

June 23 2026
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-26-09164

51 West 71st Street – Upper West Side/Central Park West 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)

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51 W 71ST ST, NEW YORK, NY 10023

LPC COMMISSION PRESENTATION
06.23.2026

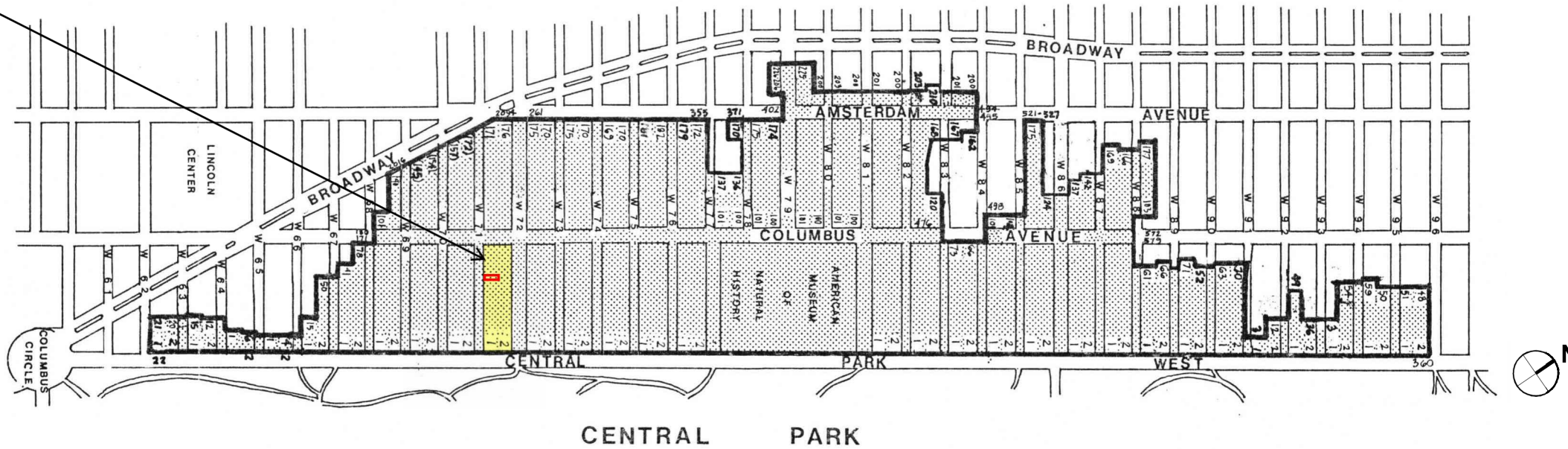
Landmarks Preservation Commission Note:

The proposed rear and roof enlargements are not visible from any public thoroughfare.
The application is before the Commission because both enlargements are proposed concurrently.
If considered independently, each enlargement would qualify for staff-level review and would not require Commission action.

UPPER WEST SIDE / CENTRAL PARK WEST HISTORIC DISTRICT

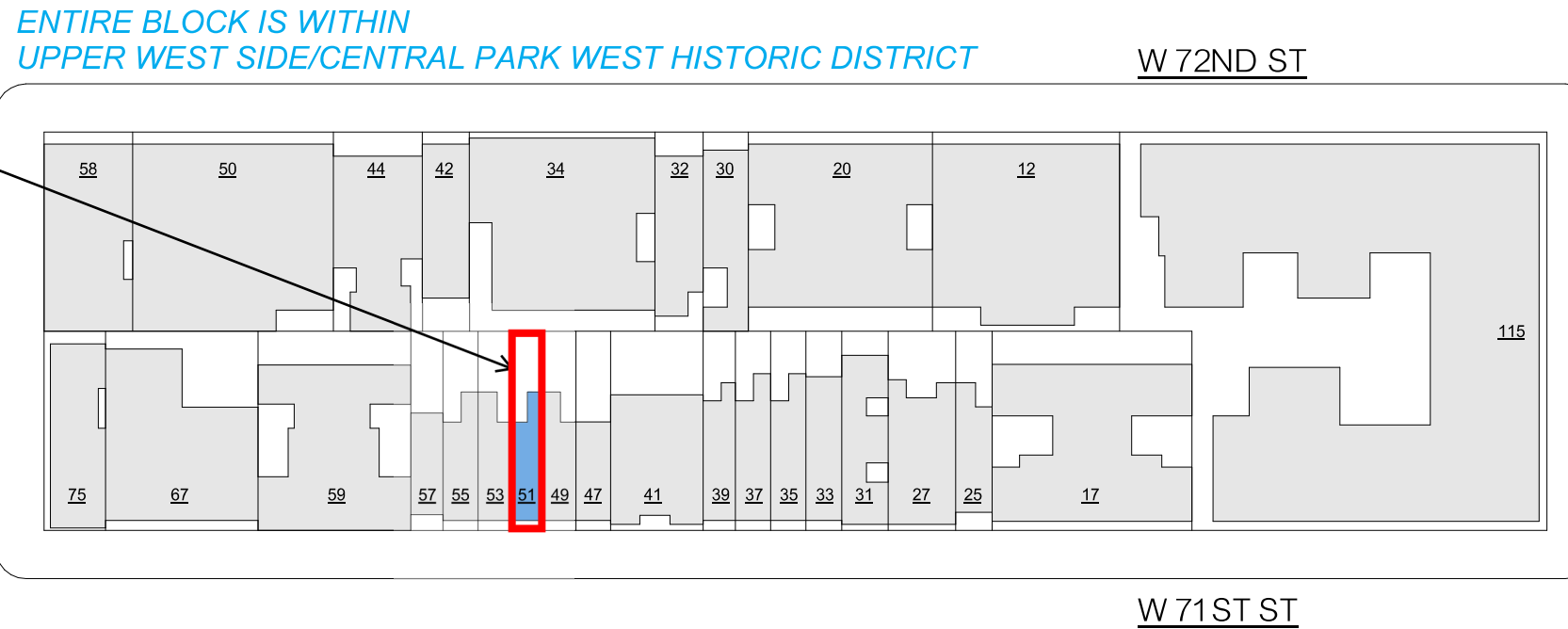
DESIGNATED APRIL 24, 1990
LANDMARKS PRESERVATION COMMISSION

PROJECT BLOCK



NUMBERS INDICATE BUILDINGS WITHIN BOUNDARIES OF HISTORIC DISTRICT

PROJECT LOCATION



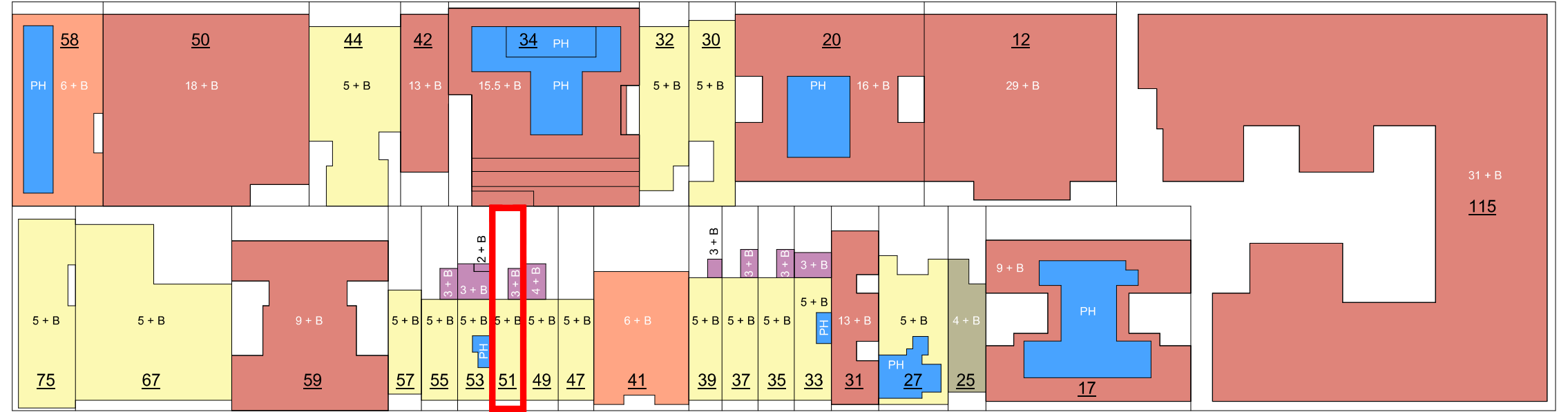
ENTIRE BLOCK IS WITHIN
UPPER WEST SIDE/CENTRAL PARK WEST HISTORIC DISTRICT

W 72ND ST

EXISTING

- < 4 STORY + BASEMENT
- 5 STORY + BASEMENT
- 6 STORY + BASEMENT
- > 9 STORY + BASEMENT
- REAR ENLARGEMENT
- PERMITTED PENTHOUSE

COLUMBUS AVE



CENTRAL PARK W

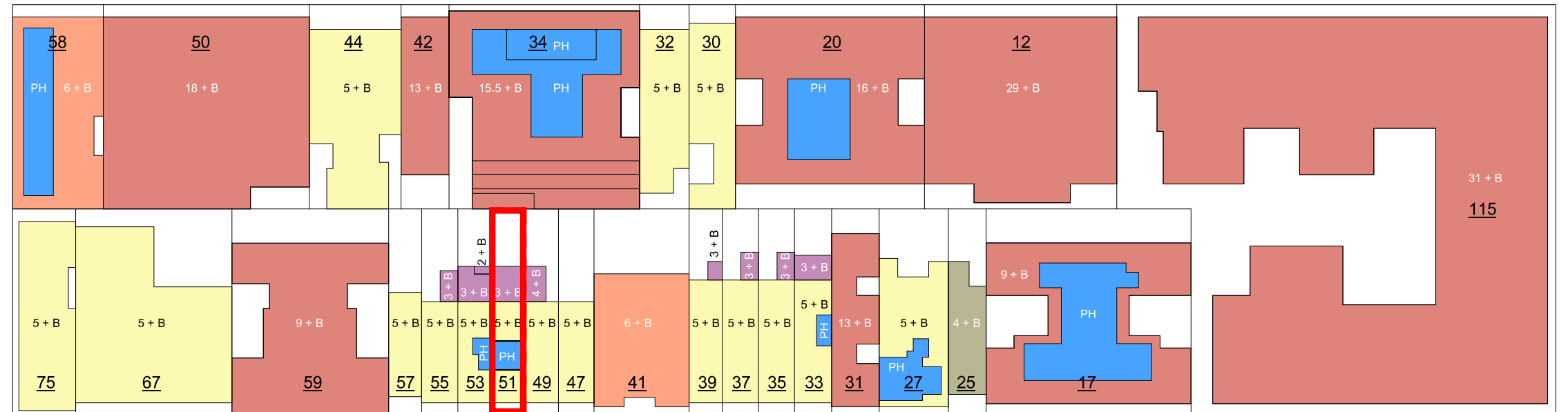
W 71ST ST

W 72ND ST

PROPOSED

- < 4 STORY + BASEMENT
- 5 STORY + BASEMENT
- 6 STORY + BASEMENT
- > 9 STORY + BASEMENT
- REAR ENLARGEMENT
- PERMITTED PENTHOUSE

