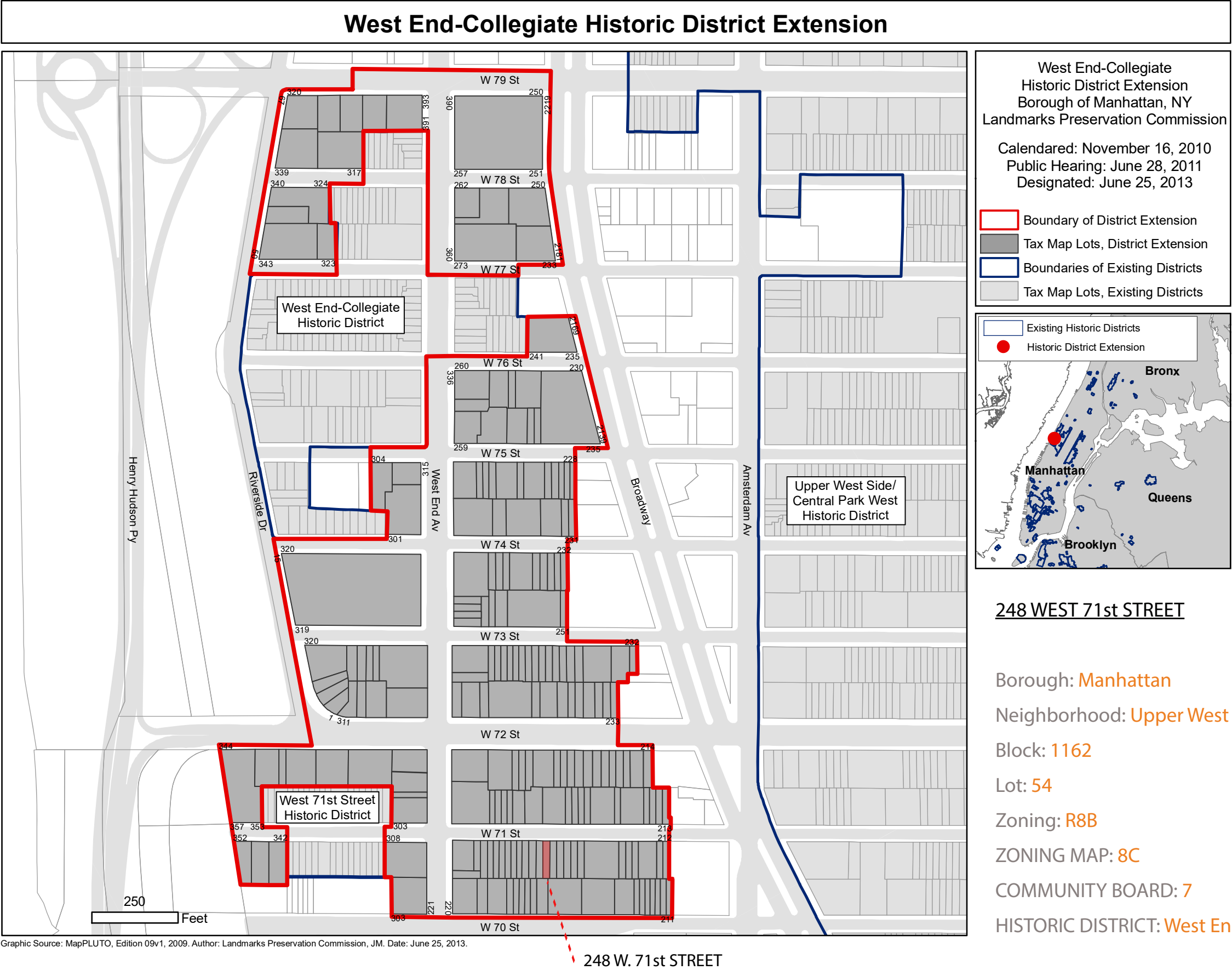
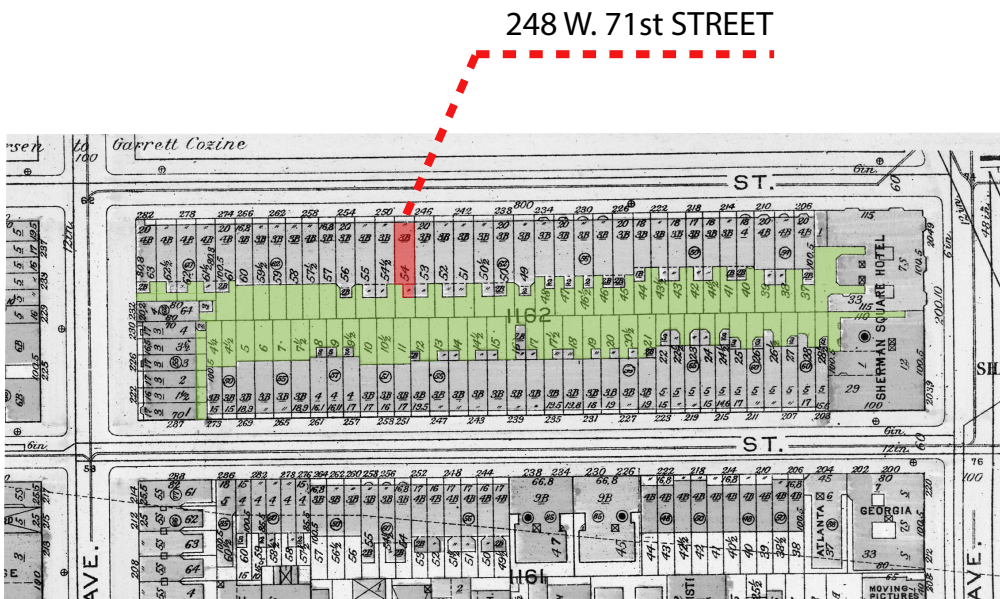


