

March 10, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 7, LPC-26-07529

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

To testify virtually, please join Zoom

Webinar ID: 161 573 7568

Passcode: 484910

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

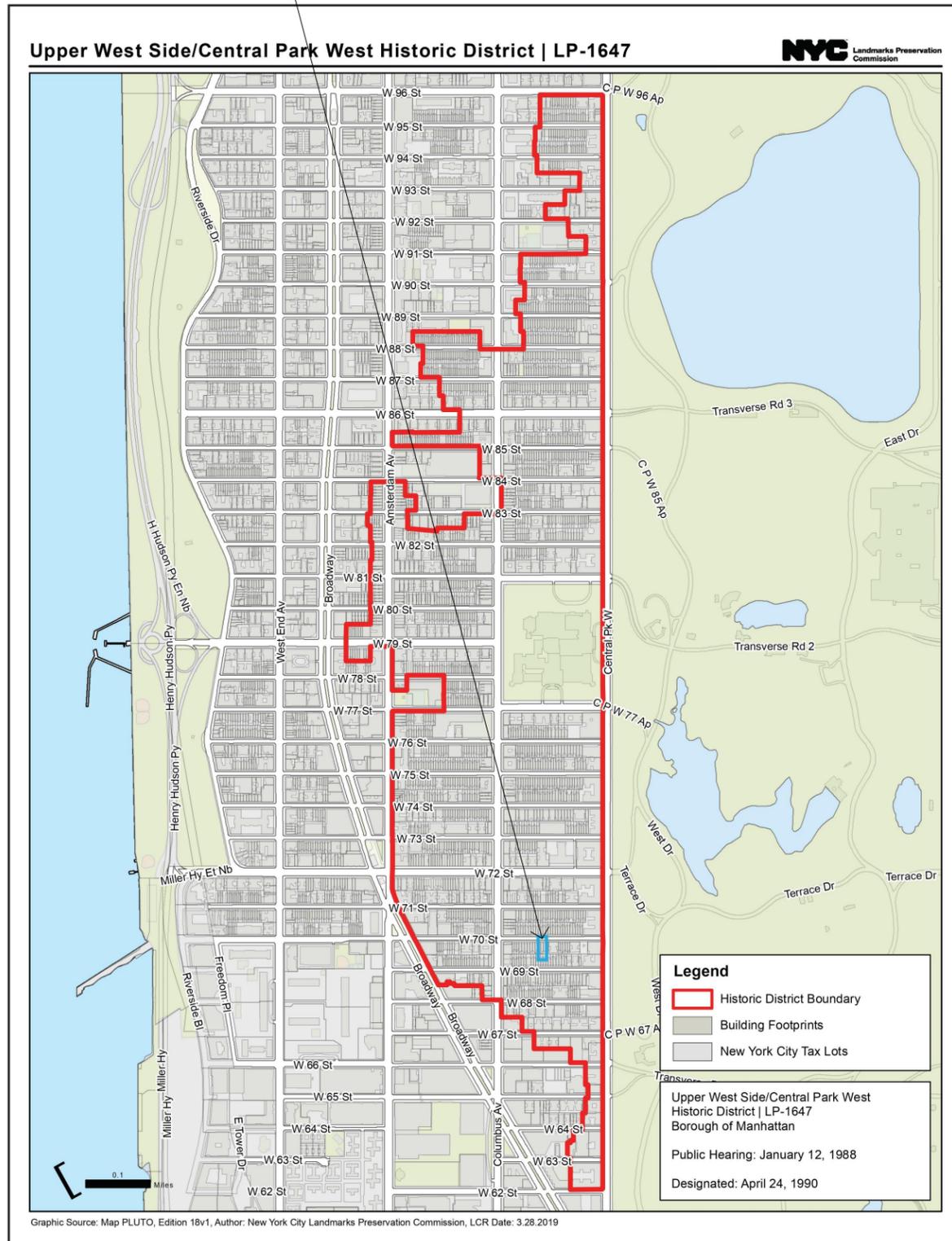
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PROJECT OVERVIEW

DISTRICT MAP

SITE: 42 WEST 70 STREET, MANHATTAN



CoA FOR RECONSTRUCTION OF REAR FACADE



Date: 5/3/2022
LPC Docket #: LPC-22-00604
LPC Action: Approved
Action required by other agencies: DOB
Permit Type: CERTIFICATE OF APPROPRIATENESS

Address: 42 West 70th Street
Borough: Manhattan
Block: 1122 **Lot:** 52
Historic District: Upper West Side/Central Park West Historic District
Description: A Renaissance Revival style rowhouse with neo-Grec elements designed by Thom & Wilson and built in 1891-92. Application is to alter the rear façade.

COMMISSION FINDINGS

The Commission NOTED that the building's style, scale, materials and details are among the features that contribute to the special architectural and historic character of the Upper West Side/Central Park West Historic District.

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Commission APPROVED THE PROPOSAL, finding:

- that the proposed work will not be visible from any public thoroughfare;
- that the rear bay window to be removed has been previously altered and is in poor condition, and is not a characteristic feature of the row;
- that the reconstruction of the rear façade may be warranted due to its deteriorated condition, and it will be reconstructed utilizing salvaged bricks and matching new bricks as required and will be toothed into the facades of the adjacent houses;
- that the existing corbeled cornice and window openings at the top floor will be recreated at the original locations, and the raised portion of the roof will be sloped back from the top of the reconstructed rear facade, thereby maintaining the building's relationship to other houses in the row;
- and that the work will not detract from the special architectural or historic character of the building or the historic district.