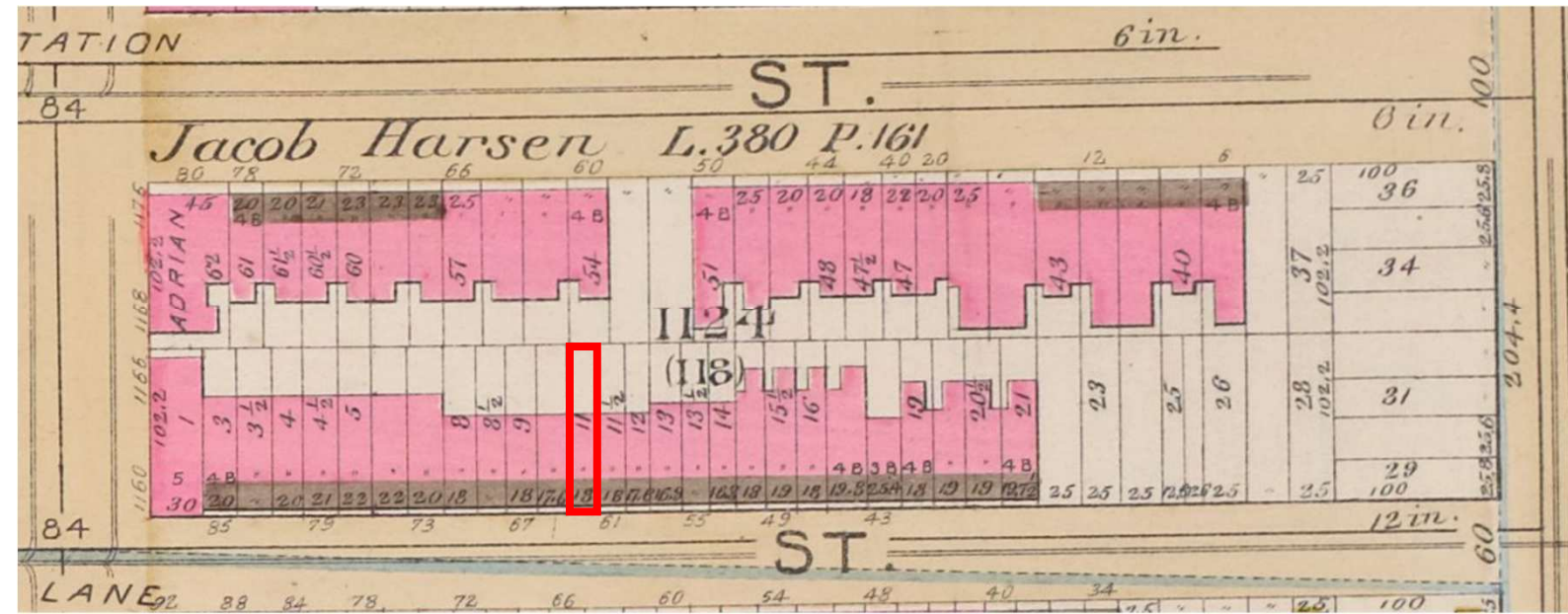
COLUMBUS AVE



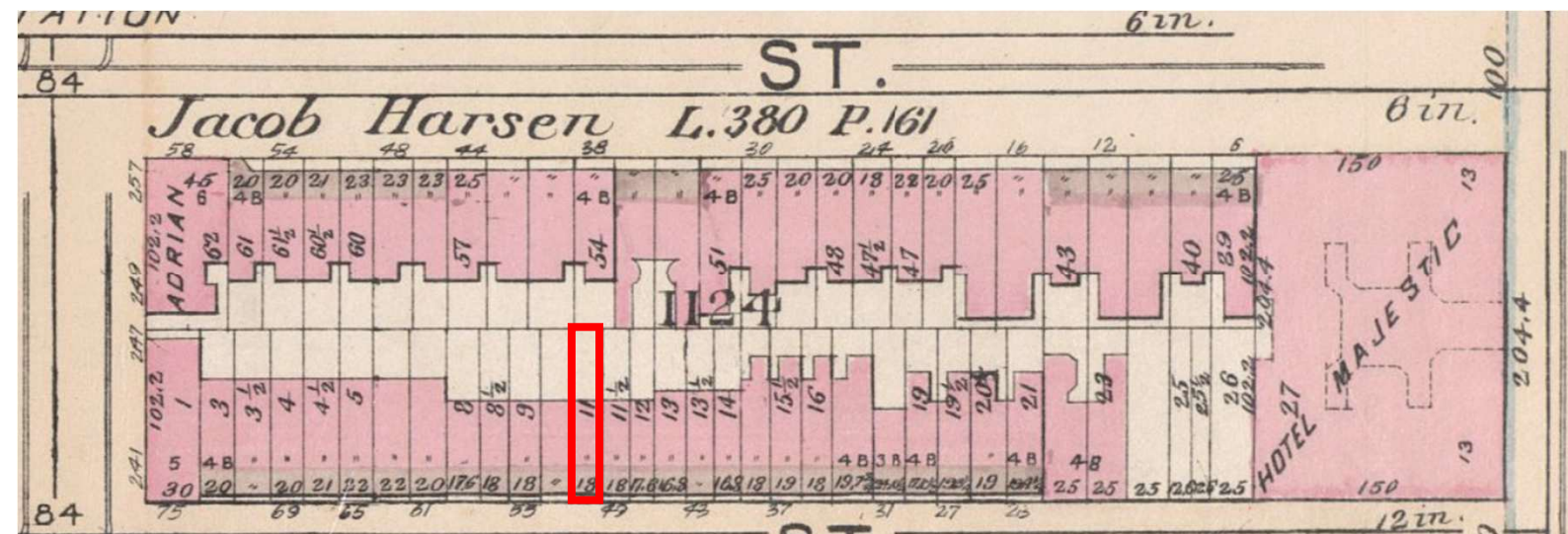
CENTRAL PARK W

W 71ST ST

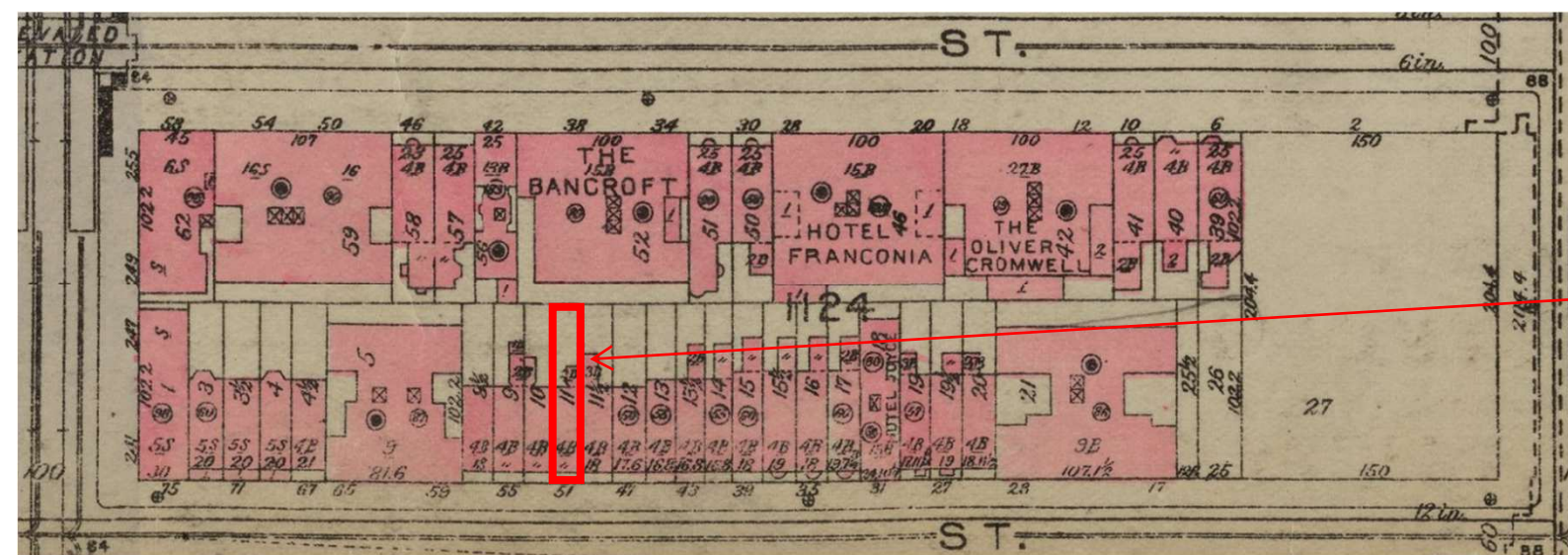
GW BROMLEY & CO MAP
1891



GW BROMLEY & CO MAP
1897



GW BROMLEY & CO MAP
1930



REAR EXTENSIONS
BUILT IN THE 20TH
CENTURY









53 W 71ST ST



51 W 71ST ST



49 W 71ST ST











NEW RAILING AND LADDER FOR CODE REQUIRED ROOF ACCESS

NEW CHIMNEY TO EXTEND ABOVE NEW PENTHOUSE ADDITION

NEW STUCCO PH LIMESTONE COLOR



NEW METAL RAILINGS TO MATCH HISTORIC PHOTOS.



MEZZANINE ROOF EL. + 64' - 8 1/8"

MEZZANINE / MAIN ROOF EL. + 46' - 10 1/4"

FOURTH FLOOR EL. + 34' - 7 7/8"

THIRD FLOOR EL. + 23' - 5 3/8"

SECOND FLOOR EL. + 12' - 4 1/4"

FIRST FLOOR EL. + 0' - 0"

GROUND EL. - 7' - 4 7/8"

