

July 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-25-10480

**410 West 146th Street – Hamilton Heights/Sugar Hill Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 533 1779

Passcode: 172008

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

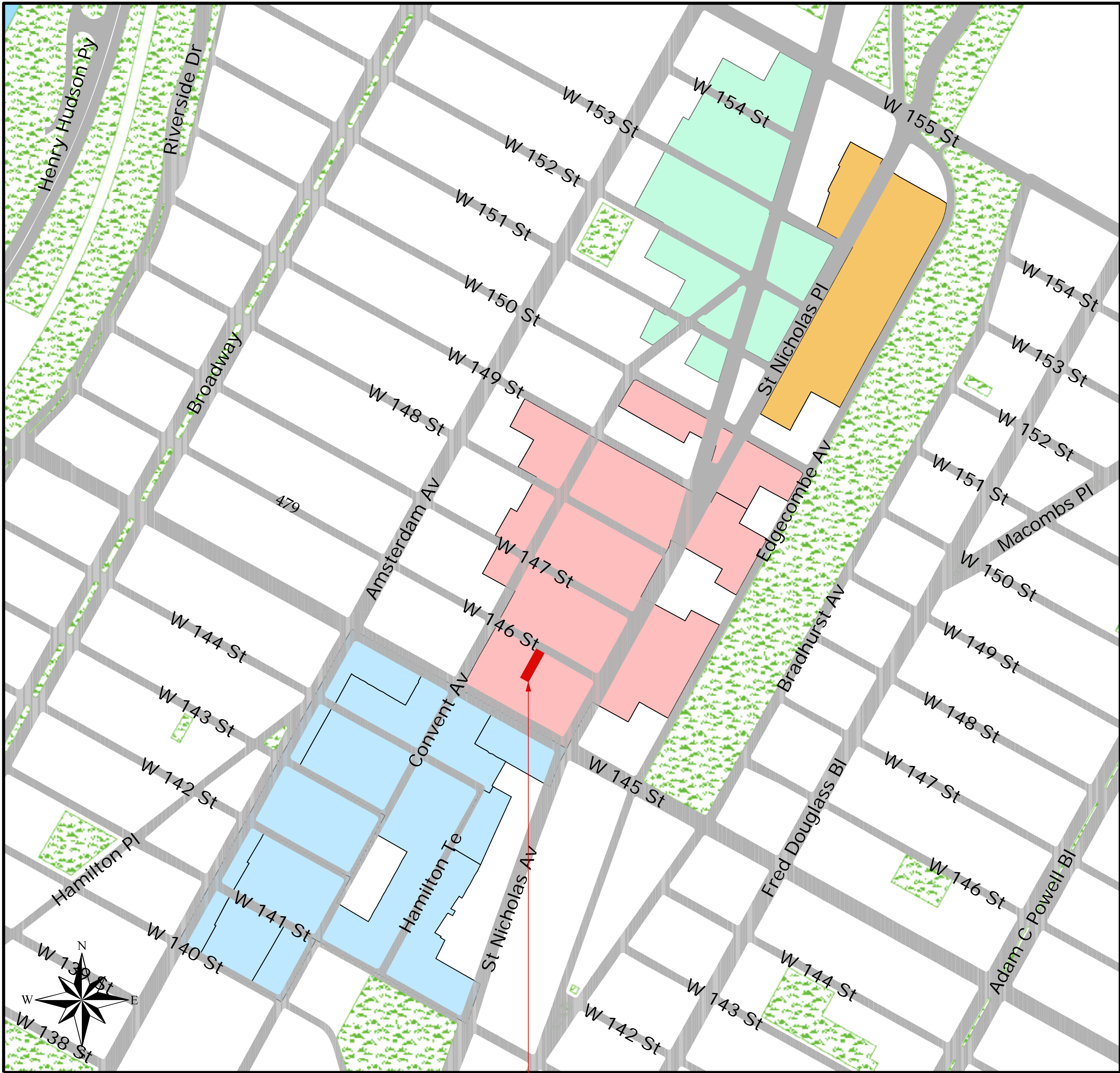
833-568-8864 (Toll-free)

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.

410 WEST 146 STREET

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Hamilton Heights/Sugar Hill Complete



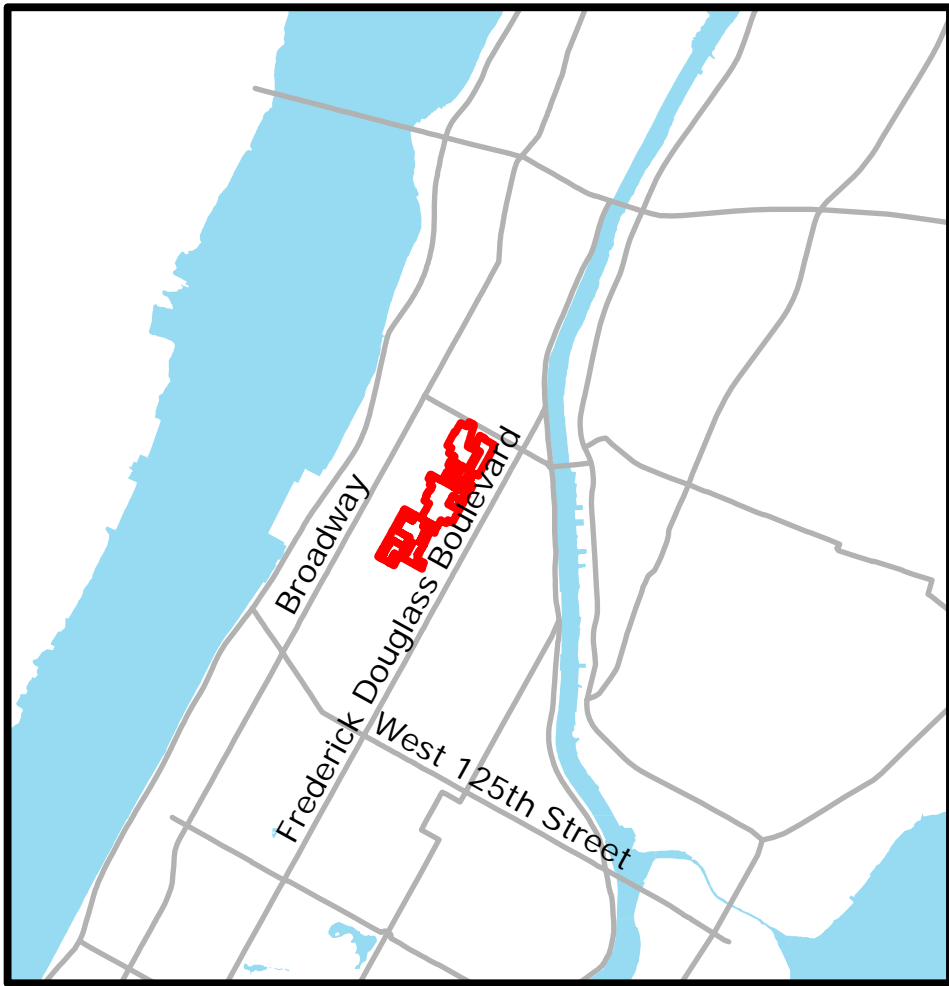
Hamilton Heights/Sugar Hill
Historic Districts

Hamilton Heights & Extension

Hamilton Heights/Sugar Hill & Extension

Hamilton Heights/Sugar Hill District Northeast

Hamilton Heights/Sugar Hill District Northwest



HISTORIC DISTRICT MAP

ZONING INFORMATION

BLOCK #: 2060
LOT #: 40
MAP #: 6A
FLOORS: CELLAR, BASEMENT, 1ST-3RD, ROOF
ZONING DISTRICT: R6A
CONSTRUCTION CLASS: III - NONFIREPROOF
OCCUPANCY CLASSIFICATION: RES - RESID. BLG - OLD CODE
USE GROUP: 2
GROSS S.F.: 4,400 SF
HEIGHT: 41 FT
COMMUNITY BD.#: 109
LANDMARKS : YES: Hamilton Heights / Sugar Hill Historic District
BIN: 1061356
MDL CLASSIFICATION: N/A

SCOPE OF WORK

CONVERTING EXISTING SRO CLASS B MDL BUILDING TO A 2-FAMILY HOUSE



SITE PLAN

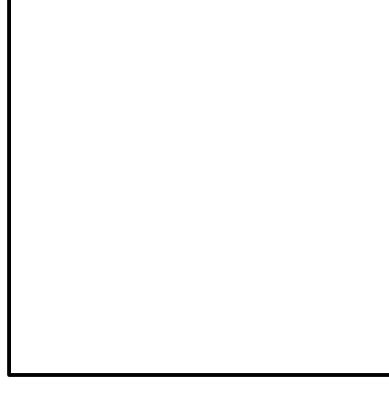
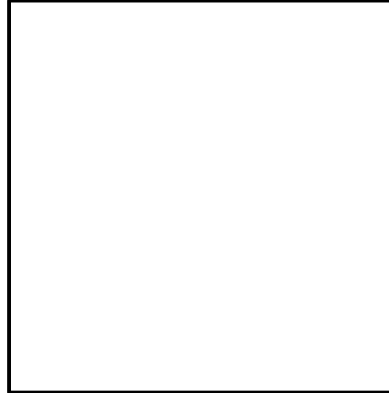
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DATE	REV #	ISSUE



JOB #:	258R24
SCALE:	AS NOTED
DATE:	12/2/24
# OF PAGES:	1 OF 29

COVER SHEET

NOTES

ZONING

DEMOLITIONS

ARCHITECTURALS

ELECTRICAL

SCHEDULES

RISER

LPC-001

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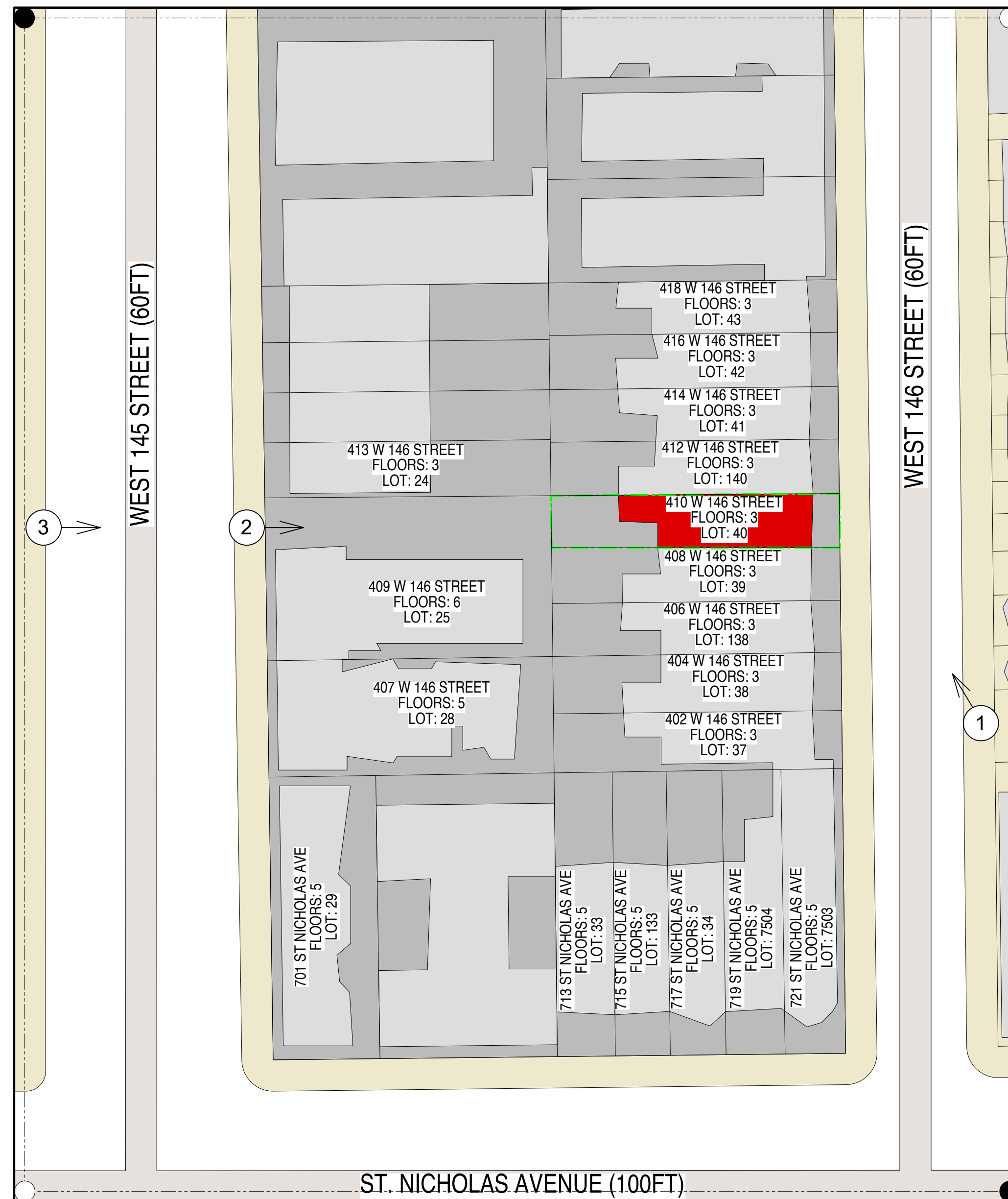
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JOB #:	258F24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	2 OF 29

