DESIGN CONSULTANT:
Herzog & de Meuron
199 Lafayette St. Suite 5B
New York, NY 10012, USA
T: (917) 237 6023

ARCHITECT OF RECORD:
Stephen Wang & Associates
135 East 55th Street, 2nd Floor
New York, NY 10022
T: (212) 829-9494

PRESERVATIONIST:
Wist Preservation Associates
611 Broadway, Suite 721
New York, NY 10012
T: (646) 499 0876

STRUCTURAL ENGINEER:
Silman
32 Old Slip, 10th Floor
New York, NY 10005
T: (212) 620-7970

MECHANICAL ENGINEER:
Tripower Engineering
488 Schooley's Mtn. Rd
Hackettstown, NJ 07840
T: (908) 684-1522

FACADE CONSULTANT:
Eckersley O'callaghan & Partners
137 Varick St., Suite 406
New York, NY 10013
T: (646) 756 4731

EXISTING FRONT FACADE IMAGE

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15 EAST 75TH STREET TOWNHOUSE

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FRONT FACADE ELEVATION
APRIL 2016 LPC SUBMISSION

FRONT FACADE ELEVATION
JUNE 2016 LPC SUBMISSION

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LPC Submission Comparison - Street

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REAR FACADE ELEVATION
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REAR FACADE ELEVATION
JUNE 2016 LPC SUBMISSION

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LPC Submission Comparison - Rear

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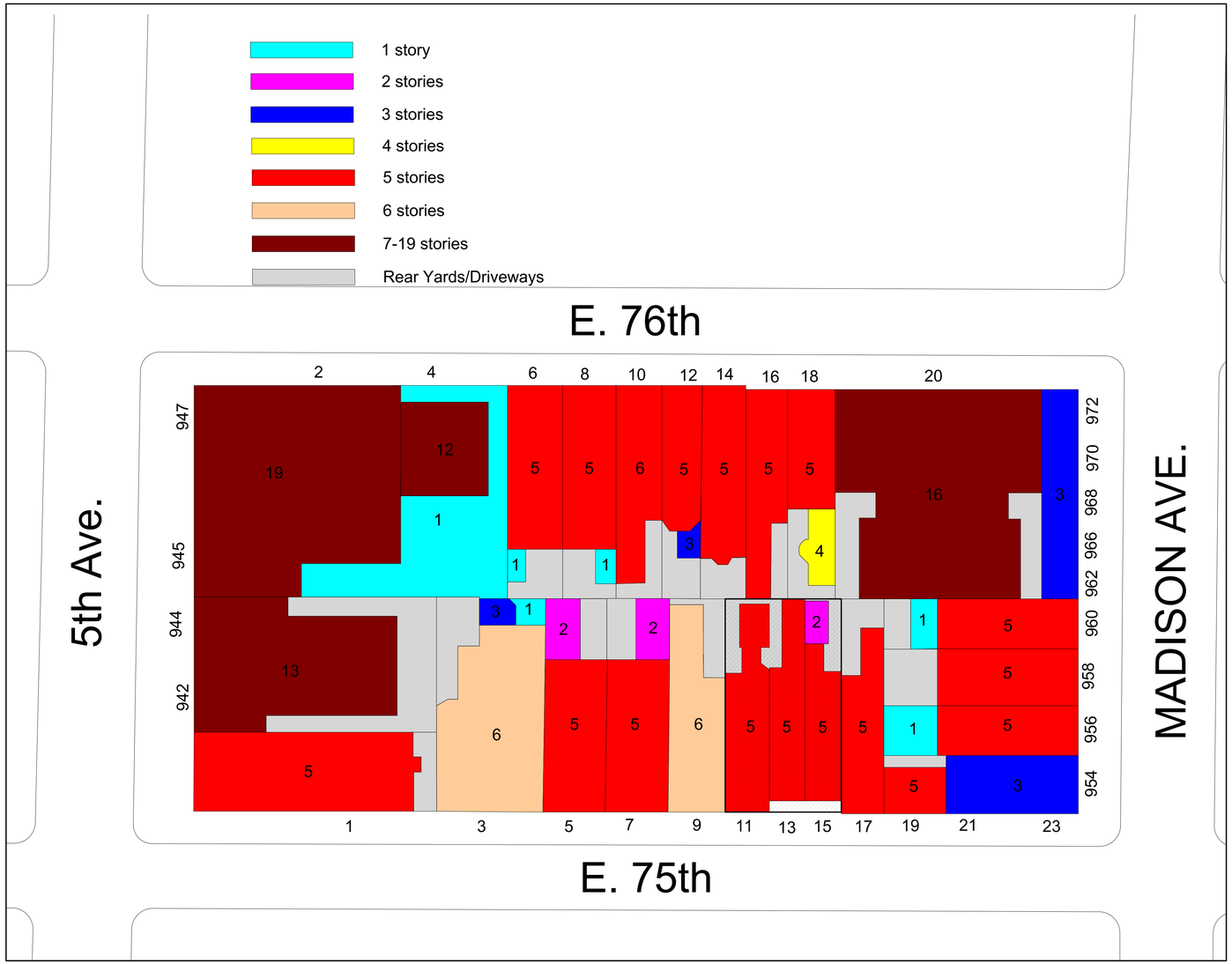

BLOCK STUDY -EXISTING BUILDING HEIGHTS

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Block Study (Heights)

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COLLAGED ELEVATION
compiled using dated sources

EXISTING BUILDINGS COLLAGE OF EAST 75TH STREET BETWEEN MADISON AND CENTRAL PARK

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Existing Street Collage

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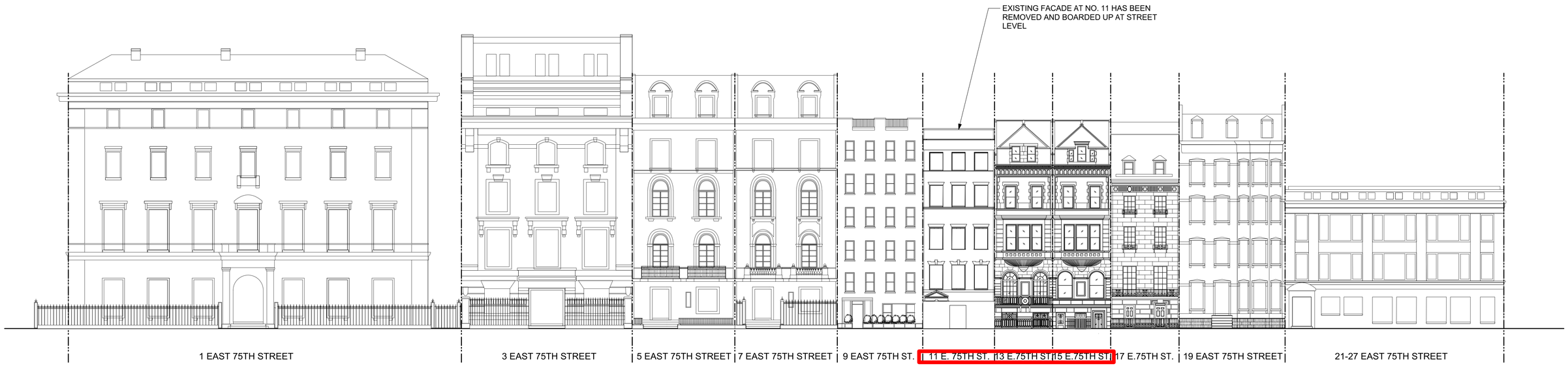

EXISTING STREETSCAPE LOOKING NORTH ON EAST 75TH STREET BETWEEN 5TH AVENUE AND MADISON

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Streetscape Fence Study

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HISTORIC IMAGE OF 5, 7, 9 AND 11 EAST 75TH STREET
1905
Photo Source: ***3-5 East 75th Street, Photograph by the Wurts Bros, Museum of the City of New York, X2010.7.1.390'***

No. 5
Building Erected
1901-02

No. 7
Building Erected
1901-02

No. 9 &11
Building Erected
1887-89

HISTORIC IMAGE OF 9 AND 11 EAST 75TH STREET (DETAIL)
1905
Photo Source: ***3-5 East 75th Street, Photograph by the Wurts Bros, Museum of the City of New York, X2010.7.1.390'***

No. 9
Building Erected
1887-89

No. 11
Building Erected
1887-89

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Historic Images

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HISTORIC IMAGE OF 11, 13, AND 15 EAST 75TH STREET 1940

Photo Source: ***New York City Department of records***

Note: No. 11 facade altered in 1923 to Neo-Federal Style by Architect Henry M. Polhemus

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Historic Image

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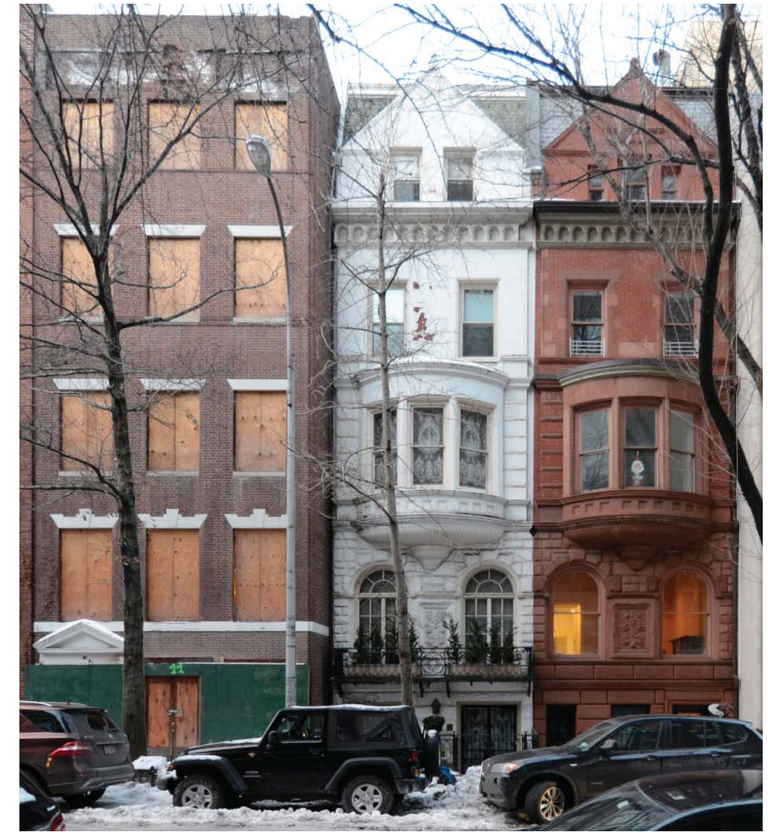
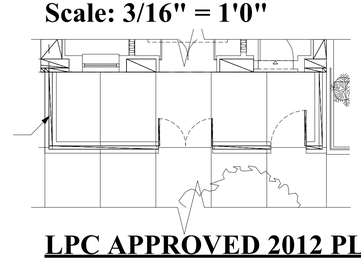
HISTORIC FRONT FACADE ELEVATIONS C. 1923
Scale: 3/16" = 1'0"

FRONT FACADE ELEVATIONS
Scale: 3/16" = 1'0"



CURRENT CONDITION
Scale: N.T.S.



LPC APPROVED 2012 PLAN WITH AREAWAY
Scale: 3/16" = 1'0"

Legend **Not Historical Fabric**

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11, 13, and 15 East 75th Street
Historic, LPC Approved and
Current Elevations and Photo

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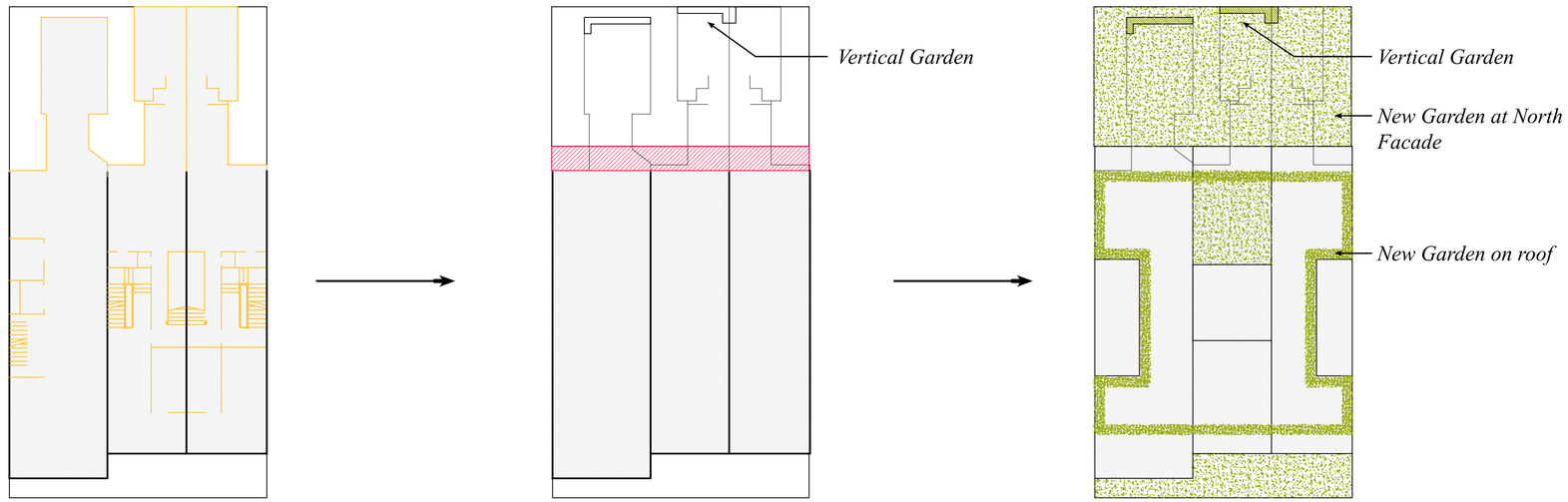
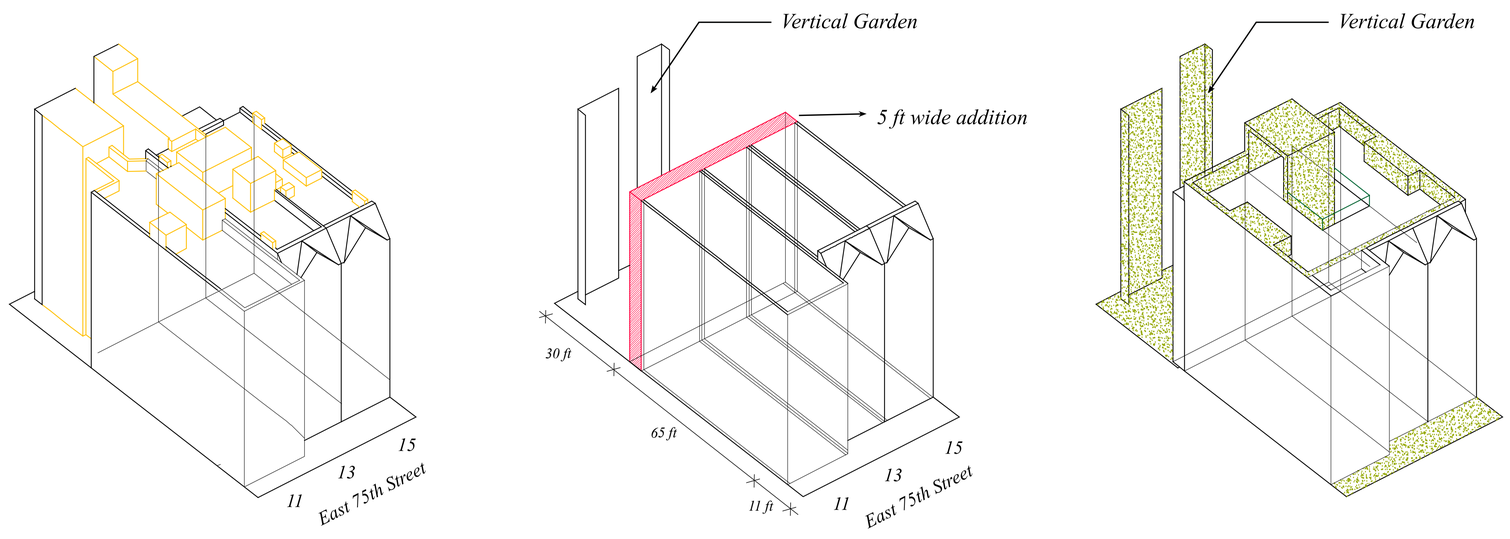


1. Interiors to be redesigned.



Removed Components **Facade** **Garden**

CONCEPT

RESTORATION OF CURRENT FACADES / REMOVAL OF THE GRANDFATHERED REAR YARD BUILDING ELEMENTS AND CREATION OF A GARDEN /NEW GLASS FACADE EXPRESSING THE 3 HOUSES

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Proposed Design Diagram

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COLOR SCHEME

DOORS - WOOD DOORS TO BE PAINTED BLACK SUBJECT TO LPC APPROVAL

AREAWAY FENCE - BLACK PAINTED METAL TO MATCH DOORS SUBJECT TO LPC APPROVAL

WINDOWS AND CORNICES - MATCH ORIGINAL COLOR AS PER PRELIMINARY ANALYSIS - QUEEN ANNES -BROWN WITH RED HUE CONSISTENT WITH BROWNSTONE AND BRICK FACADE

FACADE MATERIALS

INSPECT BRICK FACADE - CLEAN AND REPOINT EXISTING BRICK

NEW CAST STONE CORNICE AND FRIEZE

EXISTING OPENINGS TO REMAIN REPLACE DOUBLE HUNG, WOOD WINDOWS

INSPECT EXISTING STONE LINTELS AND BRICK SILL, RESTORE AS REQUIRED SHOULD IT BE DAMAGED

EXISTING OPENINGS TO REMAIN REPLACE DOUBLE HUNG, WOOD WINDOWS

INSPECT BRICK FACADE - CLEAN AND REPOINT EXISTING BRICK

INSPECT EXISTING STONE LINTELS AND SILL, RESTORE AS REQUIRED SHOULD IT BE DAMAGED

RETAIN EXISTING CORNICE, FRIEZE, PILASTER AND QUOINS TO BE RESTORED AS REQUIRED SHOULD IT BE DAMAGED

NOTE

ALL NEW CAST STONE OR STONE TO COMPLIMENT EXISTING BROWNSTONE MATERIAL PENDING LPC REVIEW AND APPROVAL

STREET ELEVATION OF PROPOSED DESIGN

Scale: 3/16" = 1'0"

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Street Elevation of Proposed Design

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RENDERING OF PROPOSED DESIGN

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Rendering Of Proposed Front Facade Design

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Rendering Of Proposed Front Facade Design

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EXISTING FRONT FACADE ELEVATIONS

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PROPOSED FRONT FACADE ELEVATIONS

Scale: 3/16" = 1'0"

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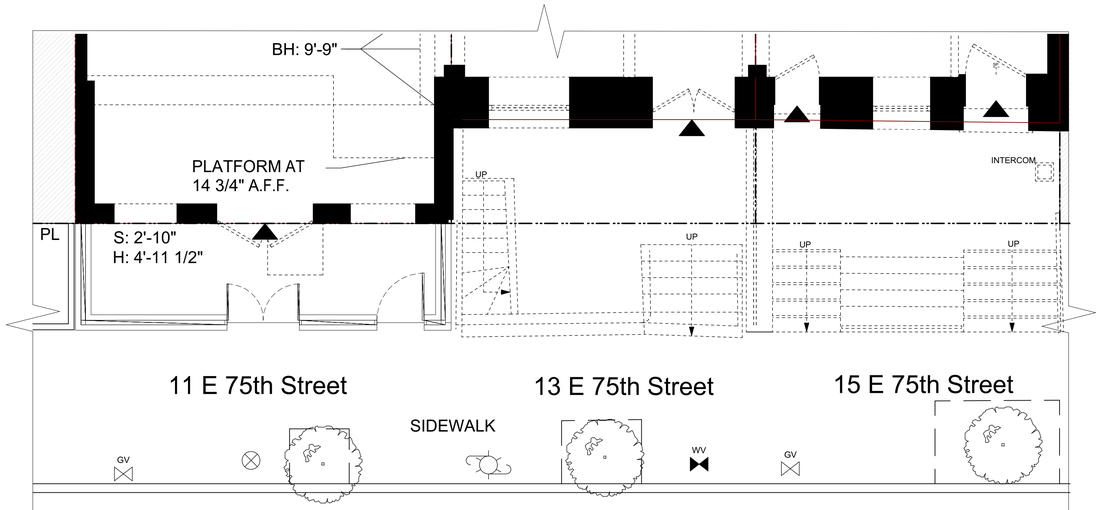
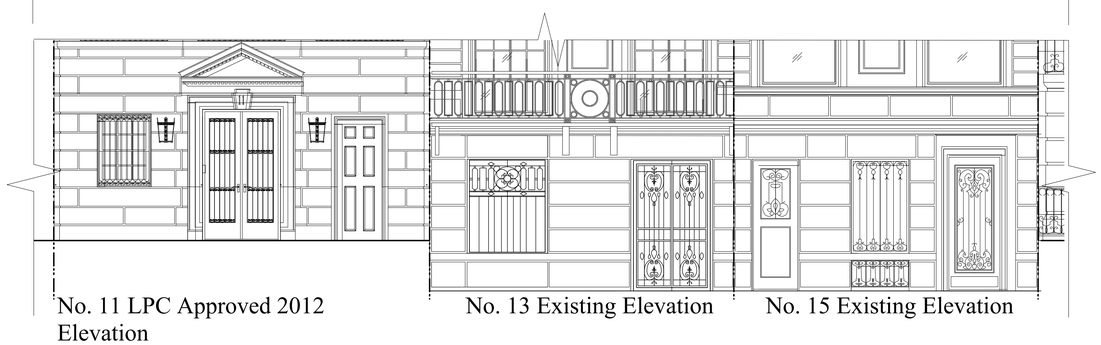


NO. 11, 13 AND 15 EAST 75THS STREET EXISTING AREAWAY PLAN



EXISTING BASEMENT AND STREET LEVEL FACADES

HISTORIC BASEMENT AND STREET LEVEL FACADES C.1923

NO. 13 AND 15 EXISTING AREAWAY PHOTO

NO. 15 EXISTING AREAWAY PHOTO

NO. 11 EXISTING AREAWAY PHOTO

NO. 13 EXISTING AREAWAY PHOTO

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Street Facade - Entry Level (s)
Plans and Elevations

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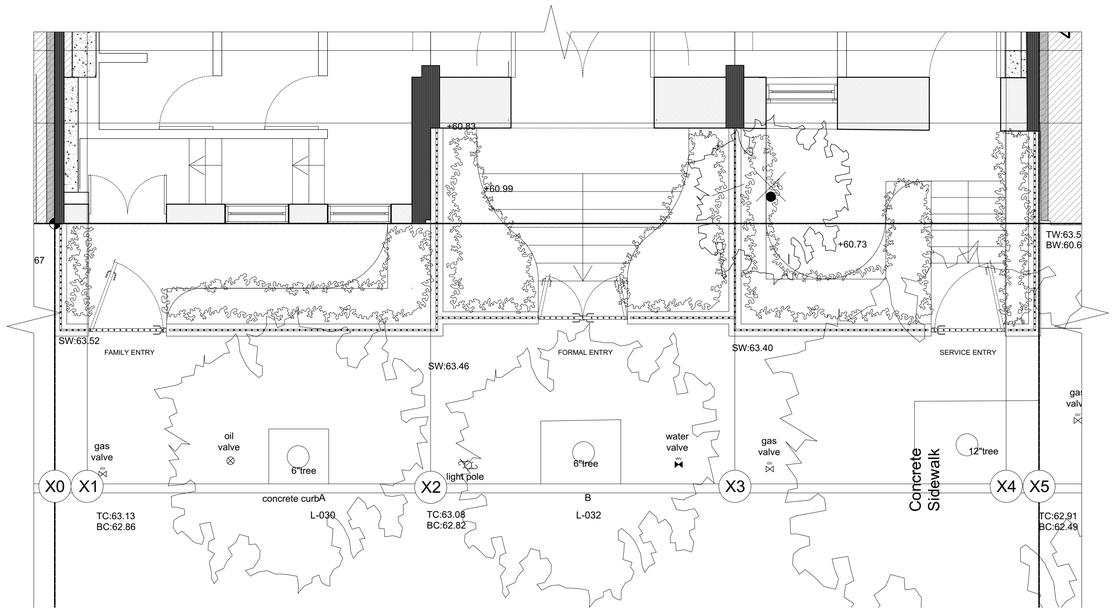
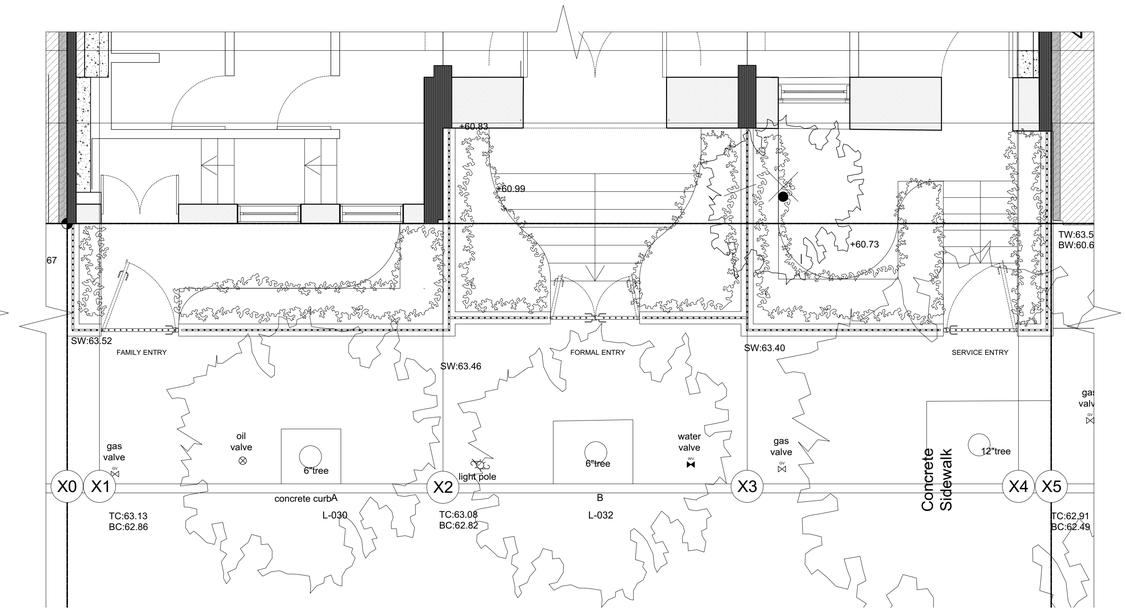
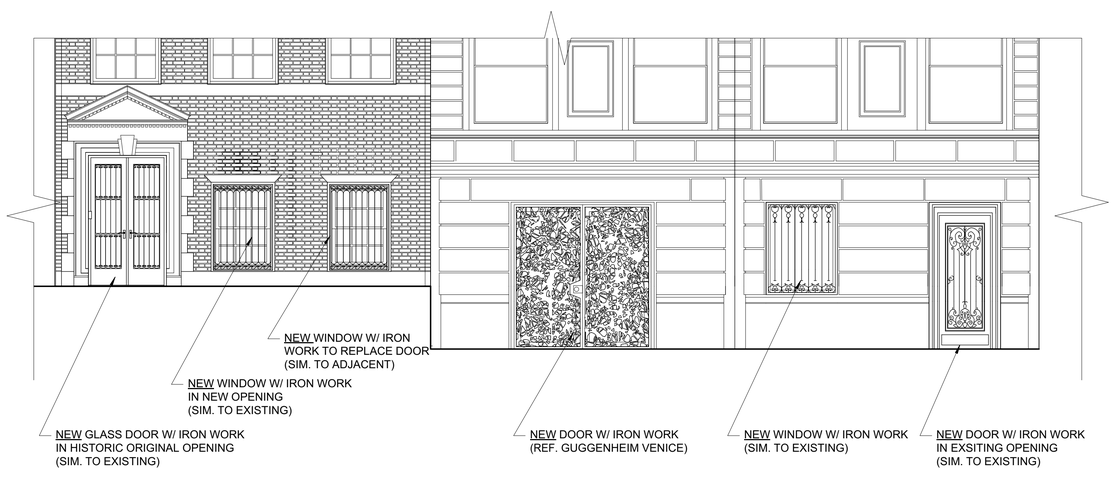