VOTE:

Present: Sarah Carroll, Adi Shamir-Baron, Frederick Bland, Diana Chapin, Wellington Chen, Michael Goldblum, John Gustafsson, Anne HolFord Smith, Everardo Jefferson

8-1-0

In Favor = S.Carroll, A.Shamir-Baron, F.Bland, D.Chapin, W.Chen, M.Goldblum, J.Gustafsson, A.HolFord Smith

Oppose = E.Jefferson

Abstain =

Recuse =

Please note that these "Commission Findings" are a summary of the findings related to the application. This is NOT a permit or approval to commence any work. No work may occur until the Commission has issued a Certificate of Appropriateness, which requires review and approval of Department of Buildings filing drawings and/or other construction drawings related to the approved work. In addition, no work may occur until the work has been reviewed and approved by other City agencies, such as the Department of Buildings, as required by law

LPC INSPECTION OBJECTION

CORRESPONDENCE FROM LPC REVIEWER RECEIVED ON JAN 14, 2026, REGARDING AS-BUILT REAR FACADE TOP FLOOR WINDOWS AS FOLLOW:

"THE RECONSTRUCTION OF THE REAR FACADE LOOKS GOOD BUT THERE'S A PROBLEM WITH THE TOP FLOOR WINDOWS: IT SEEMS THEY ARE NOT ALIGNED WITH THE NEIGHBOR BUILDINGS ANYMORE. WE NEED TO ADDRESS THIS SITUATION SO MAYBE IT'S GOOD TO SET A VIRTUAL MEETING AND GO OVER IT TOGETHER. WHAT'S YOUR AVAILABILITY? PLEASE SEE ATTACHED PICTURES FROM THE SITE, AND THESE 3 PICTURES OF THE ORIGINAL REAR FACADE"

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PROJECT:

ZHAO TOWNHOUSE

42 W 70TH ST, MANHATTAN, NY 10023

DOB NOW JOB#: M00533755-P8
LPC DOCKET #: LPC-26-07529

MEP CONSULTANT:

ALL CITY ENGINEERING PC
107 E. BROADWAY, 5T FLOOR, NEW YORK, NY 10002

STRUCTURAL CONSULTANT:

TIMES BUILDINGS PC
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INTERIOR DESIGN:

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Date	ISSUE
2/3/2026	REAR TOP WINDOW AS-BUILT
3/6/2026	LPC PUBLIC HEARING

PROJECT OVERVIEW

Project number	241123
Date	03/05/2026
Drawn by	Author
Checked by	Checker

A-011

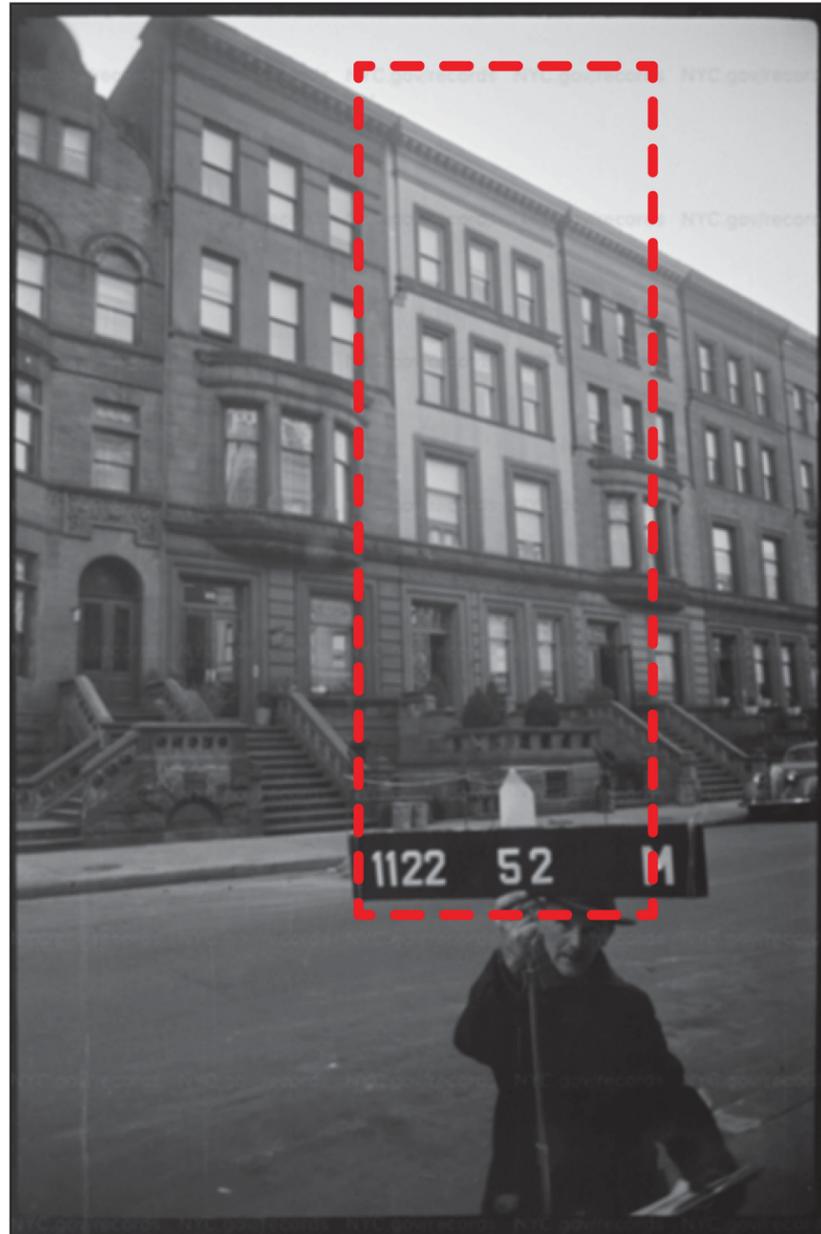
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Professional Seal

