

The current proposal is:

Preservation Department – Item 7, LPC-26-06258

313 West 77th Street – West End-Collegiate Historic District Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

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.



313 WEST 77TH STREET
NEW YORK, NY 10024

NEW YORK CITY LANDMARKS PRESERVATION COMMISSION

JUNE 12, 2026

PROJECT INFO

ZONING DISTRICT: R8B

MAP: 5d

BLOCK/LOT: 1186/16

LPC DISTRICT: WEST END-COLLEGIATE HISTORIC DISTRICT

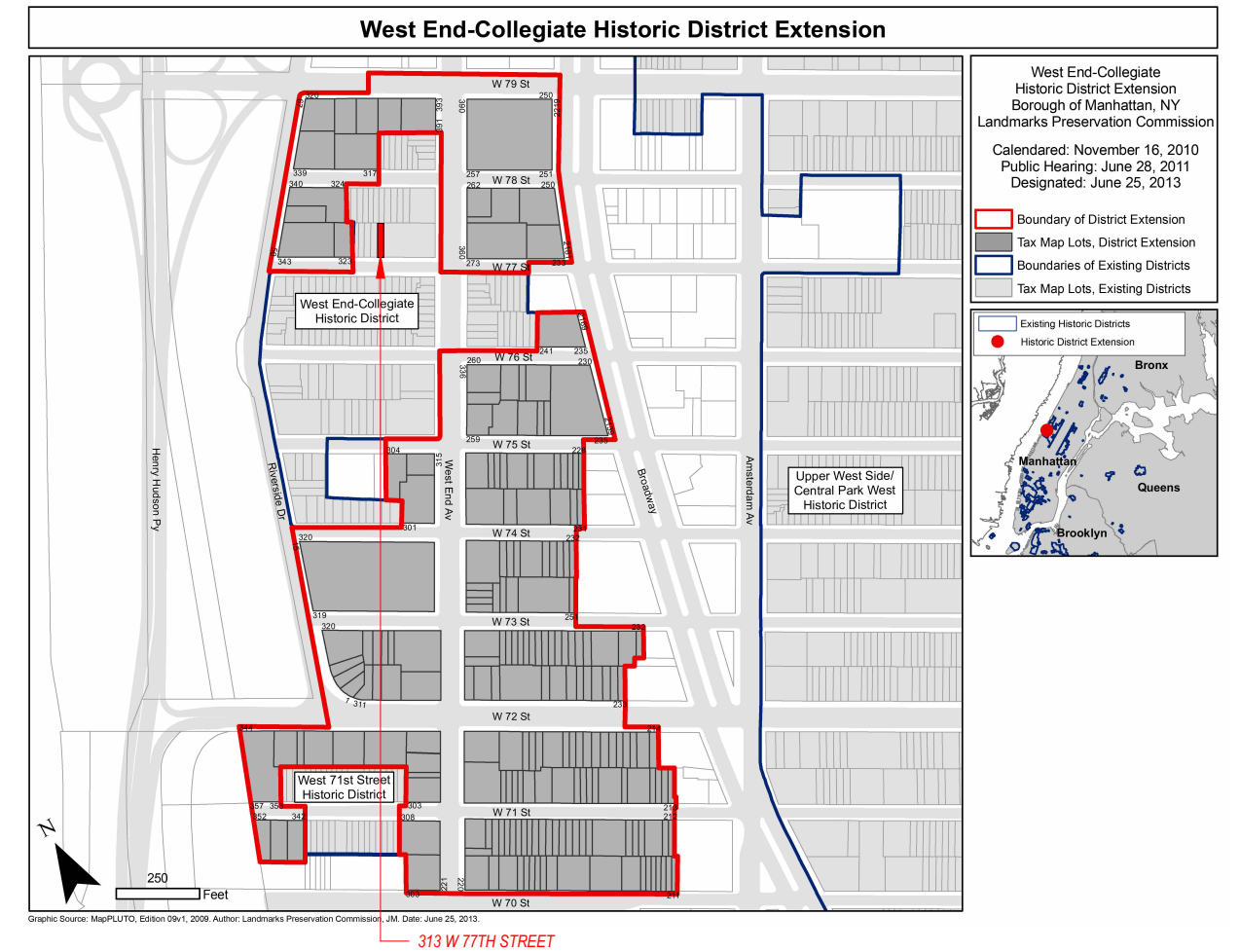
COMMUNITY BOARD: 7

PROPOSED SCOPE OF WORK

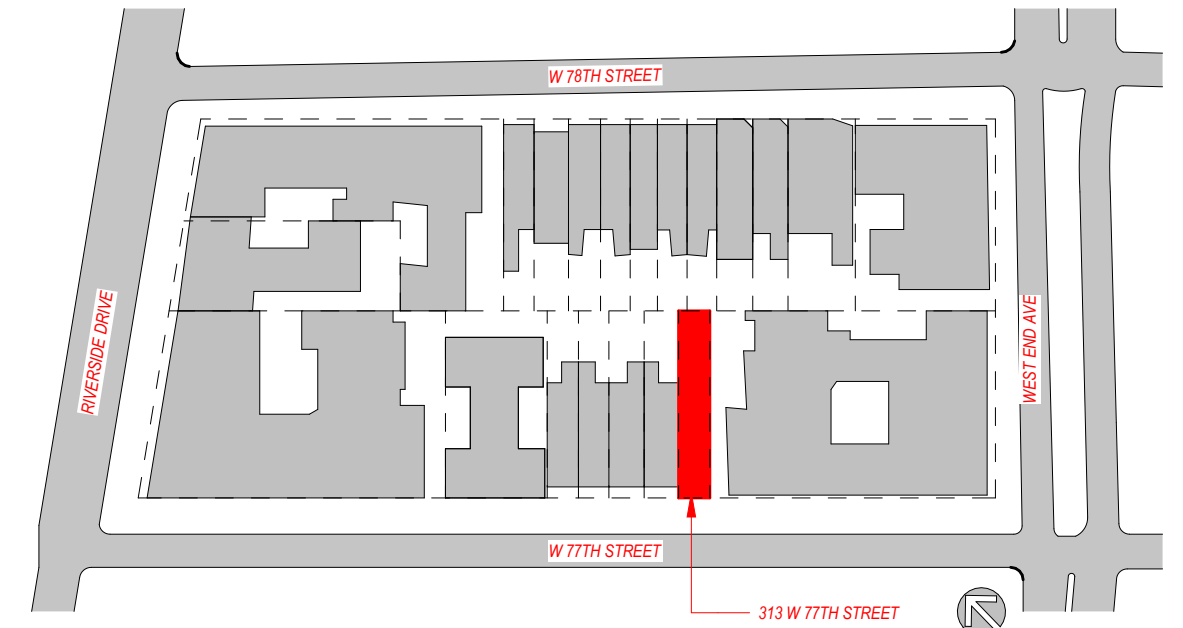