No. 15 East 75ths Street Proposed Areaway Plan

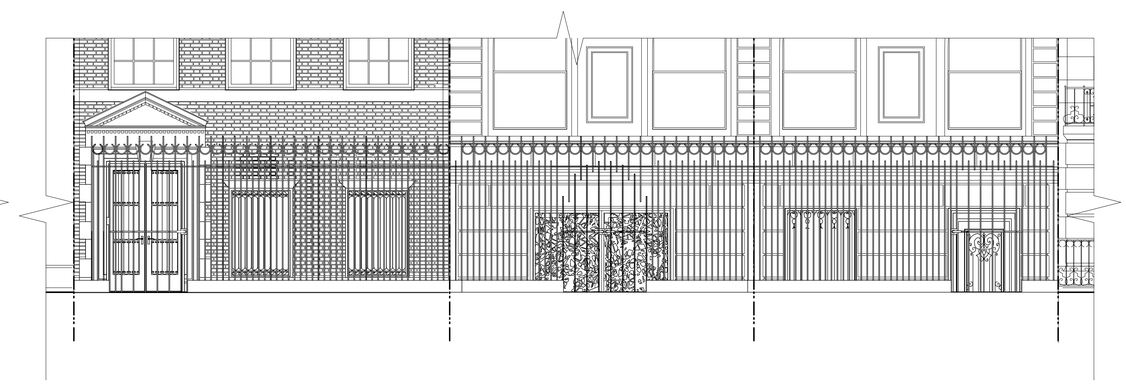


No. 15 East 75ths Street Proposed Areaway Plan



No. 15 East 75ths Street Proposed Elevation

PROPOSED BASEMENT AND STREET LEVEL FACADES AT AREAWAY



No. 15 East 75ths Street Proposed Elevation

PROPOSED BASEMENT AND STREET LEVEL FACADES FROM STREET

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Street Facade - Entry Level (s)
Plans and Elevations

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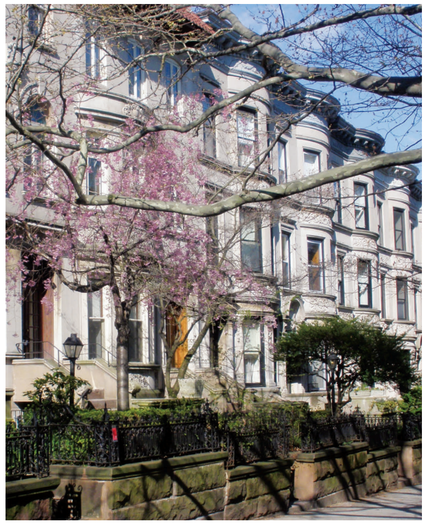
KNEE WALL & IRON FENCES



HEDGES

DOGWOOD TREE (*Cornus florida)*

VINES (*Dioscorea villosa)*

ROSE BUSH (*Rosa ballerina)*

BLUESTONE PAVERS

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Front Yard Gardens & Entry

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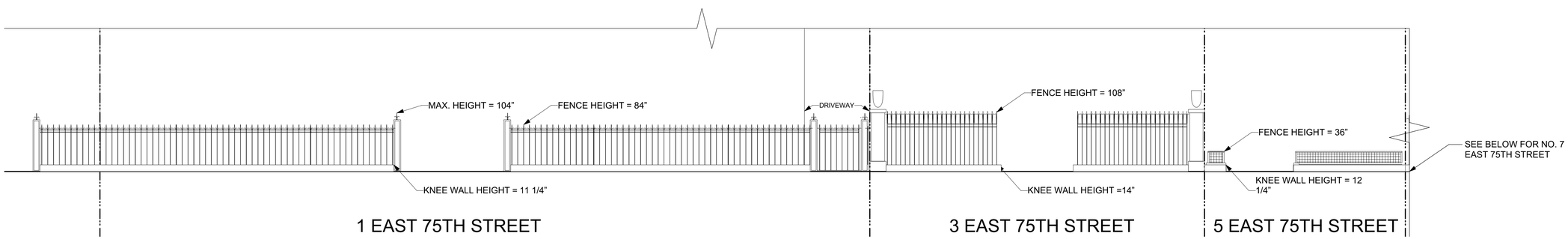
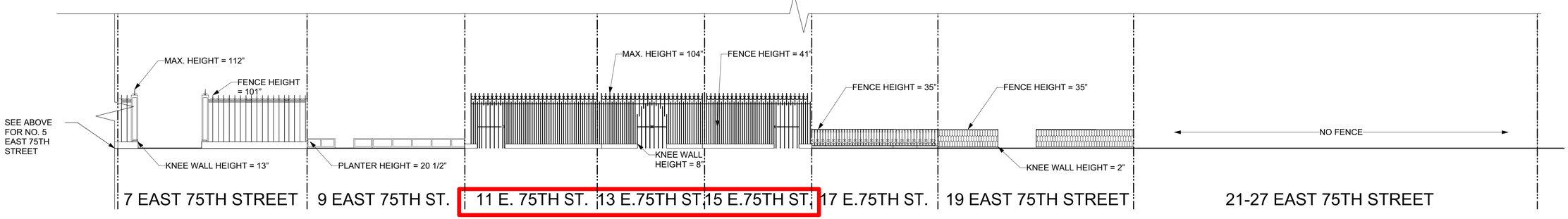
PROPOSED STREETSCAPE LOOKING NORTH ON EAST 75TH STREET BETWEEN 5TH AVENUE AND MADISON



PROPOSED FENCE HEIGHTS LOOKING NORTH ON EAST 75TH STREET BETWEEN 5TH AVENUE AND MADISON NO. 1 TO 5



PROPOSED FENCE HEIGHTS LOOKING NORTH ON EAST 75TH STREET BETWEEN 5TH AVENUE AND MADISON NO. 7 TO 27

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Streetscape Fence Study

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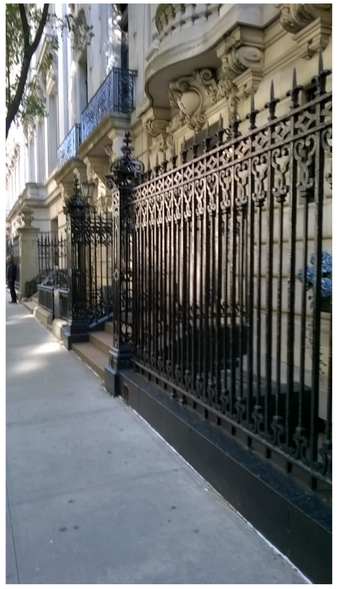
No.3 East 75th Street

No.5 and No.7 East 75th Street

No.7 East 75th Street

No.7 and No.9 East 75th Street



No.7 East 75th Street

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13 and 15 East 75th Existing Iron Work Images

15 EAST 75TH STREET TOWNHOUSE

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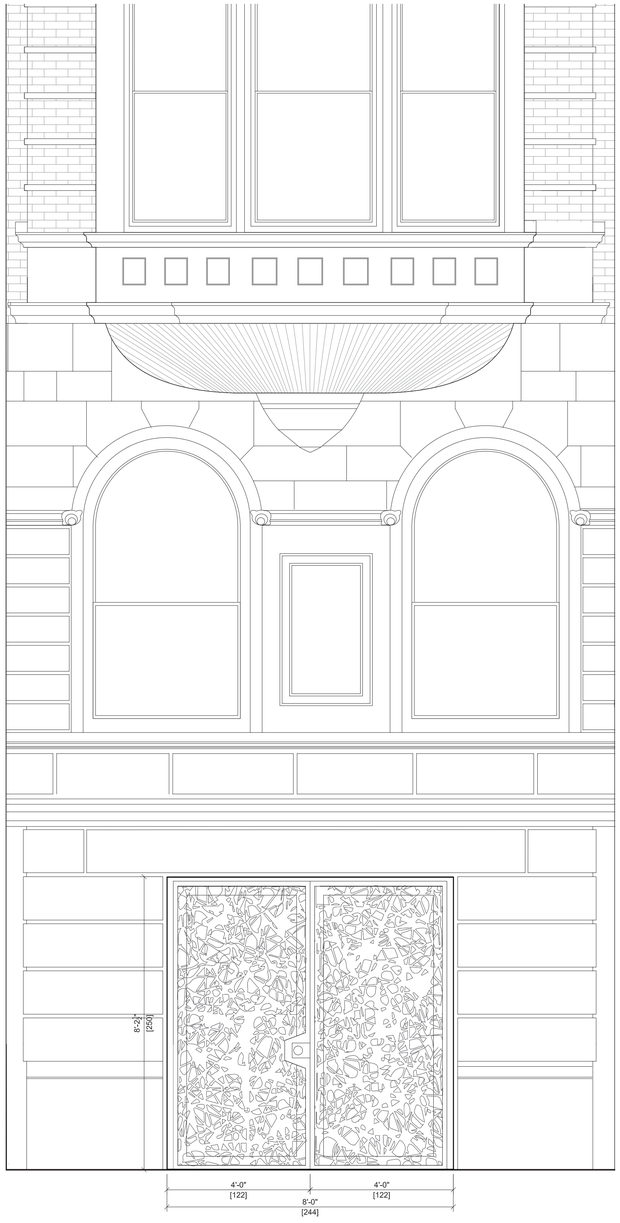
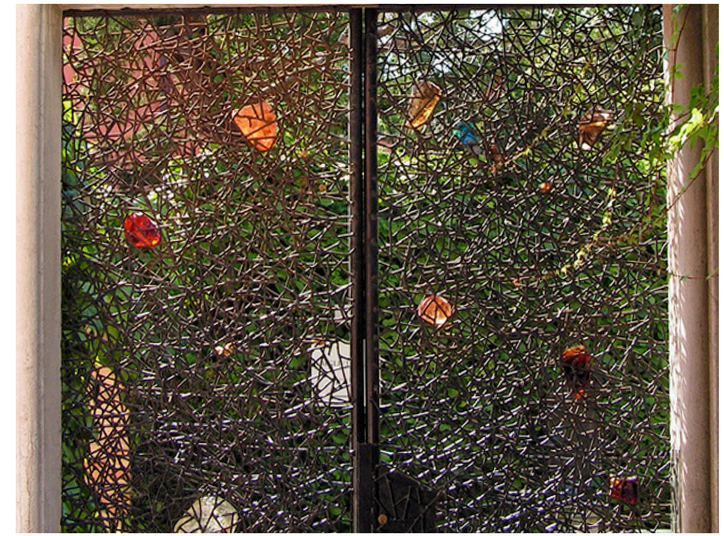
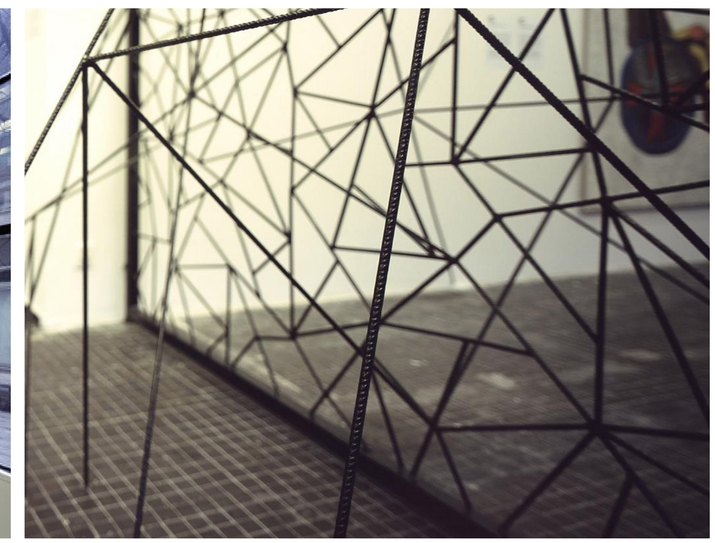


PROPOSED MAIN ENTRY GATE OPENING
DESIGN INTENT: (CUSTOM GATE DESIGN TO BE COMMISSIONED OUT TO ARTIST)



ARTIST: CLAIRE FALKENSTEIN
GATES TO PEGGY GUGGENHEIM COLLECTION MUSEUM
VENICE, ITALY
1961



ARTIST: MONICA SOSNOWSKA
GRATING (MUSEUM OF MODERN ART WARSAW)
WARSAW, POLAND
2009

FRONT YARD MAIN ENTRY DOOR ARTIST REFERENCES

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Main Entry Gate Design

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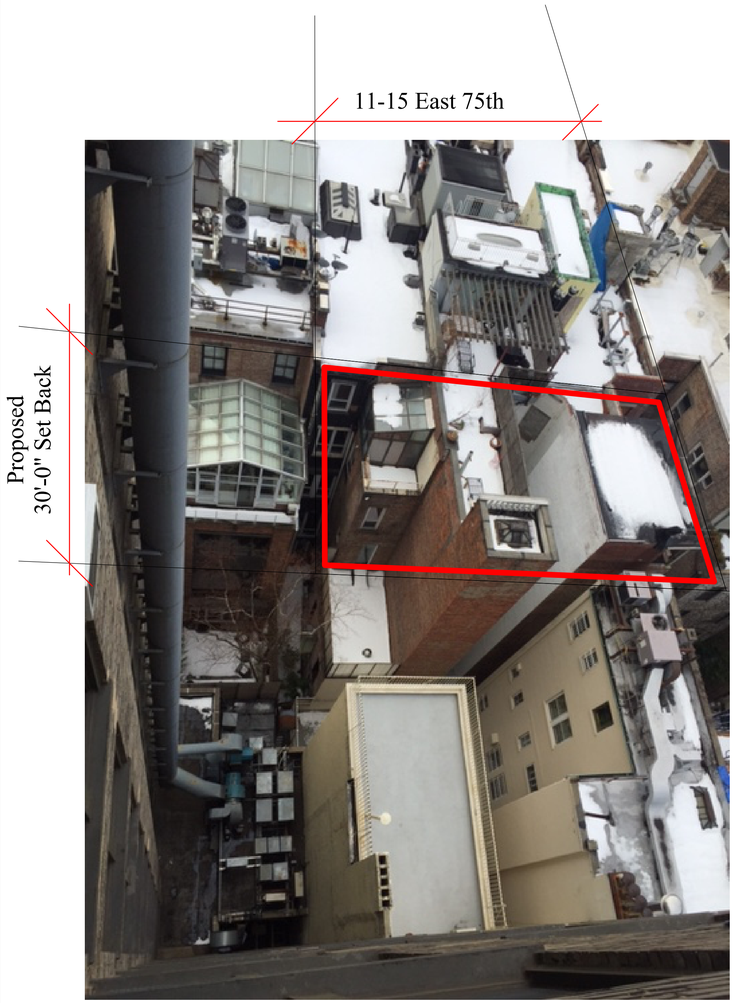

VIEW SOUTH FROM THE SURREY

VIEW SOUTH FROM THE SURREY

VIEW SOUTHWEST FROM THE SURREY

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Rear Yard Donut Visible From E76th Street

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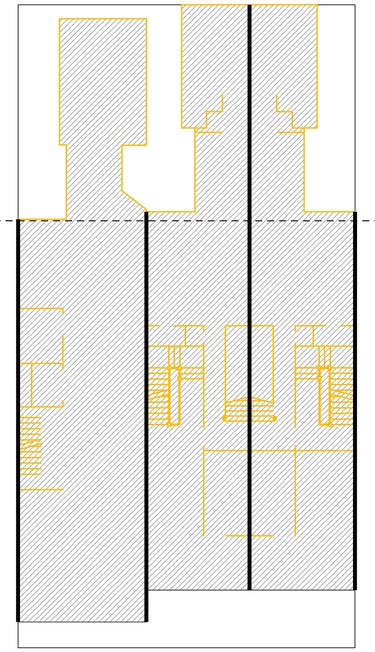
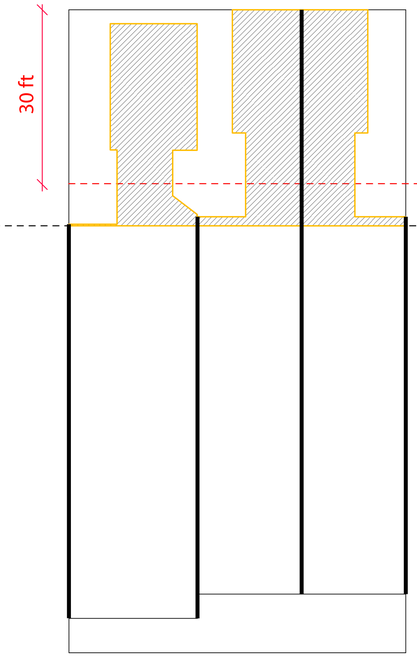
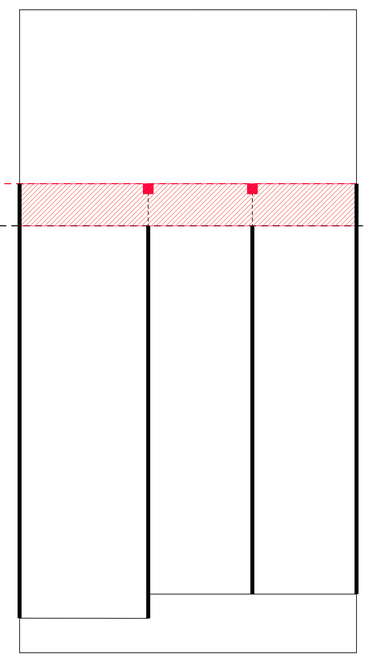


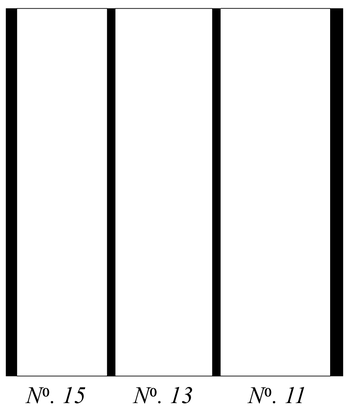
Existing building massing extending into rear yard.



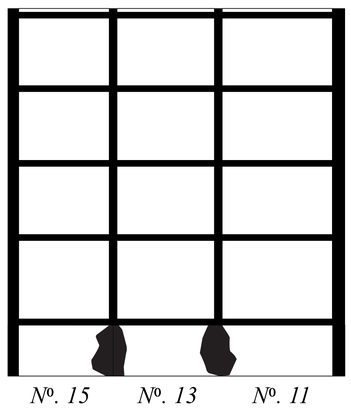
Removal of the additions.



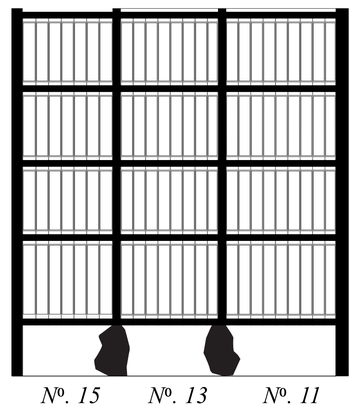
Extension of the rear facade up to the 30 foot setback.



Register the position of the parti-walls on the rear facade



Facade grid.



Vertical expression of operable window system.

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Rear Facade Diagrams

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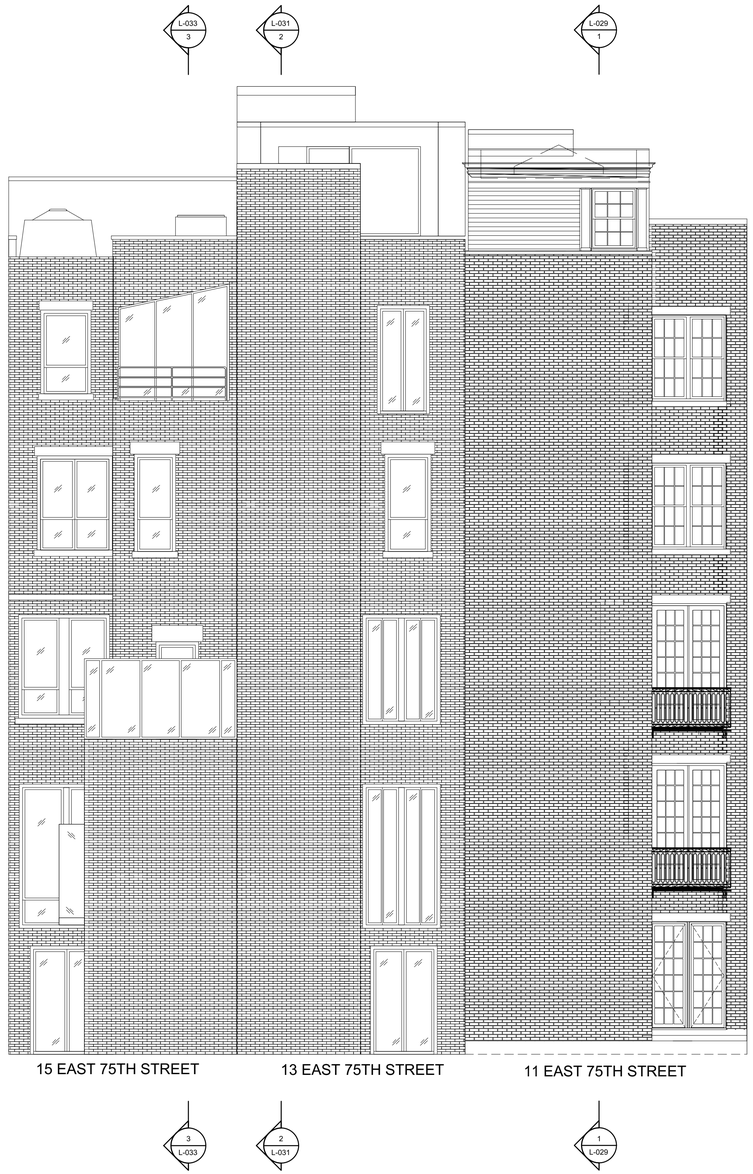
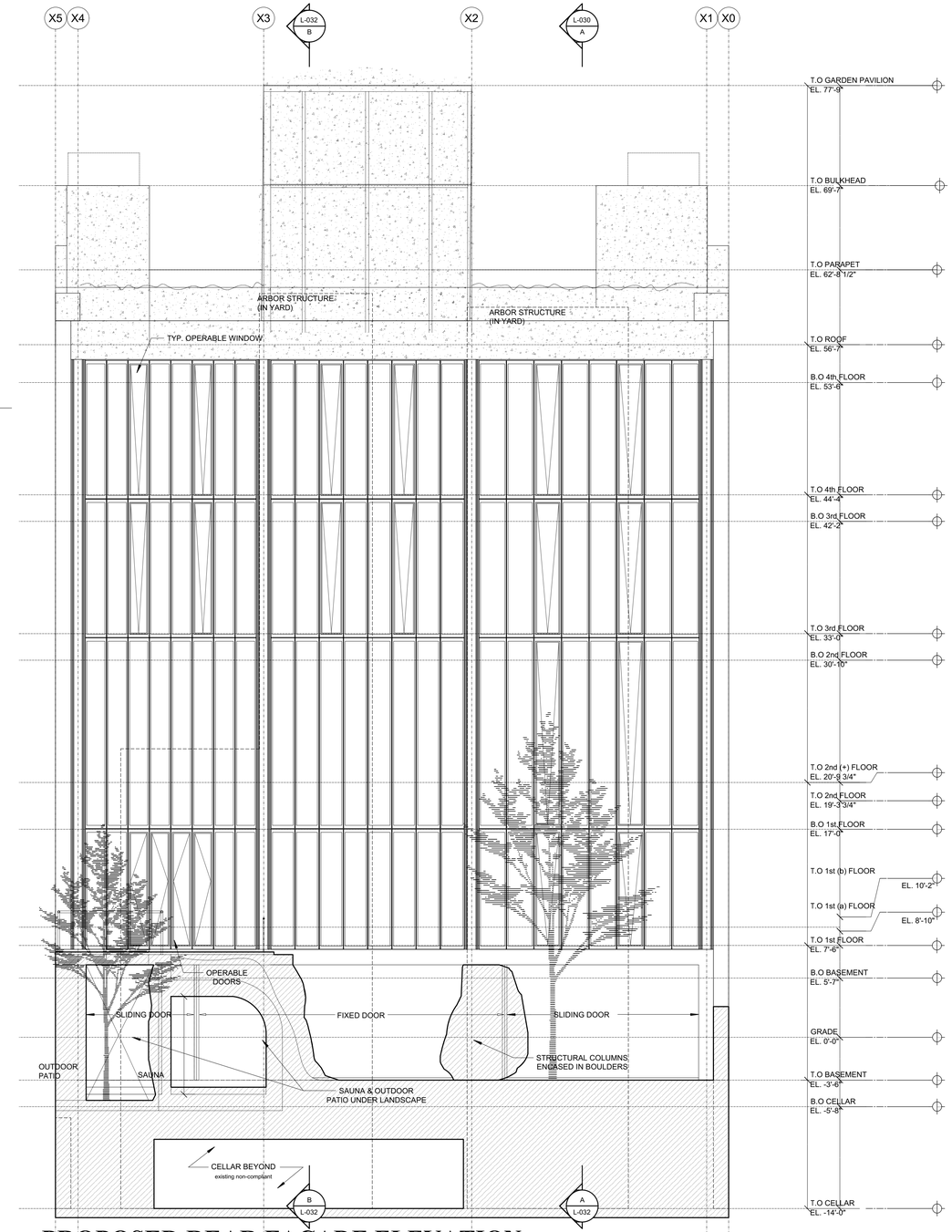


