

July 14, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 15, LPC-26-01739

**169 East 71st Street – Upper East Side Historic District
Borough of Manhattan**

To testify virtually, please join Zoom

Webinar ID: 165 925 1200

Passcode: 259056

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

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169 East 71st Street

LANDMARKS PRESENTATION:

- 2 PROJECT DESCRIPTION, LANDMARK APPROVED BUILDING SECTION, AND PRE CONSTRUCTION PHOTO
- 3 FRONT FAÇADE: PRE CONSTRUCTION AND AS BUILT
- 4 FRONT FAÇADE: AS BUILT
- 5 REAR NORTH FAÇADE: PRE CONSTRUCTION AND AS BUILT
- 6 REAR SETBACK: PRE CONSTRUCTION PLAN, LANDMARK APPROVED PLAN, AND AS BUILT SURVEY PLAN
- 7 REAR SETBACK: PRE CONSTRUCTION PLAN
- 8 REAR SETBACK: LANDMARK APPROVED PLAN
- 9 REAR SETBACK: AS BUILT SURVEY PLAN
- 10 AS CONSTRUCTED BUIDING SECTION
- 11 REAR SETBACK: PRE CONSTRUCTION, LANDMARK APPROVED, AND AS BUILT
- 12 NEIGHBORING REAR FACADES: AS BUILT
- 13 NEIGHBORING REAR FACADES: AS BUILT
- 14 REAR SETBACK: AS BUILT VIEW FROM 72ND STREET

PRESENTED BY:



BERTOLINI ARCHITECTURAL WORKS, D.P.C.
12 WEST 32ND STREET, PH
NEW YORK, NY 10001

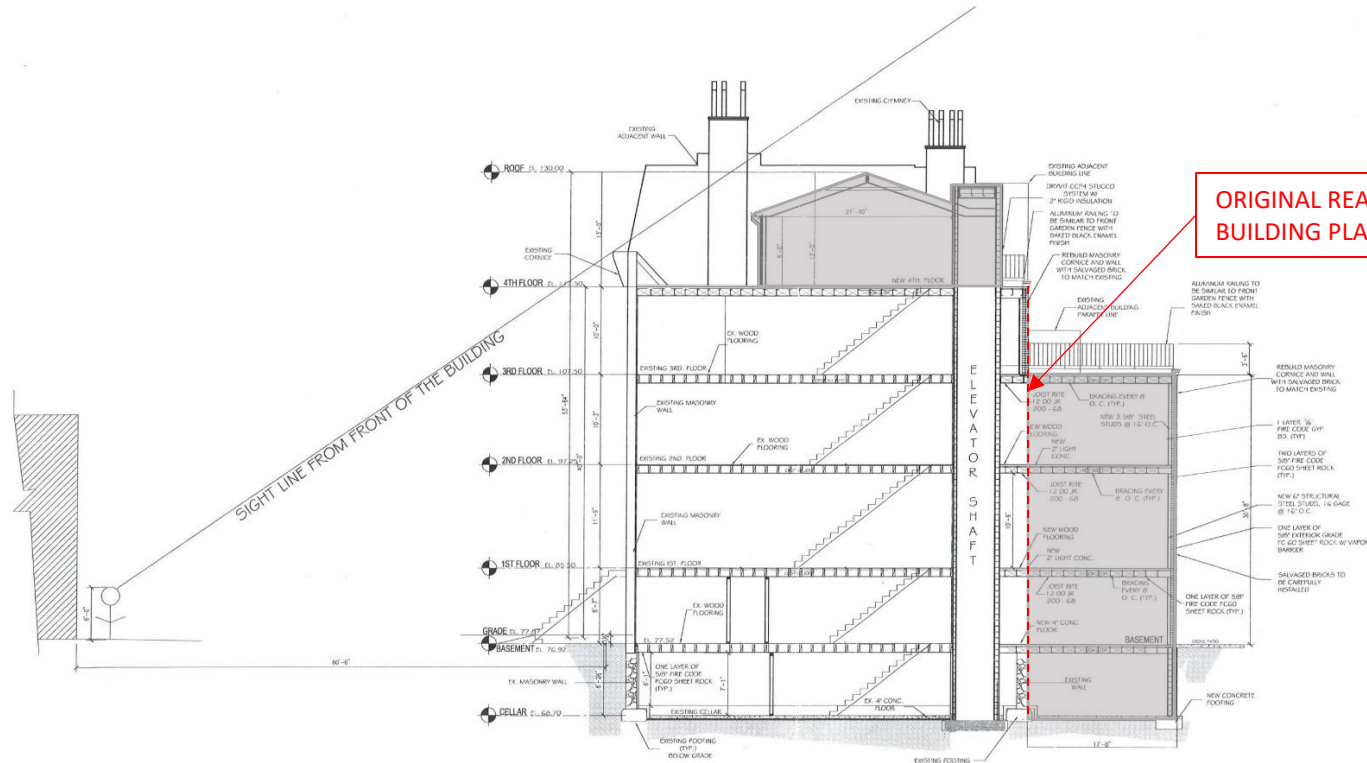
APPLICANT OF RECORD:

NASIR J. KHANZADA, LLC
181-24 HILLSIDE AVENUE, 2ND FLOOR
QUEENS, NEW YORK 11432



The front and rear windows were replaced and the front façade brownstone was repaired and painted.

ORIGINAL REAR
BUILDING PLANE



PRE CONSTRUCTION – SOUTH STREET FAÇADE



PRE CONSTRUCTION – SOUTH STREET FAÇADE



AS BUILT – SOUTH STREET FAÇADE



AS BUILT – SOUTH STREET FAÇADE



AS BUILT – ENTRY PORTICO



AS BUILT – UPPER FLOORS



AS BUILT – CORNICE & WINDOW DETAILS



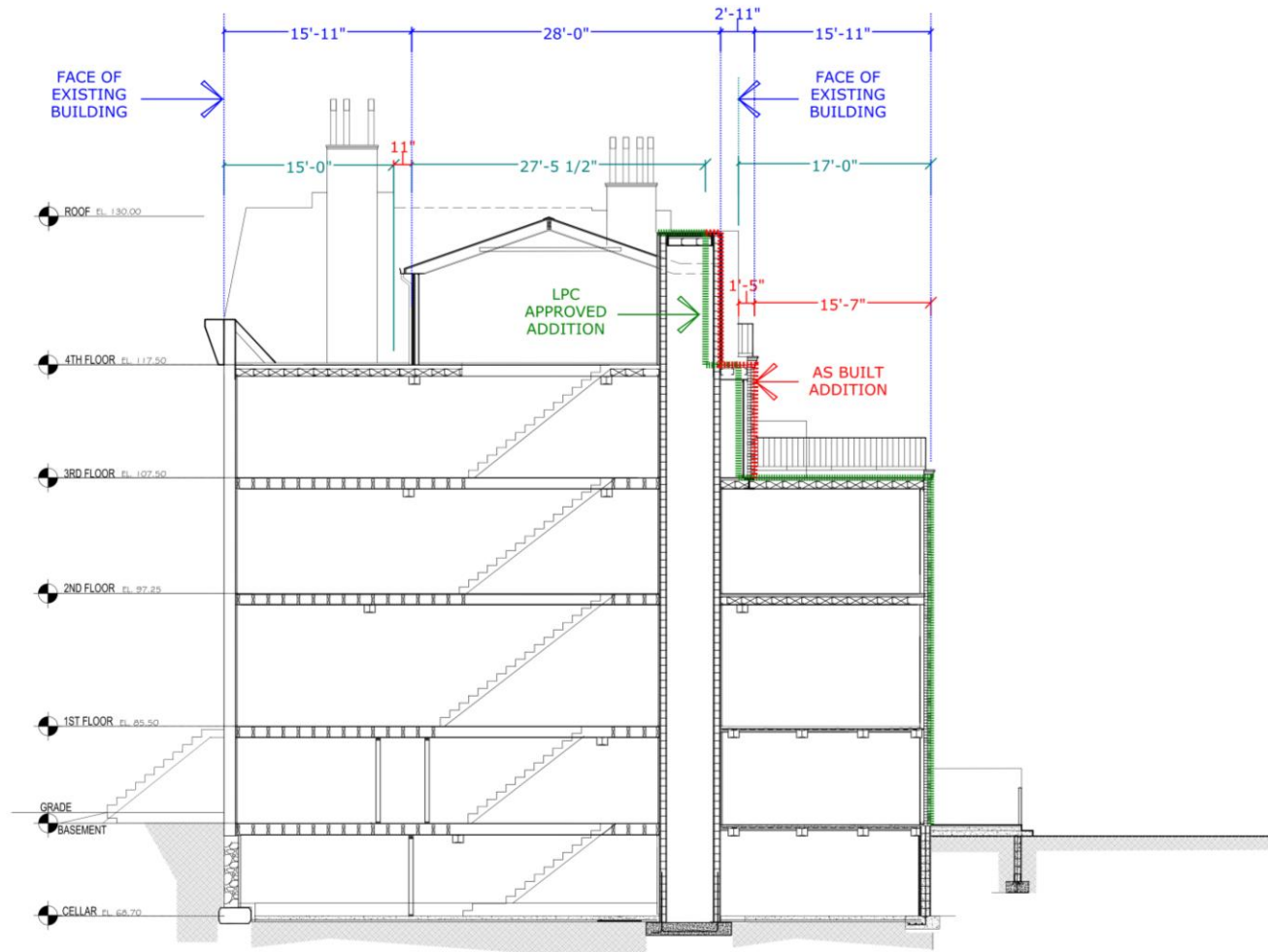
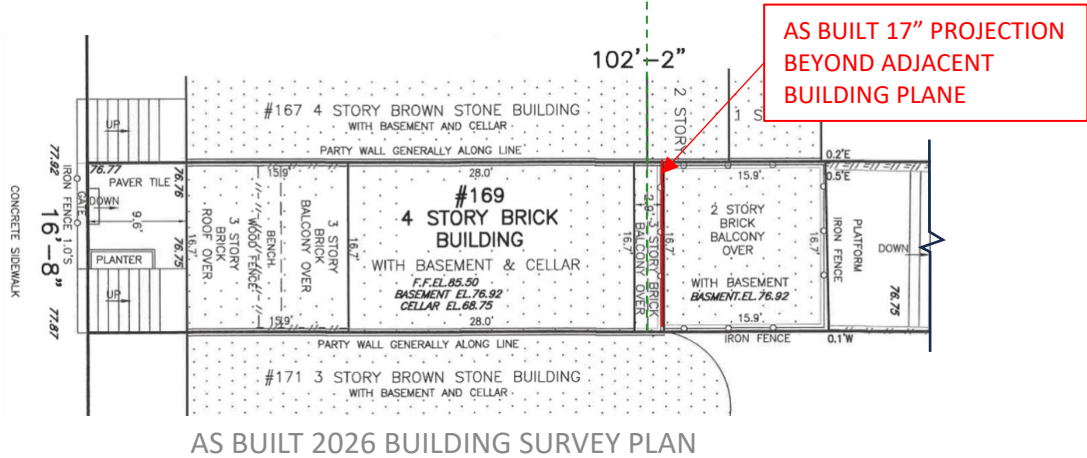
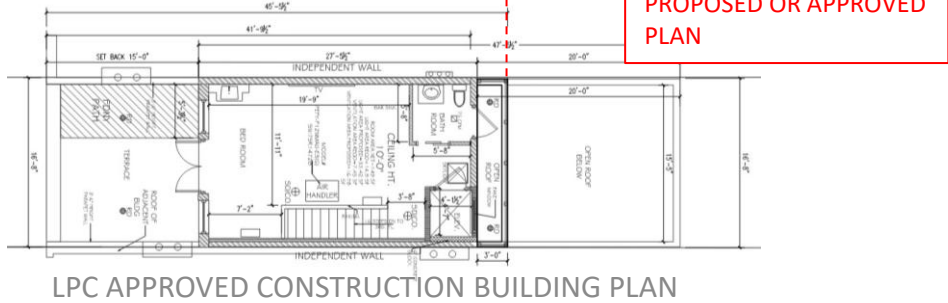
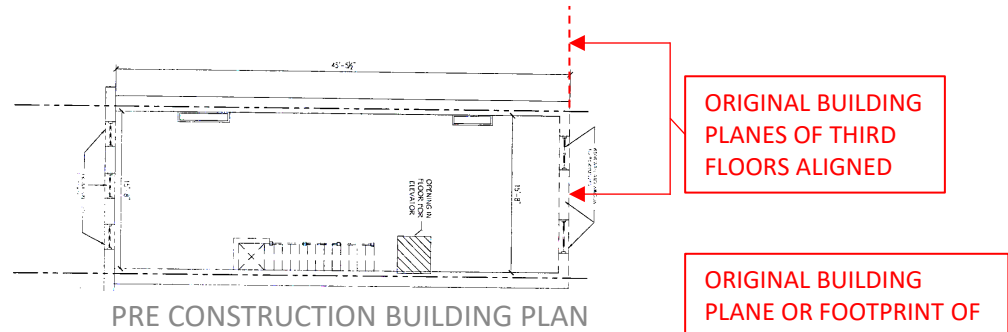
PRE CONSTRUCTION – REAR YARD NORTH ELEVATION