248 WEST 71st STREET

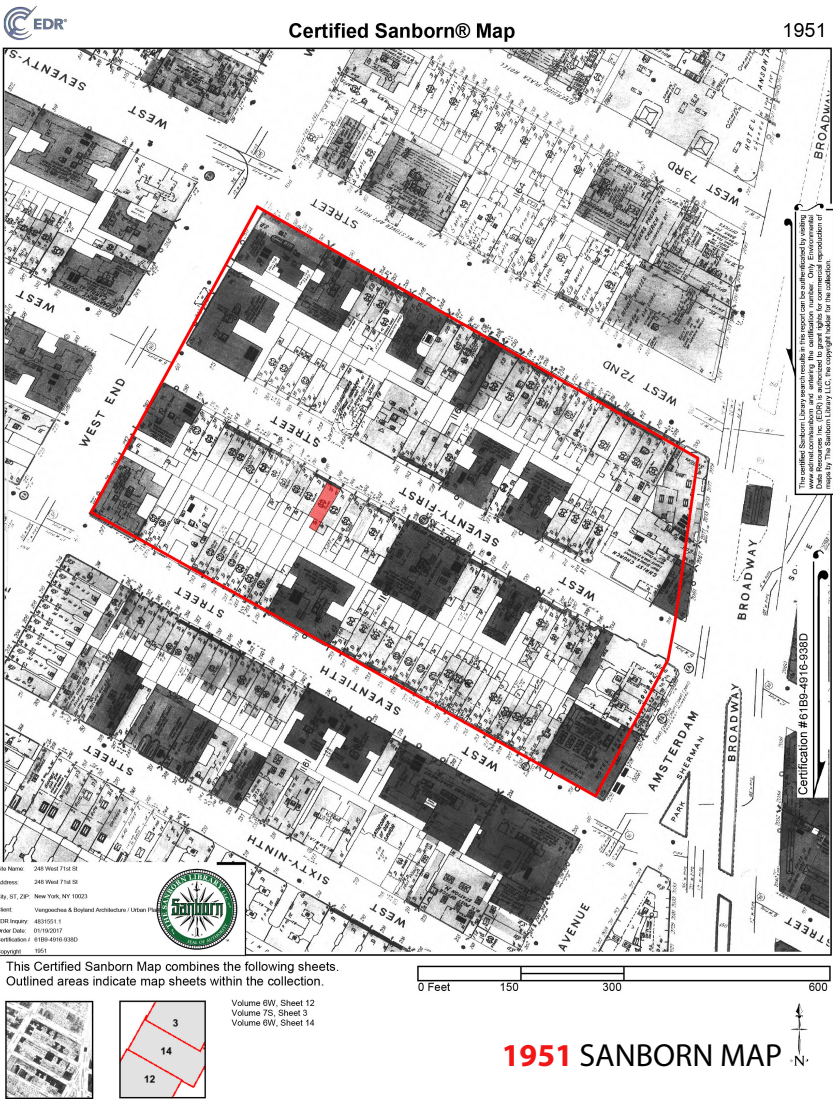
NYC Landmarks Preservation Commission



248 WEST 71st STREET
MAPS_ BROMLEY AND SANBORN MAPS



1916 BROMLEY MAP

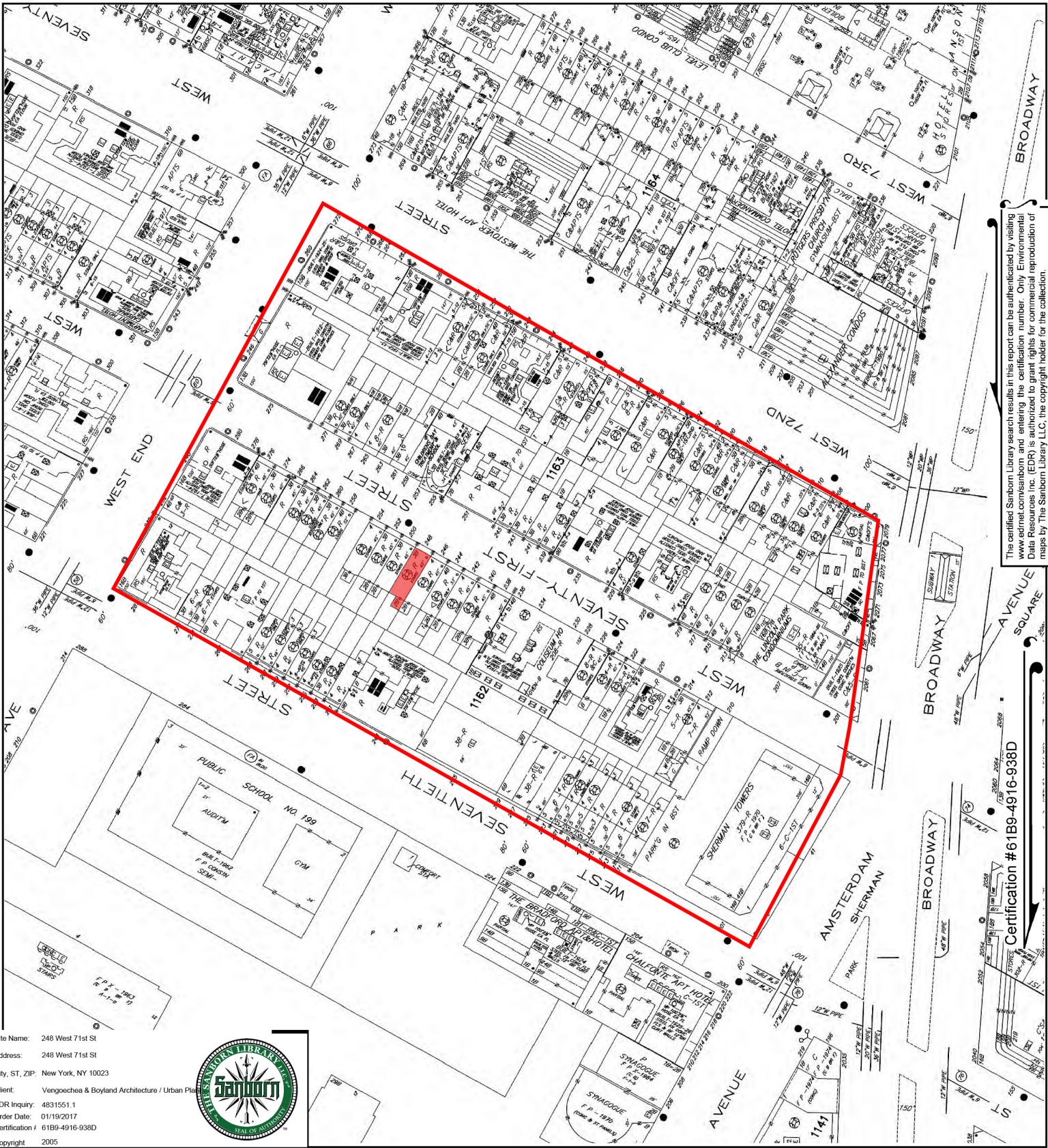


1951 SANBORN MAP



Certified Sanborn® Map

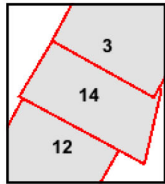
2005



Site Name: 248 West 71st St
Address: 248 West 71st St
City, ST, ZIP: New York, NY 10023
Client: Vengoechea & Boyland Architecture / Urban Planning
EDR Inquiry: 4831551.1
Order Date: 01/19/2017
Certification #: 61B9-4916-938D
Copyright: 2005



This Certified Sanborn Map combines the following sheets.
Outlined areas indicate map sheets within the collection.



Volume 7S, Sheet 3
Volume 6W, Sheet 14
Volume 6W, Sheet 12

v + b

v + b

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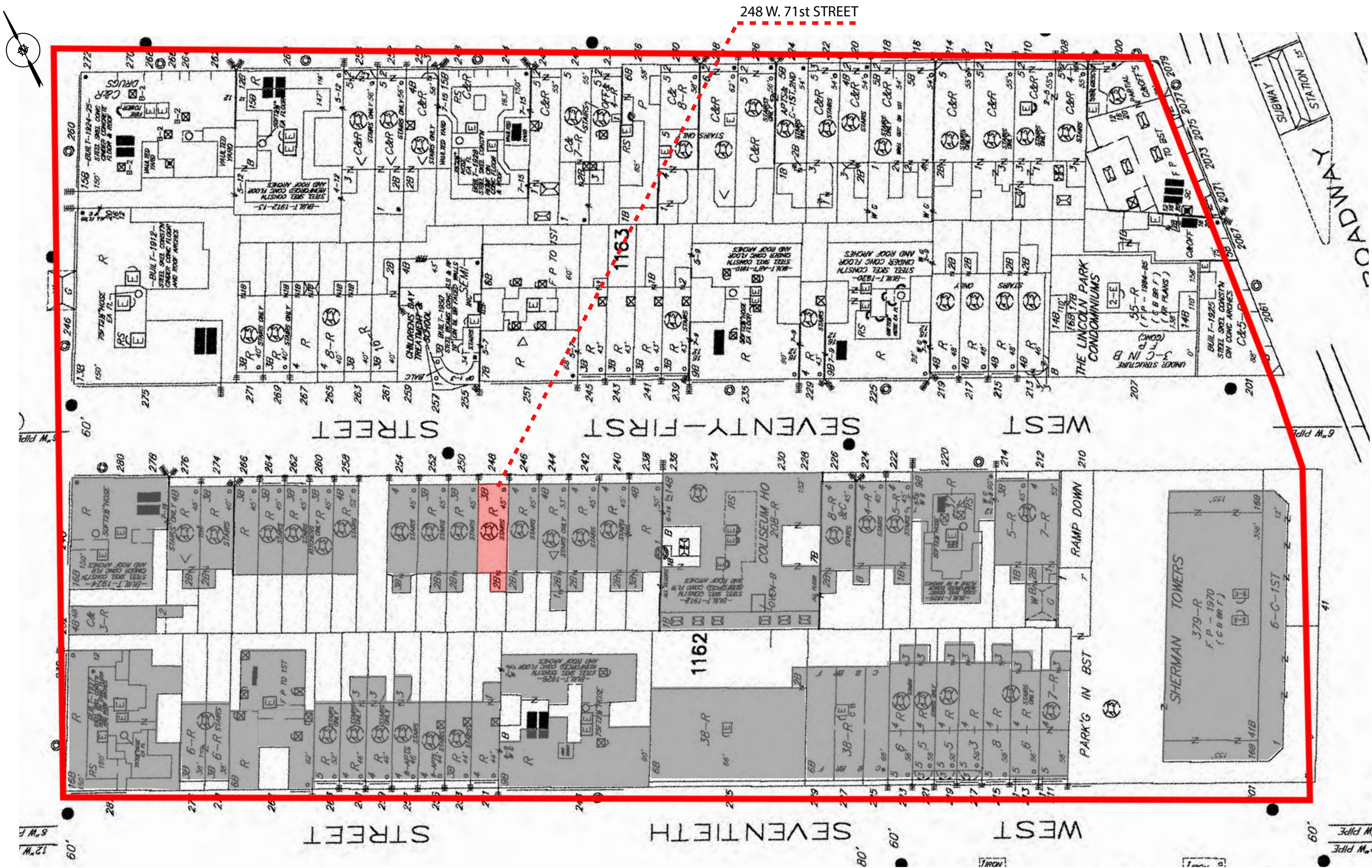
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248 WEST
71st STREET
JULIAN ROMANO

