

The current proposal is:

**Preservation Department – Item 5, LPC-22-06581**

**112 East 75th Street – Upper East Side Historic District  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 873 7590 1884

**Passcode:** 358413

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

**Note:** If you want to testify on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (\*9 on the phone). Those who signed up in advance will be called first.

# TEMPLE ISRAEL OF THE CITY OF NEW YORK

NYC LANDMARKS PRESERVATION COMMISSION PUBLIC HEARING

1 MARCH 2022

- NEW ENCLOSED COURTYARD DESIGN
- WINDOW REPLACEMENT PACKAGE

**BEYER  
BLINDER  
BELLE**

# LOCATION AND CONTEXT



- Upper East Side Historic District Extension Boundary
- Upper East Side Historic District Boundary
- Temple Israel



SITE PLAN

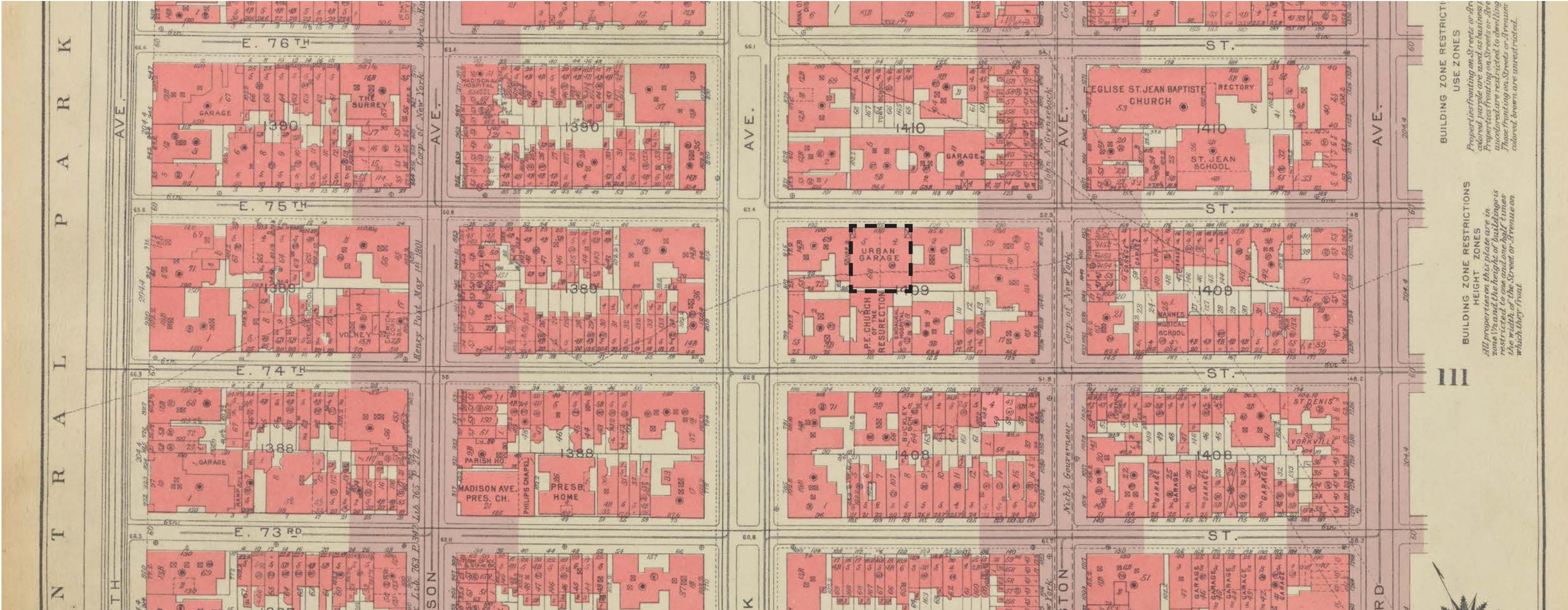


PLATE 110, PART OF SECTION 5  
THE NEW YORK PUBLIC LIBRARY DIGITAL COLLECTIONS  
1955 - 1956



# BLOCK HISTORY

EAST 75TH STREET between Park Avenue and Lexington Avenue

The development of this block reflects the fluctuating character of the blocks east of Park Avenue in the district. When railroad tracks ran down the middle of what was then Fourth Avenue in a depressed partially open cut, the blocks immediately to the east were not deemed especially desirable for residential construction, and many of these blocks were built up with stables and carriage houses. Of the several stables which were located on this block, only No. 117, built as a commercial stable in 1887-89 in Romanesque Revival style, survives. Also from this period is an early flathouse for middle-class residents at the northern corner of Park Avenue. Called the Terrace Apartments, its seven units lined the entire Park Avenue blockfront between 75th and 76th Streets. Now only the one unit at 821 Park Avenue survives.

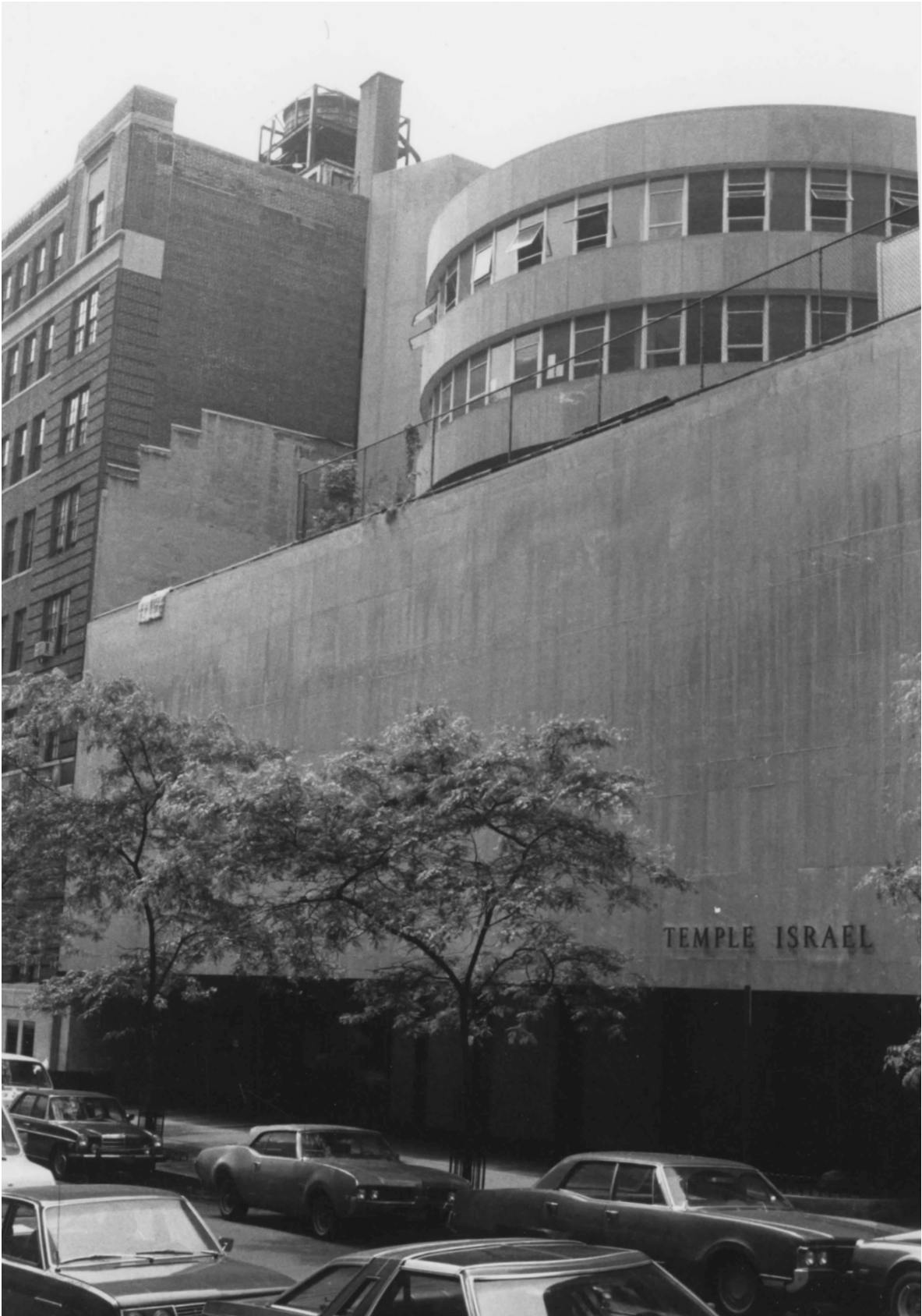
Following the reconstruction of Park Avenue and the covering of the railroad tracks c.1910, the block became more fashionable. Apartment houses began to replace the early middle-class rowhouses which had been built on the block. These are at No. 103 (1912-13), designed by Lawlor & Hasse; No. 111-113 (1925), designed by Schwartz & Gross; and No. 120 (1922), designed by Donn Barber. The most unusual building on the block is the contemporary Temple Israel (1964-66), designed by Schuman & Lichtenstein, at No. 112. The apartment house at the southern Park Avenue corner (No. 815) is of 1917.

DESIGNATION REPORT (1981)

# BUILDING HISTORY

EAST 75TH STREET South Side				
No. 112 (1409/68)				
	Date		Architect	Owner
Erected	1964-68	by	Schuman & Lichtenstein	for Temple Israel
<u>ARCHITECTURE</u>				
Style	Modern			
Elements	Six-story synagogue and classroom building; concrete facing; opening at ground floor with recessed curved wall; blank wall at building line for three stories; curved two-story section with bands of windows above.			
<u>HISTORY</u>				
	Replaced two garages.			
<u>References:</u>	New York City, Department of Buildings, Manhattan, Plans, Permits and Dockets.			
	Norval White and Elliot Willensky, <u>AIA Guide to New York City</u> (New York: Macmillan Publishing Co., 1978), p. 233.			

DESIGNATION REPORT (1981)



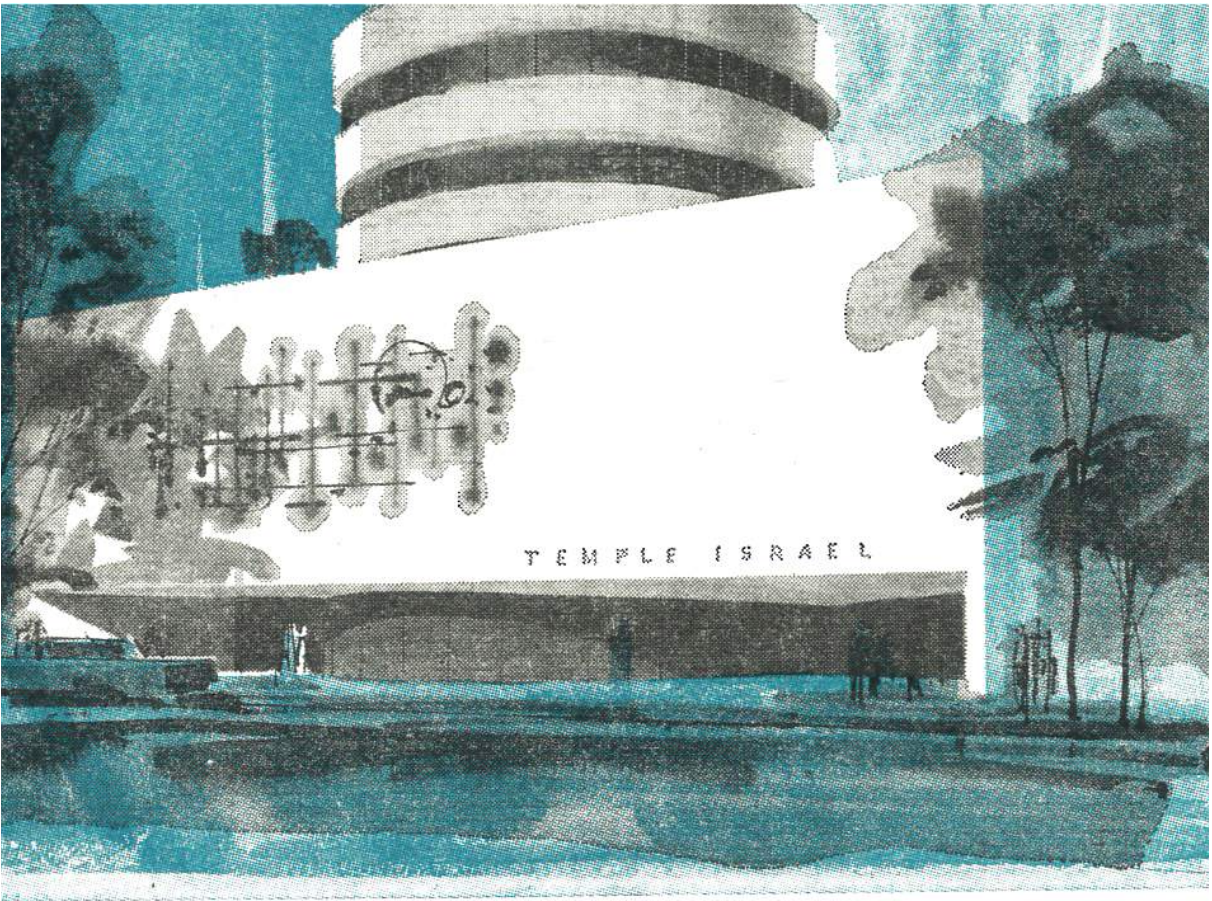
HISTORIC PHOTO WITH UNFENCED OPEN COURTYARD (1984)



