

27 EAST 62ND STREET / LANDMARKS PRESENTATION

04.21.15



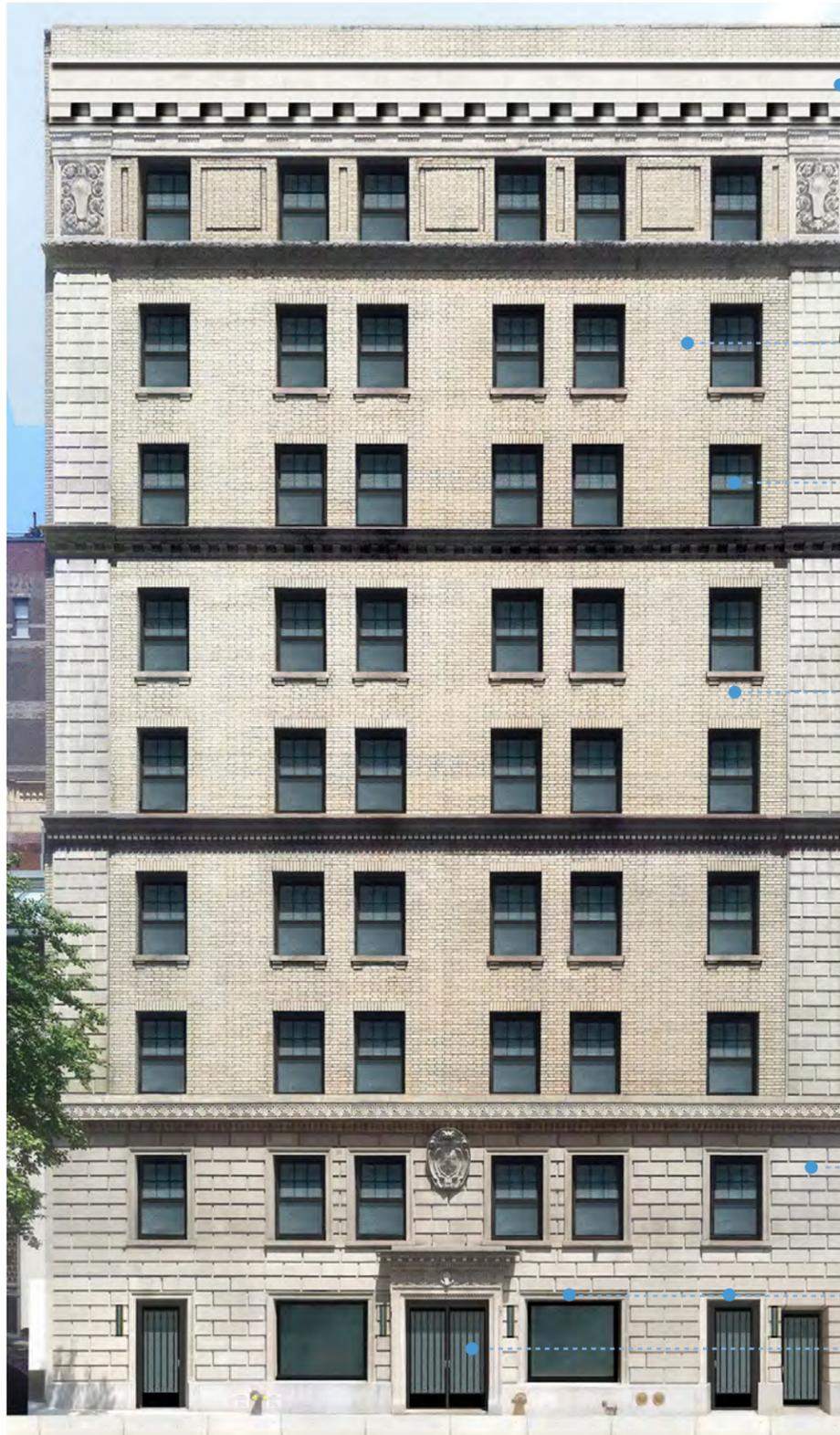
built in 1912
architects, Lawlor and Haase
tax photo c. 1940



FACADE

27 EAST 62ND STREET

04.21.15



install metal cornice

clean, repair and infill brick as needed

replace windows with new wood windows

remove all window/thru-wall AC units at south elevation

- remove partial stucco covering of brick on western wall

- repair and reinstall metal panels at 10th floor

clean and repair limestone as needed

strip paint off limestone casings

retain existing historic configurations of all doors, windows and ground level fixtures and replace based on neighborhood district precedents

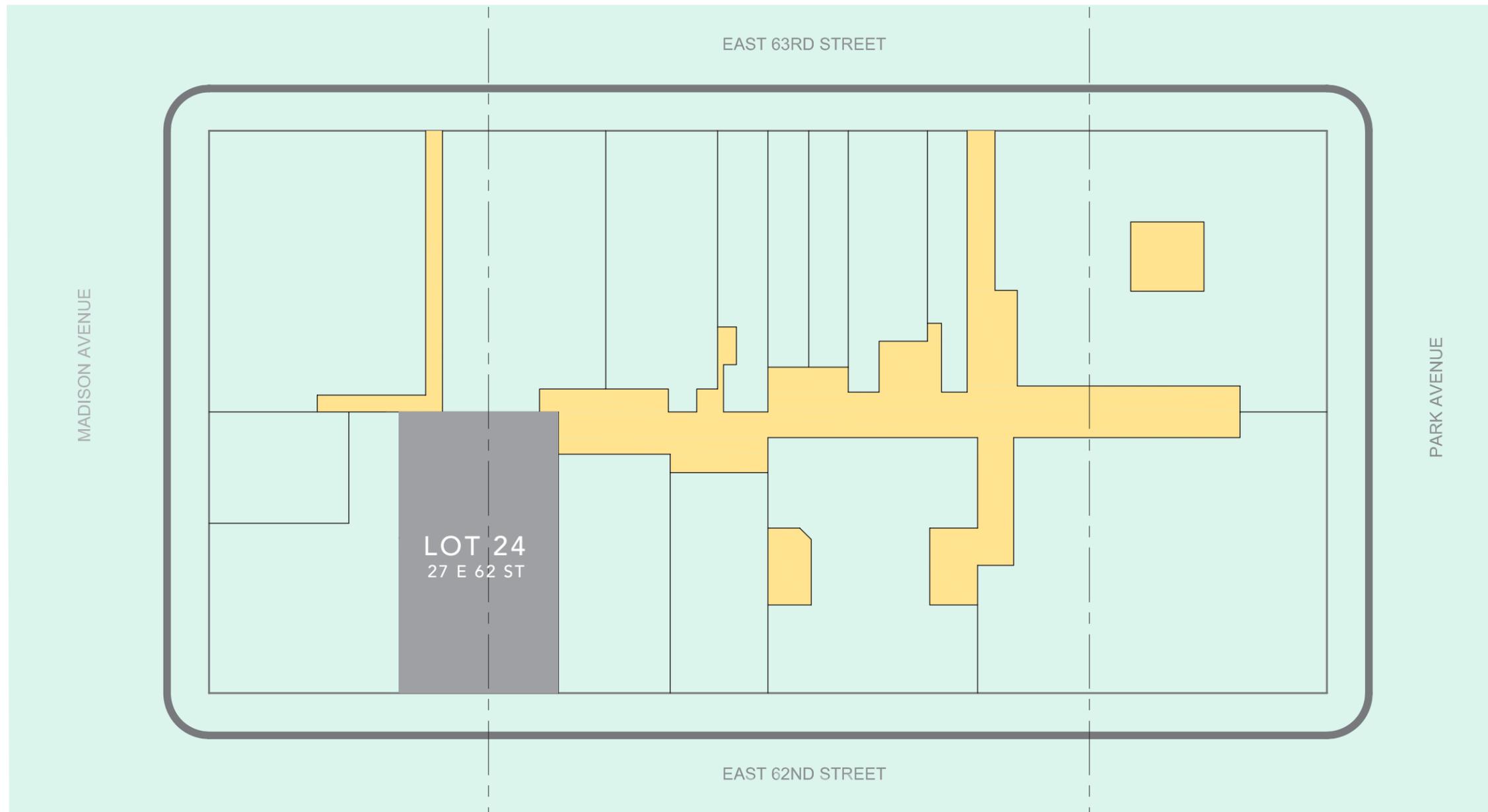
existing

proposed

BLOCK MAP - BLOCK NO.1377

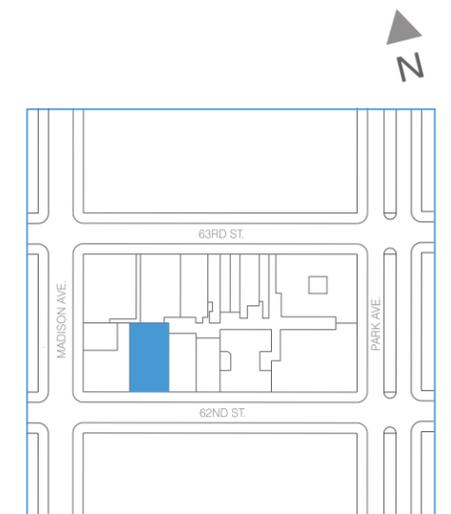
27 EAST 62ND STREET

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C5-1(MP) | R8B(LH1-A)

C5-1(MP) | R8B(LH1-A)



 open/paved area on block

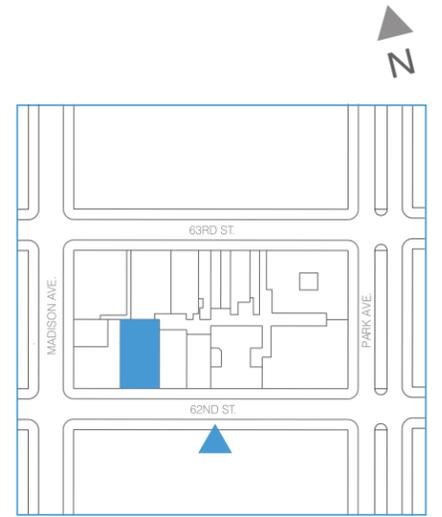
 historic district



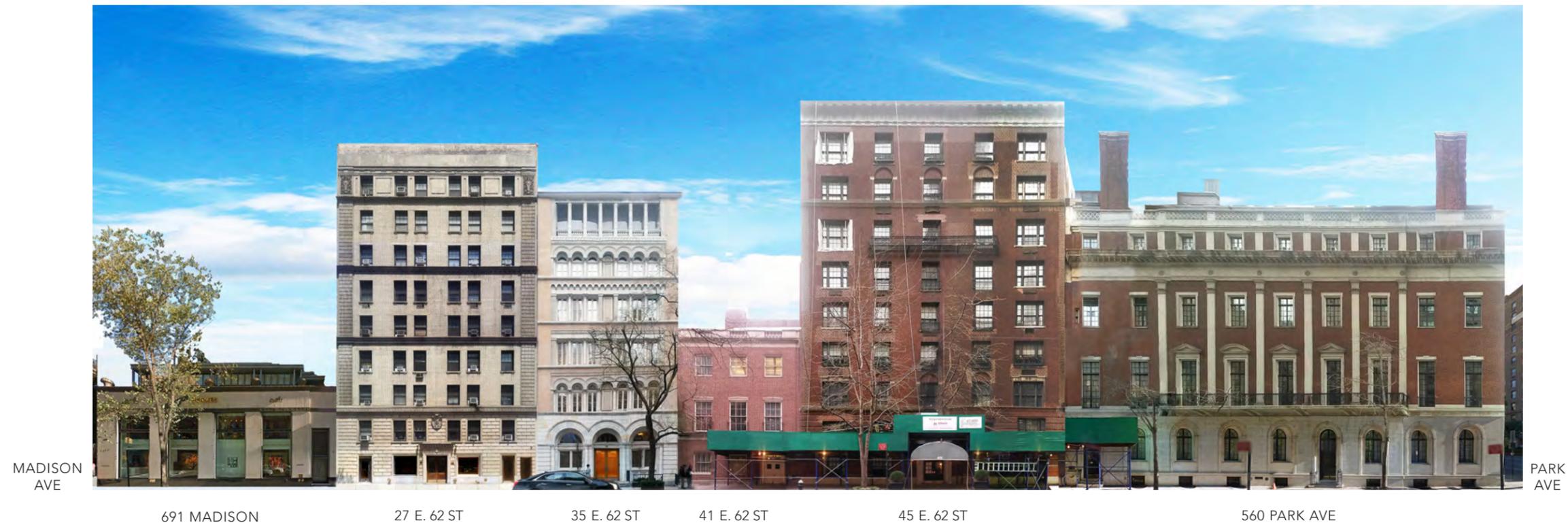
ELEVATION - 62ND STREET

27 EAST 62ND STREET

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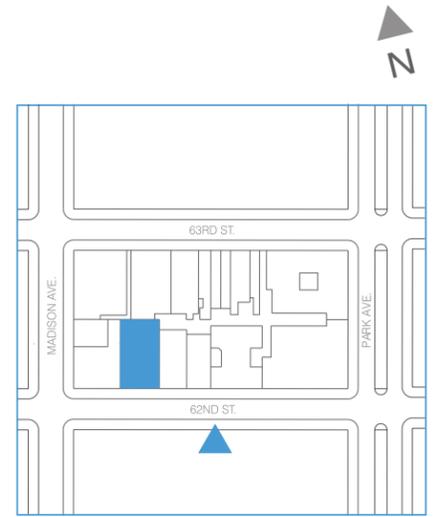
view from SOUTH side of 62nd Street.



