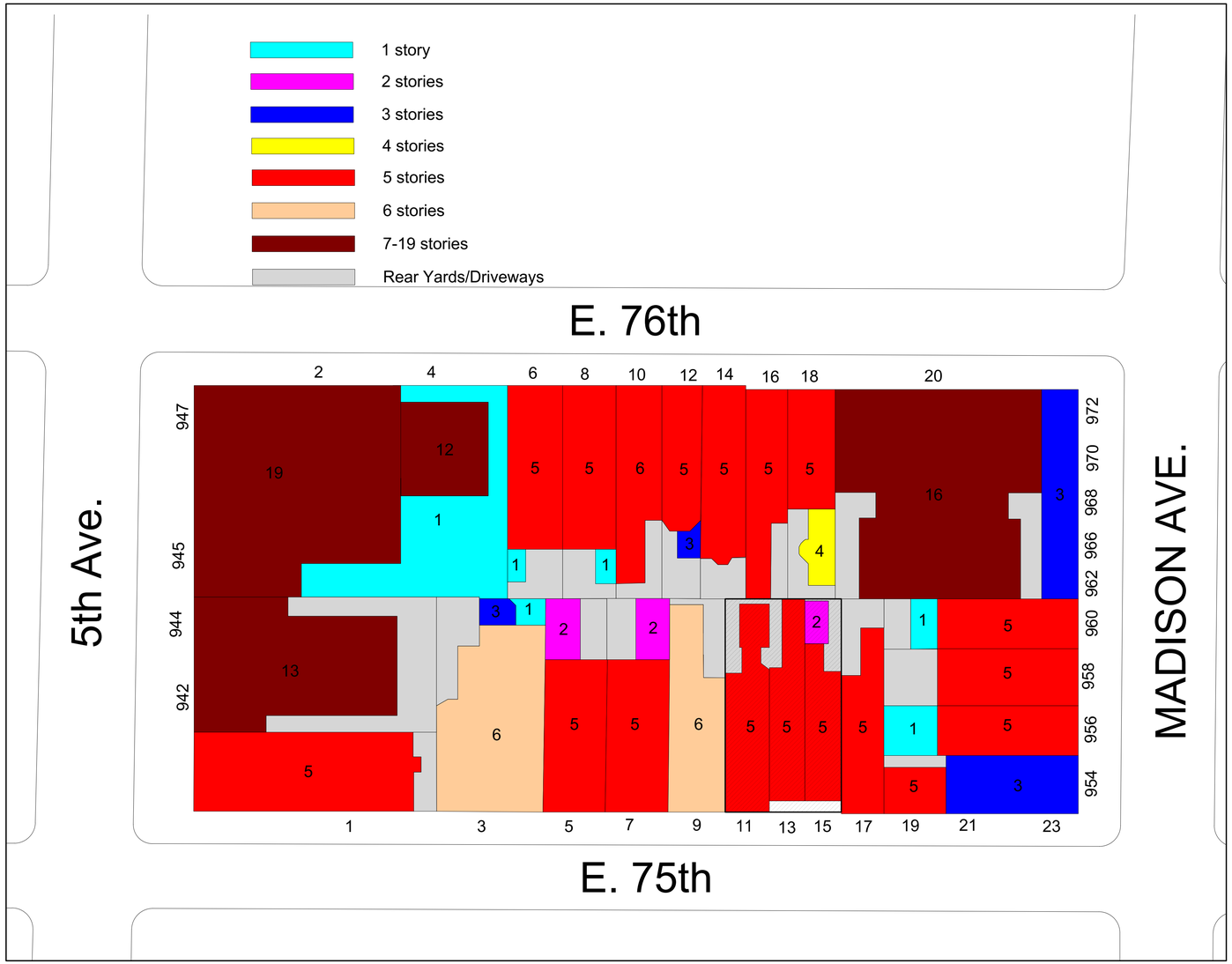

BLOCK STUDY -EXISTING BUILDING HEIGHTS

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Block Study (Heights)

15 EAST 75TH STREET TOWNHOUSE

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11 East 75th Street -Contruction permit approved 06/03/2013

EXISTING FRONT FACADE IMAGE

Current LPC Approved Design

FRONT FACADE ELEVATION (No. 11 LPC Approved)

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11, 13, and 15 East 75th Street Existing Facade Image and Elevation

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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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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'***

Historical image of N°11

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Historic Images 1
Note: Additonal historic photos in appendix
PAGES 48 & 49

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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 altered to Neo-Federal Style by Architect Henry M. Polhemus

15 EAST 75TH STREET

Drawing Source: Columbia University Avery Archive, call number NYDA.1000.016, title : ***Residence at no. 15 East 75th Street, New York City, [and alterations] [graphic] / William E. Mowbray, Architect ; Welch, Smith & Provot, Arch'ts***

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Historic Images 2
Note: Additonal historic photos in appendix
PAGES 48 & 49

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1889

The E 75th Street block between 5th Ave. and Madison Ave. originally began as group of individual residences, all sharing a common style and spirit.

2016

Currently between 5th Ave & Madison Ave a majority of the facades on the E 75th block are original construction.

PROPOSAL

The proposal seeks to restore the spirit & balance of the original E 75th Street block.

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Street Facade Analysis
Note : Refer detailed street timeline in appendix
PAGES 50,51,52,53 & 54

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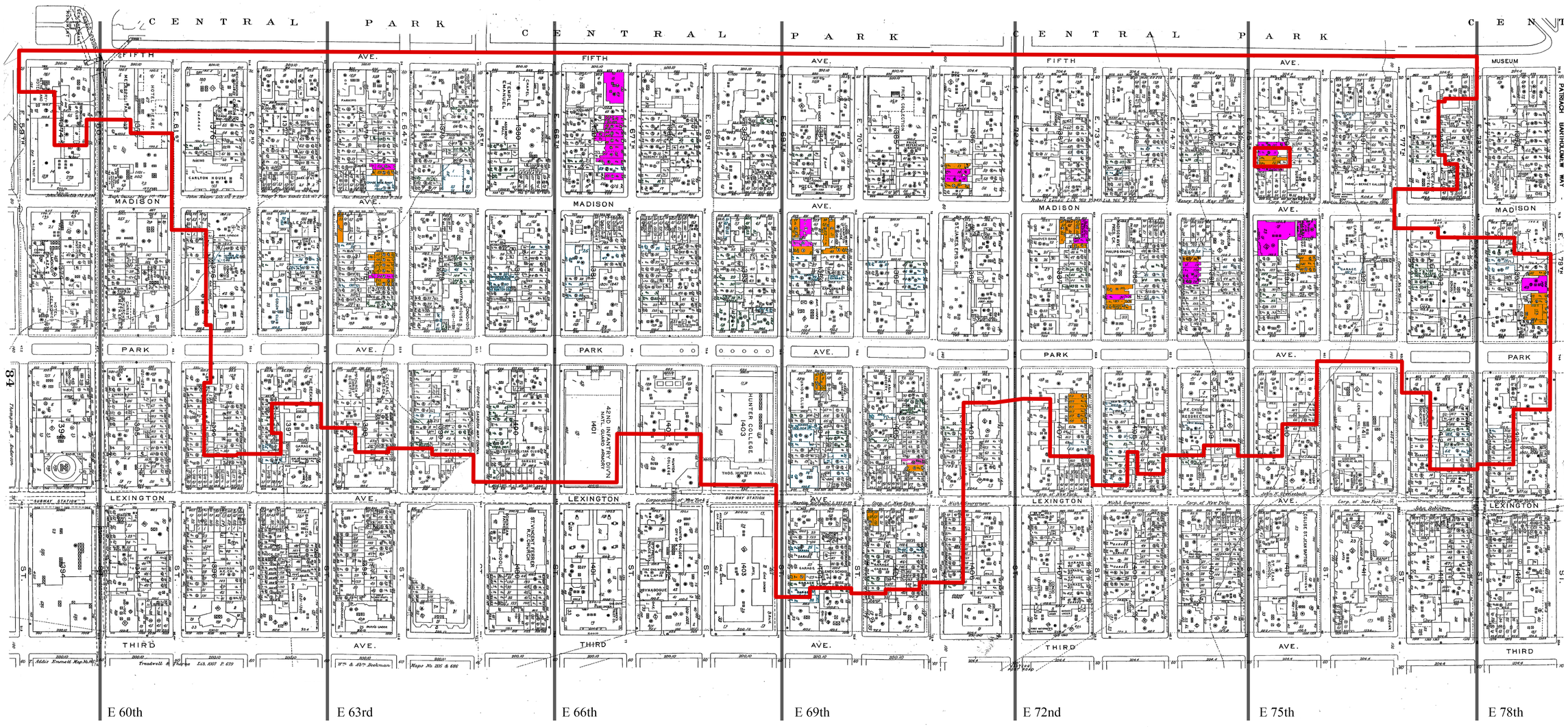

QUEEN ANNE AS LPC DESIGNATED

REPLACED OR DEMOLISHED (PRIOR TO DESIGNATION)

BOUNDARY OF UPPER EAST SIDE HISTORIC DISTRICT

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Upper East Side - Queen Anne Style Key Plan
83rd street to 59th street

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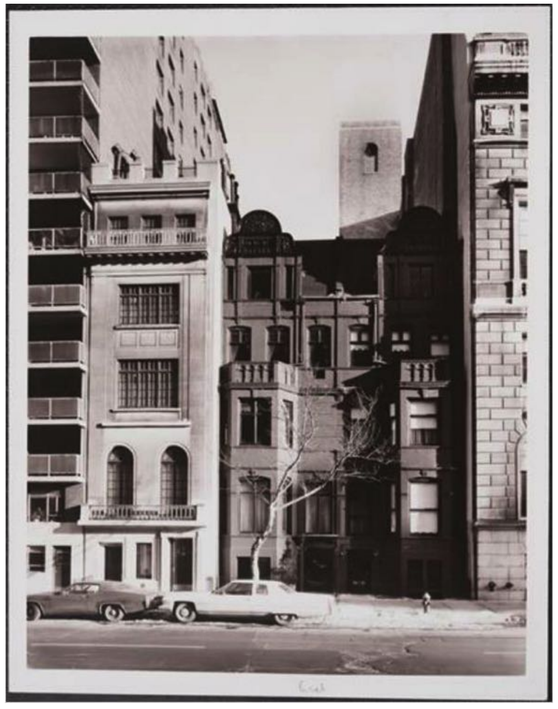
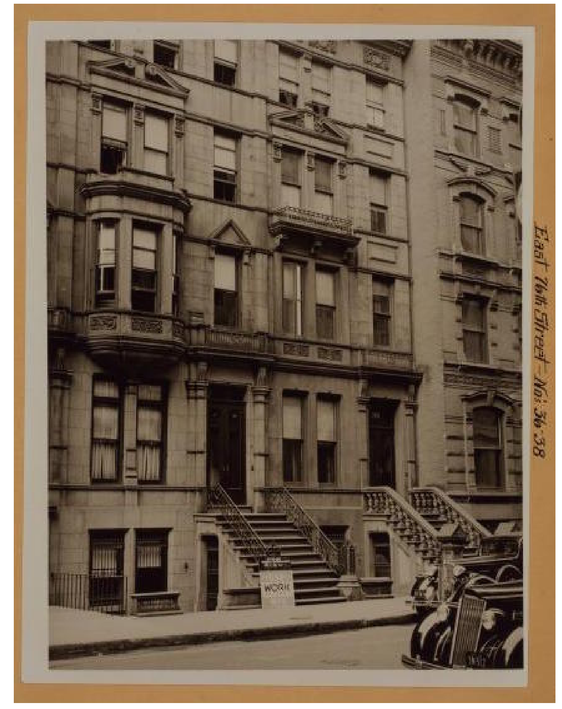


709 and 711 Park Avenue
Bassett Jones, 1882-85
Queen Anne
Photo : Museum of the City of New York

709 and 711 Park Avenue
Bassett Jones, 1882-85
Queen Anne
Photo : Alice Lum



38 E 76th street
John G. Prague, 1881-82
Queen Anne
Photo: New York Public Library Digital Collection, 1936

38 E 76th street
John G. Prague, 1881-82
Queen Anne

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Queen Anne Buildings
In The UES
Note: Refer additonal QA images in appendix
PAGES 57, 58 & 59

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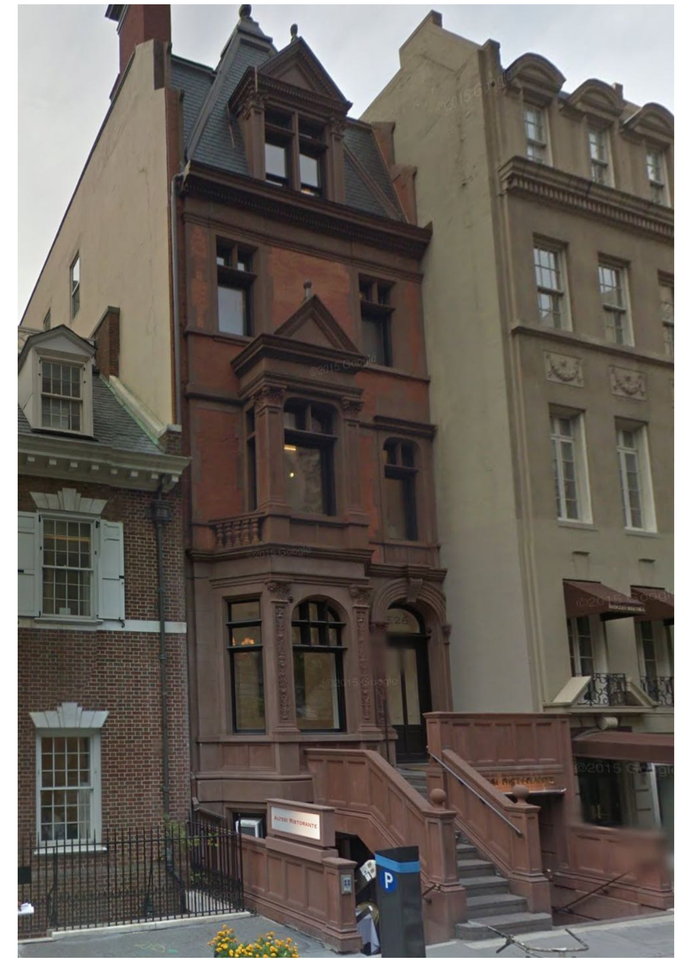
837 Madison Avenue
Thom & Wilson, 1884
Queen Anne

835 Madison Avenue
William Schickel, 1884-85
Queen Anne



26 East 64th Street
Theodore Weston, 1881-82
Queen Anne

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Queen Anne Buildings
In The UES
Note: Refer additonal QA images in appendix
PAGES 57, 58 & 59

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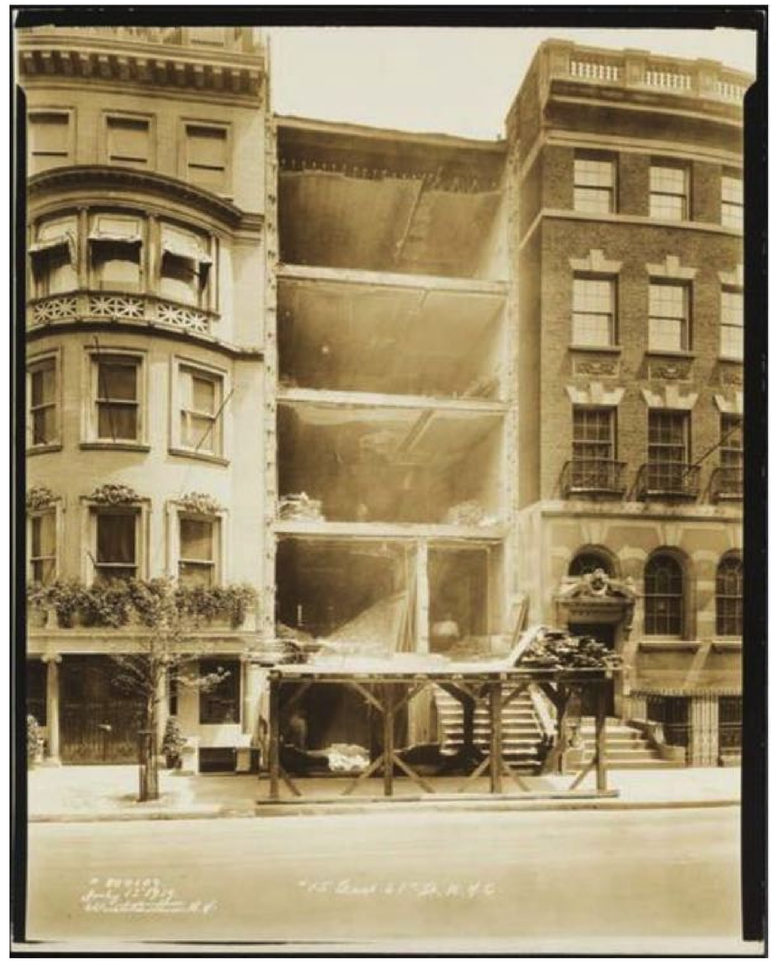

E 61st street - Museum of the City of New York

"Reviving these buildings could mean anything from a modest parging over the brownstone, shaving off the stoop and turning the entrance into a window to complete destruction and realignment of the front façade."

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Modernizing Townhouses

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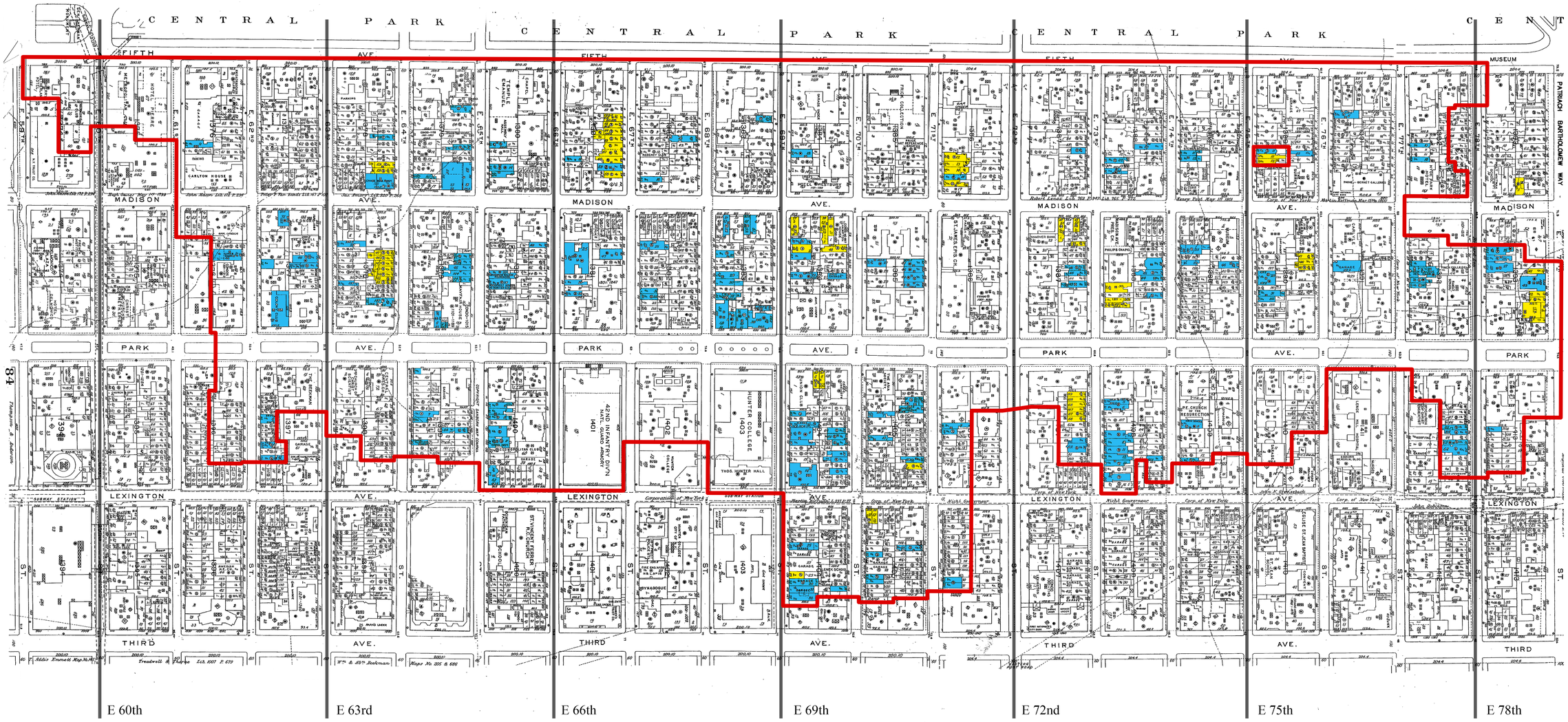

QUEEN ANNE

COLONIAL REVIVAL (NEO-FEDERAL AND NEO-GEORGIAN)

BOUNDARY OF UPPER EAST SIDE HISTORIC DISTRICT

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Upper East Side - Key Plan
83rd street to 59th street

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121 E 73rd street
Edward I. Shire, 1906-08
Neo-Federal

123 E 73rd street
Robertson & Potter, 1903-04
Neo-Georgian

125 E 73rd street
Charles Brandon, 1909-10
Neo-Federal

127 E 73rd street
McKim, Mead & White, 1902-03
Neo-Federal

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Colonial Revival style
Buildings
Note: Refer additonal Colonial Revival images in appendix - PAGES 60, 61, 62, 63, 64, 65, 66 & 67

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110 E 71st street
Hill & Stout, 1916
Neo-Federal

115 E 69th street
Hoppin & Koen,
1902-03
Neo-Georgian

117 E 69th street
Julius Gaylor,
1928-29
Neo-Georgian

47 / 49 E 67th street
William A.
Bates,1908-09/Sterner &
Wolfe,1919
Neo-Federal

44 E 65th / 42 E 65th street
J.M.A. Darrach, 1911-12 /
Willam Welles Bosworth 1906
Neo-Georgian / Neo Federal

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Colonial Revival style
Buildings
Note: Refer additonal Colonial Revival images in appendix - PAGES 60, 61, 62, 63, 64, 65, 66 & 67

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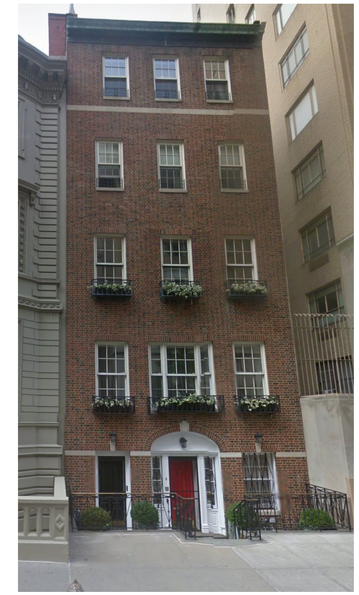
41 E 63rd street
Arthur Nash, 1914
Neo-Federal

16 E 64th street
S.E. Gagex, 1902
Neo-Federal

37 E 68th street
Delano & Aldrich, 1913
Neo-Federal



6 E 69th street
George B. Post, Jr, 1936
Neo-Federal

9 E 69th street
Grosvenor Atterbury, 1915-17
Neo-Federal
Photo: Museum of the city of New York

21 E 69th street
Sloan & Robertson, 1926-27
Neo-Georgian

41 East 70th street
Aymar Embury II, 1928-29
Neo-Federal

11 E 75th street
Henry M. Polhemus 1923
Neo-Federal
Photo Source: NYC Dept. of Records, 1980

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Colonial Revival style
Buildings
Note: Refer additonal Colonial Revival images in appendix - PAGES 60, 61, 62, 63, 64, 65, 66 & 67

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821 Madison Avenue
Polhemus & Coffin 1922
Neo-Federal

245 E 61st street
Polhemus, MacKenzie & Coffin 1922
Neo-Georgian

119 E 74th street
Polhemus & Coffin 1923-24
Neo-Georgain

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NO. 11 E 75 Architect
Henry M. Polhemus
Note: Refer additonal Polhemus images in appendix
PAGE 68

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Champ Soleil, Newport, Rhode Island - 1929

Johnson Athletic Center, the Choate School

C. Maury Jones residence, New Jersey -1939

R.M Hilla Estate, Greenwich, CT

James S. Yates Residence, East Hampton, Long Island - 1940

Mrs. Jesse Isidor Straus Residence, Mount Kisco NY- 1939

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NO. 11 E 75 Architect
Henry M. Polhemus
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PAGE 68

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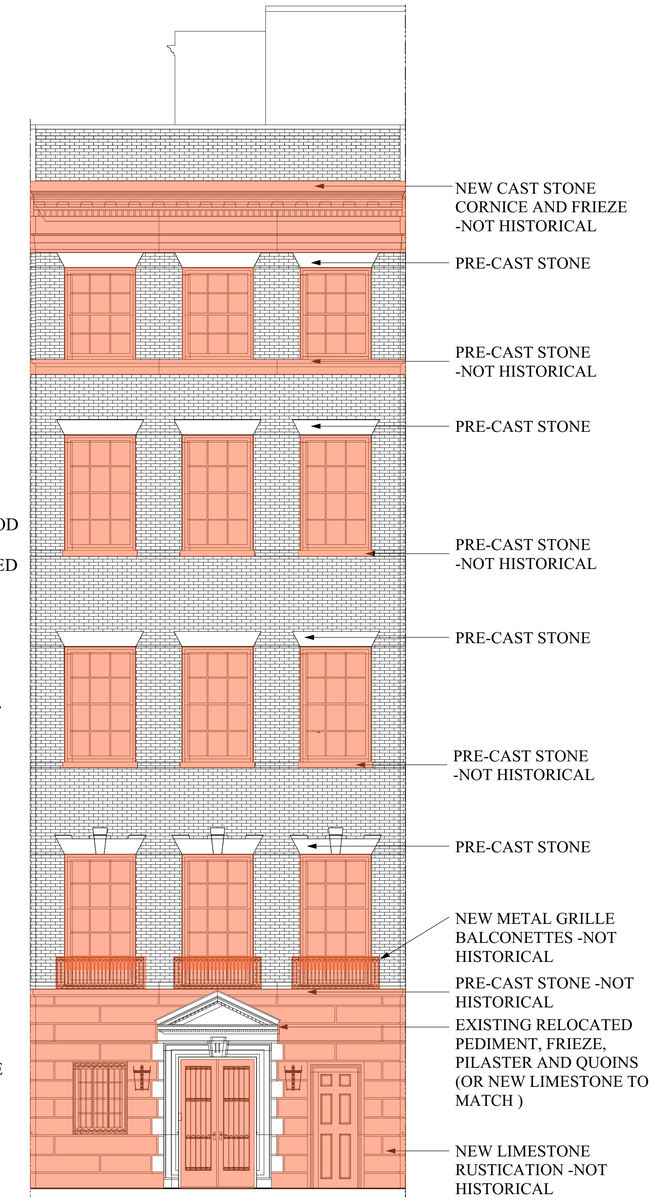
No. 11 East 75 1940

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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PROPOSED DESIGN BLOCK STUDY -BUILDING HEIGHTS

NOTE:
EXISTING FLOOR AREA : 23,130.45
PROPOSED FLOOR AREA: 18,810.89

REDUCTION OF 4320 SF

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Proposed Design Block Study (Heights)

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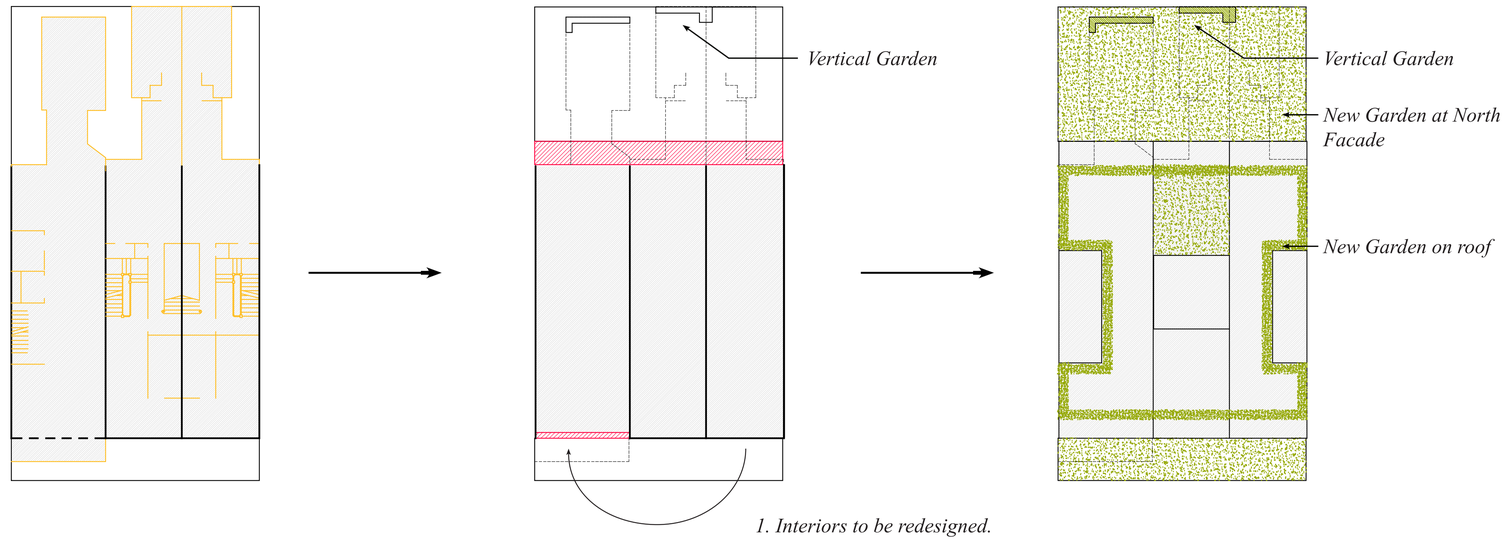
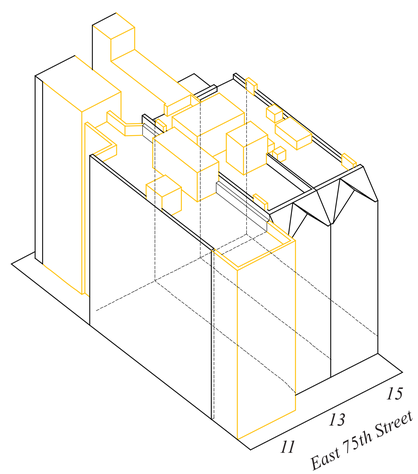
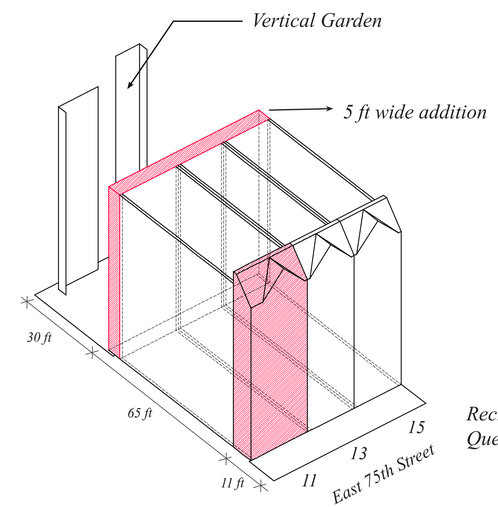


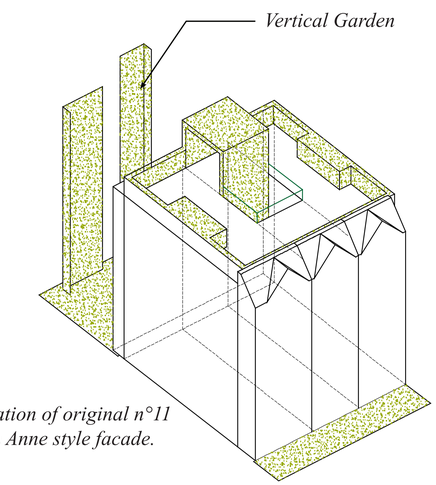
1. Interiors to be redesigned.
2. New façade on n°11 follows recreation of original n°11 Queen Anne style facade.