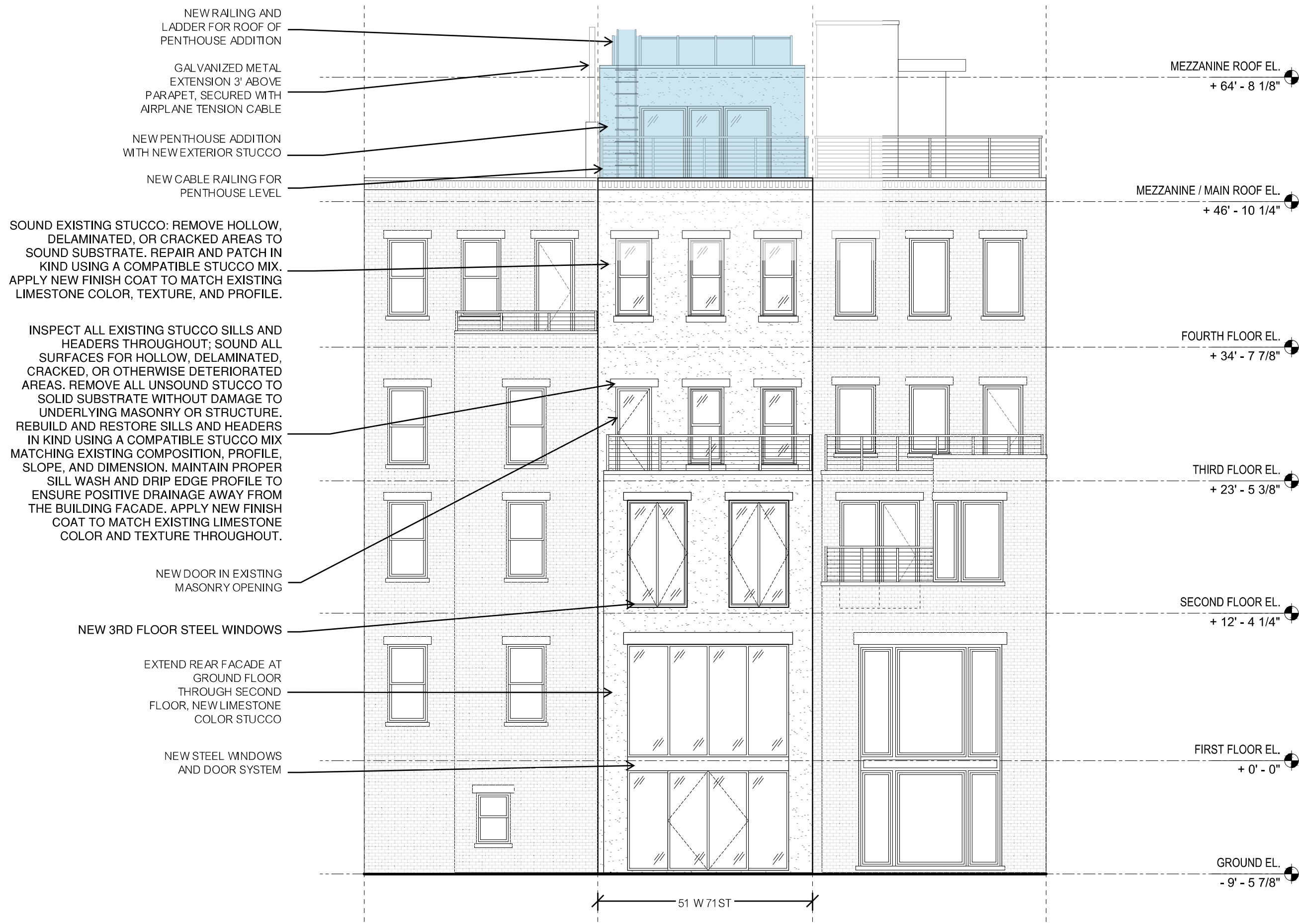
51 W 71ST

REMOVE EXISTING WINDOWS AND INSPECT OPENINGS. INSTALL NEW WINDOWS WITHIN EXISTING ROUGH OPENINGS WITHOUT ALTERATION TO OPENING SIZE OR CONFIGURATION.

