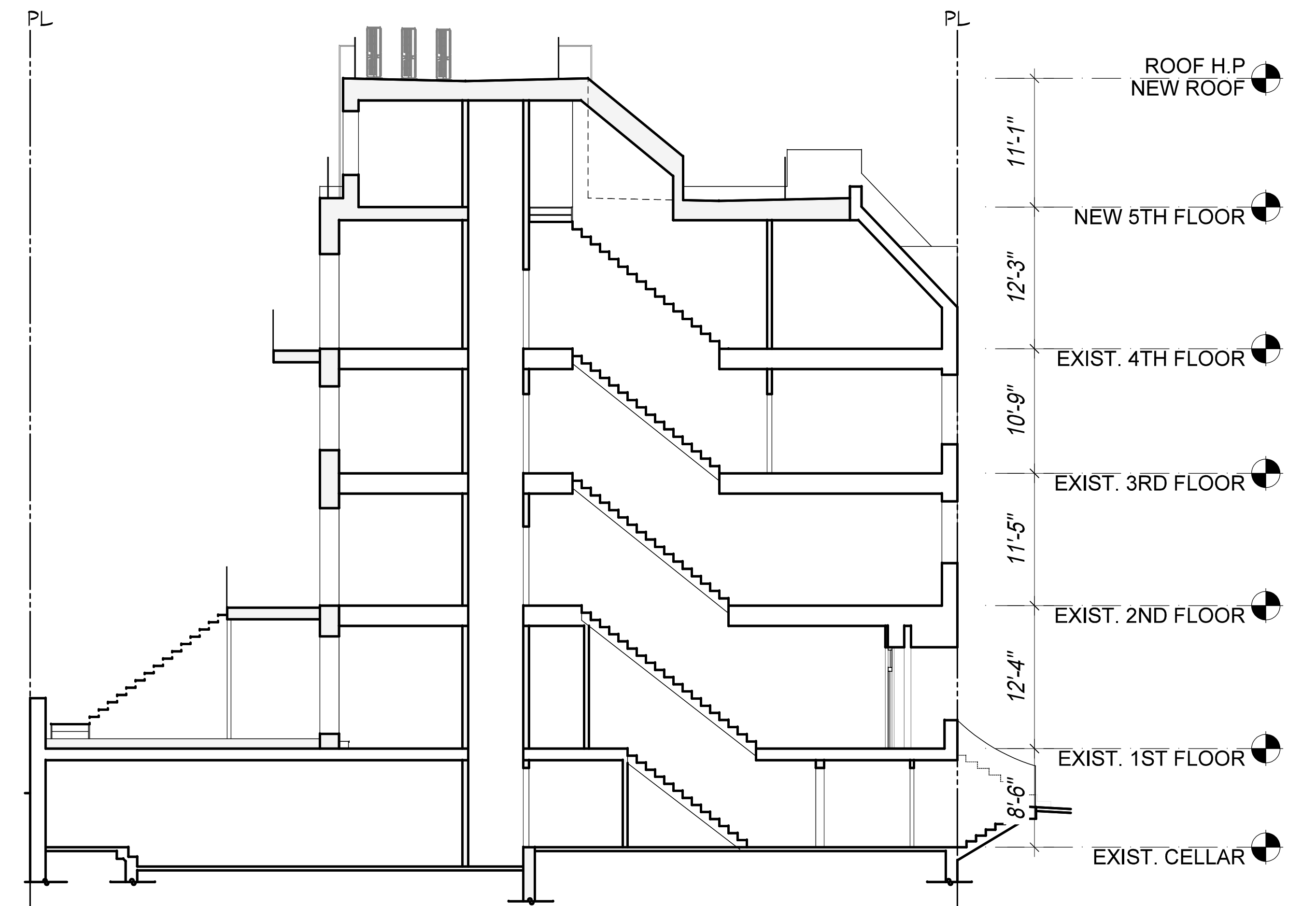


232 WEST END AVENUE

EXISTING & PROPOSED BUILDING SECTION



1 EXISTING BUILDING SECTION



2 PROPOSED BUILDING SECTION

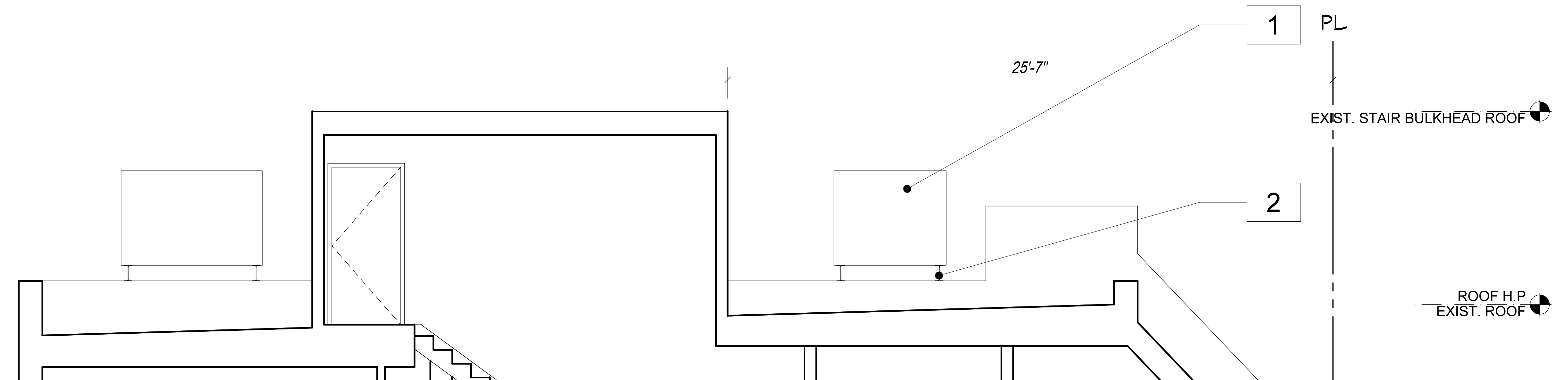
232 WEST END AVENUE

ROOF SECTIONS

KEYED NOTES

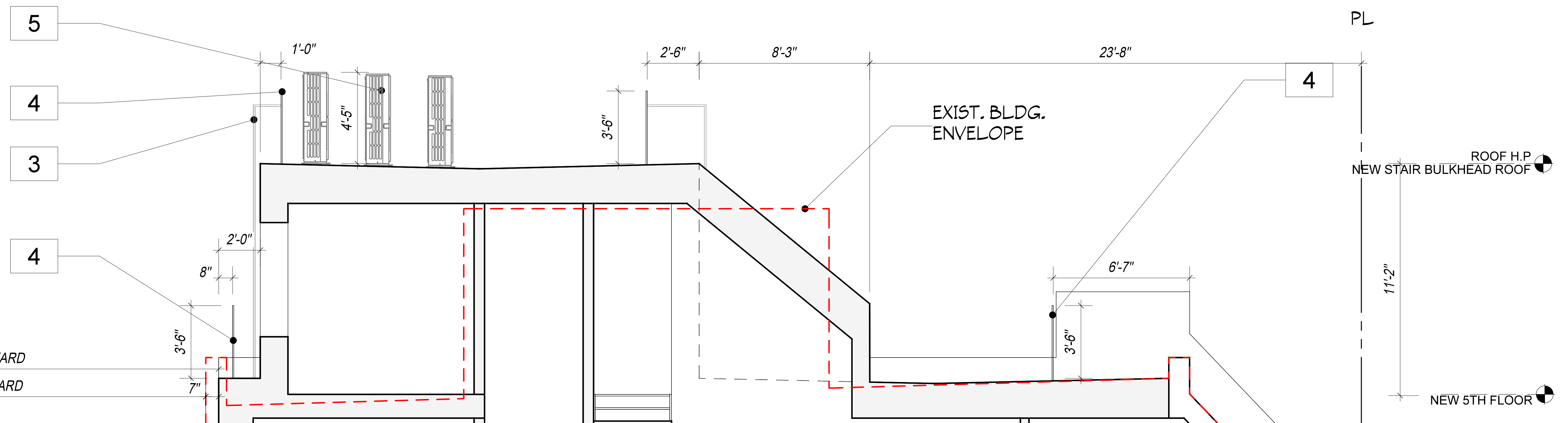
1. MECH. UNIT
2. STEEL DUNNAGE, TYP.
3. METAL LADDER, TYP.
4. METAL RAILING, TYP.
5. CONDENSING UNIT, TYP.

PL

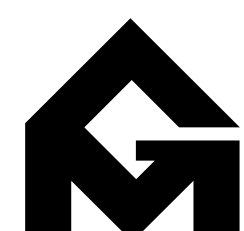


1 EXISTING ROOF SECTION

PL



2 PROPOSED ROOF SECTION



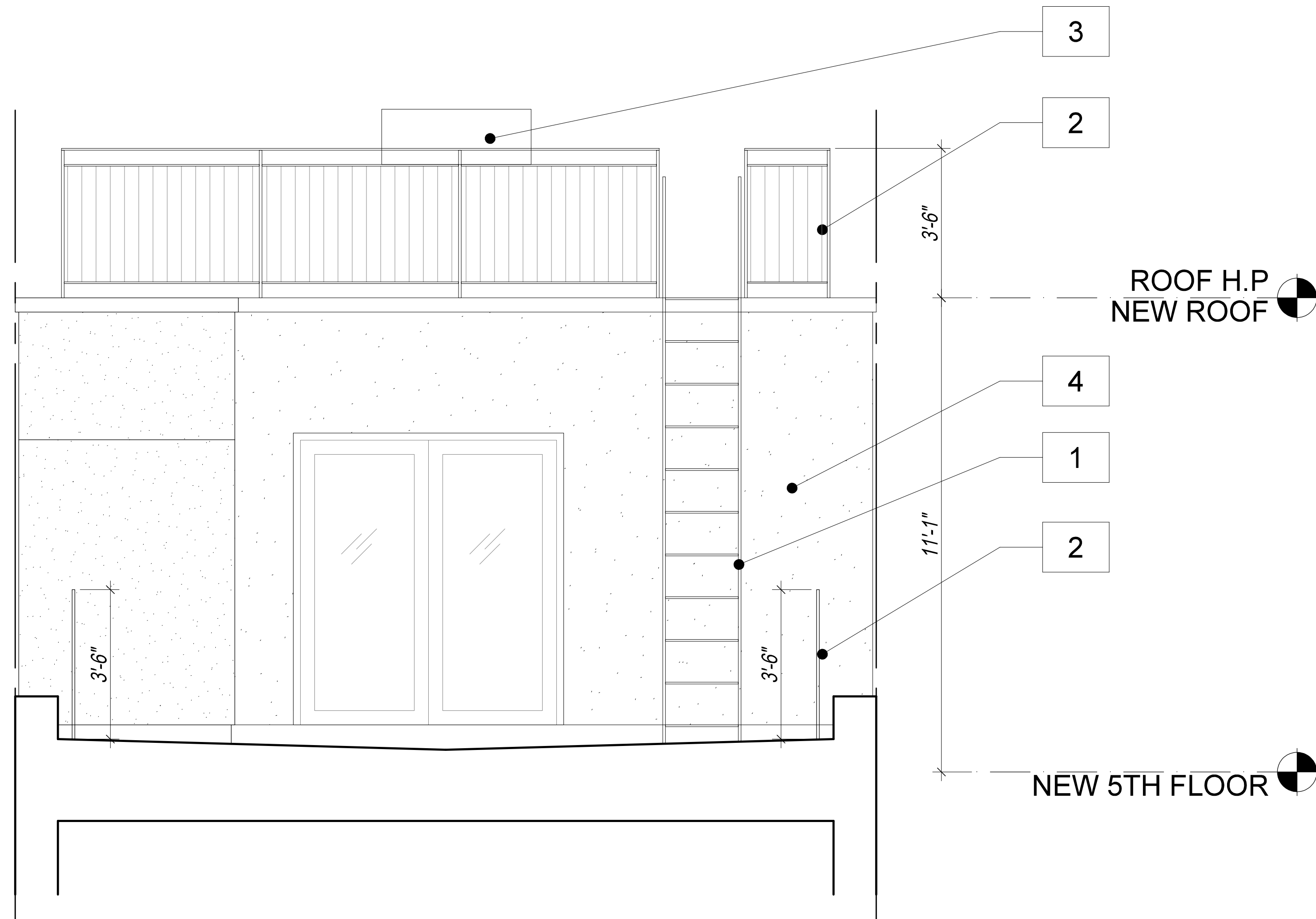
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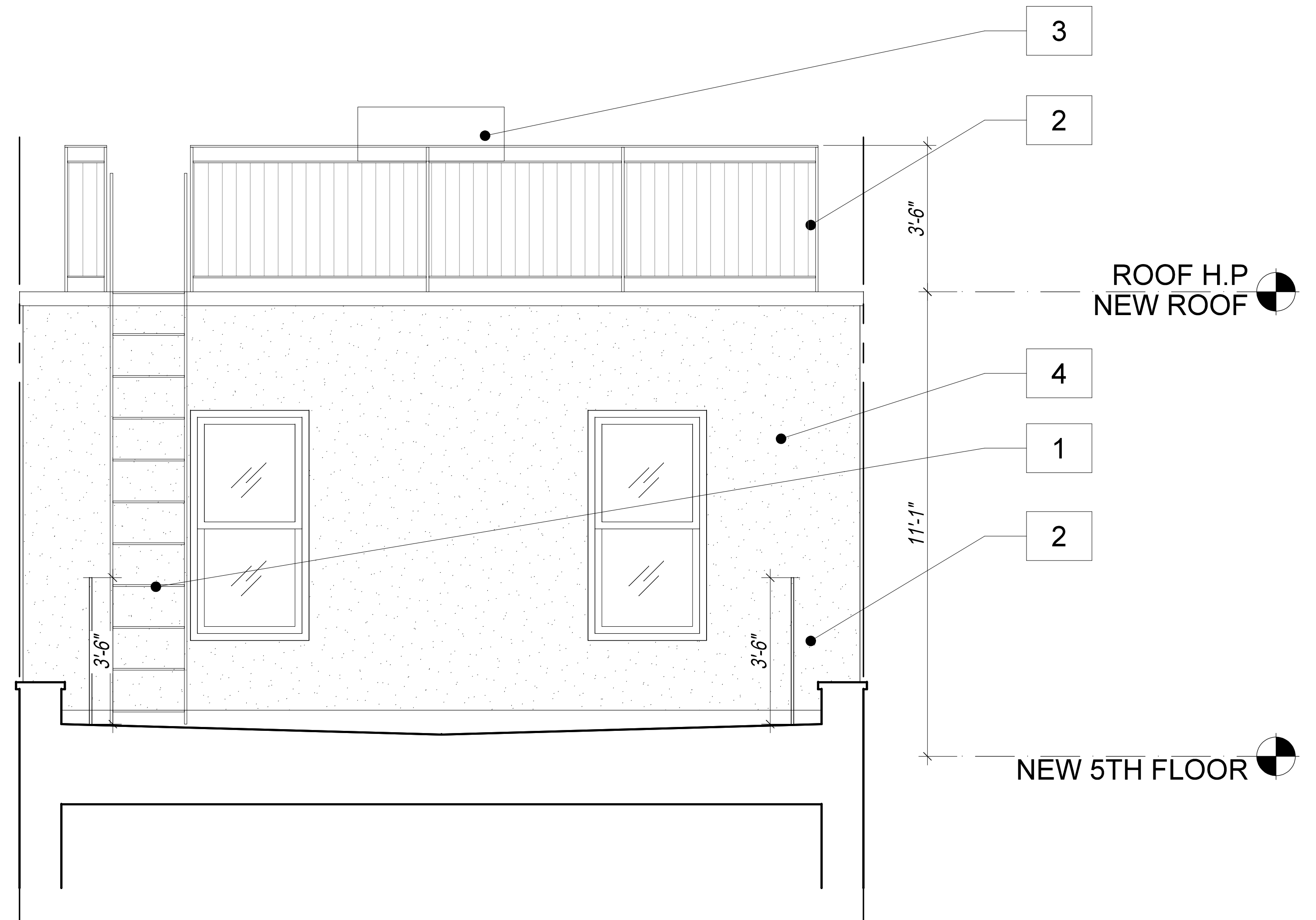
232 WEST END AVENUE