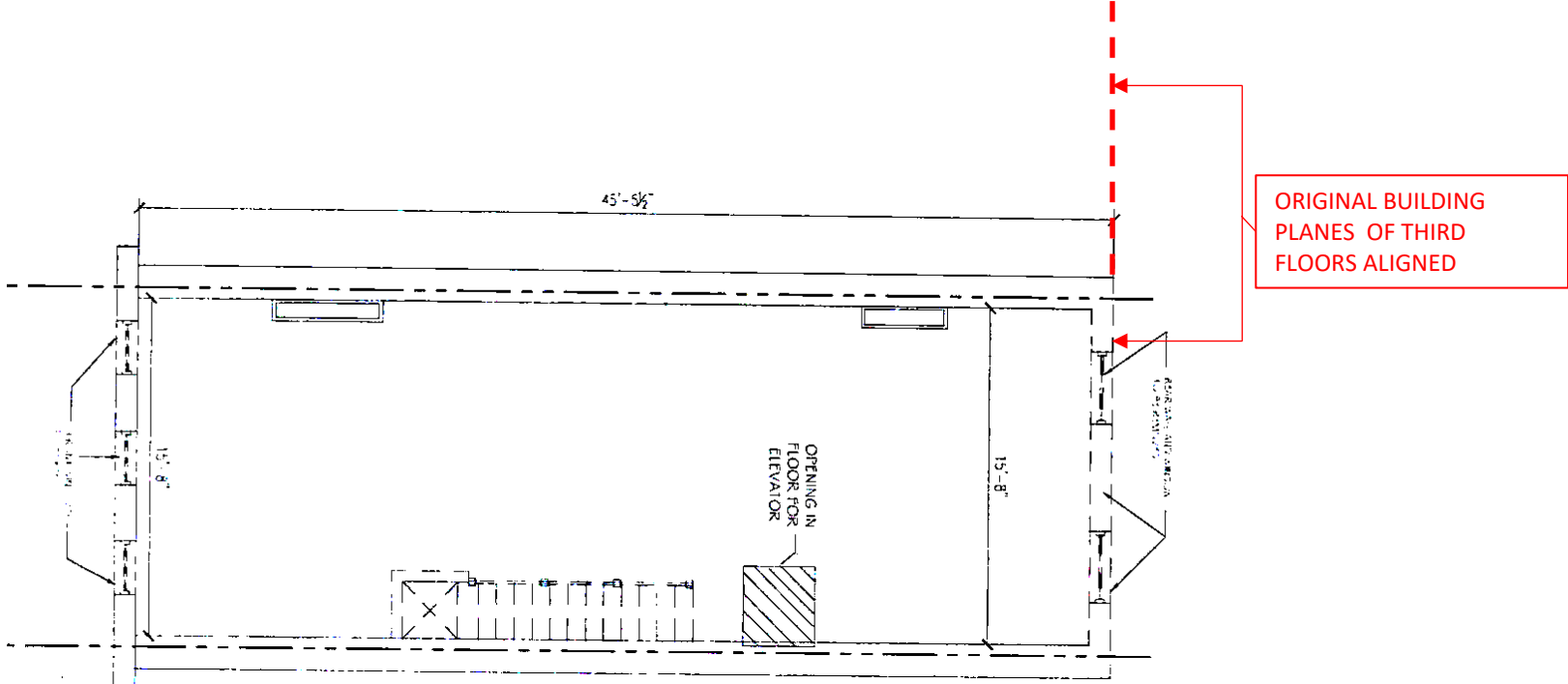
AS BUILT – REAR YARD NORTH ELEVATION

NOTE:
- REAR FAÇADE WAS MOVED NORTH APPROX. 17 FT.
AND WAS REBUILT USING THE ORIGINAL
SALVAGED BRICK MASONRY.