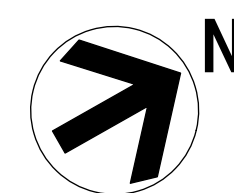
SITE PHOTOS AND DIAGRAMS

SITE PHOTOS AND DIAGRAMS

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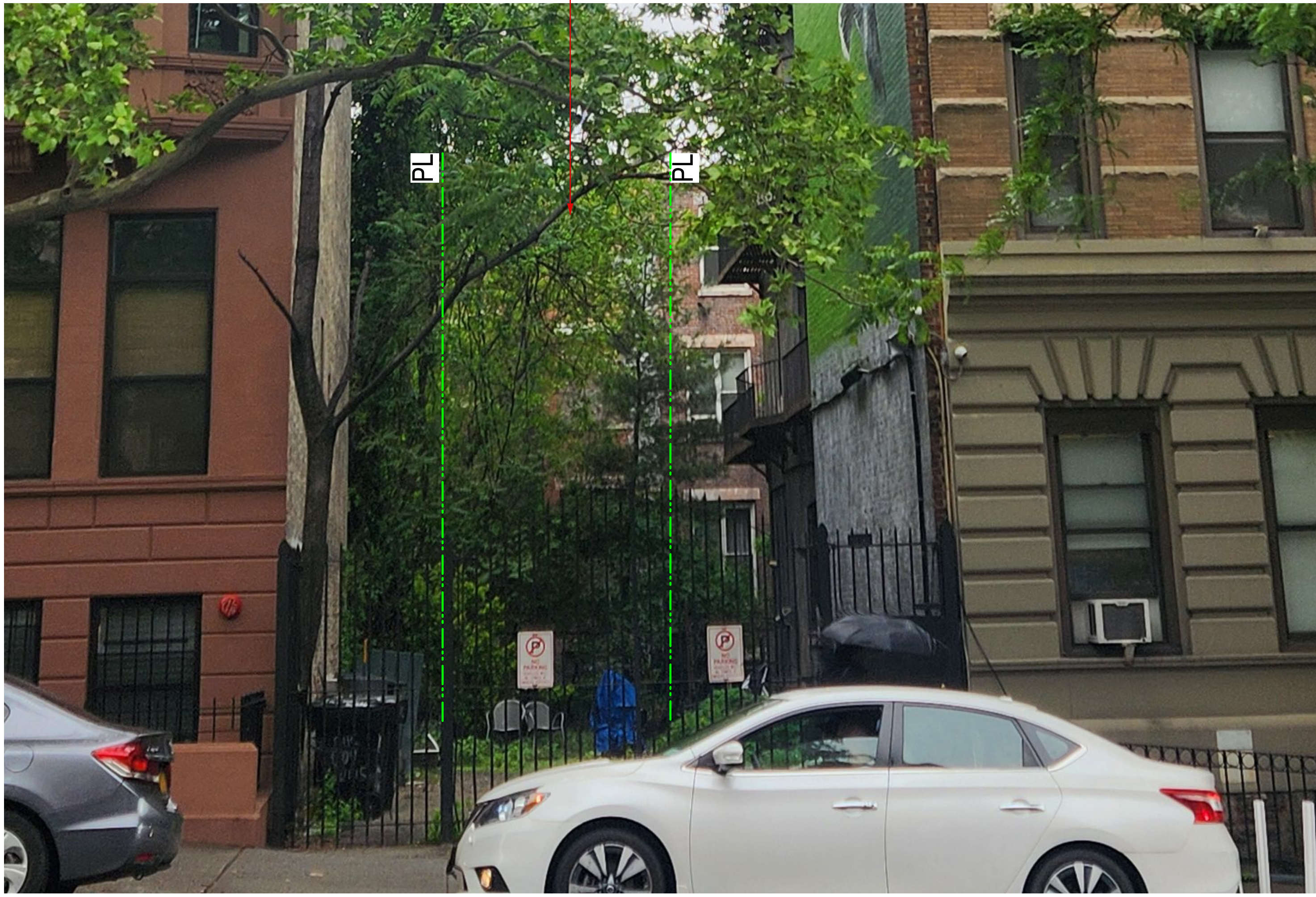


LOCATION PLAN



1. 410 WEST 146 STREET FRONT FACADE (SHOWN FOR REFERENCE ONLY. FRONT FACADE WORK FILED UNDER LPC-26-00228)

A black and white photograph of a street scene. On the left is a three-story brick building with a bay window and a sign that reads "UNDERTAKER". A vintage car is parked in front of it. In the center is a small, single-story building with a sign that reads "GARAGE". A person is standing near the entrance of the garage. To the right is a taller, multi-story brick building. A street sign in the foreground reads "2060 - 26 M" with an arrow pointing up. A large black circle is drawn over the top center of the image, and a red vertical line runs down the center. Two green vertical lines are drawn on either side of the red line, each labeled "PL" at the top.



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JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	4 OF 29

AERIAL VIEW

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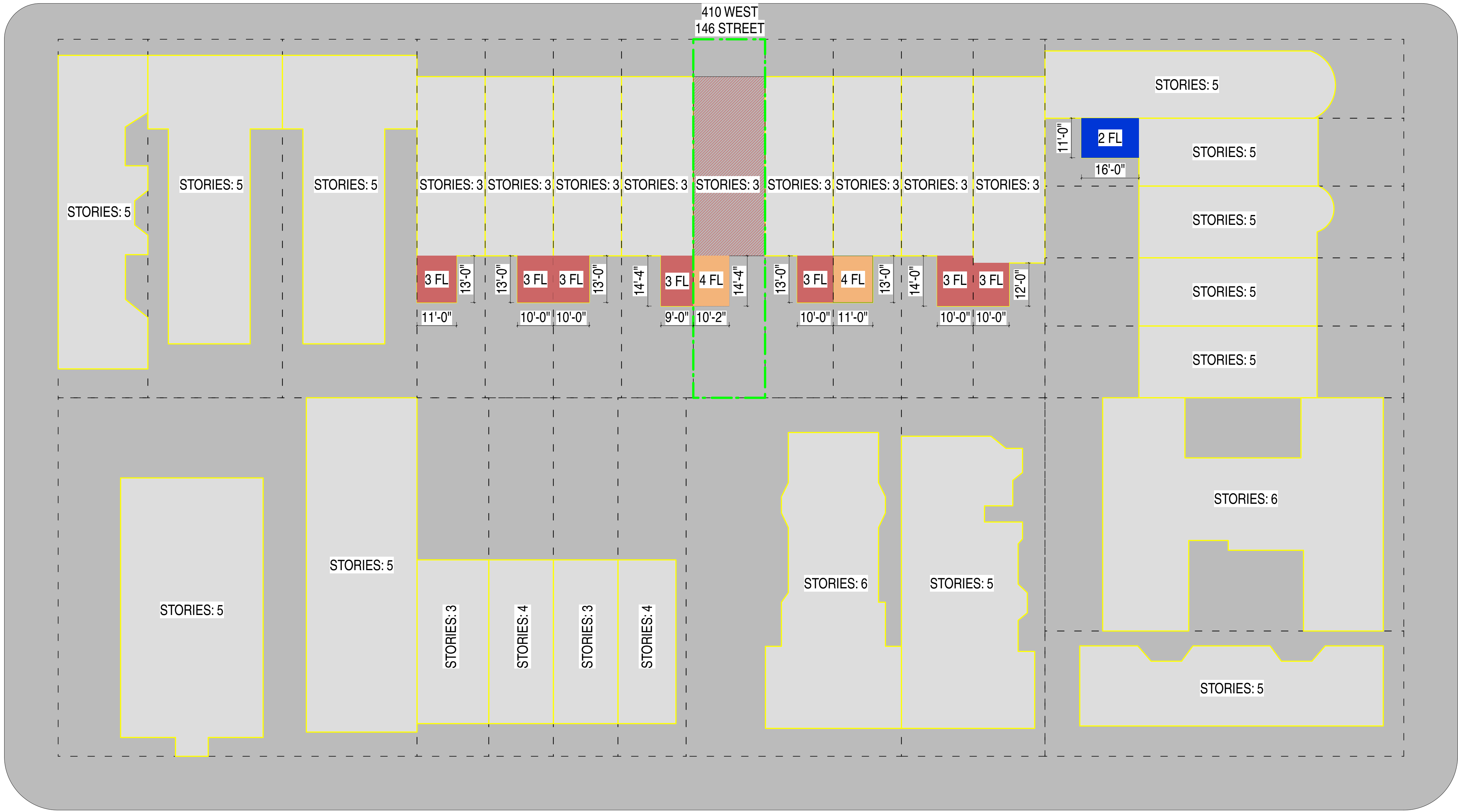
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AERIAL VIEW FROM THE SIDE OF WEST 145 STREET

CONVENT AVE

WEST 146 STREET

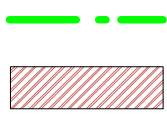


WEST 145 STREET

ST NICHOLAS AVE

LEGEND

PROPERTY LINE
AREA OF WORK



BUILDING FOOTPRINT
OF THE REST OF THE BLOCK



4 STORY EXTENSION
3 STORY EXTENSION



2 STORY EXTENSION



JOB #:	25BR24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	5 OF 29

BLOCK
PLANS/SIMILAR
EXTENSIONS

NOTES
N

ZONING
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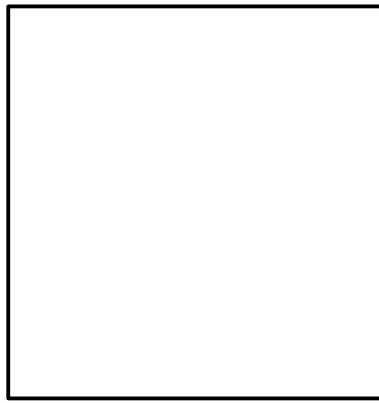
DEMOLITIONS
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ARCHITECTURALS
A

ELECTRICAL
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SCHEDULES
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DATE	REV #:	ISSUE
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JOB #:	258R24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	6 OF 29

