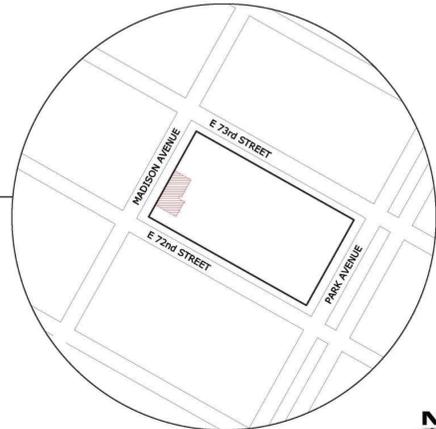


31 East 72nd Street, NY, NY 10021



ZONING MAP



SITE PLAN

4 Zoning and Site Plan

31 E 72 STREET is a prewar apartment building located in the heart of the Upper East Side Historic District. Erected in 1916 by W.I Rouse & L.A Goldstone for 31 East 72nd St. Co, the Neo Renaissance style building was built to replace two earlier buildings.

The 13 storey apartment building has a 4 story rusticated lime-stone base, with smooth-face lime-stone above, quoins and bracketed cornice slab lintels at the 5th floor. In 1950, commercial stores were added on the ground floor that faces Madison Avenue.

31 E 72 Street was assigned as a landmark building when The Upper East Side Historic District was designated in May 10th, 1981.

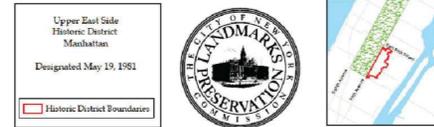


EAST 72ND STREET North Side No. 55 (1387/31)			
	Date	Architect	Owner
Erected	1924	Alfred Joseph Bodker, Inc.	for 55 E. 72nd St. Corp.
ARCHITECTURE			
Style	neo-Renaissance		
Elements	Fifteen-story apartment building; three-story limestone base; brick above; cartouche over entranceway.		
HISTORY			
	Replaced three neo-Grec style one-family residences built in 1881-82 by owner/architect Robert B. Lynd.		
References: New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.			

Top Left: Certificate of Award by AIA, 1918
 Top Right: Photograph of 31 East 72nd Street in LPC Archives
 Bottom Left: Designation Report
 Right: Photograph of 31 East 72nd Street today

2 Building History

Commerical Ground Level
 Rusticated Limestone
 Smooth Face Limestone



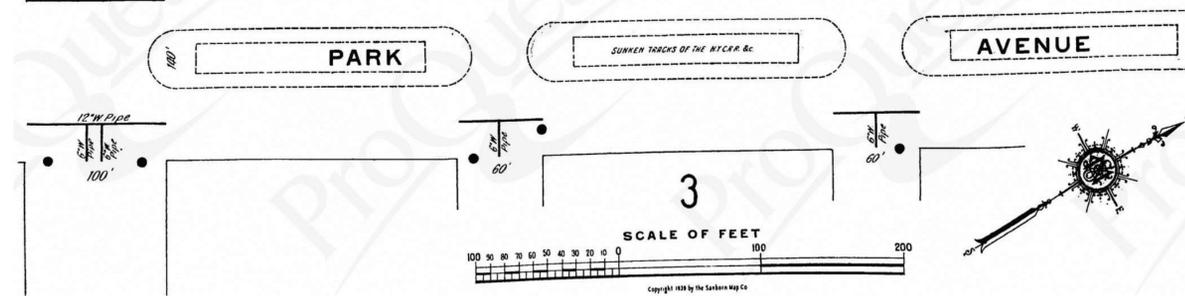
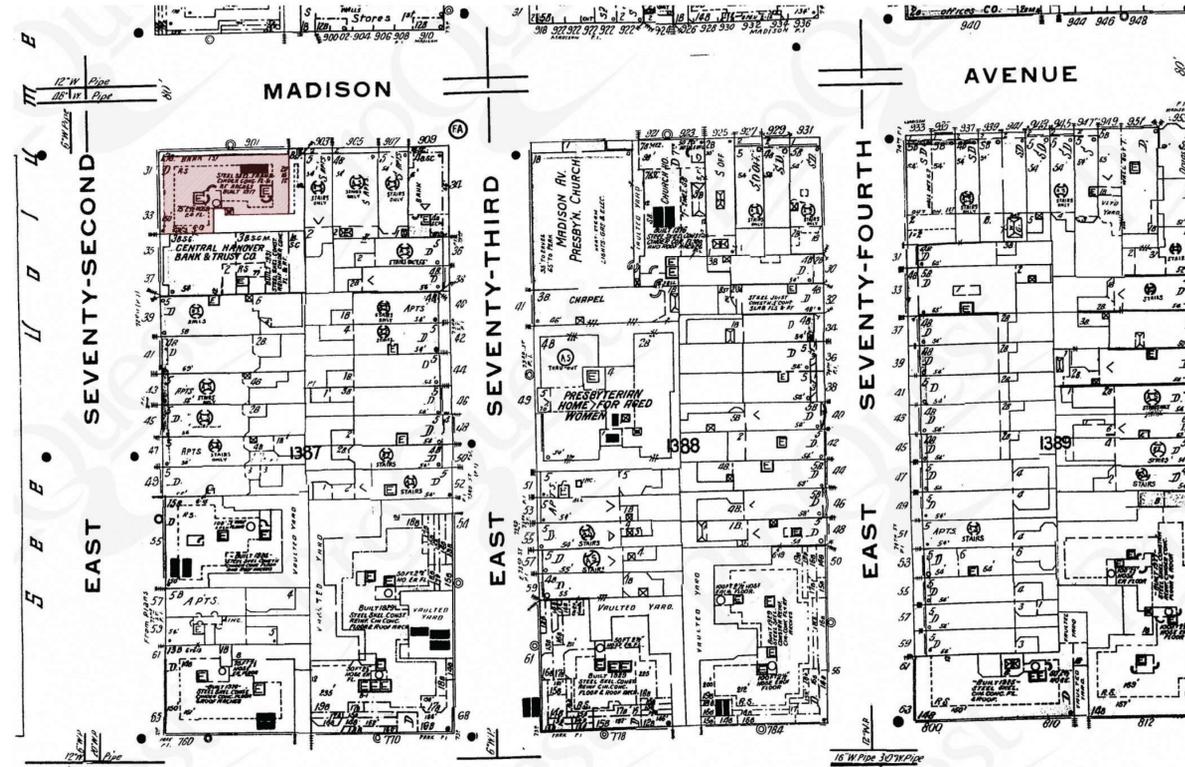
3 Upper East Side Historic District Information

The Upper East Side Historic District is one of New York City's largest landmark districts. Designated in 1981, this district stretches along Fifth Avenue from 59th Street to 78th Street, and at certain points, as far east as Third Avenue. The neighborhood is synonymous with wealth and social standing. Today, the district contains a rich mixture of modest brownstone rowhouses, opulent town houses, mansions, and imposing apartment houses.