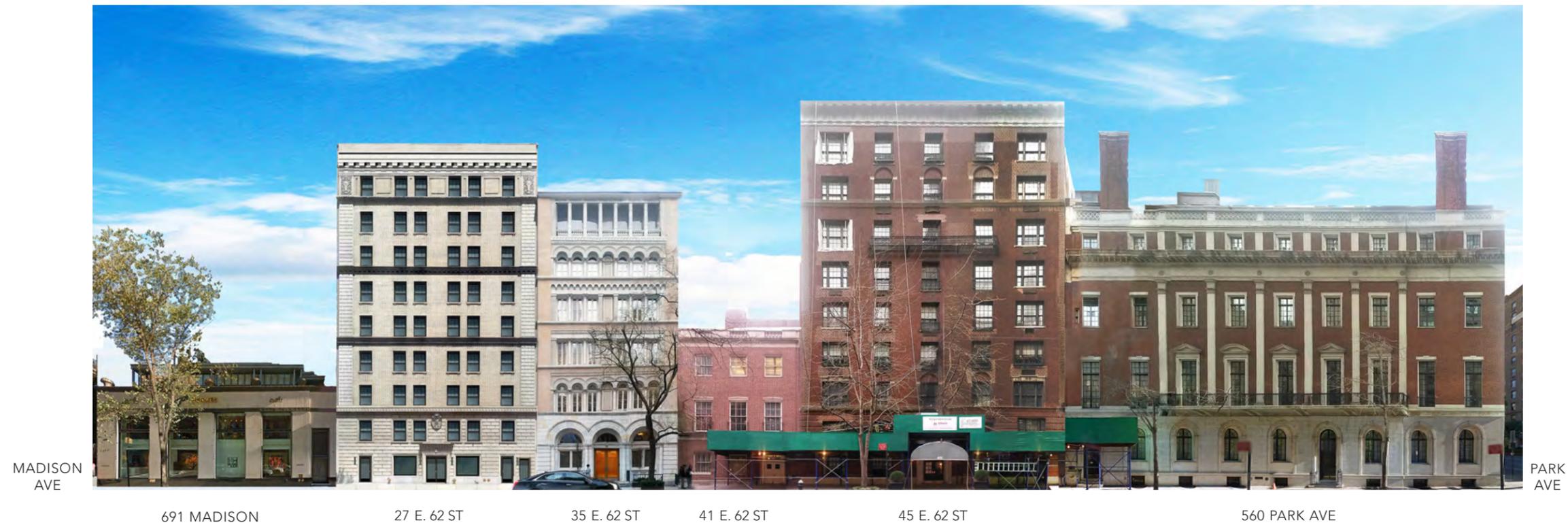
ELEVATION - 62ND STREET

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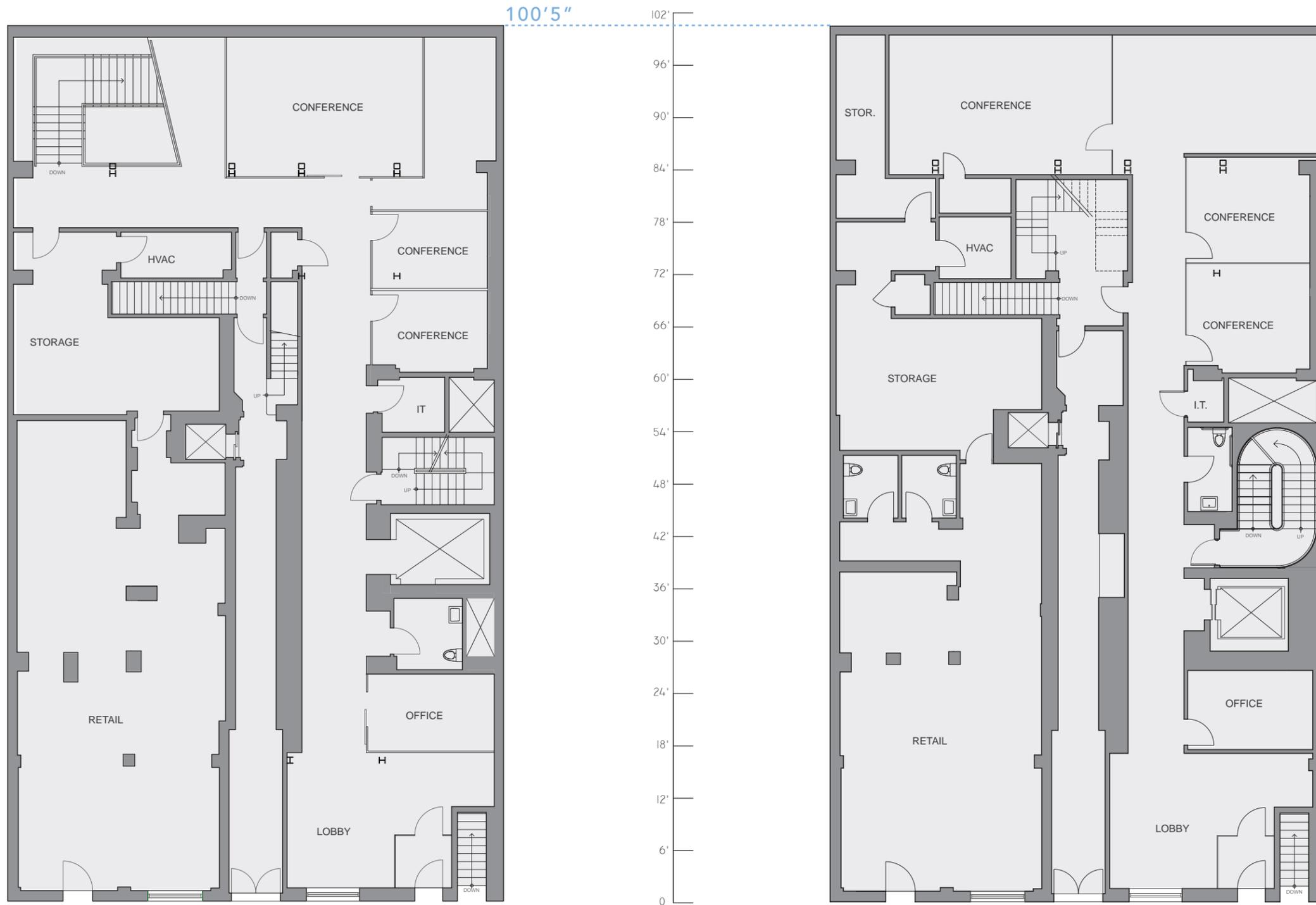
view from SOUTH side of 62nd Street.