# BUILDING HISTORY



TEMPLE ISRAEL ARCHIVE,  
DEDICATION OF THE CORNERSTONE



## CONSECRATION AND GROUNDBREAKING CEREMONY

of the new site of

## TEMPLE ISRAEL OF THE CITY OF NEW YORK

112 East 75th Street

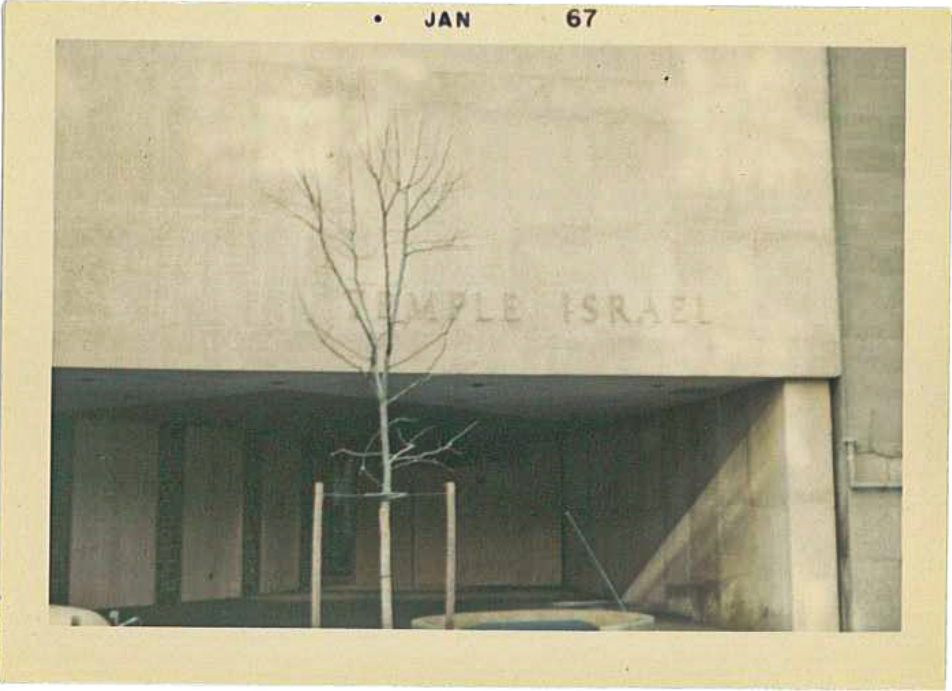
Sunday afternoon, September 13, 1964

at 2 o'clock

TEMPLE ISRAEL ARCHIVE  
ANNOUNCEMENT 1964



BUILDING HISTORY



TEMPLE ISRAEL ARCHIVE, JANUARY 1967



# BUILDING HISTORY: CHANGES OVER TIME

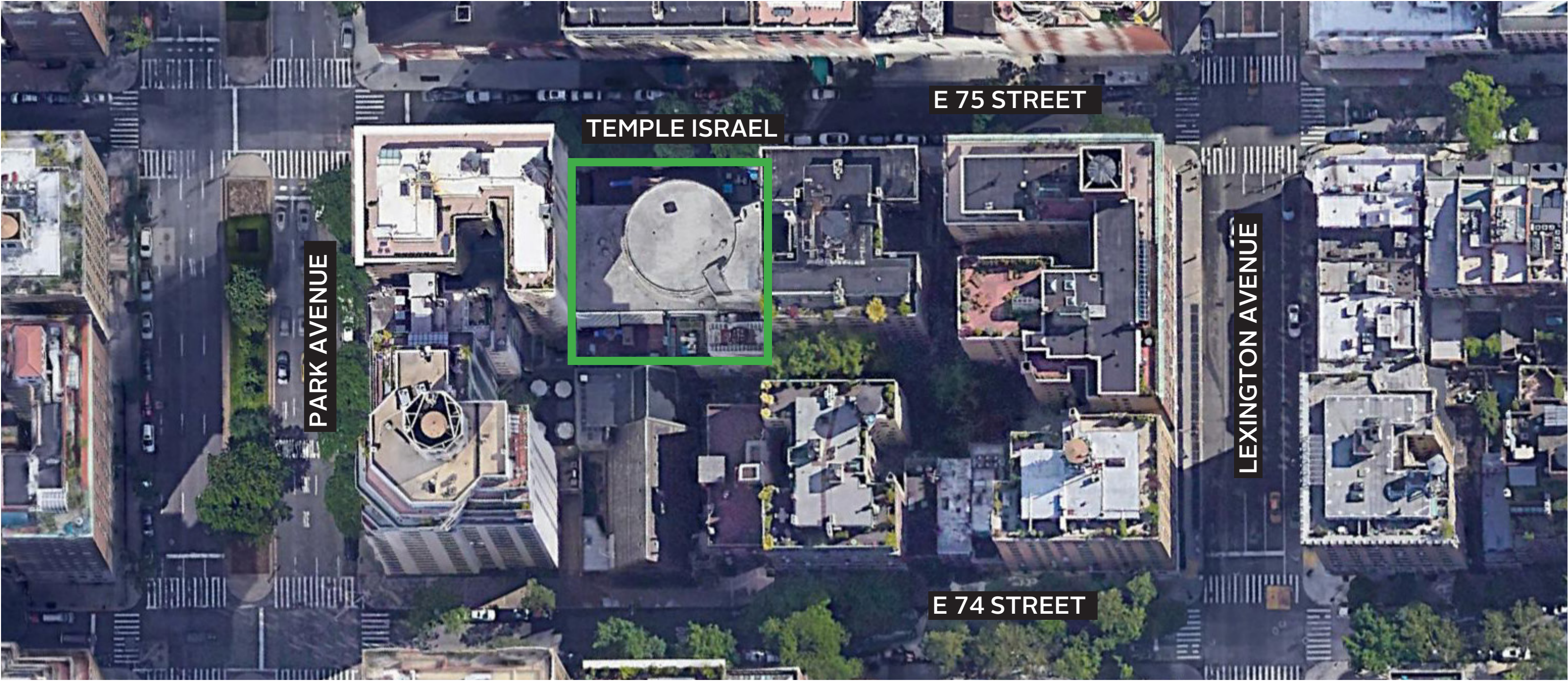


ADDITION OF GATE AT PROPERTY LINE  
CIRCA 1991



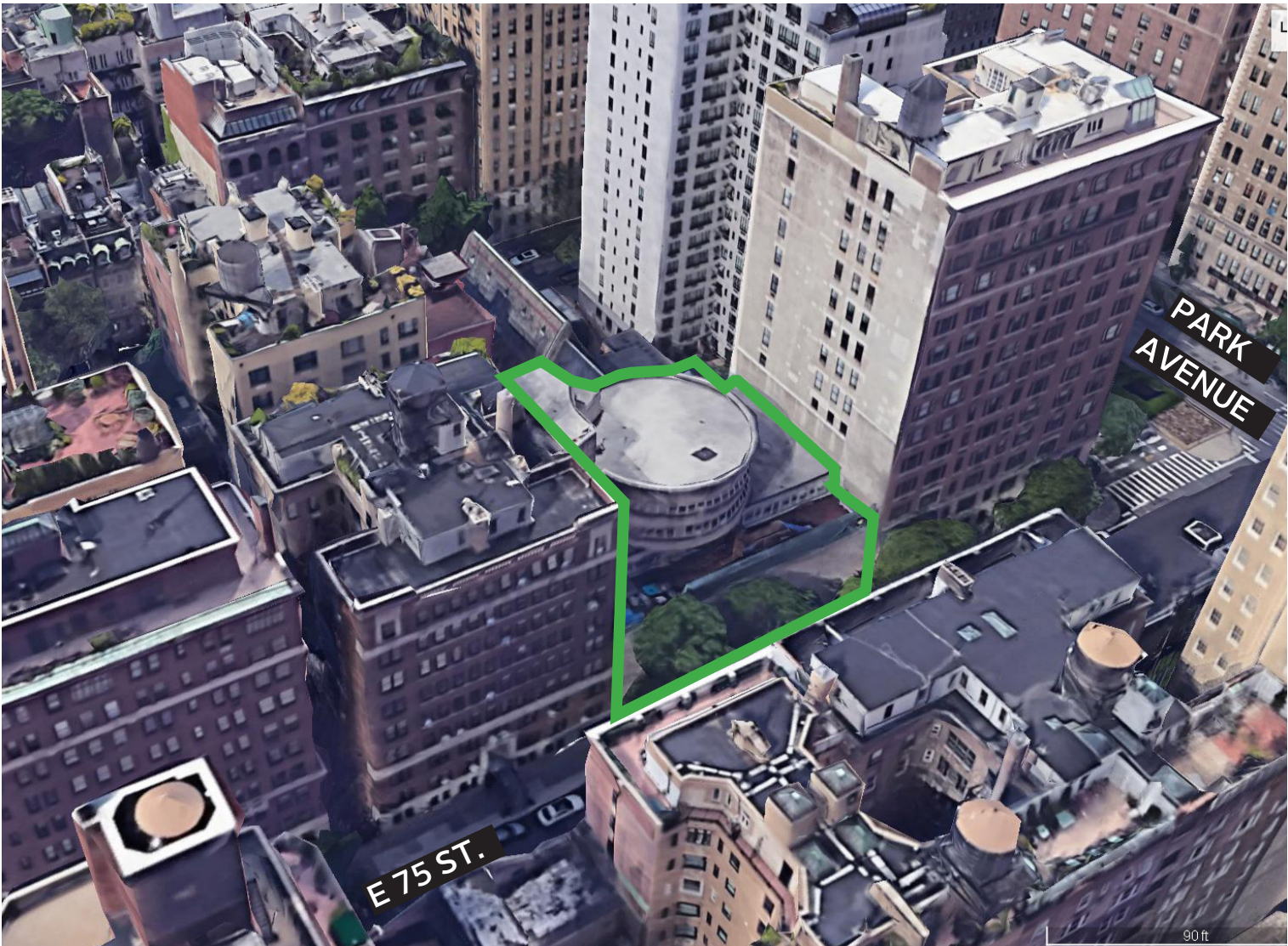


EXISTING: AERIAL VIEW

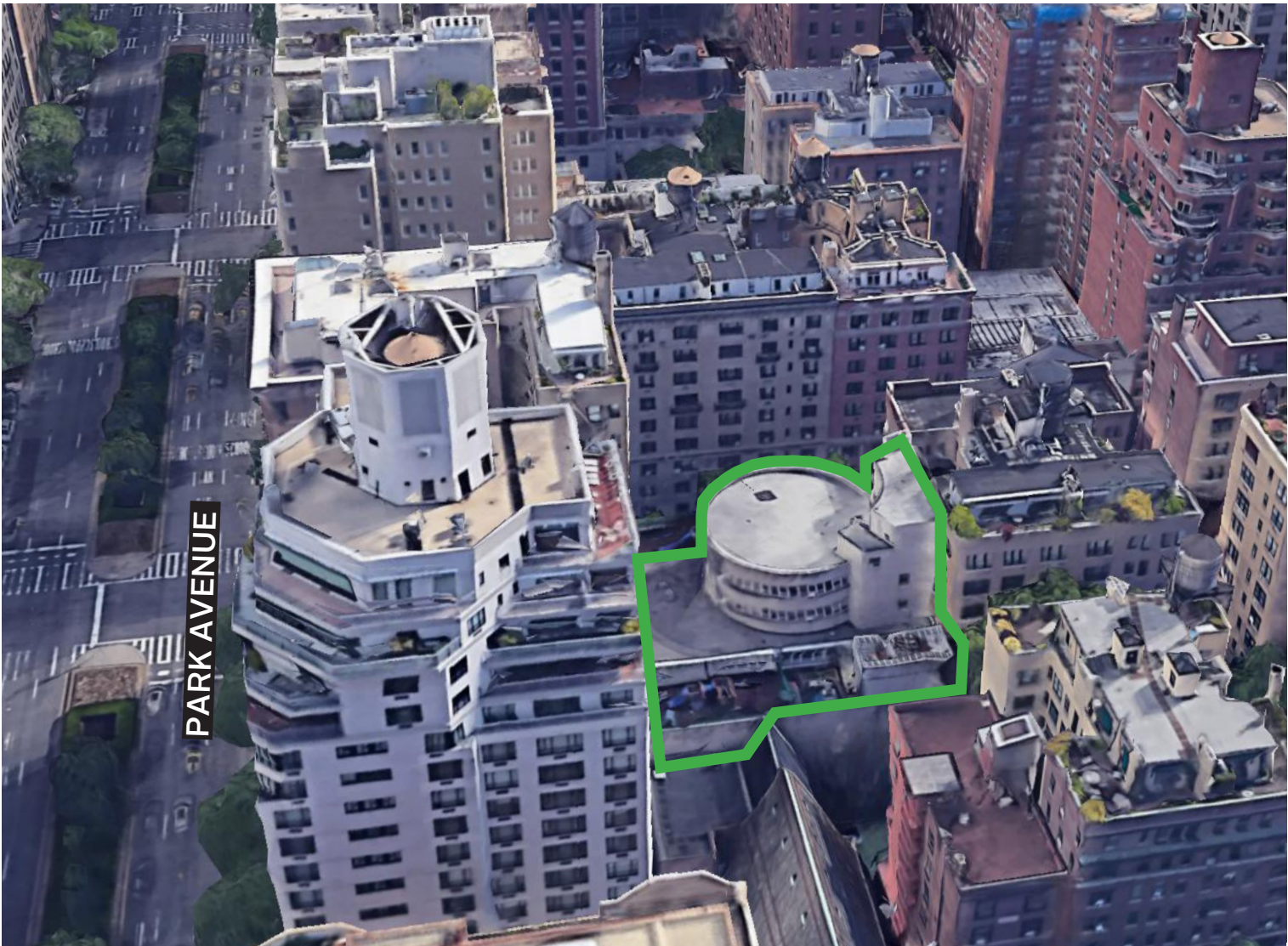




# EXISTING: AERIAL VIEWS



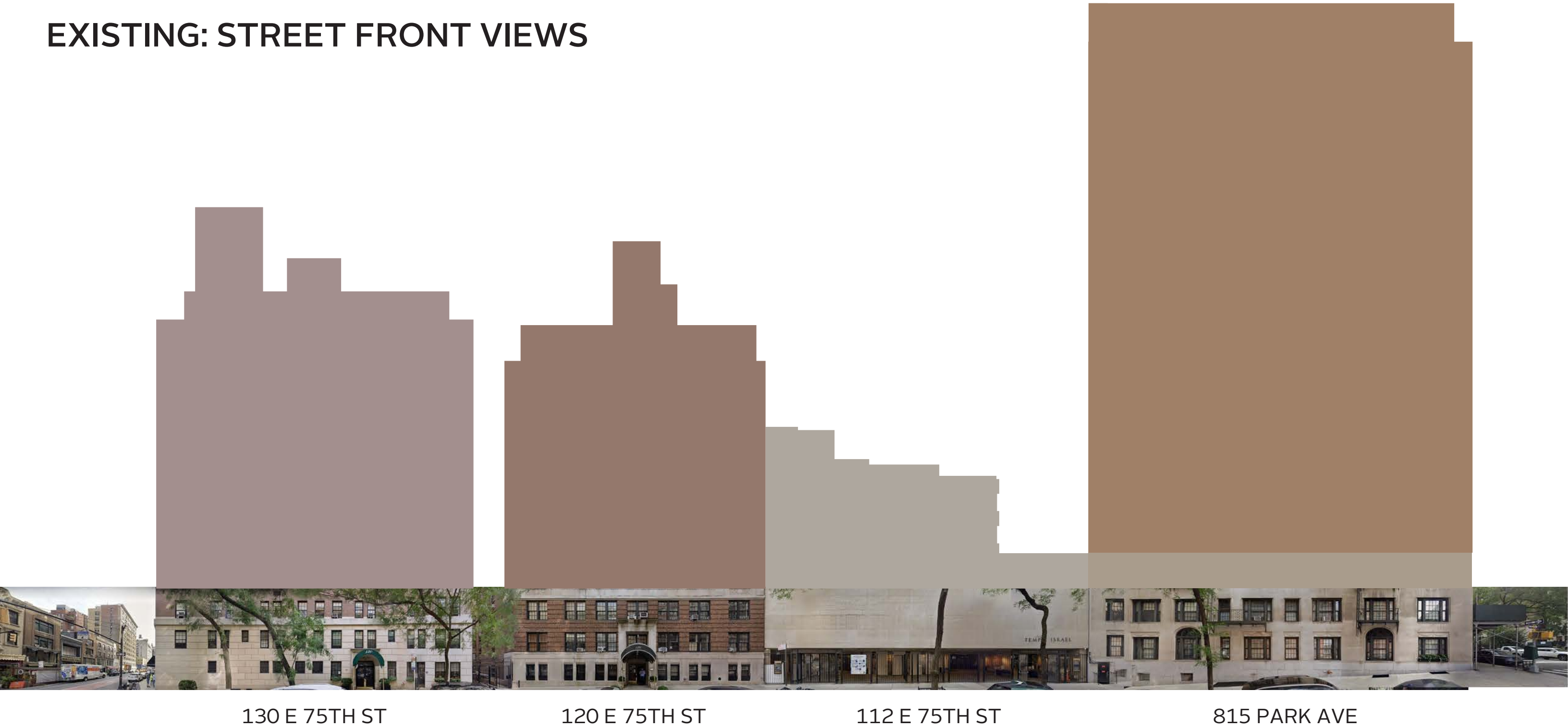
NORTH EAST AERIAL VIEW - PRIMARY FACADE



SOUTH WEST AERIAL VIEW - SECONDARY FACADE



EXISTING: STREET FRONT VIEWS

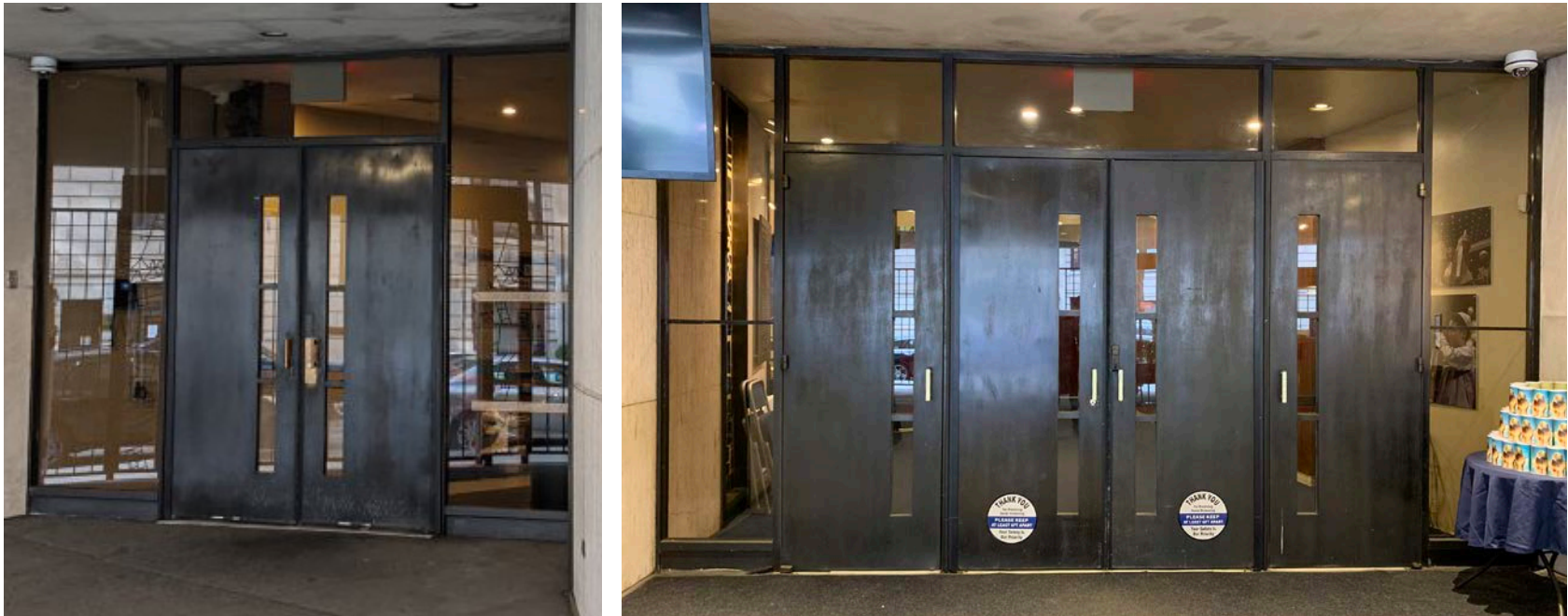
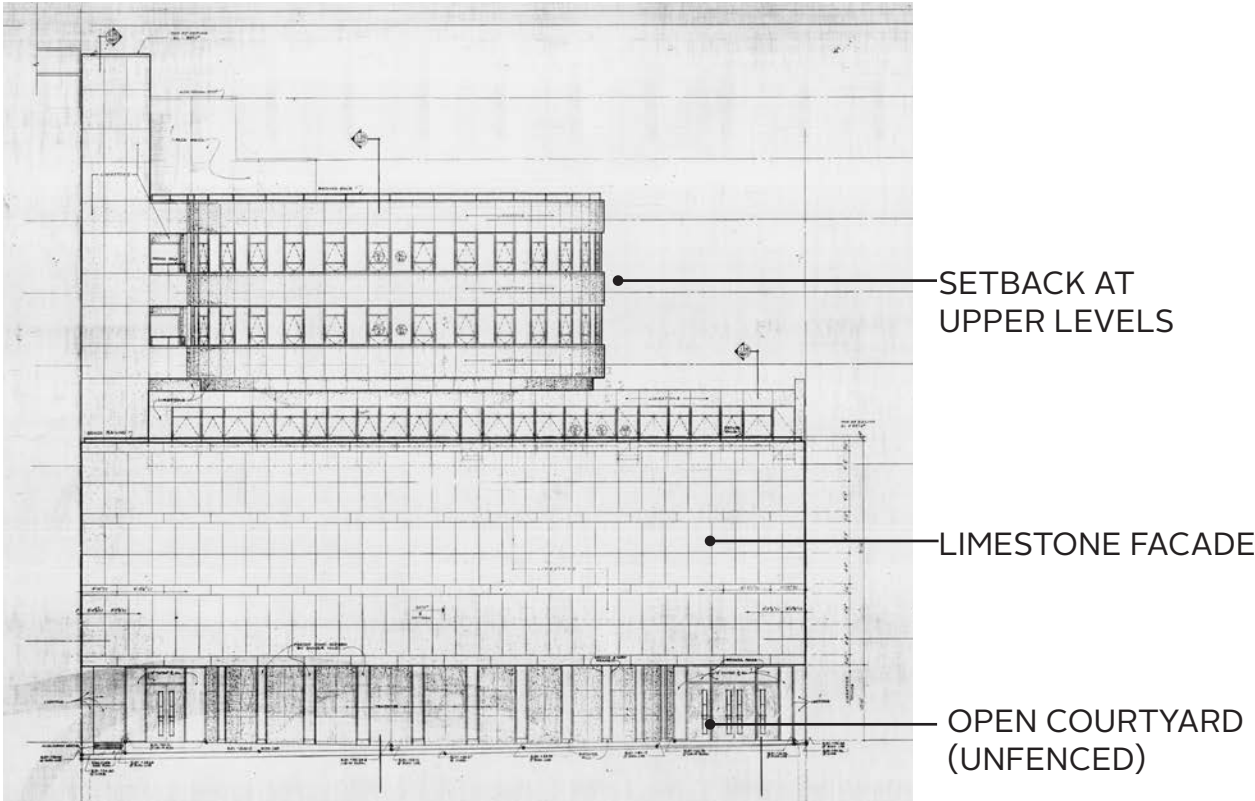




