

July 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-03513

51-53 East 73rd Street – Upper East Side Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 864 9888 2944

Passcode: 903125

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 virtually 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.

51-53 E 73RD STREET

Architect of Record: Mike House, AIA

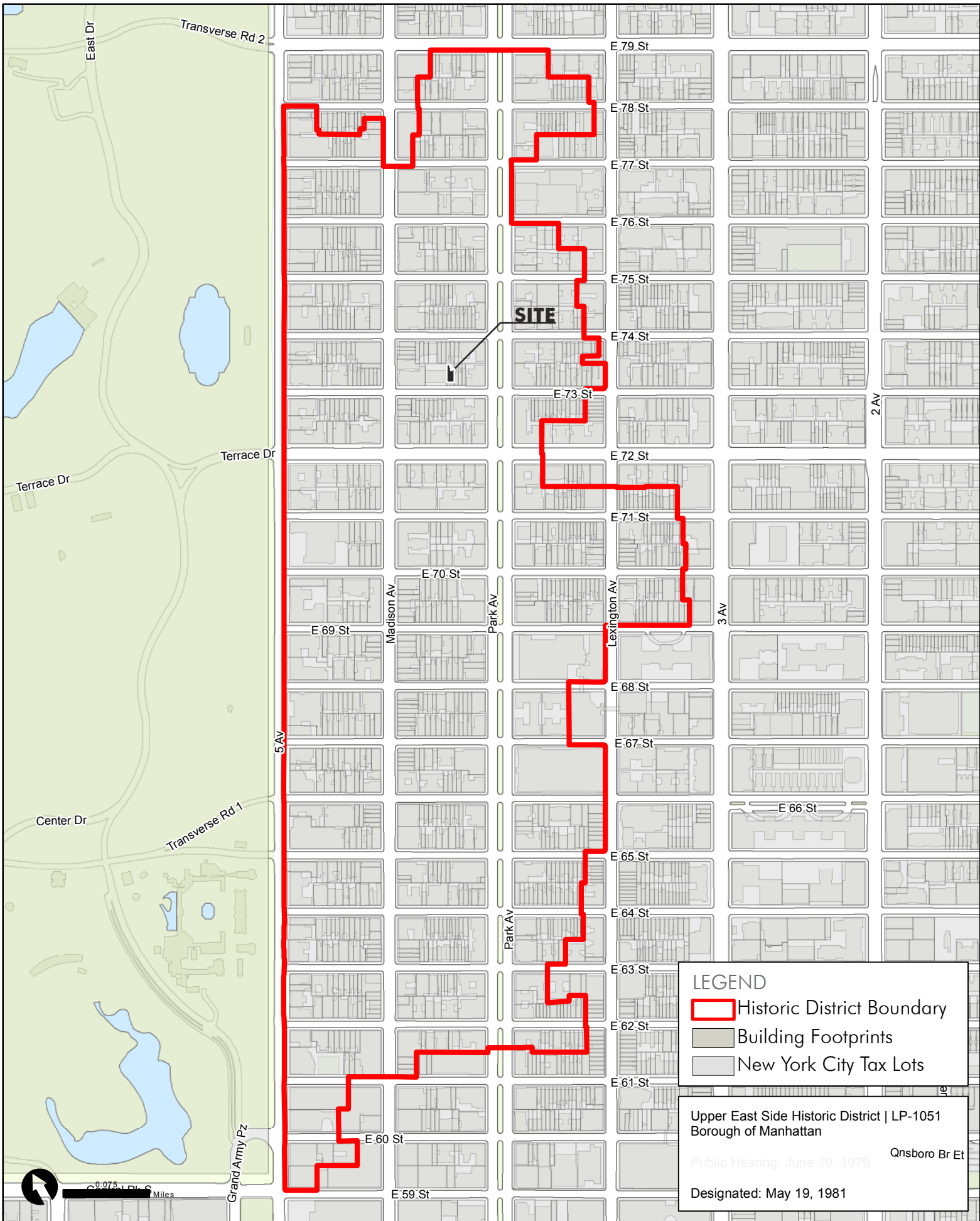
Design: RAAD Studio

Structural: Silman Engineering

SOE: Bilow Engineering

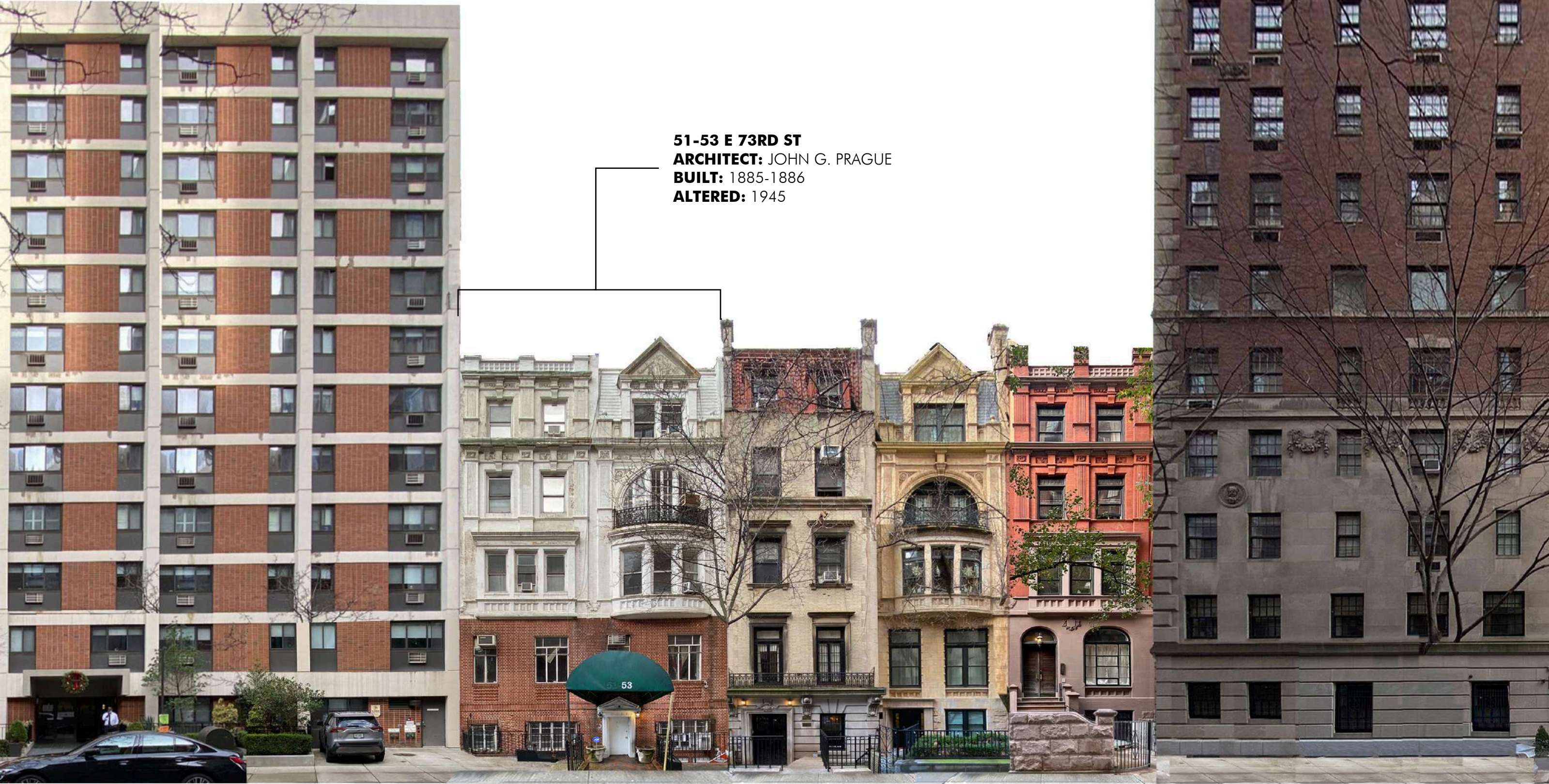
Preservation: Wist Preservation Associates

URBAN CONTEXT



NEIGHBORING FACADES

51-53 E 73RD ST
ARCHITECT: JOHN G. PRAGUE
BUILT: 1885-1886
ALTERED: 1945



49 E 73RD ST

EXISTING
51-53 E 73RD ST

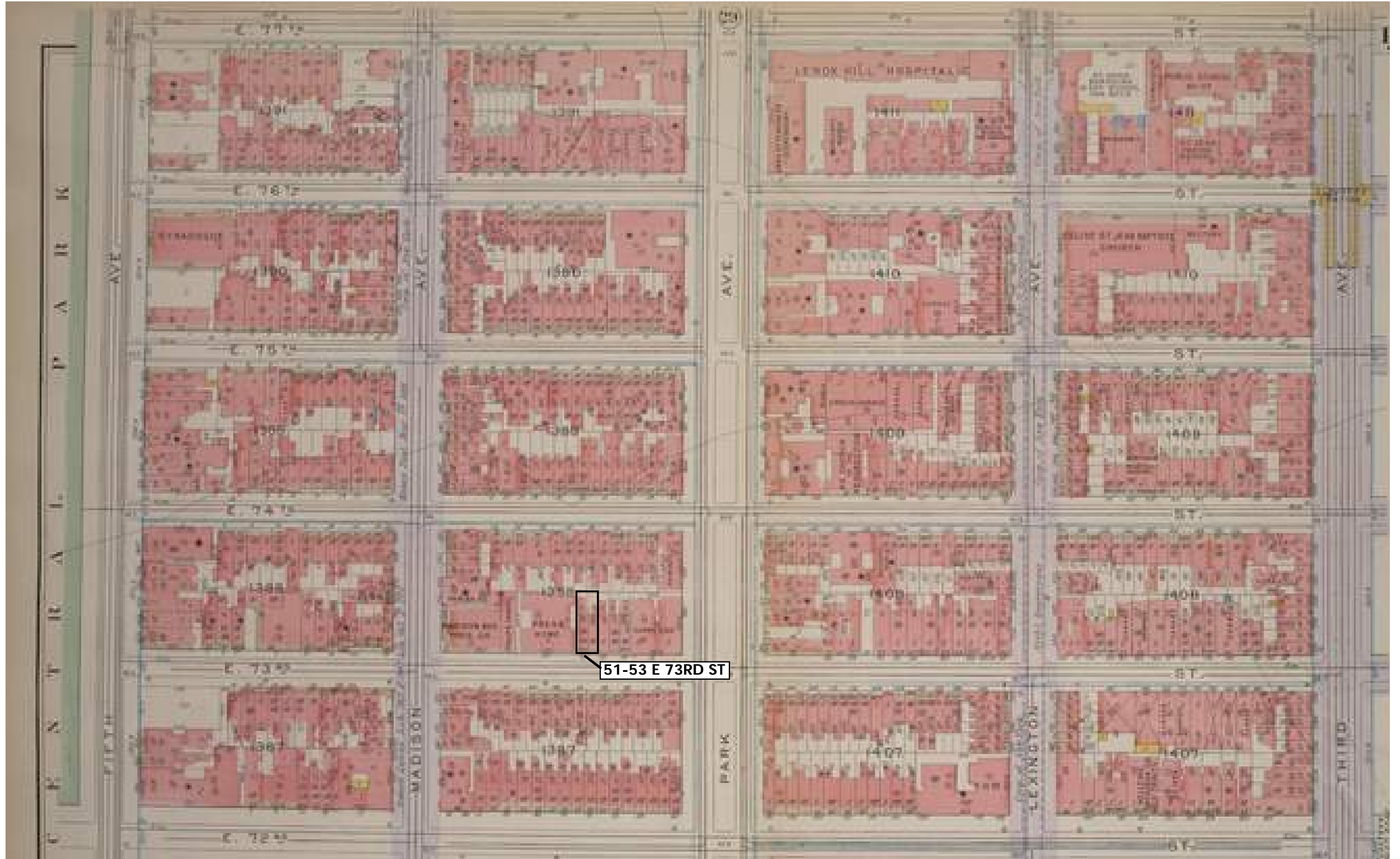
55 E 73RD ST

57 E 73RD ST

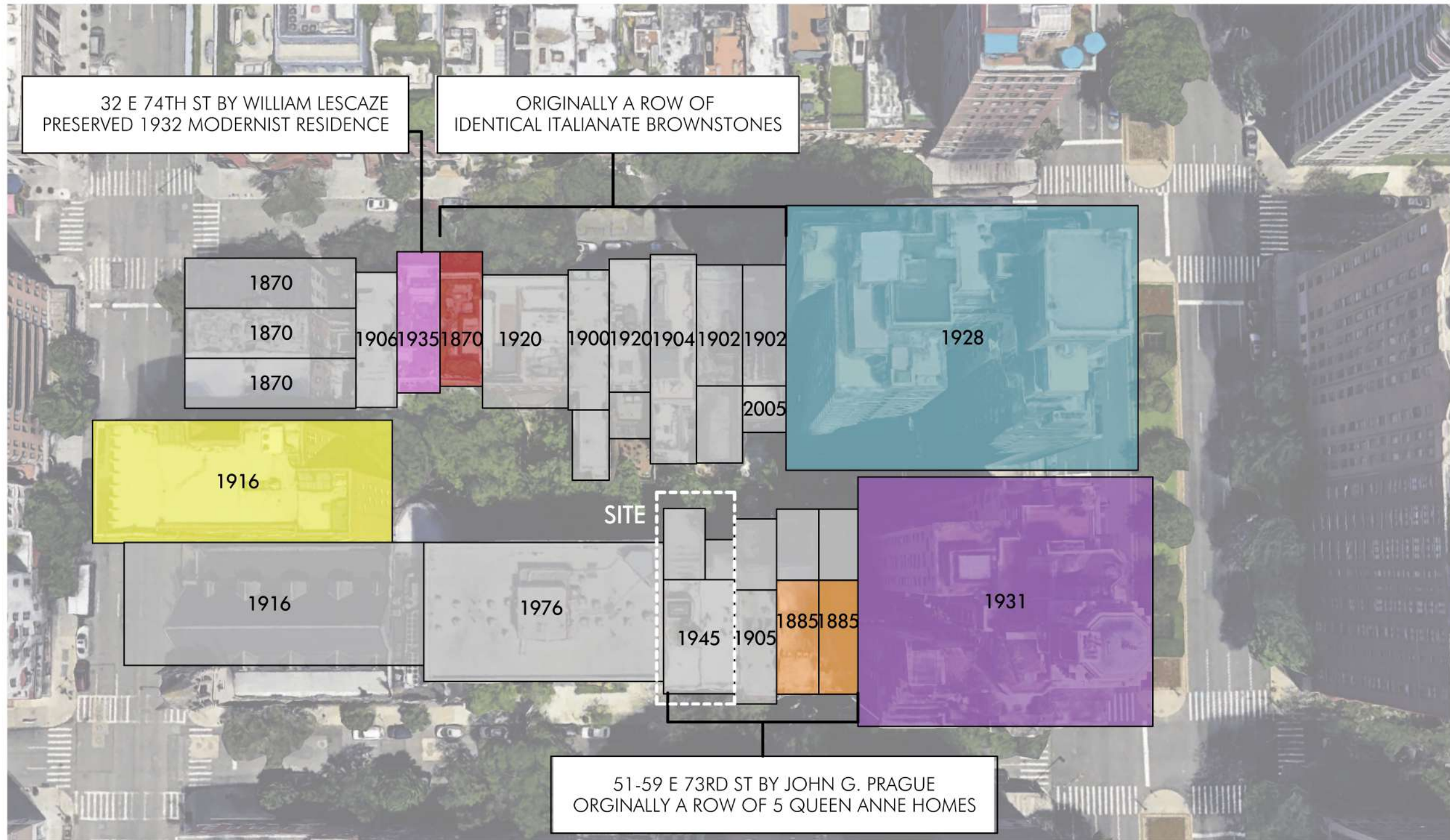
59 E 73RD ST

778 PARK AVE

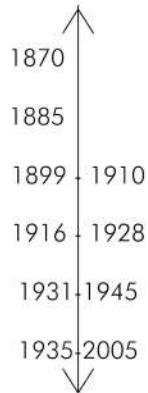
BLOCK CONTEXT



FACADE STYLES



BUILT 1870



TODAY

- ITALIANATE
- QUEEN ANNE
- NEO-GOTHIC
- NEO-RENAISSANCE
- ART DECO
- MODERN
- ALTERED FROM ORIGINAL

BLOCK CONTEXT



51-53 E 73RD ST

CHRONOLOGICAL CONTEXT



ORIGINAL - 1885

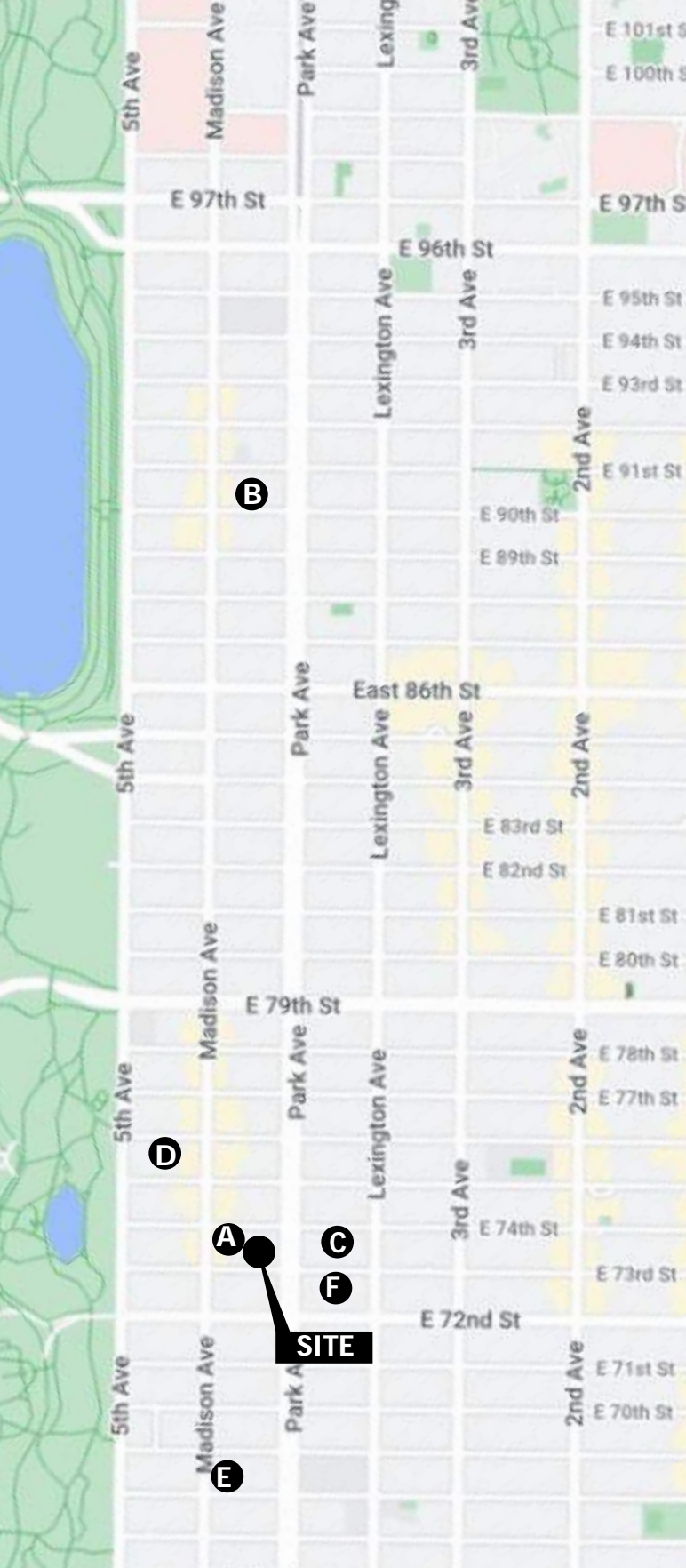


1945 - PRESENT



PROPOSED

NEARBY TOWNHOME COMBINATIONS



A: 36 - 38 EAST 74TH STREET
COMBINED 1920 & 1948



B: 57 - 61 EAST 90TH STREET
COMBINATION APPROVED BY LPC



C: 134 - 136 EAST 74TH STREET
COMBINED 1930



D: 9 - 13 EAST 75TH STREET
COMBINATION APPROVED BY LPC



E: 823 - 825 MADISON AVE
COMBINED 1926



F: 128 - 130 EAST 73RD STREET
COMBINED 1928

PROPOSED WORK

- I. FACADE RESTORATION INCLUDING THE REMOVAL OF THE 1945 ALTERED BRICK BASE AND THE INSTALLATION OF A HISTORICAL DETAILED MASONRY BASE THAT INCLUDES THE HISTORIC STOOP AT 53 EAST 73RD ST.
- II. RECONFIGURED AND REDESIGNED REAR FACADE WITH LANDSCAPING
- III. ROOFTOP PENTHOUSE ADDITION (NOT VISIBLE FROM ANY PUBLIC WAY)



I. FRONT FACADE

CHRONOLOGICAL CONTEXT



ORIGINAL - 1885



1945 - PRESENT



PROPOSED

DESIGN



1

EXISTING EXTERIOR ELEVATION - FRONT

SCALE: 1/8" = 1'-0"



2

PROPOSED EXTERIOR ELEVATION - FRONT

SCALE: 1/8" = 1'-0"



