248 WEST 71st STREET

NYC Landmarks Preservation Commission
West End-Collegiate Historic District Extension

Borough of Manhattan, NY
Landmarks Preservation Commission

Calendared: November 16, 2010
Public Hearing: June 28, 2011
Designated: June 25, 2013

Boundary of District Extension
Tax Map Lots, District Extension
Boundaries of Existing Districts
Tax Map Lots, Existing Districts

Upper West Side/ Central Park West Historic District

Borough: Manhattan
Neighborhood: Upper West Side
Block: 1162
Lot: 54
Zoning: R8B
ZONING MAP: 8C
COMMUNITY BOARD: 7
HISTORIC DISTRICT: West End-Collegiate Historic District Extension
248 WEST 71st STREET
BLOCK MAP _ CURRENT CONDITIONS

248 W. 71st STREET

248 WEST 71st STREET
JULIAN ROMANO

04.17
248 WEST 71st STREET
TAX PHOTO, c. 1939

248 W. 71st STREET: TAX PHOTO

248 W. 71st STREET: EXISTING CONDITIONS
248 WEST 71st STREET
71st STREET ANALYSIS_ ARCHITECTURAL VARIETY WITHIN THE EXISTING STREETSCAPE

1. 239 BUILDINGS ACROSS THE STREET (NORTH SIDE OF 71st STREET)

2. BUILDINGS SAME SIDE OF THE STREET (SOUTH SIDE OF 71st STREET)

3. BUILDINGS DIRECTLY ACROSS THE STREET (NORTH SIDE OF 71st STREET)

4. BUILDINGS DIRECTLY ACROSS THE STREET (NORTH SIDE OF 71st STREET)

5. BUILDINGS ACROSS THE STREET (NORTH SIDE OF 71st STREET)
248 WEST 71st STREET
BIRD’S EYE VIEW_ EXISTING CONDITIONS- NEIGHBORHOOD ADDITIONS/ ALTERATIONS ASSESSMENT

248 W. 71st STREET
ADDITIONS AND ALTERATIONS

- Altered rooftop
- Altered 3rd story
- Altered basement/1st story
- Altered basement/1st story
EXISTING 248 W. 71st STREET VOLUME

PROPOSED ADDITIONS AND ALTERATIONS

EXISTING 248 W. 71st STREET VOLUME

PROPOSED ADDITIONS AND ALTERATIONS

- Proposed rooftop addition
- LPC approved rooftop addition 2016
- Proposed rear wall addition
248 WEST 71st STREET
EXISTING CONDITIONS _ STREET ELEVATION VIEW
248 WEST 71st STREET
AREAWAY_ EXISTING AND PROPOSED CONDITIONS
248 WEST 71st STREET
EXISTING CONDITIONS_ REAR FACADE AND YARD

1. REAR OF BUILDING

2. REAR OF BUILDING

3. VIEW FROM REAR OF BUILDING

4. VIEW FROM REAR OF BUILDING

5. VIEW FROM REAR OF BUILDING

W. 71st ST.

KEY PLAN

DETAIL 1: CORBEL

DETAIL 2: STAINED GLASS WINDOWS
248 WEST 71st STREET
EXISTING AND PROPOSED REAR FACADE RENDERED ELEVATION

EXISTING REAR ELEVATION
SCALE: 1"=1'-0"

PROPOSED REAR ELEVATION
SCALE: 1"=1'-0"
248 WEST 71st STREET

PROPOSED REAR FACADE RENDERED ELEVATION

CONCEPTUAL SECTION THROUGH GARDEN

SCALE: NTS

PROPOSED REAR ELEVATION

SCALE: NTS

DETAIL

SCALE: NTS

PAINTED STEEL CHANNEL INSET IN BRICK WING WALLS

16" METAL "C" CHANNEL

DETAIL

SCALE: NTS

CONCEPTUAL SECTION THROUGH GARDEN

SCALE: NTS

PROPOSED REAR ELEVATION

SCALE: NTS

18
248 WEST 71st STREET
EXISTING CONDITIONS... ROOFTOP

1. SOUTH-EAST FROM ROOF (INCLUDES VIEW OF 252 APPROVED ROOF ADDITION MOCK-UP)
2. EAST FROM ROOF
3. SOUTH FROM ROOF
4. WEST FROM ROOF
5. SOUTHWEST FROM ROOF
6. NORTH FROM ROOF

KEY PLAN

EXISTING CONDITIONS
ROOFTOP
248 WEST 71st STREET

71st STREET ANALYSIS_ EXISTING BUILDINGS WITH ROOFTOP ADDITIONS AND ALTERATIONS
EXISTING AND PROPOSED SECTIONS_ RENDERED SECTION
248 WEST 71st STREET
PROPOSED SECTION, RENDERED SECTION

PROPOSED SECTION A-A
SCALE 1/20

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248 WEST 71st STREET
RENDERED SECTION

PROPOSED SECTION A-A
SCALE 1/20
GLAZED THIN BRICK: ELGIN BUTLER Glazed Thin Brick for rear Facade
SAMPLE COLOR: Maroon #4124 Glossy

EXTERIOR PAINT black/brown
SAMPLE: Black Beauty 2128-10 - Benjamin Moore

EXTERIOR PAVERS BLUESTONE
SAMPLE: Montauk Blue_12x24 gauged
Row Houses Gone Wild
By CHRISTOPHER GRAY DEC. 9, 2010

Across the street runs a string of houses built two at a time, or so it seems. In this case the developer James A. Frame, working with the architects Thom & Wilson, put up a row of 10, made to appear as five independent pairs, from 236 to 254. Designed in 1892, they came just as the funereal brownstone model was giving way to a lighter palette, and Frame hedged his bets: some pairs are brownstone, and some are light orange brick with cream-colored trim and Renaissance detailing, something like the Century Association on West 43rd Street.