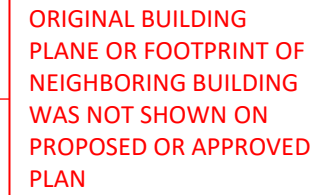
EAST 71ST STREET



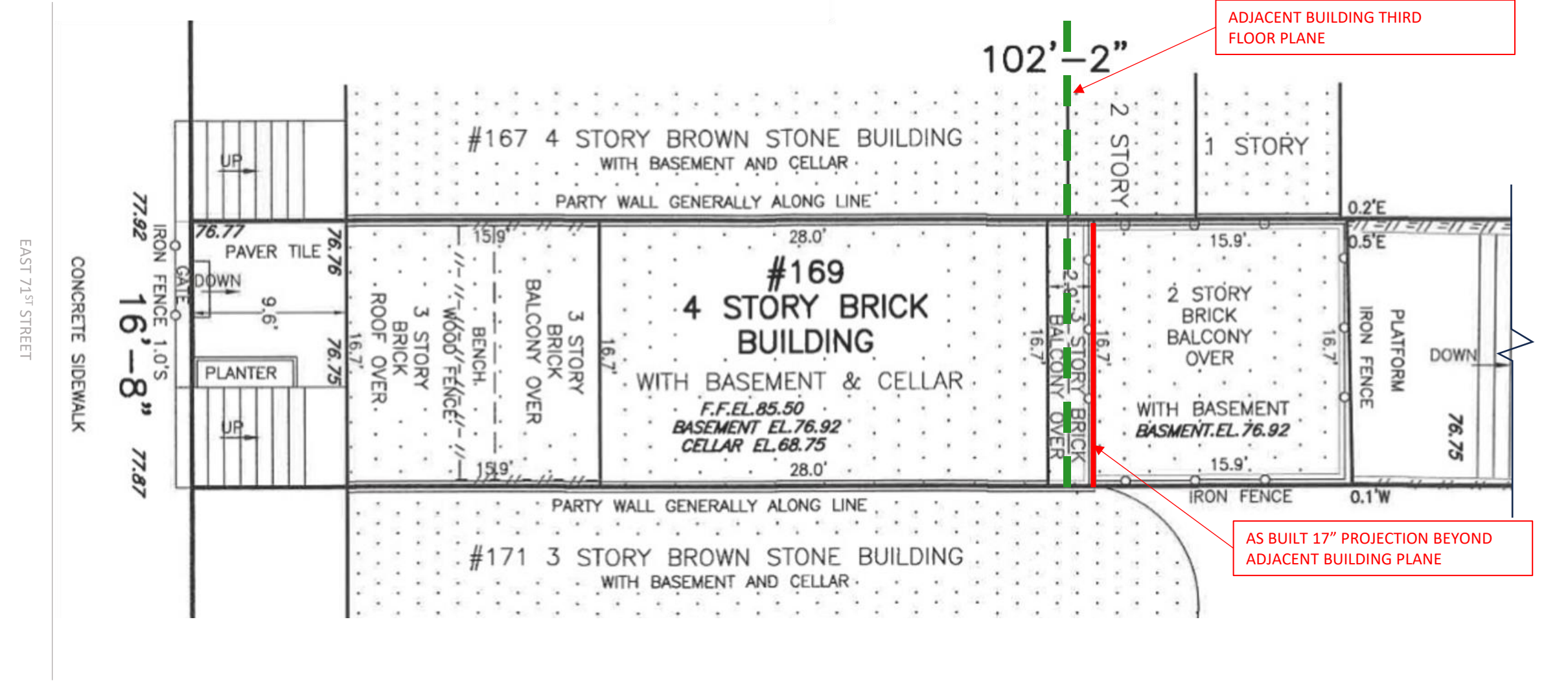
EAST 71ST STREET



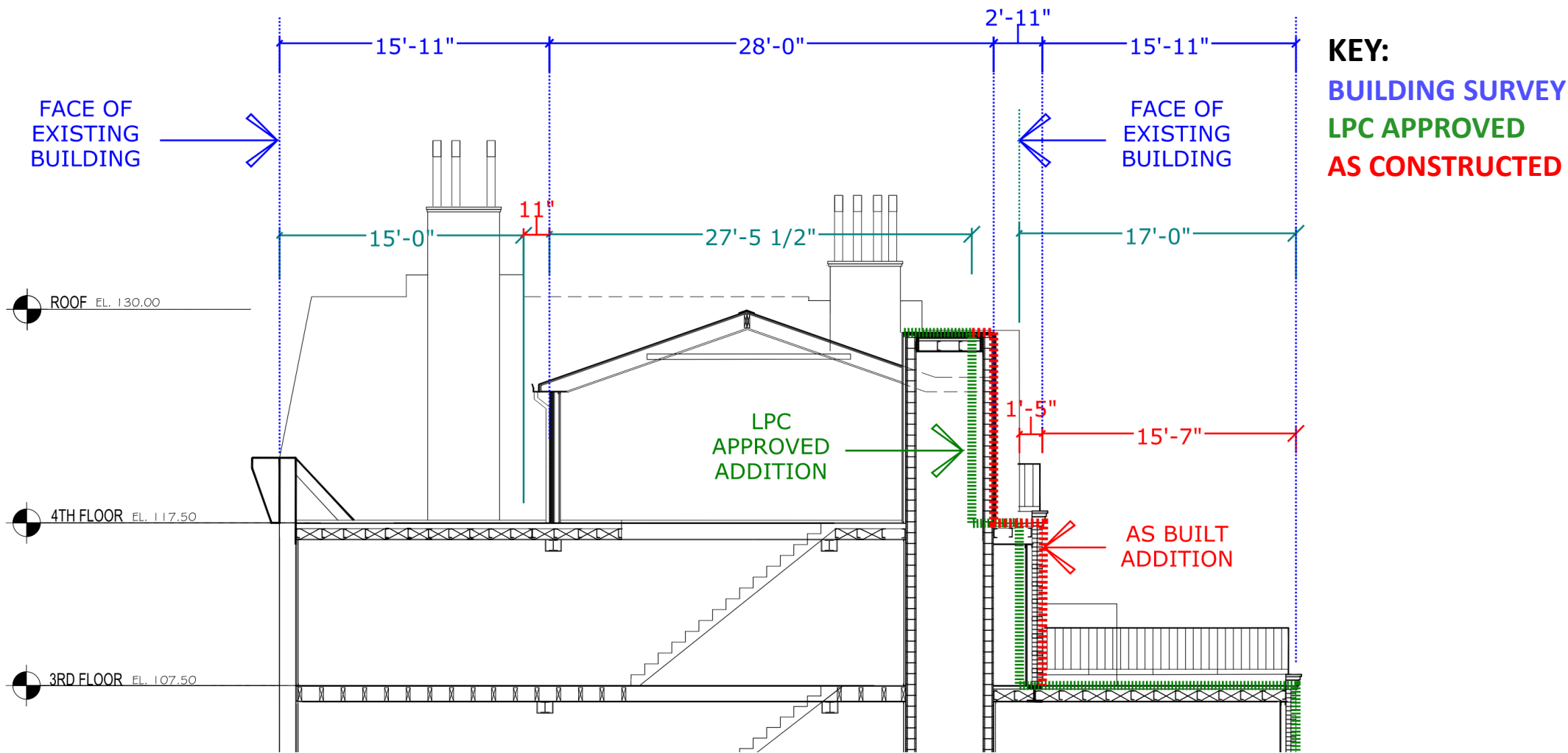
PRE CONSTRUCTION BUILDING PLAN



169 EAST 71ST STREET, NEW YORK NY 10021



AS BUILT 2026 BUILDING SURVEY PLAN



AS CONSTRUCTED BUILDING SECTION



PRE CONSTRUCTION



RENDERING FROM 2016 APPROVAL



AS BUILT