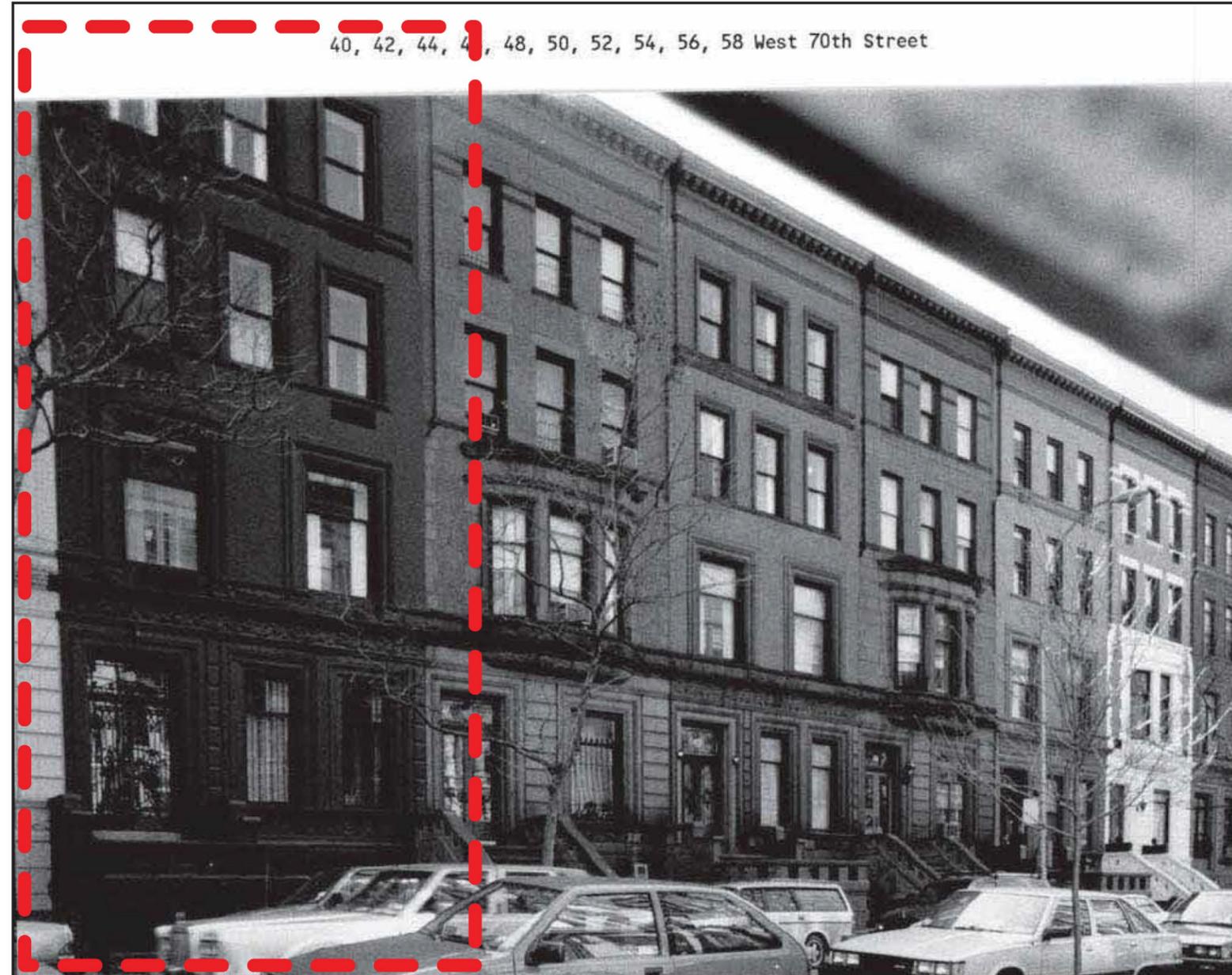


HISTORIC PHOTOS

1940 TAX PHOTO



1988 DESIGNATION PHOTO



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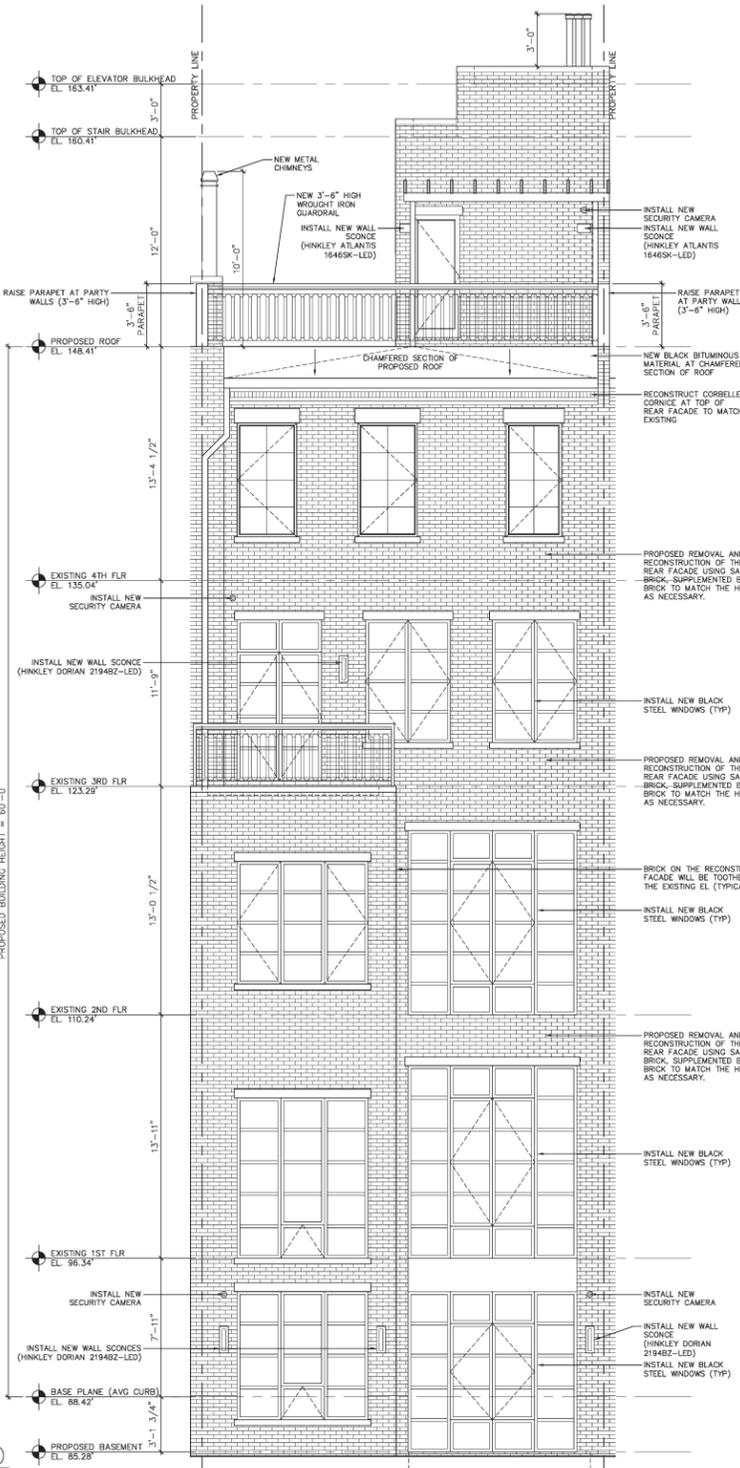
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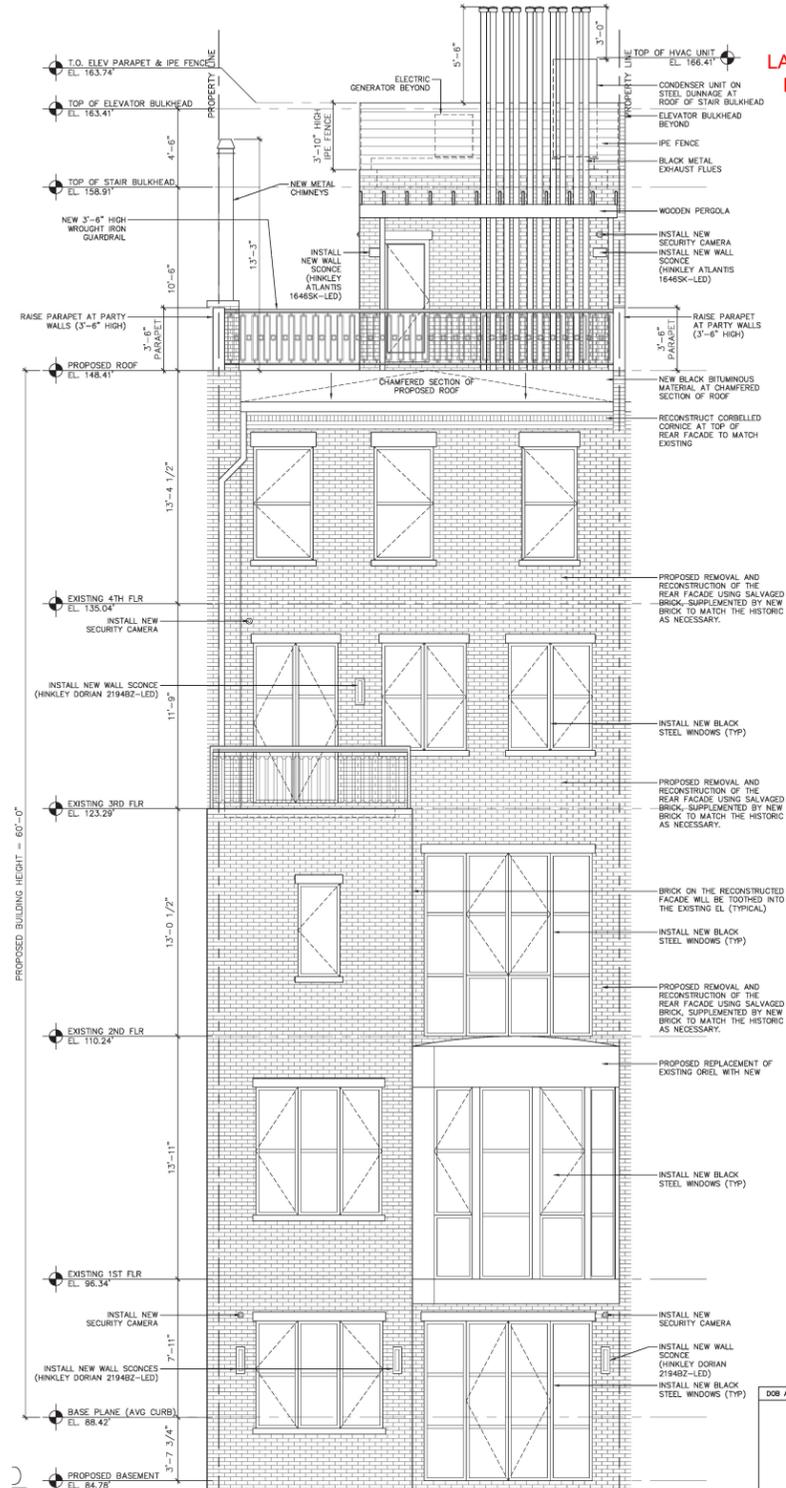