This block has an unusual triplet of Ajellos; that is, the work of the apartment house architect Gaetano Ajello, at 235, 220 and 225, all for the interrelated Paterno-Campagna family. Want a whiff of the "Old West Side" before the hedge funders arrived? Step into the lobby of 225, with its old rusting doors, cheap lighting fixture, tired linoleum, belier-skelter intercom panel. Yes, my children, that’s the way it was, way back in the Age of Rent Control.

In 1932, the private-house era of the block nearly over, No. 212 was a speakeasy, with a dance floor and separate women’s bar. Prohibition agents raided it that year, seizing 30 bottles of "alleged liquor," as The New York Times scrupulously put it. A recent owner has festooned the architectural decoration with gold paint, a startling sight.

The newest thing on the block is the nine-story apartment house at No. 235, based on an Ajello design of 1912. And based means really based: the developer, James Rinzler, preserved the first two floors, but stripped the upper facade, plunking down a sort of Regency-ish red-brick top designed by the architect Mario Arbore.

Preservationists greeted it with hoots, and it violates several commandments of the preservation bible, including the unruly row, but found that “one of these new houses would be a great relief in a brownstone block, but such an accumulation of them is rather bewildering.”

You’d never guess, but 269 was part of the same row, pretty much intact until 1983 when, after a fire, the lawyer Jenik Radon refaced it and gave it a strange double-height window, behind which is a two-story-high space. If you can get past the modern materials, it is a fitting successor to the original row.

A few lots east, the 1950 Godmothers League building pokes its streamlined, swooping nose into the block. Despite its late date, Sylvan Bien styled it in a sort of 1930s industrial moderne. The building, originally a shelter for infants, has not recovered from the replacement of the original buff brick with red by an uninformed administrator in 1993. He said at the time, “I felt it was boring,” breezily describing it as “Beaux-Arts school, or maybe the Bauhaus.”

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NOTES
- Renaissance Revival with alterations
- Paired with 250 W. 71st Street
- Similar to paired 240/242 W. 71st Street
- Row of 10 designed to appear as 5 independent non-identical pairs

Exterior project elements include:
- Removal of existing 3-story rear yard extension
- New 3-story rear yard extension
- New rooftop addition with terrace
- Replacement of existing double hung windows with new triple-glazed double hung windows on the front facade
- Restoration of damaged front façade elements and resurfacing of brownstone
- New entrance at basement level with molded surrounds
- New parlor floor balconette
- Areaway extension with planters and pavers
- Landscape of rear yard

NEW ENTRANCE
1. remove brick and replace with brownstone/ sandstone
2. replace non original windows with new doors and metal balconette to match existing
3. new entry hood and surround extended to ground floor
4. remove arts & craft light fixture
5. new painted wood entry door
6. replace intercom

LINTEL
1. restore molded lintel as needed

CORNICE
1. repair as needed

ROOFTOP ADDITION not visible

BROWNSTONE
1. resurface/ repair as needed
2. resurface sandstone as needed

ORIEL WINDOW
1. restore/ repair decorative corbels, conical roof

ORIEL WINDOW
1. new wood window with curved sashes

SECURITY CAMERA
1. replace with smaller black security camera

WINDOWS
1. replace existing windows with new triple glazed double hung windows

DECORATIVE NEW CARTOUCH
1. to match existing on decorative frieze

AREAWAY
1. extend and restore areaway to original location
2. new bluestone pavers
3. new areaway cheek wall

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STREET ELEVATION PRELIMINARY SCOPE OF WORK
02.09.17
3. EXISTING FRONT DOOR AT BASEMENT LEVEL

4. EXISTING 2nd FLOOR WINDOWS

REPLACE SECURITY CAMERA

PATCH & RESURFACE BROWNSTONE AS NEEDED

EXISTING SECURITY CAMERA WILL BE REPLACED BY A MICRO BLACK SECURITY CAMERA (SIMILAR TO ABOVE).

SAMPLE: Speco HT72HG 960H Outdoor IR Mini Vandal Turret Dome, 3.6mm

1. EXISTING 1ST FLOOR WINDOWS

2. EXISTING LAST FLOOR WINDOWS

RESURFACE

REMOVE LIGHT FIXTURE

PHOTO: 248 W.71st STREET

EXTERIOR FACADE

EXISTING EXTERIOR CONDITIONS_ WINDOWS & DOORS AND SECURITY CAMERA REPLACEMENT

248 WEST 71st STREET

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