AS BUILT – 17” PROJECTION BEYOND ADJACENT BUILDING PLANE



AS BUILT – 17” PROJECTION BEYOND ADJACENT BUILDING PLANE



AS BUILT – 3” COPING OVERHANG



AS BUILT – LOOKING DOWN FROM UPPER ROOF

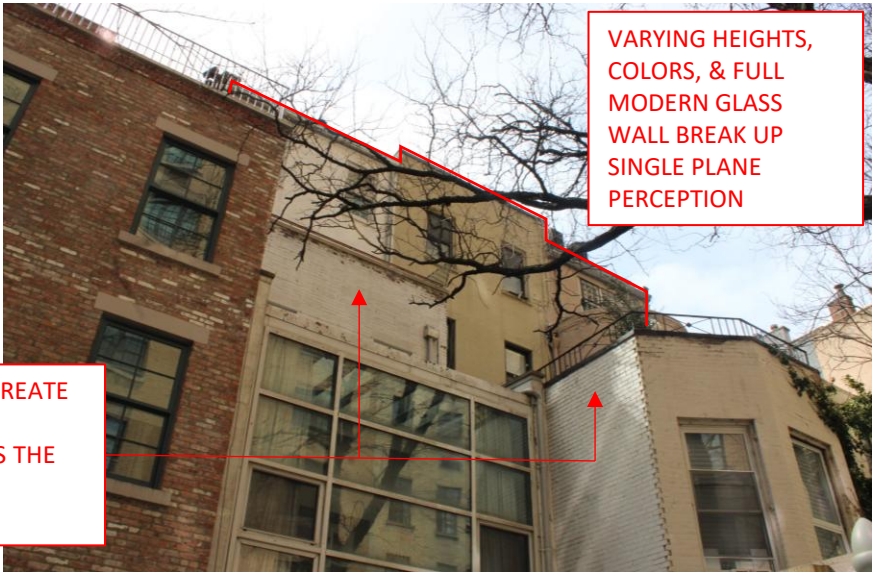
FACADES OF THE BUILDINGS TO THE WEST ARE ALIGNED AT THE UPPER FLOORS.

NOTE: WHILE THE PLANE IS IN ALIGNMENT, THE HEIGHT OF EACH BUILDING VARIES DISRUPTING THE PERCIEVED UNIFORMITY.



AS BUILT 17" PROJECTION BEYOND ADJACENT WEST BUILDING PLANE AT 3RD FLOOR

MULTIPLE SET BACKS CREATE A LAYERED VIEW THAT OBSCURES/DIMINISHES THE SIGNIFICANCE OF THE 3RD FLOOR PLANE



VARYING HEIGHTS, COLORS, & FULL MODERN GLASS WALL BREAK UP SINGLE PLANE PERCEPTION



AS BUILT



AS BUILT



AS BUILT



AS BUILT (ZOLA – CYCLOMEDIA STREET VIEW)



AS BUILT



KEY PLAN

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