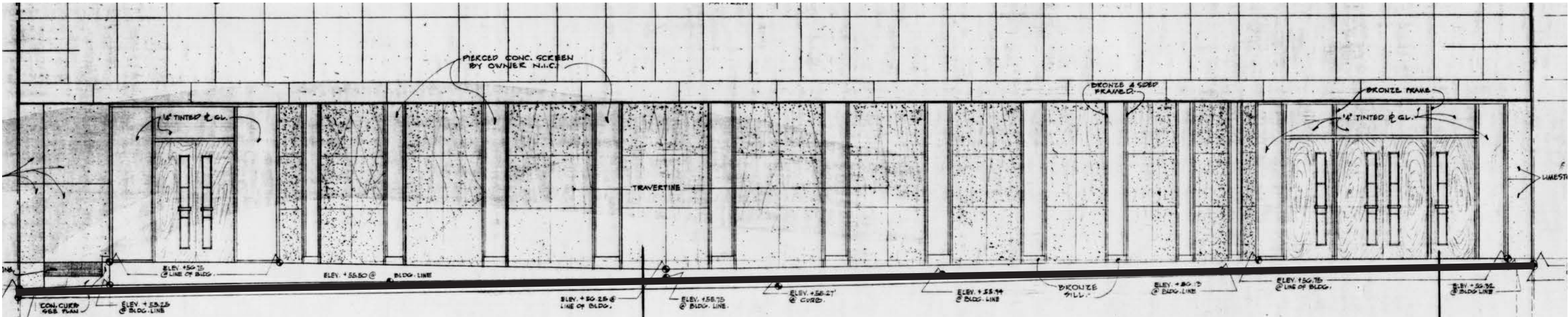
# PROPOSED GROUND FLOOR ENCLOSURE DESIGN

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# ORIGINAL NORTH ELEVATION DESIGN

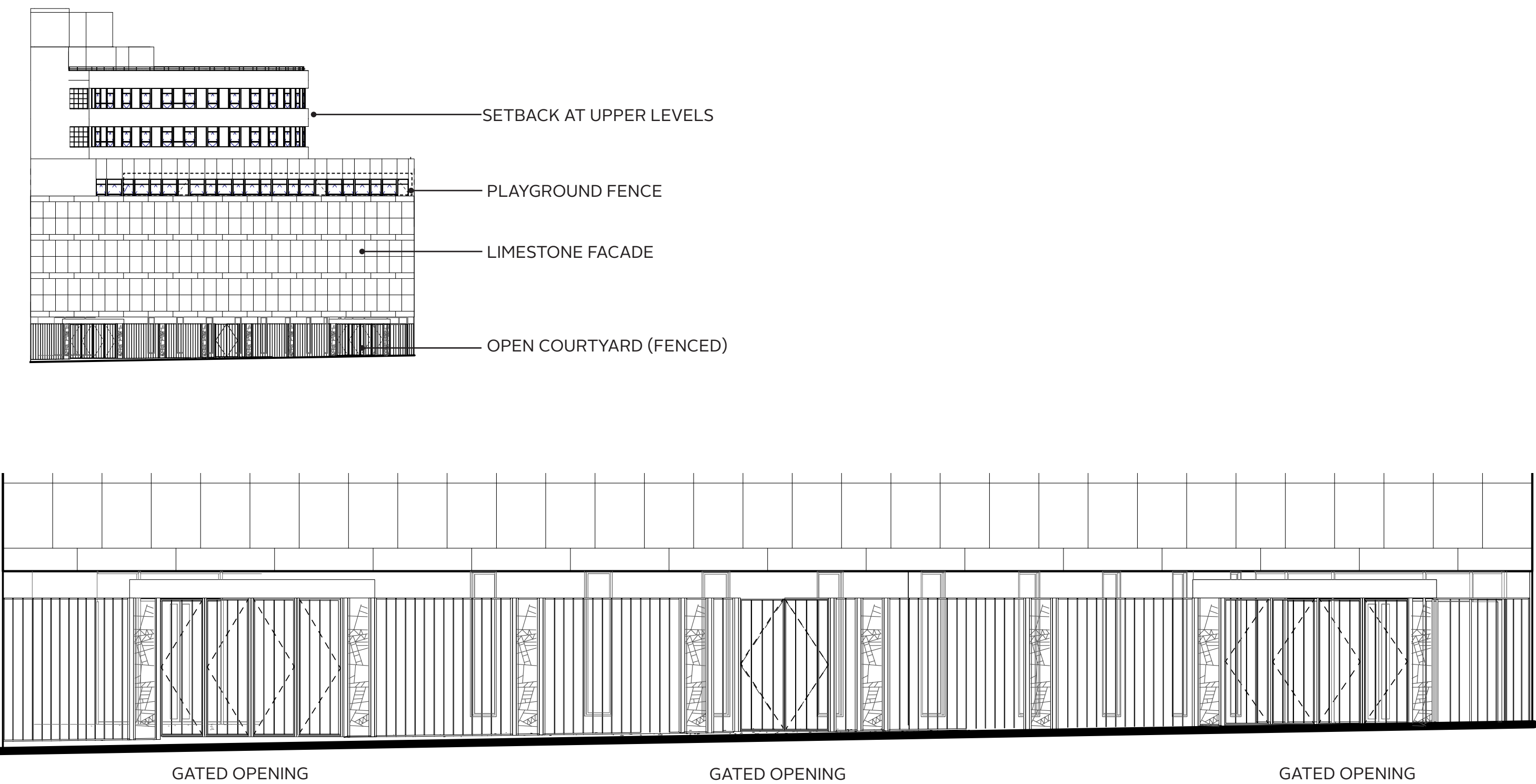


EXISTING ENTRY ASSEMBLY (BRONZE AND GLASS)

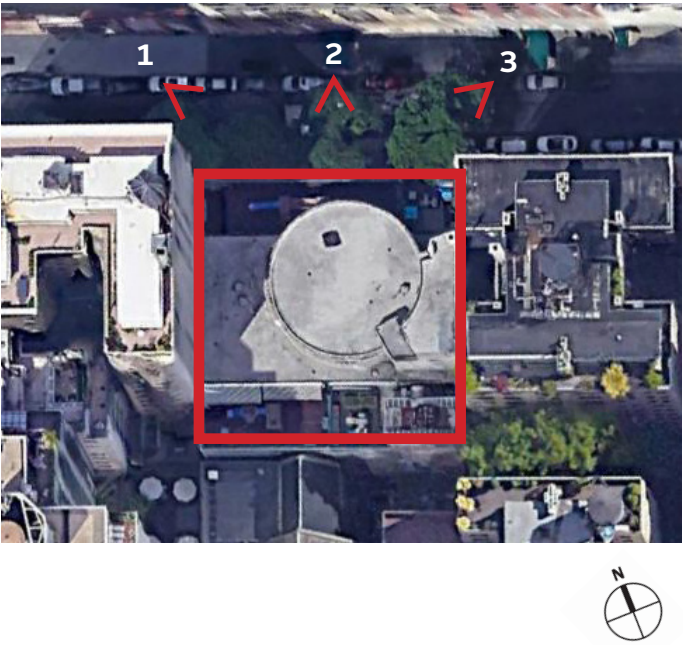




# NORTH ELEVATION TODAY



EXISTING: STREET LEVEL



1. LOOKING EAST



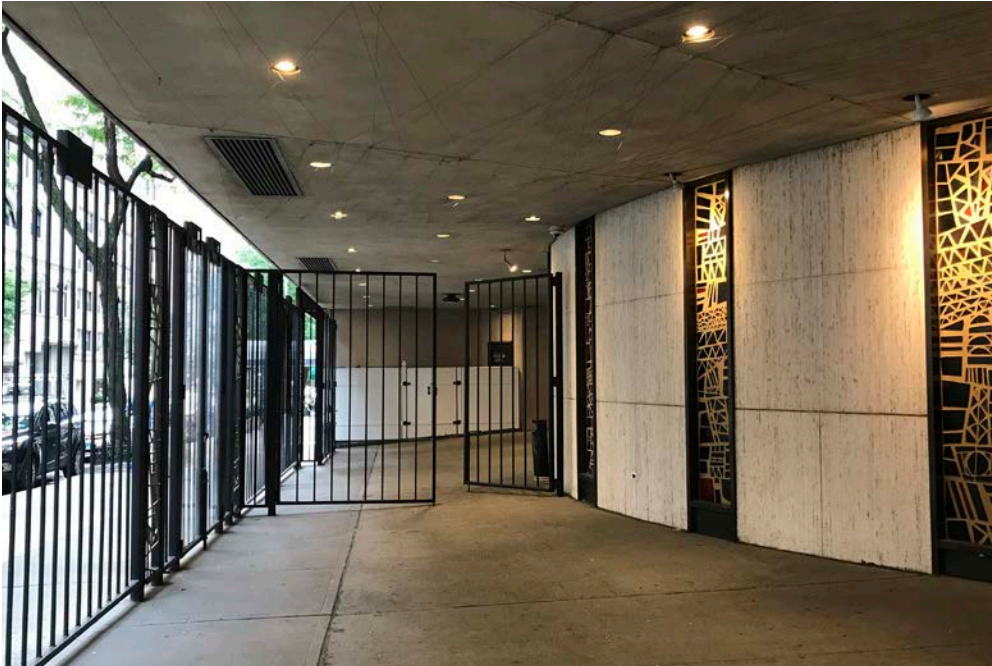
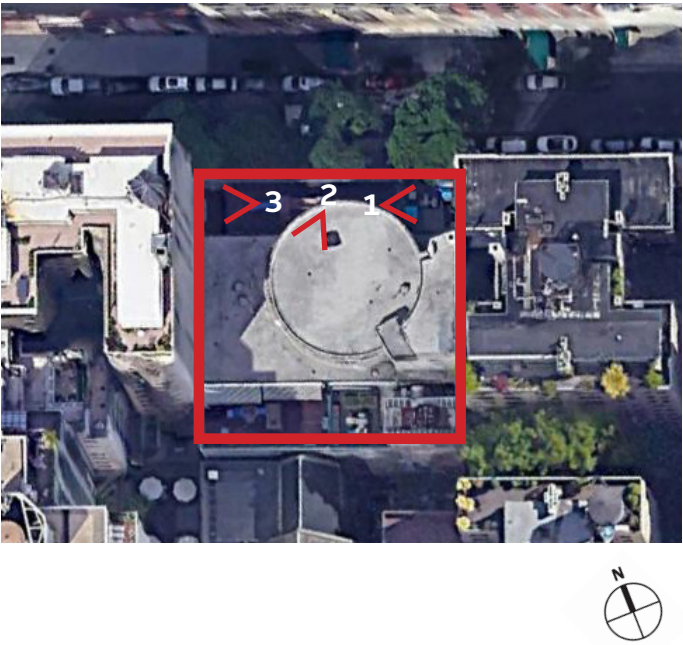
2. FRONTAL VIEW