FLOORPLAN - GROUND

27 EAST 62ND STREET

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FLOORPLAN - TYPICAL

27 EAST 62ND STREET

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FLOORPLAN - 9TH

27 EAST 62ND STREET

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existing CNE no.16-9307

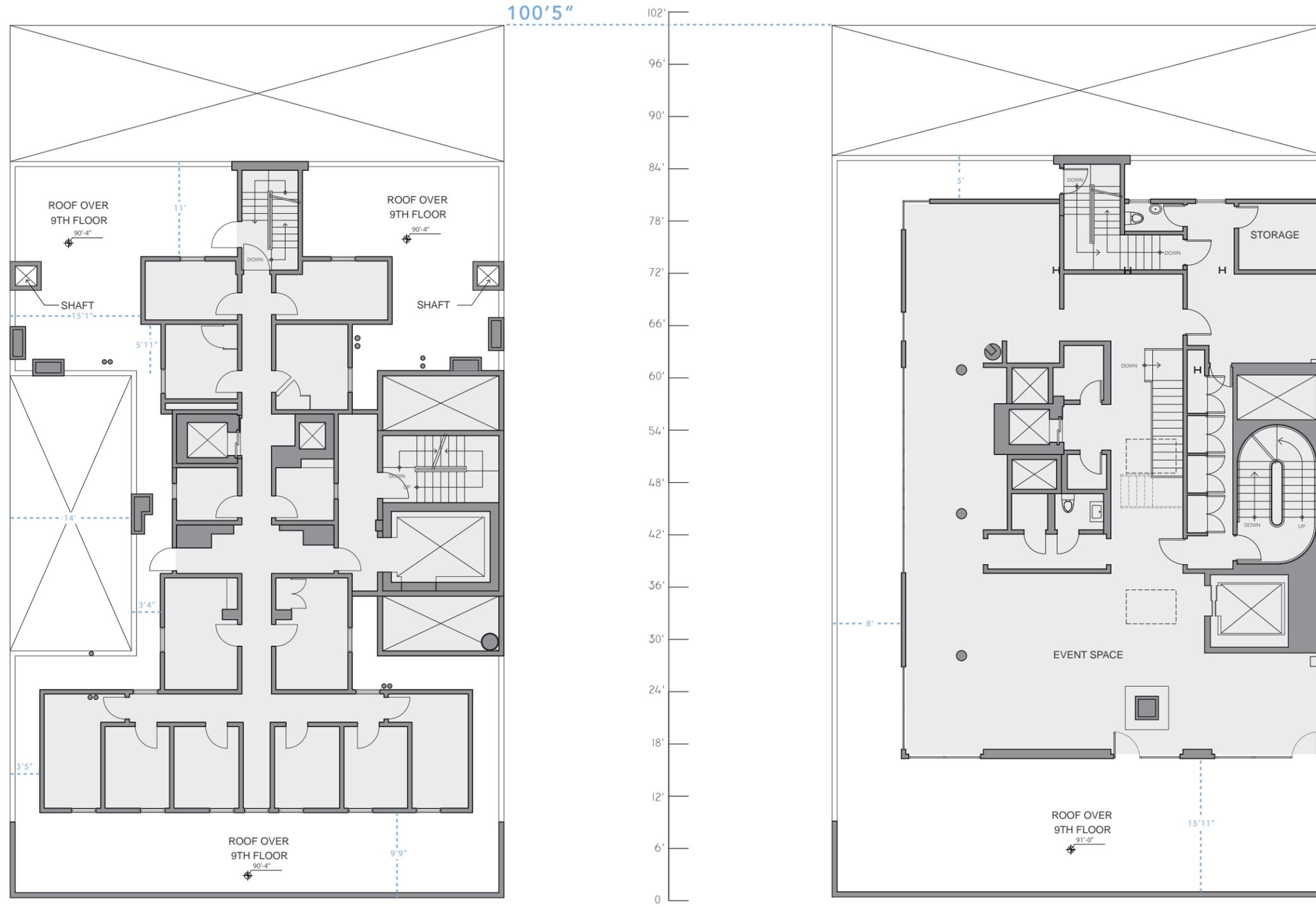
proposed



FLOORPLAN - 10TH

27 EAST 62ND STREET

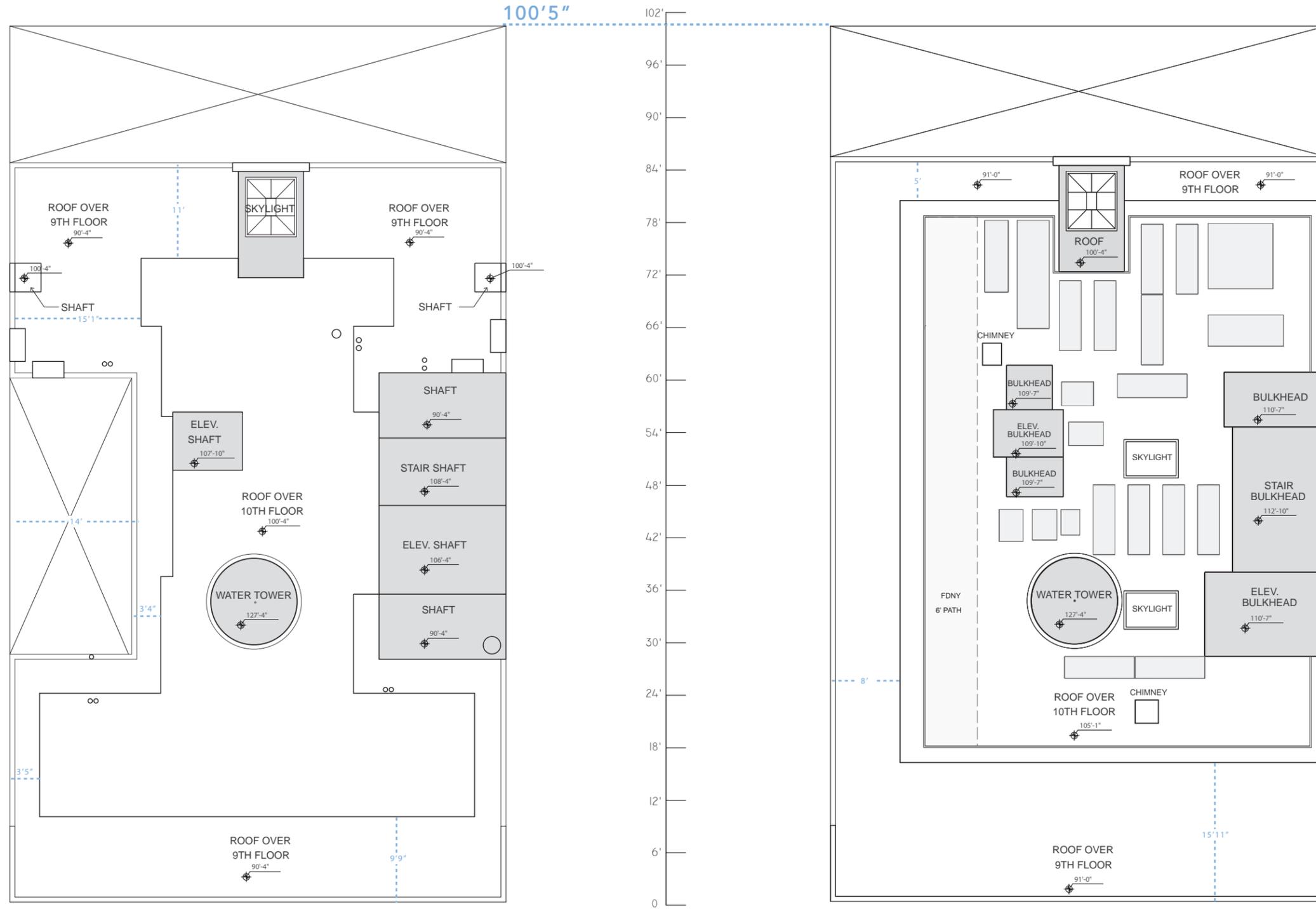
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FLOORPLAN - ROOF

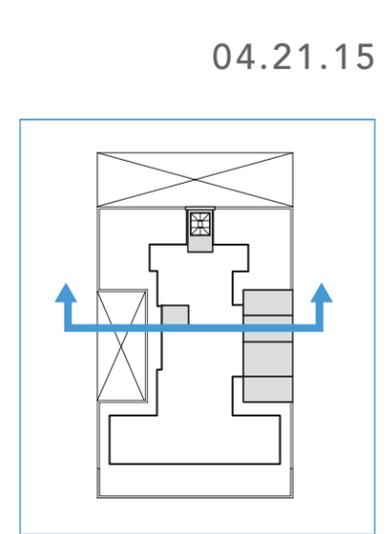
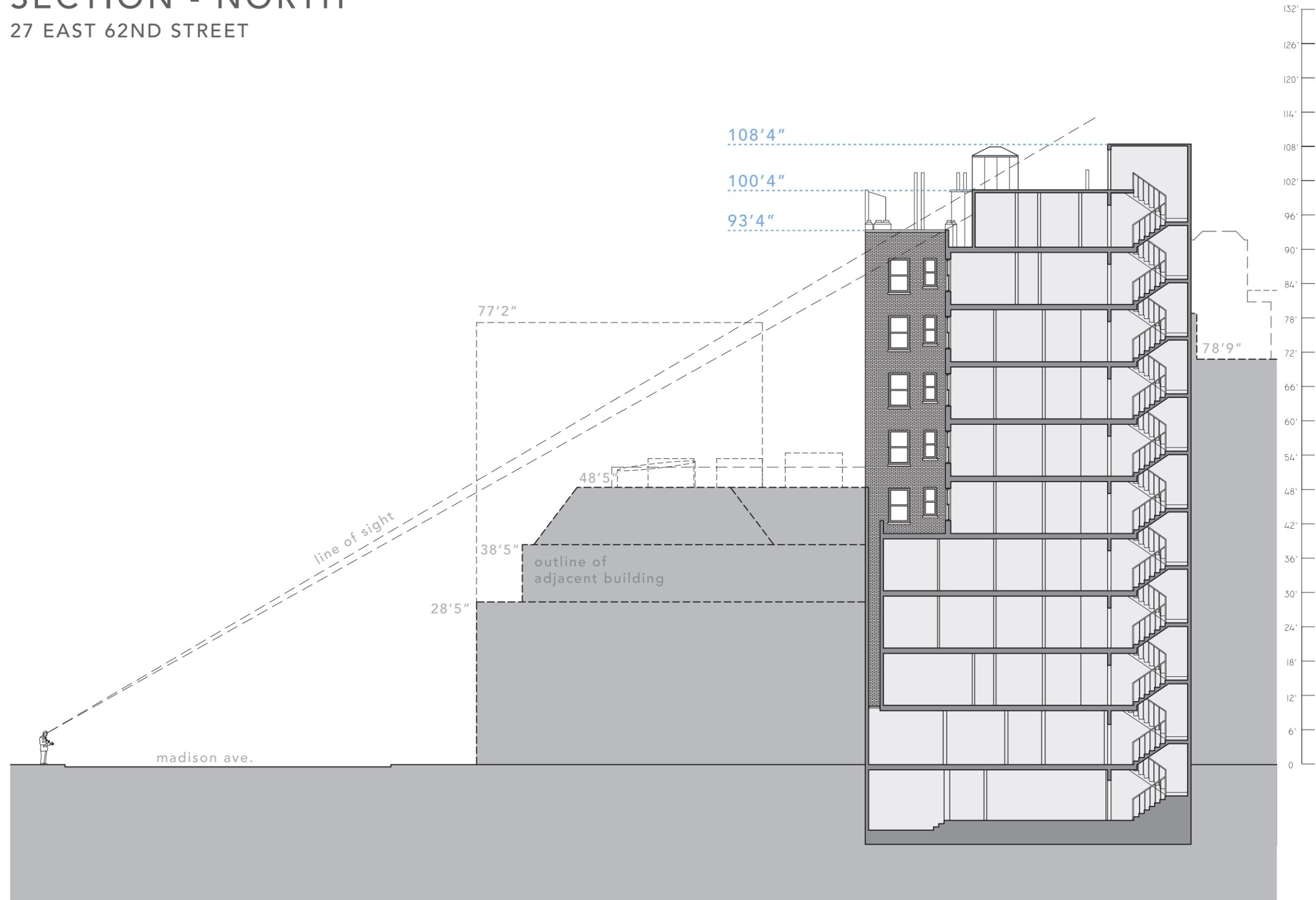
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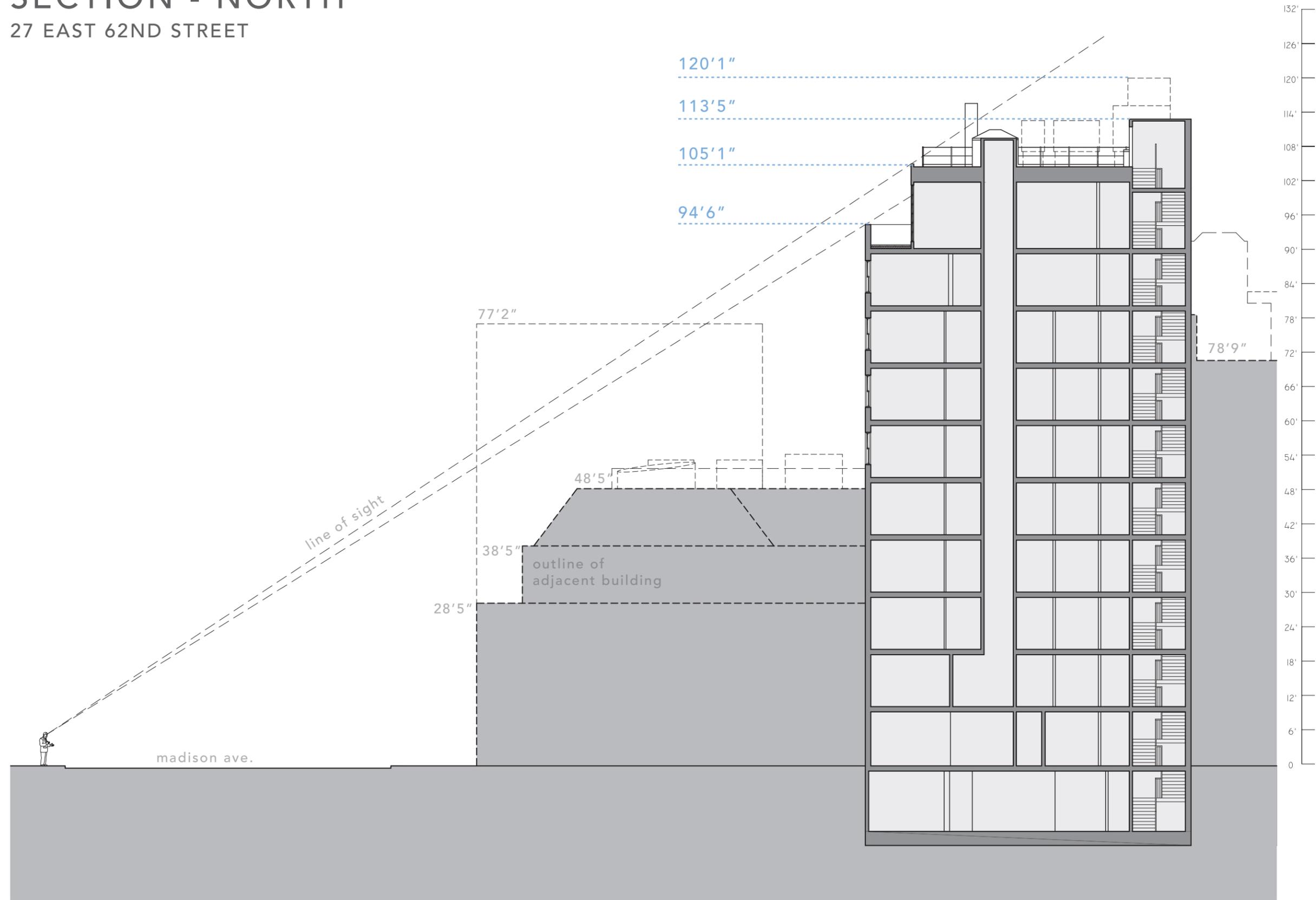
SECTION - NORTH