1 EXISTING EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION - FRONT
SCALE: 1/8" = 1'-0"

NEIGHBORING FACADES



49 E 73RD ST

PROPOSED
51-53 E 73RD ST

55 E 73RD ST

57 E 73RD ST

59 E 73RD ST

778 PARK AVE

DESIGN DETAILS

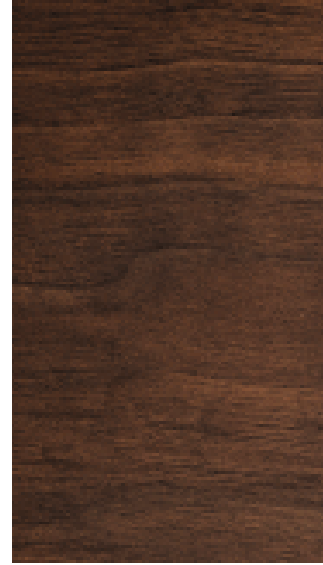
MATERIALS



Brownstone-Tinted Stucco Base,
Painted with Light Paint



Slate Roof

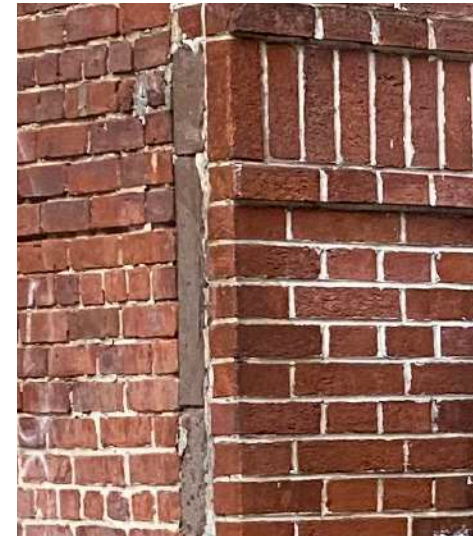


Mahogany Door



Black Accents

FACADE MATERIAL & COLOR ANALYSIS



Brownstone Behind Brick at Base



Paint Colors on Front Facade

HISTORICAL FACADE REFERENCE



Wooden Door and Stone Crest



Double Hung Window



Dog-Leg Stoop

MASONRY DETAILS



Circular Stoop Window

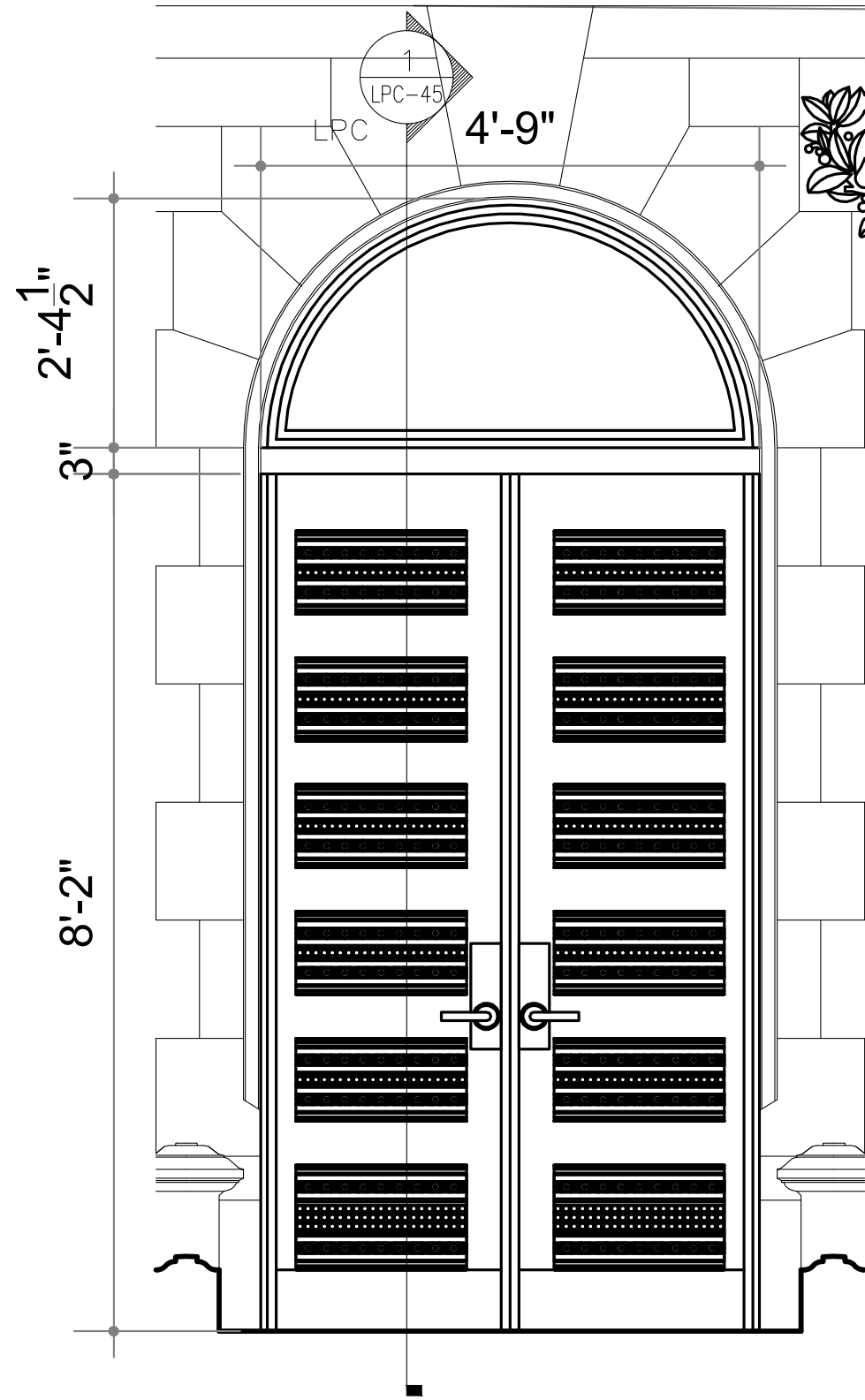


Building Intersection

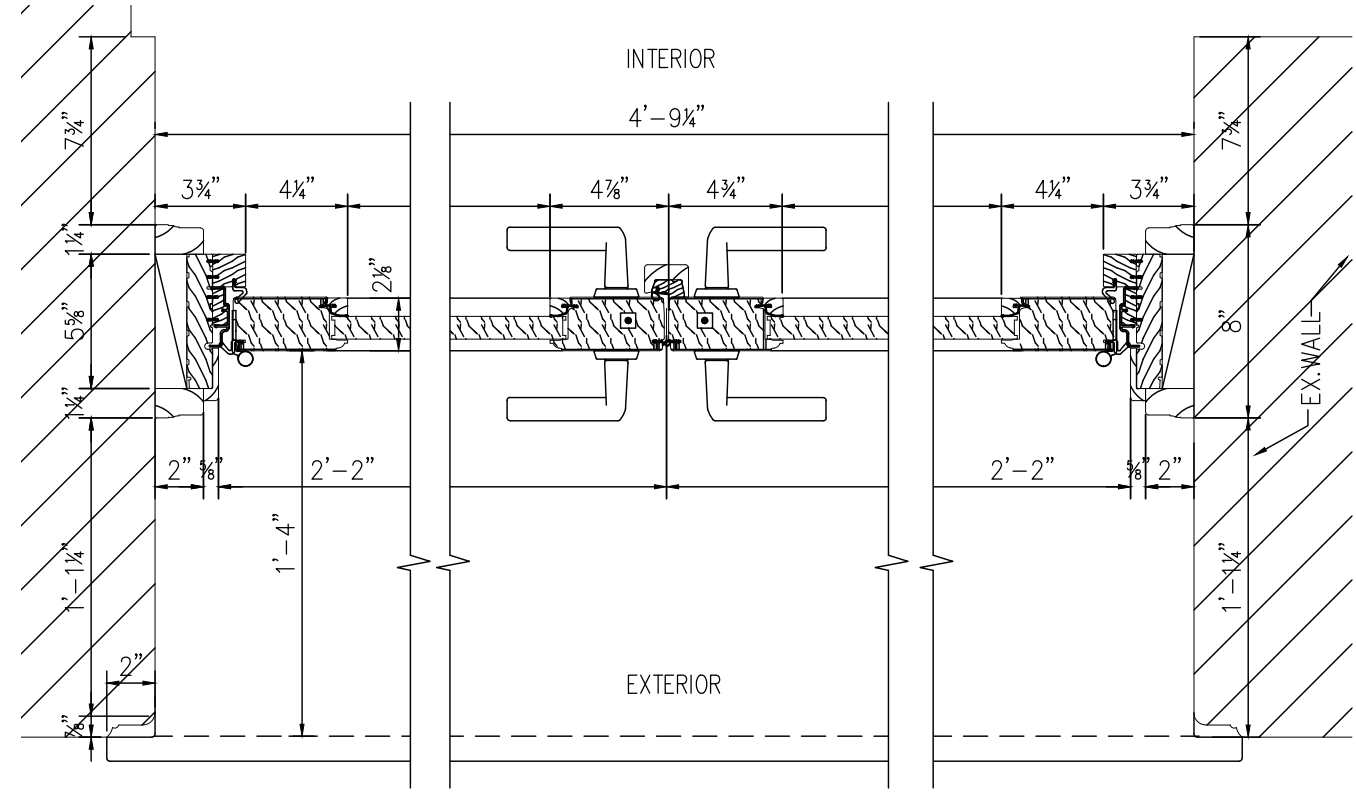


Detail at Windows

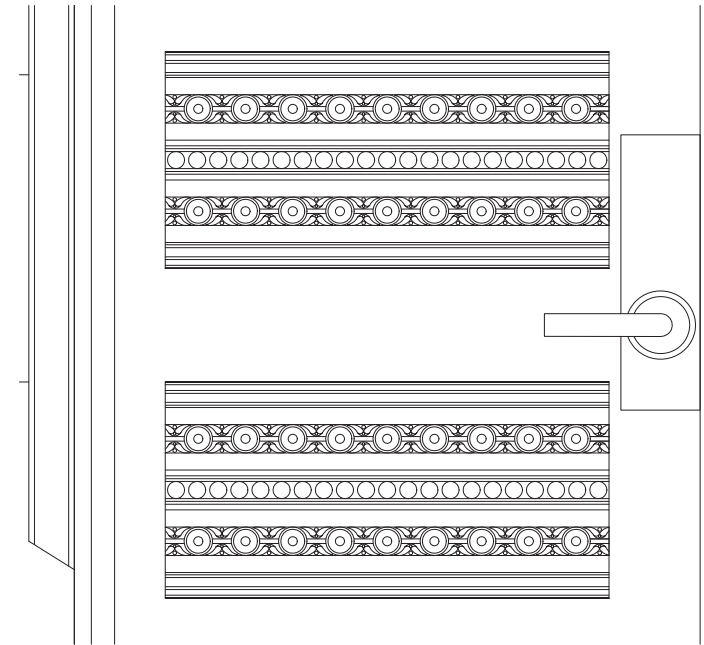
ENTRY DETAILS



1 PROPOSED ENTRY DOOR ELEVATION



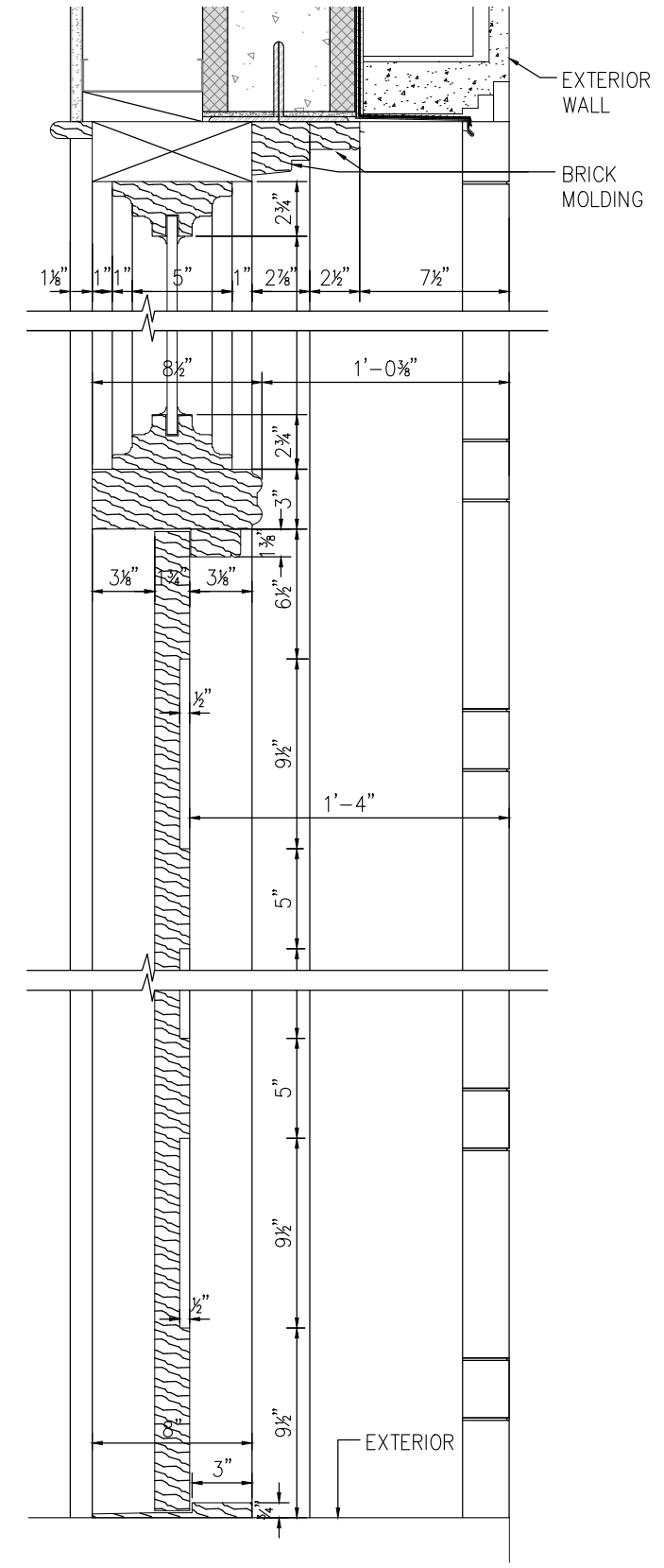
2 PROPOSED ENTRY DOOR FLOOR PLAN



3 PROPOSED ENTRY DOOR DETAIL

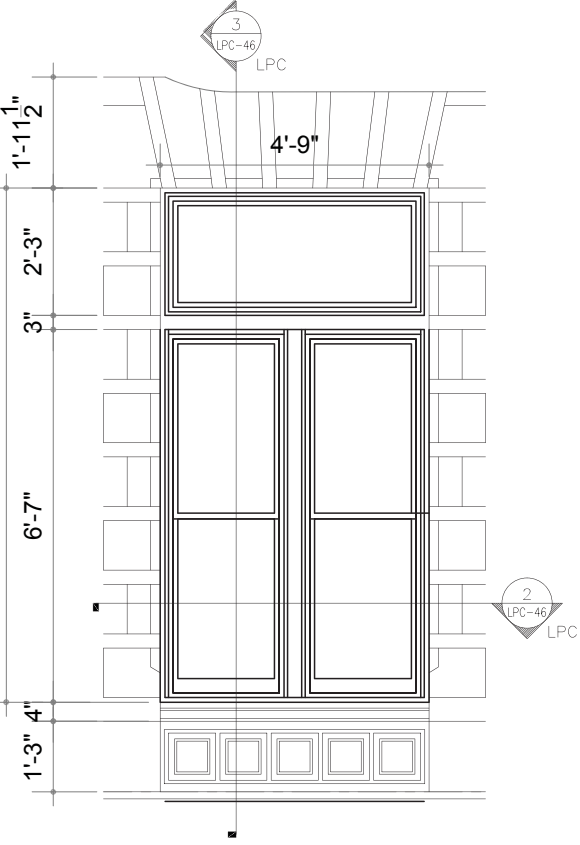


4 PROPOSED DOOR NUMBER CREST

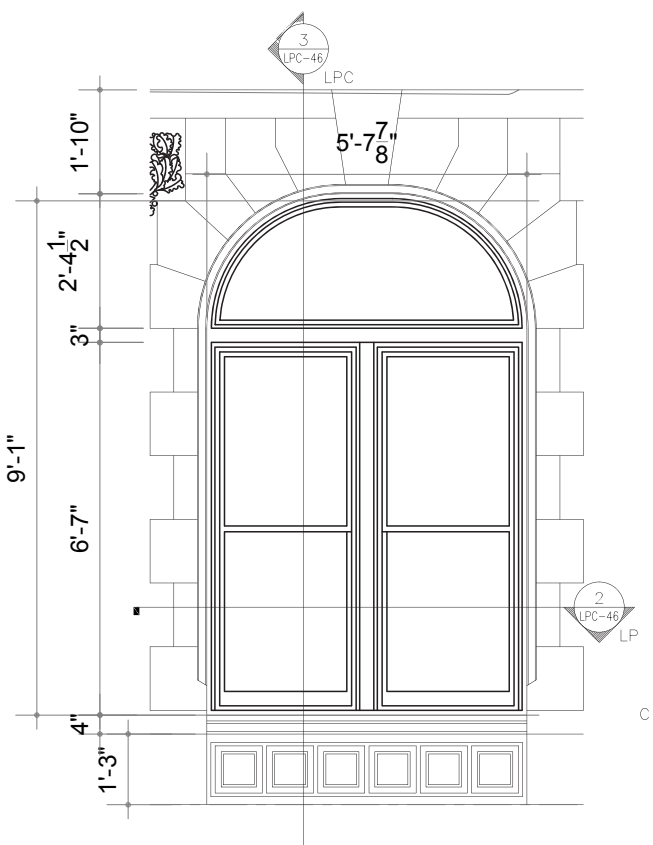


5 PROPOSED ENTRY DOOR SECTION DETAIL

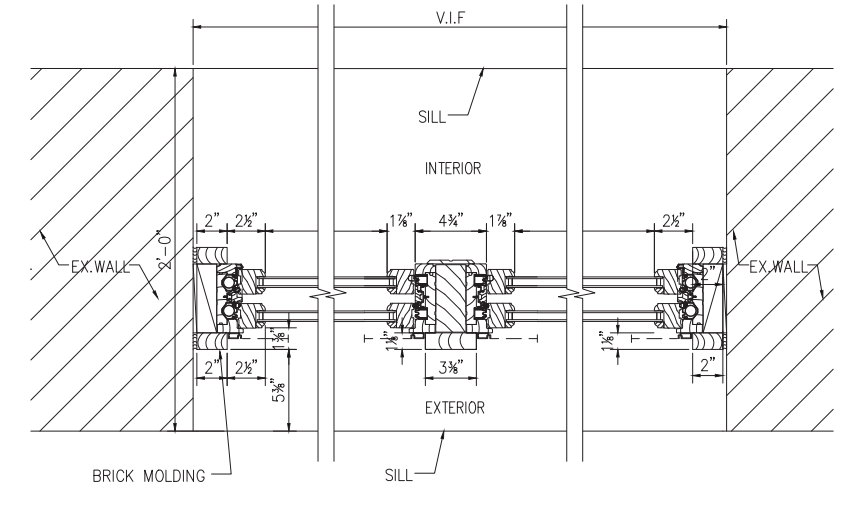
WINDOW DETAILS



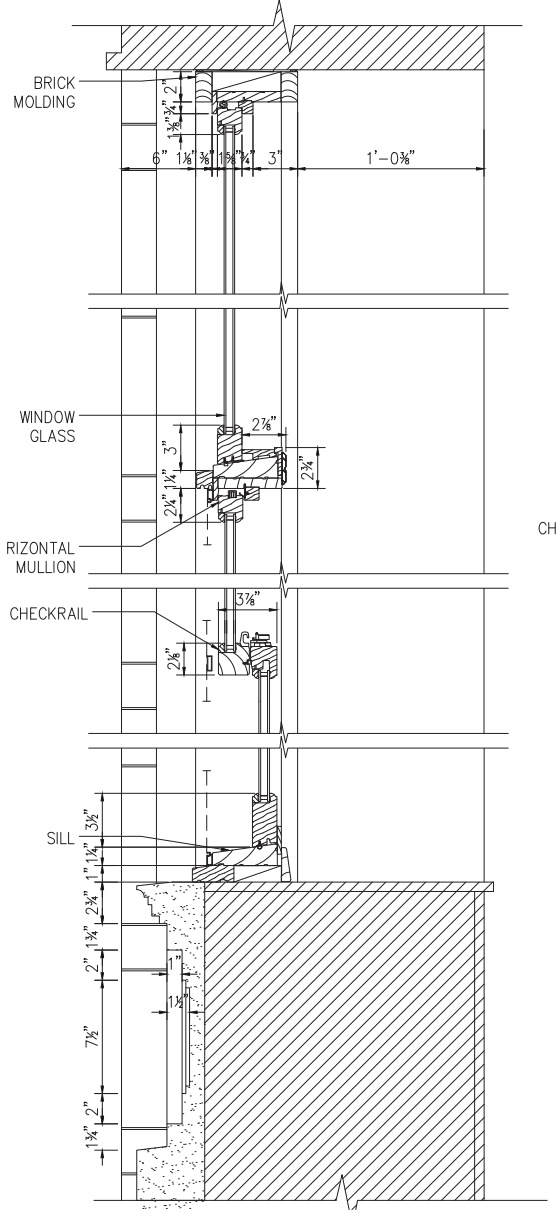
1 | PARLOR WINDOW 1 ELEVATION



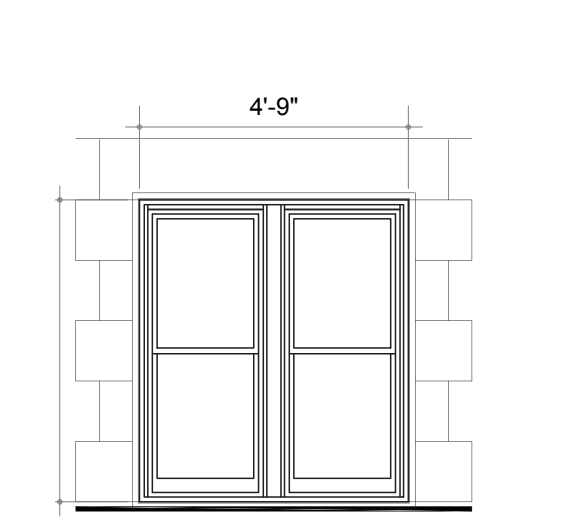