Removed Components



Facade



Garden

CONCEPT

RECREATION OF ORIGINAL N°11 QUEEN ANNE FACADE / 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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FACADE MATERIALS

NEW SLATE ROOF TO MATCH EXISTING SLATE ROOFS AT NO. 13 AND NO. 15

NEW CAST STONE OR STONE MOLDINGS AND CASINGS TO MATCH HISTORICAL IMAGE OF NO. 11, NO. 13 AND NO. 15 AND SIMILAR TO EXISTING DETAILS AT NO. 13 AND NO. 15

NEW WOOD CORNICE TO MATCH HISTORICAL IMAGE OF NO. 11, NO. 13 AND NO. 15 AND SIMILAR TO EXISTING DETAILS AT NO. 13 AND NO. 15

NEW BRICK WITH CAST STONE OR STONE QUOINED CORNERS AND WINDOW OPENINGS TO MATCH EXISTING DETAILS AT NO. 13 AND NO. 15

NEW CAST STONE OR STONE BALUSTRADE TO MATCH HISTORICAL IMAGE OF NO. 11 AND MATERIAL DETAILS AT NO. 13 AND NO. 15

NEW WOOD DOUBLE-HUNG WINDOWS AND JAMBS TO MATCH WINDOW DETAILS AT NO. 13 AND NO. 15

NEW CAST STONE OR STONE BAY AND FACADE TO MATCH BROWNSTONE MATERIAL DETAILS AT NO. 13 AND NO. 15

NEW DOUBLE WOOD RECESS PANELLED DOORS WITH GLASS TRANSOM ABOVE

PRE-CAST STONE OR STONE AS REPLACEMENT FOR BROWNSTONE STAIR AND RAIL TO MATCH HISTORICAL IMAGE OF NO. 11

NEW IRON RAILING AND KNEE WALL SIMILAR TO HISTORICAL IMAGE OF NO. 11, NO. 13 AND NO. 15

NEW DOUBLE WOOD FLAT PANEL ENTRY DOOR

NEW DOUBLE-HUNG WOOD WINDOWS

ORIGINAL "FISH SCALE" SLATE ROOF

ORIGINAL BRICK FACADE

ORIGINAL BROWNSTONE QUOINED CORNERS

ORIGINAL WOOD CORNICE

ORIGINAL WOOD DOUBLE-HUNG WINDOWS

ORIGINAL BROWNSTONE ORIEL WINDOW AND MOLDINGS

ORIGINAL BRICK AND BROWNSTONE RUSTICATION AT 2ND FLOOR CORNERS

ORIGINAL BROWNSTONE RUSTICATION AT 1ST FLOOR FACADE

ORIGINAL TERRA COTTA RELIEF BETWEEN 1ST FLOOR WINDOWS

NEW STONE RUSTICATION AT BASEMENT LEVEL

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 Front Facade Design

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DEPICTION OF QUEEN ANNE BUILDINGS AROUND 1887-1889

The 2 of the original series of 5 queen Anne facades remaining on the block read proportionally as squeezed remnants within the overall context of the street facade.

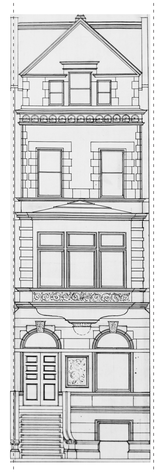
1887 - 1889 → 2016

Queen Anne facades customarily were constructed and designed in series as an overall street composition.

CURRENT REMNANTS OF QUEEN ANNE BUILDINGS

© N°9
Historic Picture

© N°11
Historic Picture



© N°15
Original Drawing
1900, Arch :
William E.
Mowbray

EARLIEST HISTORIC SOURCES OF QUEEN ANNE BUILDINGS

METHODOLOGY FOR RECREATION OF ORIGINAL Nº 11 FACADE

Using historical record, research and various methodical studies as the basis of design, the design proposal is to recreate a new Queen Anne facade in complement to its original and existing adjacent Queen Anne neighbours.

DESIGN PROPOSAL

RECREATION RESEARCH & ANALYSIS

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Recreation Research & Analysis

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EXISTING FRONT FACADE ELEVATIONS

Scale: 3/16" = 1'0"

PROPOSED FRONT FACADE ELEVATIONS

Scale: 3/16" = 1'0"

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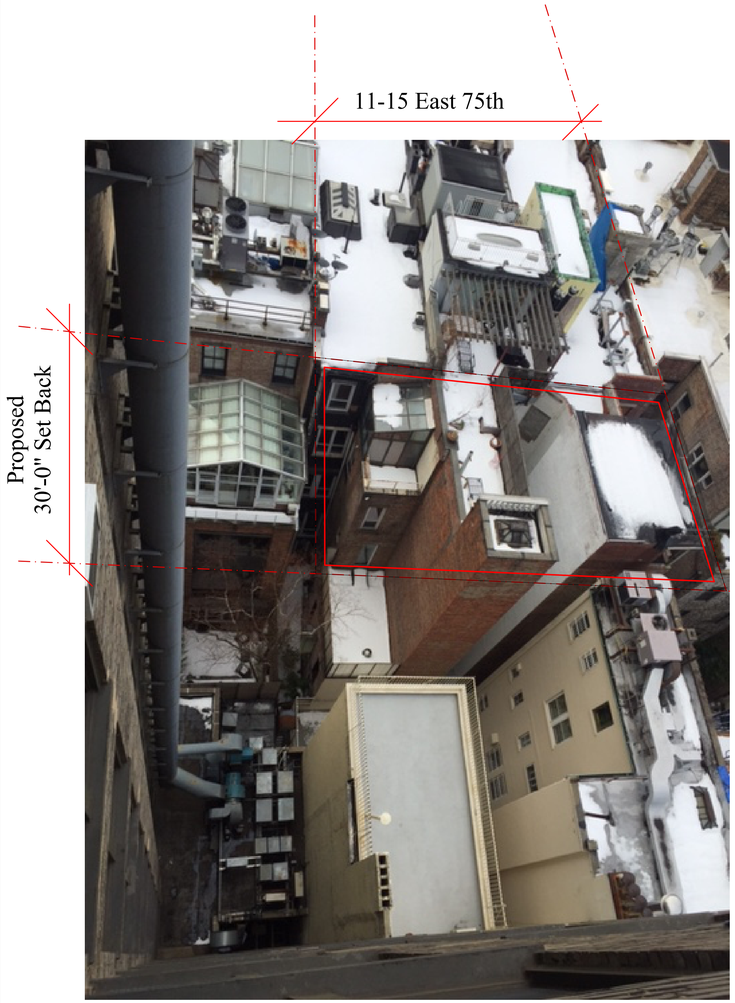

VIEW SOUTH FROM THE SURREY

VIEW SOUTH FROM THE SURREY

VIEW SOUTHWEST FROM THE SURREY

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Rear Yard Donut Visible From E76th Street

15 EAST 75TH STREET TOWNHOUSE

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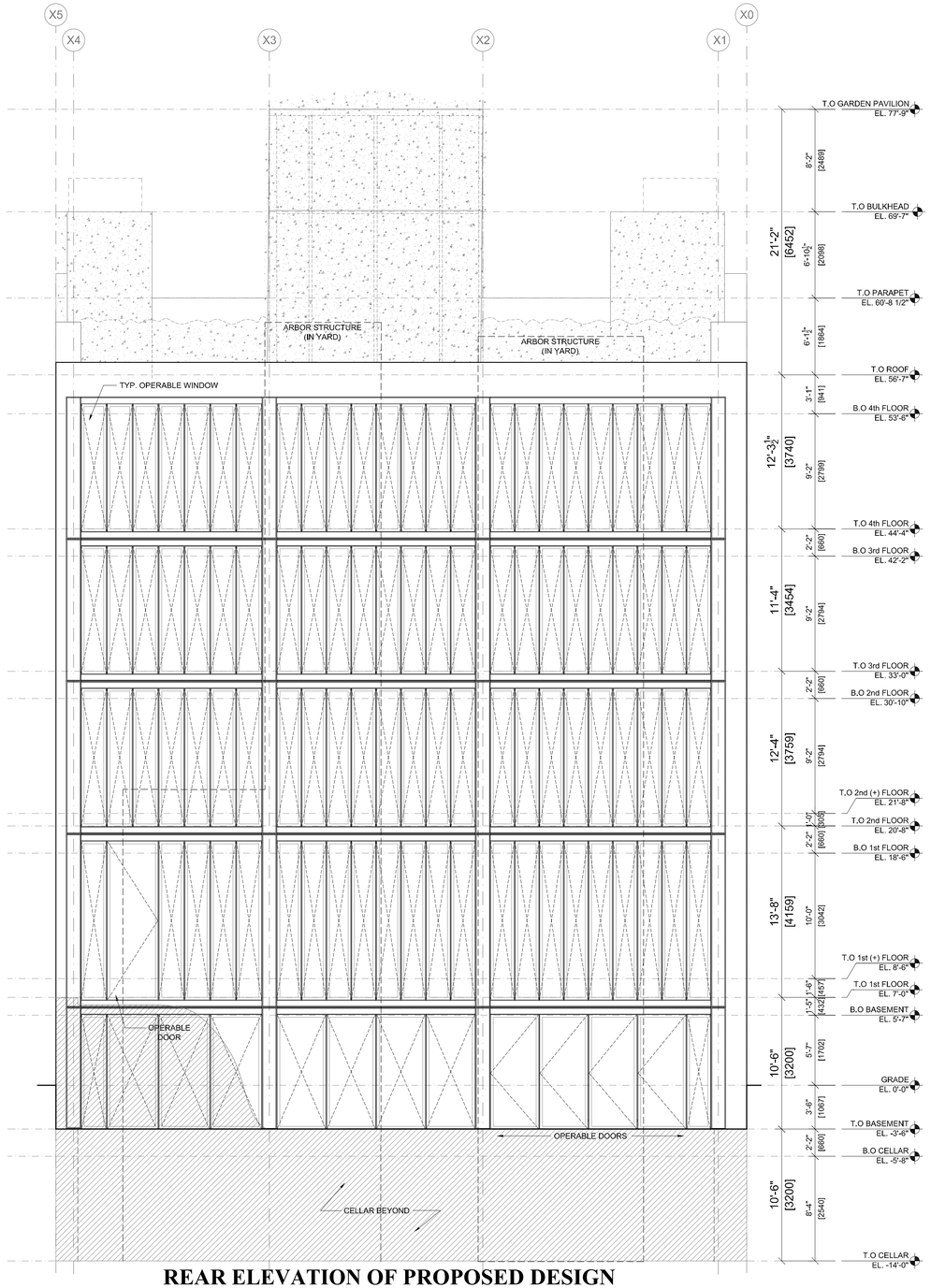

REAR ELEVATION OF PROPOSED DESIGN

Scale: 3/16" = 1'0"

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March 9, 2016

Rear Elevation of Proposed Design

15 EAST 75TH STREET TOWNHOUSE

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Rendering Of Proposed Rear Facade Design

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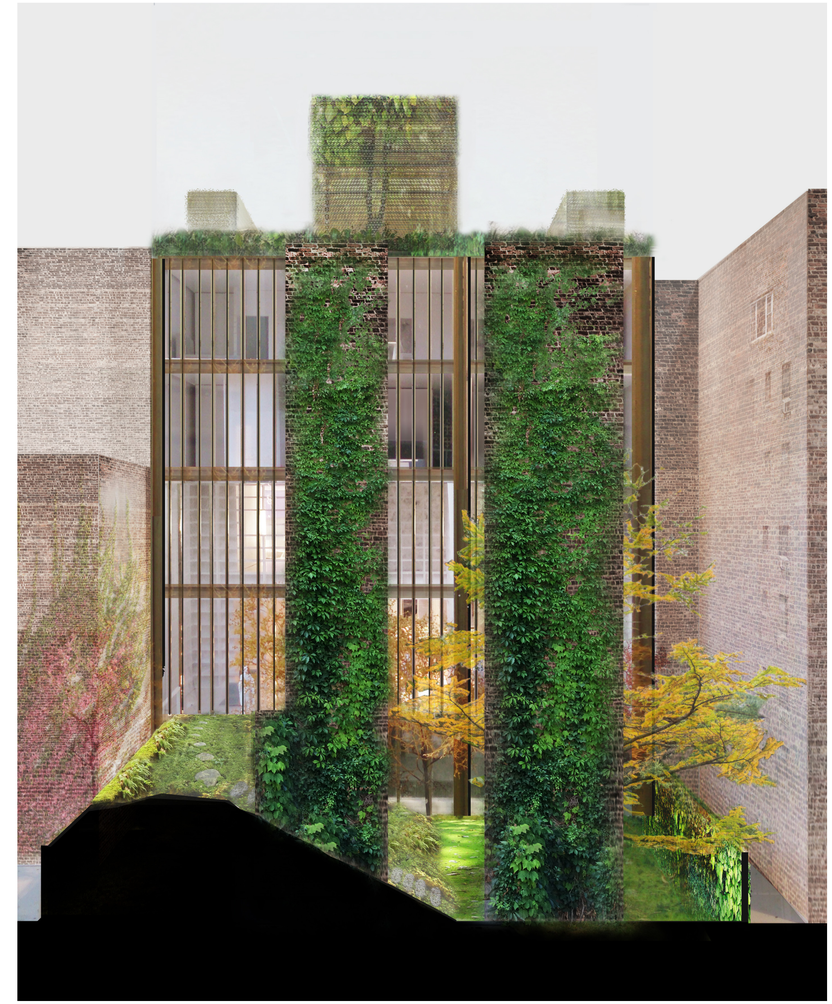
** Image is not a precise depicition of exact building elements and should only be used as an artistic representation of rear yard atmosphere.*

RENDERING OF PROPOSED REAR FACADE & YARD
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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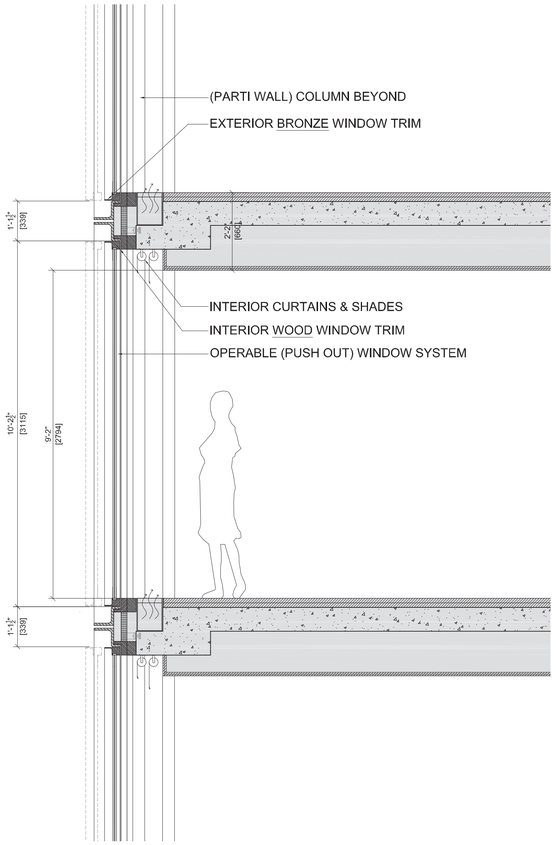
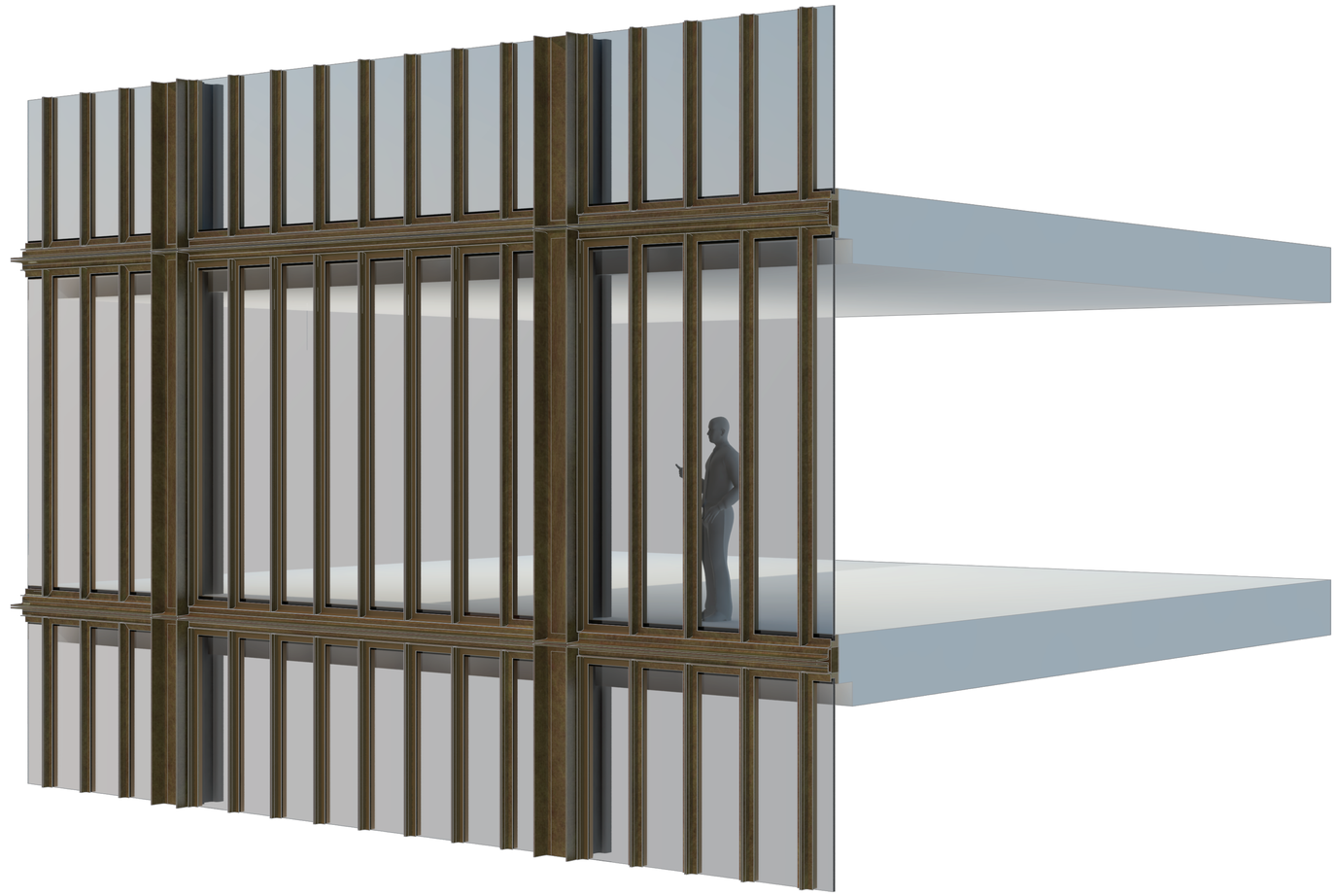


REAR FACADE SECTION DETAIL
Scale = 1/2" = 1'-0"



REAR FACADE (3D) SECTION DETAIL
Scale = NTS

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Rear Elevation Louver Details

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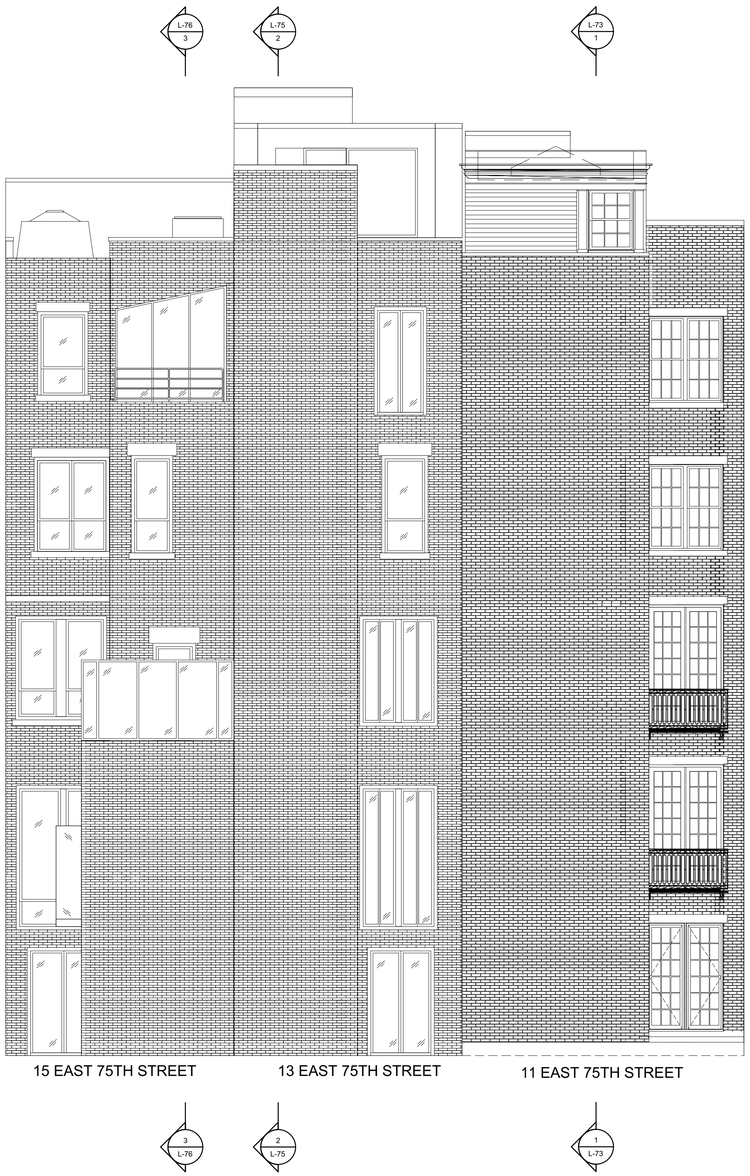
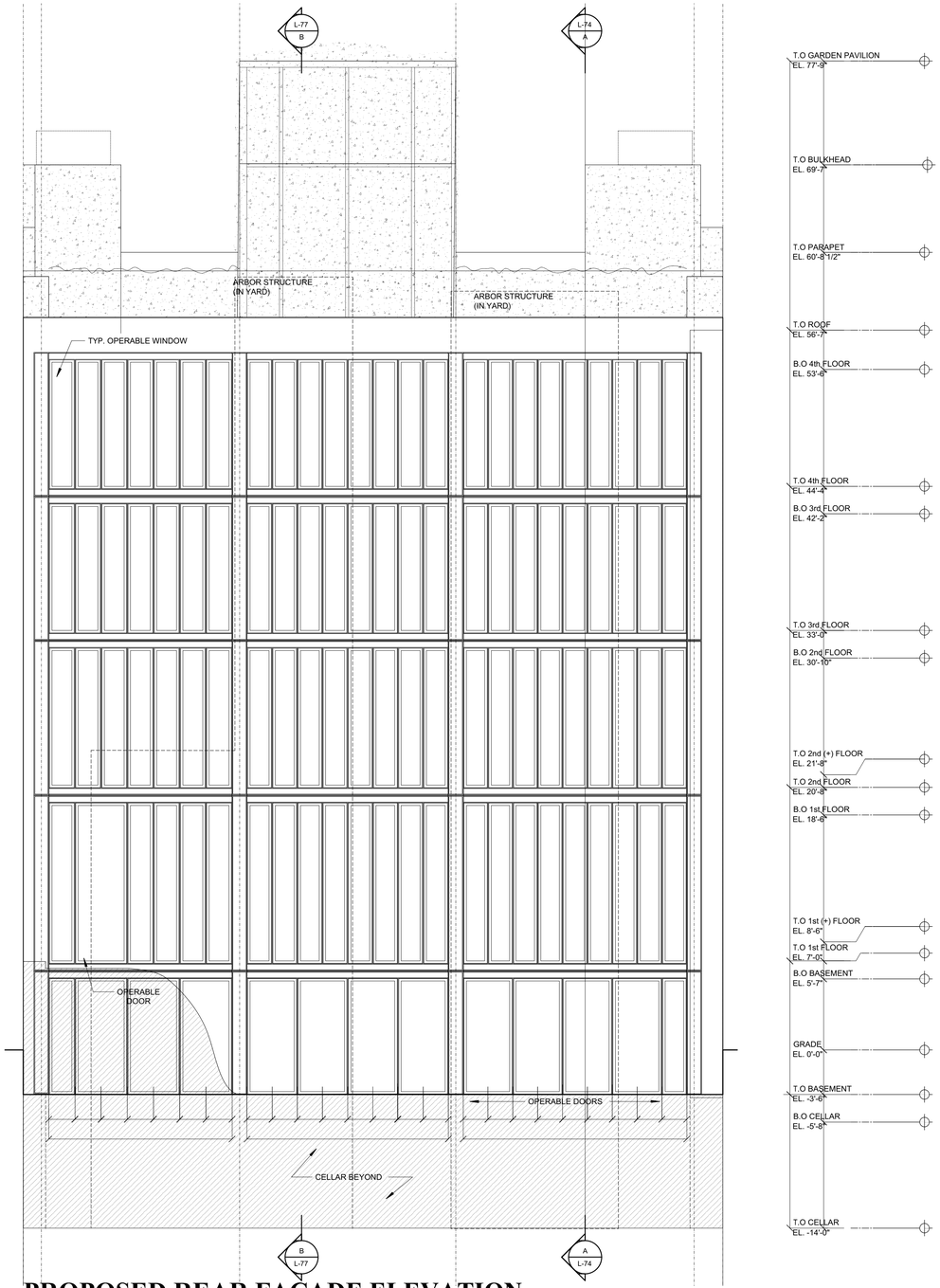


EXISTING REAR FACADE ELEVATION
Scale: 3/16" = 1'0"