27 EAST 62ND STREET

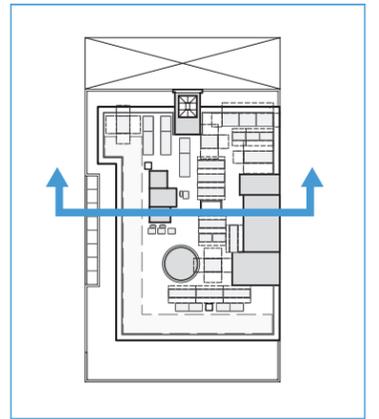


SECTION - NORTH

27 EAST 62ND STREET



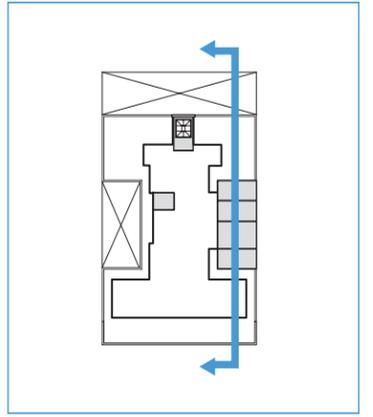
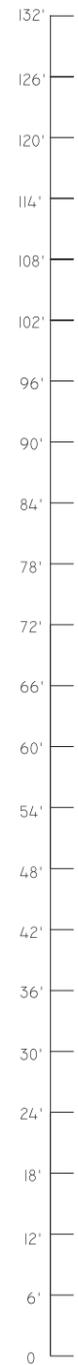
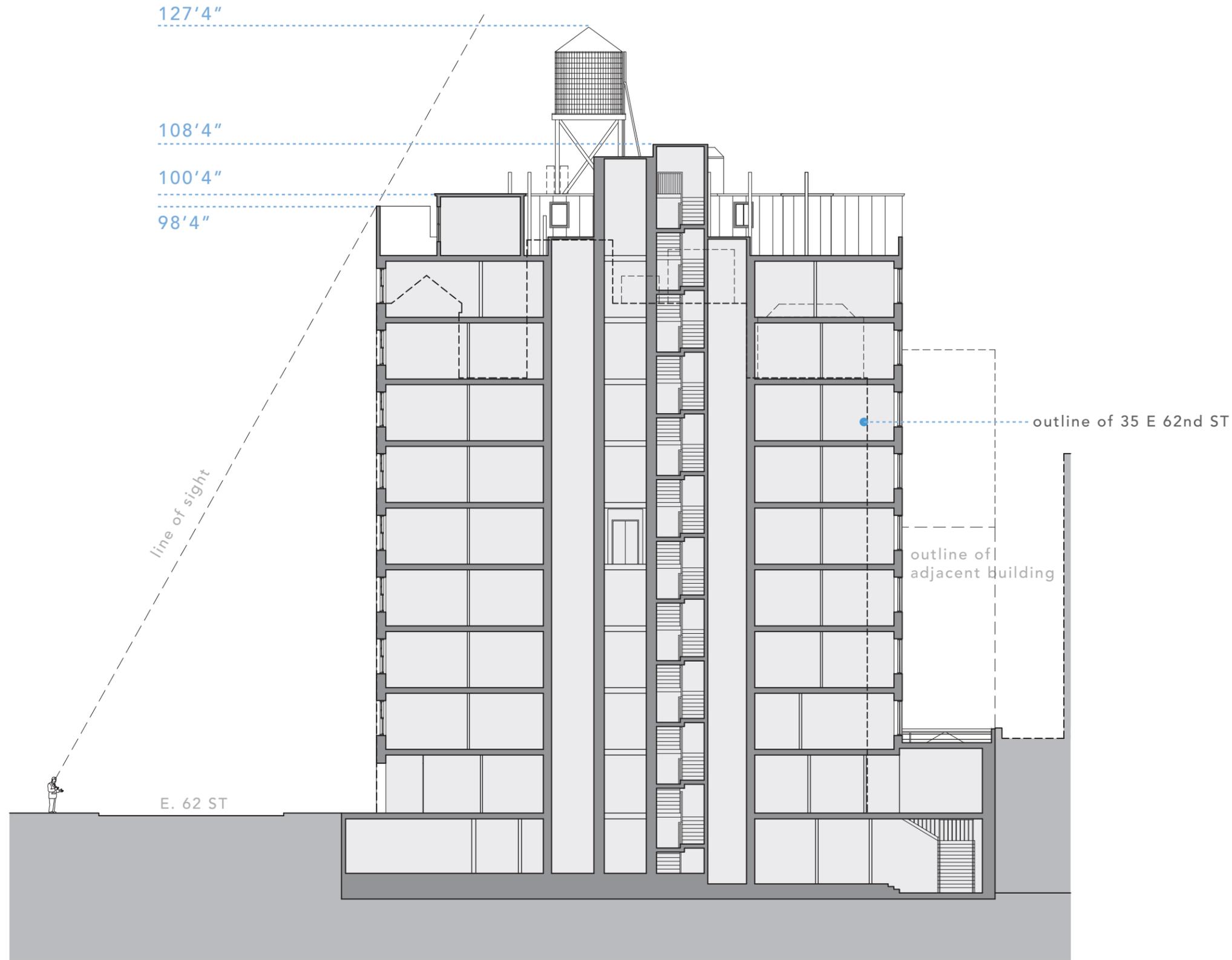
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SECTION - WEST

27 EAST 62ND STREET

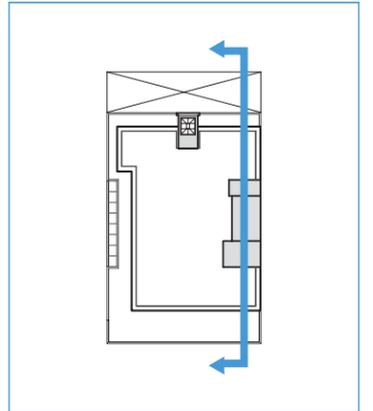
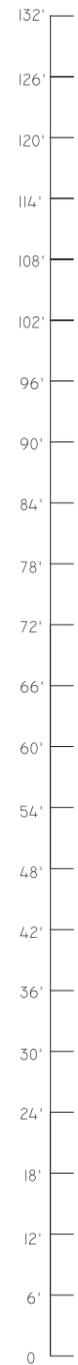
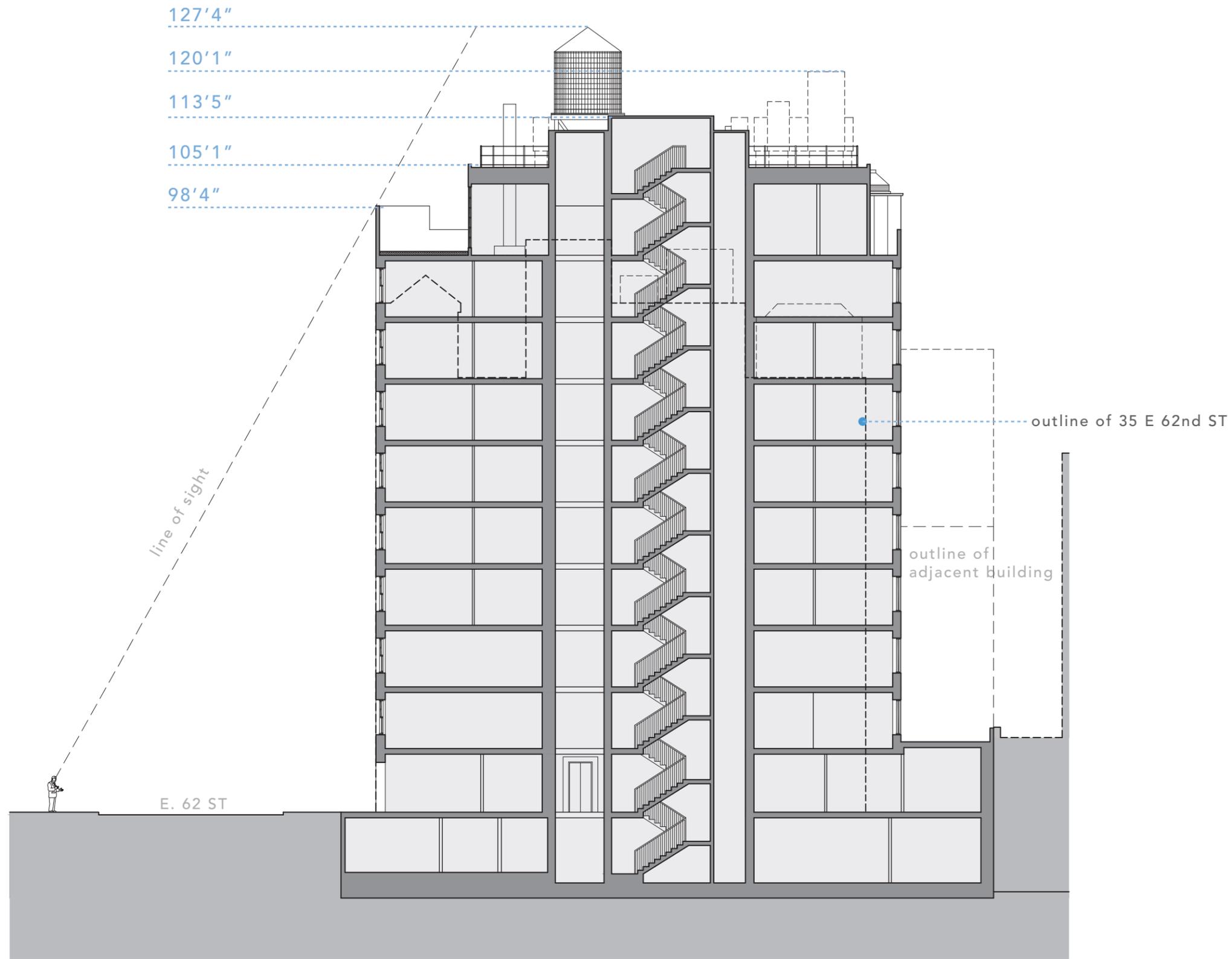
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SECTION - WEST