2 | PARLOR WINDOW 2 ELEVATION



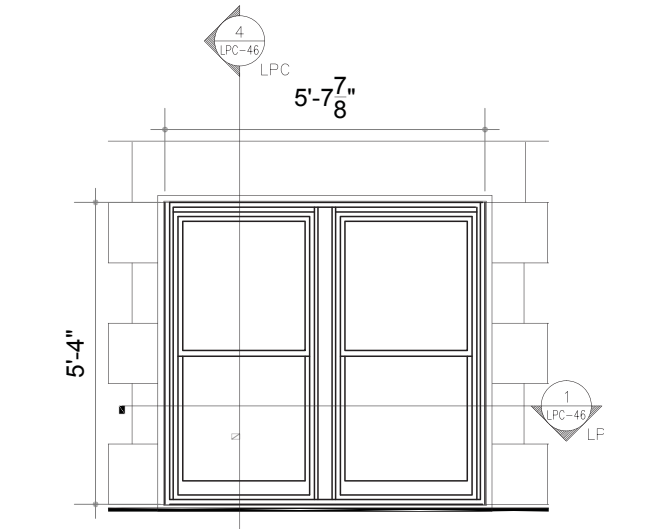
3 | PARLOR WINDOWS 1 AND 2 PLAN



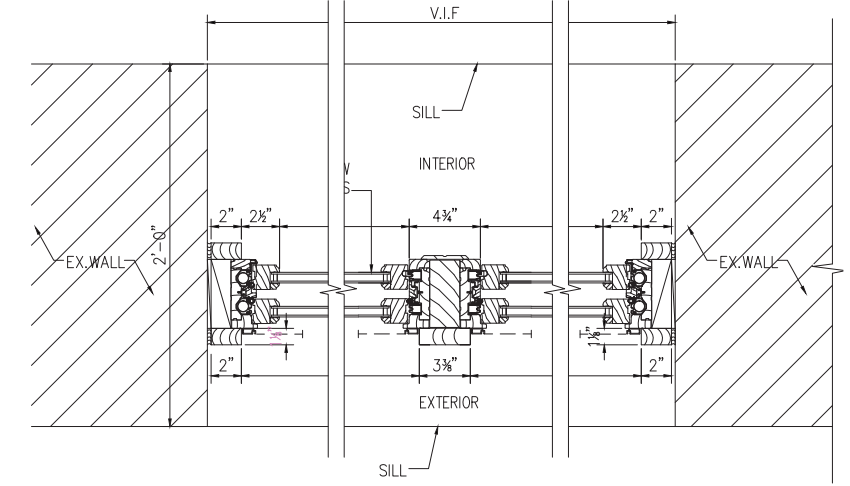
7 | PARLOR WINDOWS SECTION



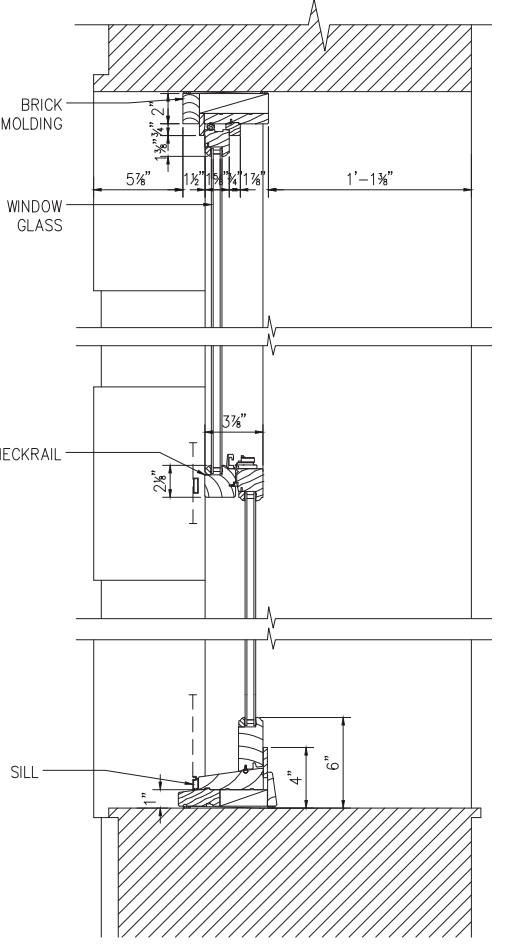
4 | BASEMENT WINDOW 1 ELEVATION



5 | BASEMENT WINDOW 2 ELEVATION



6 | BASEMENT WINDOWS 1 AND 2 PLAN



8 | BASEMENT WINDOWS SECTION

EXISTING CONDITIONS



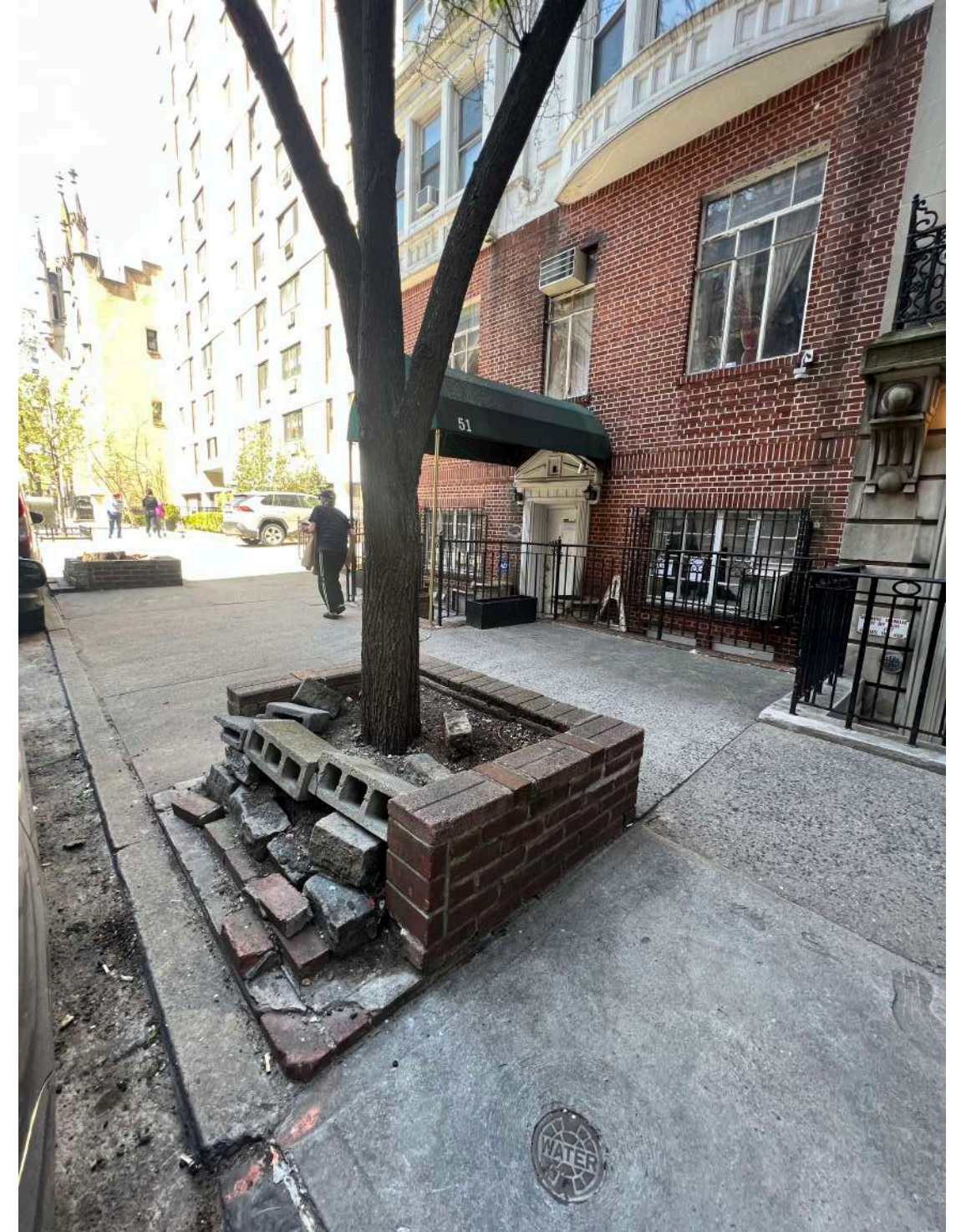
TRASH AND DEBRIS GATHERING AT CURRENT ENTRY



CURRENT ENTRY AND RIGHT OF WAY

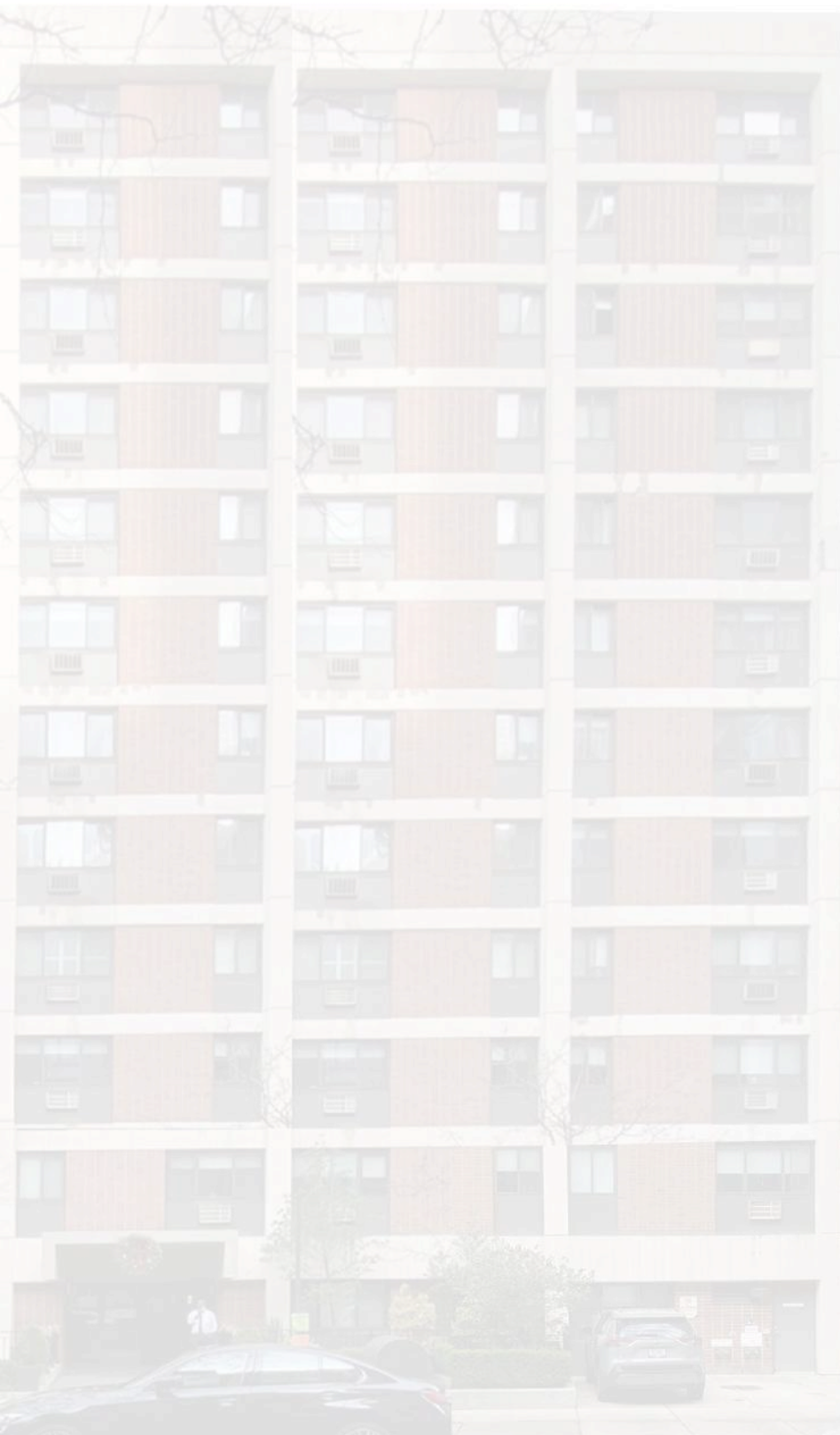


REMAINING STUMP IN TREE PIT

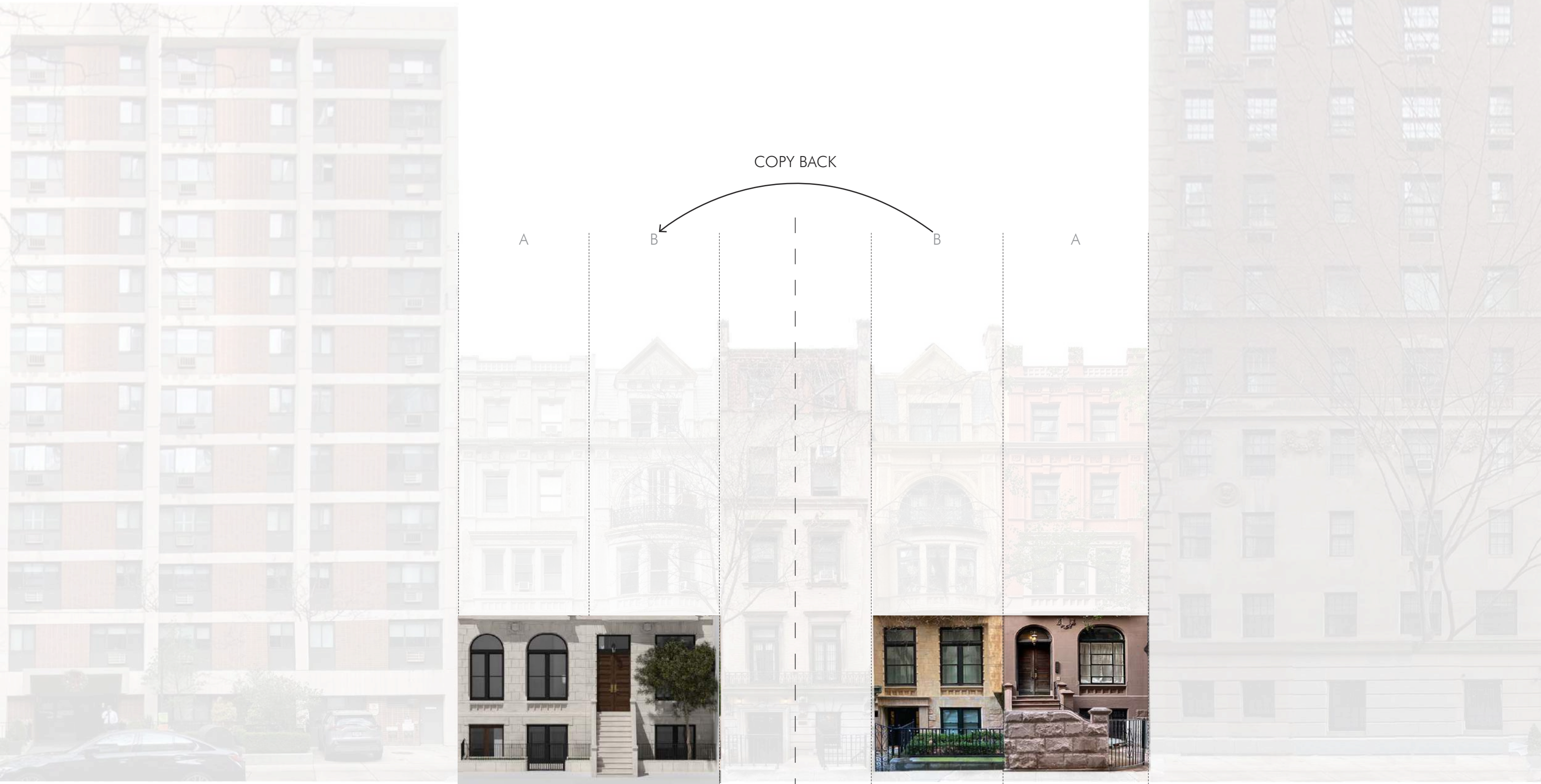


DAMAGED TREE PIT AND TREE

STRATEGY



STRATEGY



COPY BACK

A

B

B

A

PROPOSAL

51-53 E 73RD ST

57 E 73RD ST

59 E 73RD ST

STOOP & ENTRY DESIGN

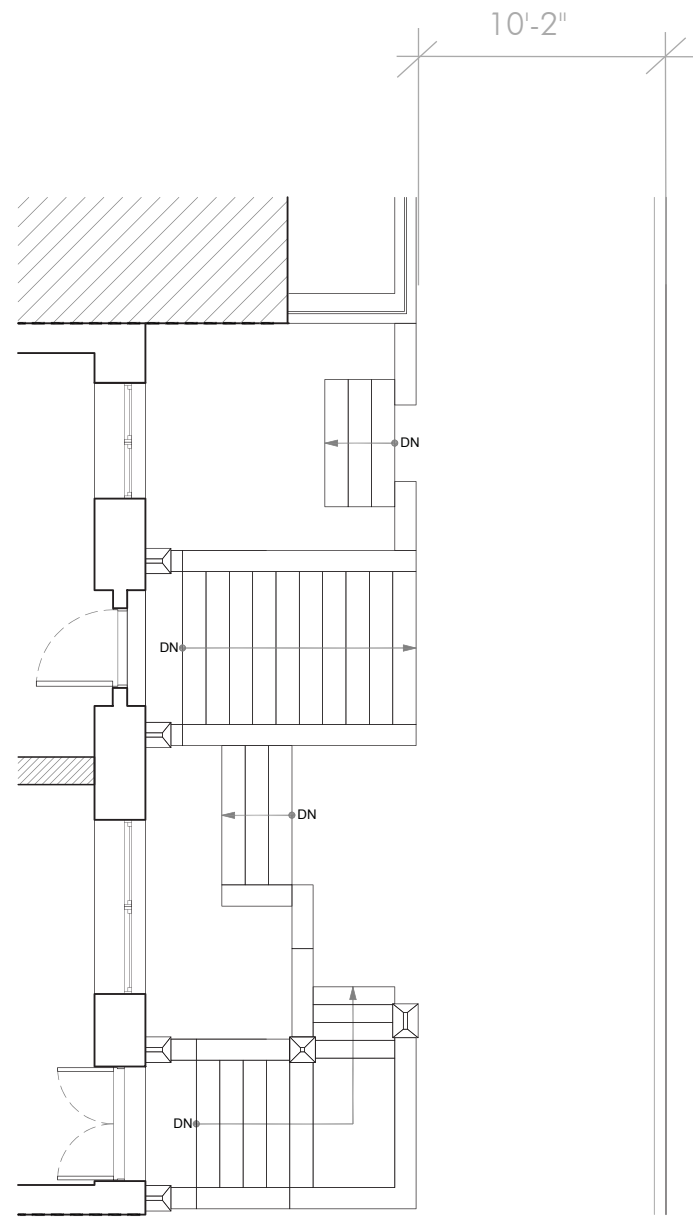


FRONT FACADE AXON VIEW

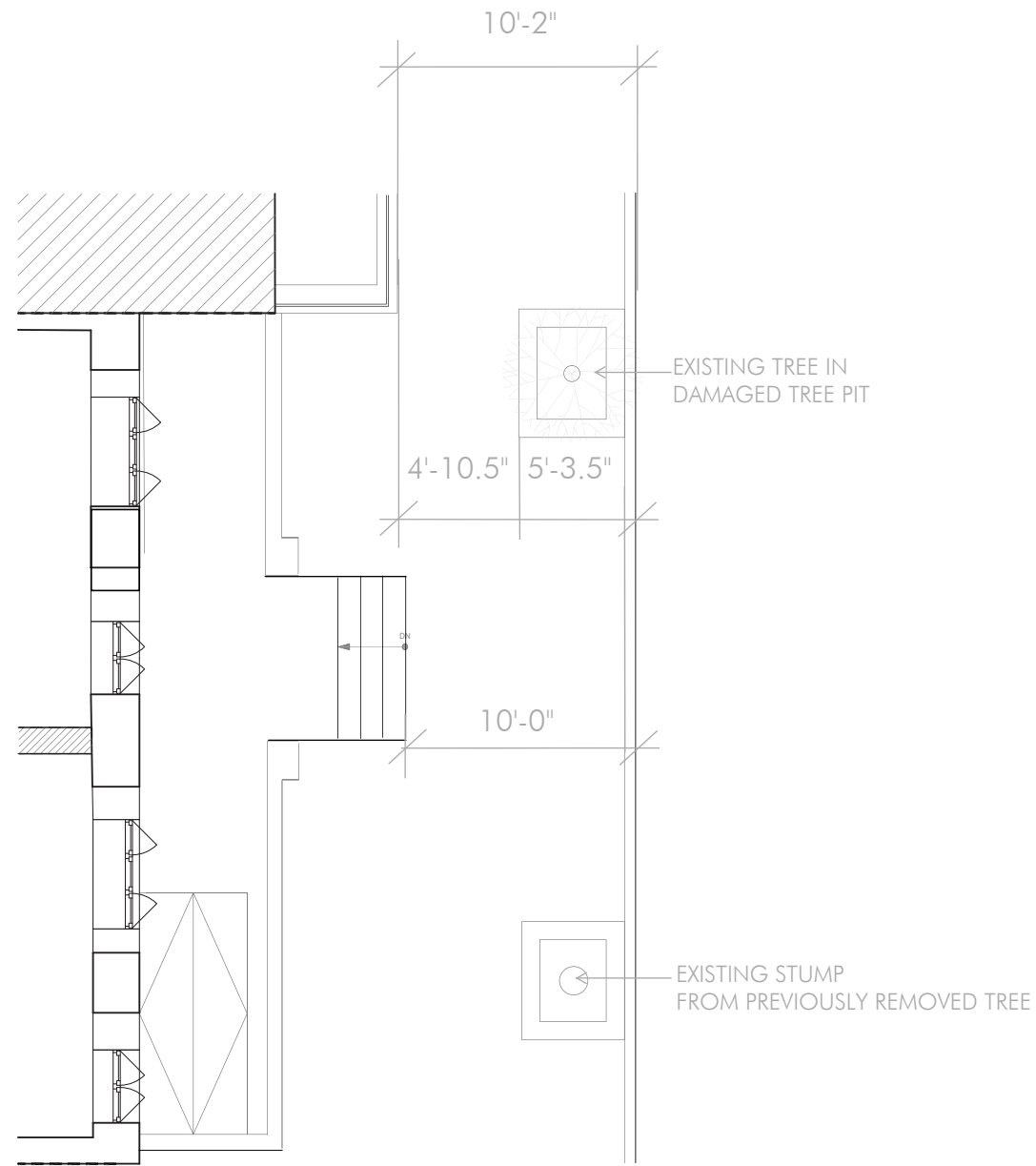


HISTORIC STOOP RESTORATION

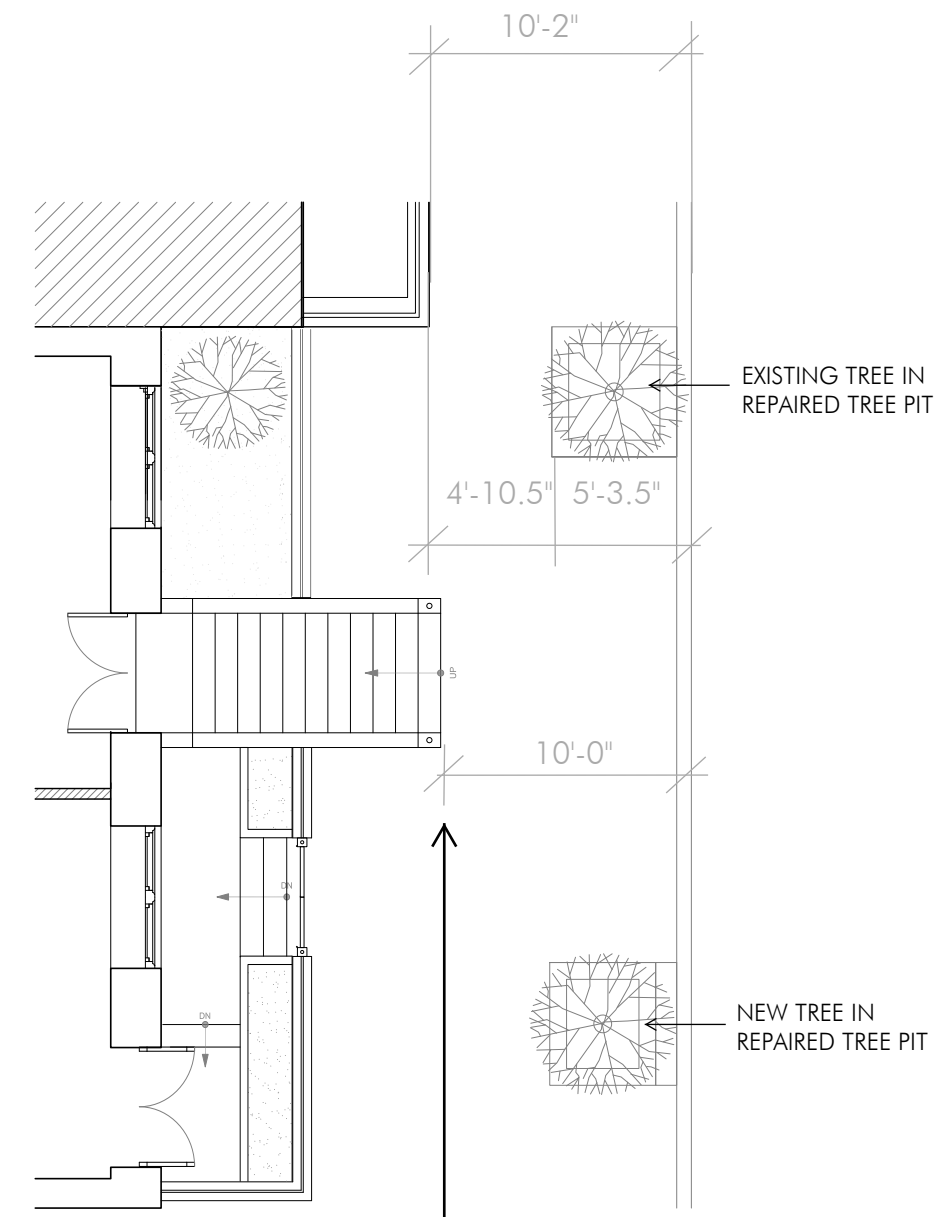
PROPOSED ENTRY RESTORATION



Original Entry
1885



Existing Entry
1945



Proposed Entry

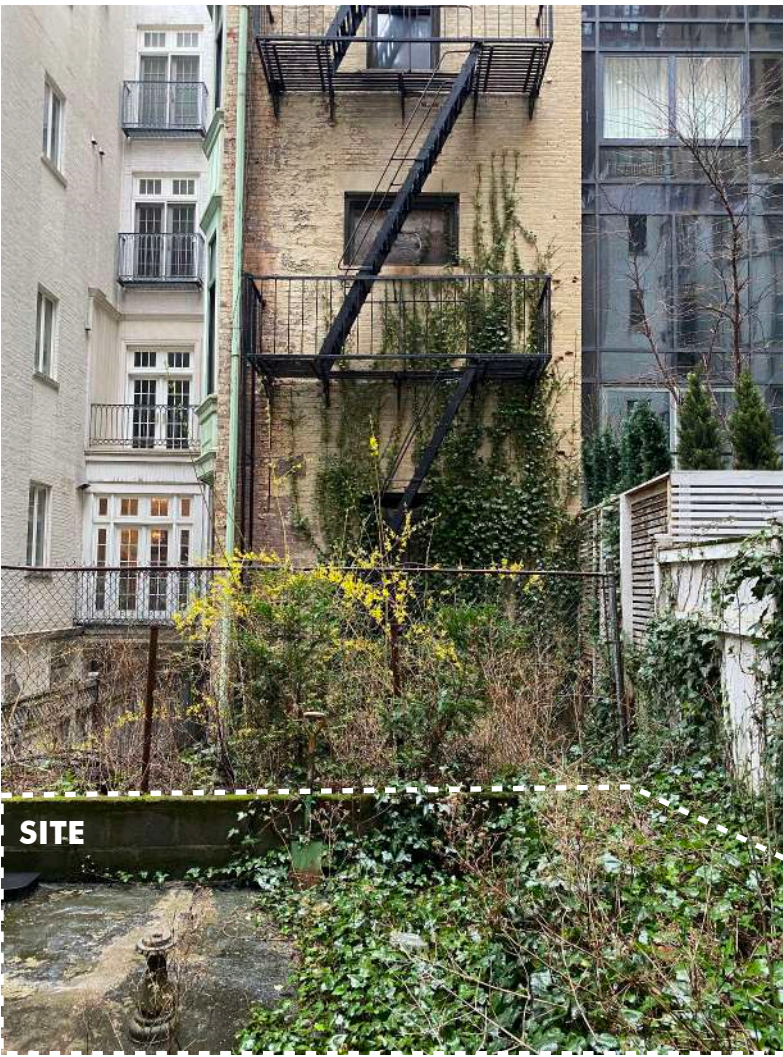
DESIGN MAINTAINS
EXISTING FOOTPRINT

FRONT FACADE DESIGN



II. REAR FACADE

REAR EXISTING CONDITIONS



REAR AREA IMAGES

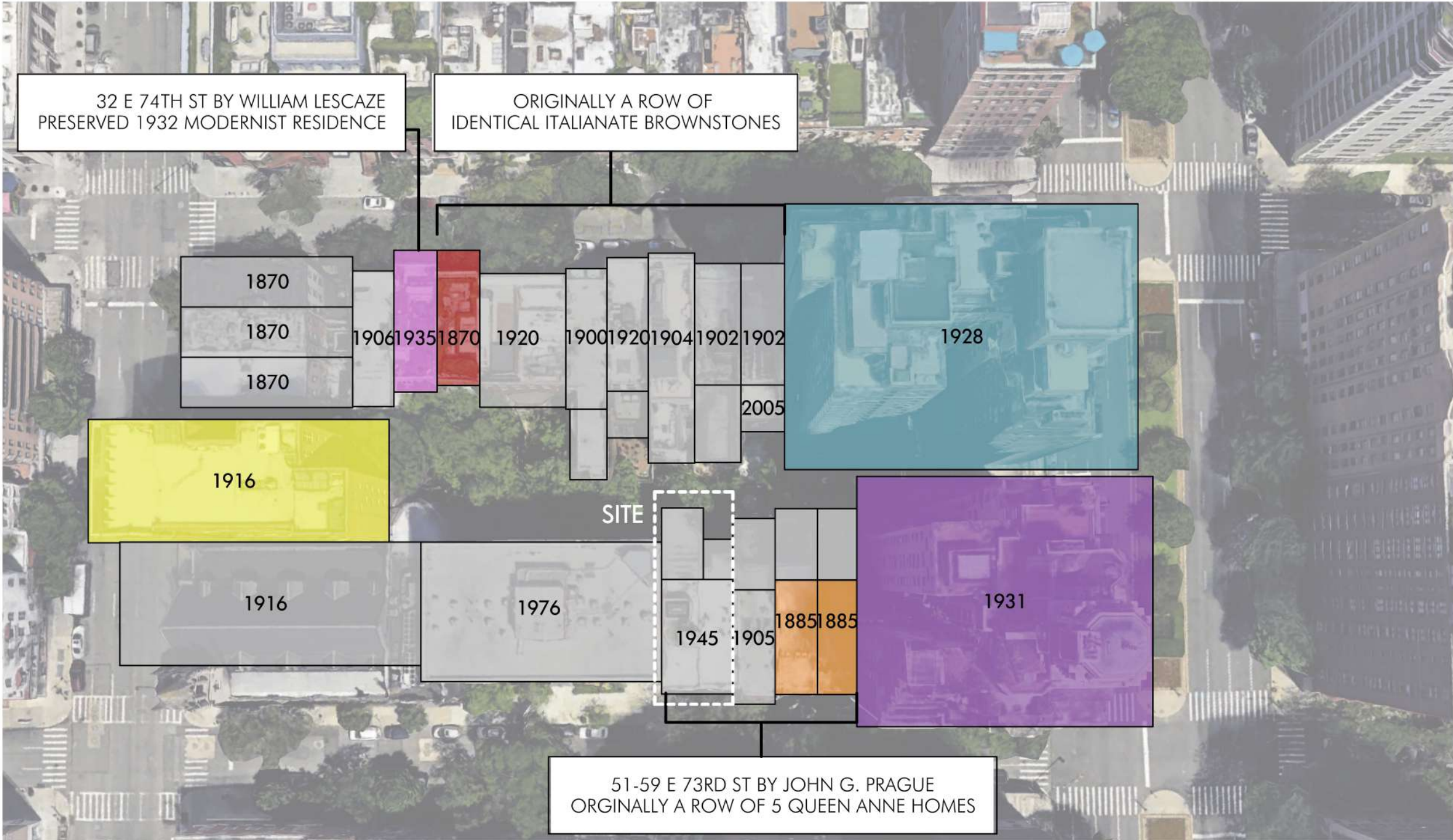


49 E 73RD - YARD DROPS 13'-6" BELOW

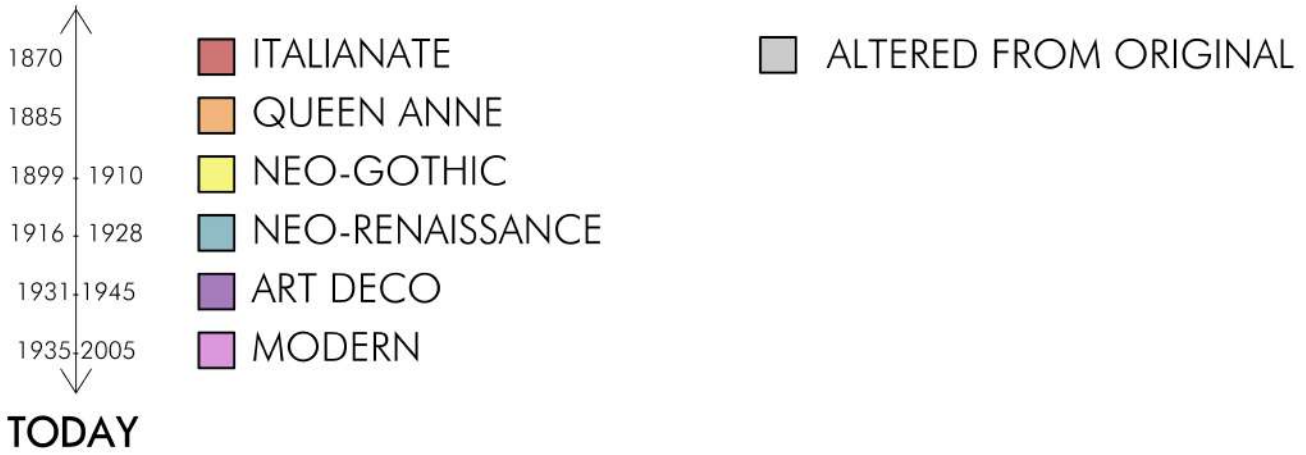
55 E 73RD - YARD DROPS 10'-5" BELOW