MAPS

04.17

248 WEST 71st STREET
BLOCK MAP_ CURRENT CONDITIONS



v + b

v + b

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248 WEST
71st STREET
JULIAN ROMANO

BLOCK MAP

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)



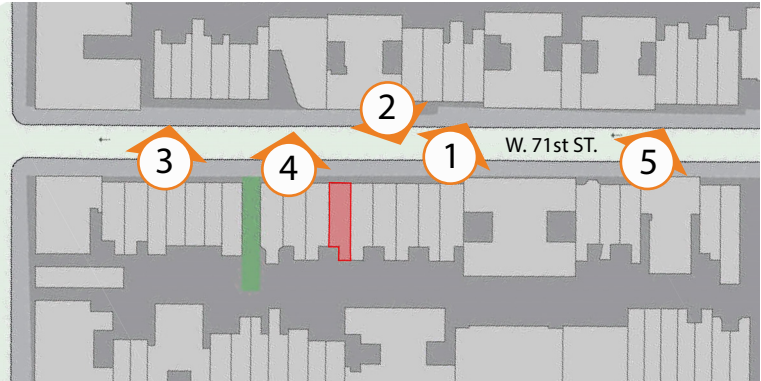
3. BUILDINGS DIRECTLY ACROSS THE STREET (NORTH SIDE OF 71st STREET)



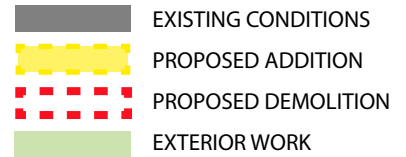
4. BUILDINGS DIRECTLY ACROSS THE STREET (NORTH SIDE OF 71st STREET)



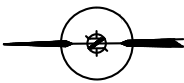
5. BUILDINGS ACROSS THE STREET (NORTH SIDE OF 71st STREET)



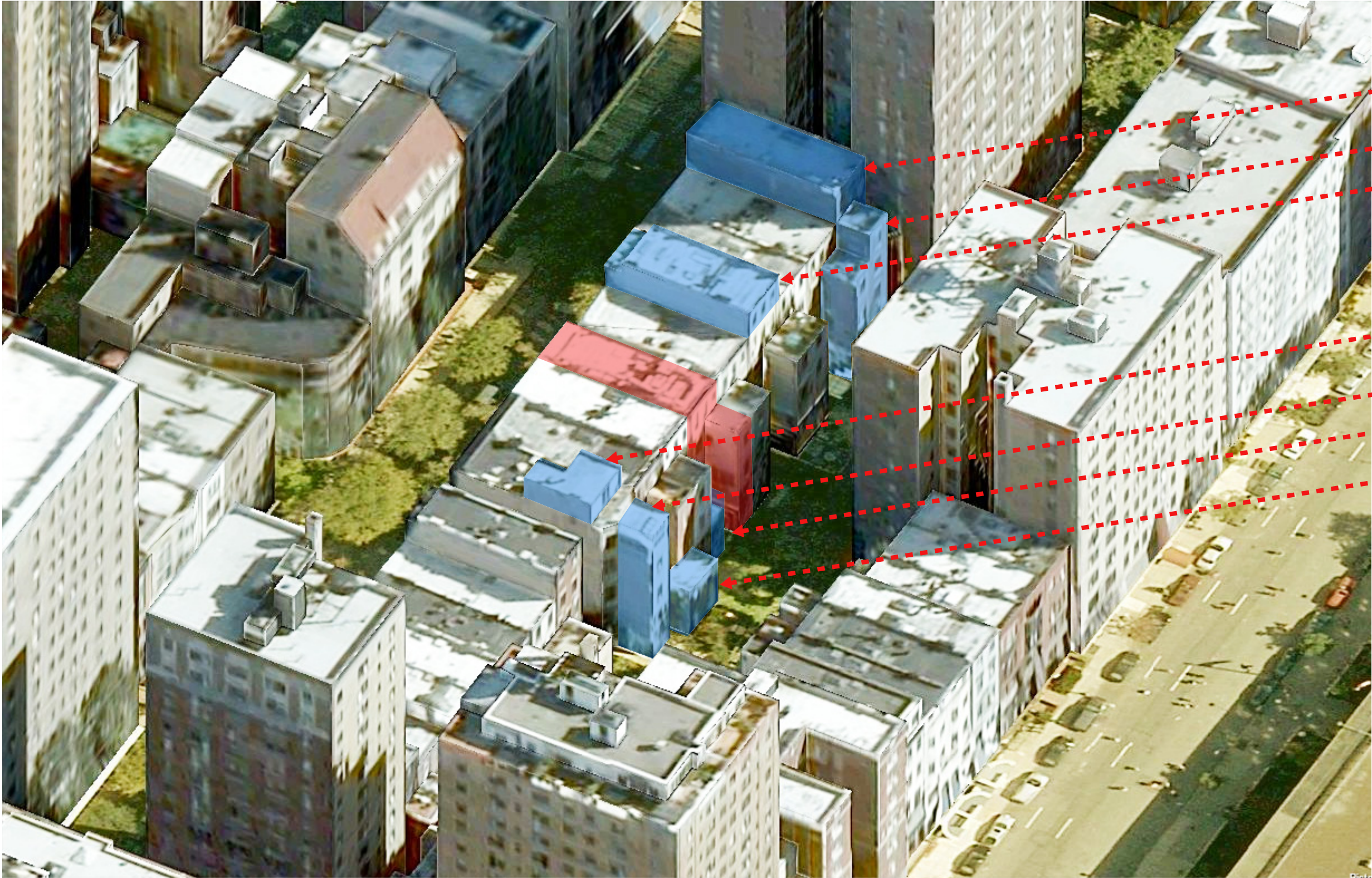
KEY PLAN



248 WEST 71st STREET
BIRD'S EYE VIEW_ EXISTING CONDITIONS- NEIGHBORHOOD ADDITIONS/ ALTERATIONS ASSESSMENT

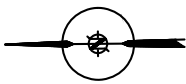


- 248 W. 71st STREET
- ADDITIONS AND ALTERATIONS



- Altered rooftop
- Altered 3rd story
- Altered rooftop
- Altered rooftop
- Altered 3rd story
- Altered basement/1st story
- Altered basement/1st story

248 WEST 71st STREET
BIRD'S EYE VIEW_ EXISTING CONDITIONS AND PROPOSED ADDITIONS/ 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 W. 71st STREET



v + b

v + b

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248 WEST
71st STREET
JULIAN ROMANO