In the decades following the Civil War, the open land with ramshackle buildings was transformed into a bustling middle-class residential community. With the advent of the twentieth century, the neighborhood changed drastically again — this time into an enclave of mansions and town houses. East 72nd Street between Madison Avenue and Park Avenue East 72nd Street between Madison and Park Avenues was originally built up in the 1880s with single-family brownstone residences, only one of which (No.41) retains its original form.

Development of this street began later than most streets in the Historic District. Although the lots had already been surveyed, land owner James Lenox did not allow building until 1881. Once begun, however, development proceeded rapidly, and by 1885 the entire north side and most of the south side of the street were filled with houses. The remainder of the south side of East 72nd Street was developed in the 1890s. A significant survivor from this period is the imposing Gertrude Rhinelander Waldo mansion at the southern Madison Avenue corner (described under 867 Madison Avenue).

During the 20th century many of the houses on the street were assembled into large building sites. The old houses were demolished and replaced by high-rise apartment buildings, as at the Park Avenue corners and the northern Madison Avenue corner. Most of the houses that remained had their facades replaced or their ornamental details removed.



1 Sanborn Map

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ZONING INFORMATION:

BLOCK:	1387
LOT:	21
ZONING DISTRICT:	C5-1
ZONING MAP:	8c
OCCUPANCY CLASSIFICATION:	J-2 Res.
CONSTRUCTION CLASS:	Class 1-D
TOTAL BUILDING STORIES:	14 stories, 168'-5"

BUILDING INFORMATION:

CONSTRUCTION PERIOD:	1916-1918
ARCHITECT:	W.I. ROUSE & L.A. GOLDSTONE
ARCHITECTURE STYLE:	NEO-REN.
BUILDING TYPE:	MULTI-FAMILY ELEVATOR BLDG
LOT AREA:	61,437 SF (EST.)
NUMBER OF UNITS:	34
HISTORIC DISTRICT:	UPPER EAST SIDE

PROPOSED WORK:

NO CHANGE IN USE OR EGRESS.
 REPLACEMENT OF EXTERIOR WALLS (2), SAME LOCATION, NO CHANGE TO PLOT PLAN, FINISH AND FRAMING. NEW ROOF AT 34' HIGHER THAN EXISTING. REPLACEMENT OF EXISTING TERRACE PAVERS.

revision dates :

No.	DATE	ISSUE DESCRIPTION

No. DATE ISSUE DESCRIPTION

project:
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
 Building Information,
 Historic District Information
 And Site Maps

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :	date:	10.19.15
	project no:	OS1309
	drawing by:	TT
	checked by:	domo
	drawing No.:	A-001.00
cadd file No.:	1 OF 13	



2 View From Madison Avenue Facing South
Scale: N/A



1 View from 72nd Street Facing North
Scale: N/A

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revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
 Existing Full
 Building Elevation Images

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :	date:	10.05.15
	project no:	OS1309
	drawing by:	TT
	checked by:	domo
	drawing No.:	A-002.00
cadd file No.:	2 OF 13	

NOTES

- 1 EXISTING BUILDING CHIMNEY TO REMAIN
- 2 EXISTING WALL TO BE REPLACED
- 3 EXISTING WATER TOWER NOT IN SCOPE
- 4 EXISTING ELEVATOR MECH. ROOM NOT IN SCOPE
- 5 EXISTING SKYLIGHT TO BE RELOCATED

revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
**Proposed & Existing
 Building Elevations
 On 72nd Street**

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :

date:	10.22.15
project no.:	OS1309
drawing by:	JC
checked by:	domo
drawing No.:	A-110.00
cadd file No.:	4 OF 13



2 Existing Elevation on 72 Street
 Scale: 3/32" = 1'-0"

1 Proposed Elevation on 72 Street
 Scale: 3/32" = 1'-0"

NOTES

- 1 EXISTING BUILDING CHIMNEY TO REMAIN
- 2 EXISTING WALL TO BE REPLACED
- 3 EXISTING WATER TOWER NOT IN SCOPE
- 4 EXISTING ELEVATOR MECH. ROOM NOT IN SCOPE



2 Existing Building Secondary Elevation (North)
 Scale: 3/32" = 1'-0"



1 Proposed Building Secondary Elevation (North)
 Scale: 3/32" = 1'-0"

revision dates :

No.	DATE	ISSUE DESCRIPTION

No. DATE ISSUE DESCRIPTION

project :
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

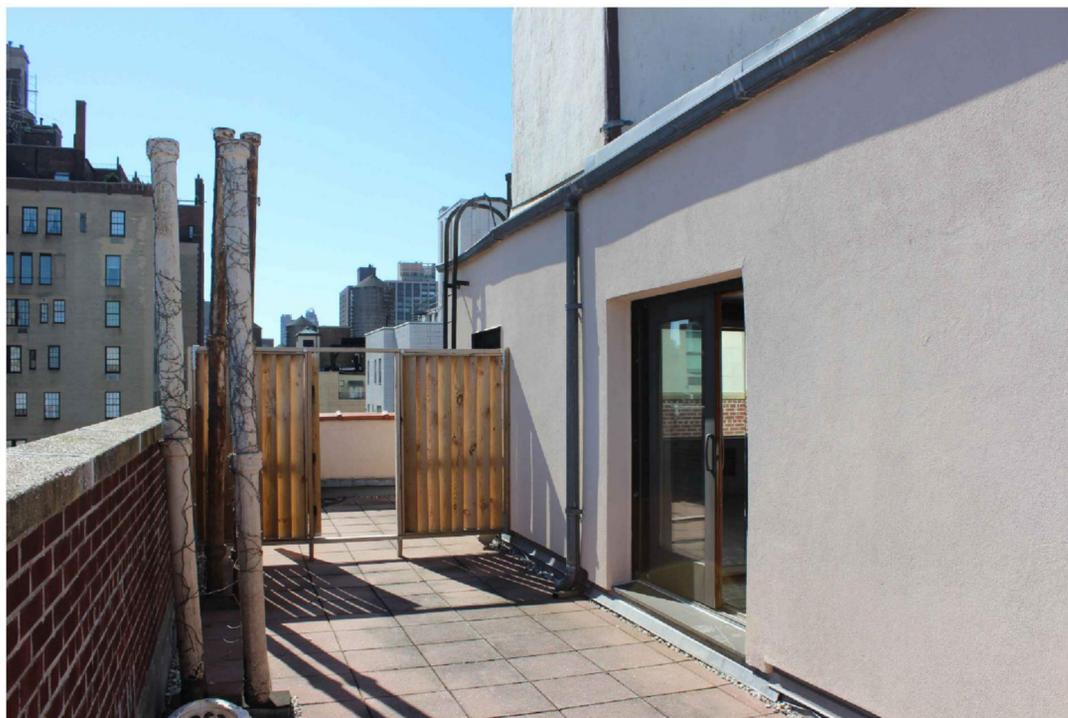
drawing title :
**Proposed & Existing
 Building North Elevations**