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

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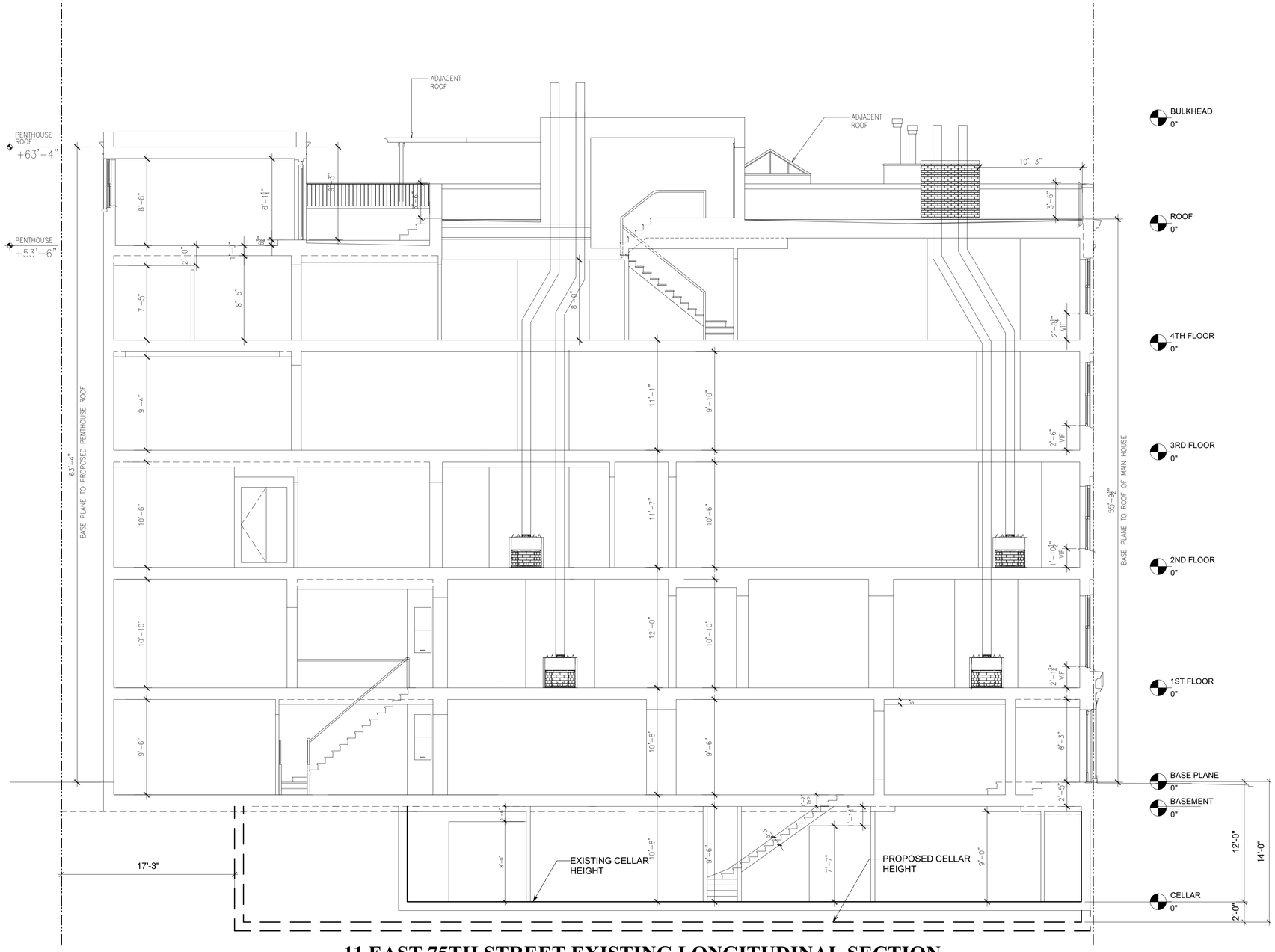

11 EAST 75TH STREET EXISTING LONGITUDINAL SECTION

Scale: 3/16" = 1'0"

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PROPOSED LONGITUDINAL SECTION A

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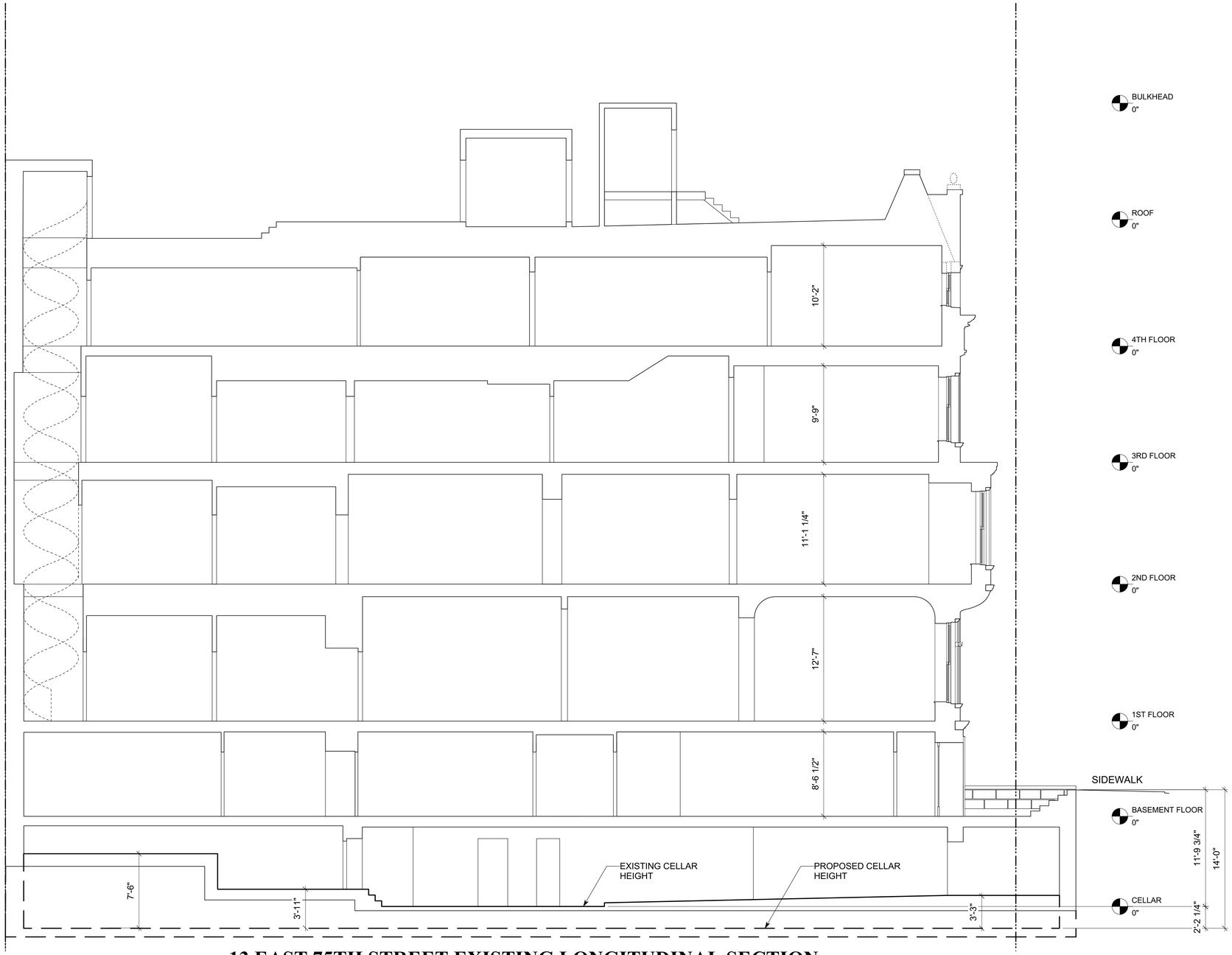

13 EAST 75TH STREET EXISTING LONGITUDINAL SECTION

Scale: 3/16" = 1'0"

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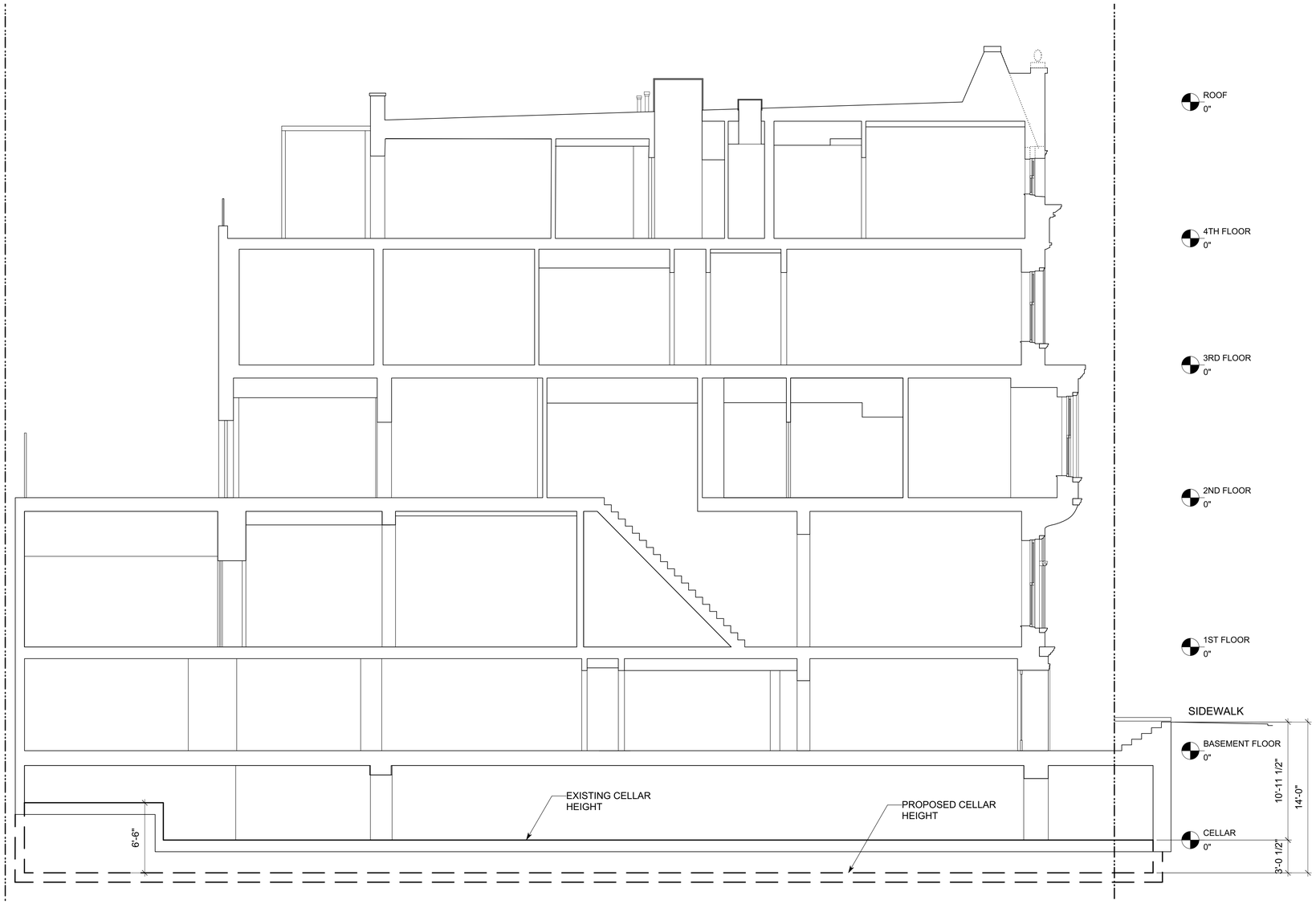

15 EAST 75TH STREET EXISTING LONGITUDINAL SECTION
Scale: 3/16" = 1'0"

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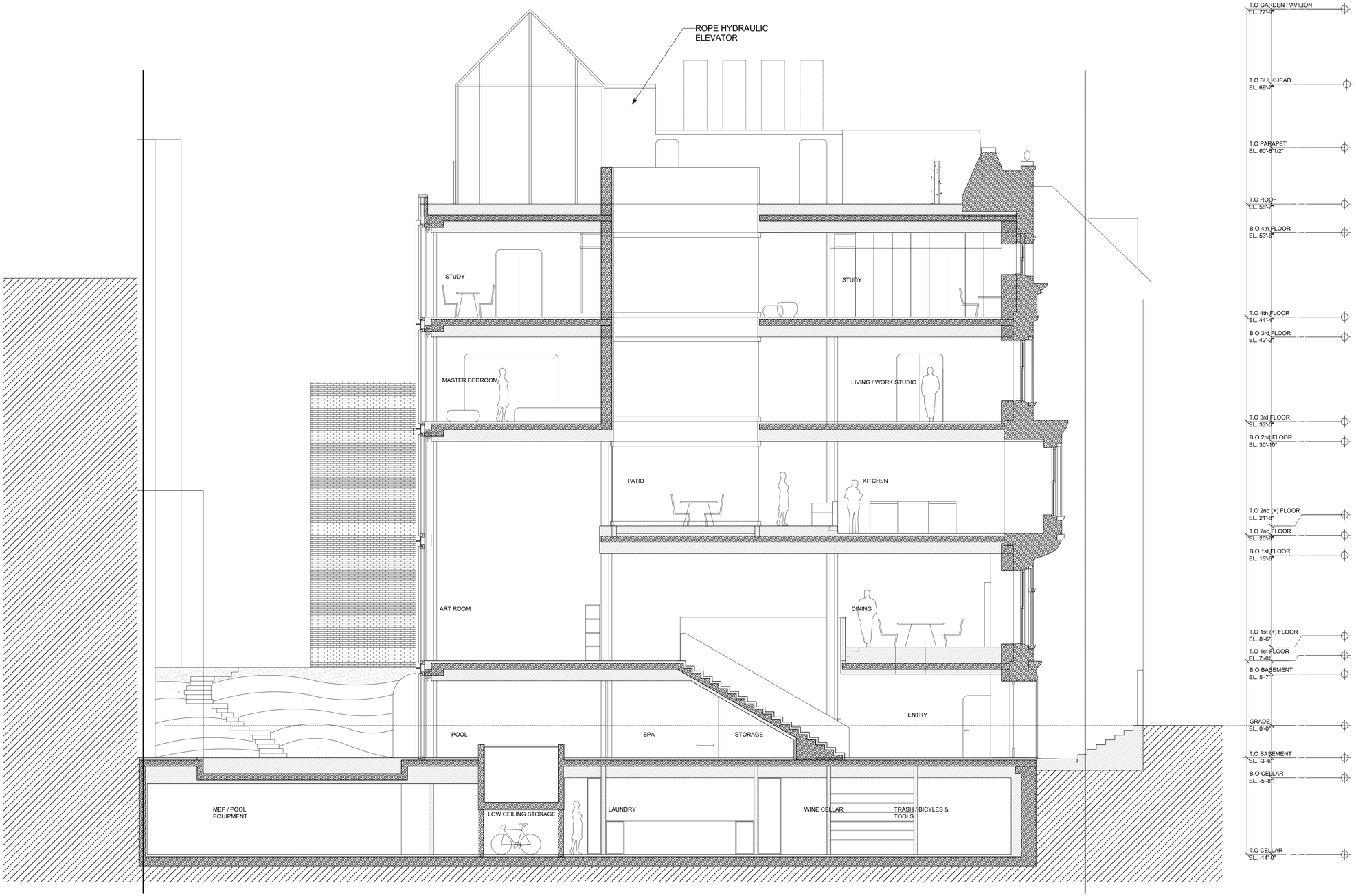

PROPOSED LONGITUDINAL SECTION B

Scale: 3/16" = 1'0"

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APPENDIX

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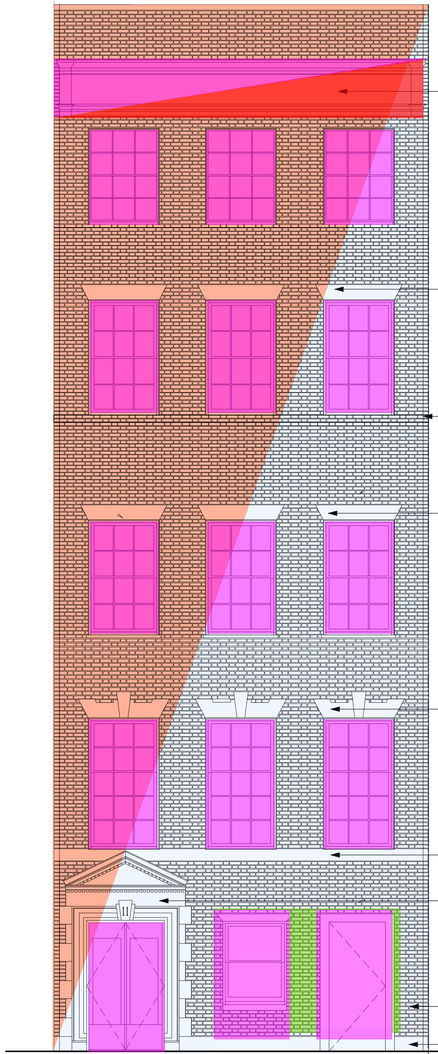
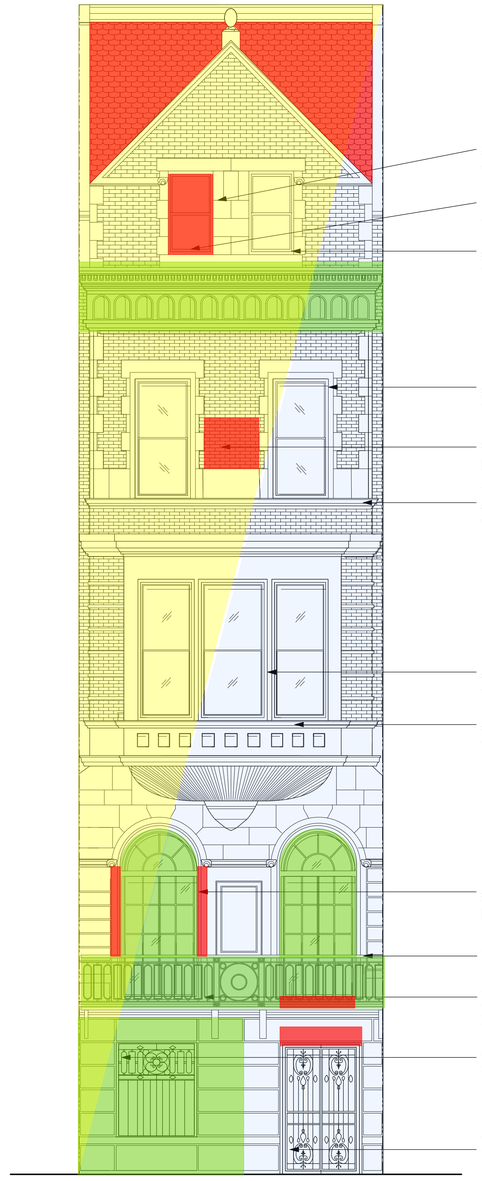


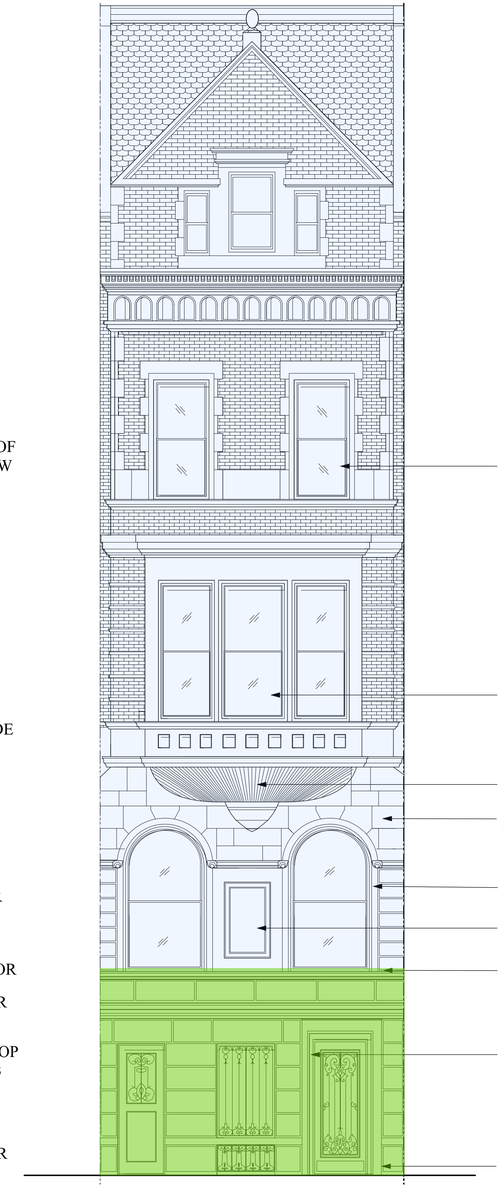
11 E 75TH ST. FRONT ELEVATION

NOTE: ALL NOTES APPLICABLE TO PRE-LPC APPROVED ALTERATIONS



13 E 75TH ST. FRONT ELEVATION

NOTE: SEE ATTACHED PHOTOS OF PROBES



15 E 75TH ST. FRONT ELEVATION

LEGEND

- Original Facade Fabric
- Non-Original Facade Elements
- Damaged Original Facade Fabric
- Requires Paint Removal
- Requires Repointing
- Removed from Facade
- Angled color references shared properties for entire surface

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No. 11, 13 and No. 15 Existing Facade Report

15 EAST 75TH STREET TOWNHOUSE

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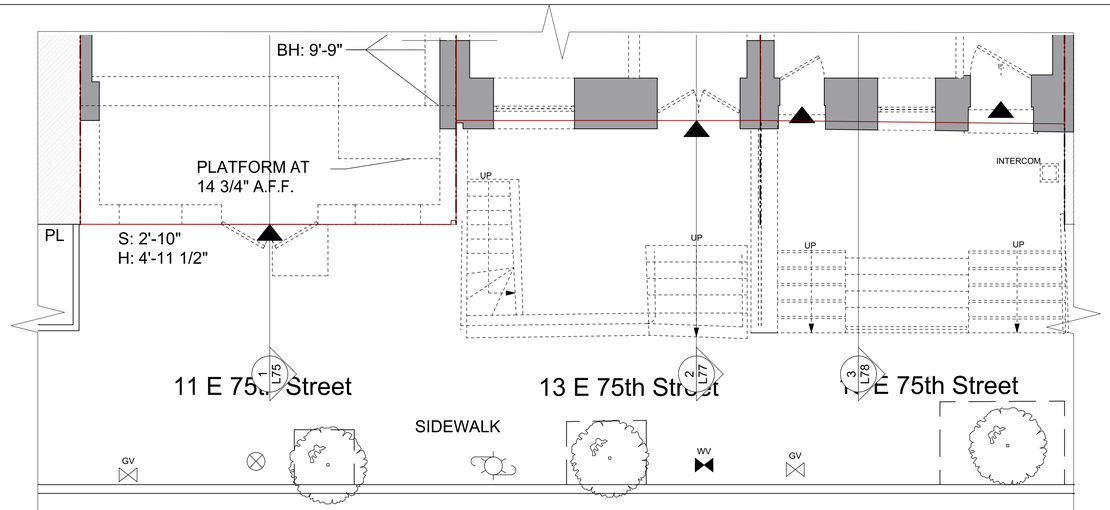
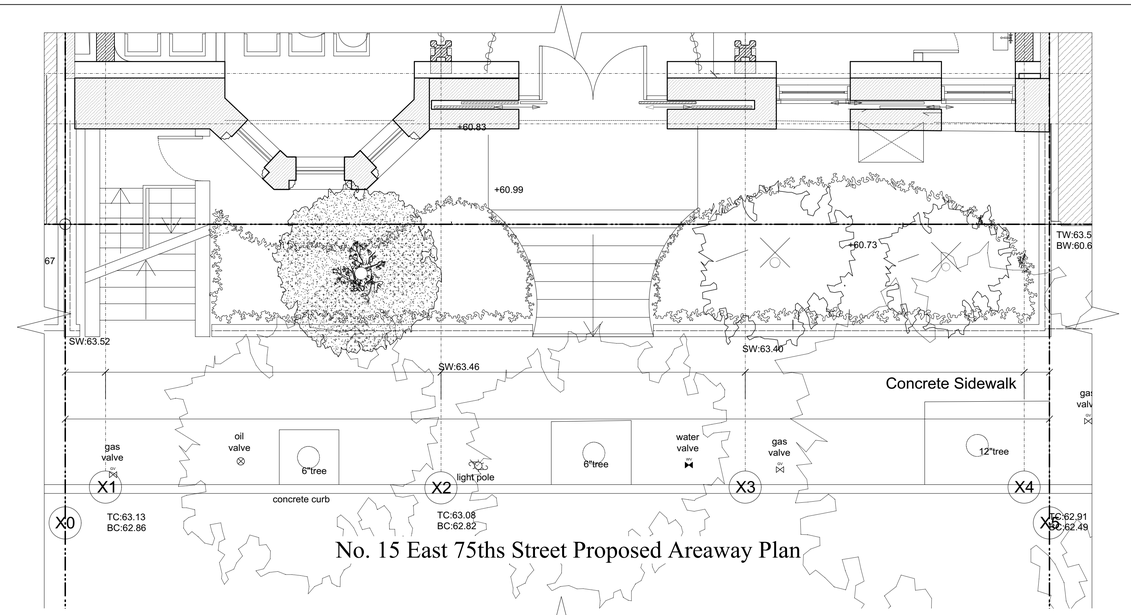


No. 11, 13 and 15 East 75ths Street Existing Areaway Plan



No. 15 East 75ths Street Proposed Areaway Plan

No. 11 LPC Approved Elevation

No. 13 Existing Elevation

No. 15 Existing Elevation

EXISTING BASEMENT AND STREET LEVEL FACADES

No. 15 East 75ths Street Proposed Elevation

PROPOSED BASEMENT AND STREET LEVEL FACADES

No. 11 Existing Areaway Photo

No. 13 Existing Areaway Photo

No. 13 and 15 Existing Areaway Photo

No. 15 Existing Areaway Photo

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Street Facade - Entry Level (s) Plans and Elevations

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1887 - 1889

DEPICTION OF QUEEN ANNE BUILDINGS AROUND 1887-1889

© N°11
Historic Picture

2016

© N°15
Original Drawing
1900, Arch :
William E.
Mowbray

WINDOW ALIGNMENT

HEIGHT OF THE WINDOWS

MATERIALITY

METHODOLOGY FOR RECREATION OF THE GROUND FLOOR

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Street Facade - Entry Level (s)
Elevations Diagram

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KNEE WALL & IRON FENCES

HEDGES

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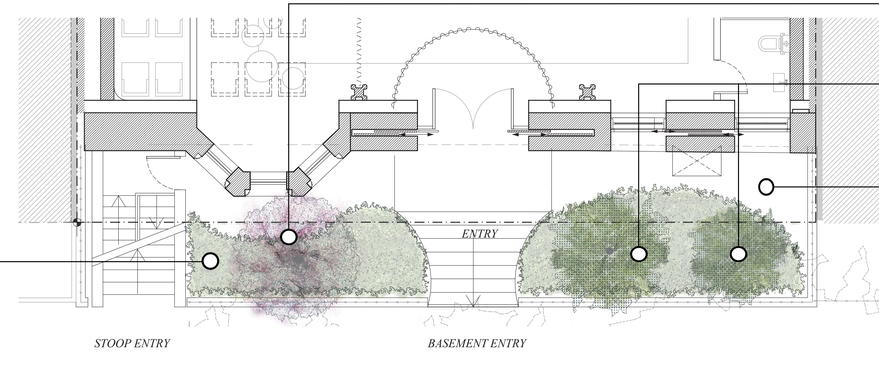
ROWHOUSE MANUAL



CHERRY TREE (*Prunus x yedoensis*)

JAPANESE MAPLE (*Acer palmatum)*

BLUESTONE PAVERS

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Front Yard Gardens & Entry

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Proposal is to remove iron work at no.13 as it is not original to Queen Anne. The iron work was included in 1926 when the rear extension was built and when the stoop was removed.

