



461 W 21st Street

Landmark Preservation Commission
Public Hearing Presentation

November 13th, 2018

Presented to the Community Board 4 on October 15, 2018

[illegible]

KEY PLAN: ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

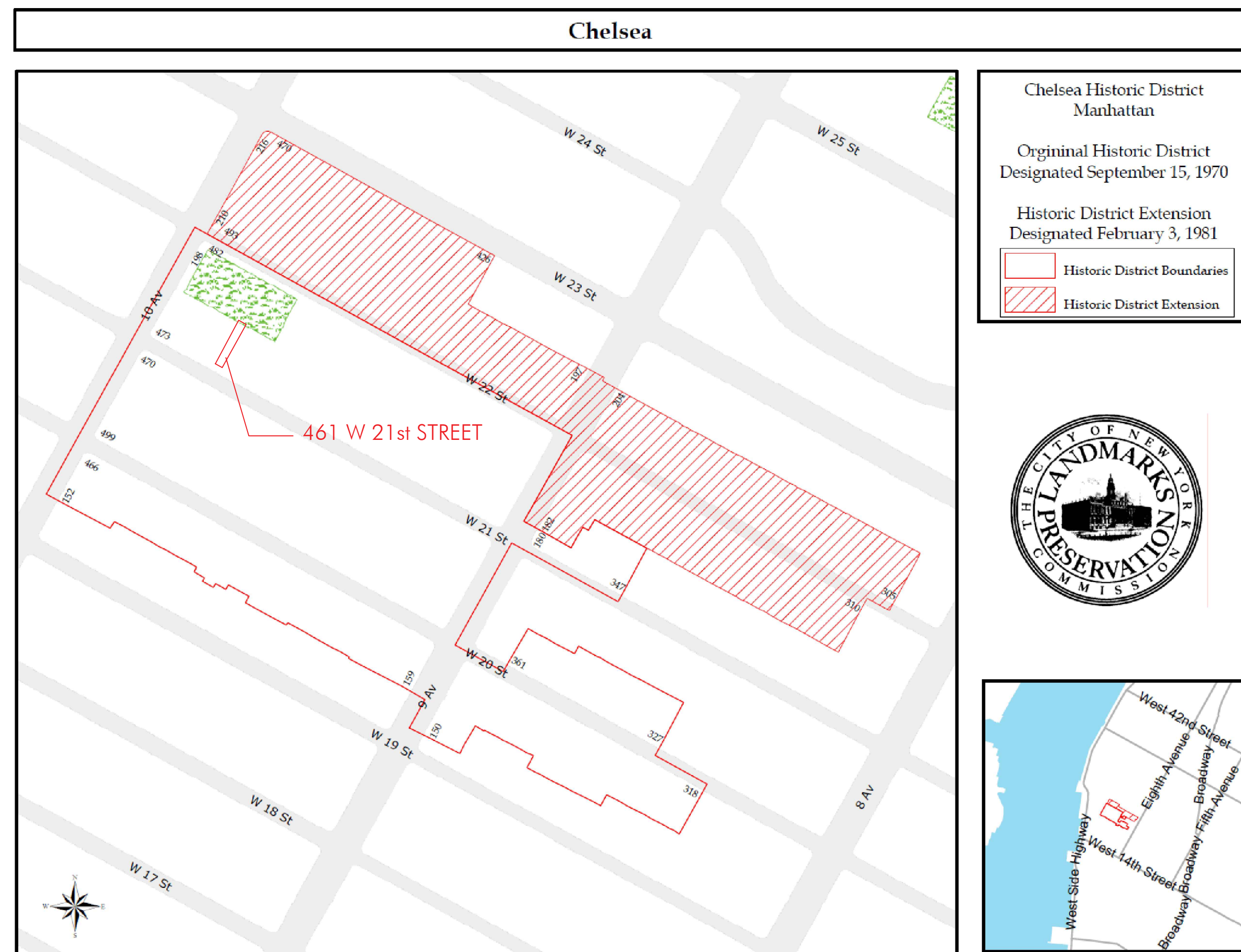
PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

OWNER SARAH AND GEOFFREY CONE

COVER PAGE

LPC-001.00

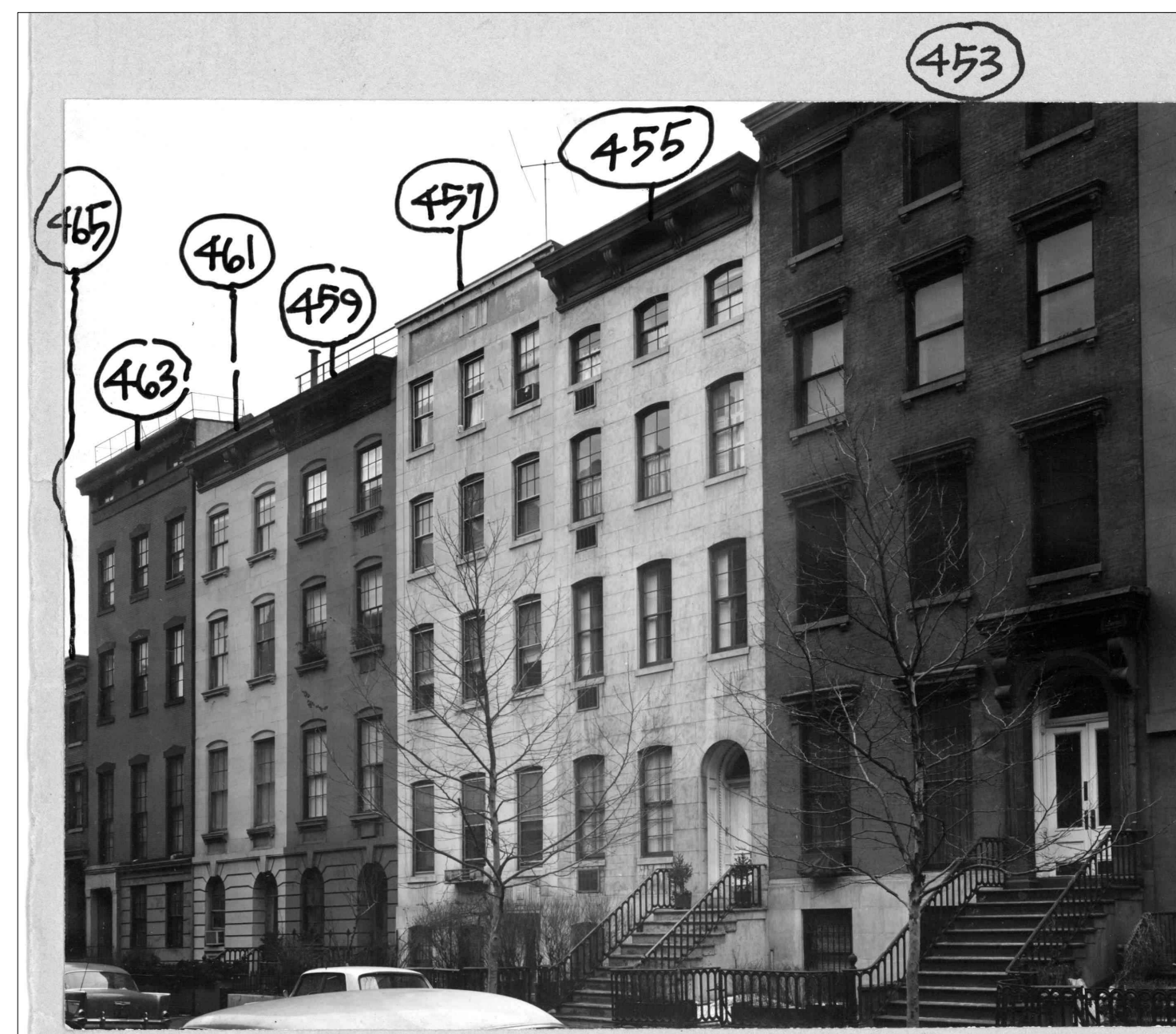
SCALE: N.T.S.	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS



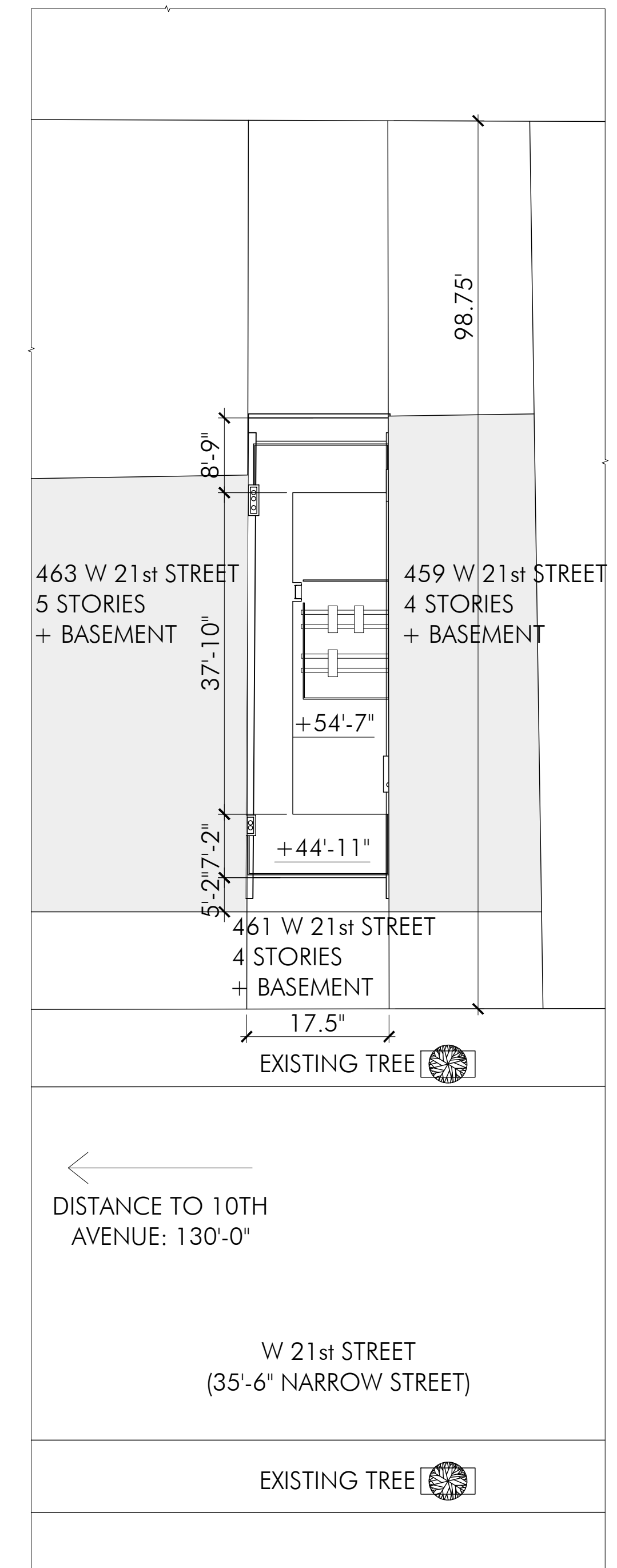
HISTORIC DISTRICT



TAX PHOTO 1940 (1)