EXISTING REAR FACADE ELEVATION
Scale: 3/16" = 1'0"



PROPOSED REAR FACADE ELEVATION
Scale: 3/16" = 1'0"

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RENDERING OF PROPOSED REAR FACADE DESIGN

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Rendering Of Proposed Rear Facade Design

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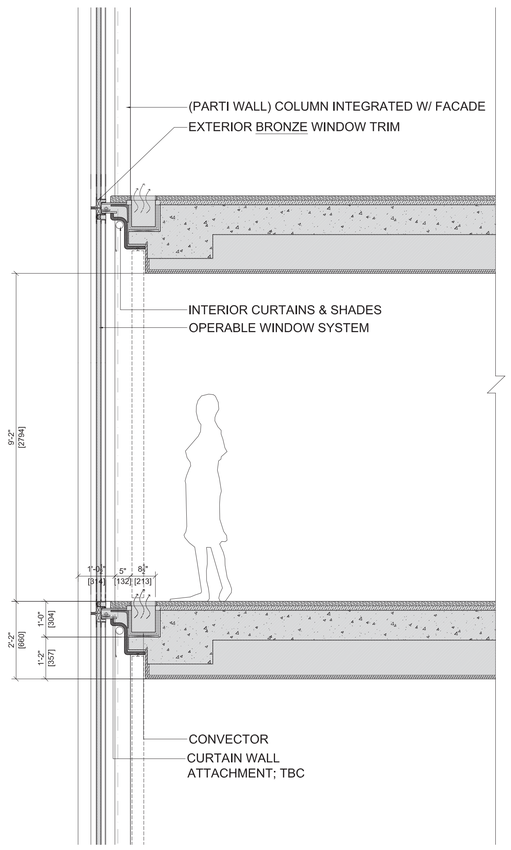
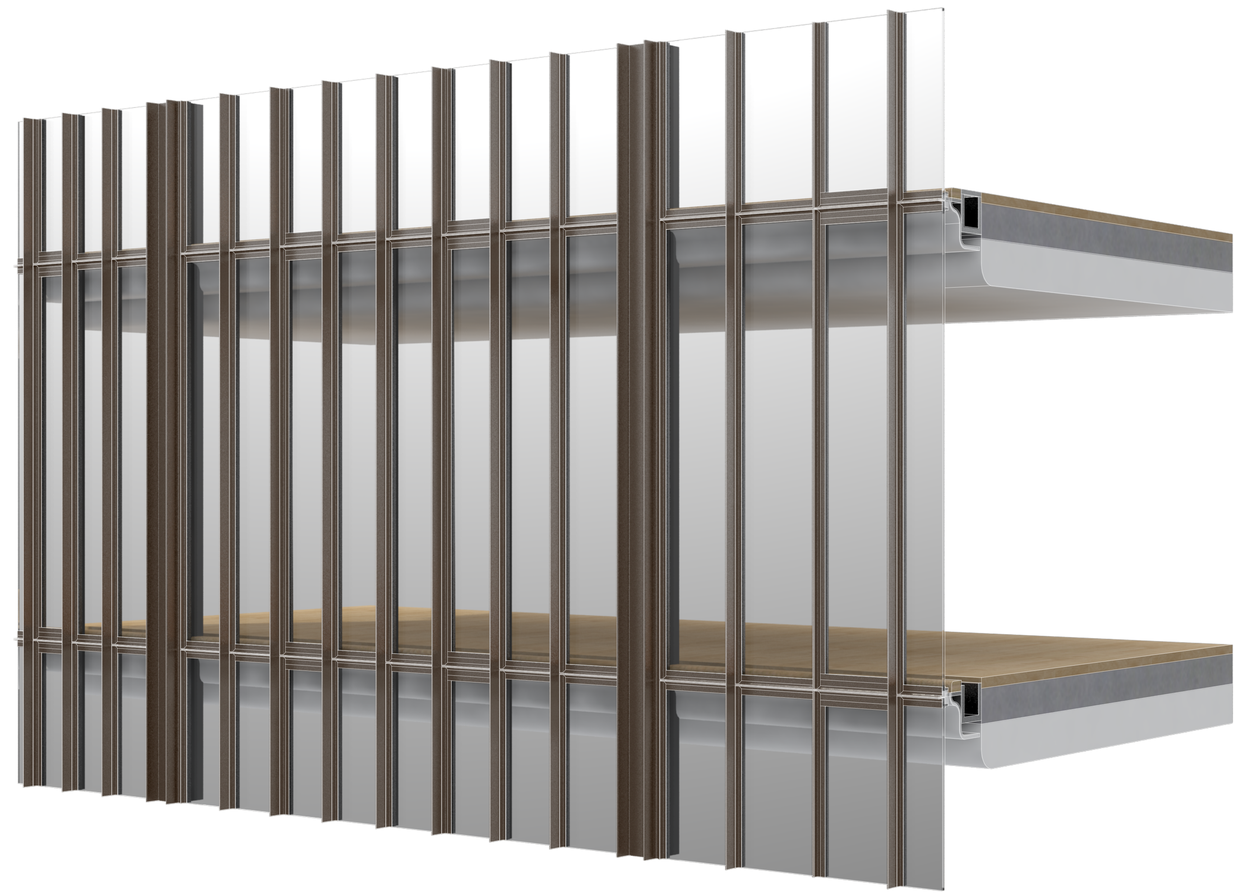


REAR FACADE SECTION DETAIL
Scale = 1/2" = 1'-0"



REAR FACADE (3D) SECTION DETAIL
Scale = NTS

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Rear Elevation Louver Details

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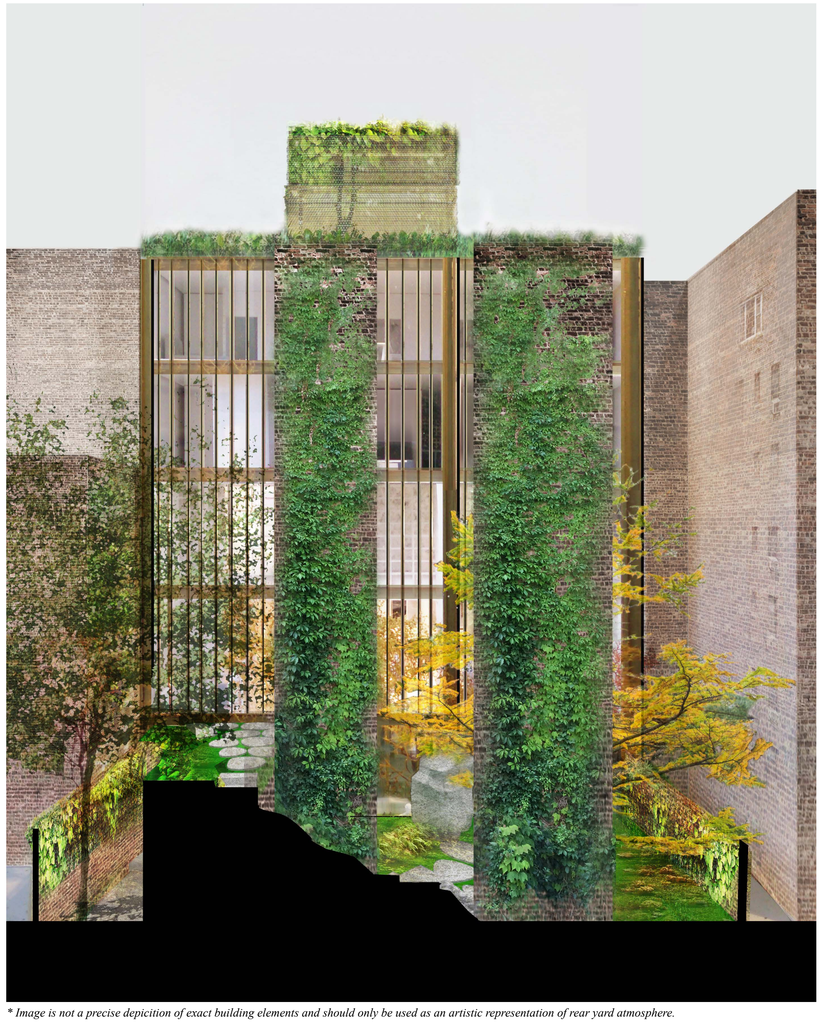
RENDERING OF PROPOSED REAR FACADE & YARD
Scale = NTS



** Image is not a precise depicition of exact building elements and should only be used as an artistic representation of rear yard atmosphere.*

RENDERING OF PROPOSED REAR FACADE & YARD
W/ VERTICAL GARDENS
Scale = NTS

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Rear Facade Render

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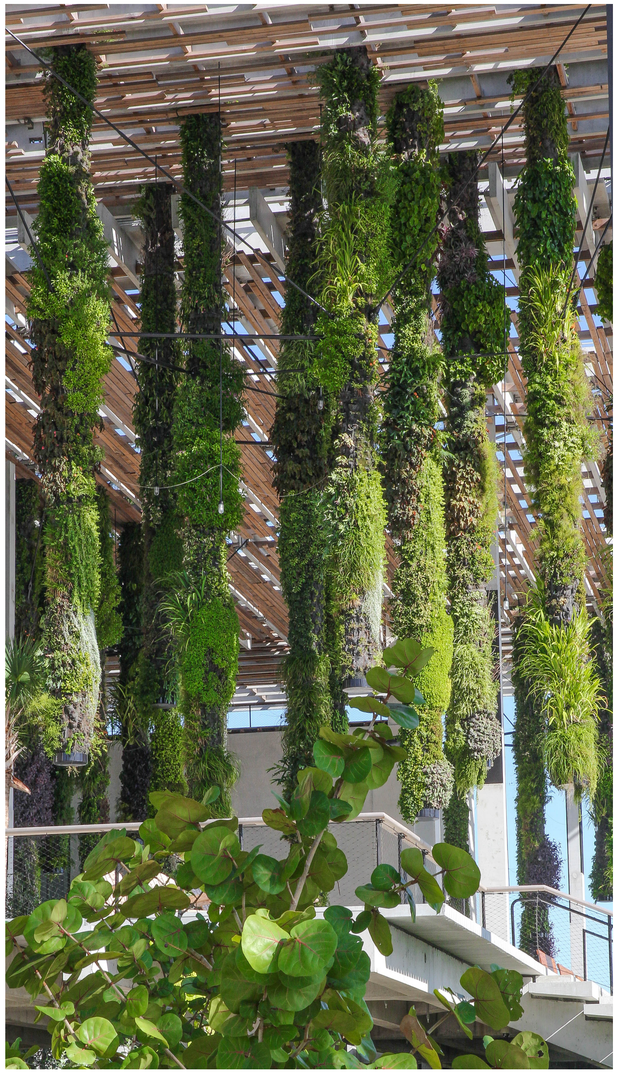
CAIXA FORUM, MADRID
Herzog & de Meuron Past Project



PEREZ ART MUSEUM, MIAMI
Herzog & de Meuron Past Project

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Green Wall Images

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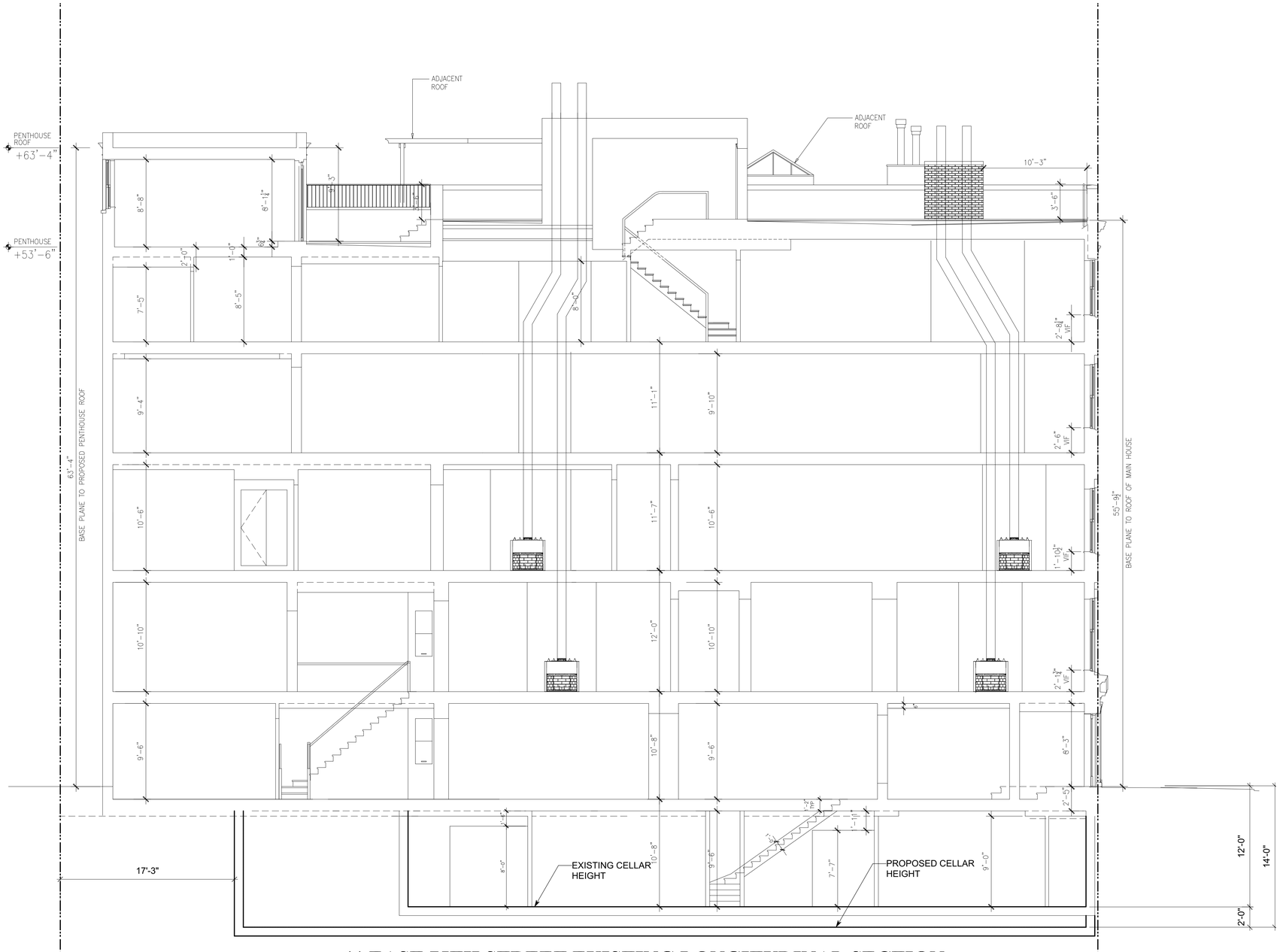

11 EAST 75TH STREET EXISTING LONGITUDINAL SECTION

Scale: 3/16" = 1'0"

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PROPOSED LONGITUDINAL SECTION A

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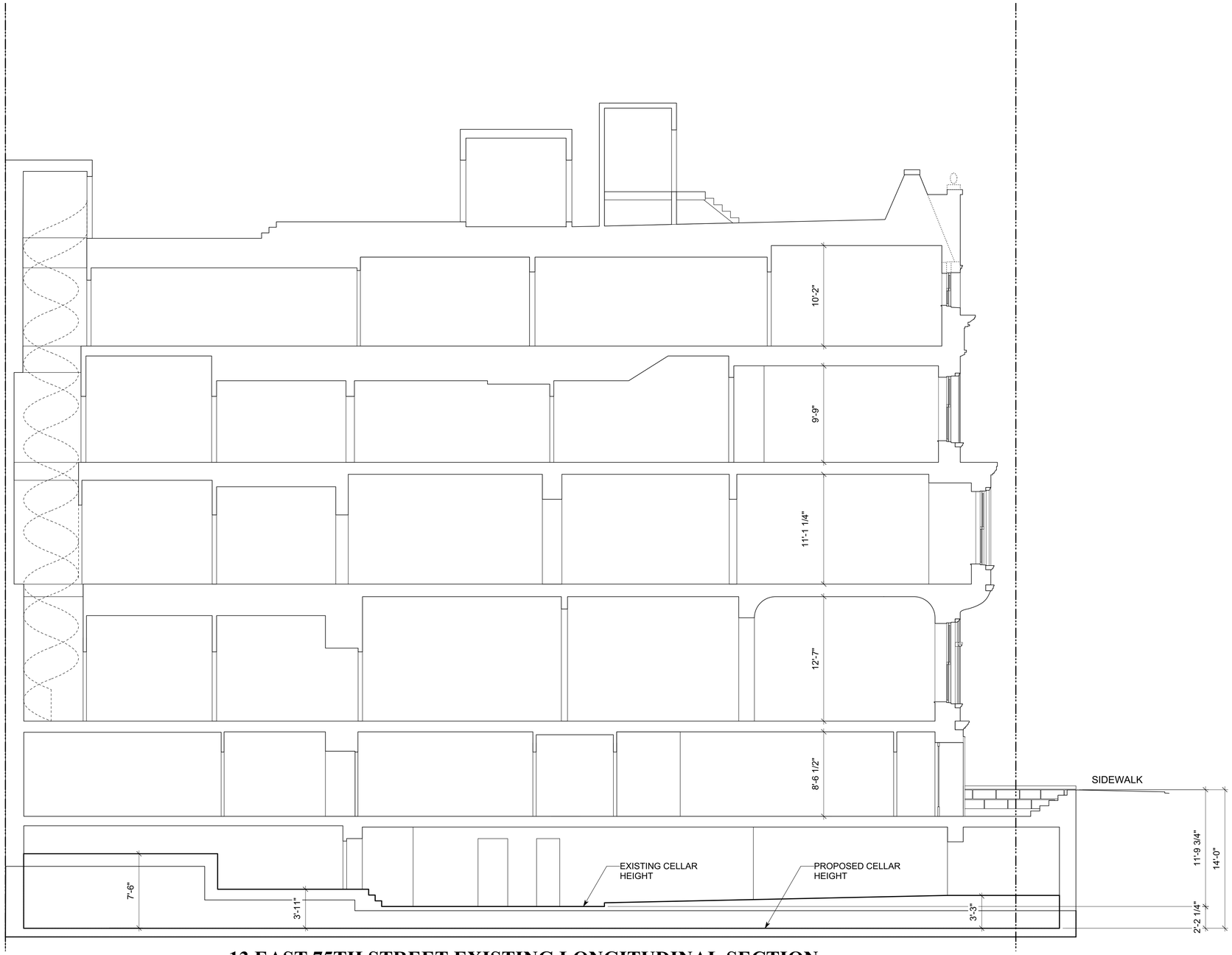

13 EAST 75TH STREET EXISTING LONGITUDINAL SECTION

Scale: 3/16" = 1'0"

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PROPOSED LONGITUDINAL SECTION B

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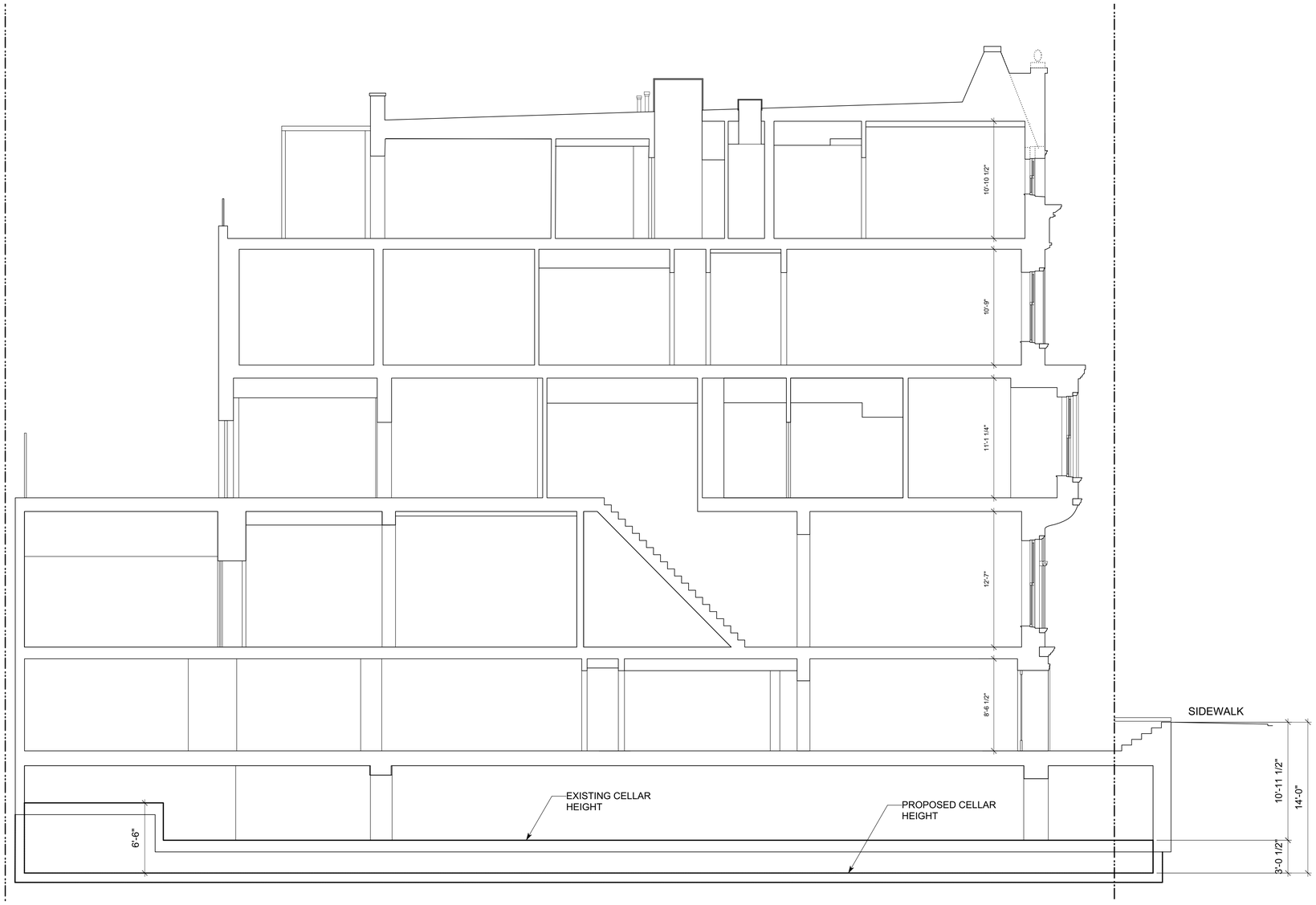

15 EAST 75TH STREET EXISTING LONGITUDINAL SECTION
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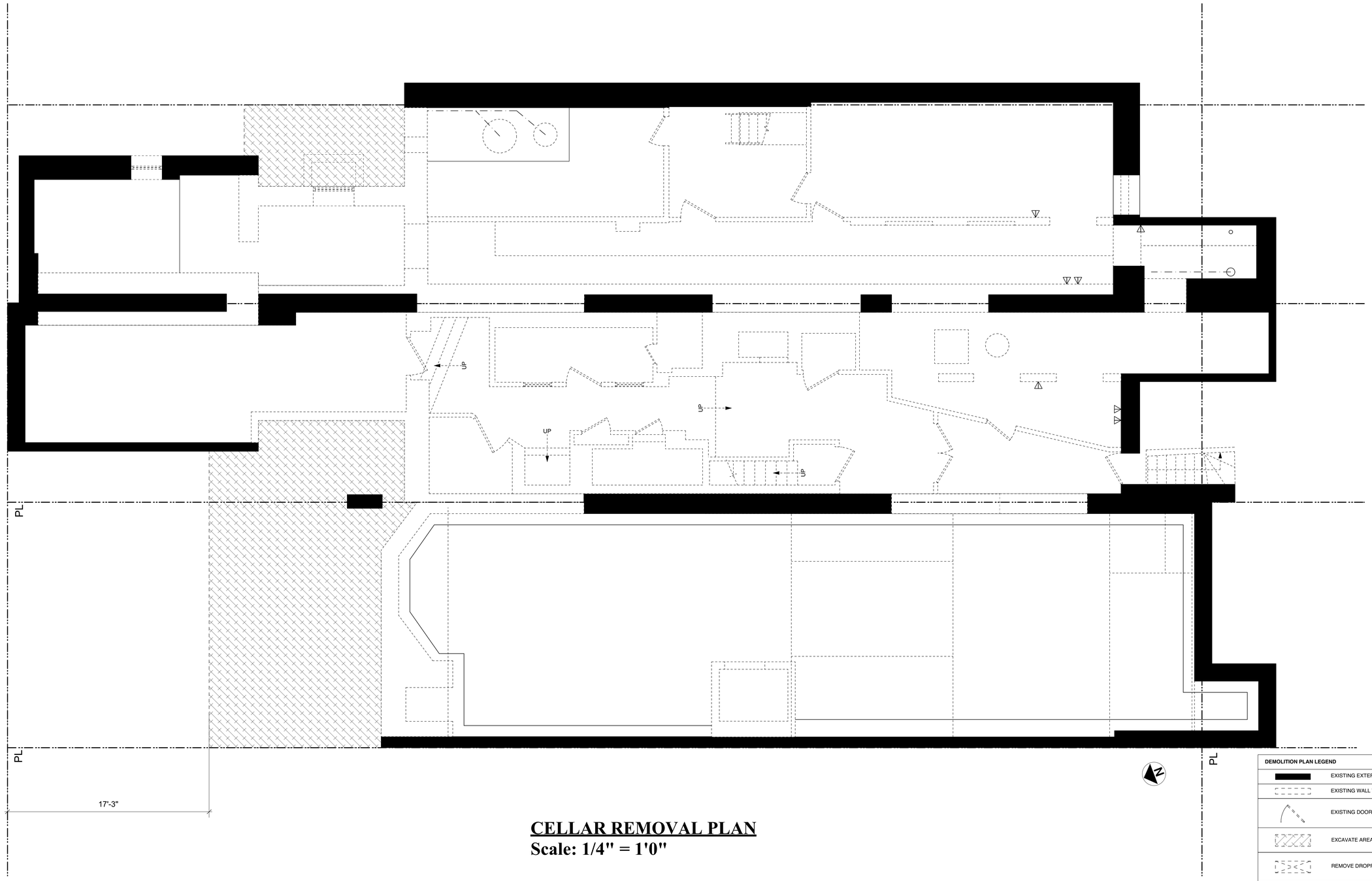