REAR FACADE PROPOSAL ITERATIONS

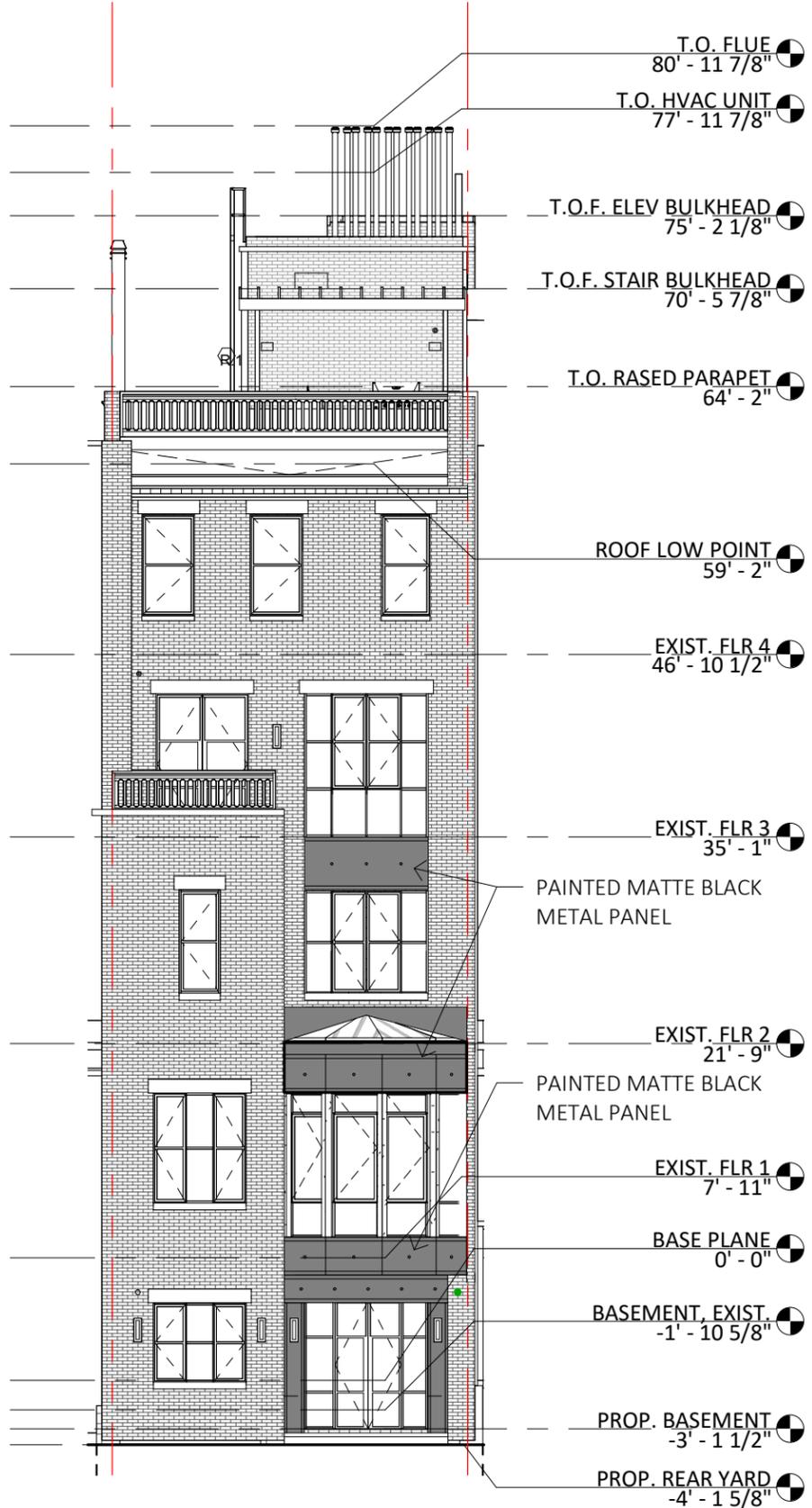
AS PRESENTED REAR FACADE



AS APPROVED W/ THE COFA



AS APPROVED WITH THE AMENDMENT