27 EAST 62ND STREET

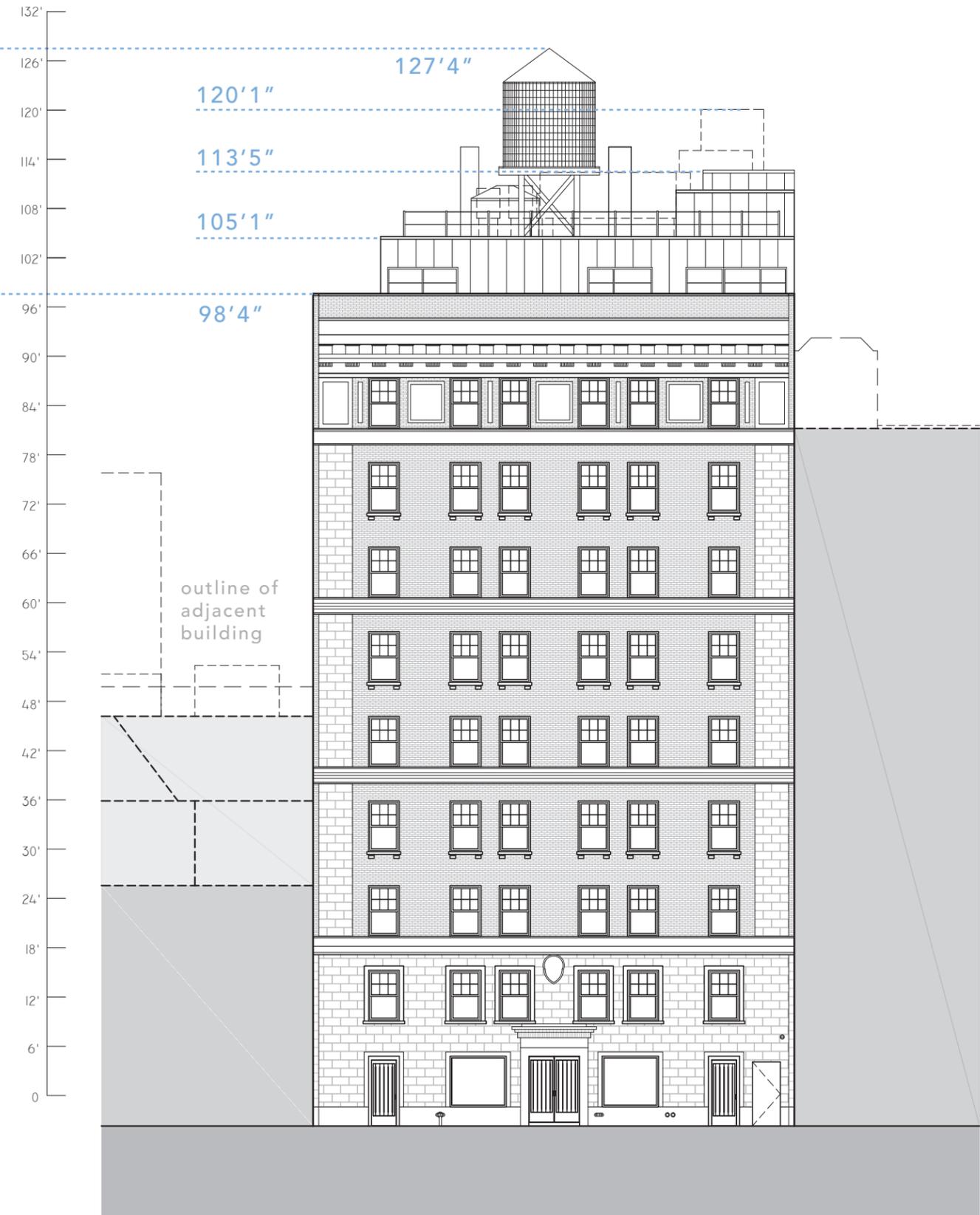
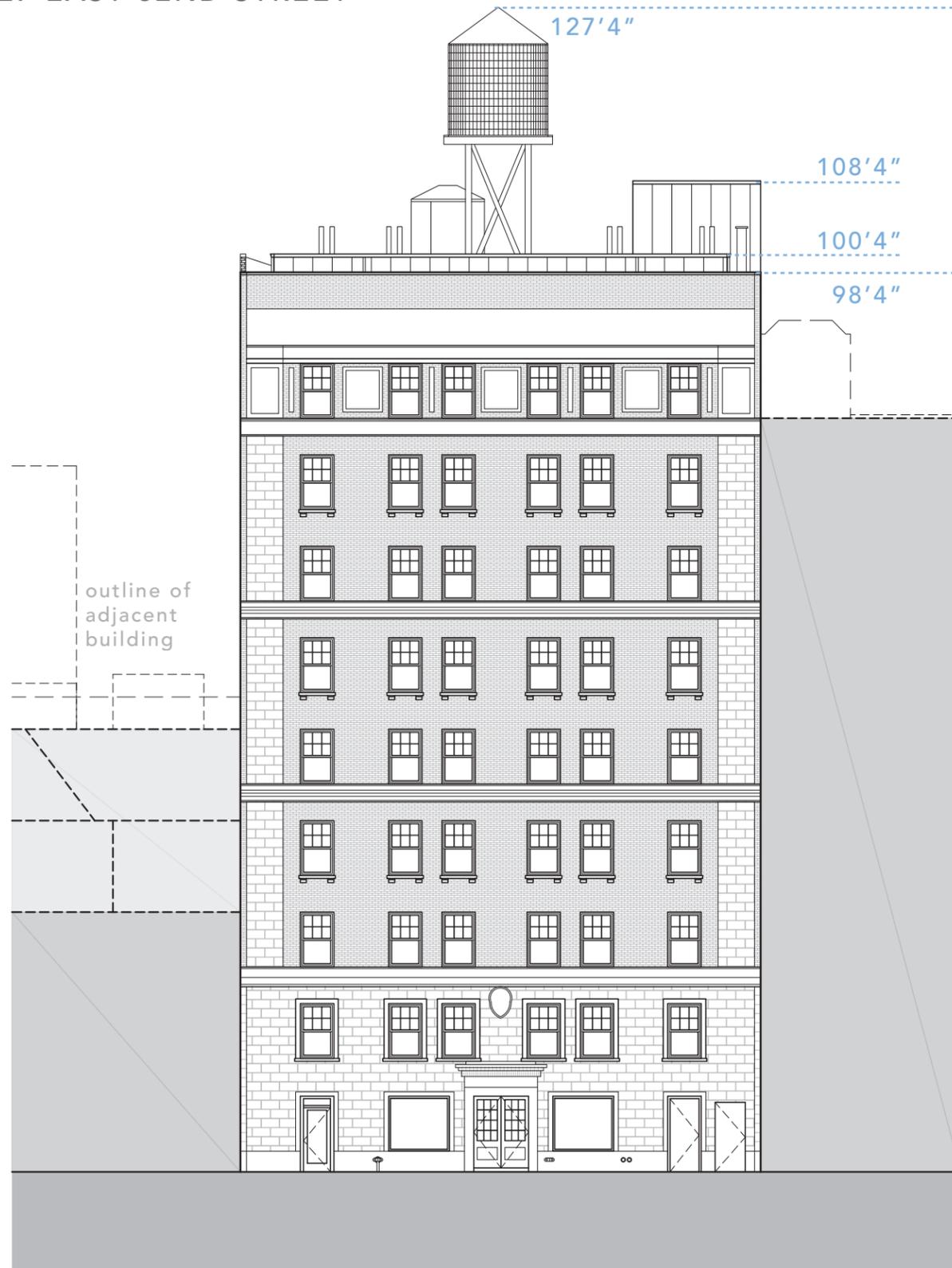
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ELEVATION - SOUTH

27 EAST 62ND STREET

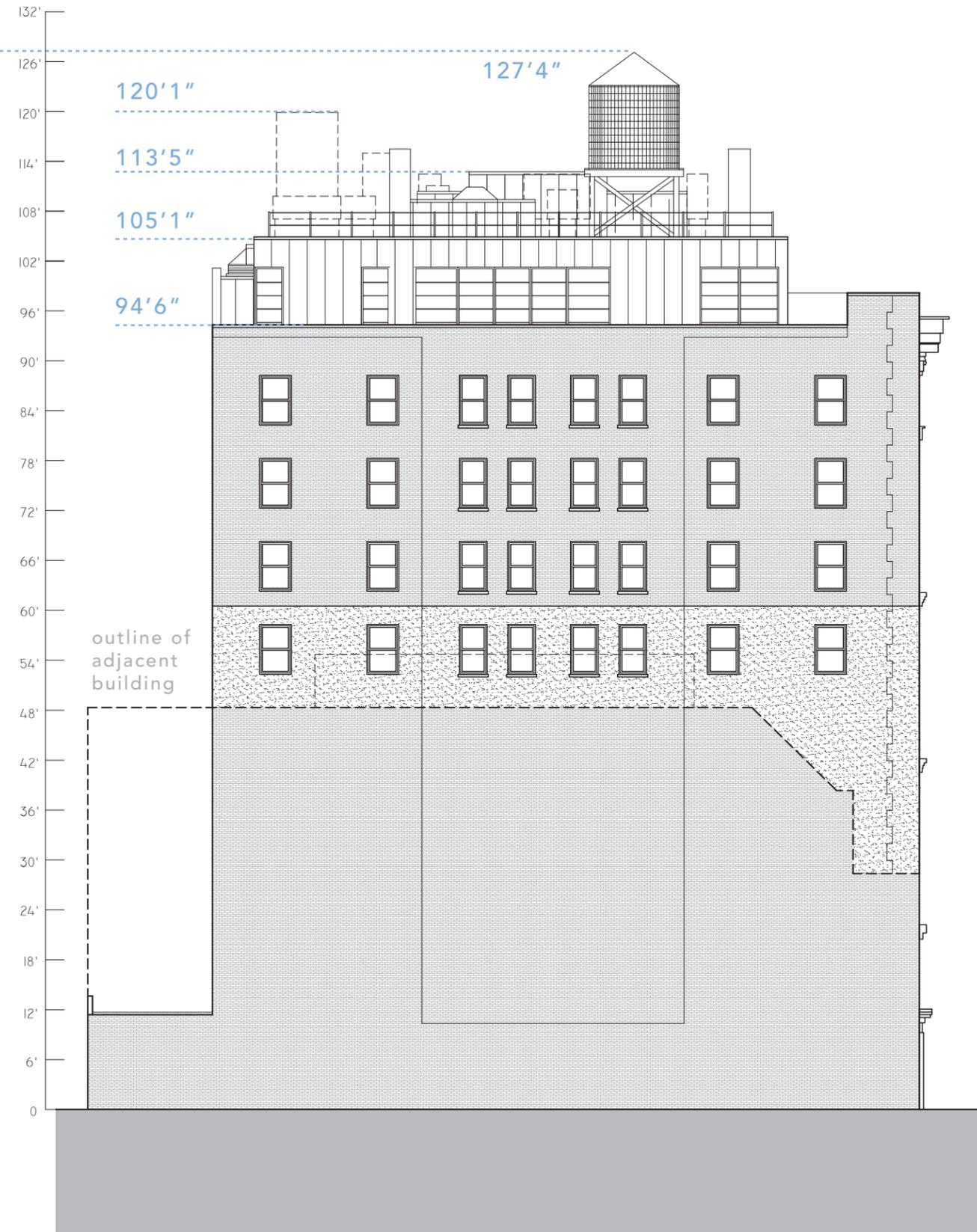
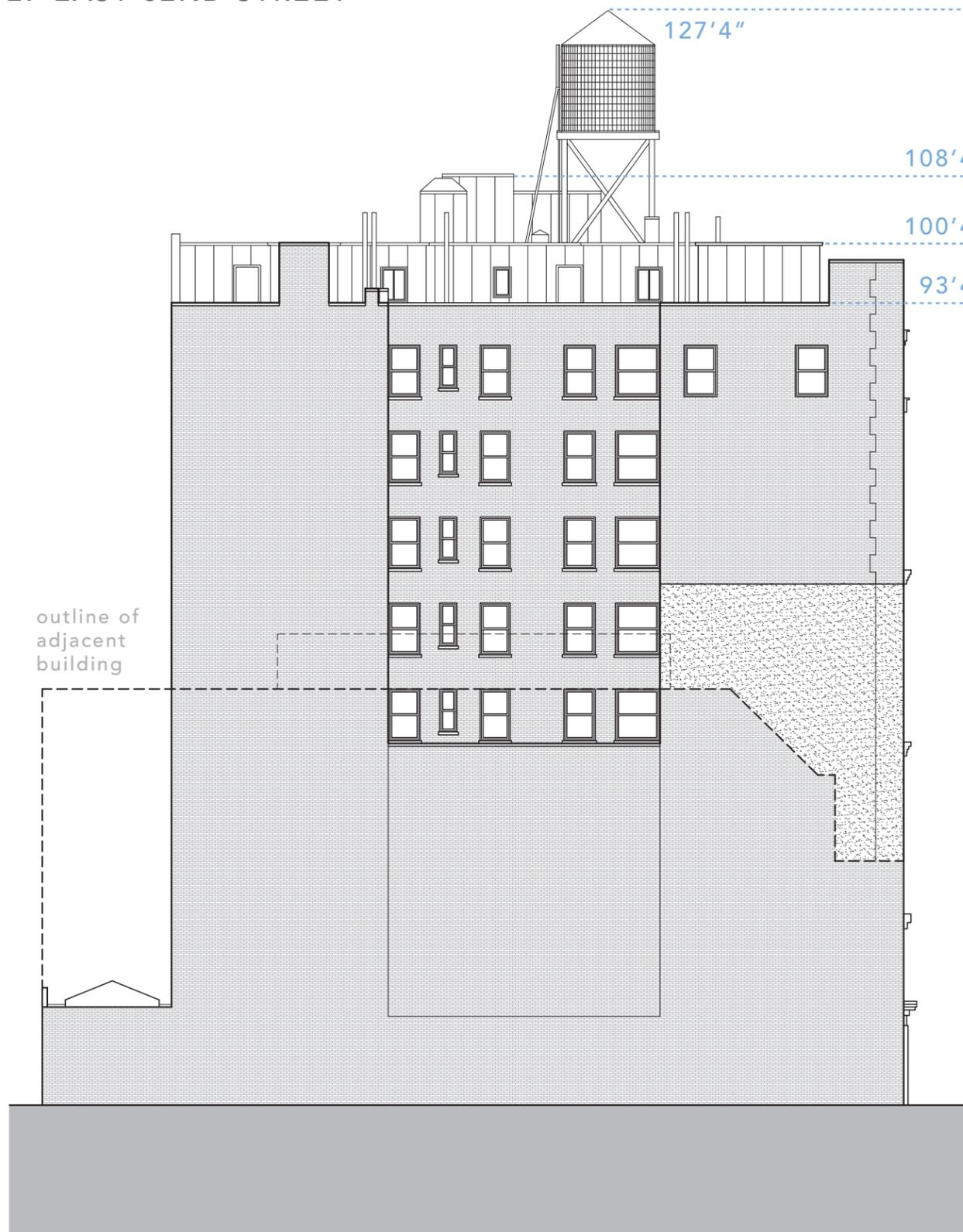
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ELEVATION - WEST