CELLAR REMOVAL PLAN
Scale: 1/4" = 1'0"

DEMOLITION PLAN LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
	EXISTING MILLWORK, APPLIANCES & FIXTURES TO BE DEMOLISHED

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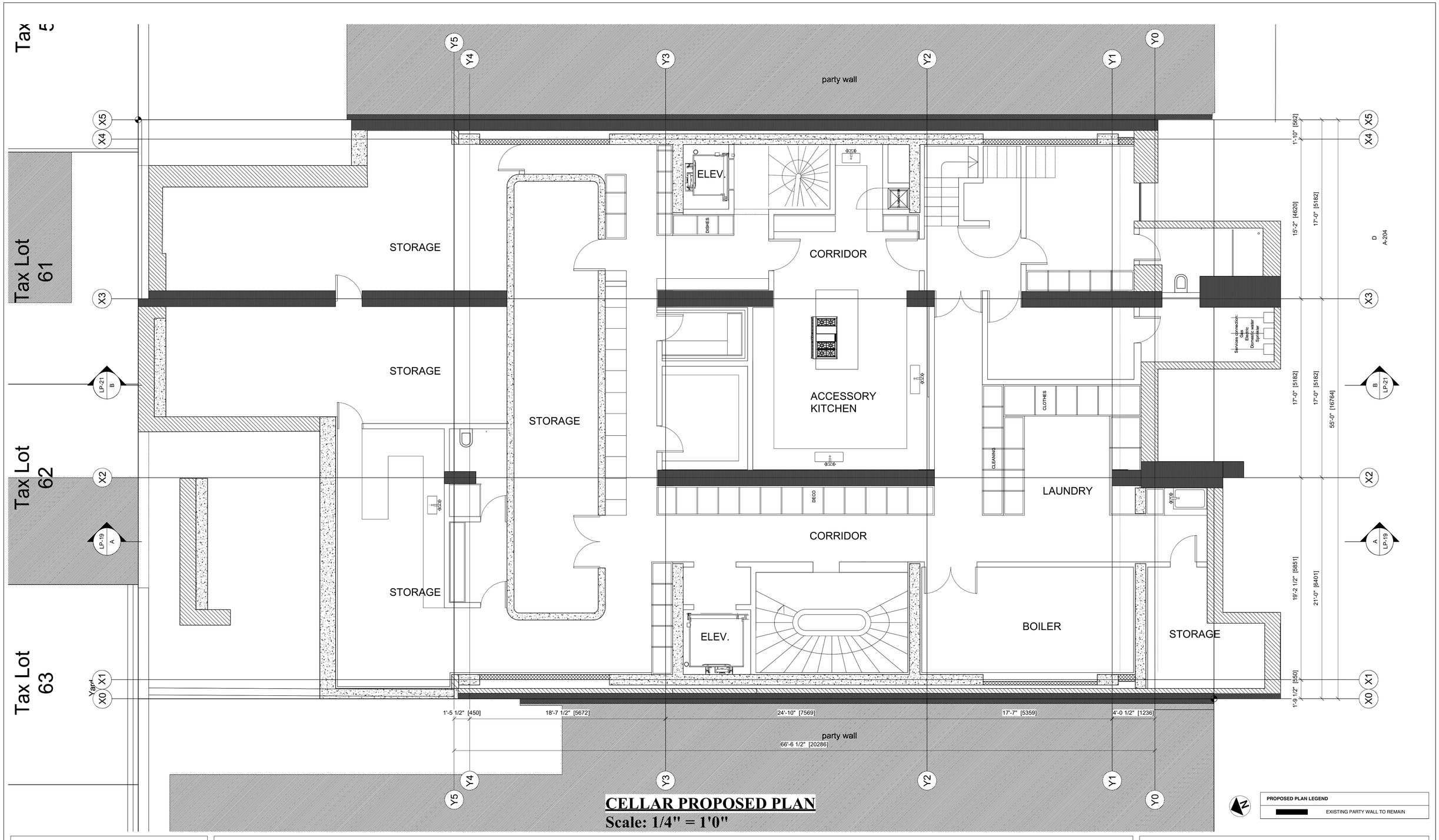

CELLAR PROPOSED PLAN
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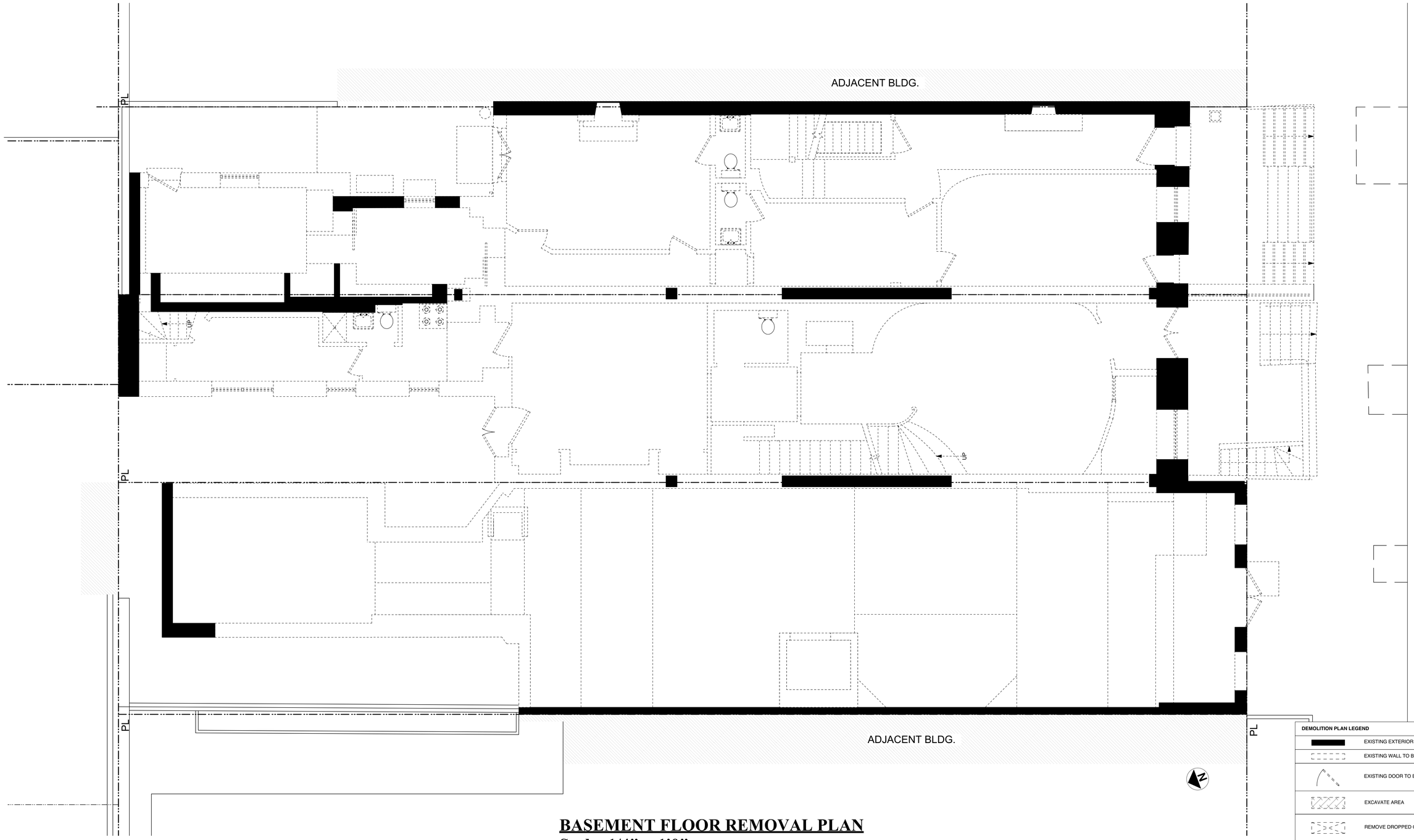

DEMOLITION PLAN LEGEND

	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
	EXISTING MILLWORK, APPLIANCES & FIXTURES TO BE DEMOLISHED

BASEMENT FLOOR REMOVAL PLAN

Scale: 1/4" = 1'0"

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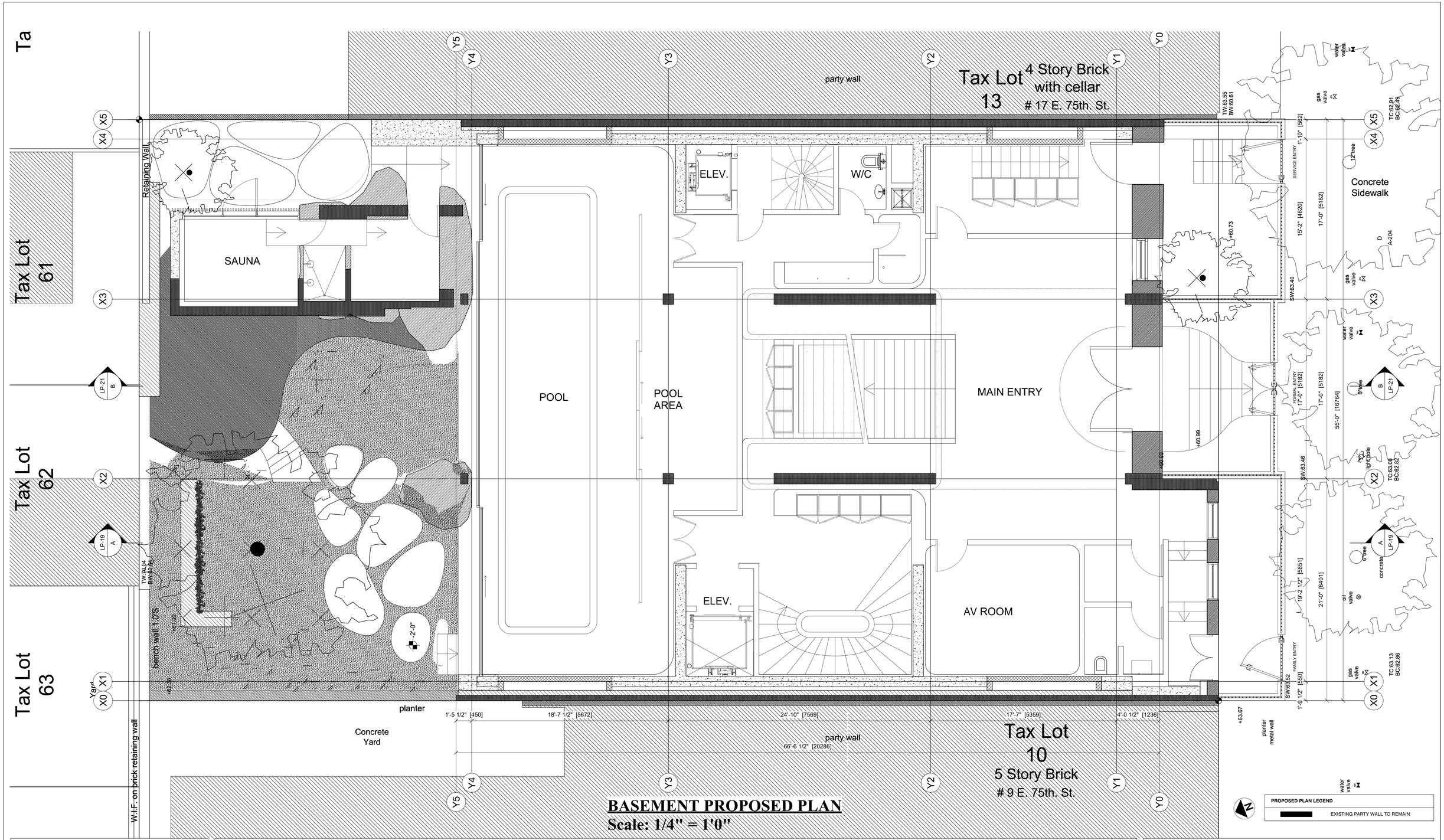

BASEMENT PROPOSED PLAN
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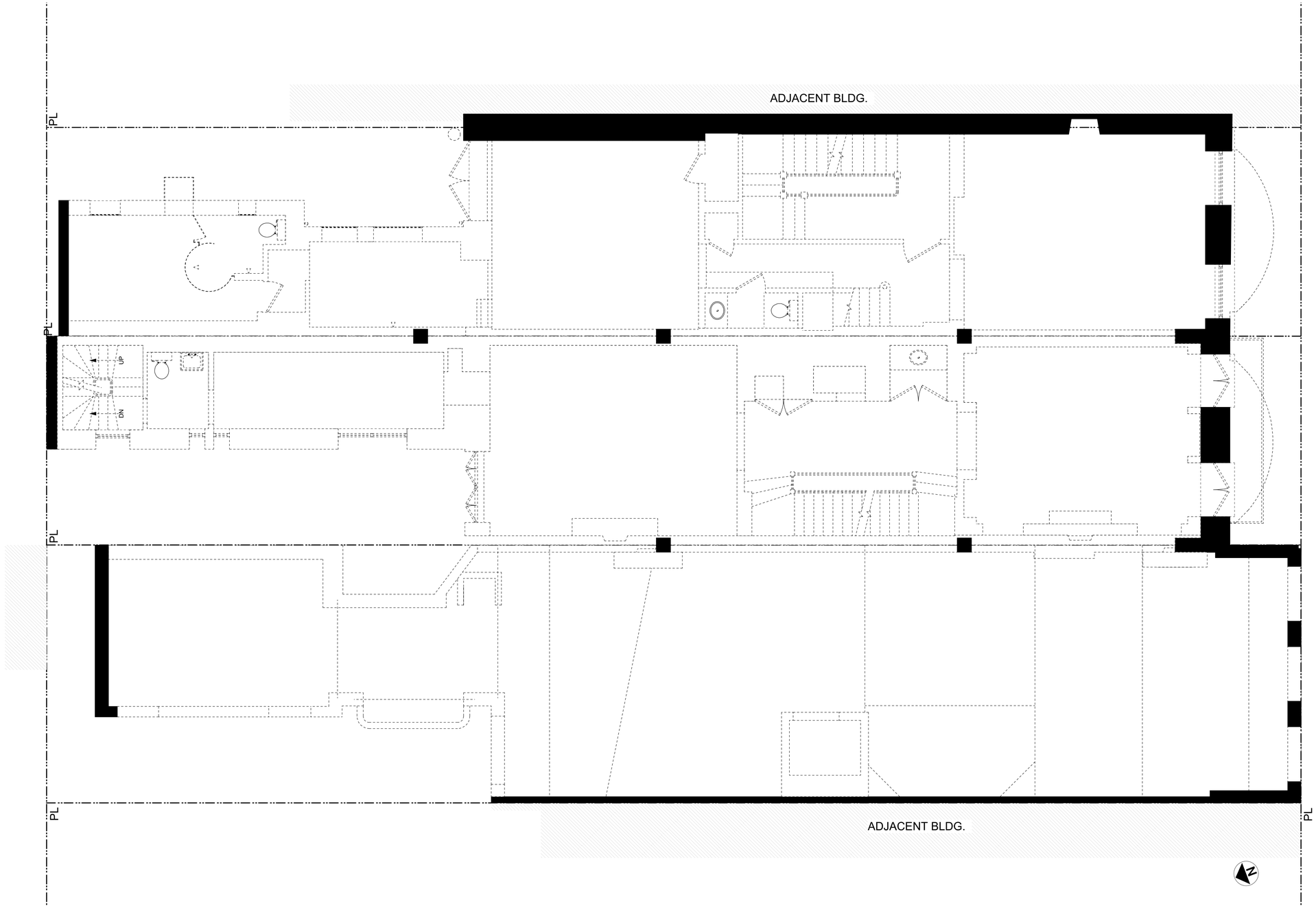

1ST FLOOR REMOVAL PLAN
Scale: 1/4" = 1'0"

DEMOLITION PLAN LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
	EXISTING MILLWORK, APPLIANCES & FIXTURES TO BE DEMOLISHED

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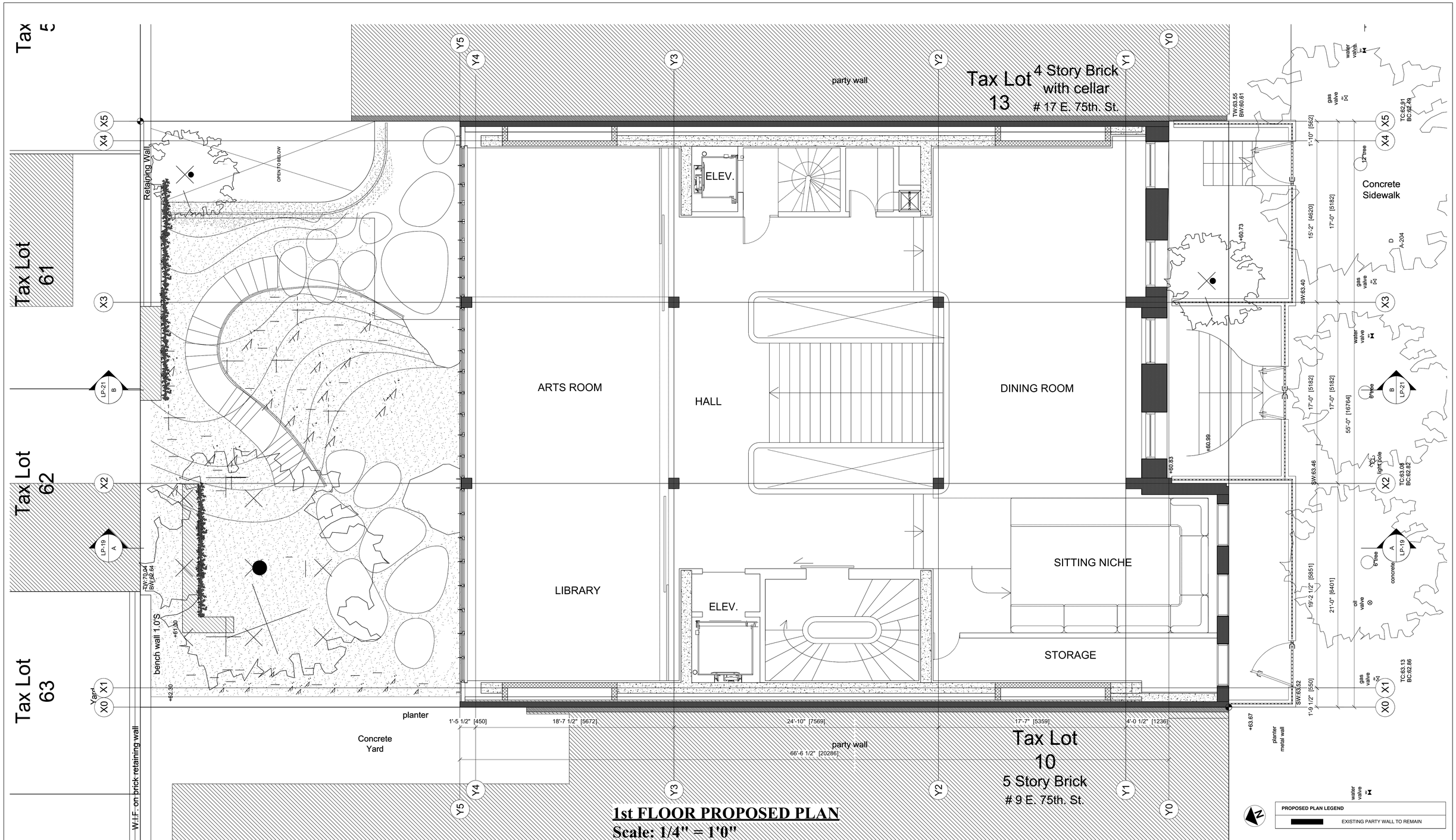

1st FLOOR PROPOSED PLAN
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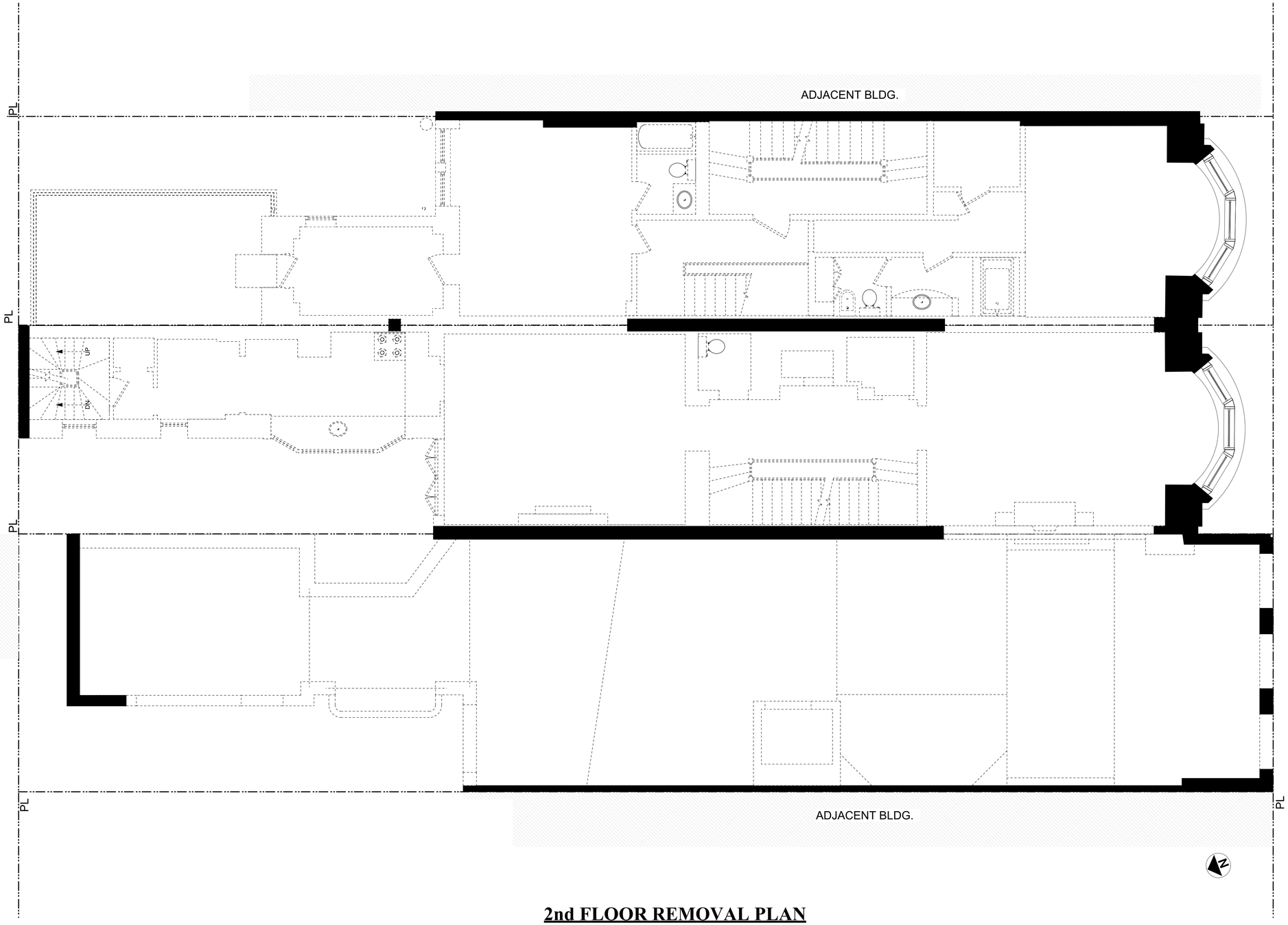

2nd FLOOR REMOVAL PLAN
Scale: 1/4" = 1'0"

DEMOLITION PLAN LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
	EXISTING MILLWORK, APPLIANCES & FIXTURES TO BE DEMOLISHED

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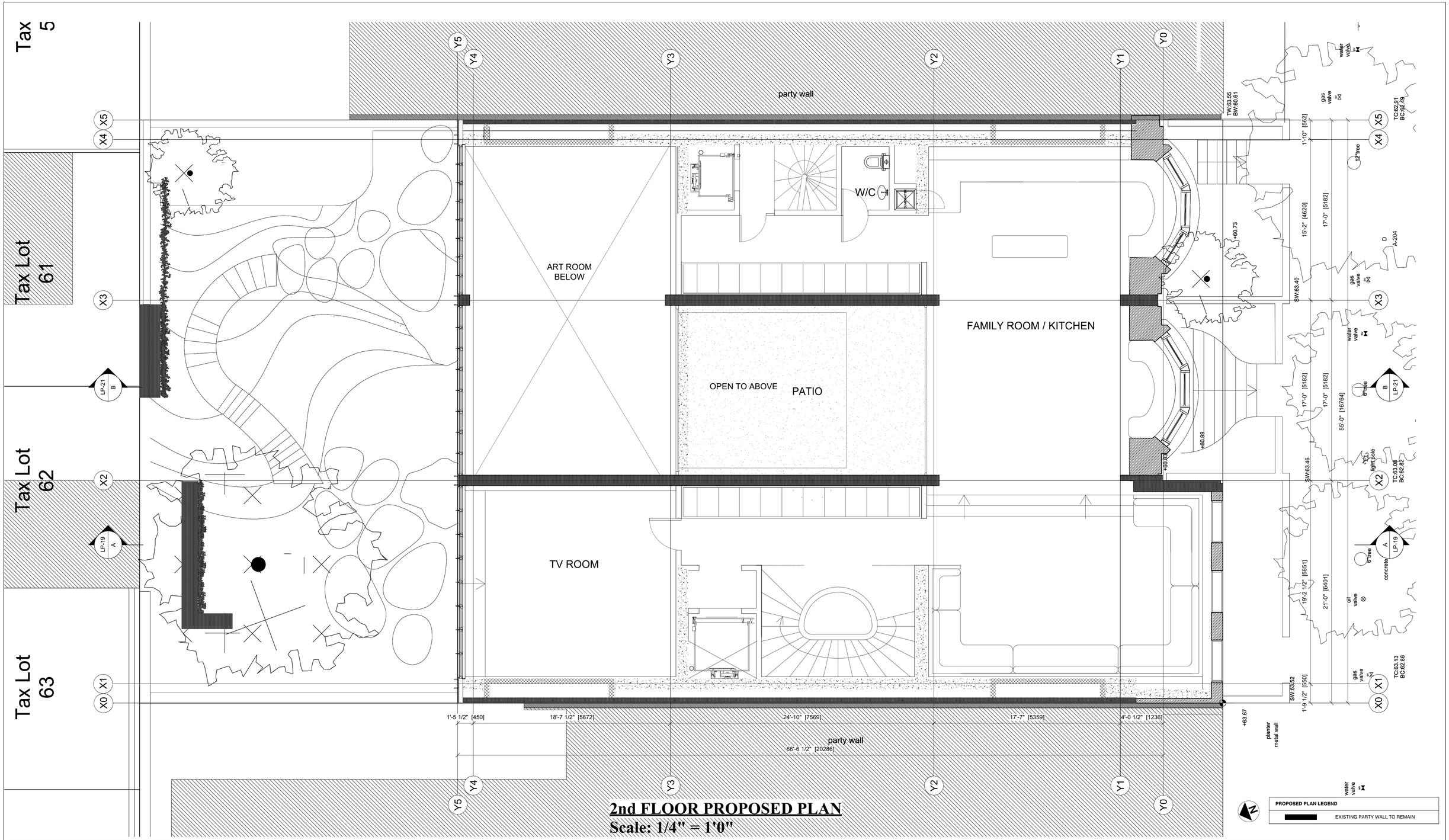

