



471 WEST END AVENUE



McKIM, MEAD & WHITE + MORRIS ADJMI ARCHITECTS

EXCLUSIVELY REPRESENTED BY LAURIE LEWIS & PETER COMITINI

corcoran
corcoran group real estate

471 WEST END AVENUE



The architectural firm of McKim, Mead & White are widely considered the most prominent and prolific firm of America's Gilded Age. The 1885 townhouse they designed at 471 West End Avenue is exclusively offered now as a once in a lifetime opportunity to acquire an historic building that has been remarkably re-imagined as a 24' wide single-family home, by arguably today's most prominent and prolific firm, Morris Adjmi Architects. The two meet in a masterful vision of timeless classic and modern design that is extraordinarily satisfying. Beyond a bespoke dwelling, the person bold enough to write the next chapter in this significant property's history, obtains a priceless piece of New York City's architectural heritage as well.



COVER: The landmarked McKim, Mead & White townhouse restored with its stoop returning to West End Avenue, and its intricate brickwork highlighted by a rusticated base.

“FOR US, 471 WAS A CHANCE TO COLLABORATE ACROSS TIME
WITH SOME OF NEW YORK'S GREATEST ARCHITECTS.
OUR INTERIOR RENOVATION IS MODERN, BUT ITS RICH MATERIALS
AND FORMAL MOTIFS BRING OUT THE ORIGINAL BUILDING'S
HISTORIC CHARM AND CAPTURE THE GRANDEUR
THAT DEFINED SO MUCH OF MCKIM, MEAD & WHITE'S WORK.”