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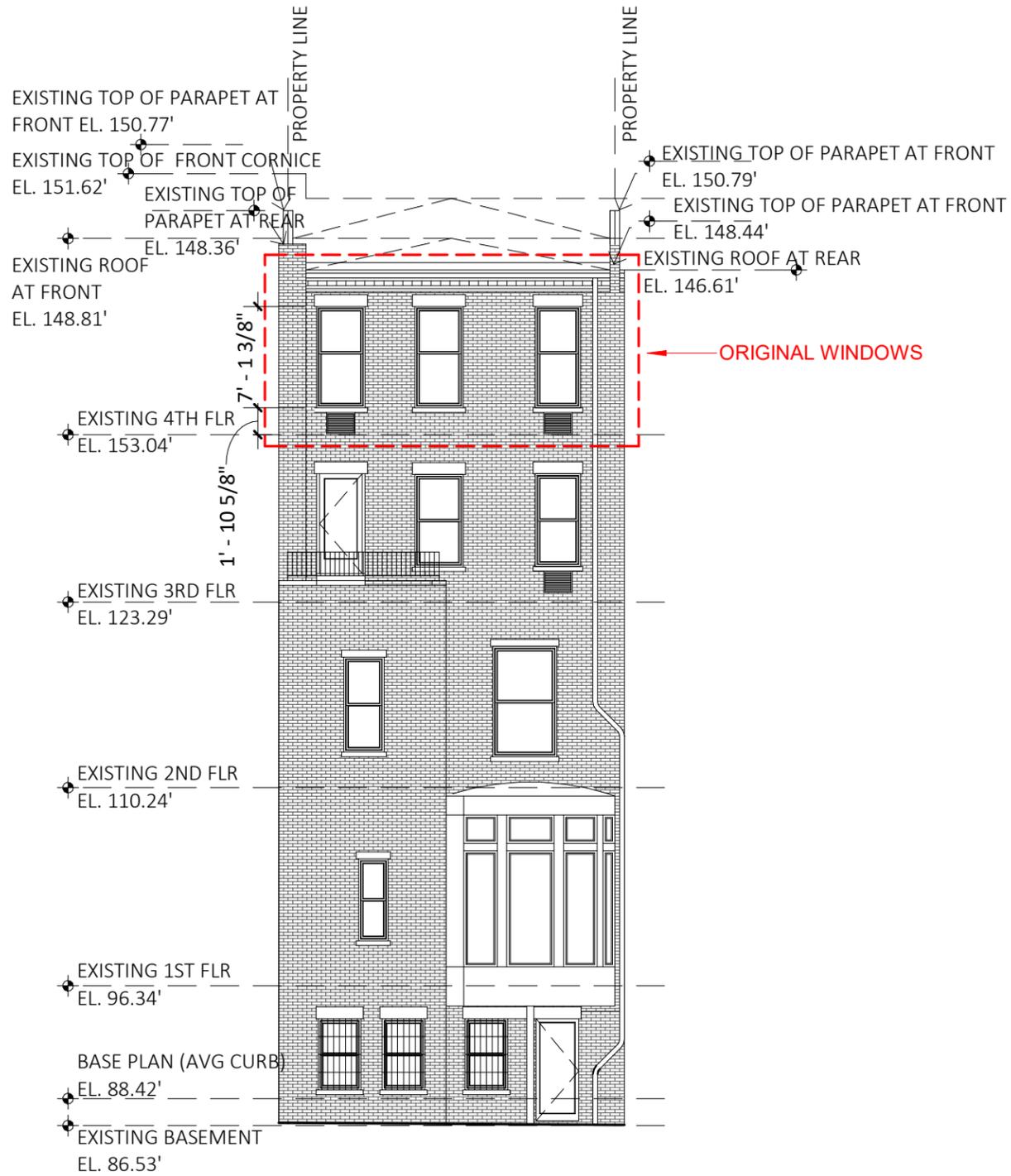
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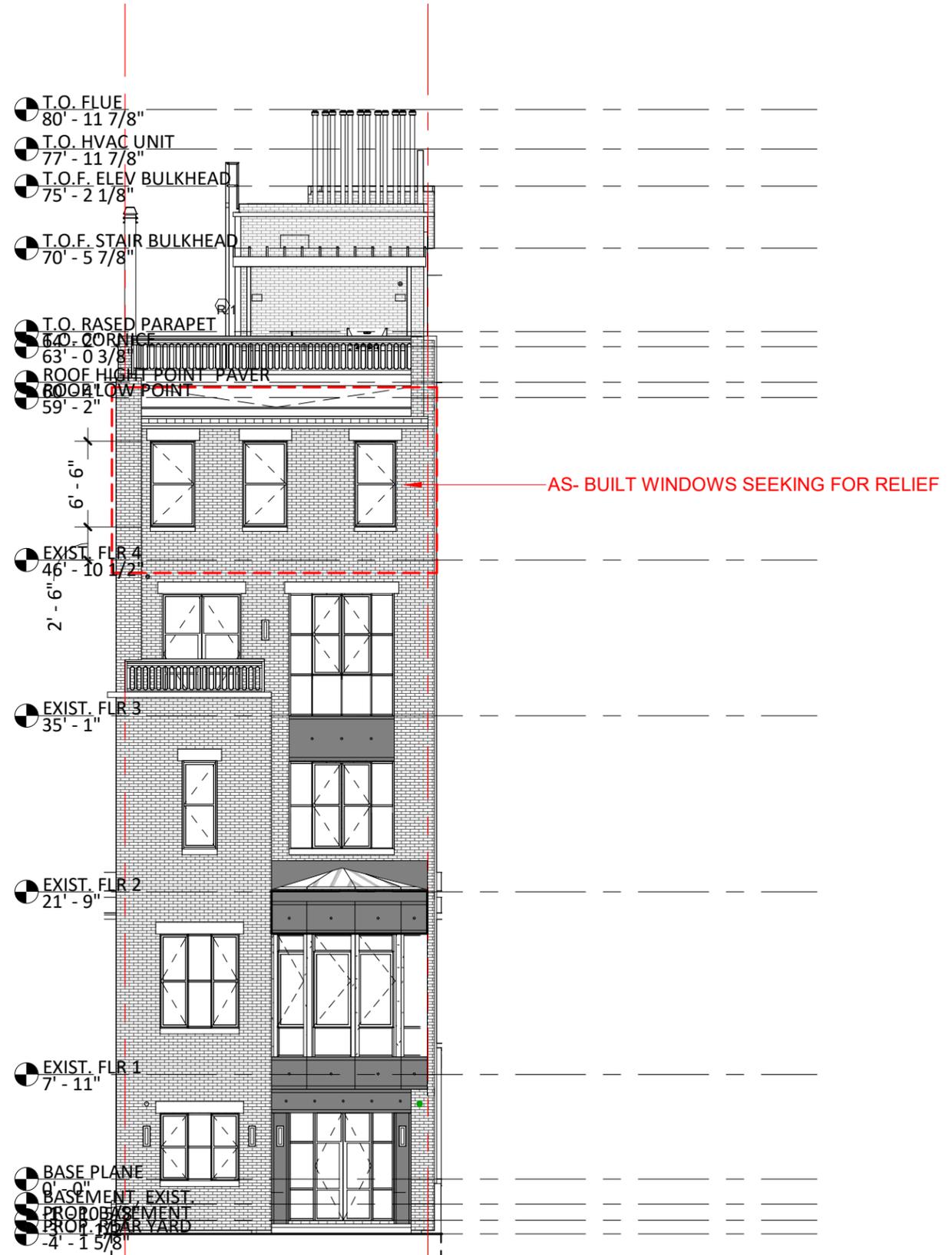