2nd FLOOR PROPOSED PLAN
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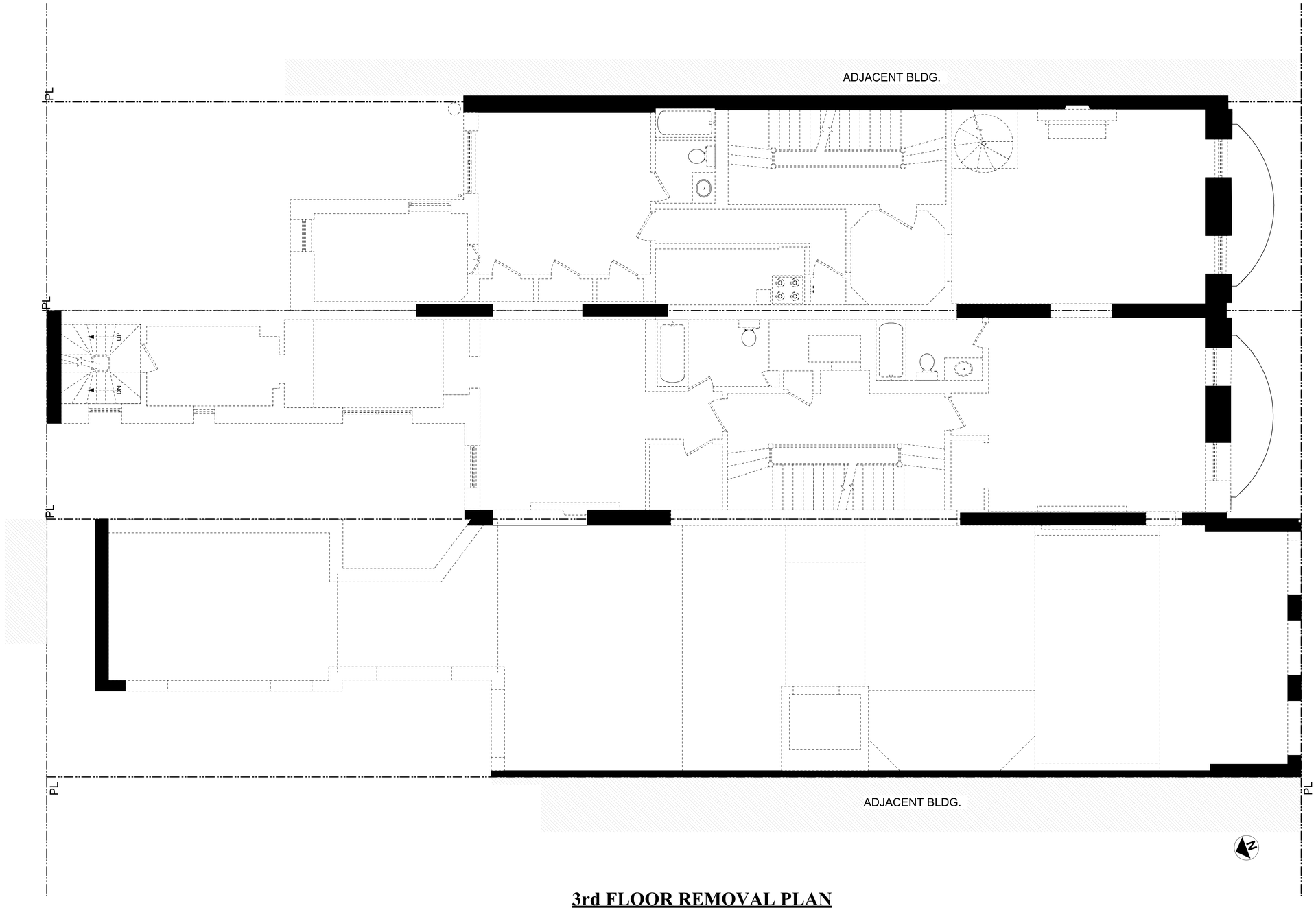

3rd FLOOR REMOVAL PLAN
Scale: 1/4" = 1'0"

DEMOLITION PLAN LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
	EXISTING MILLWORK, APPLIANCES & FIXTURES TO BE DEMOLISHED

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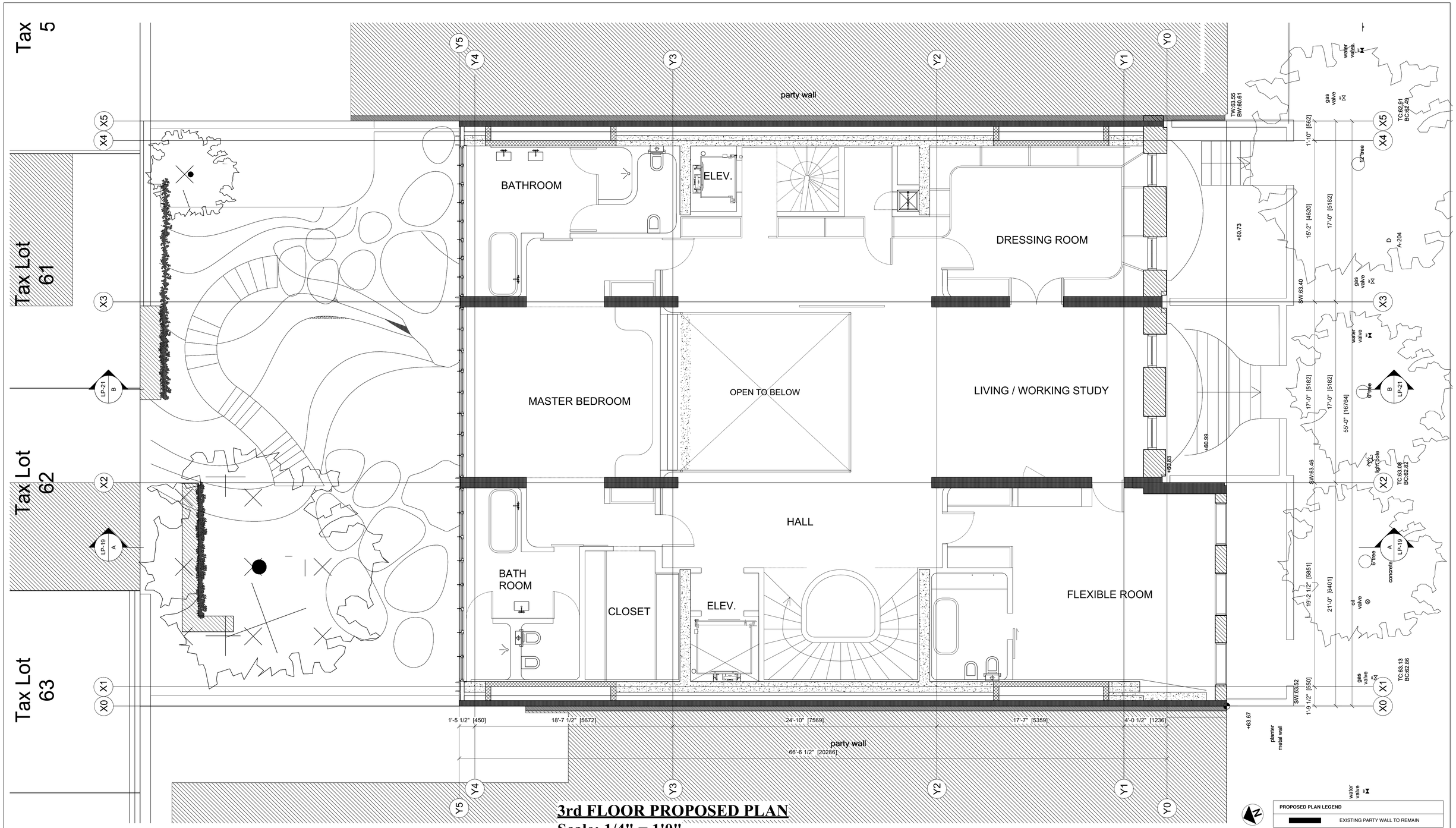

3rd FLOOR PROPOSED PLAN

Scale: 1/4" = 1'0"

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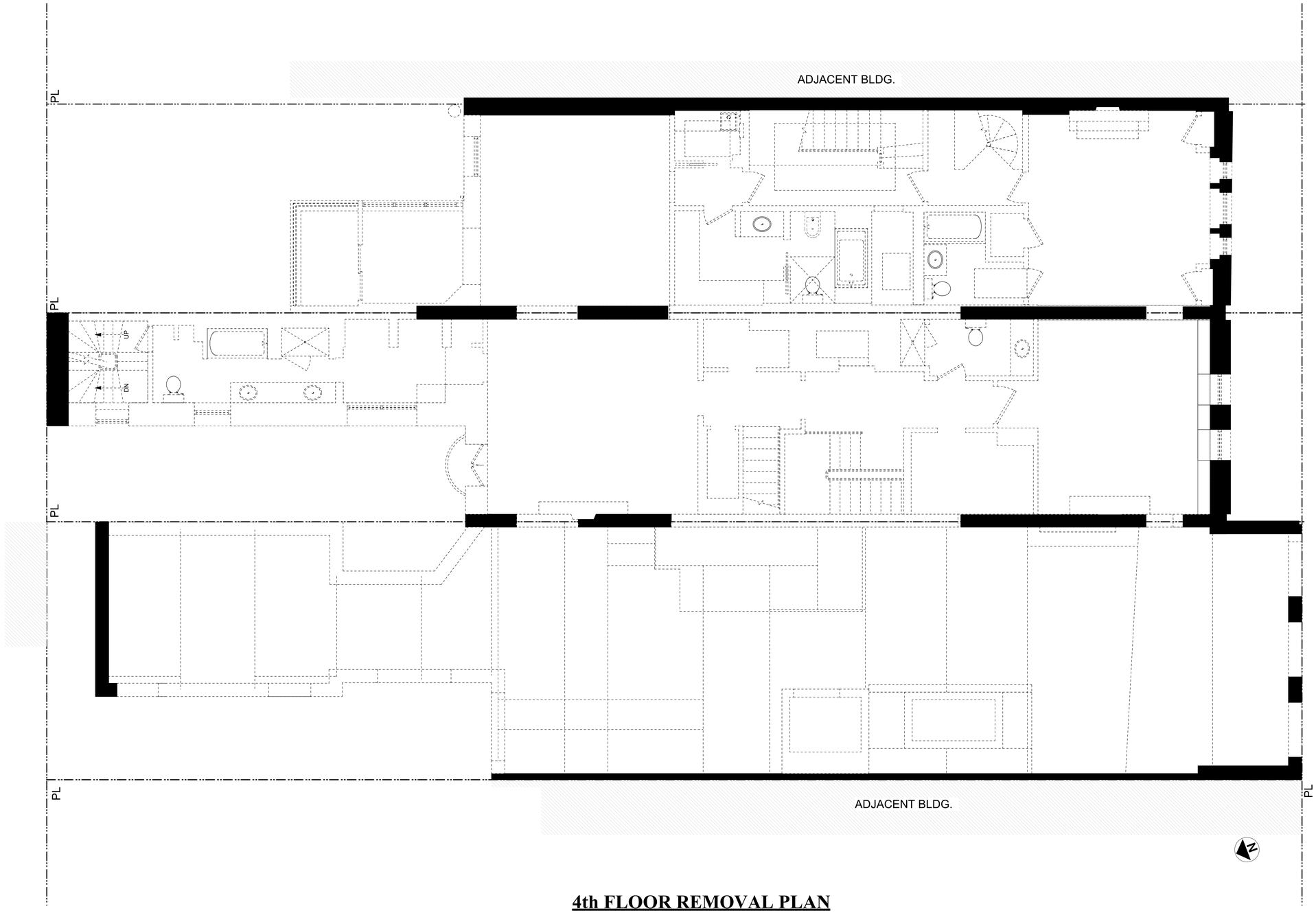

4th FLOOR REMOVAL PLAN
Scale: 1/4" = 1'0"

DEMOLITION PLAN LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
	EXISTING MILLWORK, APPLIANCES & FIXTURES TO BE DEMOLISHED

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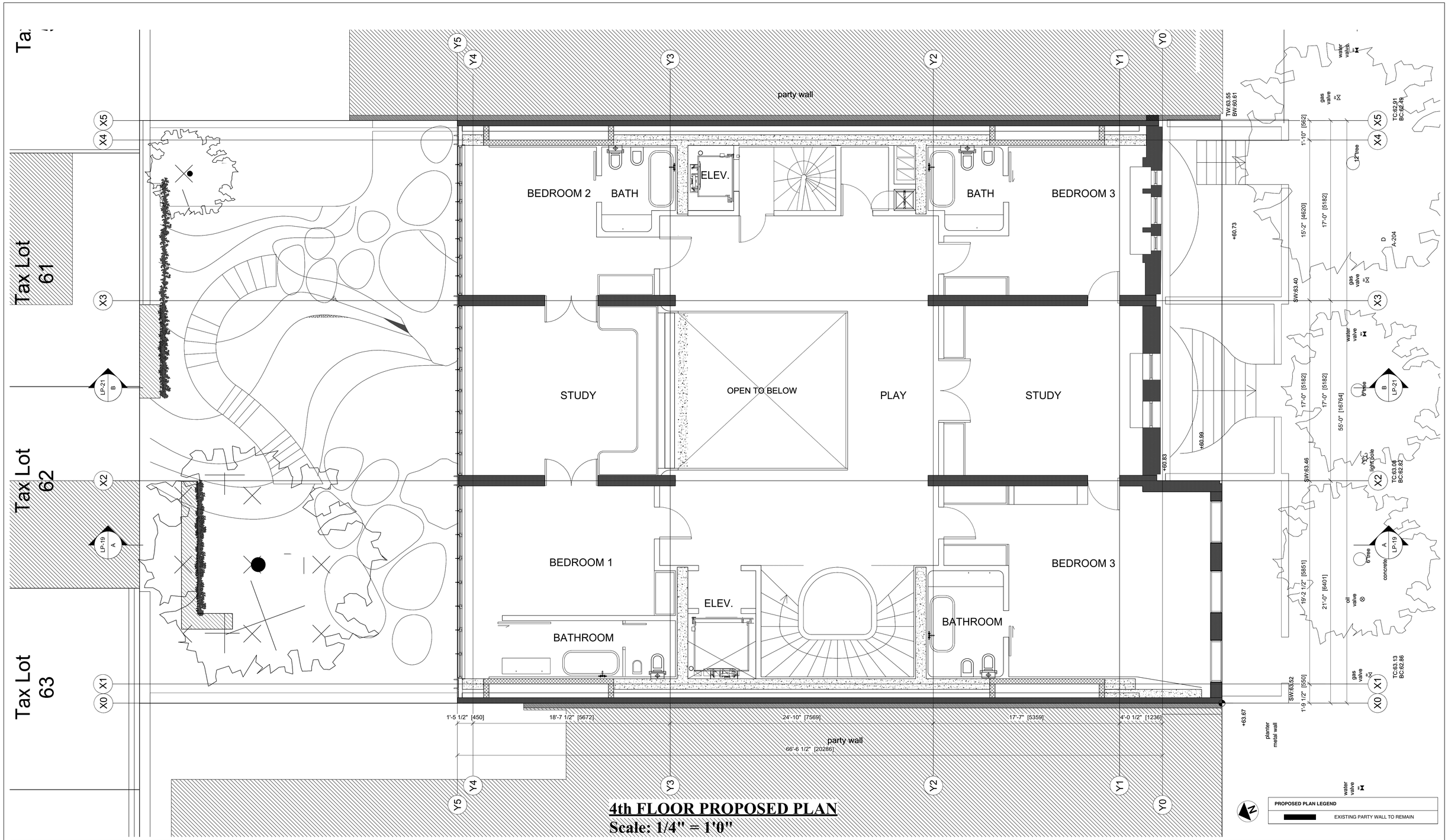

4th FLOOR PROPOSED PLAN
Scale: 1/4" = 1'0"

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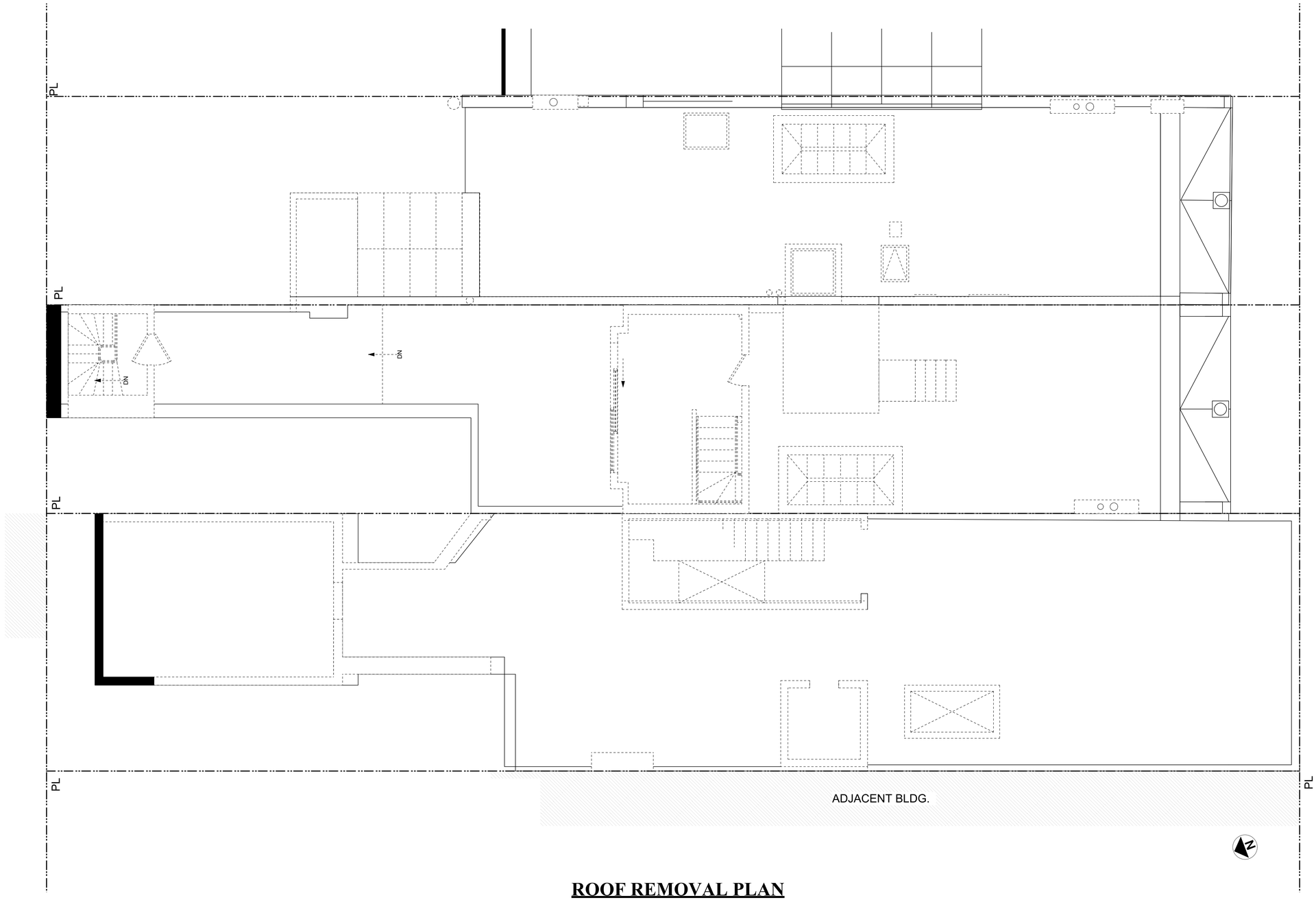

ROOF REMOVAL PLAN
Scale: 1/4" = 1'0"

DEMOLITION PLAN LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
	EXISTING MILLWORK, APPLIANCES & FIXTURES TO BE DEMOLISHED

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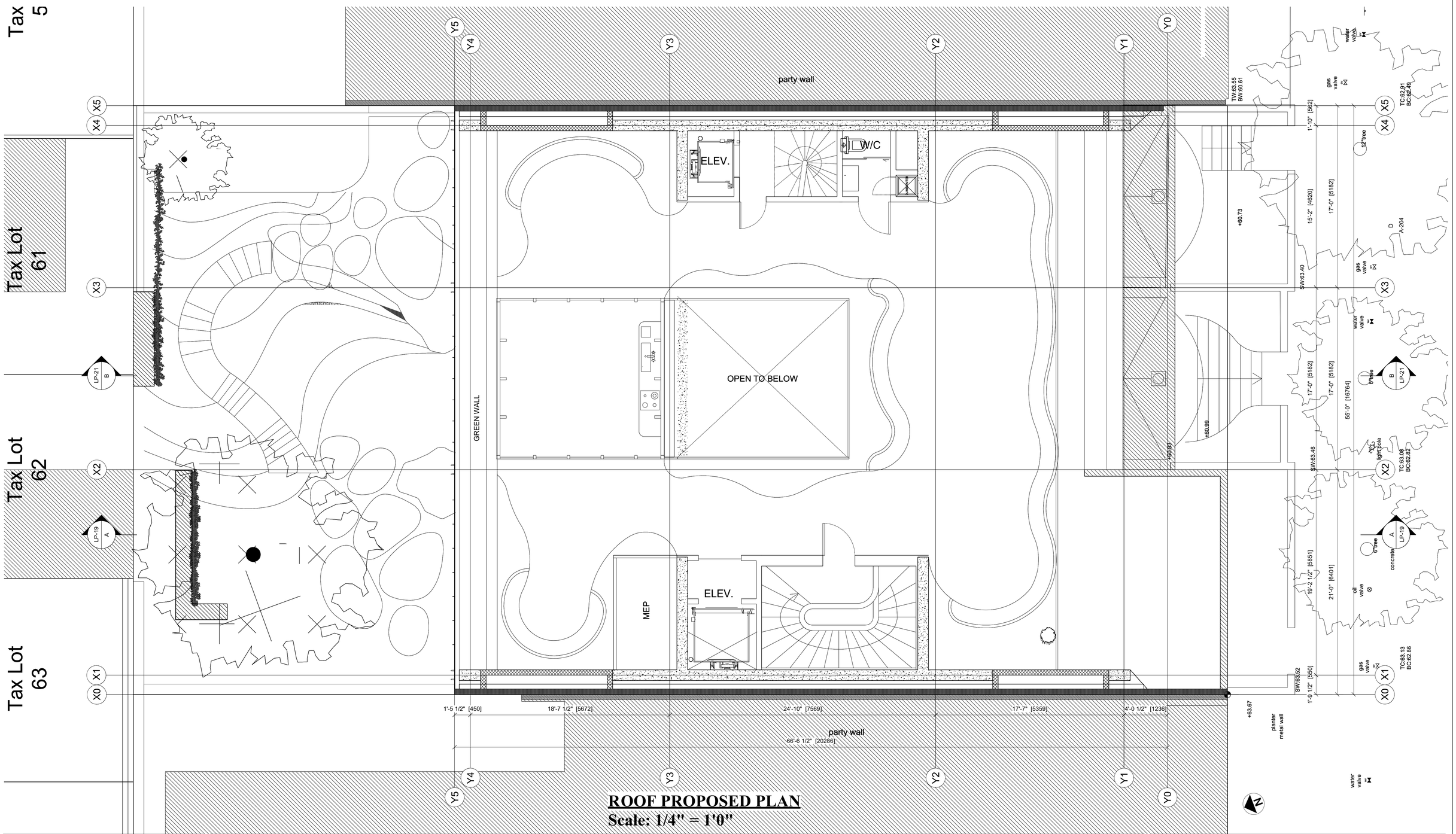