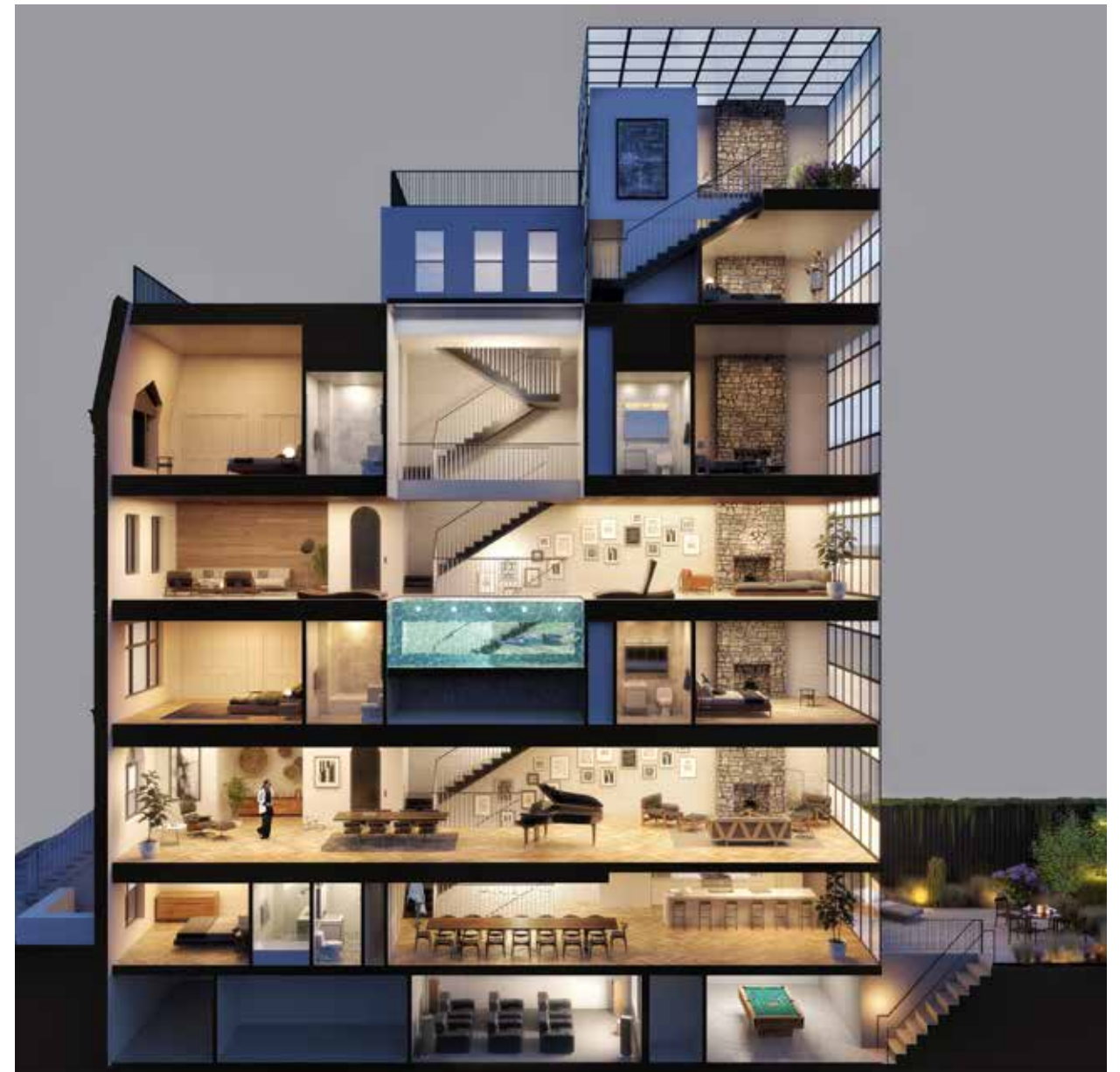
~ MORRIS ADJMI ~



ABOVE: William Rutherford Mead (left),
Charles Follen McKim (centre) and Stanford White (right).
ABOVE RIGHT: Morris Adjmi



As envisioned here, 471 West End Avenue offers every possible modern luxury: multiple bedrooms with ensuite baths + powder rooms, a swimming pool, theatre, library, stone fireplaces, game room, roof deck, and garden. The property is luxuriously rendered here at 8758 SF, but can be expanded up to a 9232 SF maximum. It is within walking distance to both Riverside and Central Parks.



Above: Eight levels of private luxury • fully customizable • 24 foot wide townhouse lot • 8758 to 9232 SF of living space • 7 to 9 bedrooms • 7.5 to 11.5 baths • stone fireplaces • elevator • theatre/game room • swimming pool • garden & roof decks,

The Adjmi studio has seamlessly blended a classic McKim, Mead & White, 24' wide townhouse, with a modern luxury vision. Light pours into the glass curtain wall facing the rear garden by day; and softly illuminates in evening. It leaps across 132 years into a new life.



In a prime location on West End Avenue & West 83rd Street, this landmarked building has been meticulously researched to restore McKim, Mead & White's original vision for its exterior. The Romanesque style facade features deep red brick, terra-cotta ornament, rusticated base, and new stoop, harkens back to its 1885 elegance; whilst inside the custom designed home is bathed in light from a new west-facing wall.

SITE ACQUISITION PRICE

\$7,499,000

FOR THE LAND AND IMPROVEMENTS AT
471 WEST END AVENUE; AS IS.

NEXT PHASE DESIGN AND
CONSTRUCTION REQUIRED AT
ADDITIONAL COST.

- Lot Size: 24' x 100'
- Building Size: 24' x 70'
- Maximum FAR: 10
- FAR As Built: 2.84
- Zoning: R10A
- Block-Lot: 01245-0024
- Estimated Max SF 9232
(historic district considered)
- Maximum SF 23,230
- Existing as Built: 6,605 SF
- Stories: 5
- Residential Units: 8
- Landmark: Riverside-West End
Historic District Extension
- Year Built: 1885
- Taxes: \$52,856 yearly
- As is, all bids considered

EXCLUSIVE AGENTS:

PETER COMITINI

Licensed Associate RE Broker
(917) 439-3856
pcc@corcoran.com

LAURIE LEWIS

Licensed Associate RE Broker
(917) 887-0759
Llewis@corcoran.com

corcoran
corcoran group real estate

The property is offered “as is”, delivered completely vacant, with first phase design plans for redevelopment. It was damaged by a fire in late 2013, but the existing structure is quite salvageable. The property lies within the Riverside-West End Historic District and is zoned R-10A. The extra-wide lot measures 24' x 100', and the existing 5 story building is 24' x 70'. Plans are subject to the approval of the NYC Landmarks Preservation Commission.