3. LOOKING WEST



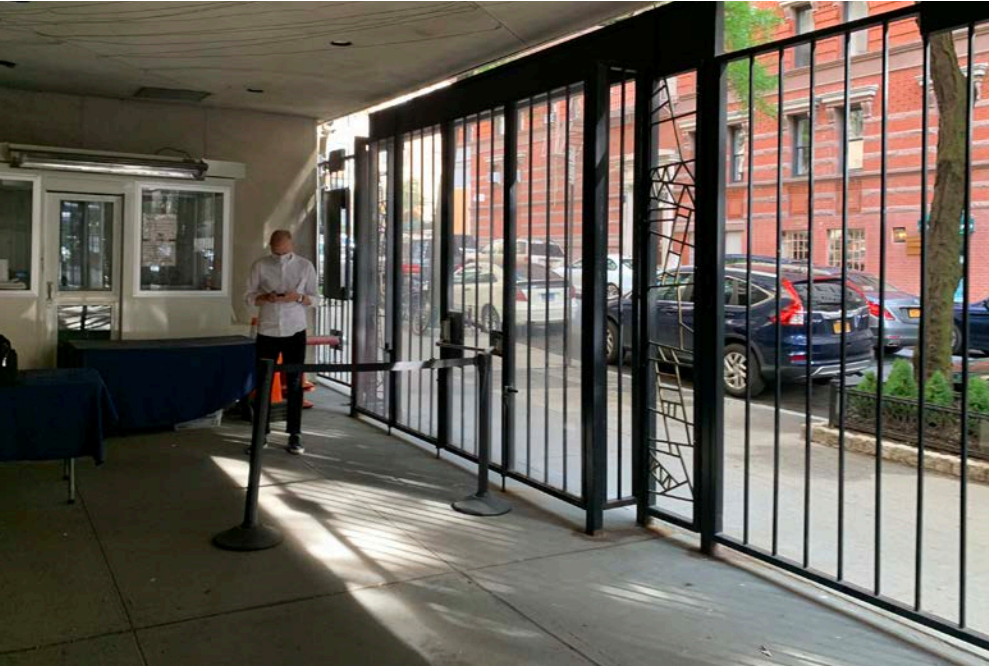
# EXISTING COURTYARD PHOTOS



1. COURTYARD LOOKING EAST



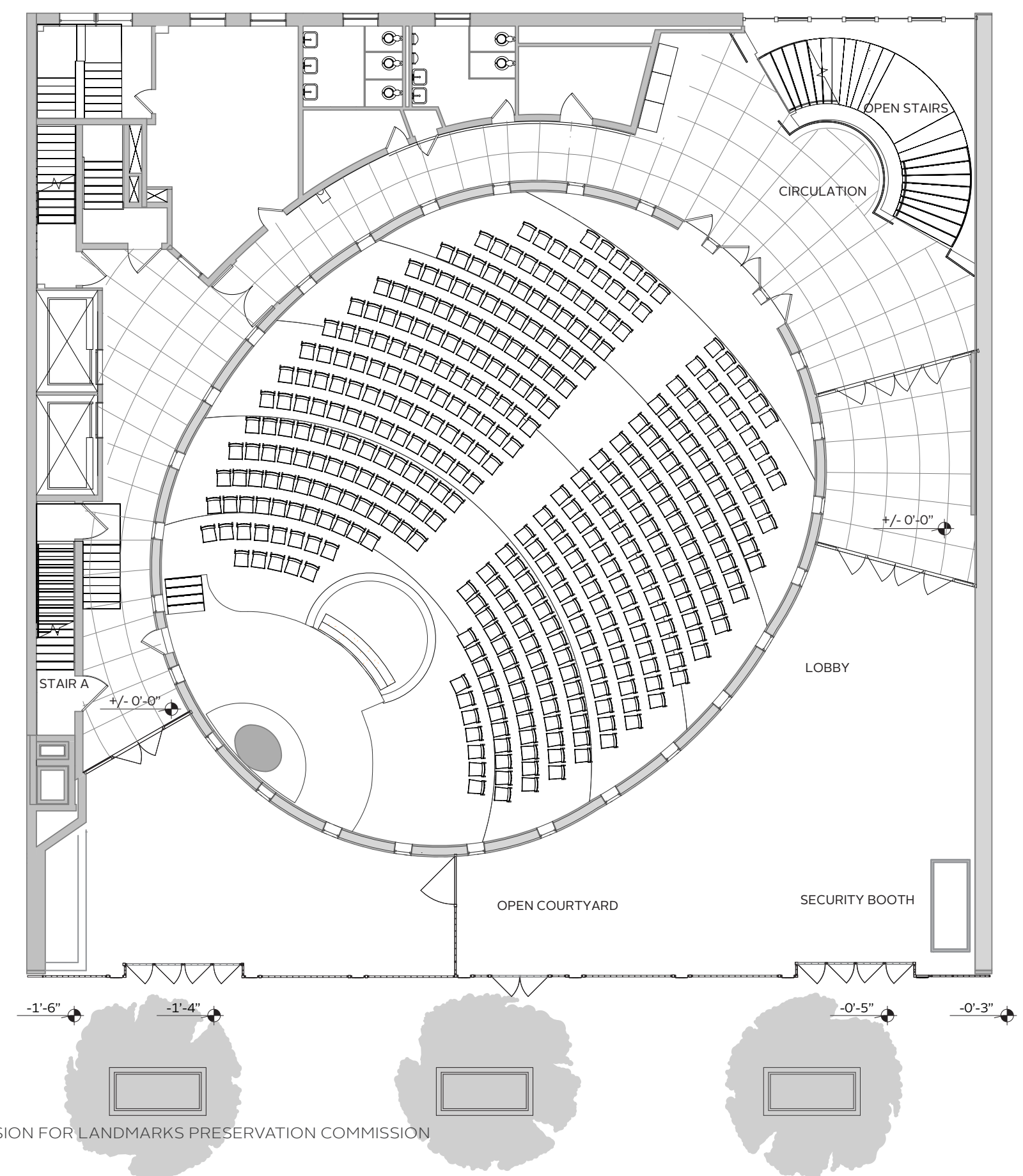
2. COURTYARD LOOKING NORTH WEST



3. COURTYARD LOOKING WEST

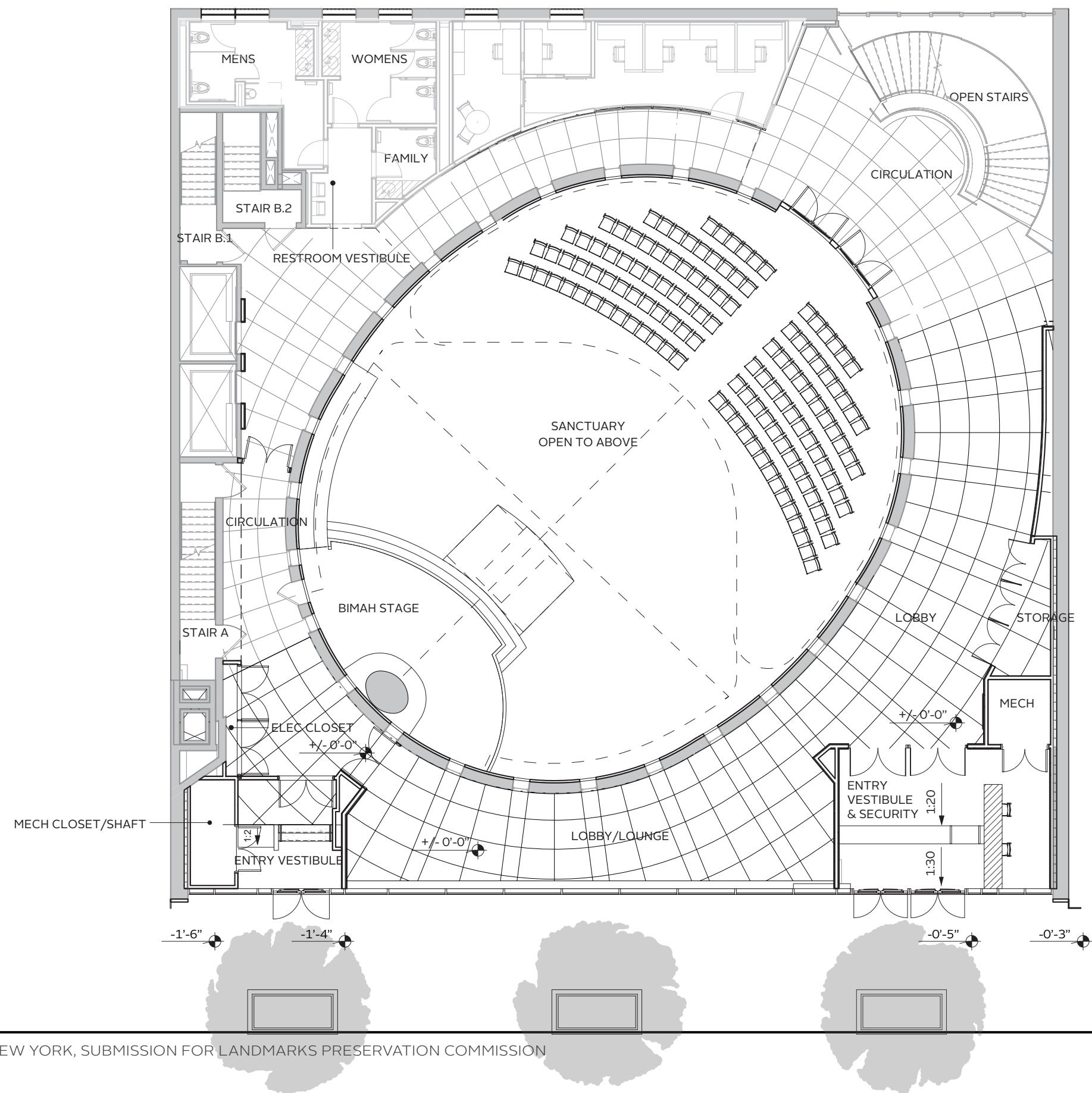


# EXISTING FIRST FLOOR PLAN



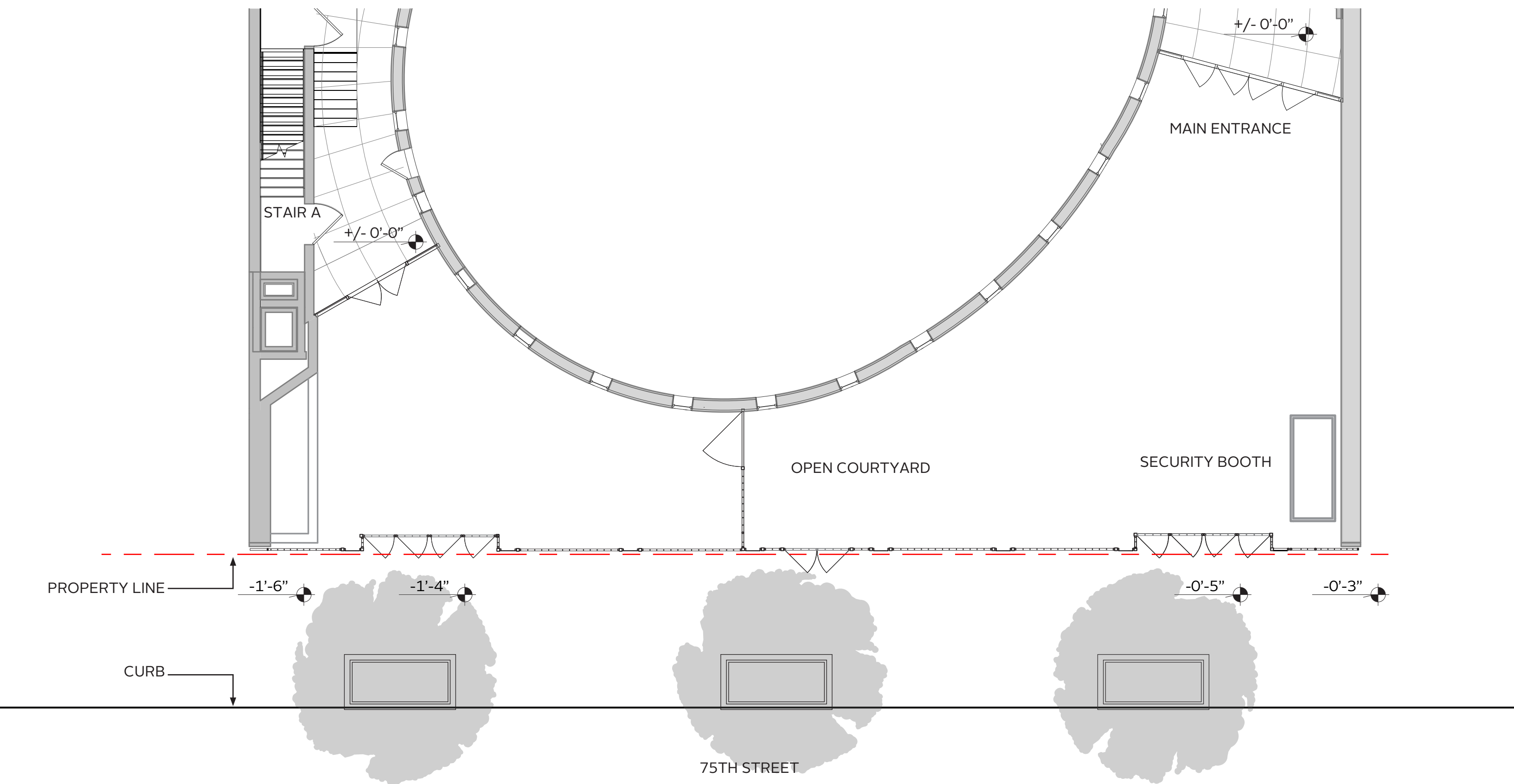


# PROPOSED FIRST FLOOR PLAN



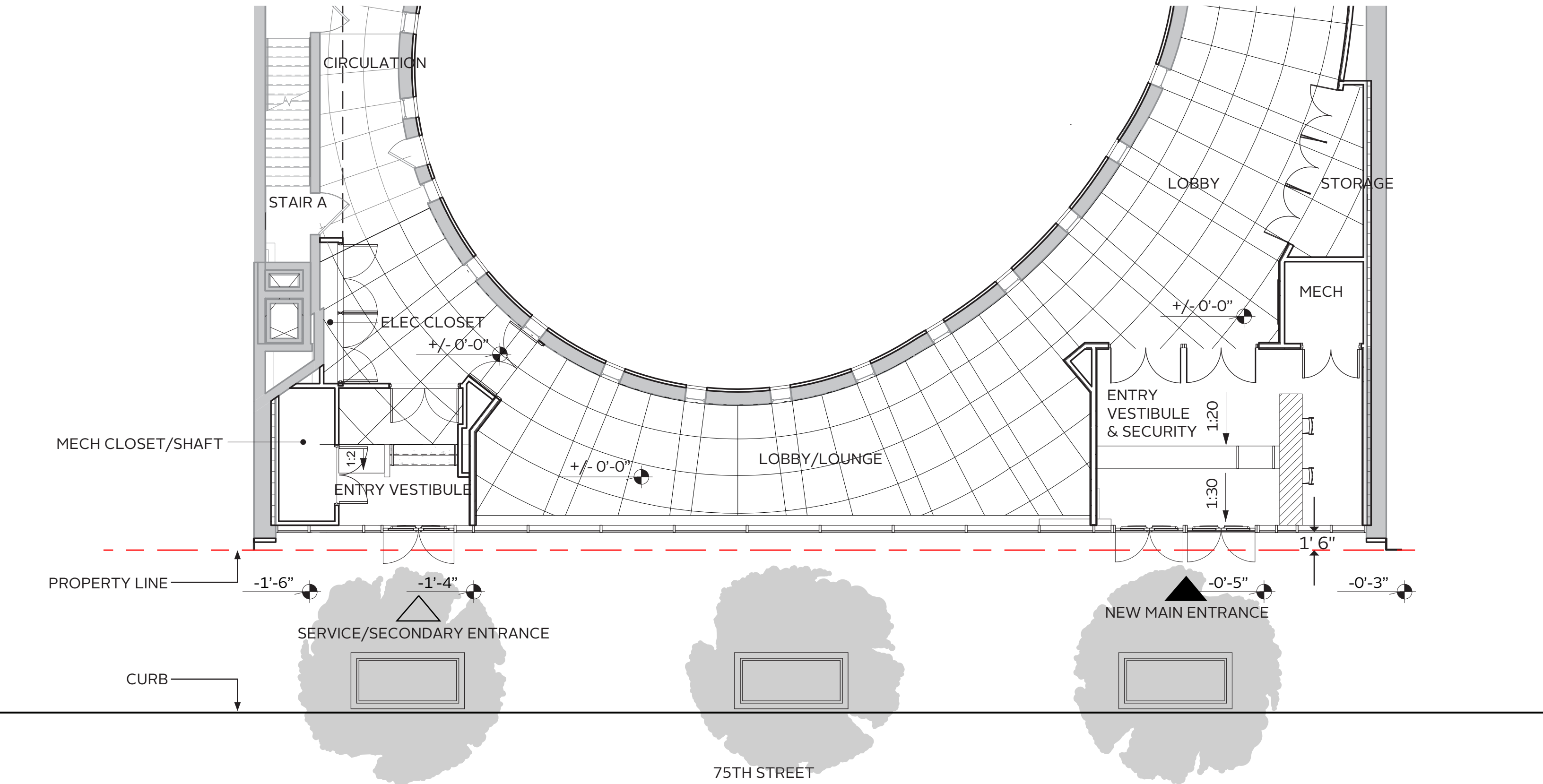


FIRST FLOOR - EXISTING PLAN



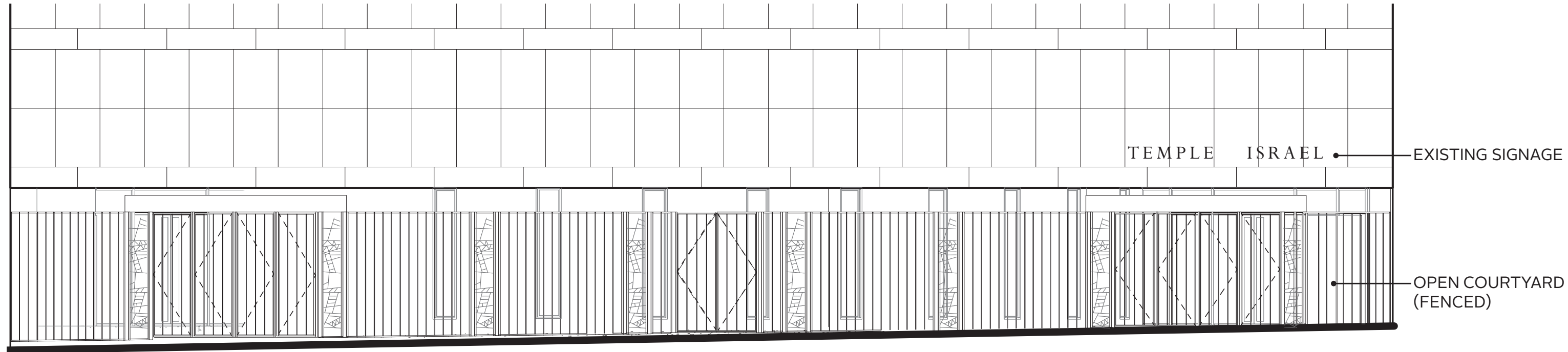


# FIRST FLOOR - PROPOSED PLAN

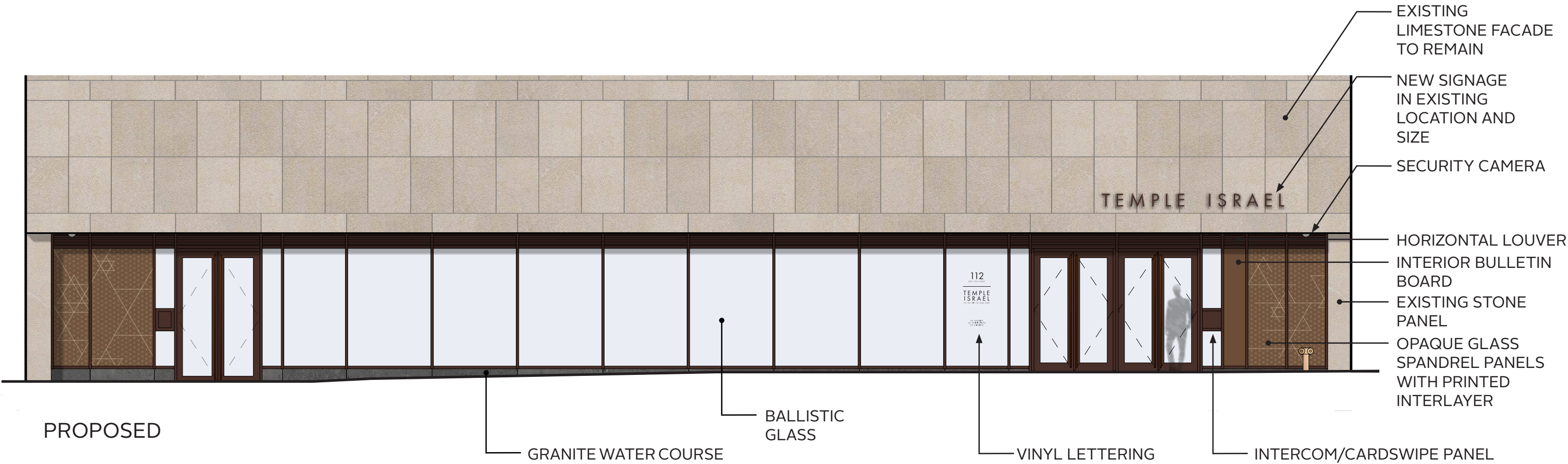




# FIRST FLOOR - EXISTING AND PROPOSED ELEVATION



EXISTING



PROPOSED

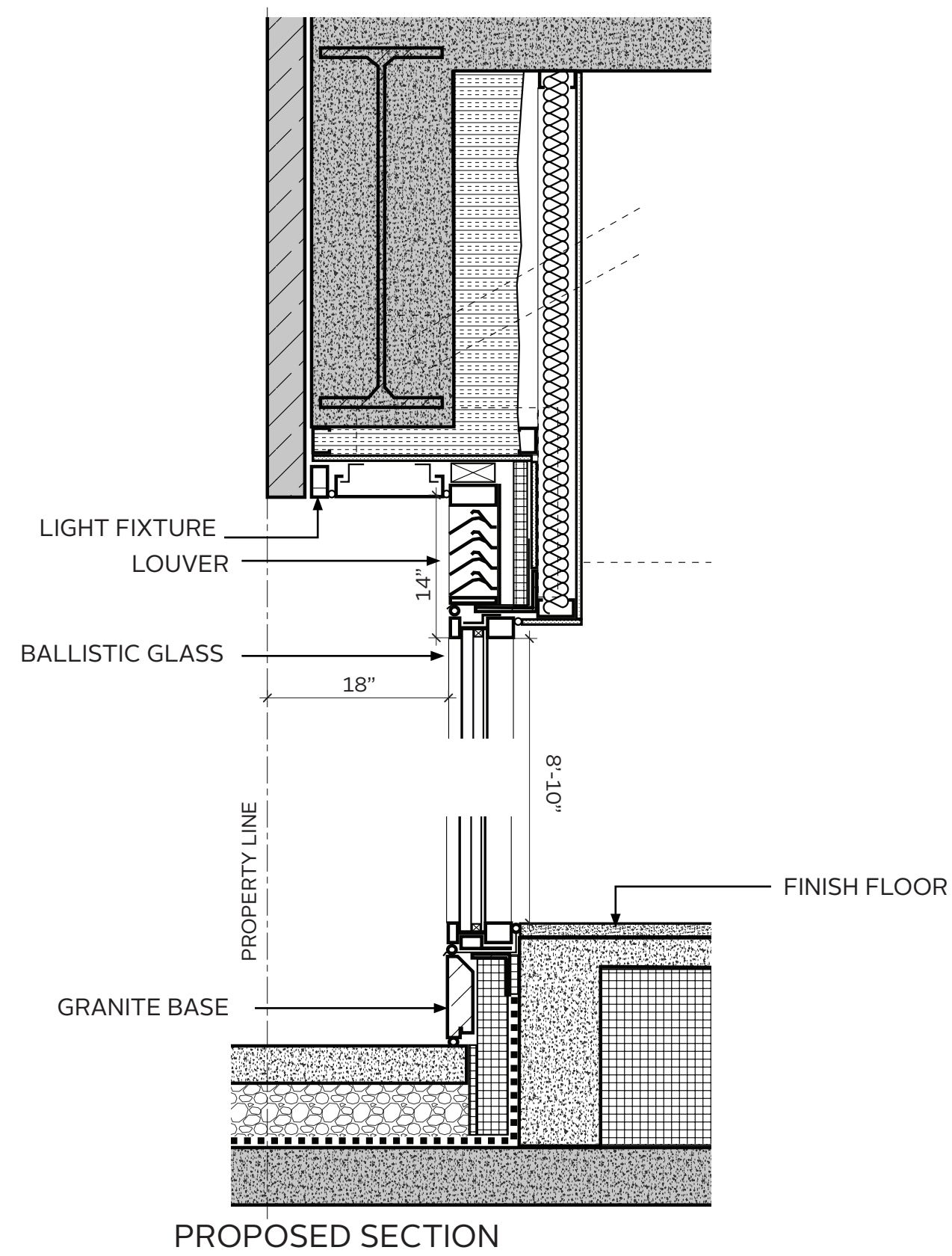
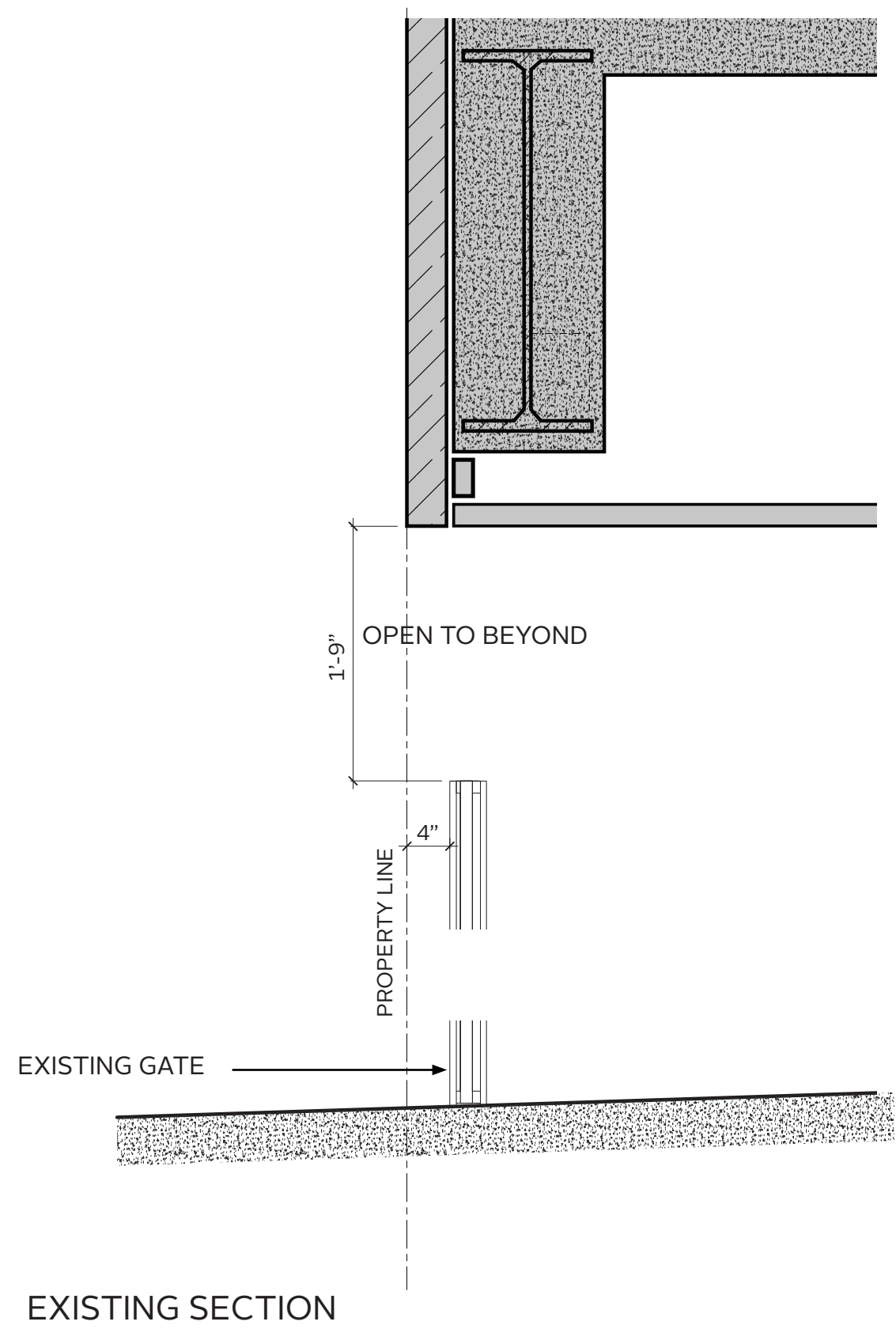