CONDITIONS



1. LOOKING FROM ROOFTOP OF THE ELL TO THE ROWHOUSES IN THE LEFT OF REAR FACADE OF 410 WEST 146 ST



3. LOOKING FROM ROOFTOP OF THE ELL TO THE PORTION OF THE EXISTING CONDITIONS TO BE REMOVED TO ACCOMODATE FOR THE NEW EXTENSION - STONE LINTEL AND WINDOW SILL TO BE CAREFULLY REMOVED, SAVED AND REUSED FOR NEW OPENING AT NEW EXTENSION



2. LOOKING FROM ROOFTOP OF THE ELL TO THE NEIGHBOURS AT 412 WEST 146



3. LOOKING FROM ROOFTOP OF THE ELL TO ROWHOUSES IN THE RIGHT OF REAR FACADE OF 410 WEST 146 ST

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DATE	REV #	ISSUE

ARCHITECTURALS
A

DEMOLITIONS
D

NOTES
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RISER
RR

SCHEDULES
X

ELECTRICAL
E

LPC-007

ZONING
Z

SITE
PHOTOS/EXISTING
CONDITIONS

JOB #:	25BR24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	7 OF 29

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JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	8 OF 29

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SCHEDULES

ELECTRICAL

STRUCTURAL

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ING

NOTES

JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	9 OF 29

**WEST ELEVATION
(REAR) - ADJACENT
FACADE**



1 EXISTING WEST ELEVATION (REAR) WITH ADJACENT FACADES
LPC-009 Scale: 1/4" = 1'-0"

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

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DATE	REV #:	ISSUE

ARCHITECTURALS
A

SCHEDULES
X

ELECTRICAL
E

DEMOLITIONS
D

ZONING
Z

NOTES
N

WEST ELEVATION (REAR) - ADJACENT FACADE

JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	10 OF 29

1
LPC-010
PROPOSED WEST ELEVATION (REAR) WITH ADJACENT FACADES
Scale: 1/4" = 1'-0"

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SCHEDULES
X

ELECTRICAL

ARCHITECTURAL
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LPC-011

DEMOLITIONS

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JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	11 OF 29

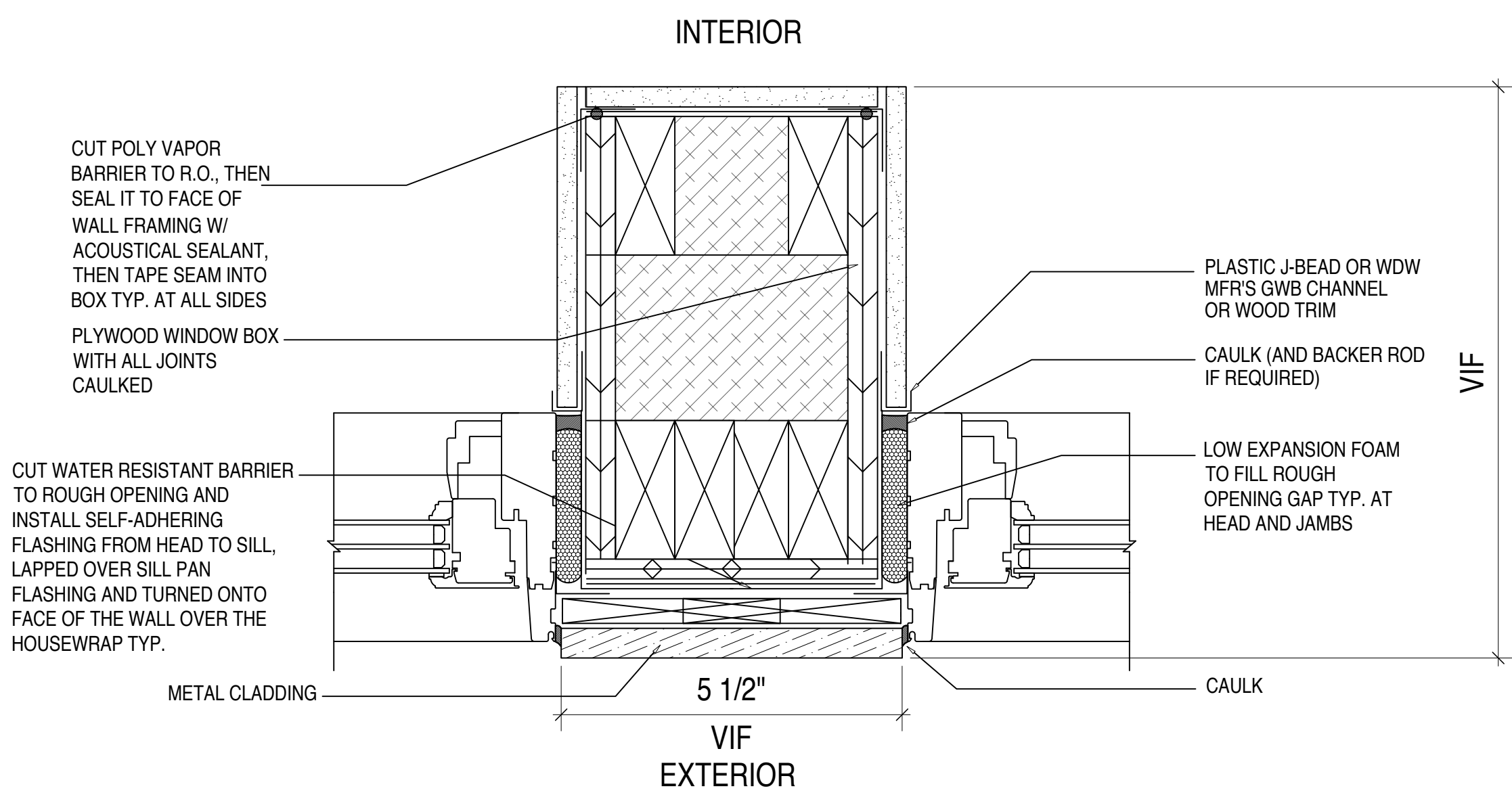
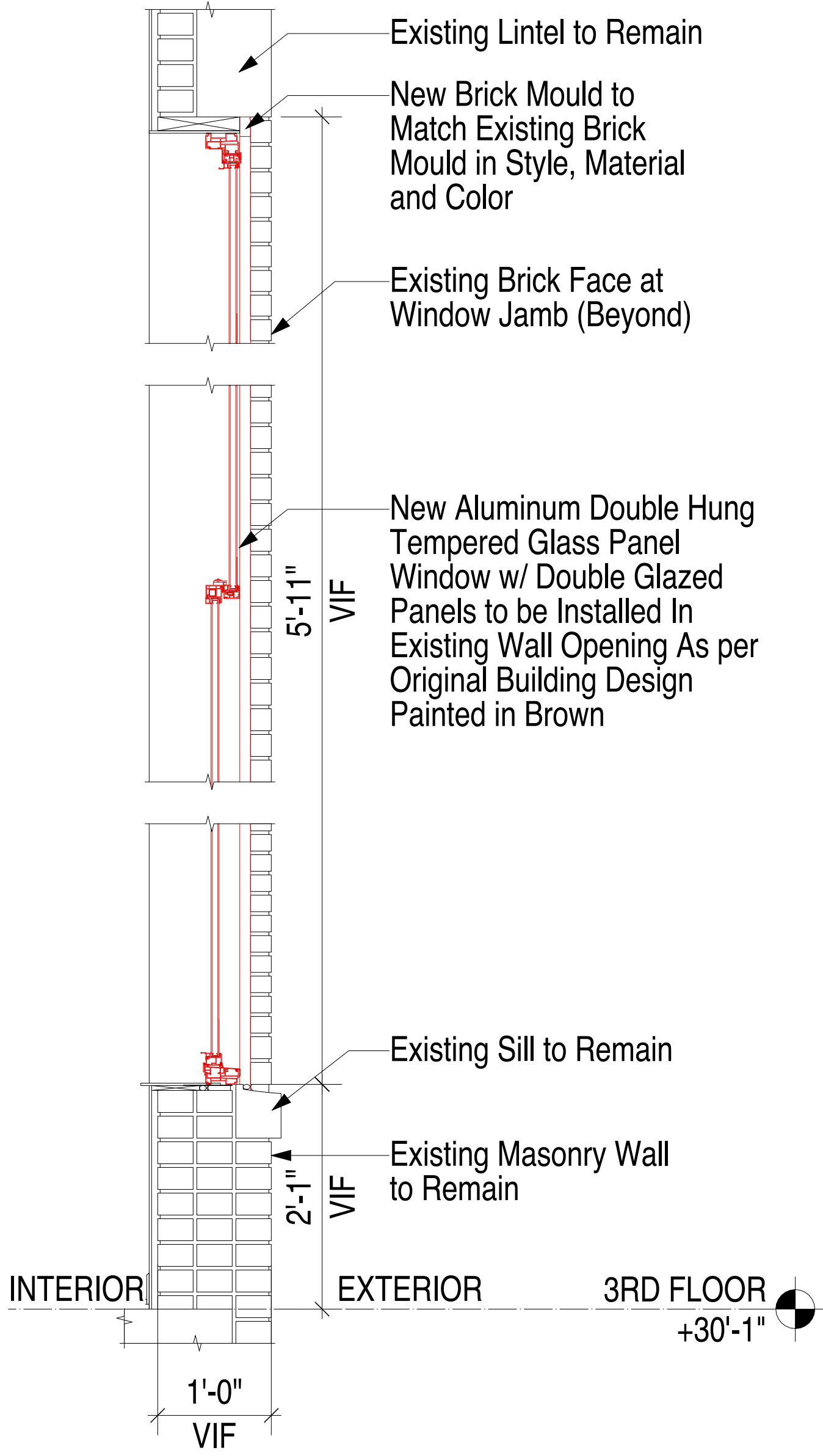
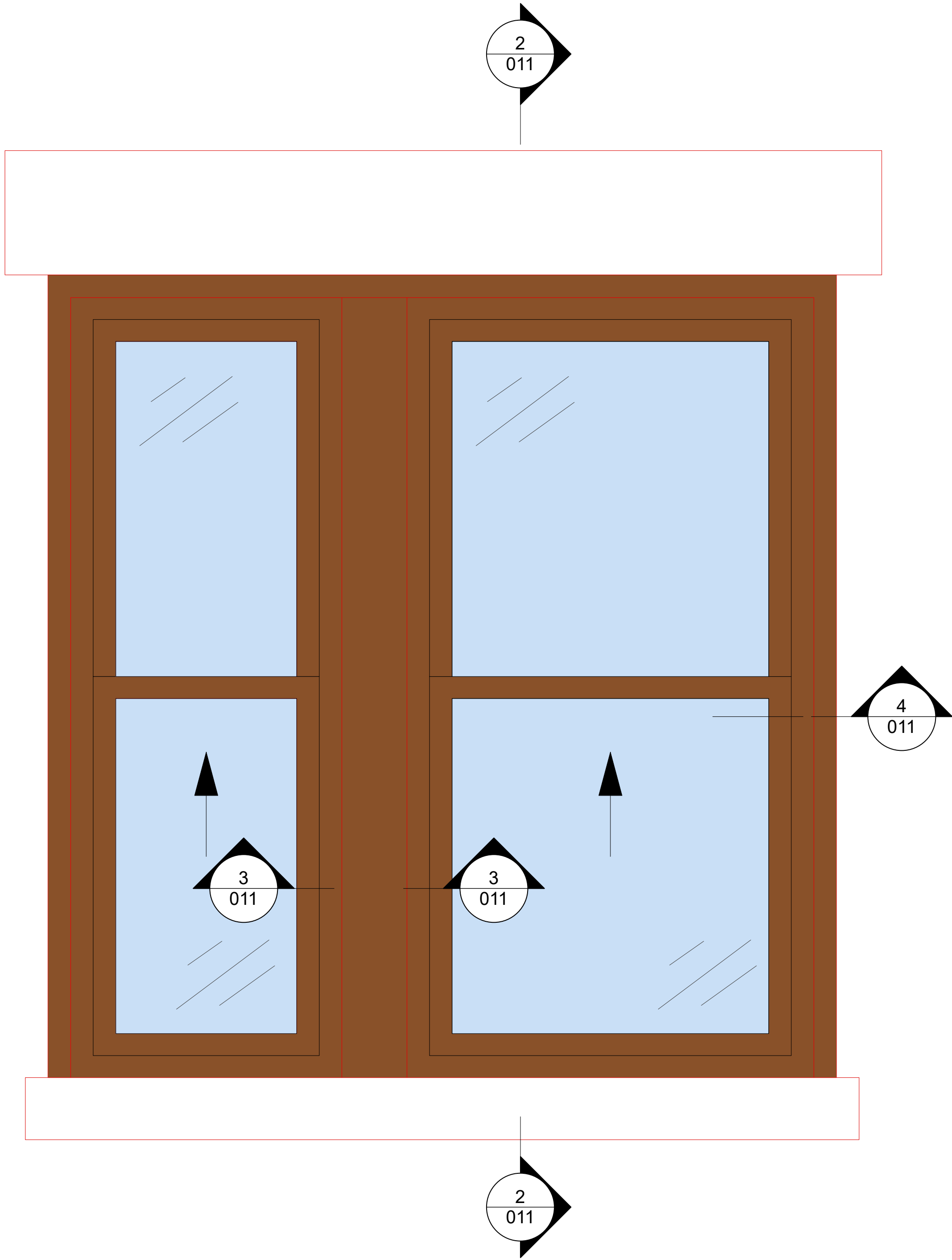