ROOFTOP ADDITION ELEVATIONS

- KEYED NOTES
1. METAL LADDER, TYP.
 2. METAL RAILING, TYP.
 3. CONDENSING UNIT, TYP.
 4. CEMENT STUCCO FINISH OVER METAL FRAME WALL



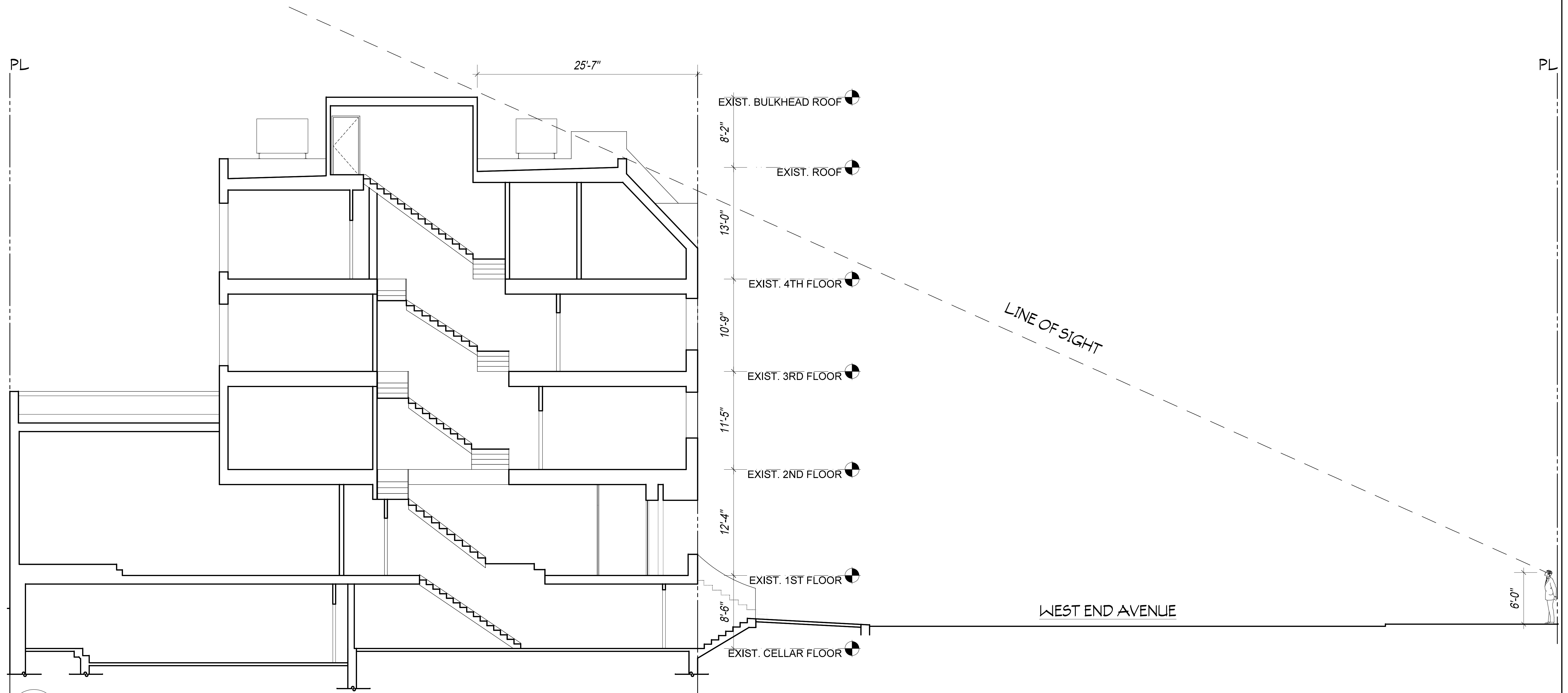
1 PROPOSED WEST ELEVATION @ NEW 5TH FLOOR



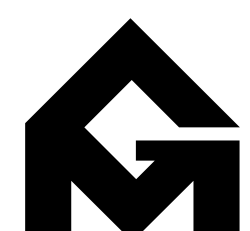
2 PROPOSED EAST ELEVATION @ NEW 5TH FLOOR

232 WEST END AVENUE

ROOF SECTIONS



1 EXISTING SIGHTLINE SECTION

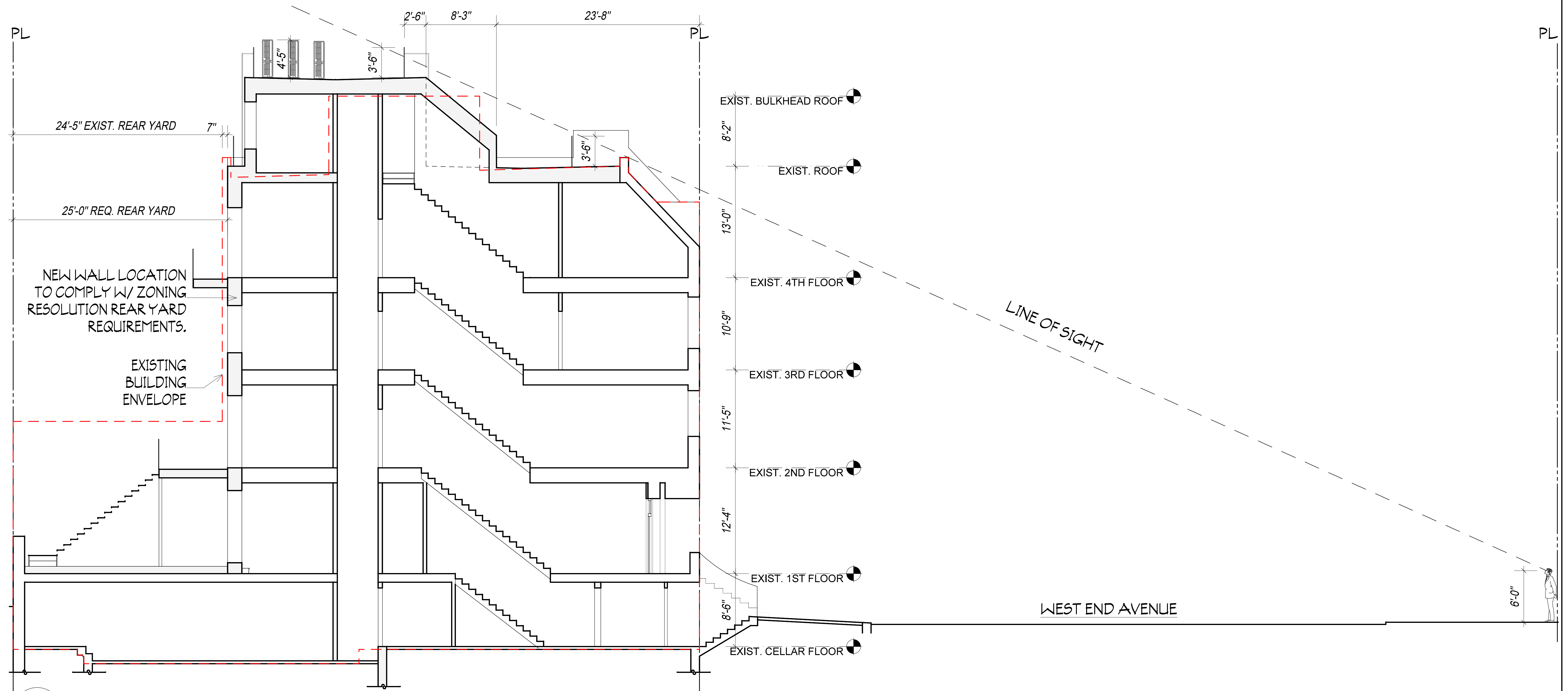


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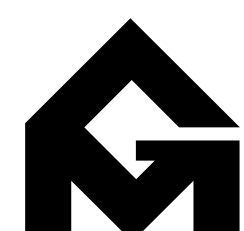