VARIED REAR YARD HEIGHTS AND CONDITIONS WITHIN BLOCK

FACADE STYLES



BUILT 1870



FACADE STYLES



32 E 74TH ST



44 E 74TH ST



46 E 74TH ST



49 E 74TH ST



51-53 E 73RD ST



55 E 73RD ST



“Lescaze hoped to link the aesthetics of the modern movement to a frank display of new technologies. In his town house, the new technologies primarily consisted of **load-bearing glass brick** on the exterior and air conditioning on the interior. At the same time, these new technologies were integrated into a building that **retained key features of the historic building type.**” - *The Society of Architectural Historians on William Lescaze*

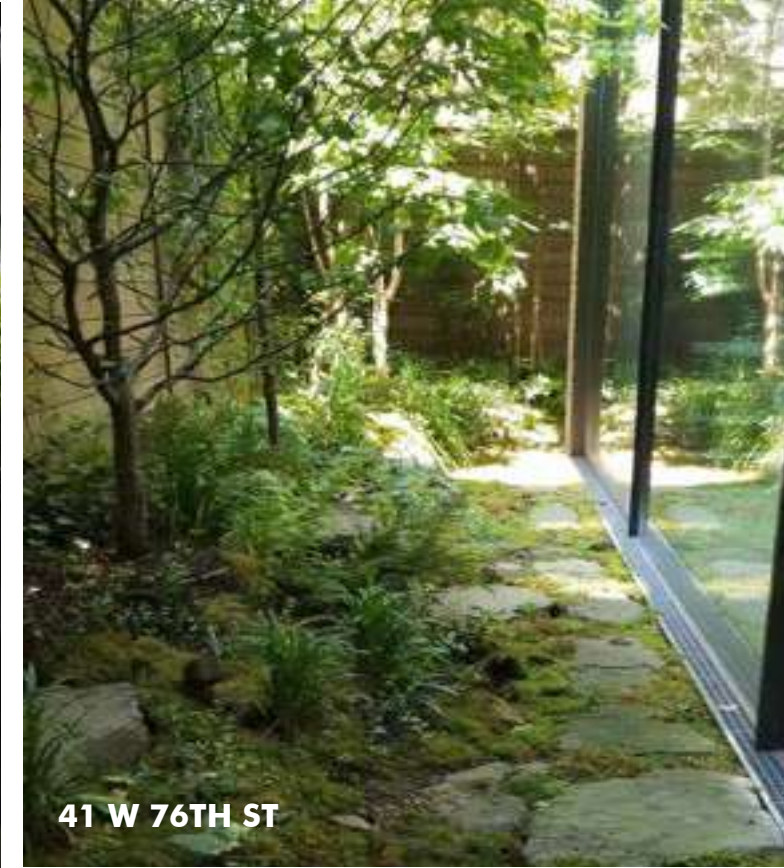
LANDSCAPE PRECEDENTS



LOWLINE LAB - RAAD



259 E 7TH ST



41 W 76TH ST

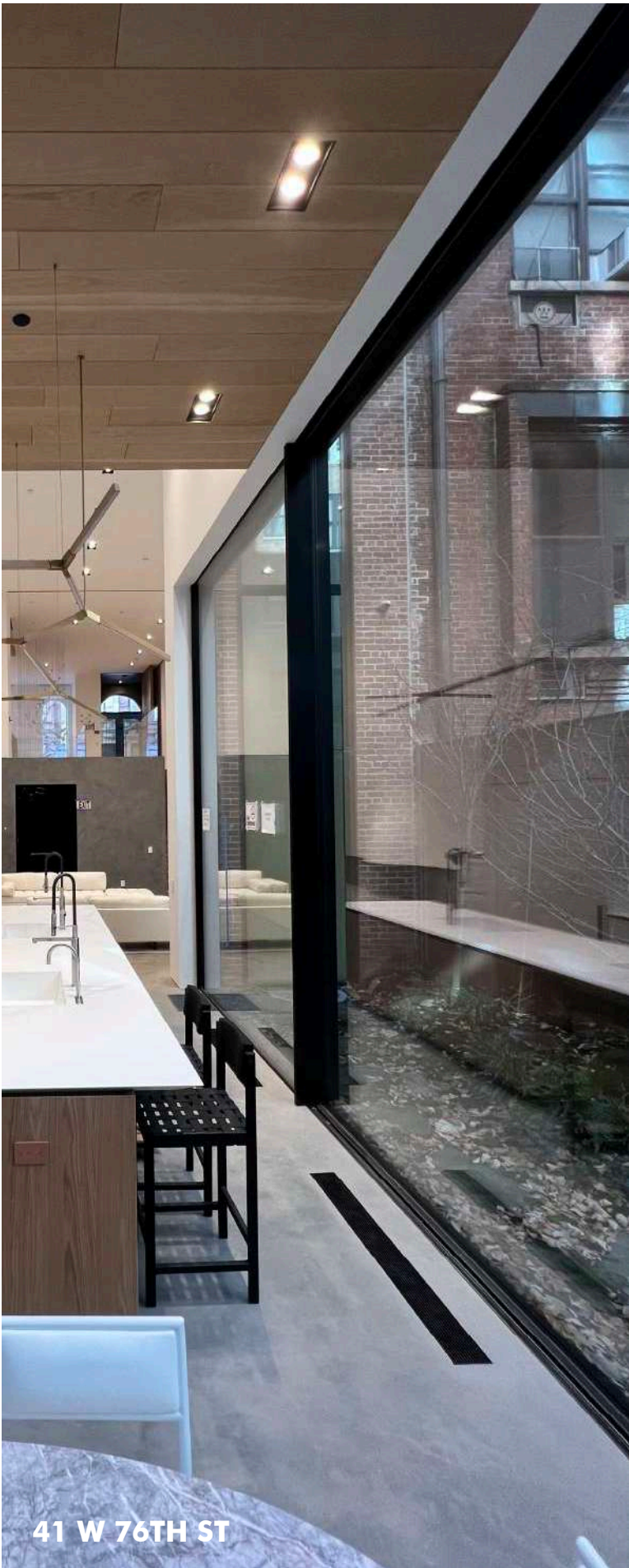


SENEZH CAMPUS

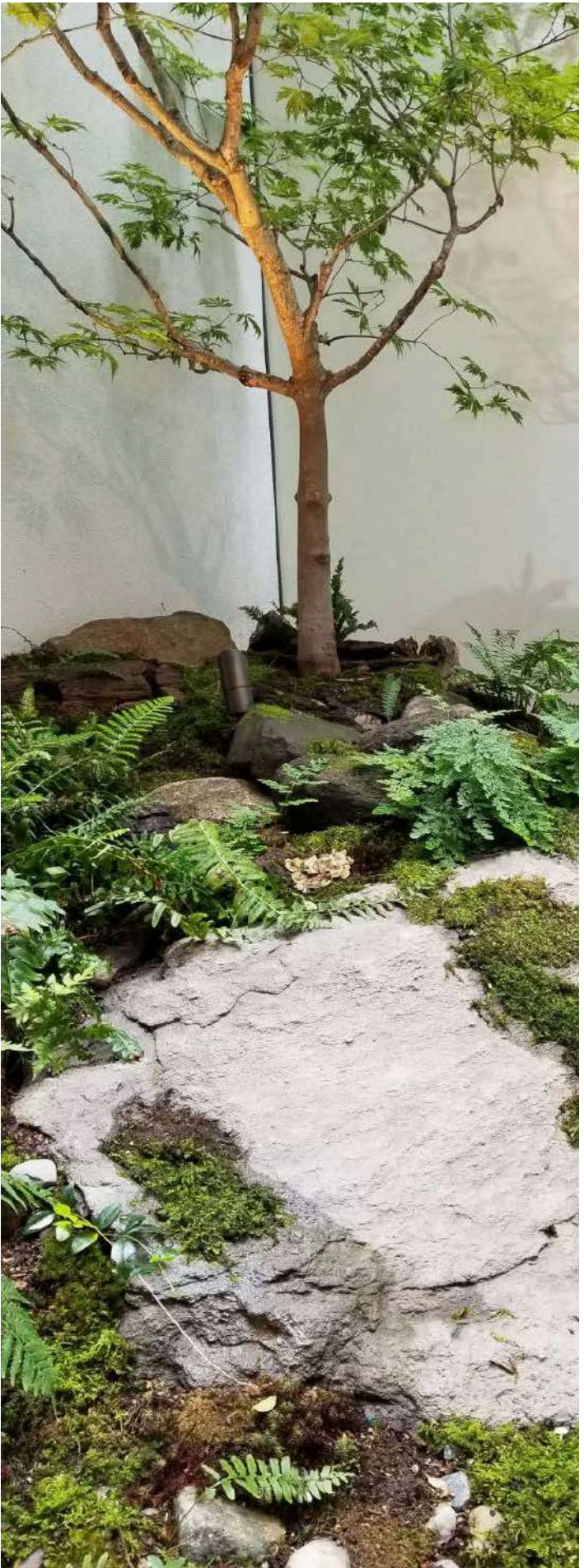
RAAD STUDIO PRECEDENTS



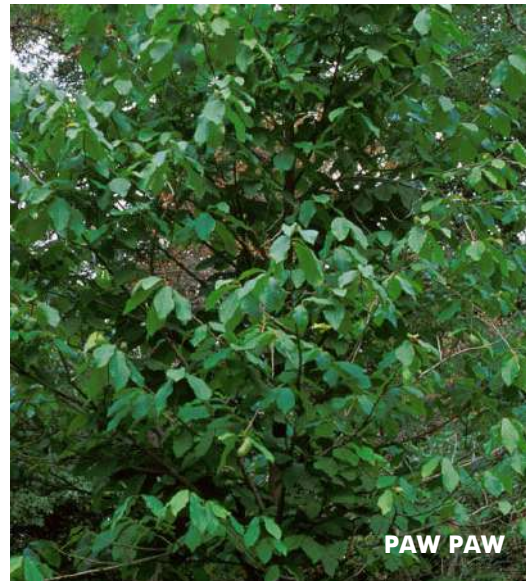
375 DOUBLEWOOD LN



41 W 76TH ST



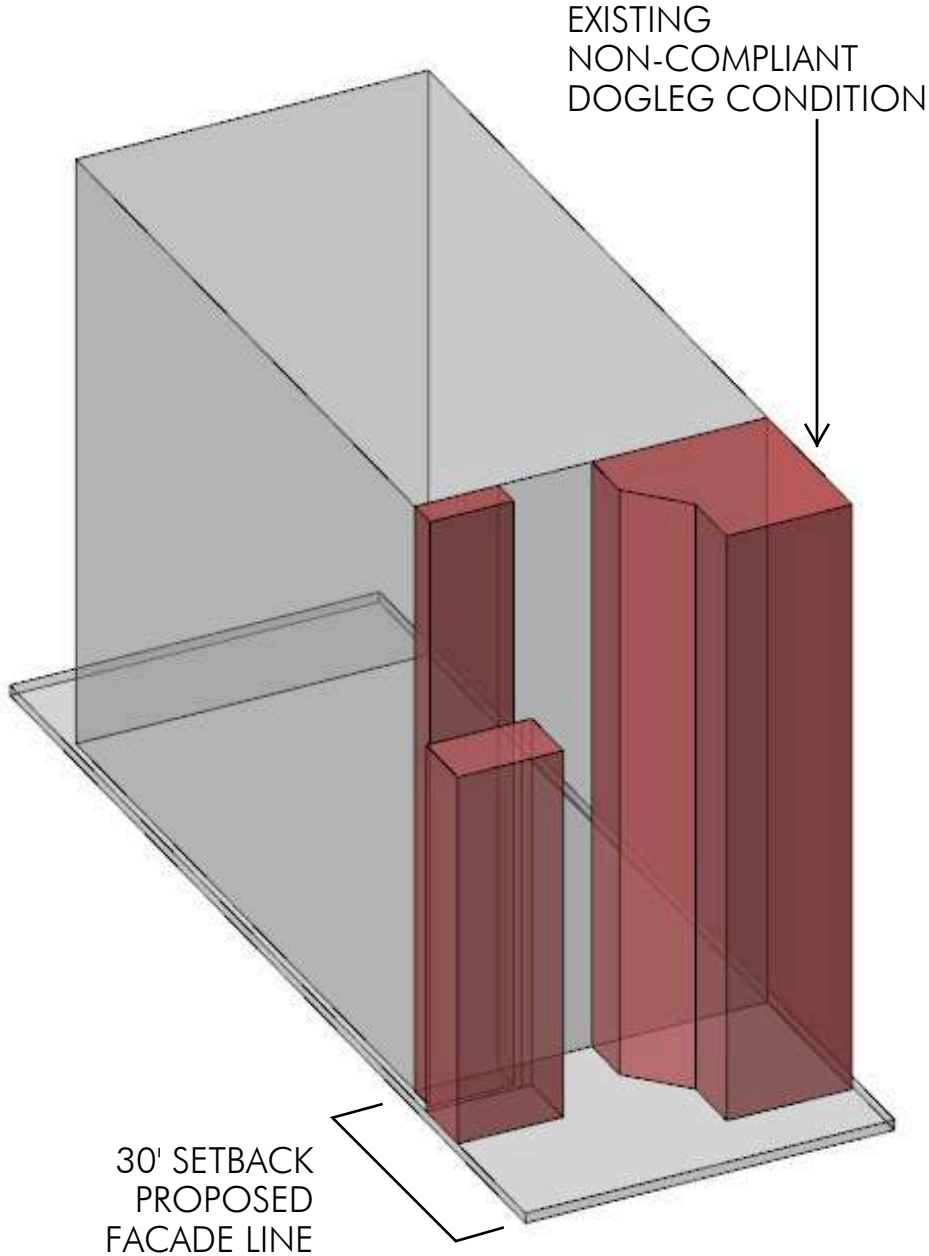
REAR FACADE DESIGN



REAR AXONS



REAR AXON VIEW

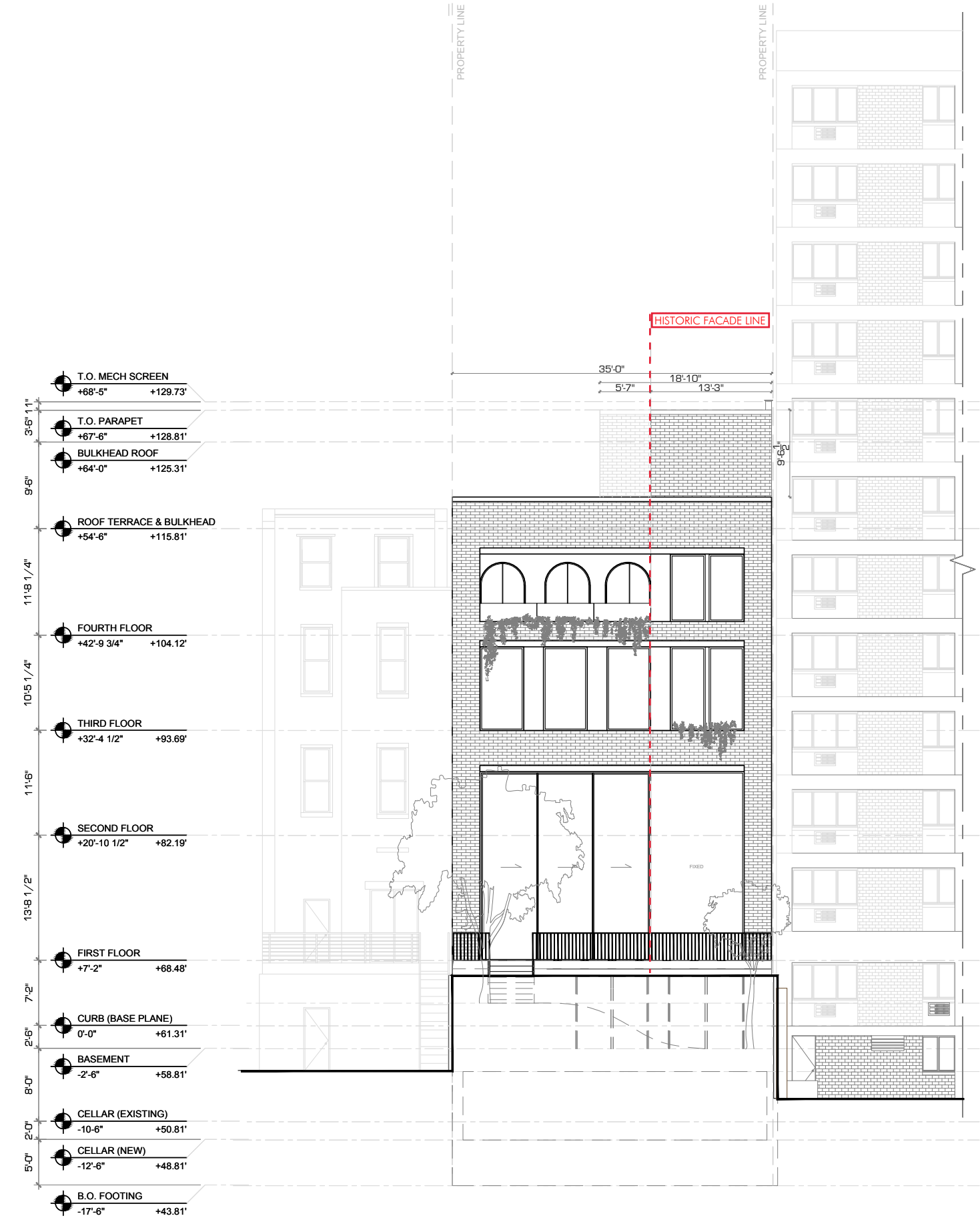


MASSING REDUCTION DIAGRAM

REAR FACADE DESIGN



1 EXISTING EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"



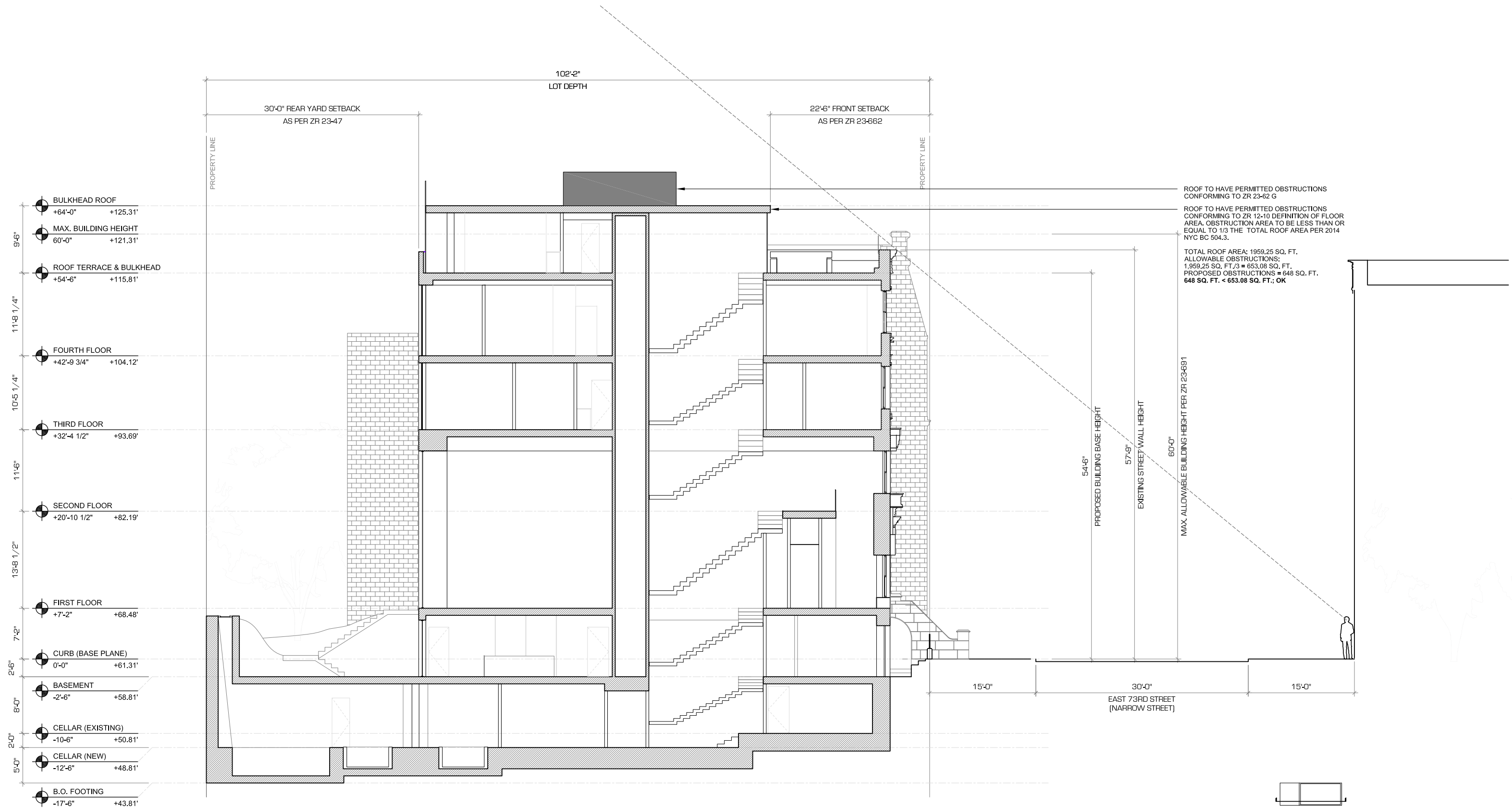
2 PROPOSED EXTERIOR ELEVATION - REAR
SCALE: 1/8" = 1'-0"