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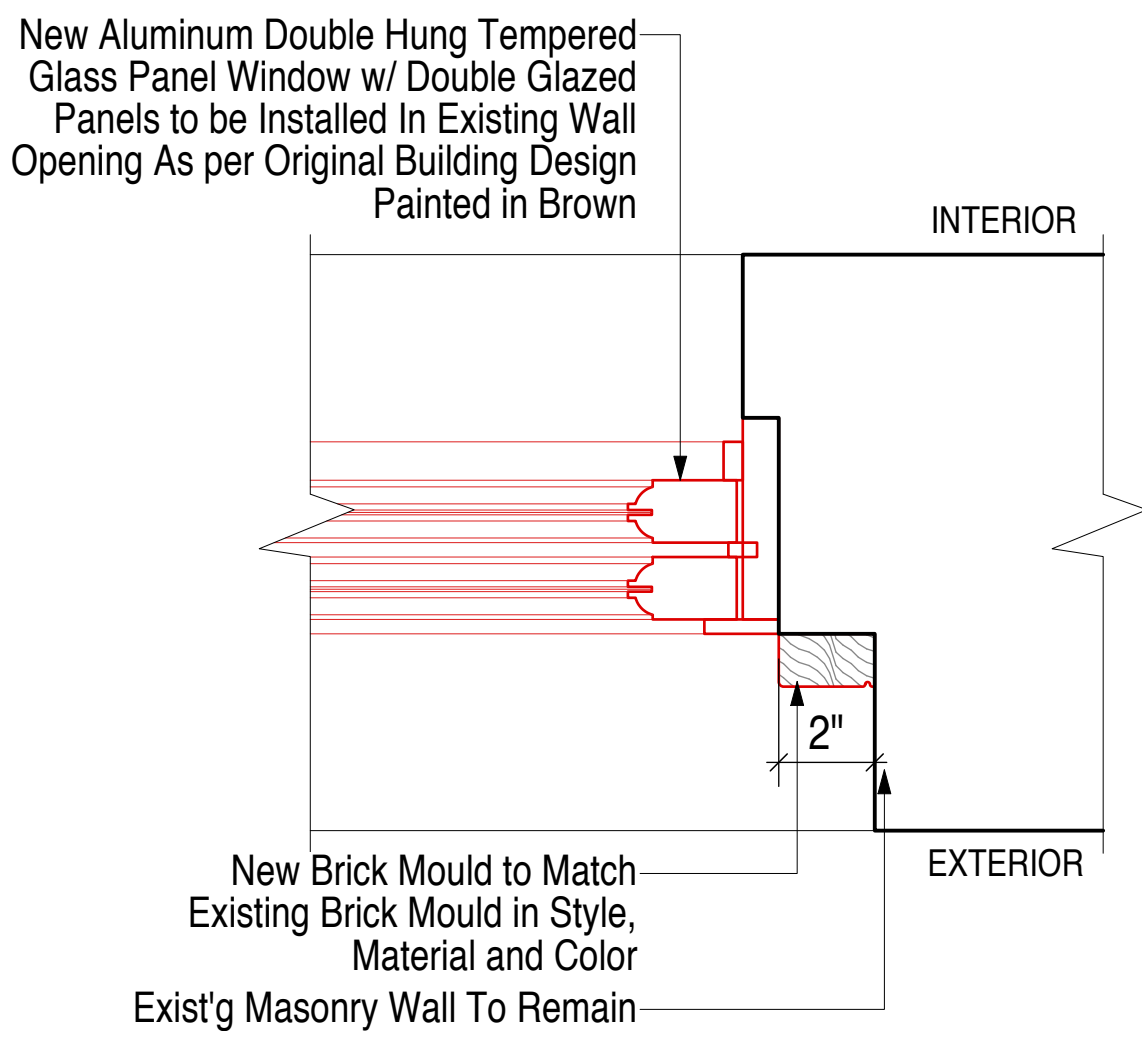
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JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	12 OF 28

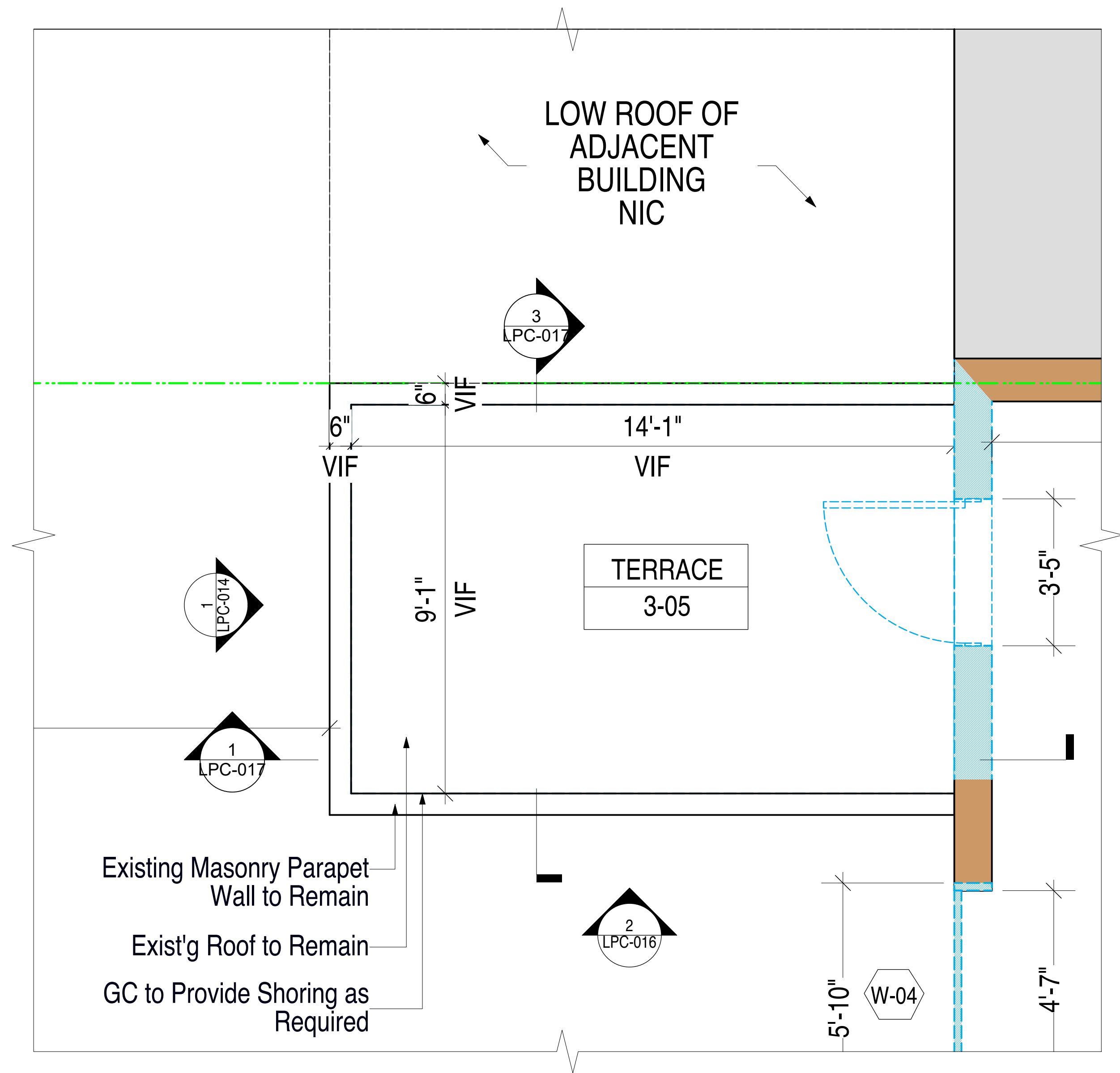
REAR WINDOW
DETAILS



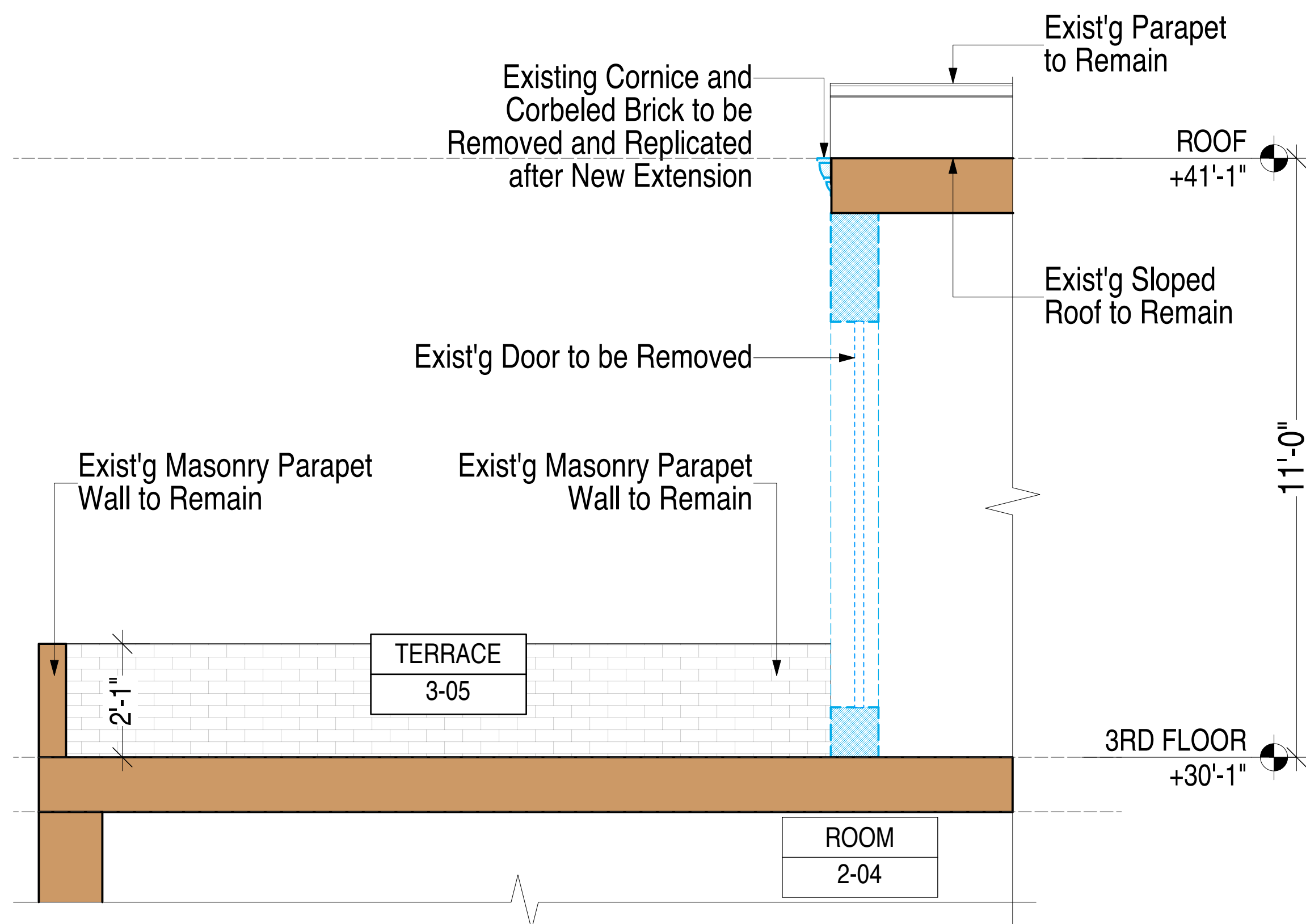
3 WINDOW JAMB DETAIL AT STUD WALL
Scale: 1/4" = 1'-0"