1. CONSTRUCT NEW CHEEK WALLS AT FRONT AREAWAY, GATE, AND NEW AREAWAY PAVING
2. LEGALIZING THE CONDITIONS AT THE DORMER WINDOW
3. MODIFICATION OF ONE WINDOW AT THE TOP FLOOR OF THE REAR FAÇADE.

DRAWING LIST - LPC PRESENTATION

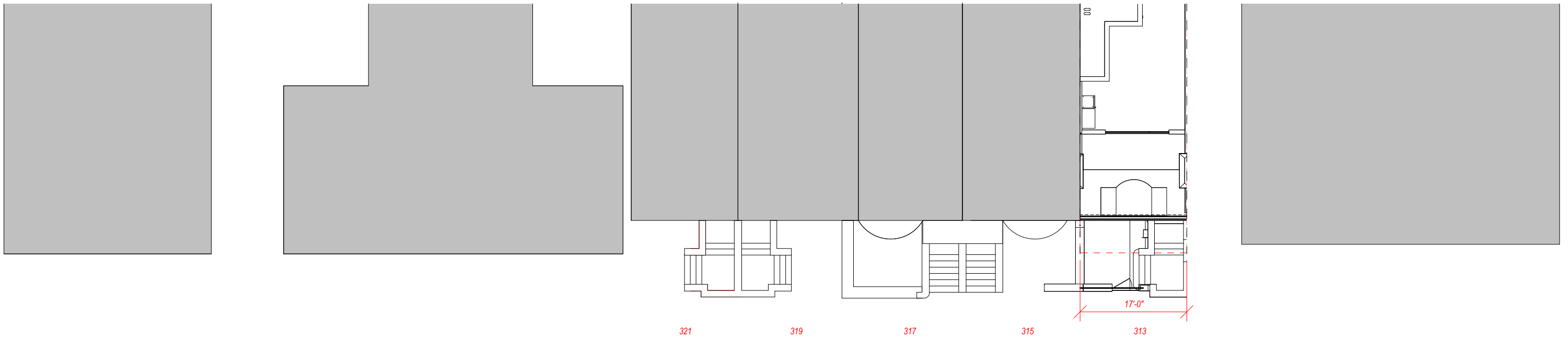
LPC-1	COVER
LPC-2	INTRO
LPC-3	TAX PHOTOS
LPC-4	TAX PHOTOS
LPC-5	EXISTING CONDITIONS - FRONT YARD
LPC-6	SITE CONTEXT - EXISTING ROWHOUSE BLOCK
LPC-7	PROPOSED SITE PLAN & ELEVATION
LPC-8	PROPOSED FRONT RENDERING
LPC-9	FRONT ELEVATION DETAILS
LPC-10	DORMER
LPC-11A	REAR ELEVATIONS
LPC-11B	REAR ELEVATIONS



① WEST END-COLLEGIATE HISTORIC DISTRICT PLAN
1" = 1'-0"



② SITE PLAN
1" = 20'-0"