REAR FACADE DESIGN

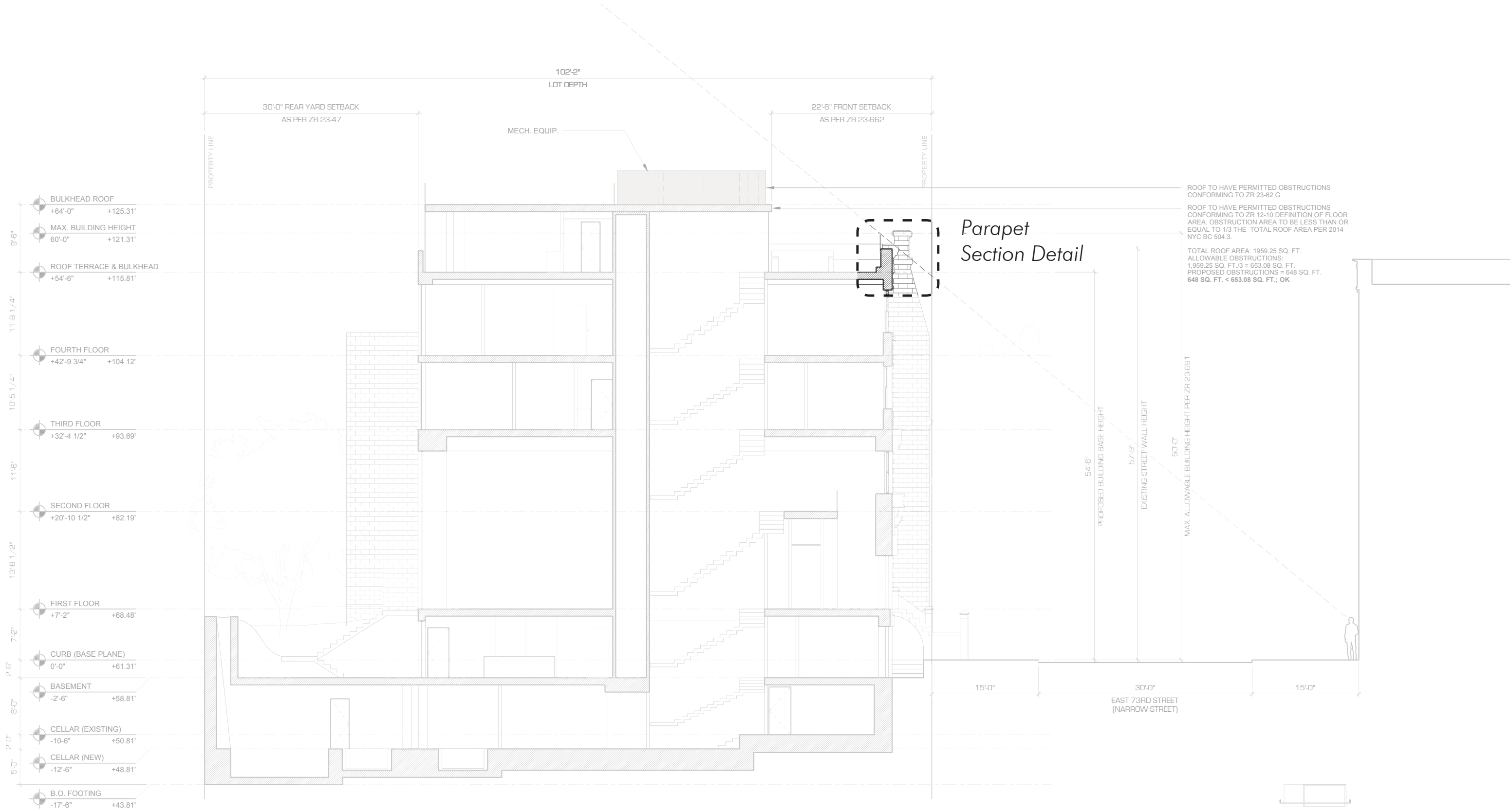


III. PENTHOUSE & ROOFTOP

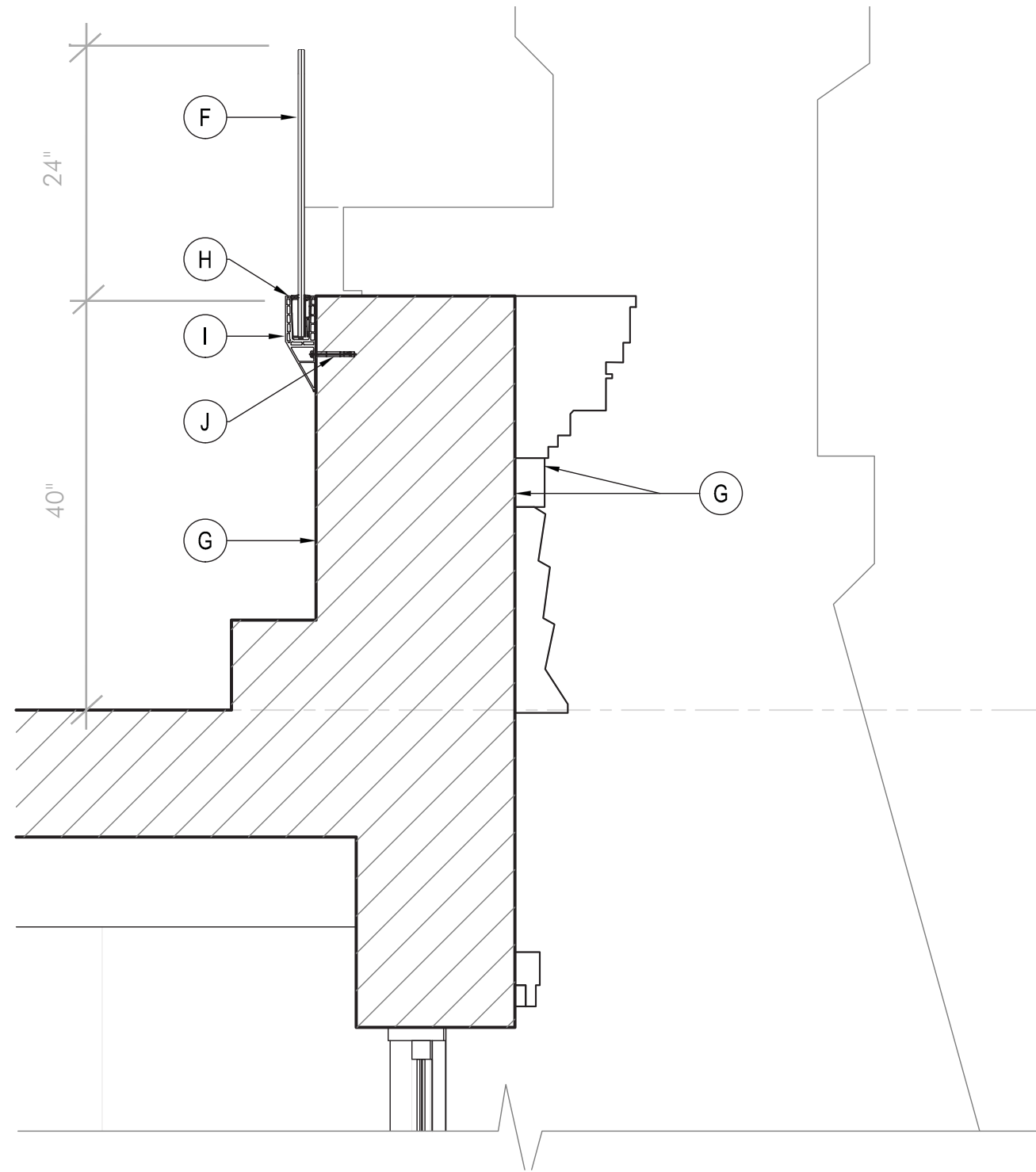
PROPOSED SECTION & SIGHT LINE DIAGRAM



PROPOSED SECTION & SIGHT LINE DIAGRAM



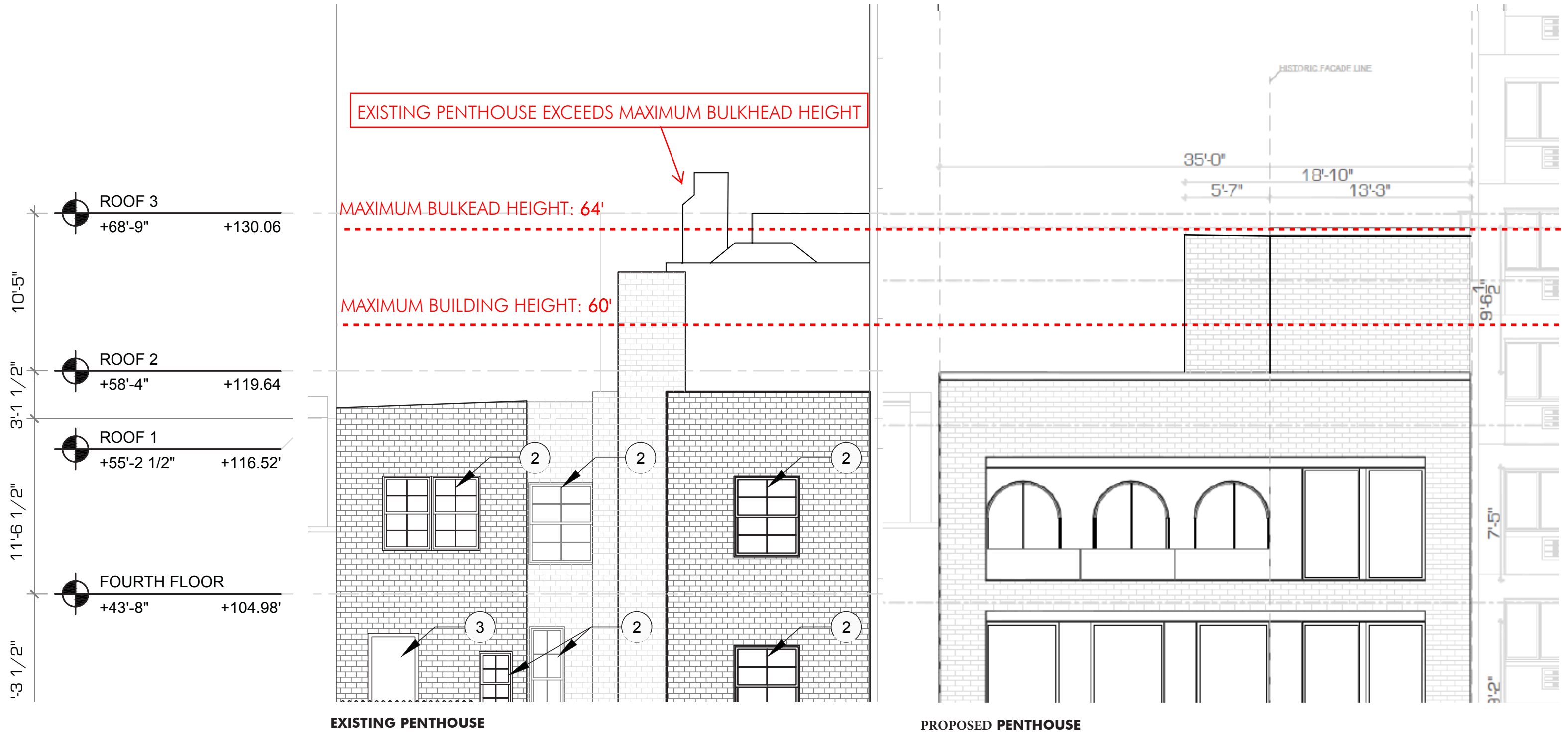
PARAPET DETAIL



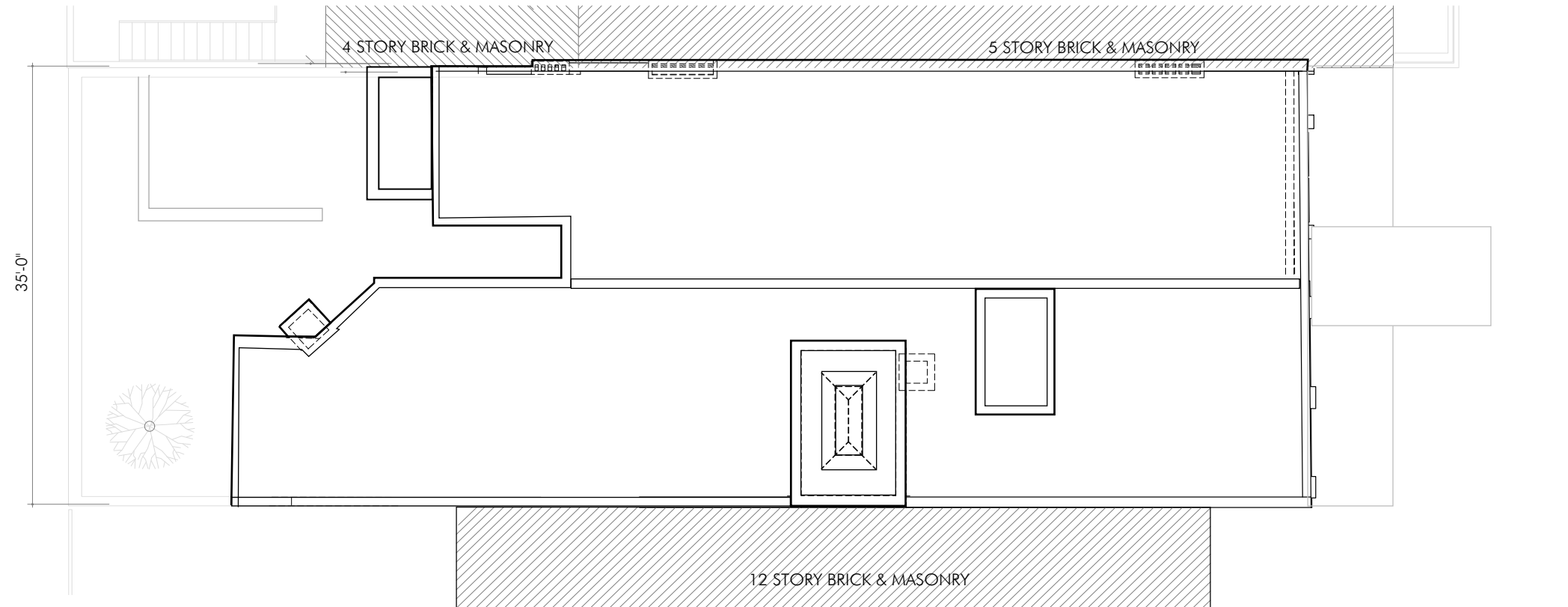
NEW GLASS HANDRAIL ON EXISTING PARAPET

- ⓕ NEW ANTI REFLECTING COATING LOW IRON GLASS RAIL
- ⓖ EXISTING PARAPET & EXTERIOR WALL TO REMAIN RUBBER-SET,
- ⓗ BASE, INLAY, DISC, RUBBER
- ⓓ Y-PROFILE EASY GLASS PRIME
- ⓔ ANCHOR

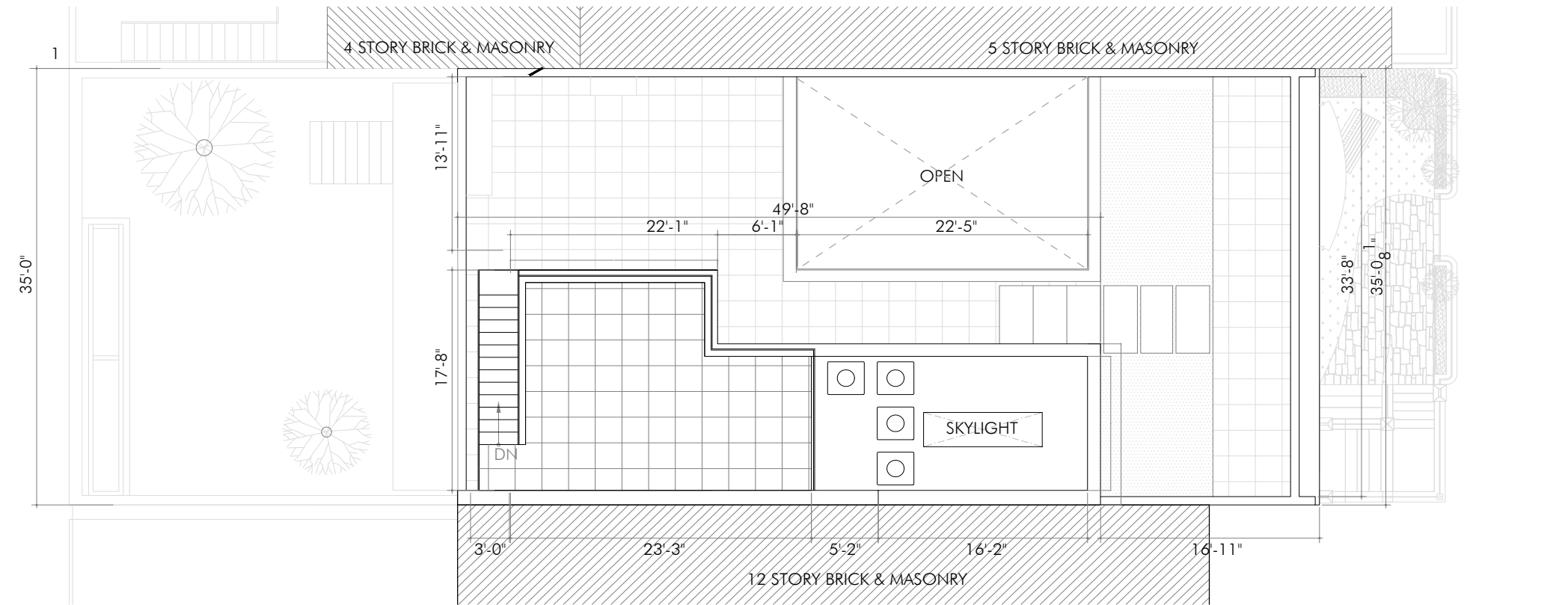
PENTHOUSE ELEVATIONS



ROOF PLAN - EXISTING VS. PROPOSED



1 EXISTING ROOF PLAN



2 PROPOSED ROOF PLAN

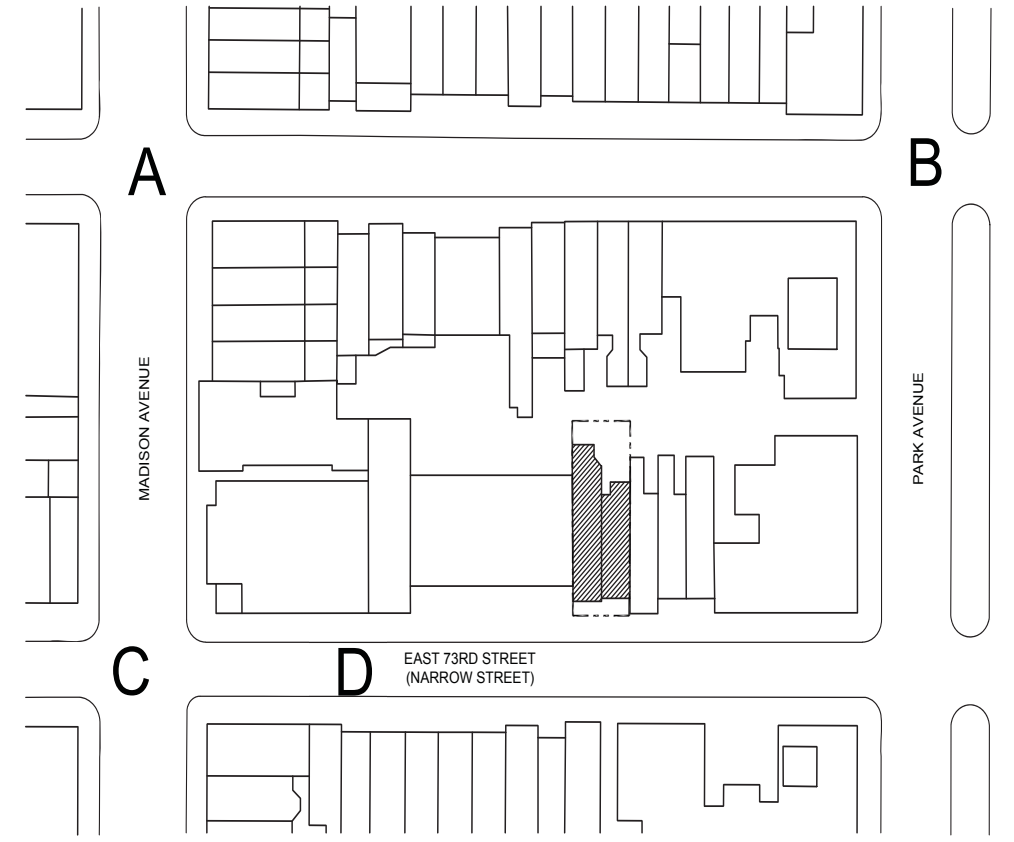
PENTHOUSE MOCK-UP VISIBILITY



VIEW A - NOT VISIBLE
Madison Avenue looking Southeast



VIEW B - NOT VISIBLE
Park Avenue looking Southwest



SITE PLAN - VIEWS



VIEW C - NOT VISIBLE
Madison Avenue looking East



VIEW D - NOT VISIBLE
Madison Avenue looking West

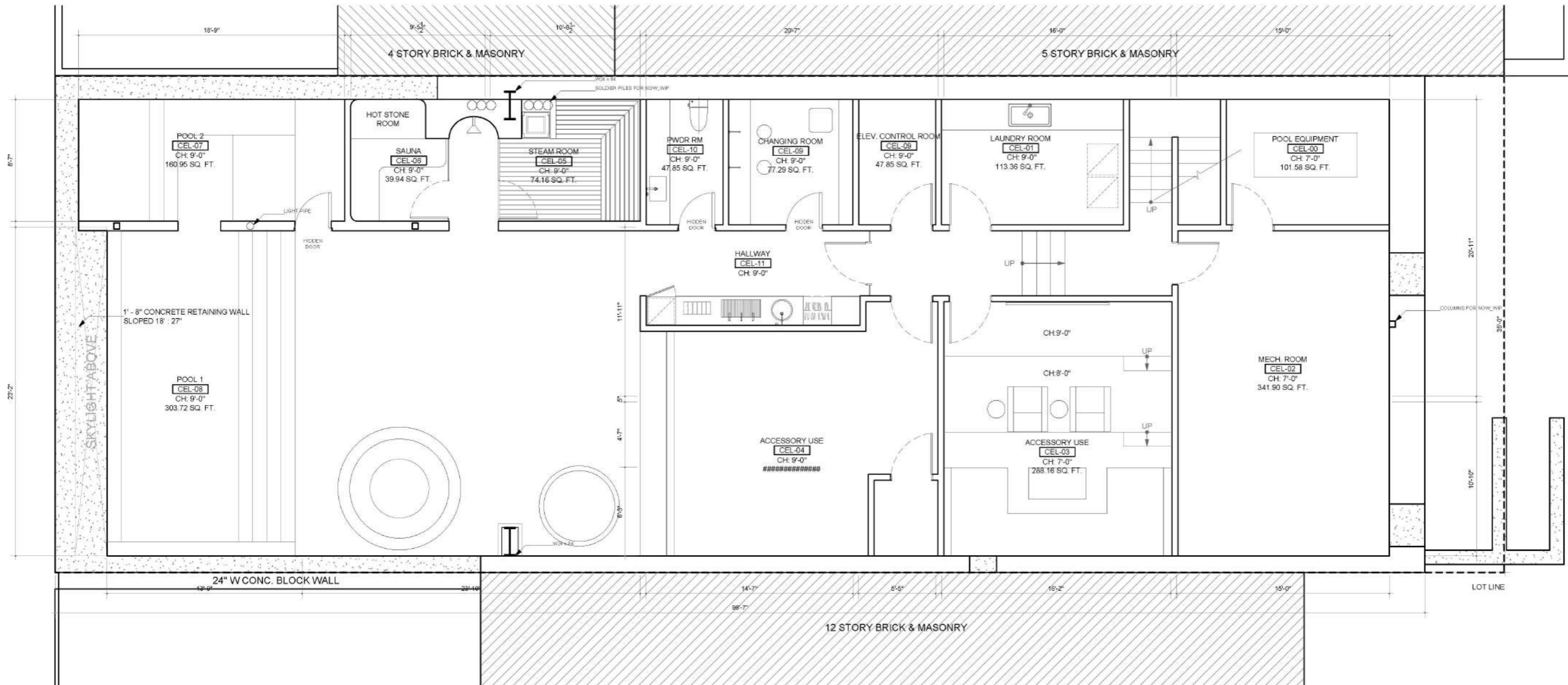


PENTHOUSE MOCK-UP
Invisible from Street





APPENDIX



CELLAR FLOOR PLAN

1 PROPOSED CONSTRUCTION FLOOR PLAN - CELLAR
SCALE 1/4" = 1'-0"



CONSTRUCTION NOTES:

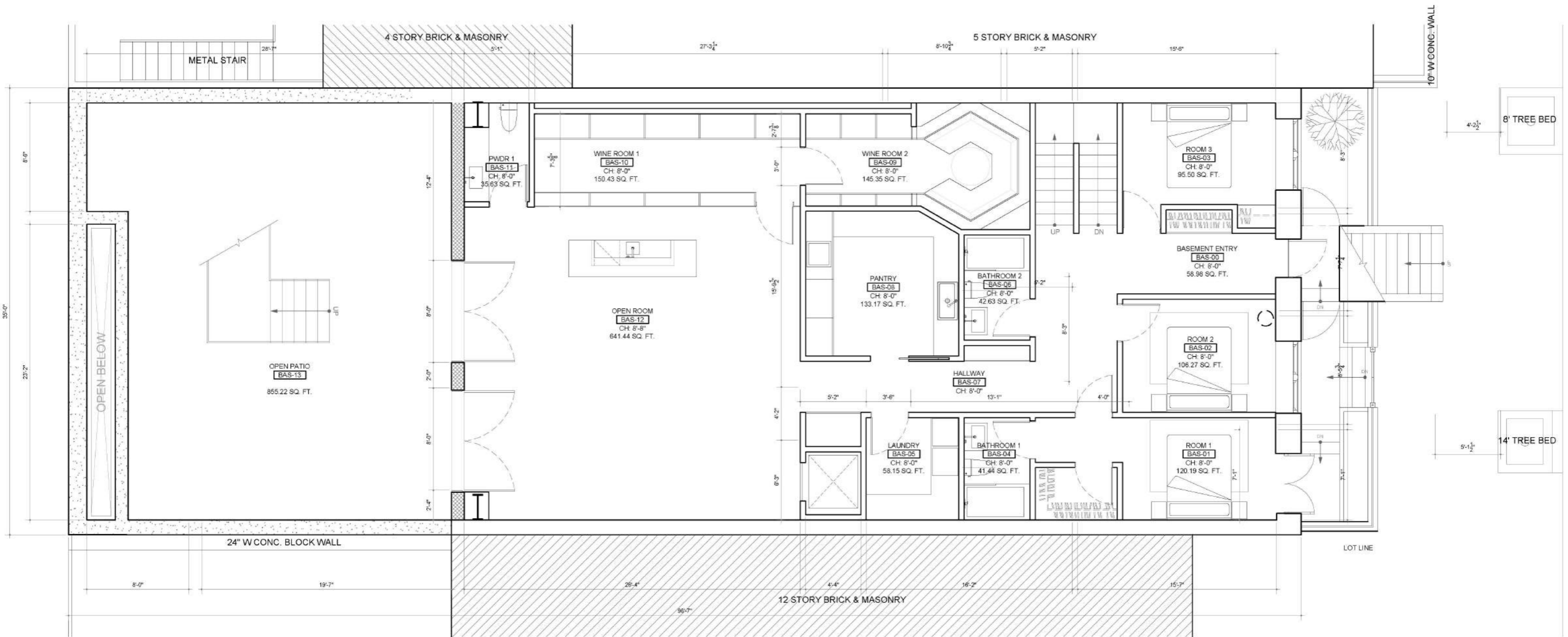
- INSTALL NEW EXTERIOR WALLS PER EXTERIOR ENVELOPE DETAILS
- INSTALL NEW WINDOWS PER WINDOW SCHEDULE & DETAILS
- INSTALL NEW EXTERIOR DOORS PER DOOR SCHEDULES
- INSTALL NEW ELEVATOR PER ELEVATOR MANUFACTURER SPECIFICATION & ELEVATOR DETAILS
- INSTALL NEW NON-BEARING PARTITION WALLS PER PARTITION DETAILS
- INSTALL NEW CUSTOM BUILT-IN MILLWORK
- INSTALL NEW INTERIOR DOORS PER DOOR SCHEDULES
- INSTALL NEW CONCRETE PAD ON GRADE TO RECEIVE NEW STAIR

- NEW MASONRY OPENING WITH NEW STEEL LINTELS. SEE STRUCTURAL DWGS.
- INSTALL NEW HARD-WIRED SMOKE/CARBON MONOXIDE DETECTOR #SC9120LBL. LISTED TO UL 217 & 2034 PER NYC 2014 BC 908.7.1.1.1
- NEW CONCRETE SLAB ON GRADE. SEE STRUCTURAL DWGS.
- NEW WD. FIN. STAIR W/ STEEL STRINGER. SEE A-XXX.00 & STRUCTURAL DWGS. FOR DTLS.
- INSTALL NEW UTILITY SERVICE
- INSTALL NEW 1-HR FIRE RATED ACCESS DOOR

CONSTRUCTION LEGEND:

- WALL TYPE TAG
DOOR TAG
- NEW WALL PARTITION AND NEW DOOR
- EXISTING EXTERIOR WALL/PARTY WALL
- CONSTRUCTION NOTE
- SMOKE/ CARBON MONOXIDE DETECTOR, MOUNTED ON CEILING
- SMOKE/ CARBON MONOXIDE DETECTOR, MOUNTED ON WALL

- EXISTING EXTERIOR WALL, BEARING WALL OR PARTY WALL TO REMAIN
- NEW NON-BEARING PARTITION WALL
- NEW EXTERIOR WALL
- NEW BEARING WALL (CMU WALL OR CAST-IN-PLACE CONCRETE WALL)



BASEMENT FLOOR PLAN

1 PROPOSED CONSTRUCTION FLOOR PLAN - BASEMENT

SCALE: 1/4" = 1'-0"



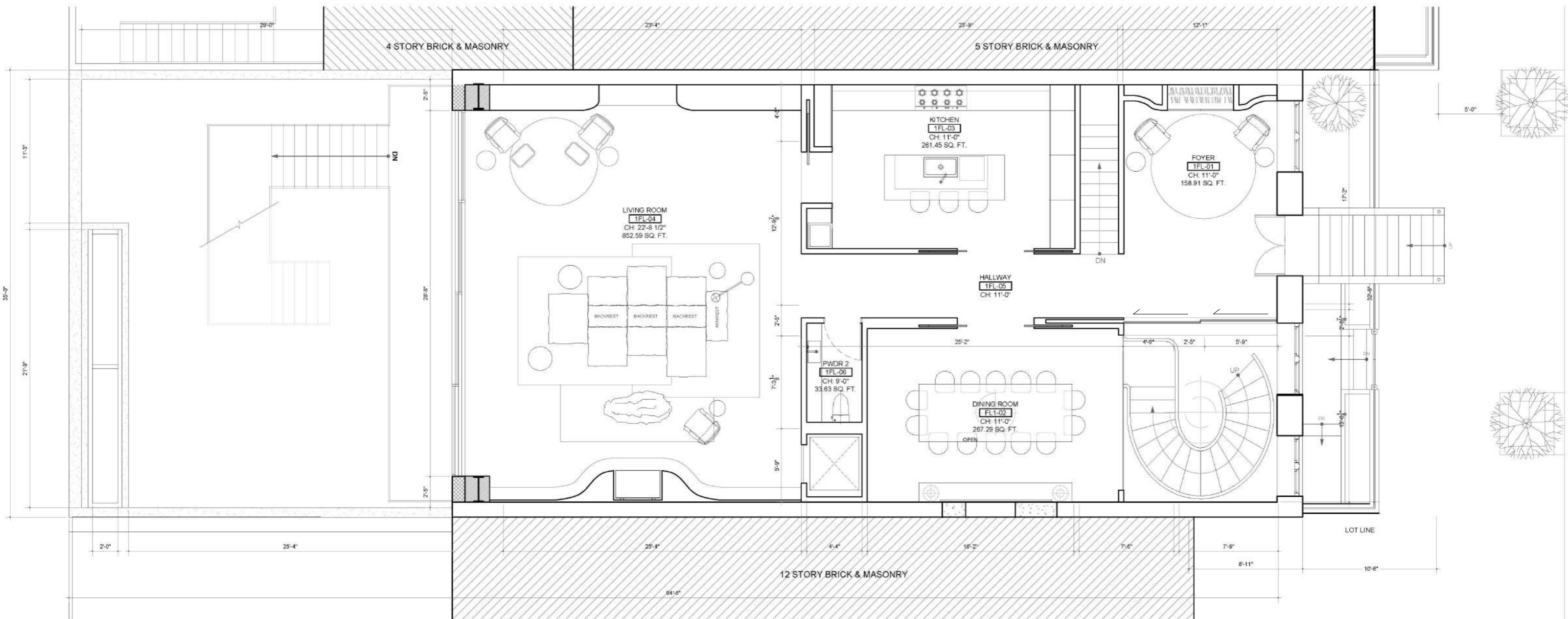
CONSTRUCTION NOTES:

- INSTALL NEW EXTERIOR WALLS PER EXTERIOR ENVELOPE DETAILS
- INSTALL NEW WINDOWS PER WINDOW SCHEDULE & DETAILS
- INSTALL NEW EXTERIOR DOORS PER DOOR SCHEDULES
- INSTALL NEW ELEVATOR PER ELEVATOR MANUFACTURER SPECIFICATION & ELEVATOR DETAILS
- INSTALL NEW NON-BEARING PARTITION WALLS PER PARTITION DETAILS
- INSTALL NEW CUSTOM BUILT-IN MILLWORK
- INSTALL NEW INTERIOR DOORS PER DOOR SCHEDULES
- INSTALL NEW WOOD FLOOR FINISH @ DRY AREAS & STONE/TILE FINISH @ WET AREAS WITH WATERPROOF MEMBRANE

- INSTALL NEW PLUMBING FIXTURES PER PLUMBING DWGS.
- INSTALL NEW HARD-WIRED SMOKE/CARBON MONOXIDE DETECTOR #SC9120LBL, LISTED TO UL 217 & 2034 PER NYC 2014 BC 906.7.1.1.1
- NEW CONCRETE SLAB ON GRADE. SEE STRUCTURAL DWGS.
- NEW WD. FIN. STAIR W/ STEEL STRINGER SEE A-XXX & STRUCTURAL DWGS. FOR DTLS.
- INSTALL NEW UTILITY SERVICE
- INSTALL NEW 1-HR FIRE RATED ACCESS DOOR

CONSTRUCTION LEGEND:

- WALL TYPE TAG
DOOR TAG
NEW WALL PARTITION AND NEW DOOR
- EXISTING EXTERIOR WALL/PARTY WALL
- CONSTRUCTION NOTE
- SMOKE/ CARBON MONOXIDE DETECTOR,
MOUNTED ON CEILING
- SMOKE/ CARBON MONOXIDE DETECTOR,
MOUNTED ON WALL



FLOOR 1 PLAN

1 PROPOSED CONSTRUCTION FLOOR PLAN - FLOOR 1
SCALE: 1/4" = 1'-0"



CONSTRUCTION NOTES:

- INSTALL NEW EXTERIOR WALLS PER EXTERIOR ENVELOPE DETAILS
- INSTALL NEW WINDOWS PER WINDOW SCHEDULE & DETAILS
- INSTALL APPLIANCES AS PER SCHEDULE
- INSTALL NEW ELEVATOR PER ELEVATOR MANUFACTURER SPECIFICATION & ELEVATOR DETAILS
- INSTALL NEW NON-BEARING PARTITION WALLS PER PARTITION DETAILS
- INSTALL NEW CUSTOM BUILT-IN MILLWORK
- INSTALL NEW INTERIOR DOORS PER DOOR SCHEDULES
- INSTALL NEW WOOD FLOOR FINISH @ DRY AREAS & STONE/TILE FINISH @ WET AREAS WITH WATERPROOF MEMBRANE

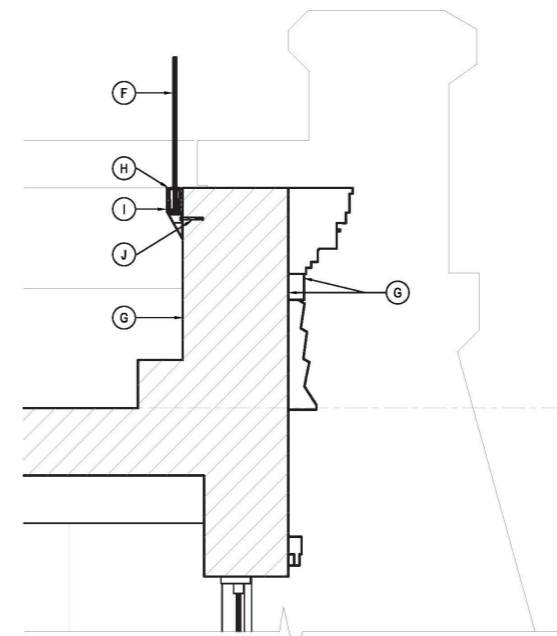
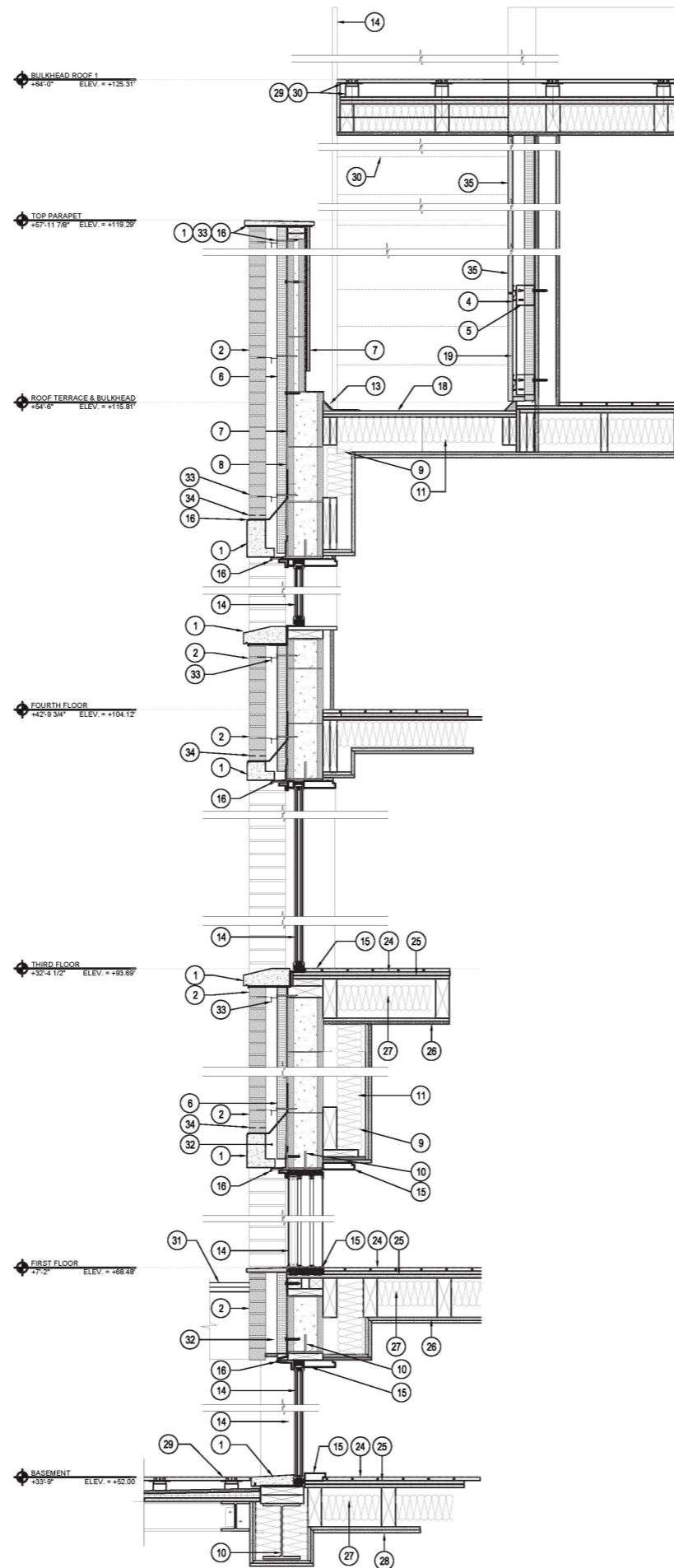
- INSTALL NEW PLUMBING FIXTURES PER PLUMBING DWGS.
- INSTALL NEW HARD-WIRED SMOKE/CARBON MONOXIDE DETECTOR #SC9120LBL LISTED TO UL 217 & 2034 PER NYC 2014 BC 908.7.1.1.1
- INSTALL NEW DECORATIVE GAS APPLIANCE W/ NEW FIREBOX AS BELOW OR EQUIVALENT: DAVINCI 72"x12" SINGLE SIDE, COMPLYING W/ ANS Z223.1 & NFPA 54(88) PER MECHANICAL AND PLUMBING DRAWINGS. INSTALL PER MANUF. SPECS
- NEW WD. FIN. STAIR W/ STEEL STRINGER, SEE A-XXX.00-AXXX.00 & STRUCT. DWGS. FOR DTLS.

CONSTRUCTION LEGEND:

- WALL TYPE TAG
- DOOR TAG
- NEW WALL PARTITION AND NEW DOOR
- EXISTING EXTERIOR WALL/PARTY WALL
- CONSTRUCTION NOTE
- SMOKE/ CARBON MONOXIDE DETECTOR, MOUNTED ON CEILING
- SMOKE/ CARBON MONOXIDE DETECTOR, MOUNTED ON WALL

WALL SECTION NOTES:

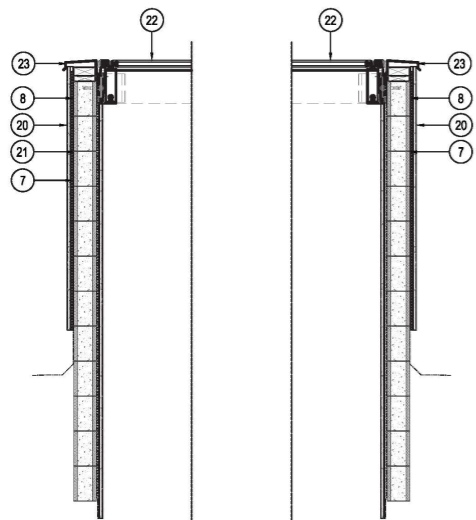
- 1 CONCRETE OR STONE COPING (TBD)
- 2 INSTALL NEW BRICK
- 3 VERTICAL PROFILE
- 4 BEARING PROFILE
- 5 RETENTION FRAME - RNAM MECH. HOLDING SUPPORT
- 6 2" POLYISO WALL INSULATION (MIN. R-12.1) OR EQUAL
- 7 CMU WALL, SEE STRUCT. DWGS. FOR DTLS.
- 8 AIR/VAPOR BARRIER
- 9 METAL STUDS, SIZE VARIES SEE PLANS FOR SIZING
- 10 STRUCTURAL STEEL HEADER & LINTEL, SEE STRUCT. DWGS.
- 11 FOIL FACED BATT INSULATION (MIN. R-21.00)
- 12 INSTALL ALUMINUM WEEP SCREED, LAP & TIE W/ W.P. MEMBRANE
- 13 INSTALL CANT STRIP, LAP & TIE TPO ROOF MEMBRANE W/ WALL AIR/VAPOR BARRIER MIN. 1" UP PARAPET WALL
- 14 GLAZING
- 15 MDF WINDOW TRIM REVEAL
- 16 DRIP EDGE ALUM. FLASHING
- 17 4" BRICK VENEER W/ GALV. STL BRICK TIES
- 18 TPO ROOF MEMBRANE
- 19 (2) LAYER OF 5/8" TYPE "X" GYP. BD
- 20 1" EIFS BY STO OR APPROVED EQUAL. COLOR TBC BY CLIENT
- 21 EIFS SYSTEM REINFORCING MESH
- 22 FLUSH MOUNTED SKYLIGHT, SEE WIN. SCHEDULE FOR DTLS
- 23 22 GA. ALUMINUM COPING
- 24 INSTALL 3/4" THK. T&G ENG. FIN WD FLOORING
- 25 (2) LAYERS 5/8" THK EXT. GRADE PLYWOOD SUB-FLOOR
- 26 (1) LAYER OF 5/8" TYPE "X" GYP. BD - CEILING
- 27 ACCOUSTIC BATT INSULATION(MIN R-11) BTWN FLOOR JOISTS
- 28 (2) LAYER OF 5/8" TYPE "X" GYP. BD - CEILING
- 29 EXTERIOR 2x2' HANOVER PAVERS ON ADJ. PEDESTAL SYSTEM
- 30 EXTERIOR STAIR BEYOND
- 31 NEW EXTERIOR DECK
- 32 AIR SPACE
- 33 ANCHOR ASSEMBLY
- 34 WEEPS @ 24" O.C
- 35 INSTALL NEW FINISH LIMESTONE



- NEW GLASS HANDRAIL ON EXISTING PARAPET**
- F NEW ANTI REFLECTING COATING LOW IRON GLASS RAIL
 - G EXISTING PARAPET & EXTERIOR WALL TO REMAIN
 - H RUBBER-SET, BASE, INLAY, DISC, RUBBER
 - I Y-PROFILE EASY GLASS PRIME
 - J ANCHOR

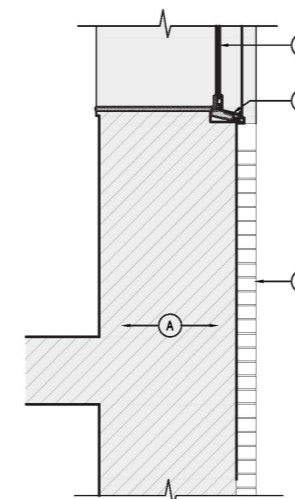
RESTORATION (FRONT) WALL SECTION NOTES:

- A EXISTING EXTERIOR WALL TO REMAIN
- B EXISTING BRICK VENEER & STONE COPING TO BE REMOVED
- C RESTORE TO ORIGINAL FACADE LIMESTONE
- D NEW STONE COPING
- E EXISTING WINDOW TO REMAIN

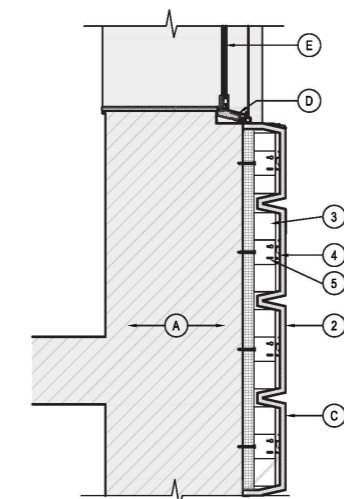


1 WALL SECTION @ NORTH (REAR) WALL
SCALE: 3/4" = 1'-0"

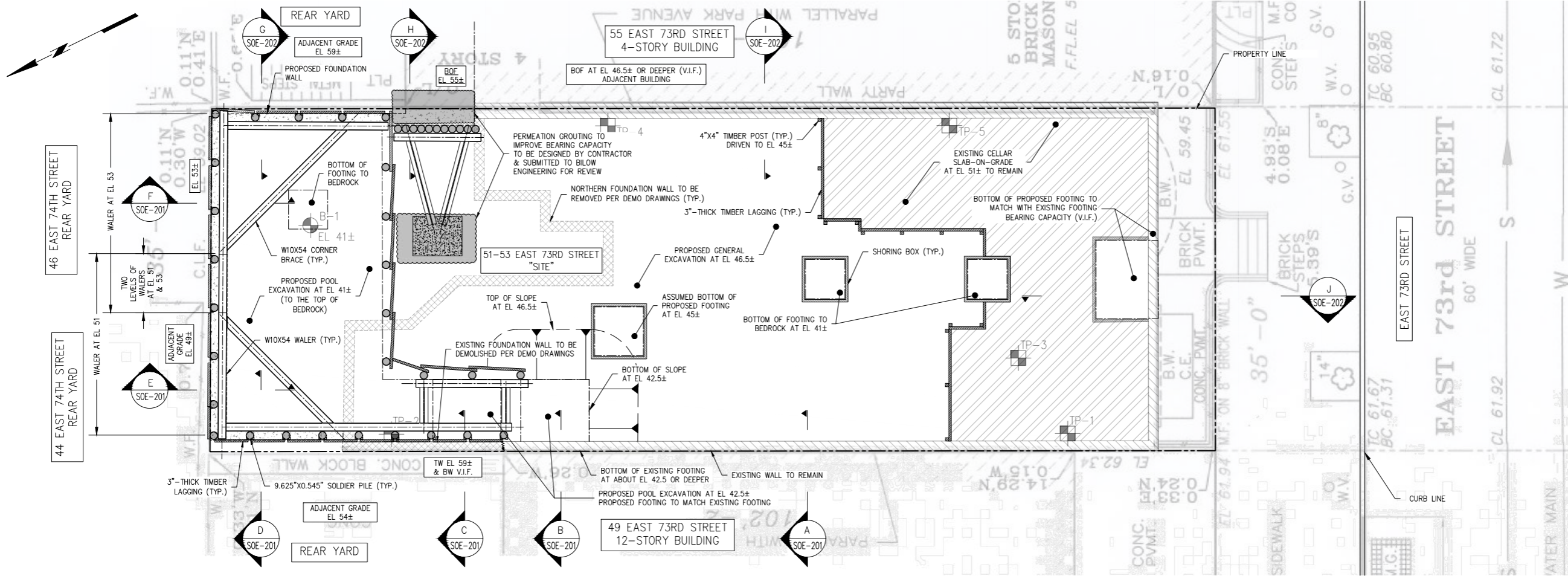
2 WALL SECTION @ NORTH (REAR) WALL
SCALE: 3/4" = 1'-0"



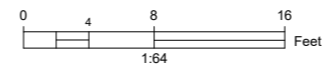
3 EXISTING WALL SECTION @ SOUTH (FRONT) WALL
SCALE: 3/4" = 1'-0"



4 NEW WALL SECTION @ SOUTH (FRONT) WALL
SCALE: 3/4" = 1'-0"



A SUPPORT OF EXCAVATION - PLAN
SCALE: 3/16"=1'-0"



- LEGEND**
- B-1 BORING LOCATION
 - TP-1 TEST PIT LOCATION
 - SOLDIER PILE
 - SOIL SLOPING

NOTES:

- A. NEIGHBORING AGREEMENT IS REQUIRED FOR THE INSTALLATION OF PERMEATION GROUTING, SOLDIER PILES, OPTICAL MONITORING POINTS AND SEISMOGRAPHS.
- B. A CLEAR DISTANCE OF 1.5' IS REQUIRED FOR ALL THE SOLDIER PILES FROM ANY EXISTING BUILDINGS/WALLS/FOOTINGS.