FIRST FLOOR - PROPOSED ELEVATION



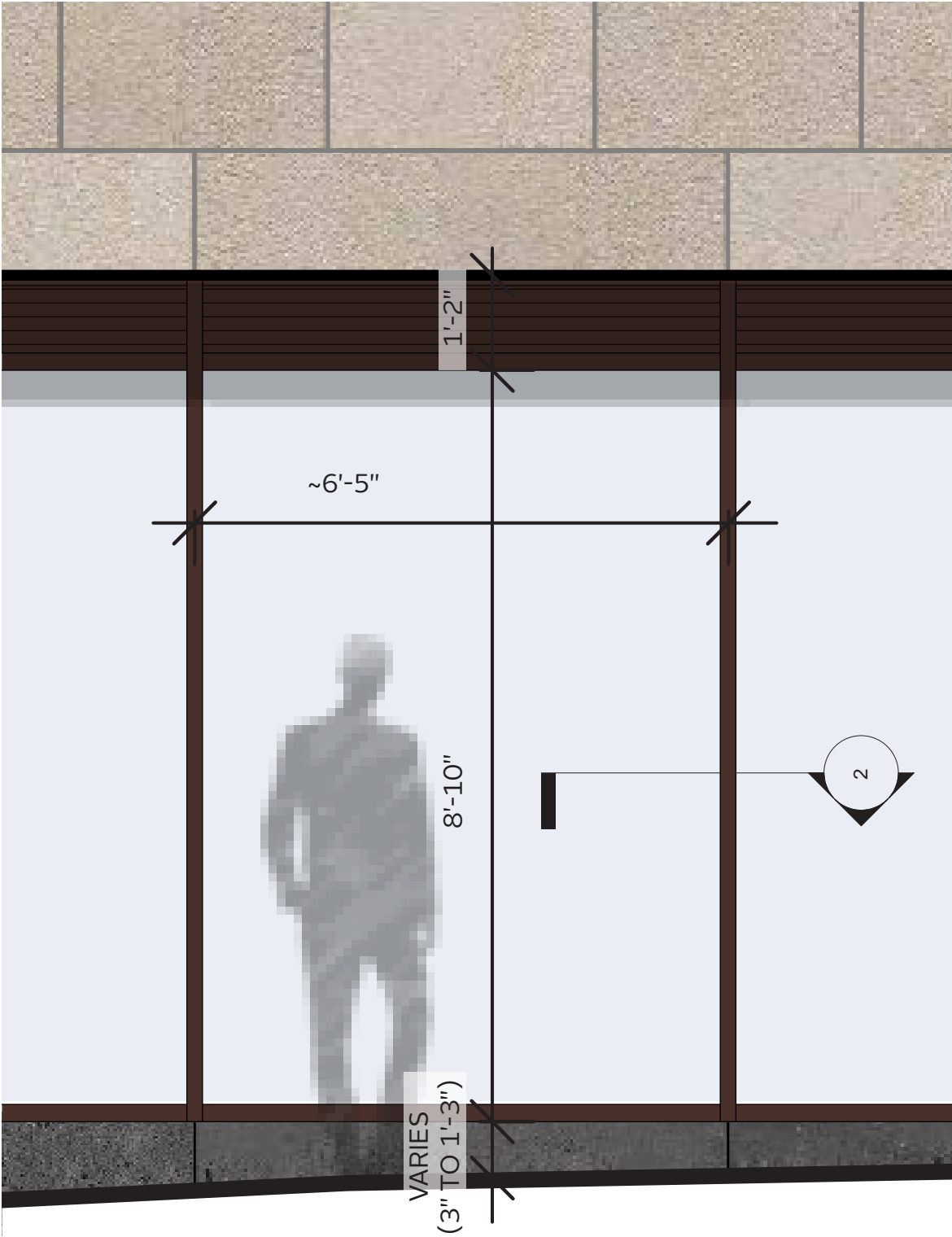


DETAILS





DETAILS



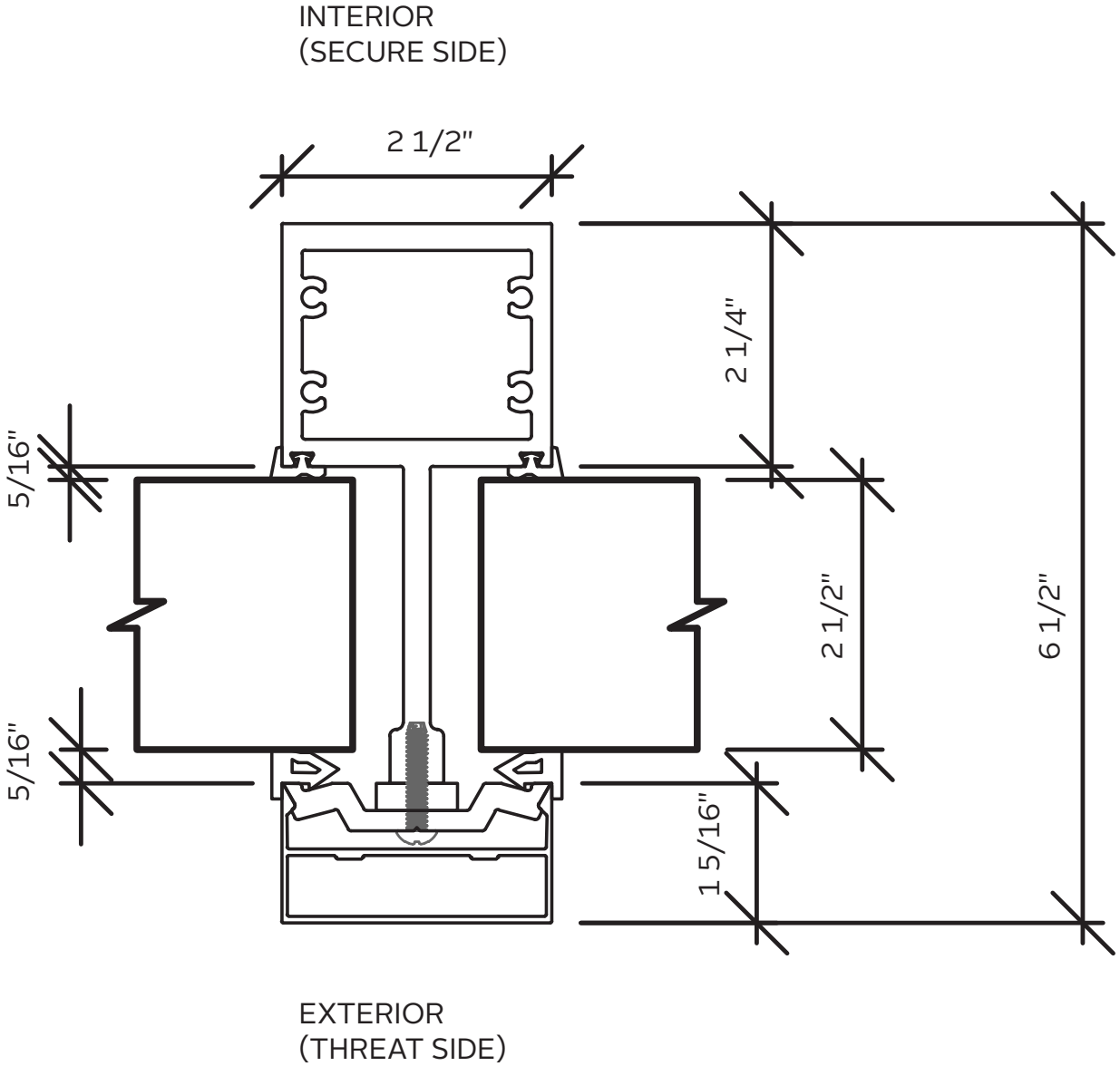
LIMESTONE

LOUVER

BALLISTIC GLASS

GRANITE BASE

ELEVATION OF A TYPICAL GLAZING UNIT

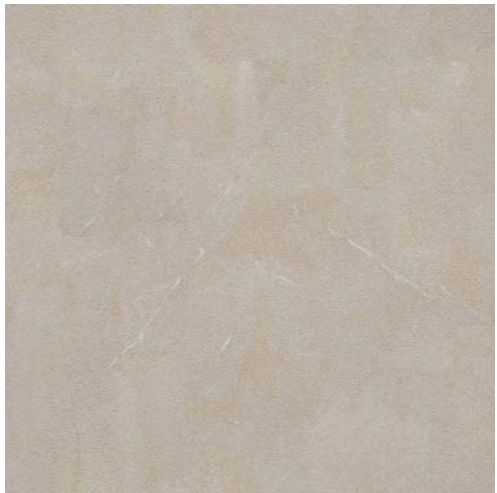


INTERIOR  
(SECURE SIDE)

EXTERIOR  
(THREAT SIDE)