ELEVATION

ORIGINAL REAR FACADE & AS-BUILT REAR FACADE



1 ORIGINAL REAR FACADE
3/32" = 1'-0"



2 AS-BUILT REAR FACADE
3/32" = 1'-0"

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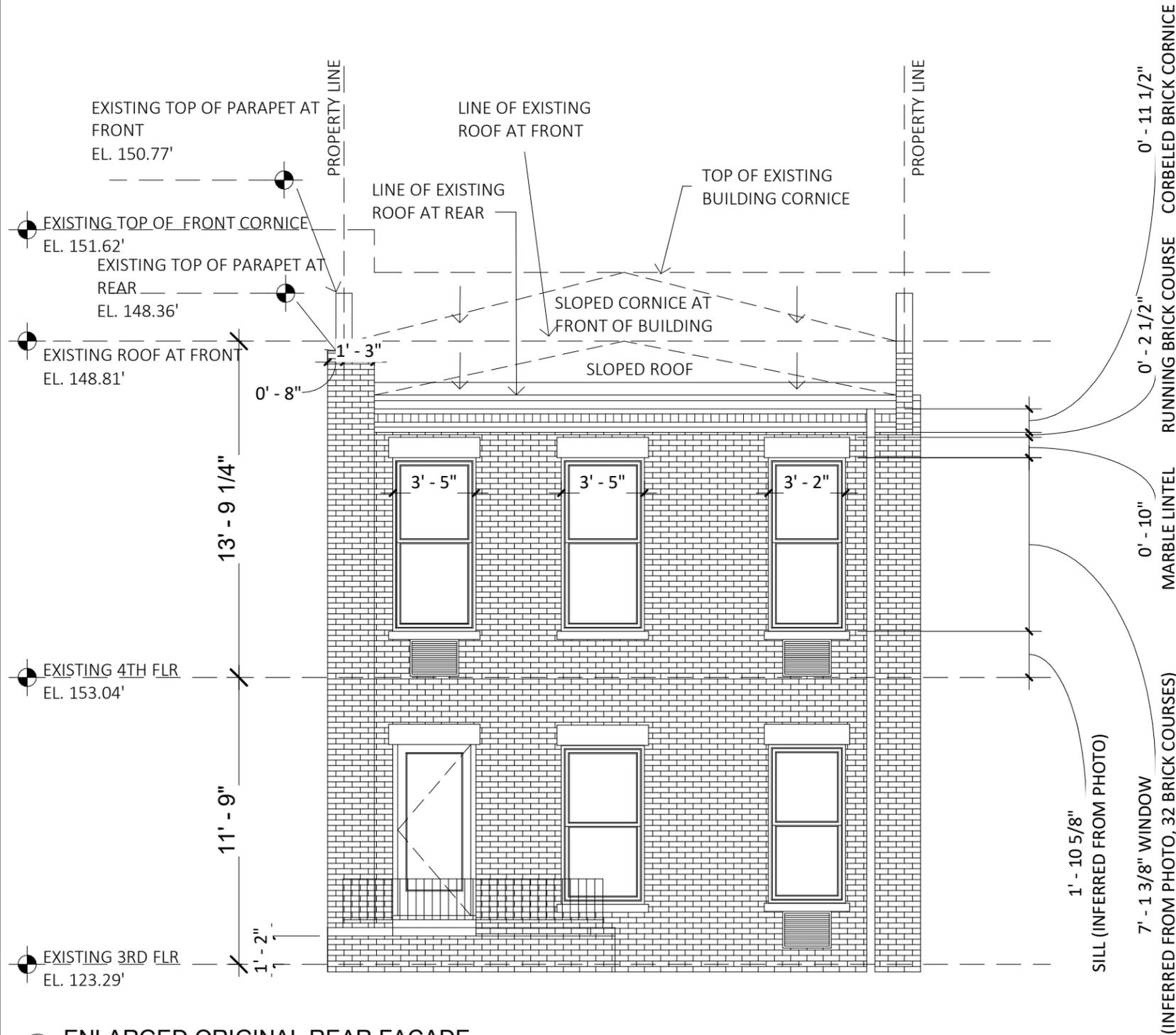
Scale 3/32" = 1'-0"