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Street Facade - Entry Level (s) 13 East 75th Existing Iron Rail

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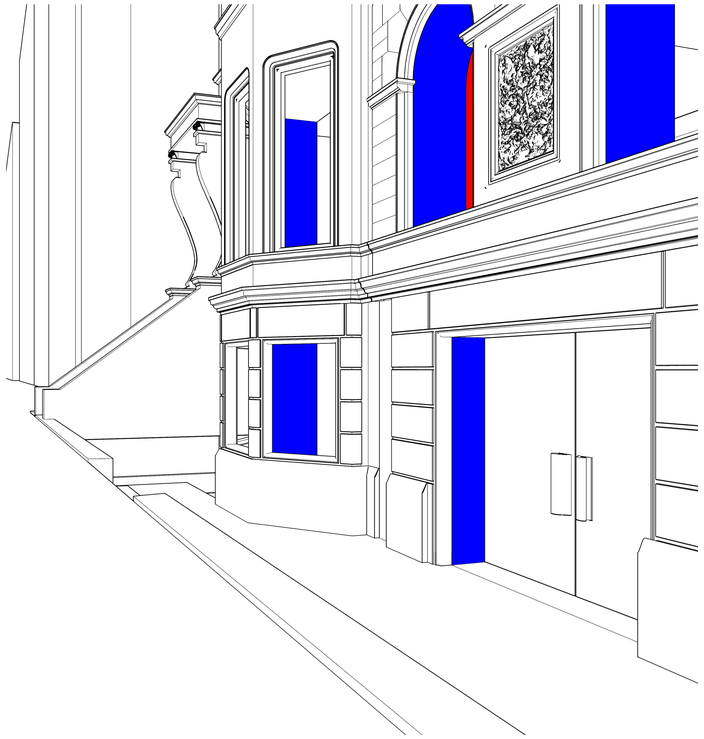
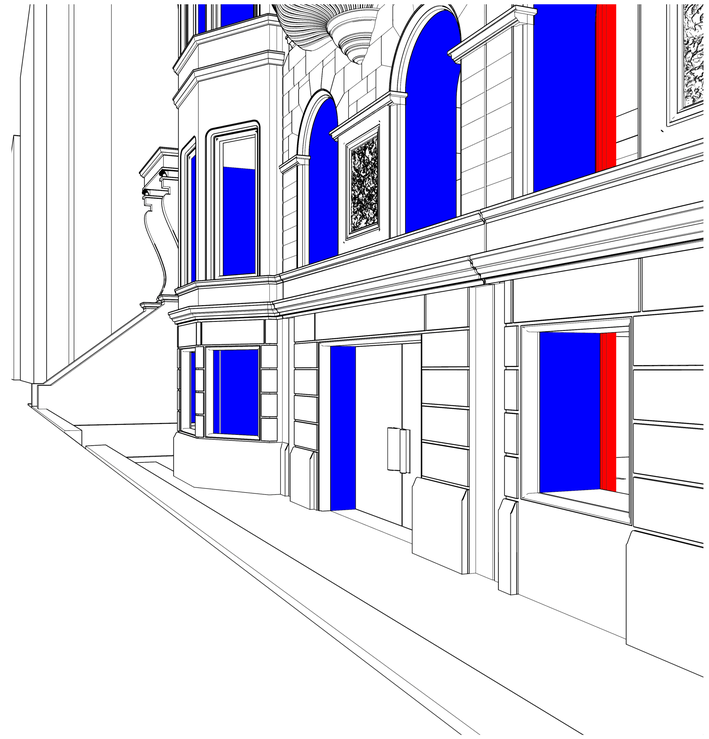
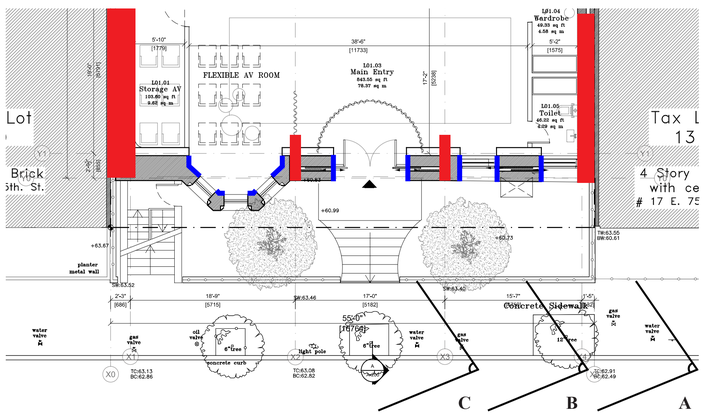


STREET VIEW A

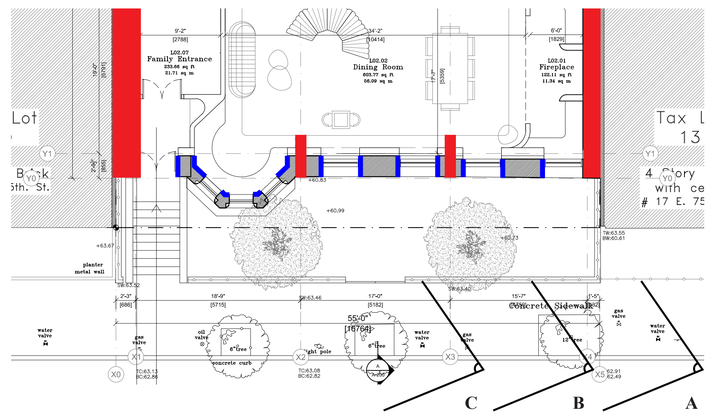


STREET VIEW B

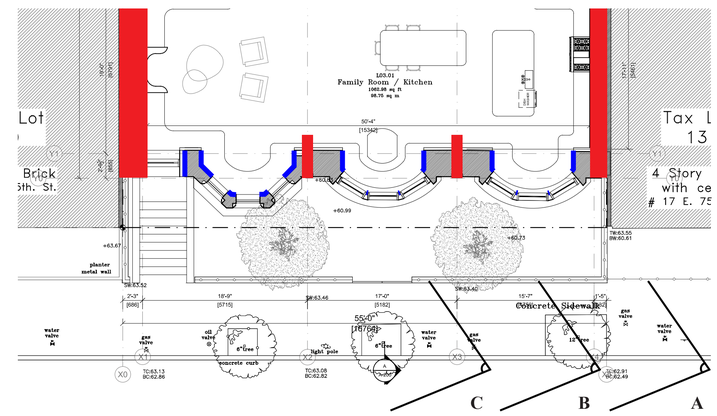
STREET VIEW C



BASEMENT LEVEL



LEVEL 01



LEVEL 02

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Party Wall - Street Visibility Study

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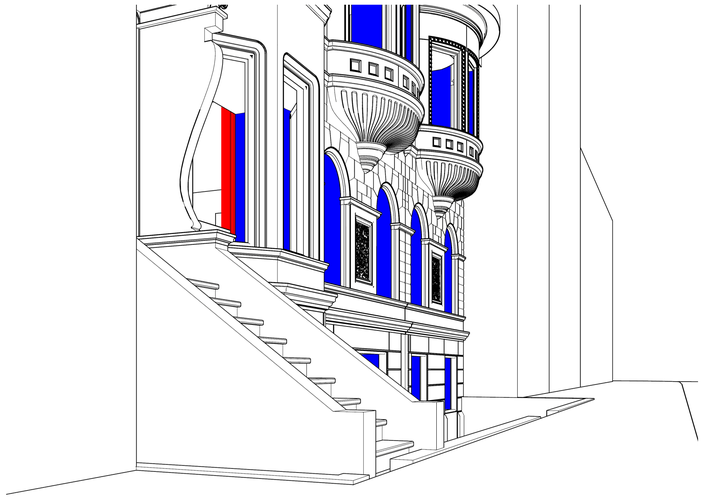
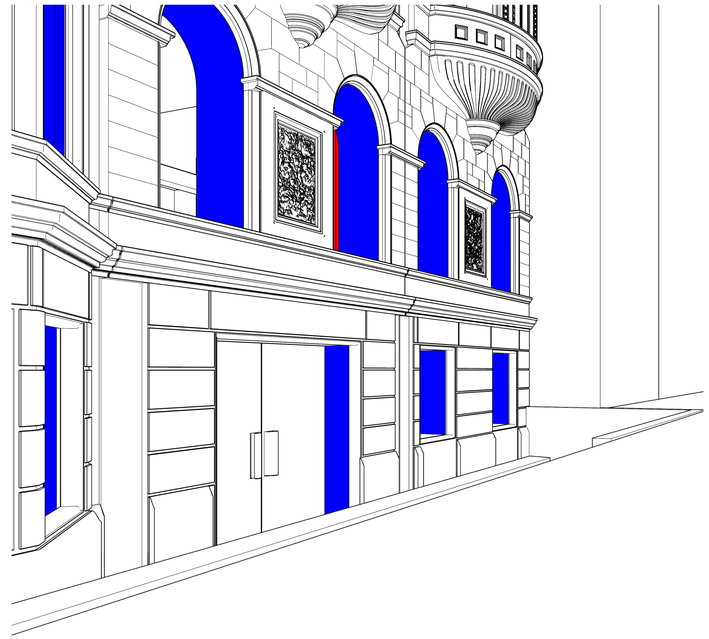
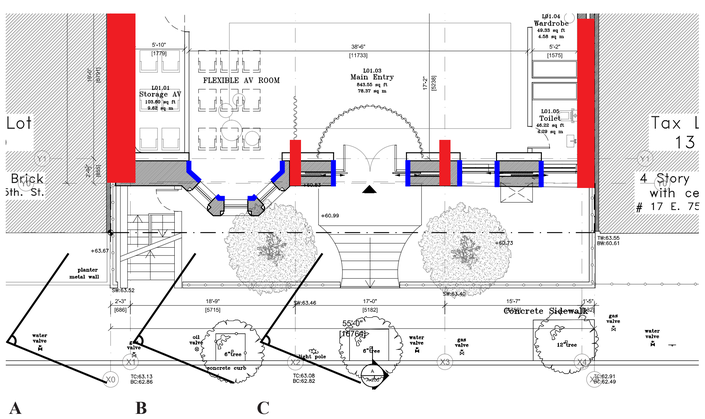


STREET VIEW A

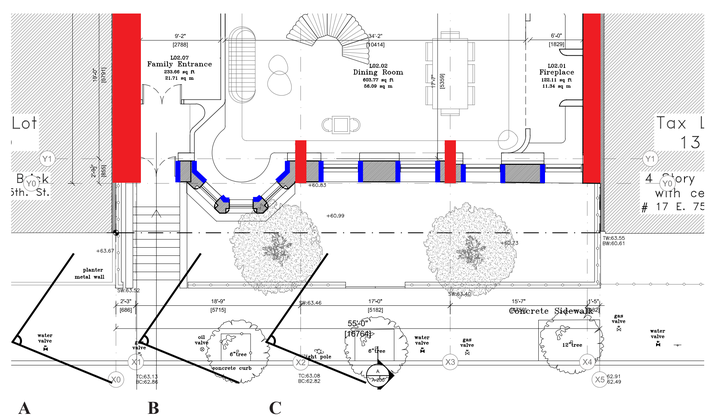


STREET VIEW B

STREET VIEW C



BASEMENT LEVEL



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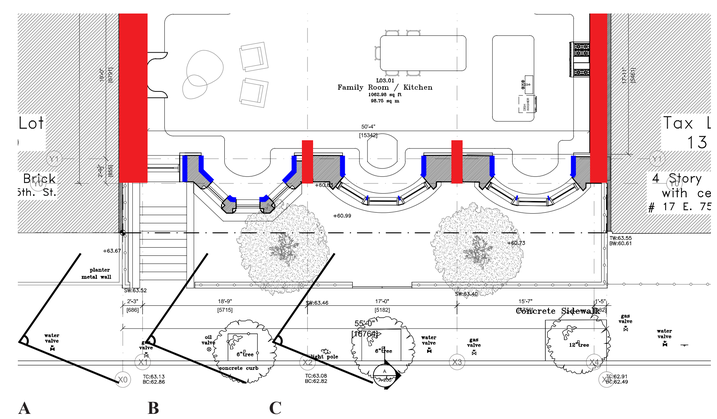

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Party Wall - Street Visibility Study

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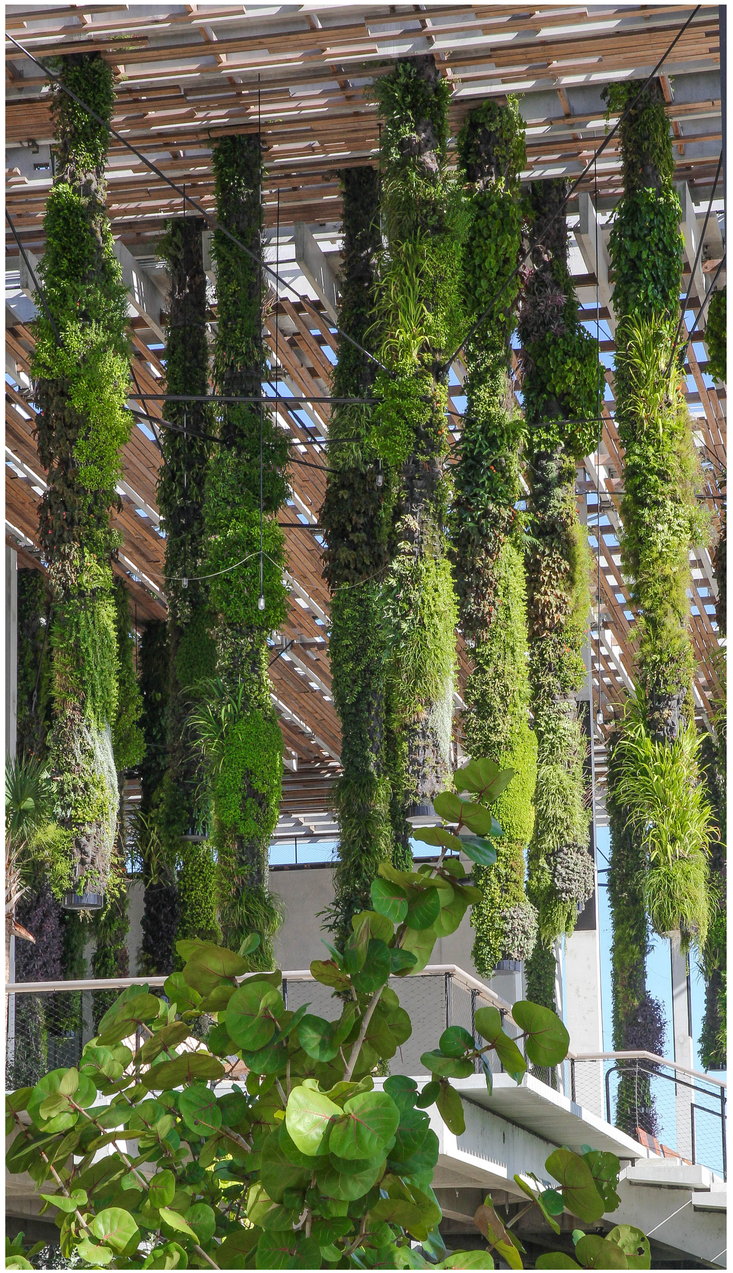
CAIXA FORUM, MADRID
Herzog & de Meuron Past Project



PEREZ ART MUSEUM, MIAMI
Herzog & de Meuron Past Project

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Green Wall Images

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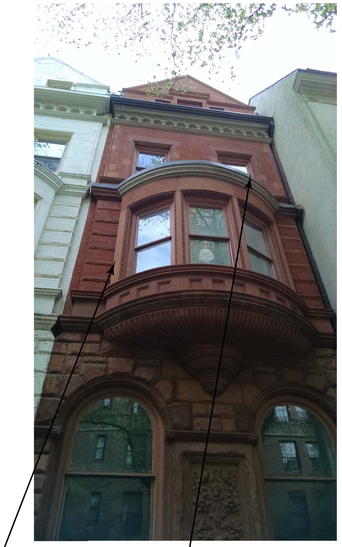

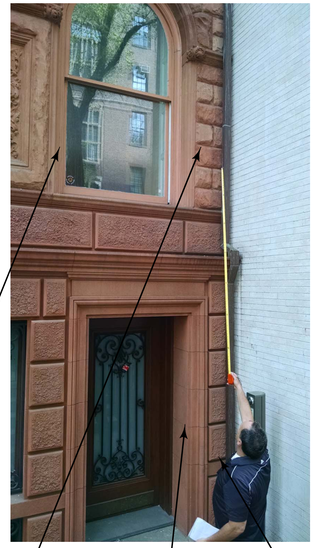

#6
3RD FL
WINDOW
JAMB

#7
4th FL
WINDOW
JAMB

#3
2ND FL
WINDOW
JAMB

#4
RAISED
BLOCK

#1
ENTRANCE
DOOR
JAMB

#1
RAISED
BLOCK AT
BASE

#5
MEDALLION

#1
ENTRANCE
JAMB

#2
RAISED BLOCK
AT BASE

#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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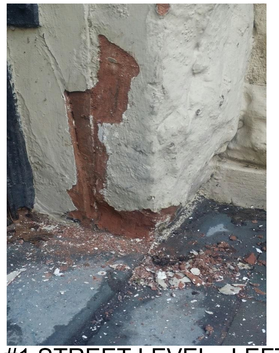
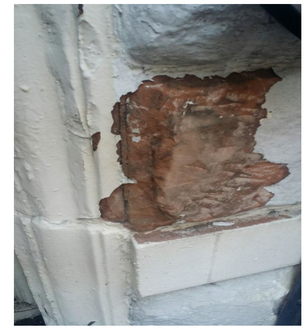
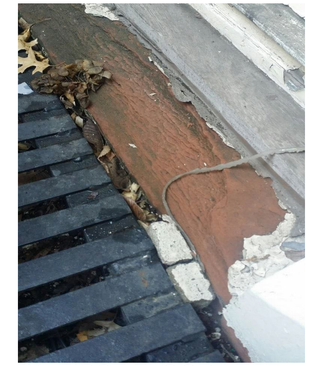


#1 STREET LEVEL , LEFT BOTTOM SIDE OF THE DOOR JAMB

#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

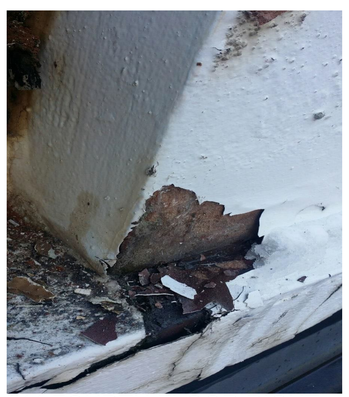
#6 SECOND FLOOR CENTER WINDOW JAMB

#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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March 9, 2016

No. 13 Facade Probe Photos

15 EAST 75TH STREET TOWNHOUSE

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New York, NY 10022
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(212) 829 9409 f

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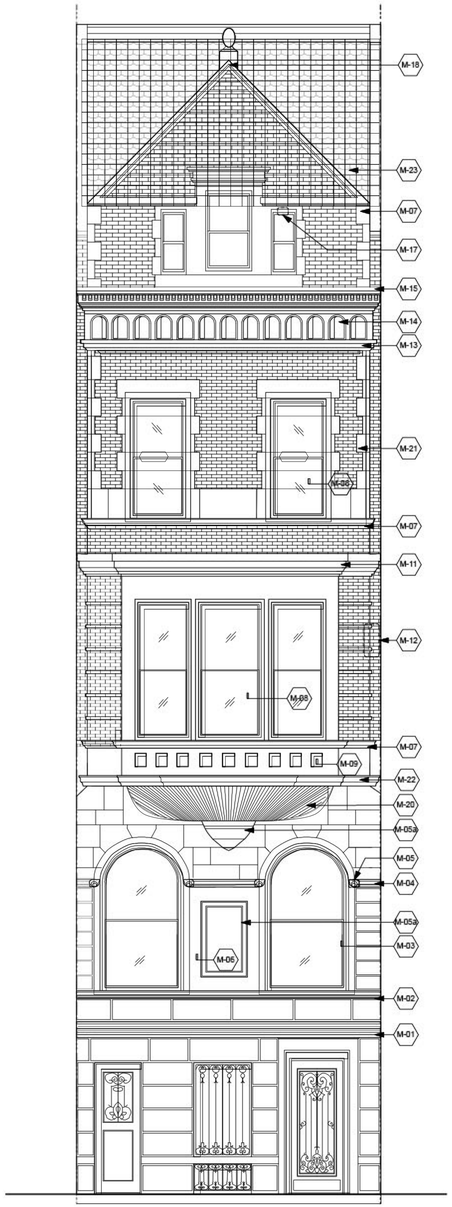
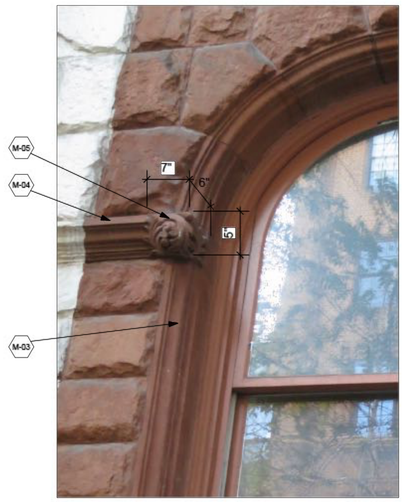
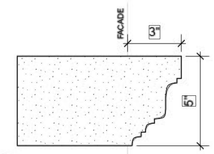


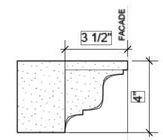
A TYP. ORIGINAL FACADE KEYED WITH MASONRY MOLDING
Scale: 1/4" = 1'-0"



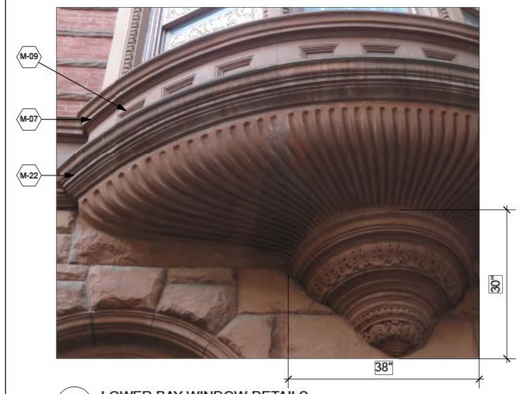
B SECOND FLOOR WINDOW DETAILS CORNICES
Scale: NOT TO SCALE



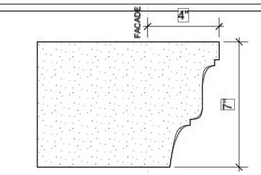
5 M-04 CORNICE MOLDING TYPE 3
Scale: 3" = 1'-0"



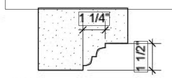
4 M-03 CASE MOLDING TYPE 1
Scale: 3" = 1'-0"



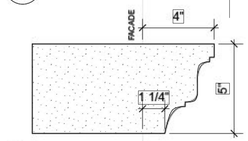
C LOWER BAY WINDOW DETAILS
Scale: NOT TO SCALE



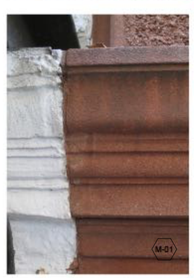
7 M-22 CORNICE MOLDING TYPE 4
Scale: 3" = 1'-0"

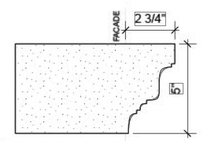


8 M-09 FRAME MOLDING TYPE 2
Scale: 3" = 1'-0"

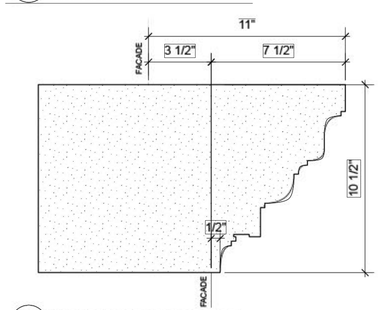


9 M-07 CORNICE MOLDING TYPE 5
Scale: 3" = 1'-0"



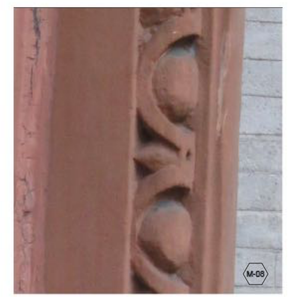


3 M-02 CORNICE MOLDING TYPE 2
Scale: 3" = 1'-0"

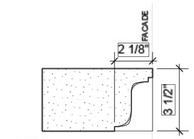


2 M-01 CORNICE MOLDING TYPE 1
Scale: 3" = 1'-0"

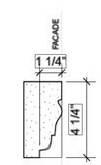
F BASEMENT CORNICES
Scale: NOT TO SCALE



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

15 EAST 75TH STREET TOWNHOUSE

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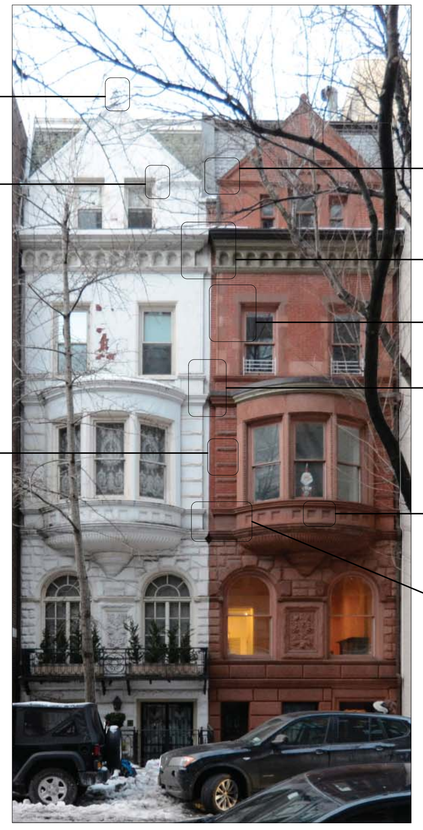
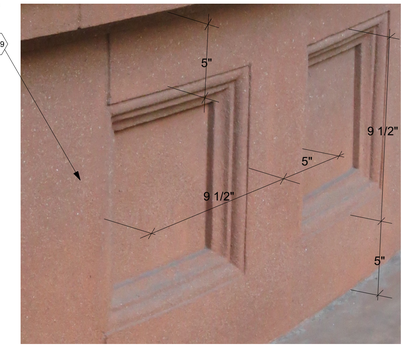


A ORIGINAL FACADE 13 E. 75TH ST. AND 15 E. 75TH STREET
Scale: NOT TO SCALE

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

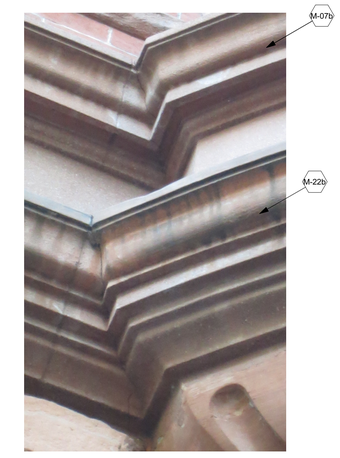
K UPPER BAY CORNICE DETAILS BY COMPARISON
Scale: NOT TO SCALE

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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March 9, 2016

Survey of Existing Queen Anne Molding 2

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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 3

15 EAST 75TH STREET TOWNHOUSE

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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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Historic Images 4

15 EAST 75TH STREET TOWNHOUSE

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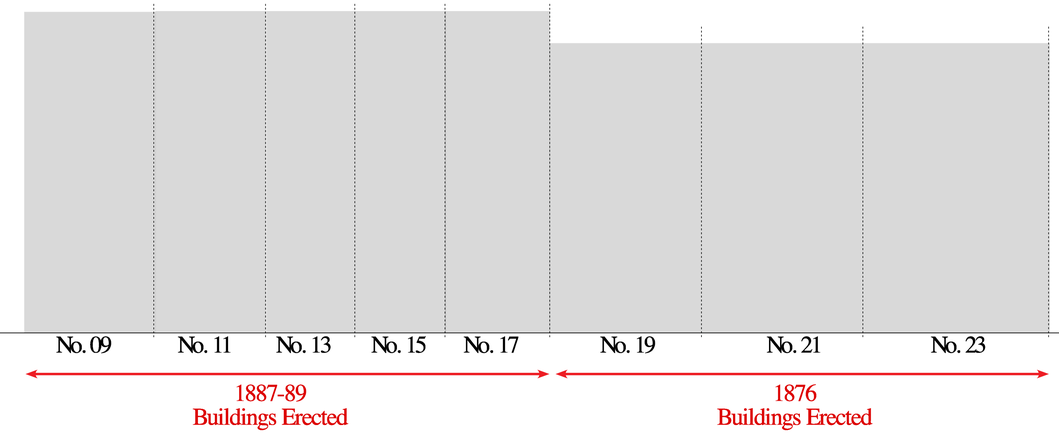

COLLAGED ELEVATION
compiled using dated sources

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

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

Streetscape Timeline
1896

15 EAST 75TH STREET TOWNHOUSE

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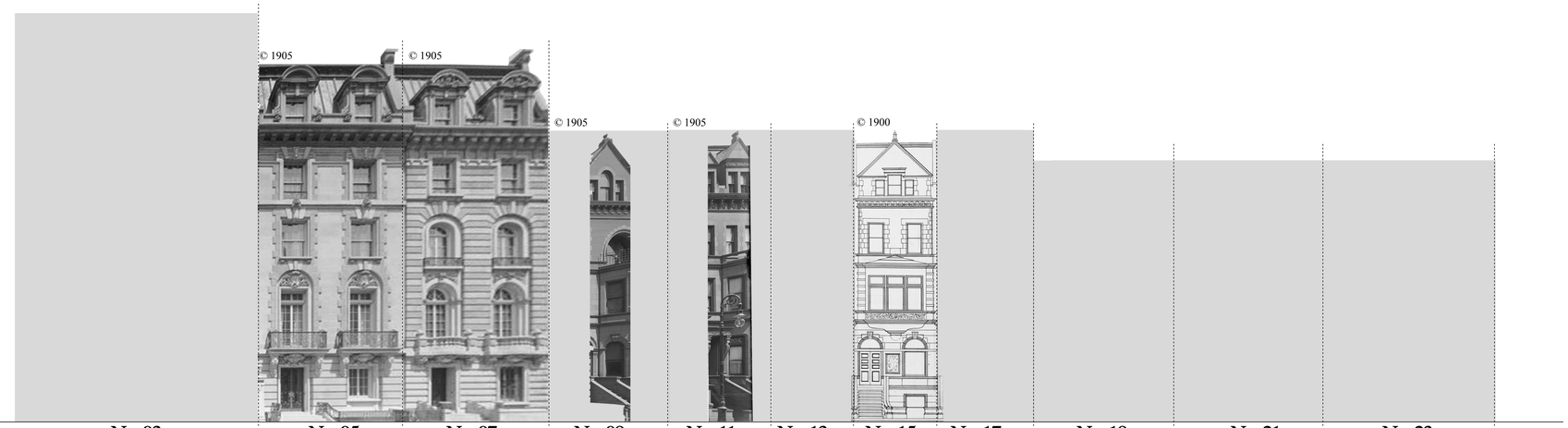