STREET VIEWS

04.17

248 WEST 71st STREET
EXISTING AND PROPOSED FRONT FACADE_ RENDERED ELEVATION



EXISTING FRONT ELEVATION
SCALE: NTS



PROPOSED FRONT ELEVATION
SCALE: NTS

v + b

v + b

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248 WEST
71st STREET
JULIAN ROMANO

RENDERED
FRONT ELEVATION

03.16.17

248 WEST 71st STREET

AREAWAY_STREET ELEVATION VIEW- CONTEXT PHOTOGRAPH

v + b

v + b

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248 WEST
71st STREET
JULIAN ROMANO

CONTEXT
PHOTOGRAPH

04.17



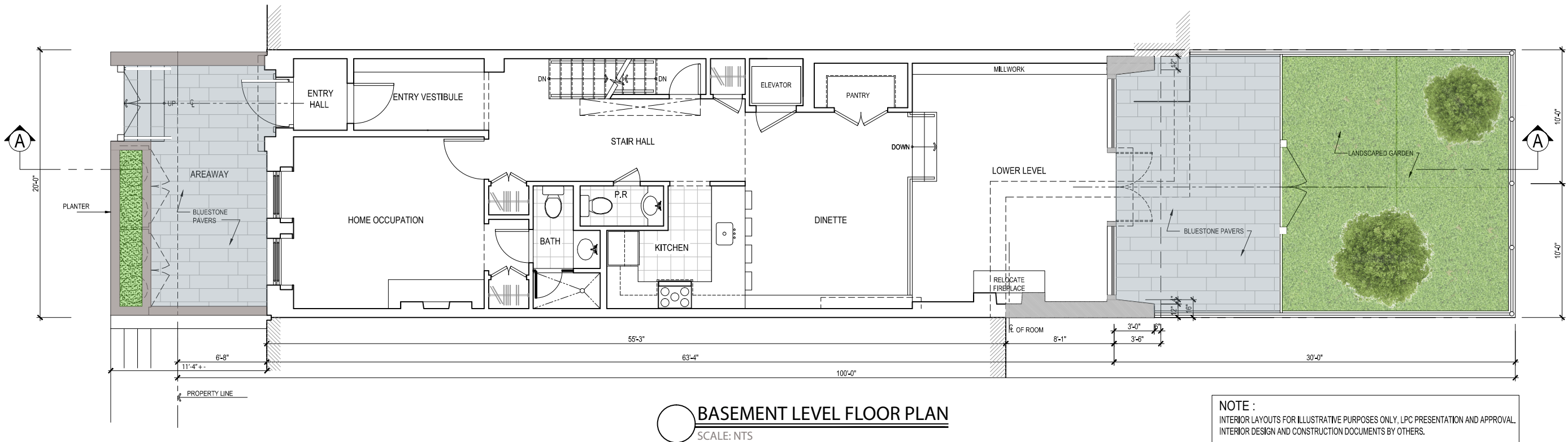
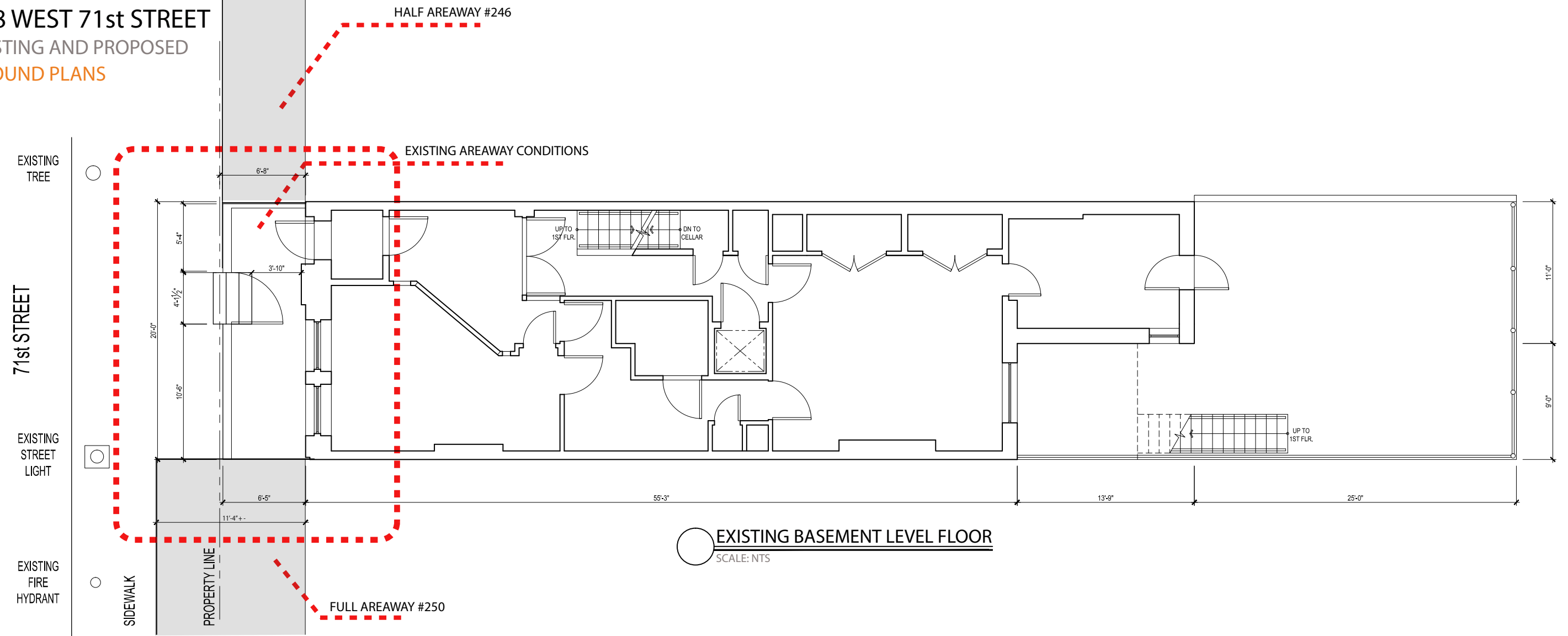
238 240 242 244 246 248 250 252 254 PUBLIC PARK

PROJECT LOCATION

238 240 242 244 246 248 250 252 254 PUBLIC PARK

PARTIAL AREAWAY P. AREAWAY P. AREAWAY FULL AREAWAY P. AREAWAY PROPOSED AREAWAY TO MATCH NEIGHBORING (#250) FULL AREAWAY FULL AREAWAY FULL AREAWAY FULL AREAWAY

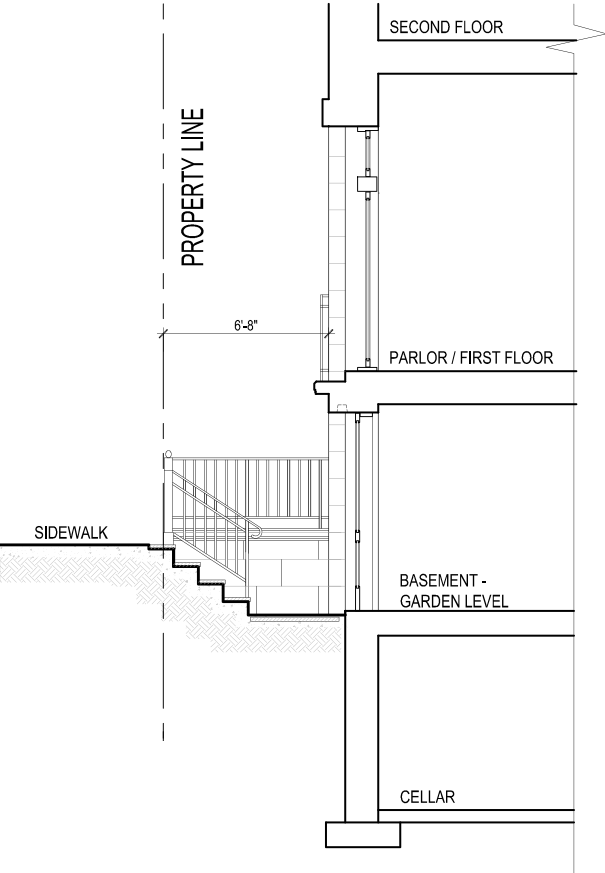
248 WEST 71st STREET
EXISTING AND PROPOSED
GROUND PLANS



NOTE :
INTERIOR LAYOUTS FOR ILLUSTRATIVE PURPOSES ONLY, LPC PRESENTATION AND APPROVAL.
INTERIOR DESIGN AND CONSTRUCTION DOCUMENTS BY OTHERS.