2 ENLARGED LOCATION PLAN - FRONT YARD
1/16" = 1'-0"

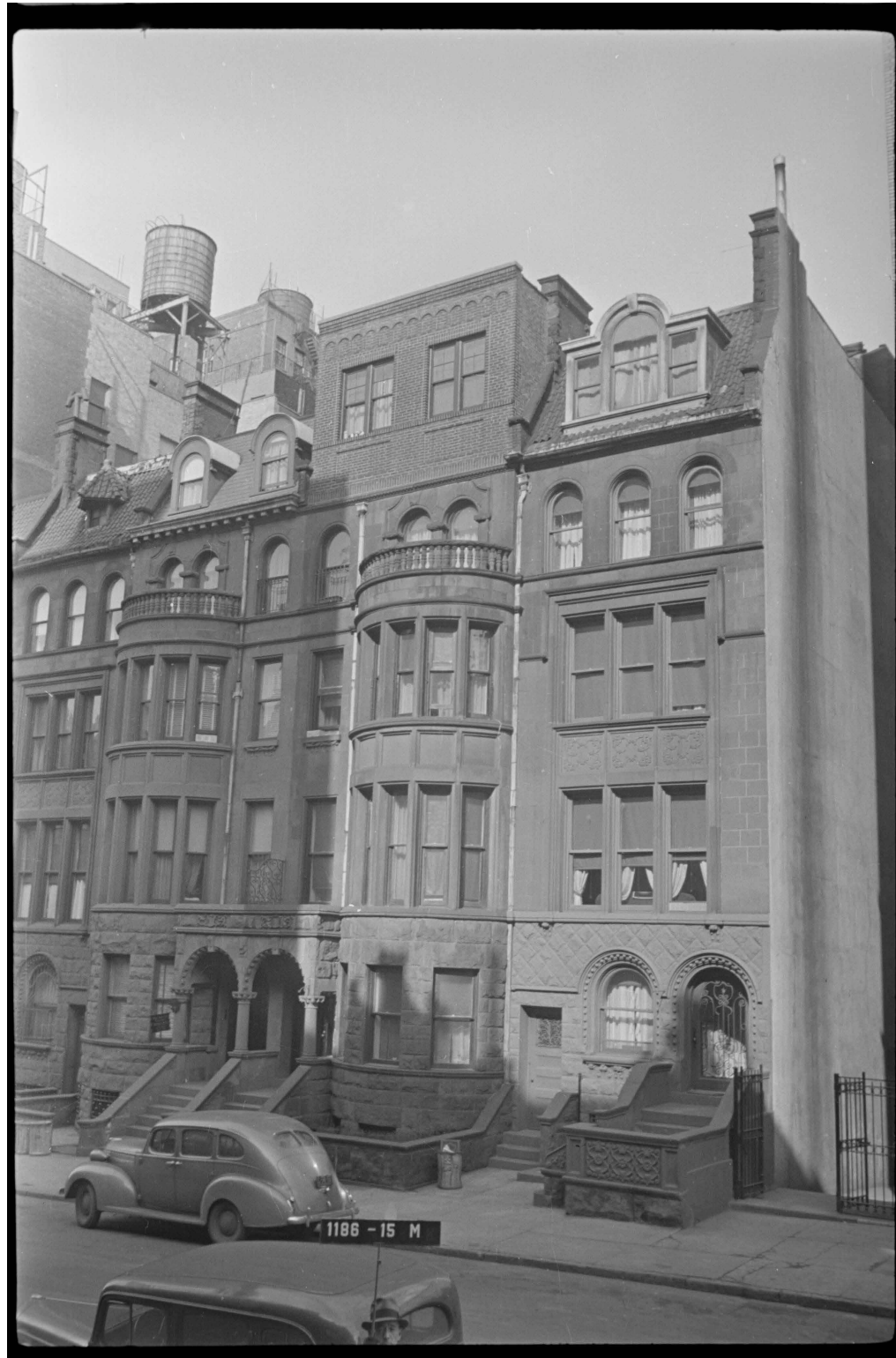
W 77TH STREET



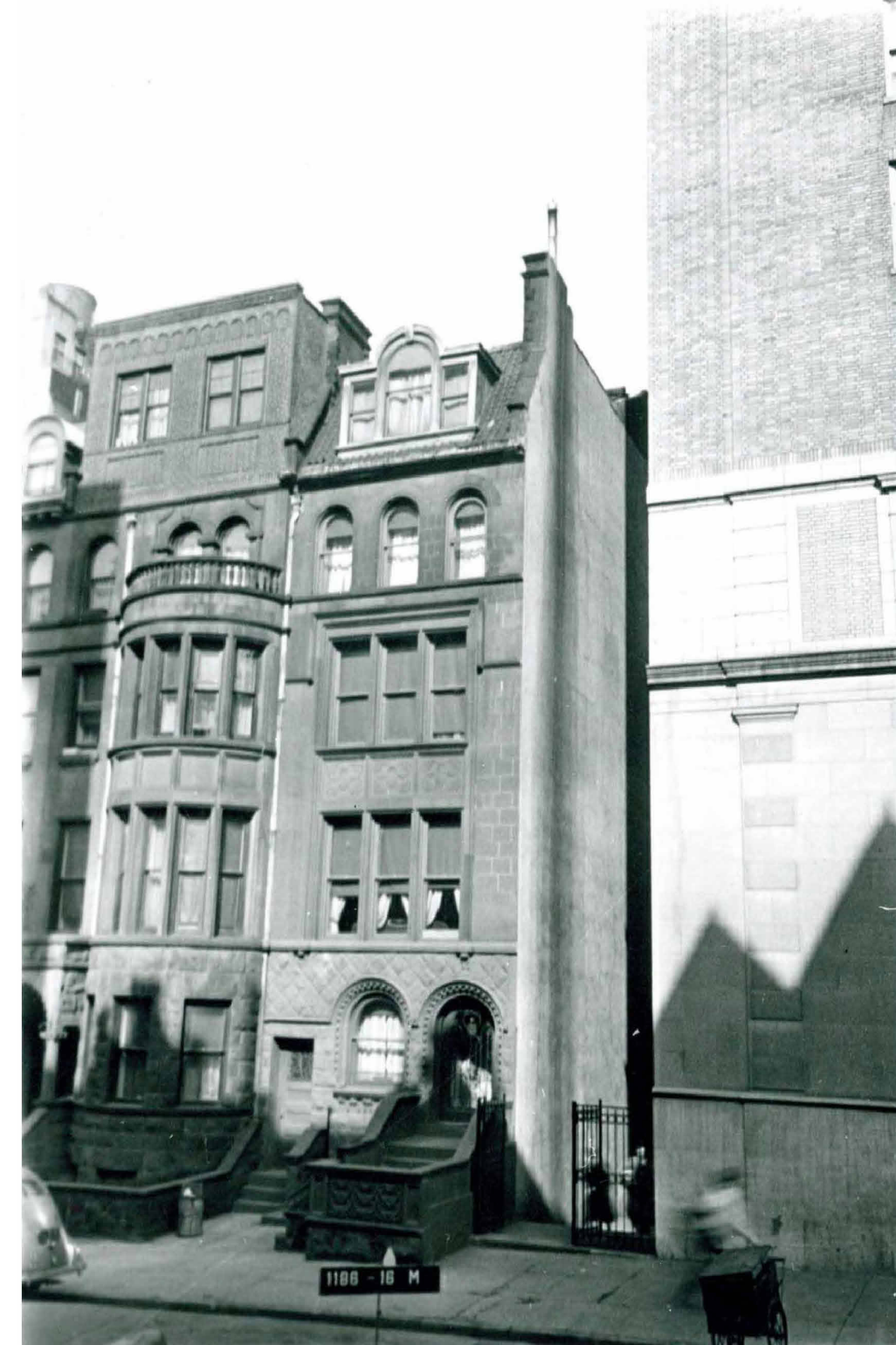
1 STREET ELEVATION
1/16" = 1'-0"