BALLISTIC GLAZING SYSTEM MULLION DETAIL

# PROPOSED FINISHES



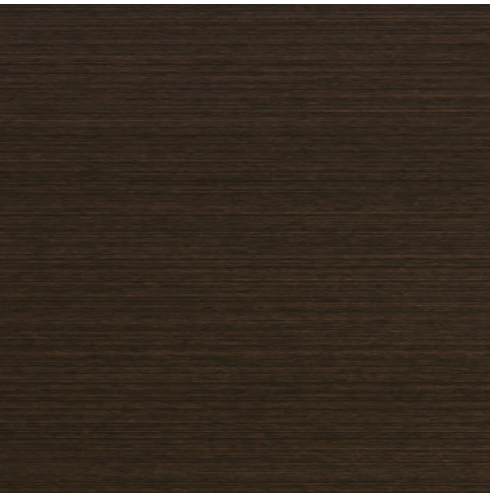
LIMESTONE

**EXISTING FACADE**



FLAMED "PICASSO" GRANITE

**WATERCOURSE BASE**



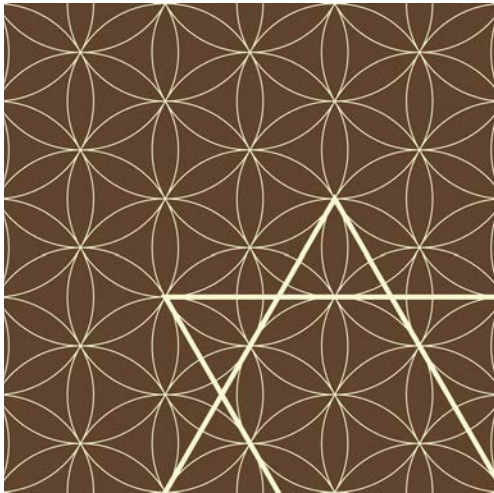
DARK OXIDIZED BRONZE

**HARDWARE**



2-1/4" IGU BALLISTICALLY RATED,  
WITH LOW-E COATING

**GLAZING**



PRINTED INTERLAYER PATTERN

**SPANDREL PANELS**

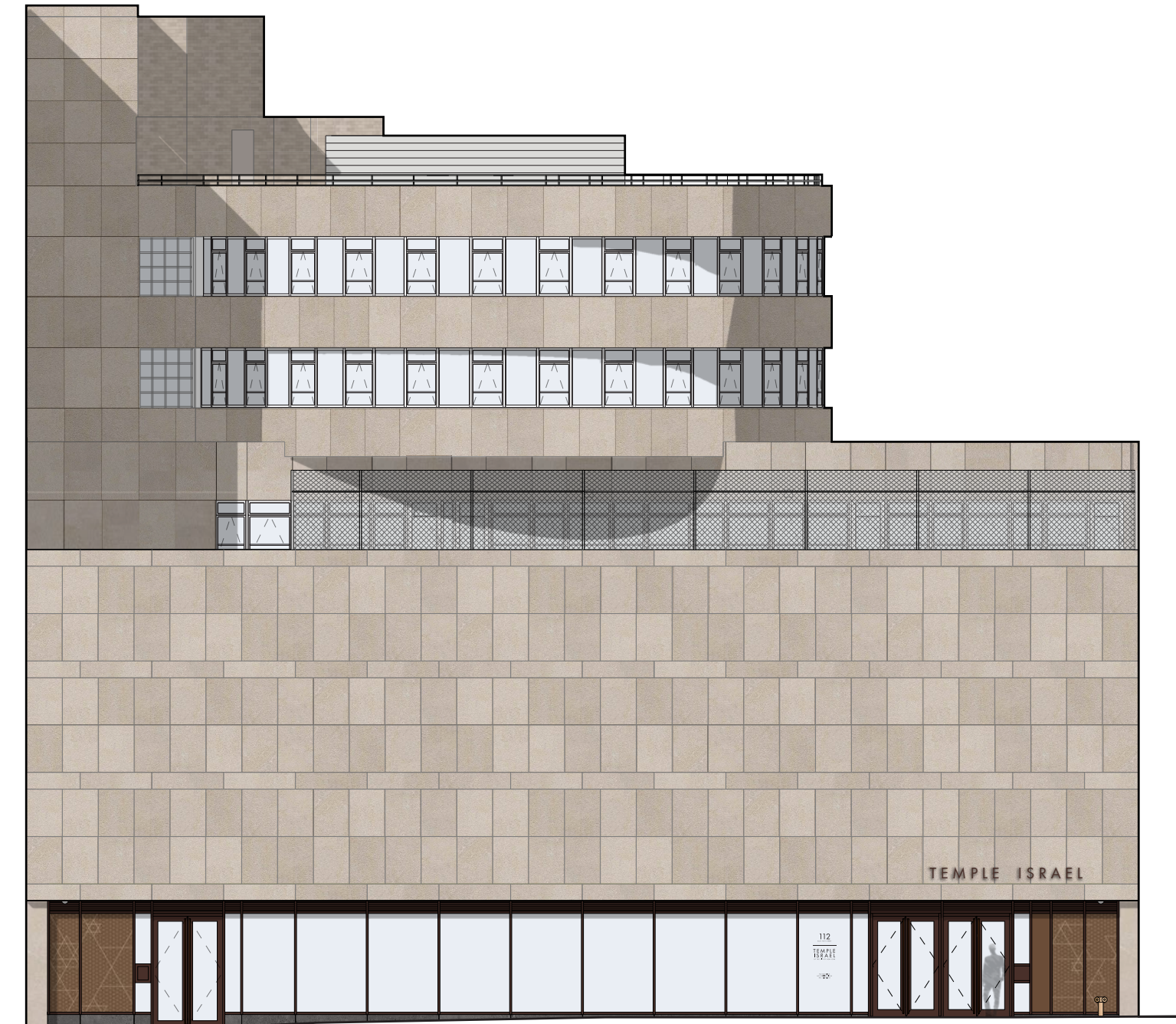


DARK BRONZE COATING

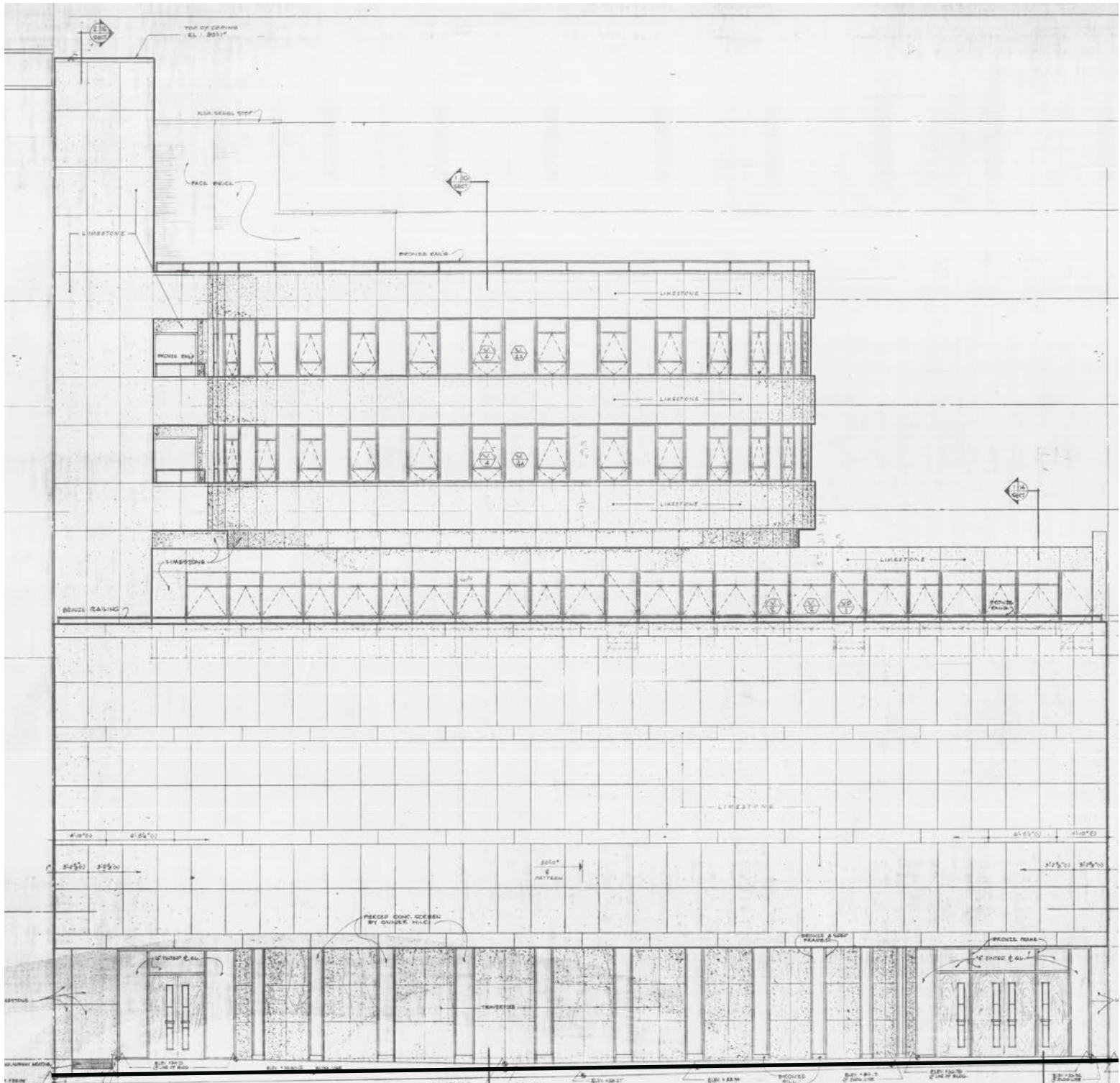
**MULLIONS & LOUVER**



# PROPOSED 75TH ST ELEVATION & ORIGINAL FULL BUILDING ELEVATION



PROPOSED ELEVATION



HISTORIC ELEVATION



EXISTING 75TH STREET ENTRY





PROPOSED 75TH STREET RENDERING



TEMPLE ISRAEL OF THE CITY OF NEW YORK, SUBMISSION FOR LANDMARKS PRESERVATION COMMISSION



PROPOSED 75TH STREET RENDERING

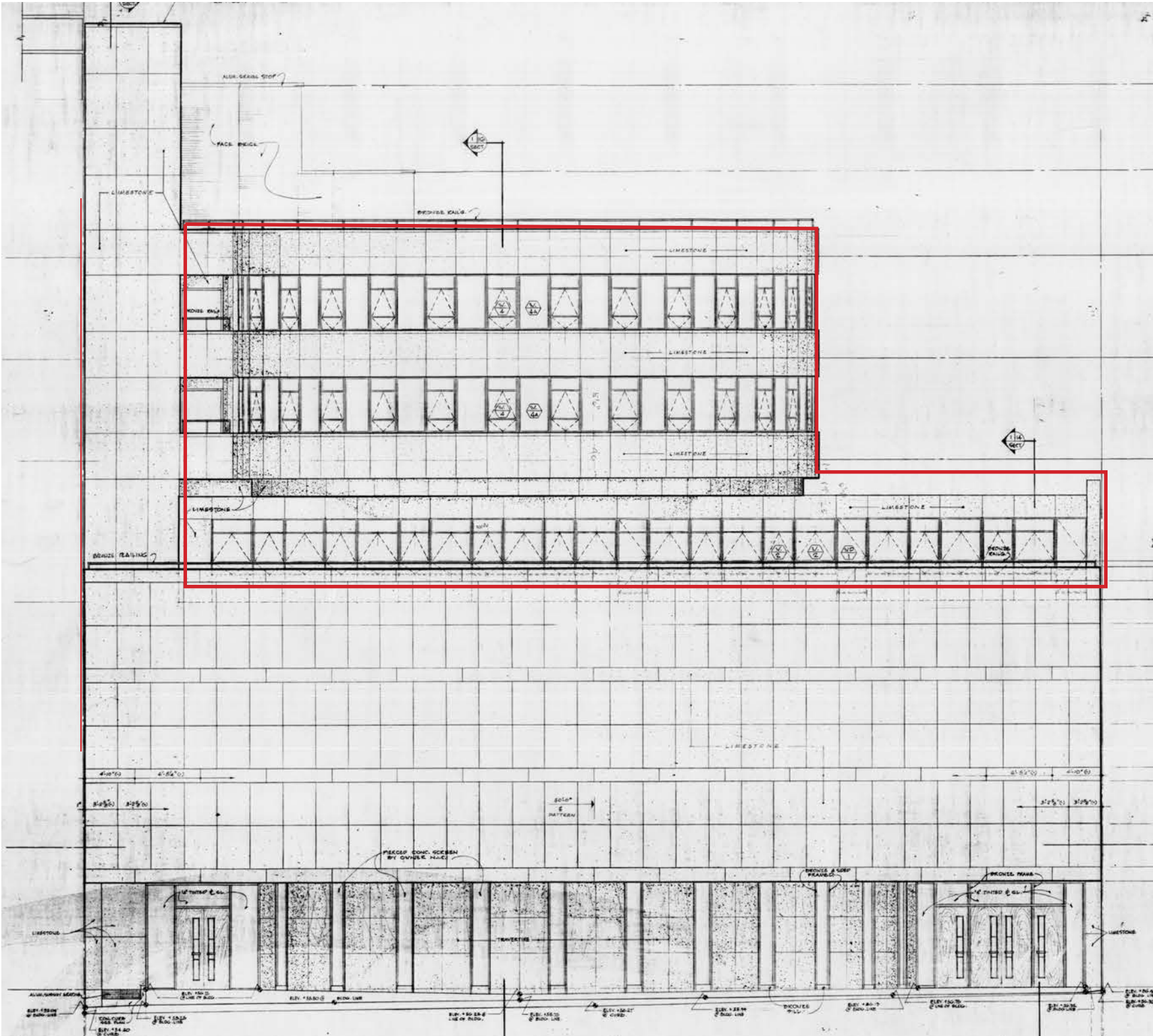




## WINDOW REPLACEMENT

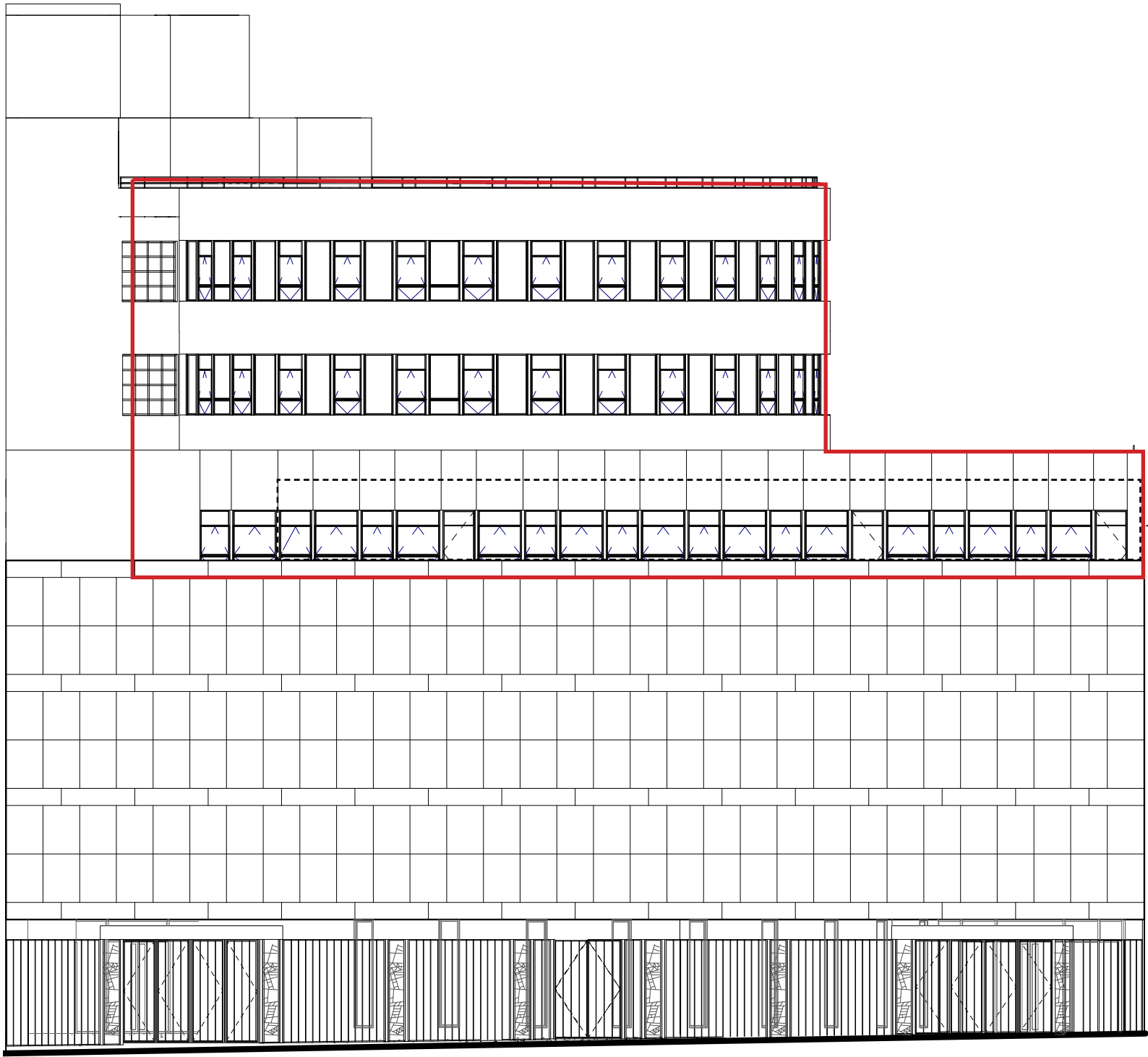
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# HISTORIC BUILDING ELEVATION, NORTH (PRIMARY FACADE)





EXISTING BUILDING ELEVATION, NORTH  
(PRIMARY FACADE)

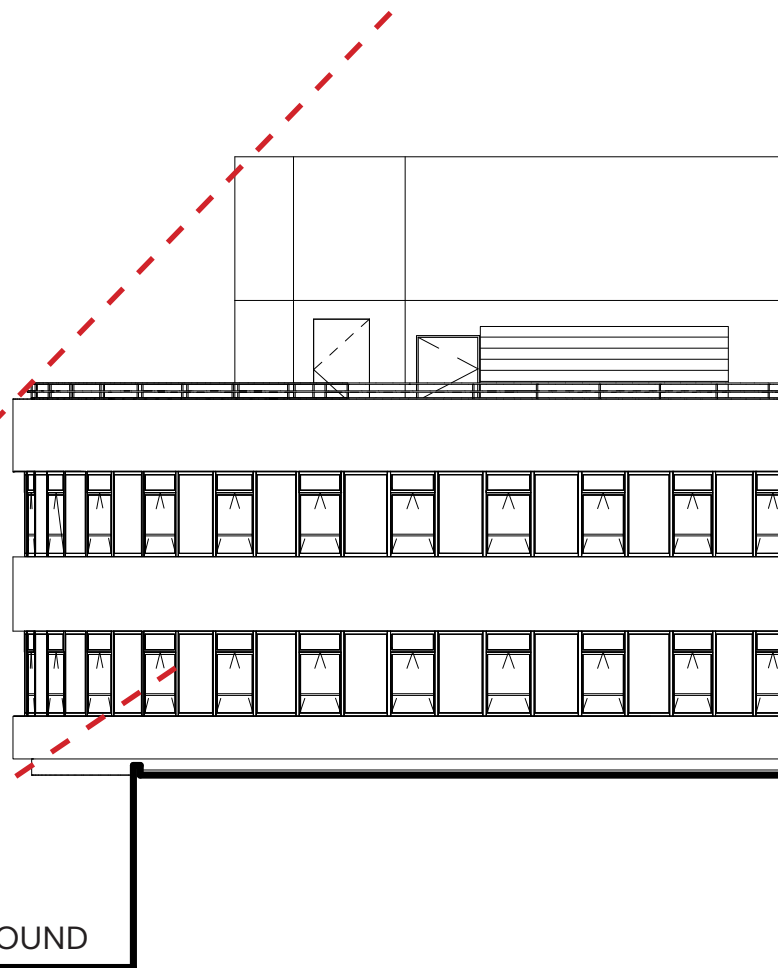
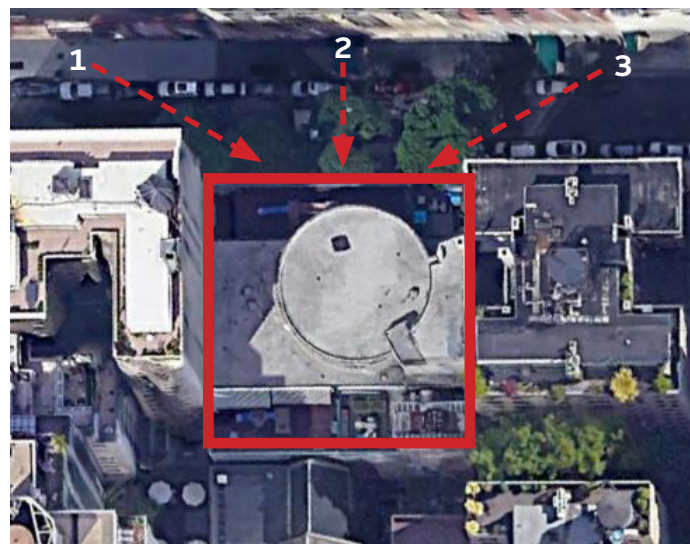


PLAYGROUND  
FENCE  
(NOT SHOWN  
FOR CLARITY)





## PRIMARY FACADE SIGHT LINE STUDY



1. FROM PARK  
AVE AND 75TH  
STREET



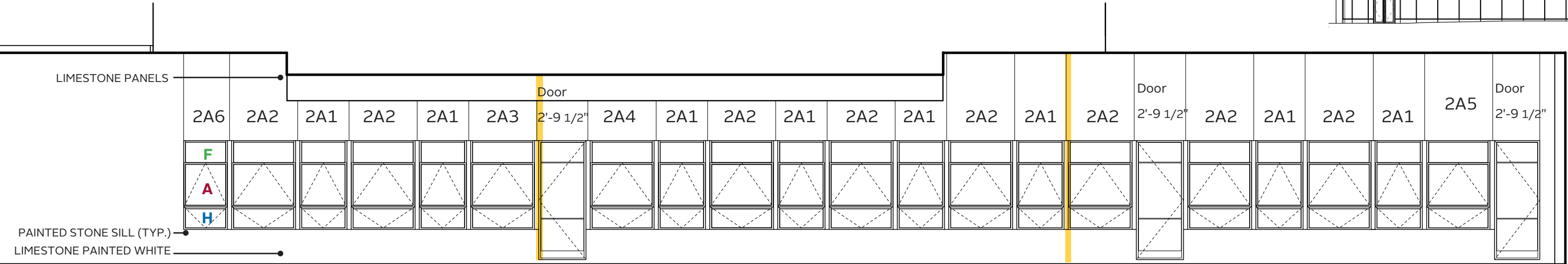
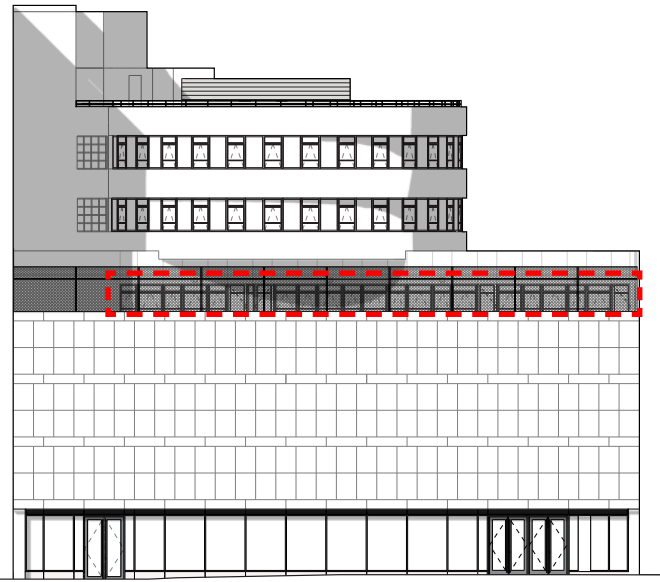
## 2. FRONTAL VIEW



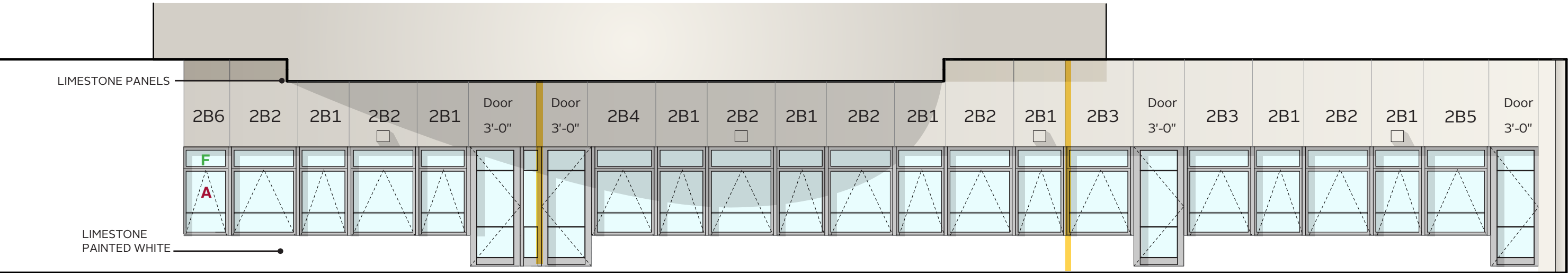
3. FROM  
LEXINGTON  
AVE AND 75TH  
STREET