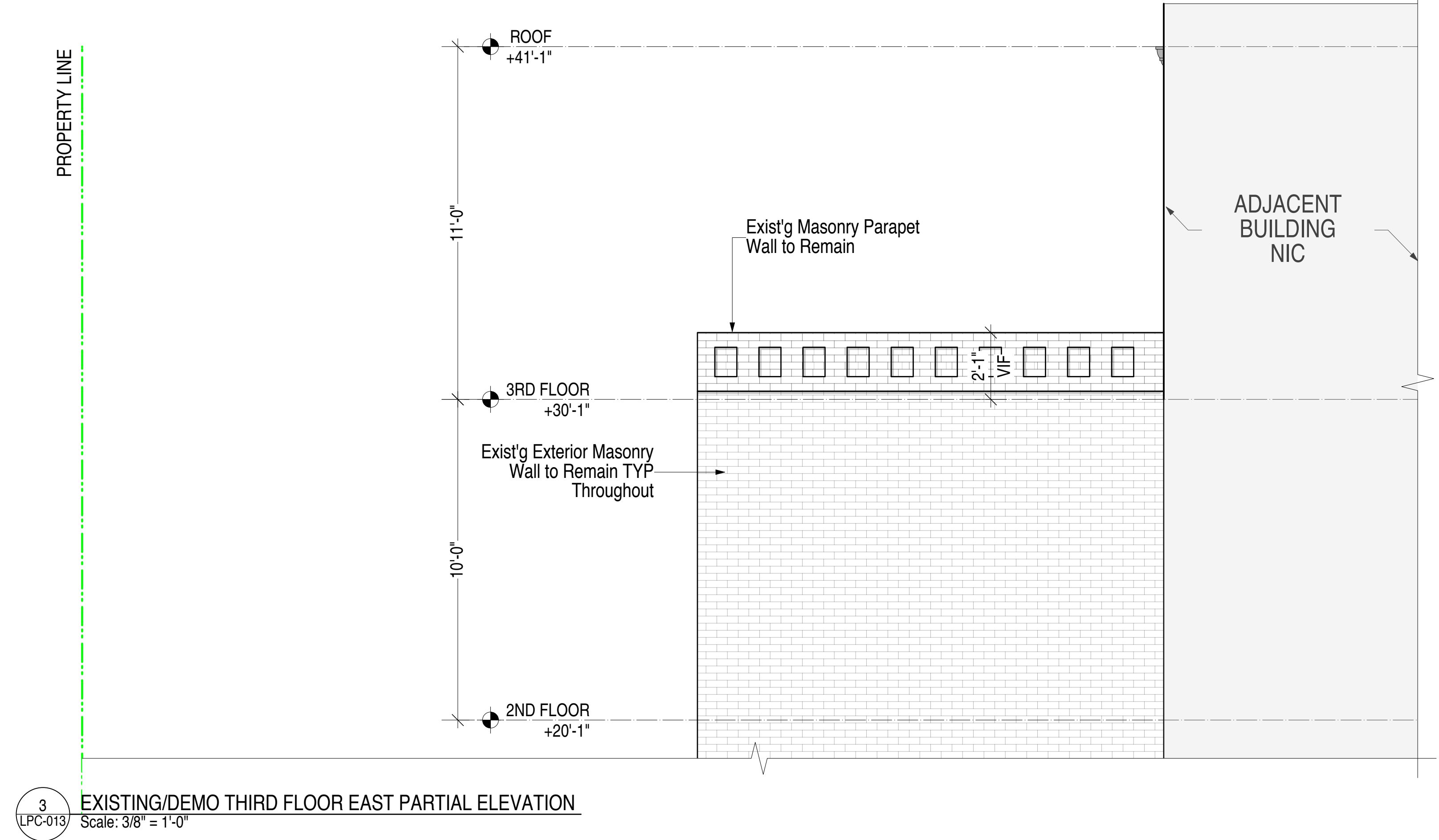
4 PLAN SECTION AT JAMB
Scale: 3" = 1'-0"



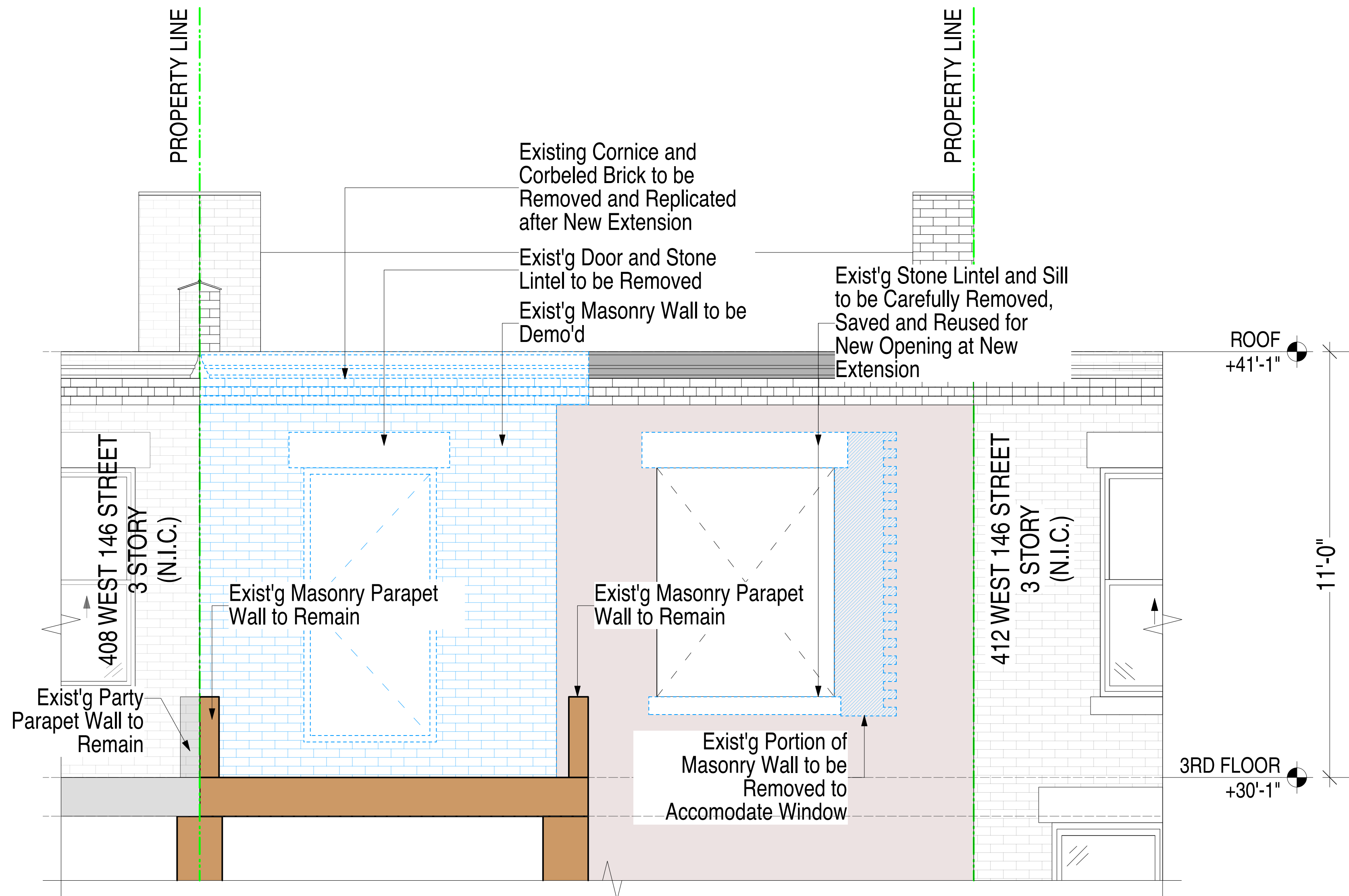
1 EXISTING/DEMO KEY PLAN
Scale: 1/2" = 1'-0"



5 EXISTING/DEMO TERRACE SECTION A-A' AT 3RD FLOOR
Scale: 1/2" = 1'-0"



3 EXISTING/DEMO THIRD FLOOR EAST PARTIAL ELEVATION
Scale: 3/8" = 1'-0"



6 EXISTING/DEMO TERRACE SECTION B-B' AT 3RD FLOOR
Scale: 1/2" = 1'-0"

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ARCHITECTURALS	ELECTRICAL	SCHEDULES	RISER
A	E	X	RR

DEMOLITIONS	ZONING	NOTES
D	Z	N

JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	13 OF 28

EXISTING 3RD
FLOOR EXTENSION

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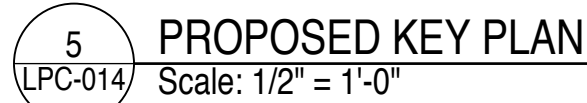
SCHEDULES
X

ELECTRICAL
E

ARCHITECTURA
A
LPC-014

DEMOLITION
D

ZONING
Z

NOTES
N

JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	14 OF 29

**PROPOSED 3RD
FLOOR EXTENSION**

Client:
COHABS
41 East 11th Street, 11th Floor
New York, NY 10003

Architect / Filing Representative:
KUSHNER Studios
55 Liberty Street, 2nd Floor
New York, NY 10005
W: 212.965.0914
F: 212.965.0649
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DOB NOW #:
M01203973-I1