1. TAX PHOTO, 1940 321 W77TH ST



2. TAX PHOTO, 1940 315 W77TH ST



3. TAX PHOTO, 1940 313 W77TH ST



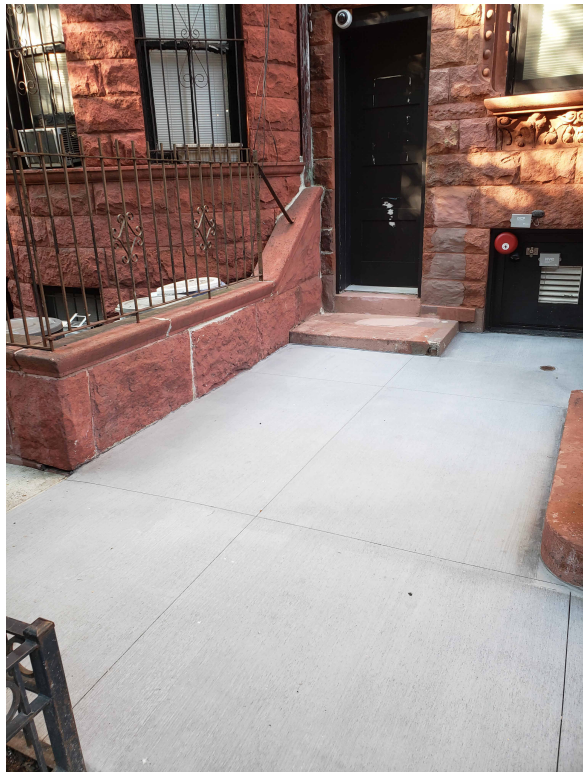
1. TAX PHOTO, 1980



2. PRESENT DAY PHOTO



1. VIEW OF FRONT YARD, STOOP, AND FACADE



2. VIEW OF EXISTING "DUMMY" DOOR



3. VIEW OF ARCHED WINDOW AT FIRST LEVEL