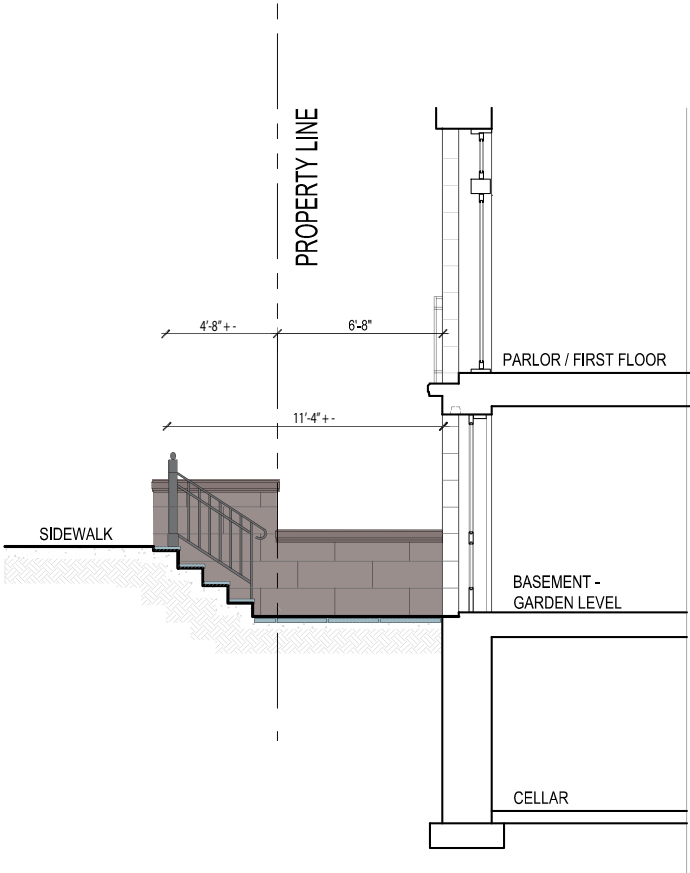
248 WEST 71st STREET

AREAWAY_ EXISTING AND PROPOSED CONDITIONS



EXISTING
AREAWAY SECTION

SCALE: 3/16"=1'-0"



PROPOSED
AREAWAY SECTION

SCALE: 3/16"=1'-0"



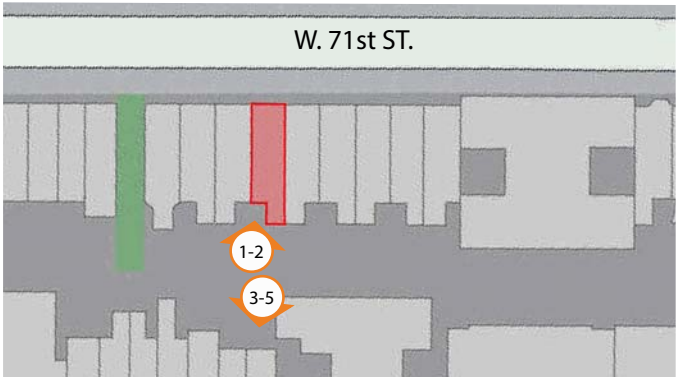
PROPOSED
AREAWAY ELEVATION

SCALE: 3/16"=1'-0"