# SECOND FLOOR - DETAIL VIEW OF NORTH BUILDING ELEVATION



## EXISTING ELEVATION



## PROPOSED ELEVATION (WIDENED DOORS)

LEGEND

F Fixed

A Awning

H Hopper

Location of Interior Partition



SECOND FLOOR - EXISTING WINDOW TYPES AND GLAZED ASSEMBLIES



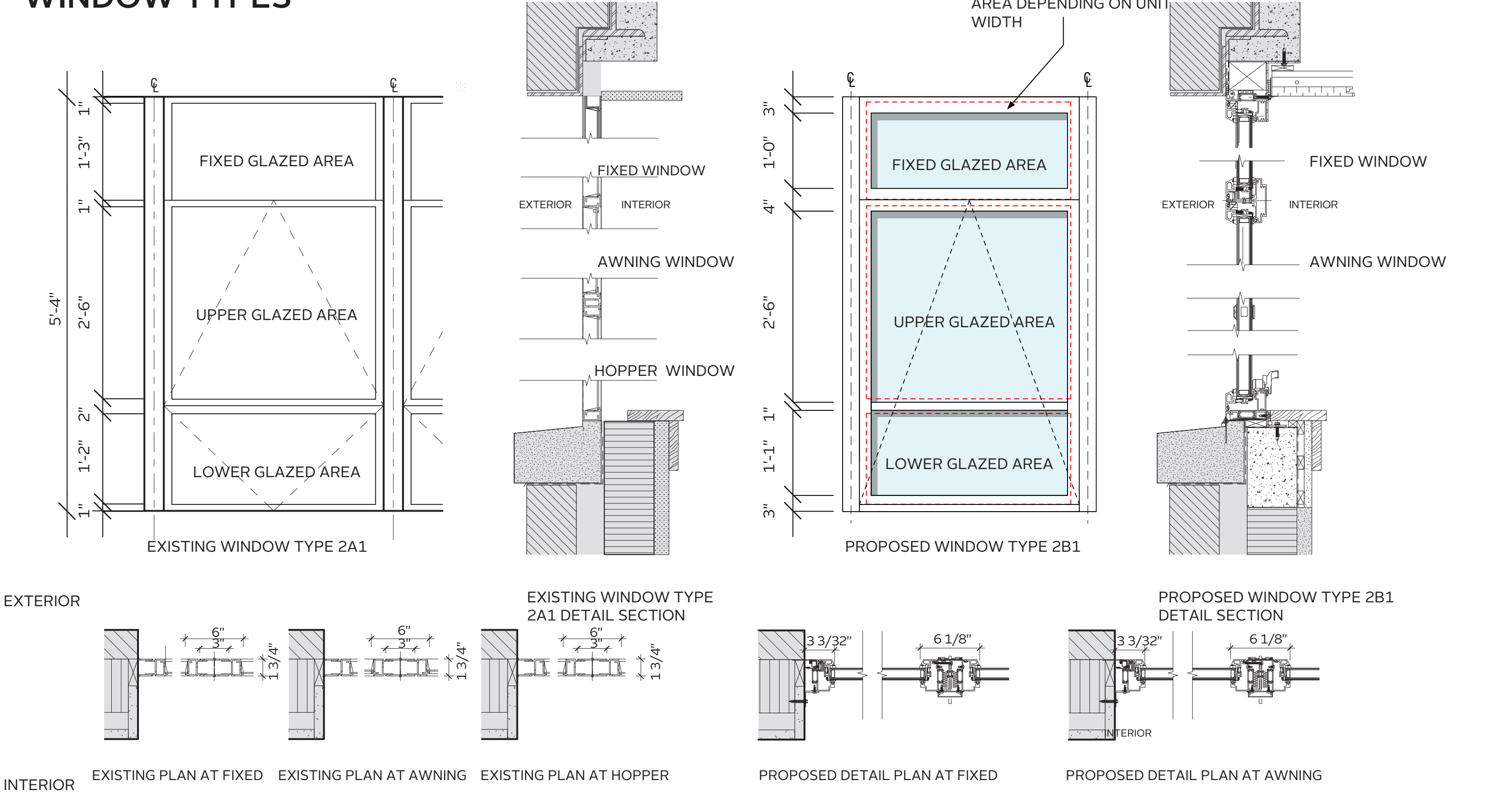
TYPE 2A1 SECOND FLOOR



TYPE 2A2 SECOND FLOOR



# SECOND FLOOR TYPICAL EXISTING AND PROPOSED WINDOW TYPES



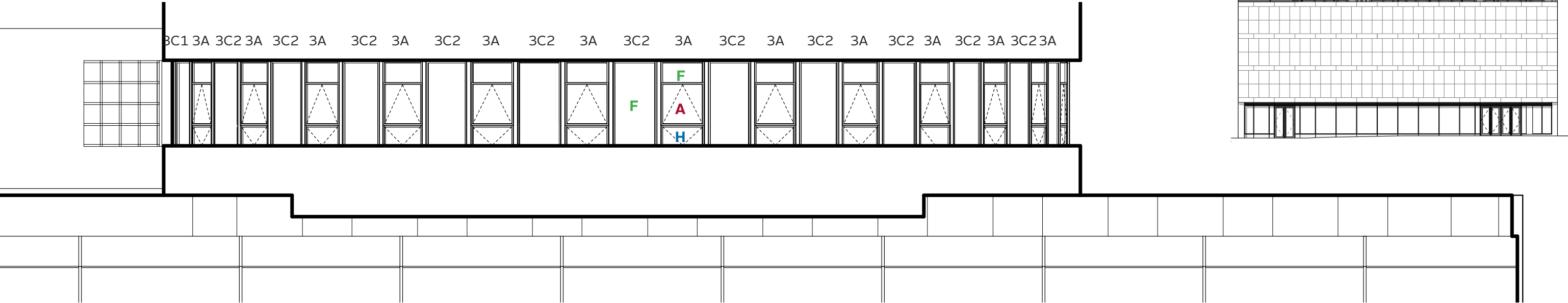


THIRD AND FOURTH FLOOR - EXISTING WINDOW TYPES

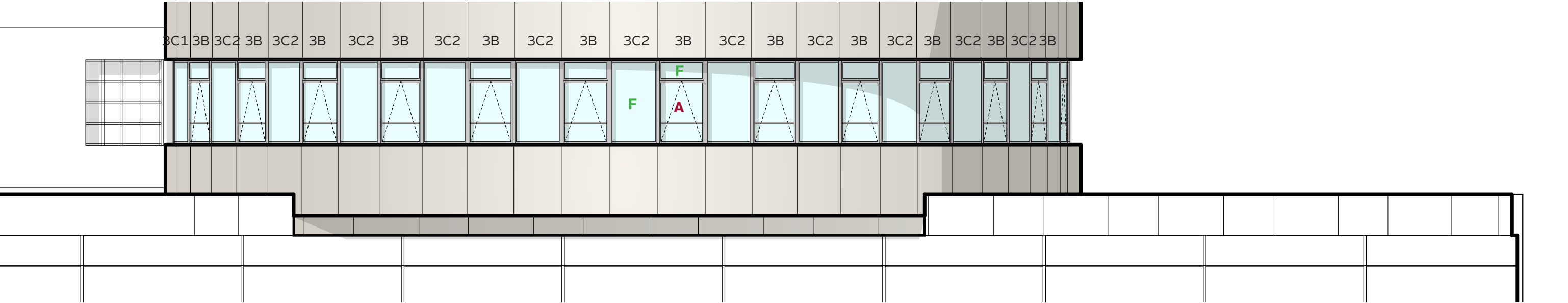




# EXISTING AND PROPOSED BUILDING ELEVATIONS AT THIRD FLOORS, NORTH (PRIMARY FACADE)



EXISTING PARTIAL ELEVATION (FOURTH FLOOR SIM.)



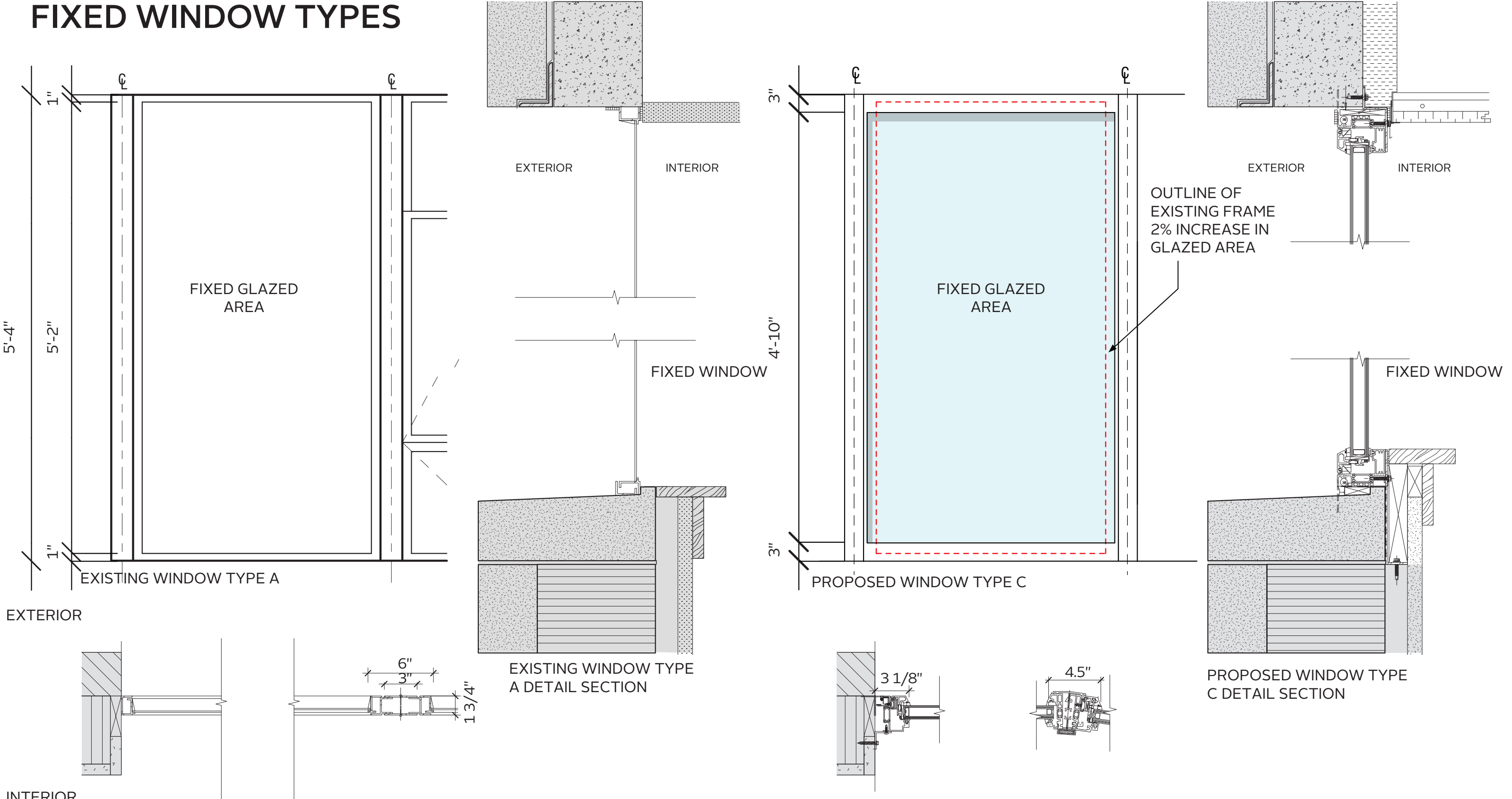
PROPOSED PARTIAL ELEVATION (FOURTH FLOOR SIM.)

## LEGEND

- F Fixed
- A Awning
- H Hopper

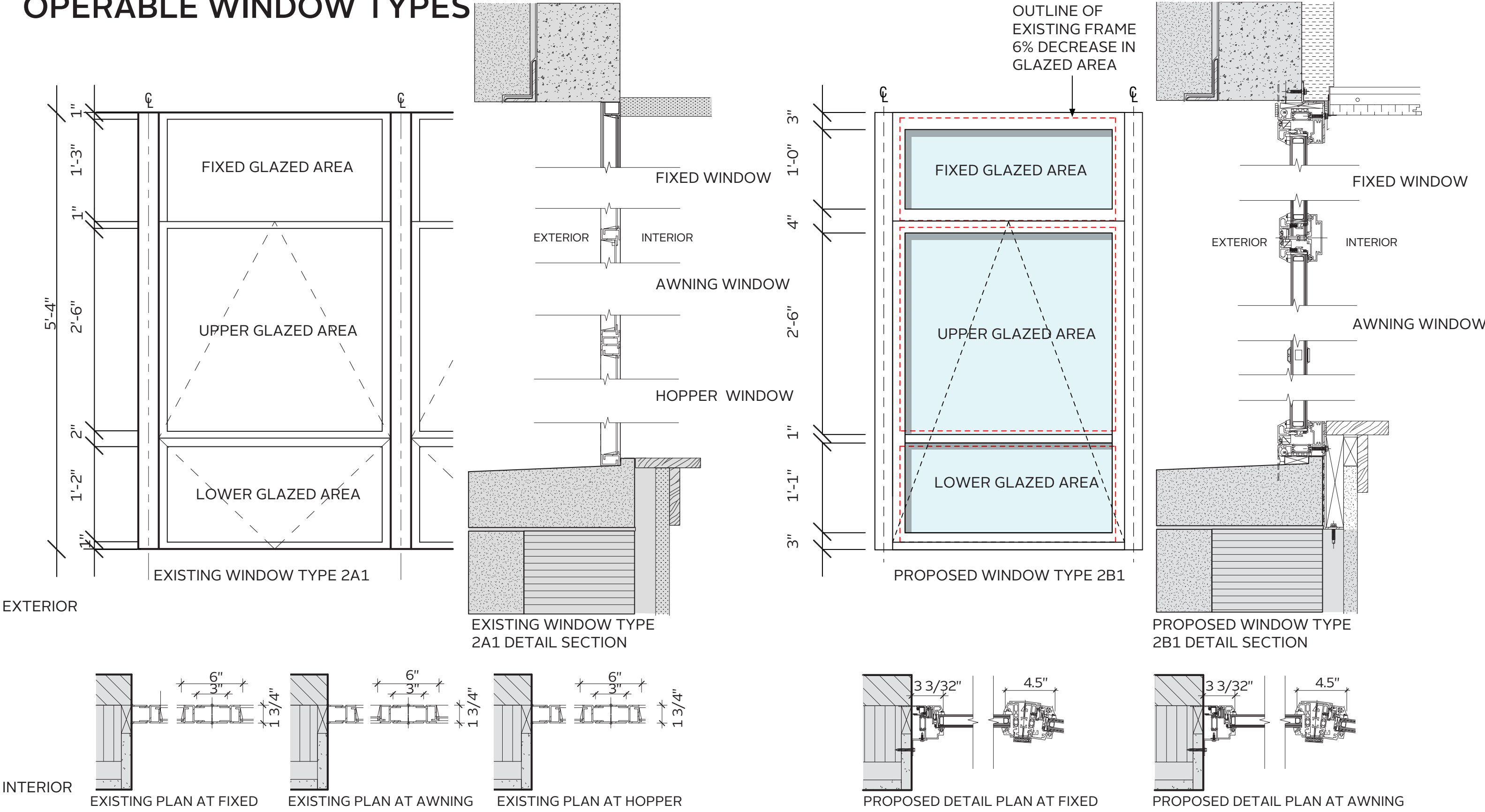


# THIRD/FOURTH FLOOR TYPICAL EXISTING AND PROPOSED FIXED WINDOW TYPES





# THIRD/FOURTH FLOOR TYPICAL EXISTING AND PROPOSED OPERABLE WINDOW TYPES





**BEYER  
BLINDER  
BELLE**

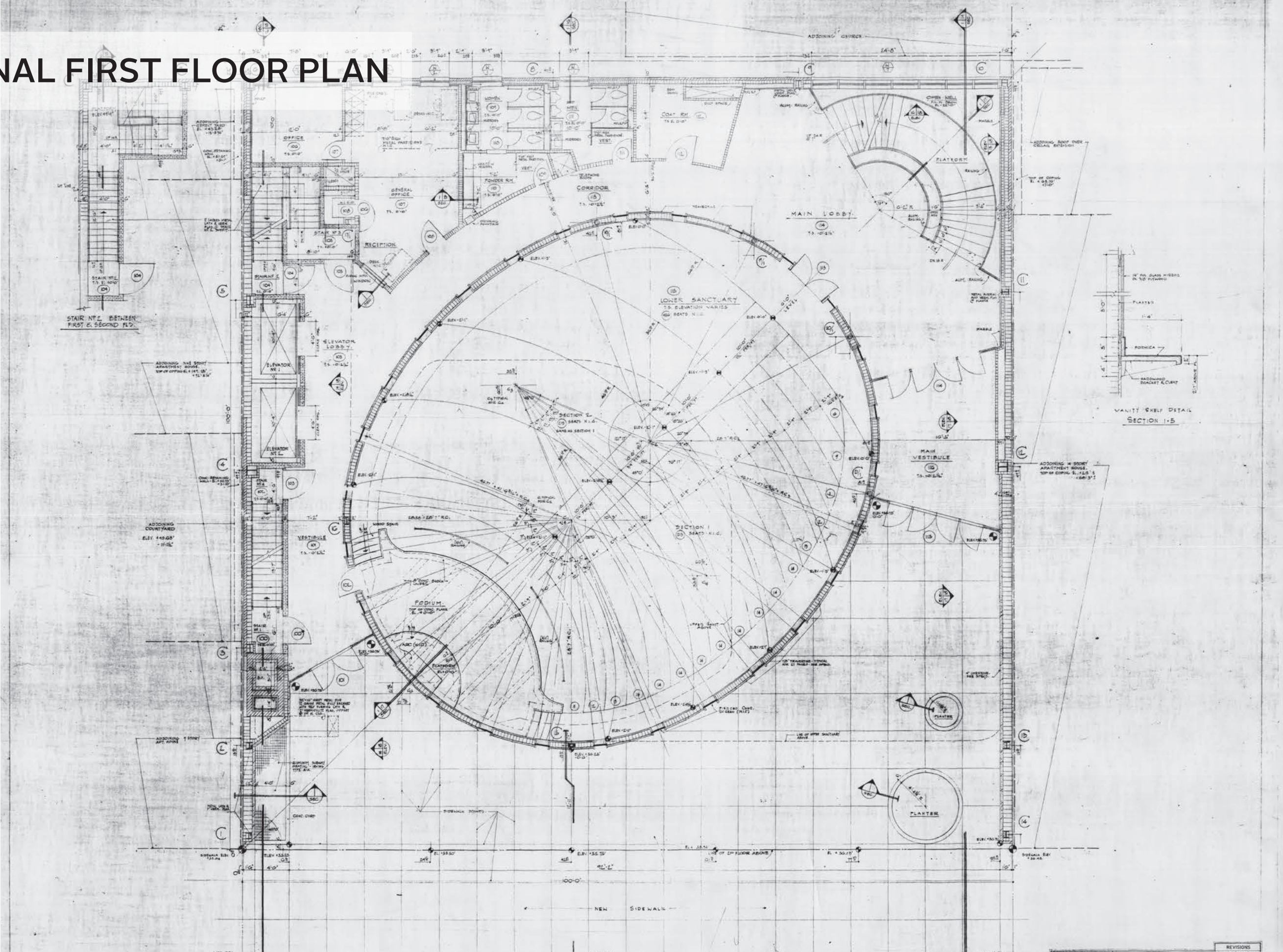


## HISTORIC FIRST FLOOR PLAN

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ORIGINAL FIRST FLOOR PLAN



	CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE	TITLE 1st FLOOR FEBRUARY 2022	REVISIONS SCALE 1/4" = 1'-0"
		PROJECT TEMPLE ISRAEL 15th ST. NR PARK AVE. NEW YORK CITY	DATE FEB 2022
		JOB NO.	DWG. NO.
		DESIGNED BY CHECKED BY APPROVED BY	