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DATE	REV #	ISSUE

ARCHITECTURALS	ELECTRICAL	SCHEDULES	RISER
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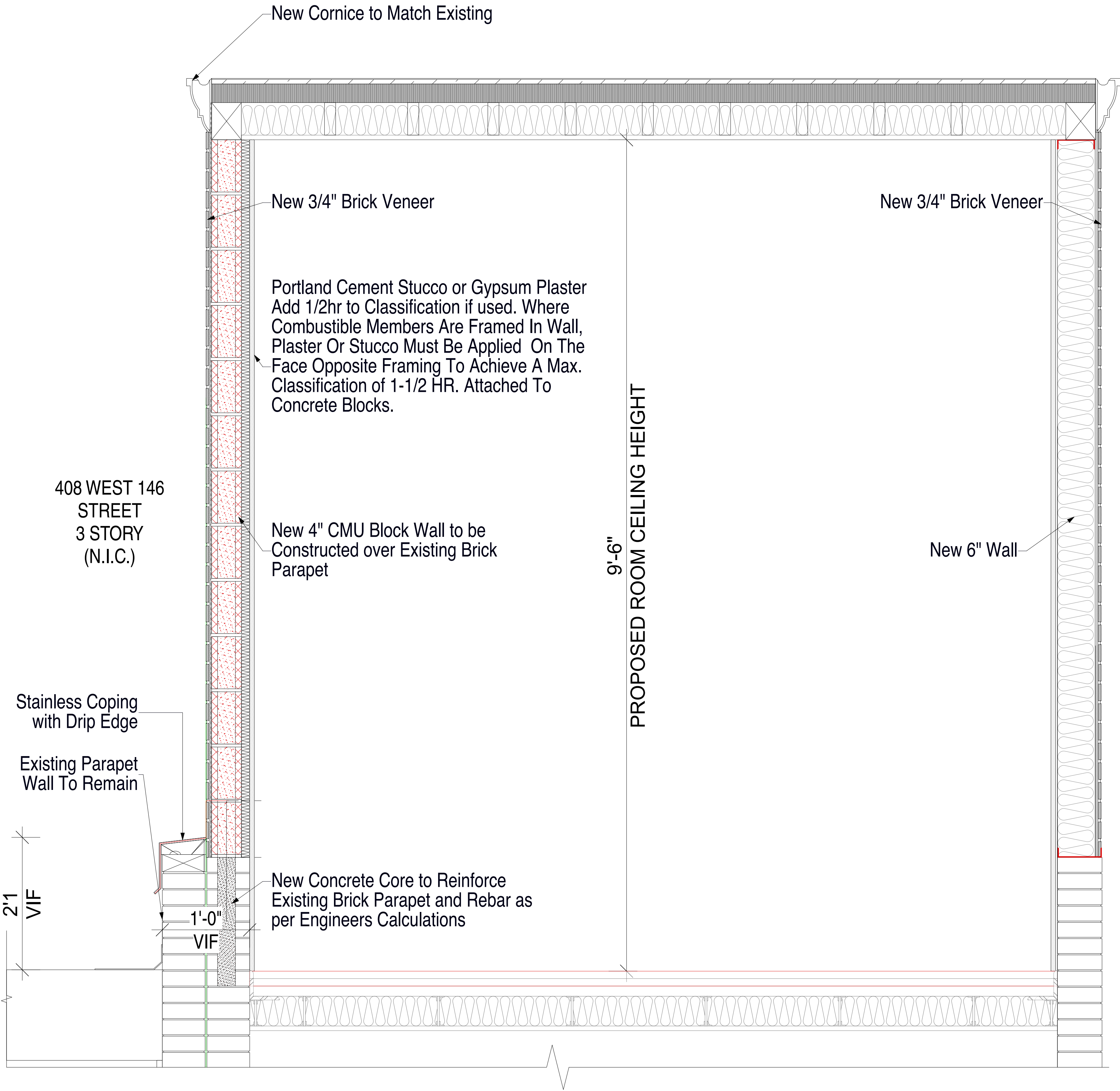
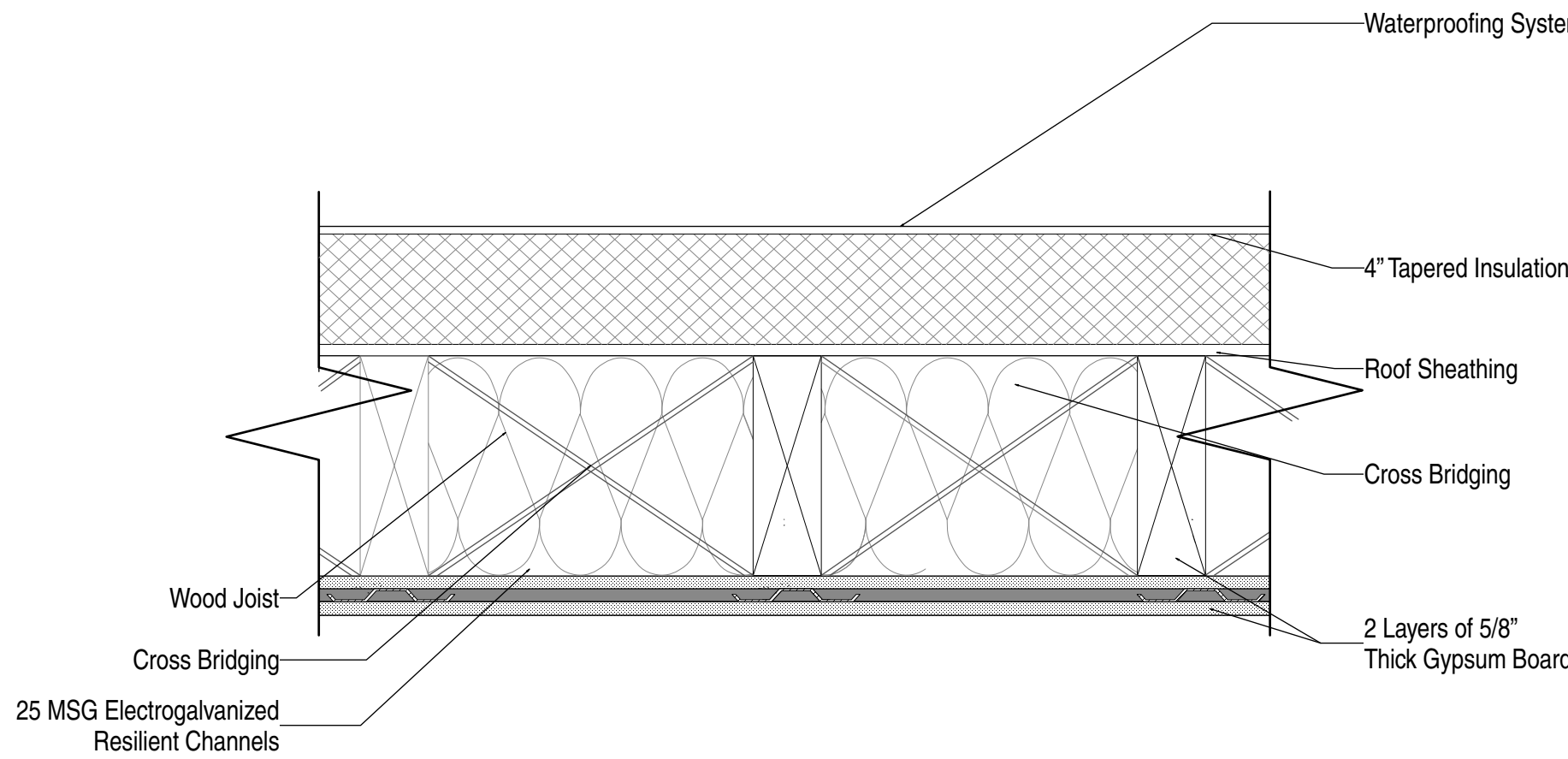
DEMOLITIONS	ZONING	NOTES
D	Z	N

JOB #:	258R24
SCALE:	AS NOTED
DATE:	7/30/24
# OF PAGES:	15 OF 28

PROPOSED
CONSTRUCTION
DETAILS

3 Typical Roof Assembly

NO SCALE



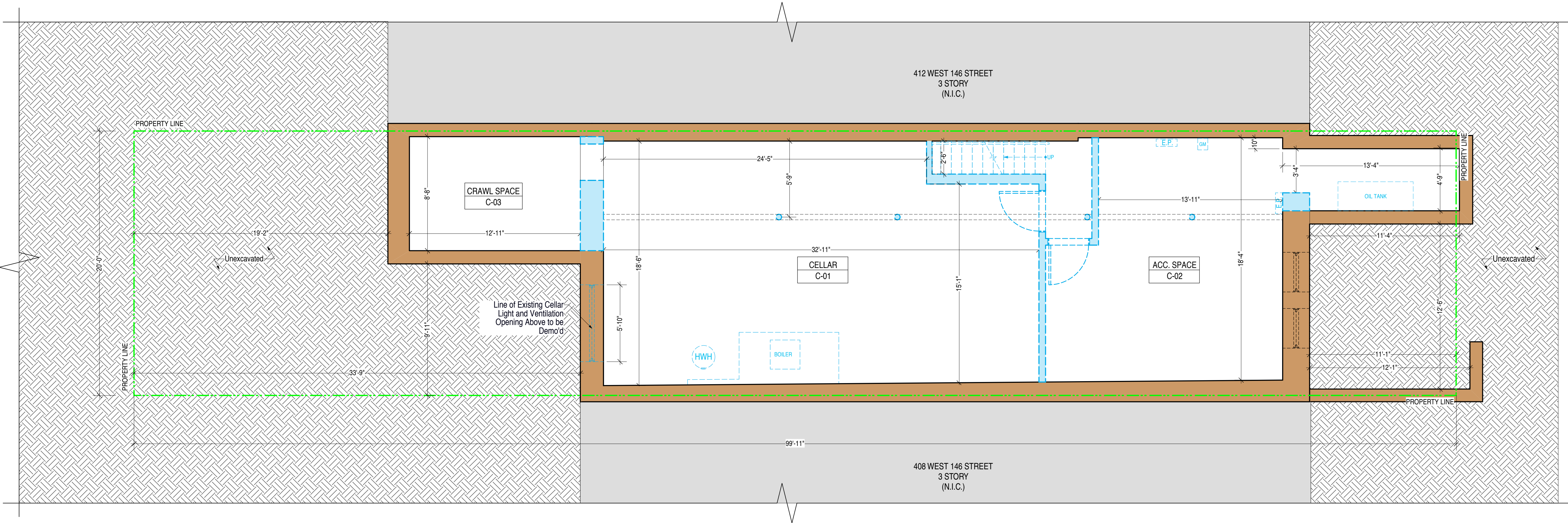
1 PROPOSED EXTENSION WALL DETAIL AT ADJACENT BUILDING PARAPET WAL
Scale: 1 1/2" = 1'-0"

DATE	REV #	ISSUE

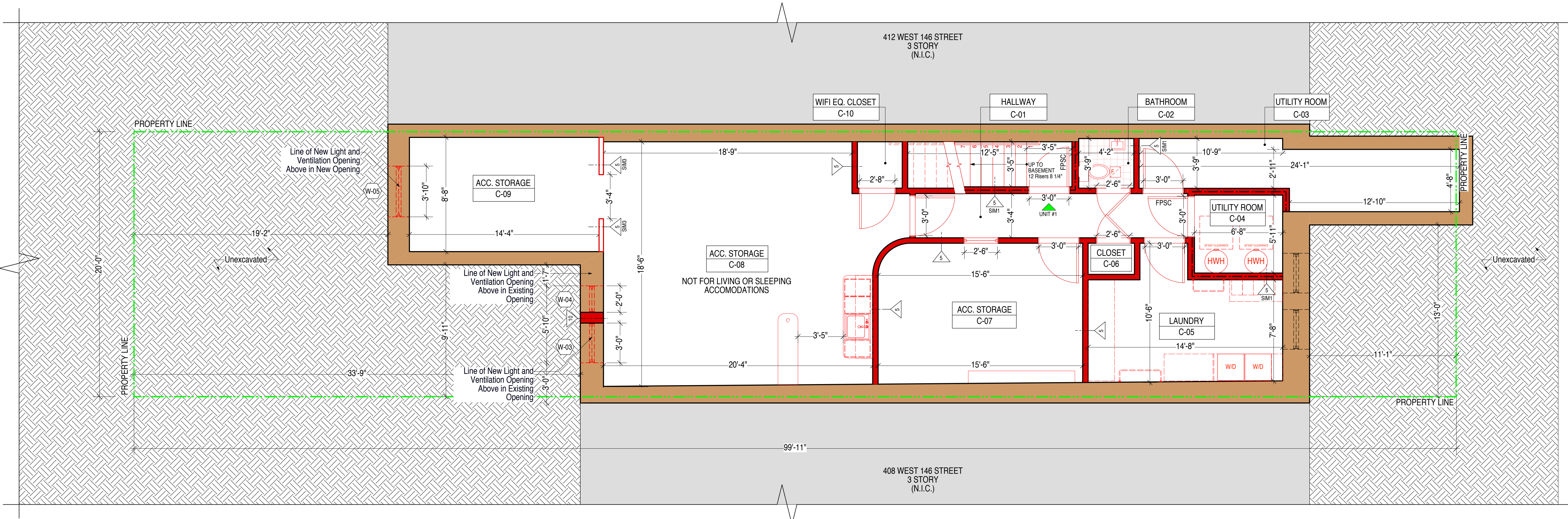
ARCHITECTURALS	ELECTRICAL	SCHEDULES	RISER
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DEMOLITIONS	ZONING	NOTES
D	Z	N