248 WEST 71st STREET
EXISTING CONDITIONS_ REAR FACADE AND YARD



1. REAR OF BUILDING



KEY PLAN



2. REAR OF BUILDING



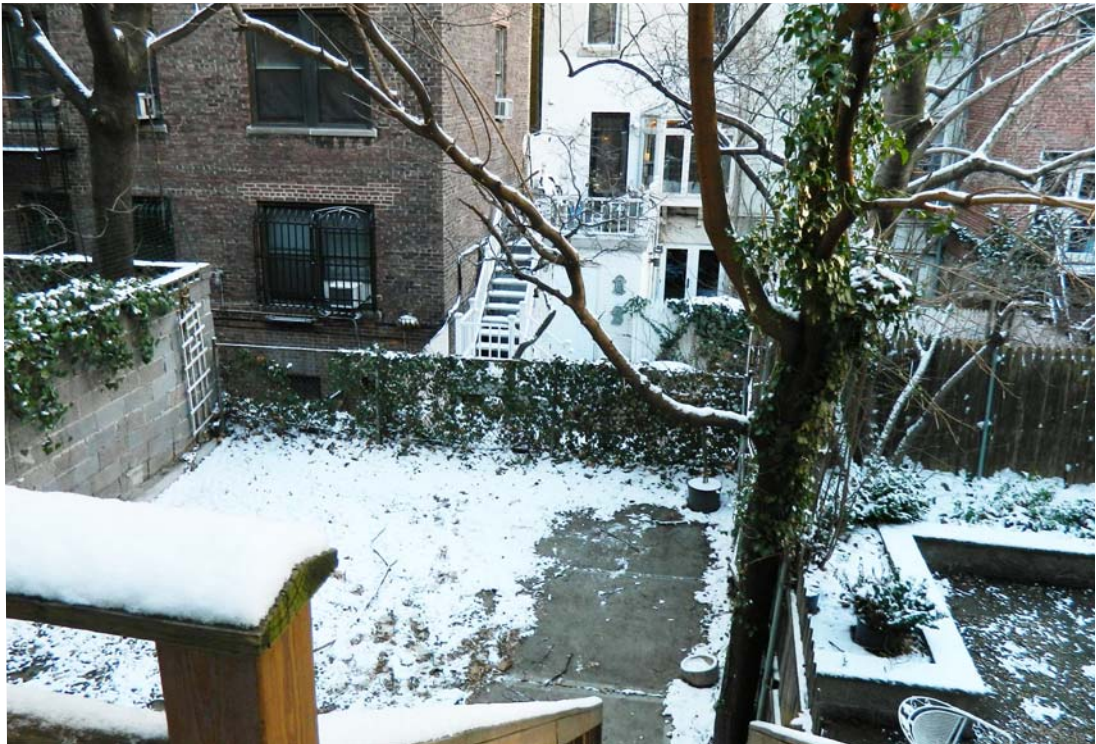
DETAIL 1: CORBEL



DETAIL 2: STAINED GLASS WINDOWS



3. VIEW FROM REAR OF BUILDING



4. VIEW FROM REAR OF BUILDING



5. VIEW FROM REAR OF BUILDING

248 WEST 71st STREET
REAR YARD_ BLOCK CONTEXT PHOTOS



1. VIEW WEST FROM PARK



2. SOUTH-EAST VIEW FROM PARK



3. SOUTH-WEST VIEW



4. NORTH VIEW



5. SOUTH VIEW



6. SOUTH-EAST VIEW



KEY PLAN

248 WEST 71st STREET
EXISTING AND PROPOSED REAR FACADE_ RENDERED ELEVATION



EXISTING REAR ELEVATION
SCALE: NTS



PROPOSED REAR ELEVATION
SCALE: NTS

PROPOSED REAR FACADE_ RENDERED ELEVATION



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



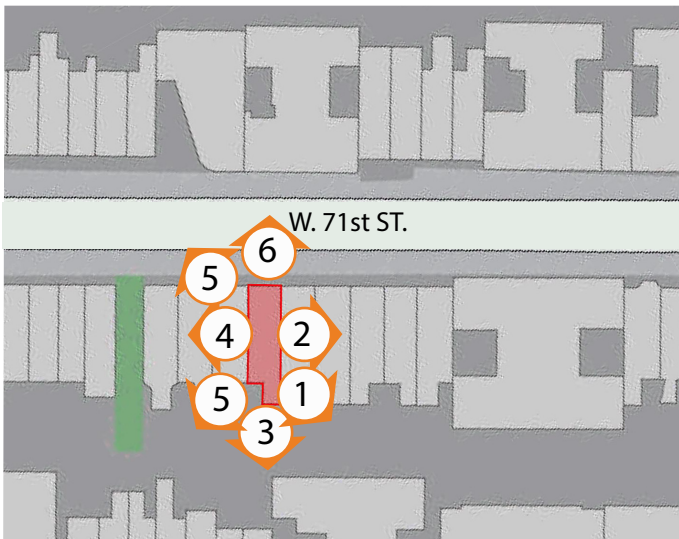
5. SOUTHWEST FROM ROOF



5. NORTH FROM ROOF



6. FACING NORTHWEST



KEY PLAN

248 WEST 71st STREET

71st STREET ANALYSIS_ EXISTING BUILDINGS WITH ROOFTOP ADDITIONS AND ALTERATIONS



1. 246 BUILDING ROOFTOP ADDITION



2. 238 BUILDING ROOFTOP ADDITION



3. 258, 260, 262, 264 BUILDING ROOFTOP ADDITIONS



4. 226 BUILDING ROOFTOP ADDITION

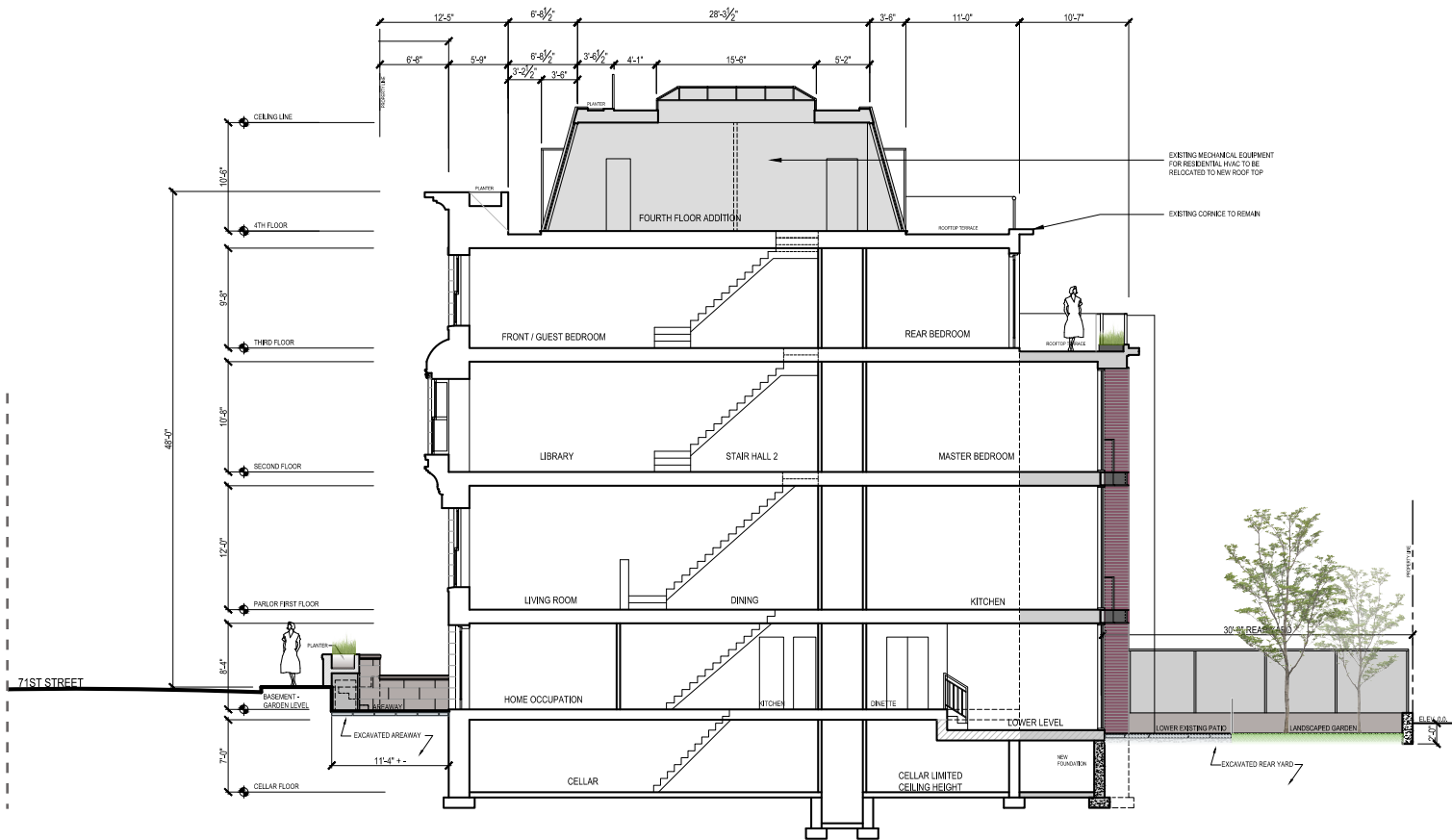
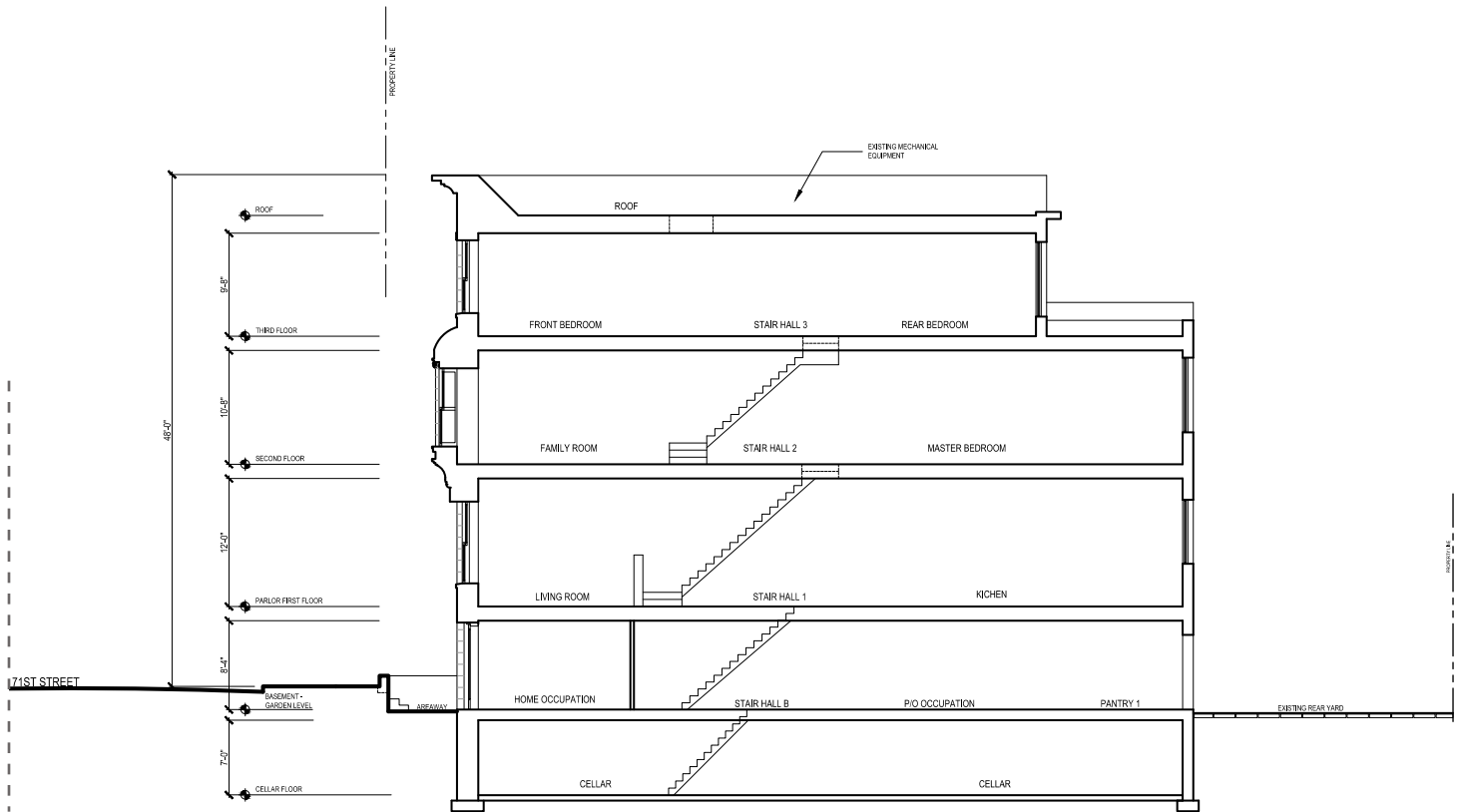