232 WEST END AVENUE

PROPOSED SIGHTLINE SECTION



1 PROPOSED SIGHTLINE SECTION



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232 WEST END AVENUE

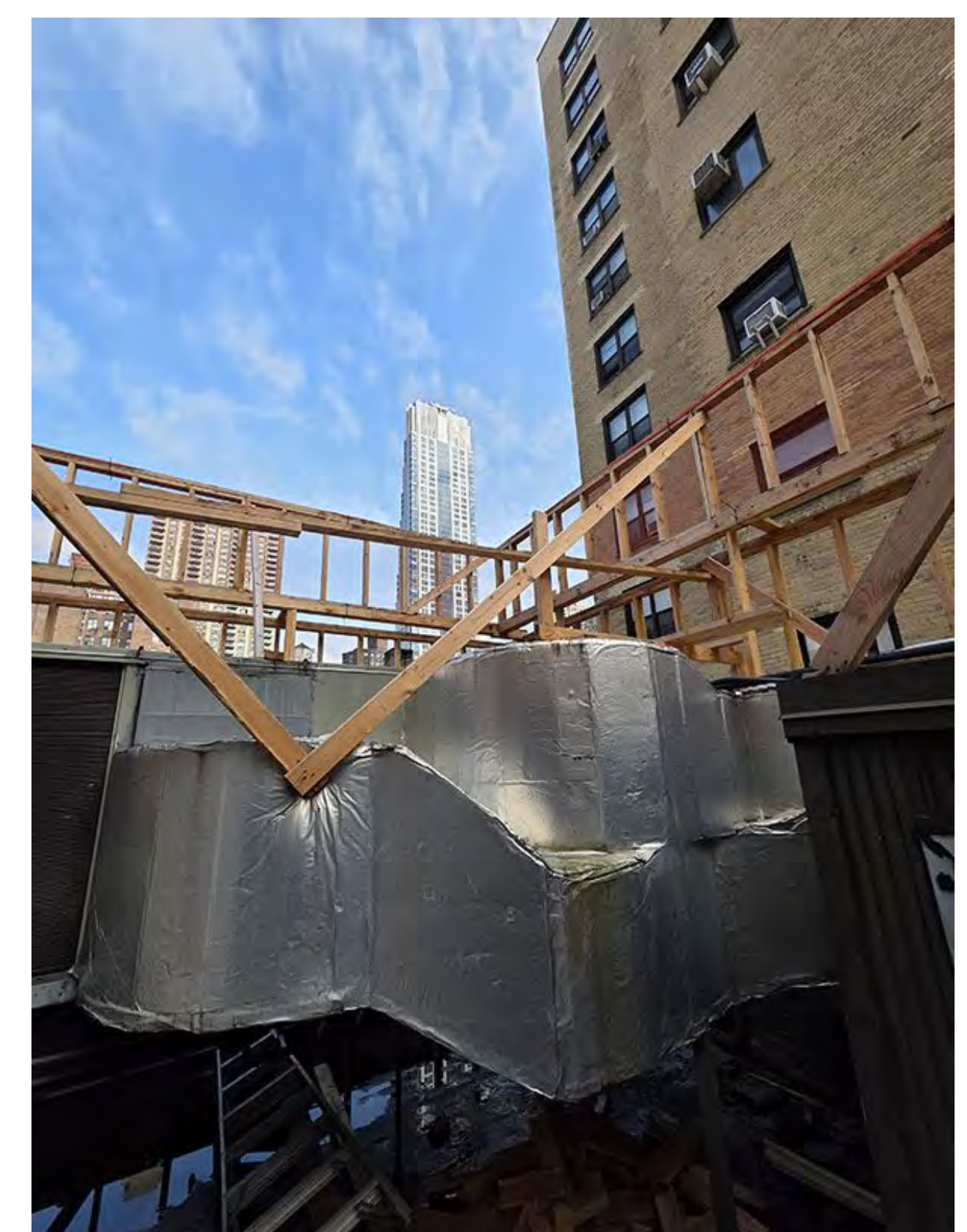
ROOFTOP MOCKUPS



ROOF MOCKUP- LOOKING WEST



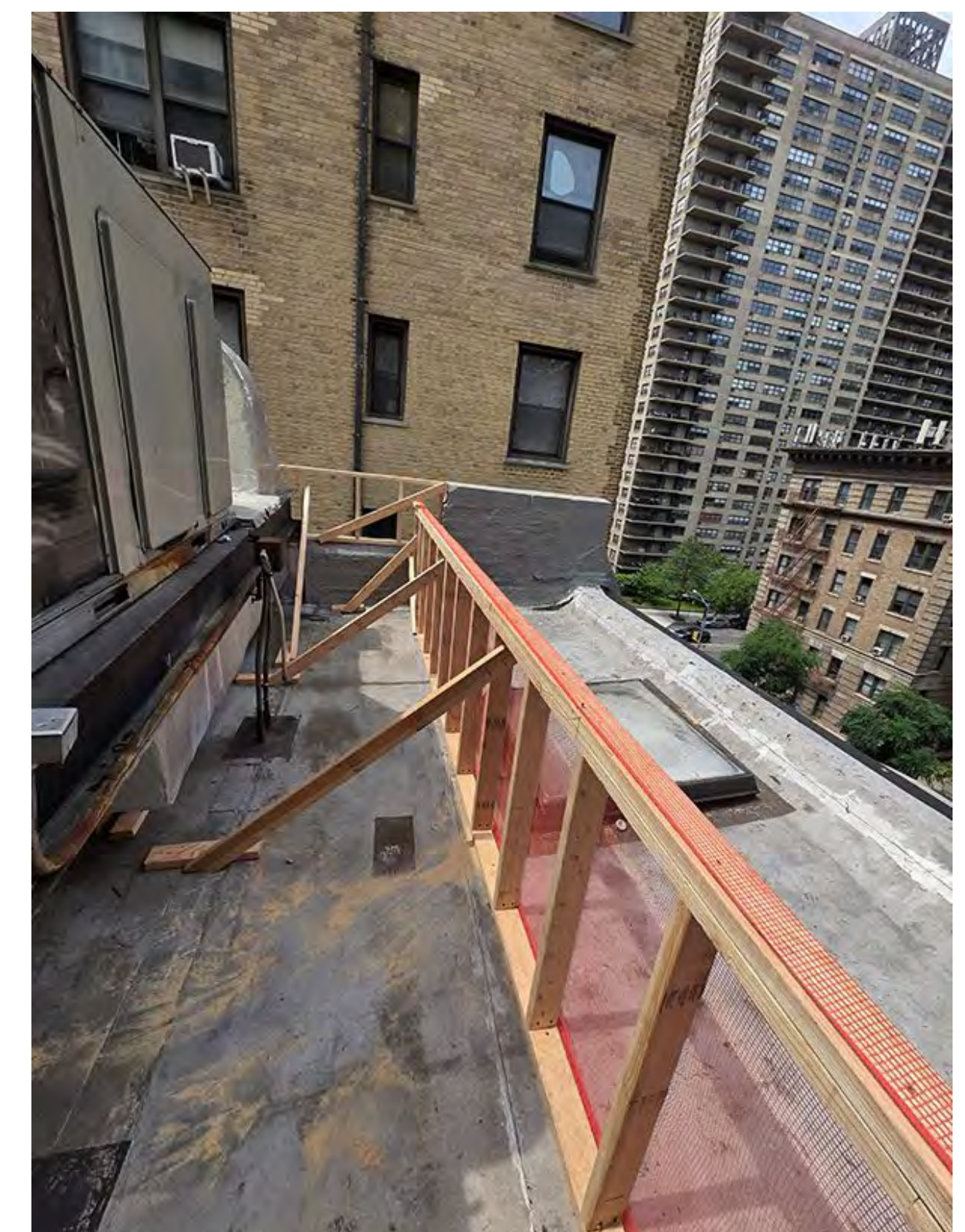
ROOF MOCKUP- LOOKING NORTH



ROOF MOCKUP- LOOKING SOUTH



RAILING MOCKUP- LOOKING NORTH



RAILING MOCKUP- LOOKING SOUTH

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS

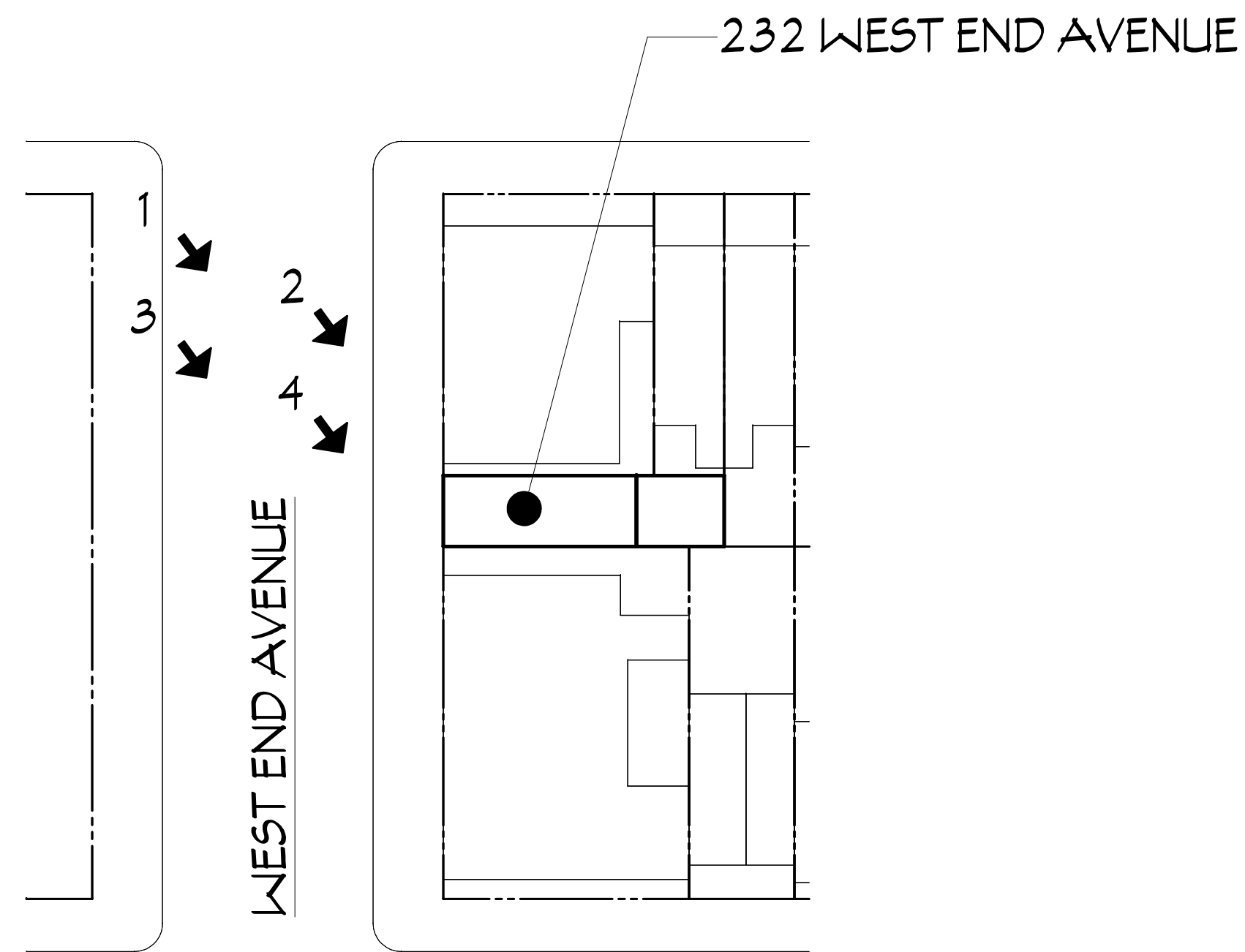


PHOTO KEY PLAN



PHOTO #1



PHOTO #2



PHOTO #3



PHOTO #4

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS

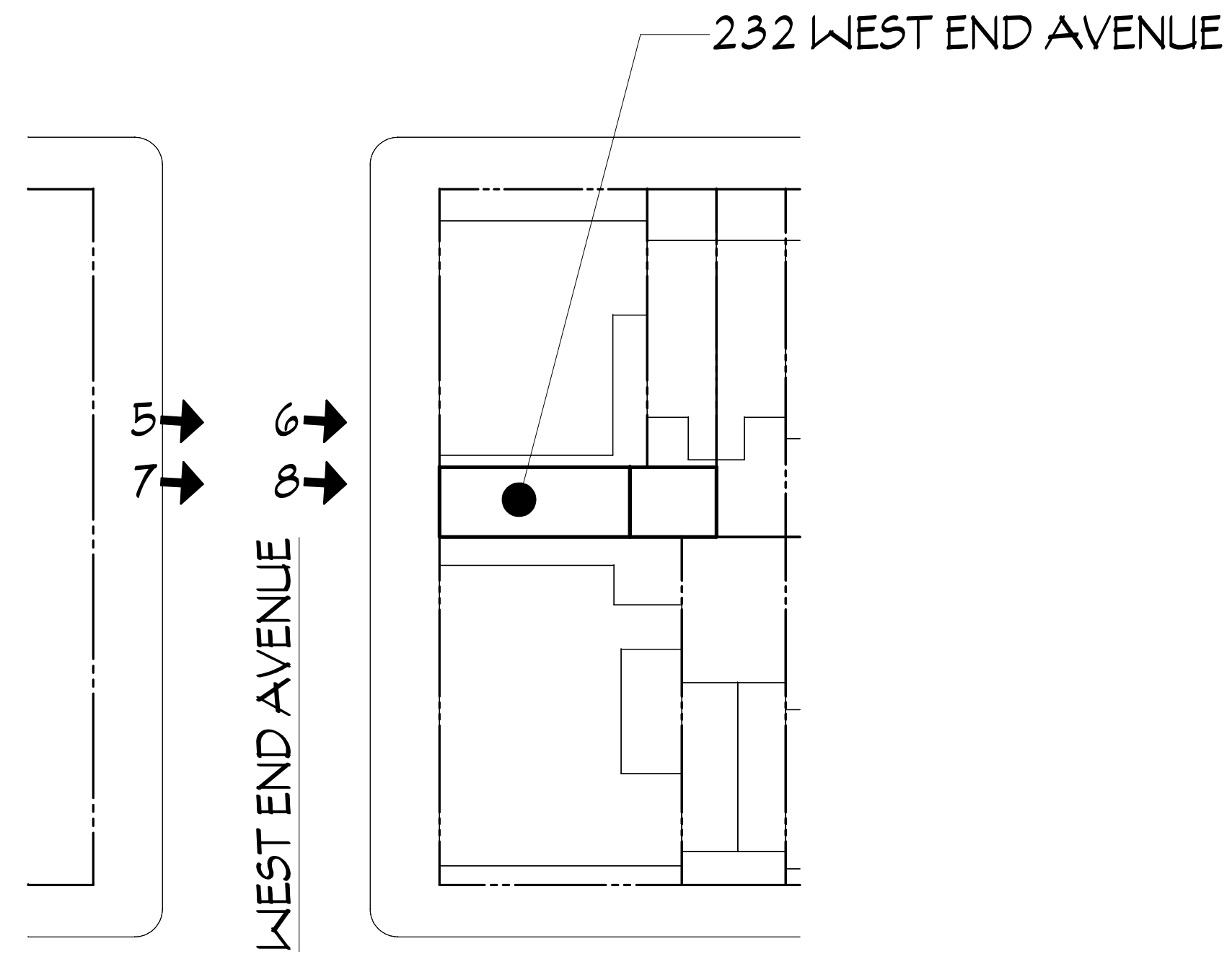


PHOTO KEY PLAN



PHOTO #5