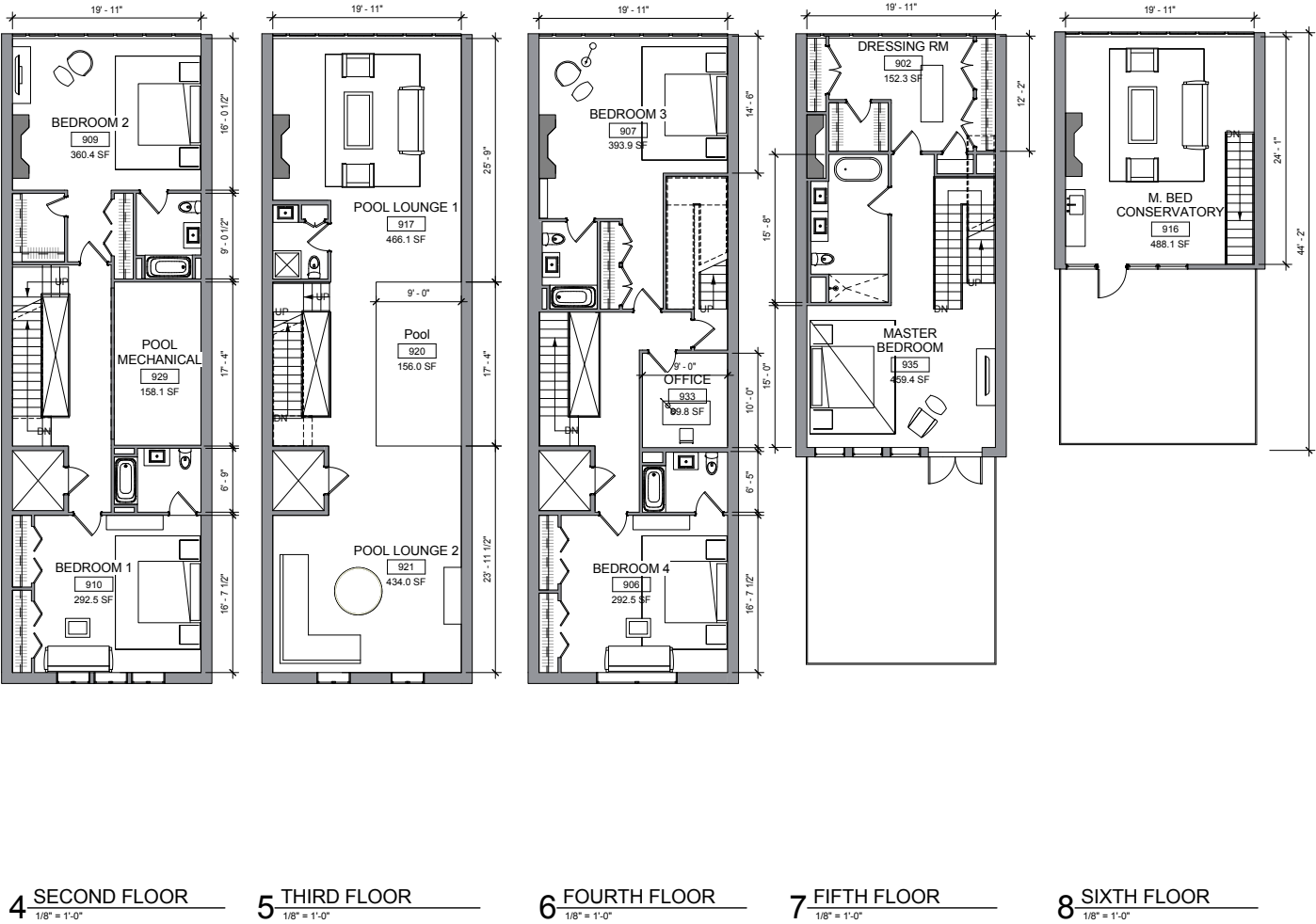