27 EAST 62ND STREET

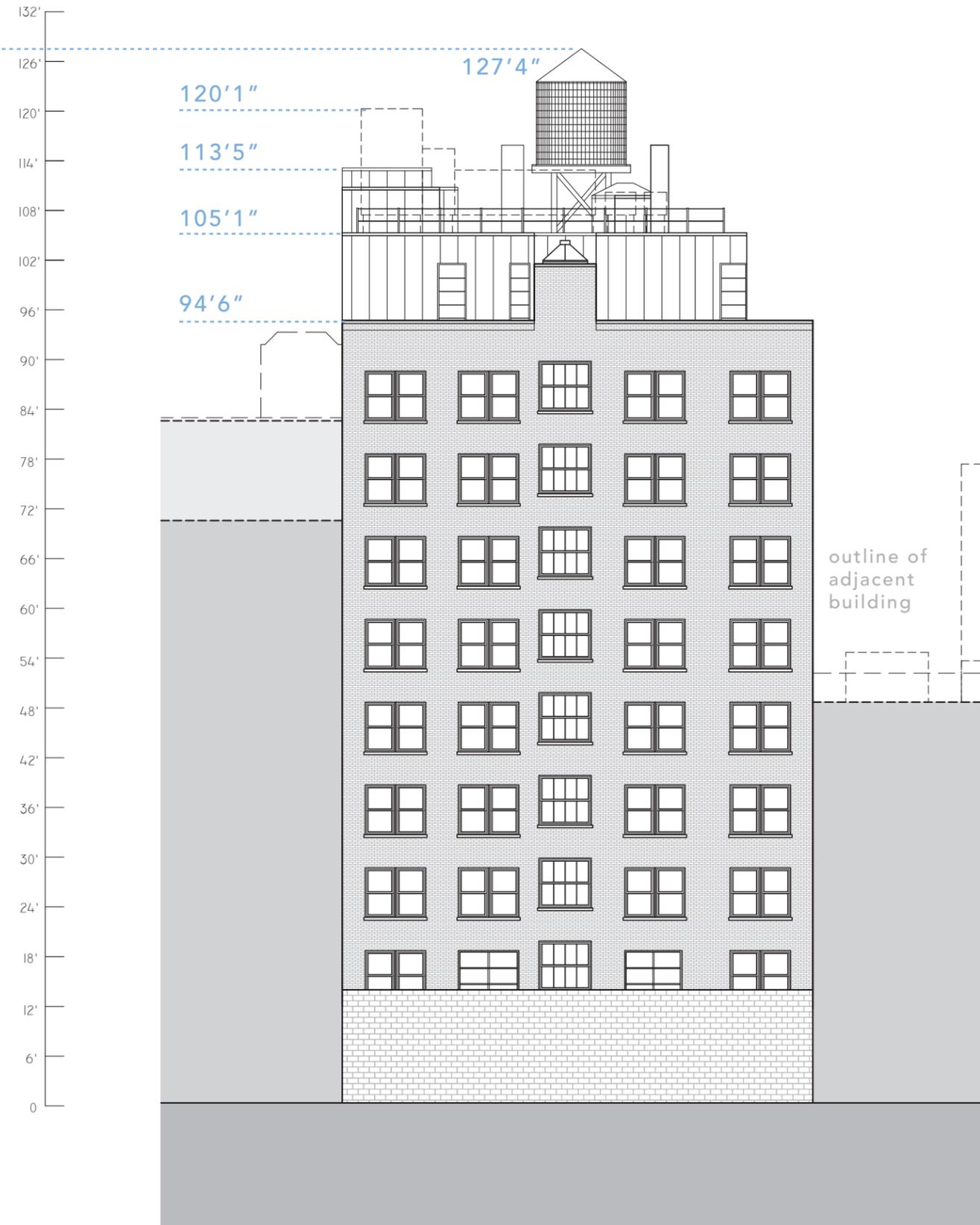
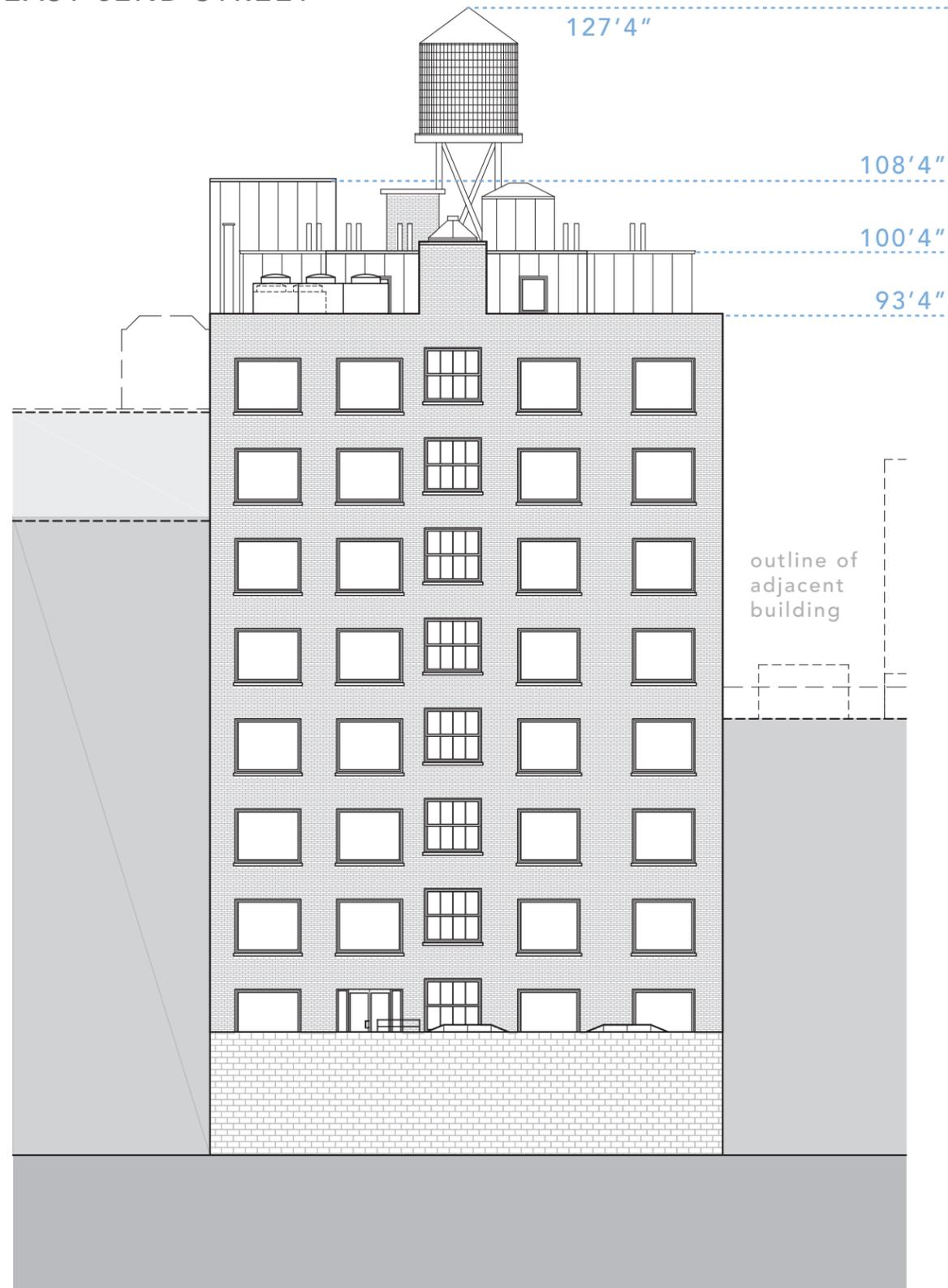
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ELEVATION - NORTH