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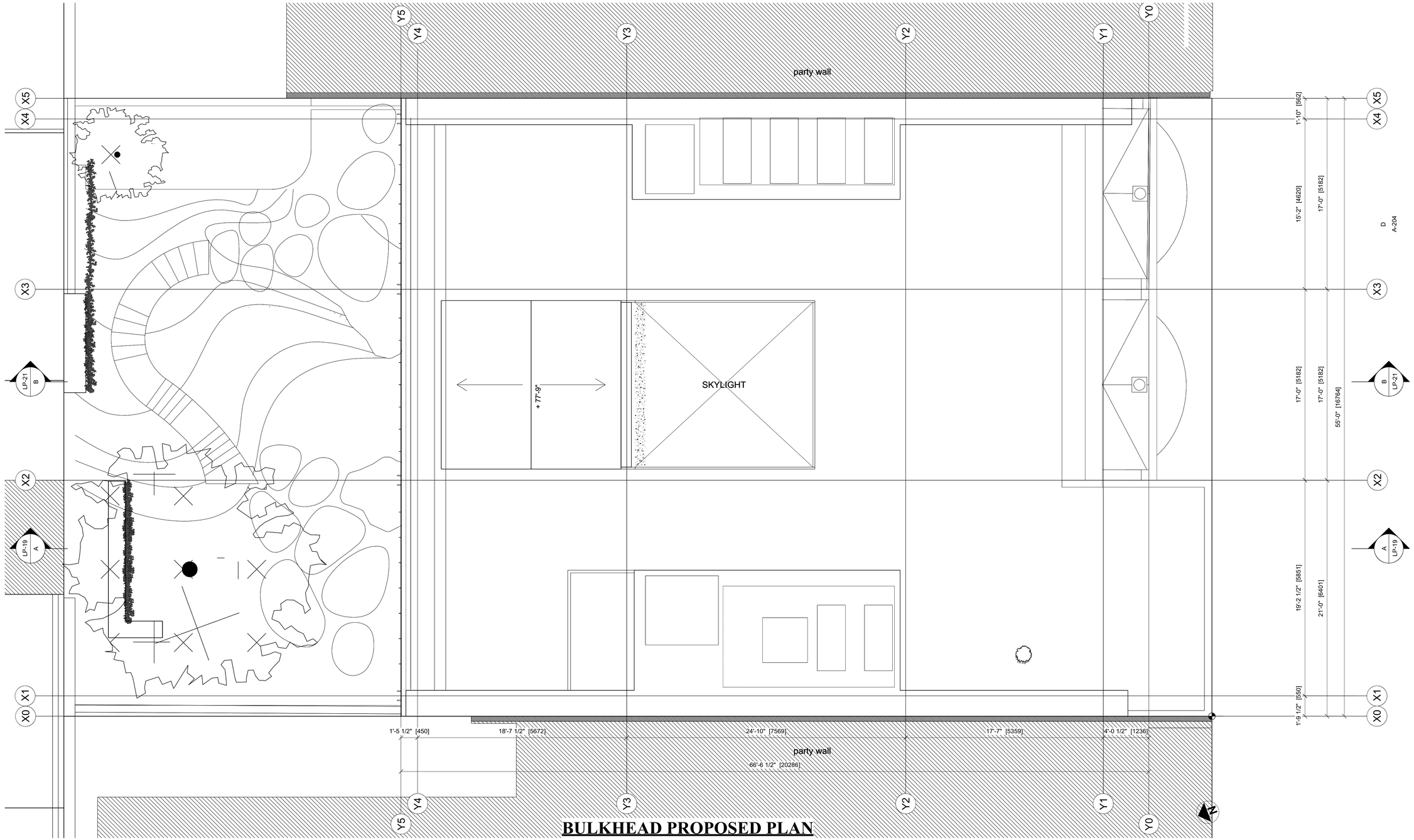

BULKHEAD PROPOSED PLAN

Scale: 1/4" = 1'0"

The New York City
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1 Centre Street New York, NY 10007
June 1, 2016

15 EAST 75TH STREET TOWNHOUSE

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ARCHITECTS
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New York, NY 10022
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APPENDIX

The New York City
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Appendix

15 EAST 75TH STREET TOWNHOUSE

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PROPOSED DESIGN BLOCK STUDY -BUILDING HEIGHTS

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Proposed Design Block Study (Heights)

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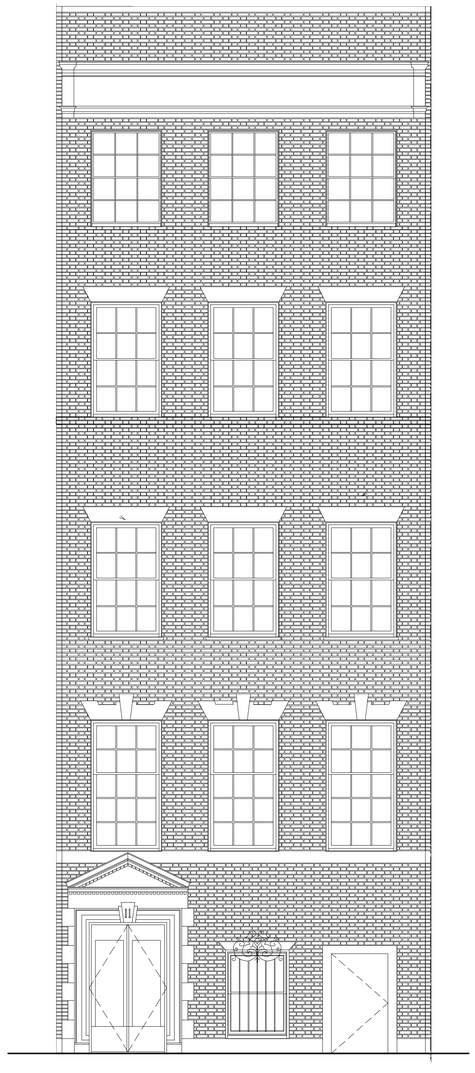
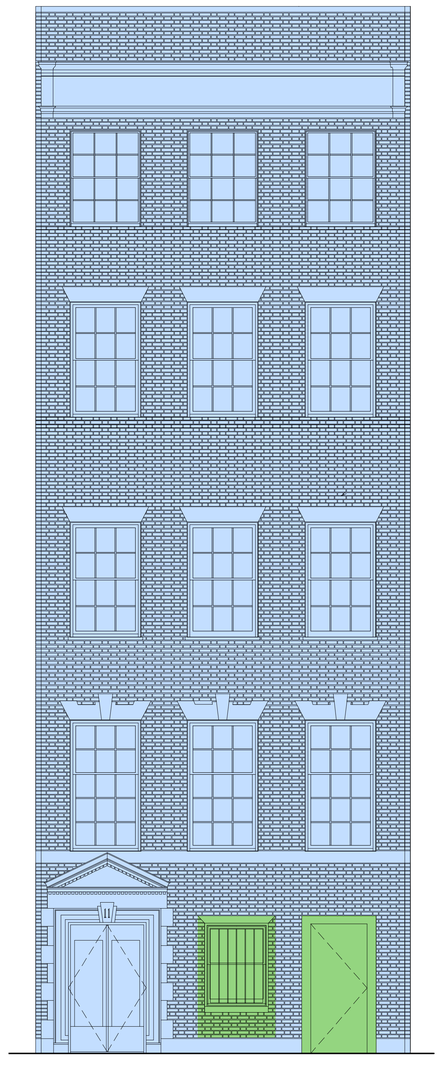
LEGEND

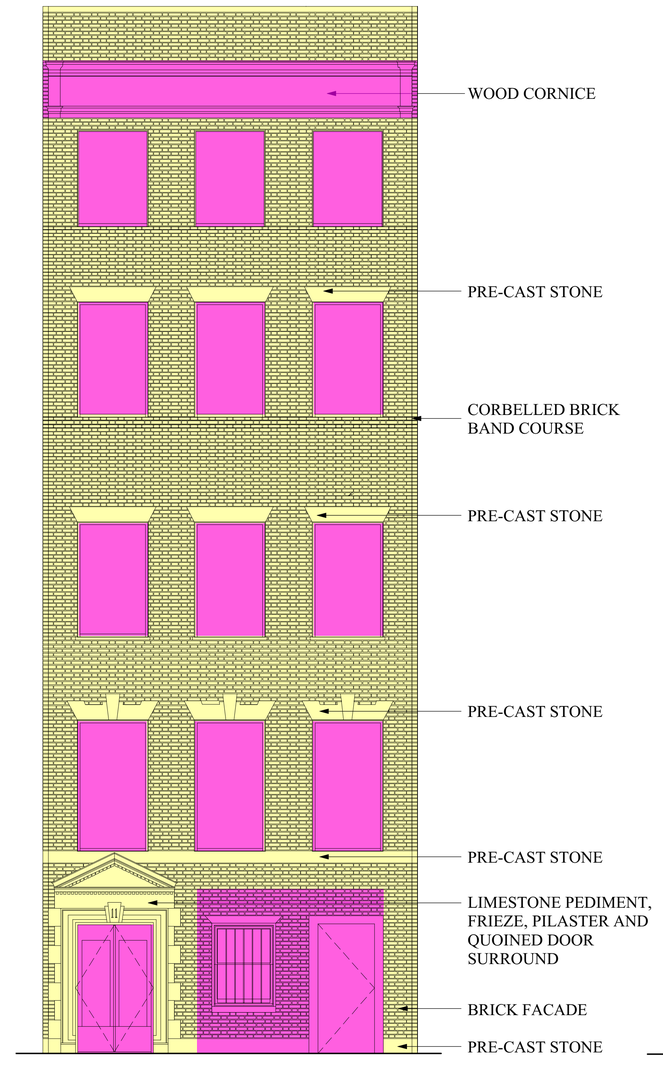
Original Facade Fabric	Damaged Original Facade Fabric	Removed from Facade
Non-Original Facade Elements	Requires Surface Restoration (repointing/paint removal, etc.)	



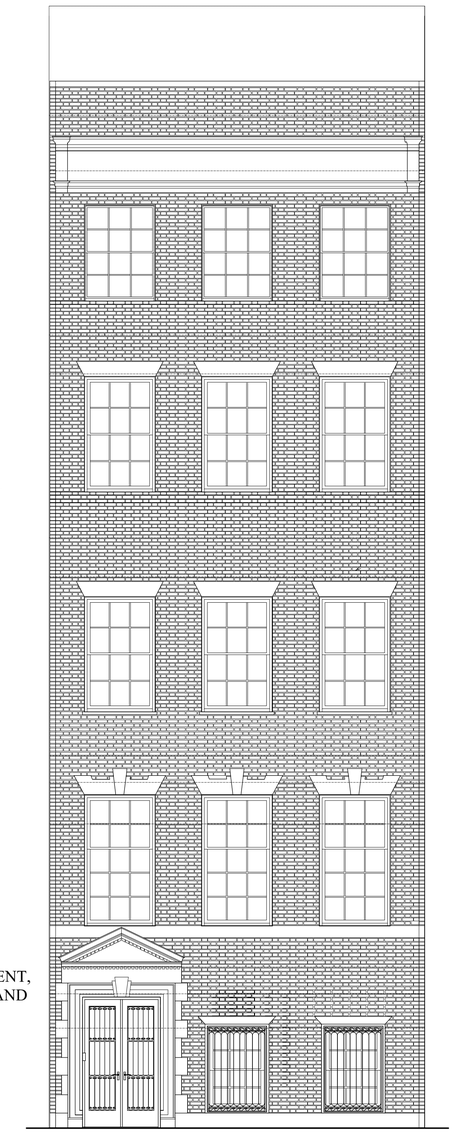
No.11 Original Facade (1923)



No.11 Post-Alterations to Lower Facade (Before 1980)



No.11 Existing Facade Condition



No.11 Proposed Design

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No. 11 Existing Facade Report

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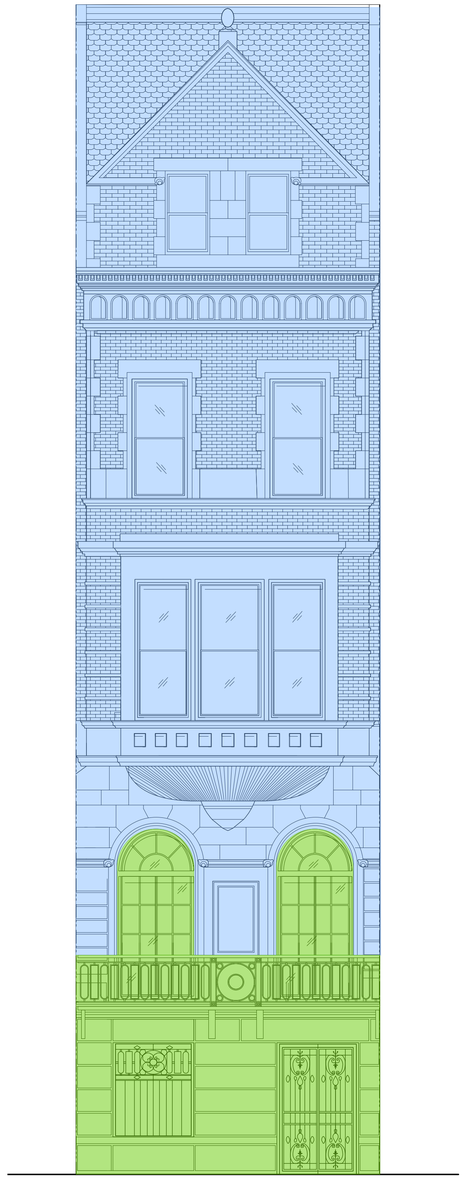
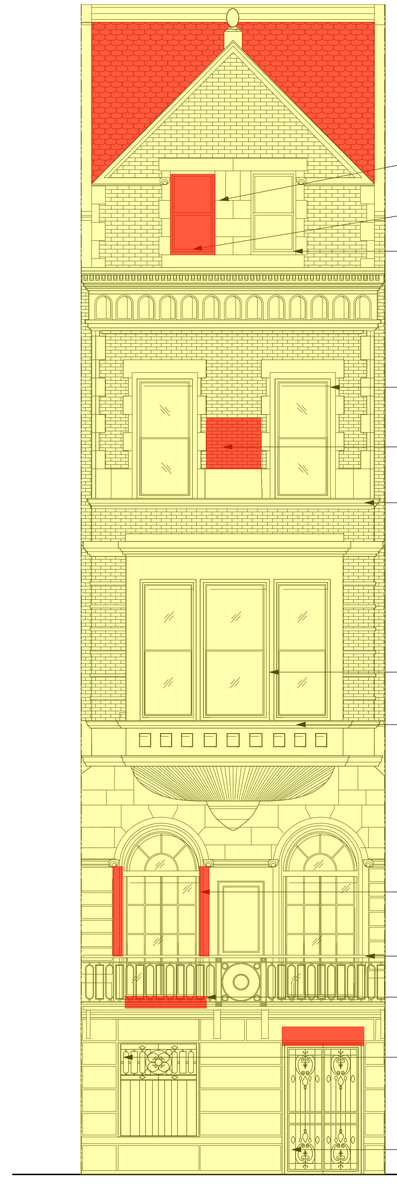
LEGEND

- Original Facade Fabric
- Damaged Original Facade Fabric
- Removed from Facade
- Non-Original Facade Elements
- Requires Surface Restoration (repointing/paint removal, etc.)

No.13 Original Facade (c. 1889)



No.13 Post-Alterations to Lower Facade (Before 1937)



NOTE: BELOW NUMBERS AND NOTES CORRESPOND TO ATTACHED PROBE PHOTOS PAGE L-056

No.13 Existing Facade Condition

No.13 Proposed Design

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No. 13 Existing Facade Report

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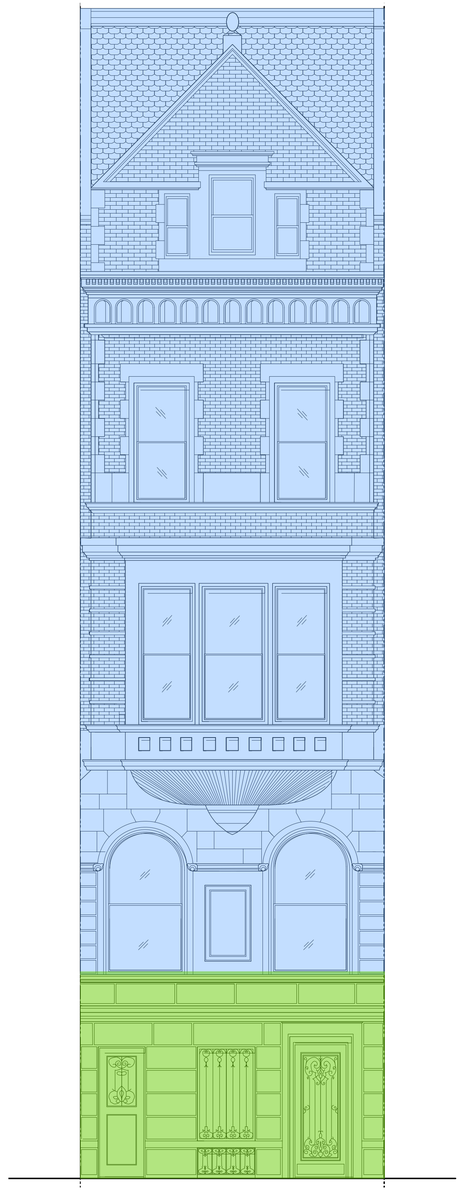
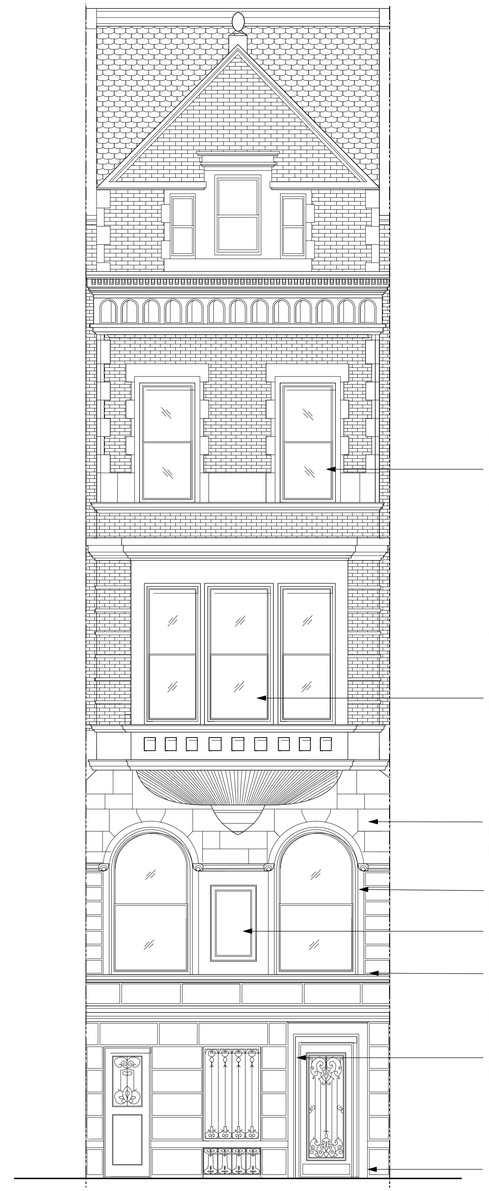
LEGEND

Original Facade Fabric	Damaged Original Facade Fabric	Removed from Facade
Non-Original Facade Elements	Requires Surface Restoration (repointing/paint removal, etc.)	

No.15 Original Facade (c. 1889)



No.15 Post-Alterations to Lower Facade (Before 1937)



No.15 Existing Facade Condition

NOTE: BELOW NUMBERS AND NOTES CORRESPOND TO ATTACHED PROBE PHOTOS PAGE L-055

#7 4TH FLOOR WINDOW JAMB BROWNSTONE ON BRICK INFILL STUCCO OVERCOAT

#6 3RD FLOOR WINDOW JAMB BROWNSTONE ON BRICK INFILL STUCCO OVERCOAT

ORIGINAL BROWNSTONE ON BRICK INFILL
#3 2ND FLOOR WINDOW JAMB BROWNSTONE ON BRICK INFILL STUCCO OVERCOAT

#5 MEDALLION TERRACOTTA ON BRICK INFILL

#4 RAISED BLOCK ORIGINAL BROWNSTONE ON BRICK INFILL

#1 ENTRANCE DOOR JAMB CMU BACKUP- NOT ORIGINAL TO BUILDING - STUCCO FAUX BROWNSTONE APPLICATION

#2 RAISED BLOCK AT BASE BROWNSTONE ON BRICK INFILL STUCCO OVERCOAT

No.15 Proposed Design

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No. 15 Existing Facade Report

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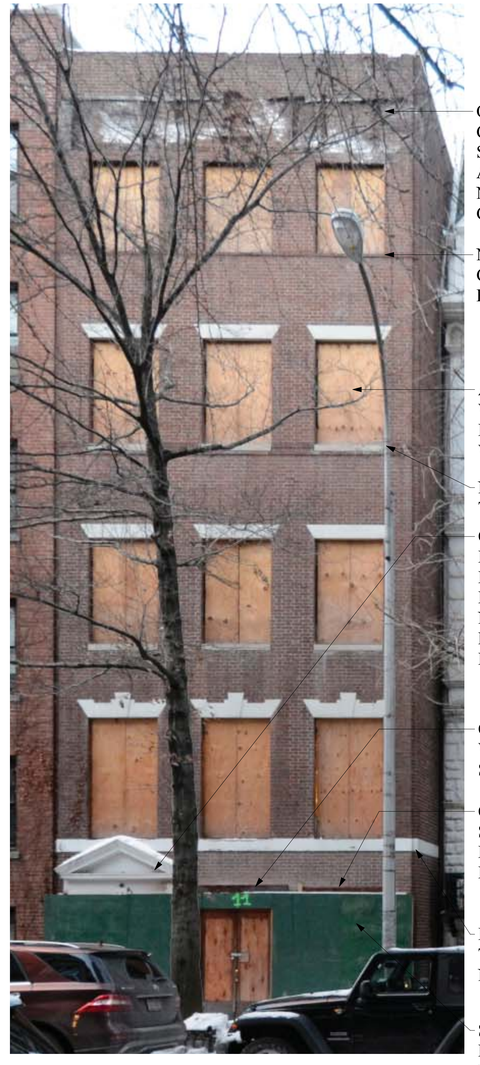
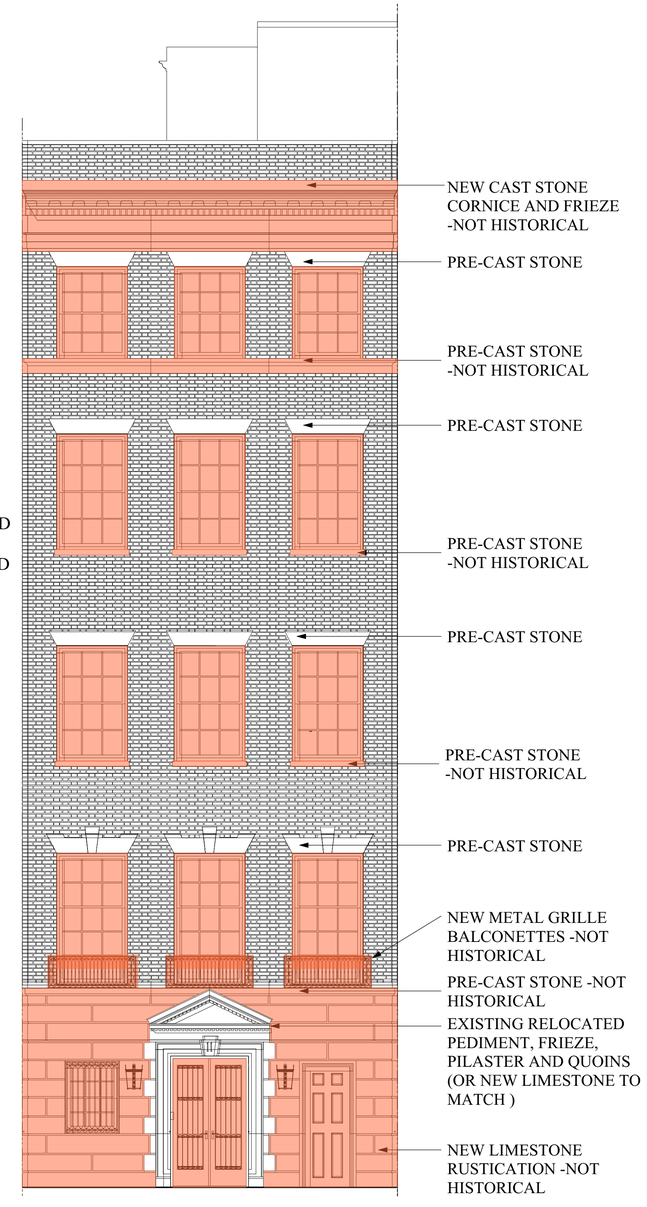
No. 11 East 75 1940

No. 11 East 75 1980



No. 11 East 75 Existing Cond.