5. 254 BUILDING ROOFTOP ADDITION

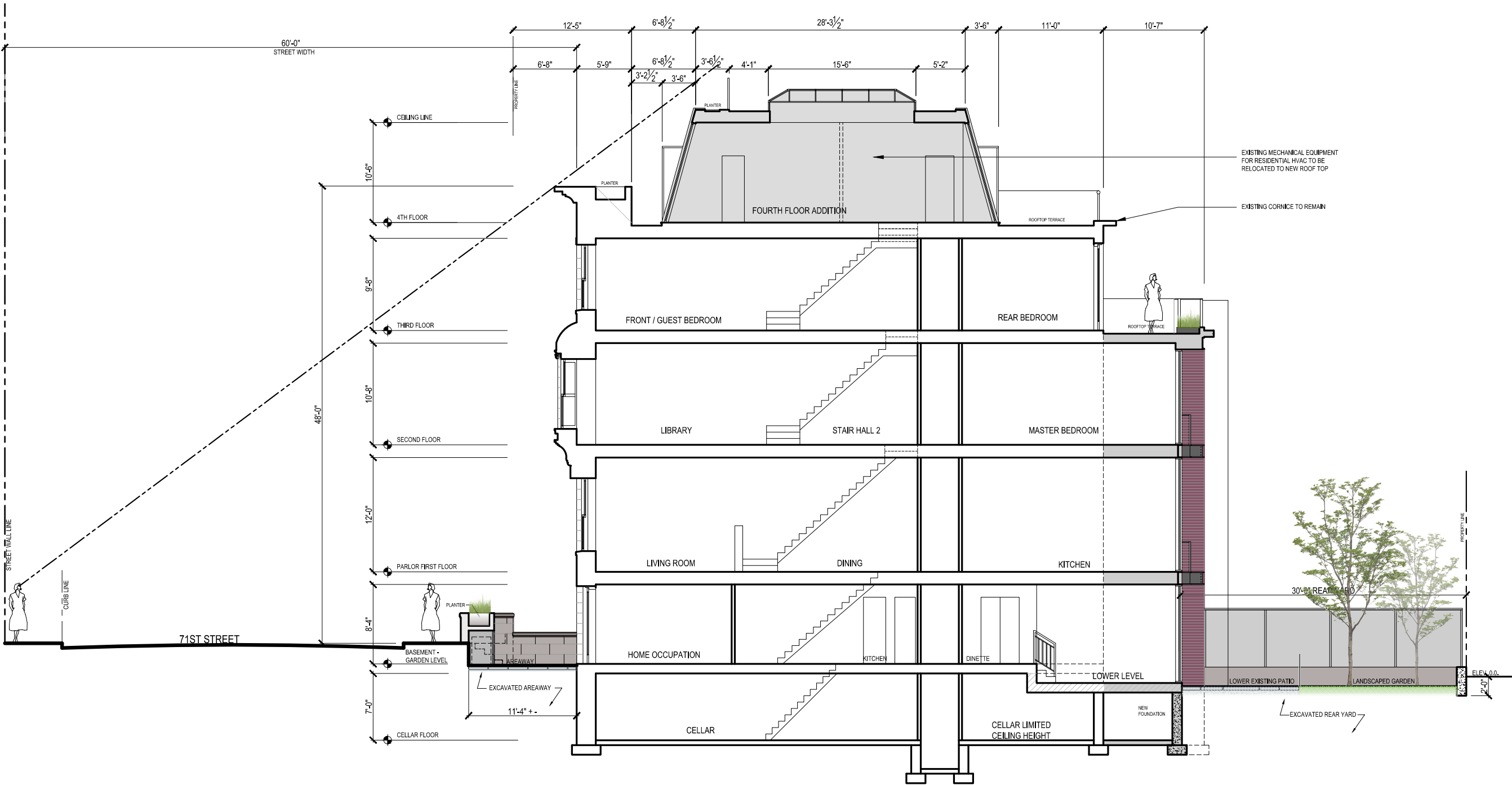


KEY PLAN

248 WEST 71st STREET
EXISTING AND PROPOSED SECTIONS_ RENDERED SECTION



248 WEST 71st STREET
PROPOSED SECTION_ RENDERED SECTION



PROPOSED SECTION A-A
SCALE: NTS

248 WEST 71st STREET
ROOFTOP PHOTOGRAPHS_ **MOCK-UP**



1. 248 w 71st STREET
MOCK-UP NOT VISIBLE FROM STREET



KEY PLAN



2. Facing S-E on W.71st



3. Facing S-E on W.71st



4. Facing S-W on W.71st



5. Facing S-W on W.71st



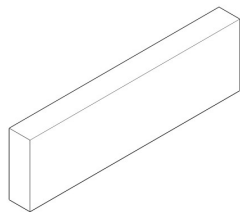
From roof 1



From roof 2

248 WEST 71st STREET

FINISHES_ **SELECTED MATERIALS AND COLORS**



GLAZED THIN BRICK: ELGIN BUTLER Glazed Thin Brick for rear Facade
SAMPLE COLOR: Maroon #4124 Glossy