REMOVE EXISTING REAR ADDITION

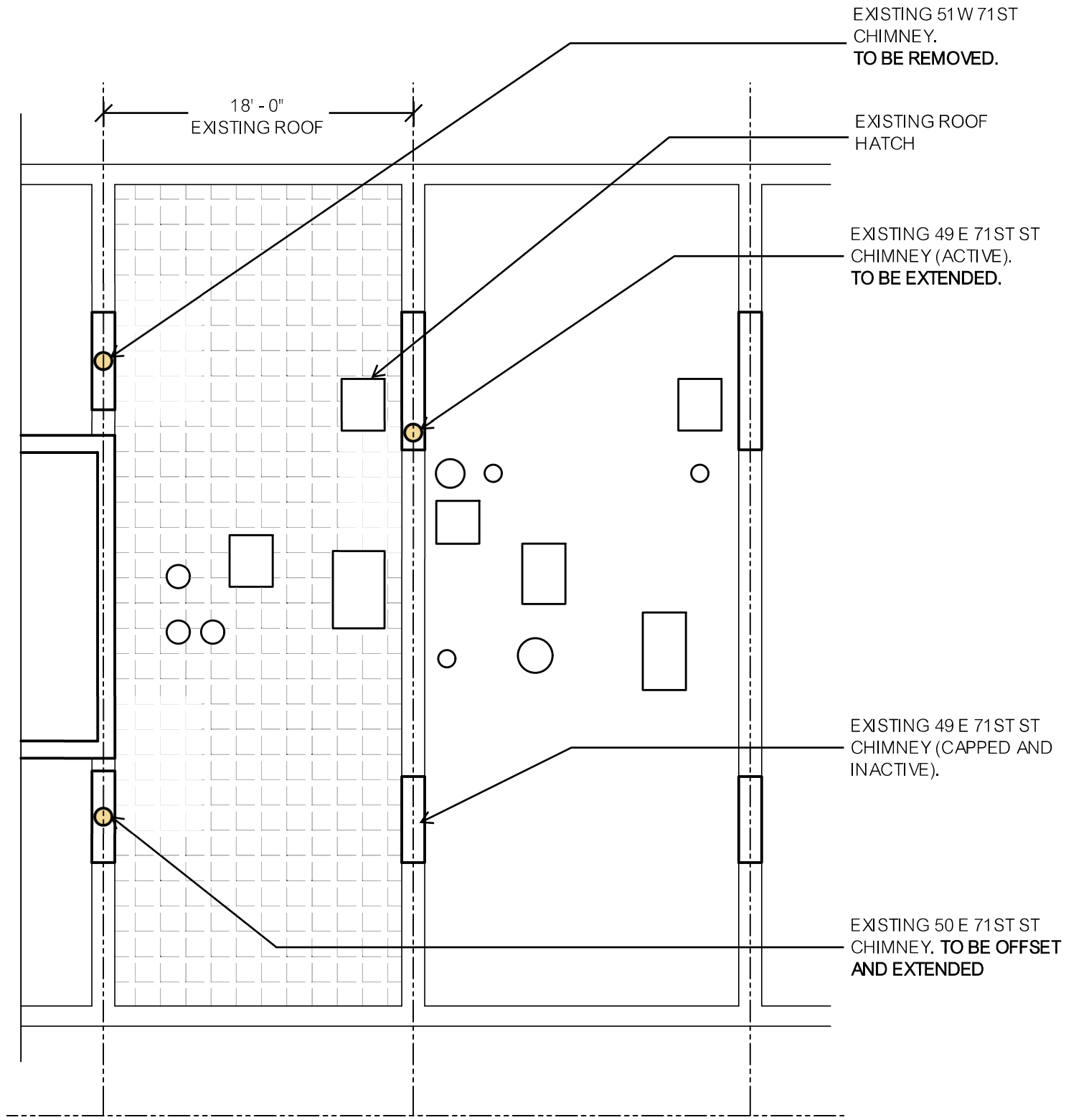
REMOVE EXISTING REAR PORCH AND STAIR





LEGEND



CHIMNEY 

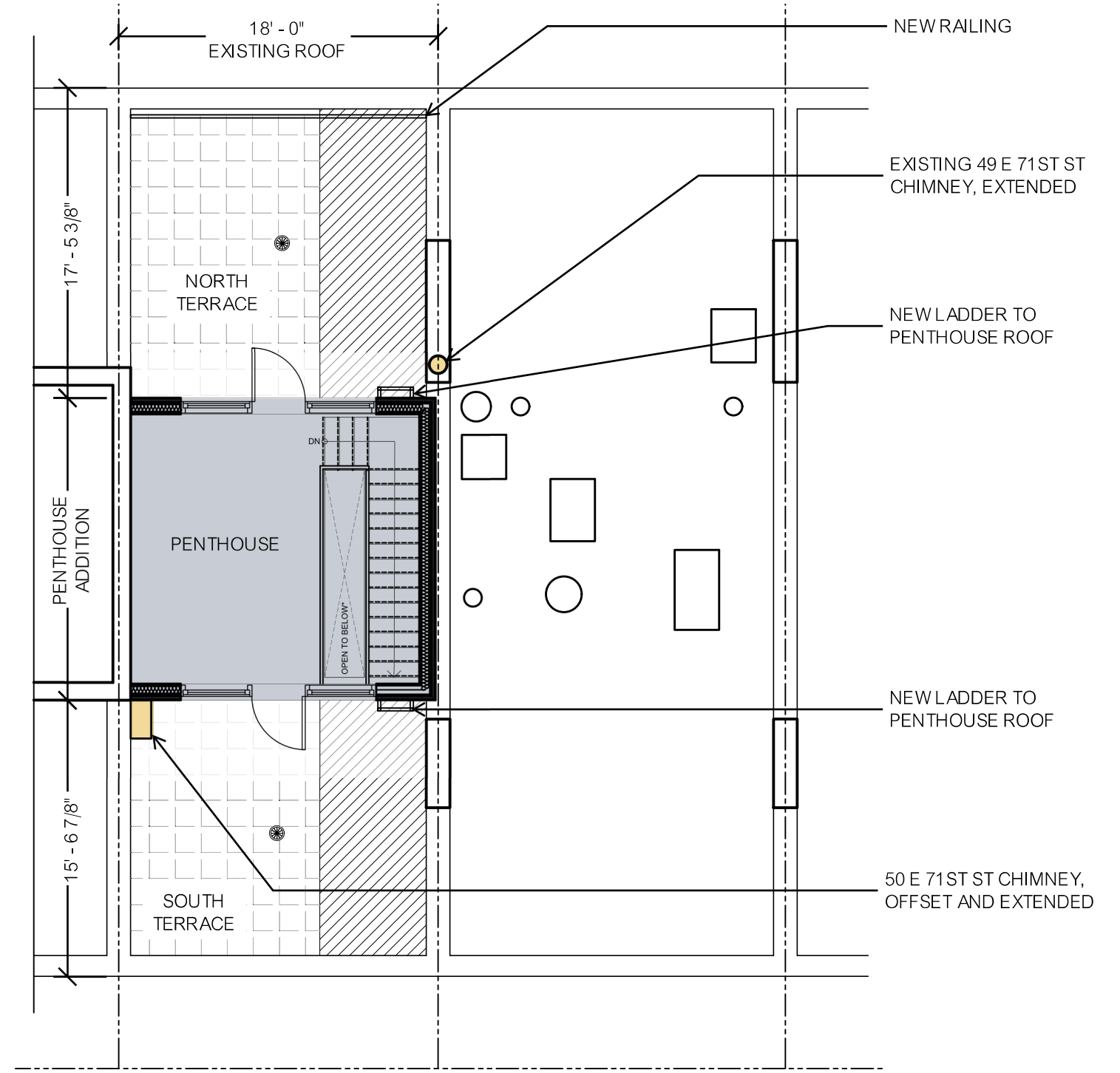


EXISTING ROOF PLAN



LEGEND


PENTHOUSE ADDITION 
CHIMNEY 

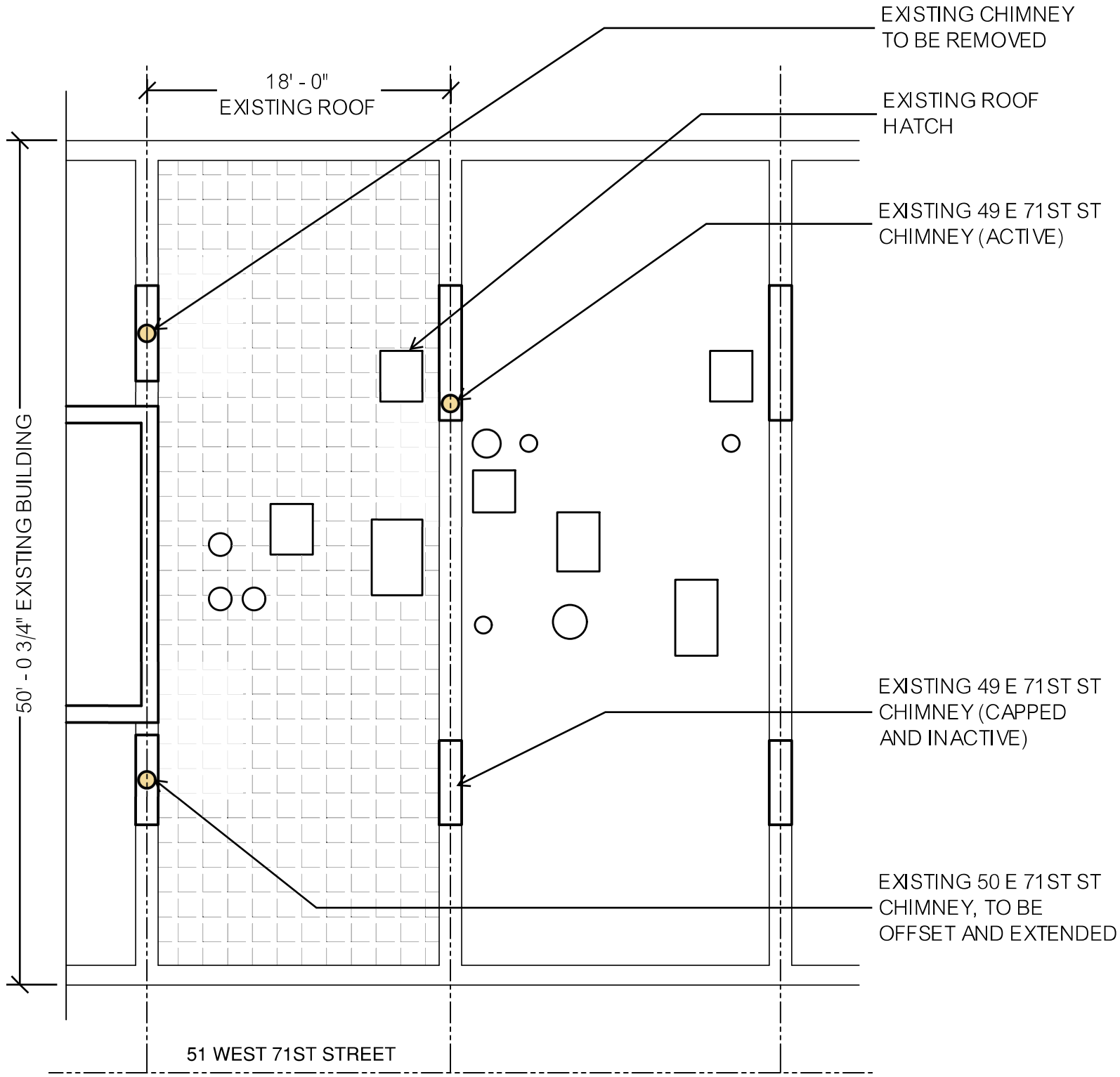


PROPOSED PENTHOUSE FLOOR PLAN



LEGEND

CHIMNEY 

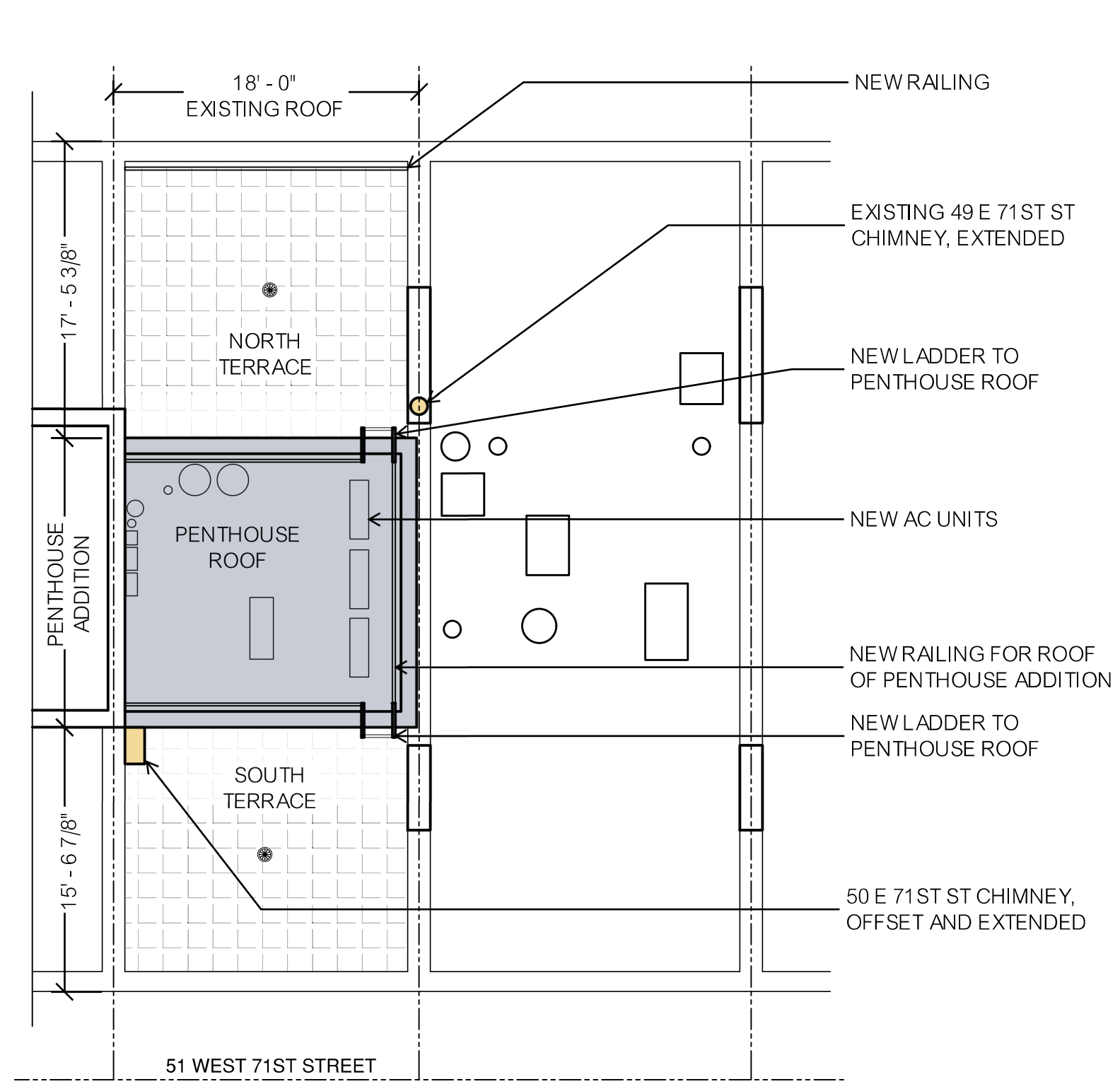


EXISTING ROOF PLAN



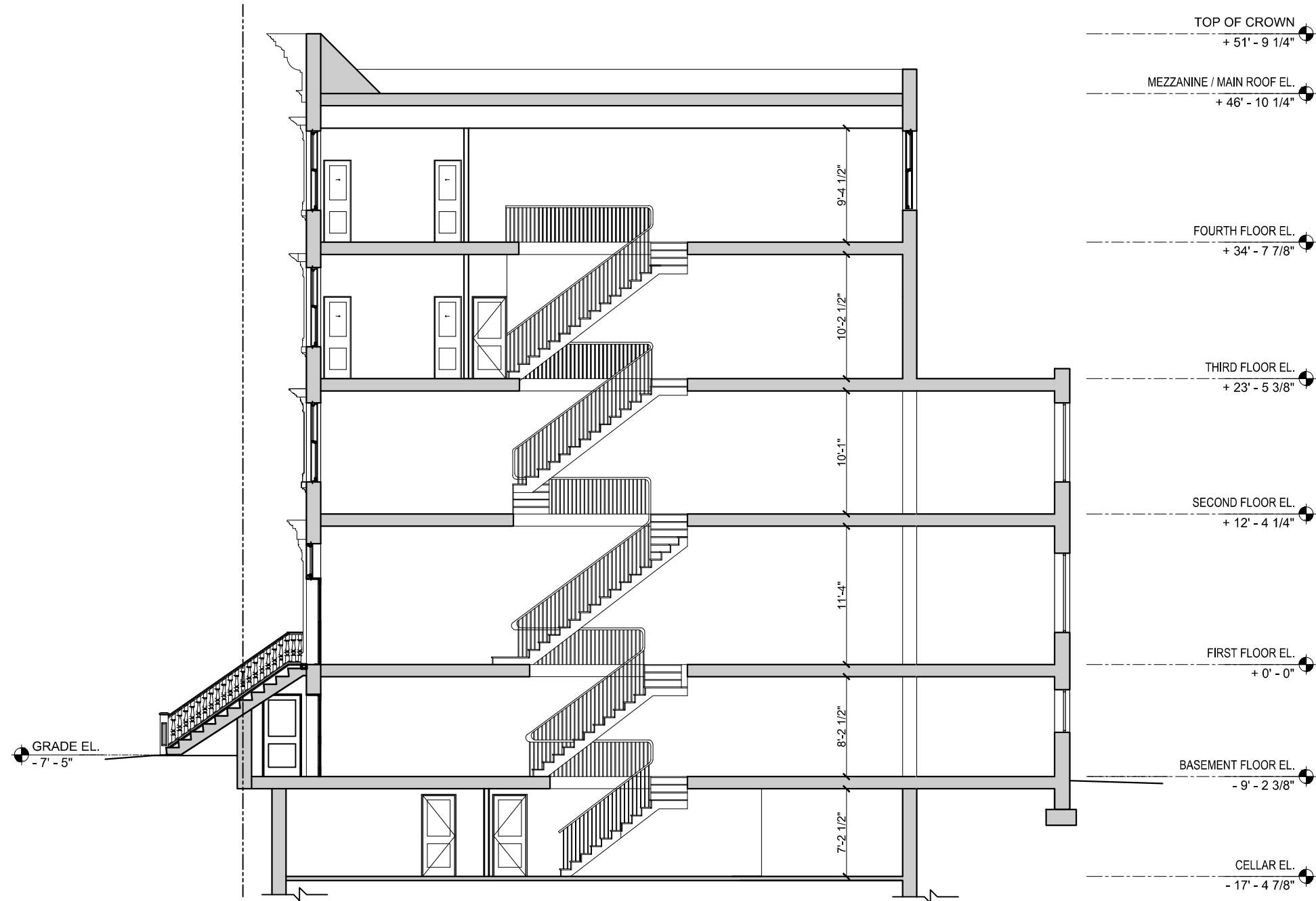