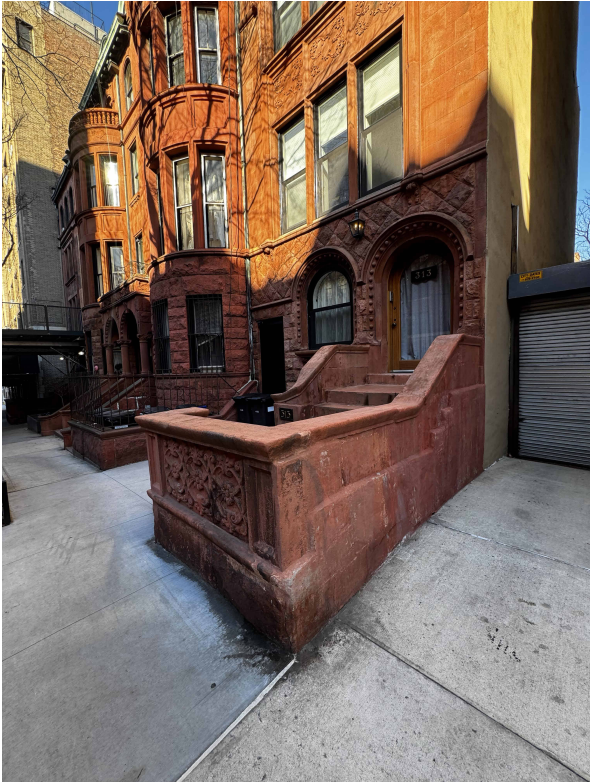
4. VIEW OF FRONT DOOR



5. VIEW OF EXISTING BASEMENT CLERESTORY OPENING



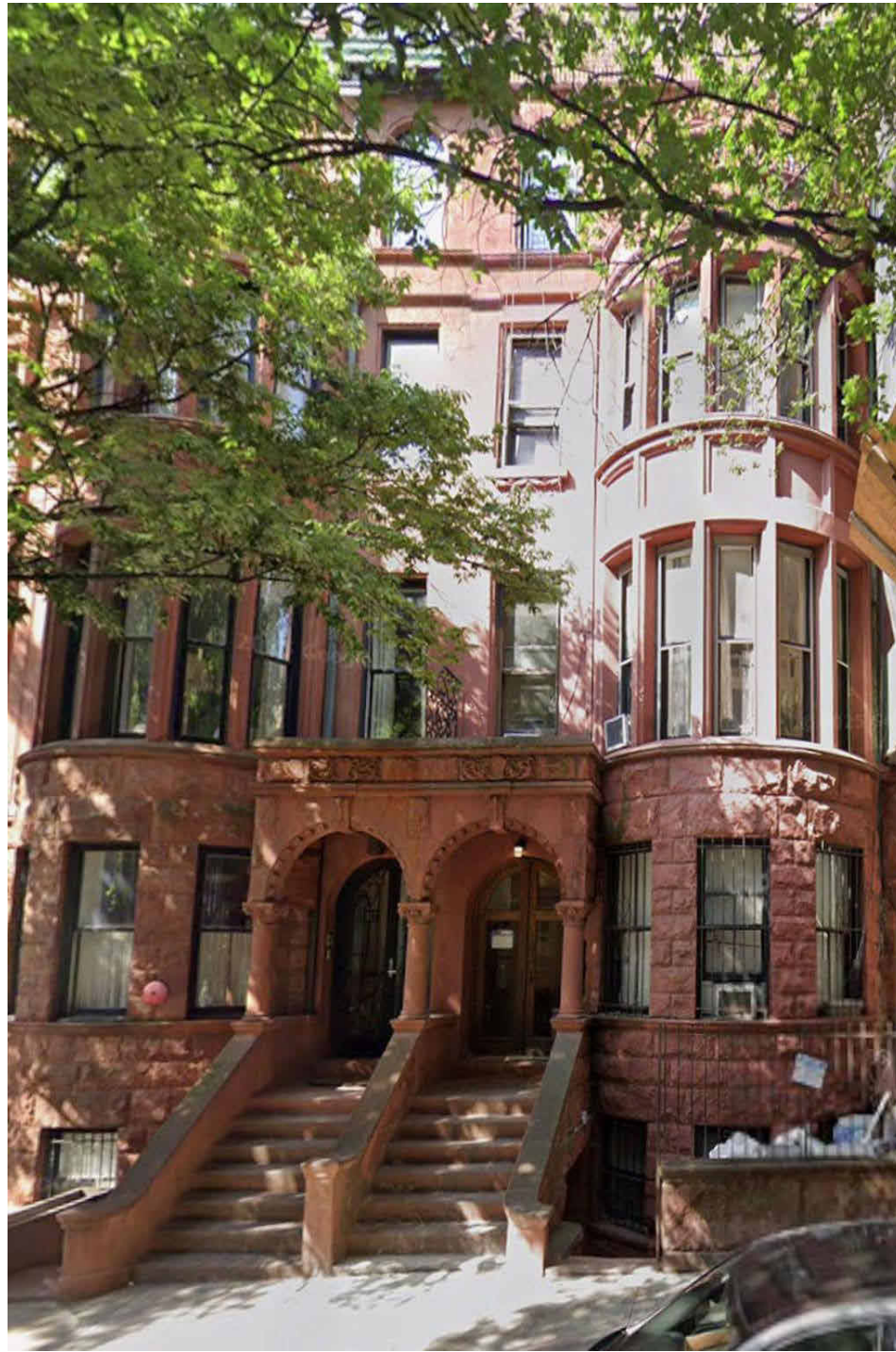
6. VIEW OF KNEEWALL AT FRONT YARD



7. VIEW OF KNEEWALL AT FRONT YARD



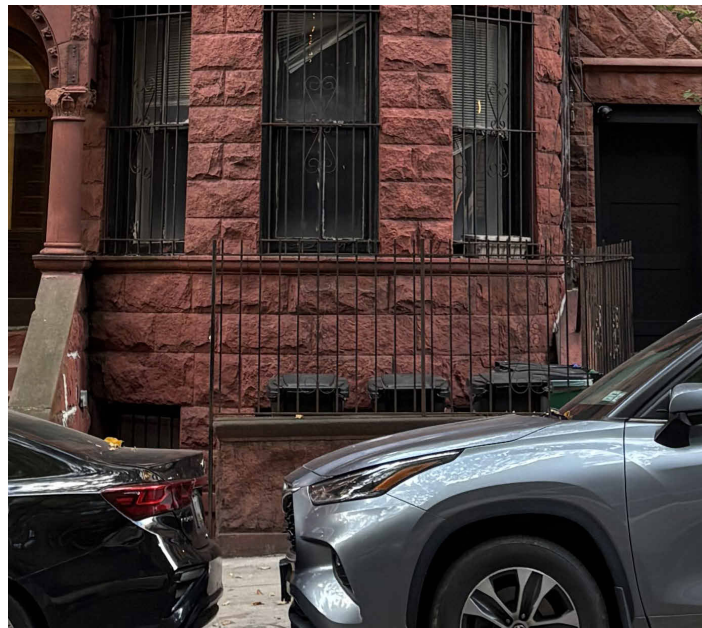
1. ROWHOUSE BLOCK NORTH VIEW -321 & 319