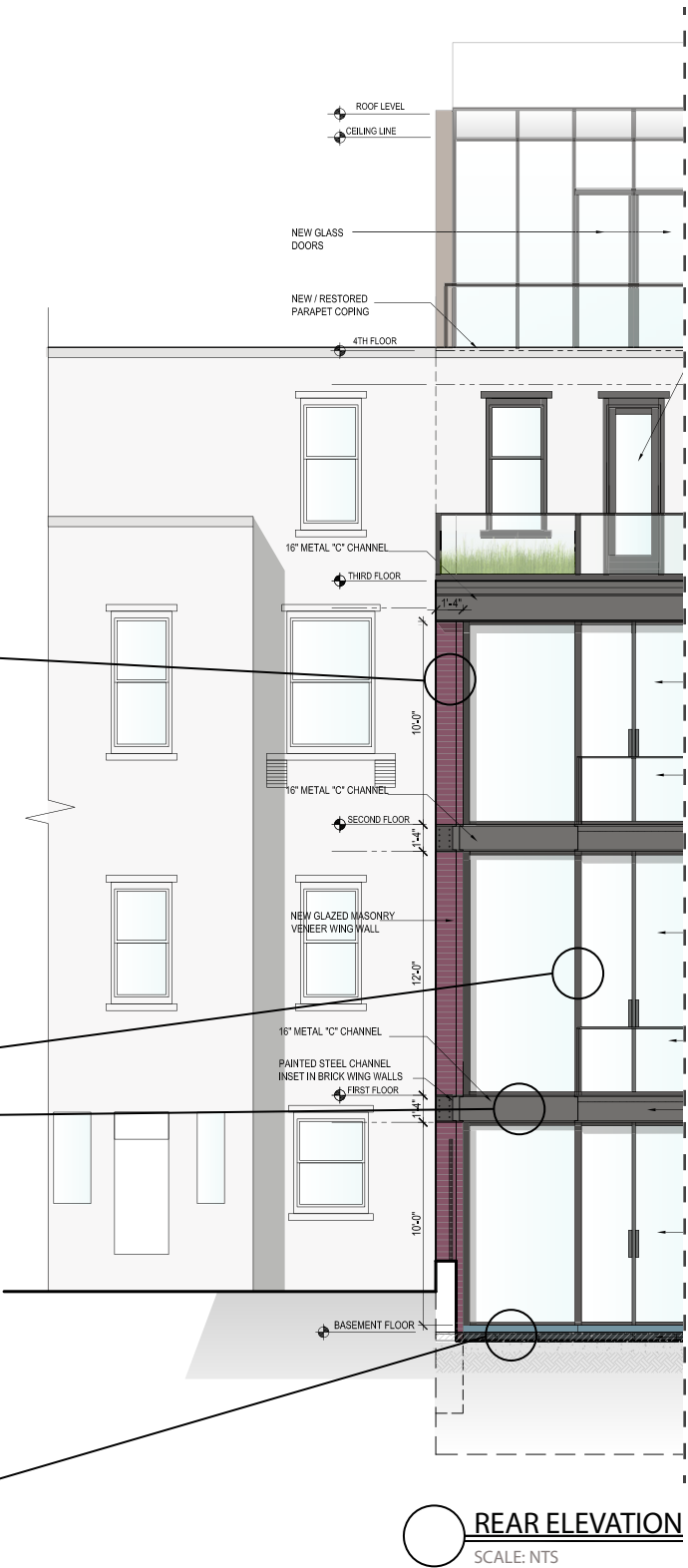


Benjamin Moore
Black Beauty 2128-10

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

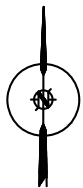


EXTERIOR PAVERS BLUESTONE
SAMPLE: Montauk Blue_12x24 gauged



APPENDIX

248 WEST 71st STREET
AERIAL VIEW_ EXISTING CONDITIONS



248 W. 71st STREET



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248 WEST
71st STREET

JULIAN ROMANO

AERIAL VIEW

02.09.17

Row Houses Gone Wild

By CHRISTOPHER GRAY DEC. 9, 2010

THEY say free-range chicken is better — how about free-range blocks? Seventy-First Street from West End to Broadway rises steeply midblock and then, like a roller coaster — wheeee! — hurtles downhill. The architecture has a certain giddy touch, joyously untempered by the good taste of contextualism so often claimed as an urban ideal.

Here modern sticks its elbow in the ribs of Victorian, red brick wrestles with white, lugubrious brownstone takes a poke at the lighter colors of the Renaissance, and, in one building, the early 20th and 21st centuries tussle. The Landmarks Preservation Commission will consider designating the hodgepodge a landmark in June.

Starting from West End, the Mutt-and-Jeff houses at 274 and 276 got their differing gables, arches, stained glass, oriels and arches from Edward Angell, who designed them in 1896. No. 276 was occupied by Robert M. Van Arsdale, a publisher of railroad trade magazines.

No. 274 has a wide, half-round rocky arch over the first-floor windows, but 276 has an impossibly chunky projecting oriel over the front door, a Victorian equivalent of the Whitney Museum’s overhang. The houses compete with each other like squabbling siblings.

Across the street, the scrumptiously intact 271 West 71st is a fragment of a row of 13 houses designed in 1886 by Holman Smith. These, too, were supposed to look different from one another, with multiple sandstone hues and painted cornices, assorted roof lines and the varied placement of large open bays. This type of row was described more than once as a “reign of terror.”

In 1887 an anonymous critic in The Real Estate Record and Guide admired the energy of 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.”

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, helter-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 50 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 “Thou shalt not change anything prewar” and “If thou must change something, thou must make it look as if it had always been there.”

Indeed, from the architectural history point of view, Mr. Arbore got the quoining wrong, the cornice wrong, the lintels wrong, the windows wrong — everything wrong, at least through the lens of preservation. But within the context of contemporary work, if you accept the strange decision to partially strip the old building, something quite unusual was done, something completely original — a remarkable, even admirable feat in the narrow-margined world of New York real estate.

E-mail: streetscapes@nytimes.com

A version of this article appears in print on December 12, 2010, on page RE8 of the New York edition with the headline: Row Houses Gone Wild.

248 WEST 71st STREET

STREET ELEVATION VIEW_ PRELIMINARY SCOPE OF WORK

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

- CARTOUCHE KEYSTONE**
1. restore as needed

- 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 CARTOUCHE**
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

248 WEST 71st STREET

EXISTING EXTERIOR CONDITIONS_ WINDOWS & DOORS AND SECURITY CAMERA REPLACEMENT



PHOTO: 248 W.71st STREET
EXTERIOR FACADE

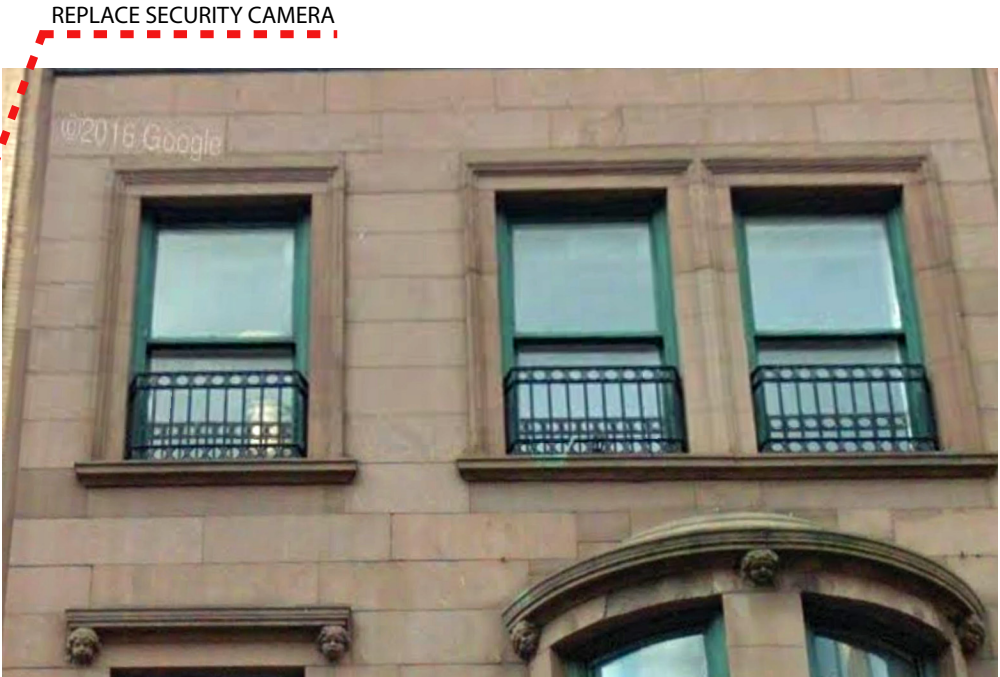


EXISTING SECURITY CAMERA WILL BE REPLACED BY A MICRO
BLACK SECURITY CAMERA (SIMILAR TO ABOVE).
SAMPLE: Speco HT72HG 960H
Outdoor IR Mini Vandal Turret Dome, 3.6mm



1. EXISTING 1ST FLOOR WINDOWS

RESURFACE



2. EXISTING LAST FLOOR WINDOWS

REPLACE SECURITY CAMERA



3. EXISTING FRONT DOOR AT BASEMENT LEVEL

REMOVE LIGHT FIXTURE



4. EXISTING 2nd FLOOR WINDOWS

PATCH & RESURFACE
BROWNSTONE AS NEEDED