TAX PHOTO 1940 (2)

PLOT PLAN [illegible]

KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT **CONE RESIDENCE**
461 WEST 21 STREET
MANHATTAN, NY 10011

OWNER SARAH AND GEOFFREY CONE

HISTORIC DISTRICT, TAX PHOTO & PLOT PLAN

LPC-002.00

SCALE: N.T.S.	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_block plan.dwg

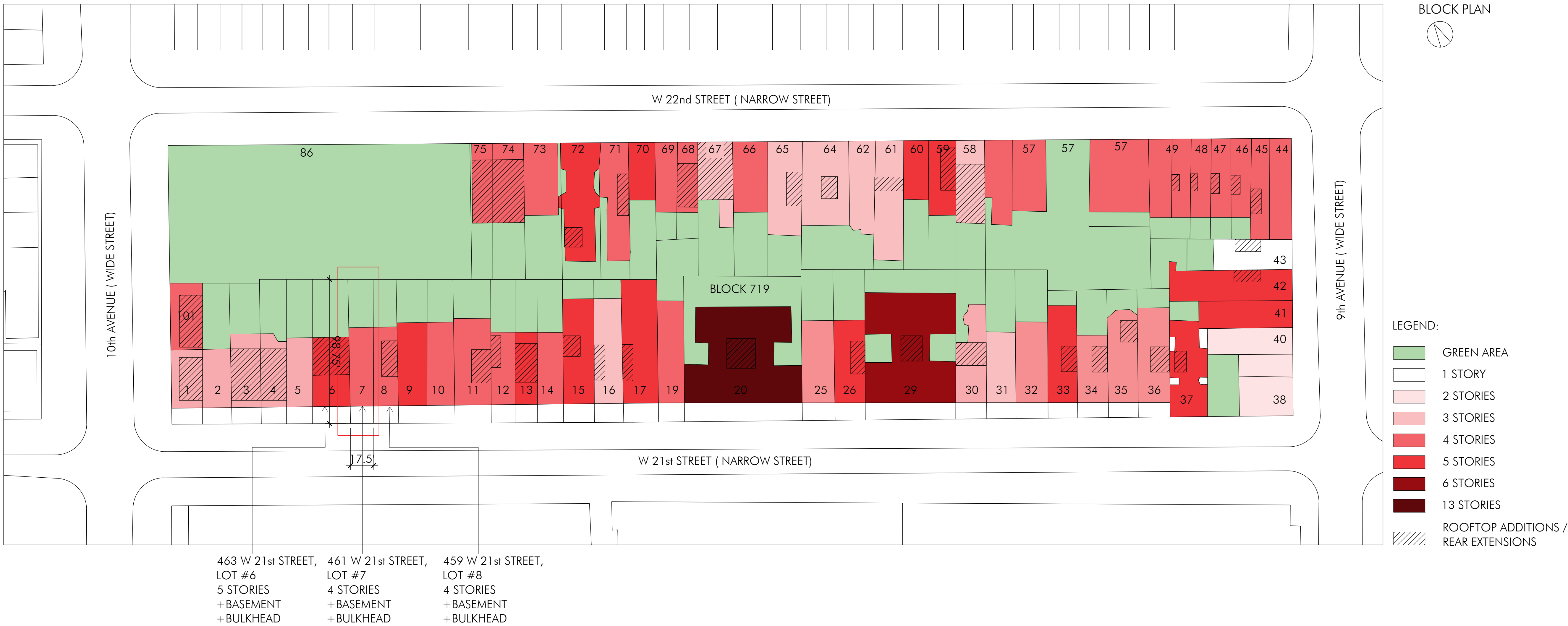


PHOTO 1 (GOOGLE EARTH)



PHOTO 2 (GOOGLE EARTH)

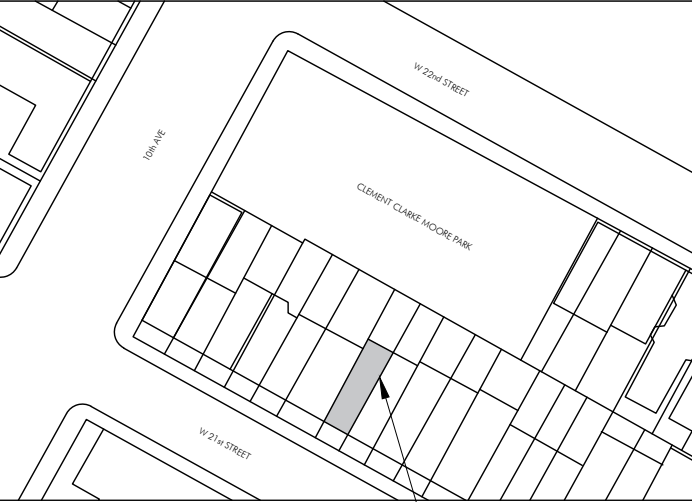


PHOTO 3 (GOOGLE EARTH)

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

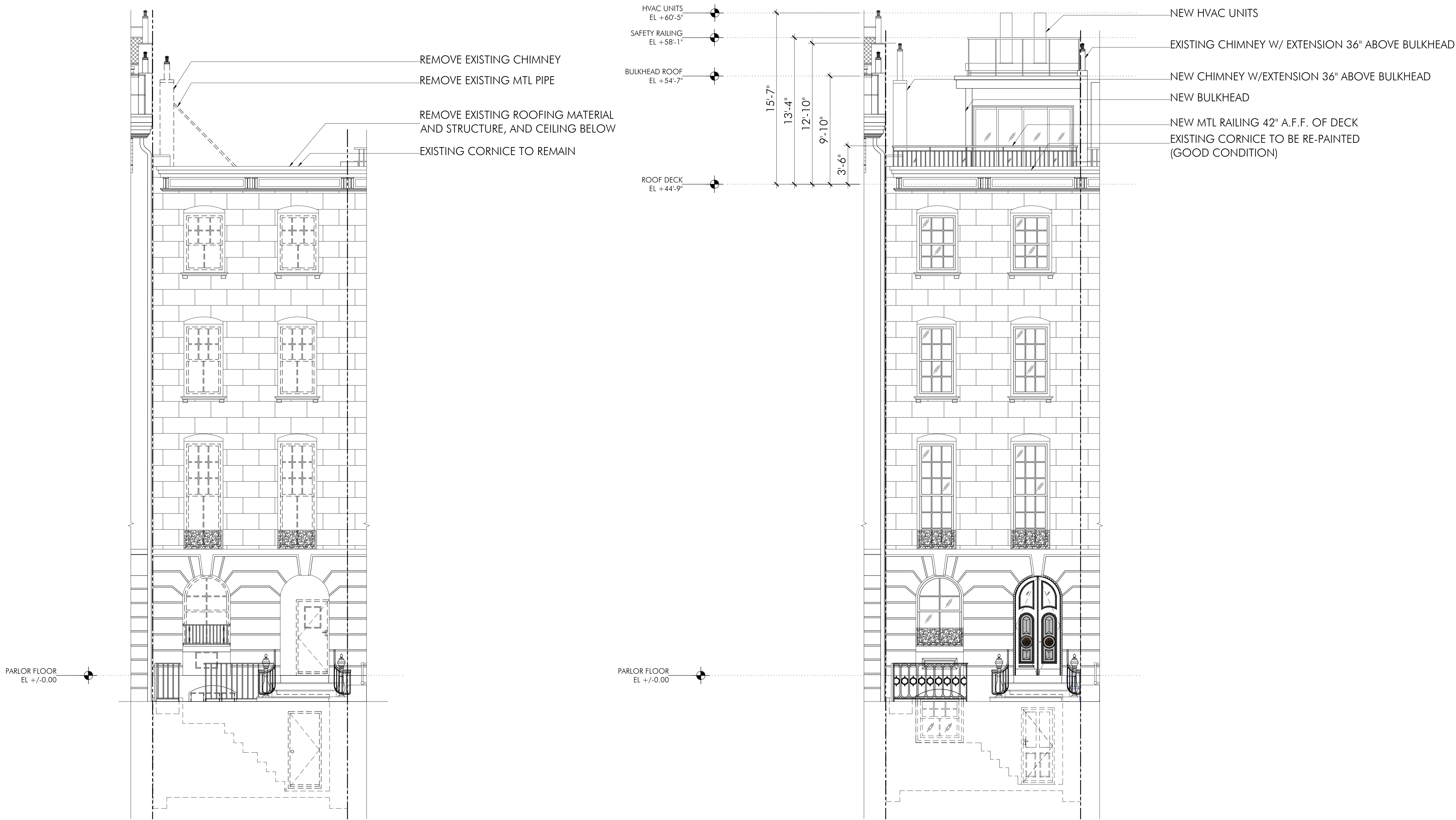
OWNER
SARAH AND GEOFFREY CONE

BLOCK PLAN &
SURROUNDINGS

LPC-003.00

SCALE: 1/64"=1'-0" PROJ. No.: 1801
DATE: 11/7/2018 DRAWN BY: SK
CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_plans and elevations.dwg



Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

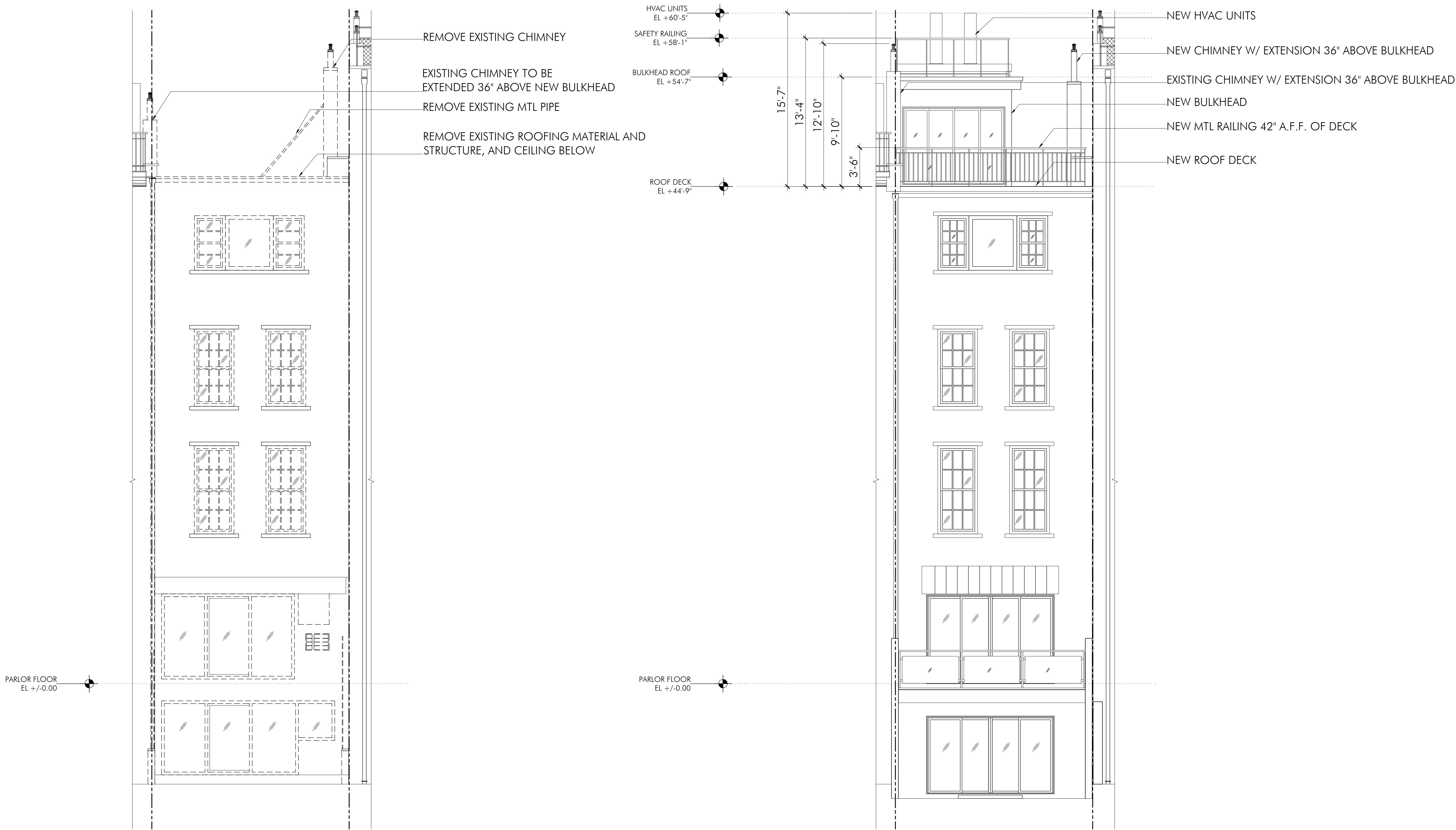
OWNER
SARAH AND GEOFFREY CONE

FRONT ELEVATION

LPC-004.00

SCALE: 1/8"=1'-0"	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_plans and elevations.dwg



Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

OWNER
SARAH AND GEOFFREY CONE

BACK ELEVATION

LPC-005.00

SCALE: 1/8"=1'-0"	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS

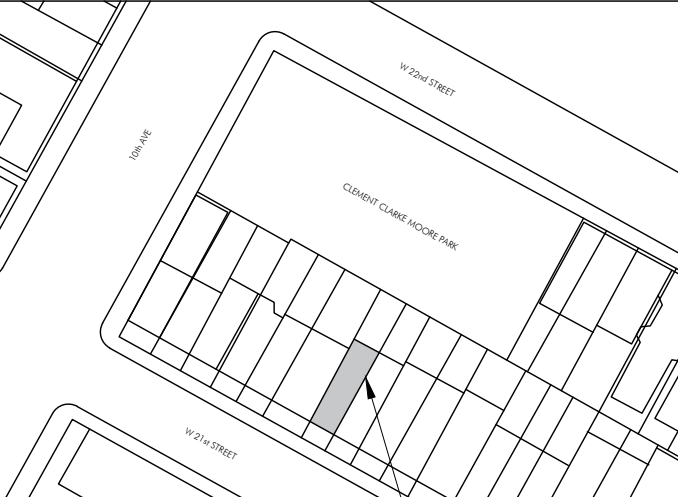
D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_plans and elevations.dwg



Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

OWNER
SARAH AND GEOFFREY CONE

**CONTEXT FRONT
ELEVATION**

LPC-006.00

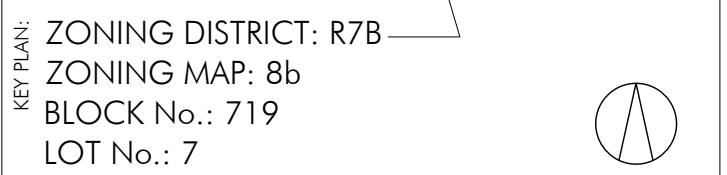
SCALE: 1/8"=1'-0"	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS



W 463 21 ST

LINE OF YARDS - 8'-00"