2. ROWHOUSE BLOCK NORTH VIEW -317 & 315



3. ROWHOUSE BLOCK NORTH VIEW -313



315 W 77TH - SIDEWALK RAILING



315 W 77TH - SIDEWALK RAILING

EXISTING AREAWAY AT 313W77

EXISTING KNEEWALL AND FENCE AT 315W77



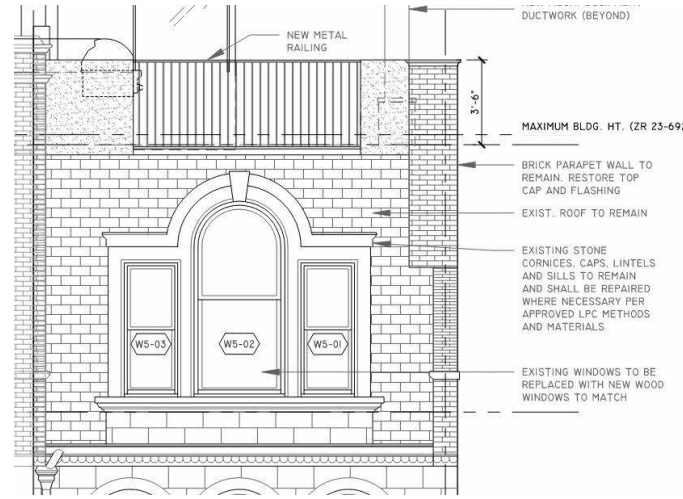
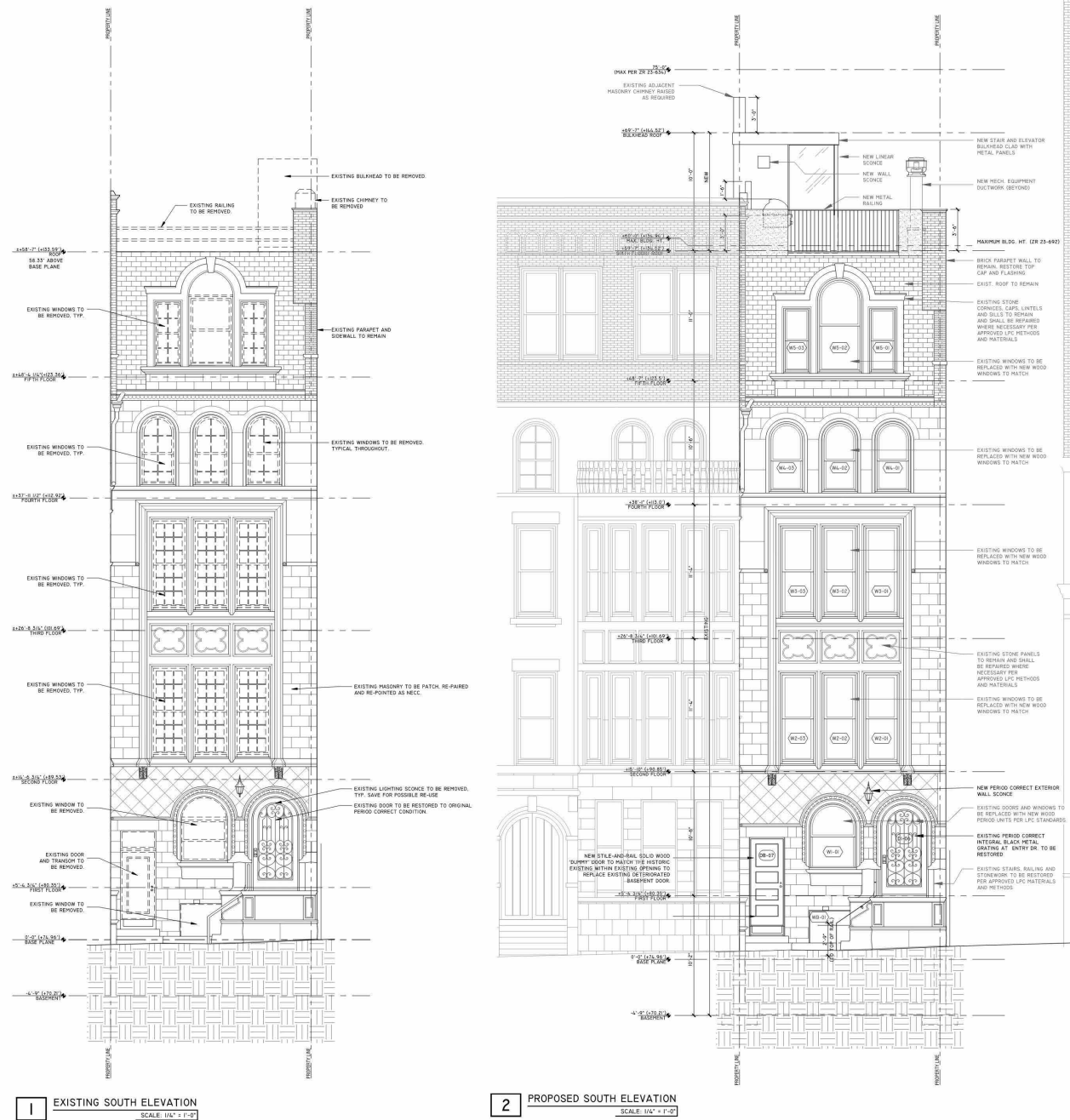
EXISTING NEIGHBOR'S FENCE TO REMAIN