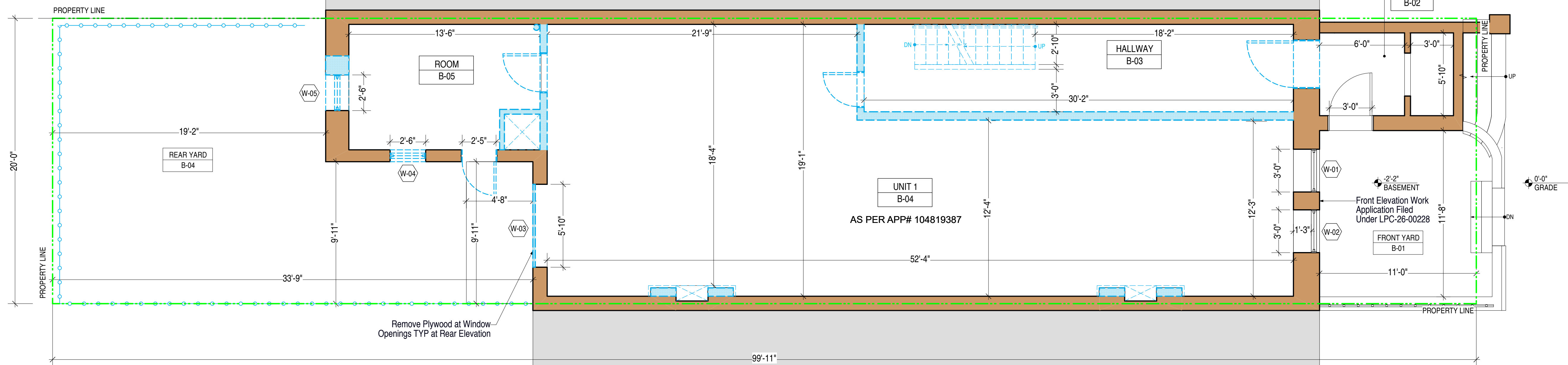
JOB #:	258R24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	16 OF 29



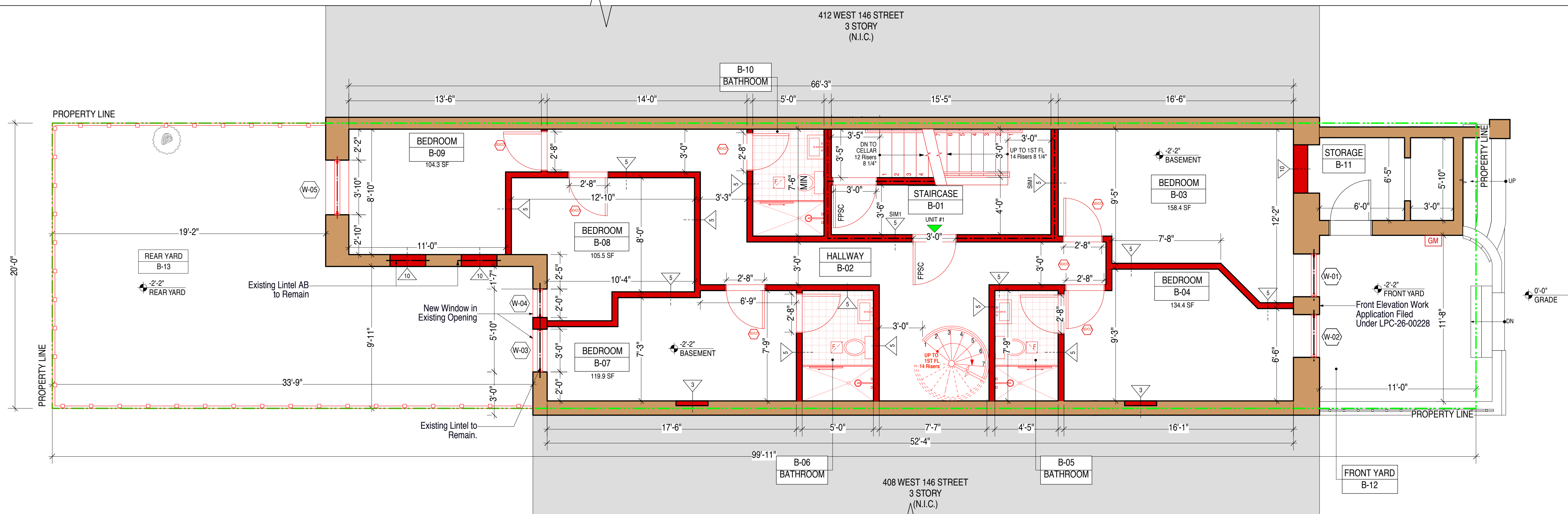
1 EXISTING CONDITIONS CELLAR PLAN
Scale: 1/4" = 1'-0"



2 PROPOSED CELLAR PLAN
Scale: 1/4" = 1'-0"



1 EXISTING CONDITIONS BASEMENT PLAN
LPC-017 Scale: 1/4" = 1'-0"



2
LPC-017

PROPOSED BASEMENT PLAN
Scale: 1/4" = 1'-0"

DATE	REV #:	ISSUE
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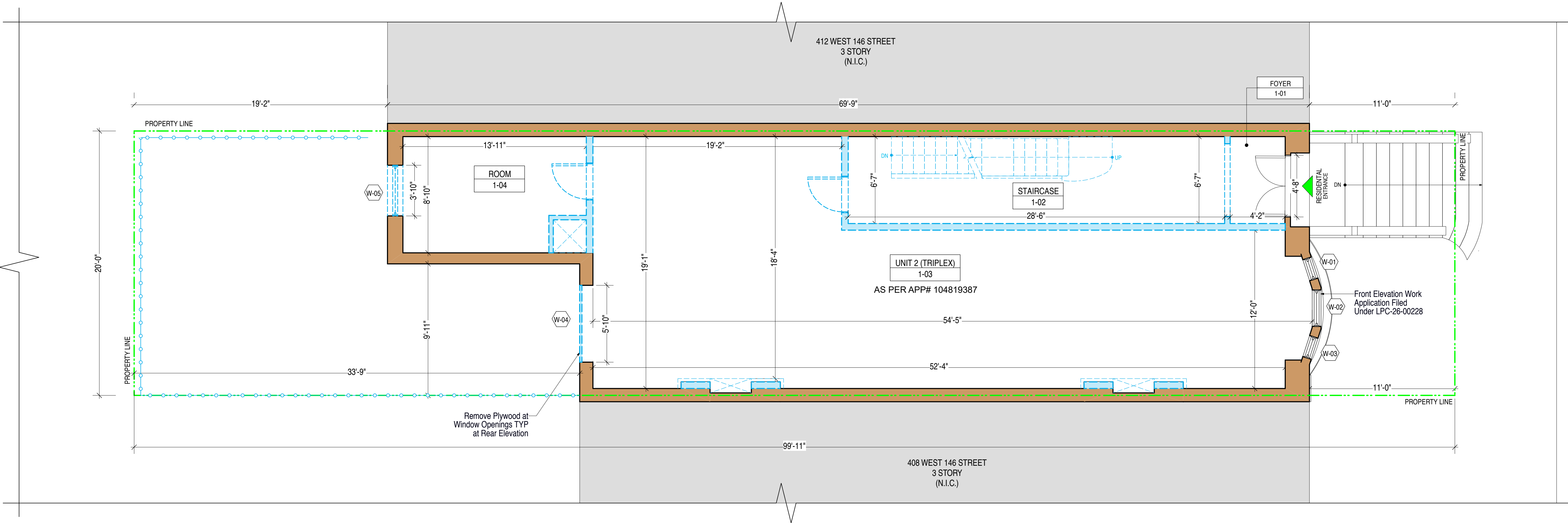
JOB #:	258R24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	17 OF 29

BASEMENT PLAN

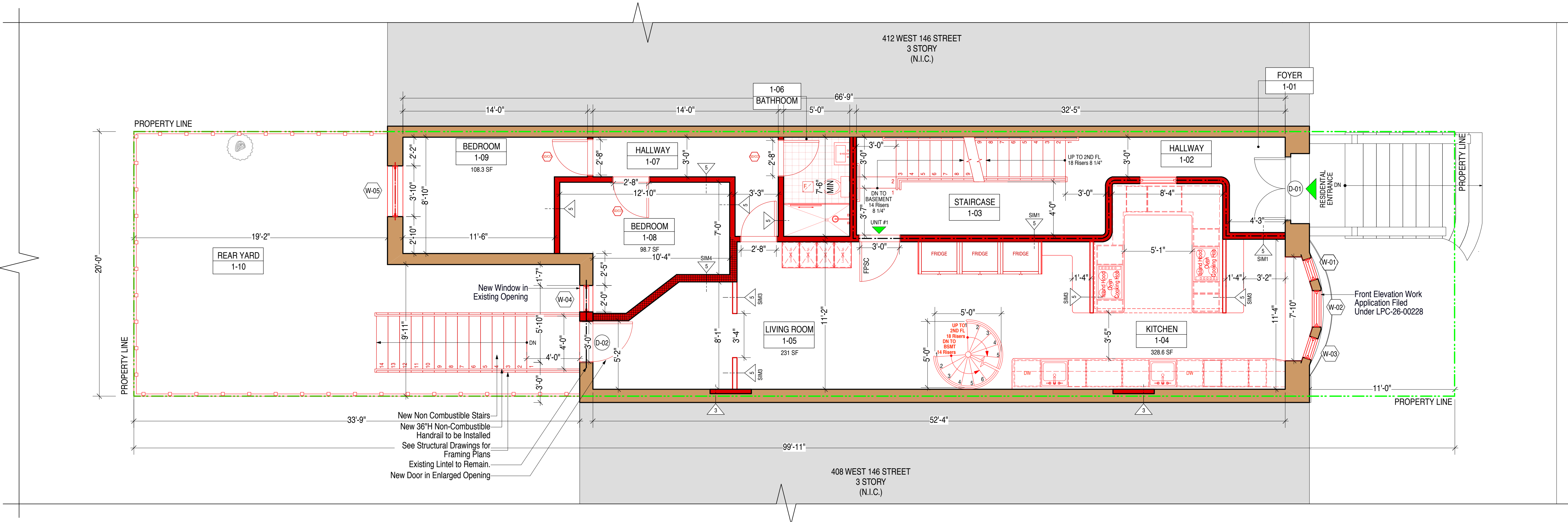
BASEMENT PLAN

NOTES
ZONING
DEMOLITIONS
ARCHITECTURALS
ELECTRICAL
SCHEDULES
RISER

LPC-017



1 EXISTING CONDITIONS 1ST FLOOR PLAN
LPC-018 Scale: 1/4" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
LPC-018 Scale: 1/4" = 1'-0"

410 WEST 146 STREET

410 W 146 STREET
MANHATTAN, NY, 10003

KUSHNER STUDIOS
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DATE	REV #	ISSUE