No. 11 East 75 LPC Approved

Legend **Not Historical Fabric**

Note: Above notes are as per LPC approval 11/30/2012 Docket#:13-7770

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No. 11 E 75 Existing Fabric Status & Changes

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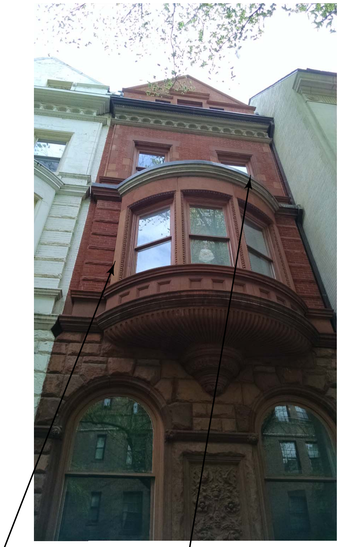

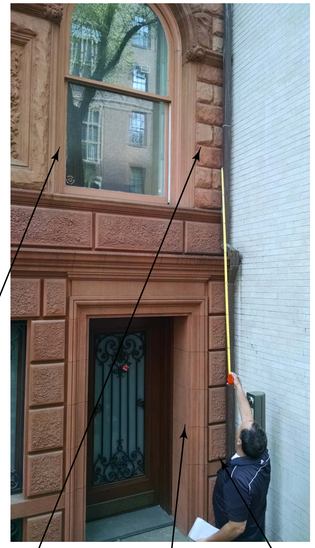

#1
ENTRANCE
JAMB

#2
RAISED BLOCK
AT BASE

#6
3RD FL
WINDOW
JAMB

#7
4th FL
WINDOW
JAMB

#3
2ND FL
WINDOW
JAMB

#4
RAISED
BLOCK

#1
ENTRANCE
DOOR
JAMB

#1
RAISED
BLOCK AT
BASE

#5
MEDALLION

#3
2ND FL
WINDOW
JAMB

#4
RAISED
BLOCK

#5
MEDALLION

#6
3RD FL
WINDOW
JAMB

#7
4th FL
WINDOW
JAMB

FACADE PROBE IMAGES

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No. 15 Facade Probe Photos

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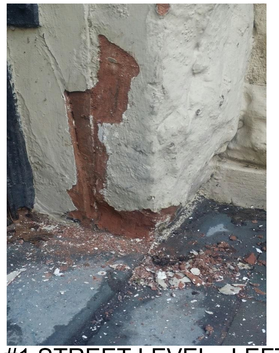
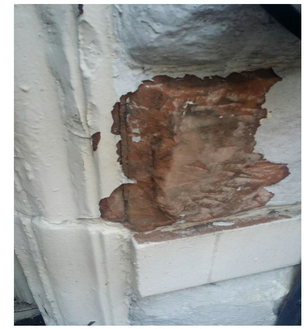
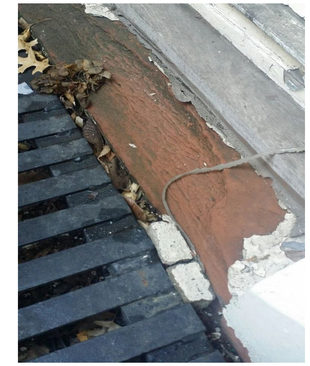


#1 STREET LEVEL , LEFT BOTTOM SIDE OF THE DOOR JAMB

#2 STREET LEVEL , RIGHT TOP CORNER OF WINDOW JAMB



#3 FIRST FLOOR FACADE, RIGHT SIDE OFF RIGHT DOOR JAMB



#4 FIRST FLOOR LEFT DOOR SADDLE

#5 FIRST FLOOR LEFT DOOR RIGHT SIDE JAMB

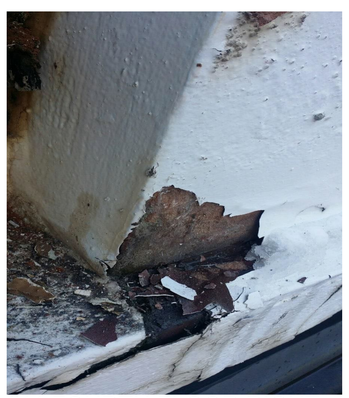
#6 SECOND FLOOR CENTER WINDOW JAMB

#7 SECOND FLOOR LEFT SIDE WINDOW SILL

#8 THIRD FLOOR RIGHT WINDOW SILL

#9 THIRD FLOOR RIGHT WINDOW JAMB

#10 THIRD FLOOR CENTER OF FACADES OFF LEFT WINDOW JAMB



#11 FOURTH FLOOR RIGHT WINDOW JAMB AND SILL

#12 FOURTH FLOOR LEFT WINDOW SILL

#13 FOURTH FLOOR LEFT WINDOW LEFT SIDE JAMB

Note: Facade is existing brownstone and brick that is in poor and deteriorating condition that has been painting over

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No. 13 Facade Probe Photos

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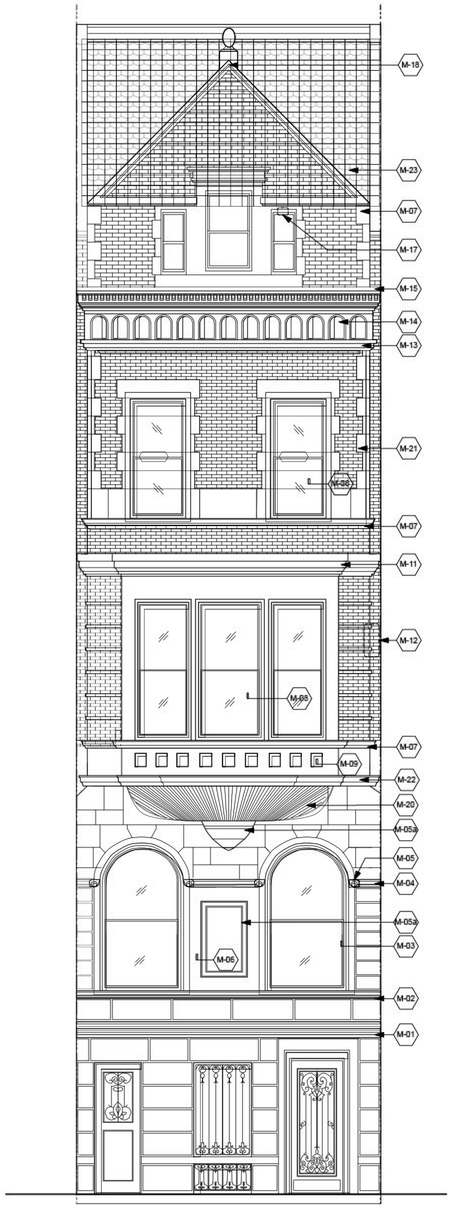
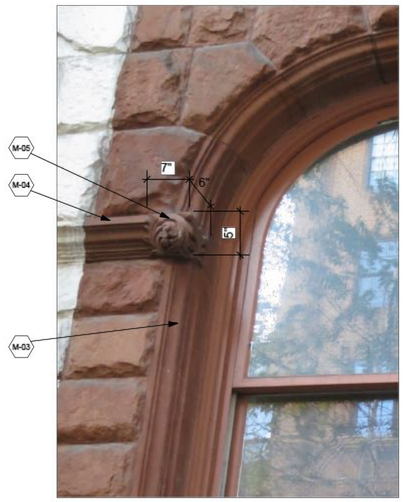
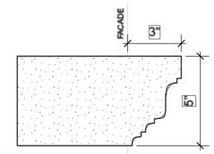


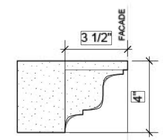
A TYP. ORIGINAL FACADE KEYED WITH MASONRY MOLDING
Scale: 1/4" = 1'-0"



B SECOND FLOOR WINDOW DETAILS CORNICES
Scale: NOT TO SCALE



5 M-04 CORNICE MOLDING TYPE 3
Scale: 3" = 1'-0"



4 M-03 CASE MOLDING TYPE 1
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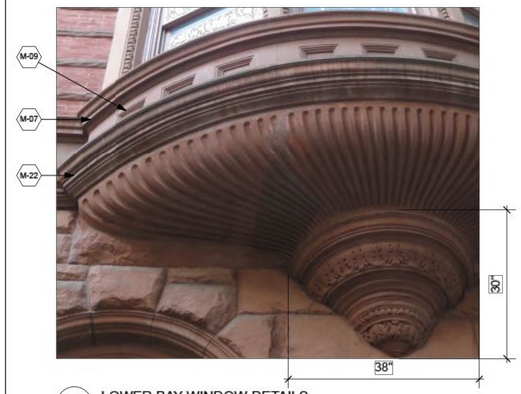
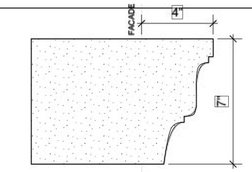


C LOWER BAY WINDOW DETAILS
Scale: NOT TO SCALE



7 M-22 CORNICE MOLDING TYPE 4
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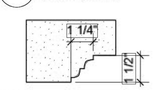
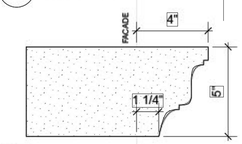
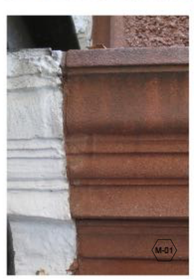
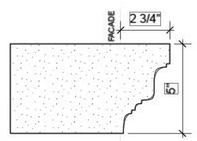


8 M-09 FRAME MOLDING TYPE 2
Scale: 3" = 1'-0"



9 M-07 CORNICE MOLDING TYPE 5
Scale: 3" = 1'-0"





3 M-02 CORNICE MOLDING TYPE 2
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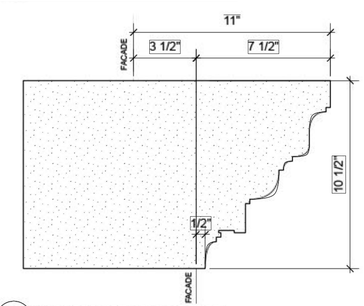
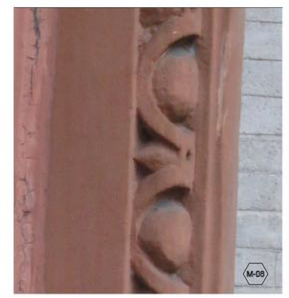
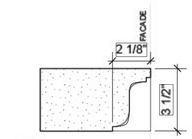


2 M-01 CORNICE MOLDING TYPE 1
Scale: 3" = 1'-0"

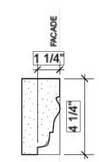
F BASEMENT CORNICES
Scale: NOT TO SCALE



D BAY WINDOW EGG AND DART CASING
Scale: NOT TO SCALE



10 M-08 CASE MOLDING TYPE 2
Scale: 3" = 1'-0"



6 M-06 FRAME MOLDING TYPE 1
Scale: 3" = 1'-0"

1a BASEMENT CORNICES
Scale: NOT TO SCALE

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March 1, 2016

Survey of Existing Queen Anne Molding 1

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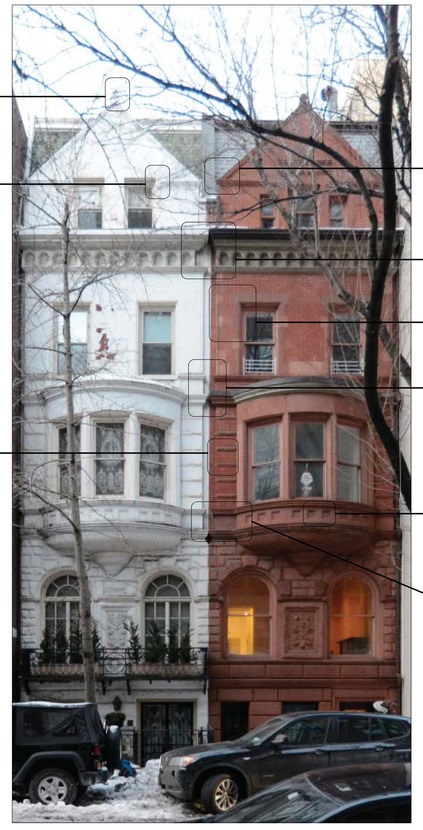
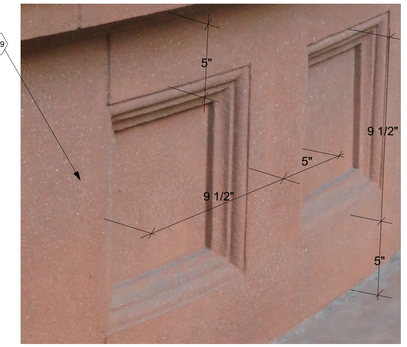


A ORIGINAL FACADE 13 E. 75TH ST. AND 15 E. 75TH STREET
Scale: NOT TO SCALE

E 4th FLOOR WINDOW CASING QUOIN DETAILS
Scale: NOT TO SCALE



C LOWER BAY RECESSED PANEL AND FRAME
Scale: NOT TO SCALE

D UPPER MAIN CORNICE DETAILS BY COMPARISON
Scale: NOT TO SCALE

H 3rd FLOOR BANDED RUSTIFICATION DETAIL
Scale: NOT TO SCALE

F 5TH FLOOR GOTHIC END CAP AT WINDOW
Scale: NOT TO SCALE

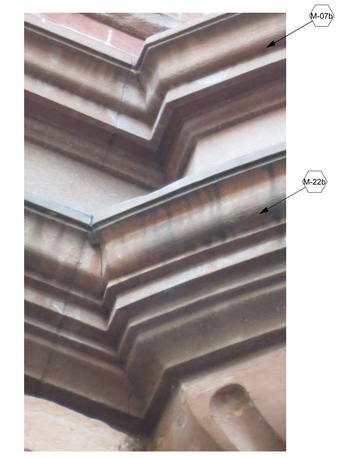
K UPPER BAY CORNICE DETAILS BY COMPARISON
Scale: NOT TO SCALE

G FINIAL AT PEAK OF GABLE 13 EAST 75TH ST.
Scale: NOT TO SCALE

I 4th FLOOR QUOINED CORNER DETAIL
Scale: NOT TO SCALE

J 5th FLOOR GABLE MOLDING AND FISH SCALE ROOF TILE DETAILS
Scale: NOT TO SCALE

13 EAST 75TH STREET



13 EAST 75TH STREET

B LOWER BAY CORNICES BY COMPARISON
Scale: NOT TO SCALE

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June 1, 2016

Survey of Existing Queen Anne Molding 2

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No.13 Areaway

No.15 Areaway

No.15 NON-ORIGINAL HISTORIC FABRIC TO BE RE-USED IF POSSIBLE.

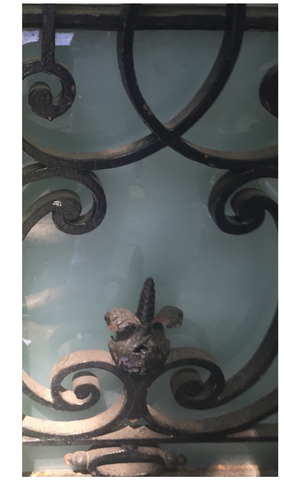
No.13 Balcony

No.13 Areaway

No.13 and No. 15 Areaway

No.15 NON-ORIGINAL HISTORIC FABRIC TO BE RE-USED IF POSSIBLE.

No.13 Balcony Detail



No.13 Door Detail

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1 Centre Street New York, NY 10007
June 1, 2016

13 and 15 East 75th Existing Iron Work Images

15 EAST 75TH STREET TOWNHOUSE

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1937 HISTORIC IMAGE OF 15, 17,
AND 19 EAST 75TH STREET

Photo Source: ***New York Public Library Digital Collections***

1940 HISTORIC IMAGE OF 11, 13, 15
AND 17 EAST 75TH STREET

Photo Source: ***New York City Department of records***

1940 HISTORIC IMAGE OF 11, 13, 15
AND 17 EAST 75TH STREET

Photo Source: ***New York City Department of records***

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Historic Images

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1980 HISTORIC IMAGE OF 11 AND 13 EAST 75TH STREET

Photo Source: ***New York City Department of records***

1980 HISTORIC IMAGE OF 13 AND 15 EAST 75TH STREET

Photo Source: ***New York City Department of records***

1980 HISTORIC IMAGE OF 15 AND 17 EAST 75TH STREET

Photo Source: ***New York City Department of records***

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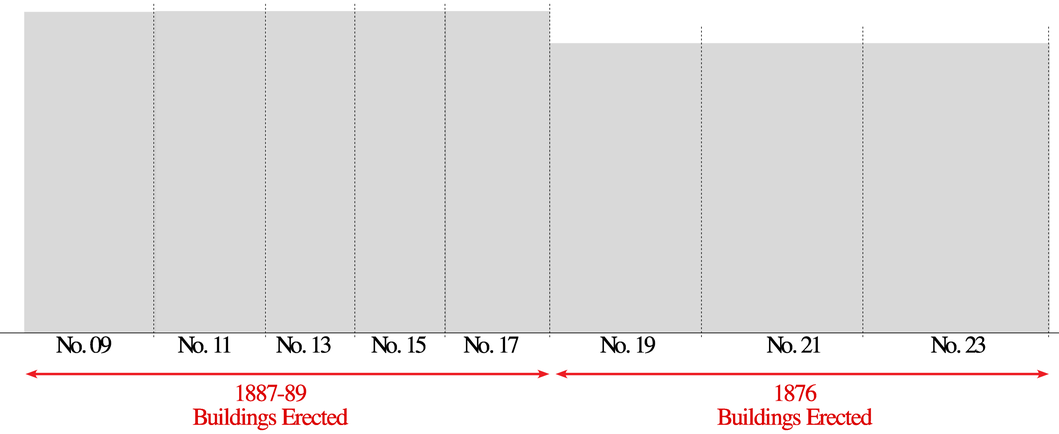

COLLAGED ELEVATION
compiled using dated sources

DRAWN ELEVATION
compiled using dated sources

No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	No. 21	No. 23
1887-89	1887-89	1887-89	1887-89	1887-89	1876	1876	1876
William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	Edward Kilpatrick	Edward Kilpatrick	Edward Kilpatrick
Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Neo-Grec	Style: Neo-Grec	Style: Neo-Grec

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Streetscape Timeline
1896

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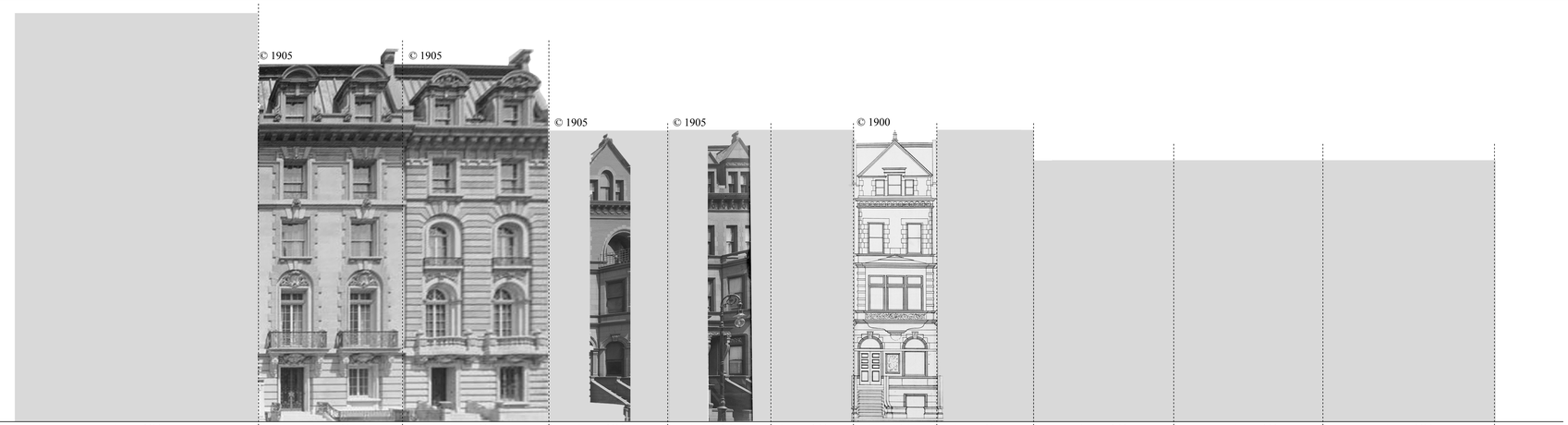

No. 03 | No. 05 | No. 07 | No. 09 | No. 11 | No. 13 | No. 15 | No. 17 | No. 19 | No. 21 | No. 23

COLLAGED ELEVATION
compiled using dated sources

1902-04
Buildings Erected

1901-02
Buildings Erected

DRAWN ELEVATION
compiled using dated sources

No. 03	No. 05	No. 07	No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	No. 21	No. 23
1902-04	1901-02	1901-02	1887-89	1887-89	1887-89	1887-89	1887-89	1876	1876	1876
C.P.H. Gilbert	Welch, Smith & Provot	Welch, Smith & Provot	William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	William E. Mowbray	Edward Kilpatrick	Edward Kilpatrick	Edward Kilpatrick
Style: Beaux-Arts	Style: Beaux-Arts	Style: Beaux-Arts	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Queen Anne	Style: Neo-Grec	Style: Neo-Grec	Style: Neo-Grec

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Streetscape Timeline
1905

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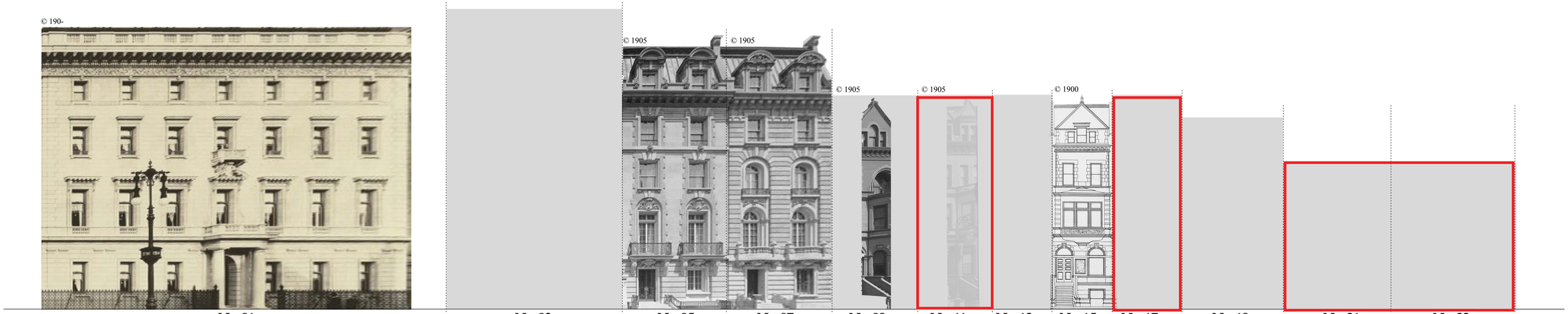

COLLAGED ELEVATION
compiled using dated sources

1907
Building Erected

1923
Major Facade Alteration

1919
Major Facade Alteration

1925
Building Replacement

DRAWN ELEVATION
compiled using dated sources

No. 01	No. 03	No. 05	No. 07	No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	N0.21 - 27
1907	1902-04	1901-02	1901-02	1887-89	1923	1887-89	1887-89	1919	1876	1925
Hale & Rogers	C.P.H. Gilbert	Welch, Smith & Provot	Welch, Smith & Provot	William E. Mowbray	Henry M. Polhemus	William E. Mowbray	William E. Mowbray	Howard Major	Edward Kilpatrick	George F. Pelham
Style: Neo-Italian Renaissance	Style: Beaux-Arts	Style: Beaux-Arts	Style: Beaux-Arts	Style: Queen Anne	Style: neo-Federal	Style: Queen Anne	Style: Queen Anne	Style: Eclectic	Style: Neo-Grec	Style: Neo-Classical

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Streetscape Timeline
1925

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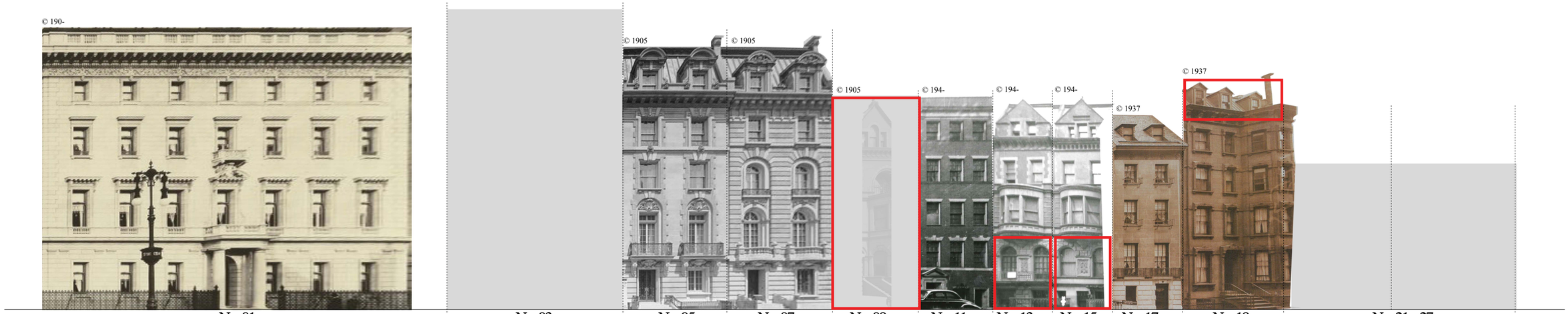

COLLAGED ELEVATION
compiled using dated sources

1951
Major Facade Alteration

19--
Stoop & Entry
Alteration

19--
Stoop & Entry
Alteration

1926
Top Floor
Addition

DRAWN ELEVATION
compiled using dated sources

No. 01	No. 03	No. 05	No. 07	No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	N0.21 - 27
1907	1902-04	1901-02	1901-02	1951	1923	1887-89	1887-89	1919	1876	1925
Hale & Rogers	C.P.H. Gilbert	Welch, Smith & Provot	Welch, Smith & Provot	Elias K. Herzog	Henry M. Polhemus	William E. Mowbray	William E. Mowbray	Howard Major	Edward Kilpatrick	George F. Pelham
Style: Neo-Italian Renaissance	Style: Beaux-Arts	Style: Beaux-Arts	Style: Beaux-Arts	Style: None	Style: neo-Federal	Style: Queen Anne	Style: Queen Anne	Style: Eclectic	Style: Neo-Grec	Style: Neo-Classical

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Streetscape Timeline
1960

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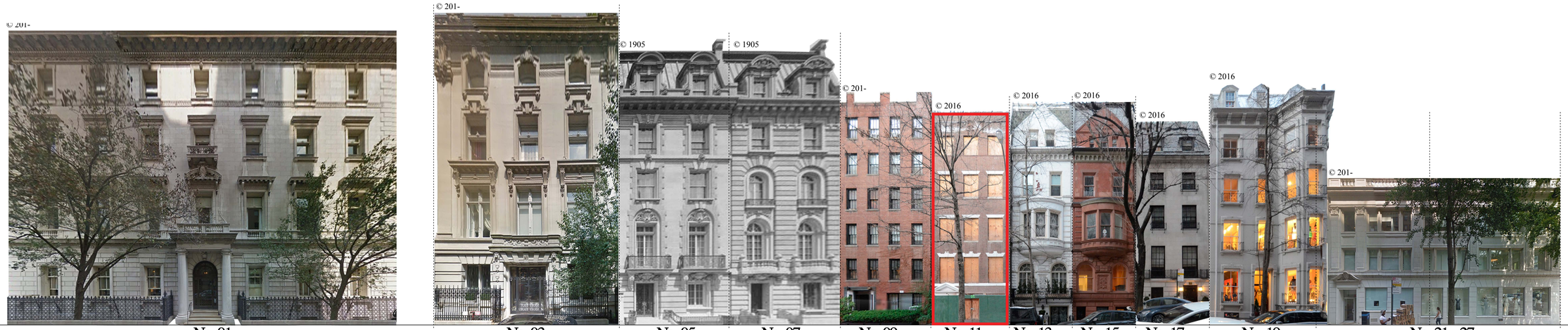
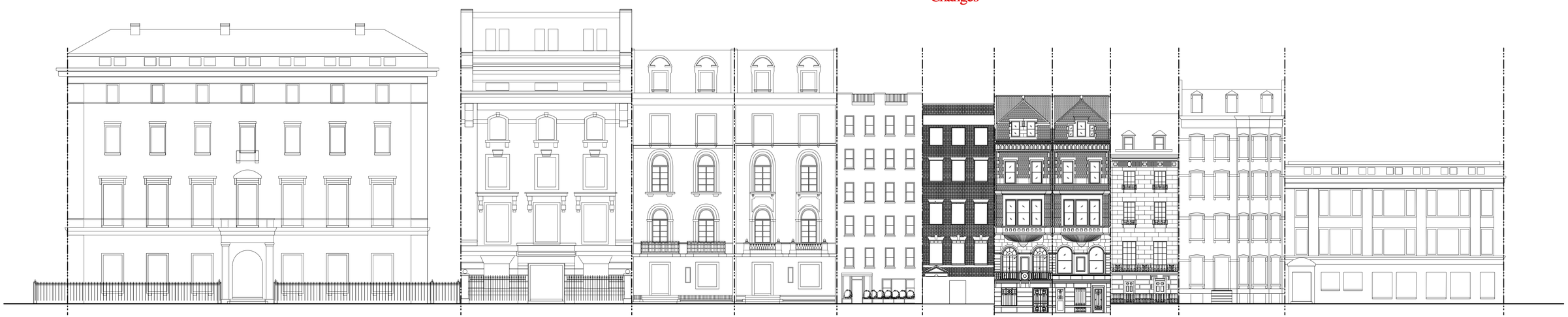