Asdrubal Franco, A I A NY Lic # 031265

seal & signature : date: **10.22.15**
 project no: **OS1309**
 drawing by: **JC**
 checked by: **domo**
 drawing No.:

A-120.00

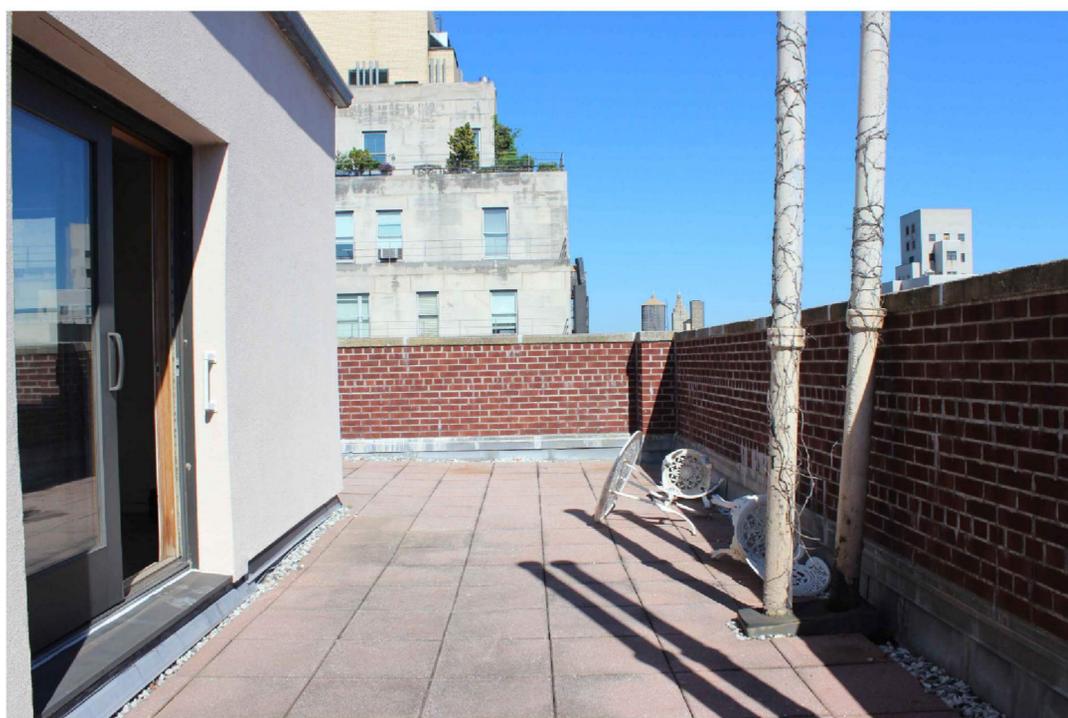
cadd file No.: **5 OF 13**



4 View from North Terrace Facing East
 Scale: N/A



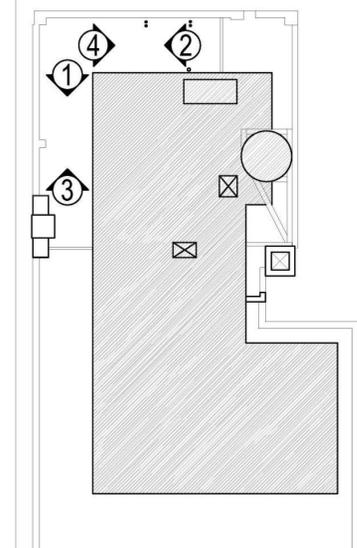
3 View from West Terrace Facing North
 Scale: N/A



2 View From North Terrace Facing West
 Scale: N/A



1 View from West Terrace Facing South
 Scale: N/A



revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
 Existing Secondary
 Building Elevation Images