NO VISIBILITY IN THIS AREA



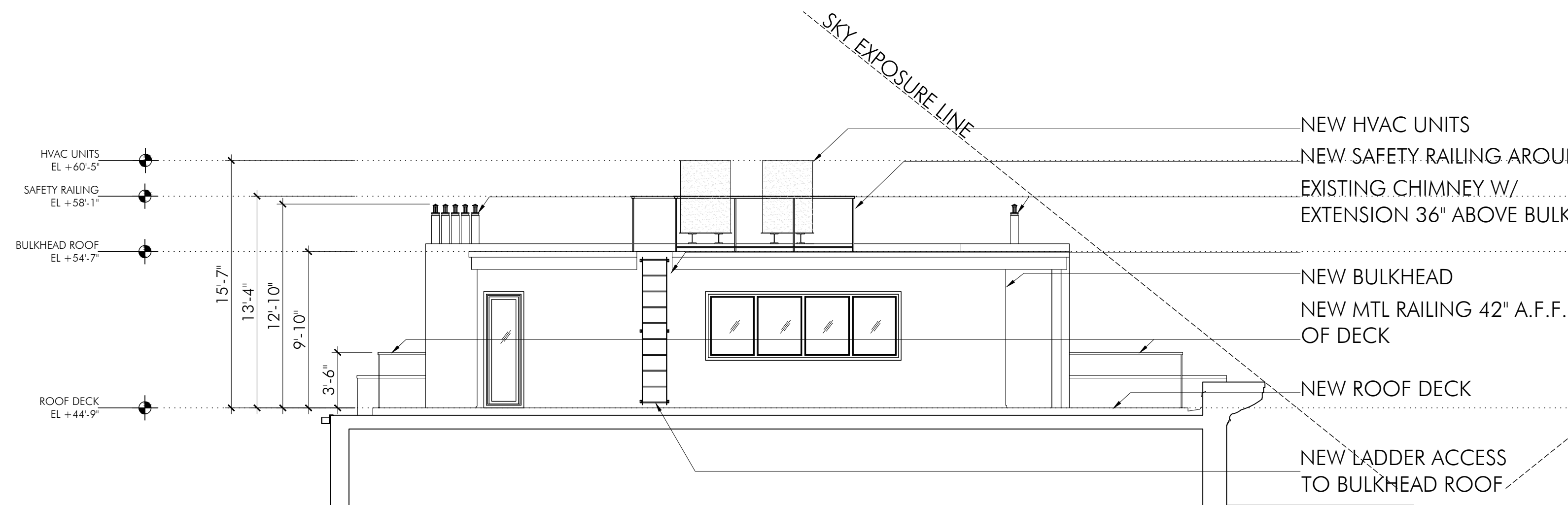
PROJECT **CONE RESIDENCE**
461 WEST 21 STREET
MANHATTAN, NY 10011

OWNER SARAH AND GEOFFREY CONE

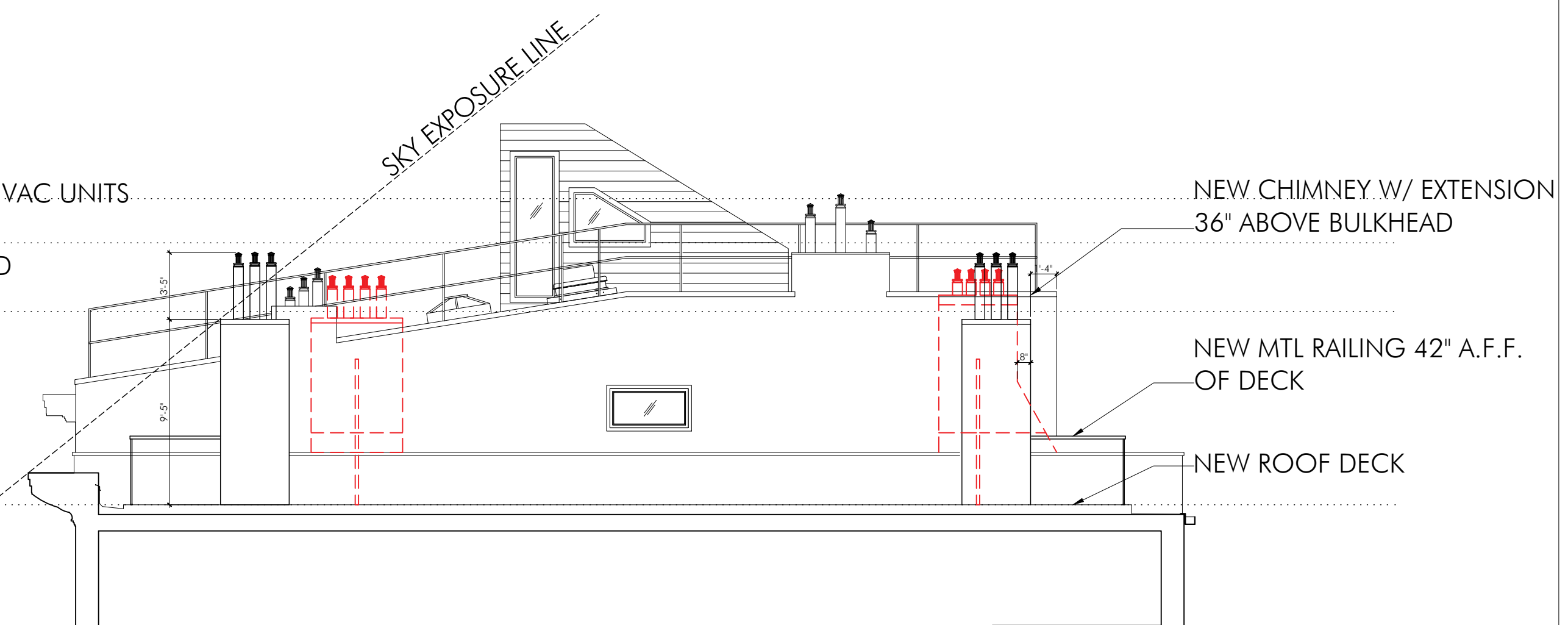
CONTEXT BACK
ELEVATION

LPC-007.00

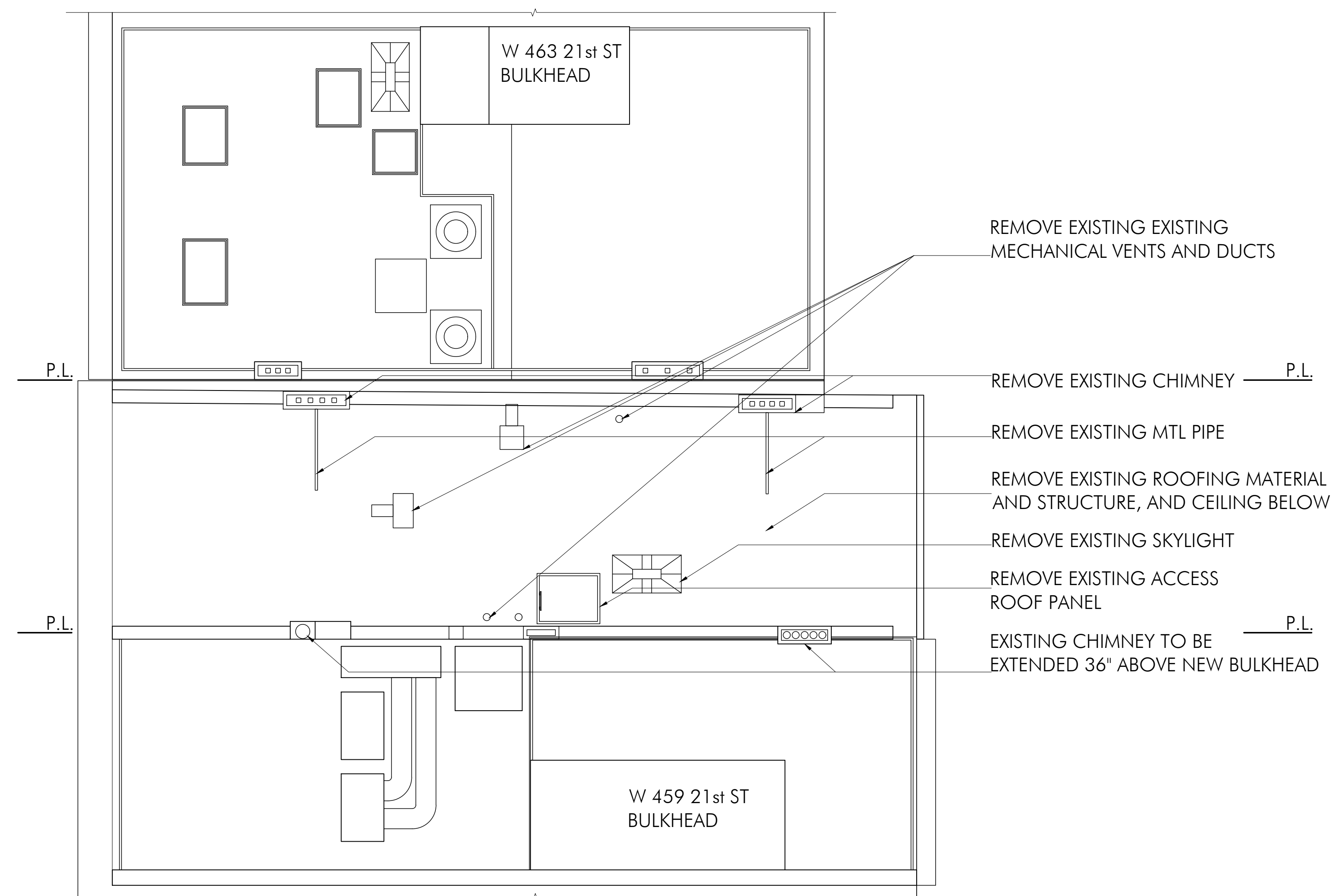
SCALE: 1/8"=1'-0"	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS



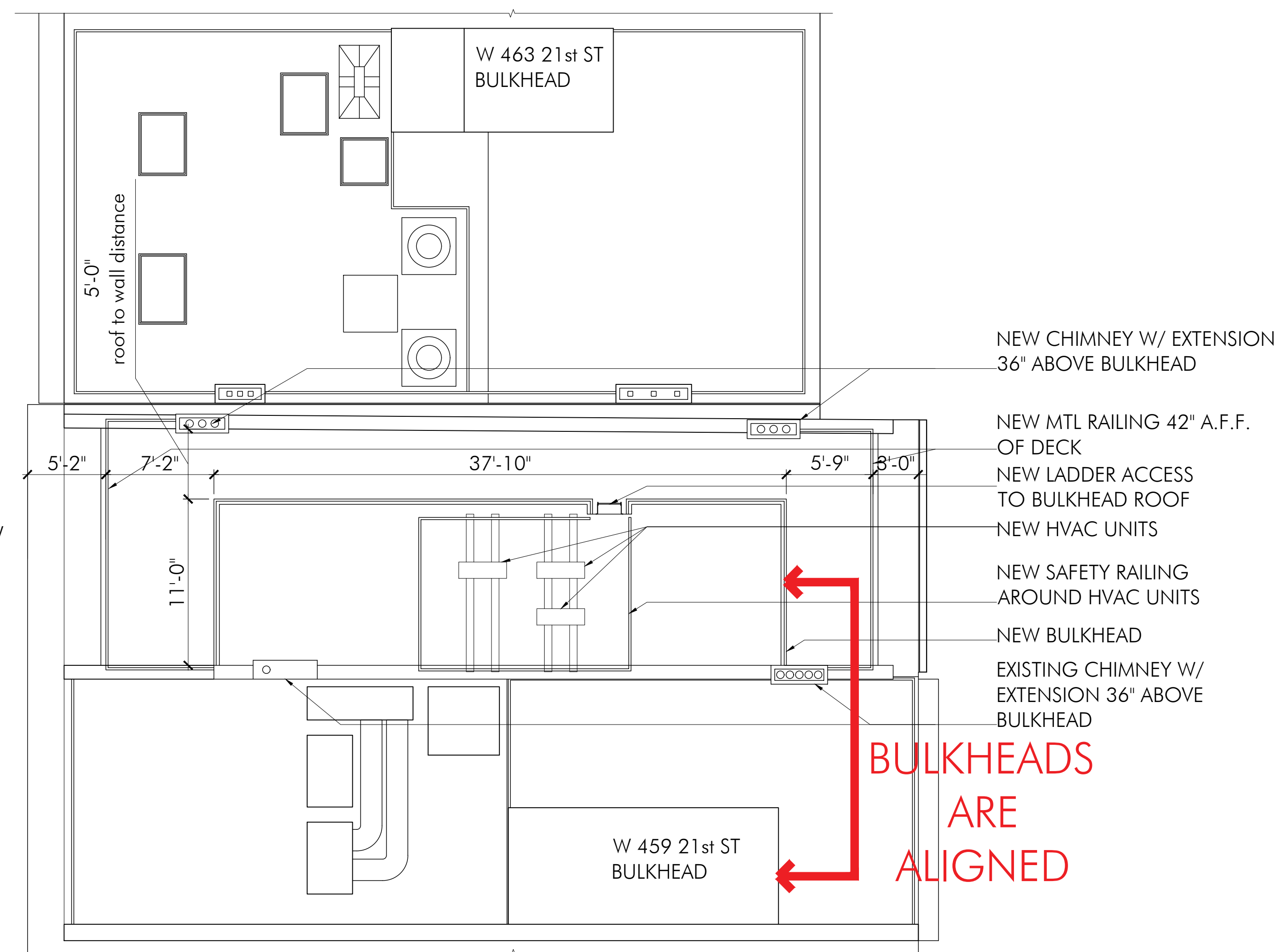
WEST BULKHEAD ELEVATION



WEST ROOF ELEVATION



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

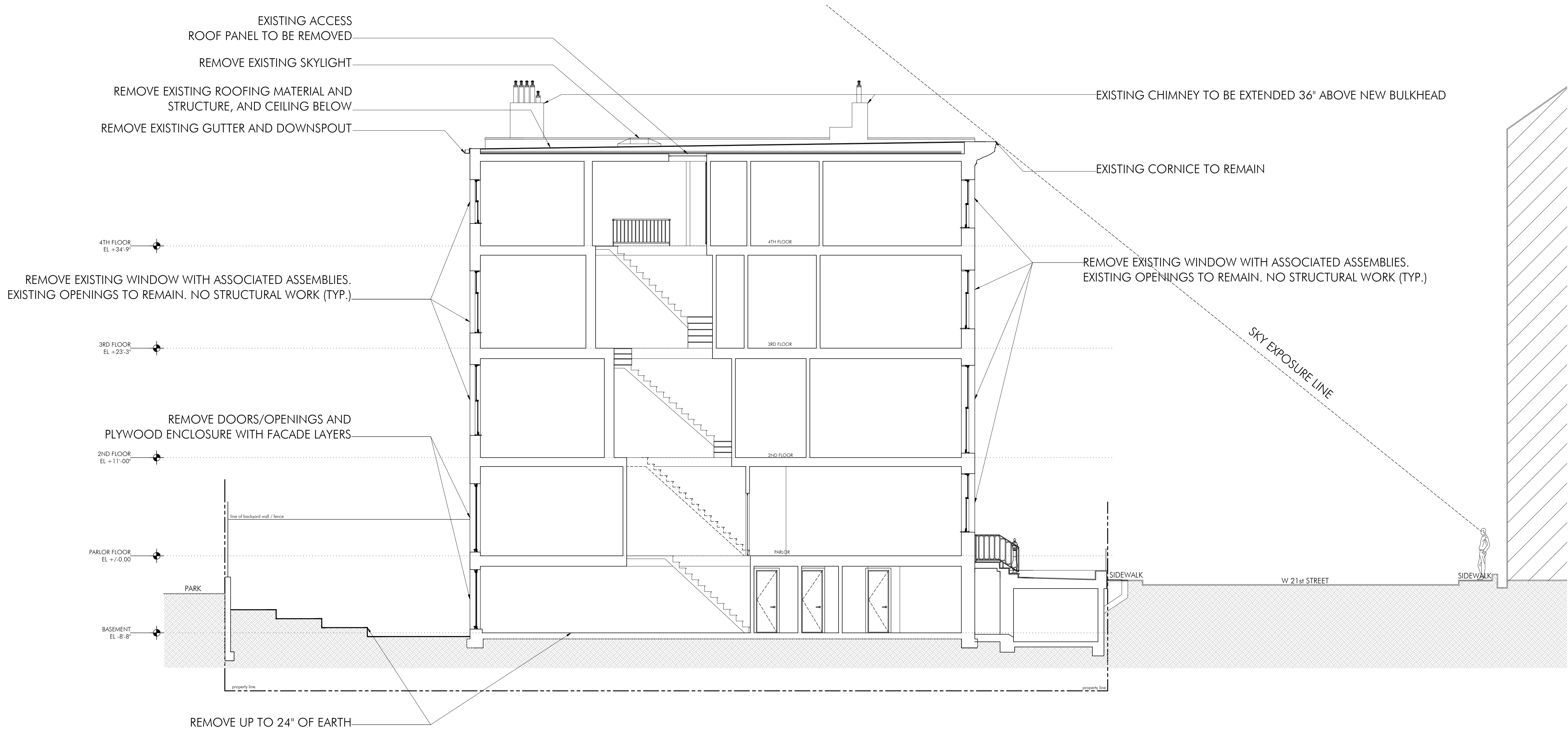
OWNER
SARAH AND GEOFFREY CONE

WEST BULKHEAD
ELEVATION &
ROOF PLANS

LPC-008.00

SCALE: 3/32"=1'-0"
DATE: 10/30/2018
PROJ. No.: 1801
DRAWN BY: SK
CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_ plans and elevations.dwg



Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

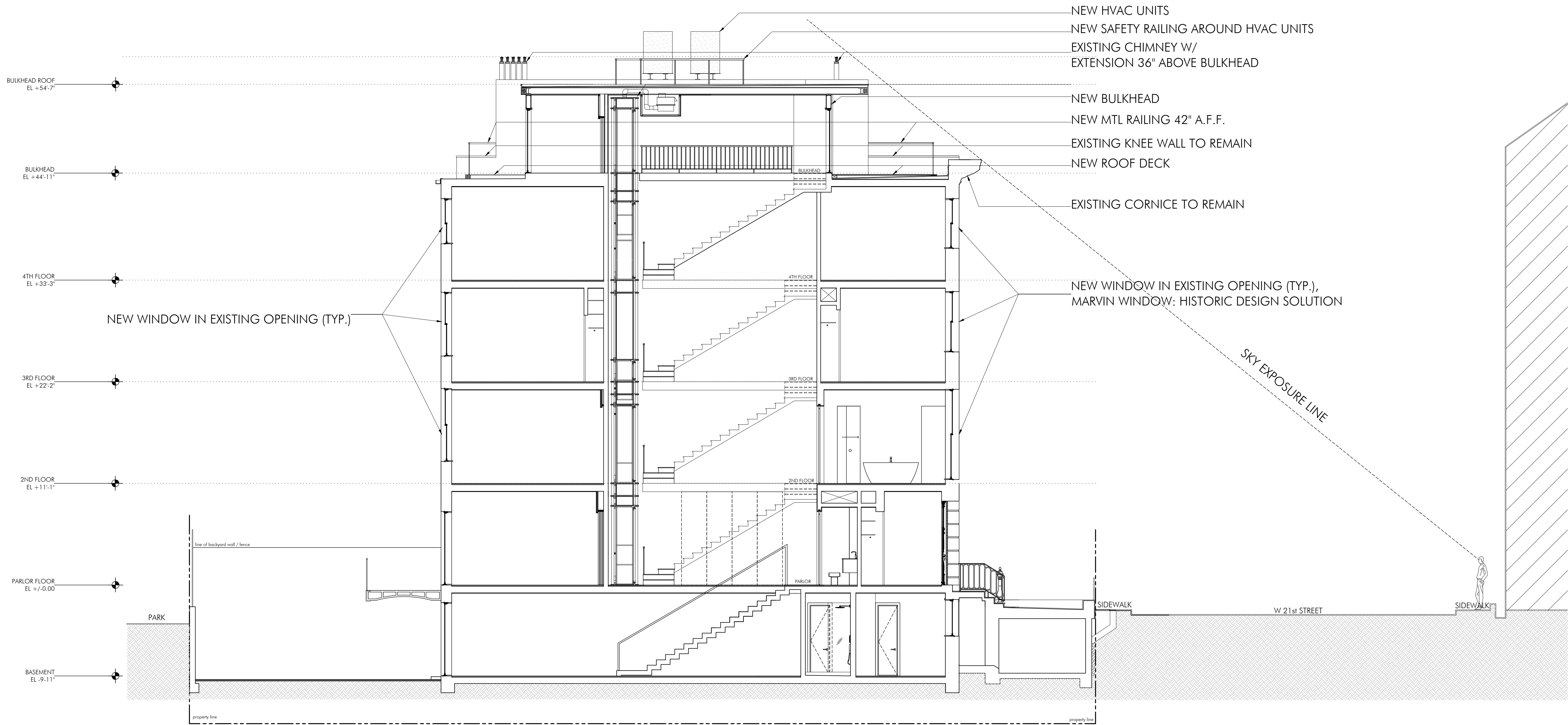
OWNER
SARAH AND GEOFFREY CONE

EXISTING N-S SECTION

LPC-009.00

SCALE: 3/32"=1'-0"	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_plans and elevations.dwg



Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

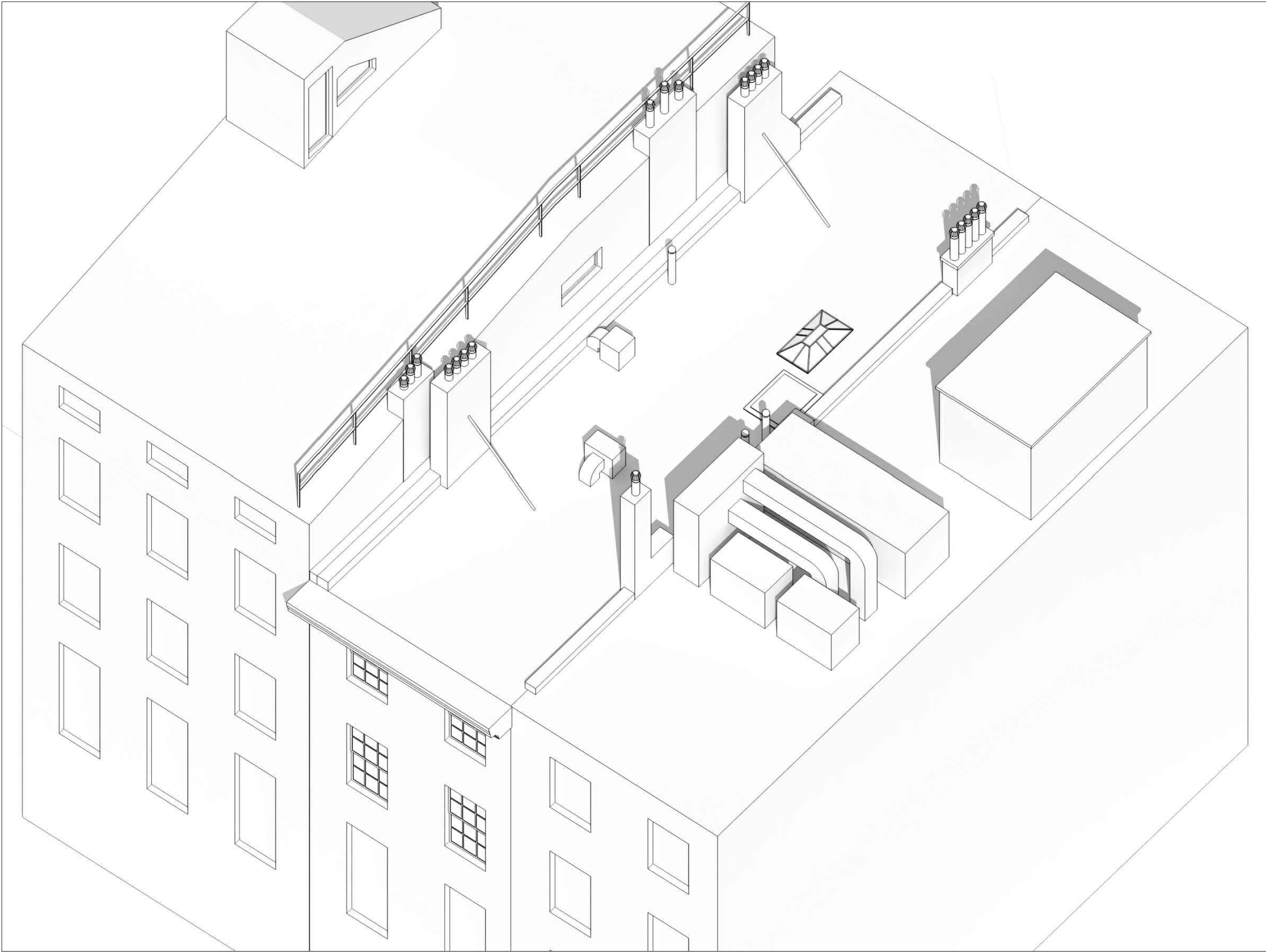
OWNER
SARAH AND GEOFFREY CONE

**PROPOSED N-S
SECTION**

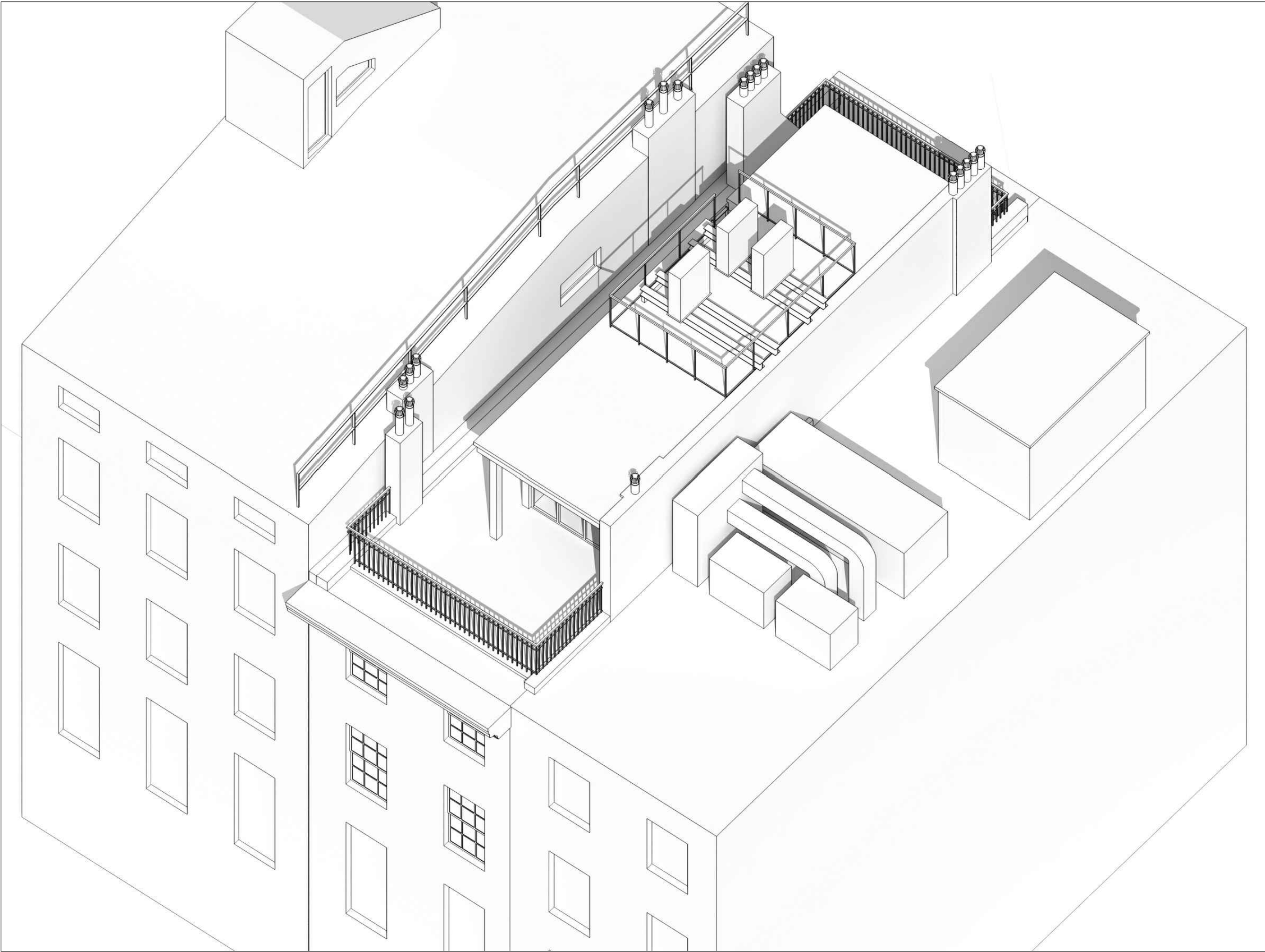
LPC-010.00

SCALE: 3/32"=1'-0"	PROJ. No.: 1801
DATE: 10/30/2018	DRAWN BY: SK
	CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_plans and elevations.dwg



VIEW OVER SOUTH (WEST 21ST STREET) FACADE_EXISTING



VIEW OVER SOUTH (WEST 21ST STREET) FACADE_PROPOSED

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

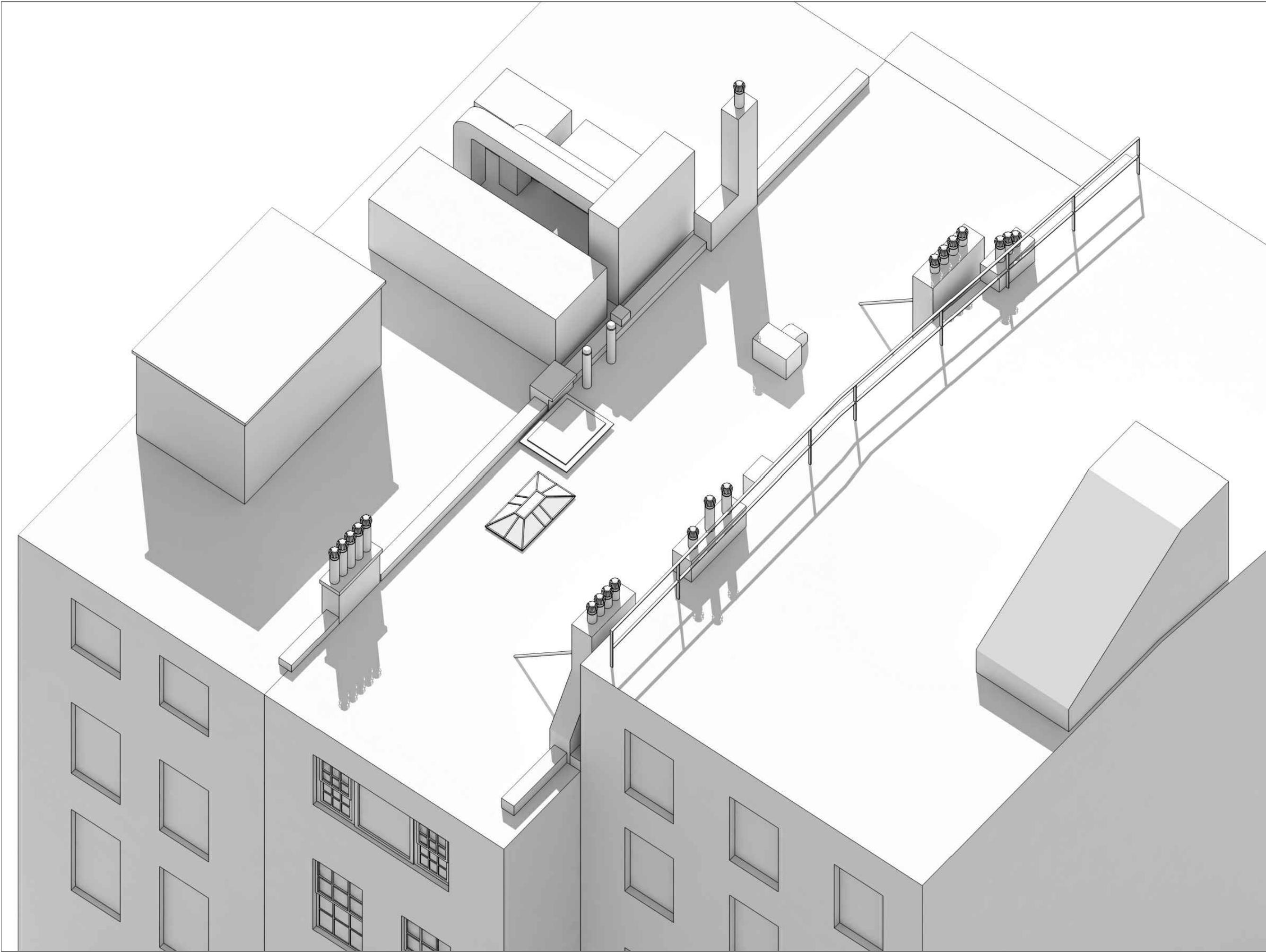
OWNER
SARAH AND GEOFFREY CONE

**BULKHEAD FRONT
AXONOMETRIC**

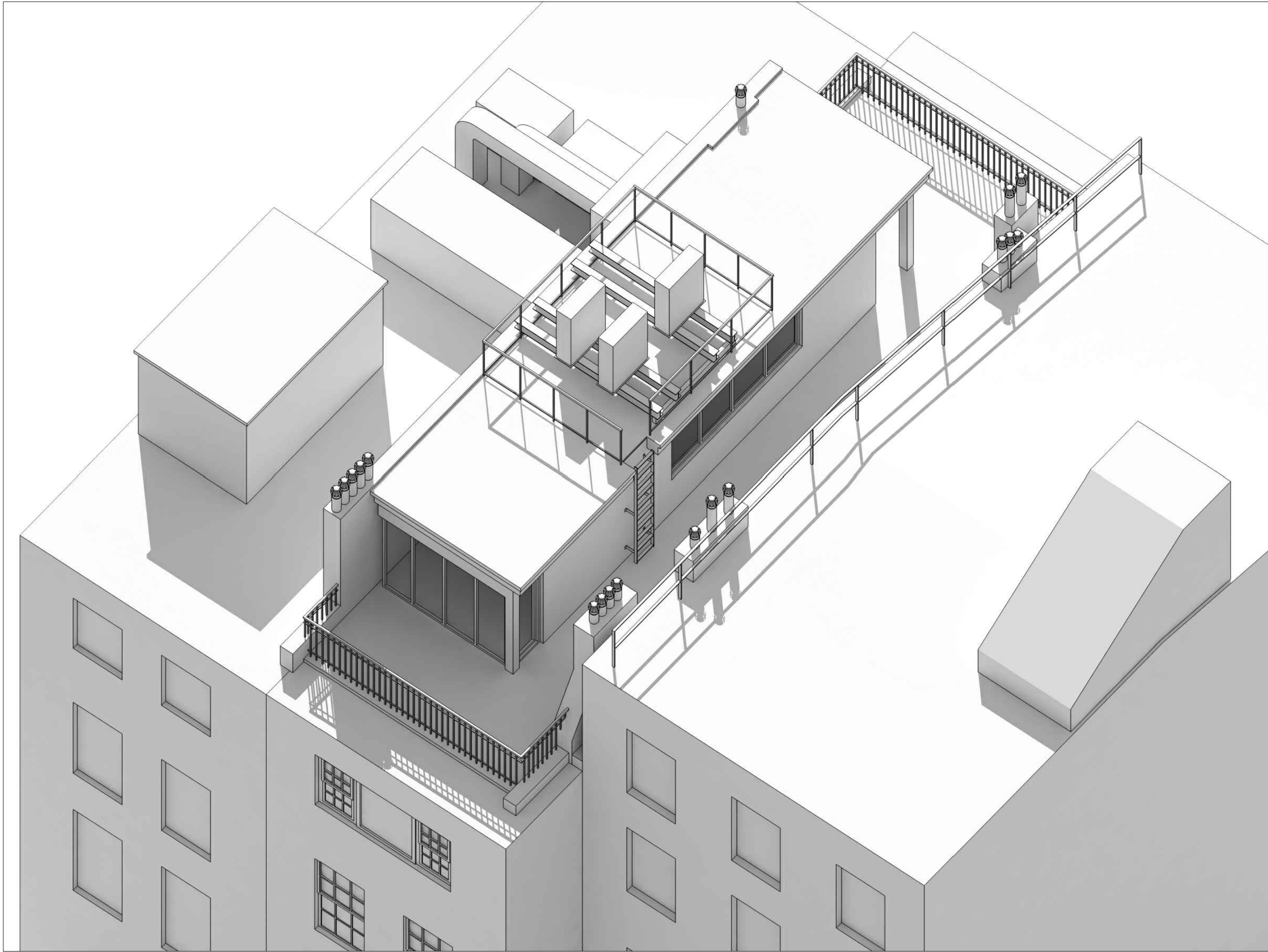
LPC-011.00

SCALE:	N.T.S.	PROJ. No.:	1801
DATE:	10/30/2018	DRAWN BY:	SK
		CHECKED BY:	AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_plans and elevations.dwg