PHOTO #6



PHOTO #7



PHOTO #8

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS

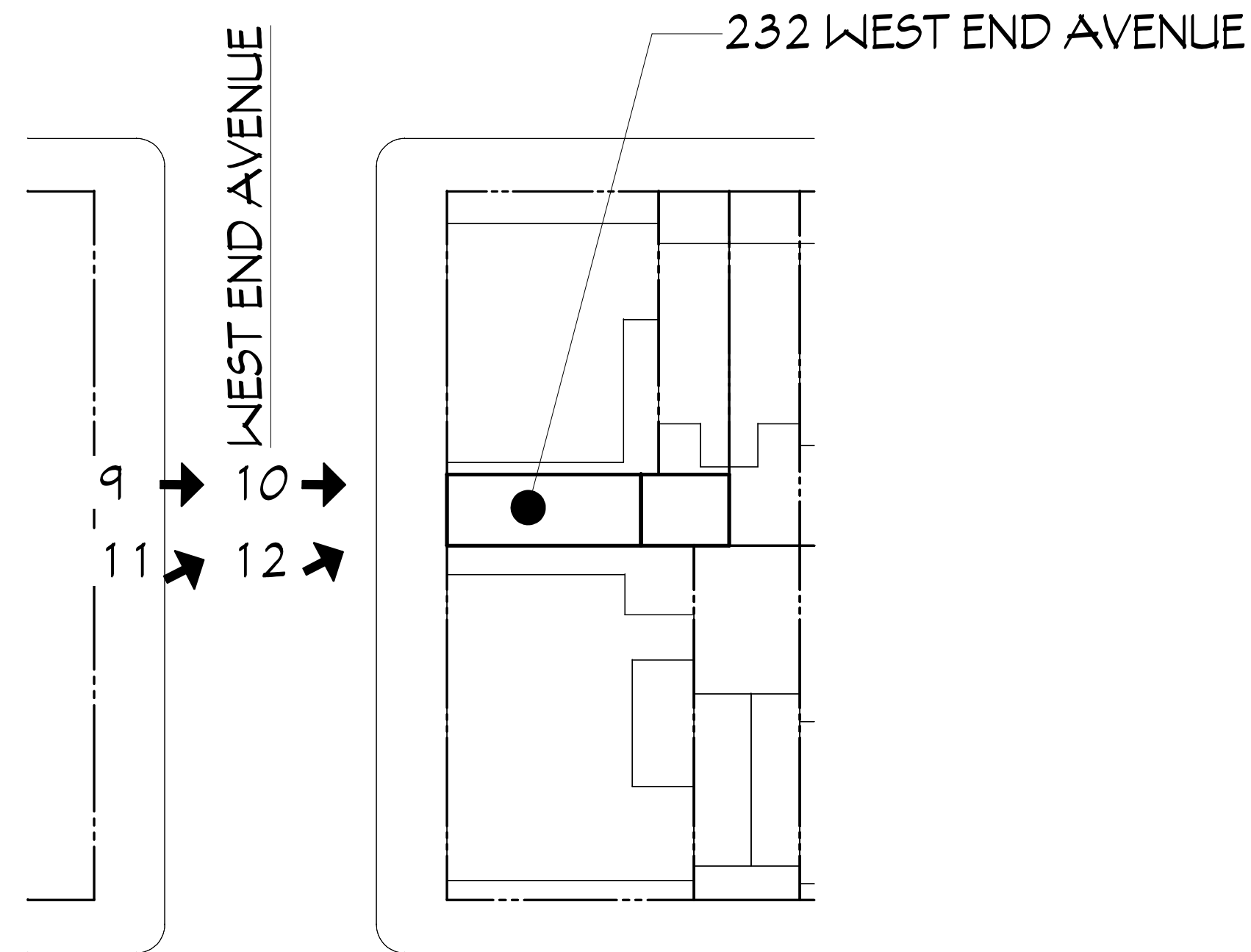


PHOTO KEY PLAN



PHOTO #9



PHOTO #10



PHOTO #11



PHOTO #12

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS

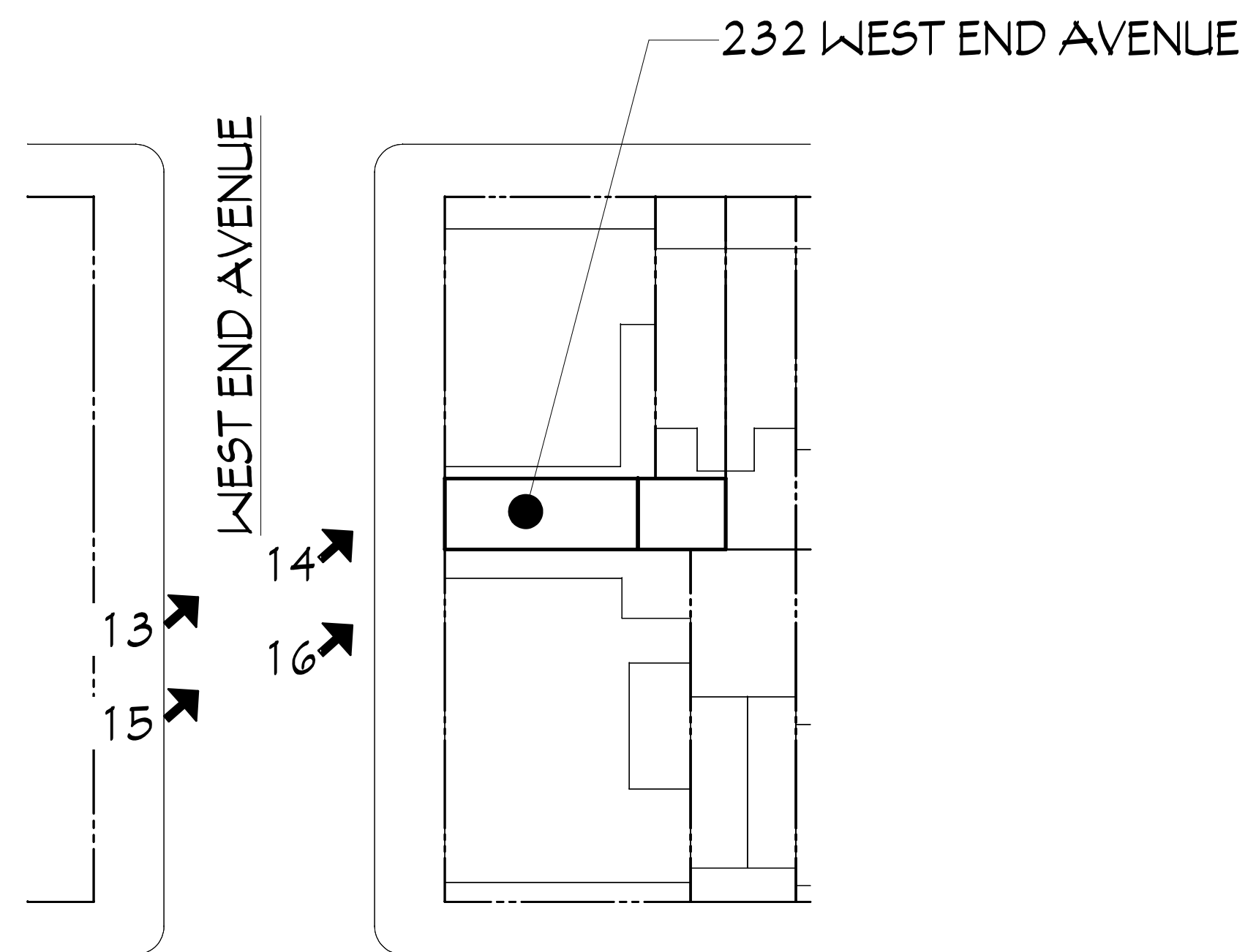


PHOTO KEY PLAN



PHOTO #13



PHOTO #14



PHOTO #15



PHOTO #16

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS

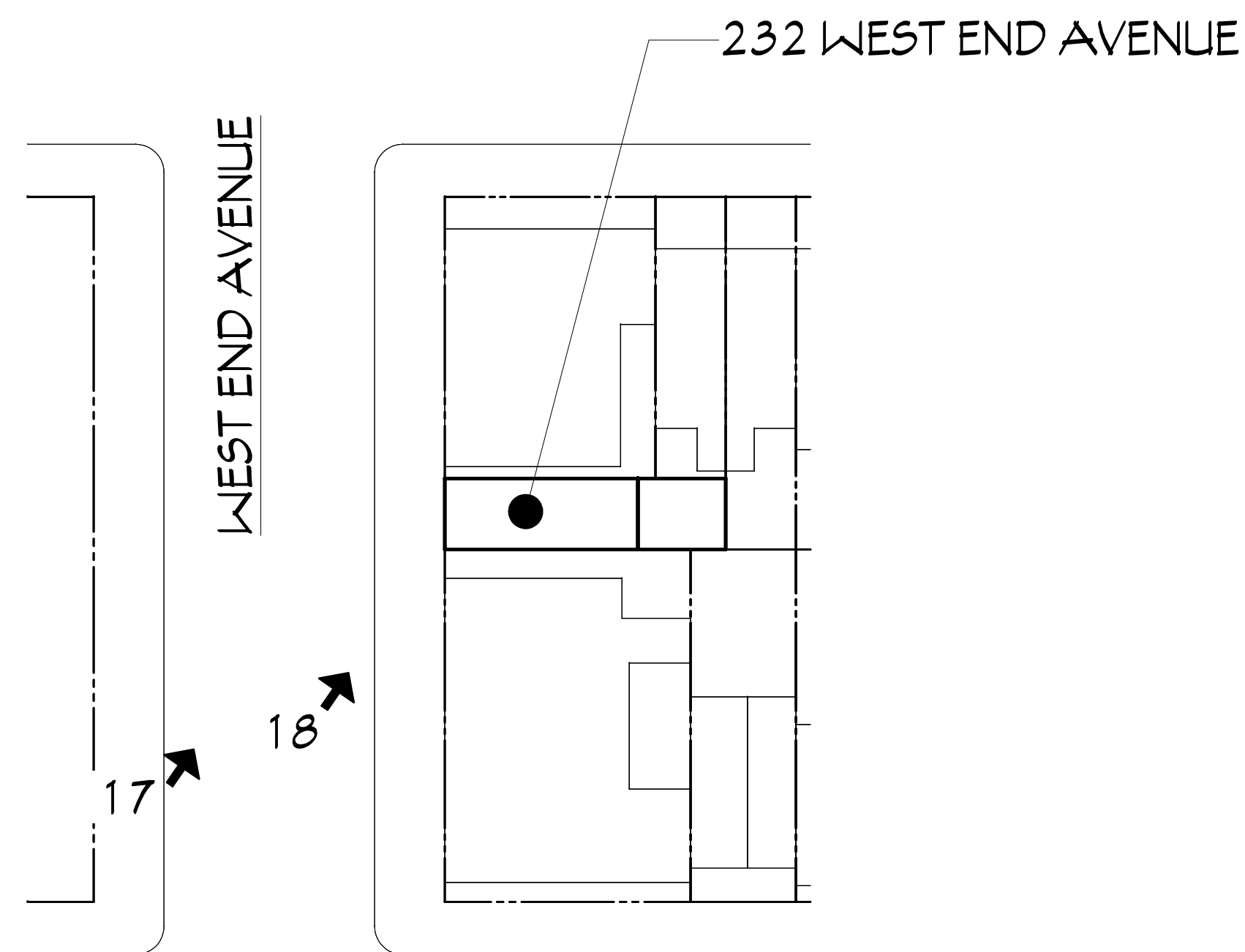


PHOTO KEY PLAN



PHOTO #17



PHOTO #18

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS

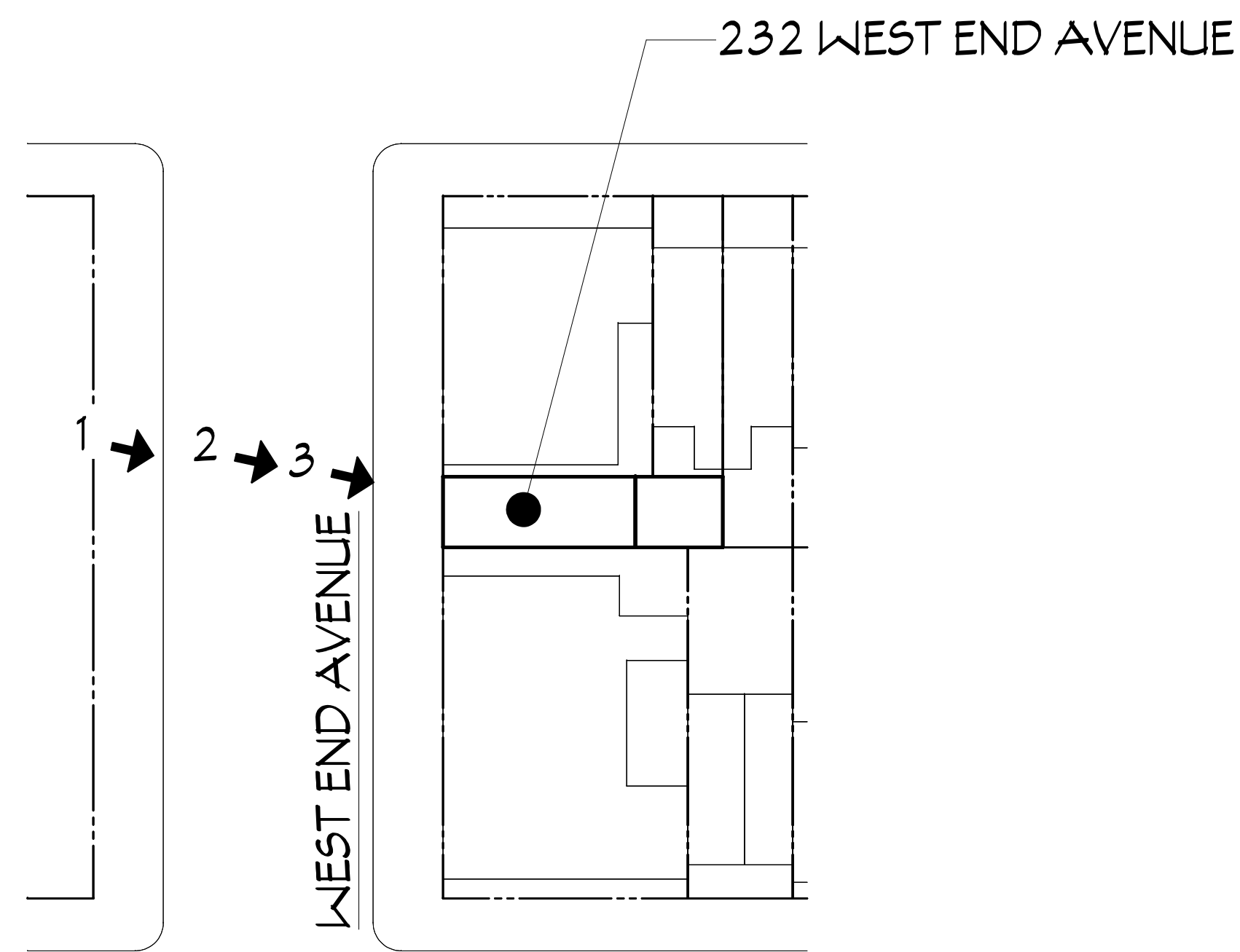


PHOTO KEY PLAN



PHOTO #1



PHOTO #2



PHOTO #3

232 WEST END AVENUE

MOCKUP VISIBILITY PHOTOS