LEGEND

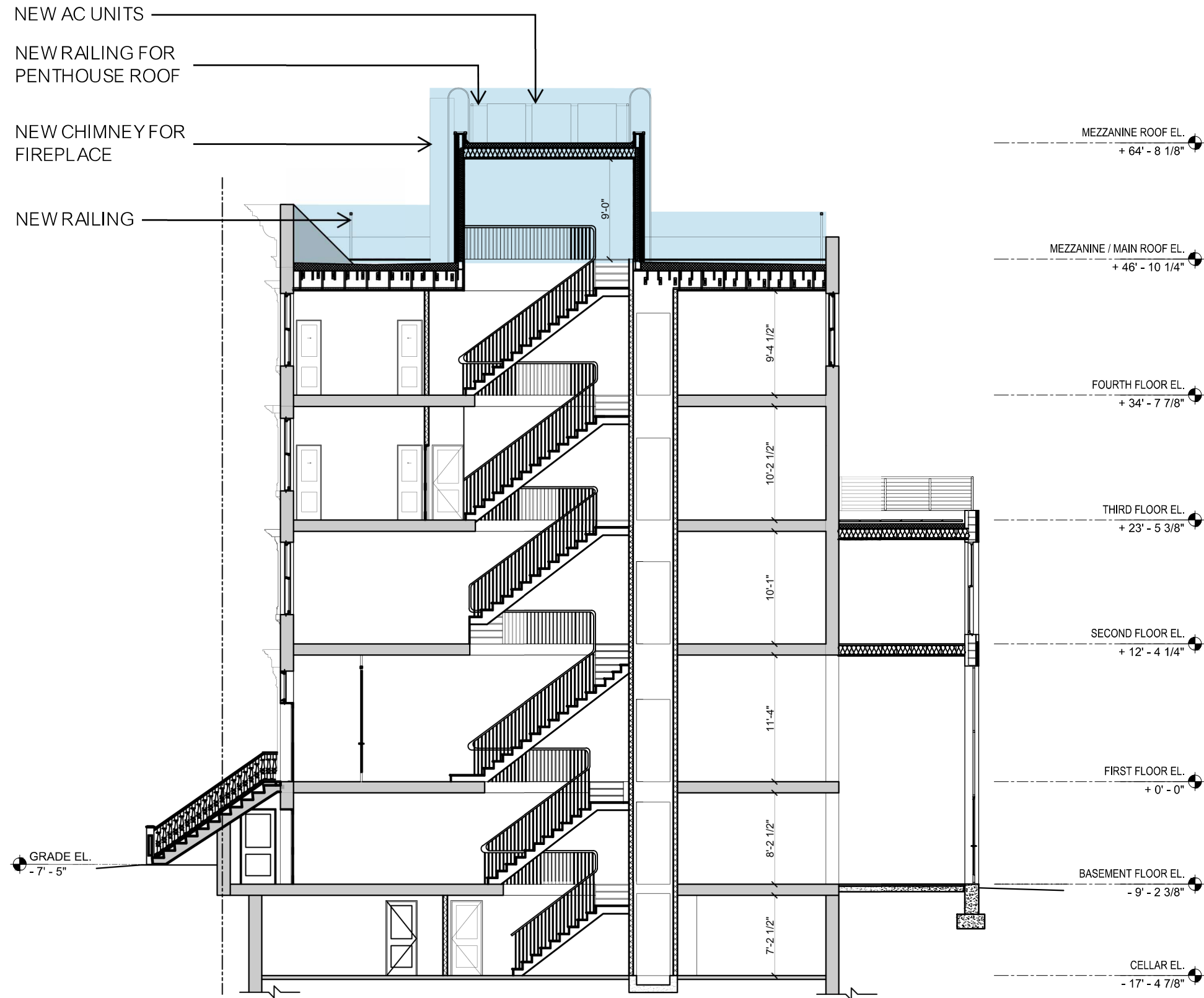
PENTHOUSE ADDITION  CHIMNEY 

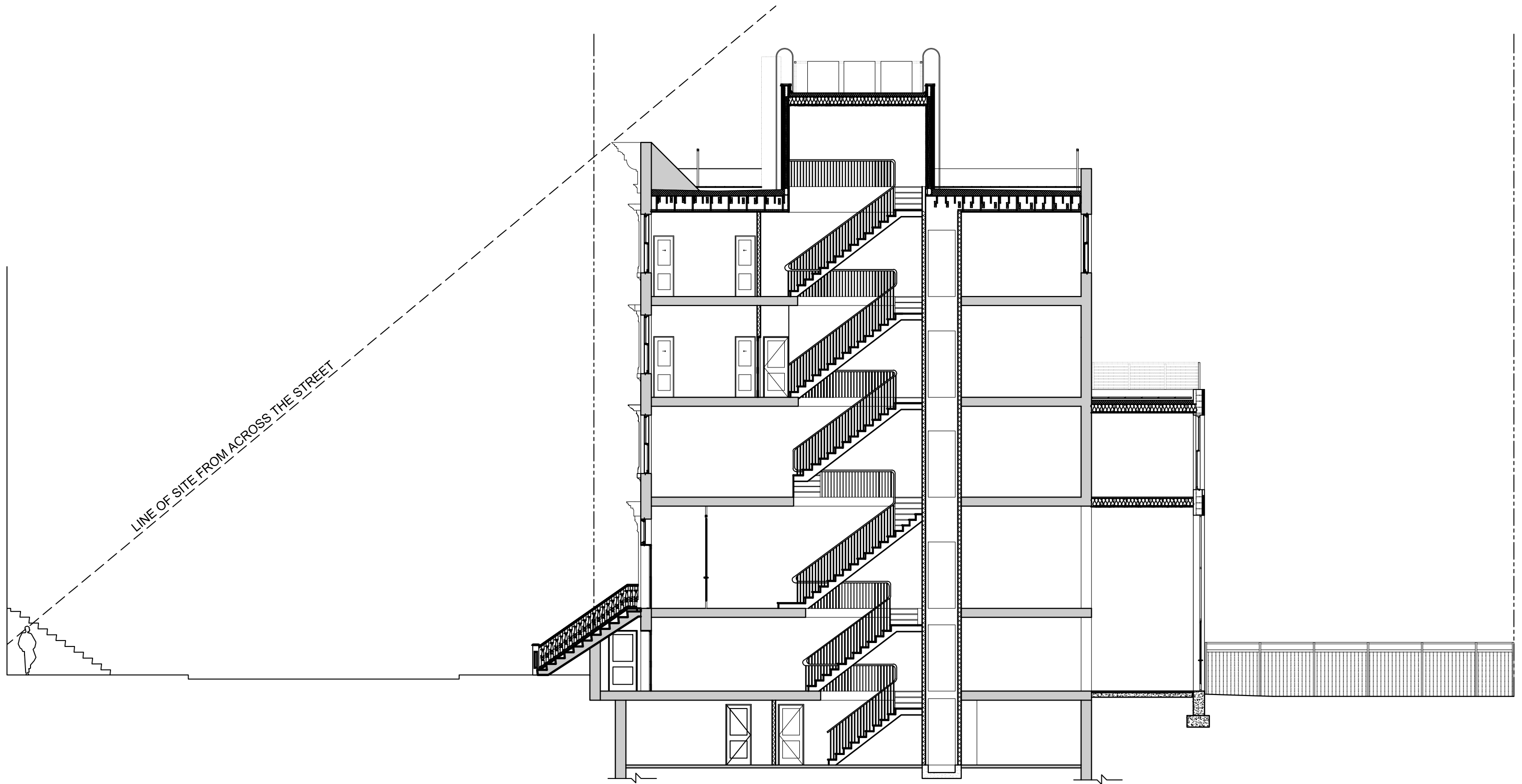


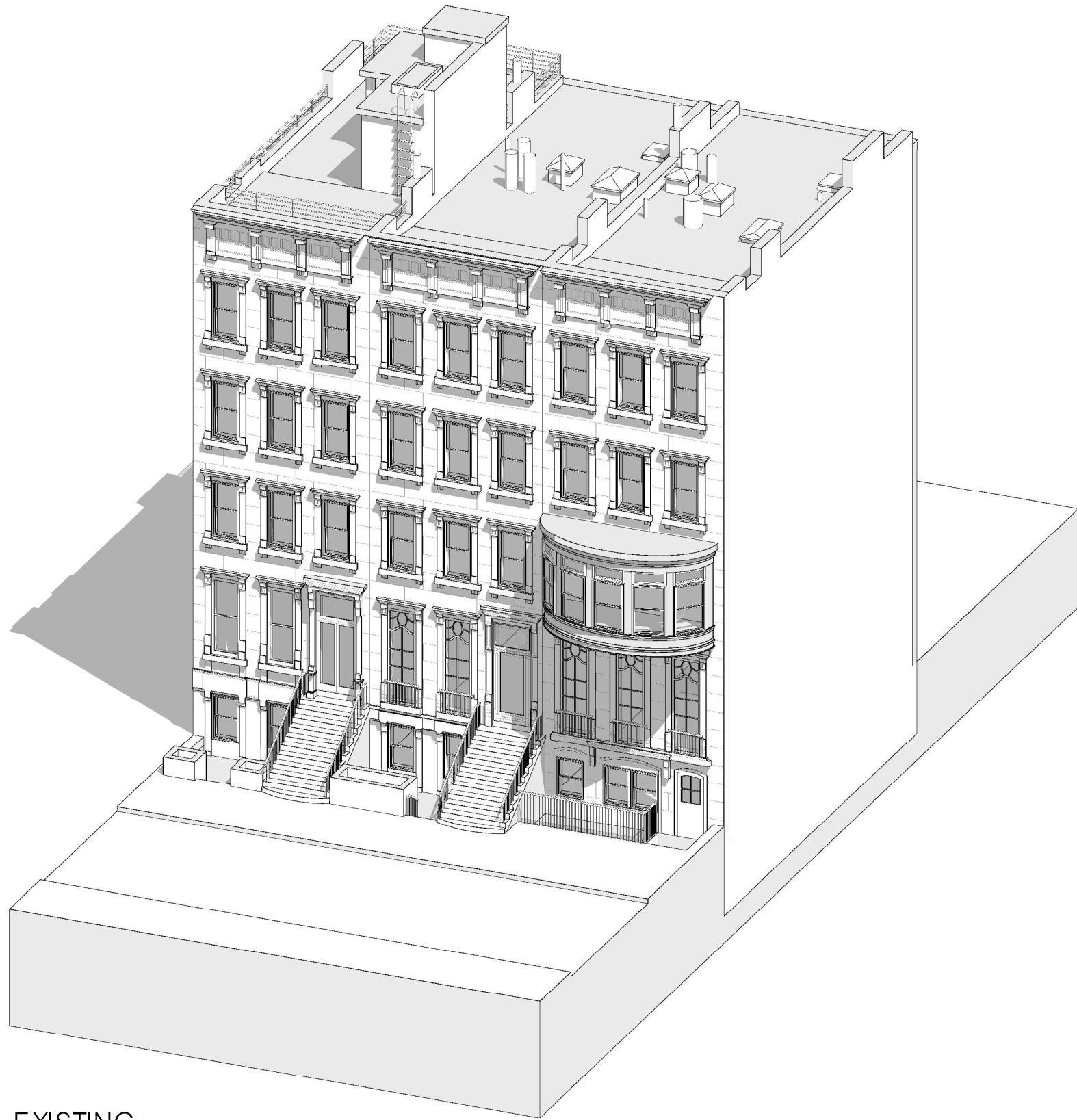
PROPOSED ROOF PLAN



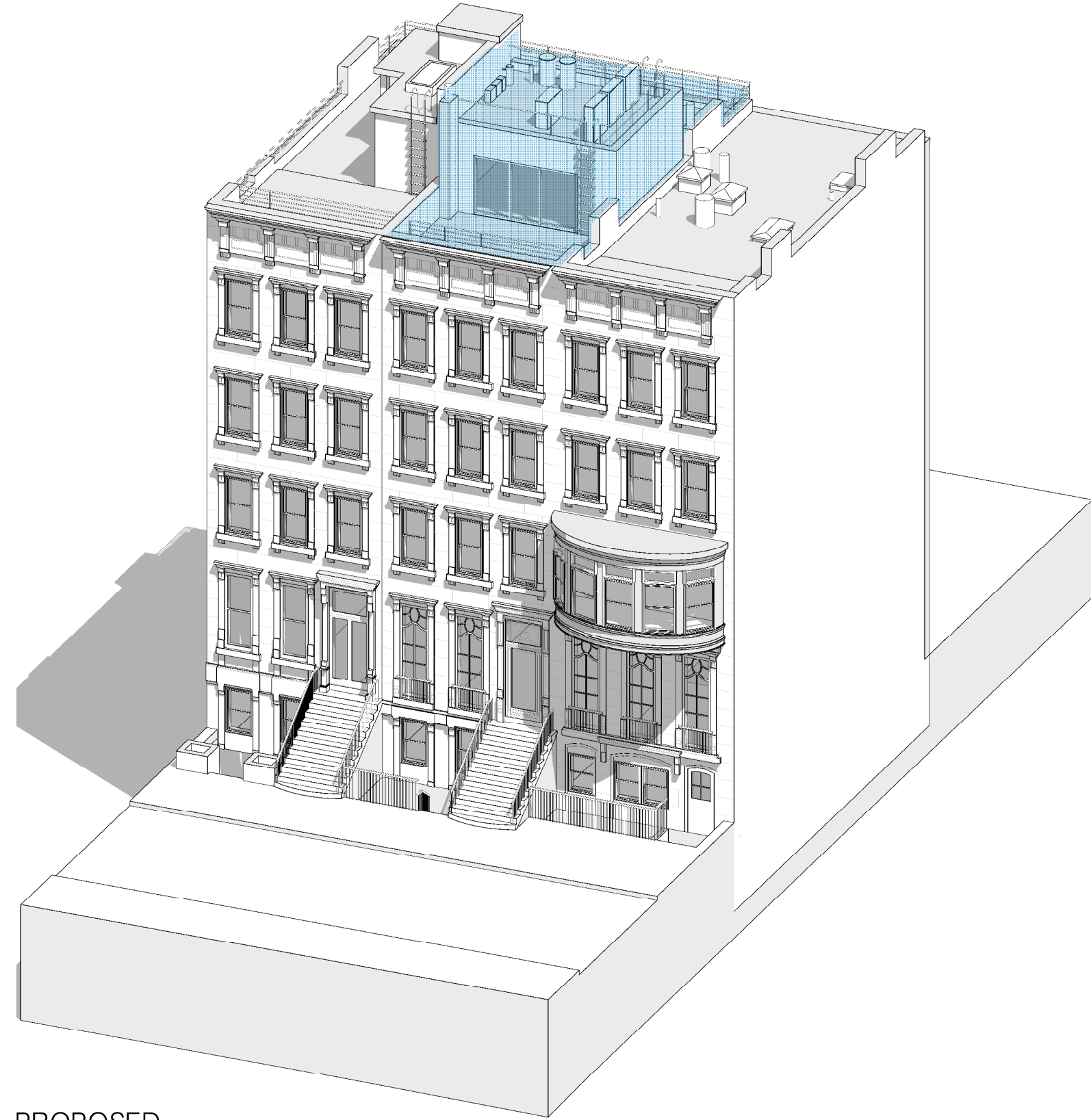




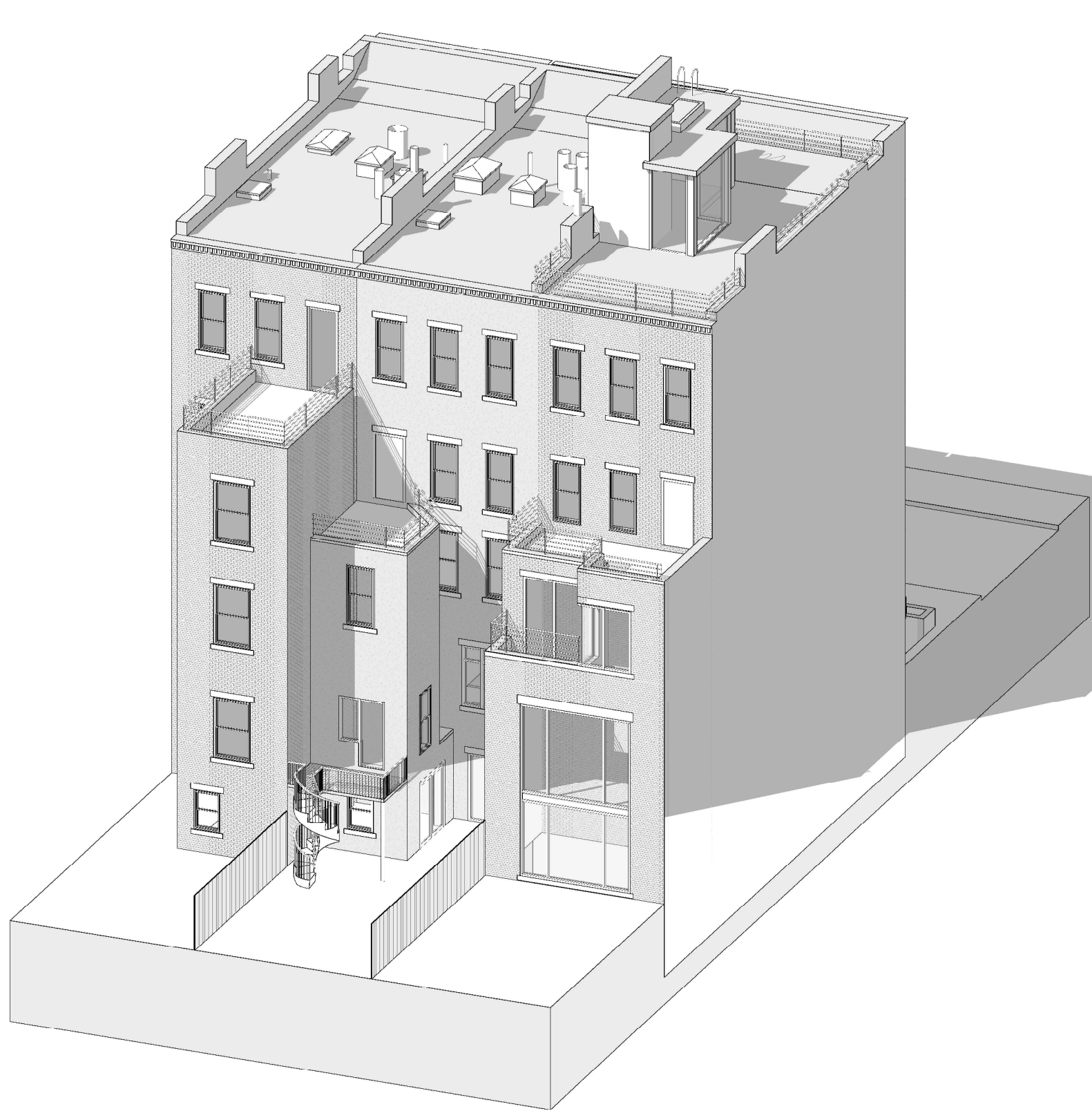




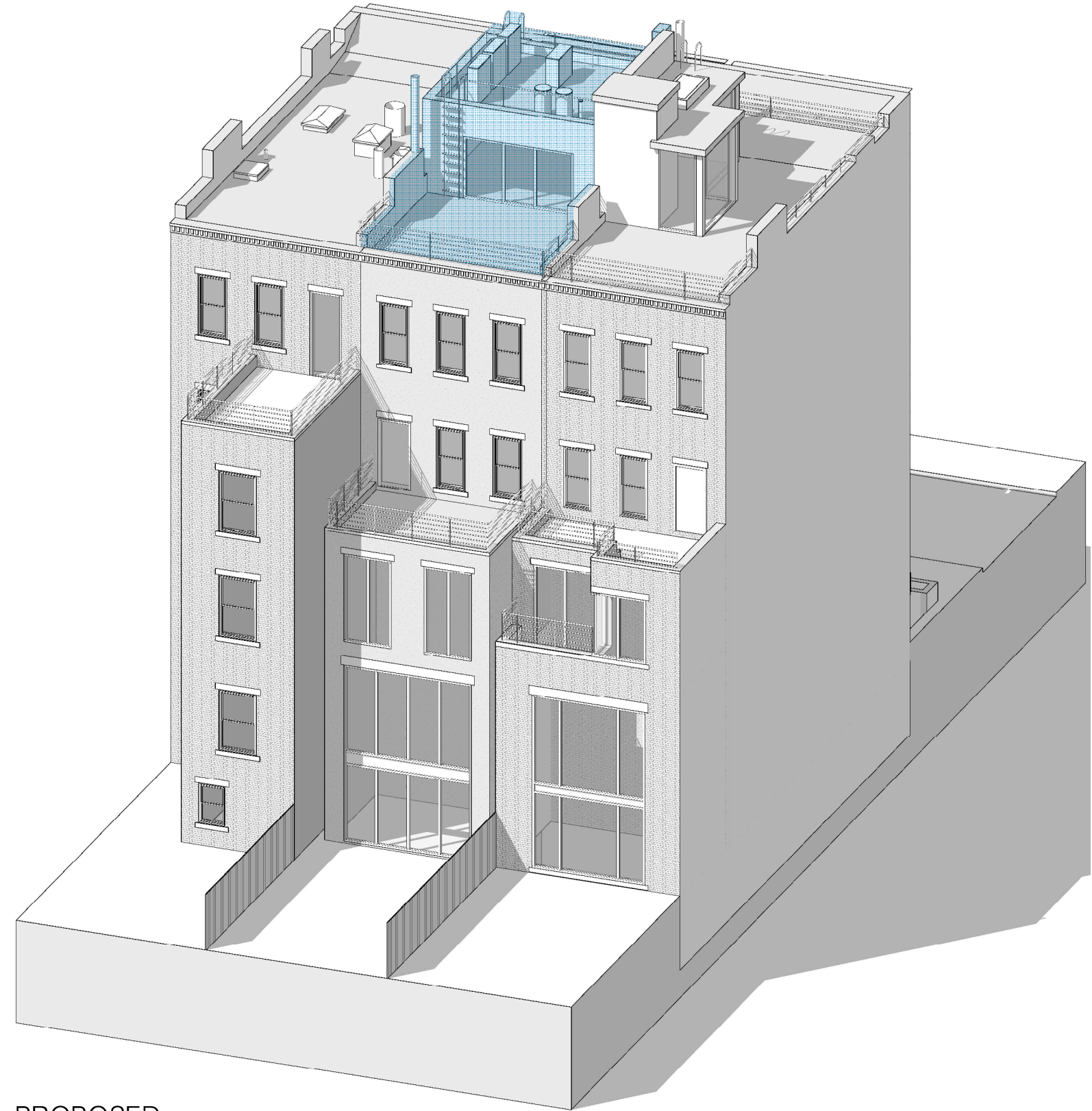
EXISTING



PROPOSED



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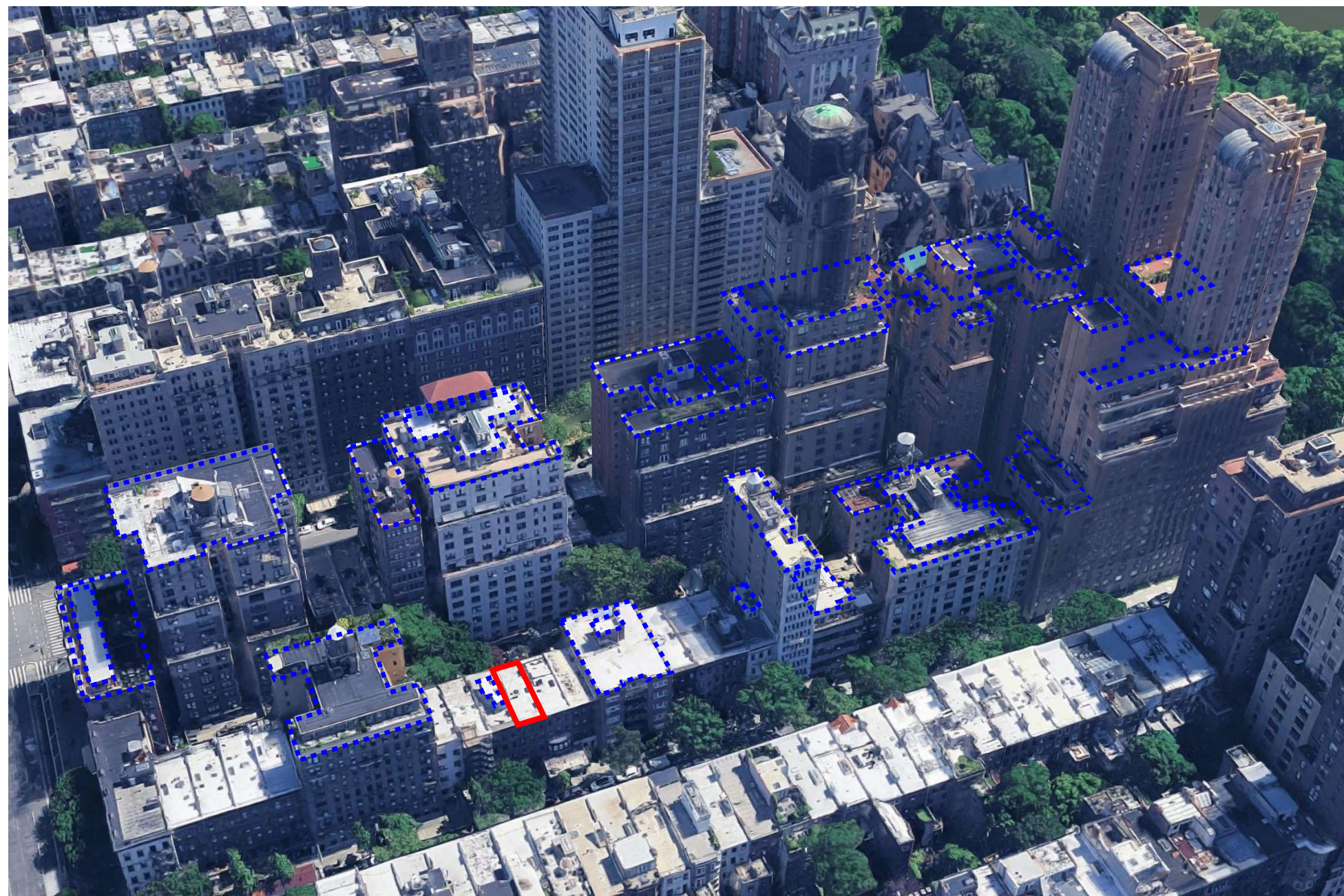