27 EAST 62ND STREET

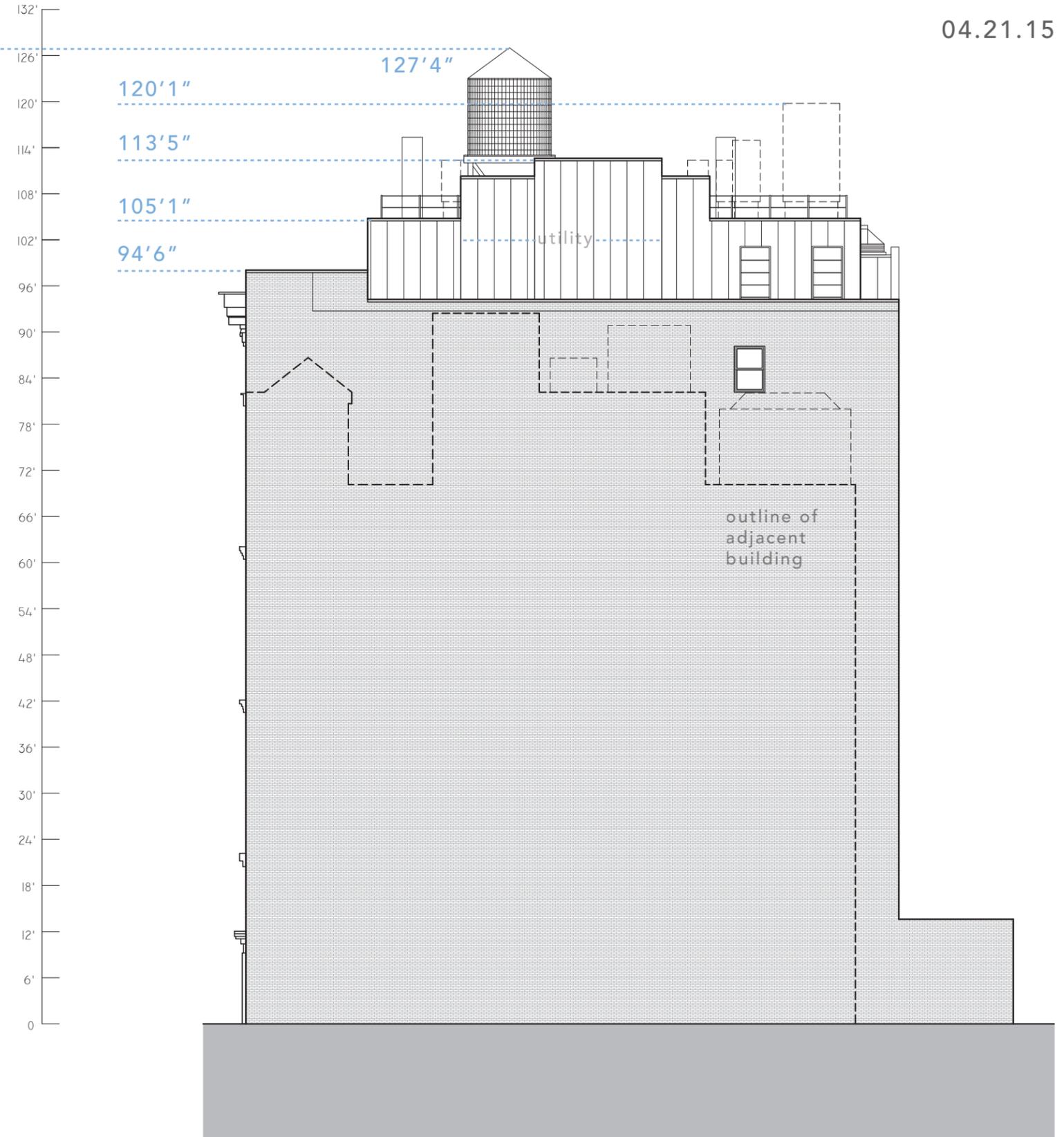
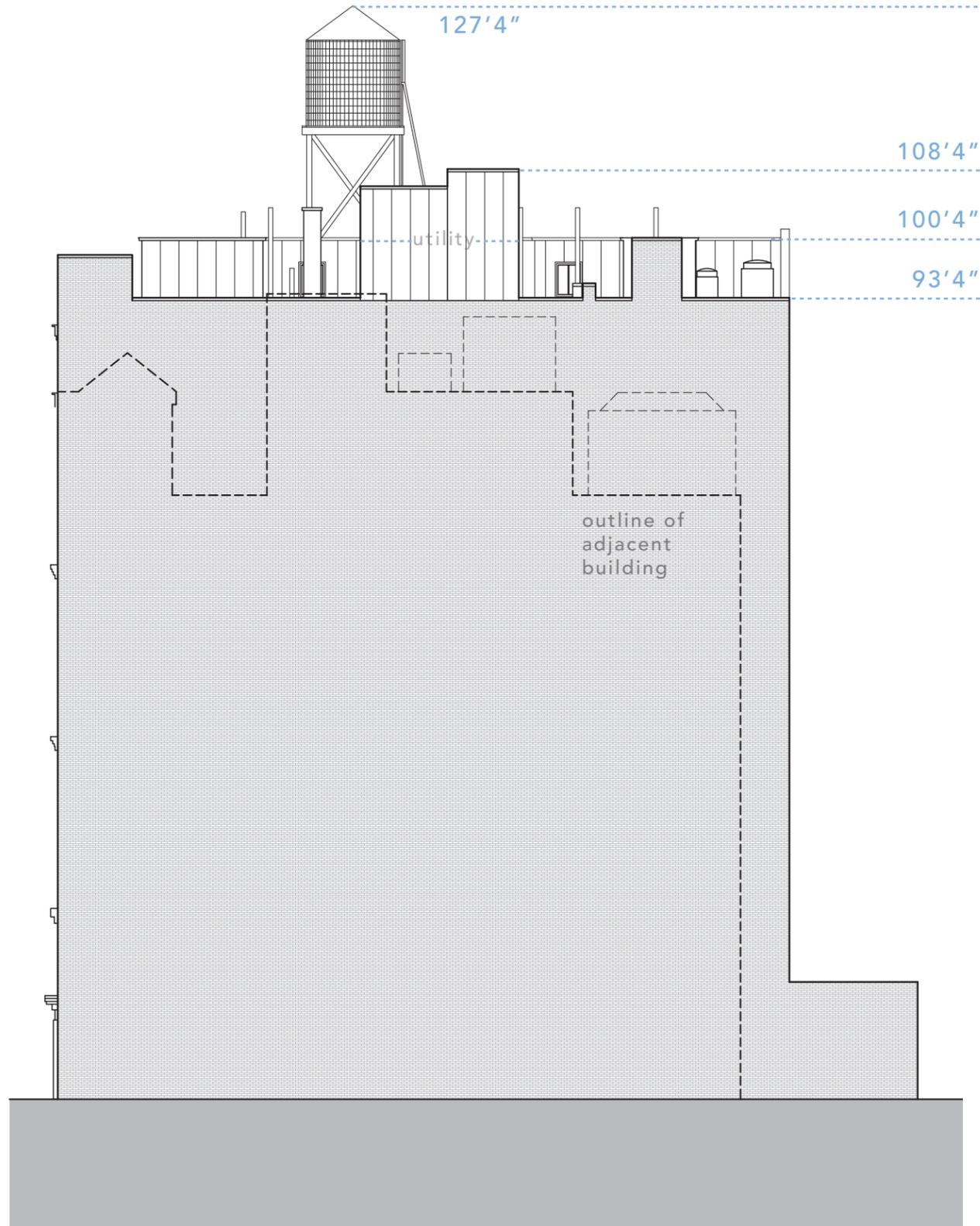
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ELEVATION - EAST

27 EAST 62ND STREET

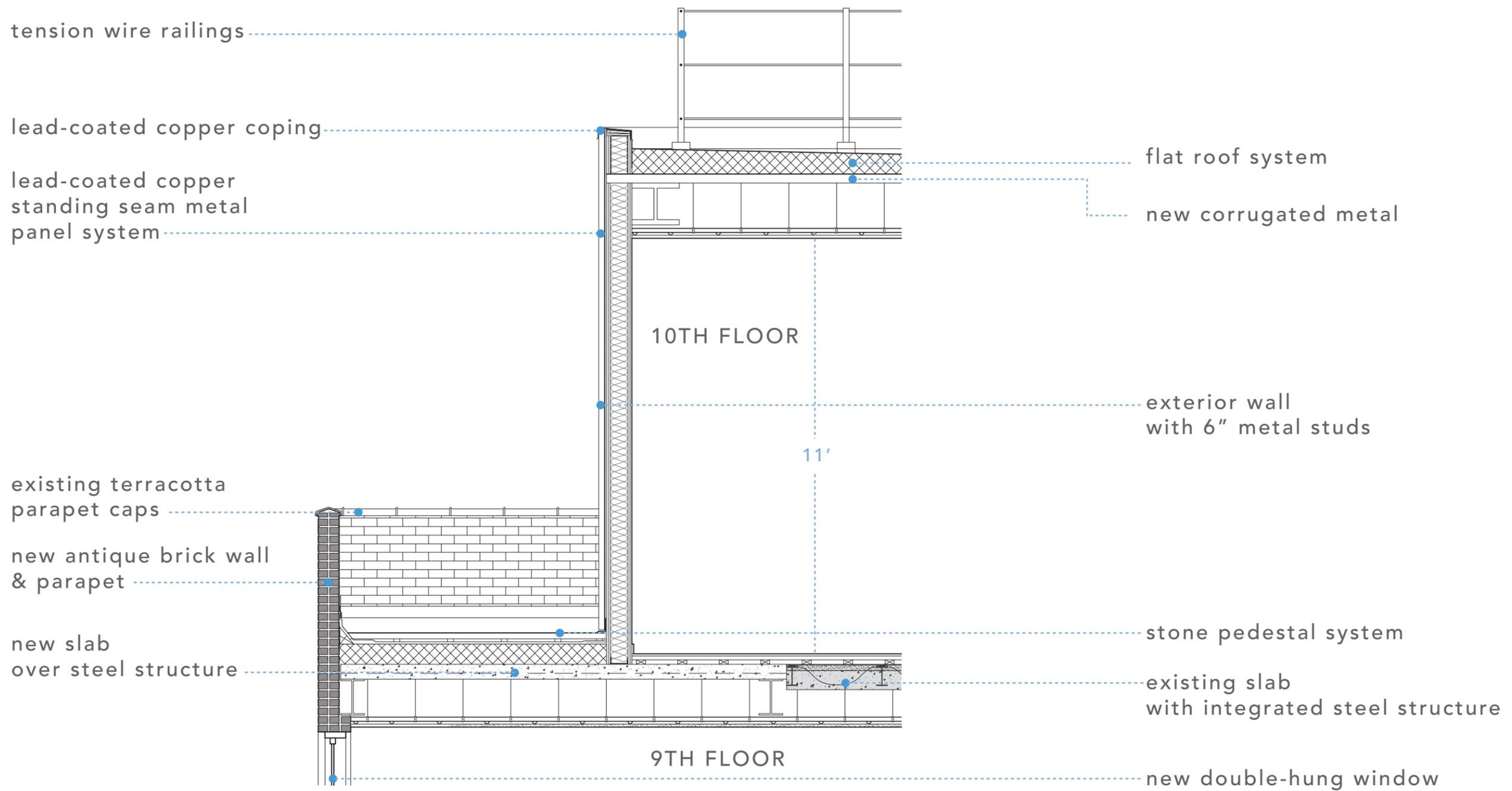
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DETAILS - LIGHTWELL & PENTHOUSE

27 EAST 62ND STREET

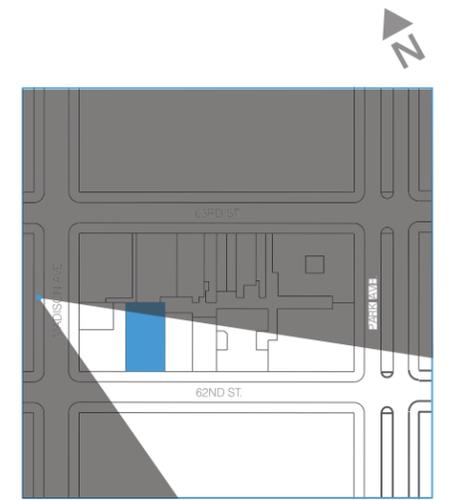
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STREET VIEW - FROM NORTHWEST

27 EAST 62ND STREET

04.21.15



view from NW
side of Madison Ave.

existing

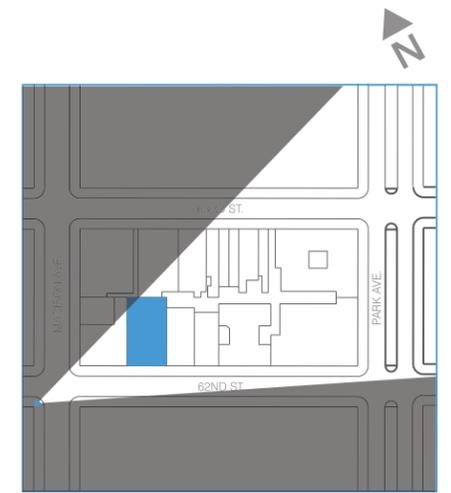
proposed



STREET VIEW - FROM SOUTHWEST

27 EAST 62ND STREET

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view from SW corner.
intersection of 62nd
street / Madison Ave.