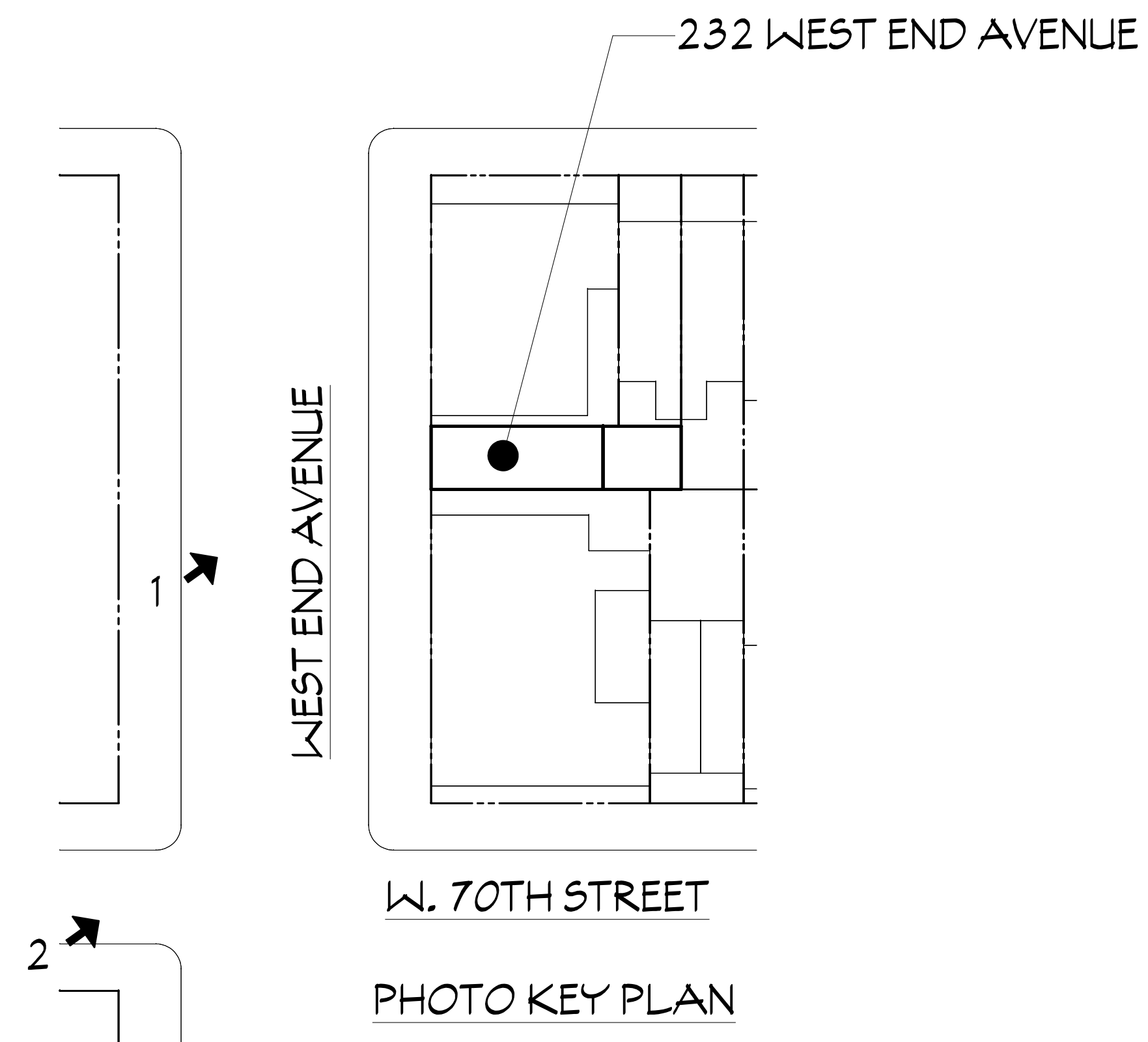


PHOTO #1



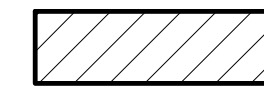
PHOTO #2

232 WEST END AVENUE

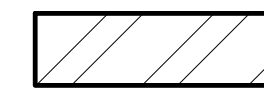
PROPOSED BLOCK PLAN

EXISTING ROOFTOP ADDITION

1 STORY ROOFTOP ADDITION

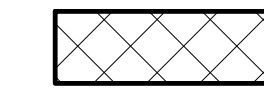


2 STORY ROOFTOP ADDITION



PROPOSED ROOFTOP ADDITION

1 STORY ROOFTOP ADDITION



LEGEND

167 W. 85TH STREET



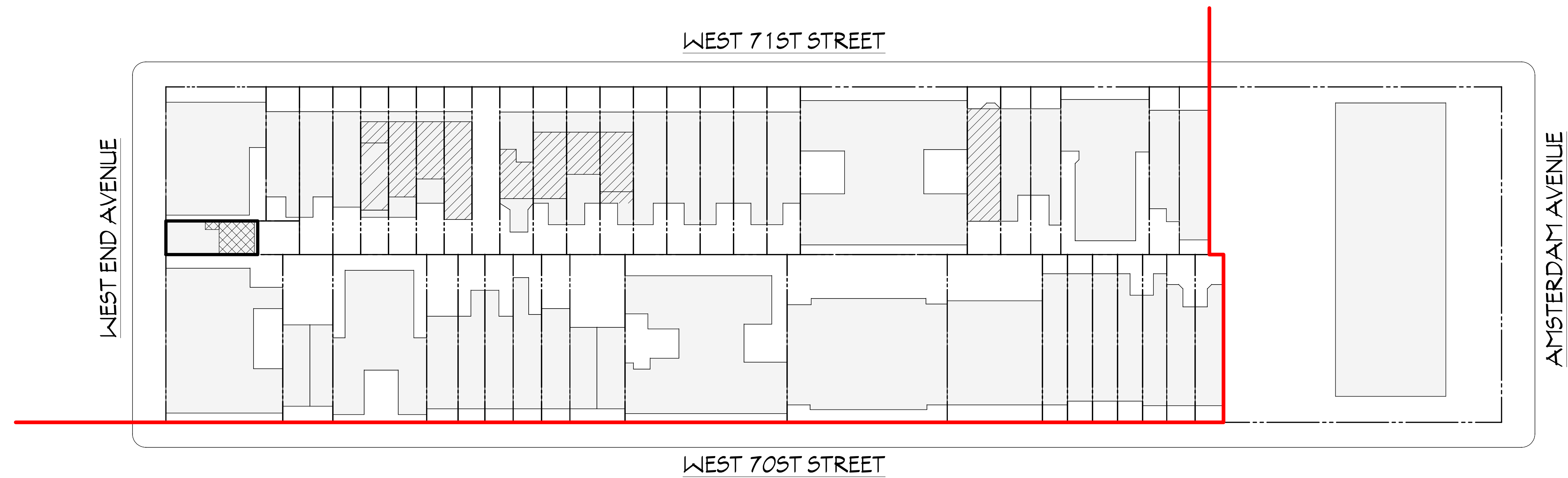
EXISTING BUILDING



OPEN SPACE

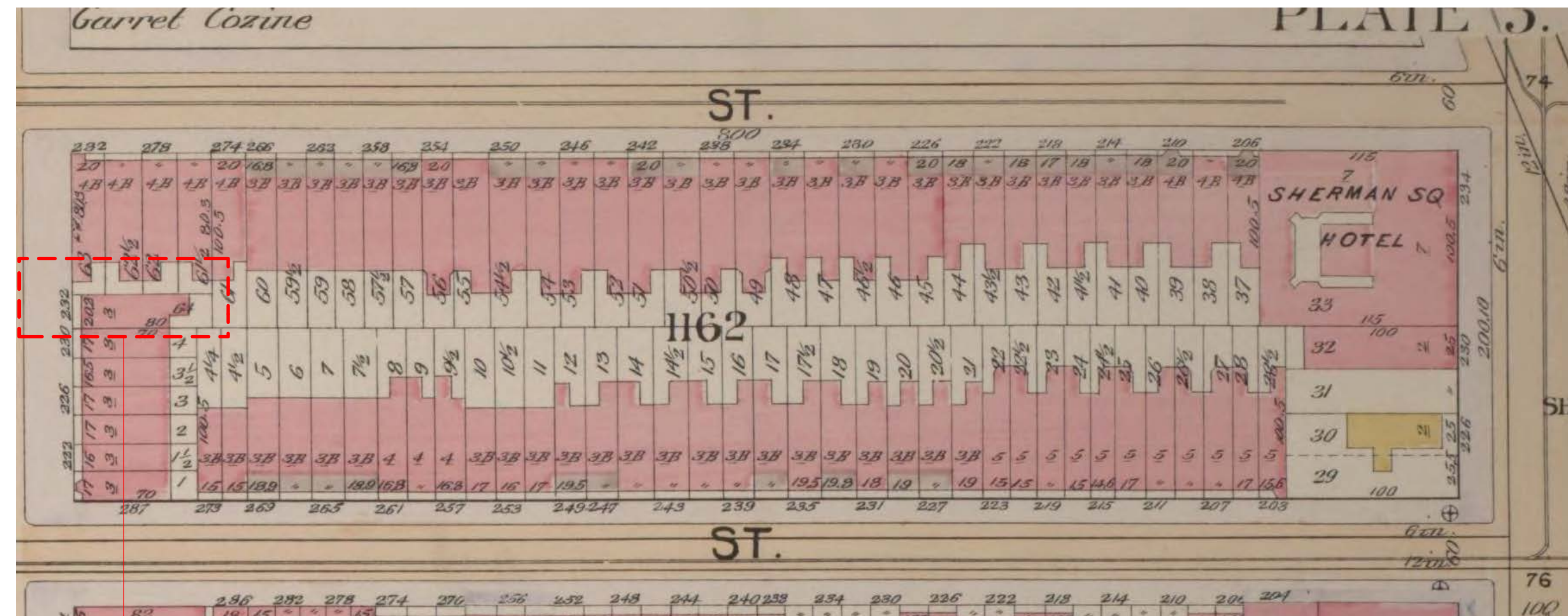


HISTORIC DISTRICT BOUNDARY

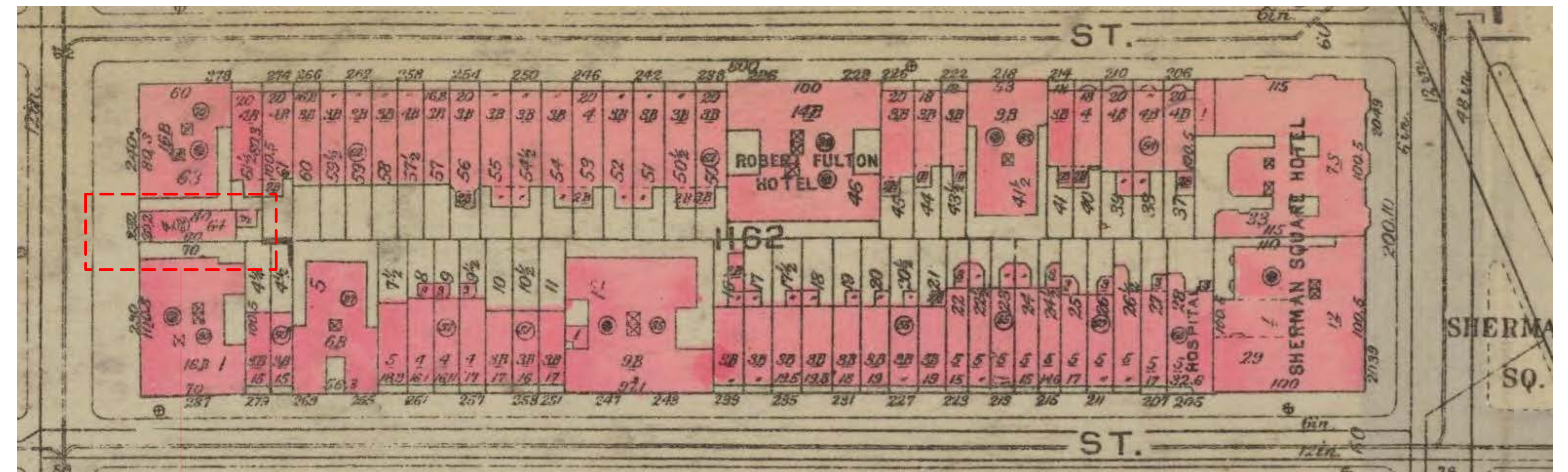


232 WEST END AVENUE

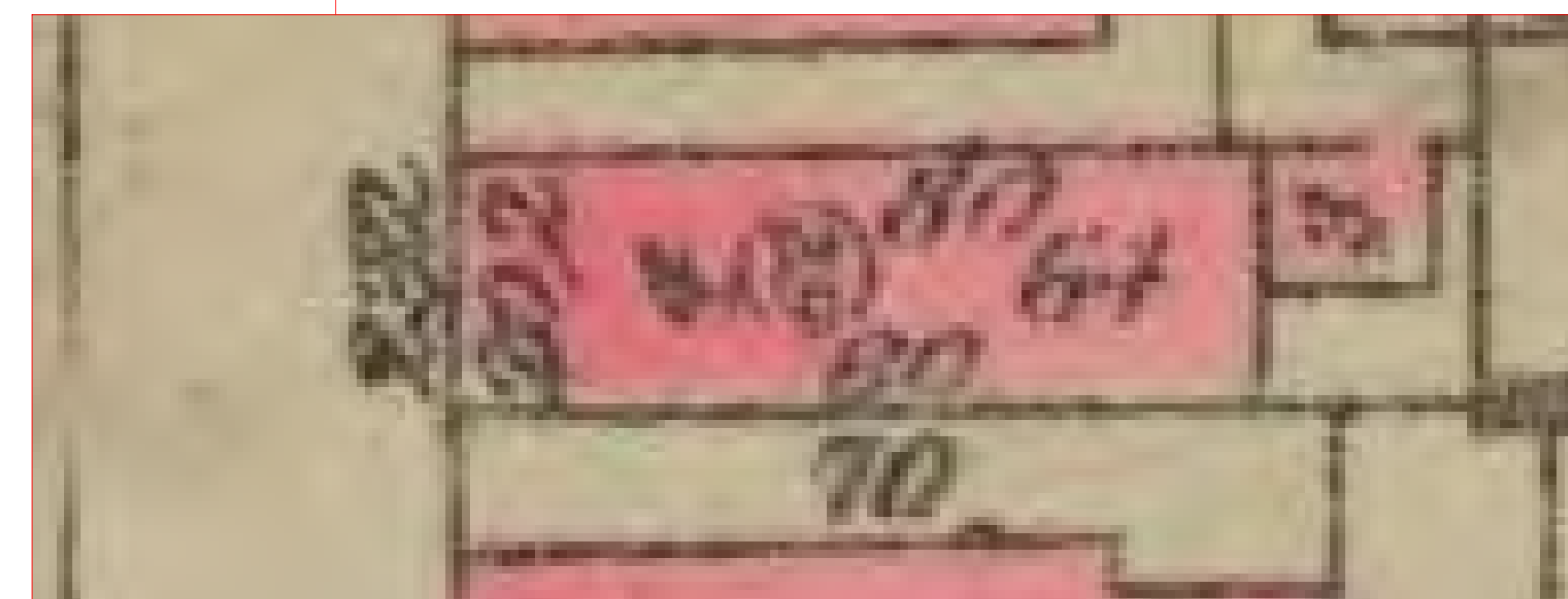
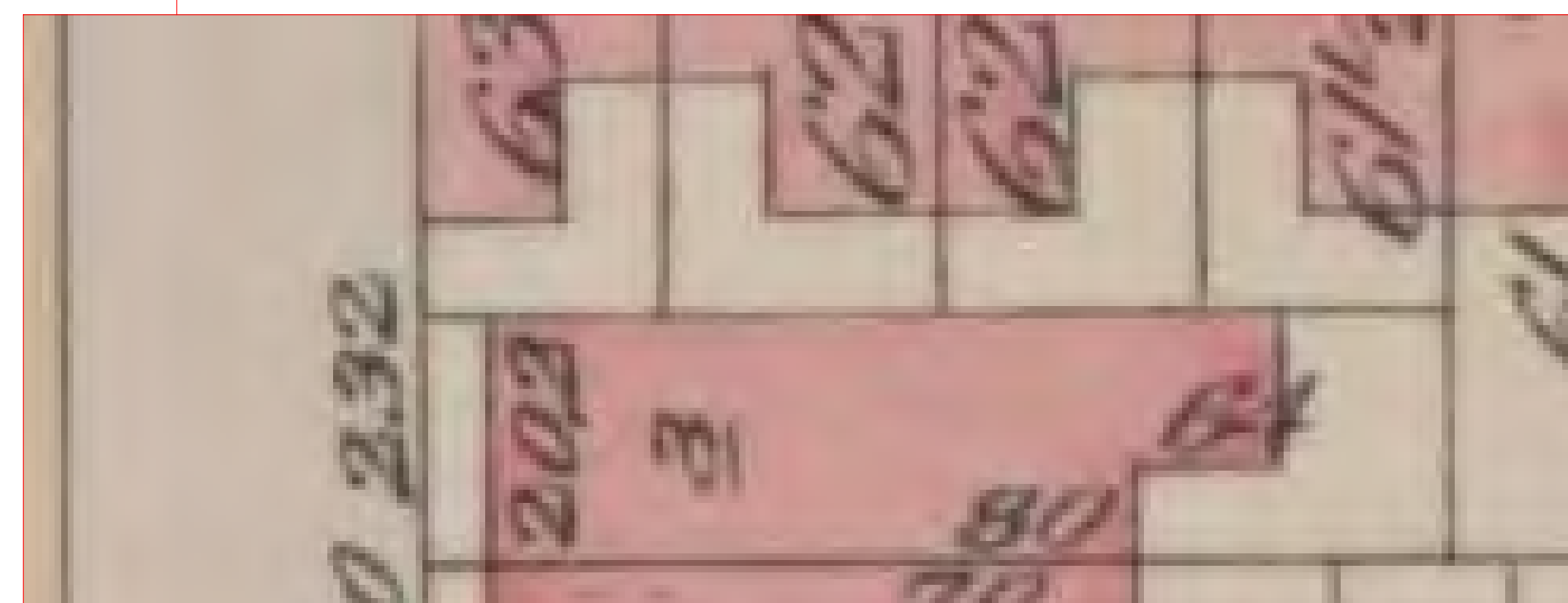
HISTORIC MAPS