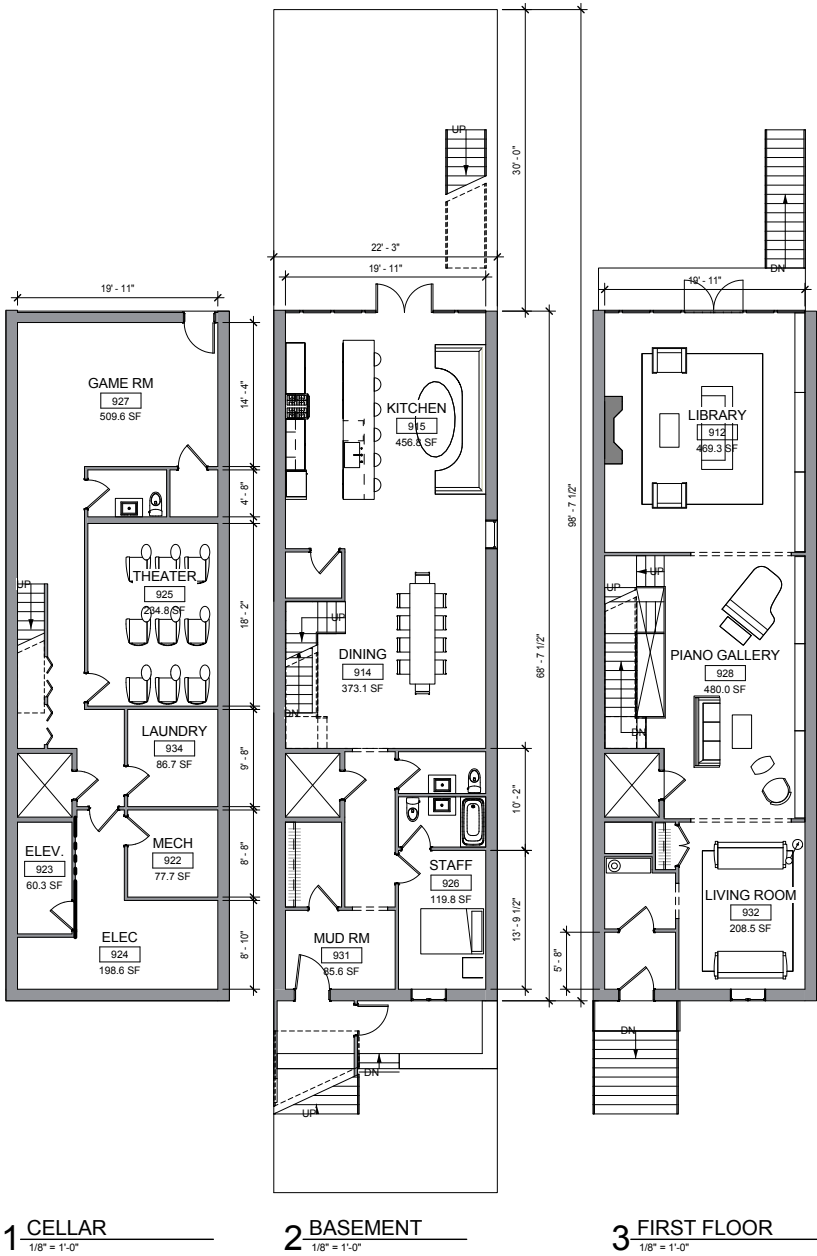