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ELEVATION

ORIGINAL REAR ELEVATION - ENLARGED TOP FLOOR



1 ENLARGED ORIGINAL REAR FACADE
3/16" = 1'-0"



ORIGINAL REAR UPPER WINDOW PHOTOS (PHOTOS TAKEN DURING 2021-2022, PRIOR TO COMMENCE OF THE PROJECT)

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ORIGINAL REAR ELEVATION

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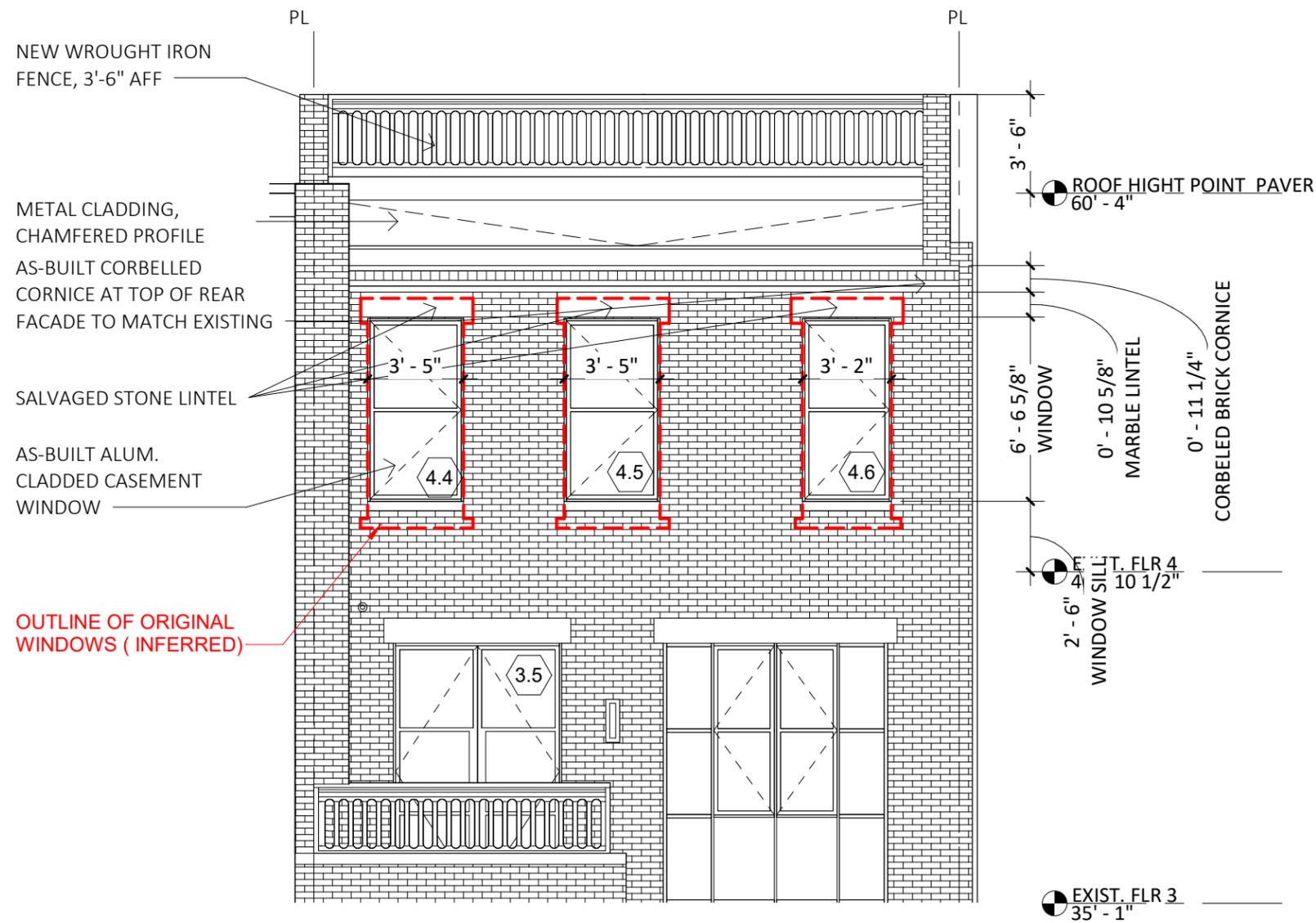
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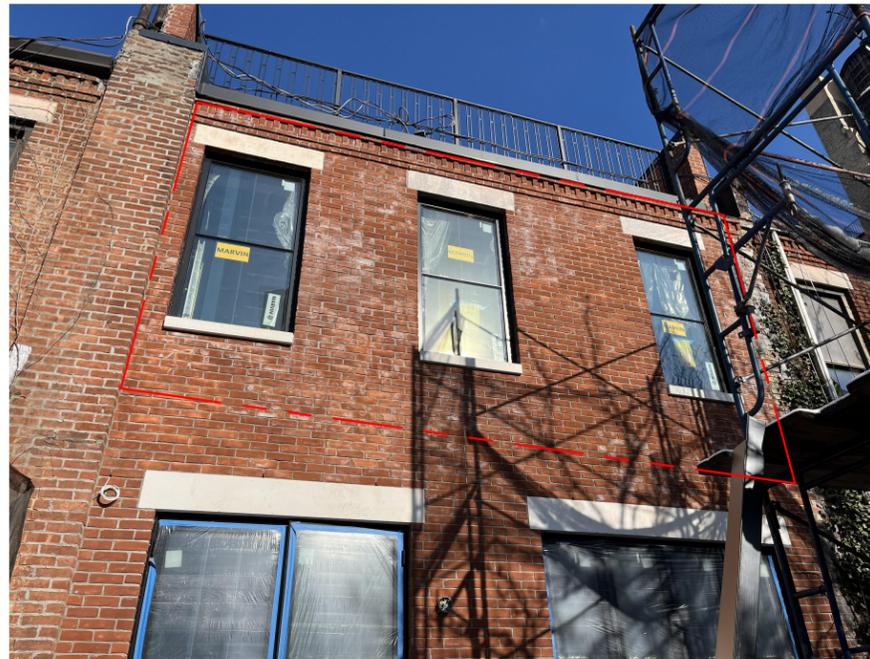