1898 BROMLEY MAP (NYPL)



1930 BROMLEY MAP (NYPL)



232 WEST END AVENUE

EXISTING CONDITIONS AT REAR
FACADE



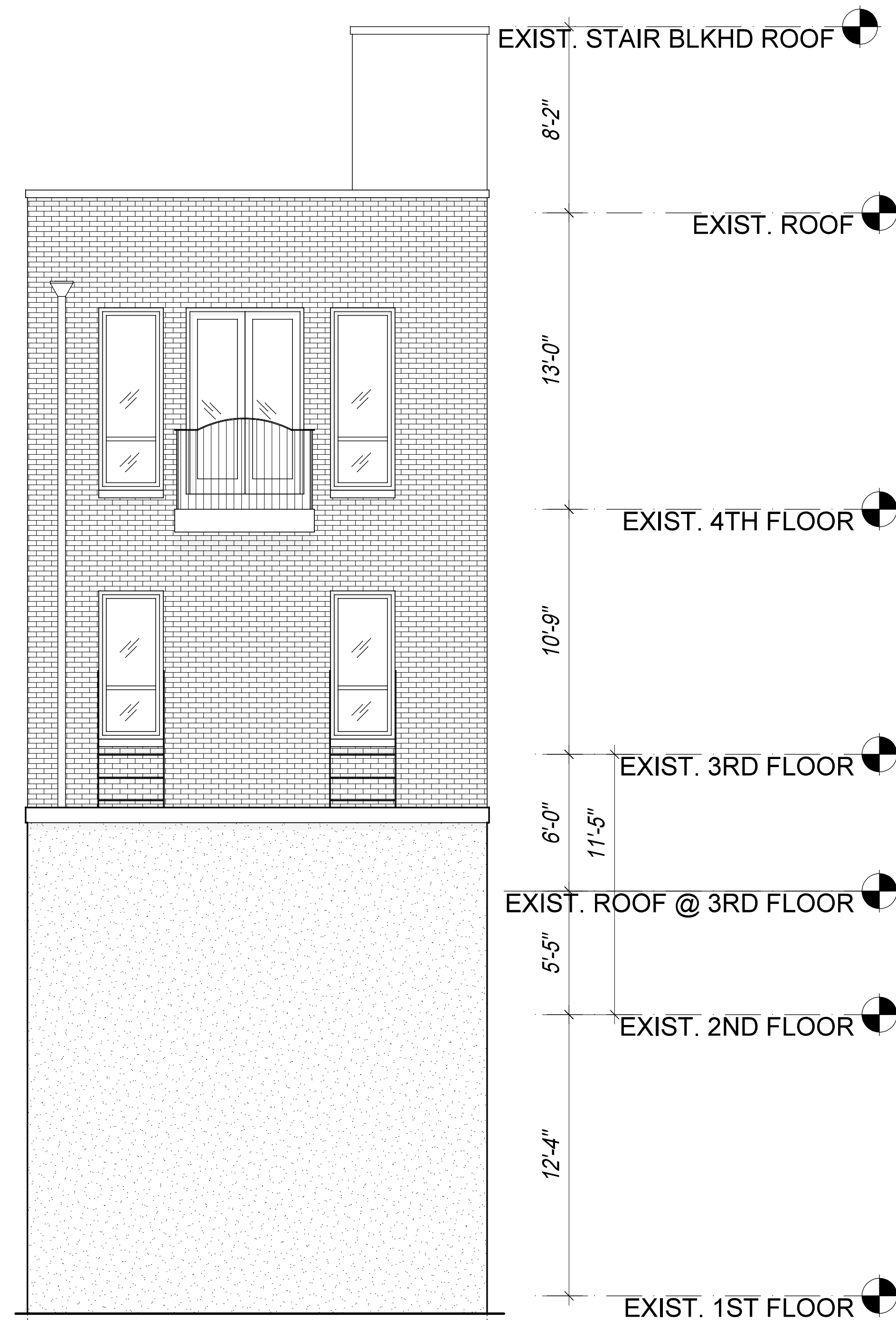
REAR FACADE EXISTING CONDITIONS



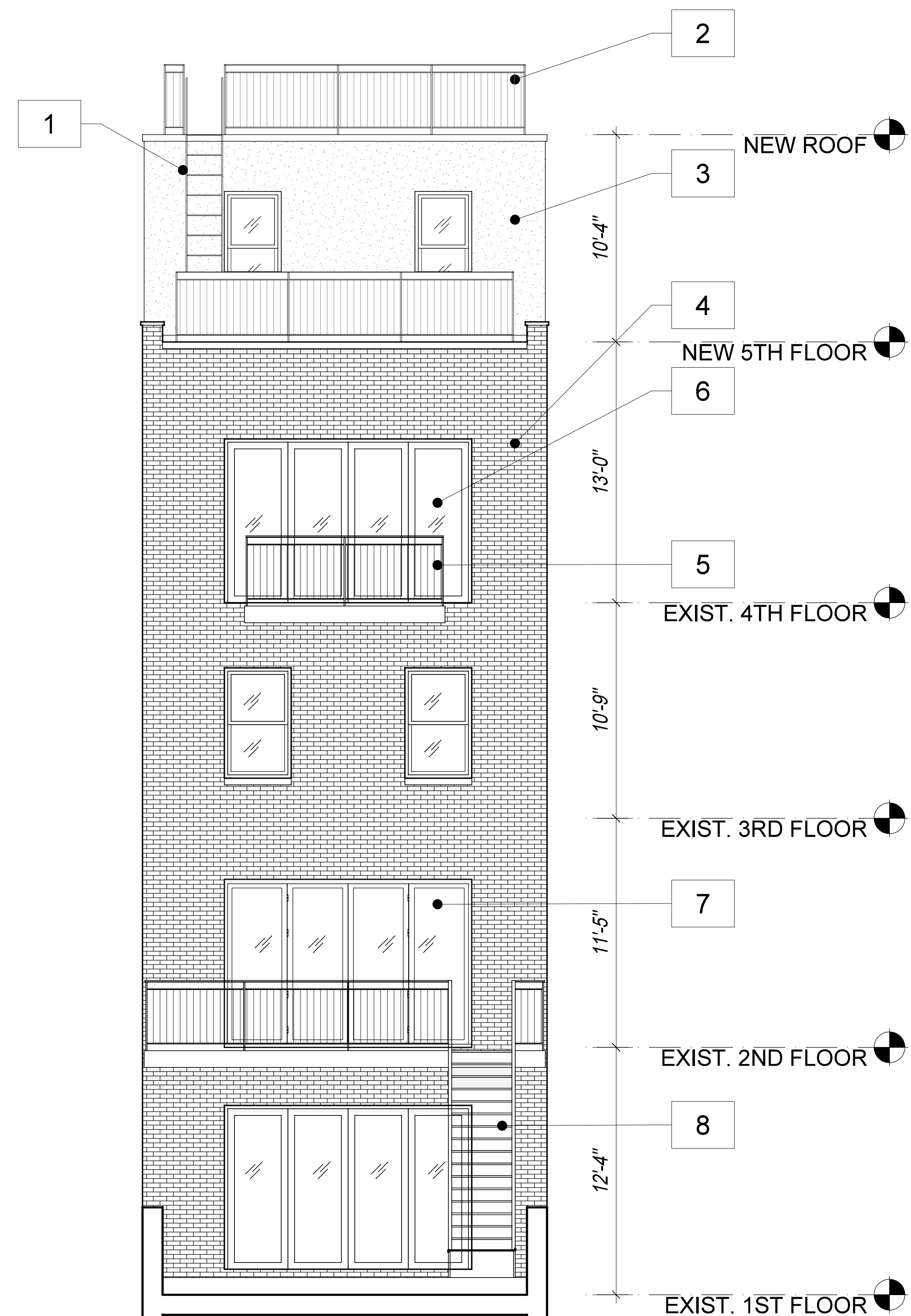
REAR FACADE EXISTING CONDITIONS

232 WEST END AVENUE

PROPOSED REAR FACADE



EXISTING REAR ELEVATION

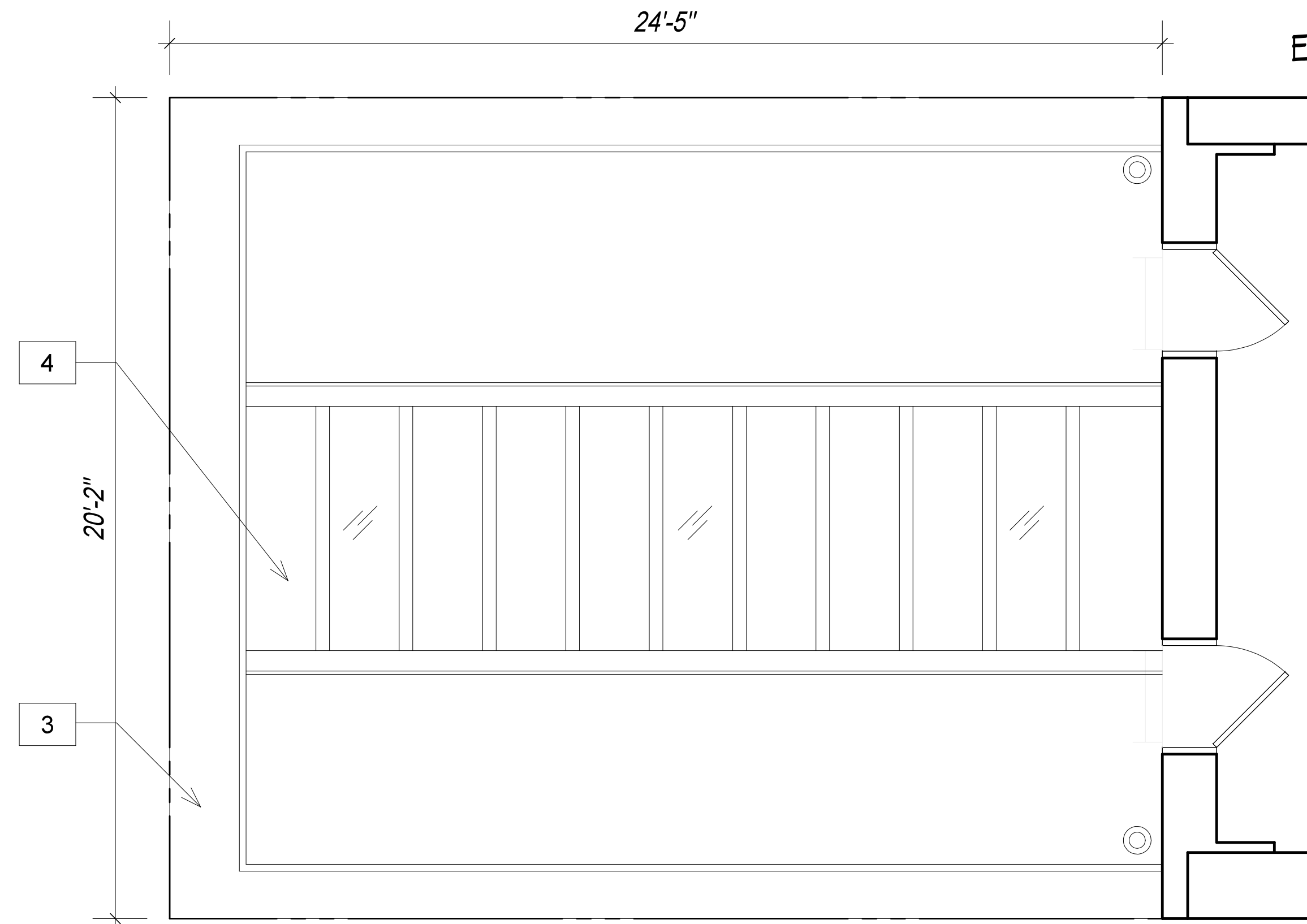


PROPOSED REAR ELEVATION

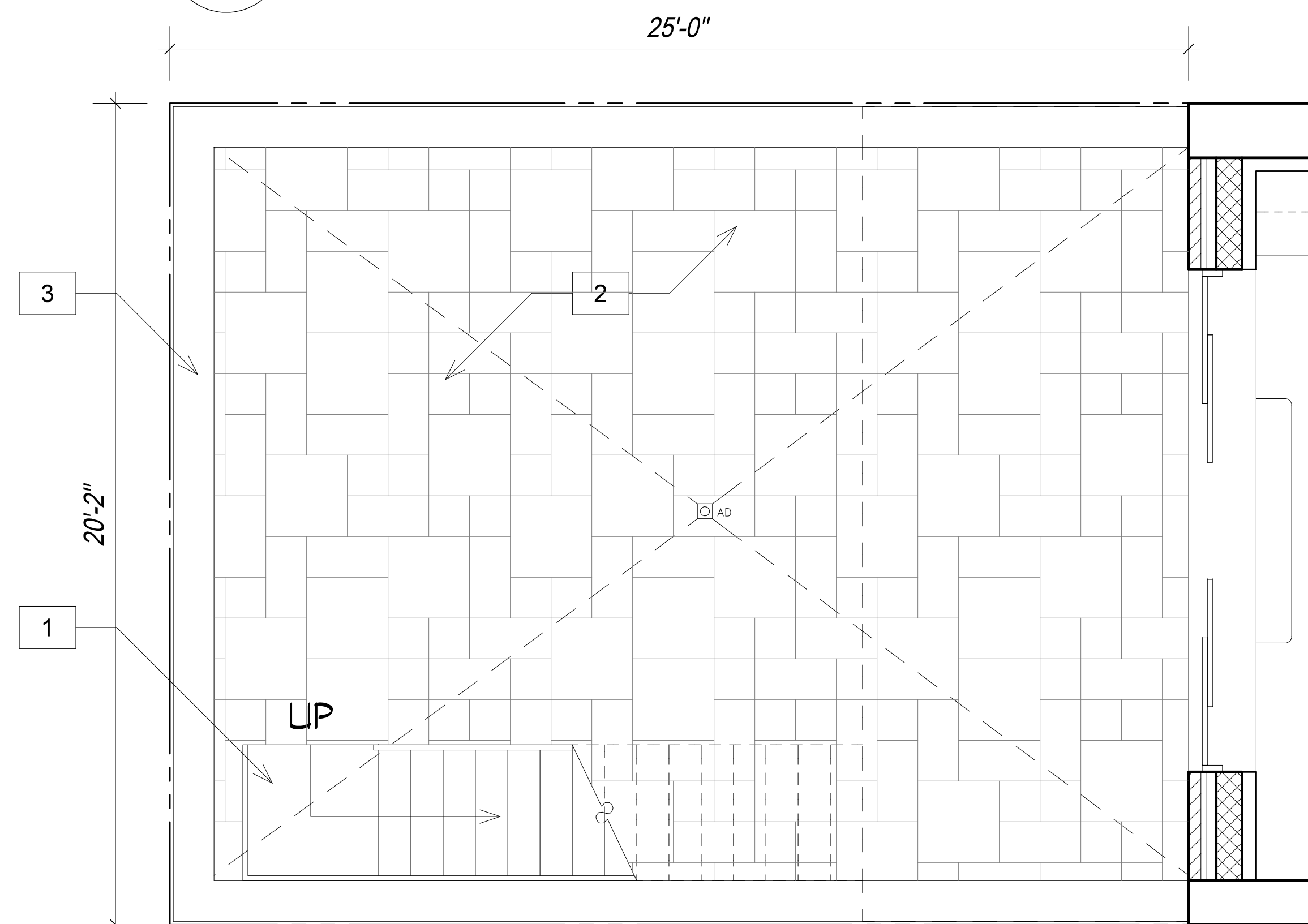
- KEYED NOTES
1. METAL LADDER, TYP.
 2. METAL RAILING, TYP.
 3. CEMENT STUCCO FINISH OVER METAL FRAME WALL
 4. BRICK ON ON CMU WALL
 5. BALCONY
 6. SLIDING GLASS DOOR, PAINTED BLACK
 7. BIFOLD GLASS DOOR, PAINTED BLACK
 8. METAL OPEN RISER STAIR, PAINTED BLACK

232 WEST END AVENUE

EXISTING & PROPOSED REAR YARD PLANS



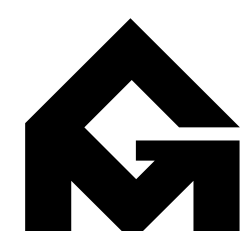
1 EXISTING REAR YARD @ 3RD FLOOR



2 PROPOSED REAR YARD @ 1ST FLOOR

KEYED NOTES

1. METAL STAIR
2. INTERLOCKING PAVERS
3. PARAPET
4. SKYLIGHT

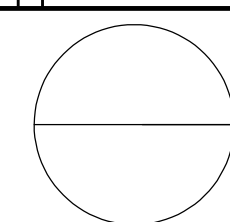
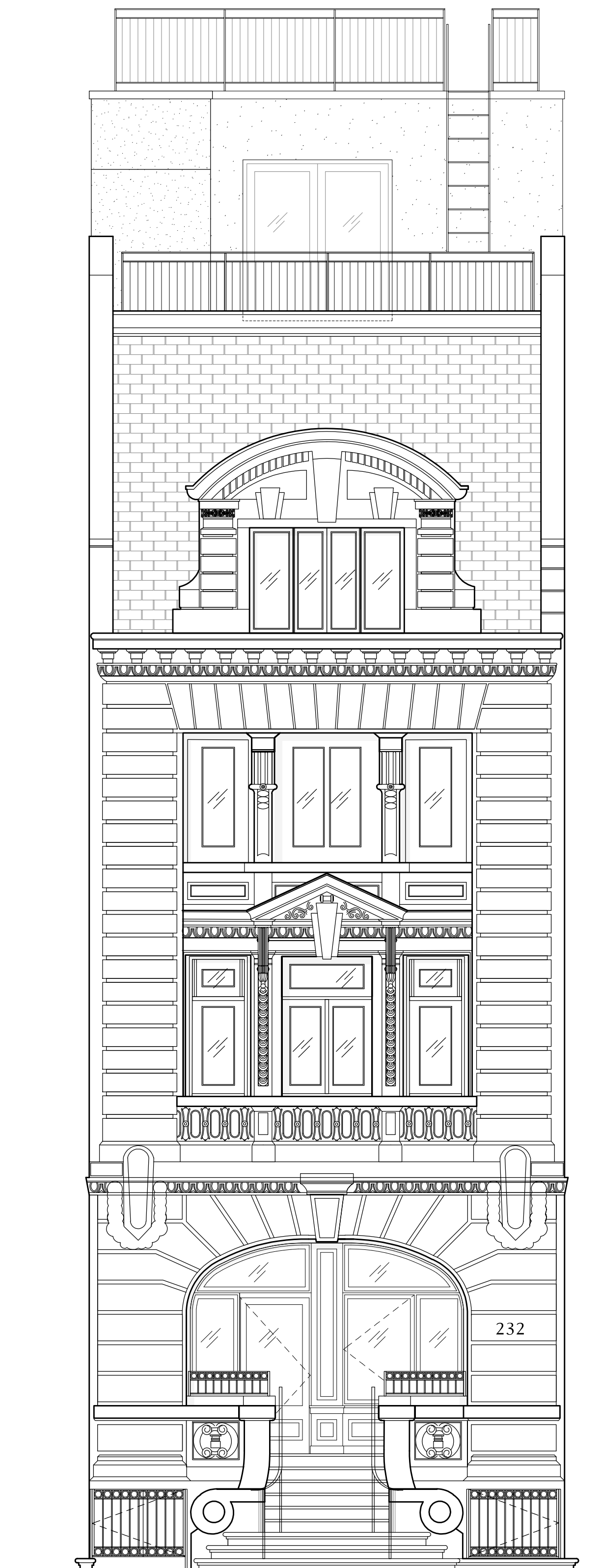