DATE	REV #	ISSUE

DATE	REV #	ISSUE

DATE	REV #	ISSUE

FIRST FLOOR PLAN

NOTES
ZONING
DEMOLITIONS
ARCHITECTURALS
ELECTRICAL
SCHEDULES
RISER

410 WEST 146 STREET

410 W 146 STREET
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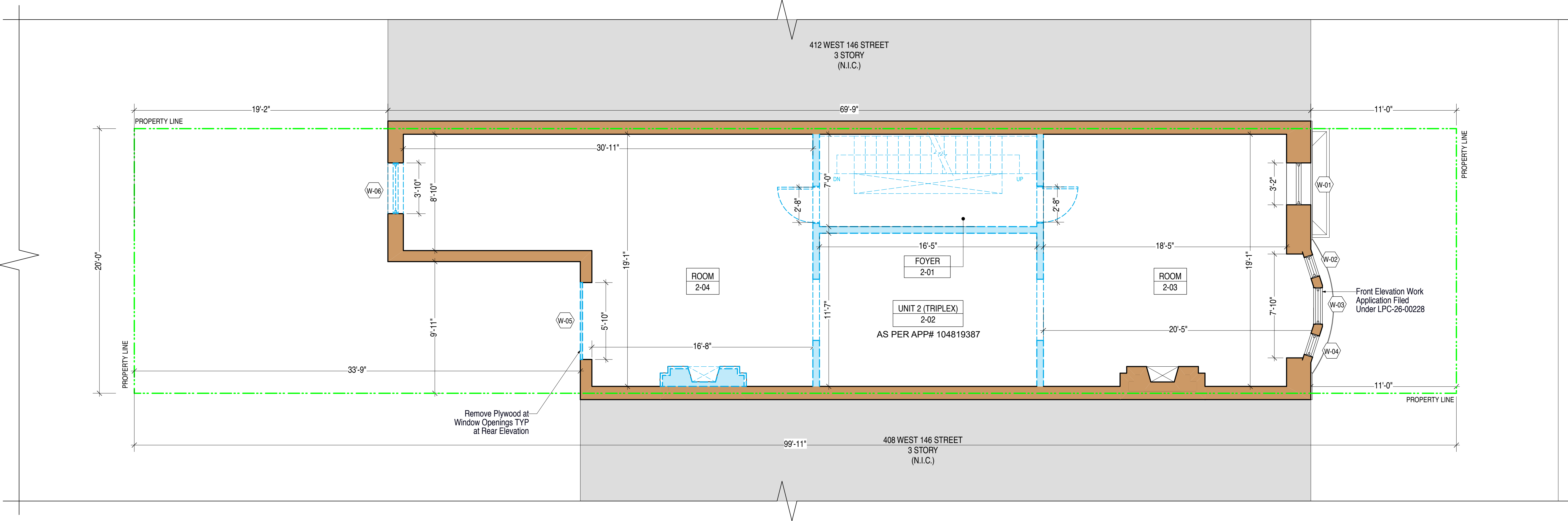
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JOB #:	258R24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	19 OF 29

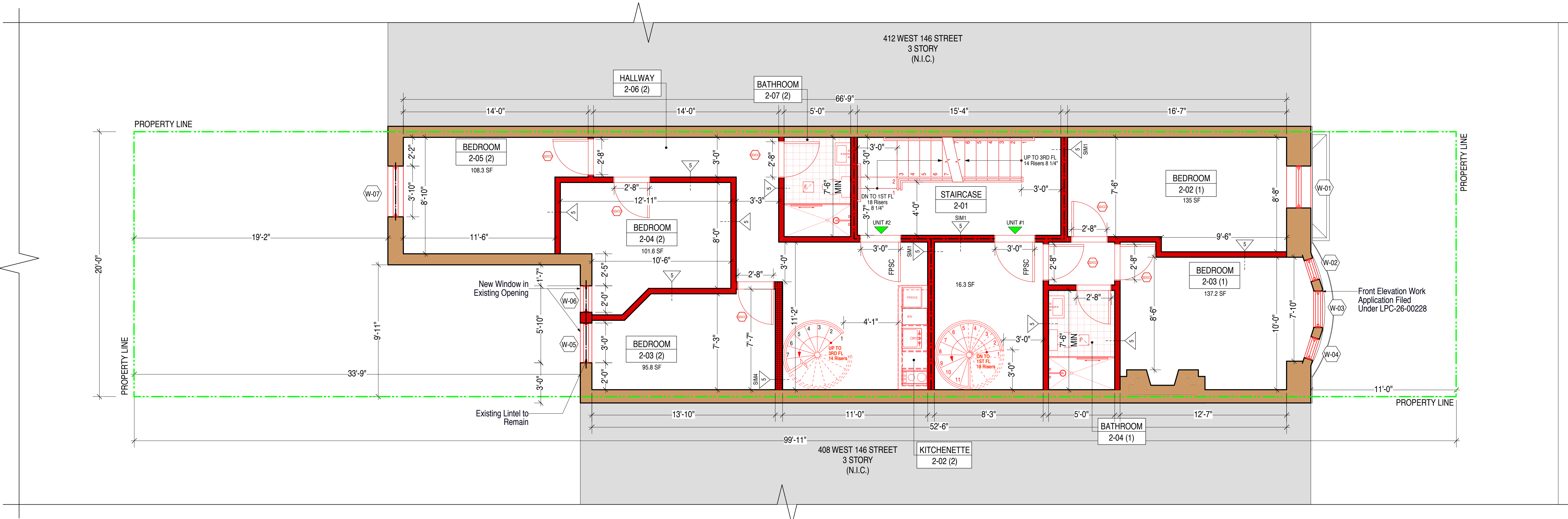
SECOND FLOOR
PLAN

WEST 146 STREET (60'-0")

WEST 146 STREET (60'-0")



1 EXISTING CONDITIONS 2ND FLOOR PLAN
Scale: 1/4" = 1'-0"




2 PROPOSED SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

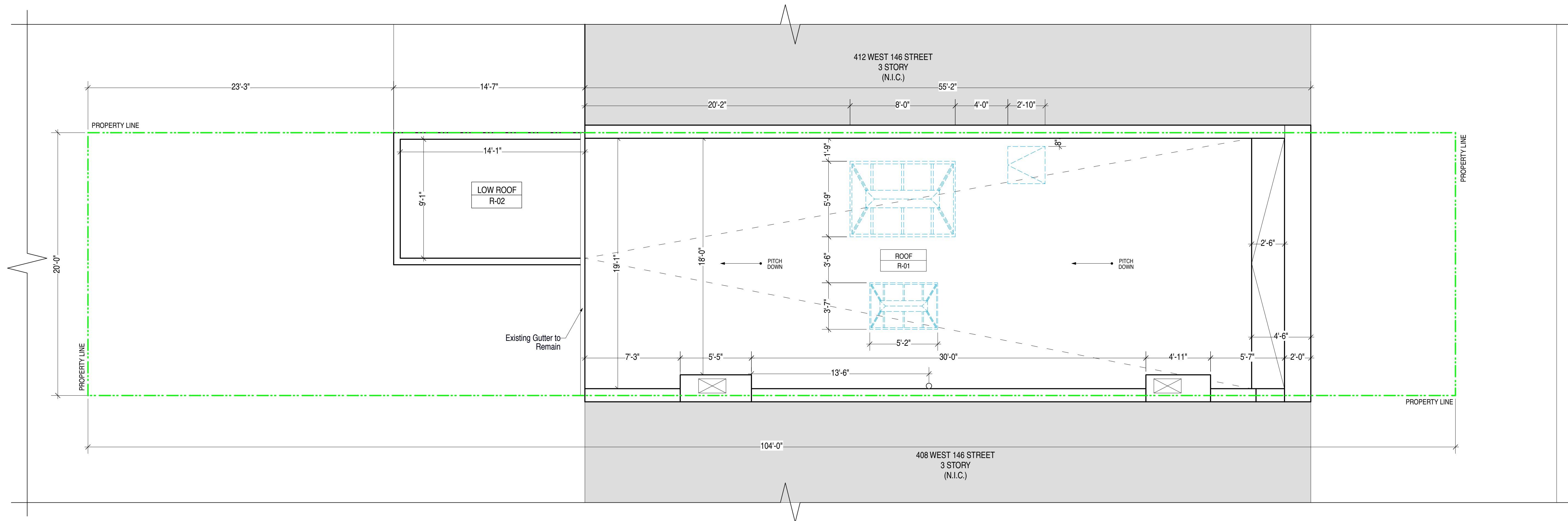
NOTES

THIRD FLOOR PLAN

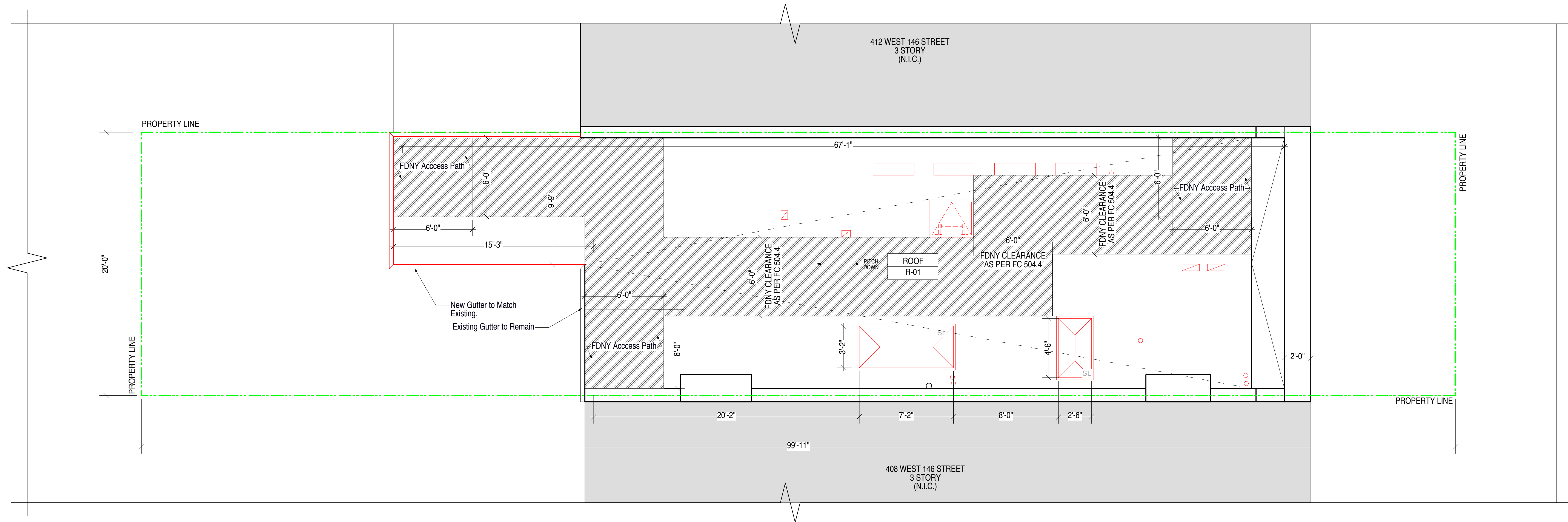


WEST 146 STREET (60'-0')

2 PROPOSED THIRD FLOOR PLAN
LPC-020 Scale: 1/4" = 1'-0" 



1 EXISTING CONDITIONS ROOF PLAN
LPC-021 Scale: 1/4" = 1'-0"



2
LPC-021


PROPOSED ROOF PLAN

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


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JOB #:	258R24
SCALE:	AS NOTED
DATE:	10/15/24
# OF PAGES:	21 OF 29

ROOF PLAN

July 22, 2025
Public Hearing

The current proposal is:

Preservation Department – Item 8, LPC-25-10480

**410 West 146th Street – Hamilton Heights/Sugar Hill Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 161 533 1779

Passcode: 172008

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.