COLLAGED ELEVATION
compiled using dated sources

2013
Approved
Facade
Changes



DRAWN ELEVATION
compiled using dated sources

No. 01	No. 03	No. 05	No. 07	No. 09	No. 11	No. 13	No. 15	No. 17	No. 19	N0.21 - 27
1907	1902-04	1901-02	1901-02	1951	2013	1887-89	1887-89	1919	1876	1925
Hale & Rogers	C.P.H. Gilbert	Welch, Smith & Provot	Welch, Smith & Provot	Elias K. Herzog	Fogarty Fingers	William E. Mowbray	William E. Mowbray	Howard Major	Edward Kilpatrick	George F. Pelham
Style: Neo-Italian Renaissance	Style: Beaux-Arts	Style: Beaux-Arts	Style: Beaux-Arts	Style: None	New windows, new entrance & new cornice.	Style: Queen Anne	Style: Queen Anne	Style: Eclectic	Style: Neo-Grec	Style: Neo-Classical

The New York City
Landmarks Preservation Commission
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June 1, 2016

Streetscape Timeline
2016

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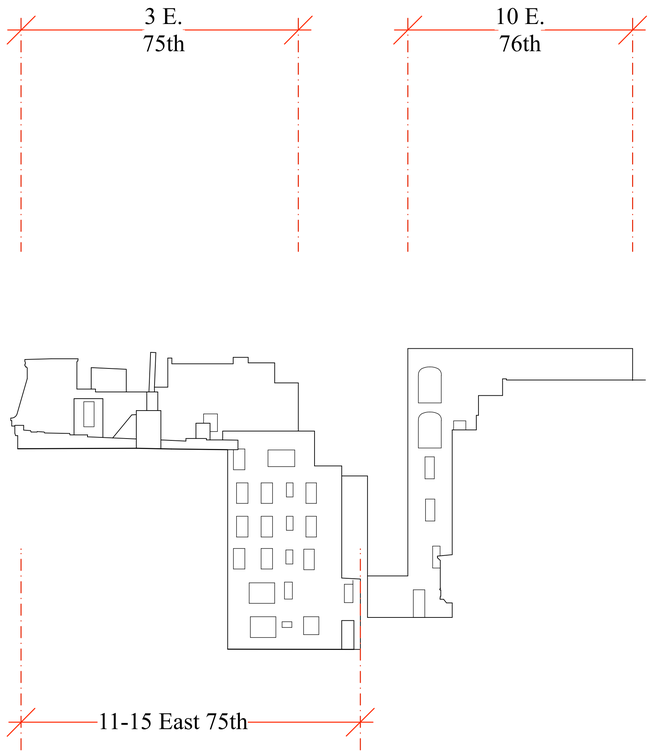
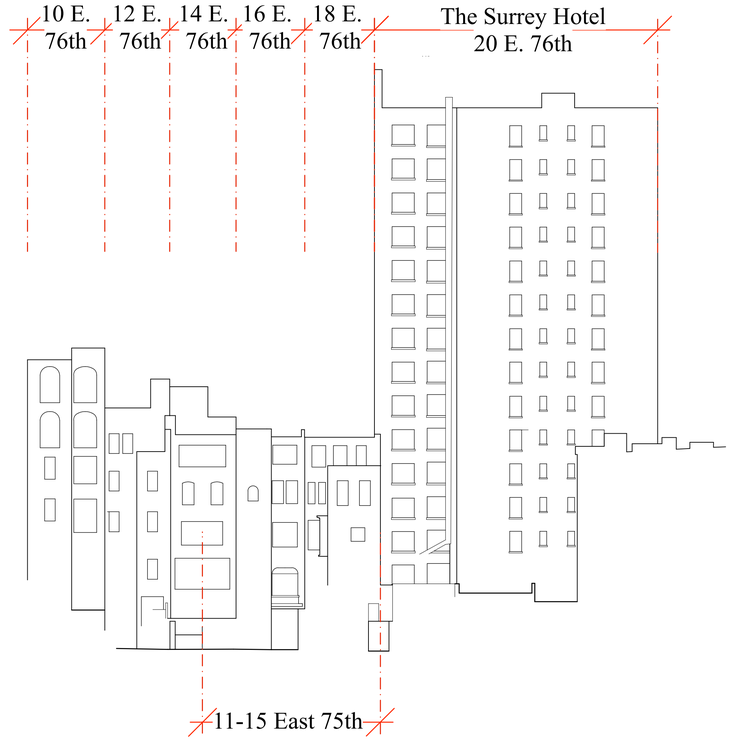
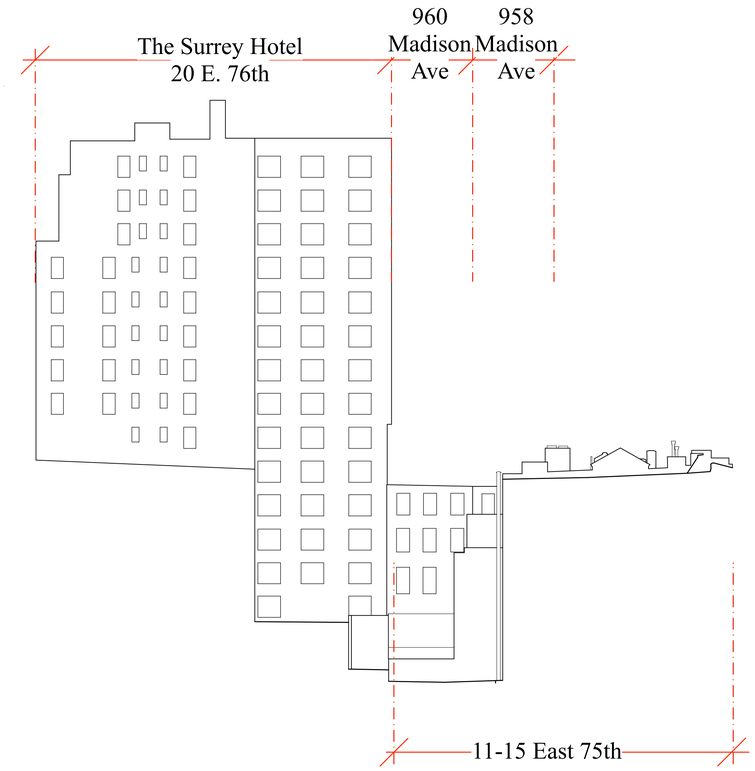


View Looking West



View Looking North



View Looking East

The New York City
Landmarks Preservation Commission
1 Centre Street New York, NY 10007
March 9, 2016

Buildings Visible From Rear Yard of 11, 13 & 15 East 75th Street

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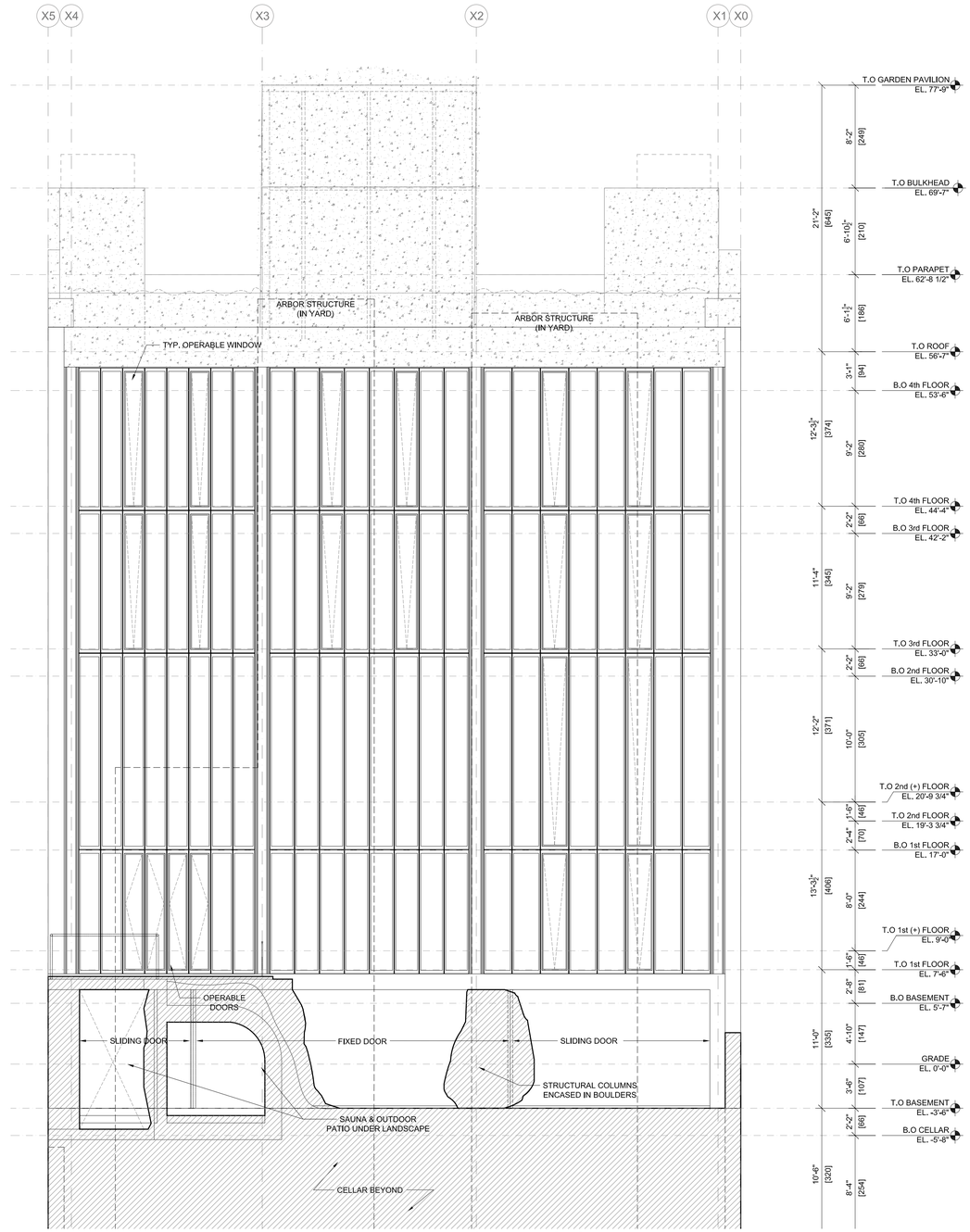

REAR ELEVATION OF PROPOSED DESIGN

Scale: 3/16" = 1'0"

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Landmarks Preservation Commission
1 Centre Street New York, NY 10007
June 1, 2016

Rear Elevation of Proposed Design

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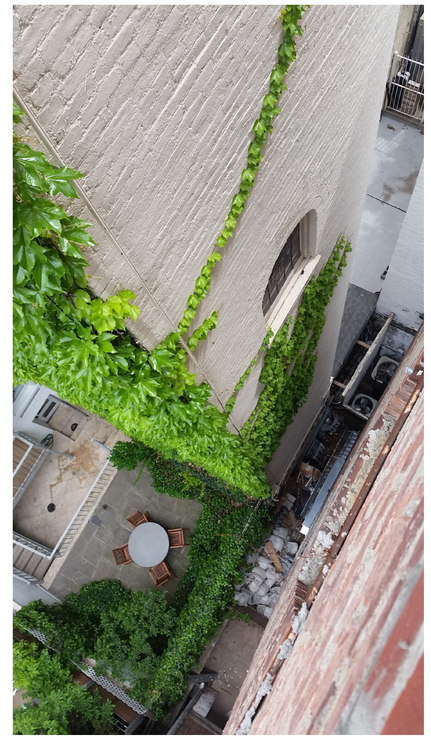
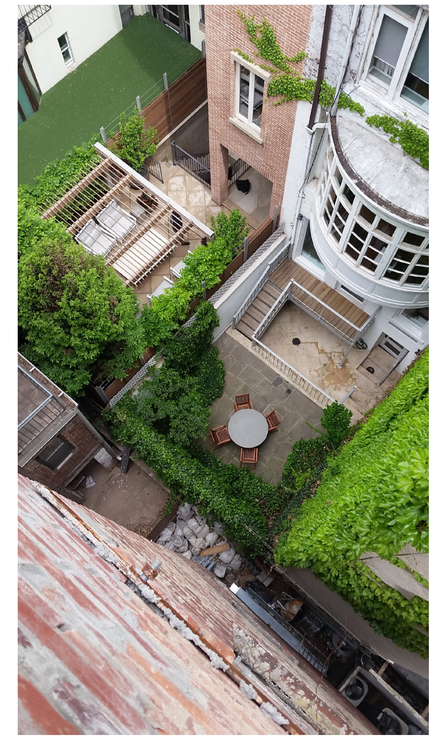
EAST 75TH STREET North Side

No. 11 - Rear facade study



A view of the west facade of the extension. These extensions are not to code. It is our intent to remove the extensions and create a much more open space which benefits the neighboring properties.



A view of the south facade of the extension. These extensions are not to code. It is our intent to remove the extensions and create a much more open space which benefits the neighboring properties.

A view of the south facade of the building. No historic/original fabric evident.

No indication of any cornice or ornamentation on the rear facade.

Rear facade -
The attached photos indicate that no historical fabric or ornamentation has been retained on the rear facade. It is evident that any and all orginal historic fabric was lost at the time of the rear extension (1926).
The rear extensions are not to code and the previous application on this property chose to retain these extensions as existing 'grandfathered in' floor area. Our intent is to remove these extensions and create a uniform facade to code 30 feet back from property line.

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June 1, 2016

No. 11 Existing Rear Facade Survey

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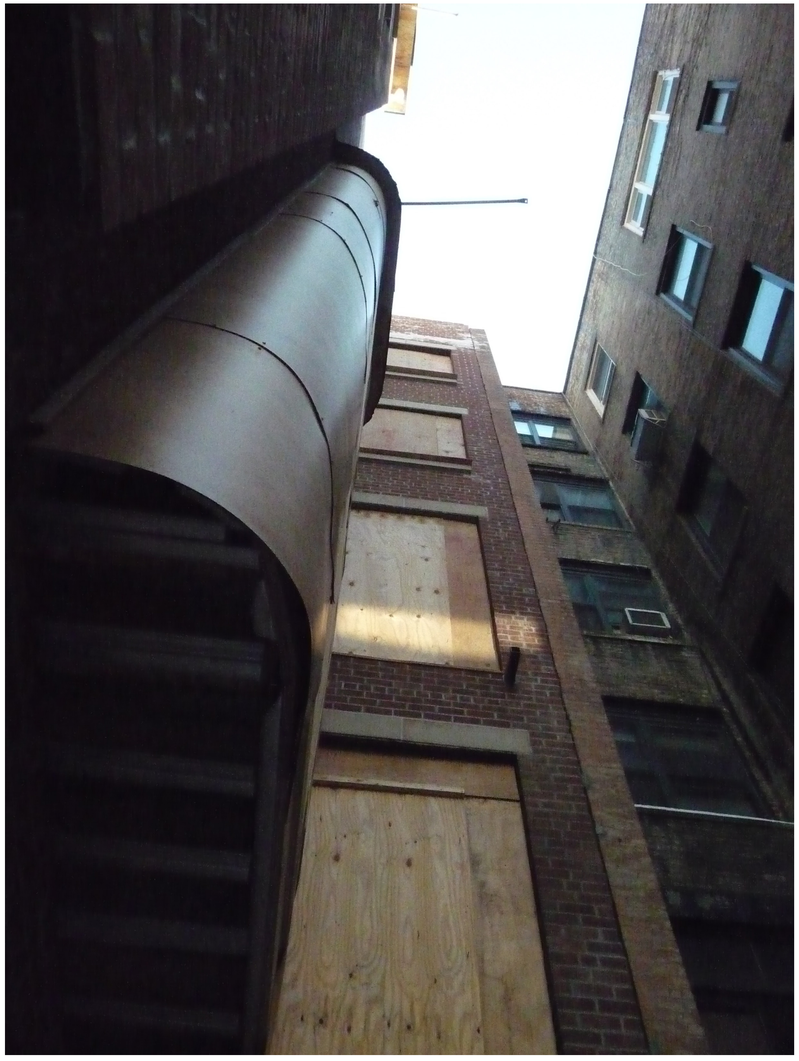
EAST 75TH STREET North Side

No. 11 - Rear facade study



View of the south facade of the building, possibly the original back of house facade but as we can see there is no original ornamentation evident.

A view of the west facade of the extension.Extension to be removed.

Another view of the south facade of building. Nothing of historical significance evident.

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June 1, 2016

No. 11 Existing Rear Facade Survey

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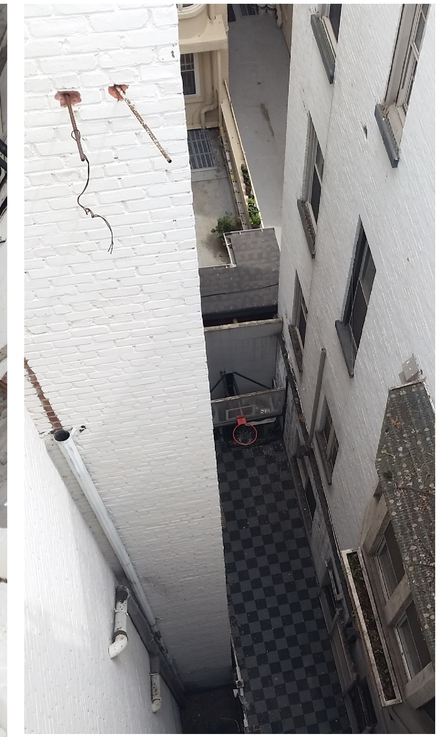
EAST 75TH STREET North Side

No. 13 - Rear Facade Study

A view of the east facade of the extension of no.13.
This side of the extension was left as red brick whereas the west elevation was painted white.

A view of the south facade of no.13. No original fabric or ornamentation evident and the brickwork has been painted white throughout the courtyard.



A view of the west facade of the extension of no.13.
This side of the extension was painted white whereas the east elevation was left as red brick.

REAR FACADE

No Historic or original fabric is evident at No. 13.

Extension is not to code and it is our intent to remove these extensions, and create a uniform facade to code 30 feet back from property line.

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June 1, 2016

No. 13 Existing Rear Facade Survey

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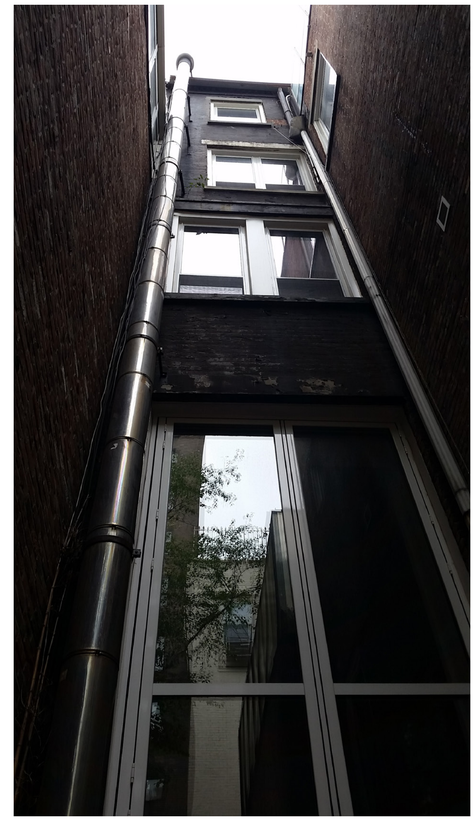
No. 15- Rear Facade Study



A view of the south facade of no.15

A view of the roof detail of the south facade of no.15.

REAR FACADE

Rear facade -
it is evident that no historic fabric or ornamentation has been retained on the rear facade. It is evident that all orginal historic fabric was lost at the time of the rear extension (1926).
These rear extensions are not to code and the previous application on this property chose to retain these extensions as existing 'grandfathered in' floor area. It is our intent to remove these extensions and create a uniform facade to code 30 feet back from property line.

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No. 15 Existing Rear Facade Survey

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EAST 75TH STREET North Side

No. 15- Rear facade study

A view of the south facade of no.15. No signs of historical elements retained.

A view of the west facade extension at no.15.

A view of the rear extension at the south that extends all the way to the propoperty line.

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No. 15 Existing Rear Facade Survey

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15 EAST 75TH STREET

BLOCK: 1390
LOT: 12
MAP: 8C
ZONING: R8B
LOT AREA: 5619 SF
LOT FRONTAGE: 55'
LOT DEPTH: 102.17'

LOT LOCATION

The New York City
Landmarks Preservation Commission
1 Centre Street New York, NY 10007
June 1, 2016

Lot Location
Block sizes (21 - 17 - 17)

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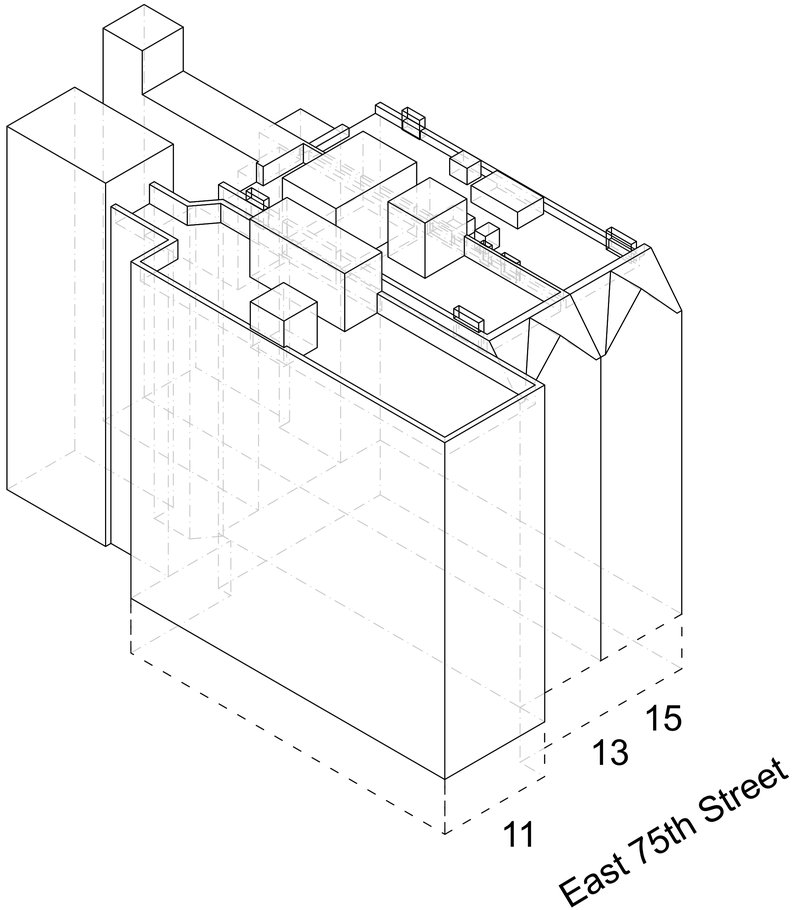
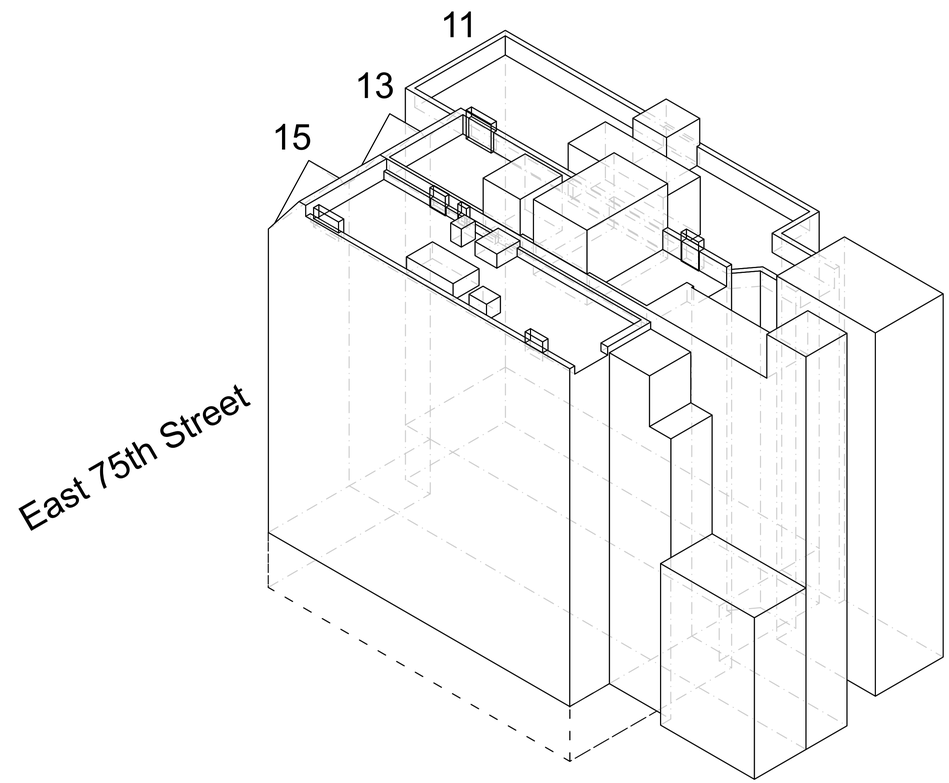


EXISTING FRONT AXONOMETRIC



EXISTING REAR AXONOMETRIC

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March 9, 2016

11, 13, and 15 East 75th Street
Existing Axonometric

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VIEW LOOKING SOUTHEAST FROM BEHIND BULKHEAD AND SCREEN MOCK-UP ON ROOF OF 15 EAST 75TH STREET

VIEW LOOKING SOUTH FROM BEHIND GARDEN PAVILION MOCK-UP ON ROOF OF 13 EAST 75TH STREET

VIEW LOOKING SOUTHWEST FROM BEHIND SCREEN MOCK-UP ON ROOF OF 11 EAST 75TH STREET

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June 1, 2016

Roof Mock-Up Photos

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15 EAST 75TH STREET

MOCK-UP NOT VISIBLE BEHIND PARAPET

VIEW LOOKING NORTHWEST FROM MUSEUM AT 75TH AND MADISON AVE.

15 EAST 75TH STREET

MOCK-UP NOT VISIBLE BEHIND PARAPET

VIEW LOOKING NORTH FROM ACROSS THE STREET

15 EAST 75TH STREET

MOCK-UP NOT VISIBLE BEHIND PARAPET

VIEW LOOKING NORTHEAST FROM ACROSS THE STREET

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June 1, 2016

Roof Mock-Up Photos 2

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