COLLAGED ELEVATION
compiled using dated sources

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

1902-04
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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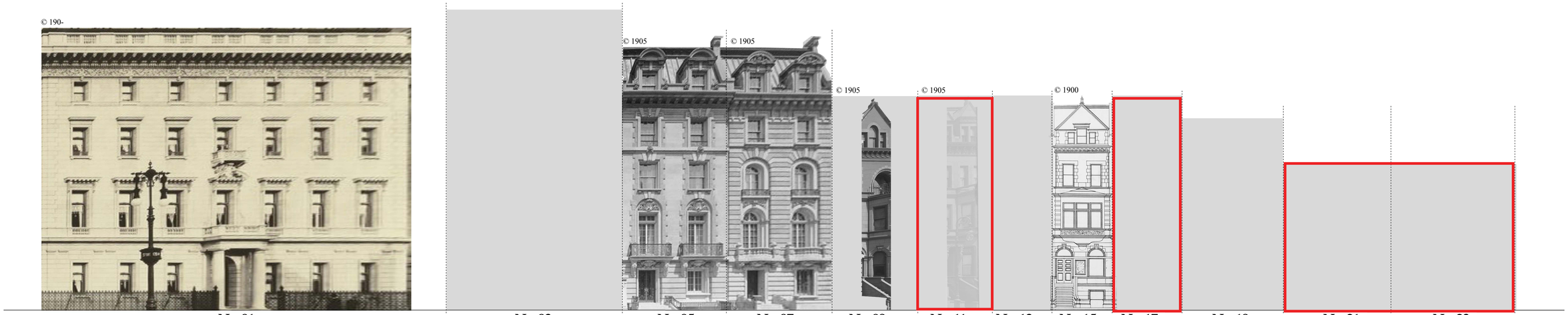

COLLAGED ELEVATION
compiled using dated sources

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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March 9, 2016

Streetscape Timeline
1925

15 EAST 75TH STREET TOWNHOUSE

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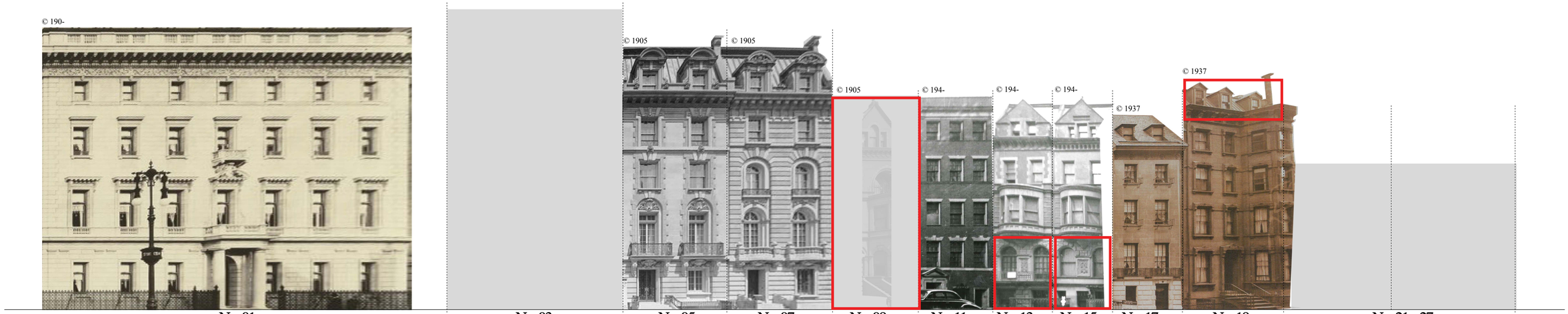

COLLAGED ELEVATION
compiled using dated sources

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

15 EAST 75TH STREET TOWNHOUSE

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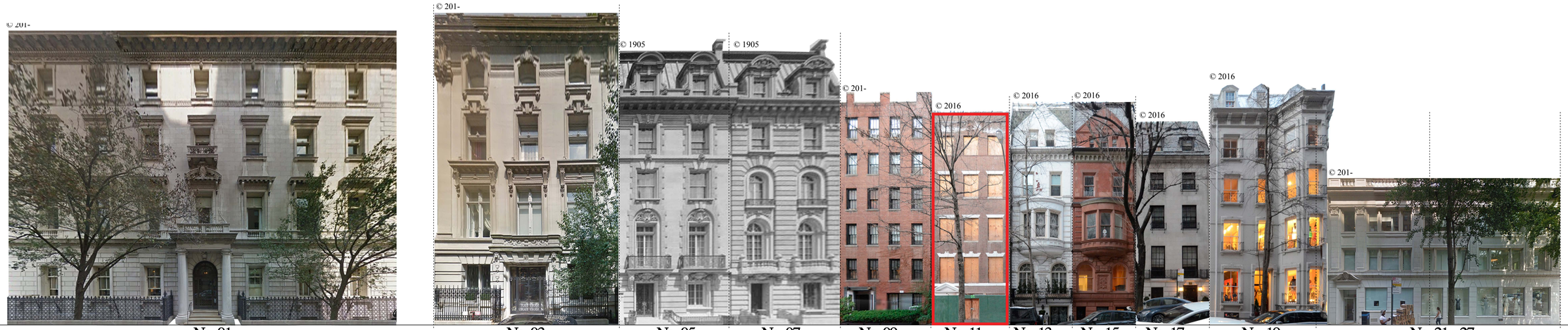
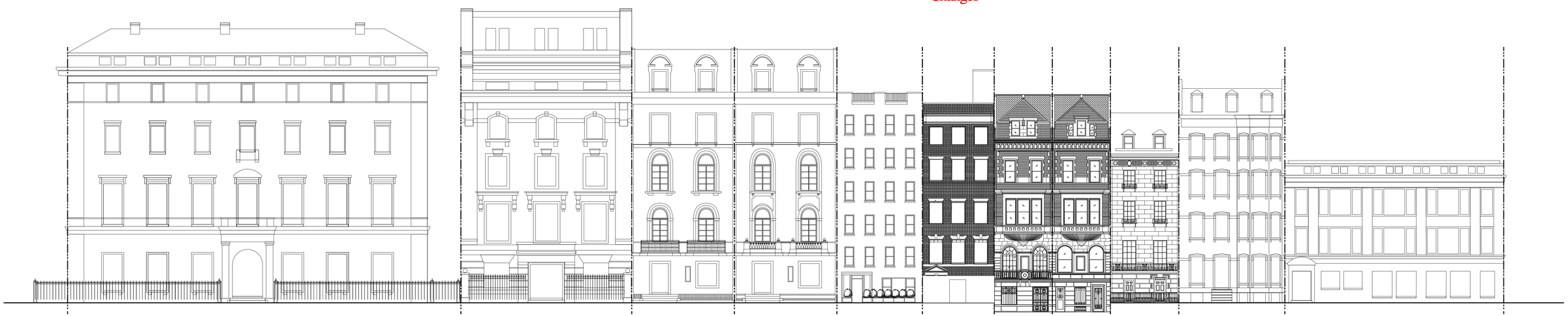


COLLAGED ELEVATION
compiled using dated sources

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

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Landmarks Preservation Commission
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March 9, 2016

Streetscape Timeline
2016

15 EAST 75TH STREET TOWNHOUSE

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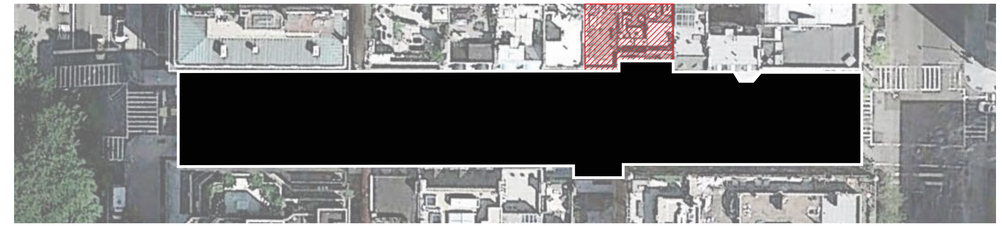
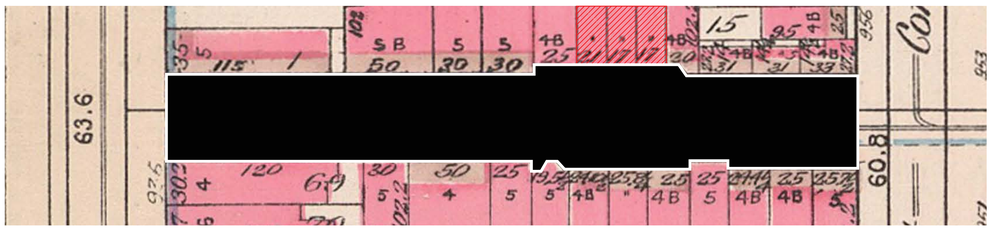
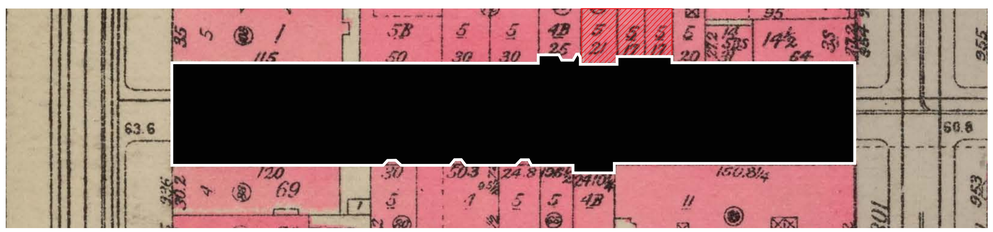
1896 Sanborn Map



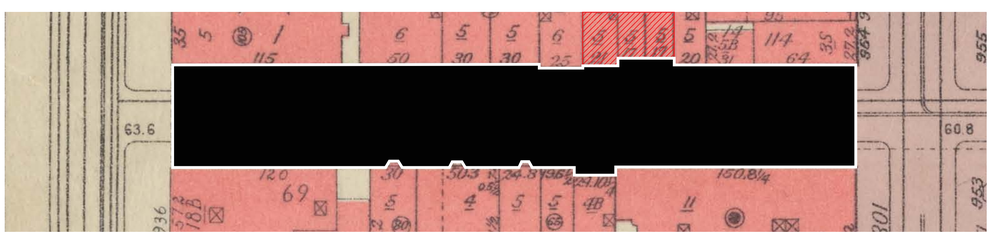
2016 Google Maps



1911 Bromley Map



1930 Bromley Map



1955 Bromley Map

FRONT YARD & STREET TIMELINE
Scale: NTS

The New York City
Landmarks Preservation Commission
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March 9, 2016

Street Front Set-Back Diagrams

15 EAST 75TH STREET TOWNHOUSE

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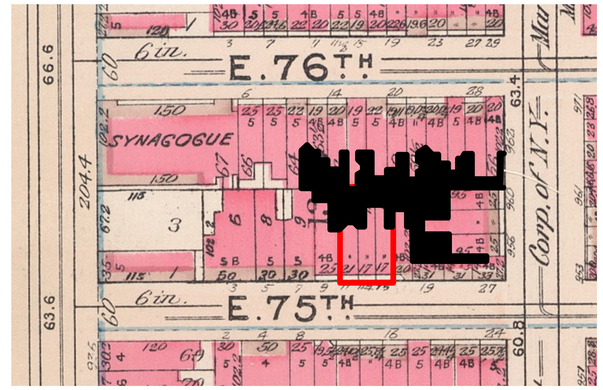
LEGEND

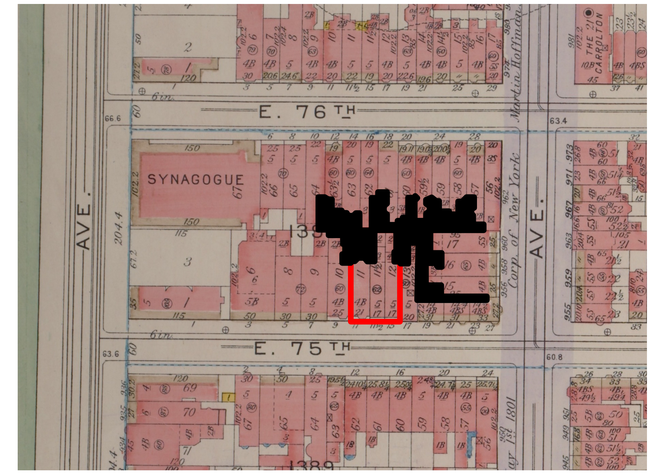
Outline of Backyards

Outline of Site

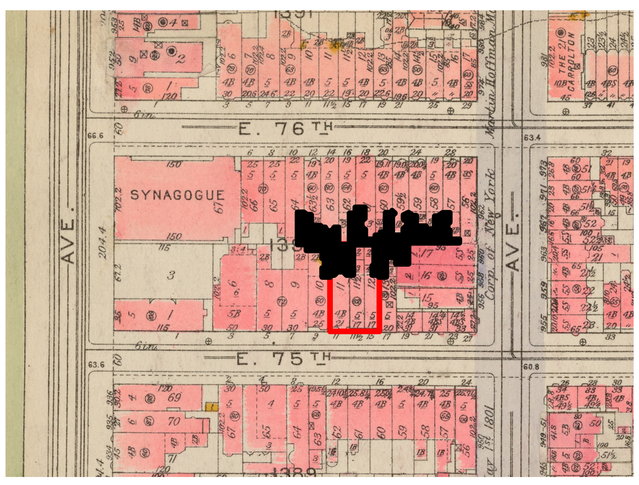
Sandborne 1896



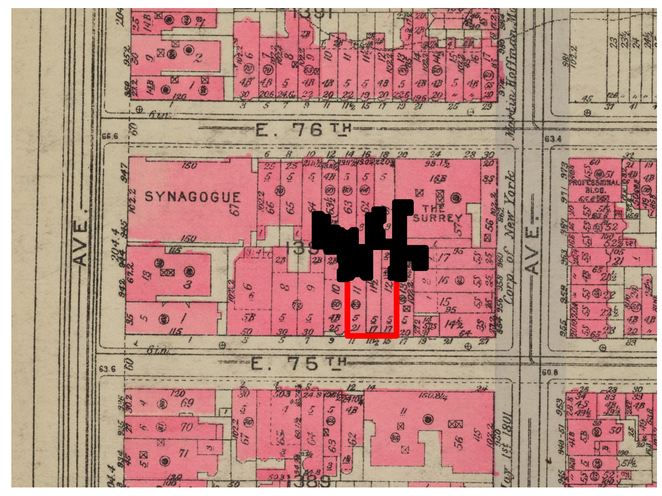
Bromley 1911



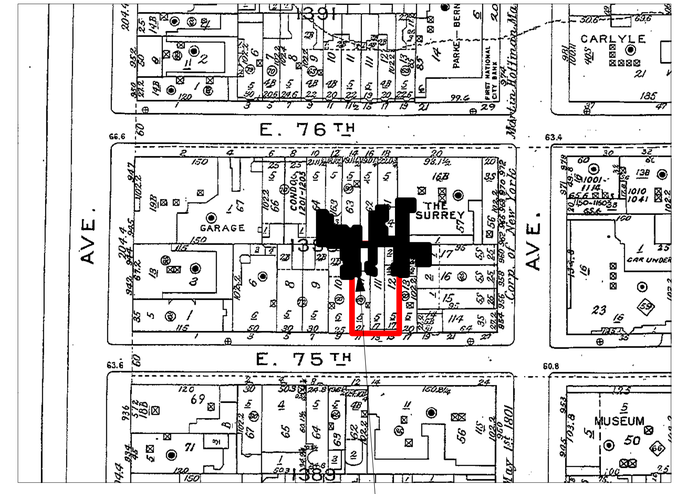
Bromley 1920



Bromley 1923



Bromley 1930



Sandborn 2001

Outline Adjusted to Reflect Existing Conditions

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Rear Yard Donut Timeline

15 EAST 75TH STREET TOWNHOUSE

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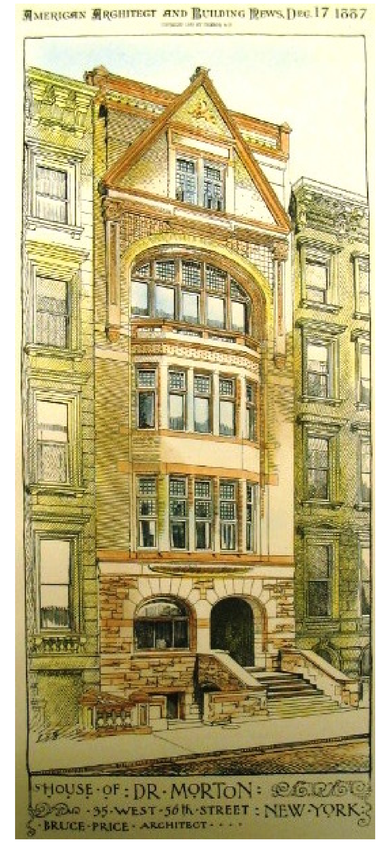
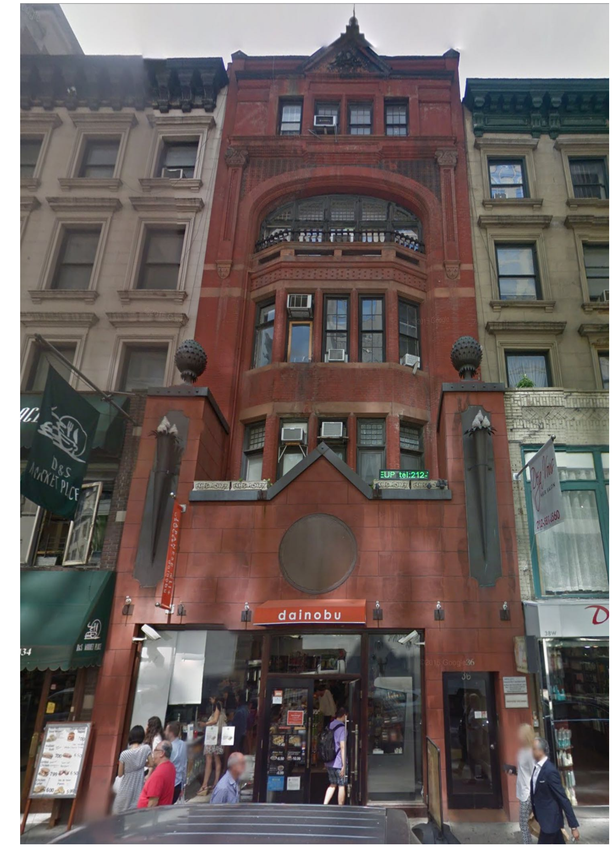
120 West 16th street
Sidney V. Stratton Architect, 1878
Queen Anne
Reference image (not located in UES historic district)

64 E 34th street
Charles McKim, 1877-79
Queen Anne
Reference image (not located in UES historic district)
(Considered to have introduced the Queen Anne style to New York)



36 West 56th Street
Bruce Price, 1884
Queen Anne
Reference image (not located in UES historic district)



36 West 56th Street
Bruce Price, 1884
Queen Anne
Reference image (not located in UES historic district)

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The Queen Anne Style

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33 E 17th street
William Schickel, 1880-81
Queen Anne
Reference image (not located in UES historic district)

Henderson Place, East end av between 86 & 87
Lamb & Rich 1881-82
Queen Anne
Reference image (not located in UES historic district)

132 East 95th street
C.Abbott French & Co, 1887-89
Queen Anne
Reference image (not located in UES historic district)

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The Queen Anne Style

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Madison Av Between 68th and 69th streets
821 - 827 (Built as row of four houses)
Lamb & Wheeler, 1880-81
Queen Anne

Lexington Avenue between 70th and 71st street
963 - 971 (Built as a row of 5 houses)
Thom & Wilson, 1887-88
Queen Anne

Madison Av Between 72nd and 73rd streets
903 - 909 (Built as a row of houses)
Charles Buek & Co. , 1886-87
Queen Anne

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Queen Anne Buildings
In The UES

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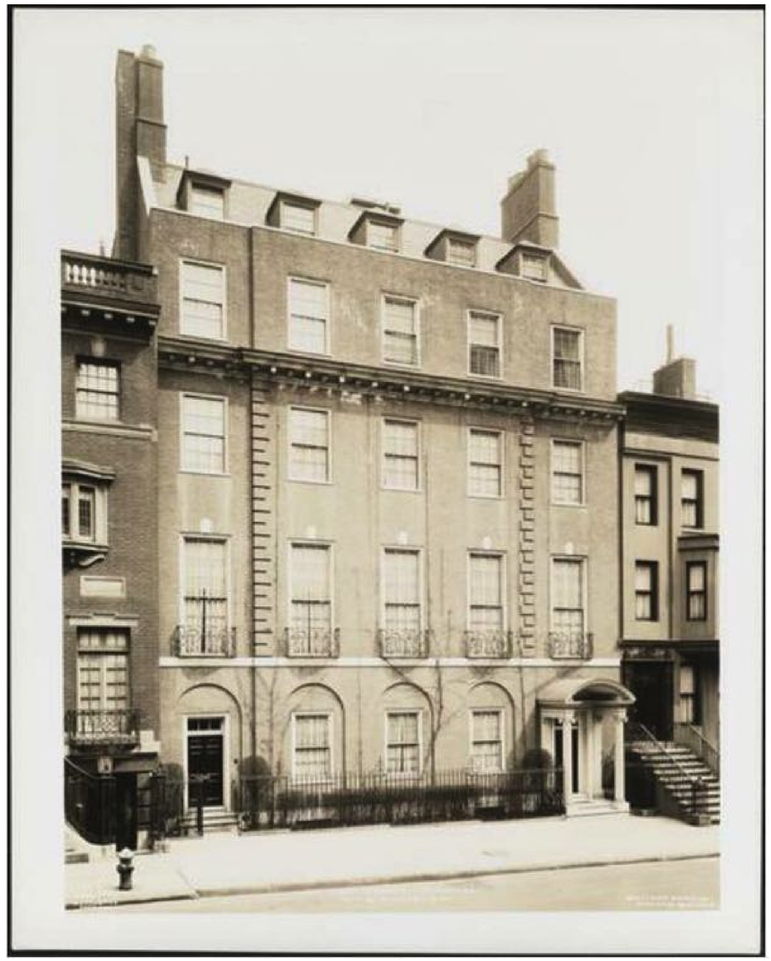

57 E 91st street
Mott B. Schmidt
Reference image (not located in UES historic district)
Photo: Museum of the city of New York

116 E 55th street
William Lawrence Bottomley, 1928
Reference image (not located in UES historic district)
Photo: Museum of the city of New York

45 Beacon Street, Boston MA
Charles Bulfinch, 1806
Reference image (not located in UES historic district)
Photo: Wikimedia Commons

9-11 W 54th street
McKim, Mead & White, 1896-98
Reference image (not located in UES historic district)
Photo: Museum of the city of New York

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Colonial Revival Style Mansions

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128-130 E 73rd street
A.Wallace McCrea, 1928
Neo-Georgian

115 E 73rd street
Buchanan & Fox, 1907-08
Neo-Georgian

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Colonial Revival Style Buildings

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16 E 69th street
A. Wallace McCrea, 1929-30
Neo-Georgian
Photo: Museum of the city of New York

16 E 69th street
A. Wallace McCrea, 1929-30
Neo-Georgian

31 E 69th street
CPH Gilbert, 1917-18
Neo-Georgian

109 E 69th street
J. Francis Burrows, 1920
Neo-Federal

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Colonial Revival Style Buildings

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42 E 71ST /40 E 71st street
Aymar Embury II, 1928-29
Neo-Federal
Photo: Museum of the city of New York

42 E71st / 40 E 71st street
Aymar Embury II, 1928-29
Neo-Federal

119 E 71st street
SE Gage, 1919
Neo-Federal

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Colonial Revival Style Buildings

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23 E 67th street
Sterner & Wolfe, 1919
Neo-Federal

36-38 E 67th street
Henry Bacon, 1905-06
Neo-Georgian

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46 E 66th street
Mott B. Schmidt, 1919
Neo-Georgian

59 E 66th street
Augustus Allen, 1902-03
Neo-Georgian

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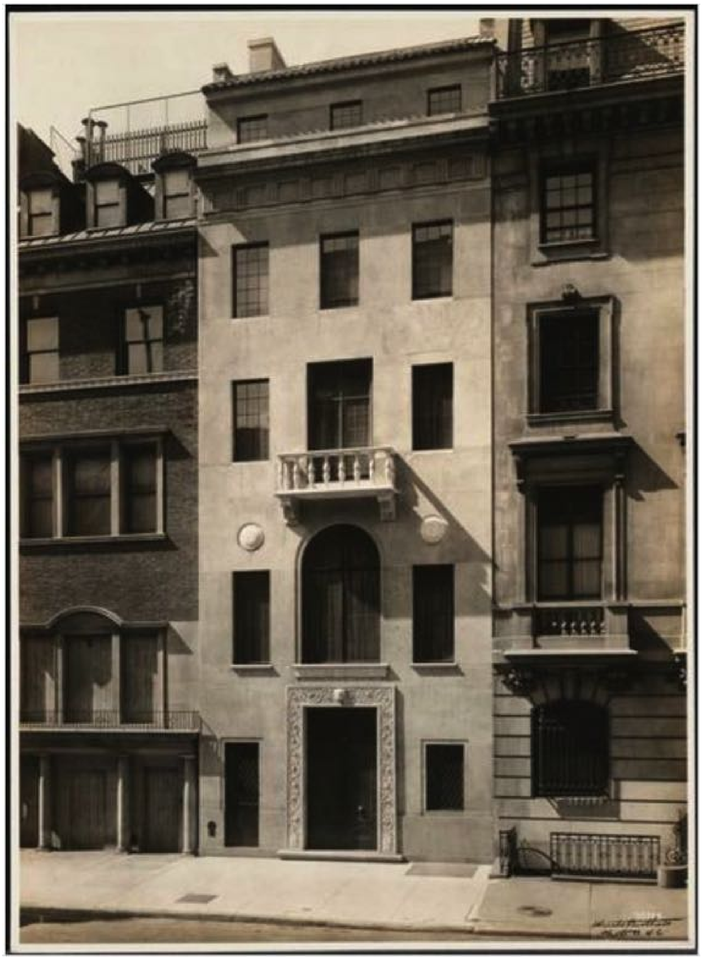

16 E 65th, (left)
S. E Gage, 1917
Neo-Federal
Photo: Museum of the city of New York

16 E 65th, (left)
S. E Gage, 1917
Neo-Federal

45 E 65th street
Hoppin & Koen, 1909-10
Neo-Georgian

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48 E 65th / 46 E 65th
Mott B. Schmidt, 1921 / Ogden Codman 1906-07
Neo-Federal
Photo: Museum of the city of New York

48 E 65th / 46 E 65th
Mott B. Schmidt, 1921 / Ogden Codman 1906-07
Neo-Federal

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232 Madison Avenue

Falaise, Sands Point Preserve, Sands Point, NY, 1924

Falaise, Sands Point Preserve, Sands Point, NY, 1924 (view of rear)

Mille Fleurs, Sands Point NY, 1932.