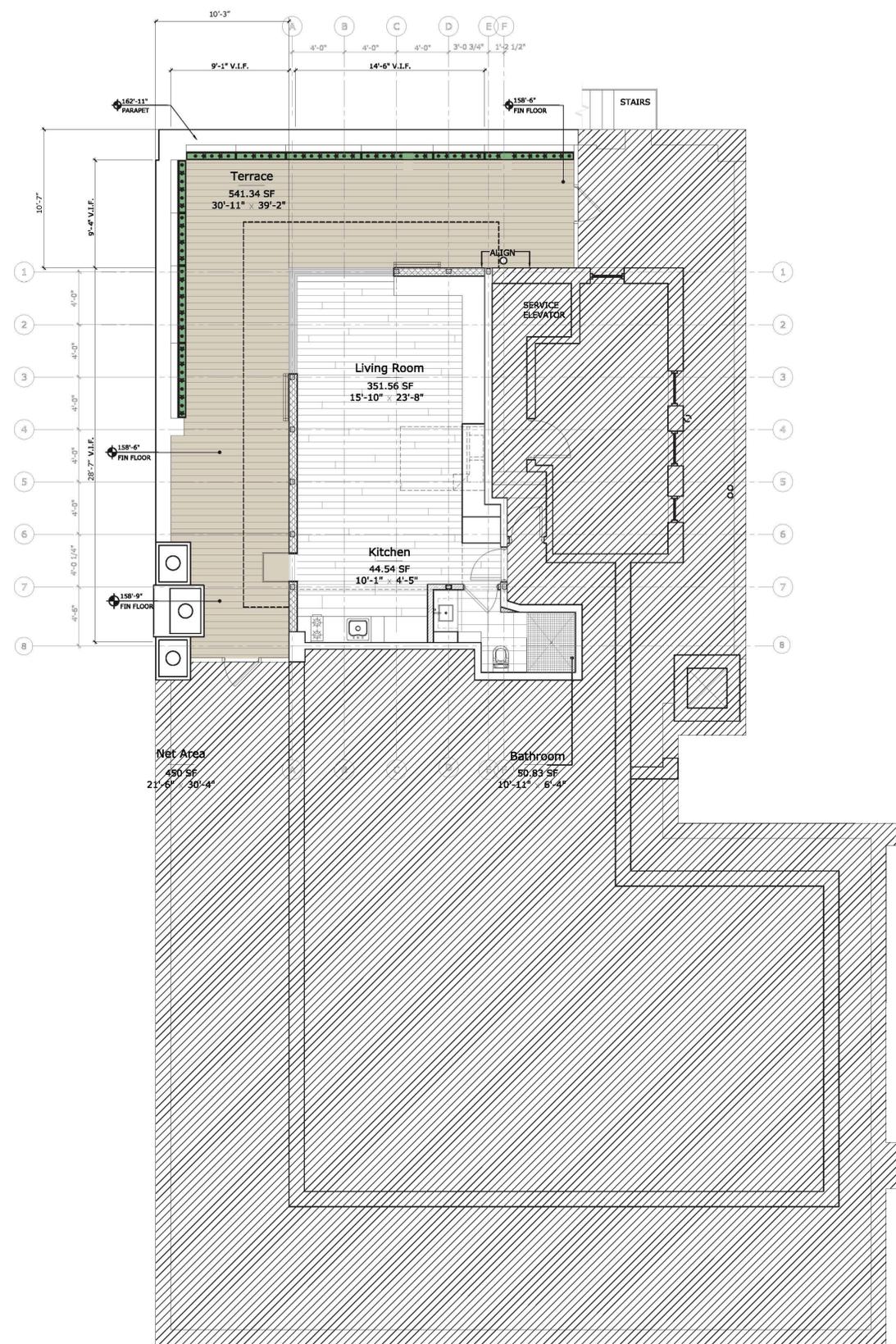
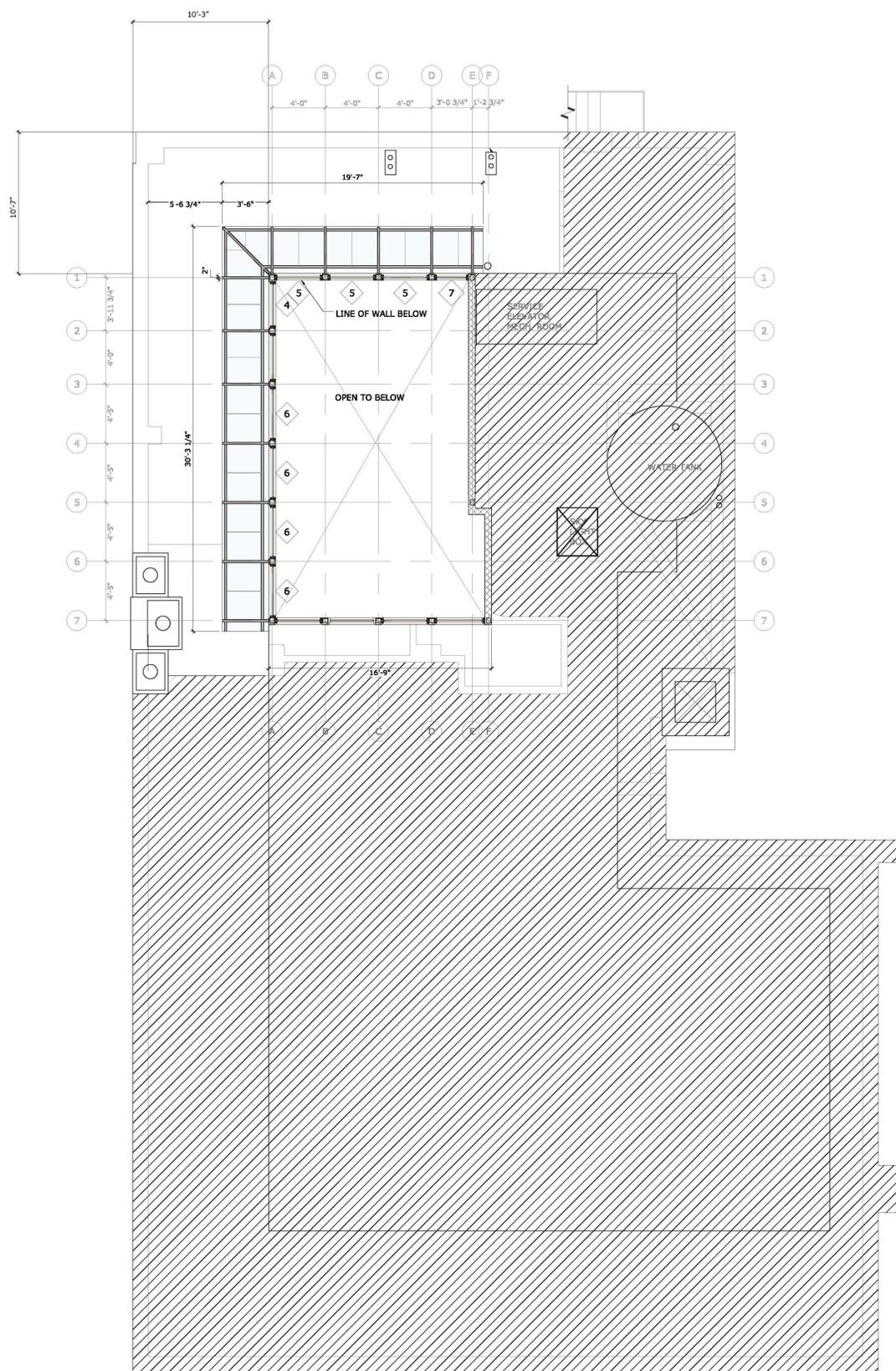
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seal & signature :

date:	10.05.15
project no:	OS1309
drawing by:	TT
checked by:	domo
drawing No.:	A-200.00
cadd file No.:	6 OF 13

LEGEND

-  NEW INTERIOR PARTITION
-  WALL TYPE: SEE DRAWING A004
-  EXISTING SPACE TO REMAIN / NOT IN SCOPE
-  NEW EXTERIOR WALL



revision dates :

No.	DATE	ISSUE DESCRIPTION

No. DATE ISSUE DESCRIPTION

project:
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
 Construction Floor And
 Roof Plan

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :

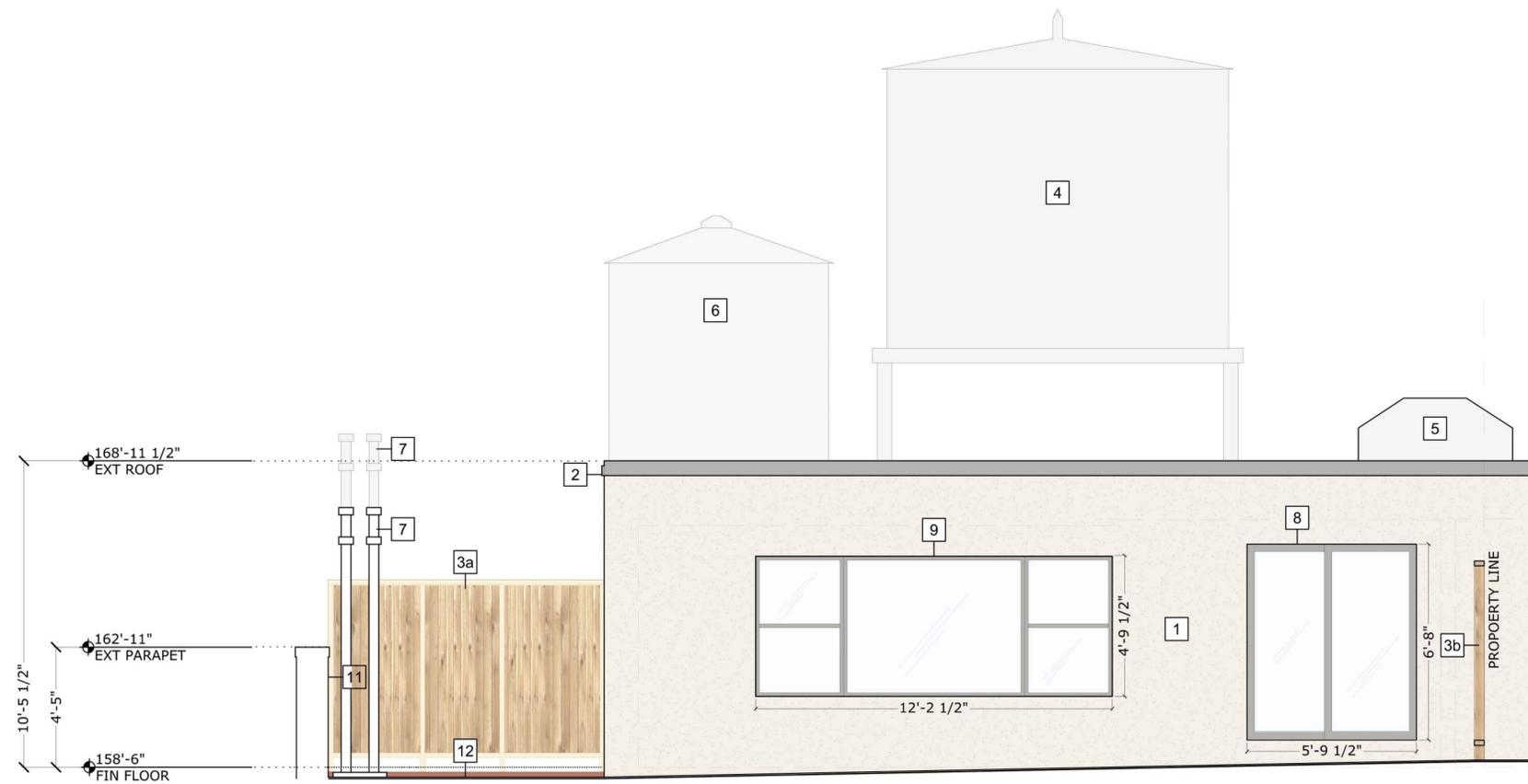
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project no:	OS1309
drawing by:	TT
checked by:	domo
drawing No.:	

A-210.00

cadd file No.: 7 OF 13

NOTES

- 1 MASONRY WALL/ STUCCO & PAINT FINISH
- 2 ROOF GUTTER
- 3 TERRACE WOOD FENCES
- 4 WATER TANK
- 5 SKYLIGHT
- 6 ELEVATOR MECH. ROOM
- 7 VENT STACK
- 8 EXISTING DOOR
- 9 EXISTING WINDOW
- 10 CHIMNEY
- 11 BRICK PARAPET
- 12 PAVERS



2 Existing Exterior Elevation at Penthouse
 Scale: 3/8" = 1'-0"



1 Existing North Exterior Elevation at Penthouse (Secondary Elevation)
 Scale: 3/8" = 1'-0"

revision dates :

No.	DATE	ISSUE DESCRIPTION

No. DATE ISSUE DESCRIPTION

project :
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
 Existing Exterior Elevation
 At Terrace