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APPENDIX

ADDITIONAL REFERENCE MATERIALS AND PROJECT DOCUMENTATION

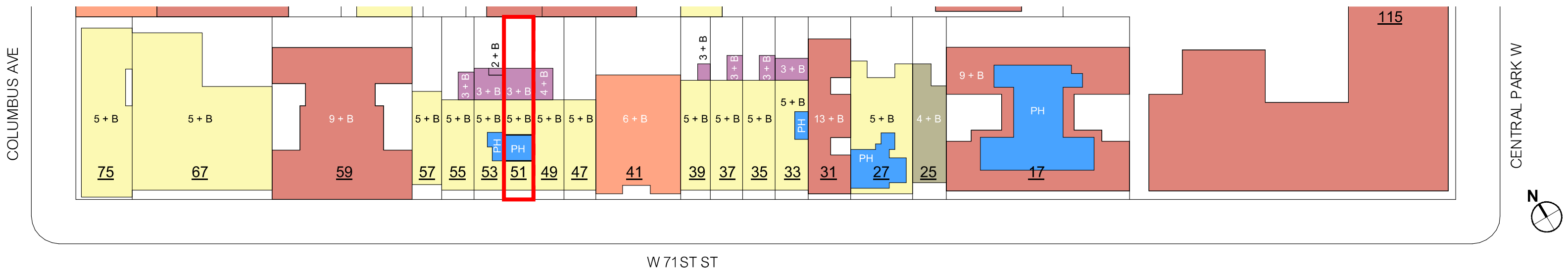


- 51 W 71ST ST
- BUILDINGS AND VERTICAL ENLARGEMENTS WITHIN BLOCK THAT ARE TALLER THAN 51 W 71ST ST



- < 4 STORY + BASEMENT
- 5 STORY + BASEMENT
- 6 STORY + BASEMENT
- > 9 STORY + BASEMENT
- REAR ENLARGEMENT
- PERMITTED PENTHOUSE