232 Madison Avenue

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No. 11 E 75 Architect
Henry M. Polhemus

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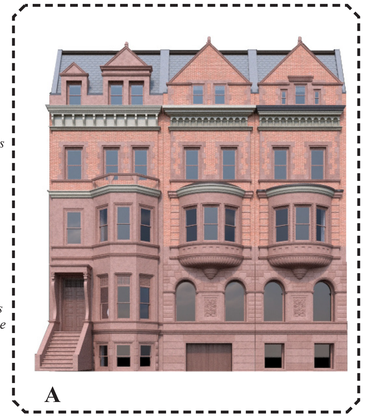
1
RECREATION

+ *Recreation of the #11 facade as close as possible to the information available on the partial historical image.*

+ *A built reference of existing and well preserved architectural elements & details of #13 and #15 to be used as a guide for the reconstruction of #11.*

+ *Original #11 facadae depicts a nice catalogue of architectural elements that enrich the playful character of the surrounding Queen Annes.*

+ *The proportion of three Queen Annes, as opposed to two, will reflect much better as part of the overall street composition since Queen Anne's were customarily built and designed as a series.*



A

+ *Recreation of the #11 facade without the stoop, as this element has been concealed over time on the neighbouring #13 and #15.*

- *Available information is very limited and therefore difficult to execute the details of the facade as per original design. (1887-1889)*

B

+ *Recreation of the #11 facade, Double height bay window as the rest of the bay window is hidden by the stoop on the historical image.*

- *Resulting facade looks odd and doesn't seem to be true to the proportion of Queen Anne style.*

- *Available information is very limited and therefore difficult to execute the details of the facade as per original design. (1887-1889)*

C

2
REINTERPRETATION

+ *Reinterpretation of the #11 facade based on the overall symmetry of the three Queen Anne's. Difference in the facade width is articulated through a subtle reveal.*

+ *Resulting facade is very balanced and still.*

+ *Existing and well preserved historic elements of façade detailing of #13 & 15 will be used to create the facade of #11.*

- *May not correspond to the original rules of composition for a larger lot.*

A

+ *Reinterpretation of the #11 facade based on the overall symmetry of the three Queen Anne's. Difference in the facade width is articulated through a subtle reveal.*

+ *Introduction of the historical stoop element as per historical drawing for #15, from 1900.*

+ *Existing and well preserved historic elements of façade detailing of #13 & 15 will be used to create the facade of #11 .*

- *May not correspond to the original rules of composition as the stoop is not at the edge of the lot line.*

B

3
INTERPRETIVE RECREATION

+ *Interpretive Recreation, Based on the proportions of the original Queen Anne #11, according to the rules of composition of a wider lot.*

+ *Reconstruction of original stoop at #11, per details available on historical drawing for #15, from 1900.*

+ *Reconstruction of unique Dormer/Roof features at #11 which contrasted with #13 and #15.*

+ *Existing and well preserved historic elements of façade detailing of #13 & 15 will be used to create the facade of #11.*

A

+ *Interpretive Recreation, Double height bay window as the rest of the bay window is hidden by the stoop on the historical image.*

+ *Reconstruction of original stoop at #11, per details available on historical drawing for #15, from 1900.*

+ Reconstruction of unique Dormer/Roof features at #11 which contrasted with #13 and #15.

+ *Existing and well preserved historic elements of façade detailing of #13 & 15 will be used to create the facade of #11.*

- *Resulting facade with double height bay looks odd and doesn't seem to be true to the proportion of Queen Anne style.*

B

+ *Reconstruction of original stoop at #11, per details available on historical drawing for #15, from 1900.*

+ *Reconstruction of unique Dormer/Roof features at #11 which contrasted with #13 and #15.*

+ *Creation of single bay window in dialogue with existing #13 and #15 .*

+ *Existing and well preserved historic elements of façade detailing of #13 & 15 will be used to create the facade of #11.*

C

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Recreation Studies

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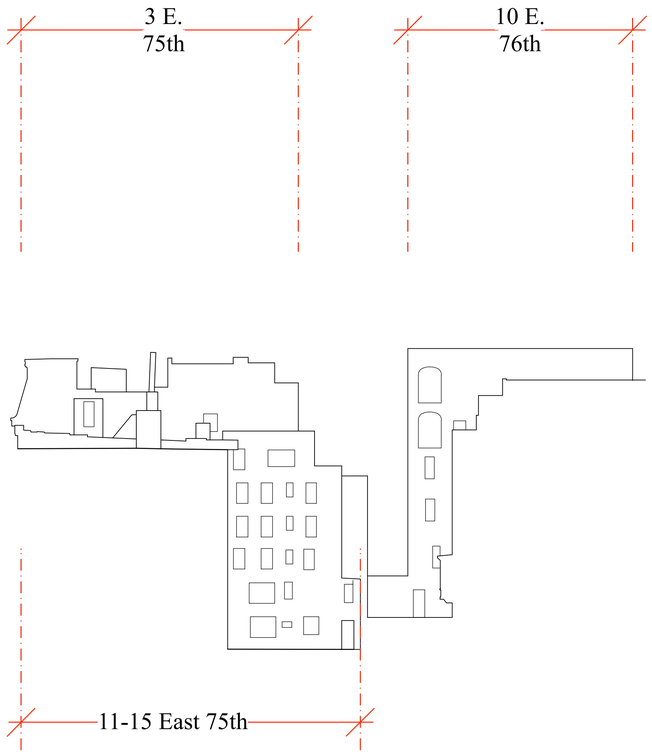
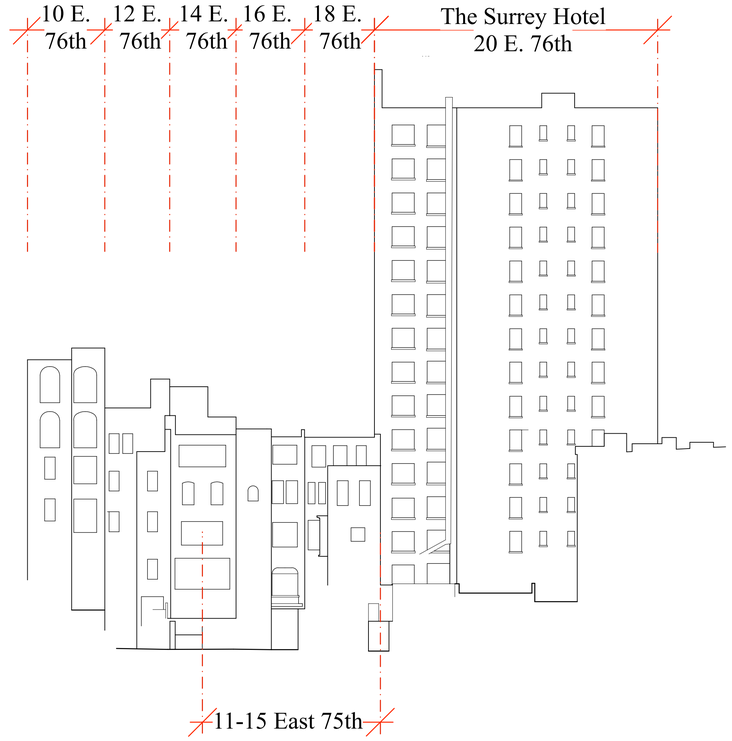
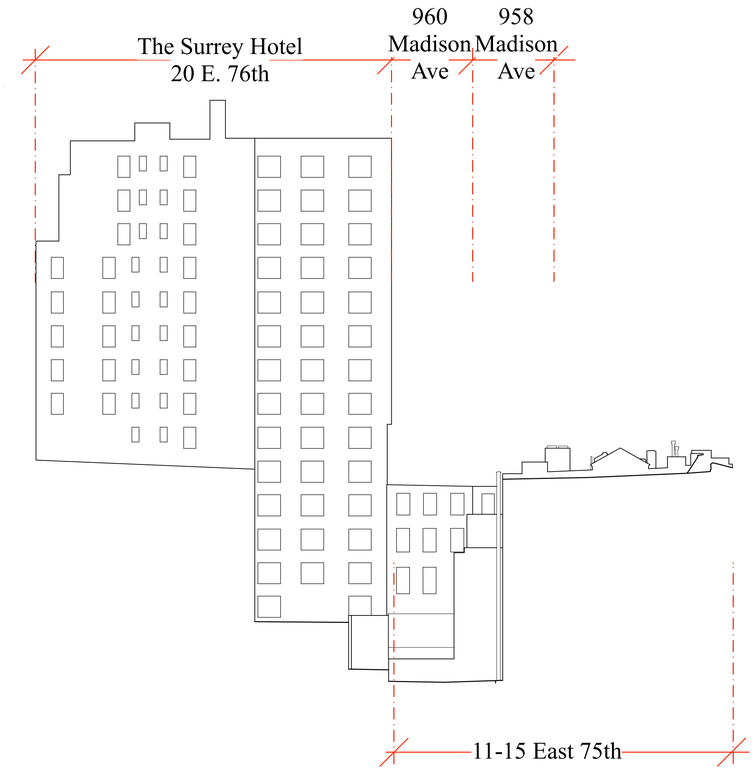


View Looking West



View Looking North



View Looking East

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

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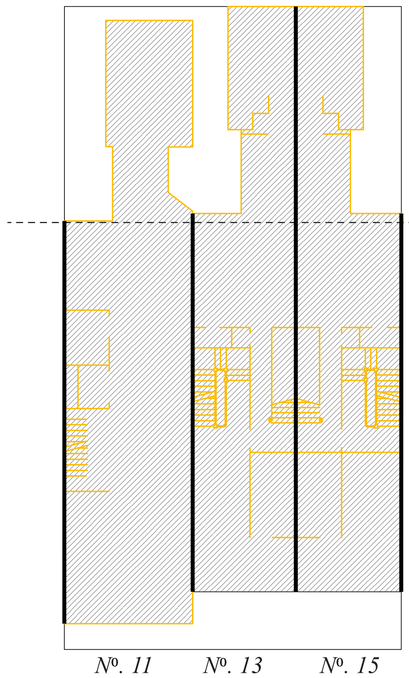
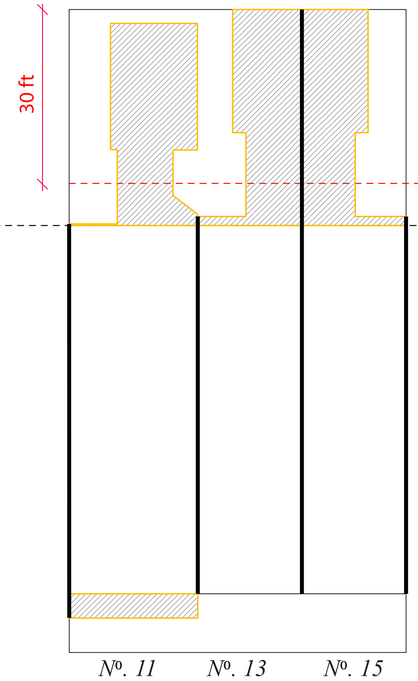
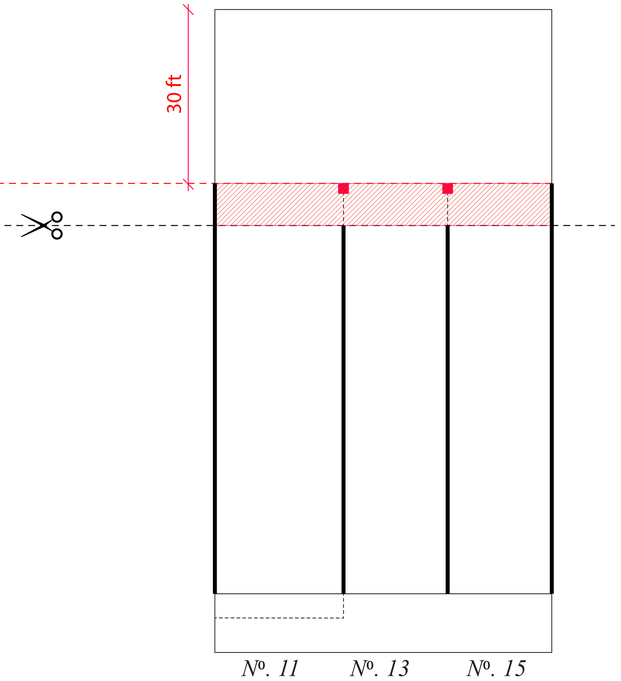


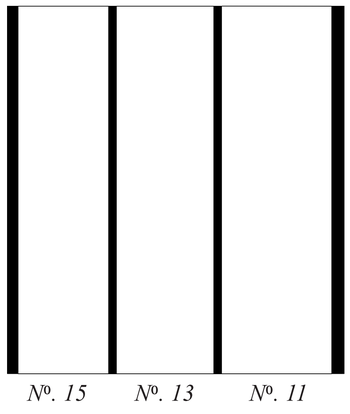
Existing building massing extending into rear yard.



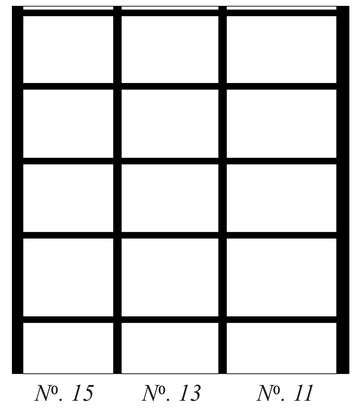
Removal of the additions.



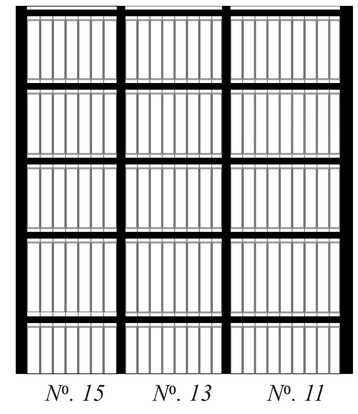
Extension of the rear facade up to the 30 foot setback.



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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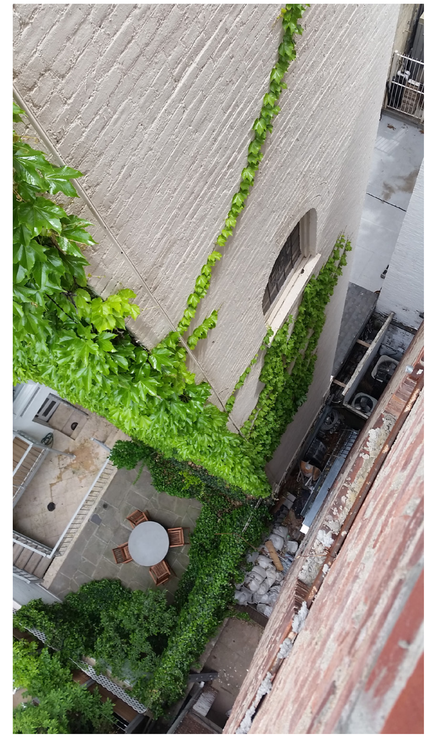
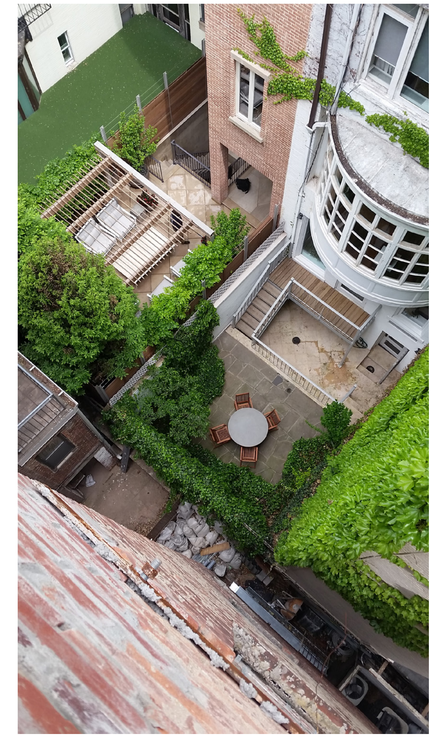
EAST 75TH STREET North Side

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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No. 11 Existing Rear Facade Survey

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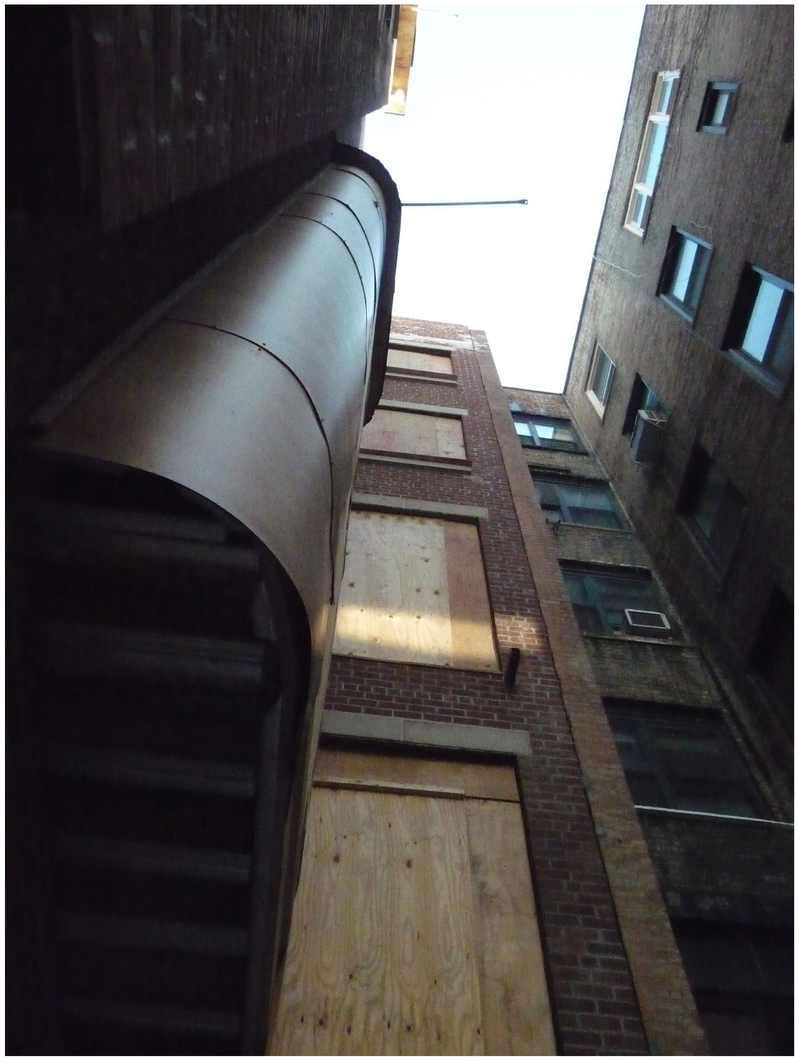
EAST 75TH STREET North Side

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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No. 11 Existing Rear Facade Survey

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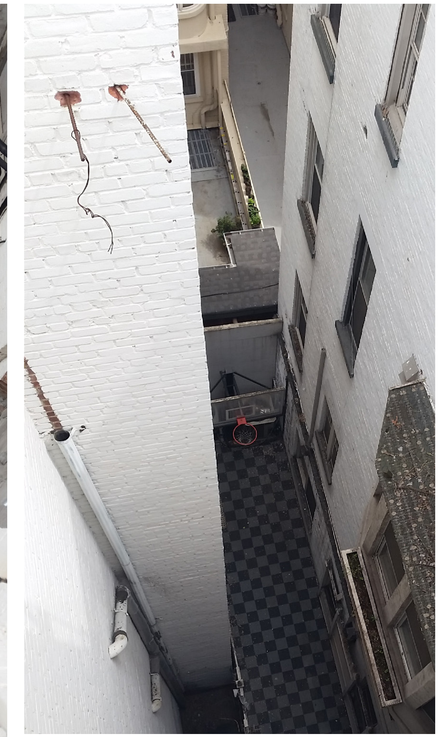
EAST 75TH STREET North Side

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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1 Centre Street New York, NY 10007
March 9, 2016

No. 13 Existing Rear Facade Survey

15 EAST 75TH STREET TOWNHOUSE

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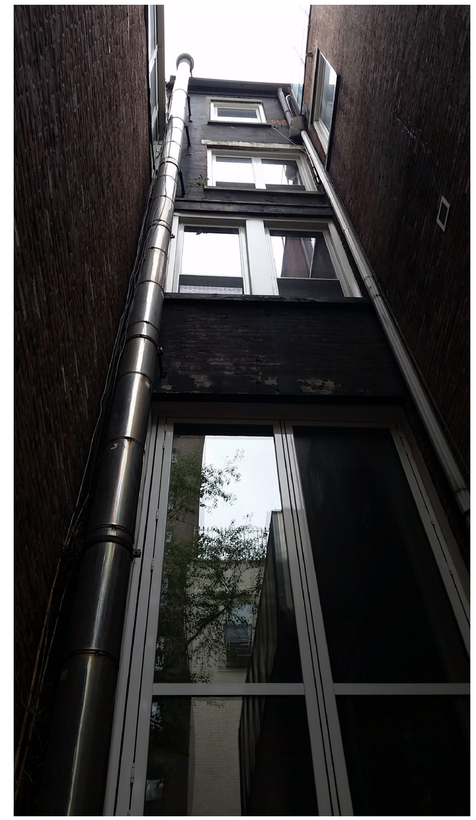
EAST 75TH STREET North Side

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

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Lot Location
Block sizes (21 - 17 - 17)

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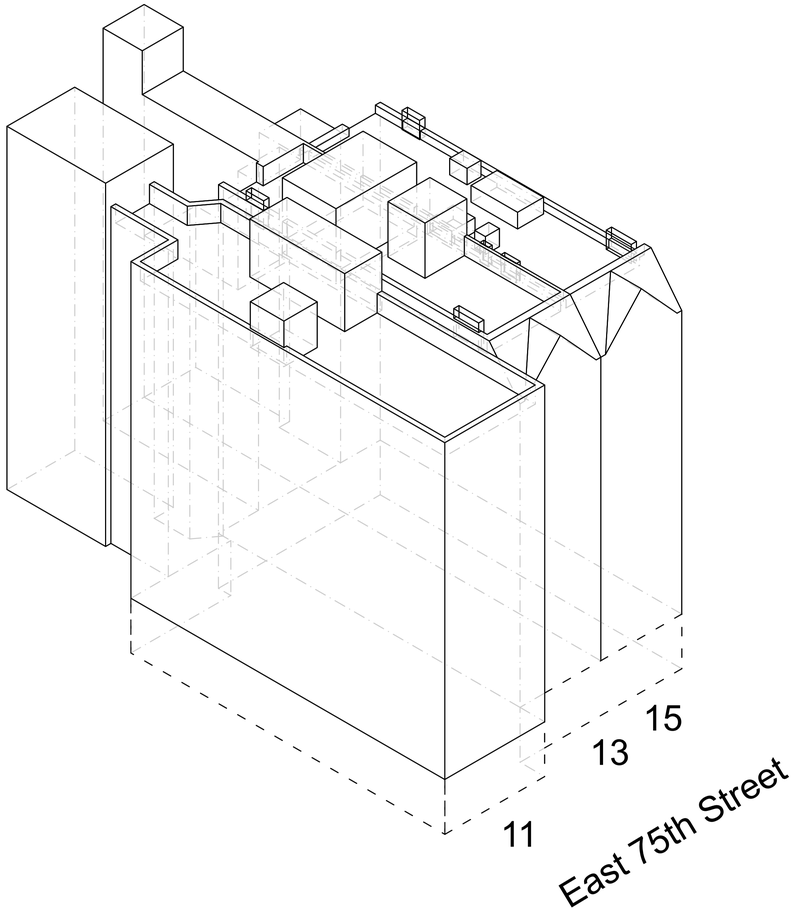
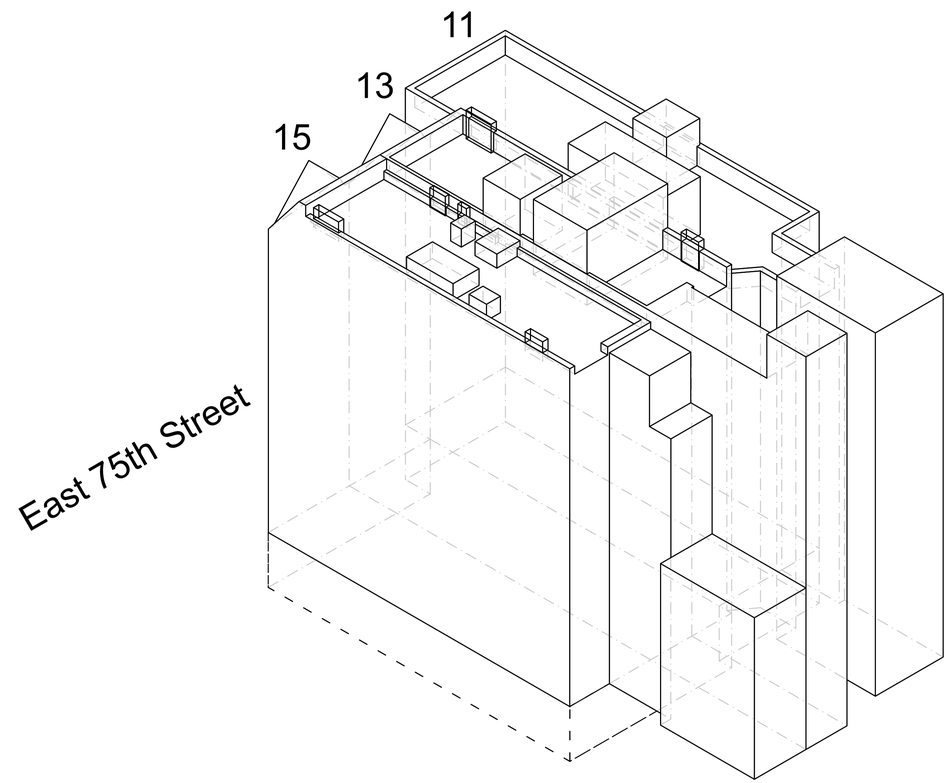


EXISTING FRONT AXONOMETRIC



EXISTING REAR AXONOMETRIC

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

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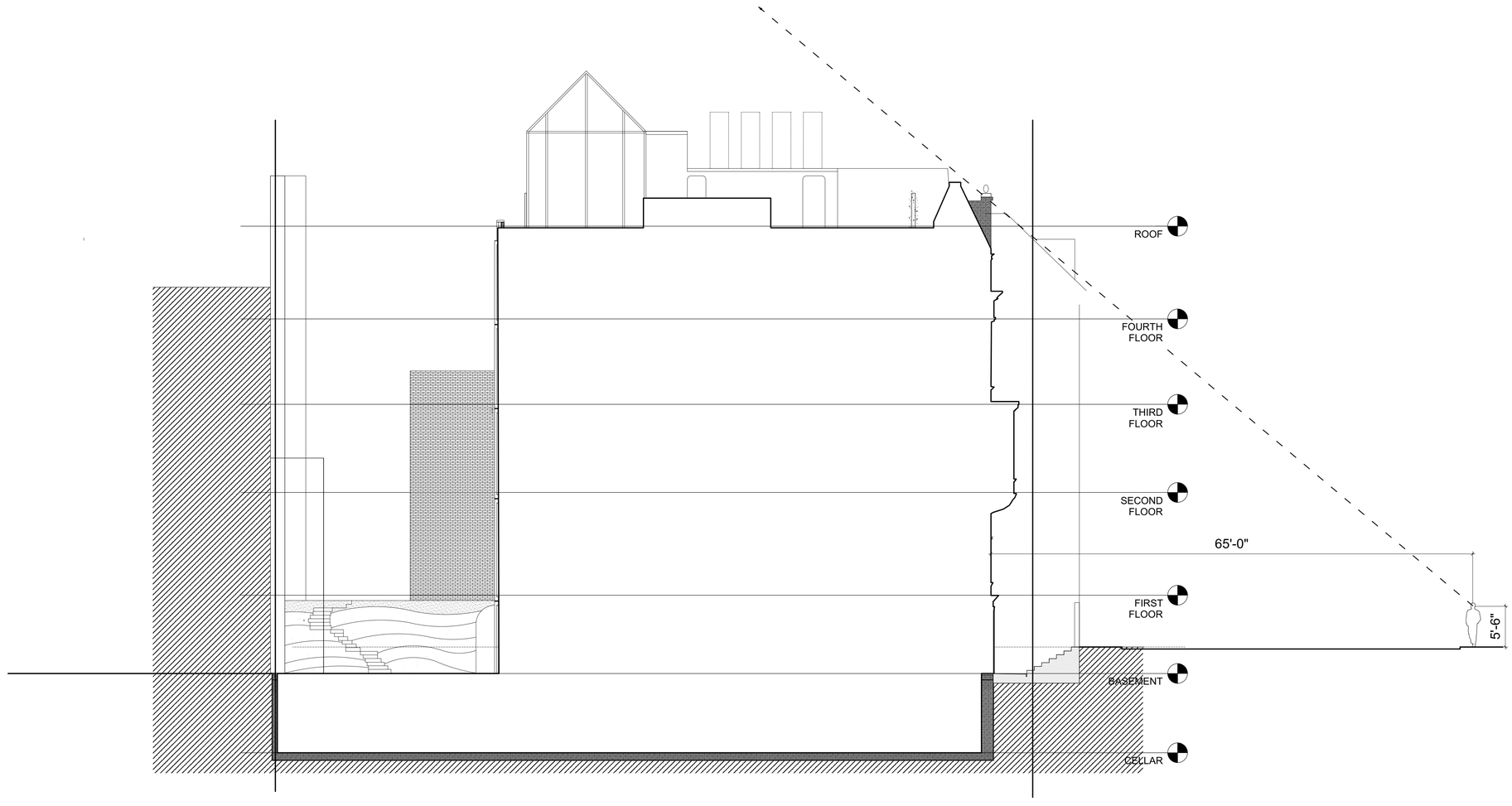

LINE OF SIGHT DIAGRAM WITH CROSS SECTION LOOKING EAST
Scale: 1/8" = 1'0"

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Line of Sight Diagram

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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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Roof Mock-Up Photos