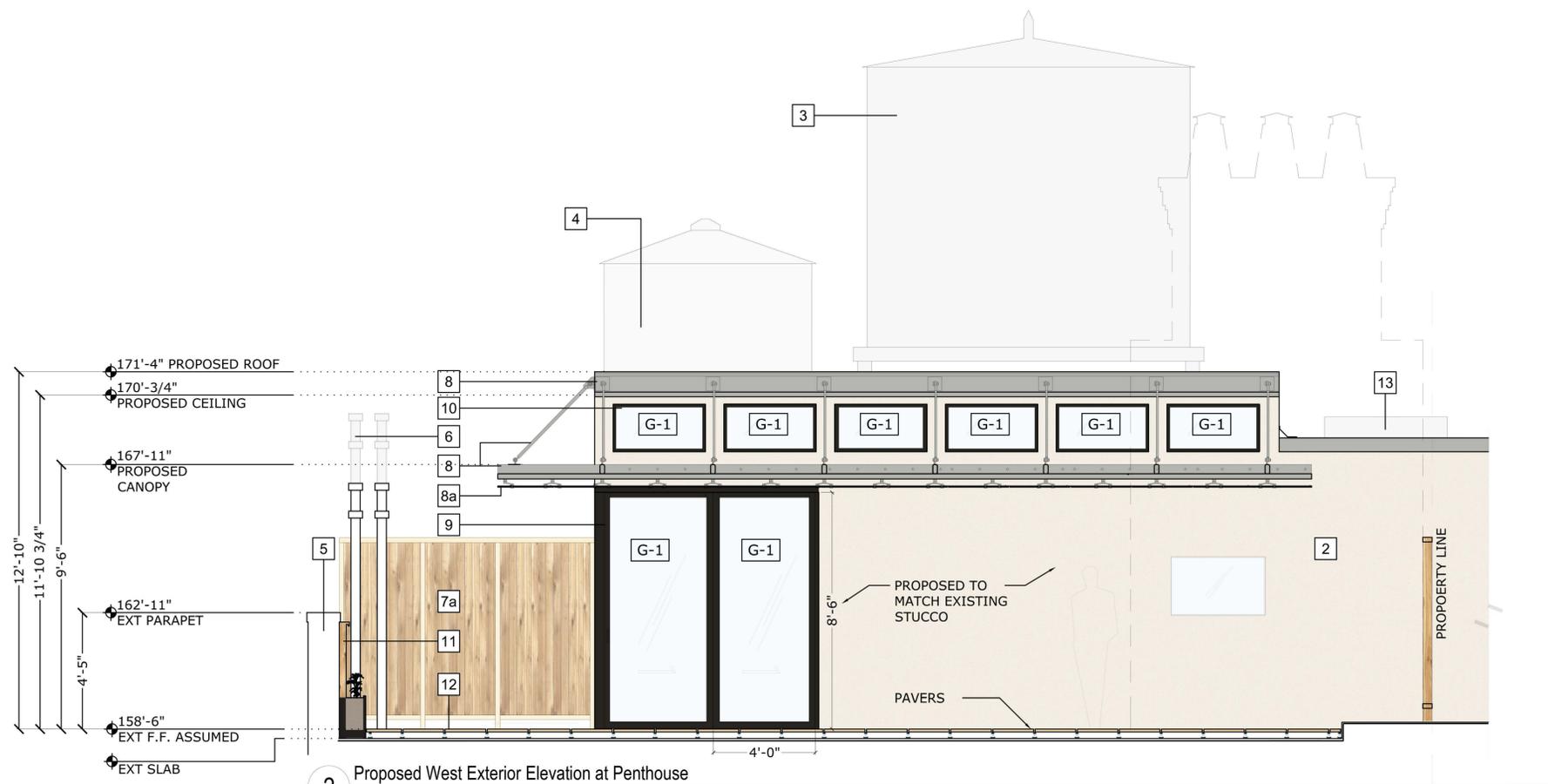
Asdrubal Franco, A I A NY Lic # 031265

seal & signature :

date:	10.21.15
project no.:	OS1309
drawing by:	TT
checked by:	domo
drawing No.:	A-300.00
cadd file No.:	8 OF 13

NOTES

- 1 EXISTING BUILDING CHIMNEY TO REMAIN
- 2 EXISTING WALL TO BE REPLACED
- 3 EXISTING WATER TOWER NOT IN SCOPE
- 4 EXISTING ELEVATOR MECH. ROOM NOT IN SCOPE
- 5 EXISTING PARAPET TO REMAIN UNDISTURBED
- 6 EXISTING VENT STACK TO REMAIN UNDISTURBED
- 7 7A,7B - EXISTING FENCE TO BE REMAIN
- 8 8, 8A - PROPOSED CANOPY STRUCTURE AND GLASS
- 9 PROPOSED SLIDING DOOR
- 10 PROPOSED WINDOWS
- 11 PROPOSED PLANTERS
- 12 PROPOSED PAVERS
- 13 PROPOSED SKYLIGHT



2 Proposed West Exterior Elevation at Penthouse
 Scale: 3/8" = 1'-0"



1 Proposed North Exterior Elevation at Penthouse (Secondary Elevation)
 Scale: 3/8" = 1'-0"

revision dates :

No.	DATE	ISSUE DESCRIPTION

project:
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title:
**Proposed Exterior Elevation
 At Terrace**

Asdrubal Franco, A I A NY Lic # 031265
 seal & signature :
 date: 10.21.15
 project no: OS1309
 drawing by: JC
 checked by: domo
 drawing No.:
A-310.00
 cadd file No.: 9 OF 13



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revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
Mock Up Photos And
Proposed Rooftop Alteration
Renderings

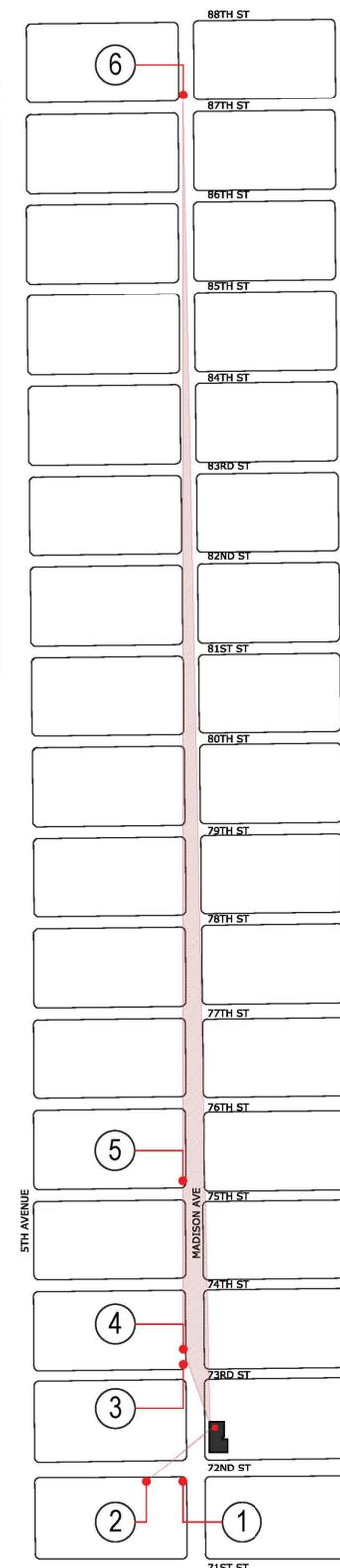
Asdrubal Franco, A I A NY Lic # 031265

seal & signature : date: 09.29.15
 project no: OS1309
 drawing by: TT
 checked by: domo
 drawing No.:

A-400.00
 cadd file No.: 10 OF 13

2 Mock Up Photos
 Scale: N/A

1 Renderings Of Proposed Roof Alteration
 Scale: N/A



revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
FLOOR 14

drawing title :
Procession of Sight Lines
Down Madison Ave

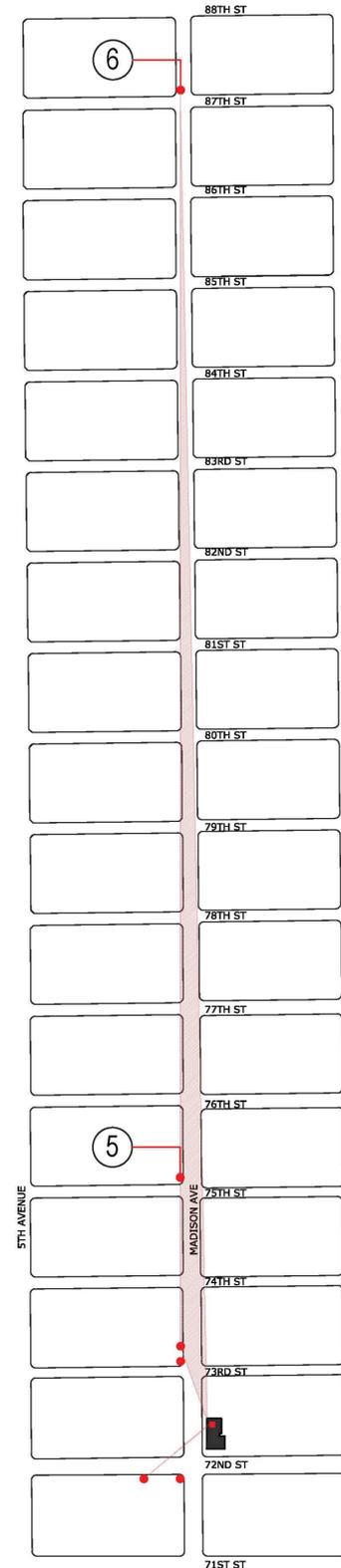
Asdrubal Franco, AIA NY Lic # 031265

seal & signature : date: **09.29.15**
 project no: **OS1309**
 drawing by: **JC**
 checked by: **domo**
 drawing No.:

A-500.00

cadd file No.: **11 OF 13**

1 Procession of Sight Lines Down Madison Ave
 Scale: 1/256" = 1'-0"



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revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
FLOOR 14

drawing title :
Procession of Sight Lines
Down Madison Ave

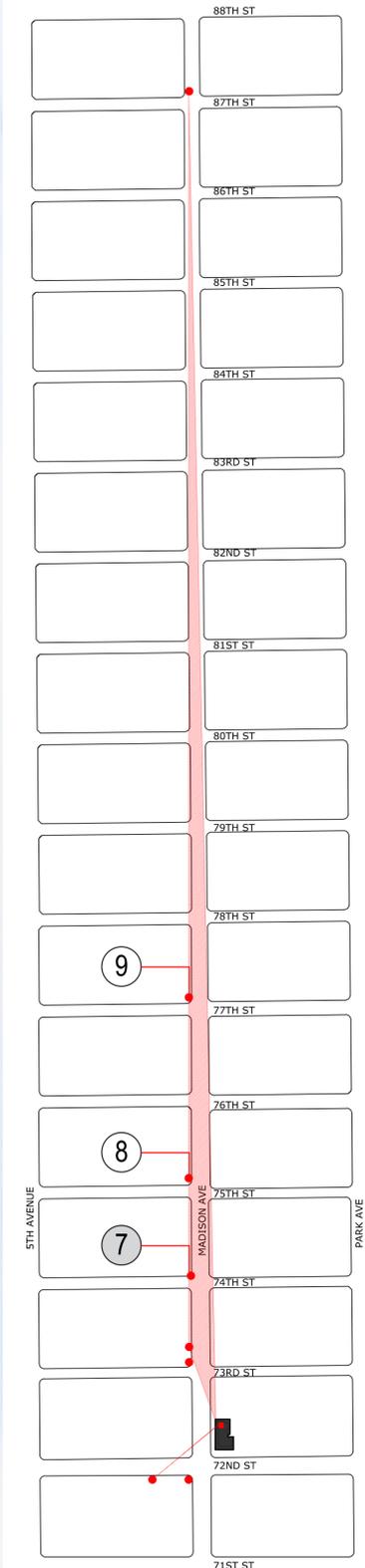
Asdrubal Franco, A I A NY Lic # 031265

seal & signature :

date:	10.22.15
project no:	OS1309
drawing by:	JC
checked by:	domo
drawing No.:	A-510.00

cadd file No.: 12 OF 13

1 Procession of Sight Lines Down Madison Ave
 Scale: 1/256" = 1'-0"



revision dates :

No.	DATE	ISSUE DESCRIPTION

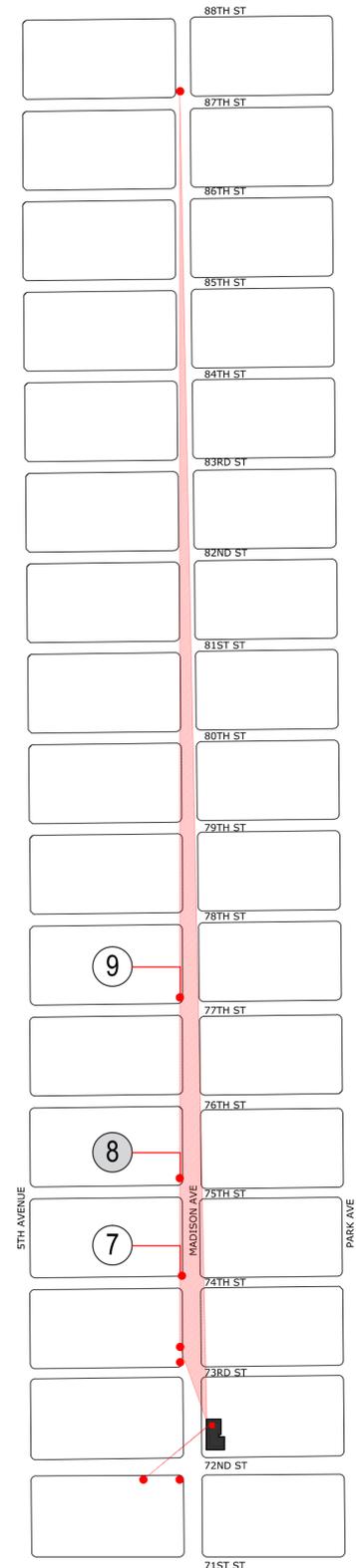
project :
 PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
 Zoom In of Mock Up
 @ 74th Street

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :	date: 11.05.15
	project no: OS1309
	drawing by: JC
	checked by: domo
	drawing No.: A-520.00
	cadd file No.: 12A OF 13