NEIGHBOR'S EXITING KNEEWALL AND FENCE

NEW CURB LEDGE, RAILING AND GATE

RECESSED SEAM BETWEEN EXISTING NEIGHBOR'S KNEE WALL AND NEW KNEEWALL

PROPOSED FRONT RENDERING



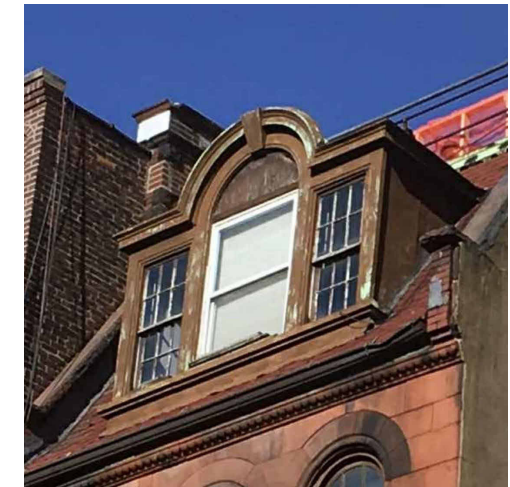
DETAIL FROM APPROVED APPLICATION BY BP AP ARCHITECTURE



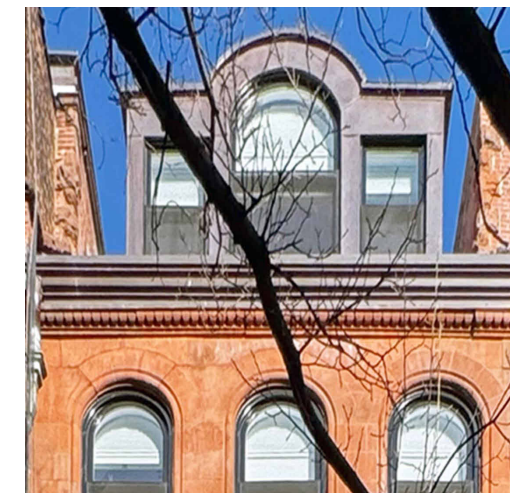
AS-BUILT, REQUEST TO LEGALIZE



3. 1940 TAX PHOTO DORMER



3. PRIOR 2017 LPC FILING DORMER



4. EXISTING DORMER

1. 2017 LPC FILING EXCERPT FROM APPROVED APPLICATION BY BP AP ARCHITECTURE DATED 2/7/2017

	ARCHITECTURE - DESIGN - IMAGING 800 2ND AVENUE SUITE 800 NEW YORK, NY 10017 PHONE: 212 710 8277 FAX: 609 720 4016 EMAIL: info@bparchitecture.com		Landmarks Preservation Commission - Presentation	SEAL:	REVISIONS:	FILE NAME: 313 W 77TH STREET
	PROJECT: 104 East 10th Street, Townhouse Renovation ADDRESS: 313 W 77TH STREET NY, NY 10014 JOB #: A14-008		1. CHECKED FOR PERMITS AND CONSTRUCTION 2. REVISIONS 3. CHECKED FOR PERMITS AND CONSTRUCTION 4. EXISTING 5. EXISTING 6. EXISTING 7.	ZONE: R6B BLOOR: 1156 MAP: S3 LOT: 16 SECT:	DATE: 2/7/2017 DRAWN BY: JF / DL CHKD BY: FF	