## PRECEDENT PROJECTS

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# THE CALHOUN SCHOOL



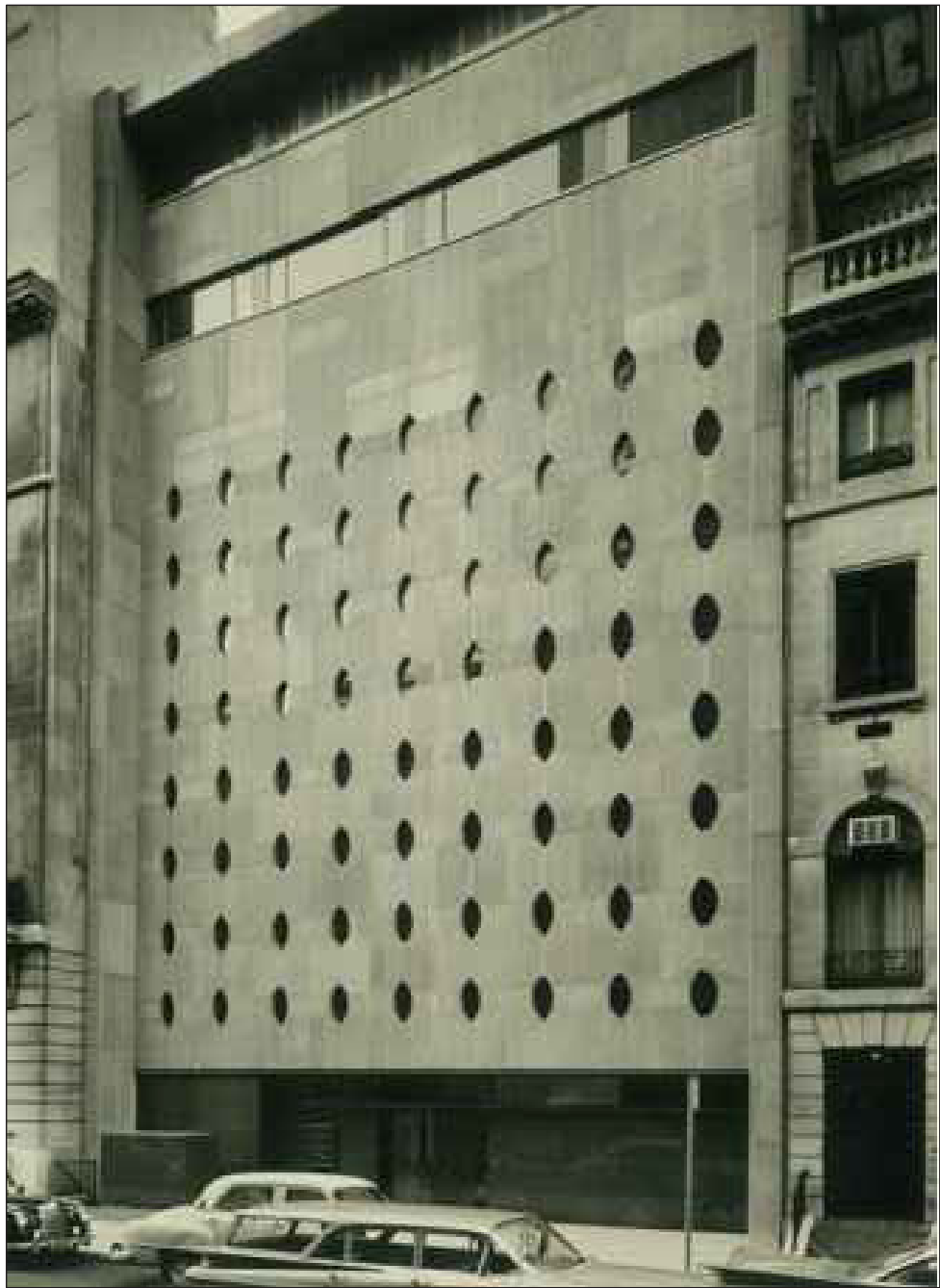
ORIGINAL CONSTRUCTION, COSTAS MACHLOUZARIDES, 1975



GLAZING AT FIRST FLOOR, FX FOWLE, 2014

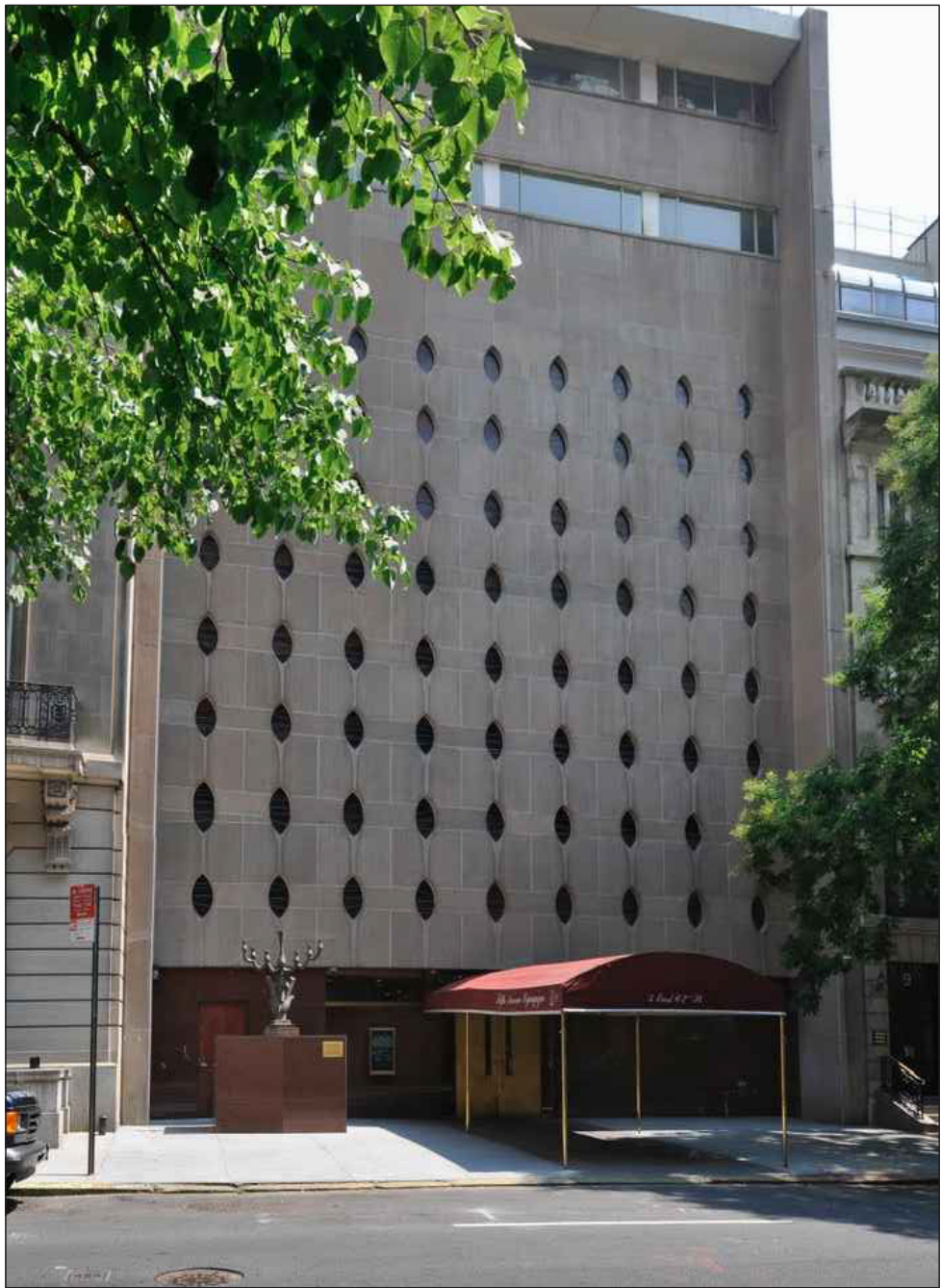


# FIFTH AVENUE SYNAGOGUE



Historical Facade Image  
(Circa 1960)

ORIGINAL CONSTRUCTION, PERVIVAL GOODMAN, 1956



Existing Facade Image

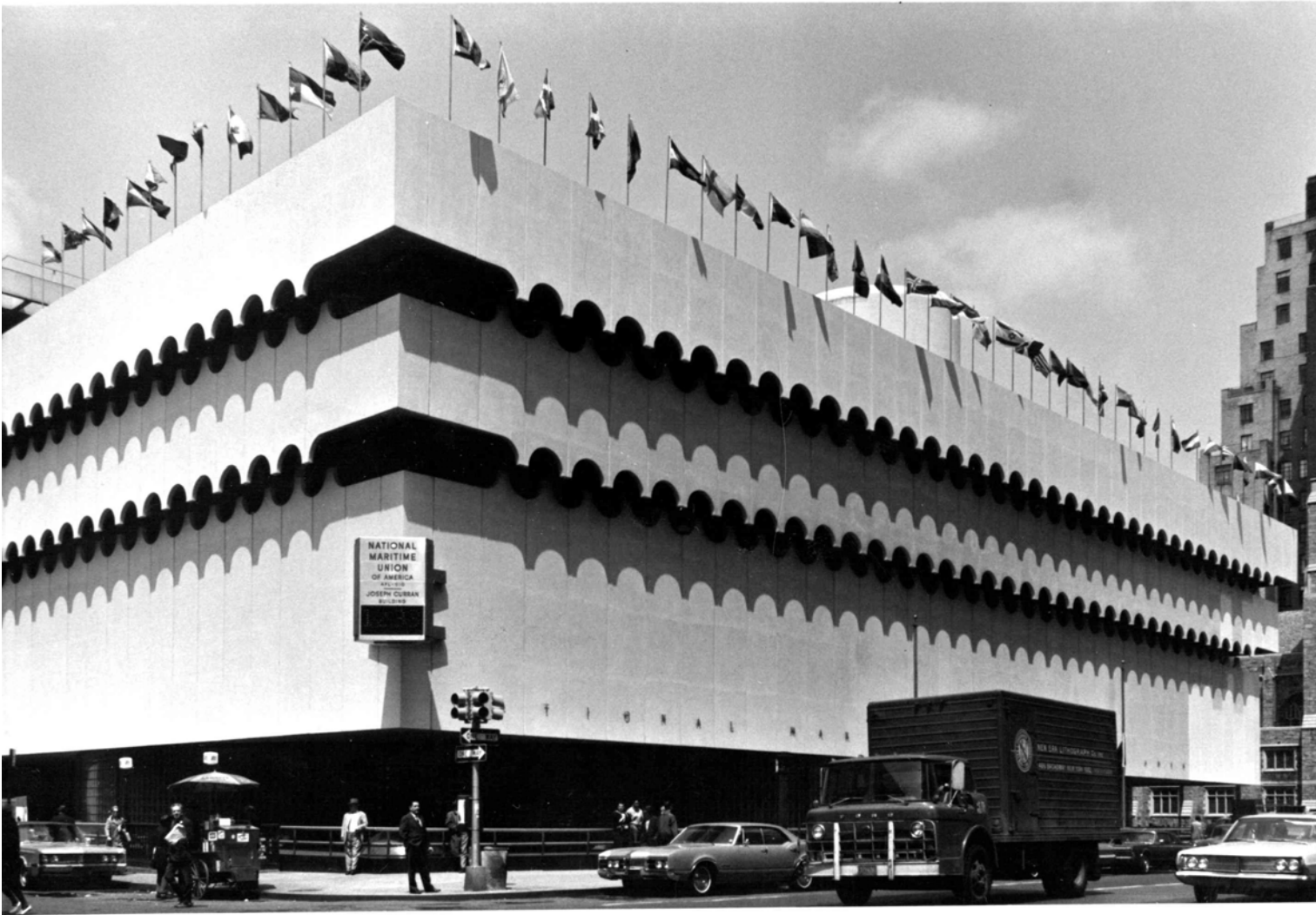


Proposed Facade Image

LPC APPROVED ENTRANCE ALTERATIONS  
ARTHUR CHABON ARCHITECTS, 2020



# MACK PAVILION (F.K.A. JOSEPH CURRAN BUILDING)



ORIGINAL CONSTRUCTION, ARTHUR A. SHILLER & ALBERT C. LEDNER, 1963

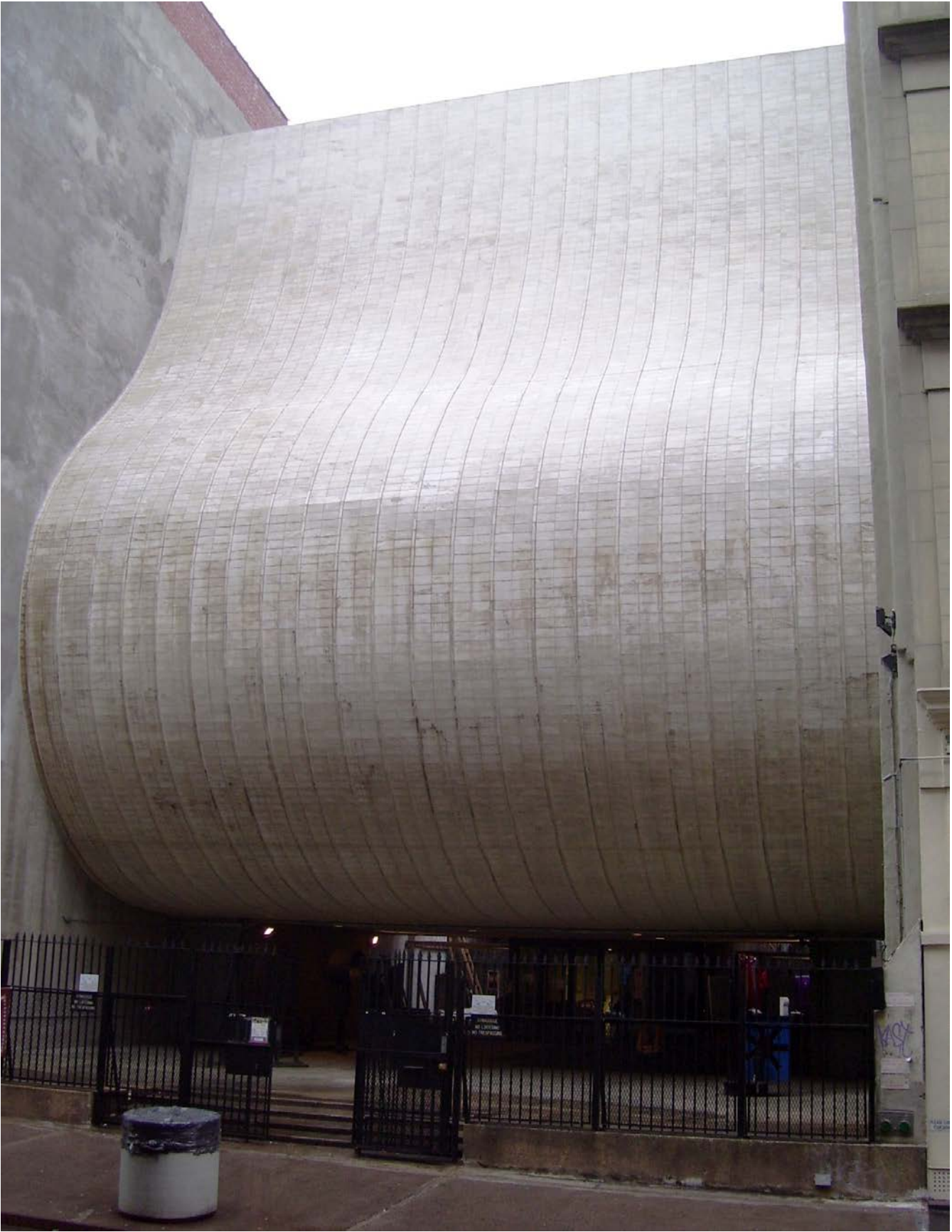


GROUND FLOOR ALTERATIONS INCLUDING NEW ENTRANCES, PERKINS EASTMAN, 2011



# TRIBECA SYNAGOGUE

WILLIAM N. BREGER, 1967  
STEEL FENCE ADDED ON ORIGINAL PODIUM AT SIDEWALK





The current proposal is:

**Preservation Department – Item 5, LPC-22-06581**

**112 East 75th Street – Upper East Side Historic District  
Borough of Manhattan**

**To Testify Please Join Zoom**

**Webinar ID:** 873 7590 1884

**Passcode:** 358413

By Phone: 1 646-558-8656 US (New York)

877-853-5257 (Toll free) US

888 475 4499 (Toll free)

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