1 Zoom In View of Mock Up @ 74th Street
 Scale: NA



revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
FLOOR 14

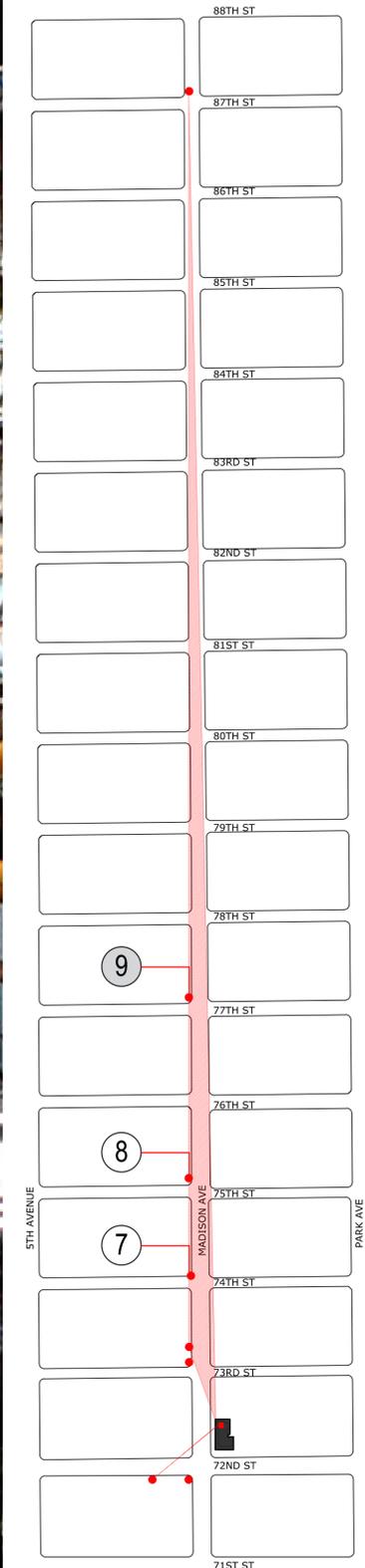
drawing title :
Zoom In of Mock Up
@ 75th Street

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :

date:	11.05.15
project no:	OS1309
drawing by:	JC
checked by:	domo
drawing No.:	A-530.00
cadd file No.:	12B OF 13

1 Zoom In View of Mock Up @ 75th Street
 Scale: N/A



revision dates :

No.	DATE	ISSUE DESCRIPTION

No. DATE ISSUE DESCRIPTION

project :
PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
FLOOR 14

drawing title :
Zoom In of Mock Up
@ 77th Street

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :

date:	11.05.15
project no:	OS1309
drawing by:	JC
checked by:	domo
drawing No.:	A-540.00
cadd file No.:	12C OF 13

1 Zoom In View of Mock Up @ 77th Street
 Scale: N/A

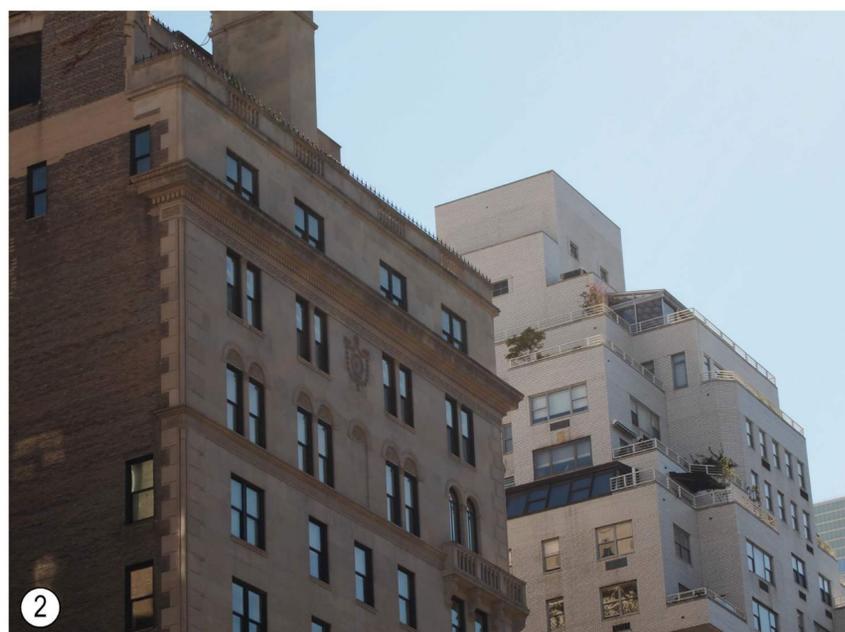
LEGEND



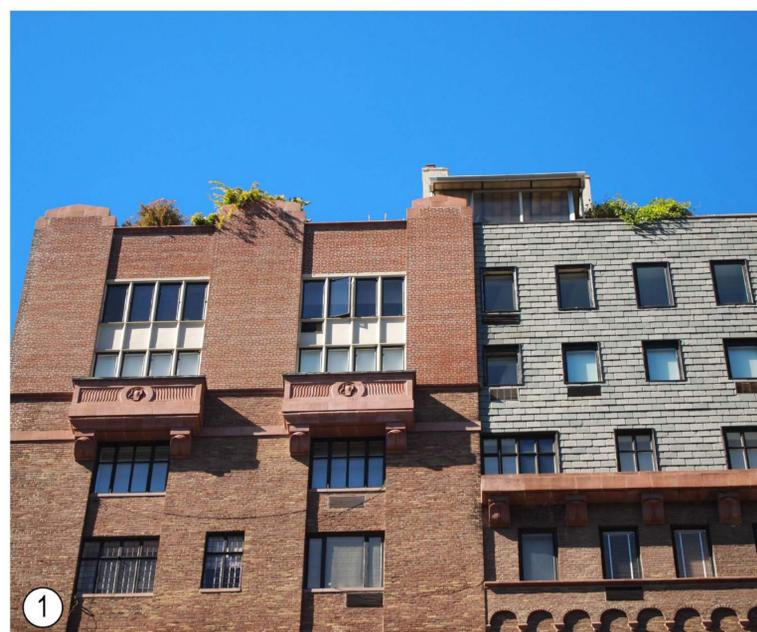
4 45 EAST 66TH STREET: PENTHOUSE IN 2000's



3 828 FIFTH AVENUE: EDWARD BERWIN HOUSE, PENTHOUSE IN 1978



2 605 PARK AVENUE: PENTHOUSE CONVERTED INTO GREENHOUSE IN 1993



1 820 PARK AVENUE: PENTHOUSE WITH GREENHOUSE



A GREENHOUSES VISIBLE ALONG AVENUES IN THE UPPER EAST SIDE

revision dates :

No.	DATE	ISSUE DESCRIPTION

project :
PENTHOUSE D
 31 East 72nd Street
 New York, NY 10021
 FLOOR 14

drawing title :
Precedent Studies In Upper East Side Historic District

Asdrubal Franco, A I A NY Lic # 031265

seal & signature :
 date: 10.19.15
 project no: OS1309
 drawing by: TT
 checked by: domo
 drawing No.:

A-600.00

cadd file No.: 13 OF 13