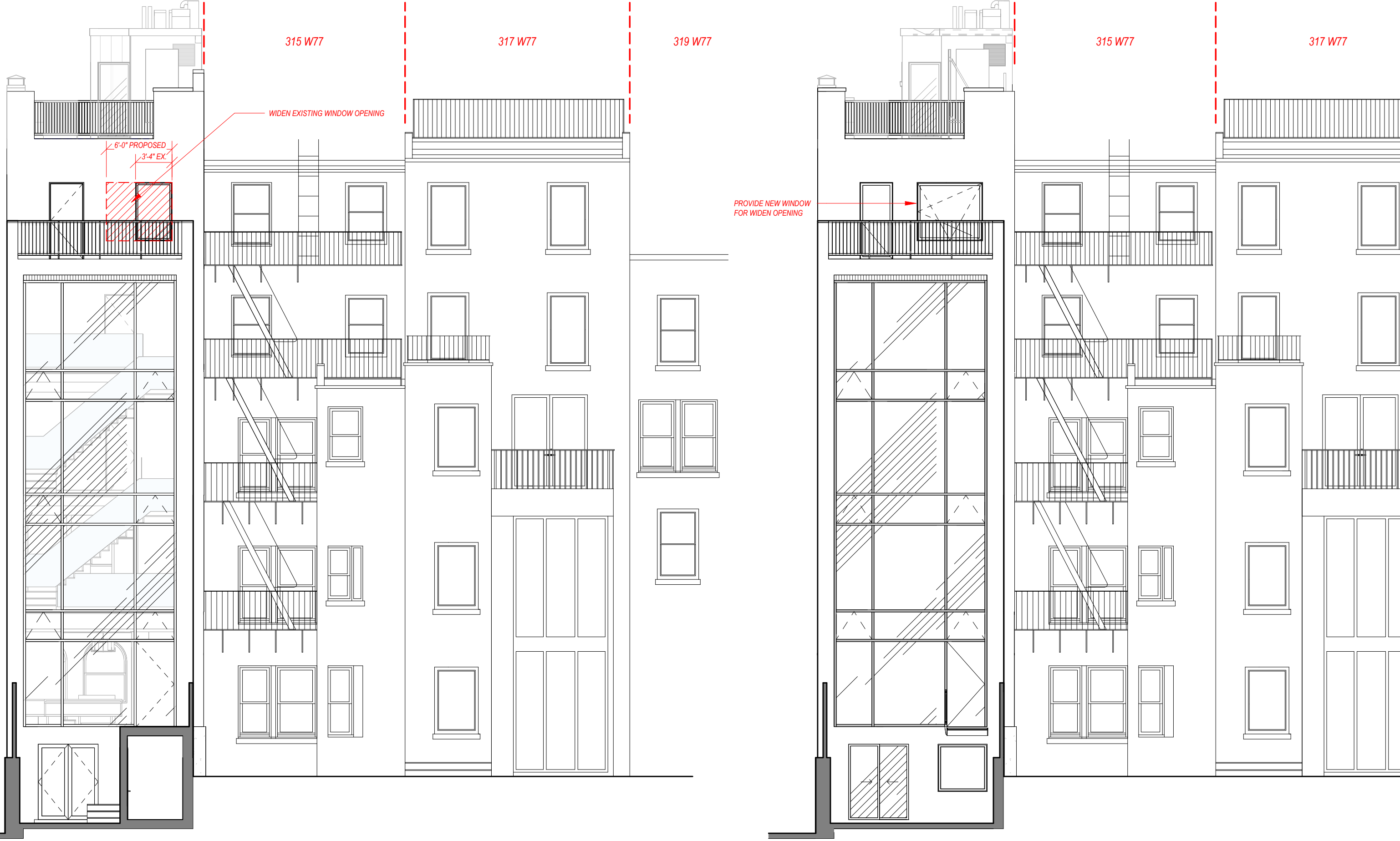
CLOSE UP VIEW OF 315 W77 - TOP FLOOR, 2026



VIEW WEST FROM 313 W77, 2026



AERIAL VIEW OF NEIGHBOR'S REAR FACADES, ~2017



① EXISTING REAR ELEVATION
1/8" = 1'-0"

② PROPOSED REAR ELEVATION
1/8" = 1'-0"

The current proposal is:

Preservation Department – Item 7, LPC-26-06258

**313 West 77th Street – West End-Collegiate Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 458 2708

Passcode: 937299

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.