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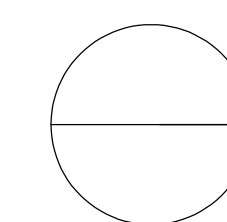
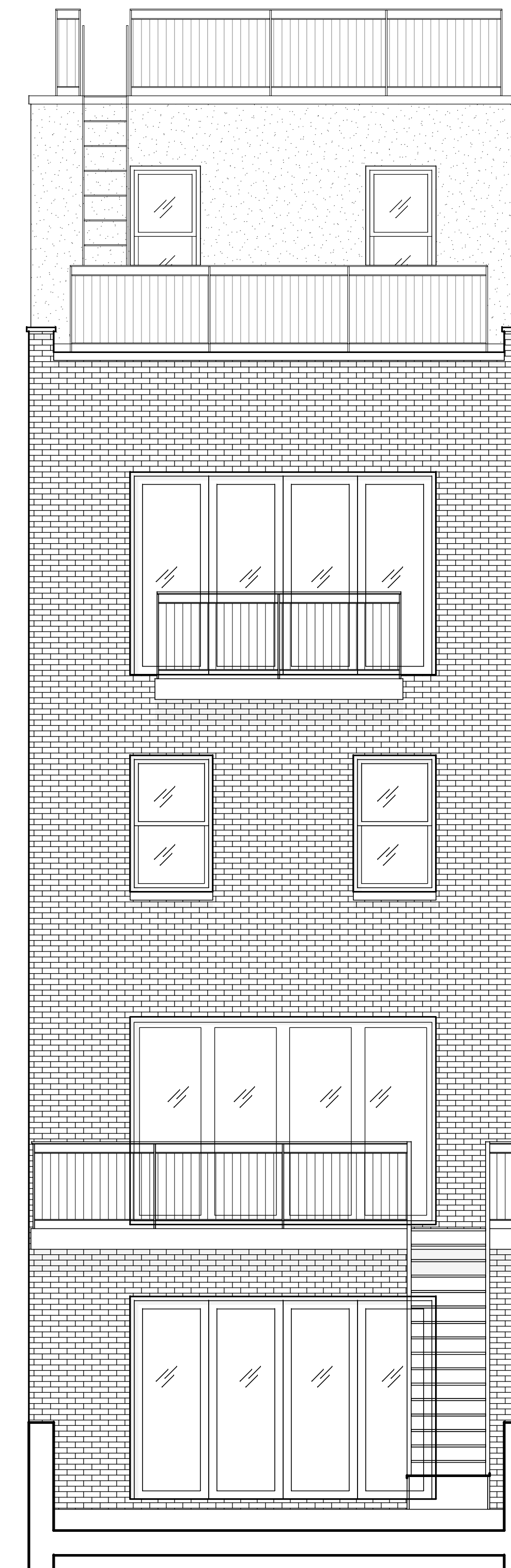


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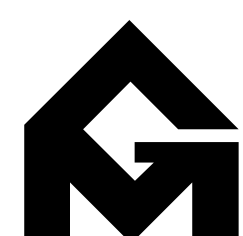
CONCLUSION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



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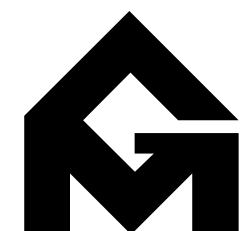
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APPENDIX



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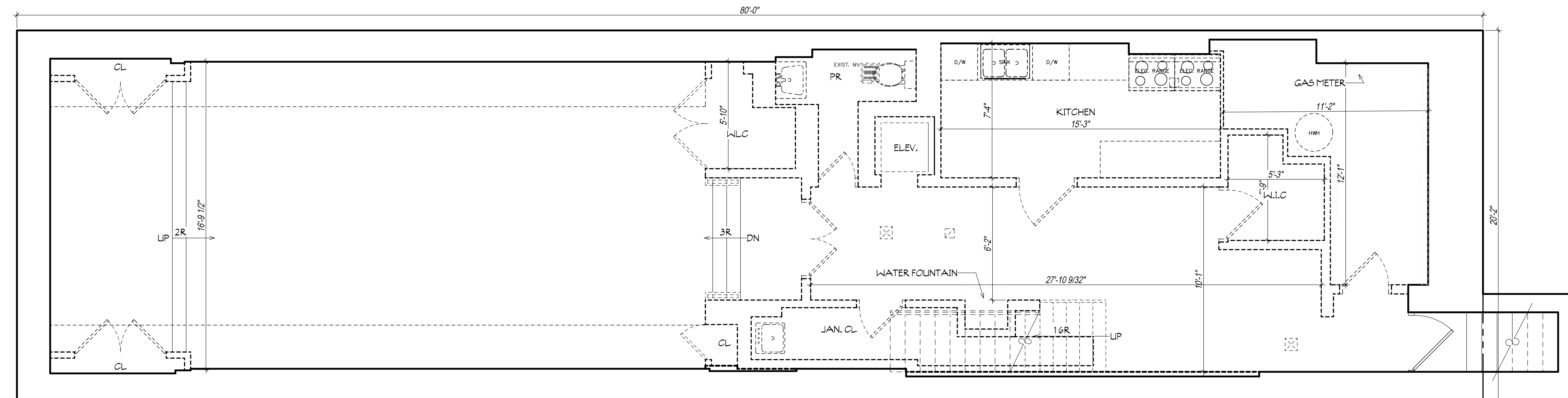
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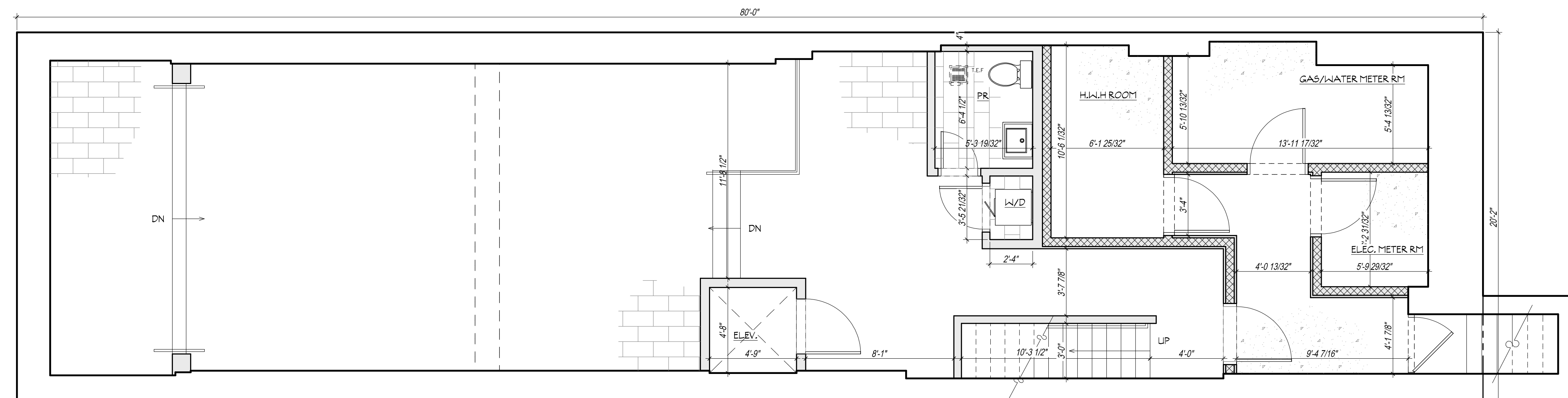
JPD
PRESERVATION
CONSULTING

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ARCHITECTURAL PLANS



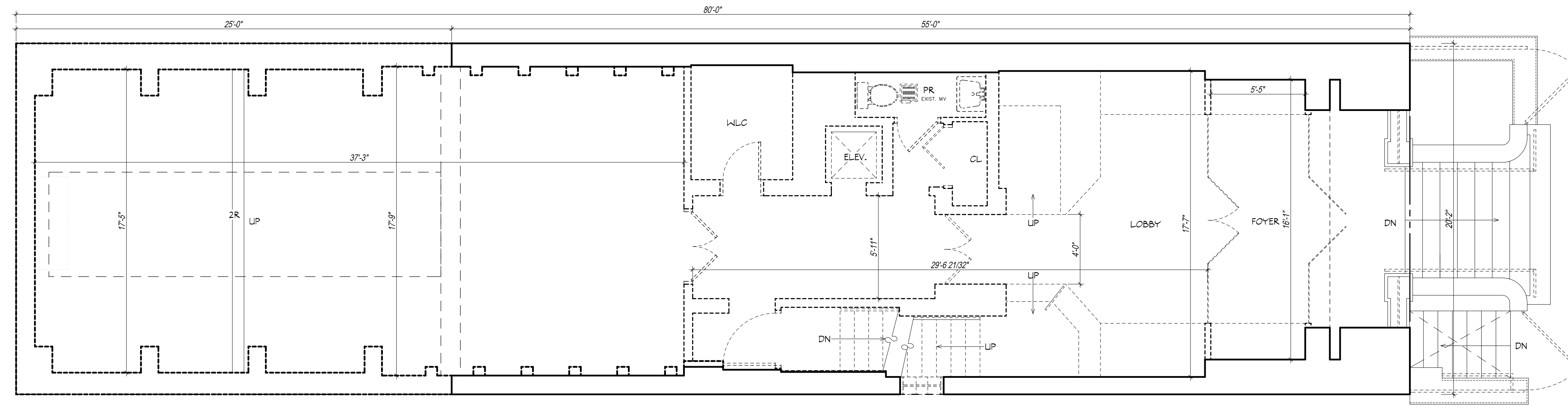
CELLAR- EXISTING CONDITIONS PLAN



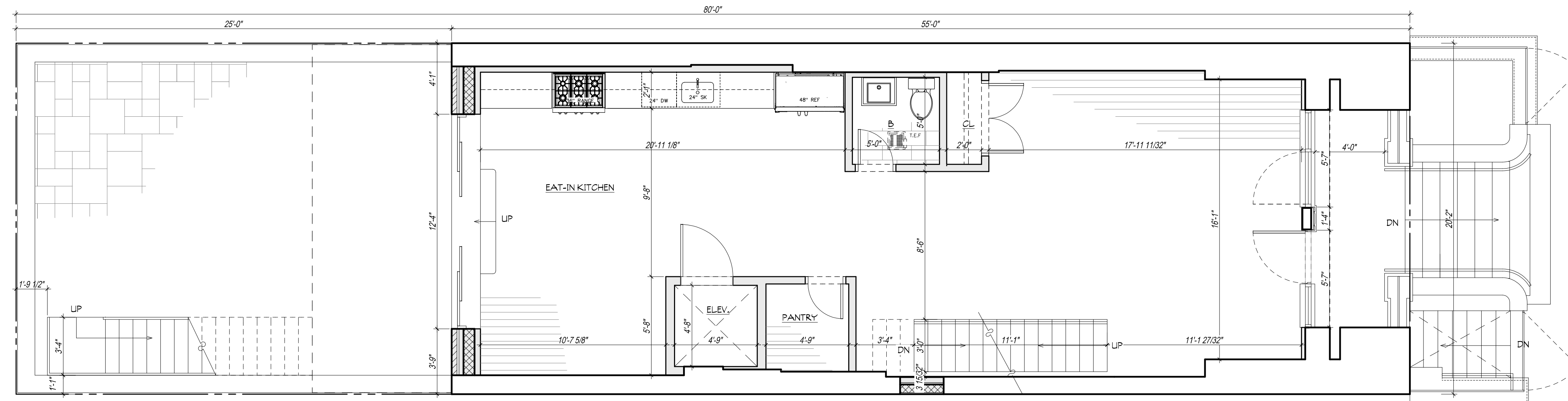
CELLAR- PROPOSED CONDITIONS PLAN

232 WEST END AVENUE

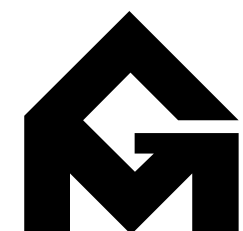
ARCHITECTURAL PLANS



1ST FLOOR- EXISTING CONDITIONS PLAN



1ST FLOOR- PROPOSED CONDITIONS PLAN



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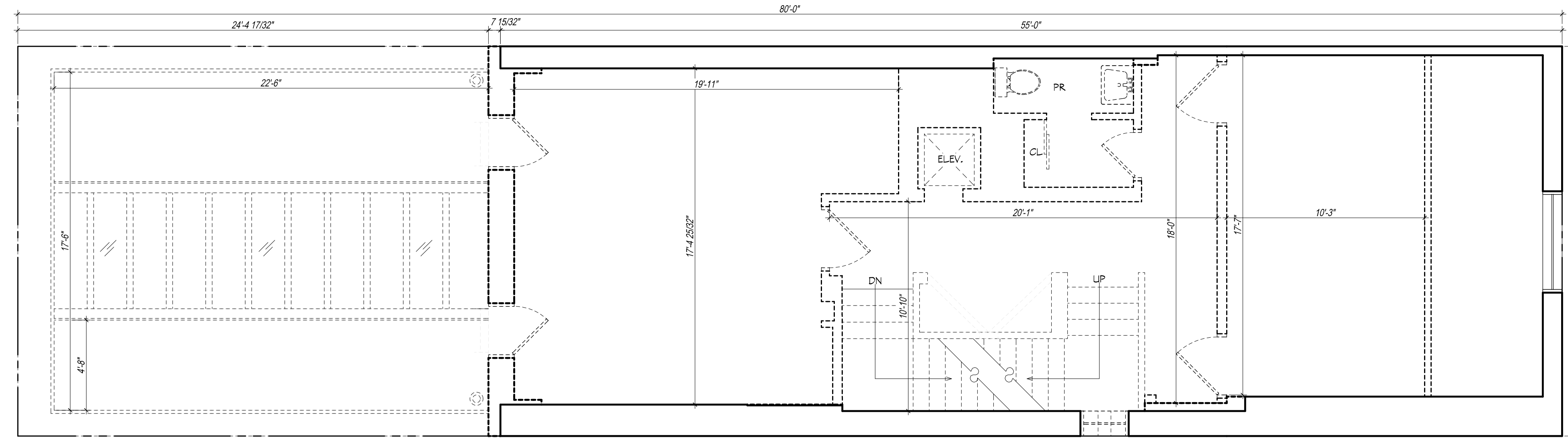