existing

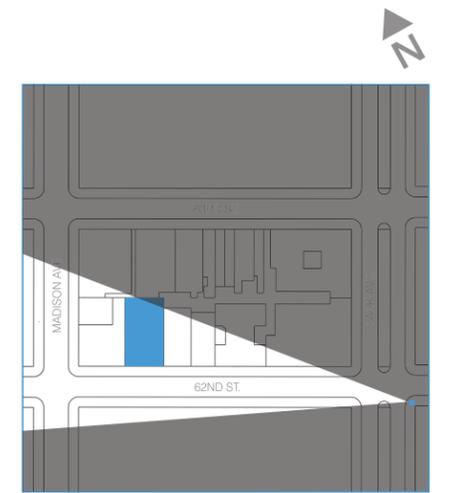
proposed



STREET VIEW - FROM SOUTHEAST

27 EAST 62ND STREET

04.21.15



view from SE corner of Park ave

existing

proposed



MOCKUP - NORTHWEST

27 EAST 62ND STREET

04.21.15



MOCKUP - SOUTHWEST

27 EAST 62ND STREET

04.21.15



MOCKUP - SOUTHEAST

27 EAST 62ND STREET

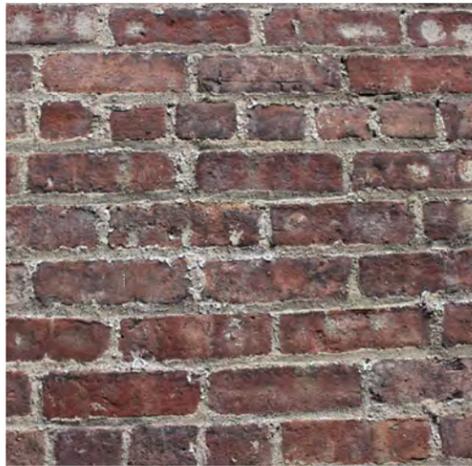
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MATERIALS

27 EAST 62ND STREET

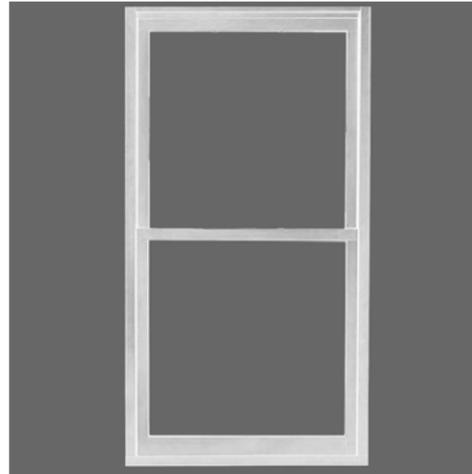
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install antique brick to match existing at west facade and parapet



stucco lower side of west elevation to match existing



double-hung windows painted white at west facade



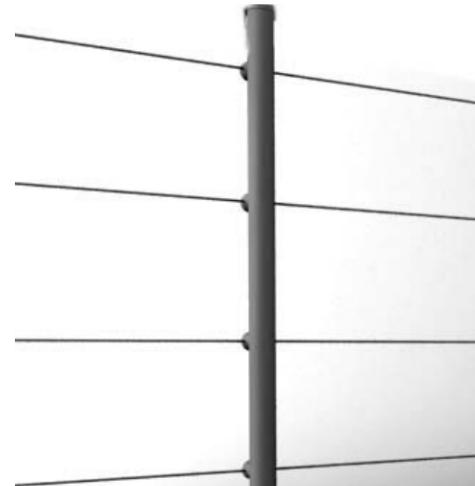
existing terracotta caps at parapet



lead coated copper standing seam metal for 10th floor facade



reclaimed windows at 10th floor



tension wire railings at roof



new steel lanterns with ribbed glass



new steel doors based on neighborhood precedents

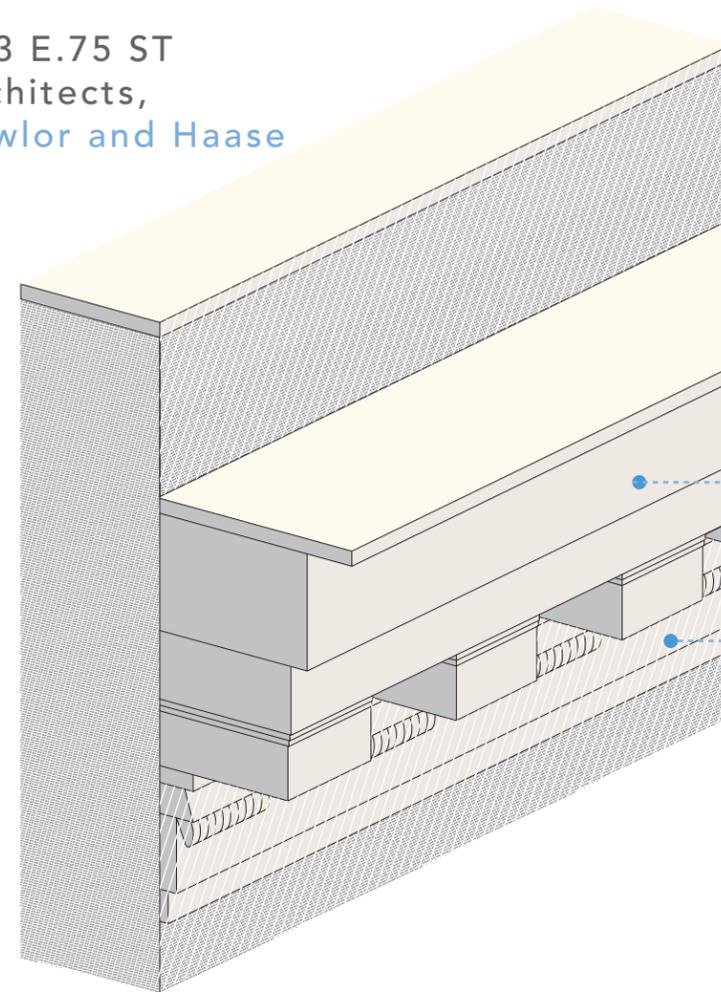
CORNICE

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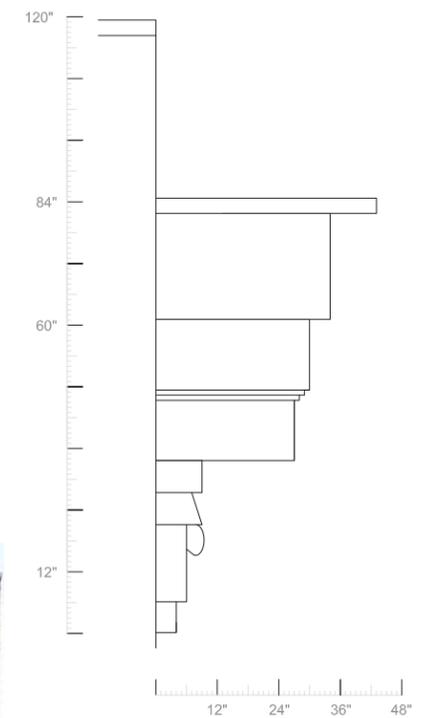
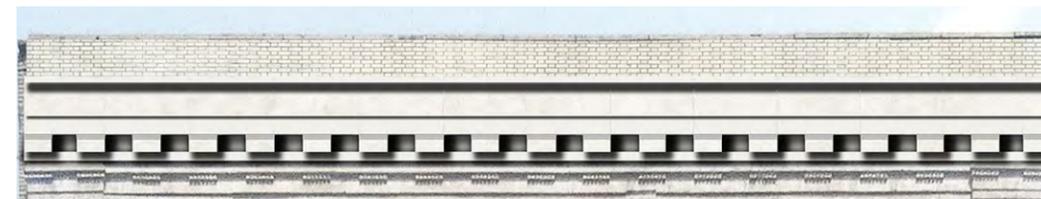
103 E.75 ST
architects,
Lawlor and Haase



proposed new metal cornice

existing limestone

neighborhood precedents



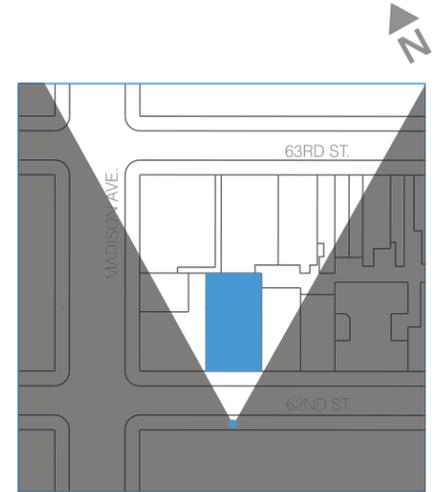
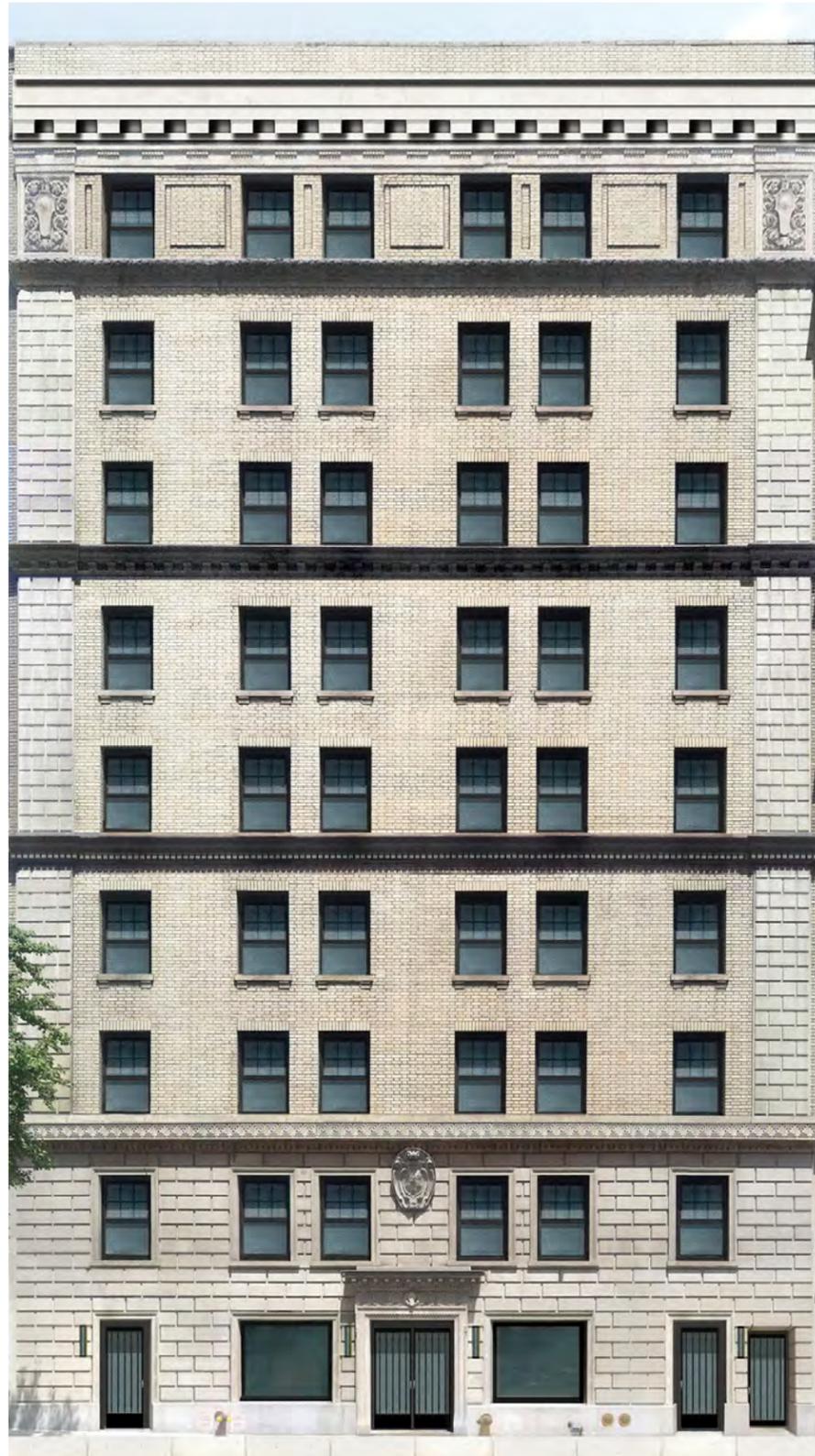
existing

proposed



27 EAST 62ND STREET

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view from SOUTH side of
62nd Street.

existing

proposed