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

VIEW LOOKING NORTH FROM ACROSS THE STREET

VIEW LOOKING NORTHEAST FROM ACROSS THE STREET

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Roof Mock-Up Photos 2

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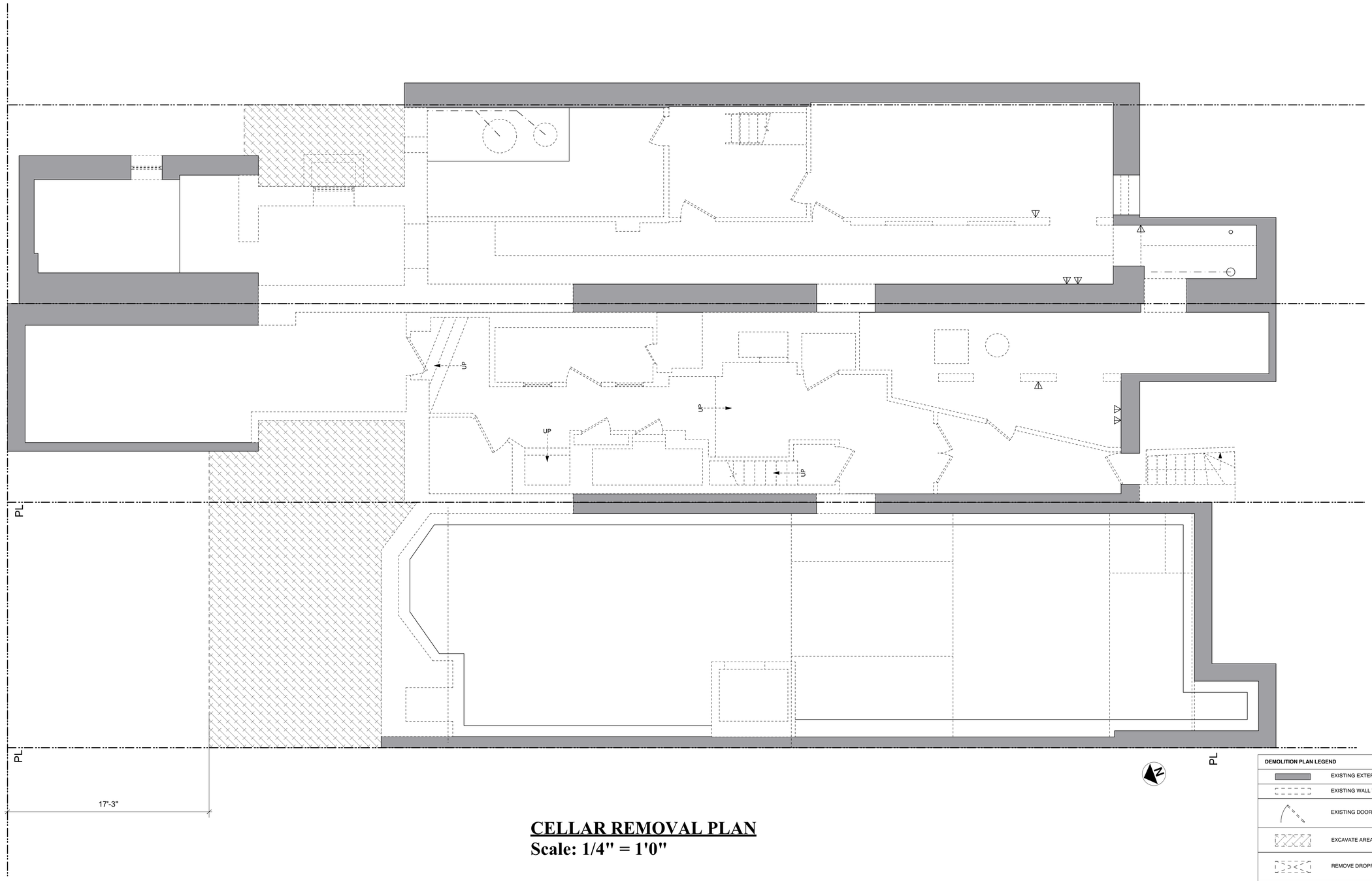

CELLAR REMOVAL PLAN
Scale: 1/4" = 1'0"

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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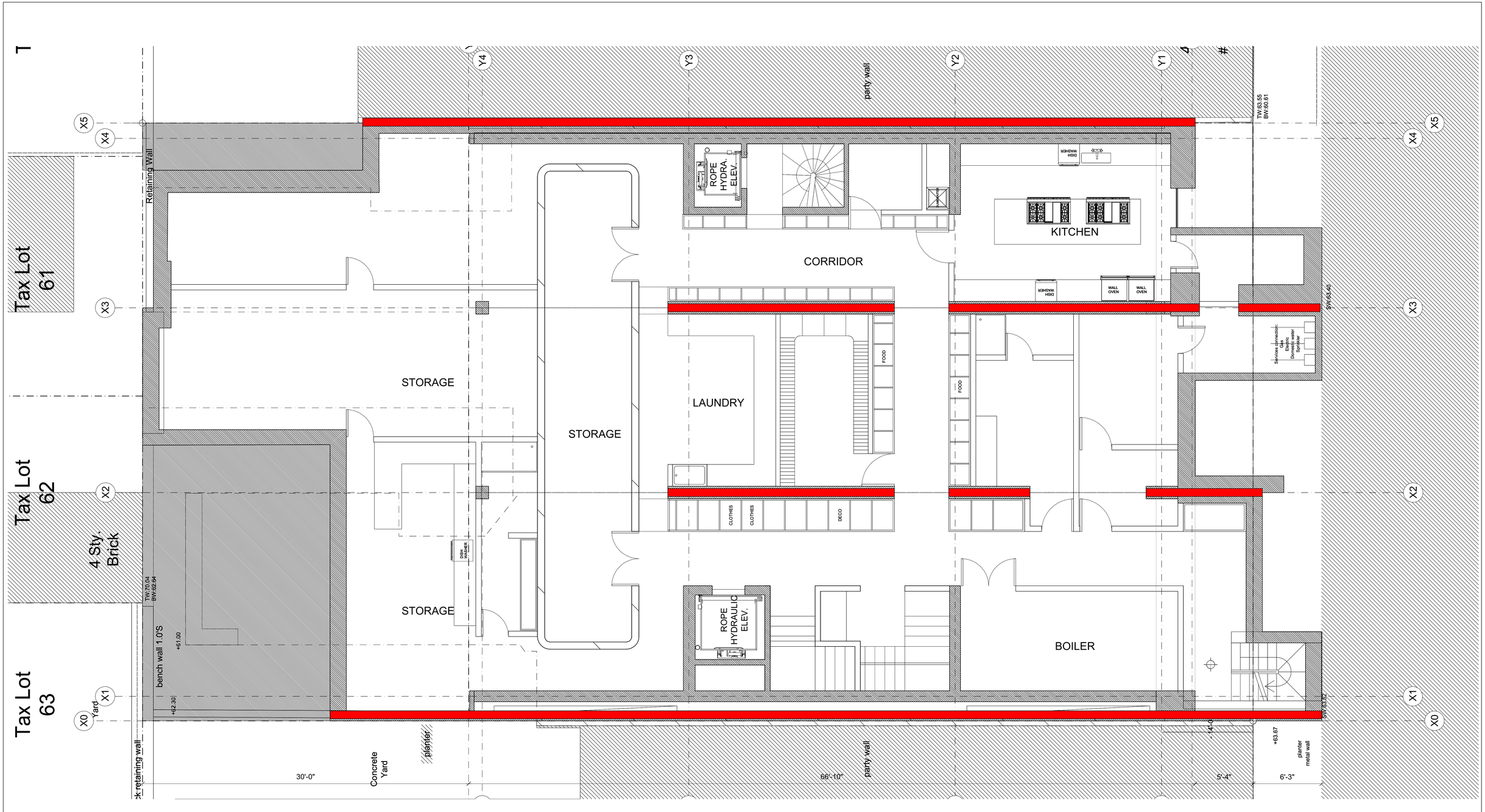

CELLAR PROPOSED PLAN

Scale: 1/4" = 1'0"

PROPOSED PLAN LEGEND

EXISTING PARTY WALL TO REMAIN

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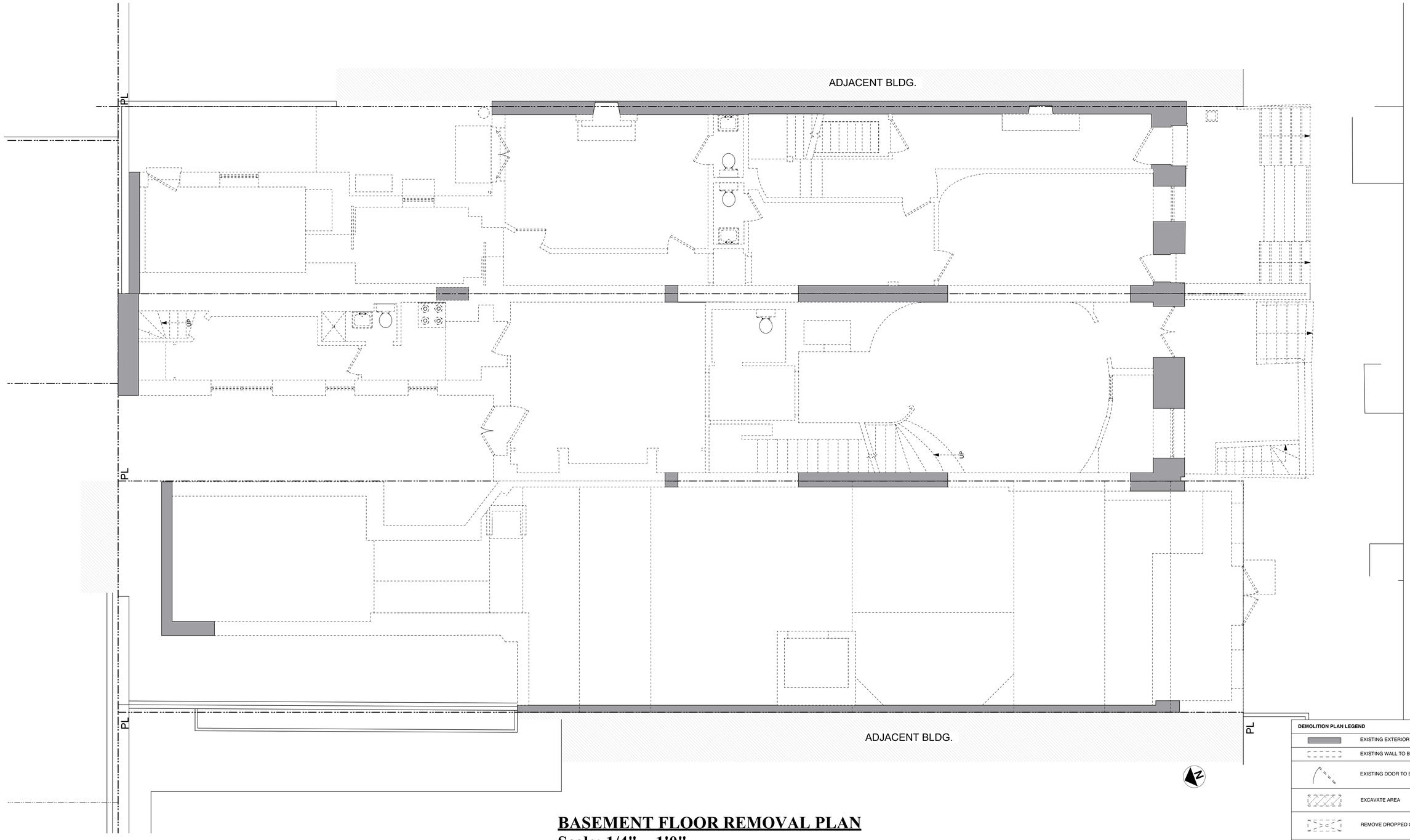

DEMOLITION PLAN LEGEND

	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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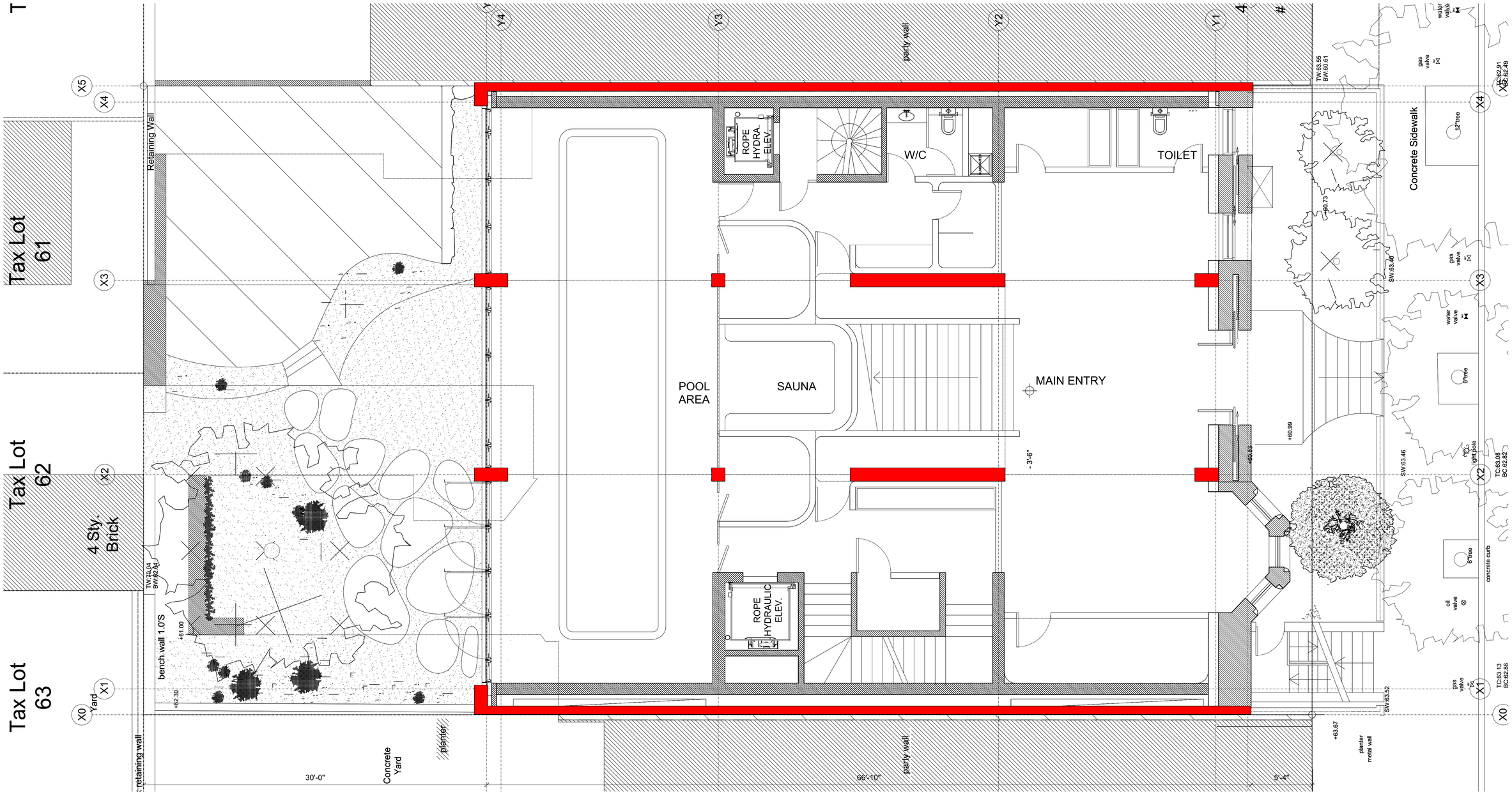

BASEMENT PROPOSED PLAN

Scale: 1/4" = 1'0"

PROPOSED PLAN LEGEND

EXISTING PARTY WALL TO REMAIN

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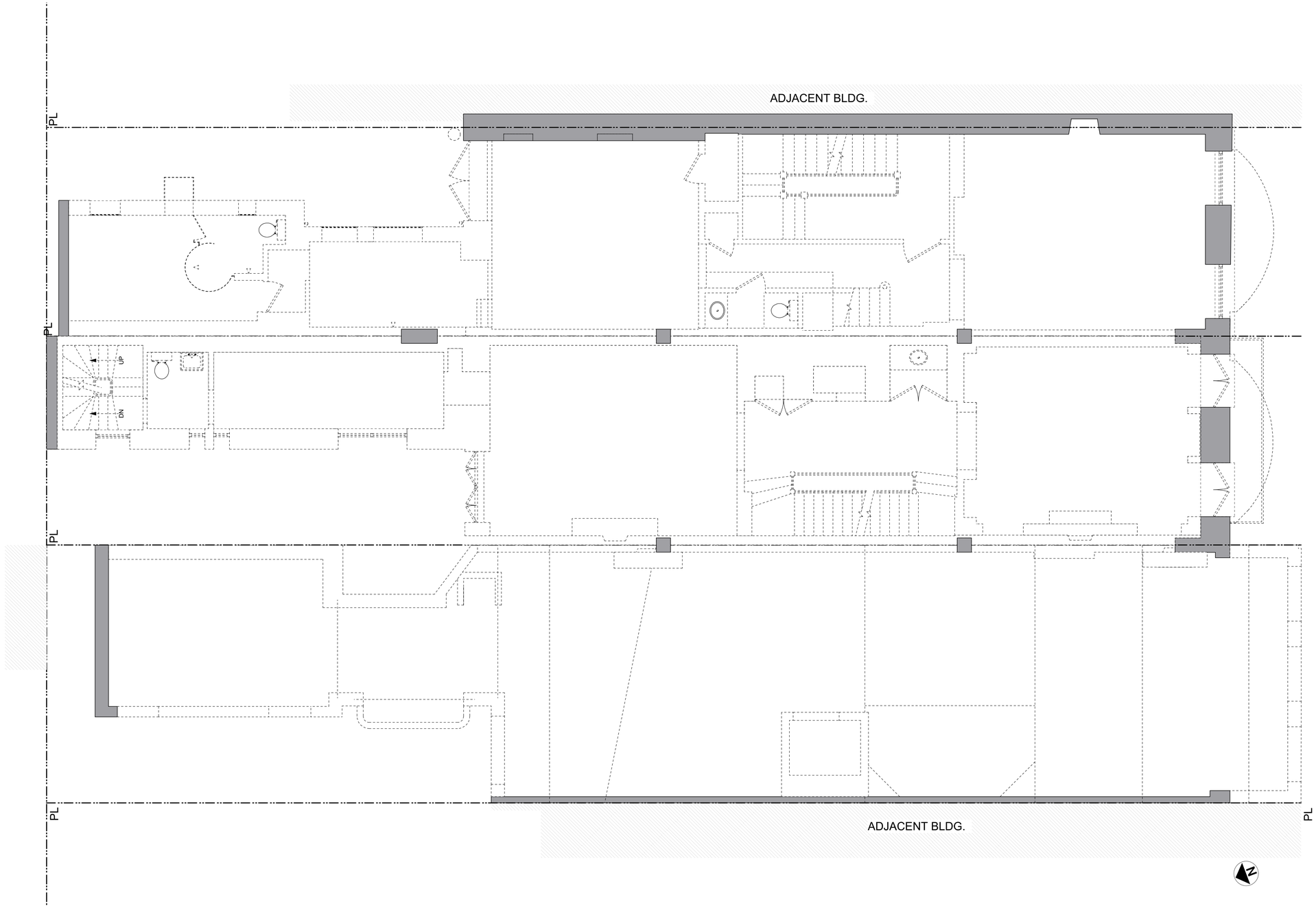

DEMOLITION PLAN LEGEND

	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

1ST FLOOR REMOVAL PLAN

Scale: 1/4" = 1'0"

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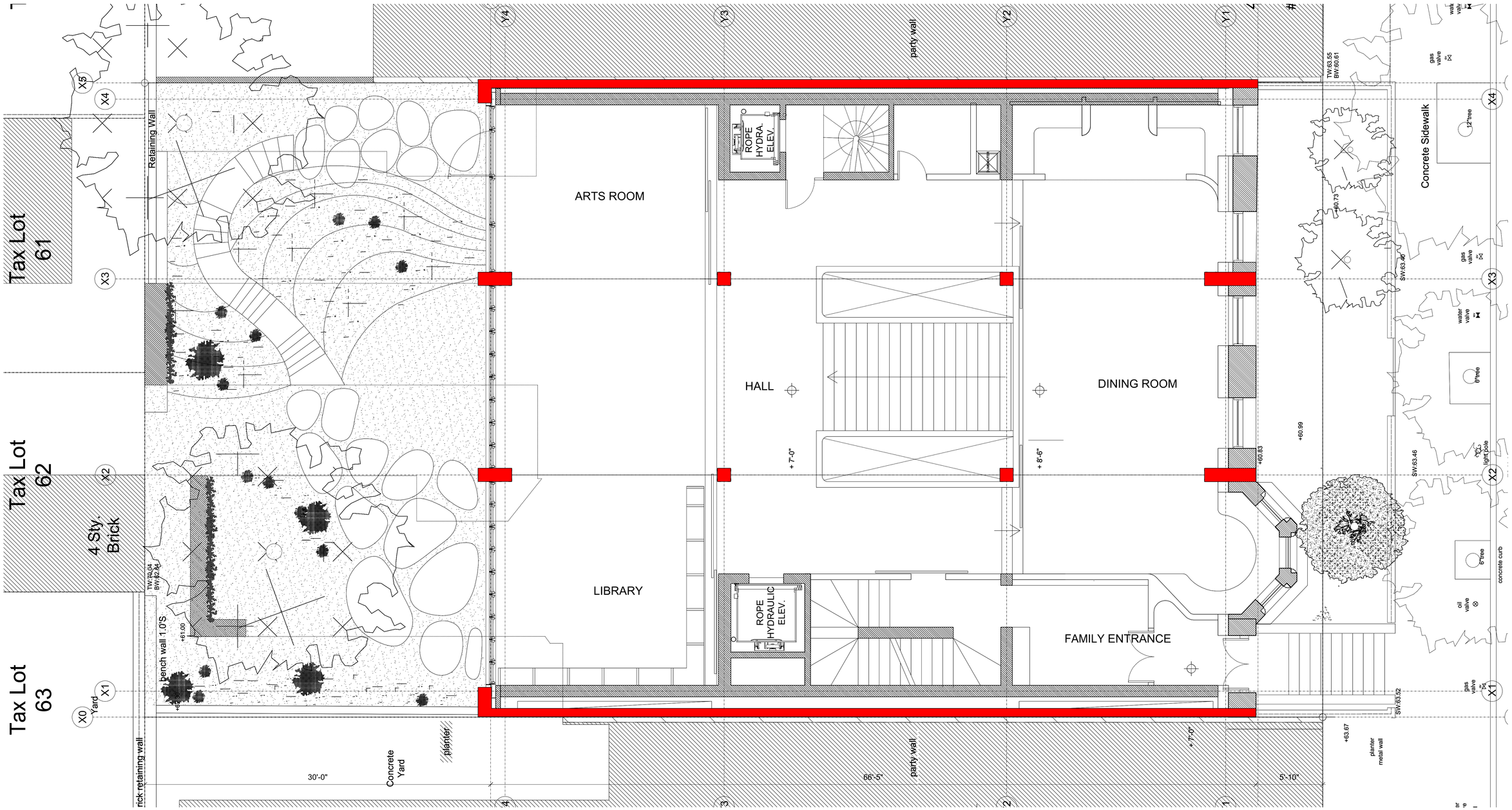

1st FLOOR PROPOSED PLAN

Scale: 1/4" = 1'0"

PROPOSED PLAN LEGEND

EXISTING PARTY WALL TO REMAIN

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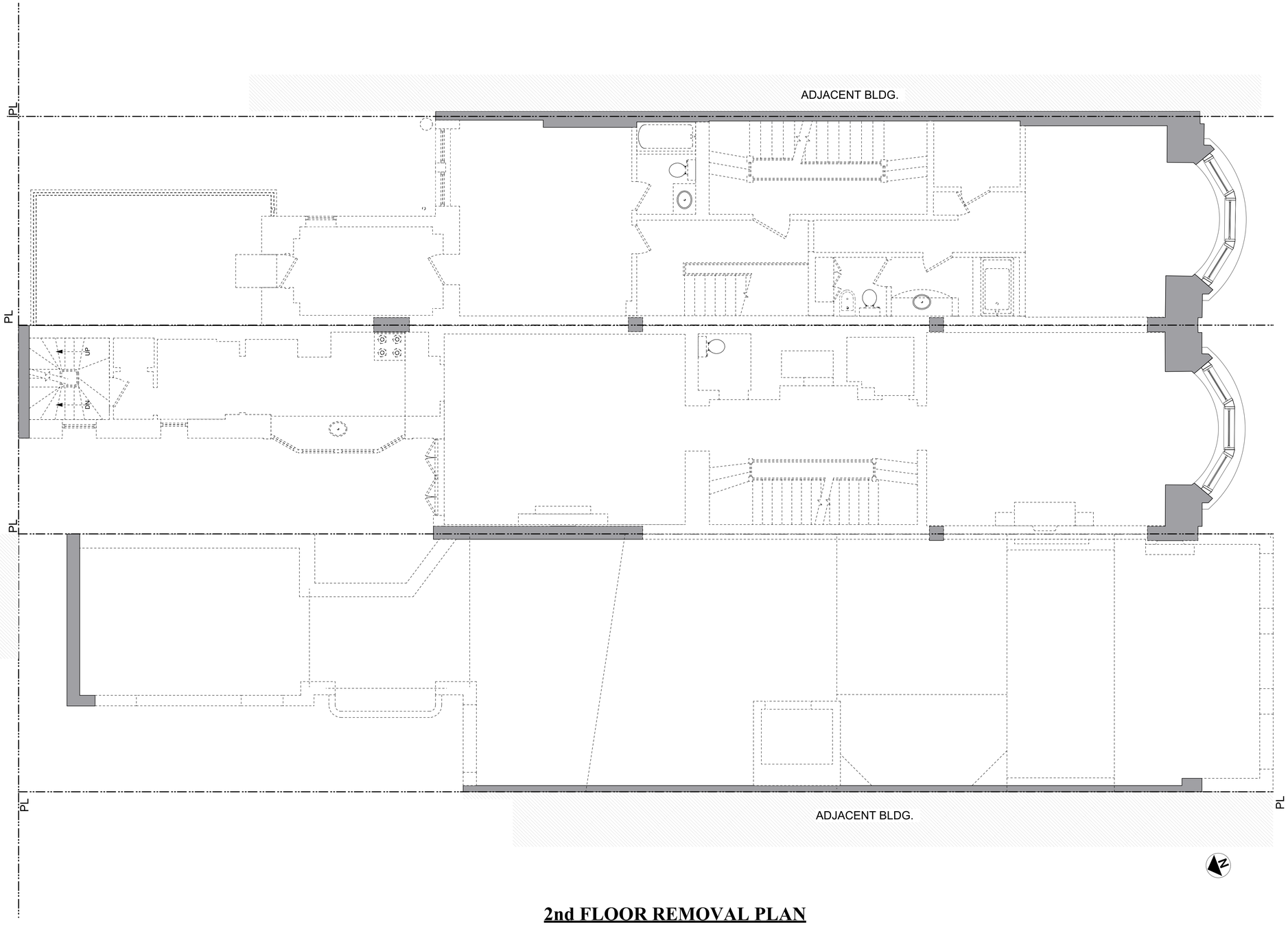

2nd FLOOR REMOVAL PLAN

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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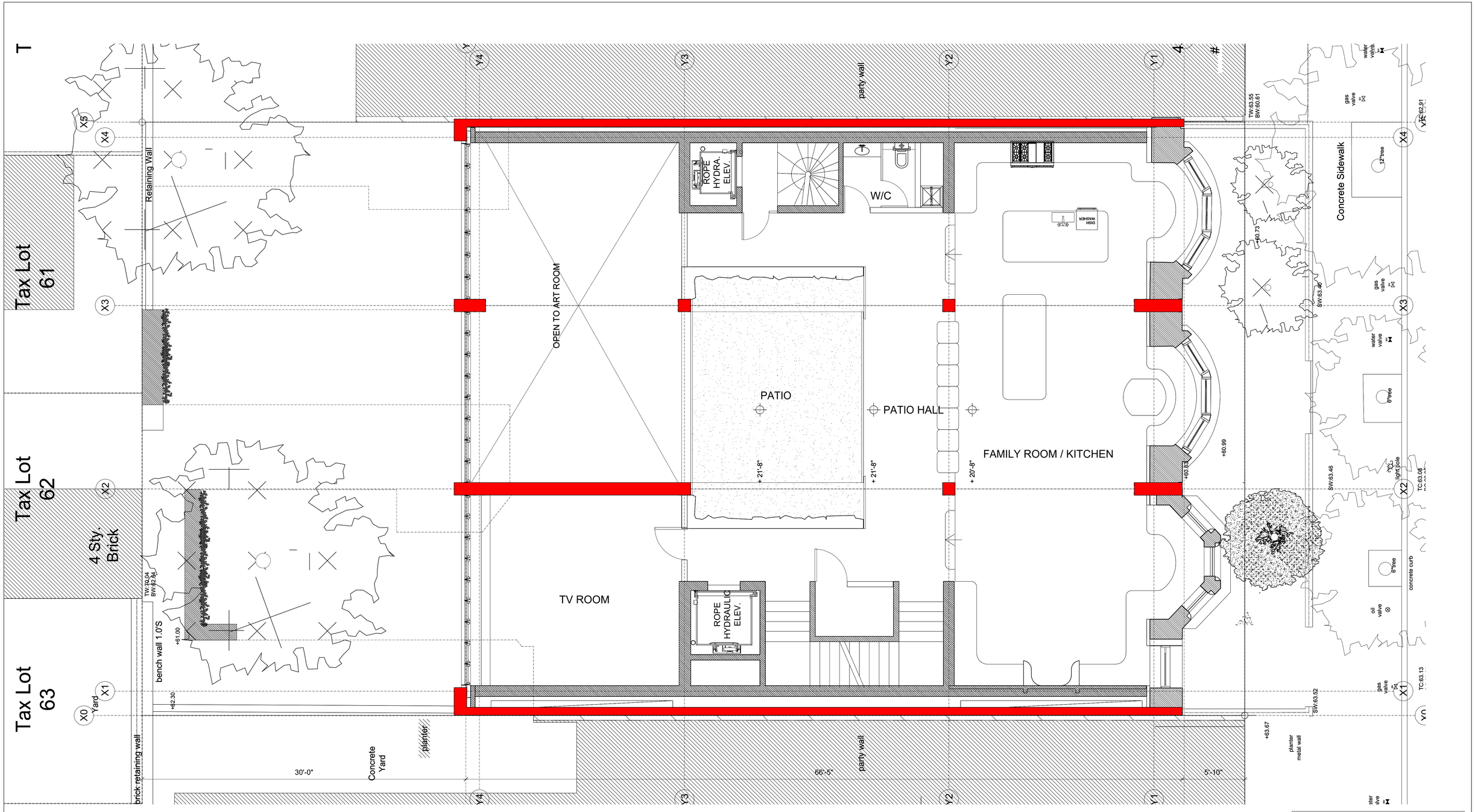