*ABOVE: Take a dip anytime in the sky lit endless pool, an unexpected focal point on the fourth floor that adds life and style to luxury.
BELOW: The parlor floor creates a grand statement complete with an elevator to other floors and rich herringbone parquet floors*

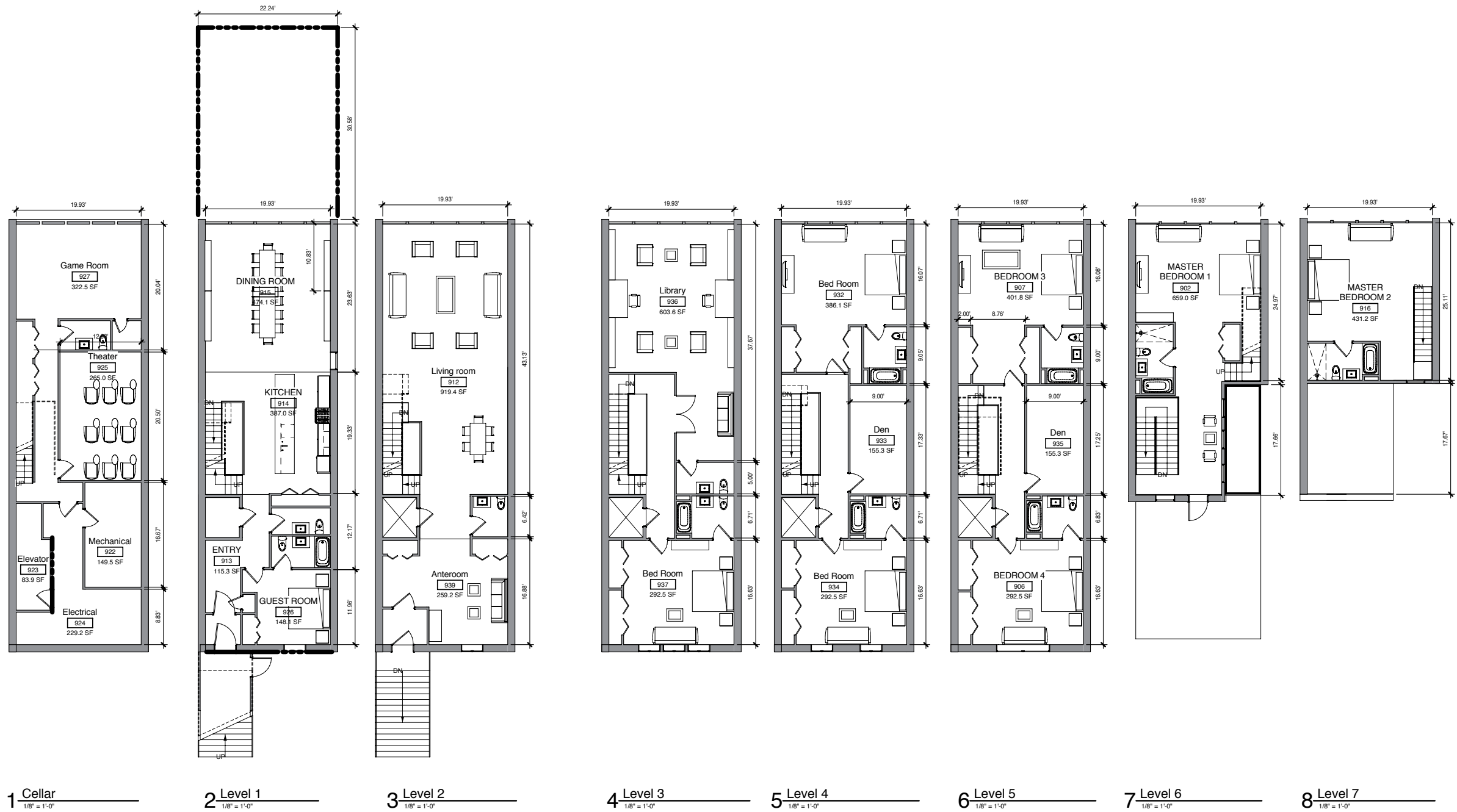


FLOORPLANS: 471 WEST END AVENUE

THIS PAGE:
Floor plans
for the project as
shown in
this brochure
with endless pool:
8758 SF.