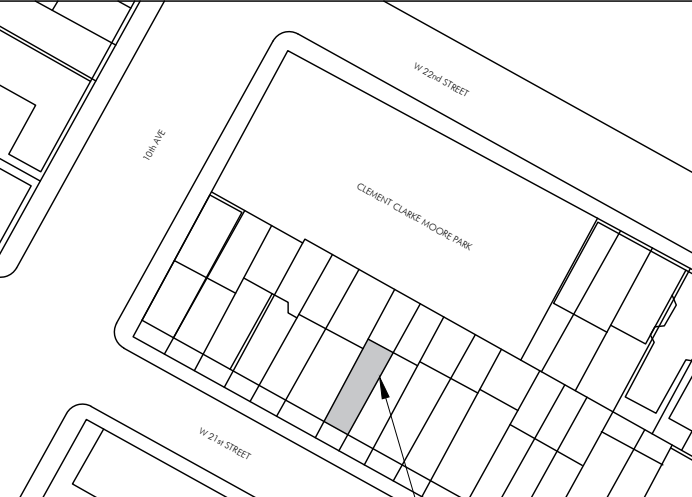
VIEW OVER NORTH (REAR) FACADE_EXISTING



VIEW OVER NORTH (REAR) FACADE_PROPOSED

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018
Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

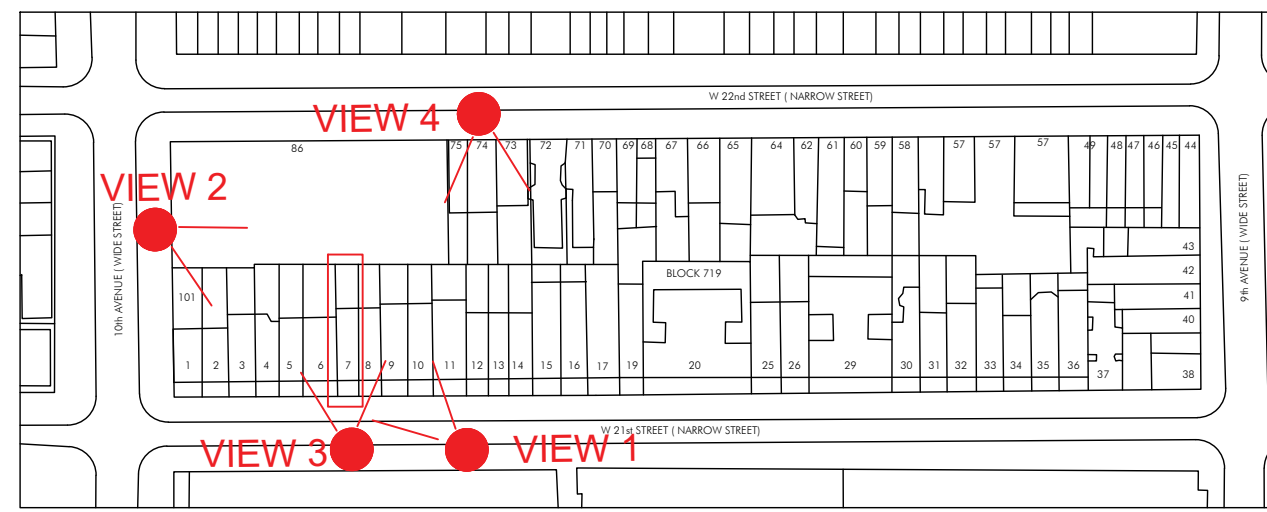
PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

OWNER
SARAH AND GEOFFREY CONE

BULKHEAD BACK
AXONOMETRIC

LPC-012.00

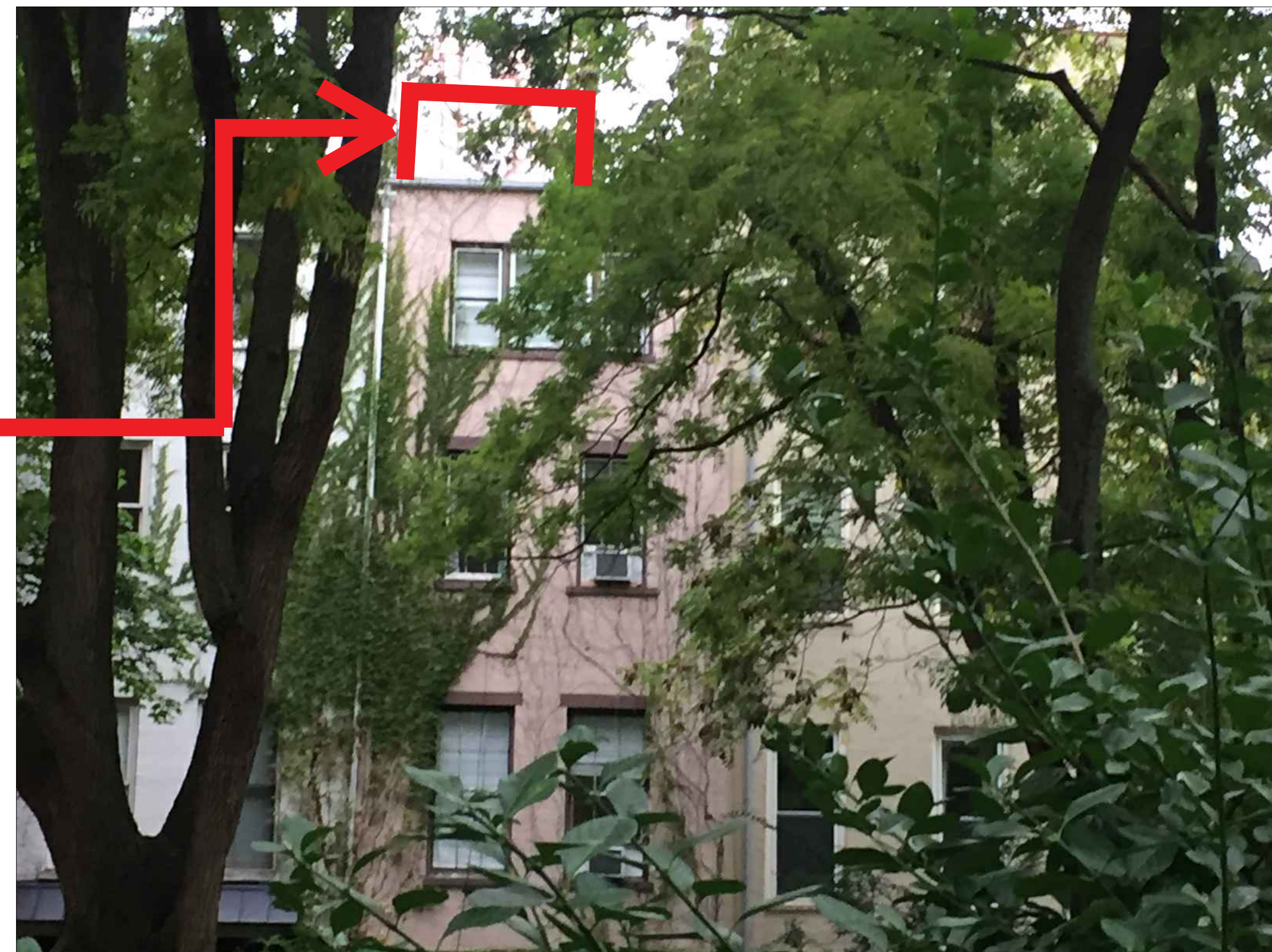
SCALE:	N.T.S.	PROJ. No.:	1801
DATE:	10/30/2018	DRAWN BY:	SK
		CHECKED BY:	AS



POSITION OF BULKHEAD (BEHIND TREES)



BULKHEAD OUTLINE



Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects
8 Haymaker Lane, Levittown, NY 11756

[illegible]

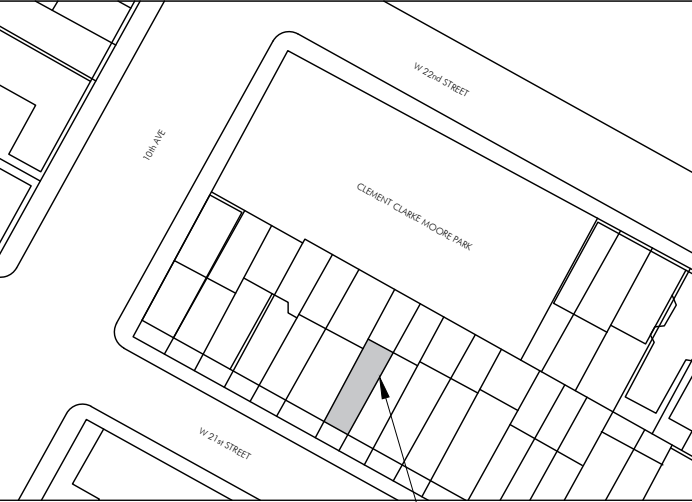
KEY PLAN: ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

OWNER SARAH AND GEOFFREY CONE

PHOTOS OF
461 W 21st ST

LPC-013.00

SCALE: N.T.S.	PROJ. No.: 1801
DATE: 11/7/2018	DRAWN BY: SK
	CHECKED BY: AS

[illegible]

ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

SARAH AND GEOFFREY CONE

EXISTING AND
RENDERED PHOTOS
OF 461 W 21st ST
(FRONT FACADE)

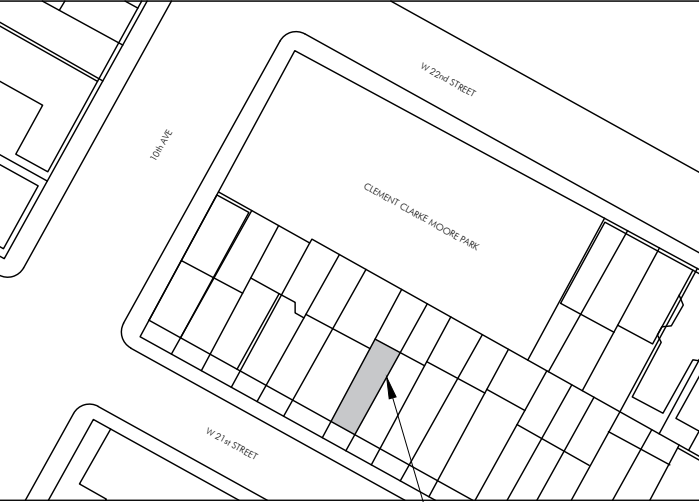
LPC-014.00

SCALE: N.T.S.	PROJ. No.: 1801
DATE: 11/7/2018	DRAWN BY: SK
	CHECKED BY: AS



Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

[illegible]

KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

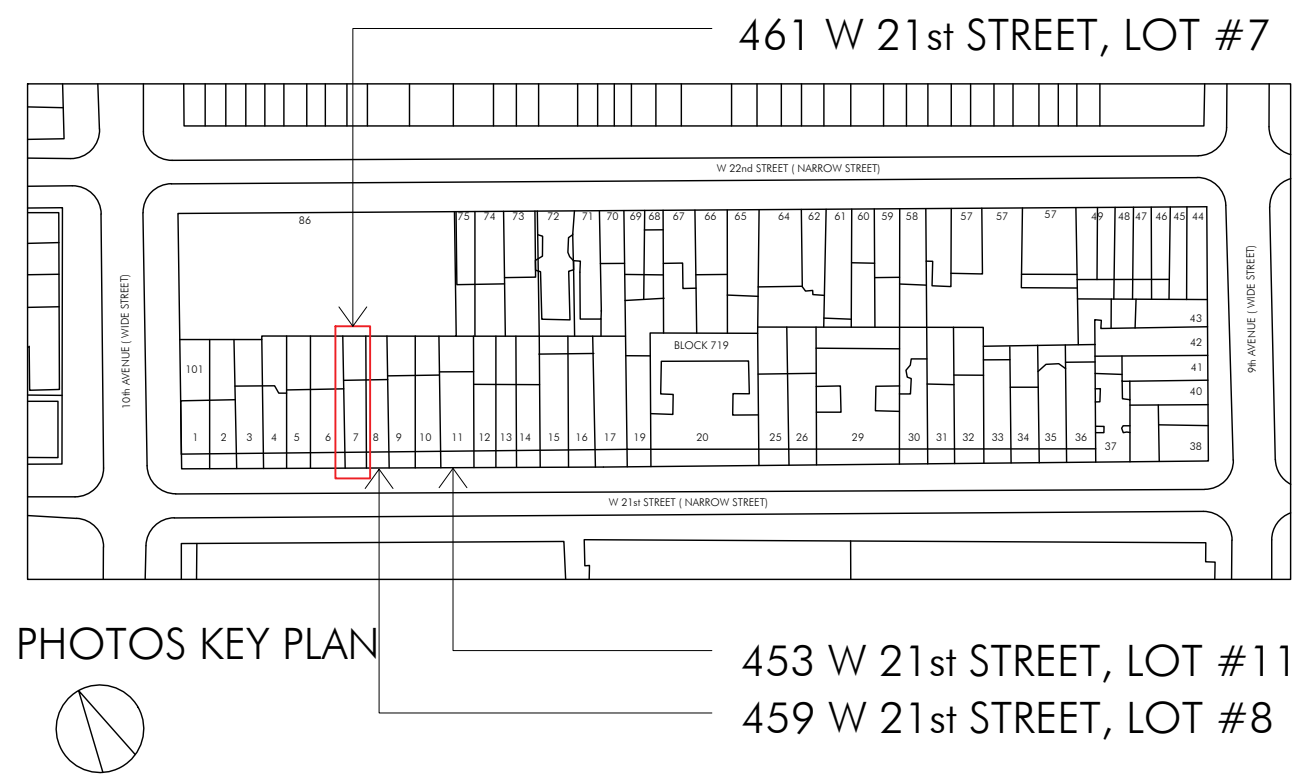
SARAH AND GEOFFREY CONE

SURROUNDING BUILDINGS (PHOTOS)

LPC-016.00

SCALE: N.T.S.	PROJ. No.: 1801
DATE: 11/7/2018	DRAWN BY: SK
	CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_block plan.dwg



459 W 21st STREET, LOT #8



459 W 21st STREET, LOT #8



453 W 21st STREET, LOT #11

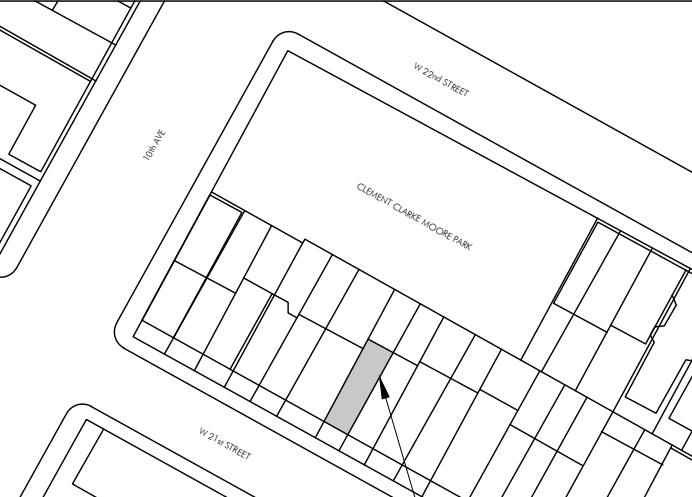


453 W 21st STREET, LOT #11

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

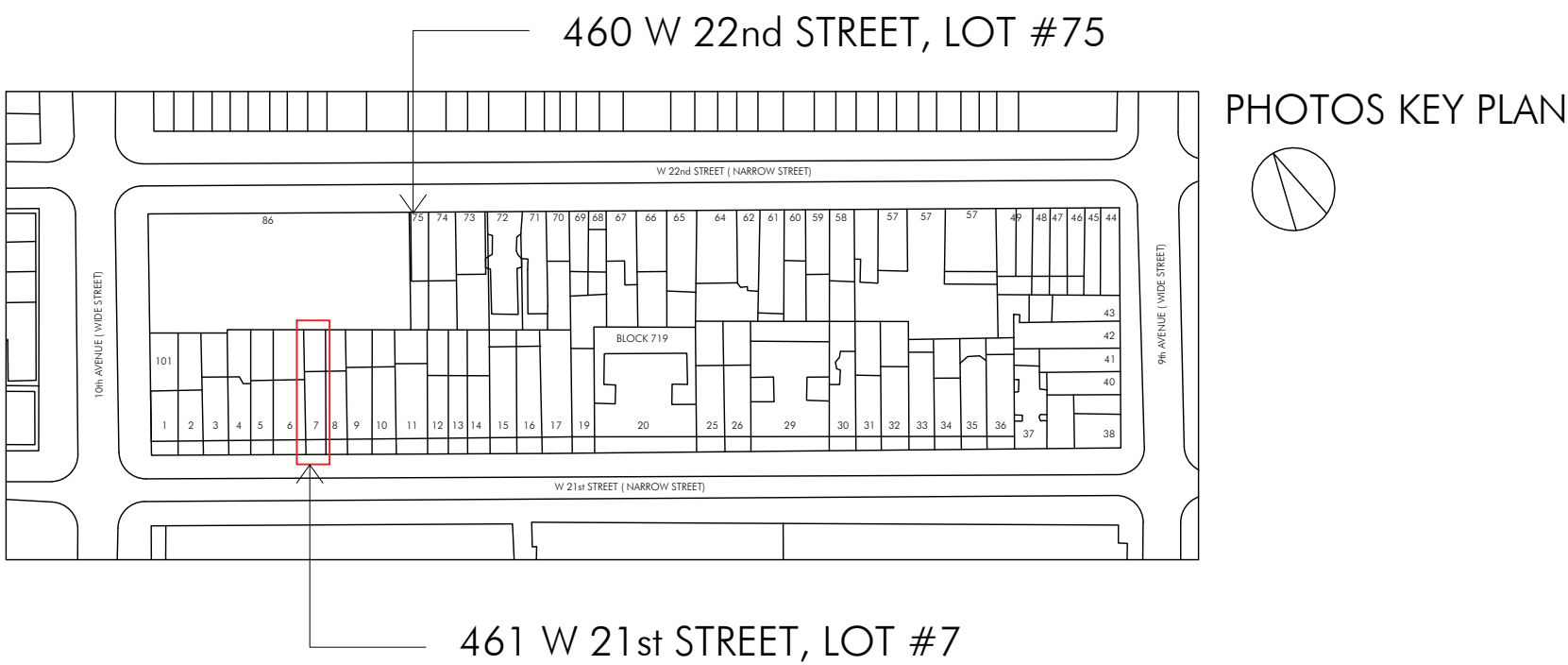
OWNER
SARAH AND GEOFFREY CONE

**SURROUNDING
BUILDINGS (PHOTOS)**

LPC-017.00

SCALE: N.T.S. PROJ. No.: 1801
DATE: 11/7/2018 DRAWN BY: SK
CHECKED BY: AS

D:\ALEX\25_461 West 21st Street\Drawings\Landmark\LPC Hearing\461 W 21st St_block plan.dwg



460 W 22nd STREET, LOT #75

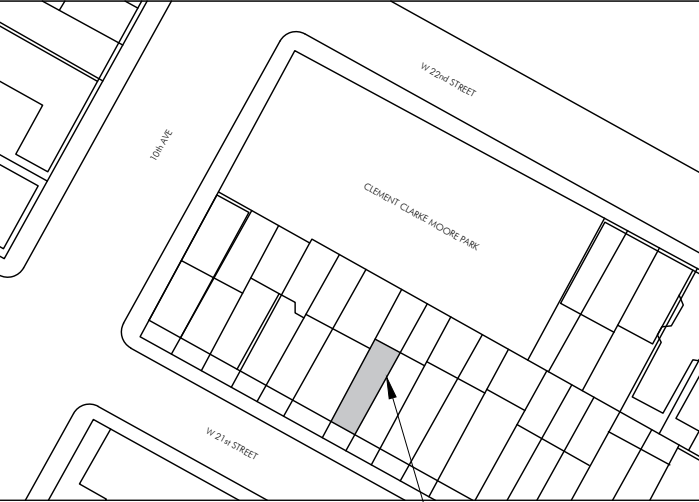


460 W 22nd STREET, LOT #75

Pinecrest Group, Alex Stojanovic Design Architect
315 West 39th Street, suite 1104, New York, NY 10018

Cook & Cook Architects Architects of Record
8 Haymaker Lane, Levittown, NY 11756

REV: DATE: ISSUE:



KEY PLAN:
ZONING DISTRICT: R7B
ZONING MAP: 8b
BLOCK No.: 719
LOT No.: 7

PROJECT
CONE RESIDENCE
461 WEST 21 STREET
MANHATTAN, NY 10011

OWNER
SARAH AND GEOFFREY CONE

SURROUNDING
BUILDINGS (PHOTOS)

LPC-018.00

SCALE:	N.T.S.	PROJ. No.:	1801
DATE:	11/7/2018	DRAWN BY:	SK
		CHECKED BY:	AS