VIEW FROM WEST 71ST STREET: PROPOSED ROOF ENLARGEMENT IS NOT VISIBLE FROM PUBLIC THOROUGHFARE. WORK IS LOCATED BEYOND PUBLIC SIGHTLINES IN ACCORDANCE WITH LPC CRITERIA FOR NON-VISIBLE ADDITIONS.





PAINTED STEEL SQUARE
UPPER AND LOWER
HORIZONTAL CROSS
MEMBERS

PAINTED STEEL
TENSION CABLE



BLACK WINDOW FRAME



GALVANIZED METAL
FOR FLUE EXTENSION
AND FLUE CAP



STUCCO



OVERALL PHOTO



DETAILS

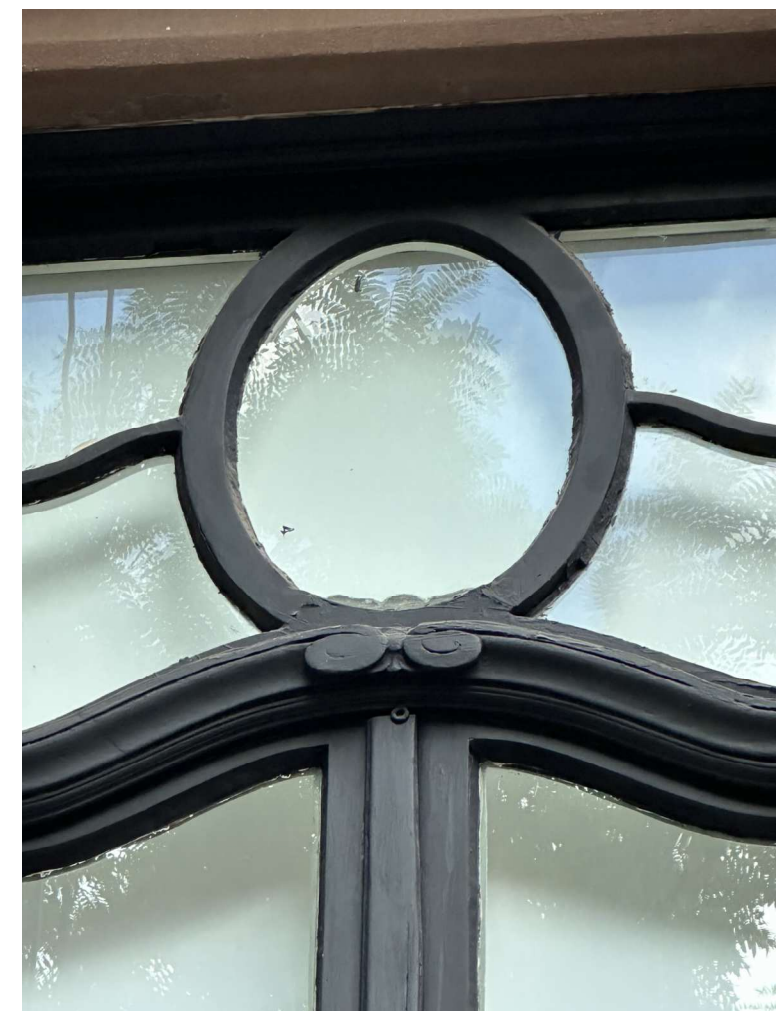
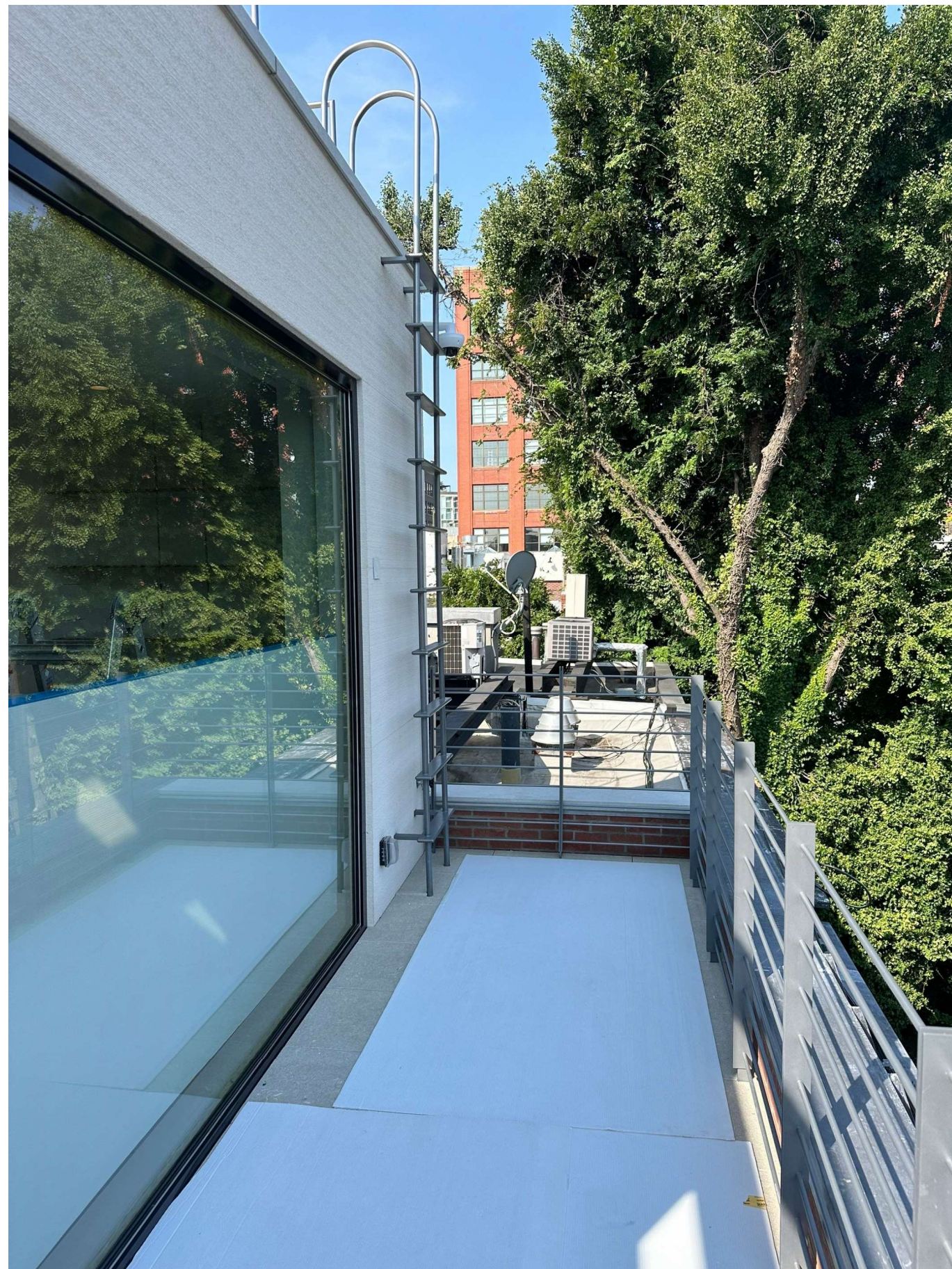