SEQUENCE OF OPERATIONS: SHORING

1. INSTALL MONITORING CONTROL POINTS AND SEISMOGRAPHS AS SHOWN ON MONITORING PLAN AND OBTAIN BASELINE DATA PRIOR TO THE START OF DEMOLITION.
2. SAW-CUT AND DEMOLISH PORTIONS OF FOUNDATION WALL PER DEMO DRAWINGS.
3. INSTALL PERMEATION GROUTING.
4. INSTALL SOLDIER PILES PER THE SOE PLAN.
5. EXCAVATE TO THE FINAL SUBGRADE EXCAVATION BY INSTALLING LAGGING & BRACING AND MAINTAINING SOIL SLOPING AS SHOWN.

TO NOTE:

1. A DOB/DOT PERMIT IS REQUIRED TO CLOSE THE SIDEWALK IMMEDIATELY IN FRONT OF THE SITE.
2. ANY FIELD CHANGES TO THIS DESIGN MUST BE REVIEWED AND APPROVED BY THE ENGINEER, PRIOR TO PROCEEDING WITH RESPECTIVE WORK.

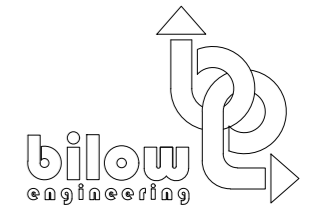
GENERAL NOTES:

1. LOCATIONS AND ELEVATIONS OF ALL STRUCTURAL BUILDING ELEMENTS SHOWN ON THIS DRAWING MAY BE APPROXIMATE AND SHALL BE SUPERSEDED BY FOUNDATION, STRUCTURAL AND ARCHITECTURAL DRAWINGS.
2. CONTRACTOR TO CHECK AND VERIFY ALL CONDITIONS AT SITE.
3. DIMENSIONS ARE NOT TO BE DETERMINED BY SCALING.
4. THESE DRAWINGS DO NOT ADDRESS SAFETY ISSUES RELATED TO THE EXCAVATION AND SHORING WORK. OTHERS SHALL BE RESPONSIBLE FOR SITE SAFETY AND PROVIDE A SAFETY PLAN CONFORMING TO OSHA AND ALL APPLICABLE LAWS.
5. BARRIERS AND FENCING AROUND SITE MUST BE PROVIDED BY CONTRACTOR IN ACCORDANCE WITH NEW YORK CITY DEPARTMENT OF BUILDINGS AND ALL APPLICABLE LAWS.
6. IF THE CONDITIONS OBSERVED AS THE EXCAVATION ADVANCES ARE DIFFERENT THAN THE CONDITIONS SHOWN ON THE DESIGN DRAWINGS, THE CONTRACTOR SHALL STOP WORK AND NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER TO ADDRESS FIELD CONDITIONS.
7. OBSERVED MOVEMENTS OF THE SUPPORT OF EXCAVATION OR EXISTING STRUCTURES SHALL BE BROUGHT TO THE ATTENTION OF THE CONSTRUCTION MANAGER AND ENGINEER. REFER TO SURVEY AND MONITORING REQUIREMENTS.
8. LOOSE AREAS OF FOUNDATION WALL OR FOOTINGS THAT ARE DAMAGED OR LOOSE SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR EVALUATION AND REMEDIAL MEASURES BY THIS OFFICE OR AT DIRECTION OF FIELD PROFESSIONAL ENGINEER.
9. ALL WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AWS D1.1 USING E-70 ELECTRODES.
10. THE PLAN IS APPROVED ONLY FOR THE WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.
11. EXISTING BOTTOM OF PROPOSED FOOTING ELEVATIONS ARE BASED ON FOUNDATION DRAWINGS PREPARED BY MADSEN CONSULTING ENGINEERING DATED FEBRUARY 18, 2022. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
12. THE DESIGNS ON THESE DRAWINGS ARE INTENDED FOR THE TEMPORARY SUPPORT OF EXCAVATION ONLY.
13. NOTIFY DOB 24 TO 48 HOURS PRIOR TO EXCAVATION (RULE 52). OWNER IS RESPONSIBLE FOR ALL ADJACENT PROPERTY AGREEMENTS AND NOTIFICATIONS UNDER DOB CODE REQUIREMENTS.

DRAINAGE (SURFACE WATER CONTROL):

1. CONTROL SURFACE WATER AT THE PERIMETER OF THE EXCAVATION TO PREVENT WATER FROM COLLECTING AND PONDING ON EXPOSED SUBGRADES AND BACKFILL SURFACES.
2. GRADE ADJACENT AREAS TO PREVENT SURFACE WATER RUNOFF FROM ENTERING EXCAVATION. INSTALL SILT FENCES, IF REQUIRED.
3. DESIGN AND PLACE TRENCHES, SUMPS, AND PUMPS TO PREVENT SURFACE WATER FROM RUNNING ONTO PREPARED FOOTING SUBGRADES AND FLOOR SUBGRADES.
4. ALL SIDES OR SLOPES OF EXCAVATIONS OR EMBANKMENTS SHALL BE INSPECTOR AFTER RAINSTORMS, OR ANY OTHER HAZARD-INCREASING EVENT, AND SAFE CONDITIONS SHALL BE RESTORED.
5. ANY WATER IN THE SITE TO BE PUMPED TO THE APPROVED LOCATIONS TO PREVENT THE ACCUMULATION OF WATER AND THUS NOT CREATE ANY WATER DAMAGE TO FOUNDATIONS ON THE PREMISES OR TO THE ADJOINING PROPERTY.
6. ALL EXCAVATIONS SHALL BE DRAINED, AND DRAINAGE SHALL BE MAINTAINED AS LONG AS THE EXCAVATION CONTINUES OR REMAINS.

NYCBC 3303.14
NO CONDITION SHALL BE CREATED AS A RESULT OF CONSTRUCTION OR DEMOLITION OPERATIONS THAT WILL INTERFERE WITH NATURAL SURFACE DRAINAGE. WATER COURSES, DRAINAGE DITCHES, ETC., SHALL NOT BE OBSTRUCTED BY REFUSE, WASTE BUILDING MATERIALS, EARTH, STONES, TREE STUMPS, BRANCHES, OR OTHER DEBRIS THAT MAY INTERFERE WITH SURFACE DRAINAGE OR CAUSE THE MPOUNDMENT OF SURFACE WATERS.



99 FRANKLIN TURNPIKE
ALLENTALE
NEW JERSEY 07401

REVISIONS:		
NUMBER	REVISION	DATE
	SUBMISSION#1	11/11/2022

DOB NOW BUILD#
XXXXXXXXXXXX

OWNER:

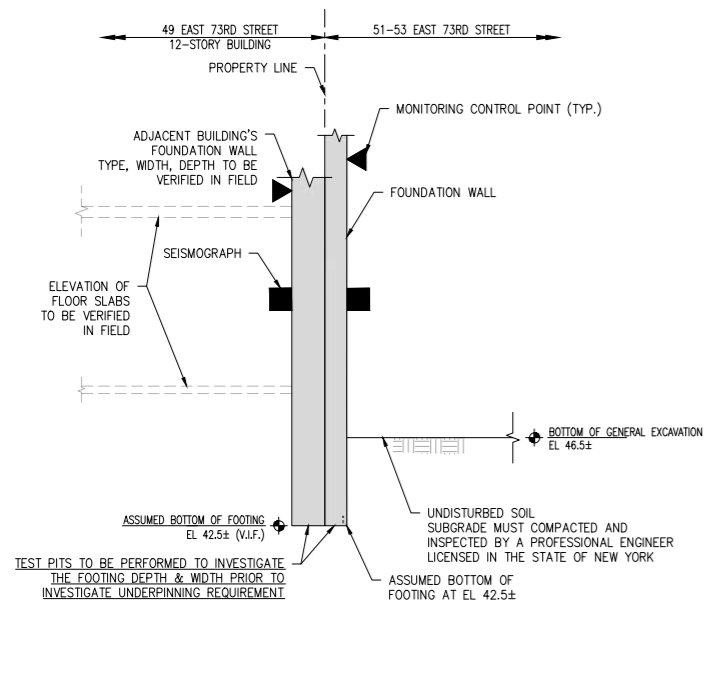
PROJECT:
51 EAST 73RD STREET

PROJECT ADDRESS:

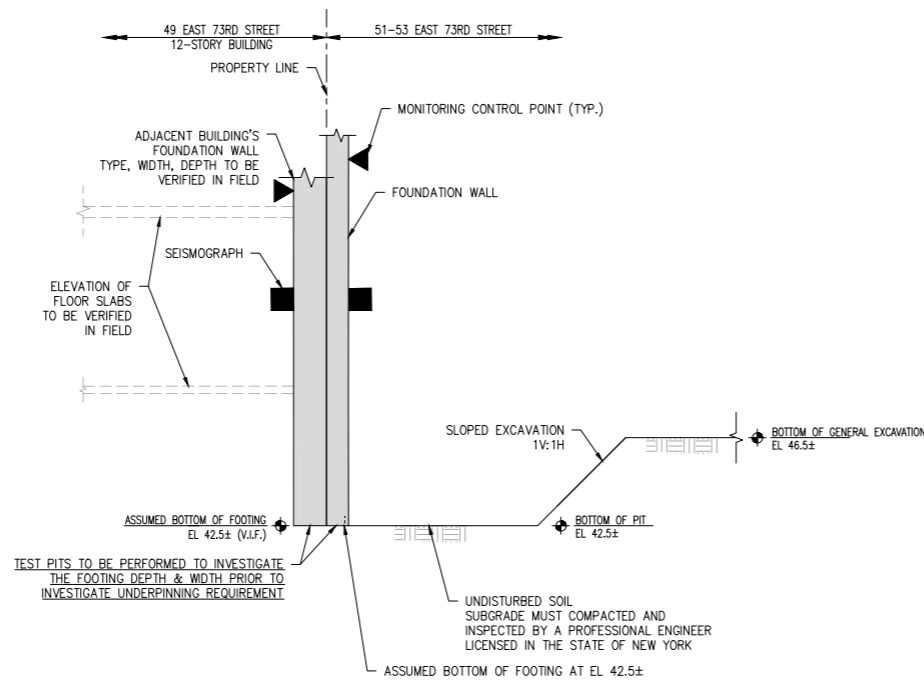
NEW YORK, NY 10021

DRAWING TITLE:
SUPPORT OF EXCAVATION PLAN

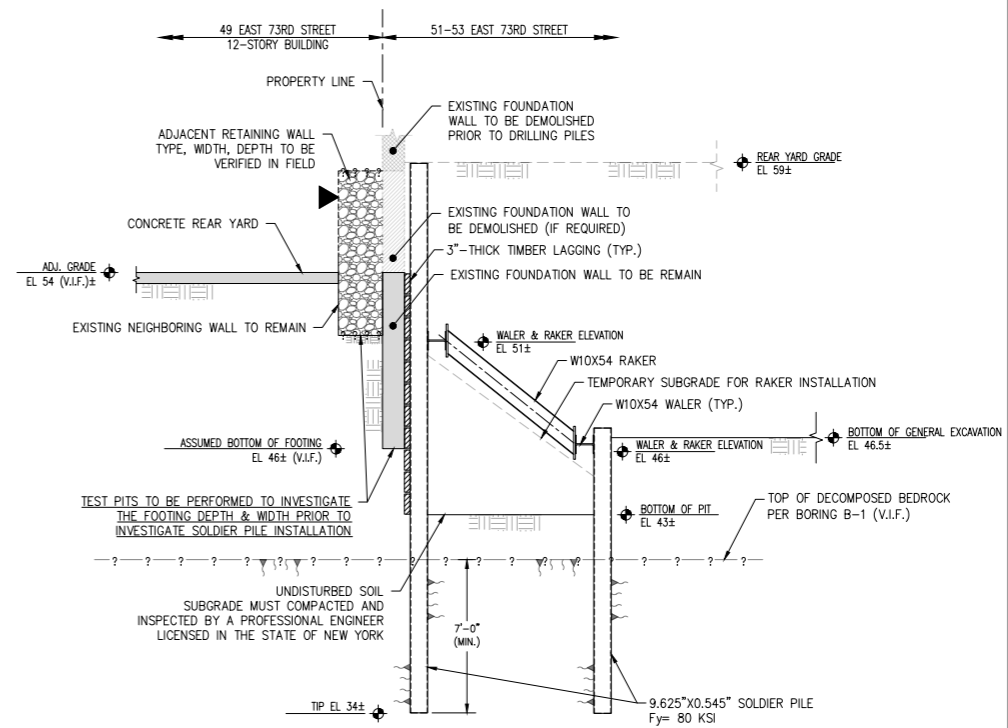
SEAL & SIGNATURE JONATHAN BILOW, PROFESSIONAL ENGINEER	DATE: 11/11/2022
	PROJECT NO.: 22132
	DRAWN BY: SB
	CHECKED BY: JB
	DWG. NO. SOE-102.00
N.Y.P.E. License No. 077650-1	03 OF 07



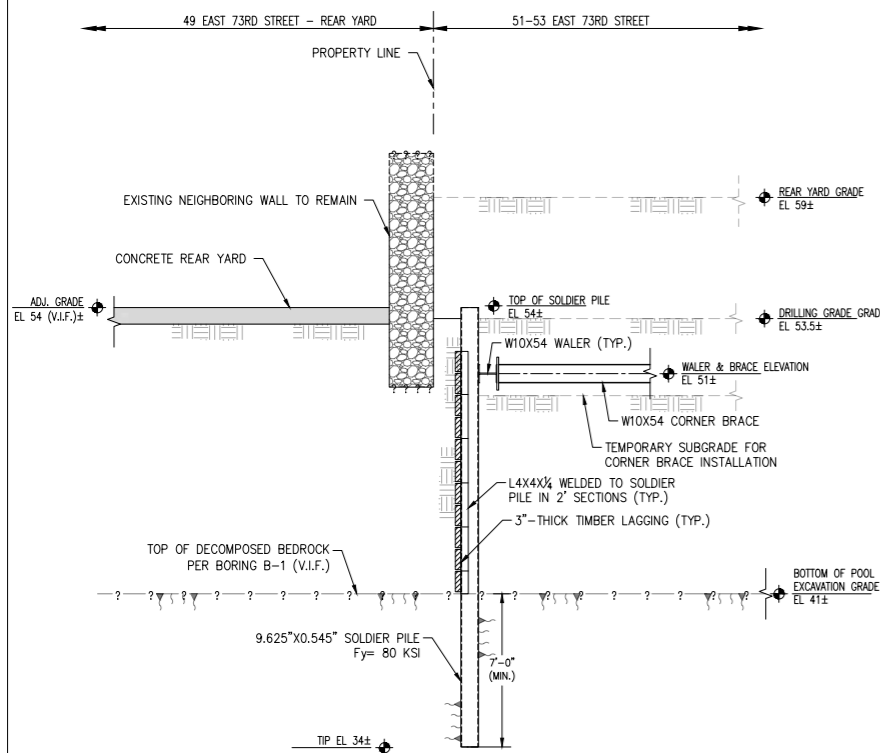
A SECTION A - EXCAVATION PHASE
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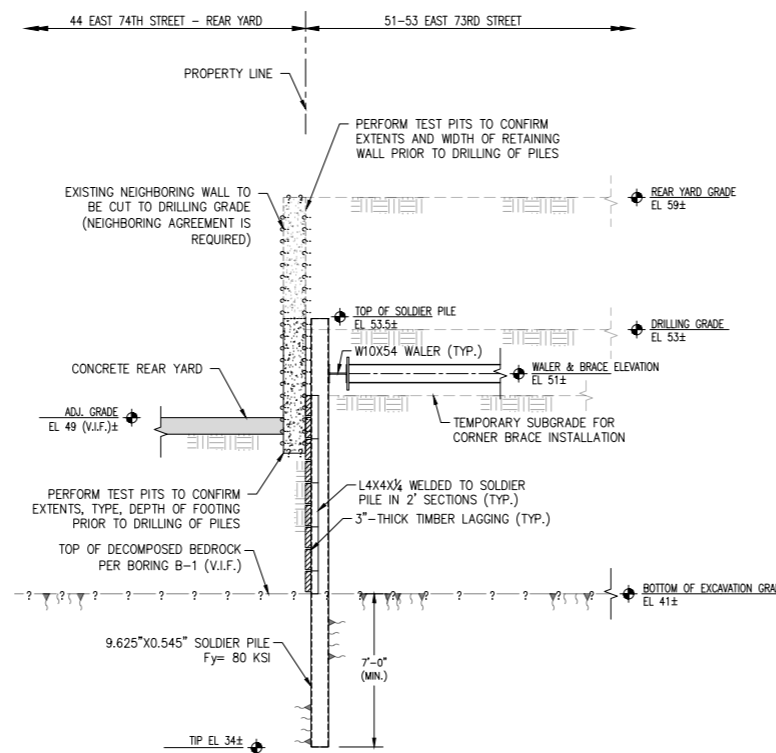
B SECTION B - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



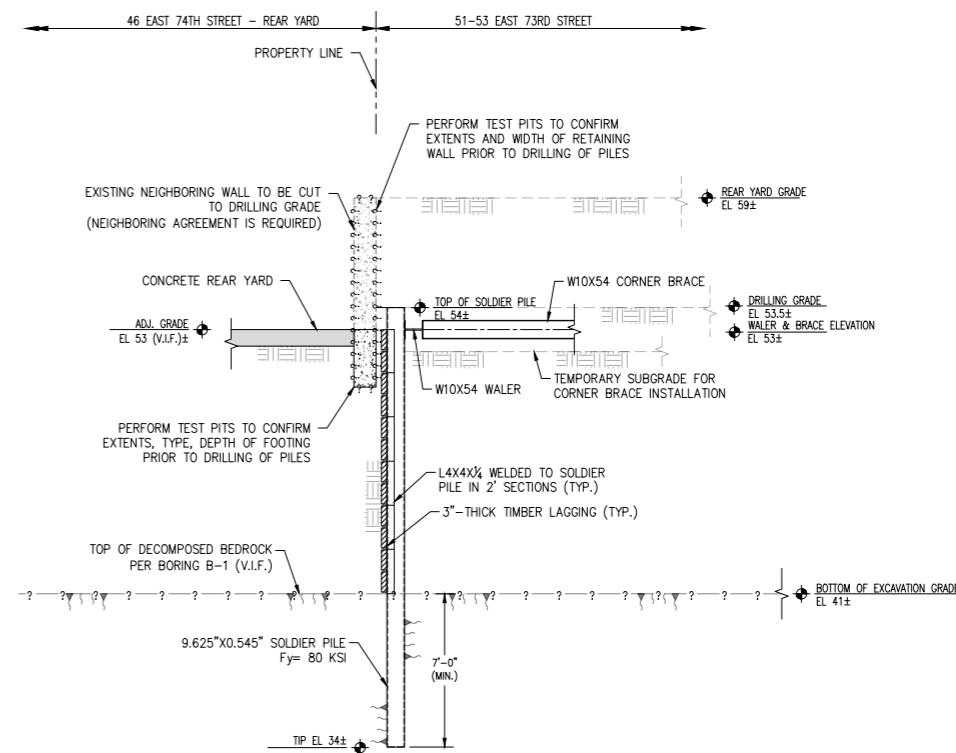
C SECTION C - EXCAVATION PHASE
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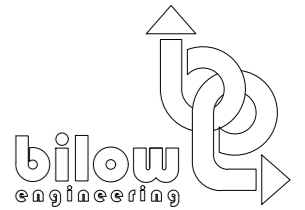
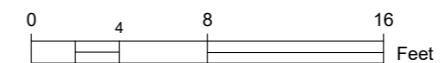
D SECTION D - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



E SECTION E - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



F SECTION F - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



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NEW JERSEY 07401

REVISIONS:		
NUMBER	REVISION	DATE
	SUBMISSION#1	11/11/2022

DOB NOW BUILD#
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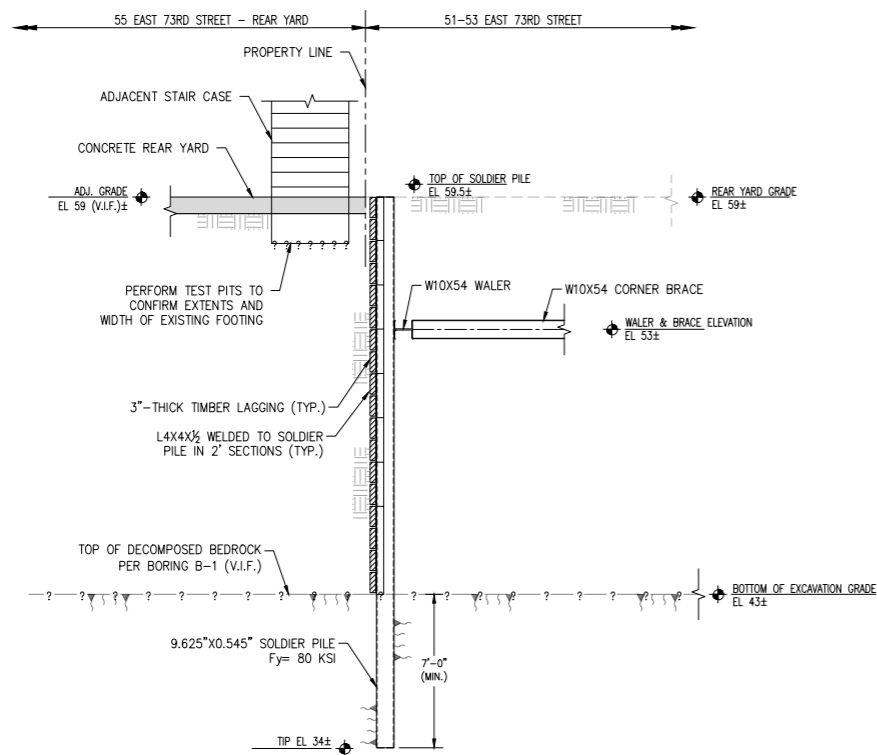
OWNER:

PROJECT:
51 EAST 73RD STREET

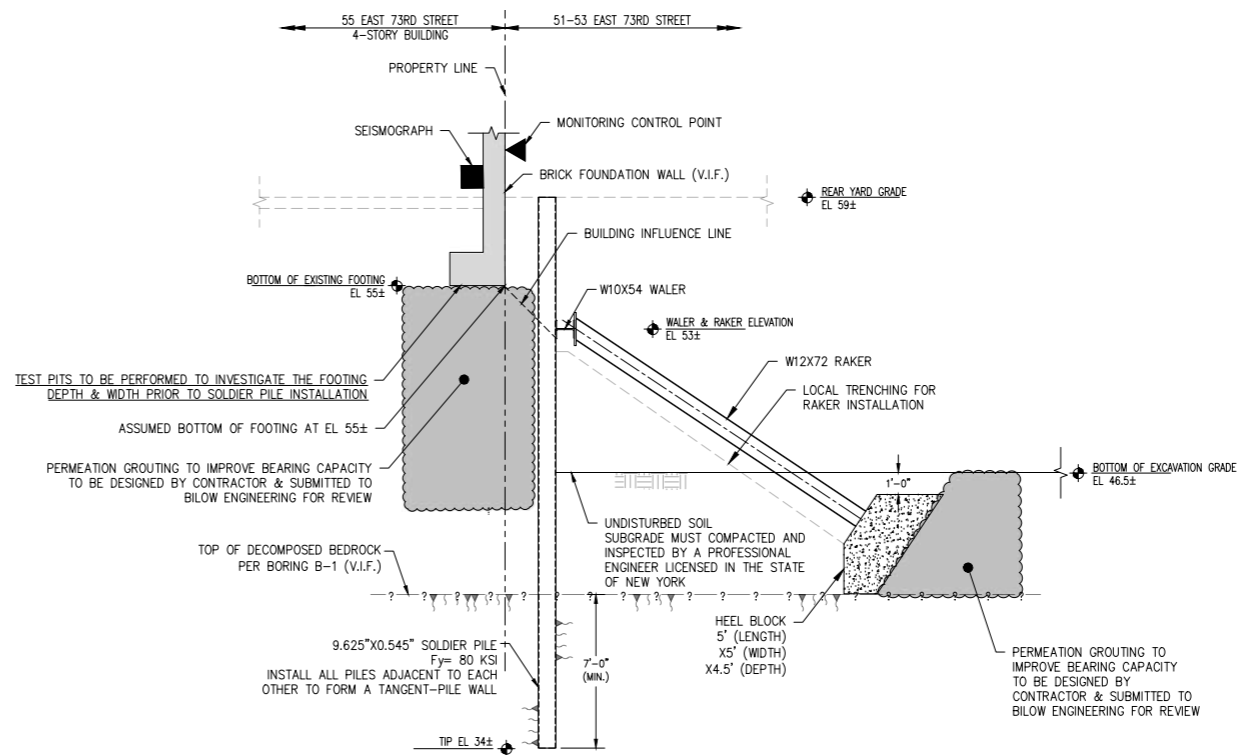
PROJECT ADDRESS:
NEW YORK, NY 10021

DRAWING TITLE:
SUPPORT OF EXCAVATION SECTIONS

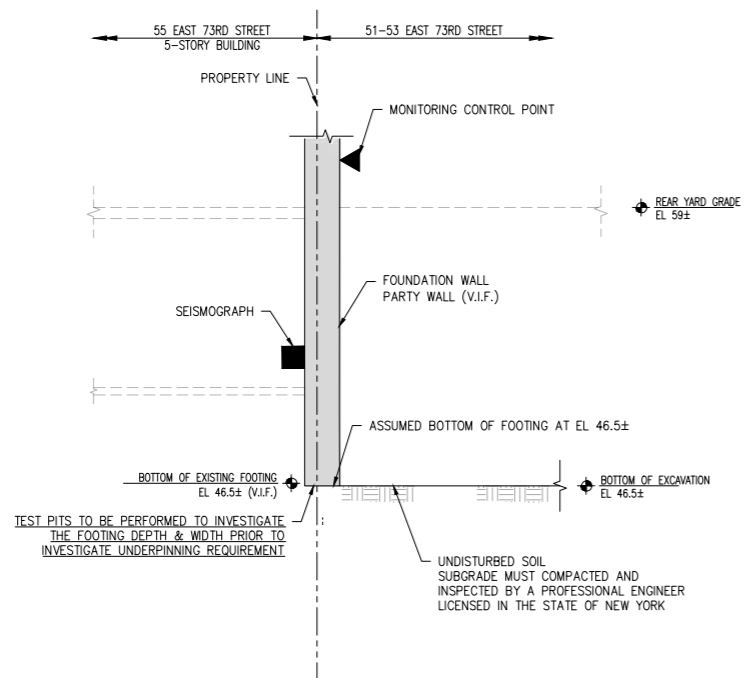
SEAL & SIGNATURE JONATHAN BILOW, PROFESSIONAL ENGINEER	DATE: 11/11/2022
	PROJECT NO.: 22132
N.Y.P.E. License No. 077650-1	DRAWN BY: SB
	CHECKED BY: JB
	DWG. NO. SOE-201.00
	04 OF 07



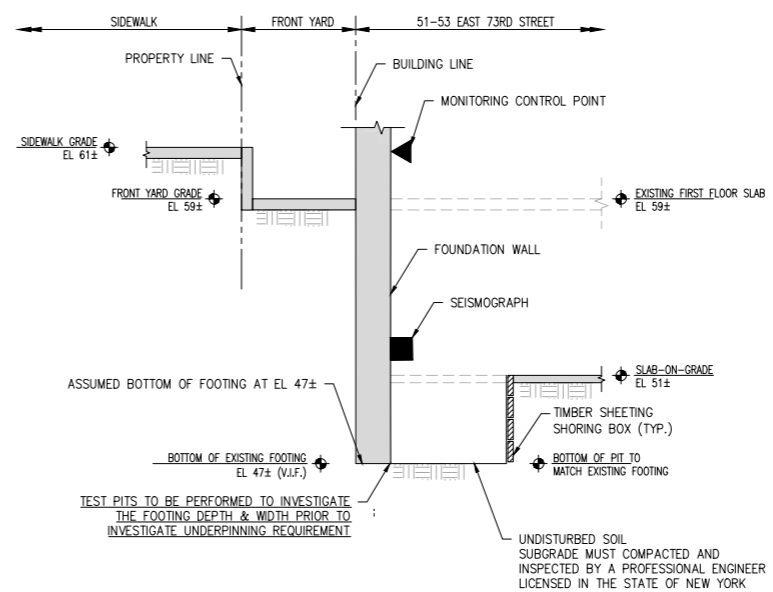
G SECTION G - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



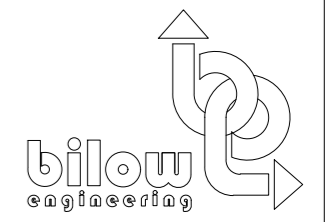
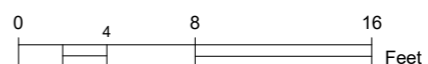
H SECTION H - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



I SECTION I - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



J SECTION J - EXCAVATION PHASE
SCALE: 1/4"=1'-0"



99 FRANKLIN TURNPIKE
ALLENDALE
NEW JERSEY 07401

REVISIONS:

NUMBER	REVISION	DATE
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XXXXXXXXXXXX

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51 EAST 73RD STREET

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NEW YORK, NY 10021

DRAWING TITLE:
SUPPORT OF EXCAVATION SECTIONS

SEAL & SIGNATURE
JONATHAN BILOW,
PROFESSIONAL ENGINEER

DATE: 11/11/2022
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SOE-202.00
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No. 077650-1
05 OF 07

PREVIOUS DESIGN - DOGLEG STOOP RESTORATION



ORIGINAL - 1885



1945 - PRESENT



PROPOSED

PREVIOUS DESIGN - DOGLEG STOOP RESTORATION

PROPERTY LINE



PROPERTY LINE

PROPERTY LINE



PROPERTY LINE

STOOP & ENTRY DESIGN

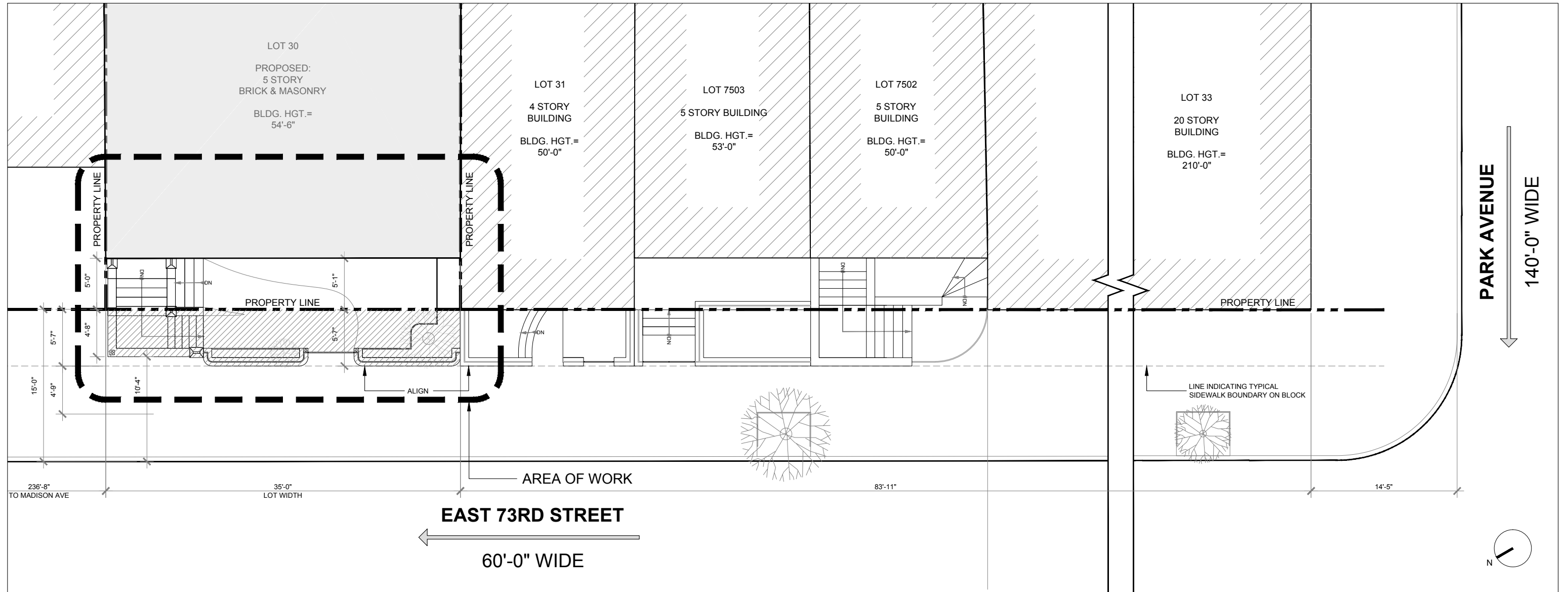


FRONT FACADE AXON VIEW



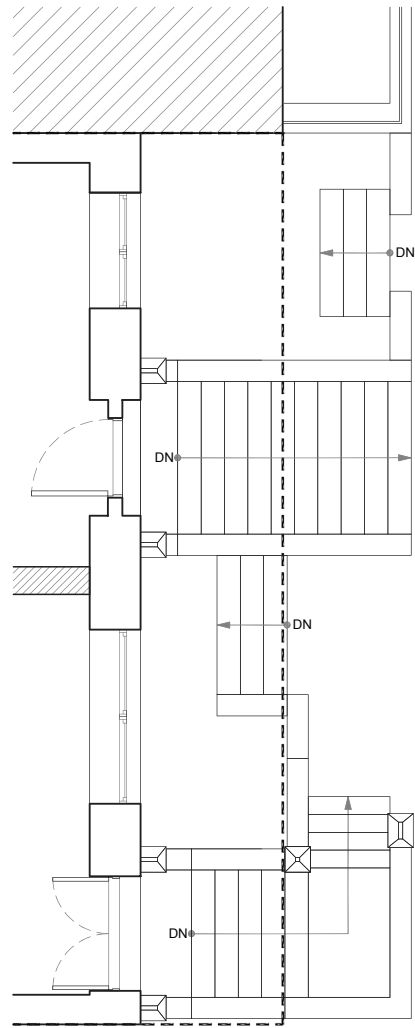
HISTORIC STOOP RESTORATION

BLOCK PLAN



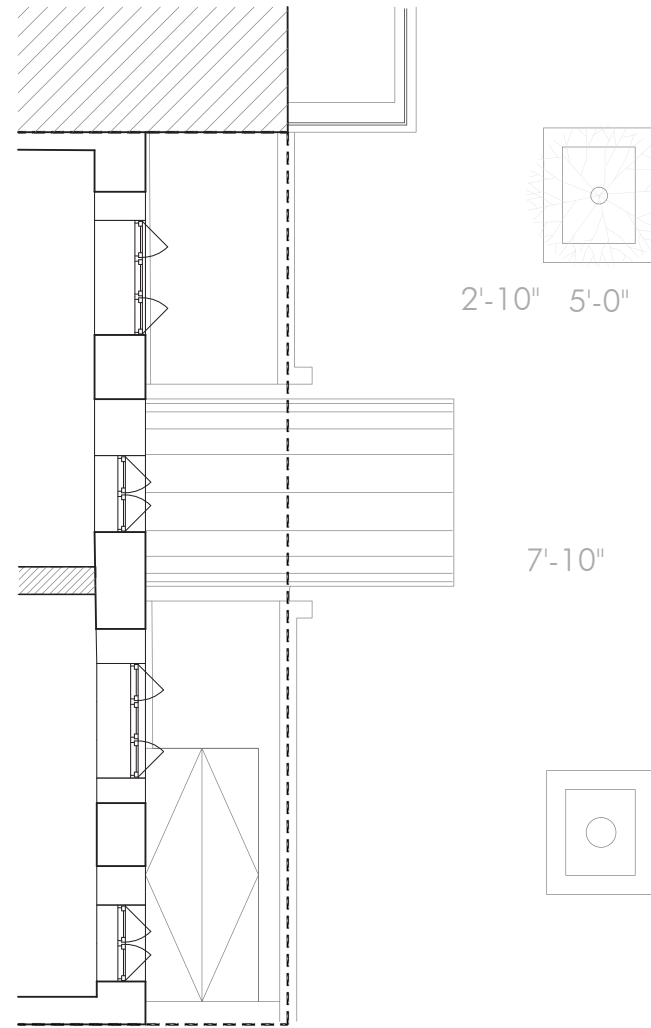
PROPOSED ENTRY RESTORATION

10'-2"



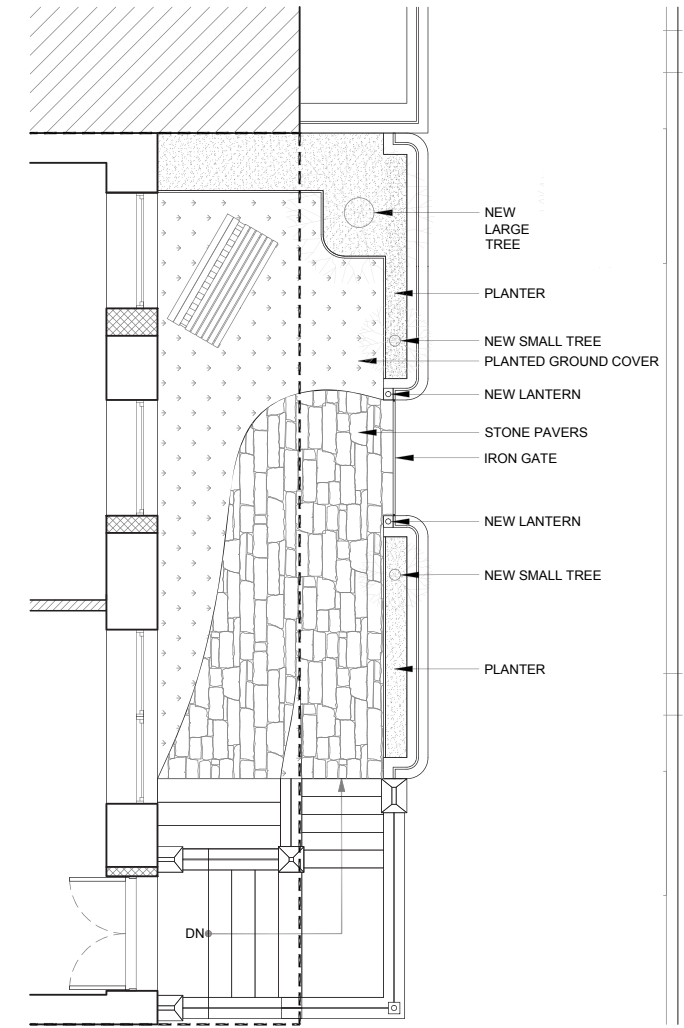
Original Entry
1885

4'-10.5"



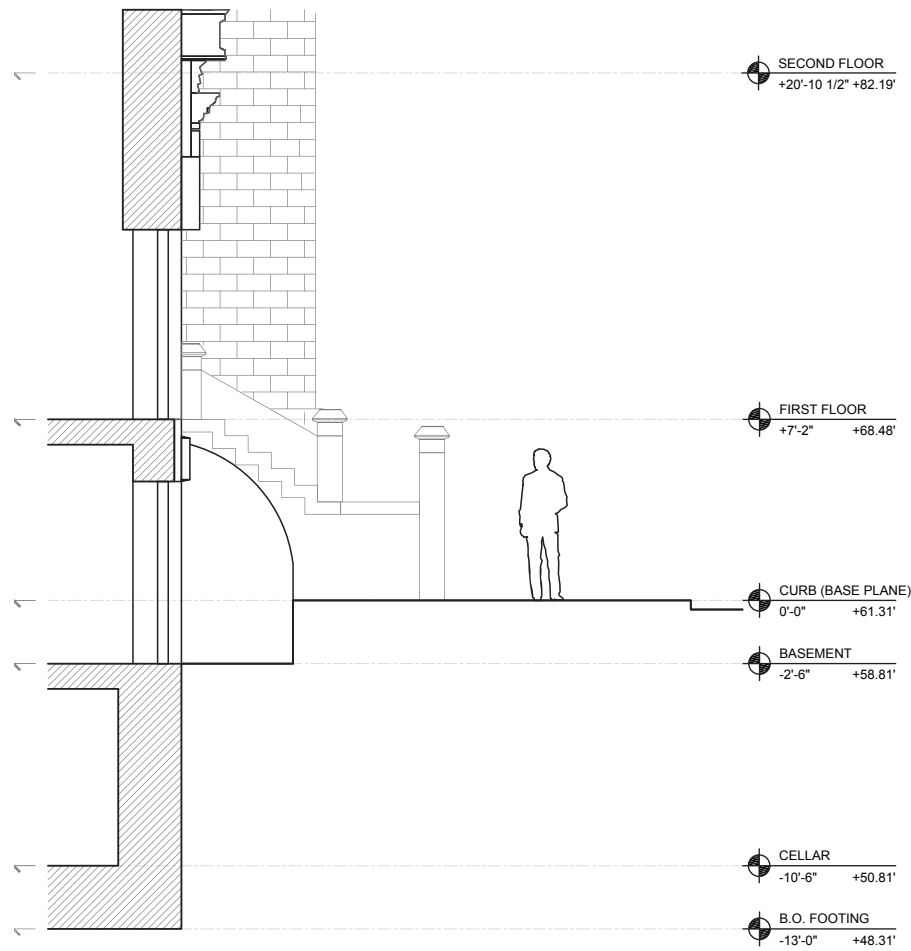
Existing Entry
1945

10'-2"

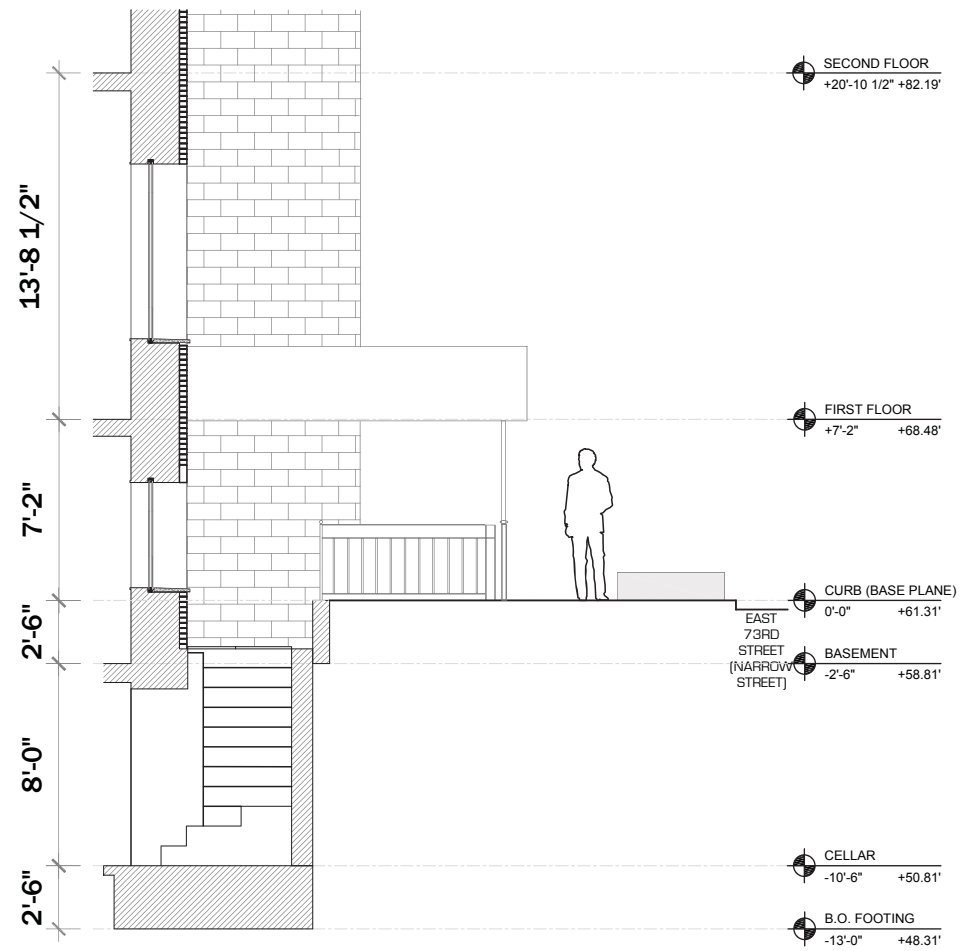


Proposed Entry

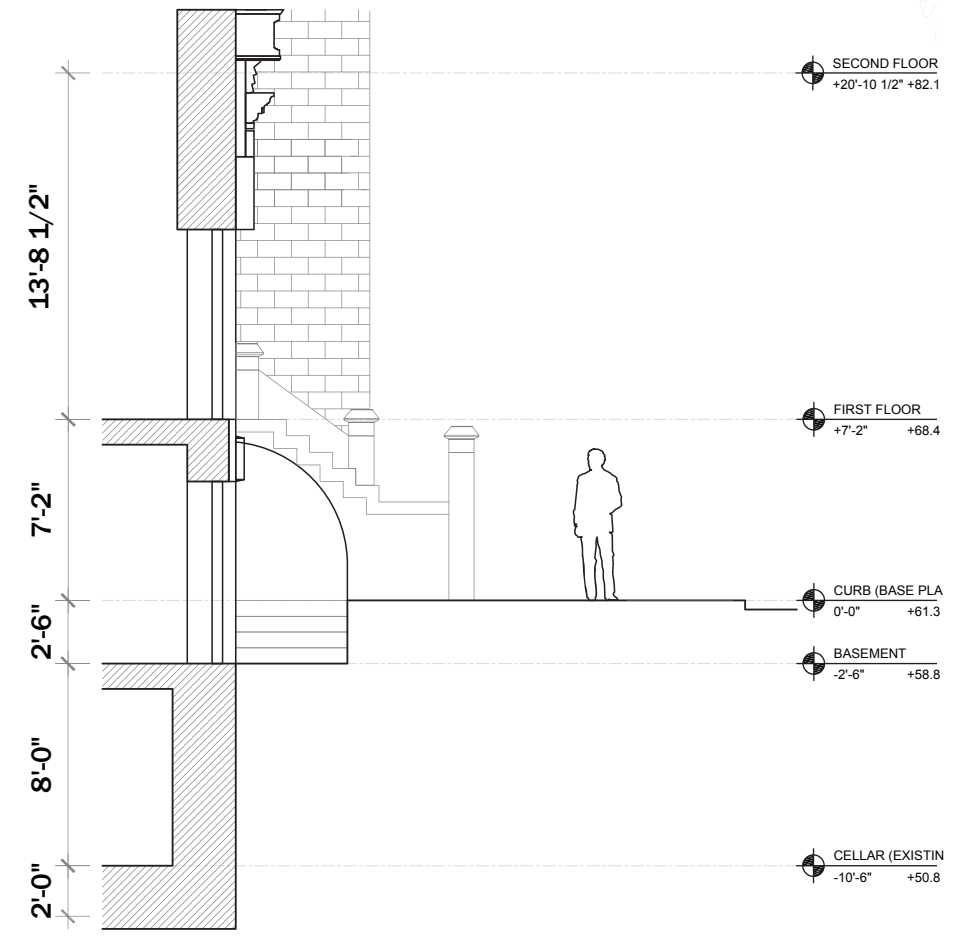
PROPOSED ENTRY RESTORATION



Original Entry
1885



Existing Entry
1945



Proposed Entry

July 18, 2023
Public Hearing

The current proposal is:

Preservation Department – Item 6, LPC-23-03513

51-53 East 73rd Street – Upper East Side Historic District
Borough of Manhattan

To testify virtually, please join Zoom

Webinar ID: 864 9888 2944

Passcode: 903125

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 virtually 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.