2nd FLOOR PROPOSED PLAN

Scale: 1/4" = 1'0"

PROPOSED PLAN LEGEND

EXISTING PARTY WALL TO REMAIN

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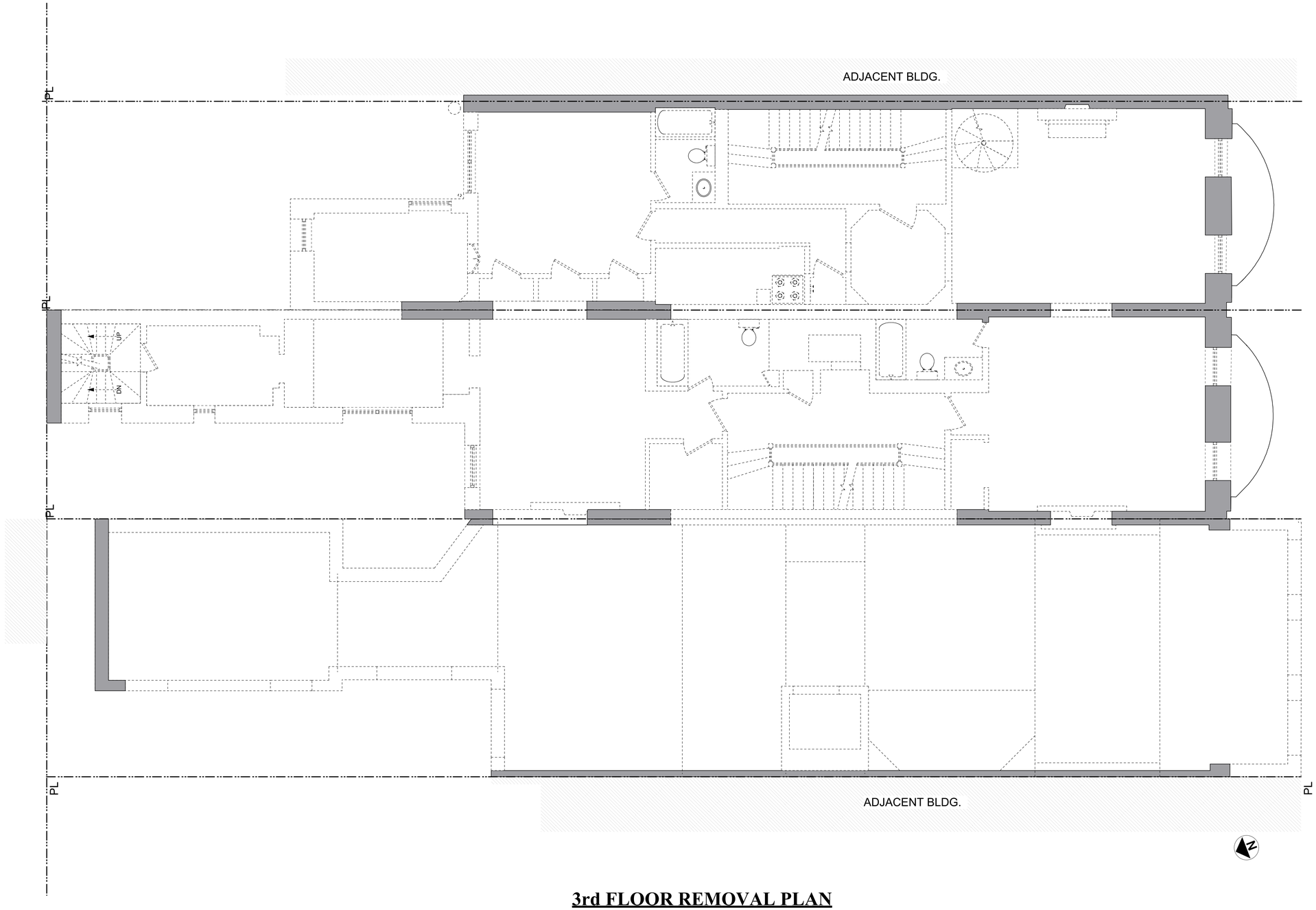

DEMOLITION PLAN LEGEND

	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

3rd FLOOR REMOVAL PLAN

Scale: 1/4" = 1'0"

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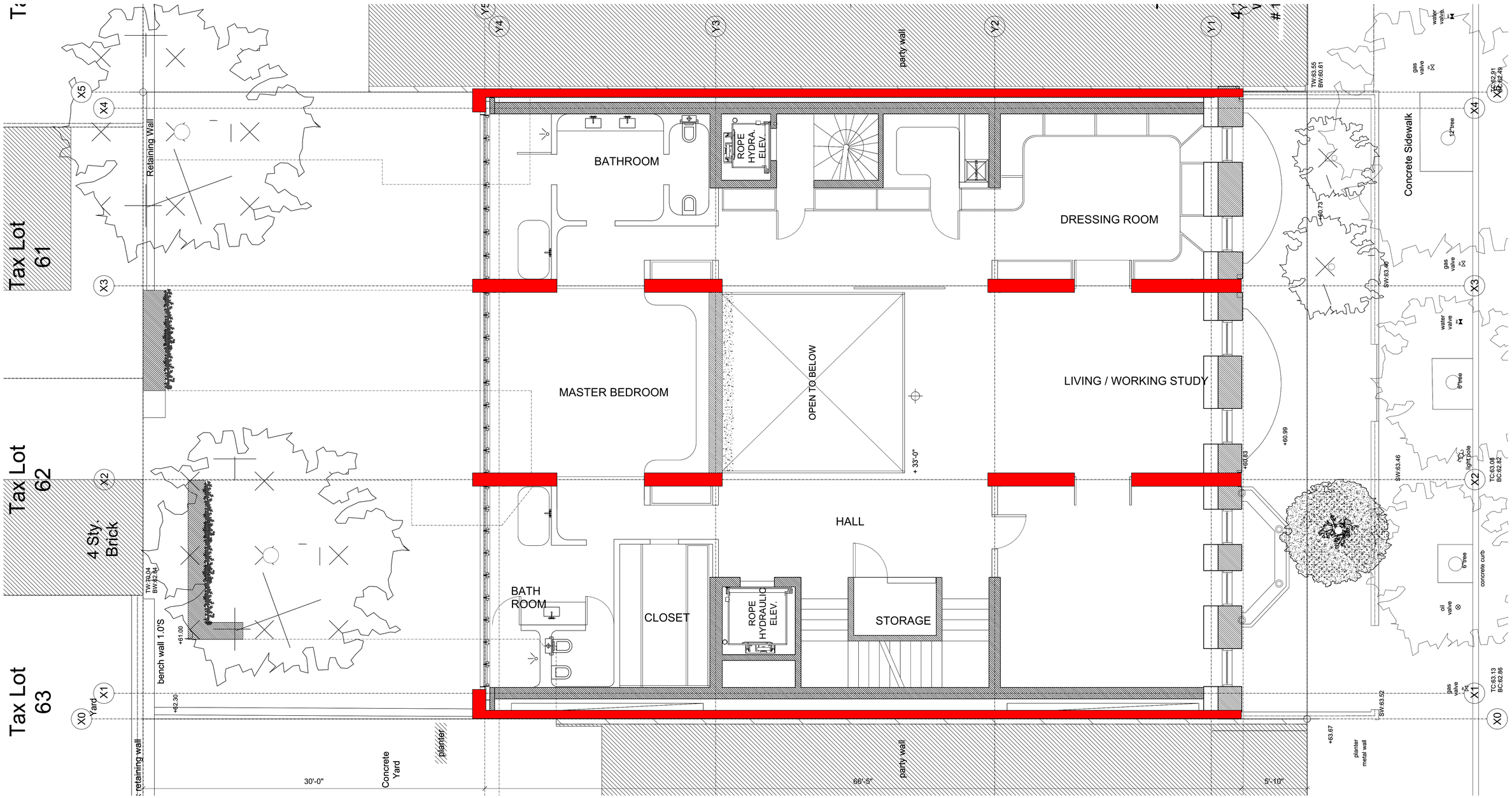

3rd FLOOR PROPOSED PLAN

Scale: 1/4" = 1'0"

PROPOSED PLAN LEGEND

EXISTING PARTY WALL TO REMAIN

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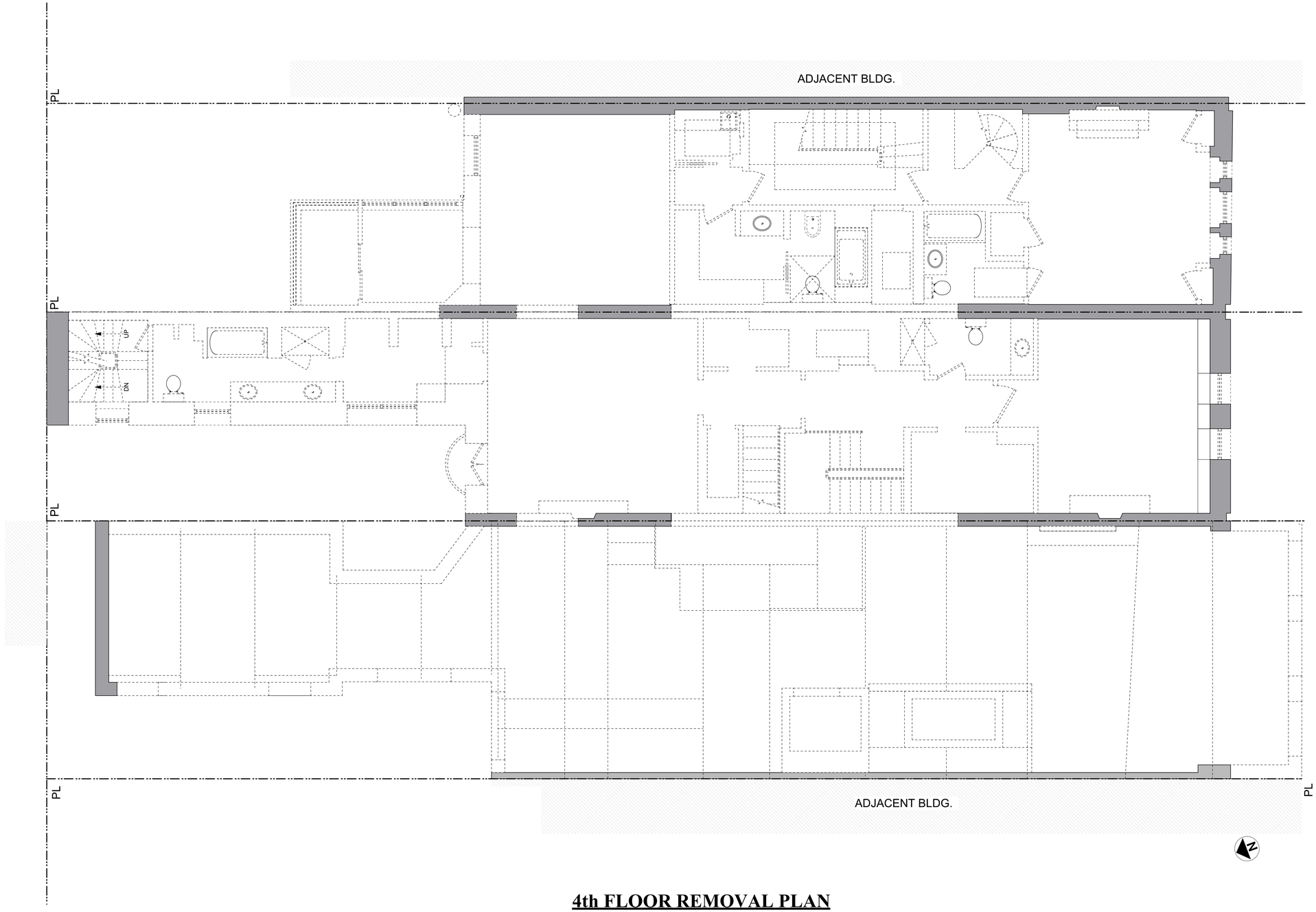

4th FLOOR REMOVAL PLAN
Scale: 1/4" = 1'0"

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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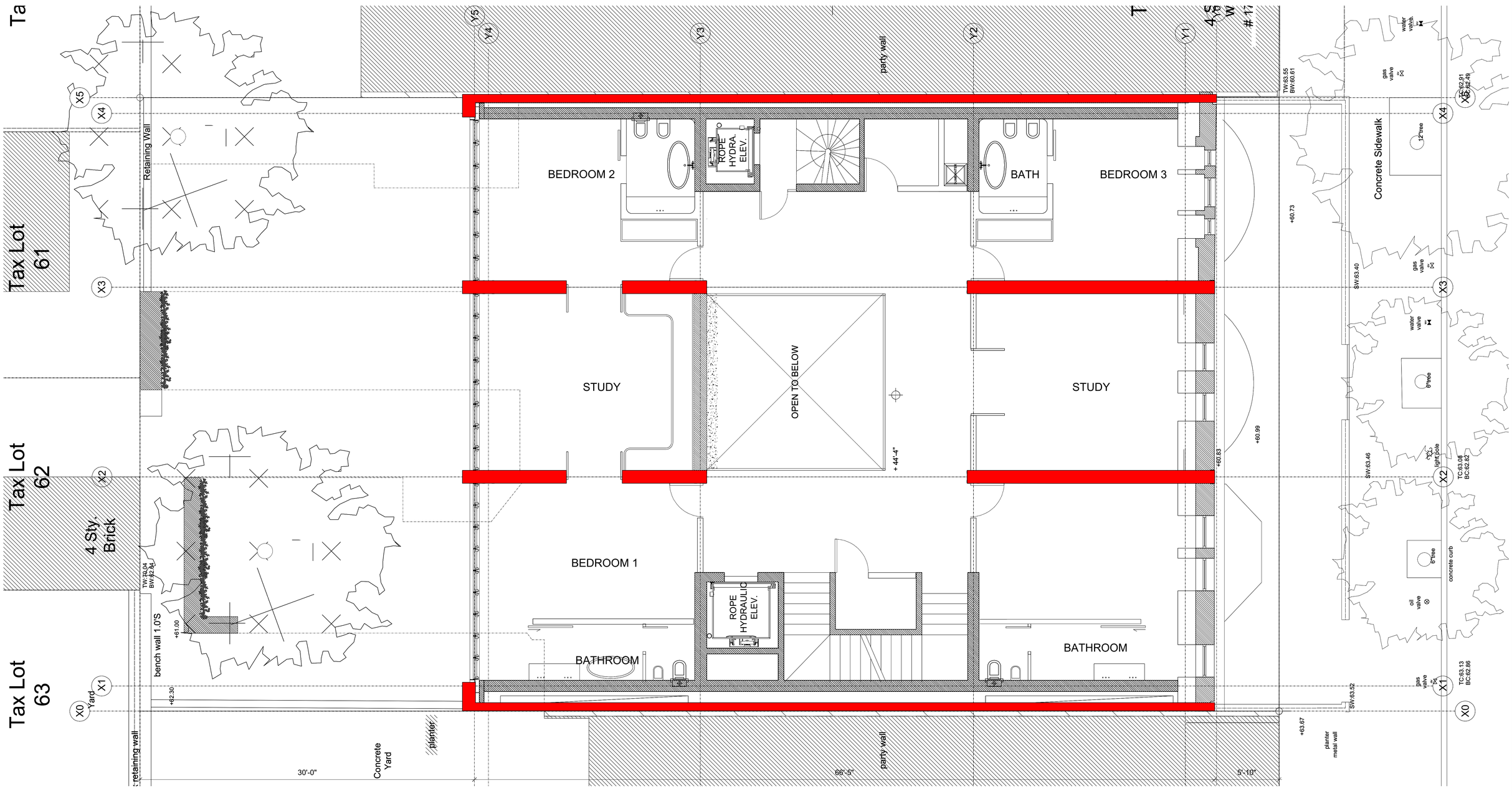

4th FLOOR PROPOSED PLAN

Scale: 1/4" = 1'0"

PROPOSED PLAN LEGEND

EXISTING PARTY WALL TO REMAIN

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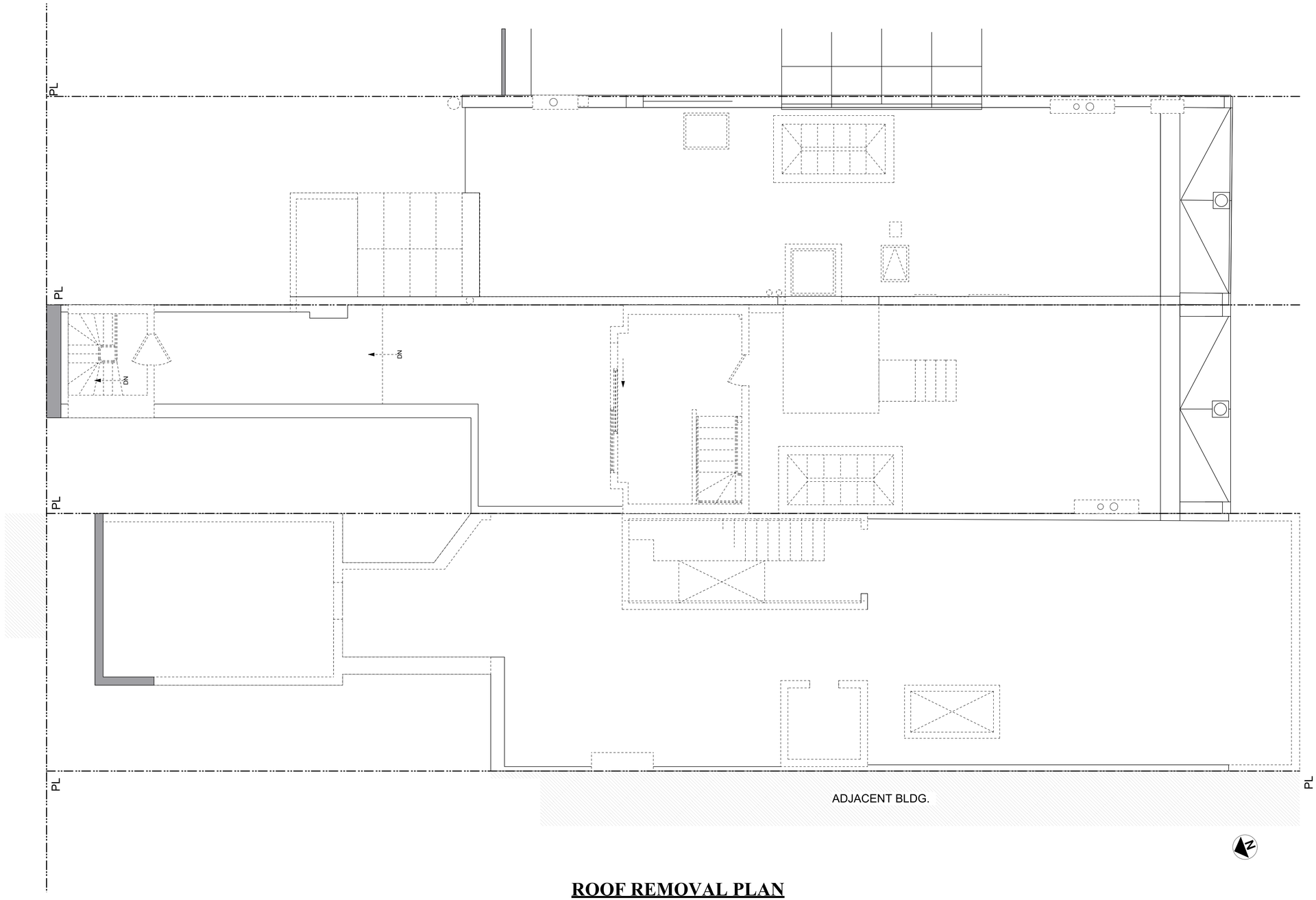

ROOF REMOVAL PLAN
Scale: 1/4" = 1'0"

DEMOLITION PLAN LEGEND	
	EXISTING EXTERIOR WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	EXISTING DOOR TO BE DEMOLISHED
	EXCAVATE AREA
	REMOVE DROPPED CEILING
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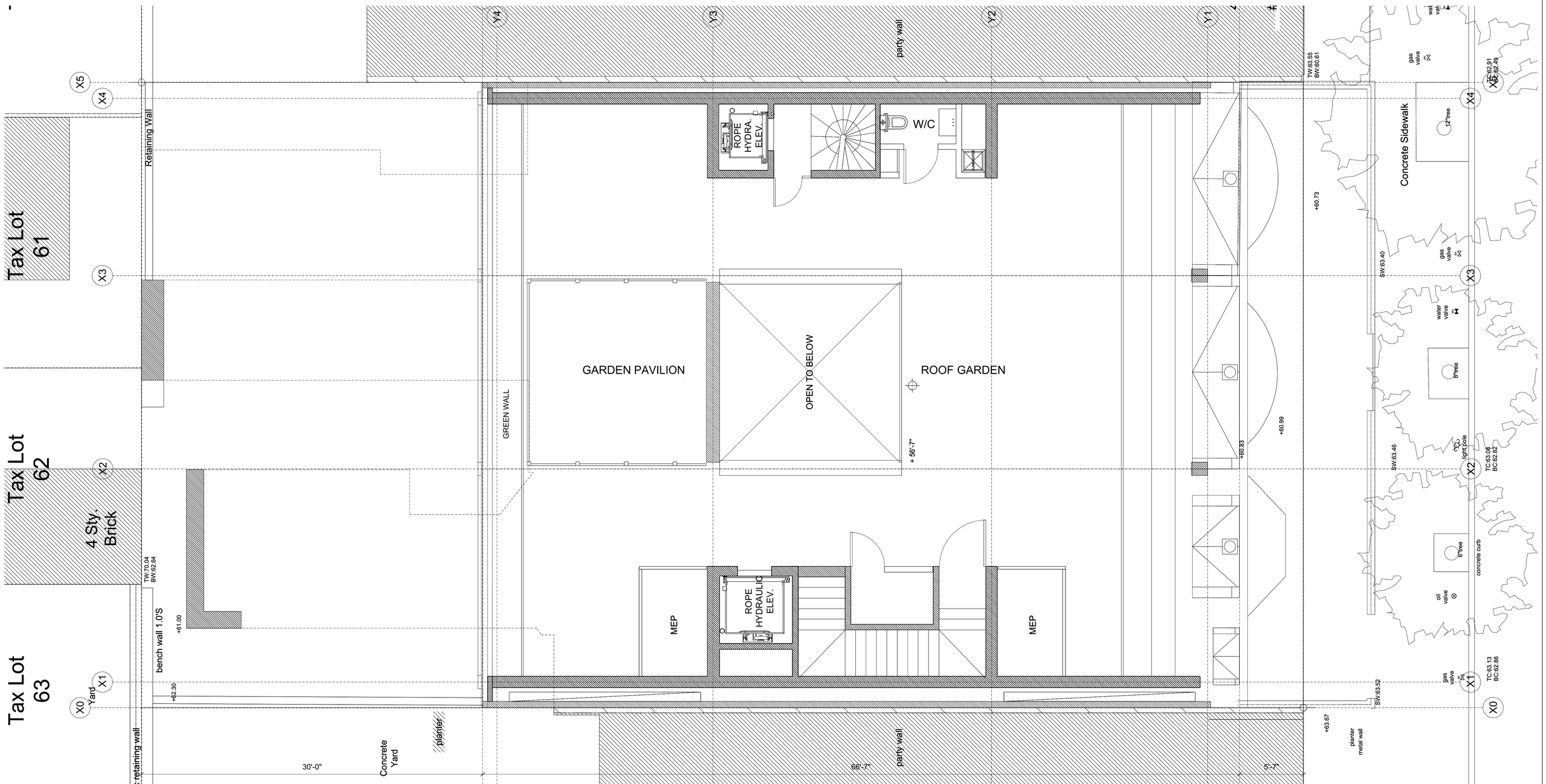

ROOF PROPOSED PLAN

Scale: 1/4" = 1'0"

PROPOSED PLAN LEGEND

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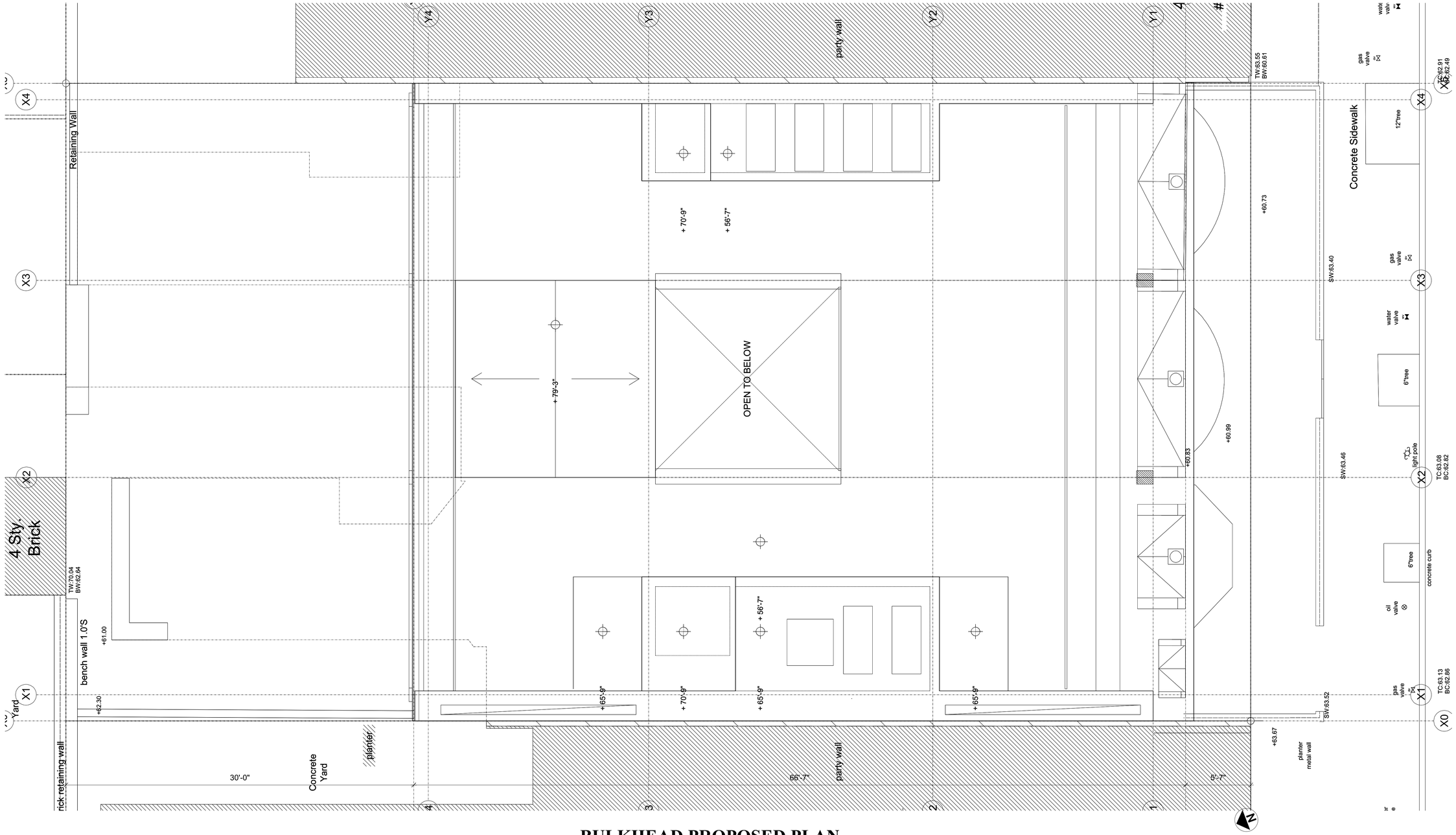

BULKHEAD PROPOSED PLAN

Scale: 1/4" = 1'0"

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