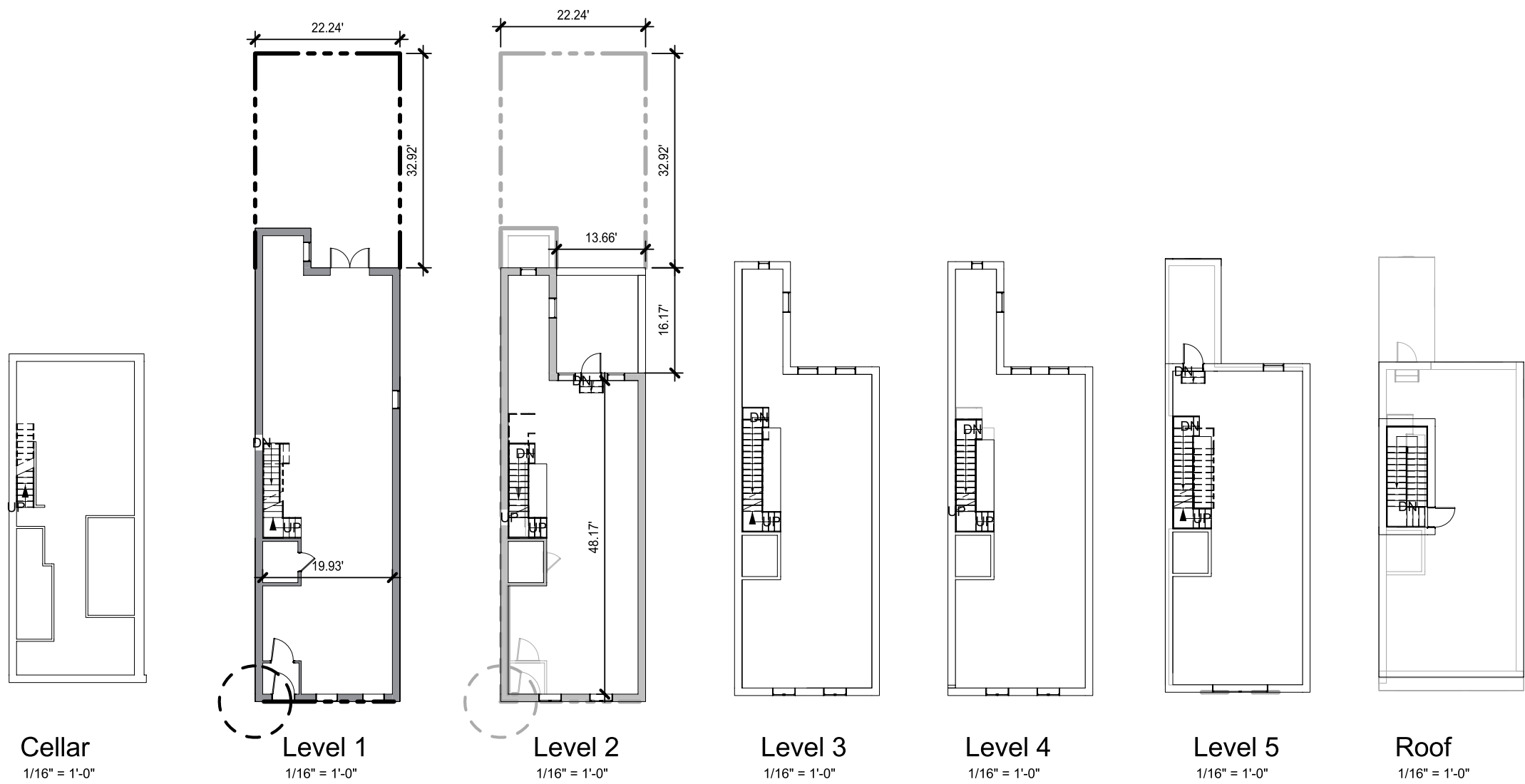
THIS PAGE:
Show with
maximum
buildable
floor area:
9232 SF.



Morris Adjmi Architects
www.ma.com

471 WEST END AVE
NEW YORK, NY, 10024

THIS PAGE:
Existing building



Morris Adjmi Architects
www.ma.com

471 WEST END AVE
NEW YORK, NY, 10024

471 WEST END AVENUE

MCKIM, MEAD & WHITE + MORRIS ADJMI ARCHITECTS

A LANDMARKED TOWNHOUSE, DELIVERED VACANT
EXCLUSIVELY REPRESENTED BY PETER COMITINI & LAURIE LEWIS



PETER COMITINI

LICENSED ASSOCIATE RE BROKER

(917) 439-3856 ► PCC@CORCORAN.COM

LAURIE LEWIS

LICENSED ASSOCIATE RE BROKER

(917) 887-0759 ► LLEWIS@CORCORAN.COM

corcoran

corcoran group real estate

Equal Housing Opportunity. The Corcoran Group is a licensed real estate broker. All information furnished regarding property for sale or rent or regarding financing is from sources deemed reliable, but Corcoran makes no warranty or representation as to the accuracy thereof. All property information is presented subject to errors, omissions, price changes, changed property conditions, and withdrawal of the property from the market, without notice. All dimensions provided are approximate. To obtain exact dimensions, Corcoran advises you to hire a qualified architect or engineer. Corcoran Group, 636 Sixth Avenue, New York, NY 10011, 212.444.7800

DESIGN: info@LiveArea.com