ARCHITECTURAL PLANS

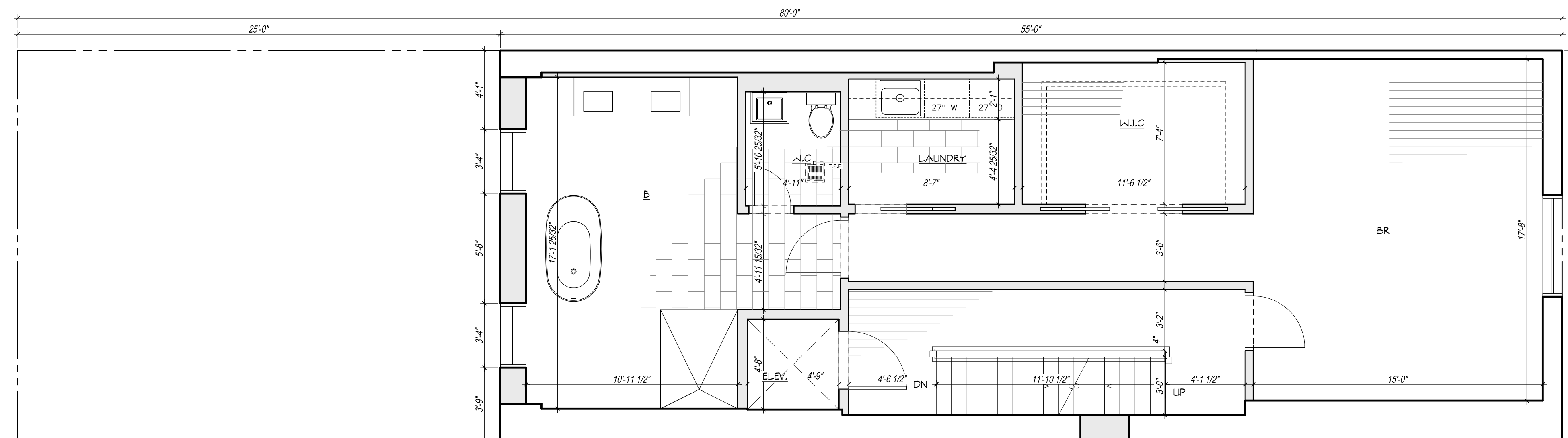


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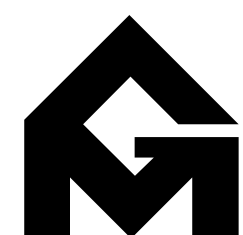
ARCHITECTURAL PLANS



3RD FLOOR- EXISTING CONDITIONS PLAN



3RD FLOOR- PROPOSED CONDITIONS PLAN

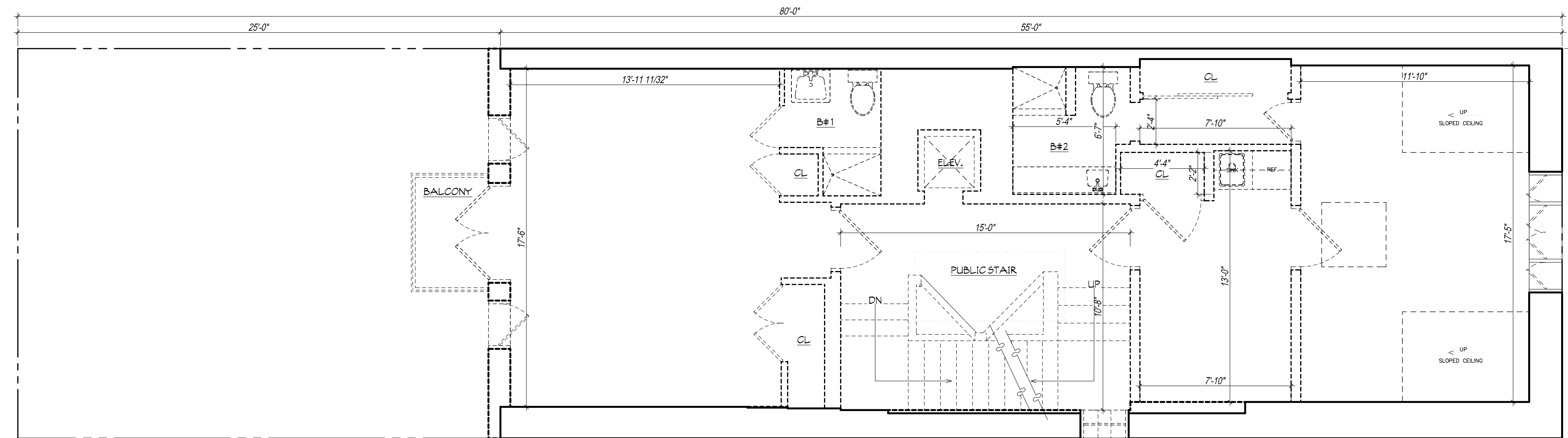


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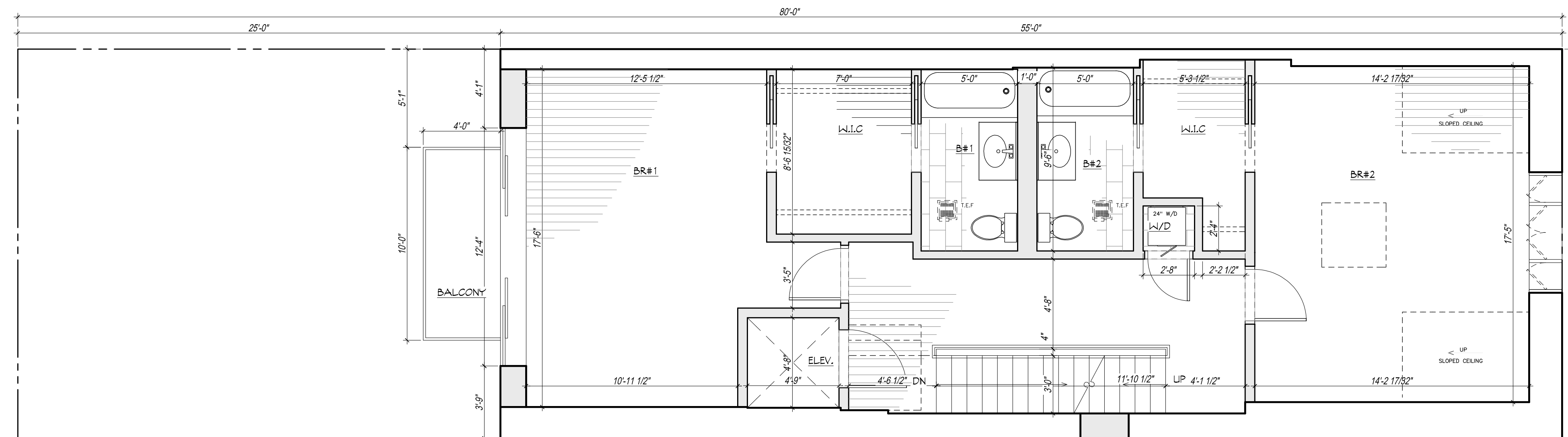


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ARCHITECTURAL PLANS



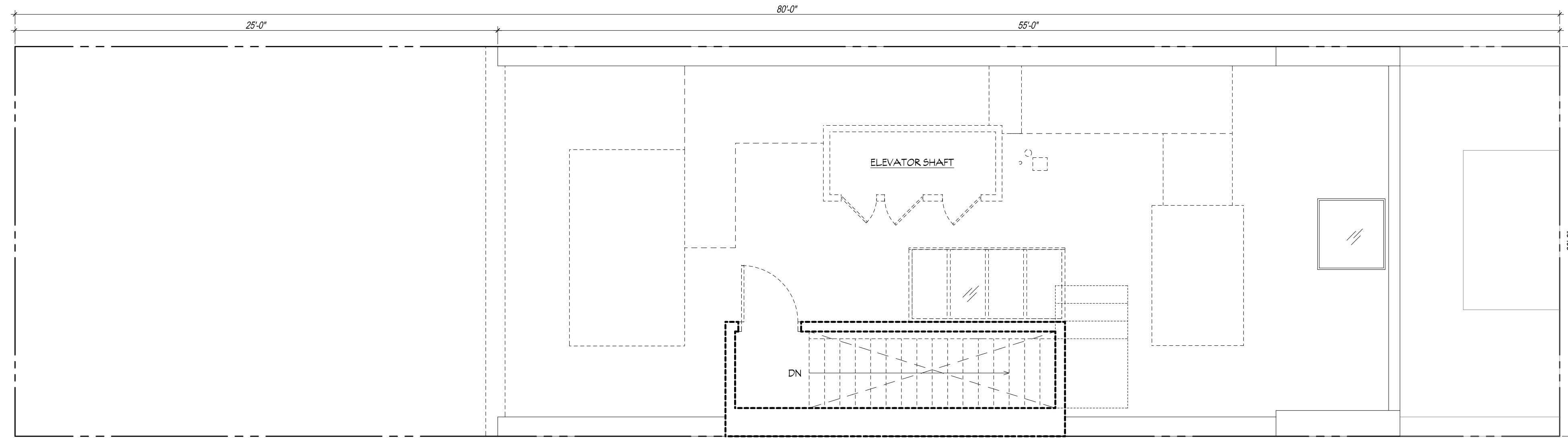
4TH FLOOR- EXISTING CONDITIONS PLAN



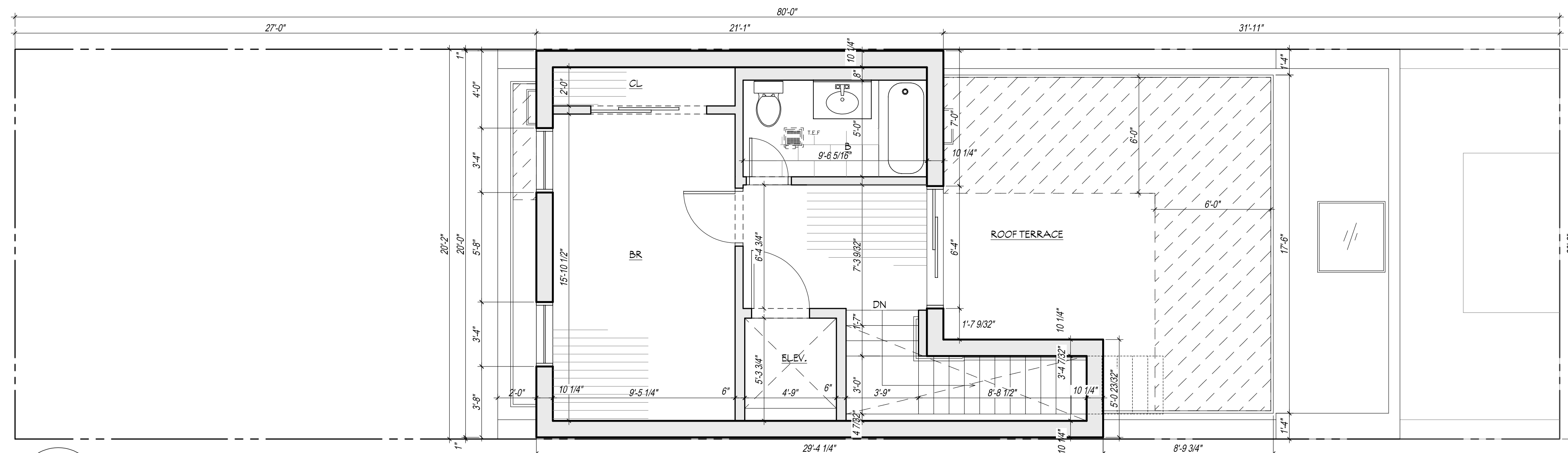
4TH FLOOR- PROPOSED CONDITIONS PLAN

232 WEST END AVENUE

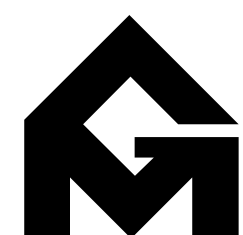
ARCHITECTURAL PLANS



ROOF- EXISTING CONDITIONS PLAN



NEW 5TH FLOOR- PROPOSRED CONDITIONS PLAN

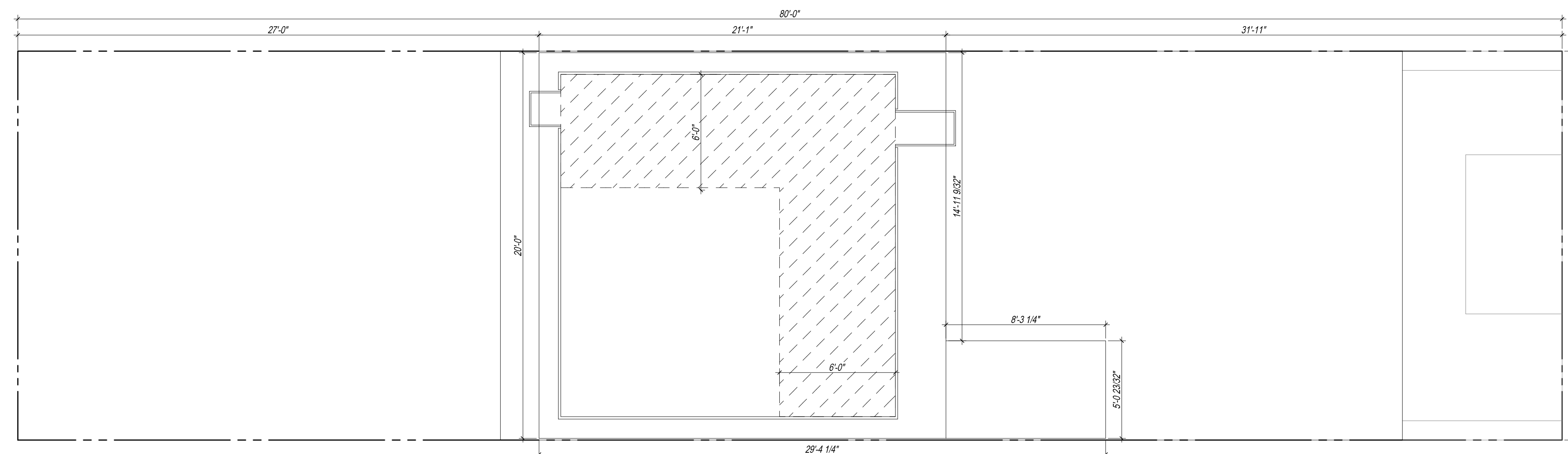


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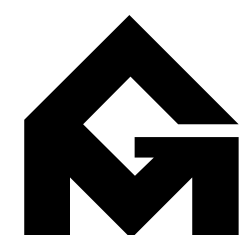
LANDMARKS PRESERVATION COMMISSION PRESENTATION
APPENDIX A6

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ARCHITECTURAL PLANS



NEW ROOF- PROPOSED CONDITIONS PLAN



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EXISTING SIGNAGE & HERALDRY



SIGNAGE & HERALDRY



SIGNAGE SIDE VIEW



HERALDRY FRONT VIEW



HERALDRY SIDE VIEW

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