ELEVATION

AS-BUILT REAR FACADE - ENLARGED TOP FLOOR



1 ENLARGED AS-BUILT REAR FACADE
3/16" = 1'-0"



AS-BUILT REAR TOP WINDOWS (PHOTO TAKEN ON JAN 19, 2026)



AS-BUILT WINDOW SILL HEIGHT MEASURED FROM INTERIOR 4TH FLOOR DECK - 30" ABOVE FLOOR

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Scale 3/16" = 1'-0"

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JOB SITE PHOTOS

CONSTRUCTION PROGRESS PHOTOS OF METAL SPANDREL AND RECONSTRUCTED ORIEL



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AS-BUILT AND ORIGINAL PHOTOS COMPARISON

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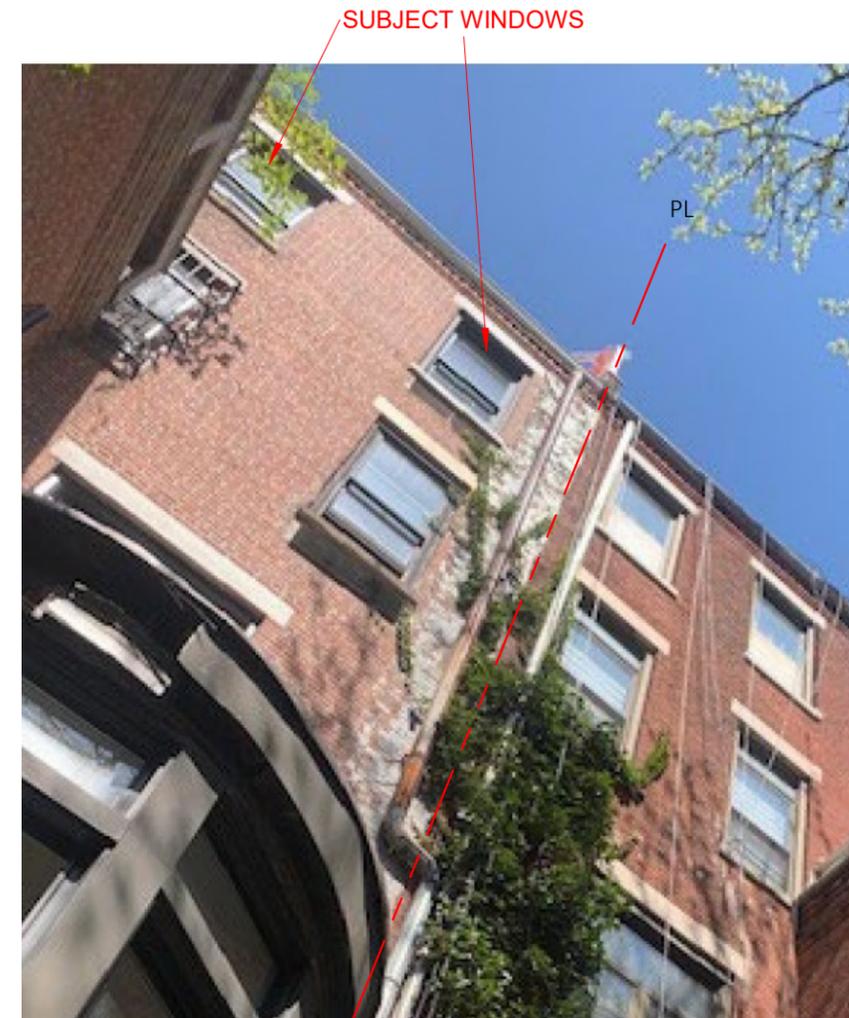
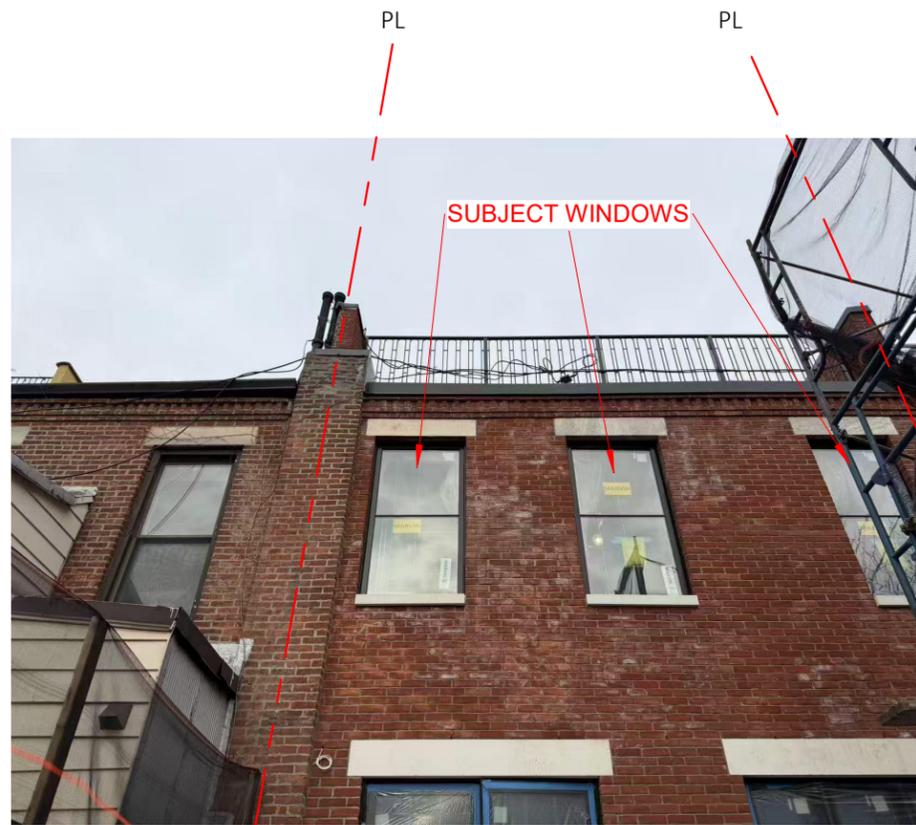
ORIGINAL AND AS-BUILT COMPARISON

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AS-BUILT CONDITION

ORIGINAL CONDITION

ROW HOUSE INTERIOR BLOCK PHOTOS

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ROW HOUSE INTERIOR BLOCK PHOTOS

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SUBJECT REAR FACADE

GOOGLE MAP AERIAL VIEW

ROW HOUSE INTERIOR BLOCK PHOTOS

PHOTOS TOOK ON JAN 19 2026



SUBJECT WINDOWS



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