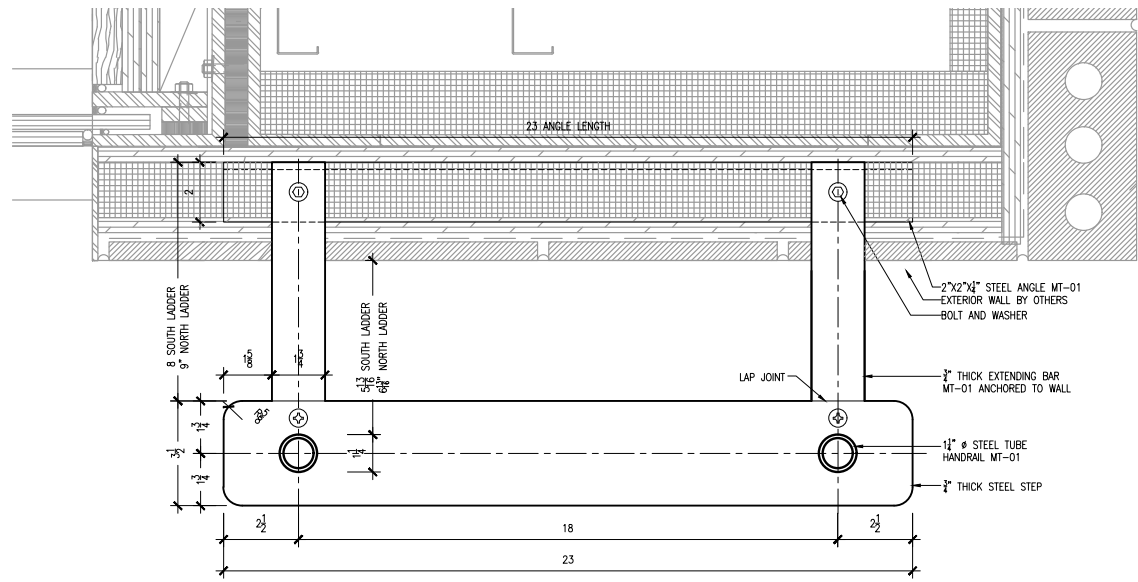


PHOTO MONTAGE

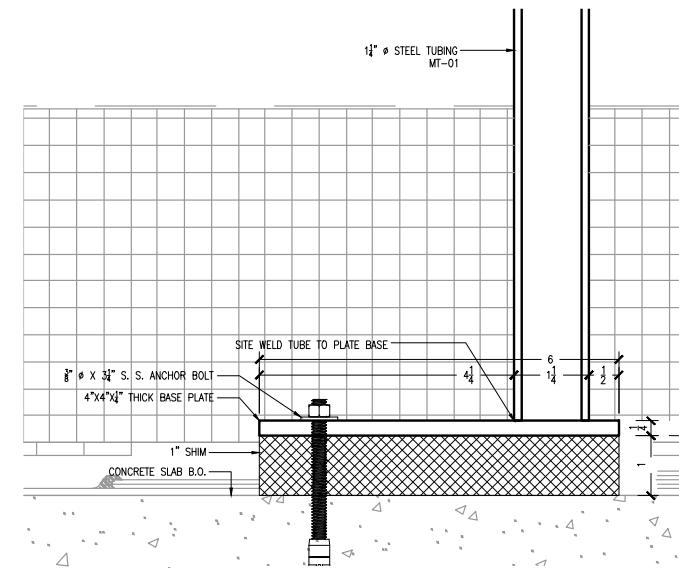


REFERENCE INSTALLATION

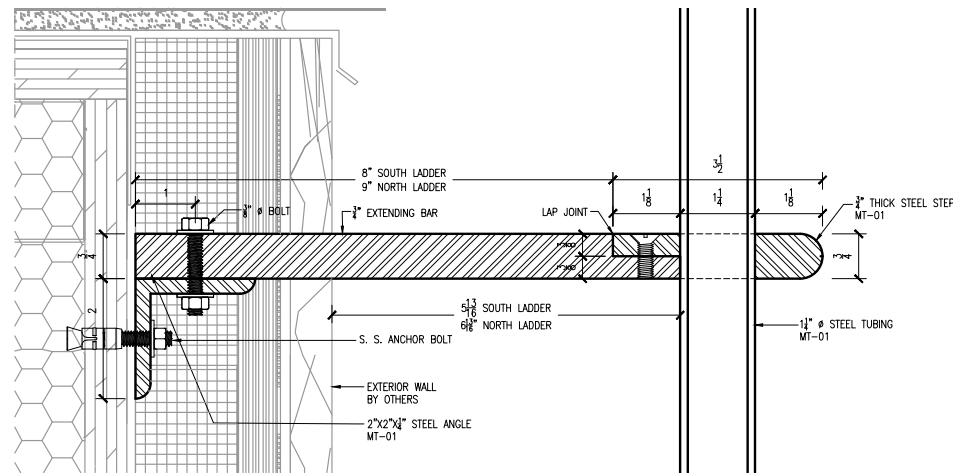




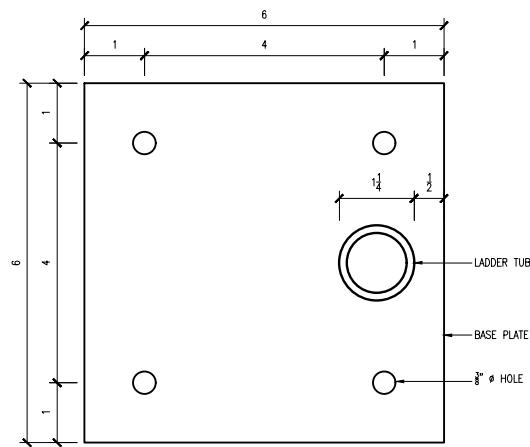
1 PLAN SECTION
SCALE: NTS



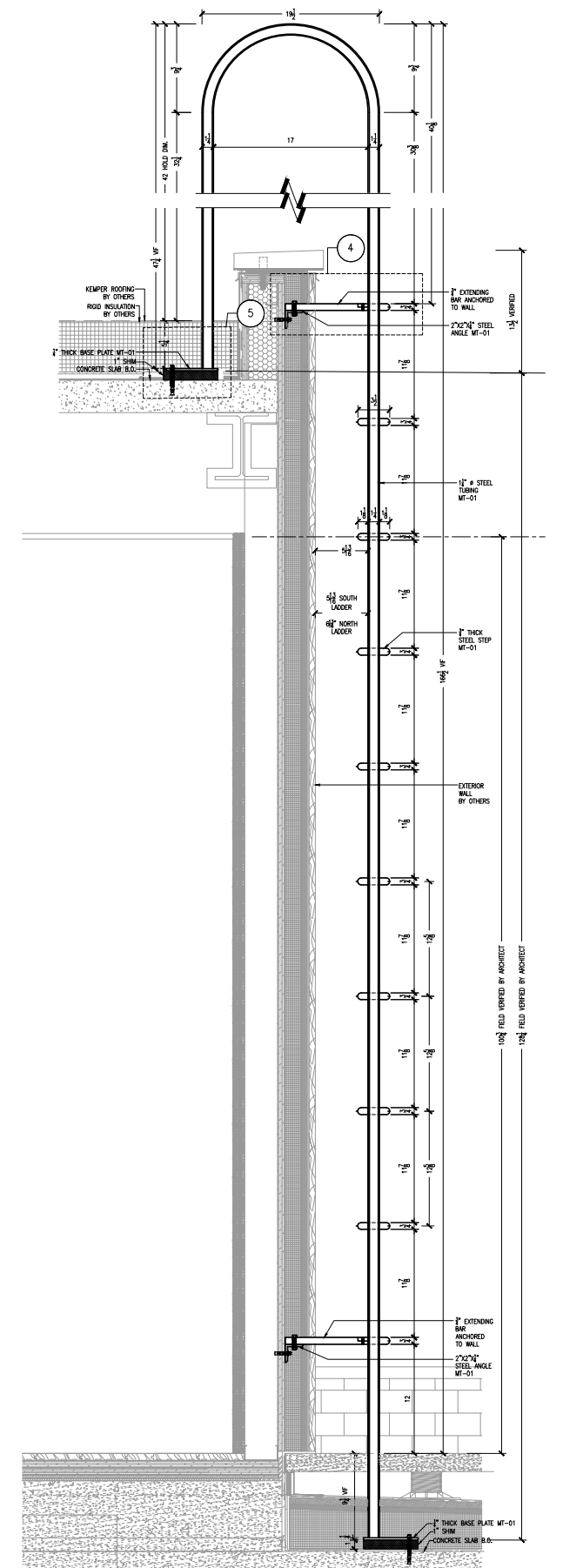
3 PLAN SECTION
SCALE: NTS



2 DETAIL
SCALE: NTS



4 DETAIL
SCALE: NTS



5 CROSS SECTION
SCALE: NTS

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